

Emily Morgan

From: Chris Holland
Sent: Friday, August 5, 2022 11:58 AM
To: Emily Morgan
Subject: FW: [External!] RE: Marysville 172nd (PA22017) - LNMP B.3(2)(a)(ii) & B.3(13)(c)
Attachments: Marysville Render_20220804.pdf

Emily-

Can you please include responses in your TR2 review?

Thank you,

Chris Holland | Planning Manager

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From: Joseph Rydman <jrydman@bcradesign.com>
Sent: Friday, August 5, 2022 11:36 AM
To: DJ Dean <ddean@bcradesign.com>; Chris Holland <CHolland@marysvillewa.gov>
Cc: Noosha Tashakor <ntashakor@intracorphomes.com> <ntashakor@intracorphomes.com>; Lis Soldano <lsoldano@intracorphomes.com>
Subject: [External!] RE: Marysville 172nd (PA22017) - LNMP B.3(2)(a)(ii) & B.3(13)(c)

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Chris,

We are wanting to follow up on the email from DJ below regarding some of our deviation requests to see if you had any input for us.

Also, we felt it may be helpful if we provided a rendering showing how the buildings will interact with the frontage by direct access to the street sidewalk from the ground floor units, how the streetscape would be activated from the activity on the various patios and decks and how there isn't a "back of building" on this design to supplement our description and reasoning in DJ's email below.

Let us know if you have any questions.

Thank you,
Joe

Joseph Rydman RA

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From: DJ Dean <ddean@bcradesign.com>

Sent: Thursday, July 21, 2022 12:50 PM

To: Chris Holland <CHolland@marysvillewa.gov>

Cc: Noosha Tashakor (<ntashakor@intracorphomes.com> <ntashakor@intracorphomes.com>); Joseph Rydman <jrydman@bcradesign.com>

Subject: Marysville 172nd (PA22017) - LNMP B.3(2)(a)(ii) & B.3(13)(c)

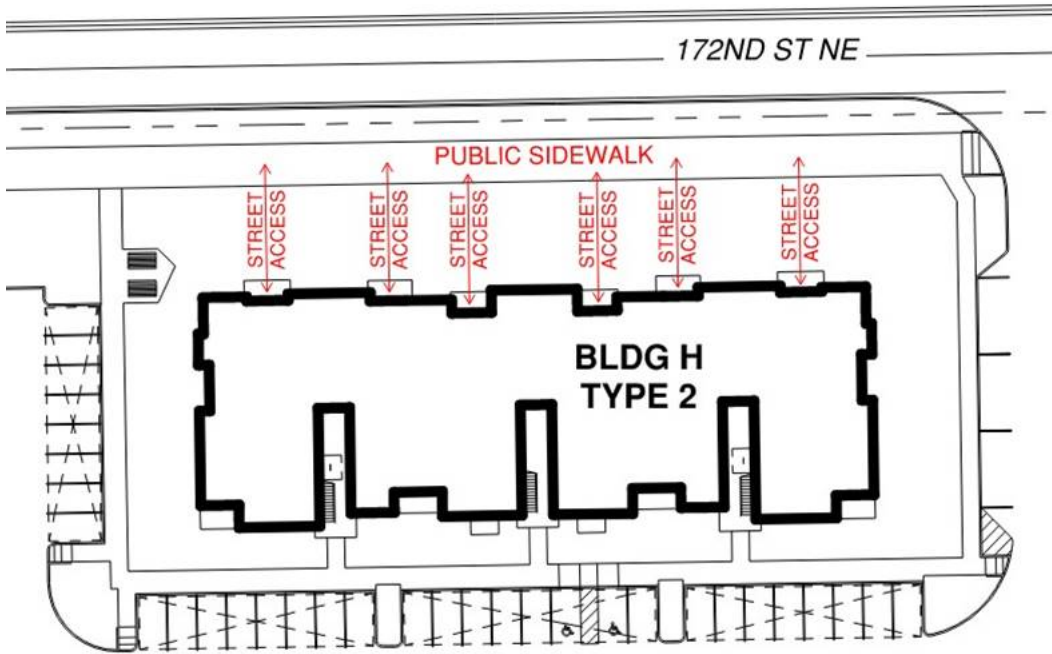
Hi Chris,

Please see below for requested deviations from the Lakewood Neighborhood Master Plan (LNMP) we discussed during Monday's meeting. We appreciate your time and consideration.

LNMP B.3(2)(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.

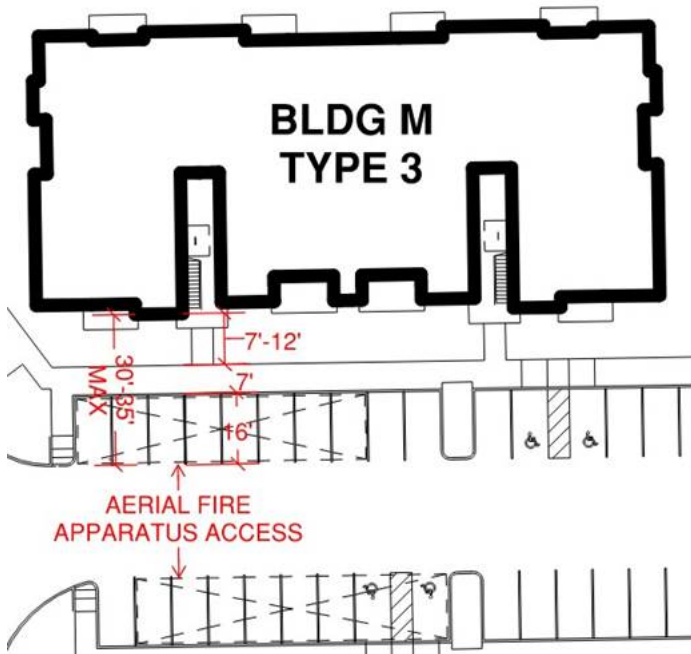
The parcel size results in some buildings being located on the "interior" of the site that physically cannot face the street because they are not adjacent to the street.

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" façade facing the street. We request that the director approve the proposed building orientation as submitted.



LNMP B.3(13)(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.

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. Please confirm.



Thanks,

DJ Dean RA, NCARB, LEED AP
SR. ASSOCIATE
ARCHITECT

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