

15 June 2023

CUP Design Narrative

163 RV & BOAT STORAGE

Address TBD

Marysville, WA

Existing Site Data

Project Address:	TBD
Total Site Area:	10.0 Acres (435,813 SF)
Base Zone:	LI (Light Industrial)
Overlay Zone	GC (General Commercial)
Adjacent Zones:	South/East = Same; West = GC (No Overlay)
North Boundary:	Unincorporated Snohomish County
Neighborhood:	PRSC Manufacturing/Industrial Center
ECA:	Wetland (Designated)
Base Height Limit:	35 feet (GC) / 65 feet (LI)
Max Impervious:	85% (GC & LI)
Min. Setbacks:	Front/Street = None (GC & LI) Interior = None (No Residential Zone adjacent)

Description of Proposed Project

This proposal is for a new multi-building RV & Boat Storage Facility (Mini-Storage). The development will include a series of perimeter 18' high 1-story buildings surrounding a series of parking canopies. As currently proposed, there will be storage for over 330 vehicles. The wetland in the SW corner has been appropriately designated and buffered.

Accessory to this use will be a Leasing Office (<1,000 SF). No other uses are currently proposed.

There will not be a residential unit included with this proposal.

None of the Canopy Structures will be visible from outside the property.

Security for this project and surrounding properties is a primary concern.

Description of Existing Site Location & Zoning

The proposed site is a "land-locked" lot in the SE quadrant of Smokey Point Boulevard and 166th Place NE. Please see attached aerial map, and note the site is not adjacent to any street frontage. Site will be accessed via a shared access easement driveway from Smokey Point Boulevard that splits two currently active light industrial uses. There are also some vacant, run-down homes along the frontage in this area. (See photos included)

This site lies within the Light Industrial-General Commercial zone and is surrounded by the same on two sides (S & E). The zoning for the lots on the subject's west boundary is General Commercial only, while the site's northern boundary is unincorporated Snohomish County. The closest City of Marysville residentially zoned lots are over ½ mile to the west on the other side of Interstate 5.

Design Standards Application

We are VERY interested in developing a facility that is secure and safe for all our customers but also exhibits the following design characteristics:

1. Pleasing aesthetic design for all publicly visible facades and the main site entry
2. Efficient aesthetic design for those exterior-facing facades that will NOT be seen from the public way.
3. Compatible with surrounding uses from both a massing/aesthetic basis AND a security basis
4. Efficient design when considering the control of storm water (both from roofs and asphalt)
5. A design that is sensitive to the needs of the local community.

Special Note about security: Keeping our tenants and their vehicles safe is always a top priority and many of the decisions we make in design are directly related to this subject, even though they may not be obvious. For example, using buildings as much as possible at the site perimeter is one way we design for security. However, recent months have seen a significant increase in the amount and sophistication of break-ins across western Washington, and we are now increasing our emphasis on site security. This will include following CPTED principles in both building and landscape design, maximizing the allowed heights of fences and gates, and increased camera surveillance. We would request that all future design discussions regarding building or fencing modulation and the requirements for fencing take these concerns into consideration.

Marysville Industrial Design Standards

In MMC 22C.020.245, sections (2), (3) (4), (6) and (8) are applicable only when the site is directly adjacent to or within 150 feet of a public street or residential zone or contains functional uses like large public parking lots. This site will not meet those standards nor have any large parking areas, so we propose that none of the above sections apply.

However, we still wish to provide a suitable design aesthetic for this location and use, and one that meets the security demands of the same while bringing the design to a level that staff can support. In general terms we propose a design that complies with sections (5 – Crime Prevention), (7 – Building Materials) & (9 – Building Entrances).

Crime Prevention (22C.020.045 (5))

Crime prevention is one of the top concerns, if not THE top concern, we have about this site. Building Modulation, Access Control, and Surveillance Systems are all directly or indirectly addressed in this proposed design.

Any modulation in the building façade will create areas that cannot be easily and safely observed, and all fencing must be of a high-security type to prevent break-ins. We proposed no perimeter building modulation except at the Office component, and we proposed to fill all gaps between buildings and the open perimeter to the wetland with a black high security “tamper-proof” chain link fencing without any modulation.

It is also important that we are allowed to slope all roofs to the interior of the project and provide a parapet facing out. This allows us to bring all roof water down to the interior of the site, reducing the amount of underground storm piping, and no roofing materials will be visible from outside the project except for the Office Roof. This also makes it practically impossible to scale the buildings, as they will all be over 18’ tall without anything to use to scale the façade.

Building Materials (22C.020.045 (7))

We are proposing a consistent design on all exterior-facing building facades. Each façade will have wainscot of high-quality differentiated material for the first 4’ of the building. On the Office component the wainscot material would be a stone or block veneer. On the remaining exterior-facing building facades the material would be a variegated architectural metal siding pattern using a sculpted profile that would complement the main building materials.

Building Entrances (22C.020.045 (9))

We are proposing to treat the Office Building with distinctive materials as follows:

- a) Wainscot at the Office will be a stone or block veneer (all other exterior facades will have metal siding wainscot).
- b) Metal Siding at the Office will be oriented horizontally and be of a brighter color than the rest of the palette.
- c) Metal Canopy over the Office entry door
- d) Storefront windows facing the parking and entry.

Compliance with CUP criteria

Per MMC 22G.010.430, a conditional use permit shall be granted by the city only if the applicant demonstrates that:

(1) The conditional use is designed in a manner which is compatible with the character and appearance of the existing or proposed development in the vicinity of the subject property;

(2) The location, size and height of buildings, structures, walls and fences, and screening vegetation for the conditional use shall not hinder neighborhood circulation or discourage the permitted development or use of neighboring properties;

Applicant Comment: No neighborhood circulation or development will be affected by this proposed development.

(3) The conditional use is designed in a manner that is compatible with the physical characteristics of the subject property, and will be in harmony with the area in which it is to be located and in general conformity with the comprehensive plan of development of Marysville and its environs;

Applicant Comment: The project is designed to be compatible with the existing property, the local area and with the Marysville General Plan. Proposed roof pitch is consistent with the surrounding developments.

(4) Requested modifications to standards are limited to those which will mitigate impacts in a manner equal to or greater than the standards of this title;

Applicant Comment: The modifications requested are limited to those which will promote safety and security for the surrounding properties.

(5) The conditional use will not endanger the public health or safety if located where proposed and developed, and the use will not allow conditions which will tend to generate nuisance conditions such as noise, dust, glare, or vibration;

Applicant Comment: This proposed development will not endanger the public health or safety and not produce any nuisance conditions if constructed as proposed.

(6) The conditional use is such that pedestrian and vehicular traffic associated with the use will not be hazardous or conflict with existing and anticipated traffic in the neighborhood;

Applicant Comment: The proposed development will not create any traffic hazards or conflicts in the neighborhood.

(7) The conditional use will be supported by adequate public facilities or services and will not adversely affect public services to the surrounding area or conditions can be established to mitigate adverse impacts on such facilities;

Applicant Comment: The proposed development will be supported by adequate public services (polices, fire, utilities) and will not adversely affect any public services in the neighborhood.

(8) The use meets all required conditions and specifications set forth in the zone where it proposes to locate;

Applicant Comment: The proposed development meets all applicable conditions in the Light Industrial-General Commercial zone.

(9) The use will not be injurious or detrimental to adjoining or abutting property, or that the use is a public necessity;

Applicant Comment: The proposed development will not have any negative impacts on the adjacent properties.

In summary, we intend for this facility to be an asset to the local community and one that will make the City of Marysville proud.

Thank you and we look forward to your response.

Images follow.

Current Aerial Map



Current Adjacent Uses

