



DESIGN REVIEW BOARD AGENDA
Lundeen Park Visitor Information Center (VIC)
10020 Lundeen Parkway, Lake Stevens
October 6, 2016

DESIGN REVIEW BOARD

<u>CALL TO ORDER</u>	6:30 pm	Chair
<u>ROLL CALL</u>		Chair
<u>GUEST BUSINESS</u>		
<u>APPROVE MINUTES</u>	September 1, 2016	
<u>ACTION ITEMS</u>	1. Tyler Preliminary Plat 2. Lake Stevens Boys and Girls Club Addition	
<u>REPORTS</u>		
<u>ADJOURN</u>		Chair

THE PUBLIC IS INVITED TO ATTEND

Special Needs

The City of Lake Stevens strives to provide accessible opportunities for individuals with disabilities. Please contact Steve Edin, City of Lake Stevens ADA Coordinator, (425) 377-3227, at least five business days prior to any City meeting or event if any accommodations are needed. For TDD users, please use the state's toll-free relay service, (800) 833-6388, and ask the operator to dial the City of Lake Stevens City Hall number.

DESIGN REVIEW BOARD MEETING MINUTES

Lake Stevens Fire Conference Hall
1825 South Lake Stevens Road
Lake Stevens, WA 98258
September 1, 2016

CALL TO ORDER: 6:00 pm by Chair Hale
MEMBERS PRESENT: Diana Hale, Kelly DuByne, Jaime Guzman, Michael Lauer
MEMBERS ABSENT: Jennifer Davis, Thomas Matlack, Bryan Terry
STAFF PRESENT: Melissa Place, Senior Planner and Teresa Meyers, Permit Specialist
OTHERS PRESENT: Merle Ash on behalf of Monterra Partners LLC and Rob Stanton, Lake Stevens School District and Steven Shiver, Project Representatives

Guest Business None

Approve Minutes Vice-chair DuByne made the motion to approve the July 7, 2016 meeting minutes. Board Member Guzman seconded the motion. The motion passed unanimously (4-0-3).

Action Items

1. **Autumncrest 27 – Lot Residential Subdivision** – Staff provided an overview of the proposed project package for the project. This project is located in the High Urban Residential zoning district on two parcels totaling 4.37 acres. The plat is proposed to be accessed via connection with 103rd Ave SE. Senior Planner Melissa Place presented the Board on the main design elements related to the proposal highlighting the main points from the staff report and primary features of the proposal.

Merle Ash, project representative, provided additional information and answered several questions relating to the project. The main topics of discussion included the low-impact development (PID) techniques, landscaping, pedestrian connections, proximity to Glenwood Elementary School and the recommended condition of a tot lot in Tract 998. The Board, Staff, Project Representative and Mr. Robb Stanton with the Lake Stevens School District, contributed to the elementary school access concern. Further discussion entailed between the Board and the applicant regarding the recommendation condition for the tot lot versus recreational space provisions.

The Board recommended the applicant comply with the conditions as presented in the Design Review staff report with changes to Condition #5: “The applicant shall provide active recreation within Tract 998 to meet Urban Design Guideline NP 3.1 Creating Useable Open Space. The landscape plan and conceptual plat plan shall be revised to incorporate this amenity.” Recommended change to Condition #7: “The applicant

shall provide a designated safe public walkway between Lots 11 and 12 to the gate accessing the school property. The width shall be determined by the developer in conjunction with City Staff.”

Motion: Chairperson Hal made a motion to approve the proposal with the recommended conditions in the staff report and as specified above.

Board Member Guzman seconded the motion. The motion passed unanimously (4-0-3).

2. **Lake Stevens School District No. 4 – New Elementary School and Early Learning Center** – The Design Review Board (DRB) held a public meeting on Thursday, September 1, 2016 to review the New Elementary School and Early Learning Center proposal. Mr. Robb Stanton and Mr. Steven Shiver, the primary contacts for the project, were present at the meeting and spoke in favor of the proposal. Senior Planner, Melissa Place, briefed the Board on the main design points in the staff report.

Robb Stanton and Steven Shiver gave a presentation to the Board with an overview of the site selection, nature setting and green approach to the design. The main topics of discussion included the incorporation of flow as a design component, vehicle and pedestrian circulation on-site, drop-off areas, gardens and traffic impacts as well as existing topography.

Ultimately, the Board recommended the applicant comply with the conditions as stated in the Design Review staff report.

Motion: Board Member Lauer made a motion to approve the proposal with the recommended conditions in the staff report.

Board Member Guzman seconded the motion. The motion passed unanimously (4-0-3).

Reports

Chair Hale informed the Board of her attendance at the Downtown Design Plan Executive Board meeting and recommended members attend the Downtown Plan Open House meeting on September 7, 2016.

Adjourn

Chair Hale adjourned the meeting at 7:40 PM.

Diana Hale, Chair

Teresa Meyers, Permit Specialist



DESIGN REVIEW BOARD NOTICE OF DECISION

DECISION DATE: September 12, 2016
FILE NAME/NO: Autumn Crest Subdivision (LU2016-0034)
APPLICANT: Merle Ash on behalf of Monterra Partners LLC
LOCATION: 2115 103rd Ave SE, Lake Stevens, WA 98258

DESCRIPTION: The applicant is requesting design review for a proposed 28-lot subdivision of two properties totaling 4.37 acres identified by Assessor Parcel Number's (APN's) 00457100000112 and 00457100000201. The property is currently zoned High Urban Residential, which permits lots with a minimum size of 3,600 square feet. Development will include construction of new public roads and extension of utilities to the new lots. The plat is proposed to be accessed via connection with 103rd Ave SE. The applicant is proposing low-impact development (LID) techniques to handle stormwater on the property thus the design of the plat is influenced by the location of the LID facilities. Per Lake Stevens Municipal Code (LSMC) 14.16C.050, the applicant applied for a meeting with the Design Review Board to determine conformance of the proposed project with the Lake Stevens Design Guidelines.

The Design Review Board (DRB) held a public meeting on Thursday, September 1, 2016 to review the Autumn Crest Subdivision proposal. Mr. Merle Ash, the primary contact for the project, was present at the meeting and spoke in favor of the proposal. City staff presented the DRB on the main design elements related to the proposal.

Senior Planner, Melissa Place, gave a presentation to the Board highlighting the main points from the staff report and primary features of the proposal. Mr. Ash, project representative, provided additional information and answered several questions relating to the project. The main topics of discussion included low-impact development (LID) techniques, landscaping, pedestrian connections, proximity to Glenwood Elementary, and the recommended condition of a tot lot in Tract 998. Staff and the project proponents responded to questions and comments from the board as appropriate. There was substantive discussion regarding the requirement for active open space as per NP 3.1 and whether the existing playground at Glenwood Elementary could be utilized. This ultimately led to a discussion whether residents of the neighborhood could access the school property through an existing gate on the property line between the proposed subdivision and the school. Mr. Robb Stanton with the Lake Stevens School District No. 4 was in attendance at the meeting and responded that it could be, but that access would be restricted during school hours.

The board recommended the applicant comply with the conditions as stated in the attached Design Review staff report (**Exhibit 1**) with the following two revisions; 1) Condition #5 of the DRB report was changed to the following: The applicant shall provide active recreation within Tract 998 to meet Urban Design Guideline NP 3.1 Creating Useable Open Space. The landscape plan and conceptual plat plan shall be revised to incorporate this amenity; and 2) Condition # 7 was added: The applicant shall provide a

designated safe public walkway between Lots 11 and 12 to the gate accessing the school property. The width shall be determined by the developer in conjunction with City staff.

DECISION¹

The Lake Stevens Design Review Board approves the site design review for the Autumn Crest Subdivision (LUA2016-0034) granting all rights and privileges accorded thereby as set forth in the Lake Stevens Municipal Code (LSMC) for this permit type.

- **Motion** – Chairperson Hale made a motion to approve the proposal with the recommended conditions in the staff report; with the revision to the wording of Condition #5 as specified above and the addition of a seventh condition as recommended by the Board and also specified above.
- Board Member Guzman seconded the motion. The Design Review Board approved the motion by a unanimous vote.

EXPIRATION OF APPROVAL

Design approval of the application shall be valid as long as the building permit applications (yet to be submitted) are valid subject to **Chapter 14.16B** of the Lake Stevens Municipal Code (LSMC).

FINDINGS

The Design Review Board hereby adopts the findings and conclusions described in the staff report and hereby approves the application subject to conditions listed below.

CONDITIONS OF APPROVAL

1. The project plans shall be consistent with the Plat Map (Exhibit 3b) presented to the Board except as modified by conditions stated herein, or as necessary to comply with conditions imposed on the land use permit by the Hearing Examiner or as hereafter amended due to road deviation requirements.
2. Any subdivision signage will require a separate permit and administrative approval prior to installation.
3. Final inspection of the site Construction Plan shall not be commenced until staff has confirmed that all design features described in this staff report will be installed to the satisfaction of the City of Lake Stevens.
4. Future homes shall be administratively reviewed at the time of building permit submittal or prior and shall minimize the visual impact of garages from the streets and sidewalks, including but not limited to the following:
 - a. Stepping the garage back a minimum of two-feet from the living area or entry of the house, along the front façade, emphasized by different architectural features, varied materials, and rooflines;
 - b. Minimizing blank garage doors, through the use of windows and/or architectural detail (e.g., change of materials, colors or textures on different elements to provide articulation and character on the garage door); and
 - c. Emphasizing pedestrian entrance to the house fronting the public street or lane through the construction of a front porch or other entrance features emphasized by distinct architectural features, varied materials, windows, and rooflines.

¹ The DRB Notice of Decision is the official record and stands as the meeting minutes.

5. The applicant shall provide active recreation within Tract 998 to meet Urban Design Guideline NP 3.1 Creating Useable Open Space. The landscape plan and conceptual plat plan shall be revised to incorporate this amenity.
6. If there is any dispute on the interpretation of these conditions, the issue shall be remanded back to the Design Review Board for final resolution.
7. The applicant shall provide a designated safe public walkway between Lots 11 and 12 to the gate accessing the school property. The width shall be determined by the developer in conjunction with City staff.

APPEALS

Parties of Record may appeal this decision to the Planning and Community Development Director pursuant to LSMC 14.16A.340 (g)(1) within 14 days of the date of issuance, by submitting an appeal application and applicable fees to the Planning and Community Development Department.

EXHIBITS

1. Staff Report (with attachments)

PARTIES OF RECORD

1. Mr. Merle Ash (Applicant's Representative)
2. David Martin (Property Owner)

CITY OF LAKE STEVENS
Design Review Board



Diana Hale, Chairperson



Date



DESIGN REVIEW BOARD NOTICE OF DECISION

DECISION DATE: September 12, 2016

FILE NAME/NO: Lake Stevens School District #4: New Elementary School and Early Learning Center (LUA2016-0102)

APPLICANT: Robb Stanton: Lake Stevens School District #4

LOCATION: 9105 and 9203 29th Street NE, Lake Stevens, WA 98258

DESCRIPTION: The applicant, Robb Stanton of the Lake Stevens School District #4 ("The District"), is requesting design review for both a proposed elementary school and an early learning center on two properties totaling approximately 38 acres. The lots are identified by Assessor Parcel Number's (APN's) 2905010040100 and 29050100401400. The properties are currently zoned High Urban Residential, however the applicant has applied for a comprehensive plan map amendment and rezone to change the designation of the parcels to Public/Semi-Public (LUA2015-0119). Development will include construction of the new buildings, associated parking areas, frontage improvements, landscaping and utility installations. The new buildings will have a construction value of more than \$100,000. Per Lake Stevens Municipal Code (LSMC) 14.16C.050, the applicant applied for a meeting with the Design Review Board to determine conformance of the proposed project with the Lake Stevens Design Guidelines.

The Design Review Board (DRB) held a public meeting on Thursday, September 1, 2016 to review the New Elementary School and Early Learning Center proposal. Mr. Robb Stanton and Mr. Steven Shiver, the primary contacts for the project, were present at the meeting and spoke in favor of the proposal. City staff briefed the DRB on the main design points in the staff report.

Mr. Robb Stanton and Mr. Steven Shiver gave a presentation to the Board discussing the site layout and design inspiration for the new school and learning center. The main topics of discussion included the incorporation of flow as a design component, the natural setting of the property, vehicle and pedestrian circulation on-site, connections to future roadways, drop-off areas, play areas, gardens, design of the building facades, and traffic impacts along Lake Drive. Future development of the property and existing topography/critical areas were also discussed. Staff and the project proponents responded to questions and comments from the board as appropriate. The board recommended the applicant comply with the conditions as stated in the attached Design Review staff report (**Exhibit 1**).

DECISION¹

The Lake Stevens Design Review Board approves the site design review for the Lake Stevens School District #4: New Elementary School and Early Learning Center (LUA2016-0102) granting all rights and privileges accorded thereby as set forth in the Lake Stevens Municipal Code (LSMC) for this permit type.

¹ The DRB Notice of Decision is the official record and stands as the meeting minutes.

- **Motion** – Board Member Lauer made a motion to approve the proposal with the recommended conditions in the staff report. Board Member Guzman seconded the motion. The Design Review Board approved the motion by a unanimous vote.

EXPIRATION OF APPROVAL

Design approval of the application shall be valid as long as the building permit applications (yet to be submitted) is valid subject to **Chapter 14.16B** of the Lake Stevens Municipal Code (LSMC).

FINDINGS

The Design Review Board hereby adopts the findings and conclusions described in the staff report and hereby approves the application subject to conditions listed below.

CONDITIONS OF APPROVAL

1. The project plans shall be consistent with the development plans (Exhibit 3 of the staff report) presented to the Board except as modified by conditions stated herein, or as necessary to comply with conditions imposed on the construction plans.
2. Any signage will require a separate permit and administrative approval prior to installation.
3. Final inspection of the site pursuant to approved construction plans shall not be commenced until staff has confirmed that all design features described in this staff report will be installed to the satisfaction of the City of Lake Stevens.
4. If there is any dispute on the interpretation of these conditions, the issue shall be remanded back to the Design Review Board for final resolution.

APPEALS

Parties of Record may appeal this decision to the Planning and Community Development Director pursuant to LSMC 14.16A.340 (g)(1) within 14 days of the date of issuance, by submitting an appeal application and applicable fees to the Planning and Community Development Department.

EXHIBITS

1. Staff Report (with attachments)

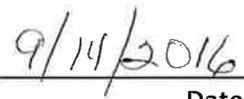
PARTIES OF RECORD

1. Mr. Robb Stanton, (Applicant)
2. Mr. Tim Brockway, (Primary Contact and Owner)
3. Mr. Steven Shiver (Architect)

CITY OF LAKE STEVENS
Design Review Board



Diana Hale, Chairperson



Date



Staff Report
Lake Stevens Design Review Board
Meeting Date: October 6, 2016

FILE NAME/NO: Tyler Subdivision (LU2016-0116 & 0117)
APPLICANT: C47-1 Tyler LLC
LOCATION OF PROPERTY: 10009 South Lake Stevens Road, Lake Stevens, WA 98258
ASSESSOR PARCEL NUMBER(S): 00457000003001
REQUEST: Design Review Approval of Subdivision
CONTACT PERSON: Melissa Place, Senior Planner

PROJECT DESCRIPTION

The applicant is requesting design review for a proposed 66-lot subdivision of one property totaling 9.6 acres identified by Assessor Parcel Number (APN) 00457000003001. The property is currently zoned High Urban Residential, which permits lots with a minimum size of 3,600 square feet. Development will include construction of new public roads and extension of utilities to the new lots. The plat is proposed to be accessed via two connections with South Lake Stevens Road.

The proposed subdivision is located within the 20th Street SE Corridor Subarea Plan, however the Subarea Design Guidelines are not directly applicable to residential development, thus the plat shall be reviewed against the City of Lake Stevens Urban Design Guidelines as per LSMC 14.16C.050(f).

DESIGN GUIDELINES

The first section reviews the application against LSMC 14.16C.050 (e), which defines the design review application requirements. The subsequent sections provide a summary of the relevant design guidelines, followed by an analysis of project findings. This analysis will identify applicable mandatory and optional elements.

LSMC 14.16C.050 (e)(2) DESIGN REVIEW SUBMITTAL REQUIREMENTS

(i) Building and Site Development Plans – This section details required plan review materials.

Findings:

- The applicant, Mr. Tim Kaintz, submitted an application for preliminary plat approval on behalf of C47-1 Tyler LLC on August 15, 2016 (**Exhibit 1**). The City sent first round review comments on the proposal to the applicant on September 23, 2016.
- Mr. Kaintz submitted an application for Design Review (**Exhibit 2**) on August 26, 2016 and plans for the subdivision including a design review package for the project on August 15, 2016 (**Exhibit 3**).
- The design review package includes site development plans, landscape plans, photographs of plant material, potential building elevations, and a narrative of the project.
- The applicant also provided a design guideline checklist indicating how the project addresses design review guidelines specific to the 20th St. SE Corridor that they feel are applicable to the

proposed subdivision (**Exhibit 3**).

- Potential building elevations (**Exhibit 3e**) were provided to show the character of possible homes however material samples/color chips were not provided as the applicant does not intend to be the builder. Future homes shall be administratively reviewed at the time of building permit submittal or prior.

Conclusions: The proposed materials meet the basic application requirements.

(ii) Landscape Plans – This section details required landscape plan materials.

Findings: The plat plan (Sheet RD-01 of **Exhibit 3b**) and the landscape plans (Sheets L1-L4 of **Exhibit 3c**) show the proposed planter strips pursuant to the frontage improvements. The tree survey (Sheet TO-01 of **Exhibit 3b**) indicates the location of significant trees on-site. The applicant has also submitted photographs of the proposed plantings indicating the types of vegetation that will be used throughout the development (**Exhibit 3d**).

(iii) Sign Plans – This section details required sign plan materials.

Findings: Proposal is residential in nature and no signs are proposed.

Conclusions: Residential subdivisions do not contain commercial signage and do not require a sign plan. A subdivision sign can be approved subject to LSMC 14.68.090.

The following sections provide a summary of the applicable design guidelines, followed by an analysis of project findings.

I. NEIGHBORHOOD PLANNING

Community Structure

NP 2.3 Community Service Units – Group neighborhoods into larger community structures.

Findings: This development will develop into a larger community structure that is interconnected with the nearby 20th St SE Subarea.

NP 2.4 Community Focal Place – Provide communities of 1000 to 5000 people with a focal center that may be plaza, open space, or shopping district.

Findings: This project is a smaller project that makes up a portion of a larger neighborhood. A community focal place will be developed in the nearby commercial zoning under the 20th St SE Subarea plan.

NP 2.5 Mix of Uses – Create a mix of uses in neighborhoods to reduce dependence on automobiles.

Findings: The subject property is located within walking distance of areas that are zoned for commercial use under the 20th St SE Subarea. Road improvements proposed by this development will create pedestrian connections to those uses.

NP 2.6 Variations of Housing Type – This intent of this section is to achieve a mix of residential types.

Findings: The proposed development will create lots for single-family development on lots between 3,600 and 5,900 square feet. This small lot development is in proximity to another proposed subdivision across South Lake Stevens Road that will provide frontage improvements along 103rd Ave SE.

Conclusions: The proposed site plan and supporting materials meet the Community Structure standards.

Community Open Space

NP 3.1 Creating Useable Open Space – To create open space amenities.

Findings: Open space will be provided in two Tracts (Tracts 998 and 999). In order to protect one Category III wetland, 16,134 square feet will be permanently protected from development in Tract 999. Tract 998 provides recreational open space and a playground over the proposed stormwater detention vault. The guidelines states that all neighborhoods shall have active open spaces with amenities. Staff would recommend a condition that the applicant provide details of the proposed recreational amenities/playground at the time of construction plan submittal to fully meet this guideline. The inclusion of recreational amenities/playground is optional and is not required by municipal code.

NP 3.2 Parks and Open Space – Provide open spaces and parks for active and passive recreation.

Findings: As discussed under NP 3.1, Tract 998 will provide for recreation. Additionally, all lots in this development will pay a park impact fee at the time of building permit issuance or after.

NP 3.4 Reinforcing Natural Features – Incorporate natural open spaces into residential design.

Findings: One Category III wetland will be permanently protected from development in Tract 999 as an NGPA tract.

NP 3.5 Linear Parks – Connect open spaces and parks within residential developments.

Findings: Tracts 998 and 999 border the northern half of the plat. The property to the north contains a 100 foot wide water line transmission easement and existing overhead power lines. Due to the existing conditions, future connections are unlikely to occur.

NP 3.6 Pedestrian Connections – To provide convenient pedestrian connections to public and commercial facilities, to increase activity and social interaction, and to develop visual and functional links that unify the community.

Findings: Sidewalks and planting strips are proposed along both sides of the road within the subdivision. Road improvements related to this project will provide either sidewalks or a multi-use trail (as depicted in the 20th St. Subarea Plan) and planting strips along the length of the property's frontage on S. Lake Stevens Road. The City initially asked the applicant to explore a connection through Tract 998 to the existing water and powerline corridor on the north for future pedestrian connectivity as recommended in the City's 20th St. Subarea Plan. Applicant communication with the existing utility providers proved the connection to be infeasible due to security concerns. In lieu of this connection, the applicant is proposing the extension of pedestrian access (sidewalks & frontage improvements) north to connect to existing sidewalks at the intersection of S. Lake Stevens Rd. and 103rd Ave SE. In conjunction with this, the City is asking for a crosswalk at this intersection to enable safe travel from the new subdivision to Glenwood elementary school.

Conclusions: *As conditioned, the proposed site plan and supporting materials will meet the Community Open Space Standards.*

Street Layout and Design

NP 4.1 Network of Streets – The intent is to provide alternative routes to ease traffic flow, to slow traffic speed, to provide for neighborhood scale and create connections between neighborhoods.

Findings: The proposed road location has been designed to fit into the larger road network. The new roads will create two connection points to S. Lake Stevens Road. A traffic impact fee worksheet has been prepared by the applicant and submitted to the City for review. The applicant is proposing frontage improvements including curb, gutter, sidewalk, and landscape strip with street trees along the length of

the property's frontage on S. Lake Stevens Road. The 20th St. SE Subarea Plan calls for a multi-use trail along S. Lake Stevens Road to ultimately connect with 24th St. SE. The applicant's plans do not currently show a multi-use trail, thus staff recommends a condition that the plans be revised to include the provision for a multi-use trail along S. Lake Stevens Road in conformance with the 20th St. Subarea Plan.

NP 4.2 Residential Street Widths – This section relates to the construction of residential roads.

Findings: The applicant would need a deviation from the City's road standard widths in order to provide the narrower internal road width of 26 feet that is proposed. The right-of-way, as proposed, is narrower than the standard width for local access streets in order to minimize the amount of pavement within the development.

NP 4.3 Residential Street Construction – This section relates to the construction of residential roads.

Findings: Residential roads proposed by this development will provide sidewalks on both sides of the road, a landscape strip, and street trees.

NP 4.4 Street Trees – This section relates to the inclusion of street trees along public roads to provide shade and improve environmental quality.

Findings: Street trees will be installed as required by LSMC section 14.76.110. The applicant is proposing Autumn Brilliance Serviceberry, October Glory Red Maple, Summit Green Ash, and Armstrong Maple as the species of street trees. The species and installation of these trees will be reviewed during Construction Plan review.

NP 4.5 Unified Streets: This section encourages the development of "sense of community" through the construction of unifying streets.

Findings: The homes and landscaping on both sides of the street appear to be complementary to one another and have similar character.

NP 4.6 Cul-de-sacs/Courts – This section discourages the construction of cul-de-sacs because they limit connections with other streets.

Findings: No cul-de-sacs are proposed.

NP 4.7 Alleys – This section encourages the construction of alleys to reduce the impacts of driveways and garages from the street.

Findings: No alleys are proposed.

NP 4.8 Parallel Parking – This section encourages smaller parking lots and on-street parking.

Findings: Due to the narrowness of the proposed roads, on-street parking on one side only will likely occur. This will be reviewed and determined prior to preliminary plat approval and at the construction plan phase. The City has asked the applicant to consider the inclusion of off-street overflow parking, where feasible, on the property. Specifically, parking pods (a few spaces) may be able to be included in Tracts 998 and 999 to address the need for parking in higher density residential areas.

Conclusions: *The proposal meets Street Layout and Design standards.*

Transit

NP 5.1 Providing for Transit Access in Neighborhood Planning – This section encourages providing transit access with new residential developments.

Findings: Community Transit Routes 280 and 425, which serve Lake Stevens, are located roughly 4,000 linear feet from the site. With approval of this development, sidewalks will be developed along the property's frontage and beyond that will link with the sidewalk directly north of this property and connect to 20th St SE. Expanded transit routes are expected to be provided to the eastern half of the 20th Street

Subarea in the future in conjunction with commercial development along 20th St SE.

Conclusions: *The proposed site plan and supporting materials meet the Transit design standards.*

Natural and Scientific Resources

NP 6.1 Maintaining Existing Drainage Patterns – The intent of this section is to protect critical areas, reduce runoff and improve water quality.

Findings: The proposal will maintain existing drainage patterns and will comply with the current Department of Ecology Stormwater Manual and Chapter 11.06 of the LSMC. The City will review the proposed stormwater system during Construction Plan approval.

NP 6.2 Encouraging Protection of Natural Resources – Provide flexible standards to protect natural resources including but not limits to wetlands, wooded areas, and farmlands as well as retain views of natural areas.

Findings: One Category III wetland of 16,134 square feet will be permanently protected from development in Tract 999. The impacts and mitigation measures to critical areas have been described in a report provided by the applicant and reviewed by the City. No adverse impacts to the wetland are anticipated.

Conclusions: *The proposal meets Natural and Scientific Resources standards.*

II. STREETScape

Street Character and Liveliness

S 1.1 Inhabited Streets – The intent is to encourage pedestrian friendly streets where people will feel comfortable and enjoy the surroundings.

Findings: Street design will meet the requirements of City standards or be deviated from with city approval. The street has been designed with pedestrian use in mind with sidewalks connecting the entire length on both sides of the street. The parcels will be developed with single-family residential units fronting directly towards the street which will benefit the pedestrian scale of the area. With the inclusion of the multi-use trail along S. Lake Stevens Road in conformance with the 20th St. Subarea Plan, the area will provide local access for bicycles and pedestrians and be integrated into the larger system of trails throughout the city.

Conclusions: *The proposal meets Street Character and Liveliness standards.*

Pedestrian Environment

S 2.2 Screening Blank Walls and Retaining Walls – The intent is to reduce the negative impacts of blank walls on the pedestrian environment.

Findings: Retaining walls are proposed for this project along the rear of Lots 17, 18, & 19. These walls are not adjacent to pedestrian walkways and are not visible from public roadways. If significant walls are proposed during Construction Plan review, then landscaping or terracing of the walls may be required.

S 2.4 Screening Parking Lots – The intent is to improve the streetscape, define the street edge, and reduce the negative visual impact of paving and automobiles.

Findings: N/A – No parking lots, loading, or maintenance areas are proposed by this development.

S 2.6 Parking Garage Entries and Driveways – Reduce the impact of driveways and increase pedestrian safety.

Findings: Specific building designs for the development have not been submitted at this time. Staff would recommend a condition stating that any proposed houses be designed so as to minimize the visual impact of garages and automobiles from the streets and sidewalks.

S 2.7 Lighting Design – The intent is to identify and highlight key site elements, such as vehicular and pedestrian intersections, pedestrian paths and sidewalks and entrances, enhancing safety and security. In addition, to provide a desirable and safe pedestrian environment by decreasing glare.

Findings: During Construction Plan review street lighting will be required. At that time, the City will review the lighting of the development under the currently adopted standards. Meeting these standards will sufficiently address design concerns.

Conclusions: *The proposal will meet the Pedestrian Environment standards as conditioned.*

Landscape Design

S 3.1 Continuity along the Street – The intent is to use landscaping to unify the streetscape.

Findings: The area does not currently have a defined positive streetscape character. Providing the required frontage improvements as required by the City standards will provide a unified streetscape as the area develops.

S 4.1 Transition between Residence and Street – The intent of this section is to create a transition between the living areas of residences and the street.

Findings: The style of development proposed as well as the likely level of pedestrian traffic will not require additional separation between the street and the residential units. If greater separation is required, the individual property owners can install landscaping and fencing as allowed by the LSMC.

Conclusions: *The proposal meets Landscape Design standards.*

III. SITE PLANNING

Neighborhood Character

SP 1.1 Creating Streetscape Compatibility – The intent of this section is to make positive enhancements to the character of the street, to define the street as a coherent space, to ensure compatibility with the neighborhood and to provide pleasant and safe pedestrian circulation.

Findings: All structures proposed by this development will have the same setback requirements. Sidewalks and street improvements will be provided throughout the development.

SP 1.3 Compatibility with Emerging Centers – Integrate development and provide access to service and transit.

Findings: Pedestrian routes and a multi-use trail will be provided along S. Lake Stevens Road to the 20th St SE subarea.

Conclusions: *The proposal meets Neighborhood Character standards.*

Adjacent Properties

SP 2.1 Retaining Privacy and Solar Access – Reduce privacy impacts from adjacent development and limit new development from blocking natural sunlight.

Findings: The zoning requirements for setbacks and building height will meet the requirements of this section.

Conclusions: The proposal meets Adjacent Properties standards.

Natural Elements

SP 4.1 Preserving Sensitive Areas – The intent is to protect sensitive areas from development, encourage appropriate stormwater management and minimize grading impacts.

Findings: One Category III wetland of 16,134 square feet will be permanently protected from development in Tract 999. Drainage design will be reviewed during Construction Plan approval to confirm that it complies with the currently adopted drainage manual.

SP 4.2 Storm Water Management – The intent is to reduce stormwater runoff through natural infiltration methods, reducing costly storm drainage improvements.

Findings: The applicant is proposing narrower streets to reduce stormwater runoff. The proposal will comply with the current Department of Ecology Stormwater Manual and Chapter 11.06 LSMC. Existing drainage patterns will be retained. The area around the wetland onsite will be protected from grading.

SP 4.3 Protecting Significant Trees – The intent is to protect trees for aesthetic and environmental considerations.

Findings: Significant tree removal is required to develop the property. No tree removal will take place in the wetland or wetland buffer. Replacement will be required at a ratio of 3:1 as required by LSMC 14.76.120. The applicant has submitted a Tree Survey pursuant to this requirement.

Conclusions: The proposal meets Natural Elements standards.

Transit Facilitation

SP 5.1 Integrating Transit into Site Planning – The intent is to facilitate transit access to serve the site.

Findings: There are no transit options directly adjacent to the proposed project at this time. Pedestrian connections are provided toward 20th St. SE where users could walk to the nearest transit stop at 91st St SE and 16 Pl SE. Expanded transit routes are expected to be provided to the eastern half of the 20th Street Subarea in the future in conjunction with commercial development along 20th St SE.

Conclusions: The proposal meets Transit Facilitation standards.

IV. BUILDING DESIGN

Architectural Character

BD 1.1 Consideration of Site Conditions – Ensure the design of new development meets specific site conditions and maintains neighborhood characteristics.

Findings:

- **Topography:** The proposed site is rolling with its steepest slope at 15%. No considerations are necessary.
- **Solar Orientation:** The heights and locations of all proposed structures will not have an impact on the solar access of adjacent uses.
- **Site Size and Configuration:** The massing and structure size allowed by the zoning code does not create undue bulk or impact adjacent development.
- **Natural Features:** The subject property contains one Category III wetland to be protected in a Native Growth Protection Area (NGPA) in Tract 999.

BD 1.2 Unifying Design Concept – The intent is to unify and organize a building’s architectural character and individual elements.

Findings: The home plans will be reviewed administratively at the time of building permit submittal or prior.

BD 1.3 Compatibility with Neighbors – The intent is to enhance the character of established neighborhoods.

Findings: The surrounding area is currently developed with large lot single-family residential developments and an elementary school. The proposed density is greater than is found in the area presently, but complies with the current zoning requirements and is more appropriate to the recently adopted subarea plan goals.

Conclusions: *The proposal meets Architectural Character standards.*

Character and Massing

BD 2.2 Architectural Scale – The intent is to relate the building to adjacent residential scale.

Findings: The directly adjacent structures are existing single-family residences developed under the County. The proposed development will retain the scale and pattern of single-family houses.

BD 3.1 Human Scale – The intent is to include architectural elements at a scale to which people can relate.

Findings: Only small scale residential buildings would be permitted after the subdivision. These structures will give the development a human scale.

Conclusions: *The proposal meets Character and Massing standards.*

Special Needs Housing

BD 8.1 Siting and Building Design – The intent of this section is to integrate housing for people with special housing requirements into existing residential neighborhoods.

Findings: Uses of the proposed lots aside from single-family residences have not been determined at this time. However, all of the sidewalks proposed by this development will be developed to State and Federal ADA standards.

CONCLUSIONS

The proposed design is in keeping with the guidelines as well as the standards and intent of the High Urban Residential Zone as reviewed and conditioned. As described in this staff report, the development will match the character of the surrounding area and add to the visual attractiveness of this district.

STAFF RECOMMENDED CONDITIONS

1. The project plans shall be consistent with the Plat Map (**Sheet SP-01 of Exhibit 3b**) presented to the Board except as modified by conditions stated herein, or as necessary to comply with conditions imposed on the land use permit by the Hearing Examiner or as hereafter amended with approval by the City.
2. Any subdivision signage will require a separate permit and administrative approval prior to installation.
3. Final inspection of the site Construction Plan shall not be commenced until staff has confirmed

that all design features described in this staff report will be installed to the satisfaction of the City of Lake Stevens.

4. Future homes shall be administratively reviewed at the time of building permit submittal or prior and shall minimize the visual impact of garages from the streets and sidewalks, including but not limited to the following:
 - a. Stepping the garage back a minimum of two-feet from the living area or entry of the house, along the front façade, emphasized by different architectural features, varied materials, and rooflines;
 - b. Minimizing blank garage doors, through the use of windows and/or architectural detail (e.g., change of materials, colors or textures on different elements to provide articulation and character on the garage door); and
 - c. Emphasizing pedestrian entrance to the house fronting the public street or lane through the construction of a front porch or other entrance features emphasized by distinct architectural features, varied materials, windows, and rooflines.
5. The applicant shall provide details of the proposed recreational amenities/playground at the time of construction plan submittal. The inclusion of recreational amenities/playground is optional and is not required by municipal code.
6. The applicant shall revise the projects plans to include the provision for a multi-use trail along S. Lake Stevens Road in conformance with the 20th St. Subarea Plan.
7. The applicant shall consider the inclusion of off-street overflow parking, where feasible, on the property. Specifically, parking pods (a few spaces) may be able to be included in Tracts 998 and 999 to address the need for parking in higher density residential areas
8. If there is any dispute on the interpretation of these conditions, the issue shall be remanded back to the Design Review Board for final resolution.

Staff Recommendation Completed by:



9-30-16

Melissa Place, *Senior Planner*
Planning and Community Development

Date

Exhibit List

1. Preliminary Plat Application, received on August 15, 2016
2. Design Review Board Application, received on August 26, 2016
3. Design Review Package, received on August 15, 2016
 - a. Design Guideline Checklist
 - b. Site Development Plans, (Sheets CS-01, TO-01, SP-01, SP-02, and RD-01)
 - c. Landscape Plans (Sheets L1-L6)
 - d. Photographs of Plant Material
 - e. Potential Building Elevations
4. Project Narrative, received on August 15, 2016



Planning and Community Development
 1812 Main Street, P O Box 257
 Lake Stevens WA 98258
 Phone Number (425) 377-3235

<p>To Be Completed By Staff Date of Application: _____ Staff Initials: _____ Permit Number: _____</p>

**TYPE III - QUASI-JUDICIAL - HEARING EXAMINER DECISION
 LAND USE DEVELOPMENT APPLICATION**

CHECK ONE

<input type="checkbox"/> Conditional Use Permit	<input type="checkbox"/> Variance
<input checked="" type="checkbox"/> Preliminary Plats	
<input type="checkbox"/> Shoreline Conditional Use	
<input type="checkbox"/> Shoreline Variance	<input type="checkbox"/> Other: _____
All Shoreline Permits require Floodplain review.	
ARE ANY LOWER LEVEL PERMITS REQUIRED? Yes <input type="checkbox"/> No <input type="checkbox"/> Describe: _____	

Property Information	Site Address: 10009 South Lake Stevens Drive		
	Assessor Parcel No: 004570-000-030-01	Property Square Feet: 418,611 +/-	Acres: 9.6 +/-
	Land Use Designation: High Density Residential (HDR)	Zoning: High Urban Residential (HUR)	
	Number of Buildings on Site/: 0	Number to be Retained: 0	
	Existing Impervious Surface Area: 0	Proposed Impervious Surface Area: TBD	
Applicant	Name/Company: C47-1 Tyler LLC		
	Address: 10515 20th St SE #100	City/State/Zip: Lake Stevens, WA 98258	
	Phone: 425-359-4487	Applicants relationship to owner: Applicant is owner	
	Fax:	Email: kaintztk@msn.com	
Primary Contact	Name/Company: Patrick McCourt, CEO / Land Pro Group Inc		
	Address: 10515 20th St SE #202	City/State/Zip: Lake Stevens, WA 98258	
	Phone: 425-308-5101	Email: pmccourt@landprogrp.com	
	Fax:		
Property Owner	Name/Company: Tim Kaintz, Member / C47-1 Tyler LLC		
	Address: 10515 20th St SE #100	City/State/Zip: Lake Stevens, WA 98258	
	Phone: 425-359-4487	Email: kaintztk@msn.com	
	Fax:		

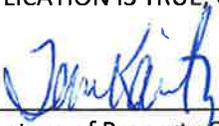
Project Description	Grading Quantities		Cut:		Fill:	
	Proposed project/land use (attach additional sheets if necessary):					
	Applicant proposes 65-66 single family lots					
Building Information	Gross Floor Area of Existing and Proposed Buildings: 0					
	Bldg 1:		Bldg: 2		Bldg 3:	
	Bldg 4:		Bldg 5:			
	Gross Floor Area by Use of Buildings (please describe use as well as floor area):					
	Use 1:					
	Use 2:					
	Use3:					
Use4:						

You may not begin any activity based on this application until a decision, including the resolution of any appeal, has been made. Conditions or restrictions may be placed on your permit if it is approved. After the City has acted on your application, you will receive notice of the outcome. If an appeal is filed, you may not begin any work until the appeal is settled. You may also need approvals from other agencies; please check this before beginning any activity.

This application expires 180 days after the last date that additional information is requested (LSMC 14316A.245)

If you suspect that your site contains a stream or wetland or is adjacent to a lake, you may need a permit from the state or federal government.

I DECLARE UNDER PENALTY OF THE PERJURY LAWS THAT THE INFORMATION I HAVE PROVIDED ON THIS APPLICATION IS TRUE, CORRECT AND COMPLETE.



 Signature of Property Owner/Agent

 Date of Application

By affixing my signature I certify that I am the legal owner of the property for which this application is issued or an authorized agent of the owner.



Planning and Community Development
1812 Main Street, P O Box 257
Lake Stevens WA 98258
Phone Number (425) 377-3235

To be completed by staff

Date of Application: _____

Staff Initials: _____

Permit Number: _____

STATEMENT OF OWNERSHIP/APPLICANT AUTHORITY

I certify or declare under penalty of perjury under the laws of the state of Washington that:

1. This application is authorized by the all the land owners with authority to bind the land/property;
2. That the developer is operating under the landowner's authority;
3. That the developer and/or landowner is either an individual or a duly formed and qualified corporation, partnership, or other legal entity; and
4. That the person signing all applications or other legal documents is authorized by the legal entity and/or landowner to do so; and
5. That the application and submittals are true and correct to the best of my information.

Applicant

Signature: 

Name: C47-1 Tyler LLC, Tim Kaintz, Member

Address: 10515 20th St SE #100
Lake Stevens, WA 98258

Phone: 425-359-4487

Email address: kaintztk@msn.com

Property Owner(s)

Signature: 

Name: C47-1 Tyler LLC, Tim Kaintz, Member

Address: 10515 20th St SE #100
Lake Stevens, WA 98258

Phone: 425-359-4487

Email address: kaintztk@msn.com

Signature: _____

Name: _____

Address: _____

Phone: _____

Email address: _____

NOTE ON ENTERING PROPERTY

The City of Lake Stevens may enter onto the property, which is the subject of this application during the hours of 7:00 a.m. to 5:00 p.m., Monday – Friday, for the sole purpose of inspecting the limited area of the property, which is necessary to process this application. In the event the City determines that such an inspection is necessary during a different time or day, the City employees or agents will contact applicant verbally or in writing at least 24 hours before entering.

LEGAL DESCRIPTION

PARCEL A:

TRACT 30, PLAT OF GLENWOOD, DIVISION A, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 7 OF PLATS, PAGE 46, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

EXCEPT THE NORTH 255 FEET THEREOF;

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER AND ACROSS THE FOLLOWING DESCRIBED TRACT:

THE WEST 20 FEET OF THE NORTH 255 FEET OF TRACT 30, PLAT OF GLENWOOD, DIVISION A, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 7 OF PLATS, PAGE 46, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

PARCEL B:

LOTS 31 AND 32, GLENWOOD DIVISION "A", ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 7 OF PLATS, PAGE 46, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

EXCEPT THAT PORTION LYING NORTH OF THE SOUTH LINE OF THE CITY OF EVERETT WATER LINE EASEMENT AS LOCATED ACROSS SAID LOTS;

AND ALSO EXCEPT THAT PORTION OF LOT 32 LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 32;

THENCE WEST ALONG THE NORTH LINE OF SAID LOT 32 AND ALONG THE SOUTH LINE OF CERTAIN PROPERTY DEEDED TO THE COUNTY OF SNOHOMISH, FILE NO. 2125080, TO INTERSECT WITH A LINE WHICH IS 105 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID LOT 32, WHICH IS THE TRUE POINT OF BEGINNING OF SAID LINE;

THENCE SOUTH 01°28'47" WEST PARALLEL TO THE EAST LINE OF SAID LOT 32, A DISTANCE OF 194.51 FEET;

THENCE NORTH 88°56'10" WEST FOR 35.04 FEET;

THENCE SOUTH 01°28'47" WEST FOR 222.19 FEET TO THE SOUTH LINE OF SAID LOT 32 THE SAME BEING THE NORTH LINE OF SOUTH LAKE STEVENS ROAD TO THE TERMINUS OF SAID LINE.

ALL SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

(PARCELS A AND B ARE ALSO KNOWN PARCEL 1 ADJUSTED OF BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITOR'S FILE NUMBER 9704010509).



AUG 26 2016

Planning and Community Development
 1812 Main Street, P O Box 257
 Lake Stevens WA 98258
 Phone Number (425) 377-3235

To Be Completed By Staff

Date of Application: _____
 Staff Initials: JA
 Permit Number: LUA 2016-0117

**TYPE I AND II – ADMINISTRATIVE DECISIONS
 LAND USE DEVELOPMENT APPLICATION**

CHECK ONE	
<p>TYPE I</p> <p><input type="checkbox"/> Administrative Design Review</p> <p><input type="checkbox"/> Administrative Modification</p> <p><input type="checkbox"/> Boundary Line Adjustment</p> <p><input type="checkbox"/> Change of Use</p> <p><input type="checkbox"/> Code Interpretation</p> <p><input type="checkbox"/> Fireworks Stand</p> <p><input type="checkbox"/> Floodplain Development</p> <p><input type="checkbox"/> Grading Permit, 100 cubic yards or less</p> <p><input type="checkbox"/> Master Sign Program</p> <p><input type="checkbox"/> Reasonable Use Exception</p> <p><input type="checkbox"/> Shoreline Exemption</p> <p><input type="checkbox"/> Sign</p> <p><input type="checkbox"/> Temporary Use</p> <p><input checked="" type="checkbox"/> Type I Other: <u>Design Review Board</u></p>	<p>TYPE II</p> <p><input type="checkbox"/> Administrative Conditional Use (Grading over 100 cubic yards)</p> <p><input type="checkbox"/> Binding Site Plan</p> <p><input type="checkbox"/> Planned Action Certification</p> <p><input type="checkbox"/> SEPA Review</p> <p><input type="checkbox"/> Shoreline Substantial Development</p> <p><input type="checkbox"/> Short Plats</p> <p><input type="checkbox"/> Short Plat Alteration</p> <p><input type="checkbox"/> Short Plat Vacation</p> <p><input type="checkbox"/> Site Plan Review</p> <p><input type="checkbox"/> Type II Other: _____</p> <p style="text-align: center;">All Shoreline Permits Require Floodplain Review</p>

Property Information	Site Address: 10009 S Lake Stevens Rd, Lake Stevens, WA 98258		
	Assessor Parcel No: 004570-000-030-01	Property Square Feet: 418,611 +/-	Acres: 9.6 +/-
	Land Use Designation: High Density Residential	Zoning: High Urban Residential	
	Number of Buildings on Site/: 0	Number to be Retained: 0	
	Existing Impervious Surface Area: 0	Proposed Impervious Surface Area: tbd	
Applicant	Name/Company: Tim Kaintz, Member / C47-1 Tyler LLC		
	Address: 10515 20th St SE #100	City/State/Zip: Lake Stevens, WA 98258	
	Phone: 425-359-4487	Applicants relationship to owner: Applicant is owner	
	Fax:	Email: kaintztk@msn.com	
Primary Contact	Name/Company: Patrick McCourt / Land Pro Group Inc		
	Address: 10515 20th St SE #202	City/State/Zip: Lake Stevens, WA 98258	
	Phone: 425-308-5101	Email: pmccourt@landprogrp.com	

	Fax: 425-654-8103
--	-------------------

Property Owner	Name/Company: Timothy Kaintz				
	Address: 10515 20th St SE #100		City/State/Zip: Lake Stevens, WA 98258		
	Phone: 425-359-4487		Email: kaintztk@msn.com		
	Fax:				
Project Description	Grading Quantities	Cut:		Fill:	
	Proposed project/land use (attach additional sheets if necessary):				
	Project would include 66 single family lots, with tracts for detention, wetlands, site distance and monument signage.				
Building Information	Gross Floor Area of Existing and Proposed Buildings: Existing=0, Proposed 66 houses				
	Bldg 1:	Bldg 2:	Bldg 3:	Bldg 4:	
	Bldg 5:				
	Gross Floor Area by Use of Buildings (please describe use as well as floor area):				
	Use 1:				
	Use 2:				
	Use 3:				
Use 4:					

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8-25-16
 Date of Application

By affixing my signature I certify that I am the legal owner of the property for which this application is issued or an authorized agent of the owner.



Planning and Community Development
1812 Main Street, P O Box 257
Lake Stevens WA 98258
Phone Number (425) 377-3235

To be completed by staff

Date of Application: _____
Staff Initials: _____
Permit Number: _____

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3. That the developer and/or landowner is either an individual or a duly formed and qualified corporation, partnership, or other legal entity; and
4. That the person signing all applications or other legal documents is authorized by the legal entity and/or landowner to do so; and
5. That the application and submittals are true and correct to the best of my information.

Applicant
Signature: 
Name: C47-1 Tyler LLC, Tim Kaintz, Member
Address: 10515 20th St SE #100
Lake Stevens, WA 98258
Phone: 425-359-4487
Email address: kaintztk@msn.com

Property Owner(s)
Signature: 
Name: C47-1 Tyler LLC, Tim Kaintz, Member
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ALL SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.
(PARCELS A AND B ARE ALSO KNOWN PARCEL 1 ADJUSTED OF BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITOR'S FILE NUMBER 9704010509).

AUG 15 2016



Planning and Community Development
 1812 Main Street, P O Box 257
 Lake Stevens WA 98258
 Phone Number (425) 377-3235

To Be Completed By Staff	
Date Received:	8/15/16
Staff Initials:	JA
Permit Number:	LLA2016-0116

Design Guideline Checklist
 Lake Stevens Center 20th Street SE Corridor

Part One: Project Information (Applicant Complete)			
Property Information	Site Address: 10009 South Lake Stevens Rd Lake Stevens, WA 98258		
	Assessor Parcel No: 457000-0-030-01	Area of property	Sq Feet: 418,611+/- Acres: 6.9+/-
	Land Use Designation: High Density Residential (HDR)		Zoning: High Urban Residential (HUR)
Applicant/Contact	Name/Company: Tim Kaintz / JM1 Holdings LLC		
	Address: 10515 20th St SE #100		City/State/Zip: Lake Stevens, WA 98258
	Phone: 425-359-4487		Applicants relationship to owner: Applicant is owner
	Fax:		Email: kaintztk@msn.com
Part Two: Design Review Procedures per LSMC 14.16C.050(e) (Applicant Complete)			
Below is a summary of required primary elements. See LSMC14.16C.050(e) for a complete list of requirements. Please provide seven color copies and one electronic copy of plans and drawings.			
<input checked="" type="checkbox"/>	Site Plan – Show existing and proposed structures, building setbacks, parking layout, location of public improvements, and landscaping to be retained.	<input type="checkbox"/>	Sign Plan – Show existing and proposed freestanding signs, wall signs, informational signs, and other signs.
<input checked="" type="checkbox"/>	Landscape Plan – Provide plan showing existing/proposed buildings, vehicular and pedestrian circulation, proposed plant materials and locations, plant schedule, photos of proposed plants.	<input checked="" type="checkbox"/>	Building Elevations/Renderings – Provide project drawings that show exterior color, material composition and other design elements
<input type="checkbox"/>	Building Material Samples and Color Chips – Provide samples.		
Signature (Applicant)			
Date			

Part Three: Design Guidelines (Applicant Complete)

Section II - Site Orientation and Design. Please indicate how your project addresses the principles found in *Subarea Design Guidelines* sections IIA – IIH. Identify where the specific elements are located on the plans. If the principle does not apply to your project, indicate why not.

A. Pedestrian Orientation & Streetscape	1. Lots will be fronted by sidewalks through the development and to the two access points that front S. Lake Stevens Rd. ROW Improvements along S. Lake Stevens rd. The developer will work with the city to connect to the pedestrian pathway to the north.
1. Pedestrian Oriented Zone	
2. Street Landscaping	2. Street landscaping will be comprised of street trees. Street trees will be selected per agreement with the City from a variety of types including Armstrong Maple, October Glory Red Maple, Autumn Brilliance Serviceberry, and Summer Green Ash
3. Setbacks	3. Building setbacks will be per City code.
4. Site Landscaping	4. Site Landscaping will be provided by each individual homeowner. it is anticipated that each homeowner will landscape their properties per their personal desires. Landscaping will be provided in the detenion/open space area.
5. Drive-through Use	5. Interior road loops. No cul-de-sacs or dead ends are planned allowing easy access through the project.
B. Architectural Landmarks & Gateways	monument signs are proposed to be installed at both accesses to South Lake Stevens Rd. the Monument Signs will be a deferred submittal.
1. Structural Elements	
C. Plazas, Courtyards & Seating Areas	none proposed
1. Plazas, Courtyard & Seating	
D. Lighting	Street lighting will be per City and Washington State Energy Code.
1. Street Light	Site Lighting- none proposed.
2. Site Lighting	

<p>E. Crosswalks & Intersections.</p>	<p>Crosswalks will be installed at the intersections within the development</p>
<p>1. Crosswalks & Intersection Treatments</p>	
<p>F. Pedestrian Connections</p>	<p>Pedestrians will connect through the development via sidewalks that front each lot as well as Tract 998 (Detention/Open space area at the NE corner of the proposed development. the developer will work with the City to connect the route to the existing sidewalk that terminates at the intersection of S Lake Stevens Rd and 103rd Ave SE.</p>
<p>1. Pedestrian Pathways</p>	
<p>G. Parking Lots</p>	<p>No dedicated parking lots. Parking is available within the residences garages and driveways and street parking.</p>
<p>1. Configuration and Screening</p>	
<p>2. Landscaping</p>	
<p>3. Parking Structures</p>	
<p>H. Screening of Trash & Service Areas</p>	<p>Trash screening requirements will be determined by the, yet to be formed, Home Owners Association.</p>
<p>1. Service Areas</p>	
<p>Additional Comments:</p>	

<p>Section III - Building Design. Please indicate how your project addresses the principles found in <i>Subarea Design Guidelines</i> sections IIIA – IIIE. Identify where the specific elements are located on the plans. If the principle does not apply to your project, indicate why not.</p>	
<p>A. Primary Orientation</p>	<p>Residential houses will be oriented towards the streets.</p>
<p>B. Ground Level Details</p>	<p>Building layouts, stories, materials, will be the determined by the homebuilder. The homebuilder is to be determined at a later date.</p>
<p>1. Entrances</p>	
<p>2. Weather Protection</p>	
<p>3. Façade Details</p>	
<p>4. Blank Wall Treatments</p>	
<p>C. Massing and Articulation</p>	<p>Massing of the houses will be determined by the lot lines and setback requirements as required by the City of Lake Stevens.</p>
<p>1. Massing</p>	
<p>2. Articulation</p>	
<p>D. Architectural Character</p>	<p>Architectural character to be provided by the homebuilder. The homebuilder is to be determined at a later date. See attached Exhibit labeled "Tyler Preliminary Plat - Potential Building Elevations" for designs that are being utilized on comparable lots in the area.</p>
<p>1. Design Concept</p>	
<p>2. Building Material</p>	
<p>3. Windows</p>	
<p>4. Rooflines</p>	
<p>5. Screening Rooftop Equipment</p>	

<p>E. Signs</p>	<p>Monument sign announcing the development at the (2) South Lake Stevens Road entrances to the site will be a deferred submittal and may be determined by the home builder. The home builder is to be determined at a later date.</p>
<p>1. Creativity and Quality Design</p>	
<p>2. Freestanding Signs</p>	
<p>3. Pedestrian-Oriented & Wall Signs</p>	
<p>Additional Comments:</p>	
<p>Section IV - Multifamily Neighborhoods. Please indicate how your project addresses the principles found in <i>Subarea Design Guidelines</i> sections IVA – IVC. Identify where the specific elements are located on the plans. If the principle does not apply to your project, indicate why not.</p>	
<p>A. Site Design</p>	<p>Single family neighborhood. This section does not apply.</p>
<p>1. Orientation</p>	
<p>2. Landscaping</p>	
<p>3. Outdoor Spaces</p>	

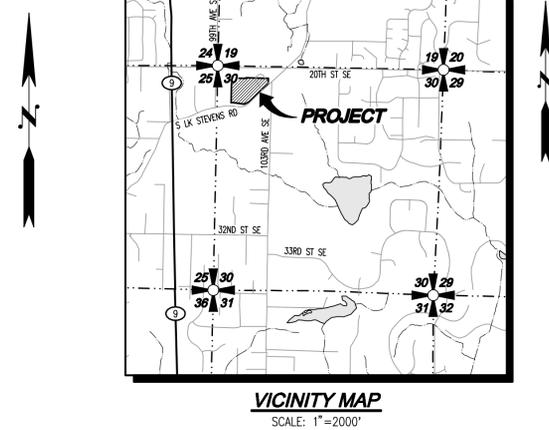
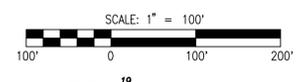
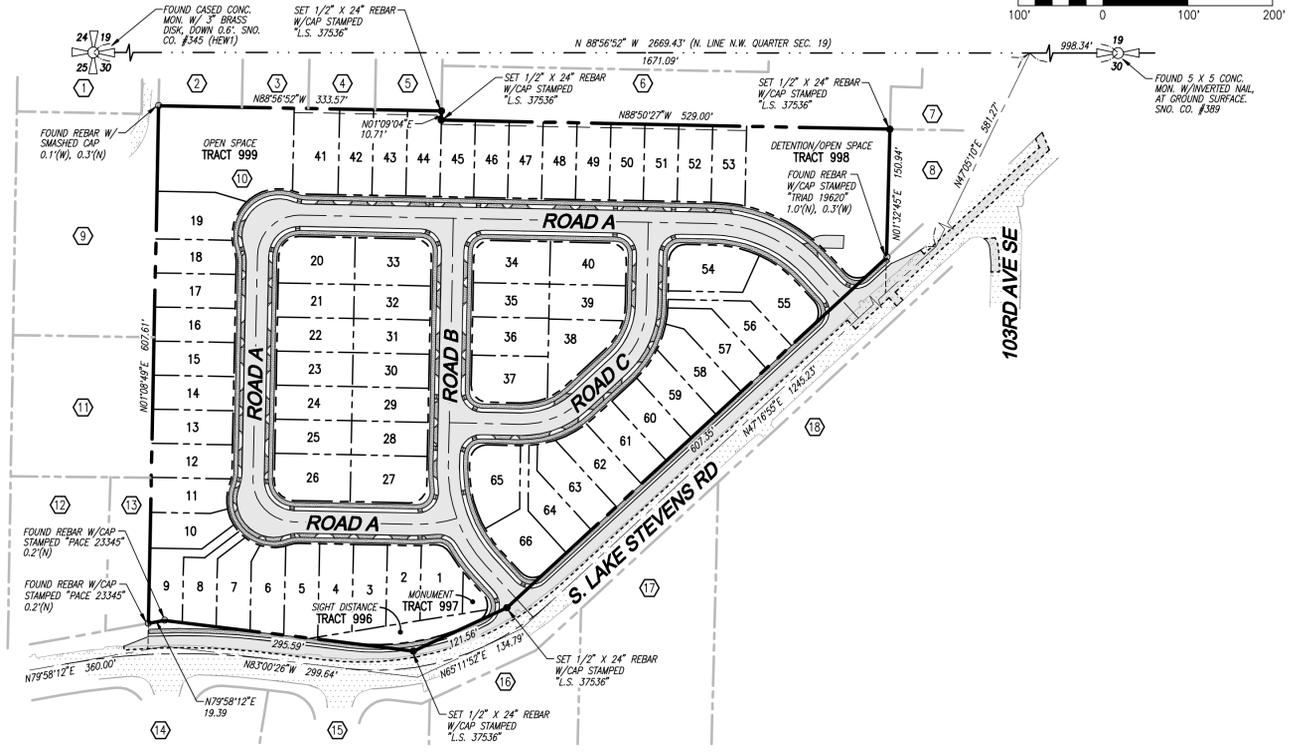
<p>B. Parking and Access</p>	
<p>C. Building Design</p>	
<p>1. Pitched Roof Forms</p>	
<p>2. Design to Increase Privacy</p>	
<p>3. Architectural Character and Scale</p>	
<p>Additional Comments:</p>	
<p>Part Three: Design Guideline Criteria (City to complete)</p>	
<p>Yes <input type="checkbox"/></p>	<p>Project meets City of Lake Stevens Subarea Design Guidelines.</p>
<p>No <input type="checkbox"/></p>	<p>Project does not meet City of Lake Stevens Subarea Design Guidelines (explain on separate sheet and attach)</p>
<p>Signature (Director or Designee)</p>	
<p>Date</p>	

NW 1/4, NW 1/4, SEC 30, TWN 29 N, RGE 6 E, W.M., CITY OF LAKE STEVENS, SNOHOMISH COUNTY, WASHINGTON

TYLER PROPERTY PRELIMINARY PLANS

LEGEND AND ABBREVIATIONS

EXISTING SYMBOLS		ABBREVIATIONS	
SYMBOL	DESCRIPTION	CB	CATCH BASIN
	SECTION CORNER	CL	CENTERLINE
	SECTION QTR CORNER	CMP	CORRUGATED METAL PIPE
	SET REBAR & CAP, AS NOTED	CP	CONCRETE PIPE
	EXISTING REBAR & CAP, AS NOTED	EL	ELEVATION
	SIGN POST	EXIST.	EXISTING
	MAILBOX	FL	FLOWLINE
	CATCH BASIN	IE	INVERT ELEVATION
	STORM MANHOLE	LCPE	LINED CORRUGATED POLYETHYLENE PIPE
	CULVERT	PL	PROPERTY LINE
	FIRE HYDRANT	PP	POWER POLE
	WATER VALVE	PVC	POLYVINYL CHLORIDE PIPE
	GAS VALVE	R/W	RIGHT-OF-WAY
	GUY ANCHOR	STA	STATION
	UTILITY/POWER POLE	SD	STORM DRAIN
	POWER VAULT	SS	SANITARY SEWER
	SANITARY SEWER MANHOLE	SSMH	SANITARY SEWER MANHOLE
	GAS PAINT MARK	SWPE	SOLID WALL POLYETHYLENE PIPE
	TELEPHONE PAINT MARK	TYP	TYPICAL
	POWER PAINT MARK	TBR	TO BE REMOVED
	WATER PAINT MARK		
	SEWER PAINT MARK		
PROPOSED STORM SYMBOLS		PROPOSED WATER SYMBOLS	
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	SD CAP		WATER CAP
	TYPE 1 CATCH BASIN, GRATED LID		CONCRETE BLOCKING
	TYPE 1 CATCH BASIN, SOLID LID		BUTTERFLY VALVE
	TYPE 2 CATCH BASIN, GRATED LID		45° BEND
	TYPE 2 CATCH BASIN, SOLID LID		90° BEND
	BEEHIVE MANHOLE COVER		22° BEND
	SQUARE YARD DRAIN		VALVE
	ROUND YARD DRAIN		HYDRANT ASSEMBLY
	STORM CLEAN OUT		BLOW-OFF VALVE
	STORM PIPE		REDUCER
	SEWER CAP		AIR-VAC ASSEMBLY
	SEWER CLEANOUT		WATER METER
	SEWER MANHOLE		WATER PIPE
	SEWER PIPE		



SURVEY INFORMATION

LEGAL DESCRIPTION

TRACT 30, PLAT OF GLENWOOD DIVISION 'A', ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 46, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

EXCEPT THE NORTH 255 FEET THEREOF.

TOGETHER WITH LOTS 31 & 32 OF SAID PLAT,

EXCEPT THAT PORTION OF SAID LOTS 31 & 32 LYING NORTHERLY OF THE SOUTHERLY LINE OF CITY OF EVERETT TRANSMISSION LINE NO. 2 AS SHOWN ON RECORD OF SURVEY RECORDED IN VOLUME 34 OF SURVEYS, PAGE 223.

AND EXCEPT THAT PORTION OF SAID LOT 32 LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE NORTHEAST CORNER SAID LOT 32, THENCE WEST ALONG THE NORTH LINE OF SAID LOT 32 AND SOUTH LINE OF CERTAIN PROPERTY DEEDED TO SNOHOMISH COUNTY FILE NO. 2125080 TO INTERSECTION WITH A LINE WHICH IS 105 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID LOT 32, WHICH IS THE TRUE POINT OF BEGINNING OF SAID LINE, THENCE SOUTH 01°27'51" WEST (S01°28'47" W DEED), PARALLEL TO THE EAST LINE OF SAID LOT 32, A DISTANCE OF 194.51 FEET, THENCE NORTH 88°07'12" WEST (S88°05'10" W DEED) FOR 35.04 FEET, THENCE SOUTH 01°27'51" WEST (S01°28'47" W DEED) FOR 224.95 FEET (222.19 FEET DEED) TO THE SOUTH LINE OF SAID LOT 32 THE SAME BEING THE NORTH LINE OF SOUTH LAKE STEVENS ROAD AND THE TERMINUS OF SAID LINE.

ALSO KNOWN AS PARCEL NO. 1 OF BLA 96-108348.

VERTICAL DATUM

NORTH AMERICAN VERTICAL DATUM-1988

FOUND CASED CONC. MON. W/3" BRASS CAP & "X" AT INTERSECTION 20TH ST. S.E. & 99TH AVE. S.E. ELEV.=384.84'

BASIS OF BEARING

THE MONUMENTED NORTH LINE OF THE NORTHWEST QUARTER, SECTION 19, AS THE BEARING OF N 88°56'52" W. PER RECORD OF SURVEY RECORDED UNDER RECORDING NO. 200609255161.

REFERENCES

METHOD OF SURVEY: SURVEY PERFORMED BY FIELD TRAVERSE

INSTRUMENTATION: LEICA TS 151 ROBOTIC ELECTRONIC TOTAL STATION

PRECISION: MEETS OR EXCEEDS STATE STANDARDS WAC 332-130-090

TABLE OF CONTENTS

- 1 COVER SHEET
- 2 EXISTING CONDITIONS AND TREE SURVEY
- 3 PRELIMINARY PLAT
- 4 PRELIMINARY ROAD, STORM DRAINAGE AND STREET TREE PLAN
- 5-6 PRELIMINARY ROAD PROFILES
- 7 PRELIMINARY ROAD SECTIONS
- 8 PRELIMINARY UTILITY PLAN

PROJECT INFORMATION

TAX PARCELS: 00457000002912
SITE ADDRESS: 10009 S LAKE STEVENS RD LAKE STEVENS, WA 98258 417,593 SF 9.59 AC
SITE AREA: 417,593 SF
CURRENT ZONING: HUR (R3600)
PROPOSED ZONING: HUR (R3600)
PROPOSED LAND USE: RESIDENTIAL
PROPOSED LOTS: 66
WATER: SNOHOMISH COUNTY PUD NO. 1
SEWER: LAKE STEVENS SEWER DISTRICT
POWER: SNOHOMISH COUNTY PUD NO. 1
GAS: PUGET SOUND ENERGY
TELEPHONE: COMCAST
CABLE: COMCAST
SCHOOL DISTRICT: LAKE STEVENS SCHOOL DISTRICT NO. 4
FIRE DISTRICT: LAKE STEVENS FIRE DISTRICT NO. 8

EARTHWORK QUANTITIES

STRIPPINGS: 11,800 CY
 CUT: 30,300 CY
 FILL: 32,200 CY
 NET: 1,900 CY (FILL)
 DISTURBED AREA: 424,655 SF (9.75 AC)

CONTACT LIST

OWNER/APPLICANT: C47-1 TYLER, LLC
 10515 20TH ST SE, SUITE 100 LAKE STEVENS, WASHINGTON 98258
 CONTACT: PATRICK MCCOURT
 CONTACT: TIM KAINZ

DEVELOPMENT MANAGER: LAND PRO GROUP
 10515 20TH ST SE, SUITE 202 LAKE STEVENS, WASHINGTON 98258
 CONTACT: PATRICK MCCOURT
 PHONE: (425) 308-5101
 FAX: (425) 645-8103
 EMAIL: pmccourt@landprogroup.com

LANDSCAPE ARCHITECT: PAUL JAY LANDSCAPE ARCHITECTURE
 2917 EAST DIVISION MOUNT VERNON, WA 98274
 CONTACT: PAUL JAY
 PHONE: (425) 210-1986
 EMAIL: pauljaya@gmail.com

TRAFFIC ENGINEER: GIBSON TRAFFIC CONSULTANTS
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 CONTACT: EDWARD KOLTONOWSKI, PE
 PHONE: (425) 339-8266
 FAX: (425) 258-2922
 EMAIL: edwardk@gibsontraffic.com

SURVEYOR: PACIFIC COAST SURVEYS, INC.
 16300 MILL CREEK BLVD, STE G4 MILL CREEK, WASHINGTON 98082
 CONTACT: DARREN RIDDLE, PLS
 PHONE: (425) 508-4951
 FAX: (425) 357-3577
 EMAIL: darren@pcsurveys.net

CIVIL ENGINEER: LDC, INC.
 14201 NE 200TH ST, STE 100 WOODINVILLE WASHINGTON 98072
 CONTACT: JEREMY SATHER, PE
 PHONE: (425) 806-1869
 FAX: (425) 482-2893
 EMAIL: jsather@ldccorp.com

GEOTECH ENGINEER: TERRA ASSOCIATES
 12525 WILLOWS ROAD, STE 101 KIRKLAND, WA 98034
 CONTACT: CAROLYN DECKER, PE
 PHONE: (425) 821-7777
 FAX: (425) 821-4334
 EMAIL: cdeckert@terra-associates.com

WETLAND BIOLOGIST: WETLAND RESOURCES
 9505 19TH AVE SE, STE 106 EVERETT, WA 98208
 CONTACT: JOHN LAUFENBURG
 PHONE: (425) 337-3174
 FAX: (425) 337-3045
 EMAIL: john@wetlandresources.com

SURROUNDING OWNERS TAX PARCEL TABLE

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3	00457000003004, 00457000003009	13	00457000002901
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5	00457000003002, 00457000003014	15	00457100004600
6	00457000003103	16	00457100004502, 00457100004503
7	00457000003200	17	00457100004400
8	00457000003201		
9	00457000002914		
10	00457000003001		

SURVEY DISCLAIMER

TOPOGRAPHIC SURVEY INFORMATION CONTAINED ON THESE PLANS HAS BEEN PROVIDED BY PACIFIC COAST SURVEYS, INC. LDC, INC. (LAND DEVELOPMENT CONSULTANTS, INC.) ASSUMES NO LIABILITY AS TO THE ACCURACY AND COMPLETENESS OF THIS DATA. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.

PFN# LUA2016-0104

NO.	DATE	DESCRIPTION

Engineering Structural Planning Survey

LDC
THE CIVIL ENGINEERING GROUP

14201 NE 200th St, #100
Woodinville, WA 98072
Ph: 425.806.1869
Fax: 425.482.2893
www.LDCcorp.com

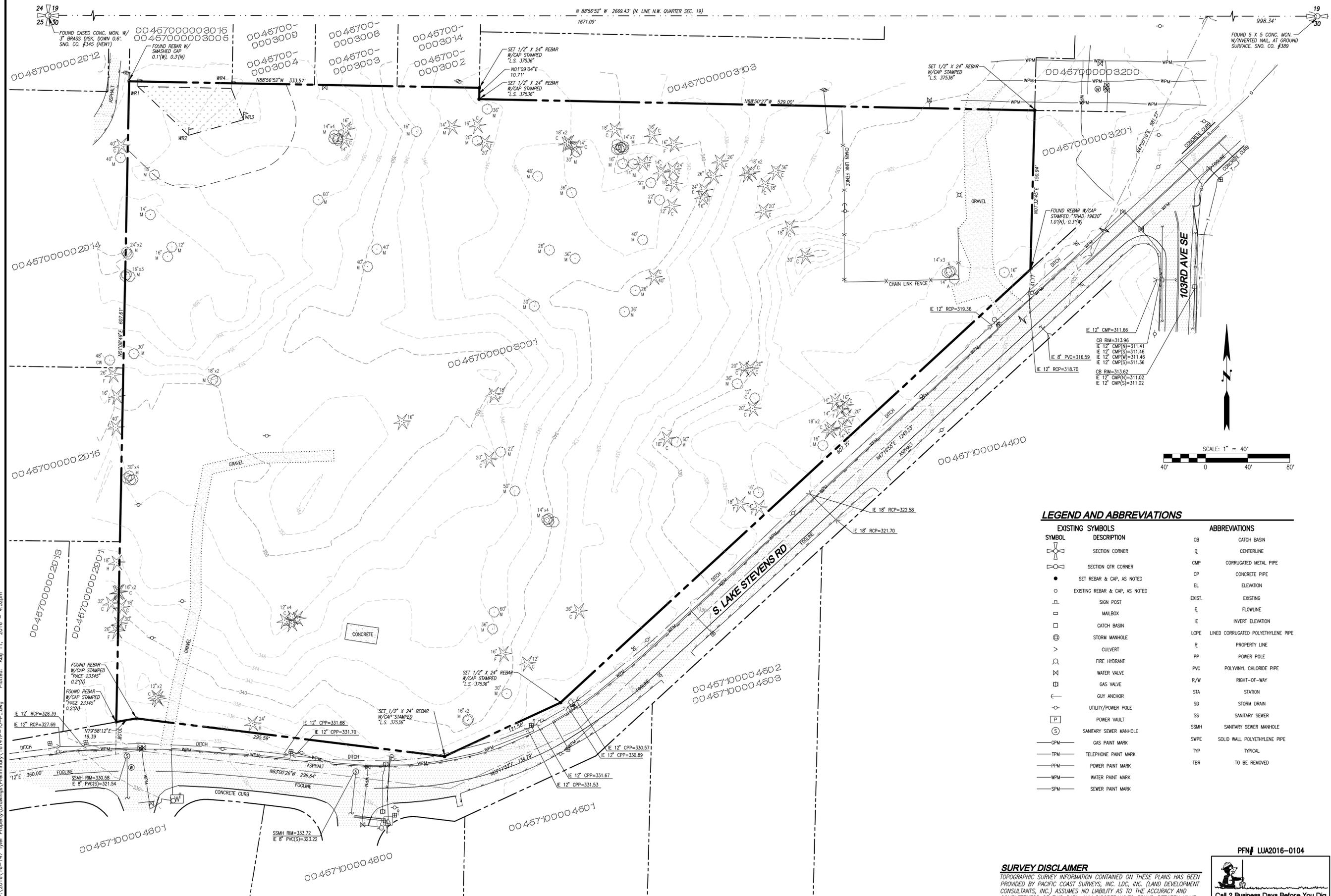
C47-1 TYLER LLC
TYLER PROPERTY
COVER SHEET

JOB NUMBER: 16-147
 DRAWING NAME: 16147P-CS-01
 DESIGNER: JLS
 DRAFTING BY: BPC
 DATE: 8-12-16
 SCALE: 1"=100'
 JURISDICTION: LAKE STEVENS

CS-01

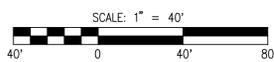
SHEET 1 OF 8

NW 1/4, NW 1/4, SEC 30, TWN 29 N, RGE 6 E, W.M., CITY OF LAKE STEVENS, SNOHOMISH COUNTY, WASHINGTON



LEGEND AND ABBREVIATIONS

EXISTING SYMBOLS	DESCRIPTION	ABBREVIATIONS
	SECTION CORNER	CB CATCH BASIN
	SECTION QTR CORNER	CL CENTERLINE
	SET REBAR & CAP, AS NOTED	CMP CORRUGATED METAL PIPE
	EXISTING REBAR & CAP, AS NOTED	CP CONCRETE PIPE
	SIGN POST	EL ELEVATION
	MAILBOX	EXIST. EXISTING
	CATCH BASIN	FL FLOWLINE
	STORM MANHOLE	IE INVERT ELEVATION
	CULVERT	LCPE LINED CORRUGATED POLYETHYLENE PIPE
	FIRE HYDRANT	PL PROPERTY LINE
	WATER VALVE	PP POWER POLE
	GAS VALVE	PVC POLYVINYL CHLORIDE PIPE
	GUY ANCHOR	R/W RIGHT-OF-WAY
	UTILITY/POWER POLE	STA STATION
	POWER VAULT	SD STORM DRAIN
	SANITARY SEWER MANHOLE	SS SANITARY SEWER
	GAS PAINT MARK	SSMH SANITARY SEWER MANHOLE
	TELEPHONE PAINT MARK	SWPE SOLID WALL POLYETHYLENE PIPE
	POWER PAINT MARK	TYP TYPICAL
	WATER PAINT MARK	TBR TO BE REMOVED
	SEWER PAINT MARK	



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PF# LUA2016-0104

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Utilities Underground Location Center

NO.	DATE	REVISIONS	DESCRIPTION

LDC
THE CIVIL ENGINEERING GROUP
14021 NE 200th St. #150
Woodinville, WA 98072
Ph: 425.803.1898
F: 425.882.2885
www.LDCorp.com

Engineering
Structural
Planning
Survey

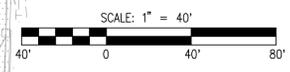
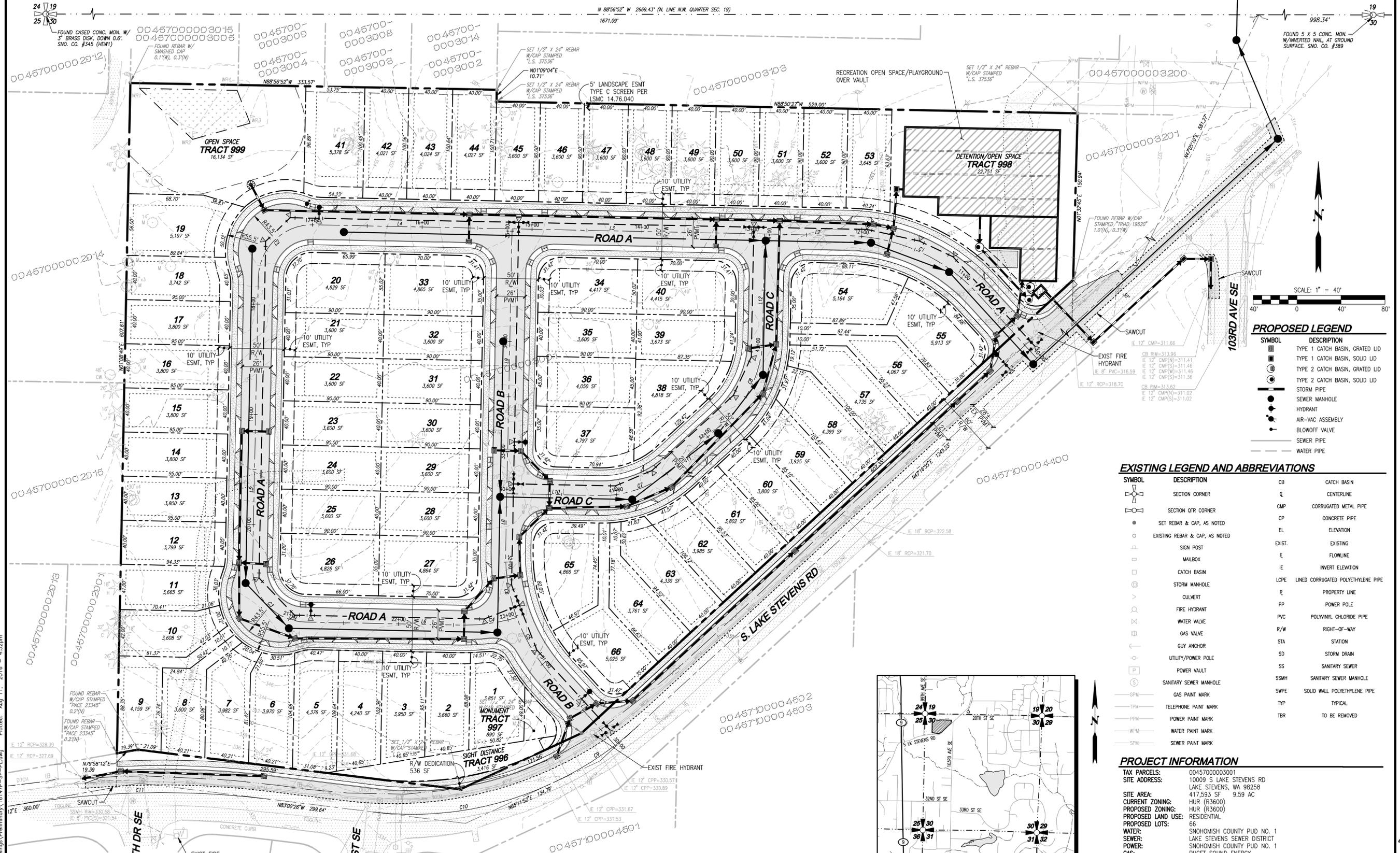
C47-1 TYLER LLC
TYLER PROPERTY
EXISTING CONDITIONS AND TREE SURVEY

JOB NUMBER:	16-147
DRAWING NAME:	16147P-10-PL
DESIGNER:	JLS
DRAFTING BY:	BPC
DATE:	8-12-16
SCALE:	1"=40'
JURISDICTION:	LAKE STEVENS

TO-01
SHEET 2 OF 8

Drawing: P:\2016\16-147 Tyler Property Drawings\Preliminary\16147P-10-PL.dwg Plotted: Aug 11, 2016 - 4:52pm

NW 1/4, NW 1/4, SEC 30, TWN 29 N, RGE 6 E, W.M., CITY OF LAKE STEVENS, SNOHOMISH COUNTY, WASHINGTON



PROPOSED LEGEND

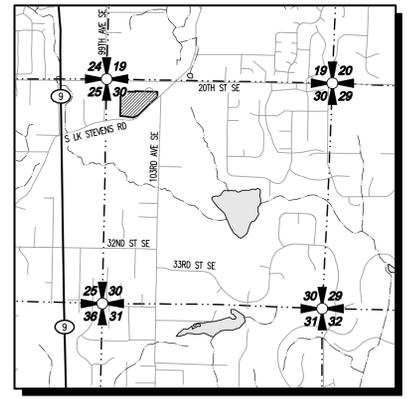
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[Symbol]	TYPE 1 CATCH BASIN, SOLID LID
[Symbol]	TYPE 2 CATCH BASIN, GRATED LID
[Symbol]	TYPE 2 CATCH BASIN, SOLID LID
[Symbol]	STORM PIPE
[Symbol]	SEWER MANHOLE
[Symbol]	HYDRANT
[Symbol]	AIR-VAC ASSEMBLY
[Symbol]	BLOWOFF VALVE
[Symbol]	SEWER PIPE
[Symbol]	WATER PIPE

EXISTING LEGEND AND ABBREVIATIONS

SYMBOL	DESCRIPTION	ABBREVIATION
[Symbol]	SECTION CORNER	CB
[Symbol]	SECTION QTR CORNER	CL
[Symbol]	SET REBAR & CAP, AS NOTED	CMP
[Symbol]	EXISTING REBAR & CAP, AS NOTED	CP
[Symbol]	SIGN POST	EL
[Symbol]	MAILBOX	EXIST.
[Symbol]	CATCH BASIN	E
[Symbol]	STORM MANHOLE	IE
[Symbol]	CULVERT	LCPE
[Symbol]	FIRE HYDRANT	PL
[Symbol]	WATER VALVE	PP
[Symbol]	GAS VALVE	PVC
[Symbol]	GUY ANCHOR	R/W
[Symbol]	UTILITY/POWER POLE	STA
[Symbol]	POWER VAULT	SD
[Symbol]	SANITARY SEWER MANHOLE	SS
[Symbol]	GAS PAINT MARK	SSMH
[Symbol]	TELEPHONE PAINT MARK	SWPE
[Symbol]	POWER PAINT MARK	TYP
[Symbol]	WATER PAINT MARK	TBR
[Symbol]	SEWER PAINT MARK	

PROJECT INFORMATION

TAX PARCELS: 0045700003001
 10000 S LAKE STEVENS RD
 LAKE STEVENS, WA 98258
 417,593 SF 9.59 AC
 SITE AREA:
 CURRENT ZONING: HUR (R3600)
 PROPOSED ZONING: HUR (R3600)
 PROPOSED LAND USE: RESIDENTIAL
 PROPOSED LOTS: 66
 WATER: SNOHOMISH COUNTY PUD NO. 1
 SEWER: LAKE STEVENS SEWER DISTRICT
 POWER: SNOHOMISH COUNTY PUD NO. 1
 GAS: PUGET SOUND ENERGY
 TELEPHONE: COMCAST
 CABLE: COMCAST
 SCHOOL DISTRICT: LAKE STEVENS SCHOOL DISTRICT NO. 4
 FIRE DISTRICT: LAKE STEVENS FIRE DISTRICT NO. 8



VICINITY MAP
SCALE: 1"=2000'

CENTERLINE TABLE

LINE NO.	BEARING	DISTANCE	LINE NO.	BEARING	DISTANCE
L1	N42°32'48"W	78.32'	L7	N42°32'48"W	84.32'
L2	N88°50'27"W	76.56'	L8	N01°08'49"E	51.94'
L3	N88°50'27"W	230.00'	L9	N01°08'49"E	240.04'
L4	N88°50'27"W	180.99'	L10	N88°51'11"W	84.20'
L5	N01°08'49"E	262.03'	L11	N47°27'12"E	63.35'
L6	N88°51'11"W	141.65'	L12	N01°08'49"E	96.23'

CURVE NO.	DELTA	LENGTH	RADIUS	TANGENT
C1	46°17'39"	133.32'	165.00'	70.54'
C2	90°00'44"	76.98'	49.00'	49.01'
C3	90°00'00"	76.97'	49.00'	49'
C4	17°52'55"	51.50'	165.00'	25.96'
C5	22°21'12"	64.37'	165.00'	32.6'
C6	21°20'25"	61.46'	165.00'	31.09'
C7	43°41'37"	76.26'	100.00'	40.09'
C8	46°18'23"	80.82'	100.00'	42.76'
C9	17°44'40"	92.91'	300.00'	46.83'
C10	31°47'42"	166.48'	300.00'	85.44'
C11	17°01'22"	237.68'	800.00'	119.72'

SURVEY DISCLAIMER
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PNF# LUA2016-0104

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REVISIONS

NO.	DATE	DESCRIPTION

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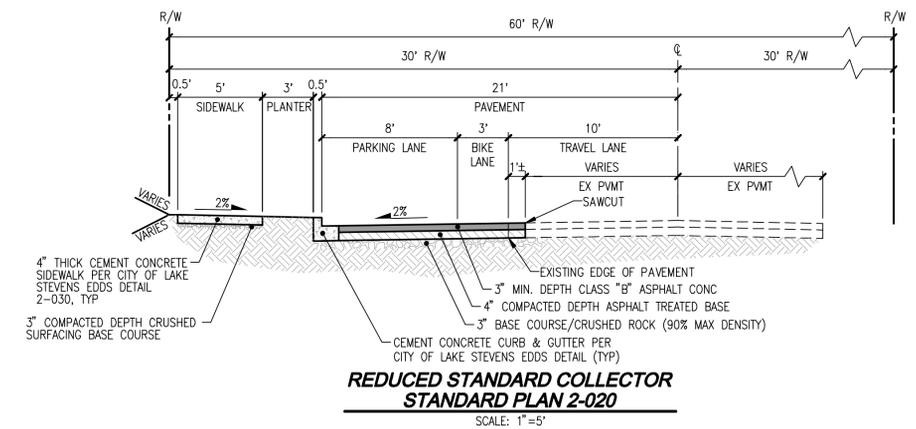
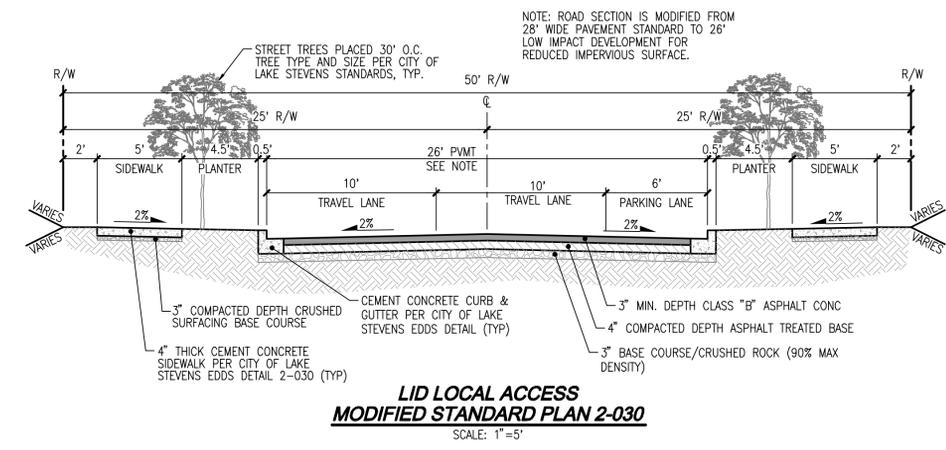
C47-1 TYLER LLC
TYLER PROPERTY
 PRELIMINARY PLAT



JOB NUMBER: 16-147
 DRAWING NAME: 16147P-SP-PL
 DESIGNER: JLS
 DRAFTING BY: BPC
 DATE: 8-12-16
 SCALE: 1"=40'
 JURISDICTION: LAKE STEVENS

SP-01
 SHEET 3 OF 8

NW 1/4, NW 1/4, SEC 30, TWN 29 N, RGE 6 E, W.M., CITY OF LAKE STEVENS, SNOHOMISH COUNTY, WASHINGTON



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LEGAL DESCRIPTION

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EXCEPT THE NORTH 255 FEET THEREOF.
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EXCEPT THAT PORTION OF SAID LOTS 31 & 32 LYING NORTHERLY OF THE SOUTHERLY LINE OF CITY OF EVERET TRANSMISSION LINE NO. 2 AS SHOWN ON RECORD OF SURVEY RECORDED IN VOLUME 34 OF SURVEYS, PAGE 223.

AND EXCEPT THAT PORTION OF SAID LOT 32 LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE:
BEGINNING AT THE NORTHEAST CORNER SAID LOT 32,
THENCE WEST ALONG THE NORTH LINE OF SAID LOT 32 AND SOUTH LINE OF CERTAIN PROPERTY DEEDED TO SNOHOMISH COUNTY FILE NO. 2125080 TO INTERSECTION WITH A LINE WHICH IS 105 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID LOT 32, WHICH IS THE TRUE POINT OF BEGINNING OF SAID LINE, THENCE SOUTH 01°27'51" WEST (S01°28'47" W DEED), PARALLEL TO THE EAST LINE OF SAID LOT 32, A DISTANCE OF 194.51 FEET,
THENCE NORTH 88°07'12" WEST (S88°56'10" W DEED) FOR 35.04 FEET,
THENCE SOUTH 01°27'51" WEST (S01°28'47" W DEED) FOR 224.95 FEET (222.19 FEET DEED) TO THE SOUTH LINE OF SAID LOT 32 THE SAME BEING THE NORTH LINE OF SOUTH LAKE STEVENS ROAD AND THE TERMINUS OF SAID LINE.

ALSO KNOWN AS PARCEL NO. 1 OF BLA 96-108348.

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NORTH AMERICAN VERTICAL DATUM-1988

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ELEV.=384.84'

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THE MONUMENTED NORTH LINE OF THE NORTHWEST QUARTER, SECTION 19, AS THE BEARING OF N 88°56'52" W. PER RECORD OF SURVEY RECORDED UNDER RECORDING NO. 200609255161.

REFERENCES

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SURVEY PERFORMED BY FIELD TRAVERSE

INSTRUMENTATION:
LEICA TS 15i ROBOTIC ELECTRONIC TOTAL STATION

PRECISION:
MEETS OR EXCEEDS STATE STANDARDS WAC 332-130-090

CONTACT LIST

- | | |
|---|--|
| OWNER/APPLICANT:
C47-1 TYLER, LLC
10515 20TH ST SE, SUITE 100
LAKE STEVENS, WASHINGTON 98082
CONTACT: TIM KAINITZ | SURVEYOR:
PACIFIC COAST SURVEYS, INC.
16300 MILL CREEK BLVD, STE G4
MILL CREEK, WASHINGTON 98082
CONTACT: DARREN RIDDLE, PLS
PHONE: (425) 508-4951
FAX: (425) 357-3577
EMAIL: darren@pcsurveys.net |
| DEVELOPMENT MANAGER:
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10515 20TH ST SE, SUITE 202
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PHONE: (425) 308-5101
FAX: (425) 645-8103
EMAIL: pmccourt@landprogroup.com | CIVIL ENGINEER:
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| LANDSCAPE ARCHITECT:
PAUL JAY LANDSCAPE ARCHITECTURE
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EMAIL: john@wetlandresources.com |

SURVEY DISCLAIMER

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PFN# LUA2016-0104

Call 2 Business Days Before You Dig
811 or 1-800-424-5555
Utilities Underground Location Center

NO.	DATE	DESCRIPTION

LDC
THE CIVIL ENGINEERING GROUP
14201 NE 200th St #100
Woodinville, WA 98072
Ph: 425.806.1888
Ft: 425.802.2888
www.LDccorp.com

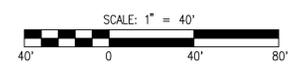
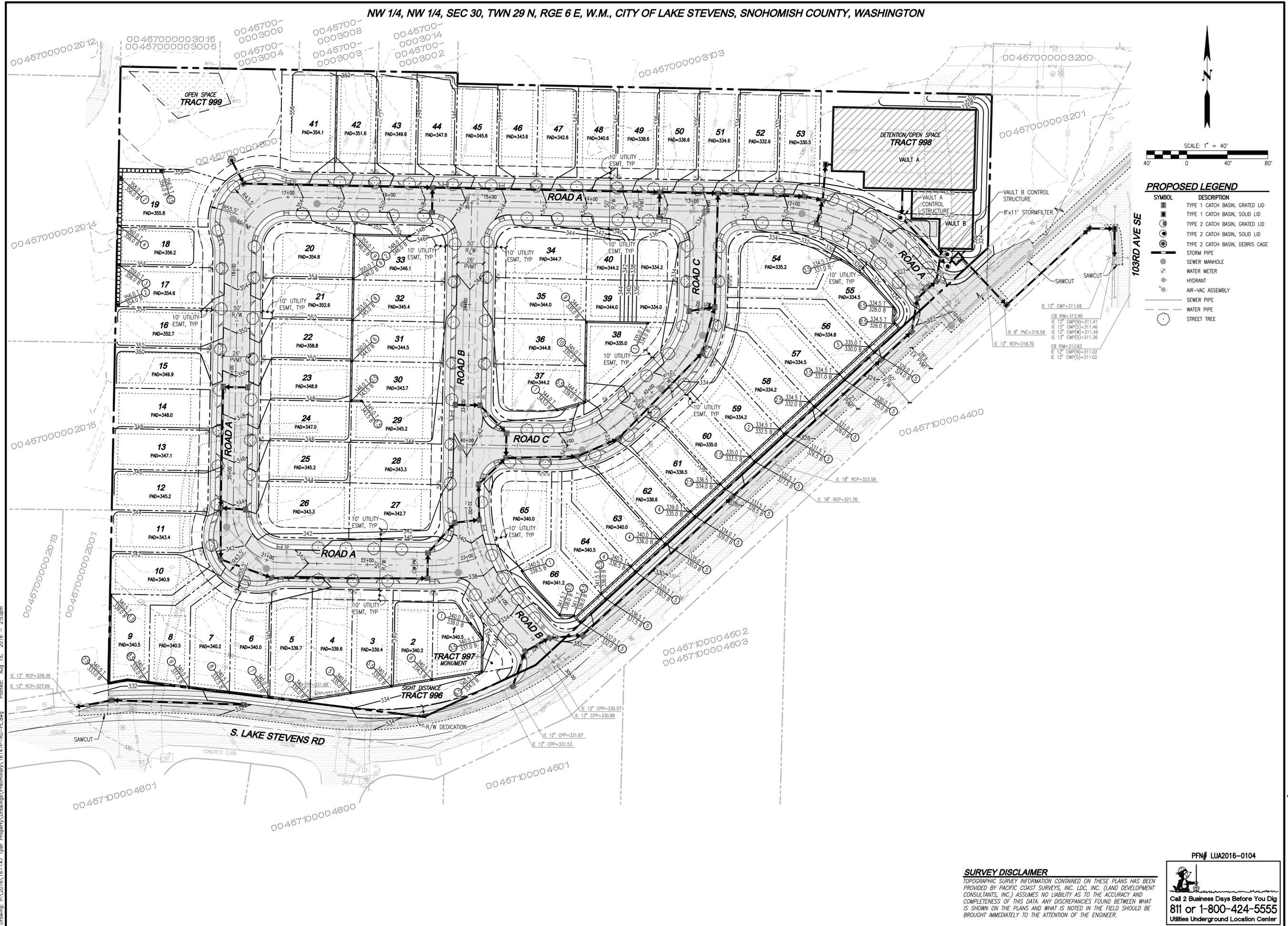
C47-1 TYLER LLC
TYLER PROPERTY
ROAD SECTIONS



JOB NUMBER: 16-147
DRAWING NAME: 16147P-SP-PL
DESIGNER: JLS
DRAFTING BY: BPC
DATE: 8-12-16
SCALE: AS NOTED
JURISDICTION: LAKE STEVENS

SP-02
SHEET 4 OF 8

NW 1/4, NW 1/4, SEC 30, TWN 29 N, RGE 6 E, W.M., CITY OF LAKE STEVENS, SNOHOMISH COUNTY, WASHINGTON



PROPOSED LEGEND

SYMBOL	DESCRIPTION
[Symbol]	TYPE 1 CATCH BASIN, GRATED LID
[Symbol]	TYPE 1 CATCH BASIN, SOLID LID
[Symbol]	TYPE 2 CATCH BASIN, GRATED LID
[Symbol]	TYPE 2 CATCH BASIN, SOLID LID
[Symbol]	TYPE 2 CATCH BASIN, DEBRIS CAGE
[Symbol]	STORM PIPE
[Symbol]	SEWER MANHOLE
[Symbol]	WATER METER
[Symbol]	HYDRANT
[Symbol]	AIR-VAC ASSEMBLY
[Symbol]	SEWER PIPE
[Symbol]	WATER PIPE
[Symbol]	STREET TREE

NO.	DATE	DESCRIPTION	BY

LDC
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Woodinville, WA 98072
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Fax: 425.882.2888
www.LDCcorp.com

Engineering
Structural
Planning
Survey

C47-1 TYLER LLC
TYLER PROPERTY
PRELIMINARY ROAD, STORM DRAINAGE AND STREET TREE PLAN



JOB NUMBER: 16-147
DRAWING NAME: 16147P-RD-PL
DESIGNER: JLS
DRAFTING BY: BPC
DATE: 8-12-16
SCALE: 1"=40'
JURISDICTION: LAKE STEVENS

PFN# LUA2016-0104

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RD-01
SHEET 5 OF 8

Drawing: P:\2016\16-147 Tyler Property\Drawings\Preliminary\16147P-RD-PL.dwg Plotted: Aug 15, 2016 - 2:53pm

NE 1/4, NW 1/4, SEC 30, T29N, R6E, W.M.,
 CITY OF LAKE STEVENS, SNOHOMISH COUNTY, WASHINGTON

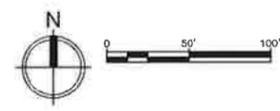


ORIGIN
 DESIGN GROUP
 1031 185TH AVE NE
 SNOHOMISH, WA 98290
 TEL: 425.346.1905



STATE OF WASHINGTON
 LICENSED
 LANDSCAPE ARCHITECT
 KRystal LOWE
 LICENCE NO. 12006
 EXPIRES ON FEB 27 2017

REVISIONS	DESCRIPTION	DATE



GENERAL NOTES

The General Contractor is to provide subgrades 4" below hard surfaces plus/minus .1 foot.
 All rough grading shall be positive, draining away from all structures.
 All stones larger than 1.5" diameter shall be removed from the growing medium.
 Topsoil shall be placed at a minimum depth of 6" in all lawn and bed areas.
 Topsoil shall be filled into the existing subgrade to eliminate soil interface problems.
 All bed areas to receive 2" of fine ground fir or hemlock bark, composition mulches are not an acceptable alternative.
 Trees and shrubs are to be planted at a depth 3/4" higher than the level that they were grown in the nursery.
 Bark mulch is not to be placed above the root crown.
 All plants shall at least conform to the minimum standard established by the American Association of Nurserymen.
 Lawn areas are to be hydroseeded per manufacturer's specifications, or approved equal. Remove all stones larger than 1" from lawn areas.
 Substitutions are strongly discouraged. If plant availability is a problem, contact the Landscape Architect for sources or acceptable alternatives.
 If the site work is different than shown on the Landscape Plan, or poor soils and debris are discovered, requiring changes to the Landscape Plan, contact the Landscape Architect for instruction.
 The Landscape Contractor is responsible for maintaining the landscape during installation, until final acceptance by the owner's representative.
 The Landscape Contractor shall warranty all materials and workmanship for a period of one year, from the time of final acceptance.
 During the warranty period, the Landscape Contractor will not be responsible for plant death caused by unusual climatic conditions, vandalism, theft, fire, or poor maintenance practices. The Landscape Architect shall have sole authority to determine the cause of death.
 Plant counts provided are estimates only, contractor is responsible for calculating all final area and counts.

IRRIGATION ASSESSMENT

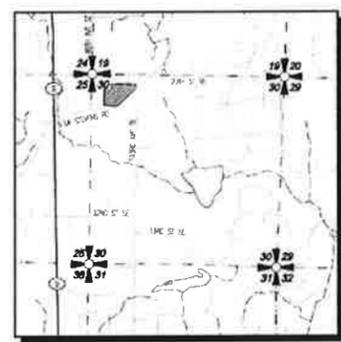
ALL PROPOSED PLANTS HAVE NATURALIZED TO THE PACIFIC NORTHWEST. ONCE ESTABLISHED IRRIGATION WILL NOT BE REQUIRED. FOR THE FIRST GROWING SEASON, TEMPORARY IRRIGATION BY MEANS OF HAND WATERING TRUCK SHALL BE PROVIDED BY THE DEVELOPER. LANDSCAPE AREAS SHALL BE WATERED 3 TIMES A WEEK DURING THE MONTHS OF JUNE-SEPTEMBER. IF THERE IS AN UNUSUALLY DRY SUMMER, WATERING DAYS MAY NEED TO BE INCREASED BY 1 OR 2 DAYS.

EXISTING TREE INVENTORY

THERE ARE 124 EXISTING TREES LOCATED ON THE PROJECT SITE.
 ALL 124 EXISTING TREES ARE TO BE REMOVED AND REPLACED.

TREE REPLACEMENT CALCULATIONS

124 EXISTING TREES ARE TO BE REMOVED AND REPLACED AT A 3:1 RATIO.
 124 X 3= 372 REPLACEMENT TREES REQUIRED
 377 TREE PROPOSED. SEE SHEET L-2.



VICINITY MAP
 SCALE: 1" = 2000'

C47-1 TYLER LLC
TYLER PROPERTY
 LUA2016-0117

DRAWING TITLE:
LANDSCAPE PLAN

APPLICANT:
 C47-1 TYLER, LLC
 10515 20TH SE, SUITE 100
 LAKE STEVENS, WA 98258
 CONTACT: TIM KAINTZ

DRAWING INFORMATION
 ODG PROJECT #: 16-128
 DRAWN BY: KL
 CHECKED BY: KL

DATE:
 SEPTEMBER 27, 2016

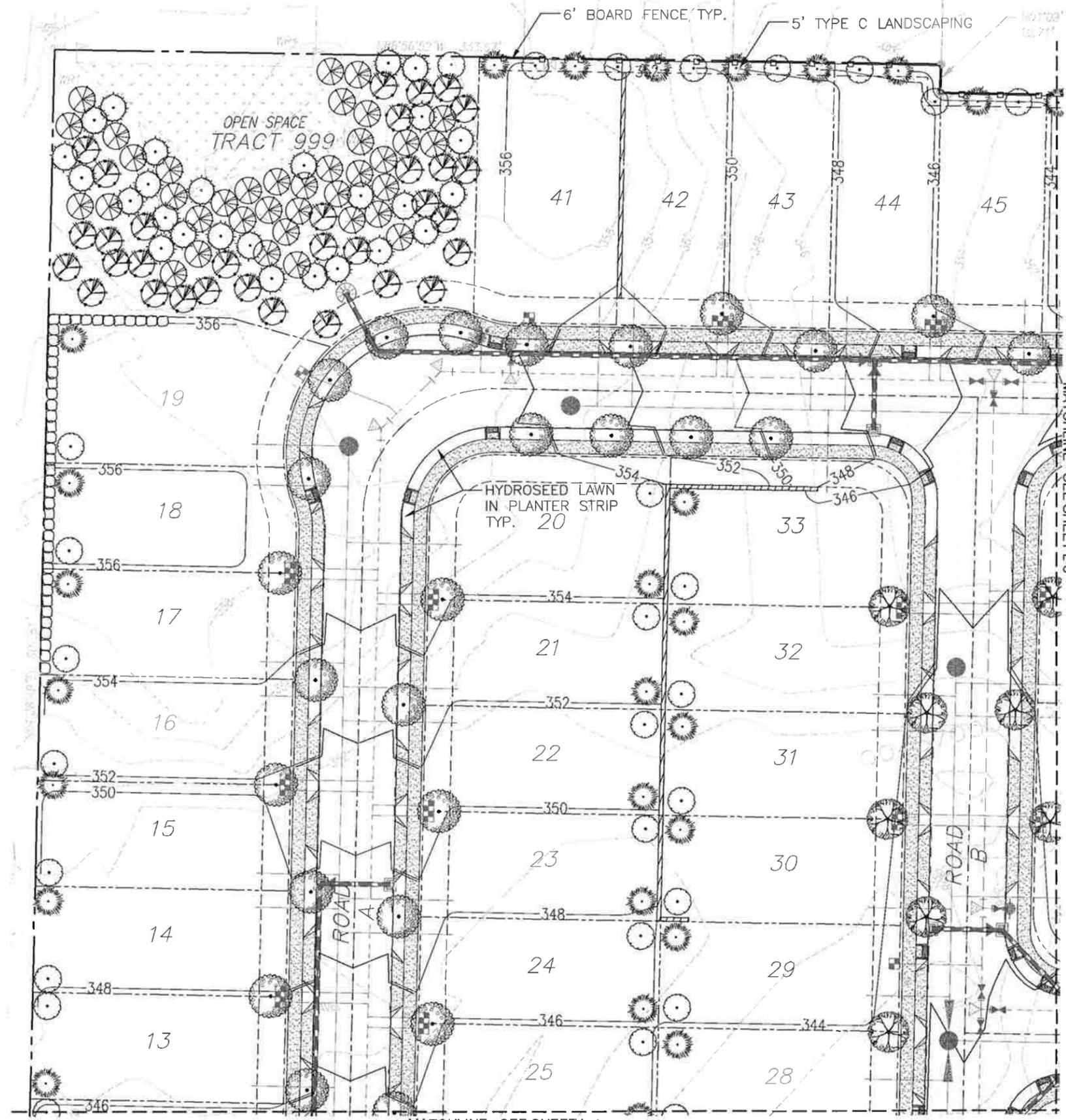
SHEET NO:
L-1
 OF 6

NE 1/4, NW 1/4, SEC 30, TWN 29 N, RGE 6 E, W.M.,
 CITY OF LAKE STEVENS, SNOHOMISH COUNTY, WASHINGTON

LANDSCAPE PLANTING SCHEDULE

TREES				
SYMBOL	QTY	BOTANICAL/COMMON NAME	SIZE	CONDITION
	87	<i>Chamaecyparis nootkatensis</i> Pendula / WEEPING ALASKA CEDAR AND <i>Thuja plicata excelsa</i> / EXCELSA CEDAR	8" MIN. HT.	B&B.
	42	<i>Pseudotsuga menziesii</i> / DOUGLAS FIR	1 GALLON	CON. GRWN.
	37	<i>Thuja plicata</i> / WESTERN RED CEDAR	1 GALLON	CON. GRWN.
	26	<i>Picea sitchensis</i> / SITKA SPRUCE	1 GALLON	CON. GRWN.
	71	<i>Acer circinatum</i> / VINE MAPLE AND <i>Amelanchier grandiflora</i> 'Autumn Brilliance' / SERVICEBERRY	2" DBH	B&B.
	55	<i>Acer rubrum</i> 'October Glory' / OCTOBER GLORY RED MAPLE	2" DBH B&B, BRANCHED 8", 30' O.C.	B&B.
	42	<i>Fraxinus pennsylvanica</i> 'Summit' / SUMMIT GREEN ASH	2" DBH B&B, BRANCHED 8", 30' O.C.	B&B.
	17	<i>Acer freemanii</i> / ARMSTRONG MAPLE	2" DBH B&B, BRANCHED 8", 30' O.C.	B&B.
TOTAL: 377				
NOTE: ROOT BARRIERS REQUIRED FOR ALL STREET TREES.				

SHRUBS/ GROUNDCOVER				
SYMBOL	QTY	BOTANICAL/COMMON NAME	SIZE	CONDITION
	*	HYDROSEED LAWN NOTE: ALL PLANTER STRIPS TO RECEIVE HYDROSEED LAWN.		
	*	<i>Gaultheria shallon</i> / SALAL	1 GAL	36" O.C.
* CONTRACTOR TO DETERMINE THE AMOUNT REQUIRED.				



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STATE OF WASHINGTON
 LICENSED
 LANDSCAPE ARCHITECT
 KRISTAL LOWE
 LICENSE NO. 1206
 EXPIRES ON FEB 27 2017

REVISIONS		
#	DESCRIPTION	DATE

C47-1 TYLER LLC
TYLER PROPERTY
 LUA2016-0117

DRAWING TITLE:
LANDSCAPE PLAN
 APPLICANT:
 C47-1 TYLER, LLC
 10515 20TH SE, SUITE 100
 LAKE STEVENS, WA 98256
 CONTACT: TIM KAINZ

DRAWING INFORMATION
 ODC PROJECT #: 16-128
 DRAWN BY: KL
 CHECKED BY: KL
 DATE:
SEPTEMBER 27, 2016

SHEET NO:
L-2
 OF 6



Douglas Fir

Excelsa Cedar





WSU Clark County Extension

PNW Plants Searchable, categorized images



October Glory Red Maple

Scientific name: *Acer rubrum* 'October Glory'

Taxonomy	Plant Requirements
Family: Aceraceae	Zone: 5 to 8
Type: Deciduous tree	Sun: Full sun
Native: NO	Moisture: Dry

Plant Characteristics	
Height: 50 ft	Bloom: Spring flowers
Width: 30 ft	Bloom Time: April
	Bloom Color: Red

Additional Characteristics		
Trees <input type="checkbox"/> Small lot suitable <input checked="" type="checkbox"/> Flowering tree <input type="checkbox"/> Safe for beneath power lines	Leaves <input checked="" type="checkbox"/> Good Fall color <input type="checkbox"/> Leaves fragrant <input type="checkbox"/> Gold foliage <input type="checkbox"/> Evergreen	Wildlife value <input type="checkbox"/> Attract hummingbirds <input type="checkbox"/> Attract butterflies <input checked="" type="checkbox"/> Attract birds
Fruit <input type="checkbox"/> Showy <input type="checkbox"/> Edible	Bark <input type="checkbox"/> Showy	Poisonous <input type="checkbox"/> Foliage <input type="checkbox"/> Fruit

Description

The red maple cultivar 'October Glory' features bright red to orange fall color during November, lasting several weeks. This is generally the last of red maple cultivars to color up in the fall. The newly emerging leaves and red flowers and fruits are a harbinger of spring.

Morphology:

This cultivar of Red Maple has an oval to rounded shape and is a fast grower with strong wood, reaching a height of 40' to 50' with a mature width of 25' to 35' bearing an oval, rounded shape. Glistening dark green leaves are arranged in an opposite fashion. Leaves are ovate in shape and 2" to 4" long.

Showy red fruit appear in May, later attracting many birds and other wildlife.

Adaptation:

As with other cultivars of red maple, October Glory tree can grow in partial shade though it prefers full sun. This species can tolerate acidic conditions and extended periods of soil flooding.

As with other red maple cultivars, October Glory has thin bark which is susceptible to sun scald. Young trees should be protected with tree wrap when they are young. It can develop surface roots in nearly all conditions.

Pests:

Tar spots are a minor cosmetic blemish on all red maples. Aphids can easily build up on all red maples but in the Pacific Northwest they rarely become a problem.

Images



Beautiful red fall color



Green summer foliage



Tree shape



Spring bloom

For assistance, contact Dr. Charles Brun (brunc@wsu.edu), (360) 397-6060 5701
[Computing and Web Resources](#), PO Box 6234, Washington State University, Pullman WA 99164-6234

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Sitka Spruce





WSU Clark County Extension

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Summit Green Ash

Scientific name: *Fraxinus pennsylvanica* 'Summit'

Taxonomy

Family: Oleaceae
Type: Deciduous tree
Native: NO

Plant Requirements

Zone: 3 to 9
Sun: Full sun
Moisture: Medium

Plant Characteristics

Height: 45 ft
Width: 25 ft

Additional Characteristics

Trees

- Small lot suitable
- Flowering tree
- Safe for beneath power lines

Fruit

- Showy
- Edible

Leaves

- Good Fall color
- Leaves fragrant
- Gold foliage
- Evergreen

Bark

- Showy

Wildlife value

- Attract hummingbirds
- Attract butterflies
- Attract birds

Poisonous

- Foliage
- Fruit

Description

The green Ash cultivar 'Summit' is best known in the trade for its intense golden-yellow fall foliage. It is widely planted for its ability to form quick shade.

Morphology:

This deciduous shade tree grows to 45' in height and 25' in width. It features a very uniform branching habit with a symmetrical oval canopy, all on a strong central leader. Leaves are pinnately compound, a foot long, and often have 7 leaflets. Each leaflet is 2"-4" in length and arranged in an opposite fashion. During the summer the foliage is medium green.

This cultivar is typically seedless, consisting predominantly of male clones.

Adaptation:

As with other ash cultivars this variant does best in full sun to partial sun on moist well-drained soils. However it is very adaptable to poor sites and those that are drought prone.

Pests:

Pest free on the West Coast.

Images



Tree shape



Yellow fall foliage



Green summer foliage

For assistance, contact Dr. Charles Brun (brunc@wsu.edu), (360) 397-6060 5701
[Computing and Web Resources](#), PO Box 6234, Washington State University, Pullman WA 99164-6234

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Vine Maple



Weeping Alaska Cedar



Western Red Cedar



TYLER PRELIMINARY PLAT – POTENTIAL BUILDING ELEVATIONS



TYLER PRELIMINARY PLAT – POTENTIAL BUILDING ELEVATIONS



C47-TYLER RESIDENTIAL DEVELOPMENT

PROJECT SUB AREA NARRATIVE

Project Data:

Zoned HUR R3600

9.6 Acre Site

66-Lot Subdivision

Located at 10009 South Lake Stevens Rd

NW1/4 NW1/4 Section 30 Township 29N Range 06E

Tracts (4)

Wetland w Buffer –	Tract 999	18,053 sq ft
Detention	Tract 998	22,751 sq ft
Monument	Tract 997	890 sq ft
Sight Distance	Tract 996	3,416 sq ft
Total Square Feet of tracts		44,930 sq ft (1.03 acres)

C47-Tyler LLC, Land Pro Group Inc., and the development team are pleased to present a new 66 lot residential development located at 10009 South Lake Stevens Road.

The site consists of roughly 9.6 acres which currently consists of trees and underbrush and gentle slopes which generally transcend from northwest to the southeast.

The project is zoned High Urban Residential (HUR) and falls within the 20th Street SE Corridor Subarea.

The project will have 66 residential lots with the majority having 40 foot frontages with lot sizes between 3,600 square feet and 5,913 square feet.

The project will also consist of 4 Tracts that have been identified for wetland, detention/open space, monument signage, and line of sight uses.

The development will be accessed by two ingress/egress points along S. Lake Stevens Rd. A primary road in the development will connect these two ingress/egress points with 2 additional internal roads creating a total of 4 blocks in the development.

Frontage improvements will be made along S. Lake Stevens Rd with the possibility of extending pedestrian access north to connect existing access at the intersection of S. Lake Stevens Rd and 103rd Ave SE.

The following are the specific Open Space Codes and how they apply to this application:

- **NP 3.3 Residential Squares/Pocket Parks.....N/A....** This is intended for projects of 200+ units in size. A recreation area is planned on top of the detention vaults located in tract 998.

- **NP 3.4 Reinforcing Natural Features**.....*Intent: To retain open spaces as amenities for the community. Guidelines: retain existing natural features like high points, ponds, and streams as community open space.*
 - There is an existing CAT 3 wetland (18,053 sq ft) located in the NW corner of the site which will be preserved and protected This will give an esthetically pleasing, open, natural feel to this part of the development.

- **NP 3.5 Linear Parks**.....*Intent: To create an interconnected system of parks which lend identity and a sense of openness to a neighborhood. Guidelines: Enhance boulevards, stream corridors, shorelines and major pedestrian pathways with landscaped open space. Incorporate natural features such as greenbelts, steep wooded slopes and shorelines into the system.*
 - The project is designed with a 22,751SF Recreation/Detention Tract 998 located at the SW corner of the site. The Developer intends to install a recreation area for the development for the homeowners use. The recreation area will be aesthetically appealing to the surrounding neighborhoods.

- **NP 3.6 Pedestrian Connections**.....*Intent: To provide convenient pedestrian connections to public and commercial facilities. Guidelines: The edges of streets in residential neighborhoods are, as public open space, the main paths for pedestrians. Sidewalks should be provided on all streets to provided safe pedestrian access.*
 - The development proposes to construct 5' concrete sidewalks on both sides of the roadways within the development.
 - A concrete sidewalk with street trees will be installed along the entire frontage of the development on South Lake Stevens Rd. the Developer will work with the city to extend the sidewalk north along South Lake Stevens Road to connect to the existing sidewalk at South Lake Stevens Rd and 103rd Ave.
 -

- **NP 3.7 Bicycle Paths**.....N/A.... Intended for projects that are over 25 acres in size or connected to planned public pedestrian/bicycle trails systems.



Staff Recommendation
Lake Stevens Design Review Board
Meeting Date: October 6, 2016

Project Title (File Number): Lake Stevens Boys and Girls Club Addition (LUA2016-0132)
Applicant: Ross Jameson of 2812 Architecture on behalf of Lake Stevens Clubs Inc.
Property Address: 1609 E. Lakeshore Drive, Lake Stevens, WA 98258
Tax Parcel Numbers: 29060800405200
City Staff: Melissa Place, *Senior Planner*

Project Description

The applicant, Lake Stevens Clubs Inc. is proposing to construct a new addition to their existing club for a teen center. The existing building and new proposed addition of approximately 2,493 square feet is located at 1609 E. Lakeshore Drive, Lake Stevens, WA 98258 (**Exhibit 2**). The new teen center will consist of a new teen room, a video room, two single use restrooms and a new small kitchen/snack area. The applicant also proposes to relocate and restripe some of the front parking spaces. Per Lake Stevens Municipal Code (LSMC) 14.16C.050, the applicant has applied for a meeting with the Design Review Board to determine conformance of the proposed project with the Lake Stevens Design Guidelines. The applicant has submitted an application, a narrative, building elevations, a design guideline checklist, a site plan, a floor plan scheme, and paint color samples and an example brick (**Exhibits 1-8**). City staff have added a Google street-view image of the building and an aerial of the property as **Exhibits 9 and 10**.

The purpose of this staff report is to review the proposal under the City of Lake Stevens Design Guidelines and to provide a staff recommendation to the Lake Stevens Design Review Board.

Design Guidelines

Pursuant to LSMC 14.16C.050(f)(1)(xi), all structures within the Public/Semi-Public zone are subject to the City of Lake Stevens Design Guidelines per LSMC 14.16C.050(b)(1). The subsequent section provides a summary of the applicable design guidelines followed by staff's analysis and findings.

NEIGHBORHOOD PLANNING

NP 3.7 Bicycle Paths: To encourage bicycling as a safe, convenient mode of transportation.

Compliance: The project is not proposing any new frontage improvements that could incorporate a bike lane/path. The site plan shows a bicycle rack near the entrance as required per LSMC 14.72.110 (**Exhibit 4**).

NP 4.4 Street Trees: To provide shade and improve environmental conditions.

Compliance: As stated above, the project is not proposing any new frontage improvements that would require the planting of street trees pursuant to LSMC 14.76.110.

NP 6.1 Maintaining Existing Drainage Patterns: To reduce runoff and improve water quality through proper infiltration methods, instead of costly storm drainage.

Compliance: The existing utilities and stormwater drainage will remain unchanged. The addition is

proposed over existing impervious and landscape surface and doesn't trigger stormwater improvements.

STREETSCAPE

S 2.4 Screening Parking Lots: To improve the streetscape and help to define the street. To reduce the negative visual impact of asphalt lots and parked vehicles. These guidelines can be used to upgrade existing parking lots, especially when redevelopment of the property has occurred.

Compliance: In this case, no new public sidewalk is proposed as the project is for a new addition rather than redevelopment of the site. An existing landscape bed is adjacent to the existing sidewalk. The existing landscaping does not fully screen the existing parking lot from the sidewalk as shown in **Exhibit 10**. Staff recommends a condition of approval that additional landscaping be planted to more effectively screen the parking lot from the sidewalk/road. A landscape plan shall be submitted to the City with the building permit submittal for review showing the additional planting types/species, quantity, and location.

S 2.7 Lighting Design: To identify and highlight key site elements, such as vehicular and pedestrian intersections, pedestrian paths and sidewalks and entrances, enhancing safety and security. To provide a desirable and safe pedestrian environment by decreasing the glare associated with tall, high intensity street light fixtures.

Compliance: One street light exists on E. Lakeshore Drive at the driveway entrance to the club. The project is not proposing any additional parking lot or street lighting but does intend to provide new exterior wall lighting on the new addition. The wall lighting and fixture details shall be reviewed with the building permit submittal in compliance with LSMC 14.60.400 and 410.

S 3.1 Continuity along the Street: The intent is to use landscaping as a unifying element for the streetscape.

Compliance: The existing landscape character of the street does not include street trees along E. Lakeshore Drive. The City is undertaking an effort to create a subarea plan for the downtown area including the subject property. The landscape character of the street will be defined as part of the subarea plan. This application has been submitted prior to the adoption of the subarea plan thus no special landscape conditions apply at this time.

S 3.3 Parking Lots: To reduce the apparent size of parking lots. To reduce the summertime heat and glare build-up adjacent to parking lots. To improve the views of parking areas for pedestrians and residents.

Compliance: The applicant is not proposing any trees within the parking lot aside from the existing landscaping. Providing additional planters within the parking lot would reduce the number of existing parking spaces and is not directly applicable to the proposed addition. This would be applicable to redevelopment or new development proposals.

SITE PLANNING

SP 3.2 Siting Parking Areas: To reduce the impact of the automobile while retaining accessibility and safety.

Compliance: The building faces E. Lakeshore Drive. The parking lot is existing and is not proposed to be changed.

SP 4.2 Storm Water Management: The intent is to reduce stormwater runoff through natural infiltration methods, reducing costly storm drainage improvements.

Compliance: The proposal will maintain existing drainage patterns and stormwater facilities.

BUILDING DESIGN

BD 1.1 Consideration of Site Conditions: To encourage new development to be designed for the specific conditions of its site. To ensure that new development will fit in with the neighborhood. Where a new structure shares a site with an existing structure or is a major addition to an existing structure, designing the new structure to be compatible with the original structure will help it fit in.

Compliance: The neighborhood consists of a mix of commercial and residential uses. The addition is highly visible by the public from E. Lakeshore Drive and Main Street. According to the project narrative, the building aesthetics of the new addition are designed to match the existing updated exterior of the club with a CMU base veneer, horizontal wood siding, aluminum windows and a new entry awning. The new roof will connect to the existing with a similar roof eave that matches the original structure. (**Exhibits 2, 6, & 7**)

Staff's review of the design materials submitted for the project shows the intent of the new addition to be compatible with the original structure, however some concern remains regarding the color transition on the exterior between the addition and the existing club. These concerns are based upon the comparison of colors shown (and not shown) between **Exhibits 6, 7, and 8**. Staff discussed this with the applicant who responded that they will be painting both the addition and the existing building. To reinforce this, staff recommends a condition of approval that specifies that the existing club be painted the same colors as the addition or vice-versa, with the overall intent being that the building maintain a cohesive appearance from the street.

BD 1.2 Unifying Design Concept: The intent is to unify and organize a building's architectural character and individual elements.

Compliance: The exterior of the addition provides asymmetric balance with a series of windows on the north and east elevations and a matching roofline. **Exhibits 6 and 7** when compared side-by-side help to fully understand the overall appearance of the addition. The brick at the bottom of the addition helps tie the addition into the existing gym portion of the building. One entry on the north elevation, or front facing E. Lakeshore Drive, is proposed with a metal awning over the entrance. The exterior of the building will be painted in earth-tone colors.

BD 1.3 Compatibility with Neighbors: To enhance the character of an established neighborhood or street.

Compliance: The proposed addition is similar in proportion, scale and roofline to the existing building. The architectural style and exterior finishes as proposed will enhance the existing building.

BD 2.3 Rooflines: The intent is to add visual interest and reduce the building's apparent size.

Compliance: The addition's intent is to blend in with the existing building, thus no roof elements are proposed to break up the roofline. Viewed in its entirety with the existing gym and existing club space, the roofline from the front façade is articulated by the existing rooflines as shown in **Exhibits 6 and 7**. The DRB may consider asking the applicant to add a roof element to the addition that would further break up the roofline if it determines it necessary.

BD 3.3 Entries: The intent is to provide an appropriate invitation into the building, and to provide an area where social interaction can occur.

Compliance: As proposed, the building will have two principal entries, one on the east elevation and one on the north elevation. The applicant has proposed an awning over the new entry as shown in **Exhibit 6** in compliance with the design guidelines. The existing entry contains an awning/canopy.

BD 4.1 Appropriate Exterior Finish Materials: The intent is to enhance the building aesthetics and discourage poor materials that have high life cycle costs.

Compliance: The proposed color palate is earth-tone, matte finish, and represents typical Northwest style. The materials chosen appear to be durable and easily maintainable.

Public Comment

No public comment has been received to date on the proposal.

CONCLUSIONS

The proposed design is in keeping with the guidelines as well as the standards and intent of the General Industrial zoning district. Consistent with the conditions of approval below, the construction of the new building will comply with the intent of the Urban Design Guidelines.

Staff Recommendations and Conditions

After reviewing the project against the applicable design guidelines, this project is generally consistent with the applicable standards and intent of the Lake Stevens Urban Design Guidelines. Staff has reviewed the requested application and recommends **APPROVAL** of the proposed design for LUA2016-0132 based on the comments contained herein and the following conditions:

1. Additional landscaping shall be planted with consideration given to security, to more effectively screen and shade the parking lot from the sidewalk/road. A landscape plan shall be submitted to the City for review with the building permit submittal showing the additional planting types/species, quantity, and location.
2. The applicant shall provide the wall lighting and fixture details to be reviewed with the building permit submittal for compliance with LSMC 14.60.400 and 410.
3. The existing club shall be painted the same colors as the addition or vice-versa, with the overall intent being that the building maintain a cohesive appearance from the street.
4. All proposed signage shall be reviewed pursuant to a separate sign permit application and evaluated against the municipal code(s) in place at the time of permit submittal.

Staff Recommendation Completed by:



Melissa Place, Senior Planner
Planning and Community Development



Date

Exhibit List

1. Application dated August 29, 2016
2. Narrative received August 29, 2016
3. Design Guideline Checklist received August 29, 2016
4. Site Plan received August 29, 2016
5. Floor Plan Scheme received August 29, 2016
6. Colored Building Elevation received August 29, 2016

7. Building Elevations, Sheets A1.0 and A3.1, received August 29, 2016
8. Paint color samples and example brick (to be displayed at meeting)
9. Aerial of property
10. Existing street view



Planning and Community Development
 1812 Main Street, P O Box 257
 Lake Stevens WA 98258
 Phone Number (425) 377-3235

To Be Completed By Staff	
Date of Application:	_____
Staff Initials:	_____
Permit Number:	_____

TYPE I AND II – ADMINISTRATIVE DECISIONS LAND USE DEVELOPMENT APPLICATION

CHECK ONE	
<p>TYPE I</p> <p><input checked="" type="checkbox"/> Administrative Design Review</p> <p><input type="checkbox"/> Administrative Modification</p> <p><input type="checkbox"/> Boundary Line Adjustment</p> <p><input type="checkbox"/> Change of Use</p> <p><input type="checkbox"/> Code Interpretation</p> <p><input type="checkbox"/> Fireworks Stand</p> <p><input type="checkbox"/> Floodplain Development</p> <p><input type="checkbox"/> Grading Permit, 100 cubic yards or less</p> <p><input type="checkbox"/> Master Sign Program</p> <p><input type="checkbox"/> Reasonable Use Exception</p> <p><input type="checkbox"/> Shoreline Exemption</p> <p><input type="checkbox"/> Sign</p> <p><input type="checkbox"/> Temporary Use</p> <p><input type="checkbox"/> Type I Other: _____</p>	<p>TYPE II</p> <p><input type="checkbox"/> Administrative Conditional Use (Grading over 100 cubic yards)</p> <p><input type="checkbox"/> Binding Site Plan</p> <p><input type="checkbox"/> Planned Action Certification</p> <p><input type="checkbox"/> SEPA Review</p> <p><input type="checkbox"/> Shoreline Substantial Development</p> <p><input type="checkbox"/> Short Plats</p> <p><input type="checkbox"/> Short Plat Alteration</p> <p><input type="checkbox"/> Short Plat Vacation</p> <p><input type="checkbox"/> Site Plan Review</p> <p><input type="checkbox"/> Type II Other: _____</p>
<p>All Shoreline Permits Require Floodplain Review</p>	

Property Information	Site Address: <u>1609 E. LAKE SHORE DRIVE</u>		
	Assessor Parcel No: <u>29060800405200</u> <u>29060800405300</u>	Property Square Feet:	Acres:
	Land Use Designation: <u>29060800409400</u> <u>P/SP</u>	Zoning: <u>P/SP</u>	
	Number of Buildings on Site/: <u>1</u>	Number to be Retained: <u>1</u>	
	Existing Impervious Surface Area: <u>N/A</u>	Proposed Impervious Surface Area: <u>N/A</u>	
Applicant	Name/Company: <u>2812 ARCHITECTURE</u>		
	Address: <u>2512 COLBY AVE</u>	City/State/Zip: <u>EVERETT, WA 98201</u>	
	Phone: <u>(425) 252-2153</u>	Applicants relationship to owner: <u>ARCHITECT.</u>	
	Fax: <u>—</u>	Email: <u>ROSS@2812arch.tectura.com</u>	
Primary Contact	Name/Company: <u>(same as above)</u>		
	Address:	City/State/Zip:	
	Phone:	Email:	

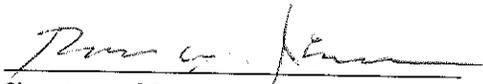
Fax:	
Property Owner	Name/Company: LAKE STEVENS CLUBS, INC.
	Address: P.O. Box 363 City/State/Zip: LAKE STEVENS, WA 98250
	Phone: — Email: —
	Fax: —
Project Description	Grading Quantities Cut: N/A. Fill: N/A.
	Proposed project/land use (attach additional sheets if necessary): N/A
Building Information	Gross Floor Area of Existing and Proposed Buildings:
	Bldg 1: 2 Bldg 2: Bldg 3: Bldg 4: Bldg 5:
	Gross Floor Area by Use of Buildings (please describe use as well as floor area):
	Use 1: EXISTING CLUB 7,916 S.F.
	Use 2: EXISTING GYM 8,000 S.F.
	Use 3: NEW TEEN ROOM ADDITION 2,493 S.F.
Use 4: TOTAL 18,409 S.F.	

You may not begin any activity based on this application until a decision, including the resolution of any appeal, has been made. Conditions or restrictions may be placed on your permit if it is approved. After the City has acted on your application, you will receive notice of the outcome. If an appeal is filed, you may not begin any work until the appeal is settled. You may also need approvals from other agencies; please check this before beginning any activity.

This application expires 180 days after the last date that additional information is requested (LSMC 14316A.245)

If you suspect that your site contains a stream or wetland or is adjacent to a lake, you may need a permit from the state or federal government.

I DECLARE UNDER PENALTY OF THE PERJURY LAWS THAT THE INFORMATION I HAVE PROVIDED ON THIS APPLICATION IS TRUE, CORRECT AND COMPLETE.


 Signature of Property Owner/Agent

Sept. 30, 2016
 Date of Application

By affixing my signature I certify that I am the legal owner of the property for which this application is issued or an authorized agent of the owner.

NOTE ON ENTERING PROPERTY

The City of Lake Stevens may enter onto the property, which is the subject of this application during the hours of 7:00 a.m. to 5:00 p.m., Monday – Friday, for the sole purpose of inspecting the limited area of the property, which is necessary to process this application. In the event the City determines that such an inspection is necessary during a different time or day, the City employees or agents will contact applicant verbally or in writing at least 24 hours before entering.

LEGAL DESCRIPTION

LEGAL DESCRIPTION:
SEC 08 TWP 29 RGE 06 THAT PTN GOVT LOT 4 DAF
BAAP ON W LN OF SD GOVT LOT 4 660FT N 0 S1/4
COR OF SD SEC 8 TH E 300FT TH 377.2FT M/L TO
MOST SLY PT OF TR CONYD TO CAVANAUGH TIMBER
CO PER DEED AF NO 167950 TPB TH N 30*23'00"W
ALG WLY LN OF SD CAVANAUGH TR 298.5FT TO NW
COR THOF TH N78*14'00"E 159FT TO NE COR OF SD
CAVANAUGH TR TH E ALG N LN OF SD GOVT LOT 4
62.39FT TAP 946FT W OF NE COR OF SD GOVT LOT 4
TH S33*19'00"E 646.3FT M/L TAP ON E LN OF TR
CONVEYED TO RUCKER BROS. INC PER DEED AUDITOR
FILE NO 144355 TH S ALG E LN OF SD RUCKER TR
94.2FT M/L TO SE COR THOF TH W TAP WH LIES
S30*19'00"E FR TPB TH N30*19'00"W 437FT M/L TO
TPB EXC ANY PTN THOF LY WITHIN THAT CERTAIN TR
CONYD TO R B TAYLOE BY DEED AUD FILE NO
173725 DAF BEG AT 1/4 CIR BTW SEC 8 & 17 TH N
ON 1/4 LN 666.2FT TH E ON N BDY OF S1/2 OF
GOVT LOT 4 300FT TPB TH N 377.27FT TH
S30*19'00"E 437FT TO INTER OF N LN OF S1/2 OF
GOVT LOT 4 TH W ON SD N LN 220.6FT TO TPB &
EXC CO RD & LESS PTN LY S OF LN 300FT S & PLT
N LN GOVT LOT 4 (EXEMPT PER ST OF WA REG
#06122-01)



Planning and Community Development
1812 Main Street, P O Box 257
Lake Stevens WA 98258
Phone Number (425) 377-3235

To be completed by staff

Date of Application: _____

Staff Initials: _____

Permit Number: _____

STATEMENT OF OWNERSHIP/APPLICANT AUTHORITY

I certify or declare under penalty of perjury under the laws of the state of Washington that:

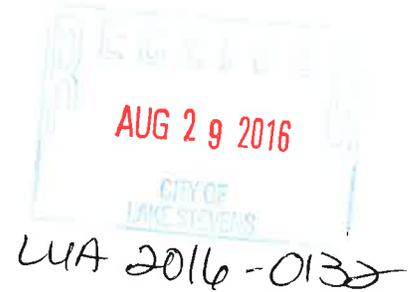
1. This application is authorized by the all the land owners with authority to bind the land/property;
2. That the developer is operating under the landowner's authority;
3. That the developer and/or landowner is either an individual or a duly formed and qualified corporation, partnership, or other legal entity; and
4. That the person signing all applications or other legal documents is authorized by the legal entity and/or landowner to do so; and
5. That the application and submittals are true and correct to the best of my information.

Applicant

Signature: *Ross W. Jamerson*
 Name: ROSS W. JAMERSON
 Address: 2812 COLBY AVE
EVERETT, WA 98201
 Phone: (425) 252-2153
 Email address: ross@2812architecture.com

Property Owner(s)

Signature: _____	Signature: _____
Name: _____	Name: _____
Address: <u>P.O. Box 363</u>	Address: _____
<u>LAKE STEVENS, WA 98258</u>	_____
Phone: _____	Phone: _____
Email address: _____	Email address: _____



August 25, 2016

City of Lake Stevens
Planning and Community Development
1812 Main Street
P.O. Box 257
Lake Stevens, WA 98258

**RE: Lake Stevens Boys and Girls Club
New Addition for Teen Center
1609 E. Lake Shore Drive
Lake Stevens, Washington
Permit # BLD2016-0623**

Project Narrative

The Boys and Girls Club of Snohomish County is proposing an addition to their existing club for a teen center. The existing facility consists of the existing Boys and Girls Club with a social space, a youth room, learning centers, a community room along with a kitchen and restrooms. The recent addition added an 8,000 S.F. Gymnasium and a concession area for the outdoor fields.

The new teen center will consist of a new teen room, a video room, two single use restrooms and a small kitchen/ snack area. The new square footage will be 2,493 S.F..

The building aesthetics have been designed to match the existing updated exterior of the club with a C.M.U. base veneer, horizontal wood siding, aluminum windows and a new entry awning. The new roof will connect to the existing with similar roof eave that match the original structure. The new addition will be place on the north side of the building and will be visible from Lake Shore Drive.

The site landscaping and parking will remain as already built and permitted. The parking spaces at the front parking area will be relocated and re-striped. The site lighting for the project is done through building lights and parking lighting that will shine down on the site will also remain the same. The new addition will have entrance lighting on the exterior of the new addition. All the utilities and storm water drainage will remain unchanged.

Part Three: Design Guidelines (Applicant Complete)

Section II - Site Orientation and Design. Please indicate how your project addresses the principles found in *Subarea Design Guidelines* sections IIA – IIH. Identify where the specific elements are located on the plans. If the principle does not apply to your project, indicate why not.

<p>A. Pedestrian Orientation & Streetscape</p>	<p>EXISTING ORIENTATION AND LANDSCAPING TO REMAIN -</p>
<p>1. Pedestrian Oriented Zone</p>	
<p>2. Street Landscaping</p>	
<p>3. Setbacks</p>	
<p>4. Site Landscaping</p>	
<p>5. Drive-through Use</p>	
<p>B. Architectural Landmarks & Gateways</p>	<p>ADDITION TO MATCH STYLE OF EXISTING CLUB, W/ EAVE OVERHANGS AND ENTRANCE CANOPY.</p>
<p>1. Structural Elements</p>	
<p>C. Plazas, Courtyards & Seating Areas</p>	<p>EXISTING BUILDING ENTRANCE TO REMAIN.</p>
<p>1. Plazas, Courtyard & Seating</p>	
<p>D. Lighting</p>	<p>EXISTING STREET AND PARKING LOT LIGHTING TO REMAIN. ADDITION WILL MAKE LIGHTING AT ENTRANCES ON BUILDING.</p>
<p>1. Street Light</p>	
<p>2. Site Lighting</p>	

E. Crosswalks & Intersections.	<i>EXISTING CLUB ENTRANCE TO REMAIN.</i>
1. Crosswalks & Intersection Treatments	
F. Pedestrian Connections	<i>AN EXTERIOR SIDEWALK WILL CONNECT THE NEW ADDITION TO THE EXISTING ENTRANCE.</i>
1. Pedestrian Pathways	
G. Parking Lots	<i>PARKING LOT AND EXISTING LANDSCAPING TO REMAIN. PARKING SPACES WILL BE RESTRIED FOR ADDITION.</i>
1. Configuration and Screening	
2. Landscaping	
3. Parking Structures	
H. Screening of Trash & Service Areas	<i>EXISTING TRASH ENCLOSURES TO REMAIN.</i>
1. Service Areas	
Additional Comments:	

Section III - Building Design. Please indicate how your project addresses the principles found in *Subarea Design Guidelines* sections IIIA – IIIE. Identify where the specific elements are located on the plans. If the principle does not apply to your project, indicate why not.

<p>A. Primary Orientation</p>	<p>THE NEW TEEN CENTER ADDITION WILL BE PLACED AT THE FRONT OF THE EXISTING CLUB FACING LAKE SHORE DRIVE IN PLACE OF EXISTING PARKING LOT.</p>
<p>B. Ground Level Details</p>	<p>THE MAIN ENTRANCE TO THE BUILDING WILL REMAIN AS BUILT AND WILL SIT TO THE EAST OF THE NEW ADDITION. IT HAS AN EXISTING COVERED ENTRY WITH ARCHITECTURAL DETAILS AND A PEDESTRIAN AREA.</p>
<p>1. Entrances</p>	
<p>2. Weather Protection</p>	
<p>3. Façade Details</p>	
<p>4. Blank Wall Treatments</p>	
<p>C. Massing and Articulation</p>	<p>THE NEW TEEN CENTER ADDITION WILL MATCH THE EXISTING BUILDING LINING TO THE EXISTING NORTH WALL WITH A SIMILAR ROOF SLOPE AND EAVES.</p>
<p>1. Massing</p>	
<p>2. Articulation</p>	
<p>D. Architectural Character</p>	<p>THE NEW TEEN CENTER ADDITION WILL MATCH THE CHARACTER OF THE EXISTING CLUB W/ MATCH CMU BRICK VENEER, CEDAR T-111 SIDING AND MATCHING OVERHANGING EAVES. THE ROOF SLOPE WILL TIE INTO THE EXISTING AND THERE WILL BE A SEPERATE ENTRANCE CANOPY.</p>
<p>1. Design Concept</p>	
<p>2. Building Material</p>	
<p>3. Windows</p>	
<p>4. Rooflines</p>	
<p>5. Screening Rooftop Equipment</p>	

E. Signs	<p>NO SIGNS ARE APPLIED FOR WITH THIS PERMIT. ANY SIGNS WILL BE PER A SEPARATE PERMIT.</p>
1. Creativity and Quality Design	
2. Freestanding Signs	
3. Pedestrian-Oriented & Wall Signs	
<p>Additional Comments:</p>	
<p>Section IV - Multifamily Neighborhoods. Please indicate how your project addresses the principles found in <i>Subarea Design Guidelines</i> sections IVA – IVC. Identify where the specific elements are located on the plans. If the principle does not apply to your project, indicate why not.</p>	
A. Site Design	<p>N/A.</p>
1. Orientation	
2. Landscaping	
3. Outdoor Spaces	

<p>B. Parking and Access</p>	
<p>C. Building Design</p>	
<p>1. Pitched Roof Forms</p>	
<p>2. Design to Increase Privacy</p>	
<p>3. Architectural Character and Scale</p>	
<p>Additional Comments:</p>	
<p>Part Three: Design Guideline Criteria (City to complete)</p>	
<p>Yes <input type="checkbox"/></p>	<p>Project meets City of Lake Stevens Subarea Design Guidelines.</p>
<p>No <input type="checkbox"/></p>	<p>Project does not meet City of Lake Stevens Subarea Design Guidelines (explain on separate sheet and attach)</p>
<p>Signature (Director or Designee)</p>	
<p>Date</p>	



LAKE STEVENS BOYS & GIRLS CLUB

TEEN ROOM ADDITION
BOYS & GIRLS CLUBS OF
SNOHOMISH COUNTY

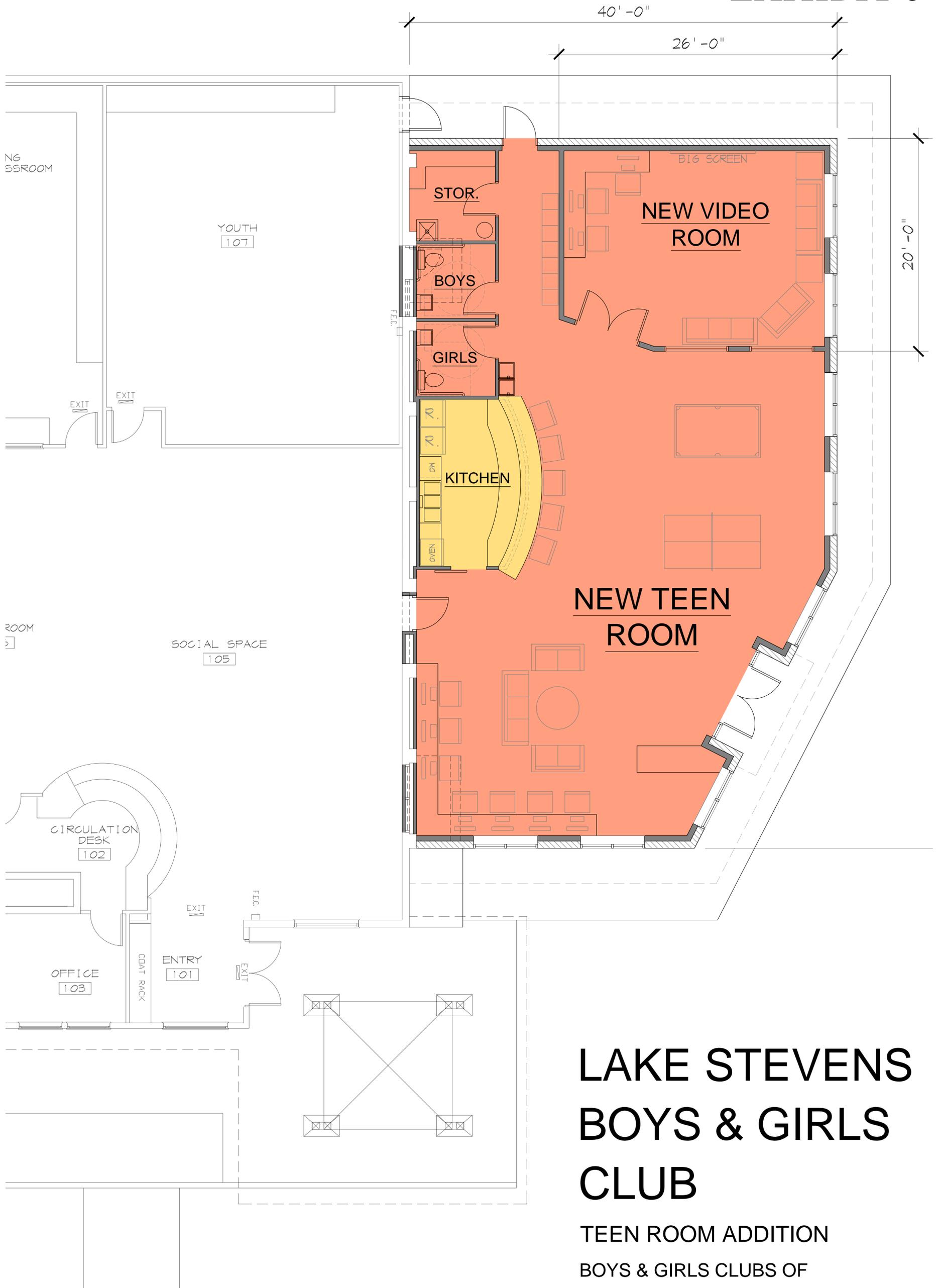
SITE PLAN

1" = 20'-0"



NORTH

EXHIBIT 5



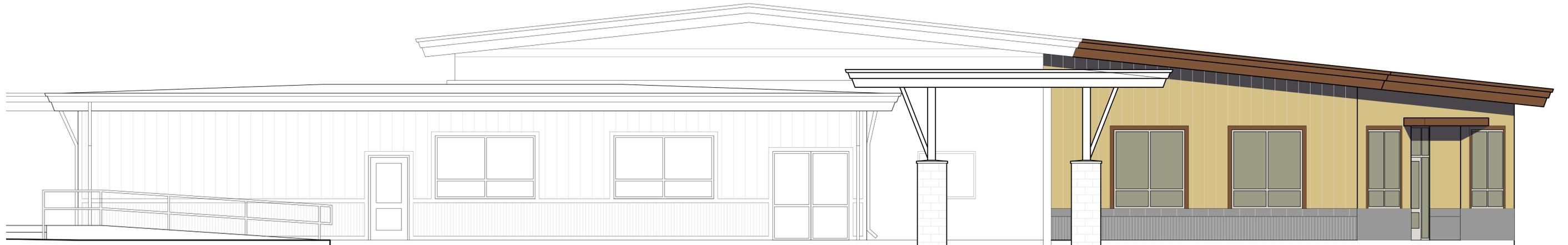
LAKE STEVENS BOYS & GIRLS CLUB

TEEN ROOM ADDITION
BOYS & GIRLS CLUBS OF
SNOHOMISH COUNTY

FLOOR PLAN SCHEME 'A'

1/4" = 1'-0"





EAST ELEVATION

1/4" = 1'-0"

LAKE STEVENS BOYS & GIRLS CLUB

TEEN ROOM ADDITION

BOYS & GIRLS CLUBS OF SNOHOMISH COUNTY

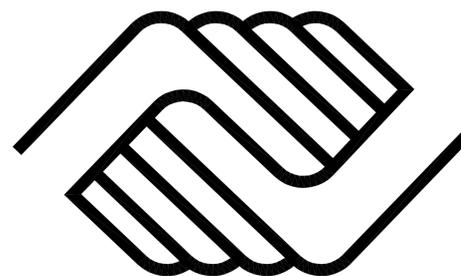


NORTH ELEVATION

1/4" = 1'-0"

EXHIBIT 7

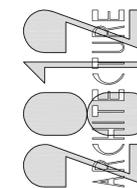
for BOYS & GIRLS CLUB OF SNOHOMISH COUNTY



Date:	15 JULY 16
For:	SITE REVIEW
	01 AUGUST 16
	SUBMIT FOR PERMIT



2812 Colby Avenue
 Everett WA 98201
 (425) 252-2153 p
 www.2812architecture.com



INDEX OF DRAWINGS

A1.0	COVER SHEET
A1.1	SITE PLAN
A2.0	OVERALL FLOOR PLAN
A2.1	MAIN FLOOR PLAN, REFLECTED CEILING FLOOR PLAN
A2.2	ROOF PLAN AND DETAILS
A2.3	WAREHOUSE FLOOR AND REFLECTED CEILING PLANS
A3.1	BUILDING ELEVATIONS AND BUILDING SECTION
A4.1	SCHEDULES
A4.2	INTERIOR ELEVATIONS
S1.0	GENERAL STRUCTURAL NOTES
S1.1	GENERAL STRUCTURAL NOTES
S2.0	FOUNDATION PLAN
S2.2	ROOF FRAMING PLAN
S3.0	DETAILS
S3.1	DETAILS
S3.2	DETAILS
S4.0	DETAILS

DEFERRED SUBMITTALS*

FIRE ALARM

* ALL DEFERRED SUBMITTALS MUST BE REVIEWED BY THE ARCHITECT PRIOR TO SUBMITTAL FOR PERMIT.

GENERAL NOTES

- ALL DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE OR CENTERLINE OF COLUMN, U.N.O.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD. ARCHITECT OF RECORD SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND ACTUAL FIELD CONDITIONS.
- CONTRACTOR SHALL VERIFY DIMENSIONS OF MANUFACTURED PRODUCTS TO ASSURE COMPATIBILITY WITH THE PLANS.
- ELECTRICAL, MECHANICAL, FIRE SPRINKLER, FIRE ALARM AND PLUMBING SUBCONTRACTORS SHALL SUBMIT PLANS TO LOCAL JURISDICTION FOR REVIEW AND APPROVAL UNDER DEFERRED SUBMITTAL. SYSTEMS SHALL BE INSTALLED BY LICENSED CONTRACTORS.
- MECHANICAL CONTRACTOR SHALL SUBMIT A MECHANICAL SUMMARY FORM AND PROVIDE VENTILATION SYSTEM COMPLIANT WITH REQUIREMENTS AS SET FORTH IN 2012 WASHINGTON STATE ENERGY CODE AND 2012 WASHINGTON STATE VENTILATION AND INDOOR AIR QUALITY CODE.
- ELECTRICAL CONTRACTOR SHALL SUBMIT A LIGHTING SUMMARY FORM AND PROVIDE LIGHTING COMPLIANT WITH REQUIREMENTS AS SET FORTH IN 2012 WASHINGTON STATE ENERGY CODE.

A NEW TEAM ROOM ADDITION FOR:

LAKE STEVENS BOYS AND GIRLS CLUB

1609 E. LAKESHORE DRIVE
 Lake Stevens, WA 98258

Comments: COVER SHEET

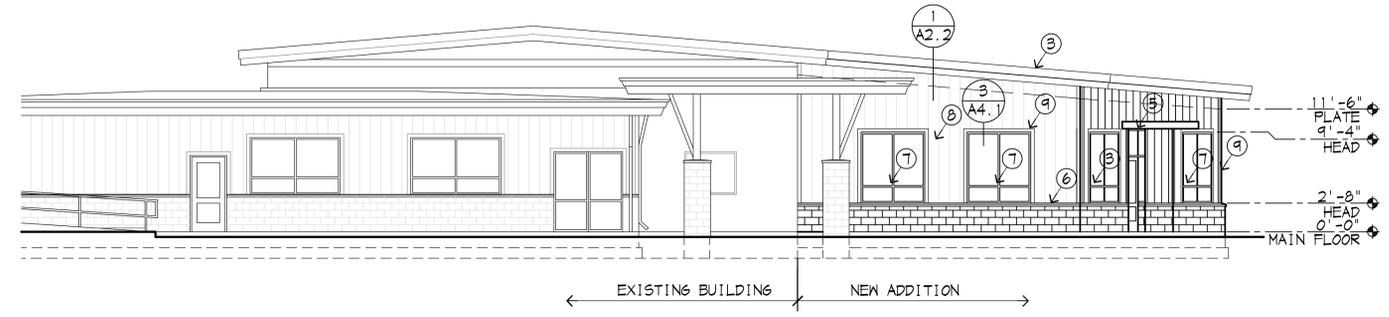
Drawing:	A1.0
Job Number:	16C-3701

SECTION NOTES

1. **CONCRETE FLOOR:** CONCRETE SLAB AND REINFORCING PER STRUCTURAL OVER 6 MIL. V.V.B. ON 6" GRAVEL BASE.
2. **TPO ROOF:** 60 MIL. TPO ROOFING ON 5/8" EXTERIOR PLYWOOD SHEATHING OVER TAPERED ROOF JOISTS.
3. **STOREFRONT:** THERMALLY BROKEN ALUMINUM STOREFRONT FRAMING (U = .40 MAX.) WITH 1" INSULATED GLASS OR 1" INSULATED SAFETY GLASS (SHGC = 0.40 MAX.). SEE EXTERIOR ELEVATIONS. AT INTERIOR LOCATIONS USE 1/4" SINGLE PANE SAFETY GLASS IN STANDARD ALUMINUM STOREFRONT FRAMING.
4. **INTERIOR PARTITION:** FRAMING AND GWB PER FLOOR PLAN DRAWINGS.
5. **EXTERIOR WALLS:** 2X6 @ 16" O.C. W/ 1/2" EXTERIOR SHEATHING AND AIR MOISTURE BARRIER AND T-111 (8" SPACING) TREATED WOOD SIDING AND 5/8" G.M.B. INSIDE FACE. FILL WITH R-21 FACED BATT INSULATION.
6. **PERIMETER INSULATION:** R-10 MIN. RIGID INSULATION BOARD. EXTEND 2'-0" MINIMUM INTO INTERIOR OF BUILDING.
7. **ALUMINUM FLANGED WINDOWS:** INSULATED ALUMINUM FLANGED WINDOWS (U-VALUE < 0.38 AND SHGC < 0.40)
8. **CEILING:** 5/8" G.M.B. ON FRAMING PER STRUCTURAL DRAWINGS. SEE FINISH SCHEDULE DWG. A5.1.
9. **CMU VENEER:** PREMANUFACTURED STONE CAP ON 4" CMU VENNEER TO MATCH EXISTING.
10. **FOOTING DRAIN:** PLACE 6" ADS PERF PIPE IN 12" DIAMETER 5/8" WASHED ROCK WRAPPED IN FILTER FABRIC.
11. **ROOF EAVE DEMOLITION:** REMOVE EAVE AS REQUIRED FOR NEW CONSTRUCTION. BLOCK EDGE OF EXISTING RIGID INSULATION TO CONNECT TO NEW FRAMING.

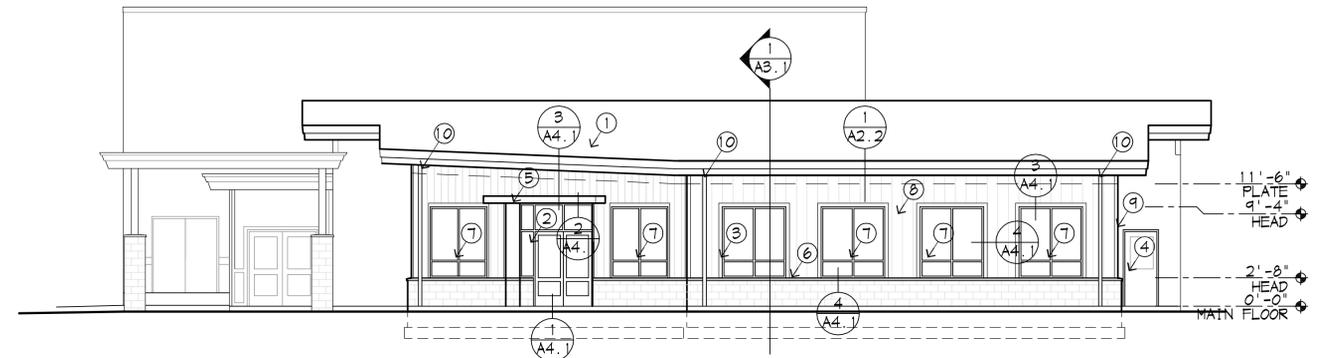
ELEVATION NOTES

1. **MEMBRANE ROOF:** 60 MIL. TPO ROOFING OVER MOISTURE BARRIER ON 5/8" EXTERIOR PLYWOOD SHEATHING OVER T.J.I FRAMING PER STRUCTURAL DRAWINGS.
2. **STOREFRONT:** THERMALLY BROKEN ALUMINUM STOREFRONT FRAMING (U = .40 MAX.) WITH 1" INSULATED GLASS OR 1" INSULATED SAFETY GLASS (SHGC = 0.40 MAX.). SEE EXTERIOR ELEVATIONS. AT INTERIOR LOCATIONS USE 1/4" SINGLE PANE SAFETY GLASS IN STANDARD ALUMINUM STOREFRONT FRAMING.
3. **WOOD RAKES:** 2X CEDAR RAKES TO MATCH EXISTING CONSTRUCTION - PAINT.
4. **HOLLOW METAL STEEL DOORS AND FRAMES:** 16 GA INSULATED METAL DOORS (DUAL GLAZED SAFETY GLASS WITH U-VALUE < .60 AND SHGC < 0.40).
5. **METAL ENTRY AWNING:** STEEL ENTRY AWNING PER DETAILS.
6. **CMU VENEER BASE:** PREMANUFACTURED STONE CAP ON 4" CMU VENNEER TO MATCH EXISTING W/ 1" AIR GAP AND AIR/MOISTURE BARRIER ON 1/2" EXTERIOR SHEATHING OVER 2X6 @ 16" O.C..
7. **ALUMINUM WINDOWS:** INSULATED ALUMINUM WINDOWS (U-VALUE < 0.38 AND SHGC < 0.40)
8. **WOOD SIDING PANELS:** T-111 8" O.C. TREATED WOOD SIDING TO MATCH EXISTING.
9. **WOOD TRIM BOARDS:** 1X4 CEDAR TRIM BOARDS @ WINDOWS AND BUILDING CORNERS. (MATCH EXISTING)
10. **ROOF DRAINS AND DOWNSPOUTS:** ROOF DRAINS CONNECTED TO 4" PVC DOWNSPOUTS (PAINT) W/ SPLASH BLOCKS.



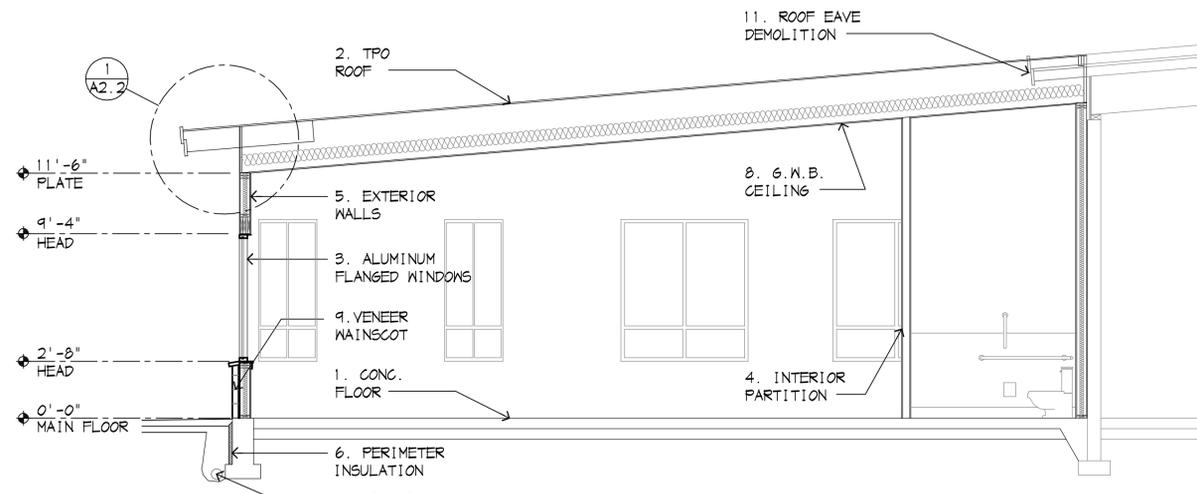
EAST ELEVATION

SCALE: 1/8" = 1'-0"

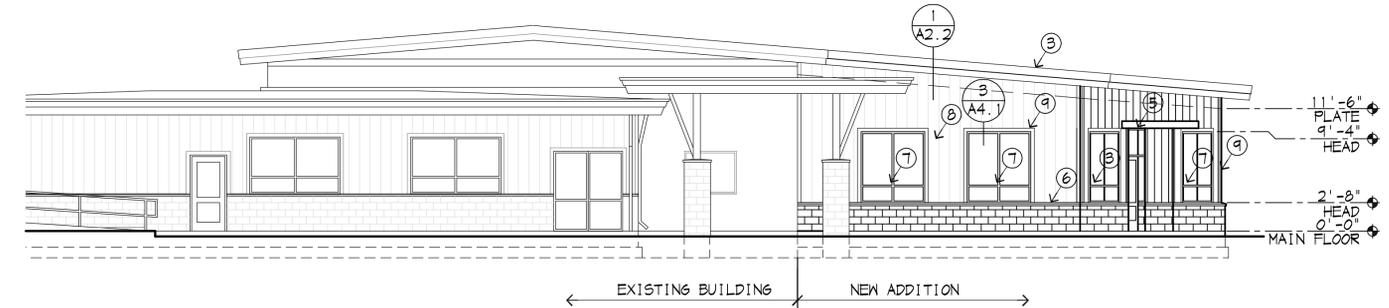


NORTH ELEVATION

SCALE: 1/8" = 1'-0"



BUILDING SECTION
SCALE: 1/4" = 1'-0"



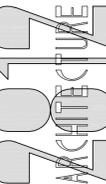
NORTH ELEVATION

SCALE: 1/8" = 1'-0"

Date:	15 JULY 16
For:	SITE REVIEW
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A NEW TEAN ROOM ADDITION FOR:
LAKE STEVENS BOYS AND GIRLS CLUB

1609 E. LAKESHORE DRIVE
Lake Stevens, WA 98258
Contractor: EXTERIOR ELEVATIONS

Drawing:	A3.1
Job Number:	16C-3701

Paint color samples and example brick
(to be displayed at meeting)

EXHIBIT 9



Google earth

EXHIBIT 10

