

Comment	Response
1 Please include file number PA22-017 on all future site, landscape, civil and lighting plan submittals.	File number added to all sheets.
2 As outlined in pre-application comment No. 20, the applicant shall be required to submit a narrative outlining compliance with the applicable site and building design standards outlined in the Lakewood Neighborhood Master Plan, with the formal land use application. This includes demonstration of compliance with the following design standards:	Acknowledged. Point-by-point responses are provided below.
2.1. B.1(2) Relationship of Buildings to Site and Street Front and Open Space	Note: Correct reference is B.3(2)
(a)(i) The street edge shall be defined with buildings, landscaping or other features.	Refer to landscaping plans, sheet L1.01, L1.02, L1.03, L1.04. Adjacent to 172nd Street NE, a 15' wide type L3 landscape buffer is proposed per administrative landscape guidelines. There is a minimum of 70% deciduous trees spaced approximately 25' on-center with shrubs not exceeding 4' and spaced no more than 4' on-center. Ground cover is 24" on-center.  Adjacent to 19th Avenue NE and 23rd Avenue NE, a 10' wide type L3 landscape buffer is proposed per administrative landscape guidelines. There is a minimum of 70% deciduous trees spaced approximately 25' on-center with shrubs not exceeding 4' and spaced no more than 4' on-center. Ground cover is 24" on-center. Please reference landscaping plans, sheet L1.01, L1.07, L1.08 and L1.04, L1.11, respectively.
(a)(ii) Primary building entrance(s) shall face the street unless it is not feasible due to parcel size, topography, environmental conditions, or other factors as determined by the director, and alternate design elements are incorporated into the facade which enliven the streetscape. Alternatively, for multifamily projects, building entries that face onto a courtyard which is oriented towards the street are acceptable. Multifamily residential buildings that face common open space shall also provide a prominent building entry facing the street conforming to provision (8) of this section.	We are awaiting the City's determination on the following.  Refer to preliminary site plan sheet SP-01. The parcel size results in some buildings being located on the "interior" of the site that physically cannot face the street because they are not adjacent to the street.  Buildings at the perimeter of the property adjacent to the street are proposed with primary building entrances facing the parking lot, as this is where most occupants will be accessing the buildings. The primary building entrances for this building type will not be a source of activity that would enliven the streetscape. Residents use the building entrance as a point of circulation and as access to their dwelling unit, not as a gathering space. Instead, residents spend time on their decks and patios, which face the street. Decks and patios are proposed facing the street to activate the street side. Ground floor dwelling units will have direct access to the street from their patios which will also enliven the streetscape. See example plan view of Building H and typical street facing elevation below. Additionally, all building facades are treated equally in terms of design consideration and quality of materials. All building facades are treated equally, meaning there is not a "back of building" facade facing the street. We request that the director approve the proposed building orientation as submitted.
(a)(iii) Buildings with individual ground floor entries should face the street and/or common open space to the extent possible. Alternatively, for multifamily projects, configurations where entries face onto a courtyard or open space that is oriented to the street are acceptable	Refer to preliminary site plan sheet SP-01 and elevations on sheet E1. Individual ground floor entries face the street.
(a)(iv) Buildings shall provide windows that face the street to provide "eyes on the street" for safety. To meet this requirement, at least 15 percent of the facade facing the street shall be occupied by transparent windows or doors.	Refer to elevations on sheet E1. Windows are incorporated on the front and rear of the buildings, which satisfy this provision.
(a)(v) Provide for a sidewalk at least five feet wide if there is not space in the public right-of-way.	Refer to preliminary site plan sheet SP-01 and sections on sheet RD-10. A 12-foot-wide sidewalk/multi-use pathway has been provided in accordance with the Lakewood Master Plan's long-term plan for 172nd Street NE. This sidewalk/multi-use pathway is also provided along 19th Avenue. A 5' sidewalk is provided parallel to 23rd Avenue NE.
(a)(vi) Provide building entries that are accessed from the sidewalk. These pathways must be separated from parking and drive aisles and must not cross a parking lot.	Refer to preliminary site plan sheet SP-01. Sidewalks are provided between buildings, parking area, and drive aisle.

<p>(a)(vii) Unless the building is immediately adjacent to the public ROW, the yard or open space between the street and the building front shall be landscaped. At least 20% of the landscaped area shall be trees and shrubs.</p>	<p>Adjacent to 172nd Street NE, a 15' wide type L3 landscape buffer is proposed per administrative landscape guidelines. There is a minimum of 70% deciduous trees spaced approximately 25' on-center with shrubs not exceeding 4' and spaced no more than 4' on-center. Ground cover is 24" on-center. Please reference landscaping plans, sheet L1.01, L1.02, L1.03, L1.04.</p> <p>Adjacent to 19th Avenue NE and 23rd Avenue NE, a 10' wide type 3 landscape buffer is proposed per administrative landscape guidelines. There is a minimum of 70% deciduous trees spaced approximately 25' on-center with shrubs not exceeding 4' and spaced no more than 4' on-center. Ground cover is 24" on-center. Please reference landscaping plans, sheet L1.01, L1.07, L1.08 and L1.04, L1.11, respectively.</p>
<p>(a)(viii) Private ground floor living spaces directly facing a public ROW and within 60 feet of the street shall be screened with planting (shrubs and trees) at least 2' high.</p>	<p>This requirement is met through the combination of ornamental planting at the foundation of the buildings and a type L3 landscape buffer positioned in-between the buildings and public right-of-way. Please reference landscape plans mentioned above, as well as the landscape schedule on L1.12.</p>
<p>(b) The development shall create a well-defined streetscape to allow for the safe movement of pedestrians.</p>	<p>Refer to preliminary site plan sheet SP-01. A multi-use pathway is provided parallel to 172nd St NE and 19th Ave NE. A sidewalk is provided along 23rd Ave NE for the safe movement of pedestrians.</p>
<p>(c) For multifamily residences, no more than 50 percent of the total public street front may be occupied by parking unless it is not feasible due to parcel size, topography, environmental conditions, or other facts as determined by the director. Where the property fronts on more than one public street, this provision applies to pedestrian-oriented streets. If none are designated, then only one street frontage. Parking lots shall not be located at the intersection of public streets.</p>	<p>Refer to preliminary site plan sheet SP-01. Less than 50% of the total public street front is occupied by parking.</p>
<p>(d) For properties facing 172nd St NE, buildings shall be set back sufficiently to provide space for the public multi-use pathway, stormwater management, landscaping, utilities, or other multi-use trails as determined by the director. Additionally, all residential buildings should be set back at least 20 feet from the public multi-use pathway and be landscaped with a mix of trees, shrubs, and ground cover. At least 50% of the landscaping must be trees and shrubs. The public trail should be distinguished from a semi-private yard with a short fence, hedge, or retaining wall (maximum 4 feet in height). The director may exempt the development from providing street trees if they are provided by the public improvement package.</p>	<p>Refer to preliminary site plan sheet SP-01. Buildings along 172nd St NE are set back sufficiently to provide for the public multi-use pathway, stormwater management, type L3 landscape buffer, and utilities. The buildings are set back more than 20 feet from the public multi-use pathway. The landscaping plans show that 70% of the landscaping is met through the provision of deciduous trees. Street trees will be provided.</p>
<p>(e)(i) For residences that do not have ground floor living spaces (e.g.: that have a ground floor garage facing the park), there should be at least a 5 foot planting strip along the base of the building with shrubs and small trees planted to form a continuous screen, at least 6' tall (three years after planting) along the building façade. The residence must have upper story windows or a balcony facing the open space, and there must be no "blank walls facing the open space on any floor, except the ground floor when screened with the plantings as noted above (see Figure B2).</p>	<p>Not applicable. There are no proposed residential buildings that face common open spaces.</p>
<p>(e)(ii)(A) Deck or porch option – Provide at least a 60 square foot porch or deck raised at least 1 foot above grade. The porch or deck must be at least 6 feet wide, measured perpendicular to the house face. (The deck may be recessed into the house floor plan so that the deck extends out from the house less than 6 feet). A low fence, rail or planting, 2 feet to 4 feet high, is recommended. A porch roof or weather protection is optional. (See Figure B3)</p>	<p>Not applicable. There are no proposed residential buildings that face common open spaces.</p>
<p>(e)(ii)(B) Private open space option – Provide at least a 10 foot wide private open space long the face of the residence. The space may be paved or landscaped but must be delineated with a fence or planting 2 to 4 feet high. (See Figure B4)</p>	<p>Not applicable. There are no proposed residential buildings that face common open spaces.</p>
<p>(e)(ii)(C) Landscaped area - Provide a landscaped area at least 8 feet wide along the face of the building. The plantings must reach 3 feet high within three years after planting.</p>	<p>Not applicable. There are no proposed residential buildings that face common open spaces.</p>
<p>(e)(ii)(D) Raised ground floor- If the residence's ground floor is at least 3 feet above the grade adjacent to the building, then the landscaped area in option 3, above, may be reduced to 4 feet wide.</p>	<p>Not applicable. There are no proposed residential buildings that face common open spaces.</p>
<p>(e)(ii)(E) Other transition design measure that adequately protects the privacy and comfort of the residential unit and the attractiveness and usefulness of the common open space at least as effectively as option 1 through 4 above, as determined by the City.</p>	<p>Not applicable. There are no proposed residential buildings that face common open spaces.</p>
<p>(e)(ii)(F) A combination of the options described above. (e.g.: the residence could feature a smaller deck plus some additional private open space).</p>	<p>Not applicable. There are no proposed residential buildings that face common open spaces.</p>
<p>2.2. B.1(3) Relationship of Buildings and Site to Adjoining Area</p>	<p>Correct reference is B.3(3)</p>

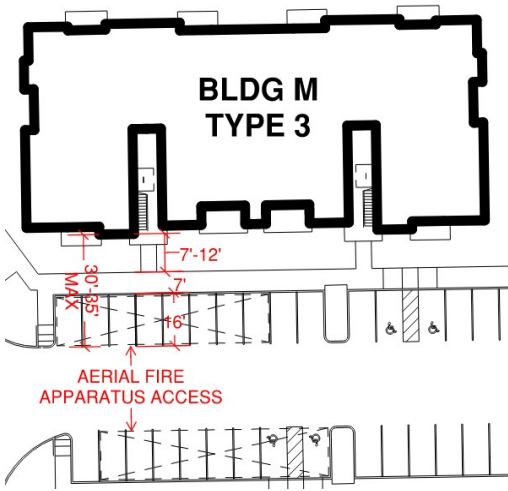
(a) Where adjacent buildings and neighborhoods are consistent with the comprehensive plan and desired community character, new buildings and structures should achieve the visual continuity between the proposed and existing development building setbacks, placement of structures, location of pedestrian/vehicular facilities and spacing from adjoining buildings.	Refer to preliminary site plan sheet SP-01. New buildings and structures achieve visual continuity with required setbacks, landscape buffers, consistent building spacing, and location of pedestrian and vehicle facilities.
(b) Solar access of the subject and adjacent properties should be considered in building design and location.	There are no known solar impacts to the subject and adjacent properties as a result of building design and location.
(c) Attractive landscape transition to adjoining properties shall be provided.	Refer to preliminary site plan sheet SP-01 and overall landscape plan sheet L1.00. The development site is bordered by public rights-of-way. The required landscape buffers have been included in the proposed plans. Therefore, landscape transitions to adjoining properties are unnecessary.
(d) Public and quasi-public buildings and structures shall be consistent with the established neighborhood character.	There are no proposed public or quasi-public buildings/structures.
<b>2.3. B.1(4) Landscaping and Site Treatment</b>	Correct reference is B.3(4)
(a)(i) The landscape plan shall demonstrate visual screening from parking areas.	Plan sheets L1.01-L1.11 have been revised to show compliance with MMC Chapter 22C.120. Parking lot landscape calculations have been added to sheet L1.00.
(a)(ii) The landscape plan shall provide some physical separation between vehicular and pedestrian traffic.	Refer to overall landscape plan sheet L1.00. The site has been designed with an 8' planter in between vehicular and pedestrian traffic.
(a)(iii) Where feasible, the landscape plan shall integrate natural approaches to storm water management, including featured low impact development techniques.	Refer to overall landscape plan sheet L1.00 and landscape schedule sheet L1.12. Native and drought-tolerant plantings will be utilized throughout the site, where appropriate. Additional stormwater management practices are not feasible as this is a fill site and the groundwater is shallow.
(a)(iv) In locations where plants will be susceptible to injury by pedestrian or motor traffic, they shall be protected by appropriate curbs, tree guards or other devices.	Refer to overall landscape plan sheet L1.00. In high traffic areas, curbs are utilized to enclose landscape areas, such as throughout the parking areas. Where it is not feasible to provide curbs, shrubs and groundcover plantings are kept a minimum of 24" from the edge of paving, so injury to the plants is less likely.
(a)(v) Screening of outdoor service yards and other places which tend to be unsightly shall be accomplished by use of walls, fencing, planting, berms or combinations of these.	Refer to overall landscape plan sheet L1.00. Screening of outdoor service yards and other similar areas will be provided.
(a)(vi) Landscaping should be designed to create definition between public and private spaces.	Refer to overall landscape plan sheet L1.00. The required landscape buffers are provided between the public sidewalks and multi-purpose pathway and private buildings and spaces.
(a)(vii) Where feasible, the landscape plan shall coordinate the selection of plant material to provide a succession of blooms, seasonal color, and a variety of textures.	A variety of plant material is proposed that will achieve the desired succession of blooms, seasonal color, and textures. Refer to L1.12 for species selections.
(a)(viii) The landscape plan shall provide a transition in landscaping design between adjacent sites, within a site, and from native vegetation areas in order to achieve greater continuity.	Not applicable. MMC 22C.120.120 addresses required landscape buffers. The proposed use falls under "Apartment, townhouse.." a buffer would only be necessary if adjacent properties were designated single-family by the Marysville Comprehensive Plan. Currently the adjacent northern and western properties are designated Mixed Use. The eastern property is designated General Commercial. The southern properties are designated R12 Multi-family Low.
(a)(ix) The landscape plan shall use plantings to highlight significant site features and to define the function of the site, including parking, circulation, entries, and open spaces.	Refer to overall landscape plan sheet L1.00. Plant species help define spaces and circulation by provide wayfinding throughout parking and pedestrian areas and highlight those areas of community use / open space.
(b)(i) Sidewalks and pathways should be separated from the roadway by planting strips with street trees wherever possible. Street trees, at least 2-inch caliper, with spacing averaging no more than 30 feet on center, shall be provided, species as approved by the director.	Refer to overall landscape plan sheet L1.00. Due to the shallow groundwater on-site, swales and berms may need to be utilized in order to achieve stormwater management at the street. Given this potential, the street trees may need to be spaced up to 50' o.c. in order to achieve the gradual slopes of these swales and berms. Gradual slopes are preferred and will be easier to maintain. Since the spacing will increase between trees, larger tree species will be proposed (such as London Plane or Oak, as an example).
(b)(ii) Planting strips should generally be at least five feet in width. Evergreen shrubs should be no more than four feet in height and/or ground cover in accordance with the City of Marysville landscape standards (MMC Chapter 22C.120) and Marysville administrative landscaping guidelines.	The planting strip is currently 8', evergreen shrubs are a maximum of 4'. Refer to the landscape schedule on L1.12 for further information.
(b)(iii) Street trees placed in tree grates may be more desirable than planting strips in pedestrian areas where space is limited. (iv) Use of trees and other plantings with special qualities (e.g., spring flowers and/or good fall color) are strongly encouraged.	Space is not significantly limited on site, therefore the need for tree grates does not apply.
(c)(i)(A) Minimum (for low or non-pedestrian and vehicular traffic areas) of one-half foot candle;	Acknowledged. Will be provided.
(c)(i)(B) Moderate (for moderate or high volume pedestrian areas) of one to two foot candles;	Acknowledged. Will be provided.

(c)(i)(C) Maximum (for high volume pedestrian areas and building entries) of four foot candles.	Acknowledged. Will be provided.
(c)(ii) Lighting shall be provided at consistent levels, with gradual transitions between maximum and minimum levels of lighting and between lit areas and unlit areas. Highly contrasting pools of light and dark areas shall be avoided.	Acknowledged. Will be provided.
(c)(iii) Parking lot lighting shall be subject to the provisions set forth in MMC 22C.130.050(3)(d).	Acknowledged. Will be provided.
(c)(iv) Pedestrian-scale lighting (light fixtures no taller than 15 feet) is encouraged in areas with high anticipated pedestrian activity. All fixtures over 15 feet in height shall be fitted with a full cut-off shield, be dark sky rated, and mounted no more than 25 feet above the ground with lower fixtures preferable so as to maintain a human scale. Lighting shall enable pedestrians to identify a face 45 feet away in order to promote safety.	Acknowledged. Will be provided.
(c)(v) Light levels at the property line should not exceed 0.1 foot candles (fc) adjacent to business properties, and 0.05 foot candles adjacent to residential properties. All building lights shall be directed onto the building itself and/or the ground immediately adjacent to it. The light emissions should not be visible above the roofline of the building. Light fixtures other than traditional cobra heads are encouraged.	Acknowledged. Will be provided.
(c)(vi) Limited uplighting on trees and provisions for seasonal lighting is acceptable.	Acknowledged. Will be provided.
(c)(vii) Limited accent lighting on architectural and landscape features is encouraged to add interest and focal points.	Acknowledged. Will be provided.
2.4. B.1(5) Site Design Utilizing Crime Prevention through Environmental Design	Correct reference is B.3(5)
(a) Access Control. Guidance of people coming and going from a building or site by placement of real and perceived barriers. Provision of natural access control limits access and increases natural surveillance to restrict criminal intrusion, especially into areas that are not readily observable.	Refer to overall landscape plan sheet L1.00. The provision of landscape buffer areas between the multi-use pathway and buildings create a perceived barrier that naturally limits access.
(b) Surveillance. Placement of features, uses, activities, and people to maximize visibility. Provision of natural surveillance helps to create environments where there is plenty of opportunity for people engaged in their normal behavior to observe the space around them.	Refer to building elevations on sheet E1. The design of buildings incorporates windows that will maximize visibility of pedestrian traffic areas.
(c) Territoriality/Ownership. Delineation of private space from semi-public and public spaces that creates a sense of ownership. Techniques that reduce the perception of areas as "ownerless" and, therefore, available for undesirable uses.	Refer to overall landscape plan sheet L1.00. Landscaping buffers, berms, and building placement provide this delineation of private space from public space. As outlined in the Marysville CPTED Guidelines for Project Design and Review, this multifamily development provides the following elements: <ul style="list-style-type: none"> <li>• Access control: The entrance into the parking lot is defined by tree placement.</li> <li>• Access Control: Stairwells are centrally located in the buildings.</li> <li>• Natural Surveillance: Exterior doors are visible by neighbors and from some areas of the local streets.</li> <li>• Natural Surveillance: All four facades have windows.</li> <li>• Natural Surveillance: Parking areas and pedestrian walkways are well lit.</li> <li>• Natural Surveillance: Recreation areas are visible from a multitude of windows and doors.</li> </ul>
2.5. B.1(6) Building Design – Human-Scale Standards	Correct reference is B.3(6)

<p>The human-scale standards are intended to encourage the use of building components that relate to the size of the human body, and to add visual interest to buildings. "Human scale" addresses the relationship between a building and the human body. Generally, buildings attain a good human scale when they feature elements or characteristics that are sized to fit human activities, such as doors, porches, and balconies. A minimum of four of the following human-scale building elements shall be incorporated into the new development:</p> <p>(a) Balconies or decks in upper stories, at least one balcony or deck per upper floor on the facades facing streets, provided they are integrated into the architecture of the building;</p> <p>(b) Bay windows or other window treatments that extend out from the building face;</p> <p>(c) At least 150 square feet of pedestrian-oriented space for each 100 lineal feet of building facade;</p> <p>(d) Individual windows, generally less than 16 square feet per pane and separated from the windows by at least a six-inch molding;</p> <p>(e) Porches of at least 100 square feet in area;</p> <p>(f) Spatially defining building elements, such as a trellis, overhang, canopy, or other element, that defines space that can be occupied by people;</p> <p>(g) Upper story setbacks, provided one or more of the upper stories are set back from the face of the building at least six feet;</p> <p>(h) Smaller building elements near the entry of pedestrian-oriented street fronts of large buildings;</p> <p>(i) Landscaping components that meet the intent of these standards; and/or</p> <p>(j) The director may consider other methods to provide human-scale elements not specifically listed here. The proposed methods must satisfy the intent of these standards.</p>	<p>The following four (4) elements are proposed to meet the human scale standards:</p> <ul style="list-style-type: none"> <li>• (a) Refer to building elevations on sheet E1. Decks/balconies face the streets are integrated into the architecture of the building.</li> <li>• (c) At least 150 sf of pedestrian-oriented space is provided for each 100 lf of bldg facade.</li> <li>• (h) Refer to building elevations on sheet E1. Smaller building elements such as lower roofs are provided at building entry.</li> <li>• (i) Refer to overall landscape plan sheet L1.00. Landscape components are proposed that meet the intent of the standards.</li> </ul>
<p>2.6. B.1(7) Building Design – Architectural Scale</p>	<p>Correct reference is B.3(7)</p>
<p>The architectural scale standards are intended to encourage compatibility of structures with nearby structures, to help the building fit in with its context, and to add visual interest to buildings.</p> <p>(a)(i) Buildings with facades that are 30 feet or longer shall provide vertical modulation of the exterior wall that extends through all floors; provided that where horizontal modulation is used different stories may be modulated at different depths.</p>	<p>Refer to building elevations on sheet E1. Vertical modulation is proposed at decks, balconies, and at vertical circulation locations.</p>
<p>(a)(ii) The minimum modulation depth shall be three feet and the minimum modulation width for each modulation shall be 10 feet. On facades that are 100 feet or longer, the minimum depth of modulation shall be five feet and the minimum width for each modulation shall be 20 feet.</p>	<p>Refer to building elevations on sheet E1. Modulation depth is proposed to be minimum of 5 feet deep and 20 feet wide.</p>
<p>(a)(iii) The minimum modulation depth identified in subsection (7)(a)(ii) of this section may be if tied to a change in color or building materials, and/or roofline modulation as defined in subsection (7)(c) of this section.</p>	<p>Acknowledged.</p>
<p>(a)(iv) The director may consider departures from these standards, provided the proposed treatment meets or exceeds the intent of these standards.</p>	<p>Acknowledged.</p>
<p>(b) Facade Articulation. All new residential buildings shall include three of the following articulation features at intervals of no more than 30 feet along all facade facing a street, common open space, public area, and common parking areas:</p> <p>(i) Repeating distinctive window patterns at intervals of no more than 30 feet;</p> <p>(ii) Horizontal modulation (upper level step-backs, see Figure B8). To qualify for this measure, the minimum horizontal modulation shall be five feet;</p> <p>(iii) Balconies that are recessed or projected from the facade at least 18 inches and integrated with the building's architecture as determined by the director;</p> <p>(iv) Change of building materials;</p> <p>(v) Articulation of the building's top, middle, and bottom. This typically includes a distinctive ground floor or lower floor design, consistent articulation of middle floors, and a distinctive roofline (see Figures B7 and B8).</p>	<p>Refer to building elevations on sheet E1. The following three facade articulation features are proposed at intervals of no more than 30 feet along all facade facing a street, common open space, public area, and common parking areas:</p> <ul style="list-style-type: none"> <li>• Repeating distinctive window patterns.</li> <li>• Balconies that are recessed or projected from facade at least 18 inches.</li> <li>• Change of building materials from fiber cement board lap siding, panels, and board and batten.</li> </ul>

(c)(i)(A) For flat roofs or facades with horizontal eave, fascia, or parapet, the minimum vertical dimension of roofline modulation is the greater of two feet or 0.1 multiplied by the wall height (finish grade to top of the wall) when combined with vertical building modulation techniques described in subsection (7)(a) of this section. Otherwise, the minimum vertical dimension of roofline modulation is the greater of four feet or 0.2 multiplied by the wall height.	Not applicable. Flat roofs are not proposed. Refer to building elevations on sheet E1.
(c)(i)(B) Buildings with pitched roofs must include a minimum slope of 5:12 and feature modulated roofline components at the interval required per the applicable standard above.	Refer to building elevations on sheet E1. The primary roof planes are proposed with 5:12 slopes with modulated roof line. Shed dormers are proposed with 3:12 slopes to increase visual interest.
<b>2.7. B.1(8) Building Design – Entrances</b>	Correct reference is B.3(8)
(a) Weather cover (e.g.: porch or canopy) that is at least four feet deep and at least 32 square feet in footprint measured horizontally must be provided for the primary entrance(s) to residential units. Figures B10 and B11 demonstrate this requirement.	Refer to building elevations on sheet E1. Weather cover of at least 32 square feet and minimum depth of 4 feet at principal building entrances.
(b) Access to Residential Units. Ground floor residential units facing a street or common open space shall be directly accessible from the applicable street or open space.	Refer to building elevations on sheet E1. Ground floor residential units facing a street or common open space are proposed to be provided with directly accessible from the applicable street or open space through gates in the fence.
(c) Townhouse Entrances. Townhouse and all other multifamily dwelling units with private exterior ground floor entries shall provide at least 20 square feet of landscaping adjacent to the entry. This is particularly important for units where the primary entrance is next to private garages off an interior access road. Such landscaping areas soften the appearance of the building and highlight individual entries. See Figure B11 for an example of what is desired and Figure B12 for an example of what is unacceptable.	Not applicable. Townhouses are not proposed.
<b>2.8. B.1(9) Building Design Details</b>	Correct reference is B.3(9)
<p>The building design details standards are intended to ensure that buildings have design interest at all observable distances and to enhance the architecture of multifamily buildings. At closer distances, the most important aspects of a building are its design details, texture of materials, quality of its finishes, and small, decorative elements. Multifamily building facades shall incorporate five architectural details, except that if option e below is used, only four architectural details are required. Chosen details shall be compatible with the chosen architectural character of the building. Detail options include:</p> <p>(a) Distinctive porch design with unique design and use of materials.</p> <p>(b) Distinctive windows and doors with molding/framing details that go beyond requirements of (10) below.</p> <p>(c) Landscaped trellises or other decorative element that incorporates landscaping near the building entry or entries.</p> <p>(d) Light fixtures with a diffuse visible light source, such as a non-glare globe or “acorn”, or a decorative shade or mounting for each building entry on the facade.</p> <p>(e) Brick or stonework covering more than 10 percent of the facade.</p> <p>(f) Building materials that add visual interest, including:</p> <p>(i) Individualized patterns or continuous wood details.</p> <p>(ii) Decorative moldings, brackets, wave trim or lattice work.</p> <p>(iii) Decorative brick or stonework (may be in addition to the brick or stonework credits noted above if they are arranged in a decorative manner that adds visual interest to the facade).</p> <p>(iv) Other materials with decorative or textural qualities as approved by the director. The applicant must submit architectural drawings and material samples for approval.</p> <p>(g) Varied roofline design, including multiple gables and/or dormers or other design that adds distinct visual interest.</p> <p>(h) Distinctive railings, grill work, or terraced landscape beds integrated along the facade of the building.</p> <p>(i) Unique balcony design, such as a distinctive geometry and configuration</p> <p>(j) Other details that meet the intent of the standards as approved by the director.</p>	<p>The following five building design details are proposed:</p> <ul style="list-style-type: none"> <li>• (b) Distinctive window treatment is proposed, consisting of punched openings, grouping of vertical windows from all three stories through a distinctive surround edging and infill panels to read as one larger architectural multi-story element, and variation of window sizes.</li> <li>• (d) Light fixture with diffuse visible light source, such as a non-glare globe or "acorn", or decorative shade or mounting for each building entry on the façade will be provided. Final light selection TBD.</li> <li>• (g) Refer to building elevations on sheet E1. A varied roofline design is proposed with shed dormers, large gables, shed roof entry alcoves, various pitches, and upper and lower roofs to add distinct visual interest.</li> <li>• (j) Highly modulated building facades are proposed to add visual interest to all building facades. A variation of the patterns, materials, and colors are proposed beyond what is required. The facades are visually reduced in size using smaller design elements, blending of materials in various fields, and the use of three distinctly different siding material types in a variety of colors.</li> </ul>
<b>2.9. B.1(10) Window Design for Residential Uses</b>	Correct reference is B.3(10)

Building facades shall employ techniques to recess or project individual windows above the ground floor at least two inches from the facade, or incorporate window trim at least four inches in width that features color that contrasts with the base building color. Exceptions will be considered by the director where buildings employ other distinctive windows or facade treatments that add visual interest to the building.	Refer to building elevations on sheet E1. Windows above the ground floor are proposed have window trim at least four inches in width that features color that contrasts with the base building color. To create visual interest, some windows will be vertically tied together visually with a common adjacent color and window trim will be omitted.
<b>2.10. B.1(11) Building Materials</b>	Correct reference is B.3(11)
(a) Building exteriors shall be constructed from high-quality, durable materials. Building materials such as masonry, stone, lap-siding and wood are encouraged.	Refer to building elevations on sheet E1. Building exteriors are proposed to be fiber cement board.
(b) The following materials are prohibited in visible locations unless an exception is granted by the director based on the integration of the material into the overall design of the structure: (i) plywood siding (ii) corrugated fiberglass (iii) noncorrugated and highly reflective sheet metal (iv) chain link fencing	Refer to building elevations on sheet E1. Plywood siding, corrugated fiberglass, noncorrugated sheet metal, and chain link fencing is not proposed.
(c) If used, metal siding and concrete block shall conform to the standards in the commercial and mixed use standards outlined in Section C.	Refer to building elevations on sheet E1. Metal siding is not proposed.
(d) If used, sheet materials and residential siding used for building extensions shall be of the highest quality, as approved by the director.	Refer to building elevations on sheet E1. Sheet metal materials are not proposed.
(e) All exterior materials are subject to approval by the director. Submit material samples to the director for approval.	Acknowledged.
<b>2.11. B.1(12) Blank Walls</b>	Correct reference is B.3(12)
(a)(i) A ground floor wall or portion of a ground floor wall over four feet in height has a horizontal length greater than 15 feet and does not include a transparent window or door; or	Refer to building elevations on sheet E1. No "blank walls" are proposed at the ground floor that measure 4 feet in height and 15 feet in length.
(a)(ii) Any portion of a ground floor wall having a surface area of 400 square feet or greater does not include a transparent window or door.	Refer to building elevations on sheet E1. No "blank walls" are proposed at the ground floor over 400 square feet.
(b) All blank walls visible from a public street, sidewalk, trail, interior pathway, or parking lot shall be treated in one or more of the following measures: (i) Incorporate transparent windows or doors; (ii) Install a vertical trellis in front of the wall with climbing vines or plant materials sufficient to obscure or screen at least 60 percent of the wall's surface within three years. For large blank wall areas, the trellis must be used in conjunction with other treatments described below; (iii) Provide a landscaped planting bed at least five feet wide, or a raised planter bed at least two feet high and three feet wide in front of the wall. Plant materials must be able to obscure or screen at least 60 percent of the wall's surface within three years; (iv) Provide artwork (mosaic, mural, sculpture, relief, etc.) over at least 50 percent of the blank wall surface; and/or (v) Other method as approved by the director. For example, landscaping or other treatments may not be necessary on a wall that employs high-quality building materials (such as brick) and provides desirable visual interest.	Refer to building elevations on sheet E1. Exterior walls are proposed with transparent windows and doors to eliminate the presence of "blank walls".
<b>2.12. B.1(13) Pedestrian Circulation</b> All multi-family and mixed-use development shall provide a network of pedestrian pathways that connect all residences to sidewalks, in accordance with the following design standards.	Correct reference is B.3(13)
(a) For safety and access, landscaping shall not block visibility to and from a path, especially where it approaches a roadway or driveway.	Refer to overall landscape plan sheet L1.00. Landscape is not proposed to block visibility to and from a path.
(b) Pedestrian walks shall be separated from structures at least 3 feet for landscaping. The director may consider other treatments to provide attractive pathways. Examples include sculptural, mosaic, bas-relief artwork, or other decorative treatments that meet the guidelines intent. (Figure B17 provides one example.)	Refer to overall landscape plan sheet L1.00. Pedestrian paths are separated from structures by a minimum 3 feet of landscaping.

<p>(c) Where the walkway is adjacent to ground level dwellings with windows facing the path, provide at least 15' separation between the window and the path.</p>	<p>We are awaiting the City's determination on the following.</p> <p>The requirement for 15 feet of separation between ground floor windows and walkways directly conflicts with the Fire Code and Fire Marshal's requirement for 30 to 35 feet of maximum distance from the buildings to the Aerial Fire Apparatus Access. See the sketch below for an example at Building M showing 16-foot-long parking stalls and 7-foot walkways, which leaves 7 to 12 feet maximum between ground floor windows and sidewalks. We assume life-safety requirements govern in this case and that the 15-foot separation requirement can be reduced to 7 feet for the site.</p> 
<p>2.13. B.6 Community open space and recreation space required The on-site open space and recreation space standards are intended to provide usable, accessible, and inviting open space for residents that enhances residential areas. Multifamily residential uses shall provide open space equivalent to at least 20 percent of the building's gross floor area and not less than 200 square feet per dwelling unit. The required area may be satisfied with one or more of the elements listed below:</p>	<p>Refer to sheet SP-01 and L0.00, which shows the required area and proposed area.</p>
<p>(1) Common open space accessible to all residents shall count for up to 100 percent of the required open space. This includes landscaped courtyards or decks, gardens with pathways, children's play areas, or other multipurpose recreational and/or green spaces. Special requirements and recommendations for common spaces include the following:</p>	<p>Acknowledged.</p>
<p>(1)(a) Space shall be large enough, at least 15 feet by 20 feet, to provide functional leisure or recreational activity area as determined by the director.</p>	<p>Refer to open space calculations on sheet L0.00. Only spaces 15 feet by 20 feet minimum are counted as community open space.</p>
<p>(1)(b) Consider open space as a focal point of development.</p>	<p>Refer to open space calculations on sheet L0.00. Proposed open space is designed as a focal point to enhance the promenade to the clubhouse and down the center of the development.</p>
<p>(1)(c) Open space, particularly children's play areas, shall be visible from dwelling units and be accessible to all units.</p>	<p>Refer to open space calculations on sheet L0.00. Proposed open spaces are visible and accessible from dwelling units.</p>
<p>(1)(d) Space shall feature paths, plantings, seating, lighting and other pedestrian amenities to make the area more functional and enjoyable.</p>	<p>Refer to sheet L1.04 thru L1.09 for proposed pedestrian amenities in open spaces.</p>
<p>(1)(e) Common open spaces must be connected to units and entries by pathways.</p>	<p>Refer to overall landscape plan on sheet L1.00. Pathways are proposed connecting open spaces and units.</p>
<p>(1)(f) Open space shall be oriented to receive sunlight, facing east, west, or (preferably) south, when possible.</p>	<p>Refer to overall landscape plan on sheet L1.00. Proposed open spaces are oriented to receive sunlight.</p>



	(1)(g) Required setbacks, landscaping and critical area buffers shall not be counted toward the common open space requirement unless those areas are directly limited to the open space and sustainability contribute to its use and/or visual attractiveness.	Refer to open space calculations on sheet L0.00. Required setbacks, landscaping and critical area buffers are excluded from the common open space calculations.
	(1)(h) Rooftops or rooftop decks shall not be considered as common open space for the purpose of calculating minimum open space area; provided, that the director may consider rooftops or rooftop decks as common open space where usable open space amenities are provided and available to all residents.	Refer to open space calculations on sheet L0.00. Rooftops are excluded from the common open space calculations.
	(2) The following features may be used to satisfy up to 50 percent of the open space requirement. A combination of these amenities may be provided in different ratios; provided, that (i) the total credit for any combination of the following amenities may not exceed 50 percent of the open space requirement, and (ii) the amount of the amenity provided is sufficient to achieve the purpose of the amenity as determined by the director:	Not applicable.
	(2)(a) Individual balconies that provide a space usable for human activity. To qualify, the balconies shall be at least 36 square feet and have no dimension less than six feet.	Proposed balconies do not meet the requirements.
	(2)(b)(i) The natural area shall be accessible to all residents. For example, safe and attractive trails provided along or through the natural area where they could serve as a major amenity to the development.	Not applicable.
	(2)(b)(ii) Steep slopes, wetlands, or similar unbuildable areas shall not be counted in the calculations for required open space unless they provide a visual amenity for all units, as determined by the director.	Not applicable.
	(2)(c) Storm water retention areas if the facility has natural-looking edges, natural vegetation, and no fencing except along the property line. The design of such areas shall go well beyond functional storm water requirements per the director in terms of the area involved and the quality of landscaping and resident amenities. The side slope of the storm water facilities shall not exceed a grade of 1:3 (one vertical to three horizontal) unless slopes are existing, natural, and covered with vegetation.	Not applicable.
	(3) Children's play equipment and recreational activity space for children and/or teens that include parent seating areas are required in residential complexes with 20 or more units. Exceptions: age-restricted senior citizen housing; mixed use developments; developments reserved for student housing; infill lots within the downtown master plan area; and developments located within a quarter mile of safe walking distance to a public park that features a play area.	Not applicable.
	(4) Active recreation facilities may be provided instead of common open space, subject to the following:	Not applicable.
	(4)(a) Active recreation facilities may include, but are not limited to, exercise rooms, sports courts,	Not applicable.
	(4)(b) Indoor recreation areas may be credited towards the total recreation space requirement, when the director determines that such areas are located, designed and improved in a manner which provides recreational opportunities functionally equivalent to those recreational opportunities available outdoors.	Not applicable.
	(5) Minimum total open space In addition to requirements (1) and (2) above, all multifamily development shall include at least 30% of the total lot area as landscaped open space. The landscaped open space shall not include any area used for vehicle circulation or parking, but may include community open space areas, areas in required building setbacks, play areas, natural areas, and critical areas.	Refer to open space calculations on sheet L0.00, which shows the required area and proposed area.
	<b>2.14. B.10 Storage space and collection points for recyclables</b>	
	(1) The storage space shall be provided at the rate of one and one-half square feet per dwelling unit in multiple-dwelling developments except where the development is participating in a public agency-sponsored or approved direct collection program in which individual recycling bins are used for curbside collection;	Storage space for recyclables is proposed at the rate of one and one-half square feet per dwelling unit. 474 dwelling units are proposed, which requires 711 sf of storage space. 1,164 sf of storage space is proposed with 6 enclosures at 154 sf each, and 1 enclosure at 240 sf.
	(2)(a) The required storage area shall be dispersed in collection points throughout the site when a residential development comprises more than one building.	Refer to preliminary site plan sheet SP-01. Proposed storage area is dispersed in collection points throughout the site.

(2)(b) There shall be one collection point for every 30 dwelling units.	With 474 proposed dwelling units, 16 collection locations would be required. The area proposed for recyclables exceeds the required area by more than 60% with only the 7 proposed collection points shown on the preliminary site plan sheet SP-01. The required area per LNMP B.10(1) is 711 sf (474 units x 1.5 sf) and we are proposing 1,164 sf feet with only 7 enclosures (6 enclosures that are 154 sf each and 1 enclosure that is 240 sf).
(2)(c) Collection points may be located within residential buildings, in separate buildings/structures without dwelling units, or outdoors.	Collections points are not proposed within residential buildings.
(2)(d) Collection points located in separate buildings/structures or outdoors shall be no more than 200 feet from a common entrance of a residential building.	Refer to preliminary site plan sheet SP-01. All building comply with the exception of Building B.
(2)(e) Collection points shall be located in a manner so that hauling trucks do not obstruct pedestrian or vehicle traffic on-site or project into any public right-of-way.	Refer to preliminary site plan sheet SP-01. Collection points are located such that hauling trucks do not obstruct pedestrian or vehicular traffic on-site or project into any public right-of-way.
(3)(a) Dimensions of the collection points shall be of sufficient width and depth to enclose containers for recyclables.	Refer to preliminary site plan sheet SP-01. Collection points are of sufficient width and depth to enclose containers for recyclables.
(3)(b) Architectural design of any structure enclosing an outdoor collection point or any building primarily used to contain a collection point shall be consistent with the design of the primary structure(s) on the site.	Architectural design of enclosures is proposed to be consistent with the design of the primary structures on the site.
(3)(c) If signs are used to identify collection points, they shall not exceed 2 square feet.	Signs identifying collection points are not proposed to exceed 2 square feet.
(3)(d) A six-foot wall or fence shall enclose any outdoor collection point.	A 6-foot concrete block wall is proposed to enclose outdoor collection points.
(3)(e) Enclosures for outdoor collection points and buildings used primarily to contain a collection point shall have gate openings and clearances to provide for applicable access by trucks.	Gate openings at collection points will be provided and will be adequately sized to be allow access for collection vehicles.
(3)(f) Weather protection of recyclables shall be ensured by using weather-proof containers or by providing a roof over the storage area.	Roofs over storage areas will be provided.
(4) Only recyclable materials generated on-site shall be collected and stored at such collection points. Except for initial sorting of recyclables by users, all other processing of such materials shall be conducted off-site.	Only recyclable materials generated on-site will be stored at collection points.
<b>2.15. B.12 Fences</b>	Correct reference is B.11
(1) Purpose. The fence standards promote the positive benefits of fences without negatively affecting the community or endangering public or vehicle safety. Fences can create a sense of privacy, protect children and pets, provide separation from busy streets, and enhance the appearance of property by providing attractive landscape materials. The negative effects of fences can include the creation of street walls that inhibit police and community surveillance, decrease the sense of community, hinder emergency access and the safe movement of pedestrians and vehicles, and create an unattractive appearance.	Acknowledged.
(2)(a) The standards apply to walls, fences, trellises, arbors and screens of all types whether open, solid, wood, metal, wire, masonry or other material.	Acknowledged.
(2)(b) No barbed or razor-wire fence shall be permitted, except for the following: (i) Public facilities, transmitter and transformer sites. (ii) Government installations where security or public safety is required.	The proposed fence will not be barbed or razor-wire.
(2)(c) No chain link fence is permitted in the front yard or between the residential building and a public right-of-way. Chain link fence is not permitted adjacent to or within required common open space, except to confine play areas, sports courts, swimming pools, or other facilities where such enclosure is necessary.	The proposed fence at the front yard or between the residential buildings and public right-of-way will not be chain link.
(3)(a) Front lot line: Three feet, unless the director finds that a taller fence is required by code for safety.	The proposed fence at the front lot line is proposed to be less than 3 feet tall.
(3)(b) Side lot line: Six feet.	The proposed fence at the side lot line is proposed to be less than 6 feet tall.
(3)(c) Rear lot line: Six feet.	The proposed fence at the rear lot line is proposed to be less than 6 feet tall.
(3)(d) In or adjacent to required common open space: Three feet, unless the director determines that a taller fence is needed for public safety.	The proposed fence adjacent to required common space is proposed to be less than 3 feet tall, except at top of retaining walls for public safety.
(3)(e) The height of a fence or freestanding wall, retaining wall or combination of the same shall be measured from its top surface, board, rail, or wire to the natural elevation of the ground on which it	Acknowledged.
(3)(f) Where the finished grade is a different elevation on either side of a fence, the height may be measured from the side having the highest elevation.	Acknowledged.

(4) Fence Exception.	Not applicable. The project is not requesting an exception.
2.16. B.12 Street Connectivity	
(1) Connectivity to abutting lands. The street system of proposed development shall be designed to connect with existing, proposed, and planned streets outside of the development. Wherever a proposed development abuts unplatted land or other land with the capability of being further subdivided, street stubs shall be provided to allow access to future abutting subdivisions and to logically extend the street system into the surrounding area. All street stubs shall be provided with a temporary turn-around unless specifically exempted by the fire marshal, and the restoration and extension of the street shall be the responsibility of any future developer of the abutting land.	Refer to preliminary site plan sheet SP-01. Proposed streets satisfy the requirements of the Lakewood Master Plan. 23rd Avenue NE and 18th Avenue NE are new proposed streets per Figure 33 on page 27. 172nd Street NE has been designed per the requirements outlined in pages 17 through 21.
(2) Continuation of streets. Planned streets shall connect with surrounding streets to permit the convenient movement of traffic between residential neighborhoods and to facilitate emergency access and evacuation. Connections shall be designed to meet or exceed the block standards in subsections (3) below, and to avoid or minimize through traffic on local streets.	Refer to preliminary site plan sheet SP-01. The proposed and planned streets connect with surrounding streets.
(3) Block size. New development shall provide an integrated and connected network of streets to provide "direct" walking route options, orientation, a sense of place, and multiple travel route options. A street network dominated by long, irregular loop roads and cul-de-sacs is not appropriate. Blocks shall be designed to provide vehicular connections at intervals no greater than 600 feet and pedestrian access at intervals no greater than 300 feet (200 feet is preferred).	Refer to preliminary site plan sheet SP-01. A multi-use pathway is proposed along 172nd Street NE and 19th Avenue NE. Sidewalks that meet the standards of code are proposed throughout the development and along 23rd Ave NE.
(4) Relationship between neighborhoods. "Gated communities" and other developments designed to appear as continuous walled-off areas disconnected and isolated from the rest of the community are prohibited. While privacy fences separating rear yards between homes are desirable for privacy, tall fences that back up to streets, reduce the number of "eyes on the street," and make such streets feel less safe and welcoming are prohibited. New subdivisions should consider ways to integrate into the community rather than walling them off.	This development does not include a gated entry or tall fences.
2.17. B.13 Service Areas and Mechanical Equipment	
(1)(a) Service areas (trash dumpsters, compactors, recycling areas, electrical panels, and mechanical equipment areas) shall be located to avoid negative visual, auditory (noise), olfactory, or physical impacts on the street environment and adjacent residentially zoned properties. The City may require evidence that such elements will not significantly impact neighboring properties or public areas. (For example, the City may require noise damping specifications for fans near residential zones.)	Refer to preliminary site plan sheet SP-01. Service areas are proposed at specific locations to avoid negative visual, auditory, olfactory, or physical impact on the street environment.
(1)(b) Service areas must not be visible from the sidewalk and adjacent properties. Where the City finds that the only option for locating a service area is either visible from a public right-of-way or space or from an adjacent property, the area must be screened with either landscape or structural screening measures provided in MMC Chapter 22C.120 Landscaping and Screening.	Refer to preliminary site plan sheet SP-01. Services areas are proposed at locations that are not visible from the sidewalk and adjacent properties.
(1)(c) The designated spot for service elements shall be paved with concrete.	The designated locations for service elements are proposed to be paved with concrete.
(1)(d)(i) A 6-foot fence constructed of concrete block or brick enclosing trash and recycling receptacles is required. Coordination with the current franchise hauler is required. The sides and rear of the enclosure must be screened with L1, L2, L3, or L4 landscaping (as defined in MMC 22C.120.110) at least 5 feet deep in visible locations as determined by the Director to soften the views of the screening element and add visual interest.	A 6-foot tall concrete block wall is proposed for refuse enclosures.
(1)(d)(ii) Proximity to adjacent residential units will be a key factor in determining appropriate service element treatment.	Acknowledged.
(1)(d)(iii) Preferably, service enclosures are integrated into the building itself.	Service enclosures are not proposed to be integrated into the buildings.
(2) Utility Meters, Electrical Conduit, and Other Service Utility Apparatus. These elements shall be located and/or designed to minimize their visibility to the public. If such elements are mounted in a location visible from the street, pedestrian pathway, common open space, or shared auto courtyards, they shall be screened with vegetation or by architectural features.	Utility meters, electrical conduit, and other service utility apparatus will be designed to minimize their visibility to the public.

	(3) Roof mounted mechanical equipment must be located and screened by a parapet, or other primary building element, so the equipment is not visible within 150 feet of the structure when viewed from the ground level of adjacent properties. Match the color of roof mounted equipment with the exposed color of the roof to minimize visual impacts when equipment is visible from higher elevations nearby.	Not applicable. Roof mounted mechanical equip is not proposed.
	(4) Locate and/or shield noise producing mechanical equipment such as fans, heat pumps, etc so that noise reaching the adjacent properties is less than 50 dBA. If required by the Director, the applicant must demonstrate that this standard is achieved by providing equipment specifications and/or calculations of noise impacts.	Noise producing mechanical equipment will be located and/or shield so that noise reaching the adjacent properties is less than 50 dBA.
3	Amend Sheet TO-01, depicting, or referencing, if unable to depict the following encumbrances outlined in the Title Report:  3.1. Seattle and Montana Railway Company easement (AFN 5850); and  3.2. City of Marysville waterline easement (AFN 1805322).	Encumbrances added to Sheet TO-01.
4	Amend Sheets ASP-01, ASP-02, SP-01 and all other applicable sheets as follows:	
4.1	Based on the City's definition for <u>Townhouse</u> vs. <u>Multifamily Dwelling Unit</u> , the proposed development would be considered <u>Multifamily</u> .  The proposed land use stated on CS-01 and SP-01 is <u>Townhomes</u> —please revise accordingly.	Townhome replaced with Multi-family on Site plan and Civil Plan cover sheet SP-01.
4.2	As referenced on the Civil Plans, the project is to occur in (2) phases. Revise plans to clearly show the dedicated areas of Phase 1 and Phase 2; the existing denotation is difficult to read.	Phasing line weight has been darkened on the Site Plan to better delineate each phase of project. Refer to sheet SP-01.
4.3	Provide the following bulk and dimensional standards:  . Street setback                   20'  . Interior setback                 15'  . Height                               45'  . Impervious surface coverage   75%  It appears that Buildings G & L may encroach into the required setbacks. Encourage a greater setback on the south property line, as a required 10 L1 Landscape buffer is required to be provided, which will likely take away all solar access to Buildings G, L & O.	Buildings G & L have been adjusted to provide a 15' minimum setback from the south property line. Design impervious coverage has been added to the Admin Site plan ASP-02.
4.4	Demonstrate compliance with impervious surface standards (75% maximum). Show calculation and total impervious surface percentages allowed and proposed.	Total impervious area and associated lot coverage calc has been added to the Admin Site Plan ASP-02.
4.5	Please note, all dedicated right of way should not be included in the density and impervious surface calculations. Further, all calculations should be for the overall development, not per phase.	Acknowledged.

4.6	<p>Provide open space calculations demonstrating compliance with LNMP Section B.6.</p> <p>Children’s play equipment and recreational activity space for children and/or teens that include parent seating areas are required in residential complexes with 20 or more units. “Nature Playground” is referenced within the Landscaping Plans. Please provide example or clarification as to how this will satisfy the play equipment requirements.</p> <p>As referenced on L0.00, the total residential open space provided is 107,529 sq. ft. However, the shaded open spaces areas total 103,084 sq. ft. Please revise and demonstrate compliance by providing these calculations. Further, please clarify which open spaces areas these shaded areas represent.</p> <p>Color coding which open space and landscaped areas are which along with the associated calculations is encouraged.</p>	<p>Children’s play areas utilize more naturalistic play equipment and elements. Some of these include reclaimed or locally sourced logs and boulders that will act as seating, balancing, and climbing features. Additionally, a number of ground-related play pieces made from concrete to look and feel realistic will be selected, such as log crawl tunnels, log steppers, log balance beams, etc. Soft, natural surfacing will be used around the fall zones of these play pieces, allowing these play areas to blend into their surroundings and provide residents with more of a connection to nature.</p> <p>L0.00 has been modified to reflect the accurate open space and landscape areas provided, as they relate to the requirements.</p>			
4.7	<p>Provide the following as it relates to <b>MMC 22C.130, Parking and Loading</b>:</p> <table border="1" data-bbox="201 526 905 574"> <tr> <td data-bbox="201 526 401 574">Studio – 1.25 per DU</td> <td data-bbox="401 526 621 574">1 Bedroom – 1.5 per DU</td> <td data-bbox="621 526 905 574">2 + Bedrooms – 1.75 per DU</td> </tr> </table> <p>Demonstrate compliance with the required parking standards of <a href="#">MMC 22C.130.030</a> by showing the required and proposed parking calculations.</p> <p>As mentioned in the Project Narrative and referenced on the Civil Plans, the applicant has proposed less parking spaces than what was shown to be required. Modifications to required parking standards must be approved by the Hearing Examiner. If the applicant wishes to pursue a variance per <a href="#">MMC 22C.130.090</a>, an application for such shall be formally submitted.</p>	Studio – 1.25 per DU	1 Bedroom – 1.5 per DU	2 + Bedrooms – 1.75 per DU	<p>Parking calculation has been updated to break down needed parking per proposed unit type. Additionally, the number of parking stalls has been updated to meet the minimum amount required based on an additional 41.9 bike parking being provided resulting in 8 less parking stalls needed over the standard amount. Refer to Administrative Site Plan ASP-02.</p>
Studio – 1.25 per DU	1 Bedroom – 1.5 per DU	2 + Bedrooms – 1.75 per DU			
4.8	<p>Provide detailed parking plan that demonstrates the proposed parking spaces meet the sizing and dimensional standards required per <a href="#">MMC 22C.130.050</a>, including the ADA parking spaces requirements of subsection (5)(e).</p>	<p>Typical parking dimensions noted on site plan. Parking details also added to site plan to help show compliance. See administrative site plan sheet ASP-02</p>			
4.9	<p>Provide turning radii, as follows:</p> <ul style="list-style-type: none"> <li>· Turning radii - 20 ft. (inside)</li> <li>· Turning radii (fire/solid waste) - 30.5 ft. (inside) 46 ft. (outside)</li> </ul>	<p>All inside fire/solid waste turning radii have been updated to 30.5’. All other inside/outside turning radii were previously shown to match the minimum required. Refer to Preliminary Site Plan sheet SP-01.</p>			
4.10	<p>Being as the proposed development includes more than 20 parking spaces, bicycle parking is required at 5% of the total number of required parking spaces per MMC 22C.130.030. Demonstrate compliance with <a href="#">MMC 22C.130.060</a> by including the calculations and location on the site plan.</p>	<p>Bike parking calculation and notes have been added to the site plan. They can be found below the general parking calculations. Refer to Preliminary Site Plan sheet SP-01.</p>			
4.11	<p>Identify and/or clarify the location of the required service areas (trash dumpsters, recycling areas, mechanical equipment, electrical panels etc.). These areas must be sited and concealed per LNMP B.13.</p>	<p>New trash and recycling areas have been labeled on the site plan with a T for better visual representation. Note that a total of 7 trash enclosures have been specified on site. Refer to Preliminary Site Plan sheet SP-01</p>			
4.12	<p>Pedestrian pathways that traverse a parking lot shall be constructed with concrete or other approved decorative surface and must be universally accessible and meet ADA standards. This detail shall be provided on the site and civil plans (see attached redlines).</p>	<p>Acknowledged. All raised walkways on site are to consist of concrete. Walkways crossing drive aisles and/or fire lanes are to consist of stamped concrete or other non-asphalt type surface to visually separate it from the asphalt driving surface. Refer to updated Preliminary Site Plan sheet SP-01 for notation of this.</p>			

4.13	<p>Add the following notes:</p> <ul style="list-style-type: none"> <li>· Utility meters, electrical conduit, and other service utility apparatus shall be located and/or designed to minimize their visibility to the public. If such elements are mounted in a location visible from the street, pedestrian pathway, common open space, or shared auto courtyards, they shall be screened with vegetation or by architectural features.</li> <li>· Locate and/or shield noise producing mechanical equipment such as fans, heat pumps, etc so that noise reaching the adjacent properties is less than 50 dBA.</li> <li>· All mechanical equipment shall be organized, proportioned, detailed, screened, landscaped (with decks or terraces) and/or colored to be an integral element of the building and minimize visual impacts from the ground level of adjacent streets and properties. For example, screening features should utilize similar building materials and forms to blend with the architectural character of the building.</li> </ul>	Notes added to Admin Site Plan ASP-02.
5	<p>Prior to civil construction plan approval, a detailed landscaping plan depicting all of the applicable elements outlined in <a href="#">MMC Chapter 22C.120</a>, Sections B.3, B.6 and B.13 of the LNMP and the Administrative Landscaping Guidelines shall be approved. Comments on the preliminary landscape plan are forthcoming.</p>	Acknowledged. We look forward to those preliminary comments and are prepared to modify the landscape plans in whatever ways or necessary.
6	<p>Prior to civil construction plan approval, an exterior lighting plan meeting the standards outlined in LNMP B.3(4)(c) and MMC 22C.130.050(3)(d) shall be required to be approved.</p> <p>The exterior lighting plan shall be part of the architectural concept. Lighting shall enhance the building design and adjoining landscaping. Appropriate lighting levels shall be provided in all areas used by pedestrians or automobiles, including building entries, walkways, parking areas, circulation areas, and other open space areas, in order to ensure safety and security; enhance and encourage evening activities; and provide a distinctive character to the area. New developments shall provide a lighting site plan which identifies lighting equipment, locations and standards, and implements the following design standards:</p>	Acknowledged. Lighting design to be provided with Full Construction Plan submittal/review.
6.1	<p>All public areas shall be lighted with average minimum and maximum levels as follows:</p>	Acknowledged.
6.2	<p>Minimum (for low or non-pedestrian and vehicular traffic areas) of one-half foot candle;</p>	Acknowledged.
6.3	<p>Moderate (for moderate or high volume pedestrian areas) of one to two foot candles; and</p>	Acknowledged.
6.4	<p>Maximum (for high volume pedestrian areas and building entries) of four foot candles.</p>	Acknowledged.
6.5	<p>Lighting shall be provided at consistent levels, with gradual transitions between maximum and minimum levels of lighting and between lit areas and unlit areas. Highly contrasting pools of light and dark areas shall be avoided.</p>	Acknowledged.
6.6	<p>Parking lot lighting shall be provided. Parking lot illumination locations, materials and fixture design will be required to be submitted with your formal application. The following design standards apply:</p>	Acknowledged.

6.7	Parking lot lighting fixtures shall be full cut-off, dark sky rated and mounted no more than 25 feet above the ground, with lower fixtures preferable so as to maintain a human scale;	Acknowledged.
6.8	All fixtures over 15 feet in height shall be fitted with a full cut-off shield;	Acknowledged.
6.9	Pedestrian scale lighting (light fixtures no taller than 15 feet) is encouraged in areas of pedestrian activity. Lighting shall enable pedestrians to identify a face 45 feet away in order to promote safety;	Acknowledged.
6.10	Parking lot lighting shall be designed to provide security lighting to all parking spaces;	Acknowledged.
6.11	Lighting shall be shielded in a manner that does not disturb residential uses or pose a hazard to passing traffic. Lighting should not be permitted to trespass onto adjacent private parcels nor shall light source (luminaire) be visible at the property line.	Acknowledged.
6.12	Pedestrian-scale lighting (light fixtures no taller than 15 feet) is encouraged in areas with high anticipated pedestrian activity. All fixtures over 15 feet in height shall be fitted with a full cut-off shield, be dark sky rated, and mounted no more than 25 feet above the ground with lower fixtures preferable so as to maintain a human scale. Lighting shall enable pedestrians to identify a face 45 feet away in order to promote safety.	Acknowledged.
6.13	Light levels at the property line should not exceed 0.1 foot candles (fc) adjacent to business properties, and 0.05 foot candles adjacent to residential properties.	Acknowledged.
6.14	All building lights shall be directed onto the building itself and/or the ground immediately adjacent to it. The light emissions should not be visible above the roofline of the building. Light fixtures other than traditional cobra heads are encouraged.	Acknowledged.
6.15	Limited accent on trees and provisions for seasonal lighting is acceptable.	Acknowledged.
6.16	Limited accent lighting on architectural and landscape features is encouraged to add interest and focal points.	Acknowledged.
7	The following are the estimated impact fees that would apply to this project:	Acknowledged.

<u>Comment</u>	<u>Response</u>
<p>1 <b>Existing utilities:</b></p> <ul style="list-style-type: none"> <li>a. Sanitary sewer: There is an existing force main fronting the project. The project is not to tie into that line.</li> <li>b. Water: The existing 12 main fronting the project on 172<sup>nd</sup> Street NE is shown on record drawing W775.</li> <li>c. Storm: There are only open conveyance ditches fronting the project.</li> </ul>	<p>a. Acknowledged.</p> <p>b. The water main was shown but was mislabeled as a “WPM” line (water paint mark). Additional, the water line can be difficult to see due to a handful of other existing utilities that were located right on top and adjacent to the water line. Drawings plan views have been updated to hopefully better depict existing water line. Note that the existing water main has been depicted on the 172nd St. section detail on sheet 15 of the updated prelim civil plan set.</p> <p>c. We are unaware of any open ditch lines along 172nd that front the project other than open ditch lines that might traverse through the site. Currently runoff from 172nd sheet flows into the site. The existing open ditch line along the west side of future 19th Ave is planned to be revised to an underground closed pipe system.</p>
<p>2 Per MMC 14.03.250, utilities are to be extended along the street frontages of the proposed project.</p> <ul style="list-style-type: none"> <li>a. Sewer main will need to be extended within the planned extension of 19<sup>th</sup> Ave. NE.</li> <li>b. Water main shall be extended along the projects frontage of the planned extension of 19<sup>th</sup> Ave. NE.</li> <li>c. Storm drainage will need to be provided for the widening of 172<sup>nd</sup> Street NE and the portion of 19<sup>th</sup> Ave. NE that will need to be constructed.</li> </ul>	<p>a. Acknowledged. Preliminary sewer line added to drawing set.</p> <p>b. Acknowledged. Preliminary sewer line added to drawing set.</p> <p>c. Acknowledged. Drainage to consist of sheet flow of surface runoff to bioretention planter area with over flow connections to new storm main extension that conveys upstream flows through to the south end of the future 19th Ave extension.</p>
<p>3 <b>Frontage Improvements:</b> Frontage improvements are required per MMC 12.02A.090 on all projects. Frontage improvements are described as curbs, gutters, and sidewalks; underground storm drainage facilities; patching the street from its preexisting edge to the new curb line; and overlayment of the existing public street to its centerline.</p>	
<p>a 172<sup>nd</sup> Street NE shall be constructed in accordance with Standard Plan 3-201-002</p>	<p>Acknowledged. Plans have been updated to show a raised planter located in the central 12’ turn lane area along with adjustment to new curb line location due to the need for having a central landscape island. Refer to updated plan views and section detail on sheet 15 depicting this</p>
<p>b 19<sup>th</sup> Ave. NE shall be per EDDS Standard Plan 3-204-004 with three lanes and bike lanes including curb/gutter, landscape strip, 5’ west side sidewalk and 12’ east side multi-use path. Half street construction for this project will require a 24 foot wide driving surface.</p>	<p>Per conversations with the City, 5’ bike lanes are not necessary when a 12’ multi-modal path is being proposed. Additionally, due to no access or use being proposed from 19th Ave, the City has agreed that only 20’ of asphalt is required.</p>
<p>c Improvements for the proposed roundabout at 19<sup>th</sup> Ave and 172<sup>nd</sup> Street will be required for this project. Guidance provided by the Traffic Engineer shall be followed in regards to this projects responsibility for roundabout construction.</p>	<p>Per conversations with the City, construction of the roundabout is not a requirement for development but analysis should be conducted on how future roundabout design and construction will affect the design of required frontage improvements along 172nd and 19th. Preliminary Analysis of future south leg design of future roundabout has been conducted and 19th Ave and 172nd frontage improvements have been adjusted accordingly.</p>
<p>d For the future 23<sup>rd</sup> Ave NE, the half street improvement must have a 24 foot wide driving surface, a 5 foot planter and a 5 foot sidewalk.</p>	<p>Acknowledged. Refer to updated plan views and section detail on sheet 15 depicting this.</p>



4	<p><b><u>Dedication Requirements:</u></b></p> <p>a. The final dedication for 172<sup>nd</sup> Street as a 5 lane roadway, would require a total half width of 50 feet. This will allow for the 12 foot multi-use path that the Traffic Engineer has noted. Should additional right-of-way be required due to topography issues, the applicant shall dedicate whatever is necessary.</p>	Acknowledged.
	<p>b. 19<sup>th</sup> Ave NE will require a 77 foot wide dedication for full buildout. The project will require greater than a 37.5 foot dedication where only partial improvements will be constructed. To build the 12 multi-use path and planter strip and at least 2 lanes of travel, will need to have at a minimum of 41 feet of dedication.</p>	Due to 19th Ave not needing a 5' bike lane, needed widths for deeding are actually less than noted. Previously proposed 35' and 75' ROW deeding widths are sufficient to contain needed road improvements.
	<p>c. For 23<sup>rd</sup> Ave NE, it appears that a 15 foot dedication will be necessary.</p>	Acknowledged. 15' of ROW to be deeded in addition to deeding of the 20' road reservation area for a total ROW width of 35'.
	<p>d. Additional area may need to be dedicated so as to accommodate construction of the future roundabout.</p>	Acknowledged.
5	<p><b><u>Access:</u></b></p> <p>a. Should WSDOT agree to a connection onto 172<sup>nd</sup>, it will be limited to a right in and right out traffic movement.</p> <p>b. Access via 23<sup>rd</sup> Ave will need to meet the spacing guideline from section 3-301 of the EDDS. Spacing from a roundabout is the same as a signalized intersection.</p> <p>c. The minimum width of a commercial driveway is 24-feet and the maximum is 40-feet.</p> <p>d. The internal access roads will need to meet the circulation requirements of the Fire Marshall.</p>	<p>a. Acknowledged. WSDOT has accepted the 172nd St. access and conditioned it as a right in/out.</p> <p>b. Acknowledged. 230' of spacing has been shown based on a posted speed limit of 30 mph. If the City intends to post the speed limit at 35 mph, a Variance will be submitted requesting to maintain the 230' spacing.</p> <p>c. Acknowledged. Internal drive aisle network consists of 24' wide non-fire lanes and 26' wide fire lanes. Refer to Site Plan SP-01.</p> <p>d. Acknowledged.</p>

6	<p><b>Drainage:</b> All projects in the city of Marysville must comply with requirements stipulated under the MMC 14.15.040 and 14.15.050.</p> <p>a. Stormwater drainage: The city has adopted the 2012 Ecology Manual as amended in 2014. Projects above the 5,000 square feet threshold must comply with requirements stipulated in Volume I, Chapter 2 of the Stormwater Management Manual for Western Washington. The following revisions will be necessary in the next submittal:</p> <ul style="list-style-type: none"> <li>• Minimum Requirement #1: Preparation of Stormwater Site Plans</li> <li>• A basin map for the pre and post developed conditions will be necessary.</li> <li>• Additional information shall be provided to ensure that the infiltration trenches will have adequate separation from the seasonal water table.</li> <li>• The proposed bioretention areas shall have to meet the required separation distance from the seasonal water table. Elevations for these items were not provided.</li> <li>• Please revise the impervious surface calculations for the roadway sections that need to be increased based on the comments that have been provided.</li> </ul> <p>b. In the geotechnical report I did not see where they provided an infiltration rate. Please clarify where that is in the report. The geotech is to review the plans, in the report they stated infiltration is not feasible for this project.</p> <p>c. The conveyance analysis will be necessary with the civil submittal.</p>	<ul style="list-style-type: none"> <li>• Acknowledged. MR#1 was included in the stormwater report submitted for 1st review.</li> <li>• Pre and post basin maps were included in the stormwater report submitted for 1st review located on pdf pages 35 and 36. Note that the site only contains one drainage basin for pre-developed conditions.</li> <li>• Approximate high groundwater elevations have been added to profile sheets. See sheets 6 through 14. Note that seasonal high groundwater elevations were measured at about 2' below existing grade in the central portion of the site and at existing grade in the westerly portion of the site. With generally at least 5' of fill being proposed in the western portion of the site, this will result in at least a 4.5' separation between bottom of infiltration systems and high ground water elevations assuming each infiltration system contains 12" of cover and has 18" of rock storage depth.</li> <li>• Approximate high groundwater elevations have been added to profile sheets. See sheets 6 through 14. Note that due to the inability to adjust existing road elevations, there area areas along 172nd and 19th Ave that cannot meet minimum separations to high ground water elevations. Due to no other stormwater options available in these areas, a maximum extent feasible has been applied to current design.</li> <li>• Calculations have been adjusted per changes to road and site design.</li> </ul> <p>b. Per Geotech email dated 1/28/22, a potential 0.50 in/hr infiltration rate may be possible but will depend on how much imported material we can bring onto the site. Refer to resubmittal package for copy of this Geotech email.</p> <p>c. Acknowledged.</p>
7	Survey control datum NAVD-88 and NAD-83 are required to be used.	Acknowledged. Project survey is based on both datums noted.
8	Trench restoration is to be completed in accordance with section 3-703 of the EDDS. A full lane or full street overlay may be required.	Acknowledged.
9	The onsite grading and placement of any retaining walls must be compliant with section 22D.050.030 of the MMC.	Acknowledged.
10	In looking at the proposed contours along 172 <sup>nd</sup> , it seems that the slope down to the sidewalk may exceed applicable standards.	ADA ramps have been depicted for internal walkway connections to the new trail systems on 172nd and 19th Ave. No other applicable standards appear to be exceeded at this time. Refer to Site Plan SP-01.
11	I did not see where the proposed dumpster locations are to be placed. If I have missed that please let me know.	Dumpster locations have been made clearer on the drawings. Locations have been marked with a large T. Refer to Site Plan SP-01.
12	A right of way use permit for all work proposed within City right of way is required. Cost for the ROW permit is \$250.00. ROW permit fees must be paid before right of way permit issuance.	Acknowledged.

13	<p>Engineering construction plan review fees will be due prior to release of approved civil construction plans.</p> <p>Engineering construction plan review per MMC 22G.030.020:  Residential = \$250.00 per lot or unit (for duplex or condominium projects),  \$2000.00 minimum for first two reviews, \$120.00/hour for each subsequent review.  Multiple residential/commercial/industrial = \$250.00 base fee + \$135.00 per hour.</p>	Acknowledged.
14	<p>Engineering construction inspection fees will be due prior to project final or building final whichever comes first.</p> <p>Engineering construction inspection fees per MMC 22G.030.020:  Residential = \$250.00 per lot/unit (for duplex or condominium projects),  \$2000.00 minimum  Multiple residential/commercial/industrial = \$250.00 base fee + \$135.00 per hour.  Bond administration fee = \$20.00/lot or unit, with a minimum amount being \$250.00</p>	Acknowledged.
15	<p><b>All civil construction plan submittals are to be routed directly to Shane Whitney, Civil Plan Reviewer.</b> The first <i>civil construction</i> plan submittal is to consist of a plan set, a completed grading permit application, a copy of the drainage report, and a copy of the geotechnical report. <b>Once the documents are ready to be submitted, we will provide you a link to where the materials can be uploaded to.</b></p> <p>a. Review timing:</p> <ul style="list-style-type: none"> <li>i. First review = 5 weeks</li> <li>ii. Second review = 3 weeks</li> <li>iii. Third review = 3 weeks</li> <li>iv. Subsequent reviews repeat the above schedule.</li> </ul>	Acknowledged.
16	<p>Please be advised these comments are in reference to specific items and do not imply a full review of the civil plans that were submitted. Additional comments which may change the design requirements will be provided once the grading permit has been submitted.</p>	Acknowledged.

Review Comments By: Brad Zahnow, Development Services Technician

Review Comments Date: April 29, 2022

Response Date: August 1, 2022

	<u>Comment</u>	<u>Response</u>
1	<b><u>Utility Capital Improvement Fees</u></b> Capital utility fees are assessed in accordance with the attached rate sheet. The "City" rates will be applicable to this project.	Acknowledged.
2	<b><u>Recovery (Latecomer) Fees</u></b> No recovery fees are applicable to this project.	Acknowledged.
3	<b><u>Utility Main Fees</u></b> Main fees for an existing water main within 172 <sup>nd</sup> Street will be assessed at \$2.25/ft. of frontage.	Acknowledged.
4	<b><u>ULID/LID Fees</u></b> No ULID or LID fees are applicable to this project.	Acknowledged.

Review Comments By:

Kim Bryant, Water Operations Supervisor

Tim King, Utility Construction Lead II

Ryan Keefe, Water Operations Lead II

Review Comments Date: May 13, 2022

Response Date: August 1, 2022

**Comment**

**Response**

1. Size and material of water main not called out;	Size and material of new water main are to be provided during full civil plan review. At this time, the new water main is expected to be 8" in size and consist of ductile iron.
2. Water details not shown;	Water details are to be provided during full civil plan review.
3. Do not see any domestic water meters called out on plans;	Water meters locations and sizes are to be provided during full civil plan review.
4. Do not see any irrigation meters and corresponding backflow devices called out on plans;	Irrigation meters and backflow devices are to be provided during full civil plan review.
5. Water main is shown connecting to a water main on 19 <sup>th</sup> Ave that does not currently exist;	New water main shown on 19th Ave which is planned to tie into extensions by the Sather Farm development to the south.
6. Water main tie in on 172 <sup>nd</sup> St shall be a live tap;	Acknowledged.
7. Install mainline valves on either side of hydrant assembly out front of building A;	Main line valved will be added to all hydrant connections during full civil plan review.
8. Install mainline valves on either side of hydrant assembly next to Doleshel CT.	Main line valved will be added to all hydrant connections during full civil plan review.

Review Comments By: Brooke Ensor, NPDES Coordinator

Review Comments Date: May 17, 2022

Response Date: August 1, 2022

<u>Comment</u>	<u>Response</u>
1. The City is adopting the 2019 Stormwater Management Manual for Western Washington in June. <b>This project will be vested to the 2012 Stormwater Management Manual for Western Washington, as amended in 2014 until July 1, 2027.</b> Visit the City's surface water web page to view a training. <a href="http://www.marysvillewa.gov/179/Surface-Water">www.marysvillewa.gov/179/Surface-Water</a>	Acknowledged.
2. Surface Water capital improvement charges will apply to your project. Refer to code section 14.07.010 for more information.	Acknowledged.
3. For commercial projects triggering minimum requirements #6 Runoff Treatment and #7 Flow Control will be required to record a covenant/easement for all of the facilities that will become privately owned and maintained (attached). A draft should be submitted with Civil Plan review documents. An online copy of this form can be found by visiting the City web site: <a href="http://www.marysvillewa.gov/96/Community-Development">http://www.marysvillewa.gov/96/Community-Development</a> then clicking on "Permit applications, forms and fees" then "Engineering Services."	Acknowledged. Draft to be provided during the full civil plan review phase.
4. We have responded to numerous drainage problems over the years in this area. I have attached some of the applicable records.	We are aware of the drainage problems and were previously noted in the preliminary drainage report. Drainage problems are mainly due to seasonal high ground water elevations as a result of heavy rain fall happening during king tide events.
5. There is a significant upstream contribution to the ditches that are converging on this property. Analysis of the contributing flows will be necessary to size the conveyance.	Acknowledged. Preliminary basin calculations and pipe sizing has been initiated. Final basin calcs and pipe sizing calculations to be provided with full civil plan review package.
6. Discuss with Engineering Services which proprietary underground facilities are acceptable for this application. Some underground modular systems impossible to maintain and will not be accepted.	Use of underground modular systems for detention will be discussed with Engineering once a type of product has been chosen (prior to full construction plan submittal). Note that it's possible we may elect to go with a standard underground concrete vault as opposed to a similar premanufactured modular type system.
7. City requirements do not negate any other state or federal requirements that may apply.	Acknowledged.
8. For the Developer: Does your Project trigger minimum requirements #6 Runoff Treatment, or #7 Flow Control AND the facility(ies) will be on private property?	Yes, the project triggers MR #6 and 7. A draft of the stormwater covenant is to be provided during the full civil plan review phase.

Review Comments By: Jesse Hannahs, Traffic Engineering Manager

Review Comments Date: May 16, 2022

Response Date: August 1, 2022

<u>Comment</u>	<u>Response</u>
1) Traffic impact fees will be required from the City and depending on trip generation/distribution, may be required from the County and State. a. Traffic Impact Fee credits are allowed for construction of projects included within the TIF calculations including: i. 172 <sup>nd</sup> ST NE (SR 531) widening. ii. 172 <sup>nd</sup> ST NE & 23 <sup>rd</sup> Ave NE Roundabout construction. 1. Includes addition of 4 <sup>th</sup> leg of intersection and subsequent roundabout modifications.	Acknowledged.
2) A Traffic Impact Analysis (TIA) will be required. a. Traffic Mitigation required: i. Intersections on 172 <sup>nd</sup> St NE at 11 <sup>th</sup> Ave NE and 19 <sup>th</sup> Ave NE fail concurrency and are not part of the TIF calculation, thus mitigation shall be required as part of development. 1. 172 <sup>nd</sup> ST NE & 19 <sup>th</sup> Ave NE roundabout construction is required by SEPA for "The Lodge V" as well. 2. 172 <sup>nd</sup> St NE & 11 <sup>th</sup> Ave NE roundabout construction, to date with other approved developments, has not failed concurrency.	1. The Lodge V is doing the design and this development will provide adequate ROW within the subject parcel(s) so the full roundabout can be constructed. 2. City of Marysville staff are evaluating improvements for the intersection and the applicant will work with staff to determine the most appropriate mitigation for this interstection.
3) Frontage improvements shall be required upon 19 <sup>th</sup> Ave NE and 172 <sup>nd</sup> ST NE including additional asphalt pavement, curb, gutter, landscape strip, sidewalk and street lighting.	
a. 19 <sup>th</sup> Ave NE: i. Roadway shall be per EDDS Standard Plan 3-204-004 with three lanes and bike lanes including curb/gutter, landscape strip, 5' west side sidewalk and 12' east side multi-use path.	Acknowledged. Note that due to frontage providing a 12' multi-modal path, 5' bike lanes are not necessary.
b. 172 <sup>nd</sup> ST NE: i. Roadway shall be per EDDS Standard Plan 3-201-002 with five lanes including curb/gutter, landscape strip and 12' multi-use paths on both sides.	Acknowledged.
c. 172 <sup>nd</sup> ST NE & 19 <sup>th</sup> Ave NE Roundabout: i. Comp Plan calls for a four leg multi-lane roundabout at this location. The east approach/departure roadway will be 4/5 lanes with all other leg roadways 3 lanes. ii. Development TIA indicates that concurrency is not met at intersection in Horizon Year thus developer should be to provide for design and construction of roundabout. iii. Any improvements upon 19 <sup>th</sup> Ave NE and 172 <sup>nd</sup> ST NE shall either include roundabout construction or be compatible with roundabout construction.	i. Acknowledged. ii. The Lodge V is doing the design and this development will provide adequate ROW within the subject parcel(s) so the full roundabout can be constructed. iii. Preliminary Analysis of future south leg design of future roundabout has been conducted and 19th Ave and 172nd frontage improvements have been adjusted accordingly.

<p>d. 172<sup>nd</sup> ST NE &amp; 11<sup>th</sup> Ave NE Roundabout:</p> <ul style="list-style-type: none"> <li>i. Comp Plan calls for a four leg single-lane roundabout at this location.</li> <li>ii. Development TIA indicates that concurrency is not met at intersection in Opening Year with development thus developer should be to provide for design and construction of roundabout.</li> <li>iii. Any improvements upon 19<sup>th</sup> Ave NE and 172<sup>nd</sup> ST NE shall either include roundabout construction or be compatible with roundabout construction.</li> </ul>	<ul style="list-style-type: none"> <li>i. City of Marysville staff are evaluating improvements for the intersection and the applicant will work with staff to determine the most appropriate mitigation for this intersection.</li> <li>ii. City of Marysville staff are evaluating improvements for the intersection and the applicant will work with staff to determine the most appropriate mitigation for this intersection.</li> <li>iii. Preliminary Analysis of future south leg design of future roundabout has been conducted and 19th Ave and 172nd frontage improvements have been adjusted accordingly.</li> </ul>
<p>4) Access Management:</p> <ul style="list-style-type: none"> <li>a. Full access shall not be allowed from development directly onto 172<sup>nd</sup> ST NE (SR 531). <ul style="list-style-type: none"> <li>i. Any access point onto 172<sup>nd</sup> ST NE between 19<sup>th</sup> Ave NE and 23<sup>rd</sup> Ave NE shall be a right-in/right-out only access.</li> <li>ii. WSDOT approval will be required for proposed right-in/right-out access to 172<sup>nd</sup> ST NE (SR 531).</li> <li>iii. Median pork chop island shall be required to further restrict to right-in/right-out only.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>i. Acknowledged. Access proposed at right in/out.</li> <li>ii. WSDOT has responded that a right in/out will be acceptable</li> <li>iii. Due to the need for raised planter area located in the 172nd center turn lane area, median pork chop is not necessary.</li> </ul>
<ul style="list-style-type: none"> <li>b. Given size of development and limitation of access directly to 172<sup>nd</sup> ST NE, access onto 19<sup>th</sup> Ave NE is recommended and shall meet access management standards of EDDS 3-301. <ul style="list-style-type: none"> <li>i. 19<sup>th</sup> Ave NE posted speed limit shall be assumed as 35 mph.</li> <li>ii. Access management standards for distance from roundabouts shall be the same as for signalized intersections.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>i. Site access has been retained from 172nd and 23rd.</li> <li>ii. Acknowledged. 230' of spacing has been shown based on a posted speed limit of 30 mph. If the City intends to post the speed limit at 35 mph, a Variance will be submitted requesting to maintain the 230' spacing.</li> </ul>
<p>5) Per EDDS 3-506, street lighting will be required upon all public street frontages as part of civil construction plans.</p> <ul style="list-style-type: none"> <li>a. Street lighting on 19<sup>th</sup> Ave NE and 172<sup>nd</sup> ST NE shall be required as decorative style street light assemblies with LED fixtures to match existing fixtures on each street. <ul style="list-style-type: none"> <li>i. 19<sup>th</sup> Ave NE shall be designed as Collector Arterial/Residential.</li> <li>ii. 172<sup>th</sup> ST NE shall be designed as Principal Arterial/Commercial.</li> <li>iii. Fixtures would be Lumec Renaissance Series per to be provided City Specification. <ul style="list-style-type: none"> <li>1. Specification should be requested via emailed to <a href="mailto:jhannahs@marysvillewa.gov">jhannahs@marysvillewa.gov</a></li> <li>2. PUD street lighting shall not be installed in Lakewood area upon arterial or connector roadways.</li> </ul> </li> <li>iv. Lighting design shall incorporate fixture wattage to match those already installed upon each respective roadway.</li> </ul> </li> </ul>	<p>Acknowledged.</p>
<ul style="list-style-type: none"> <li>b. Photometric layouts shall be required for design with photometrics consisting of staggered lighting on both sides of each roadway and development to install only street lighting on frontage side of each roadway.</li> </ul>	<p>Acknowledged.</p>
<p>6) Channelization and Signing Plan shall be required as part of civil construction plans for all public roadways.</p>	<p>Acknowledged.</p>



Review Comments By: Brad Akau, Commander

Review Comments Date: April 28, 2022

Response Date: August 1, 2022

**Comment**

**Response**

<p>The Police Department recommends the following:</p> <ul style="list-style-type: none"><li>• The builder to provide low-level lighting on the access driveway that is maintained within the property lines</li><li>• Builder to provide lighting in the play area/open space and parking areas, which is also maintained within the property lines</li><li>• Address and complex name should be clearly visible from the street</li><li>• Apartment numbers should be visible from the access drive</li><li>• Shared securable mailboxes installed where activity around it can be viewed by residents from inside their residence and preferably lighting nearby so it can be seen during the hours of darkness</li><li>• Shrubs should be no more than three (3) feet high for visibility from the lower unit windows to parking/pedestrian areas</li><li>• Lower branches on trees to be at least seven (7) feet off the ground for visibility from the lower units to the parking/pedestrian areas</li><li>• The dumpster area should be visible from exterior fencing or enclosed and secured to eliminate a hiding area</li><li>• All outside receptacles should be securable to discourage illegal activity</li></ul>	<p>Acknowledged.</p>
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Comment	Response
<p>Plans show access into the site from both 172<sup>nd</sup> St NE, and from 23<sup>rd</sup> Ave NE, with a combination of circulating and short dead-end drive aisles 24'-26' wide within the site. <u>Access proposed appears deficient for aerial fire apparatus</u>, where buildings are required to be located a maximum 30' away from the access. No dimensions from the access to buildings are shown, but the distance appears to scale at about 40' from the access to the buildings.</p>	<p>Fire Marshal indicated that 35 feet is acceptable. Buildings have been moved to meet this requirement.</p>
<p>The utility plan shows proposed water main extensions and fire hydrants. <u>The locations proposed for fire hydrants appears deficient</u>. Additional hydrants are required along the frontages and along interior drive aisles, so that hydrants are located at all intersections, and along all fire access roadways spaced no further than 300' apart. Water main extensions with approved fire hydrant locations will be required.</p>	<p>Hydrant locations have been updated to all intersections along the exterior fire lane loop road with maximum 300' spacing.</p>
<p>The available fire flow is adequate. A flow test done by the city on April 18<sup>th</sup> 2022 showed 3,745 gpm available fire flow. The minimum fire flow required is 1,500 gpm for the MF use.</p>	<p>Acknowledged.</p>
<p><u>Additional review comments and related fire code requirements are noted below:</u></p>	
<p>1. The project shall comply with the current fire code requirements (2018 IFC) including WA State and local City of Marysville amendments to the fire code. Any fire code required construction permits (IFC section 105.7) are obtained through Marysville Community Development at 80 Columbia Avenue.</p>	<p>Acknowledged.</p>
<p>2. Fire marshal approval of fire access and fire hydrant/water supply systems is required and will be part of the civil construction plan review and approval process for this project. Access and water supply shall meet fire code and MFD requirements.</p>	<p>Acknowledged.</p>
<p>3. Fire hydrants on an approved circulating/looped water main extension is required within the site for this development. Hydrants shall comply with city Water Design Standard 2-060 including 5" Storz fittings with blue reflective hydrant markers to be provided in the roadways, located four inches off the centerline on the hydrant side of the road.</p>	<p>Acknowledged.</p>
<p>4. Water main extensions with <u>fire hydrants shall be provided along the new and existing roadways at approved locations, at all intersections and with spacing not exceeding 300 feet apart along the roadways</u>. Fire hydrant locations require fire marshal approval for civil construction plans.</p>	<p>Acknowledged.</p>
<p>5. Proposed new buildings will all require approved fire sprinkler and fire alarm systems appropriate for the proposed occupancy types. Separate fire protection system plans must be submitted to the city for fire marshal approval. Submittal may be deferred from building plans- but allow 6 weeks for initial plan reviews.</p>	<p>Acknowledged.</p>
<p>6. Sprinkler systems for IBC MF apartment buildings shall be NFPA 13R type with controls in riser rooms having exterior doors, and separated from buildings by 1-hr rated fire resistive construction.</p>	<p>Acknowledged.</p>
<p>7. The club house amenity building shall also include a fire sprinkler system.</p>	<p>Acknowledged.</p>
<p>8. Type 13R building sprinkler systems require a fire department connection (FDC) in an approved location away from the building near a fire hydrant (FDCs to be within 3'-10' from hydrants). The location of fire hydrants and FDCs requires approval on civil plans.</p>	<p>Acknowledged.</p>
<p>9. Fire extinguishers are required in approved locations- minimum 2A-10B-C UL rated.</p>	<p>Acknowledged.</p>
<p>10. Recommend the buildings have fire-resistant exterior construction (like hardiplank siding).</p>	<p>Acknowledged.</p>

<p>11. Underground fire sprinkler piping plans require fire marshal approval on civil construction plans. A location in the sprinkler riser room is required for the DCDA backflow prevention for the 13R type fire sprinkler systems. Contact Julie Davis, the city water quality specialist, at 360-363-8141 for backflow testing information.</p>	<p>Acknowledged.</p>														
<p>12. If vehicle impact protection is deemed required for protection of any equipment it shall comply with IFC Section 312. Guard posts (bollards) are typically required for protection of gas piping, electrical equipment, fire protection piping and hydrants located where they could be subject to vehicle damage.</p>	<p>Acknowledged.</p>														
<p>13. Access planned appears inadequate for aerial fire apparatus. A minimum 26 feet wide fire apparatus access is required in the immediate vicinity of any building more than 30 feet in height for ladder truck operations <u>with the near edge of the access located within 15'-30' of the building, positioned parallel to one entire side of the building</u> (MMC 9.04.503.1.4).</p>	<p>A minimum 26' wide fire lane has been provided around the exterior loop road of the site (Strawberry, Deering, Cedar Crest and Shasta Dr) in addition to Bayview Dr. Fire Marshal indicated that 35 feet is acceptable from the fire lane to building. Buildings have been moved to meet this requirement.</p>														
<p>14. Approved access to fire sprinkler and fire alarm controls in IBC MF apartment buildings shall be provided for firefighting operations by walkways to exterior sprinkler room doors, with key boxes (Knox 3200 series recessed model) provided at the doors for immediate access (IFC 504/506).</p>	<p>Acknowledged.</p>														
<p>15. The city address committee will determine roadway names and address numbers.</p>	<p>Acknowledged.</p>														
<p>16. Address numbers for the buildings must be posted on the address side of the buildings. Address numbers for the construction site must be posted at entrances (IFC 505).</p> <table border="1" data-bbox="268 667 905 867" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th colspan="2" style="text-align: center;"><b><u>Address Numbering Height Table</u></b></th> </tr> <tr> <th style="text-align: center;">Distance from road:</th> <th style="text-align: center;">Minimum size:</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">0-100 ft.</td> <td style="text-align: center;">6"</td> </tr> <tr> <td style="text-align: center;">101-150 ft.</td> <td style="text-align: center;">8"</td> </tr> <tr> <td style="text-align: center;">151-200 ft.</td> <td style="text-align: center;">10"</td> </tr> <tr> <td style="text-align: center;">201-300 ft.</td> <td style="text-align: center;">12"</td> </tr> <tr> <td style="text-align: center;">301 feet and up</td> <td style="text-align: center;">18"</td> </tr> </tbody> </table>	<b><u>Address Numbering Height Table</u></b>		Distance from road:	Minimum size:	0-100 ft.	6"	101-150 ft.	8"	151-200 ft.	10"	201-300 ft.	12"	301 feet and up	18"	<p>Acknowledged.</p>
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Review Comments By: Scott Ritterbush, Planning Project Manager

Review Comments Date: May 10, 2022

Response Date: August 1, 2022

	<u>Comment</u>	<u>Response</u>
1	The "Marysville 172" project looks like it will be resulting in, or coinciding with, the addition of a second eastbound lane on 172 <sup>nd</sup> from 19 <sup>th</sup> , through 23 <sup>rd</sup> and on to the east. This would appear to result in the eastbound bus pull-out at 23 <sup>rd</sup> moving slightly back to the west and south of its existing location.	Bus stop location has been revised to an in lane stop.
2	If this is the case we would request that the bus stop become an in-lane bus stop rather than a pull-out as shown in the design. From what we can discern, the westbound bus stop directly to the north, appears that it would become an in-lane bus stop when the second westbound lane on 172 <sup>nd</sup> is extended further west. Please confirm.	Acknowledged.
3	At 19 <sup>th</sup> it appears that the ultimate intersection design (signal or roundabout) has not been determined or is not happening as part of this development or the final phase of the Lodge development on the north side of 172 <sup>nd</sup> . When appropriate, we would still like to discuss bus stops at 19 <sup>th</sup> with the City. The proximity of the railroad tracks and other issues will most likely be big factors in that discussion.	Acknowledged.
4	Regarding the landscape design, we would request that the crown of trees along 172 <sup>nd</sup> be kept back from the face of the curb so as not to become an obstruction for buses. Signs should also be kept back from the curb in order that bus mirrors do not clip signs.	Acknowledged.
5	When more detailed design sets become available we look forward to reviewing lane widths as they transition in and out of the roundabout, sign placement, tree placement, etc...	Acknowledged.

Review Comments By: Dawn Anderson, Development Services Engineer

Review Comments Date: May 31, 2022

Response Date: August 1, 2022

	<u>Comment</u>	<u>Response</u>
1	Trip distribution appears low to south on/from I-5. More trips than expected have been assigned to Smokey Point Blvd.	The applicant's representatives continue to work with WSDOT to resolve these comments.
2	Report assumes WBL turns occur at 23 <sup>rd</sup> roundabout, but does not propose to construct the south leg. <ul style="list-style-type: none"><li>o We require that primary access is off of 23<sup>rd</sup> and an ICE report developed for construction of the south leg of the roundabout.</li></ul>	The applicant's representatives continue to work with WSDOT to resolve these comments.
3	SR 531 access is restricted to RIRO. <ul style="list-style-type: none"><li>o We do not support a temporary condition where SR 531 access provides full access until 23<sup>rd</sup> Avenue NE is extended.</li><li>o Recommend a third access to future extension of 19<sup>th</sup> Avenue NE.</li></ul>	RIRO is currently being proposed for the 172nd Access. No plans for 3rd access to 19th.
4	Project should be built to support future widening of SR 531 to support City plans <ul style="list-style-type: none"><li>o Traffic curb in median (future island).</li><li>o 5' shoulder for bike traffic.</li><li>o Sidewalk per city guidelines.</li></ul>	SR 531/172nd is current designed to City Arterial Road standards which includes 4 travel lanes, a 12' center landscape strip, curb & gutter, a minimum 5' planter strip and a 12' trail. Project is responsible to improve the south half of the road to these standards. Note that this design is similar to recent improvements to 172nd directly east of the site