



July 17, 2023 – Rev. August 1, 2023

Re: Pilchuck Rentals, 3304 156th Street NE (PreA21-046)
2812 Job. No.: 21c-4287

To: Chris Holland
Planning Manager
Community Development
501 Delta Avenue
Marysville, WA 98270

Project Narrative

Detailed Project Description:

Pilchuck Rentals is an equipment rental business. The development of the property at 3304 156th Street NE will be a 15,060 square foot, two story building. The building will house the commercial rental office, management offices, training/ meeting rooms for company employees, an equipment wash bay, and a maintenance/ repair/ storage bays. An engineered steel building will be used for the exterior shell of the building. The exterior of the building will use a combination of materials for visual interest including split faced cement masonry units, storefront fenestration, and metal siding in a couple of styles and colours. A metal canopy protects the main entrance from weather as well as attracts customers to its location. The roof is varied in height and type using structure and parapets. More than 25% of the front façade between 4'-0" and 8'-0" above grade is fenestration (Storefront window system).

Rented equipment will be stored outside in an enclosed yard that is visually screened from the public right-of-ways and neighboring properties. Parking will be provided between the building and the right-of-way, with pedestrian access from the city sidewalk to the building in a clearly defined accessible pathway. Not more than 50% of the parking will be between the building and the fronting street. Landscaping that meet density and type will be provided per city standards.

The project will not be phased.

Responses for MMC 22C.020.250

1) Applicability -

2) Relationship and Orientation of Buildings to Site and Street Front

The development reinforces the community by providing landscaping along the existing street frontage with the front of the building facing the street. A pedestrian walkway from the right of way sidewalk to the front door will be provided and customer parking will also be located around the front of the building and the main entry. Service areas will be located behind a visual screening fence and around the back of the building.

3) Relationship of Buildings and Site to Adjoining Area

Many of the adjoining sites are not consistent with desired community character as laid out in the MMC. This project will provide landscape transitions along the right of way and the building will be sited per the city standards.

4) Landscape and Site Treatment

Although this project has a large site area, much of the site is taken up with a storage yard. The area of the site next to the Right of Way is mostly filled with the building, customer parking, and vehicular circulation. Landscaping is being incorporated into the site design as much as possible without negatively affecting the operation of the building. There will be landscaping along the street frontage that ties the site in with the community. Blooming shrubs and trees shall be used as appropriate for the site. The landscaping will be used to help screen the service and storage yards.

Exterior lighting will be designed to enhance the buildings appearance, provide security and safety, and be acceptable to the design standards. Most site lighting will be achieved from building mounted fixtures but some light poles will be required to adequate light pedestrian pathways from parking and street frontage sidewalks. Light levels will be designed to meet city standards.

5) Site Design Utilizing CPTED

The site design considered CPTED guidelines as much as possible to incorporate safety measures for clients and employees.

6) Building Design – Human-Scale Standards.

The building was designed to have individual windows and spatially defining building elements.

7) Building Design – Architectural Scale.

The adjacent sites and buildings do not have a cohesive feel about them nor a common design dialogue. The design of the equipment rental business included varied building materials, space defining features, and varying roof heights as just some of the design features to accommodate Architectural Scale.

8) Building Corners

Does not apply.

9) Building Design Details

(a) Display windows divided into a grid of multiple panes and Transom windows

(b) Decorative weather protection

(c) The façade contains a wainscot at the base and a molding at the roofline.

10) Building Materials

Building materials will include Split faced Concrete Masonry Units, corrugated metal siding panels, storefront fenestration systems, and steel canopies. The metal siding will be different patterns and colours. All materials will be high quality and durable.

11) Blank Walls

Blank walls are not visible from the street or the neighboring properties.

12) Building Entrances

Although the site is not on a pedestrian heavy oriented street the entrance to the customer entrance has been designed to be visible from the right of way and internal parking lot. The entrance is provided with weather protection and lighting. The storefront around the entrance doors helps to identify it as the main entrance. A pedestrian path from the entrance to the right of way sidewalk is also incorporated into the site design.



Sincerely,

Todd Bullock

Todd Bullock
Associate Architect
2812 architecture