

# MACKENZIE.

## **PRELIMINARY SITE PLAN REVIEW AND DESIGN REVIEW**

**To**  
City of Puyallup

**For**  
CREF3 PUYALLUP OWNER LLC

**Dated**  
June 1, 2023

**Project Number**  
2220290.00



MACKENZIE  
Since 1960

Logan Building | 500 Union Street, Suite 410, Seattle, WA 98101  
T 206.749.9993 | F 503.228.1285 | [www.mcknze.com](http://www.mcknze.com)

## TABLE OF CONTENTS

<b>I.</b>	<b>PROJECT SUMMARY</b> .....	<b>1</b>
<b>II.</b>	<b>INTRODUCTION</b> .....	<b>2</b>
	Description of Request .....	2
	Existing Site and Surrounding Land Use .....	2
	Description of Proposed Development .....	2
<b>III.</b>	<b>NARRATIVE AND COMPLIANCE</b> .....	<b>4</b>
	Chapter 20.26 DESIGN REVIEW STANDARDS AND PROCEDURES .....	4
	20.26.400 Industrial (ML) design standards. ....	4
	20.26.500 Zone transition standards. ....	5
	Chapter 20.35 M MANUFACTURING ZONES .....	7
	20.35.010 Permitted uses and conditionally permitted uses – Manufacturing zones. ....	7
	20.35.020 Property development standards – M zones. ....	8
	20.35.023 Maximum building height in M zones. ....	8
	20.35.025 Required parking – M zones. ....	9
	20.35.035 Performance standards – M zones. ....	9
	Chapter 20.55 PARKING REGULATIONS .....	14
	20.55.005 Off-street parking required.....	14
	20.55.010 Number of parking spaces required. ....	14
	20.55.016 Motorcycle/bicycle parking requirements. ....	15
	20.55.018 Reduced parking requirements for low impact development .....	15
	20.55.025 Compact parking spaces. ....	16
	20.55.030 Location of required parking and leased parking. ....	16
	20.55.035 Aisle and driveway dimensions.....	16
	20.55.055 Improvement and maintenance of parking areas. ....	17
	20.55.061 Off-street loading facilities. ....	18
	Chapter 20.58 LANDSCAPING REQUIREMENTS .....	18
	20.58.005 Landscaping required.....	18
	20.58.010 Landscape plan required.....	21
	20.58.012 Professional design criteria.....	21
	20.58.015 General standards.....	22
	20.58.020 Approval criteria. ....	23
	Chapter 20.60 SIGNS.....	24
	20.60.030 General sign regulations. ....	24
	20.60.035 Permitted signs, by type and zoning district.....	25
	20.60.055 Special provisions for the CB, CG, ML and MR zones. ....	26
<b>IV.</b>	<b>CONCLUSION</b> .....	<b>30</b>

## **ATTACHMENTS**

1. Application Form
2. Vicinity Map
3. Site Plans and Building Elevations
4. SEPA Checklist
5. Geotechnical Report
6. Traffic Impact Analysis
7. Storm Drainage Calculations
8. Pre-application Conference Notes



## I. PROJECT SUMMARY

<b>Applicant:</b>	Michael Chen Mackenzie 500 Union Street, Suite 410 Seattle, WA 98101 (206) 749-9993 mchen@mcknze.com
<b>Owner:</b>	CREF3 PUYALLUP OWNER LLC
<b>Site Address:</b>	240 15th Street SE Puyallup, WA 98372
<b>Assessor Parcel Number (APN):</b>	0420-274-126, 7845-000-161, 7845-000-170
<b>Assessor Site Acreage:</b>	7.95 acres
<b>Zoning:</b>	ML (Limited Manufacturing)
<b>Comprehensive Plan:</b>	LM/W (Light Manufacturing/Warehousing)
<b>Adjacent Zoning:</b>	North: CG – General Commercial East: CB – Community Business South: OP – Professional Office, PF—Public Facilities, RS-04—High Urban Density Single-Family Residential West: ML—Limited Manufacturing
<b>Existing Structures:</b>	Fire damage to previous cold storage buildings in August 2021. Two (2) structures remain on site.
<b>Request:</b>	Preliminary Site Plan Review and Design Review.
<b>Proposed Development:</b>	Construct an approximately 129,237 SF warehouse, with parking and truck loading bay.
<b>Project Contact:</b>	Same as applicant.

## II. INTRODUCTION

### Description of Request

Approval of Site Plan Review and Design Review application package.

### Existing Site and Surrounding Land Use

The existing site consists of three (3) contiguous parcels. The site is currently flat, and improvements consist of two (2) single-story cold-storage warehouses. The site has frontage and two (2) points of access from 15th Street SE and has frontage along Burlington Northern Railroad right of way, adjacent to E Pioneer. Existing development surrounding the site consists of industrial warehouses, general commercial buildings, single family residential homes, and an elementary school.

Existing landscaping on-site consists of a landscape area along the 15th Street SE frontage and pockets of landscape screens in the northeast corners of the property. These landscape screens have shrubs and ground cover.

The site is accessed by two (2) curb cuts on 15th Street SE. The existing curb cut dimensions along 15th Street SE range from approximately 30' and 26' as measured from north to south.

SURROUNDING ZONING AND LAND USE		
	Zone	Land Use
<b>Site:</b>	ML – Limited Manufacturing	Industrial
<b>North:</b>	CG – General Commercial	General Commercial
<b>East:</b>	CB – Community Business	Wholesale Trade
<b>South:</b>	OP — Professional Office; PF — Public Facility; RS-04 — High Urban Density Single Family Residential	Single-Family Residential, Auto Repair; Elementary school
<b>West:</b>	ML—Limited Manufacturing	Office Park

### Description of Proposed Development

The proposal consists of demolishing any remaining existing structures on-site to accommodate a new 129,237 SF (including a 6,000 SF mezzanine) tilt concrete industrial/manufacturing/warehouse with office. Site improvements comprise utilizing the existing entry along the north property line and proposing an additional 55' 6" wide driveway from 15th Street SE south of the existing entry point. The northern driveway will serve as truck access only and the southern driveway will be vehicular and truck access only. Storm drainage and other utilities will be serviced from 15th Street SE.

Aerial Image – Project Site



### III. NARRATIVE AND COMPLIANCE

The following narrative addresses how the proposed project complies with the applicable code criteria.

#### Chapter 20.26 DESIGN REVIEW STANDARDS AND PROCEDURES

##### **20.26.400 Industrial (ML) design standards.**

*The following design standards shall be applied to all development located in the ML zone:*

- (1) *Trees along Building Facades. A minimum 15-foot-wide landscape strip shall be provided along the entire length of blank wall facades of buildings in the ML zone district. A mixture of medium to large evergreen conifer and deciduous trees and shrubs (evergreen and/or deciduous shrub mix) shall be planted for all buildings along the entire length of all visible facades on buildings with footprints of more than 10,000 square feet, which have walls reaching 20 feet or more above ground level and which are visible from a public road or located within 100 feet of a residential zone. The stand of trees may include either existing trees or planted trees. The design of the landscaping treatment shall be consistent with the "SLD-01" standard contained in the city's vegetation management standards (VMS) manual.*

**Response:** The project is requesting a reduction in the 15' blank wall landscape buffer requirement along the south elevation. In exchange for reducing the buffer from 15' to 7' 0", the project is proposing to incorporate multiple full height permanent vertical vegetative screen walls as shown on sheet A2.0. In addition, a variation of painted concrete panels with reveals will also help break up the blank walls.

- (2) *Siding Materials. Acceptable siding materials include brick, stone, marble, split-face cement block, shingles and horizontal lap siding. Other materials may also be used if:*
- (a) *They are used as accent materials in conjunction with acceptable siding materials;*  
or
- (b) *Singular materials are characterized by details or variations in the finish that create a regular pattern of shapes, indentations, or spaces that are accented or highlighted with contrasting shades of color.*

**Response:** The primary material for the building will be tilt concrete, accented by aluminum storefront with window systems, steel canopies, and trellis.

- (3) *Loading and Storage Areas. Loading docks and outdoor product or equipment storage areas shall be screened from public roads by means of a vegetative screen or six-foot masonry wall or wood opaque fence. If a vegetative screen is used, the screen shall conform to the landscape buffering standards described in PMC 20.26.500(1). If a wall is used, it shall include a 10-foot landscaping strip on the side facing the public which is planted with shrubs at least three-gallon container size (spaced no more than five feet on center) and a continuous row of trees (at least eight feet tall at planting) spaced no more than 30 feet on center.*

**Response:** The truck court loading area along the north elevation will be screened from public road with a 27' high tilt concrete wall that extends beyond the northeast corner of the building. A 15' landscaping strip is proposed between the concrete wall and the public street; see sheet A1.10 and L1.10.

### **20.26.500 Zone transition standards.**

To achieve compatibility between zone districts where incompatible uses may abut and interface each other, the following standards shall apply:

- (1) *Buffering – Side and Rear Yards. Except in the CBD-Core zone, a 30-foot landscape buffer with a dense vegetative screen is required on nonresidential development sites abutting a residential zone, a public park or city open space site or when a nonresidential use is permitted within an RS zone. Within the CBD-Core zone, a 15-foot landscape buffer with a dense vegetative screen is required on sites abutting a RM zone. When a street or alley separates a nonresidential zone from a residential zone, this landscape buffer may be reduced to 12 feet in width and a six-foot masonry or wood opaque fence shall be provided at either edge of the landscape buffer. Screening shall be high enough at maturity to screen the building as seen from any point on the abutting residential site at grade level, and may be kept low enough to assure no loss of solar access to the abutting residential zone. Special consideration shall be given to residential properties located on the north side of the zone transition buffers as to protect solar access for those adjacent properties. Screening shall consist of the following:*
  - (a) *Evergreen trees that are at least eight feet tall at planting, spaced no more than 15 feet on center, and placed in a triangular pattern (having three equal sides, except in 15-foot-wide buffers) to resemble a natural growth pattern and to give depth and density to the screening. For added interest and variation, deciduous trees may be mixed with evergreen trees, provided the required number of evergreen trees are installed and spaced in a manner that will provide required screening.*
  - (b) *Understory shrubs (at least three-gallon container size) spaced no more than five feet on center, or sufficiently sized and spaced to assure full screening between required trees up to a height of six feet within three years (as determined by a professional landscape architect and as approved by the director). A variety of shrubs may be used, provided they are of a type and species that will provide vertical height and horizontal fullness for screening purposes (e.g., photinia frasier, arborvitae, huckleberry, tall Oregon grape).*
  - (c) *A six-foot-high masonry wall or wood opaque fence shall be established and maintained along the inside edge of the landscape buffer that abuts said residential zone or public park/city open space site.*

**Response:** There is one (1) small area at the southeastern corner of the lot where a street and Union Pacific railroad separate a residential zone from the subject site. The site is on the north side of the street separating the zones. The applicant is proposing more than 12' in landscaping width (when combined with the perimeter of the property and the additional internal parking lot landscaping) with a 6' concrete tilt wall to screen the building from sight from all points of residential sites. This standard is met.

- (2) *Buffering – Front Yard. Where a front yard faces an RS zone, buffering shall be provided as defined in subsection (1) of this section, except that deciduous trees may be planted in lieu of evergreen trees. A six-foot fence, located no closer to the street than the front setback line, shall also be required. Alternatively, all of the following development standards shall be observed:*



**Response:** There is no front yard area facing an RS zone. This standard does not apply.

- (3) *Limited Driveway Width in Buffers. A driveway may extend perpendicularly through the buffer if necessary for access, provided the driveway does not exceed 36 feet in width in front yard buffers, or 24 feet in width for rear and side yard buffers.*

**Response:** The proposed driveways off 15th Street SE are not along a buffer transition area. This standard does not apply.

- (4) *Easements in Buffer Areas. On-site easements do not negate on-site buffer requirements. If easements exist which allow driveways or private streets parallel to the property lines where buffers are otherwise required, the required buffer shall be shifted to the edge of the easement in order to avoid the easement. Buffers may be similarly shifted to avoid utility easements.*

**Response:** As discussed at the pre-application conference, there is water easement that crosses through where landscaping is required on a portion of the northern property line abutting a General Commercial (CG) zone. Trees will not be planted in this area. The applicant therefore proposes a solid fence in replacement of trees.

- (5) *Allowed Accessories in Buffer Areas. Buffer areas shall be fully landscaped, except for allowed driveway encroachments defined in subsection (3) of this section, and for utility boxes and poles that either serve the subject site or are located on established utility easements; provided, that utility boxes shall be fully screened from abutting properties and from the street. Excavation for utility work does not negate the requirement to maintain required landscaping. If plantings are disturbed, lost or destroyed for any reason, the property owner is responsible for full replacement. The property owner may choose to locate the buffer out of utility easements to avoid vegetation replacement concerns.*

**Response:** There are no proposed accessories in buffer areas other than driveways. This standard does not apply.

- (6) *Limit Building Height. The maximum height for all structures within the first 30 feet of setback from an adjoining street or residential zone shall be one foot for each foot of setback. The maximum building height may be increased by one and one-half feet for each additional one foot of setback in excess of 30 feet up to the maximum building height permitted by the underlying zoning standards.*

**Response:** There are no proposed structures within the 30' setback other than a trash enclosure in the northwest corner which is 6' high with a buffer more than 15'. This standard is met.

- (7) *Lighting. To avoid glare and light spill, all outdoor lighting shall conform to the following standards:*

- (a) *Use downward directional lighting. Except for architectural lighting using low-wattage (60-watt maximum) incandescent designer bulbs, light fixtures shall be of a type that casts light downward (e.g., "shoe box" style pole lamps, "eyebrow" style wall packs, recessed and flush-mounted ceiling fixtures). The sides and top of the fixture's housing shall be totally opaque. Fixtures may not be tilted beyond their horizontal plane or otherwise modified to cast light sideways. Spotlights for signage purposes are exempt from these standards, provided they conform to the signage standards described in subsection (8) of this section.*

- (b) *Light sources (e.g., light bulbs, lamps or fluorescent tubes) shall not extend below the bottom edge of the fixture’s solid and opaque housing.*
- (c) *Translucent drop lenses are prohibited. If lenses are desired, they must be flush with, or extend no lower than, the bottom edge of the fixture’s solid and opaque housing.*
- (d) *Avoid excessive light throw. Lighting shall not be cast beyond the premises and shall be limited to illumination of surfaces intended for pedestrians or vehicles. Light fixtures shall include all necessary refractors within the housing to direct lighting to areas intended to be illuminated.*
- (e) *Limit height of lighting fixtures. Light fixtures shall be no higher than 20 feet above any finished grade level within 10 feet of the fixture.*

**Response:** A majority of the lighting for the project will be handled by wall mounted fixtures around the warehouse. A few light poles are proposed for the west side of the site where trailer parking and vehicle maneuvering will occur. Pole lights will have cuts offs to prevent light from spilling over onto adjacent property.

- (8) *Signage. Compatibility related to signage is an important feature in zone transition areas. Please refer to Chapter 20.60 PMC for specific provisions regarding signage regulations when a nonresidential zone abuts a single-family residential zone or when a nonresidential use is permitted within an RS zone.*

**Response:** See section 20.60 for sign compliance.

## Chapter 20.35 M MANUFACTURING ZONES

### 20.35.010 Permitted uses and conditionally permitted uses – Manufacturing zones.

The following table (Table 20.35.010) details permitted and conditionally permitted uses in the M manufacturing zones. Where a “P” is indicated, the respective use in the same row is permitted in the zone classification in the same column. Where a “CUP” is indicated, the respective use in the same row is conditionally permitted in the zone classification in the same column. A conditional use permit, pursuant to Chapter 20.80 PMC, shall be required and in full force and effect in order to establish said conditional uses. Accessory buildings and uses customarily incidental to a permitted or conditionally permitted use shall also be allowed.

(Table below shortened for brevity.)

**Table 20.35.010 Permitted and Conditionally Permitted Uses – M Zones**

		MP	ML	MR
(2)	Warehouse and distribution	–	P	P
(23)	Administrative offices	P	P	P

**Response:** The proposed use is warehouse distribution with accessory office space. This standard is met.

**20.35.020 Property development standards – M zones.**

The following table (Table 20.35.020) sets forth the required development standards applicable to properties located in the M zones. Except as otherwise indicated in this section, the numbers listed represent feet:

**Table 20.35.020 Property Development Standards – M Zones**

		<b>ML</b>	<b>Proposed</b>
(1)	Minimum lot area per building site in square feet	10,000	Total site area: 7.82 ac
(2)	Minimum lot width	75	Existing: 508'
(3)	Minimum lot depth	100	Existing: 913'
(4)	Minimum front yard setback	20	Front yard setback: 50'
(5)	Minimum rear yard setback	0	N/A
(6)	Minimum interior side yard setback	0	N/A
(7)	Minimum street side yard setback	10	Side yard setback: 47'
(8)	Minimum landscaped setback along any common boundary with property zoned RS, RM, or PDR	35	No common boundary with RS, RM, or PDR
(9)	Minimum street frontage	25	508' (along 15th Street)
(10)	Maximum lot coverage	65%	Lot coverage: 36.5%
(11)	Maximum building height	50*	45'
(12)	Minimum landscaped setback from principal or minor arterial as designated in the comprehensive plan	10	Landscape setback from 15th: 10'
(13)	Maximum floor area ratio	4.0	FAR: 0.36

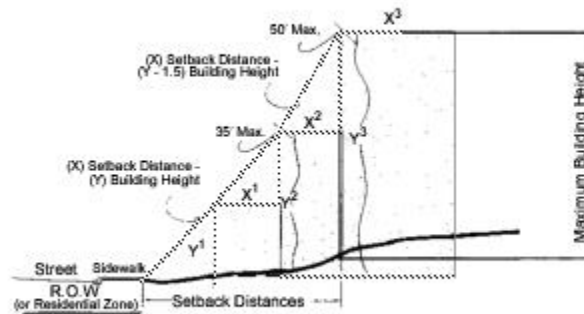
\*Refer to PMC [20.35.023](#).

\*\*As shown on approved business park development plan.

**20.35.023 Maximum building height in M zones.**

Structures in MP and ML zones shall be subject to the following building height requirements:

- (1) The maximum building height shall be equal to the proposed building setback within the first 35 feet of setback from an adjoining public street or residential zone. The maximum building height may be increased by one and one-half feet for each additional one foot of setback in excess of 35 feet up to the maximum permitted building height set forth in Table 20.35.020.



**Response:** The smallest setback from a public street is 50'. The proposed building height is 45'. This standard is met.

- (2) *Building heights within required setbacks shall be measured from the grade of the public sidewalk or centerline of the public street adjoining the site, or from the grade of a property line adjoining a residential zone.*

**Response:** There are buildings within the required setbacks. This standard does not apply.

- (3) *In order to achieve a building height greater than the maximum permitted building height, those buildings located 500 feet or further from any residentially zoned property shall be eligible for one or more of the height bonuses described by this section, subject to the maximum bonus provisions of this subsection.*

*Where parking is provided incidentally within a building, and where such parking area is equal to or exceeds 60 percent of the area of the building's footprint, a building height bonus of 10 feet shall be permitted. The sum of building height bonuses provided under subsections (1), (2) and (3) of this section shall not exceed 25 feet.*

**Response:** No building height bonus is requested. This standard does not apply.

**20.35.025 Required parking – M zones.**

*Off-street parking for properties located in the M zones shall be provided as set forth in Chapter 20.55 PMC except that the director may approve cumulative reductions in parking according to the following percentages and performance standards:*

- (1) *Twenty percent reduction for those businesses subject to the city of Puyallup commute trip reduction plan which have implemented an approved CTR program;*
- (2) *Ten percent reduction for business park developments which do not contain businesses subject to the city of Puyallup commute trip reduction plan but include features and facilities which serve multimodal transportation such as bike racks/lockers, employee showers, vanpool programs, preferential parking for carpools, etc.;*
- (3) *Ten percent reduction for business park developments which provide transit features such as bus pullouts and transit shelters.*

**Response:** No parking reduction is requested. This standard does not apply.

**20.35.035 Performance standards – M zones.**

*The following special requirements and performance standards shall apply to properties located in the M zones:*

- (1) *Exterior Mechanical Devices.* Large mechanical equipment shall be screened from surrounding residentially zoned properties and public rights-of-way. Minor utility equipment, such as small generators, utility meters, air conditioners, or junction boxes, which are less than three and one-half feet in height, shall be exempt from screening and setback requirements. Alternative methods for screening may include the use of building or parapet walls, sight-obscuring fencing and/or landscaping, equipment enclosures, consolidation and orientation of devices towards the center of the rooftop, and/or the use of neutral color surfaces.

**Response:** Mechanical units for freeze protection will be located inside the buildings. Future mechanical, if needed, will be screened by the extended parapet on the building. In addition, they will be placed towards the center of the building/roof. No minor utility equipment over 3.5' in height is proposed.

- (2) *Required Landscaping.*
- (a) *Landscaping required by this title and/or by conditions of approval of discretionary applications shall be designed, installed and maintained in accordance with Chapter 20.58 PMC. In no event shall such landscaped areas be used for storage of materials, placement of temporary signs or parking of vehicles.*
- (b) *In the MP zone, a landscaped area at least 30 feet in width shall be provided along all public street frontages; in the MP and ML zones, a landscaped area at least 35 feet in width shall be provided along common property lines with all RS-, RM- and/or PDR-zoned properties. When an alley separates a residential zone from an M zone, there shall also be a 35-foot landscaped yard setback between the two zones.*
- (c) *In the MR zone, ancillary uses established in connection with the permitted public services uses shall maintain a 10-foot, Type I landscape buffer whenever the subject use abuts any RS, RM or PDR zone. When an alley or street separates a residential zone from ancillary public service uses, a 10-foot, Type II landscape buffer shall be required.*

**Response:** The site is an ML zone with no common property lines to RS, RM, or PDR zones. These standards do not apply. See section 20.58 for other landscape standard compliance.

- (3) *Outdoor Storage.* Outdoor storage as defined in PMC 20.15.005, including merchandise display, equipment and materials storage, and junk and scrap storage, when permitted in the ML and MP zones shall comply with the following requirements:
- (a) *Fencing and Screening Required.* Sight-obscuring fencing or screening is required around all portions of a lot utilized for outdoor storage of component merchandise, equipment and materials, and junk and scrap as defined in PMC 20.15.005, except for component merchandise which is stored and displayed only during business hours. All fencing and screening shall be installed in accordance with the following requirements:
- (i) *Building Setbacks.* All fencing and screening shall comply with the building setback requirements for the zone in which it is located unless specified otherwise,
- (ii) *Minimum Screening Requirements.* When required, all outdoor storage areas shall be screened from adjoining properties and public rights-of-way by a wall, fence, landscaping and/or structure. Such screening shall

*serve the purpose of concealing and obscuring the storage area from view. Landscape screening shall consist of plantings designed and installed in such a manner to provide year-round screening in terms of vegetation density and height within three years of planting, and shall be maintained in a healthy, growing condition. Landscape plantings installed to screen outdoor storage from public rights-of-way shall be installed on the right-of-way side of any wall, fence or structure,*

(iii) *Maximum Fence Height. Fencing and walls surrounding outdoor storage areas which are not part of a building wall shall not exceed a maximum height of eight feet,*

(iv) *Maintenance Required. Fences, walls and landscaping surrounding outdoor storage areas shall be maintained and kept free of litter, posters, signs, trash or stored items,*

(v) *Outdoor Storage Height Limitations. Outdoor storage shall not exceed the height of required screening;*

**Response:** No outdoor storage is proposed at this time.

(b) *Exemption from Fencing and Screening Requirements. Fencing and screening is not required around those portions of a lot utilized for complete merchandise display, or the display of component merchandise when said merchandise is stored within a structure or fenced and screened area during the hours the business is closed;*

**Response:** No storage of component merchandise is proposed at this time.

(c) *Improvement and Maintenance of Outdoor Storage Areas. All outdoor storage areas and access to them shall be paved. All outdoor storage areas shall be graded and storm drainage facilities installed to collect and dispose of all surface runoff in accordance with city requirements and the most recently adopted version of the storm water manual;*

**Response:** All areas for trailer storage are paved and storm drainage is designed to accept the runoff from the impervious surface.

(d) *Outdoor Storage of Materials Prohibited. No outdoor storage of materials such as fertilizers, pesticides, etc., which potentially pose a threat to water quality shall be permitted; and*

**Response:** No hazardous material is proposed to be stored outdoors.

(e) *Outdoor Storage Prohibited in Required Parking Areas and Walkways. No outdoor storage shall be permitted to occur in required parking areas, access drives or walkways.*

**Response:** No outdoor storage is proposed within required parking areas and walkways.

(3) *Outdoor Lighting. Building-mounted lighting and aerial-mounted floodlighting shall be shielded from above in such a manner that the bottom edge of the shield shall be below the light source. Ground-mounted floodlighting or light projection above the horizontal plane is prohibited between midnight and sunrise. All lighting shall be shielded so that the direct illumination shall be confined to the property boundaries of the light source.*

**Response:** All light fixtures will be shielded from above so lighting will be directed downward. Shields will be provided for fixtures along the west parking area.

(5) *Properties Adjacent to Residential Properties.*

(a) *ML Zone. Whenever ML-zoned property abuts any RS, RM and/or PDR zone, a six-foot masonry wall or wood fence shall be established and maintained along or parallel to the property line that abuts said residential zones, except that such required wall or fence within the front yard setback area for said ML-zoned property shall comply with the prorated fence height requirements set forth for walls or fences located in the front yard setback areas for RS and RM zones. Additionally, required landscaping adjacent to this wall or fence shall include trees or other vegetation that will, within three years of planting, exceed the height of the fence or wall.*

(b) *MR Zone. Whenever MR-zoned property abuts any or is separated by a street or alley from any residential development, a six-foot visually obscuring fence shall be established and maintained along or parallel to the property line that abuts said residential zones. Required landscaping adjacent to this wall or fence shall be a Type I vegetative screen as defined in the Vegetative Management Standards Manual.*

**Response:** The property does not abut an RS, RM, and/or PDR zone. This standard does not apply.

(7) *Trash and Recycling Receptacles. In the MP and ML zones, trash and recycling receptacles shall be screened from adjacent properties and public rights-of-way by an opaque visual barrier no lower than the highest point of the receptacles.*

**Response:** The trash enclosure in the northwest corner is fully enclosed by a visual barrier as tall as the receptacles. This standard is met.

(8) *Electrical Disturbance – Heat and Cold – Glare. No use except a temporary construction operation shall be permitted which creates changes in temperature or direct glare, detectable by the human senses without the aid of instruments, beyond the lot line. No use shall be permitted which creates electrical disturbances that affect the operation of any equipment beyond the lot line.*

**Response:** No use is proposed that will create changes in temperature detectable by human senses at the lot line. This standard is met.

(9) *Odor. No use shall be permitted which creates annoying odor in such quantities as to be perceptible, without instruments, at the boundaries of the lot in which the use is located.*

**Response:** No use is proposed that will create odor detectable by human senses at the lot line. This standard is met.

(10) *Radioactivity. The use of radioactive materials shall be limited to measuring, gauging and calibration devices.*

**Response:** No use of radioactive material is proposed. This standard is met.

(11) *Vibration. No use except a temporary construction operation shall be permitted which generates inherent and recurrent ground vibration perceptible, without instruments, at the boundary of the lot in which the use is located.*

**Response:** No use is proposed that will generate vibration detectable by human senses at the lot line. This standard is met.

- (12) *Hazardous Materials. All users of hazardous materials shall notify the city fire chief and public works director of the type and quantities of such materials generally on the premises. No emission which would be demonstrably injurious to human health, animal or plant life in the vicinity, on the ground or beyond any lot line on which the use is located shall be permitted. Where such an emission could be produced as a result of accident or equipment malfunction, adequate safeguards consistent with industry standards and applicable regulations shall be implemented. This provision shall not be interpreted to prohibit the use of herbicides or pesticides. All hazardous waste materials shall be transported to the site of disposal certified by appropriate state and federal agencies for disposal of hazardous waste.*

**Response:** No use of hazardous materials is proposed at this time.

- (13) *Solid Waste Processing, Storage and Disposal. Processing, storage and disposal of solid waste shall be subject to all applicable provisions of this chapter, and shall comply with all local, state and federal requirements. All solid waste materials shall be disposed of at an official landfill waste disposal site or recycling center. No such material shall be disposed of on the premises.*

**Response:** Proposed storage of solid waste complies with all local, state, and federal requirements. This standard is met.

- (14) *Liquid Waste Processing, Storage and Disposal. No liquid waste materials except pure water may be permanently disposed of on site; however, where such materials are temporarily stored on the property, they shall be contained in a manner so as to prevent their entry into the surface water drainage system and/or any groundwater aquifer.*

**Response:** No storage or disposal of liquid waste is proposed at this time.

- (14) *Dog Kennel/Veterinary Clinic. Dog kennels, whether operated as accessory to another use (e.g., veterinary clinic) or as a stand-alone operation, shall meet the following performance standards...*

**Response:** The proposal does not involve dog kennels or veterinary clinics. This standard does not apply.

- (15) *Truck Parking and Loading/Unloading Areas. Truck parking and loading/unloading areas shall be considered a form of outdoor storage, and shall be screened from adjoining properties and public right-of-way in accordance with the fencing and screening requirements for outdoor storage set forth in subsection (3)(a) of this section.*

**Response:** There is trailer storage proposed for the west portion of the subject property. There will be a perimeter landscape buffer and parking lot landscaping that will provide screening of the trailer parking. See landscape sheets L1.11 and L1.12.

- (16) *Pedestrian Access and Circulation. Pedestrian walkways shall be constructed to provide safe, convenient and direct access between building entrances, transit facilities, passenger loading areas, public sidewalks, adjacent properties and pedestrian plazas. All employee/customer parking lots which contain more than 90,000 square feet of paved area in ML zones or 30,000 square feet in MP zones including driveways and traffic aisles shall include clearly defined pedestrian routes from parking areas to main building entrances. All required walkways shall meet the following minimum requirements:*



- (a) *All walkways shall be a minimum of five feet wide with no encroachments permitted;*
- (b) *All walkways shall be handicapped accessible and comply with the Washington State Barrier Free Design Standards;*
- (c) *All walkways shall be delineated by painted markings, distinctive pavement, or by being raised a minimum of six inches above the parking lot pavement;*
- (d) *Walkways within employee/customer parking lots shall be located along major access corridors, and located away from truck parking and loading/unloading areas whenever possible; and*
- (e) *Walkways within employee/customer parking lots shall be integrated into interior landscape areas, whenever possible, to separate pedestrian access and vehicular travel routes.*

**Response:** As shown on sheet A1.10, pedestrian walkways are provided between all building entrances, transit facilities, passenger loading areas, public sidewalks, adjacent properties, and pedestrian plazas. The proposal includes clearly defined routes between parking areas and main entrances. All walkways are at least 5' in width and are handicapped accessible. Main walkways use distinctive pavement and are located along major access corridors away from truck parking and loading areas and are located within landscape areas. This standard is met.

- (17) *Public Transit Facility Location and Design. In order to reduce the use and dependence on private vehicles and associated traffic congestion, and to encourage the use of public transit, adequate provision should be made for public transit facilities and supporting improvements. When formally recommended or requested by the local public transit authority, bus shelters, transit turnouts and supporting facilities shall be located and designed in accordance with the following provisions...*

**Response:** No public transit facilities are required for this site. This standard does not apply.

## **Chapter 20.55 PARKING REGULATIONS**

### ***20.55.005 Off-street parking required.***

- (1) *Every building or structure hereafter erected, shall provide and permanently maintain parking spaces as required by this chapter.*

**Response:** Parking spaces are provided as required by this chapter. This standard is met.

- (2) *Whenever an existing use which does not provide all of the off-street parking spaces required by this chapter is enlarged by an increase in dwelling units, floor area or otherwise, there shall be provided concurrently with such enlargement, the number of parking spaces that is necessitated by the magnitude of such enlargements. Further, whenever an existing use ceases to actively occupy a building and within one year is replaced by another use that would require an increased number of parking spaces, there shall be provided an additional number of parking spaces that is equal to the difference between that required by the existing use and that required by the other use.*

**Response:** The proposal provides all of the required off-street parking spaces. This standard is met.

### ***20.55.010 Number of parking spaces required.***

*This section establishes the minimum number of parking spaces required for each use of land. Mixed uses shall provide the sum of the parking spaces required for each individual use, except where joint use of*

parking is permitted pursuant to PMC 20.55.050. These standards shall apply except within the downtown planned action area, which is addressed in PMC 20.55.011.

- (20) *Professional offices: one space for each 200 square feet of gross floor area for medical, clinical and dental offices or one space for each 300 square feet of gross floor area for other professional and business offices;*
- (32) *Warehouse and storage facilities: one space for each 2,000 square feet of gross floor area.*
- (c) *Establishments having more than 100,000 square feet of gross floor area shall provide one space for each 3,000 square feet of gross floor area.*

**Response:** The proposed development includes 6,762 SF of office space, equating to 23 parking spaces and 128,475 SF of warehouse use equating to 43 parking spaces, totaling 66 required spaces. The proposed total parking spaces are as follows:

MIN REQ'D PARKING	
OFFICE (1 PER 300 SF):	23 SPACES
WAREHOUSE (1 PER 3,000 SF):	43 SPACES
TOTAL REQ'D:	66 SPACES
STANDARD PARKING STALL:	38 SPACES
COMPACT PARKING STALL (30% MIN. REQ'D):	26 SPACES
ACCESSIBLE PARKING STALL:	4 SPACES
PARKING PROVIDED:	64 SPACES*
*2 STALLS TO BE EXCHANGED FOR NATIVE LANDSCAPING	

The total proposed vehicular parking is 64 spaces with two (2) stalls to be exchanged for native landscaping. This standard is met.

**20.55.016 Motorcycle/bicycle parking requirements.**

- (2) *All commercial, industrial, institutional, and recreational uses which require 25 or more parking spaces pursuant to this title shall provide a designated bicycle parking area to accommodate a minimum of five bicycle spaces. Such bicycle parking areas shall provide a secure facility (e.g., rack, posts) to which to lock bicycles and shall be located so as to be reasonably convenient to the on-site use and not interfere with pedestrian and automobile traffic. Prior to issuing permits for facilities requiring 100 or more parking spaces pursuant to this title and/or uses with high expected bicycle traffic (e.g., schools) the city may require reasonable additional bicycle parking capacity over and above the minimum five spaces.*

**Response:** A total of five (5) bicycle parking spaces are required for the project. Bicycle racks are provided directly adjacent to each office space entry.

**20.55.018 Reduced parking requirements for low impact development**

- (2) *A reduction in parking requirements from what is required in this title may be requested for a specific development or redevelopment project as part of a comprehensive project approach to incorporating low impact development principles, consistent with PMC 20.05.070 and Chapter 20.10 PMC. A 10 percent maximum reduction in parking requirements may be approved for parking areas composed of pervious pavement or where the reduced parking area is used for a low impact development storm water facility. A 20 percent maximum reduction in parking requirements may be approved for clustered site design where the reduced parking area is used for tree retention or native landscaping. Reduced parking requirements are subject to approval from the planning director or the director's designee upon review of potential adverse impacts.*



(3)	Stall depth:			
	Regular space		20'0"	
	Compact space		17'0"	<b>18'</b>
(4)	Driveway:			
	One-way		24'0"	<b>26'</b>
	Two-way		24'0"	<b>26'</b>

**20.55.055 Improvement and maintenance of parking areas.**

No parking area shall obtain access from an unpaved alley or street. All parking areas, including parking spaces, access aisles, and driveways, shall be developed and maintained in the following manner:

- (1) *Off-street parking areas and pedestrian and vehicular access to them (including unimproved alleys) shall be paved using permeable paving (asphalt, concrete, pavers) in accordance with city standards, unless technical feasibility demonstrates infeasibility and other traditional forms of detention/retention or direct discharge are alternatively permitted, as approved by the city engineer in accordance with city standards and the storm water management manual most recently adopted by the city. All paved areas shall be so graded and drained as to dispose of all surface water per the storm water management standards most recently adopted by the city. The design and improvement of parking areas shall prevent runoff water from draining across public sidewalks or on to abutting properties. The city engineer shall require oil separation facilities be included in the parking lot drainage system to prevent oil and petroleum products from entering the municipal storm drainage system.*

**Response:** All parking areas and pedestrian and vehicular access will be paved with asphalt and concrete. This standard is met.

- (2) *Automobile parking spaces and access aisles shall be designed and/or marked or otherwise made clearly identifiable to assure safe and convenient automobile circulation.*

**Response:** All proposed parking spaces will be marked with striping and access aisles clearly identified as shown in sheet A1.10. This standard is met.

- (3) *Walls, fences, and vegetation within or adjacent to required parking areas shall be protected by permanently affixed curbing or wheel stops located not closer than three feet from such wall, fence, or tree to be protected.*

**Response:** All landscape areas within or adjacent to parking areas have curbing.

- (4) *Any lighting shall be arranged and designed so as to reflect the light away from any public street or from any property used for residential purpose.*

**Response:** All lighting will be directed away from public streets and residential area.

- (5) *All portions of the required parking area not devoted to parking spaces, interior driveways, and pedestrian facilities shall be landscaped pursuant to Chapter 20.58 PMC.*

**Response:** As shown on sheet A1.10, all areas not required for parking spaces, driveways, and pedestrian facilities will be landscaped. This standard is met.

**20.55.061 Off-street loading facilities.**

*In all zone districts, those buildings to be occupied by manufacturing, storage, retail/wholesale stores, lodging facilities, hospitals and other uses similarly requiring the receipt of or distribution of bulk materials and merchandise, shall provide off-street loading spaces as follows:*

- (1) *Commercial structures of 10,000 square feet gross floor area or greater shall provide one loading space.*
- (2) *Manufacturing/industrial uses of 10,000 square feet or greater shall provide one loading space, with an additional loading space required for each additional 100,000 square feet over and above this base amount.*
- (3) *Each loading space shall not be less than 10 feet in width, 30 feet in length, with an overhead clearance of at least 14 feet.*
- (4) *Such space(s) shall be designed to avoid interference with vehicular circulation or parking (including emergency vehicles), either on or off public rights-of-way, nor with pedestrian circulation.*
- (5) *Such space(s) shall not be located in any part of the required front yard.*

**Response:** There are 23 loading docks proposed that exceed the code specified. The loading dock area is separated from the parking and circulation areas and is not located in the required front yard. This standard is met.

**Chapter 20.58 LANDSCAPING REQUIREMENTS****20.58.005 Landscaping required.**

*The extent of on-site landscaping required shall not be less than that set forth in this section, or PMC [20.26.500](#):*

- (1) *All paved areas of over 10,000 square feet shall have at least five percent of all paved areas landscaped to provide shade to reduce the heat island effect related to paved surfaces, reduce storm water runoff, improve air quality, provide visual breaks to large paved areas and improve general appearance. Perimeter landscaping shall not be calculated as part of the required amount of internal parking lot landscaping. Internal parking lot landscaping design and spacing shall conform to the "Type IV" landscaping standards contained in the city's vegetation management standards (VMS) manual.*

*In order to further mitigate the impacts of more substantial expanses of paved areas on development sites, the following shall apply:*

- (a) *In the event that a project provides 20 percent more than the required minimum number of parking stalls (per PMC [20.55.010](#)) for a specific use or group of uses on a development complex site, or in the event that the total sum of paved areas on a site exceeds 100,000 square feet, at least 10 percent of all paved areas shall be landscaped in accordance with this section and the vegetation management standards (VMS) manual.*

**Response:** The proposed development will have 12% of the interior parking area landscaped. This standard is met.

- (2) *Perimeter Landscaping Required. The perimeter of all sites shall be landscaped the full depth of the required setbacks for the subject site, or 12 feet, whichever is less; however, in no event shall a perimeter landscaping buffer be smaller than six feet. Roads and driveways that cut through perimeter landscape areas shall be no wider and no more numerous than necessary for safe access and turning movements, as determined by the development services director or a licensed traffic engineer. Remaining portions of a site (or of a phased portion of a site with an approved phasing plan) that are not covered by buildings or pavement shall be landscaped using appropriate shrubs, ground covers and trees. Landscaping shall be sufficient to achieve 75 percent coverage within a three-year period.*

**Response:** The perimeter buffer is fully landscaped, and driveways are no wider or more numerous than is necessary for safe access and turning movements. All areas that are not covered by buildings, parking, or pedestrian areas are landscaped and designed to achieve 75 percent coverage within three (3) years. This standard is met.

- (a) *Retaining Walls and Required Perimeter Landscaping. The intent of the following regulations is to mitigate the bulk and visual/aesthetic impacts of retaining walls, as well as to minimize the overall height of new retaining walls. Within 30 feet of any property line – except in relation to proposed retaining walls on preexisting single-family lots – the following standards apply to proposed retaining walls:*

- (i) *Front and Street Side Property Lines. All retaining walls shall be set back from any front or street side yard property line by a minimum of eight feet. The maximum height of any singular retaining wall within 30 feet of a front or street side yard property line shall be three and one-half feet above finished grade. A minimum of six feet of stepback shall be provided between any terraced retaining walls proposed within 30 feet of a front or street side property line. No more than a total of three stepped retaining walls (complying with the maximum three and one-half feet in height limit above finished grade) shall be placed within 30 feet of a front or street side property line. A Type I visual barrier landscape buffer shall be provided in front of all retaining walls, in accordance with the city's vegetation management standards (VMS) manual.*

- (ii) *Rear and Side Property Lines. All retaining walls shall be set back from any rear or side yard property line by a minimum of six feet. The maximum height of any singular retaining wall within 30 feet of a rear or side property line shall be six feet above finished grade. A minimum of six feet of stepback shall be provided between any terraced retaining walls proposed within 30 feet of a rear or side property line. No more than a total of three stepped retaining walls (complying with the maximum six-foot height limit above finished grade) shall be placed within 30 feet of a rear or side property line. A Type I visual barrier landscape buffer shall be provided in front of all retaining walls, in accordance with the city's vegetation management standards (VMS) manual.*

**Response:** The final grades of the project are still underway; if any retaining walls are required, they will meet the standards.

- (3) *Storm water Control Facilities. Open storm detention/retention ponds and swales permitted prior to January 1, 2017, that are visible from public rights-of-way or from common areas (e.g., courtyards, plazas) shall be landscaped and maintained as follows:*
- (a) *Facilities requiring security fencing shall include vegetation around the outer perimeter of the fence sufficient to provide full screening of fencing materials (except access gates) within three years of installation. The area within the fence shall not be located in, or be considered part of, required landscaped areas.*
  - (b) *Facilities not requiring security fencing may be included in any required landscaped area, provided they do not encroach into required buffer areas nor diminish required screening. They shall be graded in a manner that allows safe access to the water's edge, and shall be designed to provide visual amenity to the site, including: (i) a curvilinear configuration that provides a more natural pond-like appearance; and (ii) substantive vegetation typically found in and near natural ponds or wetlands. If a narrow linear bio-swale is used, it may be planted in lawn using a seed mixture appropriate for wet conditions; provided, that all other plant materials otherwise required in the area of the bio-swale are incorporated into a planting area immediately around the bio-swale and within the required landscape area.*
  - (c) *All vegetation in storm water control facilities shall be regularly maintained. Lawn areas shall be maintained in a growing condition and regularly mowed. Storm water facilities shall be kept free of weeds, debris and sediment.*
  - (d) *Storm water facilities permitted on or after January 1, 2017, shall be maintained consistent with the operations and maintenance manual for the facility and with the requirements of Chapter 21.10 PMC.*

**Response:** No open storm detention ponds are proposed. This standard does not apply.

- (4) *The perimeter of all parking areas and associated access drives which abut public rights-of-way shall be screened with on-site landscaping, earth berms, fencing, or a combination thereof. Screening shall be located within the required perimeter landscape area and shall include a mix of plants appropriate to achieve 50 percent screening of parked vehicles up to a height of three feet within two years of plant establishment. In no event shall off-street parking or automobile display areas be located within a required landscape buffer.*

**Response:** As shown on the landscape, all parking areas and access drives abutting public right-of-way are screened with a mix of plants that will achieve 50% screening of parked vehicles. No parking is located within the required screening areas. This standard is met.

- (5) *All trash containers shall be screened from abutting properties and public rights-of-way by substantial sight-obscuring landscaping. Sight-obscuring fences and walls can be substituted for plant materials.*

**Response:** The trash containers in the northwest corner are fully enclosed with a sight-obscuring fence and landscaping as shown on the landscape plans. This standard is met.

- (6) *All portions of a lot not devoted to building, future building, parking, access drives, walks, storage or accessory uses shall be landscaped in a manner consistent with the requirements of this chapter.*

**Response:** All areas not devoted to building, future building, parking, access drives, walks, storage, or accessory uses is landscaped according to this chapter. This standard is met.

- (7) *Landscaping installed as a part of an approved final landscape plan shall be maintained as to achieve the intended purpose of the landscaping, shall be free of all weeds and invasive plant materials and shall be free of litter/trash. No landscaping approved and installed under a final landscape plan may be modified, removed or otherwise substantially altered without prior approval from the director or designee through a revised final landscape plan. This shall not be construed to apply to normal maintenance activities, in accordance with ANSI A300 – Tree, Shrub, and Other Woody Plant Maintenance – Standard Practices.*

**Response:** No changes to the landscape plans will happen after approval and all landscaping will be maintained according to standards. This standard is met.

#### **20.58.010 Landscape plan required.**

*No permit or license for new construction, including the physical expansion of an existing building or parking lot, or for moving a building shall be issued unless a landscape plan for such improvement has been approved by the planning director. This provision does not apply to single-family and multiple-family developments with four or less units. Said landscape plan shall include the following information:*

- (1) *All existing and proposed buildings, walks, parking areas, driveways, and other hard-site elements;*
- (2) *All areas devoted to landscaping clearly showing all existing plant materials to be retained and proposed plants to be installed. The proposed plants should be clearly labeled as to installation, size, species, planting methods, flower color, and other information necessary to describe the plant material;*
- (3) *All proposed and existing landscape elements such as light fixtures, bollards, inert ground covers such as stone, mulch, ornamental fountains, trash receptacles, drinking fountains, landscape paving, pools, benches or other landscape furniture;*
- (4) *All topographic features of the area to be landscaped such as berms or swales. A contour map detailing intervals at two feet shall be provided when the finish grade of proposed topographic features exceeds 15 percent;*
- (5) *All existing and proposed drainage and watering facilities;*
- (6) *All details necessary to show plant installation methods or special construction requirements for landscape elements.*

**Response:** See landscape plans which have been designed to illustrate all above features. This standard is met.

#### **20.58.012 Professional design criteria.**

*Landscape plans for all projects involving new structures of 10,000 square feet or greater or 20,000 square feet or greater of affected site area shall be prepared by a professional landscape architect licensed in this state, unless this requirement is expressly waived by the community development director. For smaller projects, the community development director shall have the authority to require that a landscape plan prepared under PMC 20.58.010 be prepared by a professional landscape architect licensed in this state. Such requirement for professional design shall be made early in the development process and such action shall be based upon the following criteria:*



- (1) *The proposed project will likely create adverse visual impacts and substantial landscape mitigation is required under SEPA;*
- (2) *The proposed project is situated on a major arterial, entrance to the city or in a similar geographic setting where the landscape design would significantly influence the city's visual character;*
- (3) *The proposed project will affect environmentally sensitive or established residential areas and landscape design will be used to buffer the project's impact on such areas.*

**Response:** Landscape plans have been created by a professional landscape architect licensed in the State of Washington. This standard is met.

**20.58.015 General standards.**

*The following general landscape regulations shall apply to all landscaped areas requiring plans except those specifically exempted:*

- (1) *Artificial plants cannot be substituted for landscape plant materials.*
- (2) *Landscaped areas shall be provided with adequate drainage.*
- (3) *Landscaped areas shall not conflict with the safety or ingress/egress of persons using sidewalks.*

**Response:** No artificial landscaping is proposed, and all areas are planned with adequate drainage. None of the proposed landscaping conflicts with safety or ingress/egress of persons using sidewalks. See landscape plans. These standards are met.

- (4) *No plant materials that are invasive/noxious (as listed by the Washington State Noxious Weed Control Board (NWCB)), poisonous, toxic or otherwise nuisances to property or people shall be used in landscape areas.*
  - (a) *Poisonous or toxic restrictions do not apply to commonly used ornamental plants such as rhododendrons.*
  - (b) *Nuisance plant materials include, but are not limited to, any plantings that:*
    - (i) *Spread in a proliferous or invasive manner beyond the area intended to be landscaped;*
    - (ii) *Cause damage to or interfere with overhead or underground utility lines;*  
*or*
    - (iii) *Cause damage to abutting pavement or foundations.*
  - (b) *The development services director may require submittal of planting characteristics of any proposed or questionable plant material as may be found in any published plant encyclopedia, or as provided by a professional horticultural consultant.*

**Response:** No invasive or poisonous plants are proposed. This standard is met.

- (4) *Landscaping requirements may be partially met by incorporating landscaping features into storm water facilities required under Chapter 21.10 PMC. Such dual purpose applications may only be allowed where the proposed combined features are fully compatible with the requirements, uses, functionality, and maintenance needs of both the storm water facility and applicable landscaping requirements.*

**Response:** No above grade stormwater facilities are proposed. This standard does not apply.

- (6) *The development services director shall prepare standards for the development of landscaping plans. The standards shall be based upon available technical and professional information regarding plant types and their required climate conditions, microclimate characteristics, installation and maintenance. Standards for landscaping plans shall generally consist of the following:*
- (a) *Landscaping design consideration including the microclimates that affect plant health and horticultural compatibility;*
  - (b) *Defined thresholds for submitting different levels of landscaping plans, based upon adopted thresholds for landscaping requirements;*
  - (c) *Minimum landscape application requirements necessary to determine if the landscaping conforms to all adopted site design and landscaping standards;*
  - (d) *Plant stock standards (including source and size) that assure healthy and viable plantings according to their proposed locations and intended purposes;*
  - (e) *Installation standards that define adequate soil preparation and hydrology needs and that assure the health and survival of plantings;*
  - (f) *Necessary means of protecting and preserving vegetation;*
  - (g) *Methods for preserving significant or heritage trees;*
  - (h) *Maintenance standards that assure the health of plantings in buffers, open space and cultivated areas;*
    - (i) *The size, type and spacing of trees and shrubs necessary to implement all screening and buffering standards as required by this title.*

**Response:** The landscape plan provided with preliminary site plan review call out the species of vegetation.

#### **20.58.020 Approval criteria.**

*The planning director shall, within 120 days of filing of a final landscaping plan, approve, approve with conditions, return for modifications, or deny said landscape plan. Such action shall be based upon the following criteria for approval:*

- (1) *The entire landscape area shall be covered with a suitable landscape material consisting of sod, vegetative groundcover, shrubs, trees, bark, mulch, gravel and/or stone. The design and layout of such landscaping should be such so as to minimize maintenance requirements.*

**Response:** The final landscape plans will specify details for planting and soil amendments as necessary.

- (2) *The facilities for watering and drainage shall be adequate to ensure that the landscape area is maintained in green and growing condition and that no soil, bark, mulch, gravel, stone or similar materials are allowed to wash off the landscape area into parking areas, driveways, public streets, sidewalks, gutters or storm drainage facilities.*

**Response:** No landscape will be utilized for water quality. The storm drainage system will utilize mechanical filters.

- (3) *No plant materials or landscape features shall be situated in such a manner so as to inhibit vehicle sight distances or otherwise create a traffic hazard.*

**Response:** Landscape feature and plants will be outside the sight distance triangle.

- (4) *Preservation of existing vegetation shall be incorporated into landscape design whenever practical.*

**Response:** There is minimal landscaping on site as the previous use was a cold storage facility.

- (5) *Installation of a diversity of vegetative species and size shall be incorporated into a landscape design to the extent that the design complements the site buildings and functions.*

**Response:** The proposed landscape pallet consists of a diverse range of vegetation and species.

- (6) *The plant materials or landscape features shall be designed and situated in a manner that makes the project visually compatible with its surroundings to the extent possible.*

**Response:** The plant materials selected for the project consist of native species that are typically found within the immediate surroundings.

- (7) *Compliance with all sections of the vegetation management standards (VMS) manual, where applicable to the project.*

**Response:** Comment noted. The final landscape plans will provide details for VMS, if applicable.

## Chapter 20.60 SIGNS

### 20.60.030 General sign regulations.

The following general sign regulations shall apply to all signs not specifically exempted by this chapter:

- (1) *Measurement of Sign Area.*

- (a) *The square footage of a sign made up of letters, words, symbols, trademarks and business or corporate colors within a frame shall be determined from the outside edge of the frame itself.*



- (b) *The square footage of a sign composed of only letters, words, or symbols shall be determined from imaginary lines that form the smallest circle, triangle, rectangle, square, or parallelogram drawn around the entire copy or grouping of such letters, words, or symbols.*

*Parallelogram: a four-sided shape with both pairs of opposite sides parallel.*



- (c) *Double-faced signs shall be calculated as the area of one side only.*
- (d) *Three-dimensional signs shall be calculated as the maximum area visible from any single direction at any point in time.*
- (e) *A tenant located in a floor above lower tenants may count the same wall length in determining allowable facade signage.*

**Response:** No specific tenant signs are proposed at this time.

- (2) *Sign Illumination. All sign illumination shall be from the interior or from floodlight projection shielded to preclude glare visible from public rights-of-way and neighboring properties.*

**Response:** The specific design of the “240” sign has not been determined if it will be illuminated. Should any illumination be proposed, the sign will meet the requirements of this chapter.

- (3) *Building Code Compliance. The structure and installation of all signs shall comply with the latest adopted edition of the city’s building code. Such signs shall meet all other applicable provisions of this chapter.*

**Response:** All signage will be in compliance with building code, which can be confirmed during permitting. This standard is met.

- (4) *Condition and Maintenance. All signs shall be of rust-inhibitive material or treatment, and shall be maintained in good condition in the opinion of the code enforcement officer. All signs, together with all of their supports, braces, guys and anchors shall be kept in good repair and in a safe state of preservation. The display surfaces of all signs shall be kept neatly painted or posted at all times.*

**Response:** All signage will be well maintained. This standard is met.

**20.60.035 Permitted signs, by type and zoning district.**

*Table 20.60.035  
Permitted Signs, by Type and Zoning District*

<i>Type of sign</i>	<i>CB, CG, ML, MR zones and ARO zone commercial uses</i>
(1) <i>Backlit rigid canopy sign</i>	P

**Table 20.60.035  
Permitted Signs, by Type and Zoning District**

<b>Type of sign</b>		<b>CB, CG, ML, MR zones and ARO zone commercial uses</b>
(2)	<i>Building identification</i>	<i>P</i>
(3)	<i>Facade sign</i>	<i>P</i>
(4)	<i>Full-color electronic message sign</i>	<i>P**</i>
(5)	<i>Pole sign</i>	<i>P</i>
(6)	<i>Monochrome electronic message sign</i>	<i>P</i>
(7)	<i>Monument sign</i>	<i>P</i>
(8)	<i>Permanent off-premises sign</i>	<i>N</i>
(9)	<i>Projecting sign</i>	<i>P</i>
(10)	<i>Residential development sign</i>	<i>P</i>
(11)	<i>Sheet plastic sign</i>	<i>P</i>
(12)	<i>Temporary sign</i>	<i>P</i>
(13)	<i>Temporary off-premises sign</i>	<i>N</i>
(14)	<i>Under-canopy sign</i>	<i>P</i>
(15)	<i>Window sign</i>	<i>P</i>

*P = Allowed in Zone*

*N = Not Allowed in Zone*

*\* Only Permitted for Specific Uses*

*\*\* Only Permitted for Specific Uses along Primary Arterials*

**Response:** The address “240” noted on the screen wall on the east elevation is considered a monument sign.

**20.60.055 Special provisions for the CB, CG, ML and MR zones.**

*The following regulations shall apply to signs located on property in the CB, CG, ML and MR zones, in addition to the regulations for the Shaw-East Pioneer Overlay of PMC 20.60.061(3); also provided, that if a site is part of a development complex, the provisions of PMC 20.60.037(1) shall apply:*

**Table 20.60.055: CB, CG, ML, and MR Zones**

<b>Sign Type</b>	<b>Standard</b>			
	<b>Number (Max)</b>	<b>Height (Max)</b>	<b>Width (Max)</b>	<b>Area (Max)</b>
(1) <i>Facade Signs<sup>b</sup></i>	<i>Unlimited, subject to the max size limits and other limits outlined herein</i>	<i>Cannot extend over roof or roofline of building to which it is attached</i>	<i>N/A</i>	<i>1.5 sq. ft. for each lineal foot of the building wall from which the sign is attached</i>

**Table 20.60.055: CB, CG, ML, and MR Zones**

<b>Sign Type</b>	<b>Standard</b>			
	<b>Number (Max)</b>	<b>Height (Max)</b>	<b>Width (Max)</b>	<b>Area (Max)</b>
(2) Freestanding Signs <sup>b,d</sup>	<p>1 freestanding or projecting or monument sign per street frontage. Only 1 of these sign types is allowed per street frontage</p> <p>A freestanding sign shall not be located closer than 50 ft. from another freestanding sign located upon another premises; provided, that this shall not prohibit the ability to place 1 freestanding sign upon a premises that would otherwise have a right to such a sign</p> <p>A freestanding sign located within 40 ft. of a property line abutting a street right-of-way shall not be located closer than 100 ft. from another freestanding sign on the same premises</p>	<p>Pole signs shall not exceed 15 ft. in height at a line coinciding with required front yard or street side yard setbacks as defined in PMC 20.60.065(4). For each additional 1 ft. of setback beyond required front yard or street side yard setbacks, free-standing sign height may be increased 1 ft.; provided, that in no event shall a free-standing sign exceed 36 ft. in height</p>	N/A	<p>1 sq. ft. for each lineal ft of street frontage.</p> <p>Cannot exceed 150 sq. ft. per sign</p>
(3) Monument Signs <sup>a,b</sup>	<p>1 monument, or projecting or freestanding sign per street frontage</p> <p>Only 1 of these sign types is allowed per street frontage (freestanding, monument or projecting)</p>	<p>1 ft. above the adjoining finished grade for each foot of setback to a max of 10 ft.</p>	N/A	<p>1 sq. ft. for each 5 lineal ft. of street frontage.</p> <p>Cannot exceed 150 sq. ft. per sign</p>

**Table 20.60.055: CB, CG, ML, and MR Zones**

<b>Sign Type</b>	<b>Standard</b>			
	<b>Number (Max)</b>	<b>Height (Max)</b>	<b>Width (Max)</b>	<b>Area (Max)</b>
(4) <i>Projecting signs<sup>b,c</sup></i>	<i>1 projecting, monument or freestanding sign per street frontage. Only 1 of these sign types is allowed per street frontage (freestanding, monument or projecting)</i>	<i>The minimum vertical clearance between the lower edge of the projecting sign and the ground shall be 8 ft.</i>	<i>Shall not extend to within 2 ft. of the street curb or the improved shoulder edge. Projecting signs with less than 15 ft. clearance above the ROW shall not extend into or occupy more than 2/3 the width of the sidewalk</i>	<i>1 sq. ft. for each lineal foot of building wall from which the sign projects  Cannot exceed 25 sq. ft. per sign</i>
(5) <i>Under-Canopy Signs<sup>b</sup></i>	<i>1 sign per street frontage</i>	<i>The minimum vertical clearance between the lower edge of an under-canopy sign and the ground shall be 8 ft.</i>	<i>Equal to the width of the canopy, awning, marquee or similar structure from which the sign is suspended, as measured perpendicular to the building wall. Except that under-canopy signs with less than 15 ft. clearance above the ROW shall not extend into or occupy more than 2/3 the width of the sidewalk</i>	<i>1 sq. ft. for each lineal foot of width of the canopy, awning, marquee or similar structure from which the sign is suspended, as measured perpendicular to the building wall</i>
(6) <i>Electronic Message Signs<sup>b</sup></i>	<i>1 sign per site or development complex 1 additional sign shall be permitted if the following conditions exist: The second sign is located along or facing a separate primary arterial abutting the site or development complex; and The second sign is located a minimum of 500 ft. from the first permitted electronic message</i>	<i>Electronic message signs can only be monument type signs  See height requirements for monument signs</i>	<i>See width requirements for monument signs in table above</i>	<i>See size limits for monument signs in table above</i>

**Table 20.60.055: CB, CG, ML, and MR Zones**

<b>Sign Type</b>	<b>Standard</b>			
	<b>Number (Max)</b>	<b>Height (Max)</b>	<b>Width (Max)</b>	<b>Area (Max)</b>
	<i>sign on the same site and is 250 ft. from an electronic message sign located on another premises</i>			
<b>(7) Other Requirements</b>	<i>Full-color electronic message signs may only be located along the frontage of or facing a primary arterial.                      Monochrome electronic signage may be located along the frontage of a primary or secondary arterial or collector.                      Electronic message sign may not be oriented toward a controlled access highway.                      Electronic message signs must conform to the performance standards of PMC 20.60.065(3).</i>			
<b>(8) End Notes</b>	<p><i><sup>a</sup> Monument signs shall conform to the additional performance standards of PMC 20.60.065(5).</i></p> <hr/> <p><i><sup>b</sup> Multiple businesses in the same building shall apportion facade length, building wall, and street frontage such that any maximum is not exceeded for a particular property.</i></p> <hr/> <p><i><sup>c</sup> Projecting signs shall not impede free and complete use of the sidewalk for pedestrians.</i></p> <hr/> <p><i><sup>d</sup> Freestanding signs (including pole signs) shall conform to the additional performance standards of PMC 20.60.065(4).</i></p>			

**Response:** The monument/screen wall sign on the east elevation does not exceed 150 SF. This standard is met.



#### **IV. CONCLUSION**

This application requests preliminary site plan and design review approval for the proposed warehouse development as proposed by CREF3 PUYALLUP OWNER LLC.

Based on the information presented and discussed in this narrative and the attached supporting plans and documentation, the proposed project meets the established standards and criteria. Therefore, the applicant respectfully requests that the subject preliminary site plan and design review be approved.