



DESIGN REVIEW BOARD AGENDA
Community Center
1808 Main Street, Lake Stevens
September 12, 2018

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>	August 9, 2018 - Regular Meeting	
<u>DISCUSSION ITEMS</u>		
<u>ACTION ITEMS</u>	1. Frontier Village Shopping Center (LUA2018-0140) 2. 123 rd Ave Townhomes (LUA2018-0074)	
<u>REPORTS</u>		
<u>ADJOURN</u>		Chair

THE PUBLIC IS INVITED TO ATTEND

Special Needs

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DESIGN REVIEW BOARD MEETING MINUTES

Community Center
1808 Main Street
Lake Stevens, WA 98258
August 9, 2018

CALL TO ORDER: 6:35 pm by Chair Thurber
MEMBERS PRESENT: John Vicente, Diana Hale (Commissioner Trout arrived at 7:40 pm)
MEMBERS ABSENT:
STAFF PRESENT: Russ Wright, Planning and Community Development Director; Dillon Roth, Associate Planner; Josh Machen, Senior Planner; Teresa Meyers, Planning Department
OTHERS PRESENT: John Rudolph – Sucia Island, LLC; Fred Hines and Hans Christiansen – Evergreen Apartments.

Guest Business None

Approve Minutes John Vicente moved to approve the July 11, 2018 minutes; Diana Hale seconded the motion. The July 11, 2018 minutes were approved as presented.

Staff Presentation Board Chair, Sammie Thurber invited Senior Planner Josh Machen and Planning and Community Development Director, Russ Wright to provide the Board and public members in attendance with an overview of the Growth Management Act and Comprehensive Plan in relation to Planning and Zoning designations within the City of Lake Stevens. Under the state mandated Growth Management Act and the Comprehensive Plan, the City projects for the means to accommodate growth, services and improvements as well as adopt zoning such as high density, residential and commercial. High Urban Residential zoning allows for apartments and townhomes.

Action Items **Hewitt Preliminary Plat Design Review Board Applications (LUA2018-0016) – Associate Planner Dillon Roth**
Dillon Roth presented the staff report. The applicant is requesting design review for a proposed 14 lot subdivision on two parcels located within the 20th Street Corridor Sub-Area Plan. Planner Roth reviewed the staff report and staff recommended conditions.

Several topics were discussed including but not limited to landscaping, guest parking and pedestrian access. The Board raised concerns regarding the plat design for parking availability and traffic flow within the plat as presented. The Board recommended adding a condition of approval to address landscape and parking concerns. Approval was recommended with the following conditions:

Condition 1. *The applicant or successor shall find a suitable substitute for the ground cover trillium and the shrub laurel. The substitutes shall be reflected on the landscape plans submitted at the construction plan phase.*

Condition 5. *The applicant or successor shall include a "Guest Parking" sign in the open space tract. The sign shall be shown on the plan set at the construction plan phase.*

Diana Hale moved to approve the staff report with the added conditions. John Vicente seconded. The motion passed (4-0-0-0)

Evergreen Apartments Design Review (LUA2018-0121) – Senior Planner Josh Machen

Josh Machen introduced the item. The applicant is requesting design review for the development of a proposed 195-unit apartment complex comprised of six multi-story apartment buildings and a Leasing Office/Recreation Center building with a pool. The proposed development was found to meet the design review application requirements and relevant design guidelines.

Due to public comment and neighboring resident's concerns, the applicant presented revised construction plans to address the height and setback concerns for building 6 in relation to the adjacent subdivision of Eagle Glen.

Board discussion included addressing topics including but not limited to building design and layout, proximity to neighboring development, pedestrian connection, fencing and landscaping. The applicants provided agreeable responses to the Board and public concerns.

After much comment from public members, staff and board members concerning the parking options, height of buildings, buffers and landscape selection, approval was recommended with the following recommended conditions:

Condition: *Additional lighting is to be provided on the paths between buildings 4 & 5, in addition to wall mounted fixtures on the buildings to provide accent lighting and illumination for building entrances.*

Condition: *The proposed refuse enclosures shall be architecturally consistent with the proposed buildings and the two enclosures along the west property line that will be visible to development to the west shall either be covered or have an architectural trellis other feature to screen them from view.*

Tracey Trout moved to approve the staff report with the added conditions and recommendations. Diana Hale seconded. The motion passed (4-0-0-0)

Reports

No reports offered by the Board.

Adjourn

Diana Hale moved to adjourn the meeting. John Vicente seconded the motion. Meeting adjourned at 8:53 p.m.

The next meeting is scheduled for September 12, 2018

Sammie Thurber, Chair

Teresa Meyers
Planning & Community Development

DRAFT



Staff Report

Lake Stevens Design Review Board
Meeting Date: September 12, 2018

FILE NAME/NO: Frontier Village Shopping Center Design Review / LUA2018-0140
APPLICANT: Lara Barnes, Jackson Main Architecture
LOCATION OF PROPERTY: 519 State Route 9, Lake Stevens WA 98258
ASSESSOR PARCEL NUMBER(S): 00493400300202, 00493400300205
REQUEST: Design Review Approval of Façade Improvements
CONTACT PERSON: Dillon Roth, Associate Planner

PROJECT DESCRIPTION

The applicant proposes improvements to the existing Frontier Village Shopping Center. Building improvements include the removal of the existing entry structure and bump-out with the addition of two new entry structures for new tenants, Michaels and TJ Maxx. Also included are façade improvements to existing small tenant shops to include the removal and replacement of existing siding, canopy and lighting. Site improvements include new landscaped planters and seating in front of the new tenants and a new loading dock on the south side of the building.

The property is zoned Commercial District on approximately 14.3 acres and is located in the Lake Stevens Center Subarea.

DESIGN GUIDELINES

The first section reviews the application against LSMC 14.16C.050 (e), which defines the design review application materials. 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.

Analysis: Lara Barnes, on behalf of the applicant and property owners, submitted application materials for Design Review on July 30, 2018. The design review application includes site development plans, landscape plans, photographs of plant material, proposed building elevations a narrative of the project.

Conclusions: *The proposed materials meet the basic application requirements.*

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

Analysis: The landscaping plan (sheet L-1.0) and the plant photos (sheet L-1.3) show the proposed landscaping for the parking lots, perimeter buffer and around the buildings.

Conclusions: *The proposed materials meet the basic application requirements.*

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

Analysis: Sign locations, dimension and materials are shown on building elevations in Exhibit 3, sheets A3.01-03.

Conclusions: *Prior to the erection of signs for the development, a separate sign permit will be required for new signs and the signs will need to meet the Subarea Design Guidelines (Condition 2).*

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

DESIGN GUIDELINES – City of Lake Stevens Subarea Design Guidelines, 2018 – (Applicable Guidelines)

I. Explanation of Design Guidelines

Analysis: This section defines design guidelines, explains the applicability and structure of guidelines and allows alternate methods for compliance. In general, the proposed development complies with the Subarea Design Guidelines and meets the intent of the guidelines.

II. Site Orientation and Design

A. Pedestrian Orientation and Streetscape

1. **Pedestrian Oriented Zone** – Commercial buildings shall be set as close as possible to the sidewalk, but provide enough space for pedestrian uses. Structures with a defined street orientation must provide a pedestrian area behind the sidewalk and edge of the building that includes at least two elements listed in the Subarea Design Guidelines Section II.A.1.a-f.

Analysis: There is no public street that abuts the subject building or the shared parking lot. However, the pedestrian environment in front of the building is improving with the inclusion of site furnishings and landscape elements designed as amenity space for the shopping center. Recessed accent lighting within the metal canopy soffit will accentuate the path along the shopping center and tie the shopping center together.

2. **Street Landscaping** – N/A, the project has no street frontage.
3. **Setbacks** – N/A, no changes to the existing building's footprint are proposed and no new structures are proposed.
4. **Site landscaping** - All developments are encouraged to provide distinctive landscape elements, comprised primarily of hardy, attractive, and easily maintained native Northwest plants.

Analysis: Planters A through E incorporate perennial trees and shrubs in the amenity space in front of the existing building. This project is providing a variety of trees shrubs and groundcovers, many of which are native or acclimated to the Northwest.

5. **Drive-Through Uses** – Drive-throughs shall follow the requirements a-e in Section II.A.5.

Analysis: The existing drive-through is proposed to remain on the south side of the subject building and currently is compliant with applicable design guidelines.

B. Architectural Landmarks & Gateways

N/A, this development is not situated at the intersection of two arterial streets or an arterial street and a collector.

C. Plazas, Courtyards & Seating Areas

Analysis: A new plaza with public benches and landscaped areas is included in the proposed improvement between the parking area and the existing building. An existing bump-out of the building will be removed from the façade of the building and will create more space in the sidewalk/plaza area than currently exists. The benches are uncovered and border Planters A and B.

D. Lighting

1. **Street Lights** – N/A, the project is not adjacent to a public street.
2. **Site Lighting** - The development should include accent lighting to draw attention to special building features or landscaping, provisions for seasonal lighting and exterior lighting fixtures shall be of high quality, incorporate architectural details and maintain a pedestrian scale.

Analysis: Recessed canopy soffit lighting is used to highlight the proposed metal canopy as an architectural feature that unifies the center. The light will also illuminate the path adjacent to the existing buildings. Big box stores provide additional sconce lighting as well. The lighting will provide a similar lumen output to the existing center. Lighting in the planters is not proposed.

E. Crosswalks & Intersections

1. **Crosswalks & Intersection Treatments** – N/A, the project does not include any intersections.

F. Pedestrian Connections

1. **Pedestrian Pathways** – Developments are to include clearly defined and convenient pedestrian pathways, between public rights-of-way and buildings, parking lots and building entrances, between adjacent developments and future connections to undeveloped land.

Analysis: An existing sidewalk along the buildings is to remain. The sidewalk provides a clearly defined and convenient pedestrian path that is not less than five feet wide. An existing painted walkway currently connects the existing entrance to the main parking area. Staff recommends that new walkways be delineated that align with the new entrances for the two new tenants (Condition 3).

G. Parking Lots

1. **Parking Lot Configuration & Screening** – Parking lots should be located behind buildings and screen from the public right-of-way.

Analysis: No changes to the fundamental configuration of the parking lot are proposed. Parking spaces directly in front of the building are currently angled and the proposal would make them perpendicular. This will increase the overall amount of parking by 7 spaces. The perpendicular parking spaces and overall parking count are compliant with the Lake Stevens Municipal Code.

2. **Parking Lot Landscaping** - Parking lot landscaping is to reinforce circulation patterns, provide a mix of trees and shrubs to provide seasonal interest and color, should be native, when possible landscaping should incorporate “Low Impact Development techniques” to help address stormwater quality and quantity.

Analysis: The proposed development has provided a landscaping plan that provides the required landscaping islands at the end of aisles and breaking up runs of parking spaces. Planters C-E include a variety of trees and shrubs that are native or acclimated to the northwest.

H. Screening of Trash & Service Areas

1. **Service Areas**- Service areas should be located away from primary pedestrian areas, should not face public streets, should consolidate garbage/recycling dumpsters and shall be properly screened. The screening should include a masonry or wood enclosure that reflects the primary building’s architecture or have landscape screening. Visible service areas should be screened with a combination of plantings and architectural treatments.

Analysis: The existing service areas are at the rear of the building away from primary pedestrian areas.

Conclusions: *The application as conditioned complies with the design guidelines for site orientation and*

design.

III. Building Design

A. Primary Orientation

Analysis: The primary orientation of the building is not proposed to change. New storefronts, main entrances and other improvements are oriented to strengthen the pedestrian environment.

B. Ground Level Details

1. **Entrances** – Principal building entrances shall be visible from the primary façade.

Analysis: Principal entries are visible from the primary façade and drive aisle. Large entry doors with a protruding arcade element is provided at the primary retail shops (Michaels and TJ Maxx).

2. **Weather Protection** – Primary entrances and facades shall incorporate weather protection with a minimum depth of five feet.

Analysis: Weather protection is provided at all retail entrances and along at least 75% of the subject building. A new steel canopy is provided along the face of all the small tenant shorts. Primary retail shops include a protruding arcade providing weather protection.

3. **Façade Details** – Principal entrances and facades of commercial and mixed-use buildings shall project a pedestrian friendly design.

Analysis: Principal building entrances occur a TJ Maxx and Michaels. Both entries include pedestrian scale signs, projecting window sills and pedestrian oriented lighting. The storefront windows are integral design elements that directly respond to the form and function.

4. **Blank Wall Treatments** – Blank walls longer than 30 feet facing streets or visible from pedestrian or residential areas shall incorporate blank wall treatments.

Analysis: Architectural detailing and landscaping are used as blank wall treatments. Between the entrances for TJ Maxx and Michaels a landscape planter and seating have been provided to break up the blank wall in the pedestrian environment. Stucco reveals, a masonry base and steel canopy provide architectural details to break up blank walls.

C. Massing and Articulation

1. **Massing** – N/A, the building height does not exceed 30 feet. Only the top of the parapet is above 30-feet at a max height of 36-feet.

2. **Articulation** – Horizontal building facades shall include articulation, at least every 30-feet along facades that face streets and/or where the primary entrance is oriented.

Analysis: The building includes parapets, protruding arcades, pillars, wood bookend elements, varied windows, canopies and changes to building material and color to break up the horizontal building façade.

D. Architectural Character

1. **Design Concept** – Establish vibrant contemporary urban districts that use high quality building materials and minimize corporate architecture.

Analysis: The improvements are designed to be clean, simple and modern. A modern panel façade treatment and metal canopies are contrasted with warm wood elements. Wood siding is applied at both the north and south ends of the subject building as well as a wood soffit under the canopies. Materials and articulation are upgraded, but stylistically consistent with the rest of the shopping center.

2. **Building Materials** – Construct buildings with durable, high-quality materials that enhance the character of the area.

Analysis: The improvements will include the removal of old outdated materials along with the

replacement of new and more modern materials. The colors and materials will complement the surrounding buildings. No vinyl siding is proposed.

3. **Windows** – Windows should be multi-paned with trim that differs in material and/or color.
Analysis: Large storefront windows at the small shops are existing and will remain unchanged. New entry structures at TJ Maxx and Michaels will provide an aluminum storefront system, consistent with modern retail design.
4. **Rooflines** – Commercial buildings with flat roofs shall be architecturally treated or articulated with a parapet wall or equivalent architectural detail.
Analysis: The subject building has a flat roof that is articulated with parapets. Each new tenant will have a dedicated parapet above the primary entrance. The small tenant shops have a parapet combined with metal coping and wood bookend elements.
5. **Screening Rooftop Equipment** – Screen rooftop mechanical and communications equipment from the ground level.
Analysis: Existing mechanical equipment is setback from the edges and are not visible from the ground level. The parapet wall also screens the roof equipment.

E. **Signs**

1. **Creativity and Quality Design** – Signage should be consistent with the design of the buildings, use bold and graphic symbols, should not extend higher than the roofline and should consist of quality materials.
Analysis: The small tenant shops will reuse existing signage and it will be mounted on a new signage band on the new façade. Signage for the new tenants is depicted on sheet A3.03 (**Exhibit 3**) and complies with the design criteria.
2. **Freestanding Signs** – N/A, freestanding signs are not proposed to change.
3. **Pedestrian-Oriented and Wall Signs** – Wall signs must be integrated into the building's architecture and tenant layout.
Analysis: No pedestrian-oriented signs are proposed. The wall signs are integrated into the building's architecture by the new sign band over the small tenant spaces. The sign band is a perforated metal panel along the façade above the small tenant spaces. All signs align with the center of the business' entrance.

Conclusion: *The application as conditioned complies with the design guidelines for building design.*

IV. Multifamily Neighborhoods

N/A, the proposal is a renovation of a commercial building.

CONCLUSIONS

The proposed design is in keeping with the guidelines as well as the standards and intent of the Commercial District Zone as reviewed and conditioned. As described in this staff report, the development will provide two new tenant spaces with material and façade upgrades to existing small tenants within the subarea and will add to visual attractiveness of this district.

STAFF RECOMMENDED CONDITIONS

1. The project plans shall be consistent with the site plans and building elevations presented to the Board (**Exhibit 3**) except as necessary to comply with conditions imposed on the land use permit

by the Director or as hereafter amended with approval by the City.

2. Any development signage is required to meet the subarea design guidelines and will require a separate permit and administrative approval prior to installation.
3. A walkway shall be delineated that connects the main parking area of the shopping center with the new curb ramps near the two new tenants' entrances.
4. Two existing bike racks shall be retained or replaced. The applicant shall not reduce the amount of existing bike parking.

Staff Recommendation Completed by:



8/31/18

Dillon Roth, *Associate Planner*
Planning and Community Development

Date

Exhibit List

1. Design Review Application
2. Design Guideline Checklist
3. Design Review Plan Set



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: 7-30-18
 Staff Initials: SP
 Permit Number: LUA 2018-0140

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"/> Minor Land Disturbance</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</p> <p><input type="checkbox"/> Binding Site Plan</p> <p><input type="checkbox"/> Major Land Disturbance</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 checked="" type="checkbox"/> Type II Other: <u>Design Review</u></p>
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All Shoreline Permits Require Floodplain Review

Property Information	Site Address: <u>519 Highway 9, Frontier Village Shopping Center</u>		
	Assessor Parcel No: <u>00493400300202, 00493400300205</u>	Property Square Feet:	Acres: <u>14.32</u>
	Land Use Designation:	Zoning: <u>Commercial District</u>	
	Number of Buildings on Site/:	Number to be Retained:	
	Existing Impervious Surface Area:	Proposed Impervious Surface Area:	
Applicant	Name/Company: <u>Jackson Main Architecture / Lara Barnes</u>		
	Address: <u>311 First Ave. S</u>	City/State/Zip: <u>Seattle, WA 98104</u>	
	Phone: <u>206-324-4800</u>	Applicants relationship to owner: <u>Architect of Record</u>	
	Fax:	Email: <u>Lara.Barnes@JacksonMain.com</u>	
Primary Contact	Name/Company: <u>" Same as above "</u>		
	Address:	City/State/Zip:	
	Phone:	Email:	



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:	7-30-18
Staff Initials:	SV
Permit Number:	LA 2018-0140

Design Guideline Checklist
 Lake Stevens Center 20th Street SE Corridor

Part One: Project Information (Applicant Complete)

Property Information	Site Address: 519 HIGHWAY 9, FRONTIER VILLAGE SHOPPING CENTER LAKE STEVENS, WA 98258			
	Assessor Parcel No: 00493400300205,00493400300202	Area of property	Sq Feet:	Acres: 14.32
	Land Use Designation:		Zoning: COMMERCIAL DISTRICT	
Applicant/Contact	Name/Company: JACKSON MAIN ARCHITECTURE			
	Address: 311 FIRST AVENUE SOUTH		City/State/Zip: SEATTLE, WA 98104	
	Phone: 206.324.4800		Applicants relationship to owner: ARCHITECT OF RECORD	
	Fax:		Email: Bryant.Bronson@jacksonmain.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 checked="" 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 checked="" type="checkbox"/>	Building Material Samples and Color Chips – Provide samples.		
Signature (Applicant)	[Signature], RA		
Date	07/27/18		

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. Pedestrian Oriented Zone: Site furnishings and landscape elements are provided at the front of Michaels and TJMAXX and are designed as an amenity space for the center. Recessed accent lighting within the metal canopy soffit accentuate the path along the shopping center as well as highlights the canopy as an architectural element that ties the center together.
1. Pedestrian Oriented Zone	
2. Street Landscaping	2. Street Landscaping: N/A, the project is not sited along a street. It is sited along a parking-lot.
3. Setbacks	3. Setbacks: Existing building is located along a sidewalk. Additional amenity space is provided in front of Michaels and TJMAXX.
4. Site Landscaping	4. Site Landscaping: Refer to L-1.0 for plant list. Both planter beds and planters incorporate perennials in the amenity space in front of proposed Michaels and TJMAXX.
5. Drive-through Use	5. Drive-through Use: Existing drive-through meets requirements.
B. Architectural Landmarks & Gateways	1. Structural Elements: N/A. This project is not situated at the intersection of two arterial streets or an arterial street and a collector street.
1. Structural Elements	
C. Plazas, Courtyards & Seating Areas	1. Plazas, Courtyard & Seating: A plaza is provided in front of Michaels and TJMAXX including benches and landscaped areas. This plaza is intended to be an amenity space for the shopping center as a whole.
1. Plazas, Courtyard & Seating	
D. Lighting	1. Street Lights: N/A. Project is not sited along a street. 2. Site Lighting: Recessed canopy soffit lighting is used to highlight the proposed metal canopy as an architectural feature that unifies the center. Big box stores provide additional sconce lighting as well. The lighting will provide a similar lumen output to the existing center.
1. Street Light	
2. Site Lighting	

<p>E. Crosswalks & Intersections.</p>	<p>1. Crosswalks & Intersection Treatments: N/A. Project does not include a crosswalk/intersection.</p>
<p>1. Crosswalks & Intersection Treatments</p>	
<p>F. Pedestrian Connections</p>	<p>1. Pedestrian Pathways: An existing sidewalk to remain provides a convenient and appropriate walkway for pedestrians along the building frontages.</p>
<p>1. Pedestrian Pathways</p>	
<p>G. Parking Lots</p>	<p>1. Configuration and Screening: N/A. Parking lot is not a part of the project to be reviewed. 2. Landscaping: N/A. Parking lot is not a part of the project to be reviewed. 3. Parking Structures: N/A. Parking lot is not a part of the project to be reviewed.</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>1. Service Areas: Existing service areas are at the rear of the building away from primary pedestrian areas.</p>
<p>1. Service Areas</p>	
<p>Additional Comments:</p>	

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>Existing building faces primary drive aisle. Storefronts, entrances, landscaping are all consistent with this orientation.</p>
<p>B. Ground Level Details</p>	<p>1. Entrances: Principal entries are visible from primary drive aisle. Large entry doors with a protruding arcade element is provided at the primary retail shops (TJMAXX and Michaels).</p>
<p>1. Entrances</p>	<p>2. Weather Protection: Weather protection is provided at all retail entrances. A new metal canopy is provided along the face of all of the small tenant shops. Primary retail shops include a protruding arcade providing weather protection.</p>
<p>2. Weather Protection</p>	<p>3. Façade Details: Principal building entrances occur at TJMAXX and Michaels. Both entries include pedestrian scale signs, projecting window sills and pedestrian oriented lighting. Refer to sheet A-3.01. The storefront windows are integral design elements that directly respond to the form and function.</p>
<p>3. Façade Details</p>	<p>4. Blank Wall Treatments: Architectural detailing and substantial landscaping are both used at blank wall conditions. Where TJMaxx and Michaels abut one another, a landscape planter and seating have been provided. Stucco reveals, a masonry base and metal canopy provide architectural details to break up the wall.</p>
<p>4. Blank Wall Treatments</p>	
<p>C. Massing and Articulation</p>	<p>1. Massing: N/A. Building height and massing is representative of what is existing.</p>
<p>1. Massing</p>	<p>2. Articulation: Parapet heights vary within the shopping center. Small tenant shops have wood bookend elements at the north and south ends that provide a vertical break in the store frontage.</p>
<p>2. Articulation</p>	
<p>D. Architectural Character</p>	<p>1. Design Concept: The Frontier Village Improvements is designed to be clean, simple and modern. A modern panel facade treatment and metal canopies are contrasted with warm wood elements. Wood siding is applied at both the north and south ends of the center as well as a wood soffit applied under the canopies provide pedestrians with a warm inviting space. Materials and massing chosen relate back to other buildings on the site while also creating its' own identity.</p>
<p>1. Design Concept</p>	<p>2. Building Material: Frontier Village improvements will include the removal of old and outdated materials along with the replacement of new and more modern materials. The colors and materials were chosen to compliment the existing surrounding stores to create a cohesive shopping center. Materials coincide with Lake Steven's Design Guidelines with the implementation of wood siding as well as stone base.</p>
<p>2. Building Material</p>	<p>3. Windows: Storefront windows at small shops will be existing to remain. New entry structures at TJMaxx and Michaels will provide aluminum storefront systems consistent with typical modern retail design.</p>
<p>3. Windows</p>	<p>4. Rooflines: The flat roofs are articulated with parapets. At the small tenant shops, the parapet is combined with metal coping and at the large tenant shops, the parapet is combined with ornamental molding to create a prominent edge.</p>
<p>4. Rooflines</p>	<p>5. Screening Rooftop Equipment: Rooftop mechanical equipment are setback from parapet wall and are not visible from the ground level.</p>
<p>5. Screening Rooftop Equipment</p>	

<p>E. Signs</p>	<p>1. Creativity and Quality Design: For the small tenant shops, existing signage will be reused and mounted on to a new signage band. Signage at TJMAXX and Michaels use clear, bold graphic logos.</p>
<p>1. Creativity and Quality Design</p>	<p>2. Freestanding Signs: N/A. There is no freestanding sign located in the area to be reviewed as a part of this submittal.</p>
<p>2. Freestanding Signs</p>	<p>3. Pedestrian-Oriented & Wall Signs: Wall signs are fully integrated into the building facade design. A perforated metal panel along the small tenant facade provides a designated location for signage. All signage aligns with the center of the business' entrance.</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>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>	

FRONTIER VILLAGE

519 HIGHWAY 9, FRONTIER VILLAGE SHOPPING CENTER DESIGN REVIEW JULY 30, 2018

Exhibit 3

SHEET INDEX:

GENERAL	
G0.00	COVER SHEET
LANDSCAPE	
L-1.0	PLANTER LANDSCAPE AND IRRIGATION
L-1.3	PLANT MATERIAL PHOTOS
ARCHITECTURAL	
A1.00	SITE PLAN
A2.04	ROOF PLAN
A3.01	ELEVATIONS
A3.02	ELEVATIONS
A3.03	ELEVATIONS



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311 FIRST AVENUE SOUTH
SEATTLE, WA 98104
T 206.324.4800
WWW.JACKSONMAIN.COM



KIMCO REALTY CORPORATION
3065 FACTORIA SQUARE MALL
SE, SUITE F-10
BELLEVUE, WA 98006

FRONTIER VILLAGE
519 HIGHWAY 9, FRONTIER VILLAGE SHOPPING CENTER
LAKE STEVENS, WA 98258



SOUTHWEST PERSPECTIVE



NORTHWEST PERSPECTIVE



2 VICINITY MAP
N.T.S.

LEGAL DESCRIPTION

TAX LOT NO: 00493400300202, 00493400300205
ZONING: COMMERCIAL DISTRICT
LEGAL DESCRIPTION:
Section 13 Township 29 Range 05 Quarter NE LAKE STEVENS SUMMER HOME TRS (RPLT) BLK 003 D-02 - LOT 1 OF "REV TO FRONTIER VILLAGE SHOPPING CENTER BSP" REC AF NO 200207255002 & 200403295156 BEING PTNS OF LOTS 2 THRU 4 EXST PLAT & OF LOTS 6 THRU 10 OF MONTLAKE & OF NW1/4 NE1/4 SEC 13-29-05
Section 13 Township 29 Range 05 Quarter NE LAKE STEVENS SUMMER HOME TRS (RPLT) BLK 003 D-05 - LOT 3 OF "REV TO FRONTIER VILLAGE SHOPPING CENTER BSP" REC AF NO 200207255002 & 200403295156 & BEING PTN OF LOTS 2 & 3 EXST PLAT

PROJECT DESCRIPTION

IMPROVEMENTS TO EXISTING FRONTIER VILLAGE SHOPPING CENTER TO BE REVIEWED IN THIS SUBMITTAL INCLUDE: EXTERIOR FACADE IMPROVEMENTS TO EXISTING SPORTS AUTHORITY TO INCLUDE THE REMOVAL OF EXISTING ENTRY STRUCTURE WITH THE ADDITION OF TWO NEW ENTRY STRUCTURES FOR MICHAELS AND TJMAXX. SITE IMPROVEMENTS INCLUDE NEW LANDSCAPED PLANTERS AND SEATING IN FRONT OF MICHAELS AND TJMAXX. ALSO INCLUDED IN THIS SUBMISSION ARE FACADE IMPROVEMENTS TO EXISTING SMALL TENANT SHOPS TO INCLUDE THE REMOVAL AND REPLACEMENT OF EXISTING SIDING, CANOPY AND LIGHTING.

DATE	NO.	DESCRIPTION

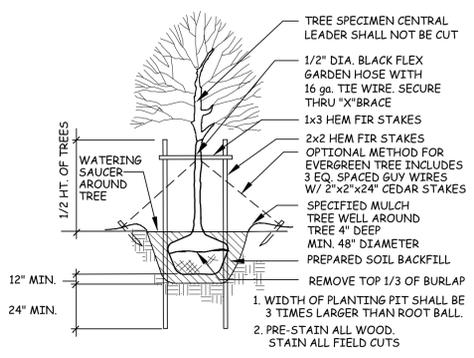
PROJECT NO.: 17176
PROJECT MGR.: BB
DRAWN BY: LB
CHECKED BY: ML

OWNER KIMCO REALTY 3065 FACTORIA SQUARE MALL SE SUITE F-10 BELLEVUE, WA 98006 PHONE: (425) 373 3509 EMAIL: PEMSKEY@KIMCOREALTY.COM CONTACT: PETER EMSKY	ARCHITECT JACKSON MAIN ARCHITECTURE P.S. 311 1ST AVE. S. SEATTLE WA 98104 PHONE: (206) 324 4800 EMAIL: BRYANT.BRONSON@JACKSONMAIN.COM CONTACT: BRYANT BRONSON	CIVIL ENGINEER NAVIX ENGINEERING 11400 SE 8TH ST #345 BELLEVUE, WA 98004 PHONE: (425) 458 7896 EMAIL: JTAFLIN@NAVIXENG.COM CONTACT: JENELLE TAFLIN, PE	STRUCTURAL ENGINEER LUND OPSAHL 1201 1ST AVE S #310 SEATTLE, WA 98134 PHONE: (206) 402 5156 EMAIL: ASLIVERS@LUNDOPSAHL.COM CONTACT: ADAM SLIVERS, PE, SE	MEP ENGINEER JET ENGINEERING 1935 SILVERTON RD. SALEM, OR 97301 PHONE: (503) 363 2622 EMAIL: CONTACT: JEFF STAUFFER, PE	LANDSCAPE ARCHITECT KEN LARGE LANDSCAPE ARCHITECT 21803 NE 17th Ct SAMMAMISH, WA 98074 PHONE: (206) 396 7617 EMAIL: KKLA@COMCAST.NET CONTACT: KEN LARGE
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COVER SHEET
G0.00
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PLANT LIST

QUAN.	SYMBOL	PLANT NAME	SIZE SPACING COMMENT
6	ACOR	ACORUS GRAMINEUS OGON/ GOLDEN VARIEGATED SWEET FLAG	1 GALLON CAN, 12" SPACING
46	AUU	ARCTOSTAPHYLOS UVA URSI MASSACHUSETTS	1 GALLON CAN 18" TRI SPACING
64	BUXK	BUXUS SUFRUTICOSA BOXWOOD	12-15" B/B 2' ON CENTER
5	CORNK	CORNUS KOUSA CHINENSIS CHINESE DOGWOOD	2.0" CALIPER MULTI-TRUNKED
10	CROC	CROCOSMIA SULPHER MONTBRETIA	1 GALLON CAN 18" TRI SPACING
28	HEBG	HEBE GLAUCIFOLIA	1 GALLON CAN 18" TRI SPACING
4	HEM	HEMEROCALLIS GOLIATH DAYLILY	1 GALLON 24" TRI SPACING
6	HYDL	HYDRANGEA PANNICULATA PINKY WINKY	5 GALLON 3' OC
86	LAVD	LAVENDULA HIDCOTE	1 GALLON 18" TRI SPACING
16	NEPT	NEPTETA CATARIA WALKERS LOW CATNIP	1 GALLON CAN 18" TRI SPACING
36	SEDR	SEDUM RUP. ANGELIANA	1 GALLON CAN 12" ON CENTER
252	THYME	THYMUS PSEUDOLANGUINOSA WOOLEY THYME	4" POT AT 9" TRI SPACING

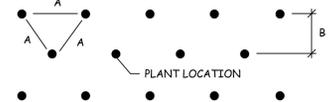


PROVIDE TEEB BAGS FOR THESE TREES.

7 TYPICAL TREE PLANTING
SCALE: N.T.S.

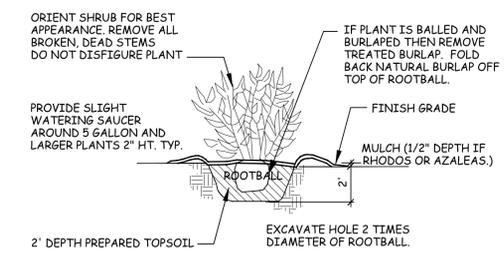
SPACING "A"	SPACING "B"	# OF PLANTS/SF
6" o.c.	5.20"	4.60
8" o.c.	6.93"	2.60
10" o.c.	8.66"	1.66
12" o.c.	10.40"	1.15
15" o.c.	13.00"	.738
18" o.c.	15.60"	.512
24" o.c.	20.80"	.290
30" o.c.	26.00"	.185
36" o.c.	30.00"	.116

SEE GROUND COVER PLANT KEY FOR MAXIMUM TRIANGULAR SPACING "A". THIS CHART IS TO BE USED TO DETERMINE NUMBER OF GROUND COVER PLANTS REQUIRED IN A GIVEN AREA.

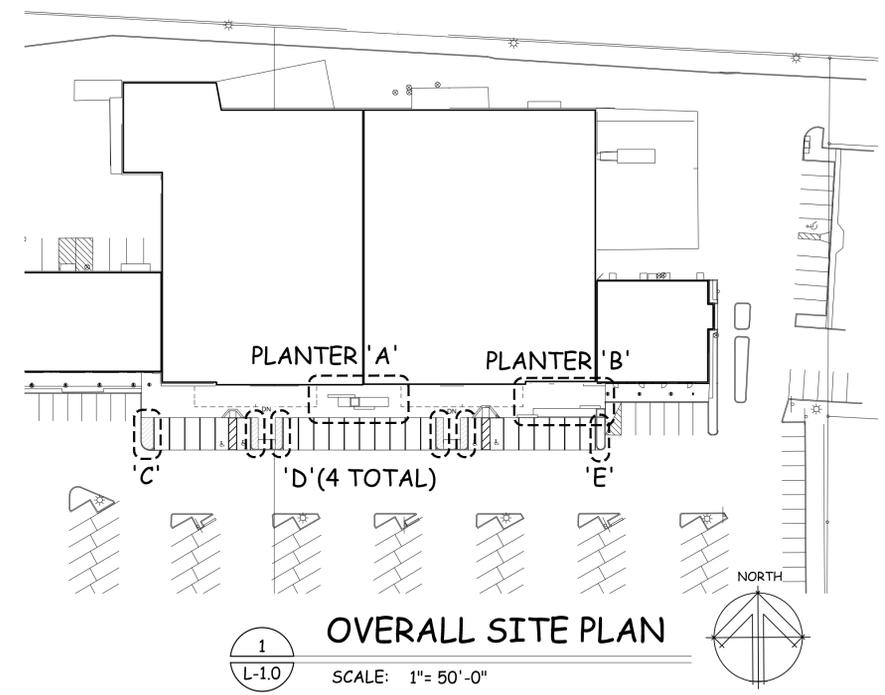


PLANT SPACING CHART FOR USE WHEN PLANTS ARE SPACED EQUIDISTANT FROM EACH OTHER, AS IN ALL MASSED SHRUB/GROUND COVER PLANTINGS

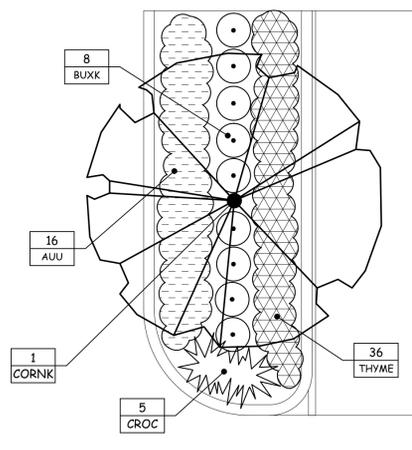
8 PLANT SPACING CHART
SCALE: N.T.S.



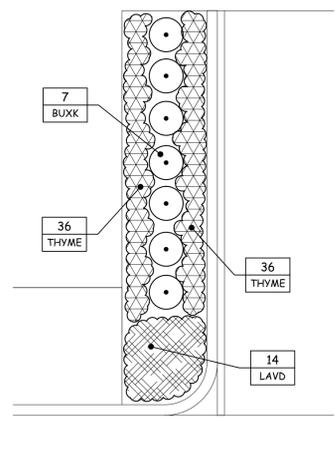
9 TYPICAL SHRUB PLANTING
SCALE: N.T.S.



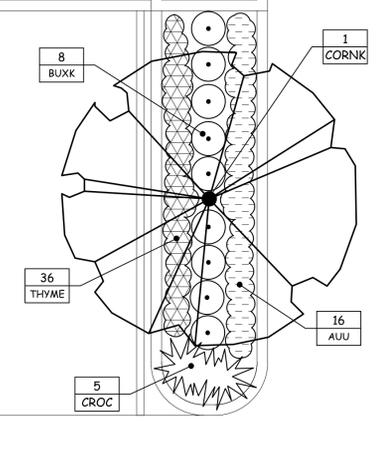
1 OVERALL SITE PLAN
SCALE: 1" = 50'-0"



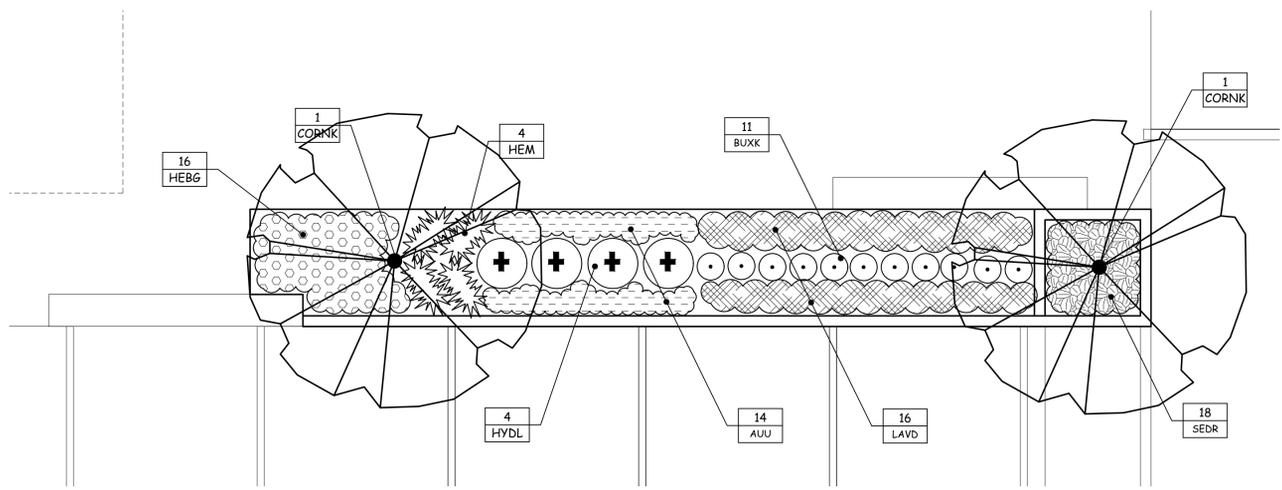
4 PLANTER 'C'
SCALE: 1/4" = 1'-0"



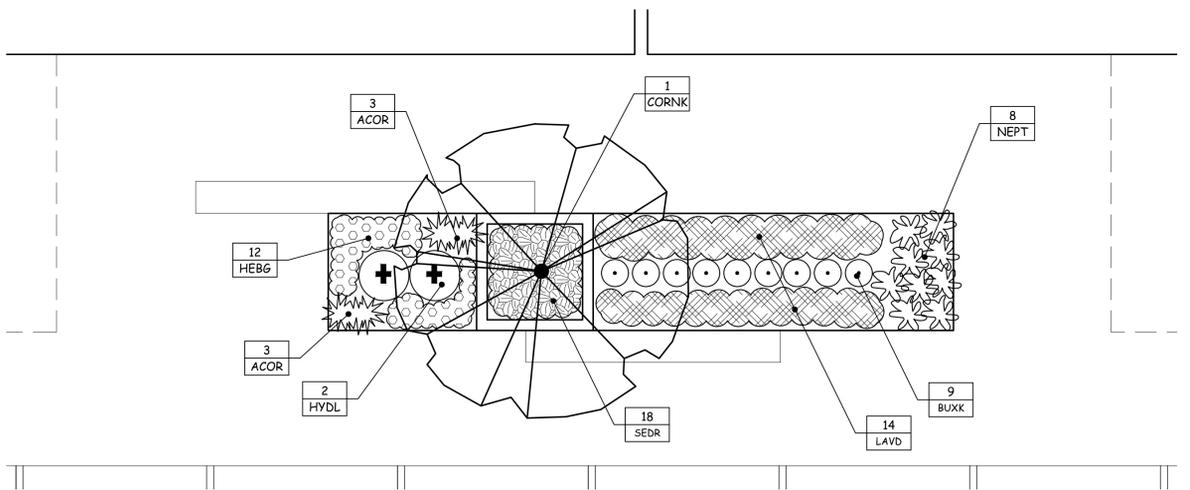
5 PLANTER 'D'
SCALE: 1/4" = 1'-0"
TYPICAL FOR 4 PLANTERS



6 PLANTER 'E'
SCALE: 1/4" = 1'-0"



3 PLANTER 'B'
SCALE: 1/4" = 1'-0"



2 PLANTER 'A'
SCALE: 1/4" = 1'-0"

FRONTIER VILLAGE FACELIFT
519 Highway 9
Frontier Village Shopping Center
Lake Stevens, WA 98258

JOB NUMBER: _____
DRAWN: _____
CHECKED: _____
DATE: JULY 24, 2018
REVISIONS:

1	
---	--

SHEET TITLE:
PLANTER LANDSCAPE AND IRRIGATION

PERMIT SET
SHEET NUMBER:

L-1.0

Acorus gramineus/ sweet flag



Sweet Flag

Acorus gramineus 'Oborozuki'
Item #5903 USDA Hardiness Zone: 5-9



Plant Description

Striking upright, yellow-striped foliage provides wonderful color and texture for shaded gardens. An excellent groundcover or hardy bog plant for open woods, at water's edge, and in ponds or water gardens in up to 4" of water. Perennial.

Crocosmia



Crocosmia Lucifer

Plant Description

Gorgeous red flowers, with yellow to orange shaded accents bloom atop green, swordlike foliage. This hardy cultivar adds a tropical flair to northern gardens. Tolerant of summer heat and humidity. Popular as a cut flower or in perennial borders. Attracts butterflies.

Lavender



Spanish Lavender/ lavender hidcote/ I. dendata

Lavandula stoechas 'Larkman Hazel' P.P. #20,894

Fragrant, large, vibrant bluish-purple flowers complement the gray-green finely textured foliage. Less vulnerable to falling open with age than other lavenders. Ideal for borders, cottage gardens and containers. Evergreen.

Arctostaphylos / Kinnikinnick



Wood's Compact Kinnikinnick

Arctostaphylos uva-ursi 'Wood's Compact'

Item #0297 USDA Hardiness Zone: 2-8



Plant Description

Ground-hugging branches form a dense mat of evergreen foliage. Pink tinged white flowers are followed by bright red fruit in late summer that persists through winter. Foliage has red winter color.

HEBE



Page Hebe

Hebe pinguifolia 'Pageii'

Item #5104 USDA Hardiness Zone: 8-11



Plant Description

This early-flowering, dwarf selection shows off its dainty white flowers in late April to early June. Silvery grey-green foliage features red margins red on young leaves. Forms a neat, low mat, making an attractive addition to the rock garden or border front. Evergreen.

Hebe buxifolia

NEPETA- CATMIINT



Catmint

Nepeta x 'Psfike' P.P. #18904

Item #8258 USDA Hardiness Zone: 4-9



Plant Description

A superb compact selection with a low, spreading habit and finely textured, aromatic, grayish-green foliage. Numerous purple-violet flowers attract butterflies and bees over a long bloom season. This exceptional garden performer is useful as an edging or groundcover, in mixed borders and herb gardens.

Buxus: boxwood



Korean Boxwood

Buxus korensis

USDA Zone:

4-9

Key feature:

Hedge Plant

Light Needs

• Full sun to Partial sun

Watering Needs

• Needs regular watering - weekly, or more often in extreme heat.

Description:

-

Korean Boxwood is a very hardy boxwood with excellent cold hardiness - makes a great choice for northern gardens. Has been noted to survive temperatures as low as -20F, and can be used in zone 4 locations, where most Boxwoods would fail. Leaves are much more elongated, and elliptic in shape than most other Boxwood cultivars that are commonly seen. Foliage will bronze slightly in extremely cold areas - the more exposure & less shelter that is provided, the more intense the winter bronzing will be displayed. Makes a great hedge, foundation planting - can be sheared / trimmed to be maintained at a wide variety of heights & widths.

HEMEROCALLIS



Daylily

Hemerocallis Goliath



Zones: 3 to 9

Height: 1.00 to 1.50 feet

Spread: 1.00 to 1.50 feet

Bloom Time: June to October

Bloom Description: Lemon yellow

Sun: Full sun to part shade

Water: Medium

Maintenance: Low

Flower: Showy, Fragrant

Attracts: Butterflies

Tolerate: Rabbit, Erosion, Air Pollution

Garden locations

-

Culture

Easily grown in average, medium, well-drained soil in full sun to part shade. Daylilies perform well in a wide range of well-drained soils, but prefer a deep, fertile loam. Deadhead spent flowers daily for neatness and remove scapes when flowers have completed bloom. Tolerant of summer heat and humidity, but appreciate deep watering in dry spells to keep foliage attractive. Daylilies should be divided to maintain vigor when the clumps become overcrowded.

SEDUM RUPESTRE ANGELINA



Brilliant chartreuse-yellow, needle-like foliage forms a quick groundcover. Adds cheery color to containers, dry slopes and flowering borders, as well as being a good bulb cover. In winter, foliage turns orange in northern climates. Perennial.

Height:

3-5 inches

Spread:

12-24 inches

Hardiness Zone:

3-11

Exposure

• Sun

• Partial Shade

Soil Moisture Preference

• Dry

• Average

Attracts Wildlife

• Butterflies

Critter Resistance

• Rabbit Resistant

• Deer Resistant

Season of Interest (Flowering)

• Summer

Cornus kousa chinensis



Chinese Dogwood

Cornus kousa chinensis

Item #2777 USDA Hardiness Zone: 5-9



Plant Description

Attractive horizontal tiers of branches help make this small deciduous tree popular. Splendid white bracts followed in fall by hanging red fruit. Autumn leaves have red-scarlet tints. Special accent.

Hydrangea



Hydrangea Fire and Ice/ tardiva / limelight

Hydrangea paniculata

A compact, early blooming, heat tolerant selection with attractive greenish-red foliage all season. Blooms open creamy white in early summer, turn pink in mid-summer, becoming deep red in fall. A beautiful accent, foundation or border shrub for the garden. Deciduous.

THYME



Creeping Thyme

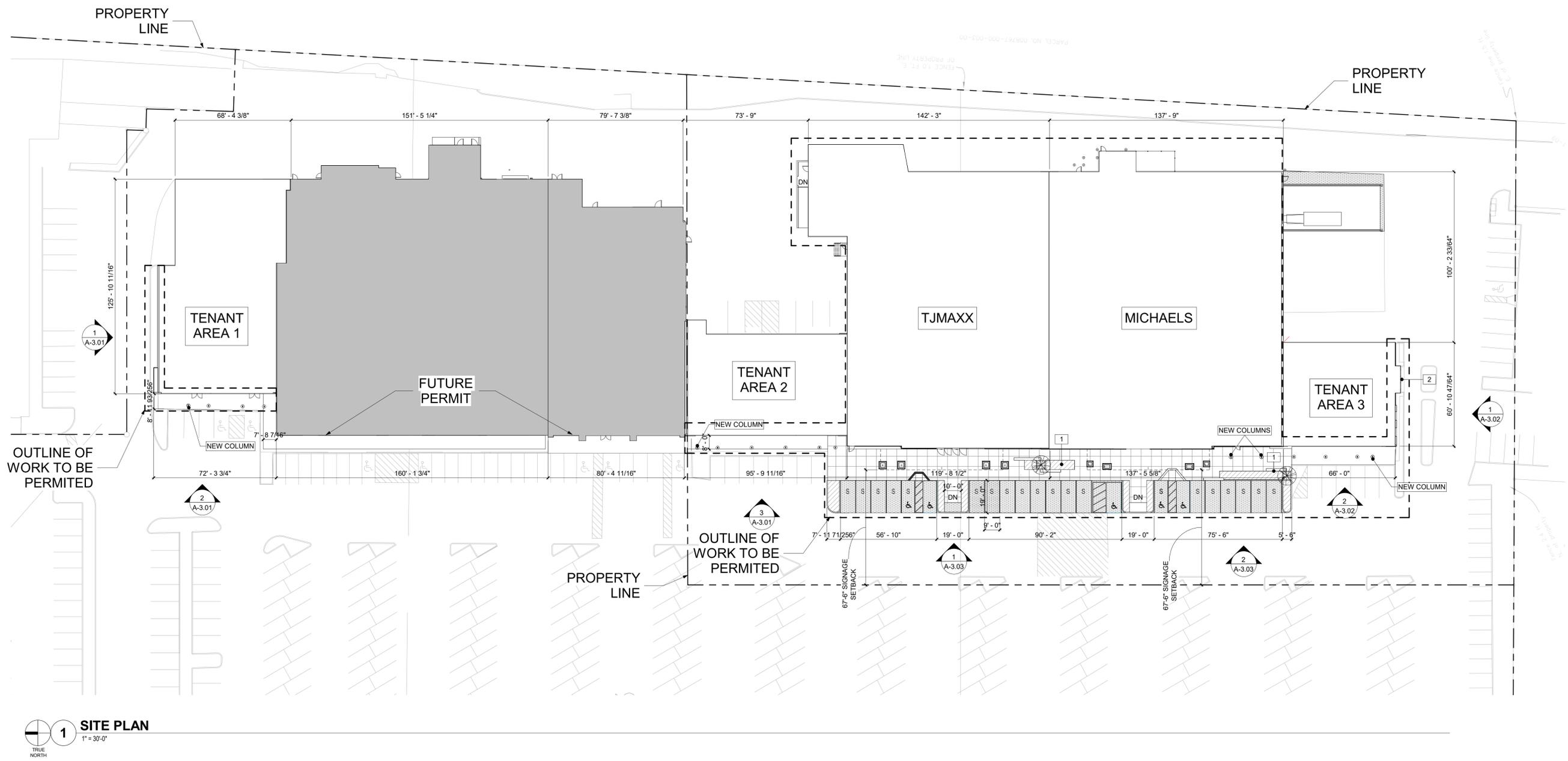
Thymus pseudolanuginosa



Description: One of the best Creeping Thymes for general groundcover purposes. This is a low, creeping species with fuzzy grey-green foliage, occasionally producing soft-pink flowers. A strong grower, ideal as a drought-tolerant lawn substitute or for planting between flagstones, tolerating moderate foot traffic. Woolly Thyme is easily divided in spring or early fall, and even small pieces will take root and grow. Evergreen.

DATE	NO.	DESCRIPTION

PROJECT NO.: 17176
PROJECT MGR.: BB
DRAWN BY: LB
CHECKED BY: ML



1 SITE PLAN
1" = 30'-0"
TRUE NORTH

SITE PLAN LEGEND:

	OUTLINE OF WORK TO BE PERMITTED
	PROPERTY LINE
	AREA OF NEW CONCRETE SIDEWALK TO MATCH EXISTING
	AREA OF NEW ASPHALT
	AREA OF NEW PLANTER
	BUILDING AREA NOT INCLUDED IN PERMIT

KEYNOTES:

- AMENITY PEDESTRIAN SPACE WITH SEATING AND LANDSCAPING. REFER TO SHEET L-1.0 FOR PLANTER LANDSCAPE PLAN.
- EXISTING DRIVE-THROUGH TO REMAIN

PARKING STALL COUNT:

PER LSMC TABLE 14.72-1: RETAIL USE PARKING REQUIREMENT = 1 SPACE PER 200 FEET OF GROSS FLOOR AREA

TENANT AREA 1
GROSS SF = 8,500 SF
STALLS REQ'D = 8,500SF / 200 = 42.5 STALLS
EXISTING PROVIDED = 43 STALLS
PROPOSED NEW STALLS = 0 STALLS
TOTAL PROVIDED = 43 STALLS

TENANT AREA 2
GROSS SF = 5,700 SF
STALLS REQ'D = 5,700SF / 200 = 28.5 STALLS
EXISTING PROVIDED = 29 STALLS
PROPOSED NEW STALLS = 0 STALLS
TOTAL PROVIDED = 29 STALLS

TENANT AREA 3
GROSS SF = 4,000 SF
STALLS REQ'D = 4,000SF / 200 = 20 STALLS
EXISTING PROVIDED = 20 STALLS
PROPOSED NEW STALLS = 0 STALLS
TOTAL PROVIDED = 20 STALLS

TJMAXX
GROSS SF = 21,000 SF
STALLS REQ'D = 21,000SF / 200 = 105 STALLS
EXISTING PROVIDED = 105 STALLS
EXISTING TO BE REMOVED = 8 STALLS
PROPOSED NEW STALLS = 11 STALLS
TOTAL PROVIDED = 108 STALLS

MICHAELS
GROSS SF = 22,500 SF
STALLS REQ'D = 22,500SF/200 = 112.5 STALLS
EXISTING PROVIDED = 113 STALLS
EXISTING TO BE REMOVED = 8 STALLS
PROPOSED NEW STALLS = 12 STALLS
TOTAL PROVIDED = 117 STALLS

TOTAL REQUIRED = 308.5 STALLS (INCLUDING 8 ADA STALLS PER IBC TABLE 1106.1)
TOTAL PROVIDED = 317 STALLS (INCLUDING 8 ADA STALLS PER IBC TABLE 1106.1)

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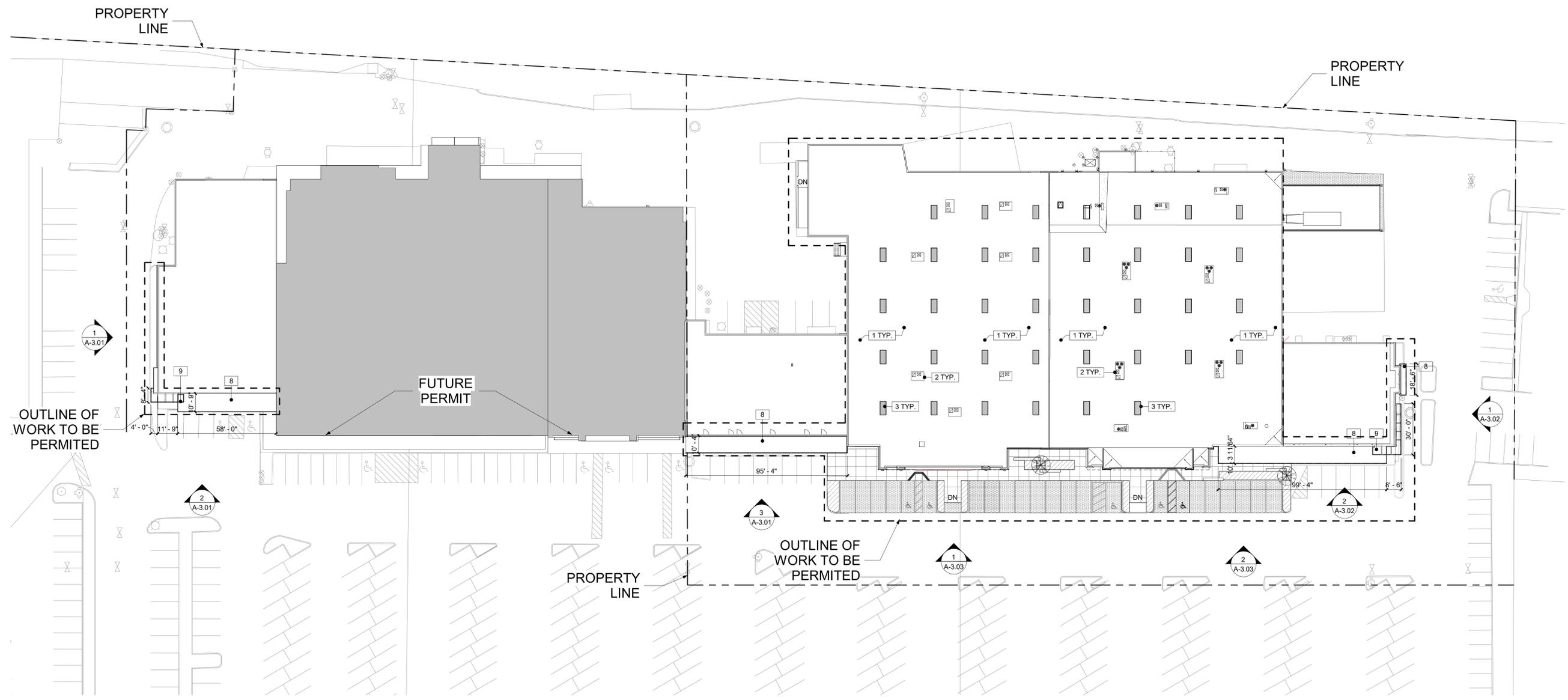
FRONTIER VILLAGE
519 HIGHWAY 9, FRONTIER
VILLAGE SHOPPING CENTER
LAKE STEVENS, WA 98258

DATE	NO.	DESCRIPTION

PROJECT NO.: 17176
PROJECT MGR.: BB
DRAWN BY: LB
CHECKED BY: ML

ROOF PLAN
A2.04
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1 ROOF PLAN
1" = 30'-0"
TRUE NORTH

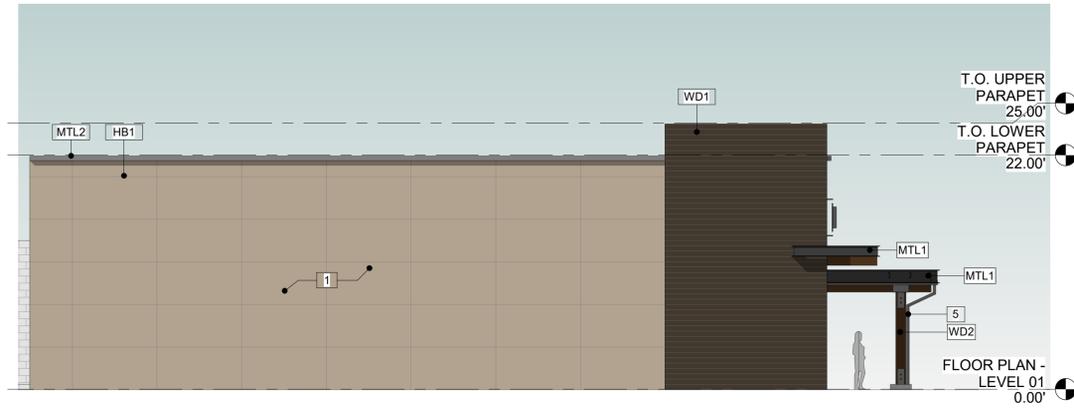
SITE PLAN LEGEND:

	OUTLINE OF WORK TO BE PERMITTED
	PROPERTY LINE
	AREA OF NEW CONCRETE SIDEWALK TO MATCH EXISTING
	AREA OF NEW ASPHALT
	AREA OF NEW PLANTER
	BUILDING AREA NOT INCLUDED IN PERMIT

- KEYNOTES:**
1. PATCH ROOF MEMBRANE TO MATCH EXISTING
 2. APPROX. RTU LOCATION
 3. EXISTING SKYLIGHT TO REMAIN
 4. STEEL FRAMED CANOPY WITH INTEGRATED WOOD SOFFIT AND LIGHTING
 5. CANTILEVERED CANOPY - OPEN CEILING

7/27/2018 10:48:25 AM

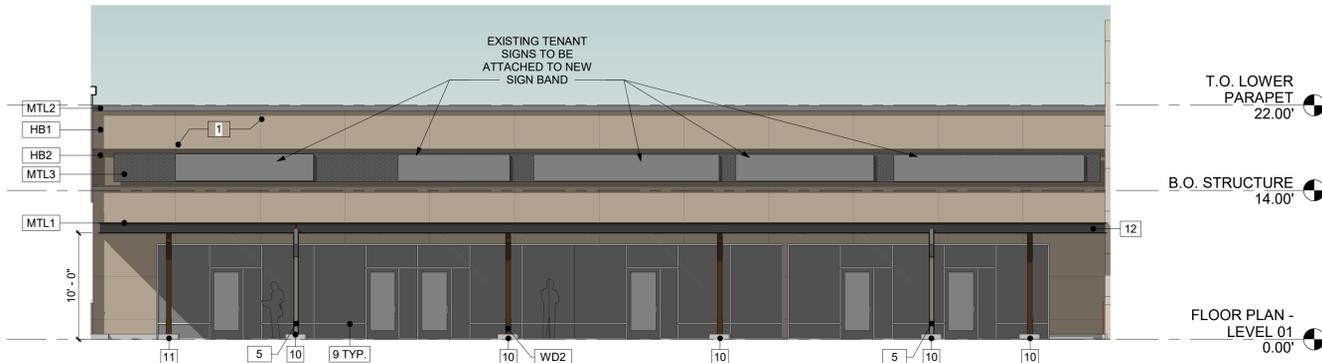
C:\Users\lara.barnes\Documents\17176.05_Frontier Village S.C_Facelift_Lara.barnes.rvt



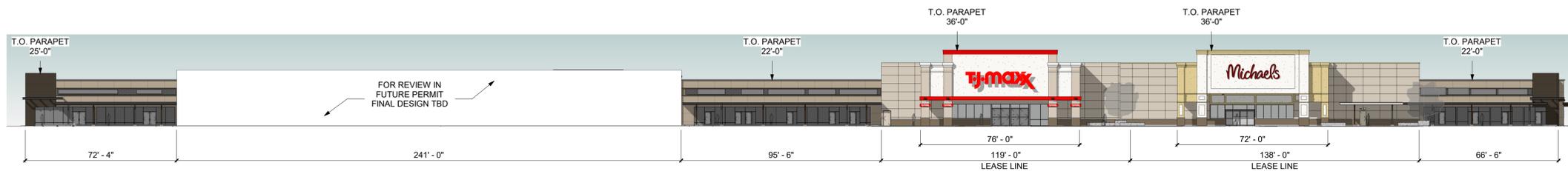
1 NORTH ELEVATION
1/8" = 1'-0"



2 PARTIAL WEST ELEVATION - NORTH END
1/8" = 1'-0"



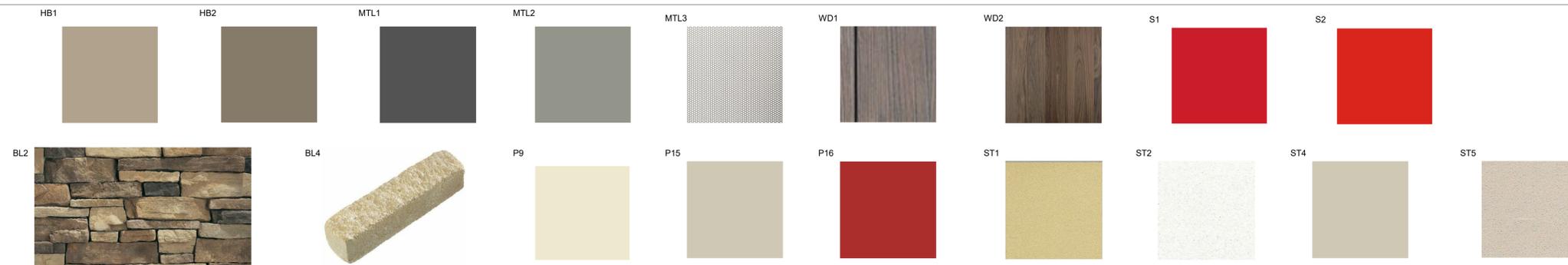
3 PARTIAL WEST ELEVATION - CENTER
1/8" = 1'-0"



OVERALL WEST ELEVATION

N.T.S.

MATERIALS:



FINISH KEY:

Mark	Description	Color
EXTERIOR METAL		
MTL1	CANOPY FRAME	DARK CHARCOAL
MTL2	PARAPET COPING	CHARCOAL
MTL3	PERF. PANEL SIGN SCREEN	GREY
EXTERIOR PAINTS (COLORS MAY CHANGE TO BLEND WITH SHOPPING CENTER WITH TENANT APPROVAL)		
P9	EXTERIOR DOORS	PPG 12-09 RICE CAKE
P10	EXTERIOR SAFETY PAINT	SAFETY YELLOW
P12	EXTERIOR CONCRETE SEALER	CLEAR
P13	EXTERIOR WALL PAINT	PPG 1095-3 "ALMOND BRITTLE"
P14	EXTERIOR WALL PAINT	PPG 1097-1 "COLONIAL WHITE"
P15	LANDLORD MALL STANDARD	TBD
P16	EXTERIOR PAINT	NEON RED BENJAMIN MOORE
EXTERIOR SIGNAGE		
S1	MICHAELS POLYCARBONATE SIGN	RED
S2	TJMAXX ACRYLIC SIGN	RED
EXTERIOR STONE		
BL2	STONE VENEER AT FRONT FACADE	DURANGO
BL4	WATER TABLE DIMS VARY	COTTON
HARDIE BOARD		
HB1	HARDIE BOARD - SMOOTH FINISH	SW 7038 TONY TAUPE
HB2	HARDIE BOARD - SMOOTH FINISH	SW 7039 VIRTUAL TAUPE
STUCCO		
ST1	SYNTHETIC STUCCO	MANOR WHITE
ST2	SYNTHETIC STUCCO	CHINA WHITE
ST4	LANDLORD MALL STANDARD	TBD
ST5	SYNTHETIC STUCCO	VAN DYKE
WOOD		
WD1	EXTERIOR WOOD SIDING	BARK
WD2	ARCHITECTURAL GRADE GLULAM BEAM/COLUMN CONSTRUCTION	STAIN TO MATCH BARK WOOD SIDING

KEYNOTES:

- REVEAL PATTERN AT 8' WIDE X 4' HIGH TYP.
- NIGHT LIGHT TYP. AT EACH EXIT DOOR
- EMERGENCY LIGHT
- NOT USED
- NEW EXPOSED CANOPY DOWNSPOUT
- WALL SCOSCE
- NEW STOREFRONT SYSTEM
- EXISTING WINDOWS TO REMAIN
- EXISTING STOREFRONT SYSTEM TO REMAIN
- NEW COLUMN ATTACHED TO NEW FOOTING
- NEW COLUMN ATTACHED TO EXISTING FOOTING
- STEEL FRAMED CANOPY WITH INTEGRATED WOOD SOFFIT AND LIGHTING TO MATCH EXISTING FIXTURE LUMEN OUTPUT
- CANTILEVERED CANOPY - OPEN CEILING
- CANTILEVERED COVERED CANOPY
- CONCRETE BENCH WITH WOOD SLAT SEAT
- CONCRETE PLANTER

7/27/2018 8:51:01 AM



Staff Report
Lake Stevens Design Review Board
Meeting Date: September 12, 2018, 6:30pm

FILE NAME/NO: 123rd Ave Townhomes Design Review (LUA2018-0074)
APPLICANT: Larry Thibeault, Lake Stevens Village Townhomes LLC
LOCATION OF PROPERTY: 2309 and 2311 123rd Ave NE, Lake Stevens, WA 98258
ASSESSOR PARCEL NUMBER(S): 00562200000901, 0904, and 0906
REQUEST: Design Review Board Approval
CONTACT PERSON: Dillon Roth, Associate Planner

PROJECT DESCRIPTION

The applicant is requesting design review for a proposed 15-unit townhome development on three parcels totaling 1.19 acres identified by Assessor Parcel Number's (APNs) 00562200000901, 0904, and 0906. The property is zoned Multi-Family Residential (MFR), which is designed to accommodate higher density residential developments. The development will consist of five structures, each with three attached units, totaling 15-units. The development also includes a bioretention pond and underground vault, common open space, new sidewalks and road widening, screened trash enclosure and an internal private road with parking (**Exhibit 2**). The townhomes will be permitted and developed as condominiums with shared ownership in the common open spaces. City staff are also processing a Site Plan Review (LUA2018-0076) to ensure the proposal is compliant with city code. After this initial phase of review, the city will review Construction Plans and then a Binding Site Plan to be recorded at the County.

The proposed subdivision is in the MFR zone and is 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, Larry Thibeault, applied for design review (LUA2018-0074) and site plan (LUA2018-0076) approval on April 13, 2018 (**Exhibit 1**).
- The design review package includes, the preliminary site plan set, topography plan, landscape plans and an architectural plan set (**Exhibits 2 and 3**).

Conclusions: The proposed materials meet the basic application requirements.

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

Findings: The landscape plans (**Exhibit 2, Sheets 8-9**) show the landscaped open space, the shading of the parking spaces, the trees to be retained and removed, and the Type B screen.

Conclusions: *The proposed materials meet the basic application requirements.*

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

Findings: The 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

Suburban Townscape

NP 1.1 Pedestrian Oriented Communities – Develop an alternative to auto-centric communities.

Findings: This project includes the construction of a new sidewalk along the property adjacent to 123rd Ave NE. This new sidewalk will connect to an existing sidewalk to the south. There will be a connected pedestrian walkway from the new development to downtown Lake Stevens. The project also includes landscaped open space with seating oriented to the human-scale.

Community Structure

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

Findings: This development will develop near and along with, the Downtown Lake Stevens 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 business and commercial zoning under the Downtown Lake Stevens 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 one quarter-mile of areas that are zoned for commercial and business use under the Downtown Lake Stevens Subarea. Road improvements proposed by this development will help link pedestrian connections to those uses.

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

Findings: The proposed development will condo units in townhome style structures. This type of housing is less commonly constructed than single-family detached structures.

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: A small open space area is provided near 123rd Ave NE between two of the residential structures with benches and landscaping. It is understood that the open space area consists of landscaping, two benches and a shared park grill. In an effort to make the open space more usable for picnic purposes, staff recommends a condition of approval to require a picnic table in the seating area. The picnic table may replace the benches in the proposed site plan. Usable features in the open space may be substituted with the approval of the Planning Director (Condition 7).

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

Findings: As discussed under NP 3.1, open space will be provided for passive recreation. Additionally, all lots in this development will pay a park impact fee at the time of building permit issuance or prior. North Cove Park in downtown is located within a half-mile of the subject property.

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

Findings: The project is proposing to retain several trees onsite in two areas. Existing trees are to be retained in the northwest corner of the project and near 123rd Ave NE in the open space area. The trees in the open space that are proposed to be retained are in an area that is proposed for significant amounts of grading. If it is determined that the existing trees cannot be retained due to the grading in the critical root zone, then staff recommends a condition of approval that requires an appropriate variety of trees be planted in the open space area between the road and the seating area (Condition 6).

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

Findings: The proposed development is across the street from a public middle school and within a quarter-mile of North Cove Park in downtown.

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: Frontage improvements related to this development will connect to a cross walk that connects to a public school. Pedestrian connections will also exist southward toward downtown. There is a small section, roughly 15 to 20 feet, of missing sidewalk south of the subject property and the existing sidewalk. Connecting to the existing sidewalk to the south will be a condition of approval for the Site Plan Review (LUA2018-0076).

Conclusions: *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 new internal road is a private access road to the multi-family development. No other connections to the properties to the north, east or south are possible.

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

Findings: The internal road is private and has a width of 26-feet.

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: 123rd Ave NE is classified as a Collector. A sidewalk and landscape strip are required elements

of this type of road. Street trees are not shown on the landscape plan set or the site plan set. Therefore, staff is recommending as a condition of approval that an appropriate variety of street tree is proposed along 123rd Ave NE along the subject properties (Condition 4).

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

Findings: The project will make improvements to 123rd Ave NE that connects to the existing sidewalk to the south. A small section of the sidewalk may need to be constructed off-site in order to make the sidewalk connection to the south. Staff is recommending a condition of approval under the Site Plan Review application (LUA2018-0076) to ensure this connection is built.

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: The pavement on 123rd Ave NE will be widened by approximately 5-feet. The subject development will be dedicating 10-feet to create a 50-foot right-of-way. City staff and the School District have yet to determine the appropriate use of the pavement in the right-of-way. Potential options include pick-up and drop-off parking only, time restricted parking, unrestricted parking, or prohibited parking.

Conclusions: *The proposal as conditioned, will meet 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 Route 280 provides bus service within a quarter-mile of the subject development.

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 proposed stormwater system consists of a detention vault and a bioretention pond. The vault will collect stormwater runoff from the new sidewalk and the bioretention pond will collect stormwater from the rest of the site. The development is also proposing permeable pavement on the internal road as a Low Impact Development feature.

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: There are no critical areas on site or in the immediate vicinity.

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: The street design will meet the requirements of City standards. The frontage improvements will include a sidewalk and landscape strip on 123rd. There are no front setbacks in the MFR zone and the current proposal shows the new buildings without setbacks from the 123rd Ave right-of-way. Pedestrian entrances for all units in the two western buildings are proposed to face 123rd Ave SE which will benefit the pedestrian environment of the neighborhood.

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 and surrounding properties.

Findings: The site slopes from the west to the east. In order to contain stormwater and create buildable areas, regrading and building retaining walls is necessary. The largest retaining walls are proposed on the eastern side of the property and reach heights of 13-feet. On the eastern side of the proposed retaining wall is a multi-family residential development and two single family homes. Staff recommends a condition of approval to screen significant walls using treatments provided on page G-67 of the design guidelines (Condition 5).

S 2.3 Service Element Screening – The intent is to screen elements that detract from the streetscape.

Findings: The trash facility is proposed approximately 60-feet from the public right-of-way. It is also proposed to be located within an enclosure and is properly screened with walls and landscaping.

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: The internal parking spaces are screened from view of the public realm by the two buildings and the proposed landscaping.

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

Findings: The two buildings on the west side of the properties are rear loaded by the internal private road. Garage entries are screened by the buildings and landscaping.

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.

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 streetscape to the south of the property includes a sidewalk and landscaping with street trees. The subject development will continue the sidewalk and landscaping to the north along their property lines.

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 is multi-family in nature and will have buildings close to the right-of-way. The transition from the street will consist mostly of frontage improvements, some landscaping and pedestrian entrances into the townhome units.

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: There are no required setbacks in the MFR zone. The two townhomes will be pedestrian oriented along the 123rd street frontage.

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

Findings: The townhome development is proposed on MFR zoning and near the newly created Downtown Lake Stevens Subarea. The development is compatible with the nearby subarea and adjacent multi-family developments to the east.

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 applicant is proposing to plant trees along the eastern property line. Some of the trees will be in the bioretention pond and others will act solely as screens to the east. One large existing tree is proposed to remain on the eastern property line. A landscape screen is required by city code on the north and south property lines. The property is uphill from the properties to the east and will not block southern and eastern sunlight.

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: No critical areas exist on-site. 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 proposal will comply with the current Department of Ecology Stormwater Manual and Chapter 11.06 LSMC. Existing drainage patterns will be retained. A bioretention pond and an underground

vault will detain stormwater in compliance the applicable laws in effect.

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

Findings: Two areas of significant trees are being retained. A significant tree stand in the northwest corner of the project is being retained along with existing vegetation in the common open space area. One significant tree is to be retained on the eastern property line. Four significant trees are proposed for removal and 52 trees are proposed to be replanted.

Conclusions: *The proposal as conditioned will meet 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 downtown Lake Stevens where Community Transit Route 280 has stops.

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 gradually slopes west to east with a total elevation change of 26 feet over a linear distance of 200 feet.
- **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:** No critical areas exist onsite.

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

Findings: The site is unified by multiple residential structures constructed under the same modern architecture concept. The site is organized around the open space, off-street parking spaces and internal circulation road. The bioretention pond and landscaping provide buffers and screens to properties to the east. The building permits will be reviewed administratively to ensure they comply with the conditions of design review approval and site plan review approval.

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

Findings: The surrounding area to the east, northeast and southeast is comprised of the same zoning as the subject property. Properties to the west, north and south are zoned Public/Semi/Public and are owned by the Lake Stevens School District.

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 proposed development is adjacent to multi-family development to the east. It is also adjacent to two single family residential homes to the east. The proposed development is not building to the maximum allowed density and is retaining a compatible scale and density with surrounding residential properties.

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

Findings: The proposed development is at the human-scale. Human-scale features include pedestrian entrances at the street, internally and rear loaded garages and small common open space area.

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: All the sidewalks proposed by this development will be developed to State and Federal ADA standards. Slopes will not exceed 15% as required by city code. The townhomes create a more diverse housing stock to satisfy a wider variety of housing needs.

Conclusions: The proposal meets Special Needs Housing standards.

CONCLUSIONS

The proposed design is in keeping with the guidelines as well as the standards and intent of the Multi-Family 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 Site Plan set (**Exhibit 2**) presented to the Board except as modified by conditions stated herein, or as necessary to comply with conditions imposed on the Site Plan Review land use permit by the Planning Director 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 or financially secured to the satisfaction of the City of Lake Stevens.
4. Street trees shall be planted in the landscape strip in the public right-of-way on 123rd Ave NE as deemed appropriate by the current EDDS standards and Public Works and Planning Departments.
5. Any wall requiring a building permit shall also be appropriately screened to satisfy the intent of blank wall treatments in the design guidelines on page G-67. Appropriate treatments may include landscaping, decorative tile or masonry, artwork, or equivalent.

6. The open space area shall be landscaped with an appropriate variety of trees and shrubs between 123rd Ave NE and the seating area.
7. Usable features in the proposed open space area shall include a shared park grill and a picnic table. Substitutes for these features are allowed with the prior approval from the Planning Director.
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:



9/7/18

Dillon Roth, *Associate Planner*
Planning and Community Development

Date

Exhibit List

1. Design Review Board Application, received on April 13, 2018
2. Development Site Plan set, received August 23, 2018
3. Preliminary Architectural Plan set, received August 23, 2018



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



FILE COPY

To Be Completed By Staff
 Date _____ of _____ Application: [Signature] Staff
 LUA 2018-0074

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

CHECK ONE

TYPE I

- Administrative Design Review
- Administrative Modification
- Boundary Line Adjustment
- Change of Use
- Code Interpretation
- Fireworks Stand
- Floodplain Development
- Grading Permit, 100 cubic yards or less
- Master Sign Program
- Reasonable Use Exception
- Shoreline Exemption
- Sign
- Temporary Use
- Type I Other: _____

TYPE II

- Administrative Conditional Use
(Grading over 100 cubic yards)
- Binding Site Plan
- Planned Action Certification
- SEPA Review
- Shoreline Substantial Development
- Short Plats
- Short Plat Alteration
- Short Plat Vacation
- Site Plan Review

Type II Other: DRB

All Shoreline Permits Require Floodplain Review

Property Information	Site Address: 2309 & 2311 123rd Avenue NE, Lake Stevens, WA		
	Assessor Parcel No: 00562200000901 / 904 / 906	Property Square Feet: 51,836	Acres: 1.19
	Land Use Designation: High Density Res (HDR)	Zoning: Multi-Family Residential (MFR)	
	Number of Buildings on Site/: 2	Number to be Retained: None	
	Existing Impervious Surface Area: 9,900 SF	Proposed Impervious Surface Area: 30,000 SF	
Applicant	Name/Company: Larry Thibeault / LS Village Townhouses, LLC		
	Address: PO Box 1517	City/State/Zip: Lake Stevens, WA 98258	
	Phone: 360-863-2157	Applicants relationship to owner: Same	
	Fax:	Email: rsalary@hotmail.com	
Primary Contact	Name/Company: Applicant		
	Address:	City/State/Zip:	
	Phone:	Email:	

Fax:

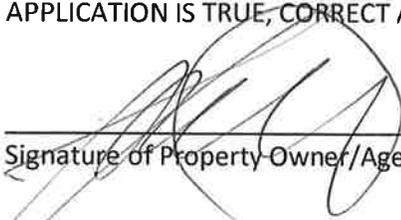
Property Owner	Name/Company: Applicant				
	Address:		City/State/Zip:		
	Phone:		Email:		
	Fax:				
Project Description	Grading Quantities		Cut:	Fill:	
	Proposed project/land use (attach additional sheets if necessary):				
	15-unit subdivision for single-family residential townhouses.				
Building Information	Gross Floor Area of Existing and Proposed Buildings:				
	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.

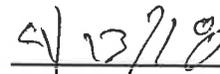
This application expires 180 days after the last date that additional information is requested (LSMC 14316A.245)

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: Larry Thibeault
 Address: PO Box 1517
Lake Stevens, WA 98258
 Phone: 360-294-8527
 Email address: rsalarry@hotmail.com

Property Owner(s)

Signature: _____
 Name: Applicant
 Address: _____

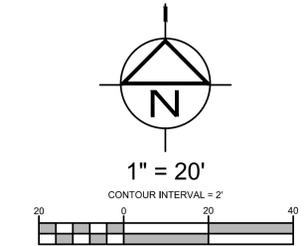
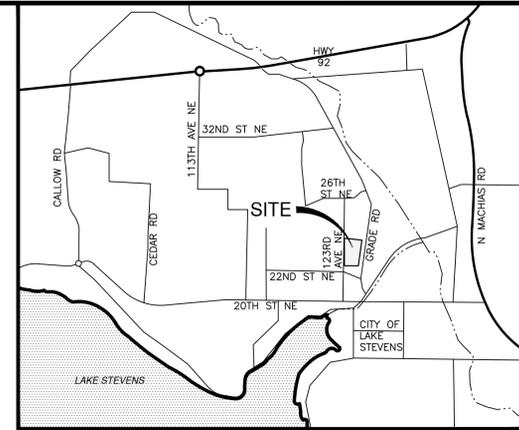
 Phone: _____
 Email address: _____

Signature: _____
 Name: _____
 Address: _____

 Phone: _____
 Email address: _____

NORTH VILLAGE TOWNHOUSES

CITY OF LAKE STEVENS, WASHINGTON



APPROX. LOCATION OF 8" DI WATER LINE PER SNOPOD AS-BUILTS

SSMH
RIM=279.94
IE=266.69 (IN) NW
IE=266.59 (OUT) S

CB TYPE 1
RIM=279.32
IE=275.95 12" CONC N
IE=275.74 12" CONC S
IE=277.50 8" DI SE

APPROX. LOCATION OF 2" GAS LINE PER GAS LINE AS-BUILTS

POWER POLE W/ TRANSFORMER & STREET LIGHT

CB TYPE 1
RIM=279.20
IE=275.40 12" CONC N
IE=275.40 12" CONC S

10' PROPOSED RIGHT-OF-WAY DEDICATION

AS-BUILT CENTER OF ROADWAY

NOTE: VARIABLE WIDTH RIGHT-OF-WAY

CB TYPE 2 - 48"
RIM=278.58
IE=272.91 12" CONC N
IE=272.42 12" ADS S
IE=272.92 12" ADS NW

FND REBAR W/ CAP "50711" 2.23' OFFSET FROM CORNER ON LINE 10-27-17

POWER POLE W/ DROP, TRANSFORMER & STREET LIGHT

SSMH
RIM=271.27
IE=255.86 (IN) N
IE=255.76 (OUT) S

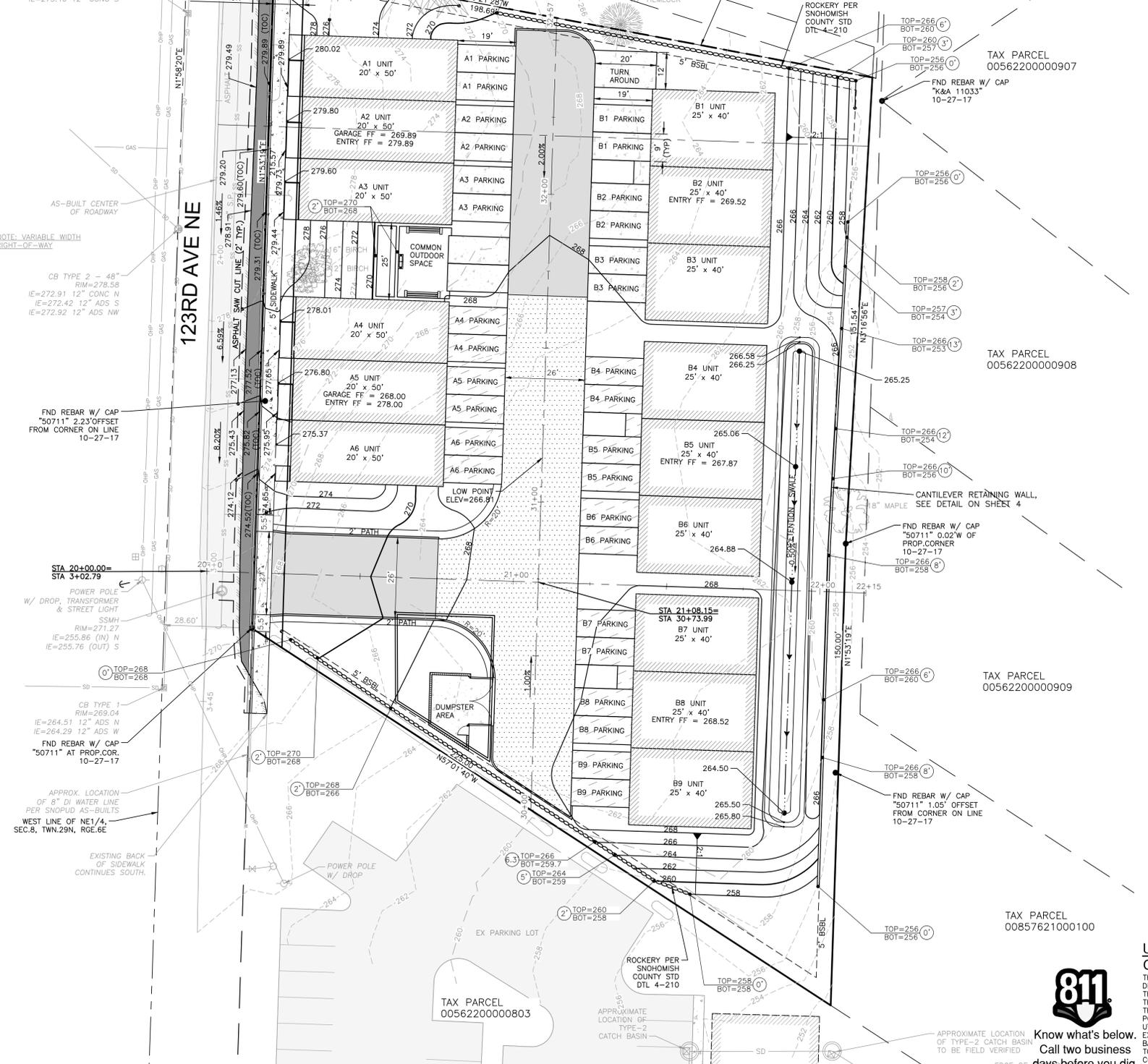
CB TYPE 1
RIM=269.04
IE=264.51 12" ADS N
IE=264.29 12" ADS W

FND REBAR W/ CAP "50711" AT PROP. COR. 10-27-17

APPROX. LOCATION OF 8" DI WATER LINE PER SNOPOD AS-BUILTS

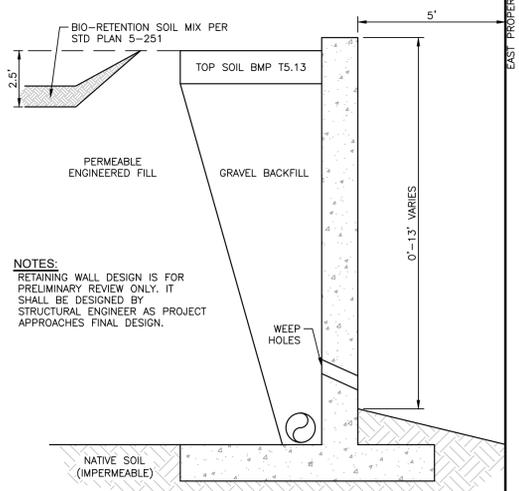
WEST LINE OF NE 1/4, SEC. 8, TWP. 29N, RGE. 6E

EXISTING BACK OF SIDEWALK CONTINUES SOUTH.



UNIT	DRIVEWAY	SLOPE
A1		3.1%
A2		5.2%
A3		7.3%
A4		2.0%
A5		4.1%
A6		4.9%
B1		3.3%
B2		5.3%
B3		7.8%
B4		2.2%
B5		4.1%
B6		3.5%
B7		5.1%
B8		3.8%
B9		2.5%

NOTE: SLOPE-DOWN FROM FACE OF BUILDING



NOTES:
RETAINING WALL DESIGN IS FOR PRELIMINARY REVIEW ONLY. IT SHALL BE DESIGNED BY STRUCTURAL ENGINEER AS PROJECT APPROACHES FINAL DESIGN.

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

UTILITY CONFLICT NOTE:
CAUTION:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT, BY POT-HOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 1-800-424-5555 POT-HOLING ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT WITH THE ENGINEER OF RECORD TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.



Know what's below.
Call two business days before you dig.

NO.	1	REVISION	PER CITY 1ST REVIEW	DATE	08/21/2018	BY	LMR
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DATE:	08/21/2018	DESIGNED:	CSJ	CHECKED:	CU	APPROVED:	REM
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GROUP FOUR Inc.
Land Surveying | Civil Engineering
Land Use Planning | Project Management
17000 VERNON ROAD SUITE 74, LAKE STEVENS, WA 98258
P.O. BOX 1039 | 1801 VERNON ROAD SUITE 74, LAKE STEVENS, WA 98258
(425)466-1132 | FAX: (425)671-1341 | www.G4P.com

LARRY THIBEAULT
NORTH VILLAGE TOWNHOUSES
GRADING PLAN
WASHINGTON
CITY OF LAKE STEVENS

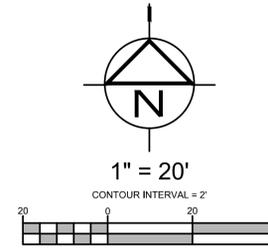
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17-8007

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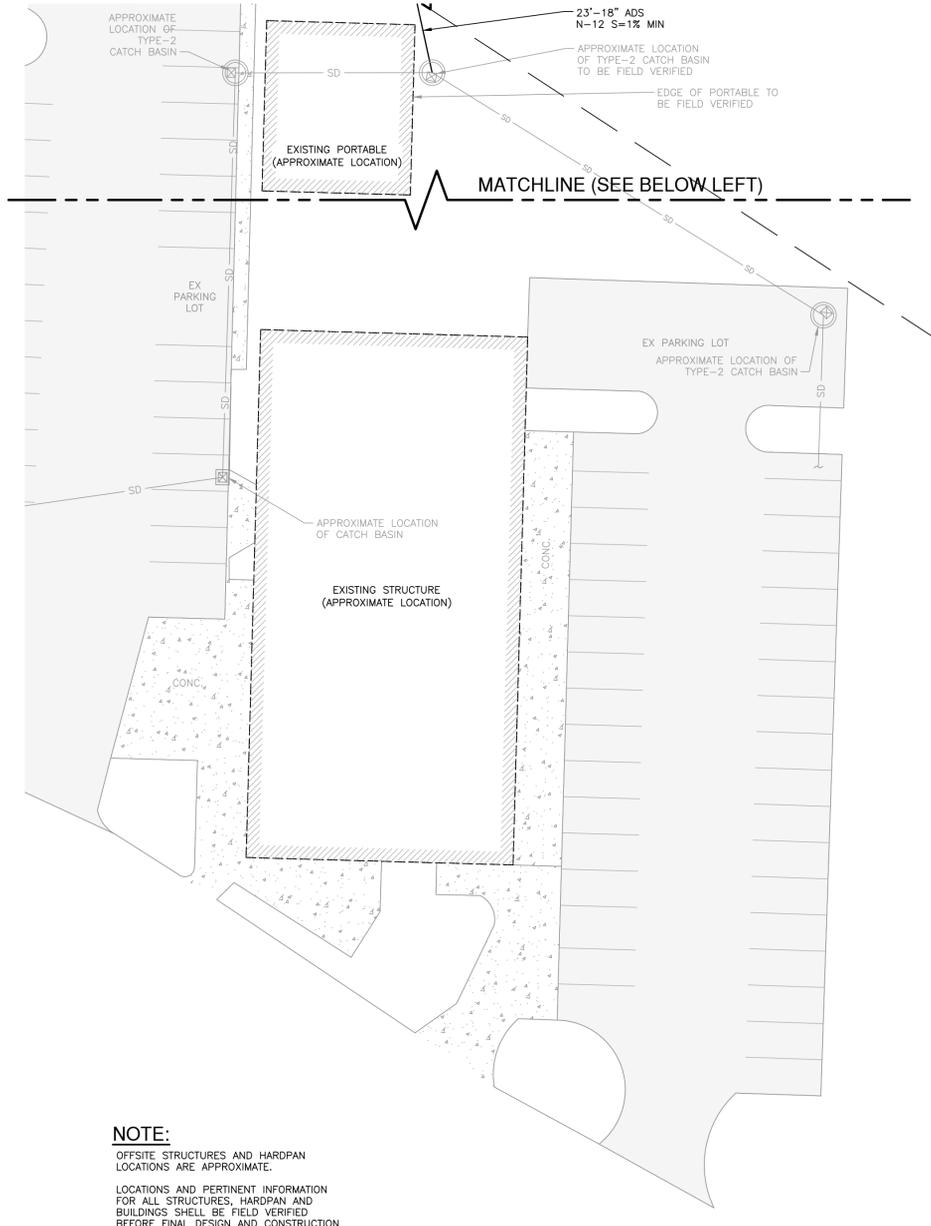
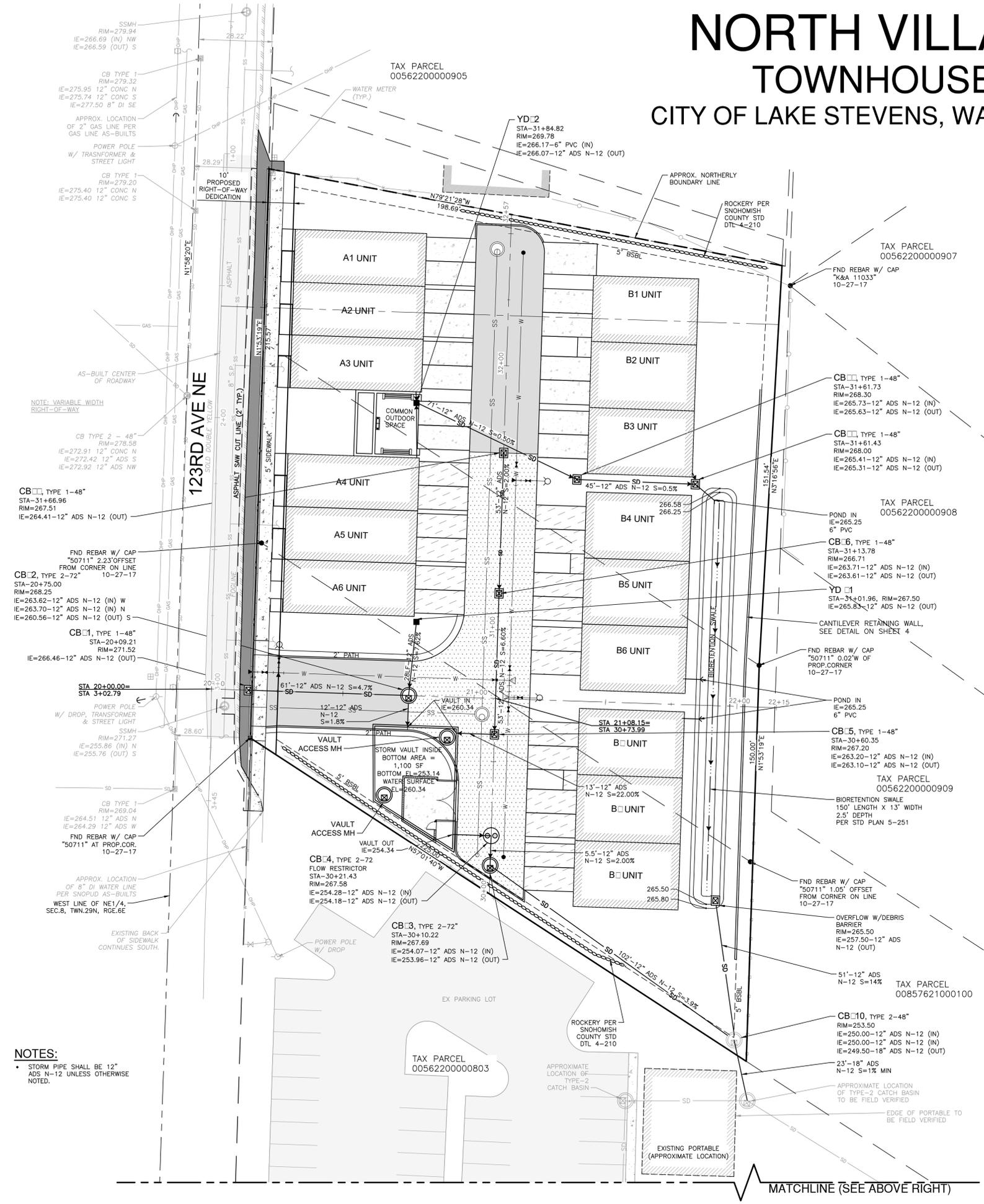
NORTH VILLAGE TOWNHOUSES

CITY OF LAKE STEVENS, WASHINGTON



HATCH LEGEND:

- IMPERMEABLE ASPHALT (±3,700 SF)
- PERMEABLE ASPHALT (±5,300 SF)
- IMPERMEABLE CONCRETE (±2,600 SF)
- PERMEABLE CONCRETE (±3,100 SF)
- IMPERMEABLE CONCRETE SIDEWALK (±1,000 SF)
- NEW FRONTAGE PAVEMENT (957 SF)
- EXISTING PAVEMENT



NOTES:

- STORM PIPE SHALL BE 12" ADS N-12 UNLESS OTHERWISE NOTED.

NOTE:

OFFSITE STRUCTURES AND HARDPAN LOCATIONS ARE APPROXIMATE.

LOCATIONS AND PERTINENT INFORMATION FOR ALL STRUCTURES, HARDPAN AND BUILDINGS SHALL BE FIELD VERIFIED BEFORE FINAL DESIGN AND CONSTRUCTION.

UTILITY CONFLICT NOTE:

CAUTION:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT, BY POT-Holing THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 1-800-424-5555 POT-Holing ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT WITH THE ENGINEER OF RECORD TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.



**FOR REVIEW ONLY
NOT FOR
CONSTRUCTION**

NO.	1.	REVISION	PER CITY 1ST REVIEW	DATE	08/21/2018	BY	LJR
DATE:	08/21/2018	DRAWN:	CSJ	DESIGNED:	CUJ	CHECKED:	CUJ
				APPROVED: _____ 08/21/2018			
<p>LARRY THIBEAULT NORTH VILLAGE TOWNHOUSES DRAINAGE PLAN</p>							
WASHINGTON				CITY OF LAKE STEVENS			
SHEET	OF						
5	7						
17-8007							

P:\Projects\2017\17-8007.dwg Preliminary\17-8007-PR.dwg | Layout: DRAINAGE
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 lakestevensdesignbuild.com

North Village Town-Homes
 2309-2311 123rd Ave NE
 Lake Stevens, WA 98258

LANDSCAPE DESIGN

Design by: AHP
 Reviewed by: LT
 Approved by:

Revision Table	
Number	Description

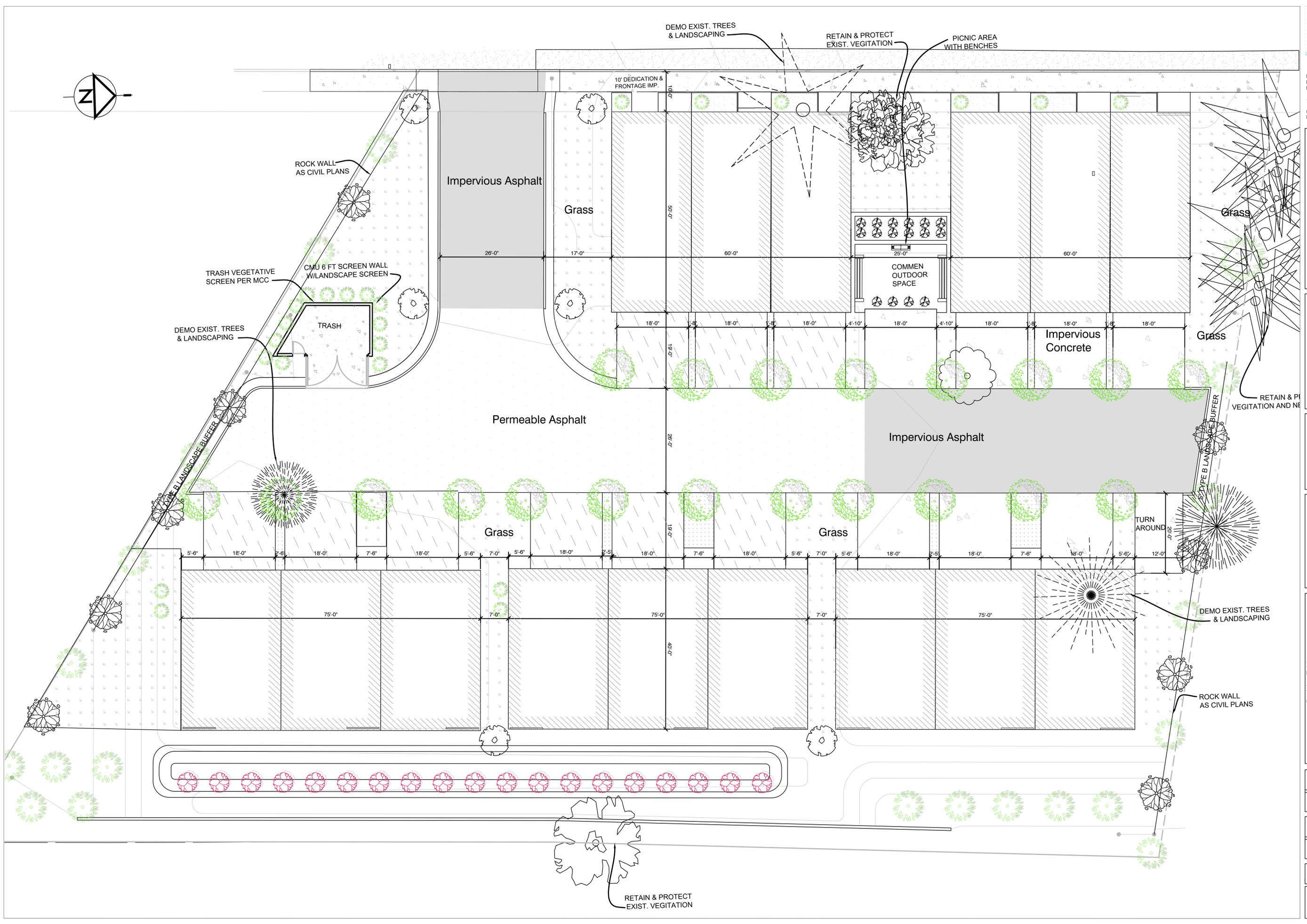
DATE:

4/23/2018

SCALE:

1" = 10'

SHEET #:





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Landscape General Notes

Semi-opaque screen with buffer, Type B:
A screen that is opaque from the ground to a height of three feet, with intermittent visual obstruction from above the opaque portion to a height of at least 20'. The semi-opaque screen is intended to partially block visual contact between uses and to create a strong impression of the separation of spaces. At maturity, the portion of intermittent visual obstructions should not contain any completely unobstructed openings more than 10 feet wide. In addition, a Type B screen includes a minimum five-foot-wide landscaped planting strip parallel and adjacent to the property line where the screening is required.

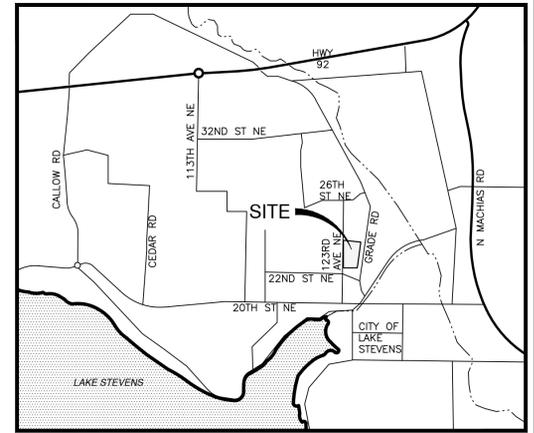
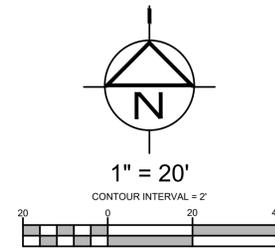
Legend

-  BENCH
-  30" HIGH PLANTER BOX W/ ANNUAL COLOR
-  PERMEABLE CONCRETE
-  IMPERVIOUS ASPHALT
-  IMPERVIOUS CONCRETE
-  PERMEABLE ASPHALT
-  GRASS
-  *Acer truncatum* / Pacific sunset maple To 25 ft / 20 ft spread
-  *Platycladus orientalis* / Oriental arbor-vitae 30 ft / 10 ft spread
-  *Thuja plicata* / Western red cedar 200ft / 60ft spread
-  *Myrica californica* / Pacific wax myrtle to 30 ft (Evergreen shrub)
-  *Zelkova Green Vase* / Japanese Zelkova 60 ft / 40 ft spread

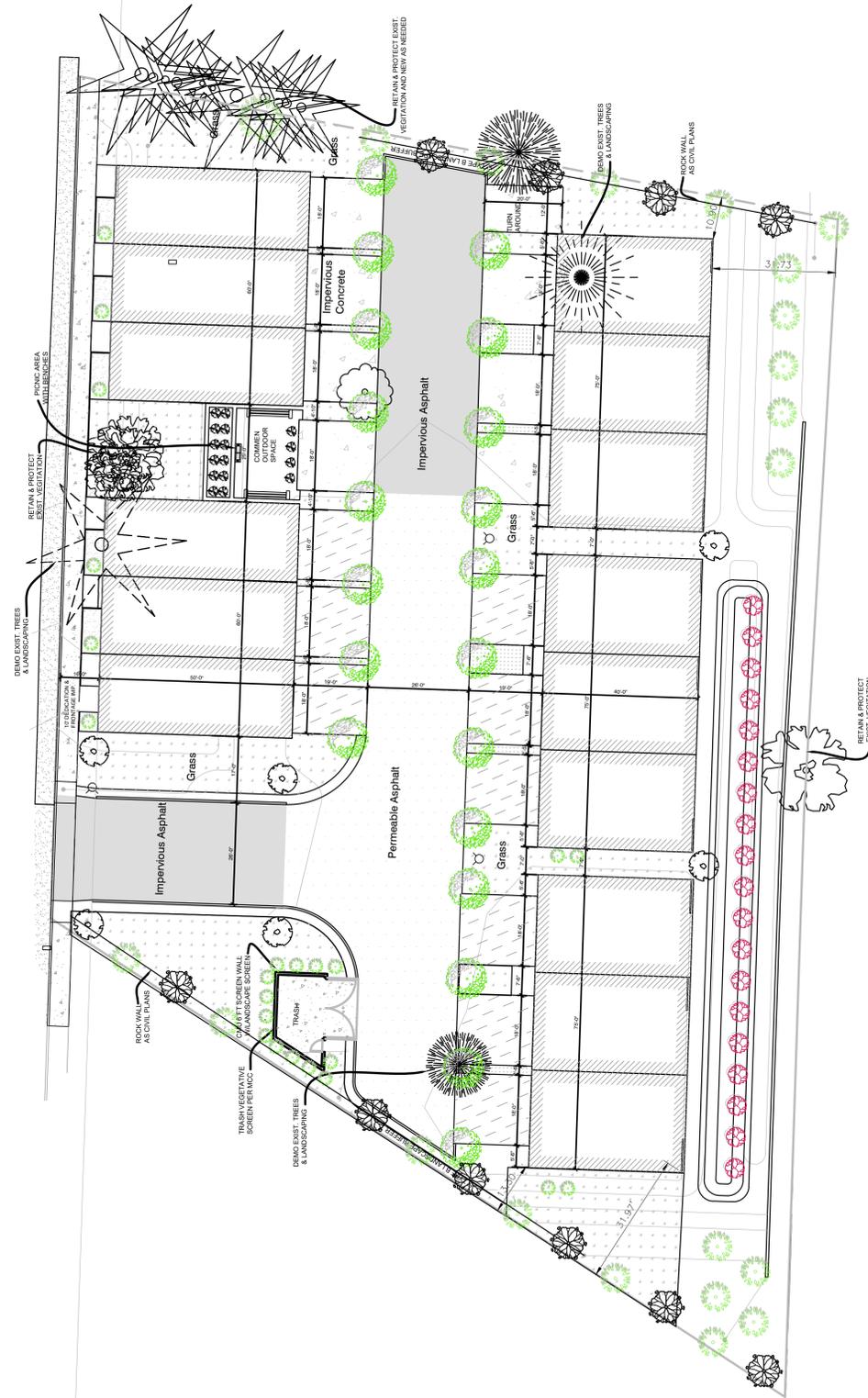
NORTH VILLAGE TOWNHOUSES

CITY OF LAKE STEVENS, WASHINGTON

PFN: #



VICINITY MAP
SCALE 1" = 2,000'



North Village Town-Homes
2309-2311 123rd Ave NE
Lake Stevens, WA 98258

LANDSCAPE DESIGN

Design by:
AHP
Reviewed by:
LT
Approved by:

Revision Table		Description
Number	Date	

DATE:

4/23/2018

SCALE:

1" = 20'

SHEET #:



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1st Floor Plan

Design by:
Reviewed by:
Approved by:

Revision Table	
Number	Date

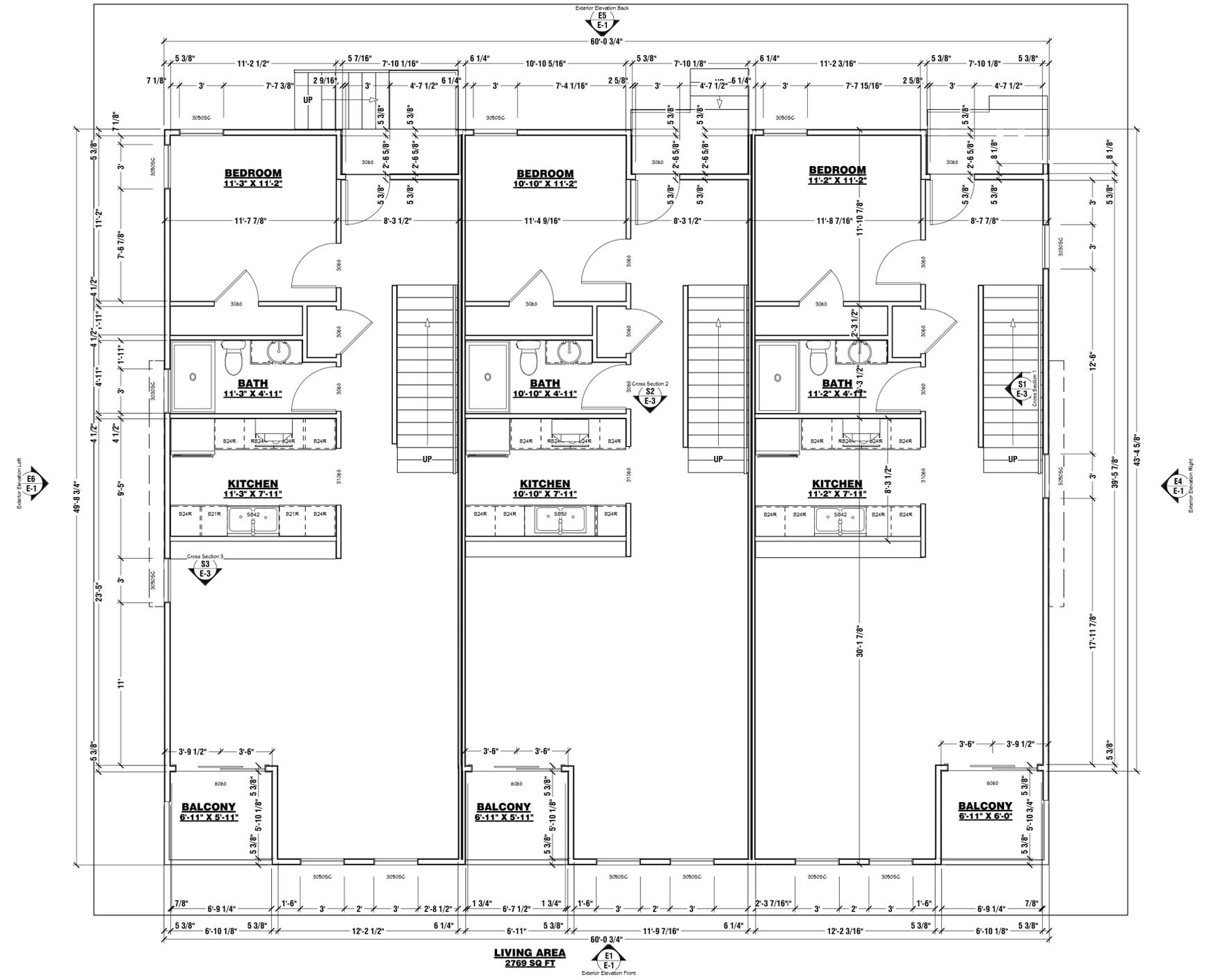
DATE:

3/8/2018

SCALE:

SHEET #:

A-2



1st Floor

North Village Town-Homes
2309-2311 123rd Ave NE
Lake Stevens, WA 98258

2nd Floor Plan

Design by:
Reviewed by:
Approved by:

Revision Table		Revision	Description
Number	Date	Revised By	

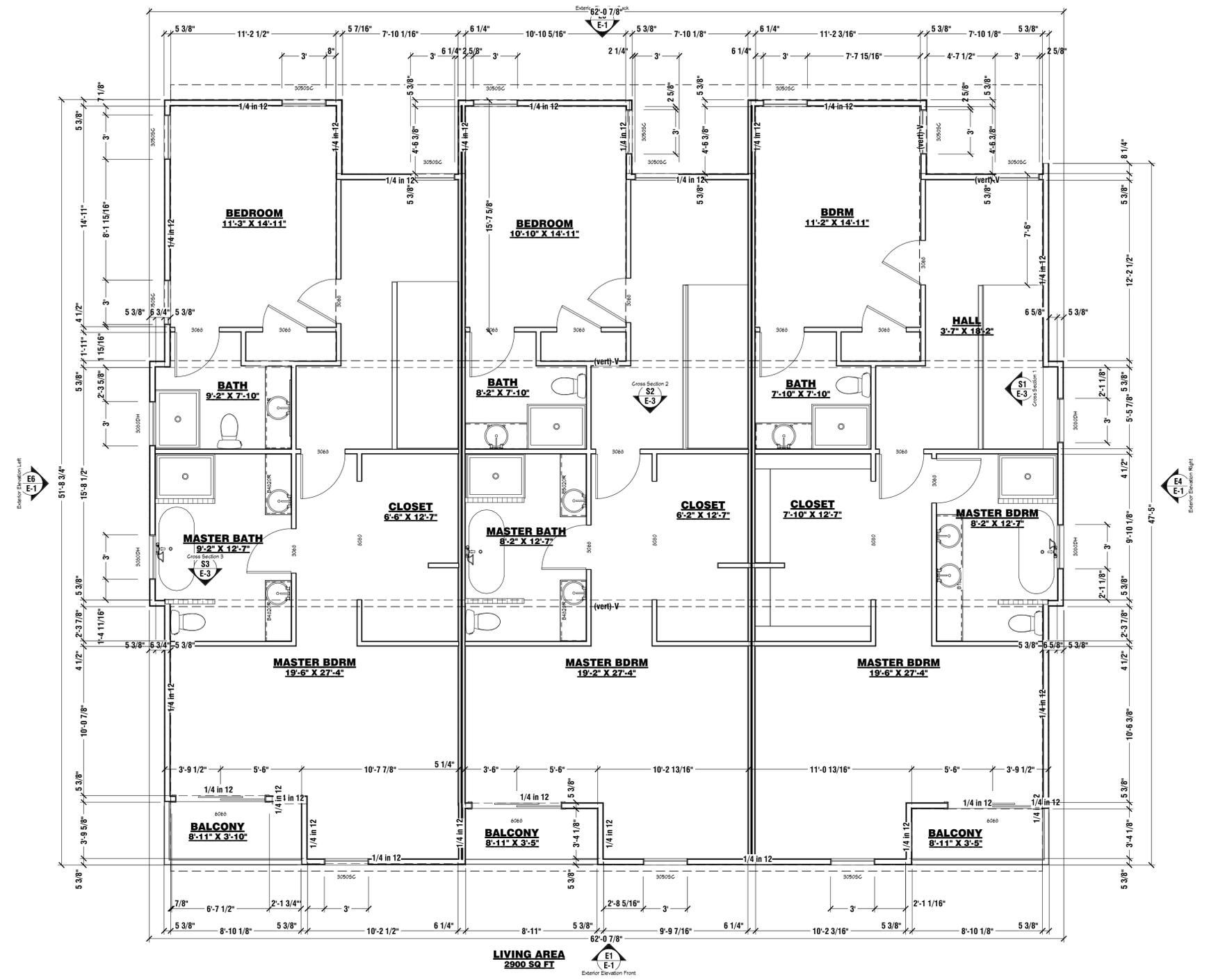
DATE:

3/8/2018

SCALE:

SHEET #:

A-3



2nd Floor



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**Roof Plan &
 Clerestory**

Design by:
 Reviewed by:
 Approved by:

Revision Table		Description
Number	Date	

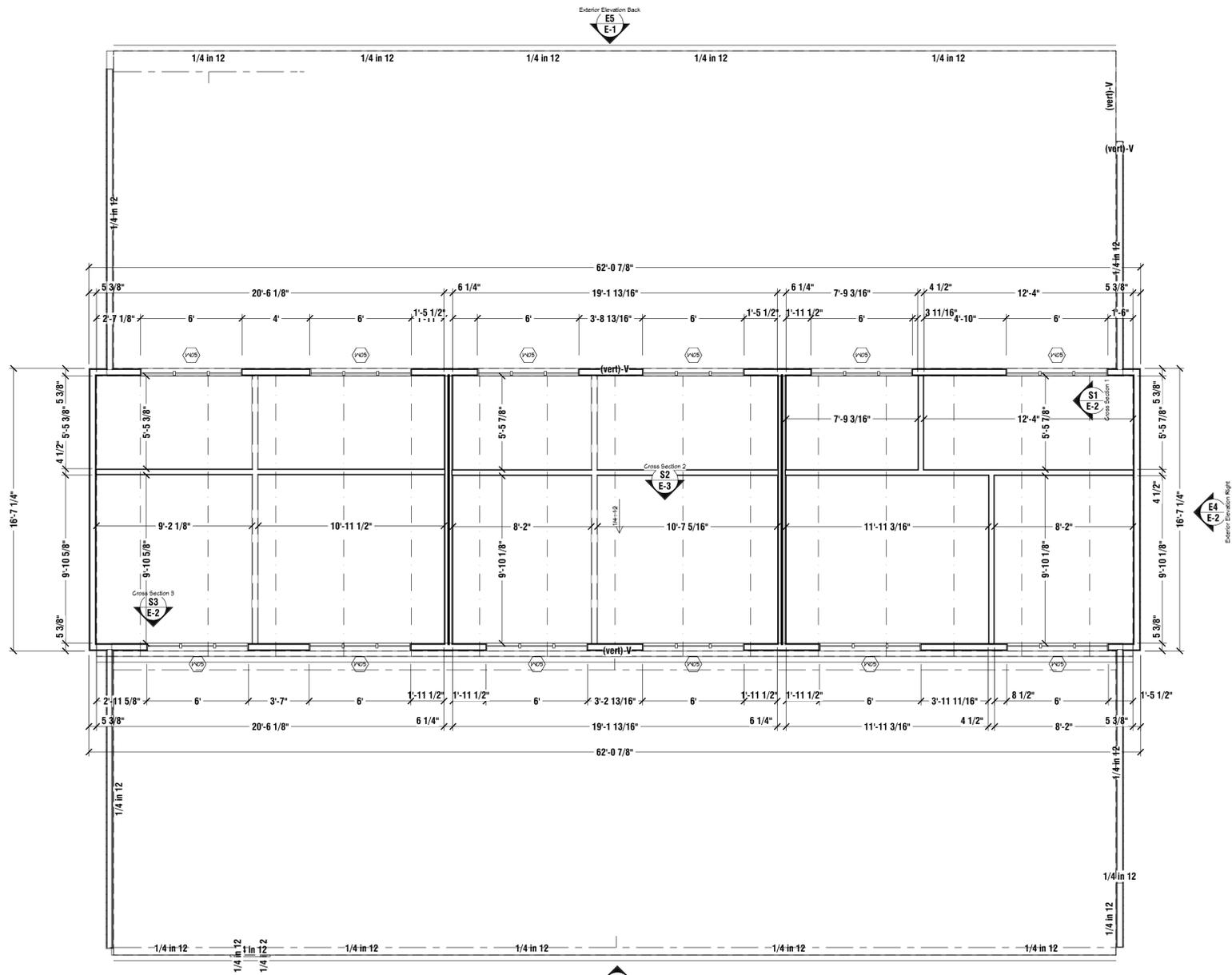
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3/8/2018

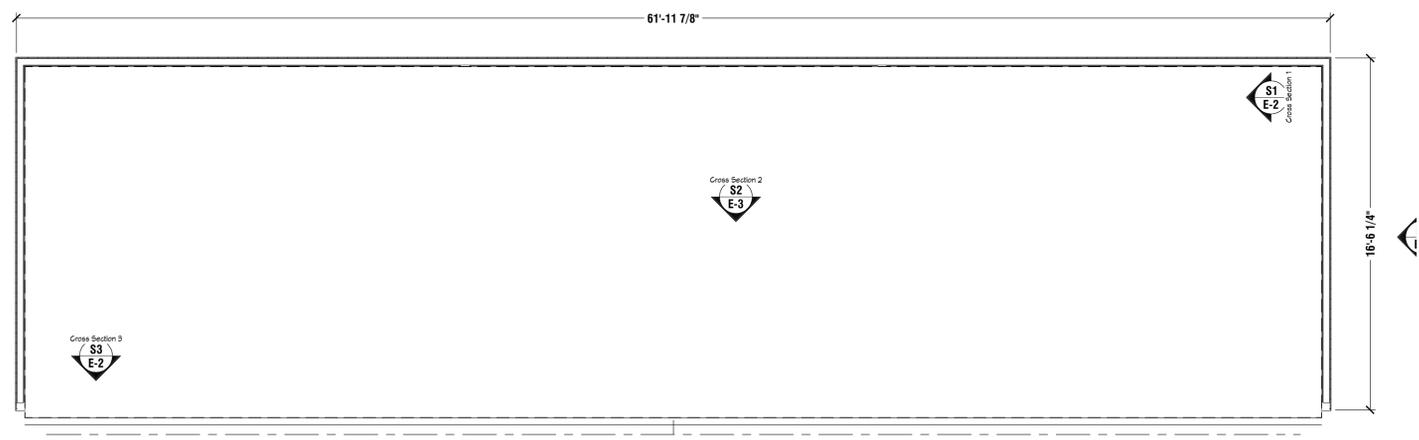
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SHEET #:

A-4



3rd Floor



Attic



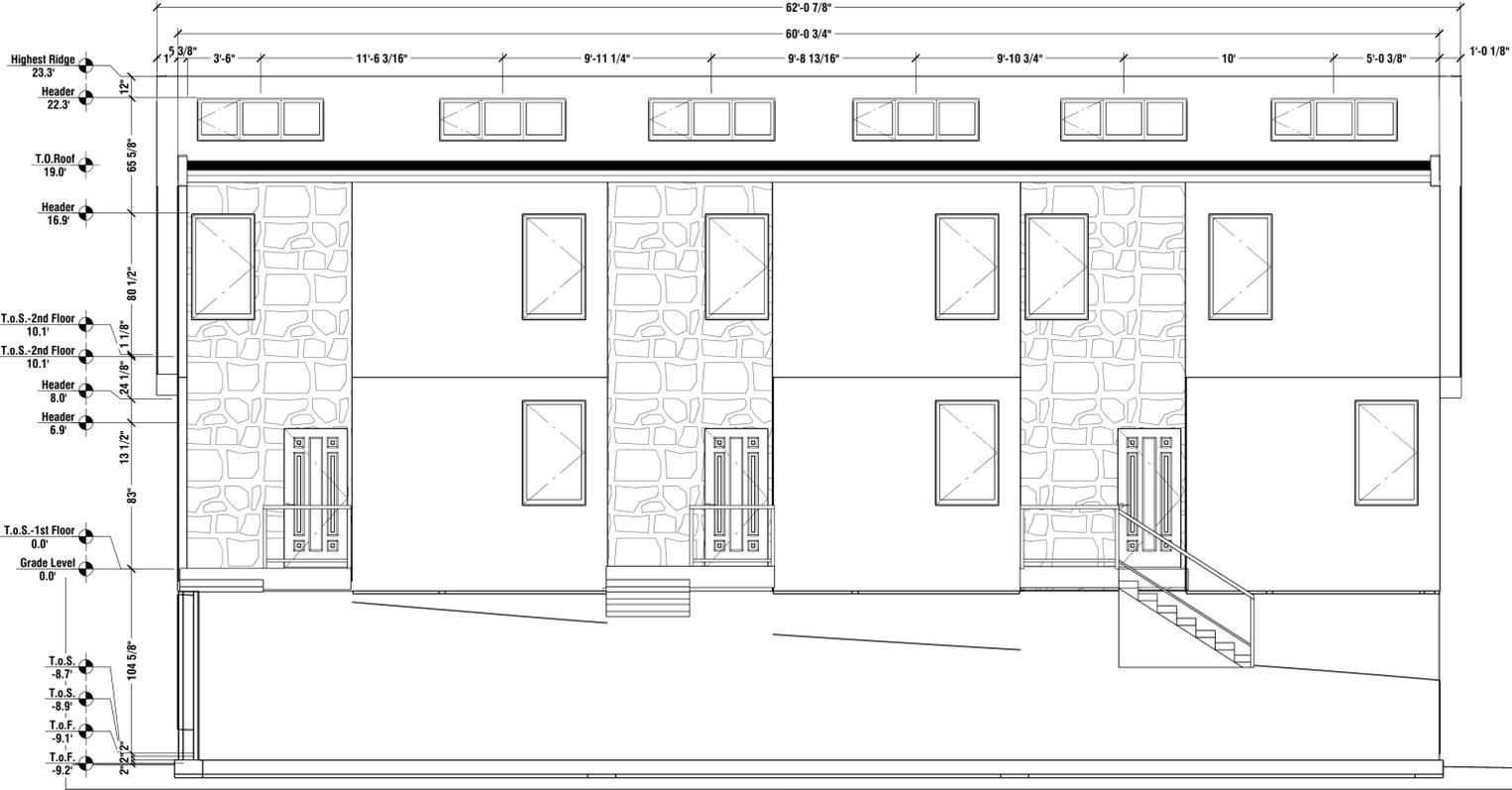
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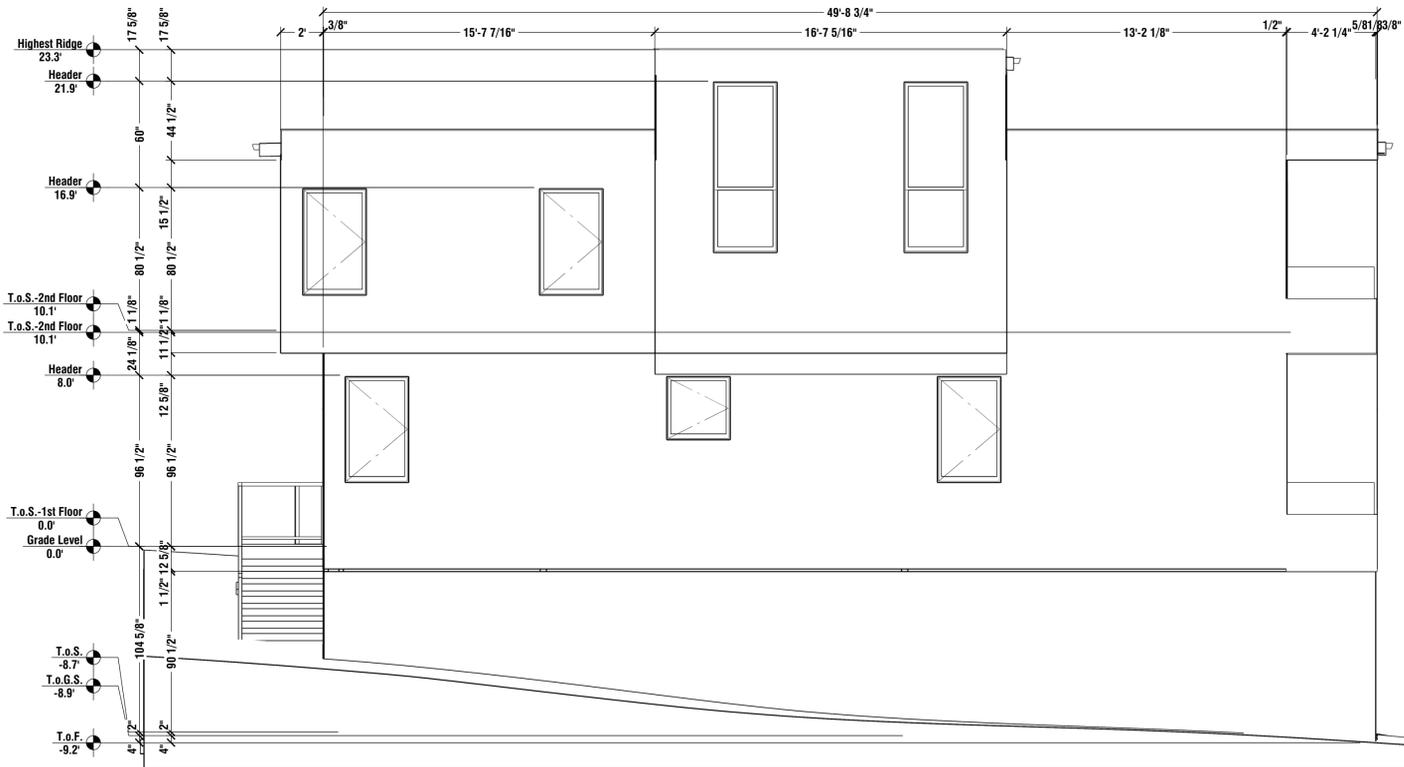
North Village Town-Homes
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West & South Elevations

Design by:
Reviewed by:
Approved by:



West Elevation



South Elevation

Revision Table		Description
Number	Date	

DATE:

3/8/2018

SCALE:

SHEET #:

E-1



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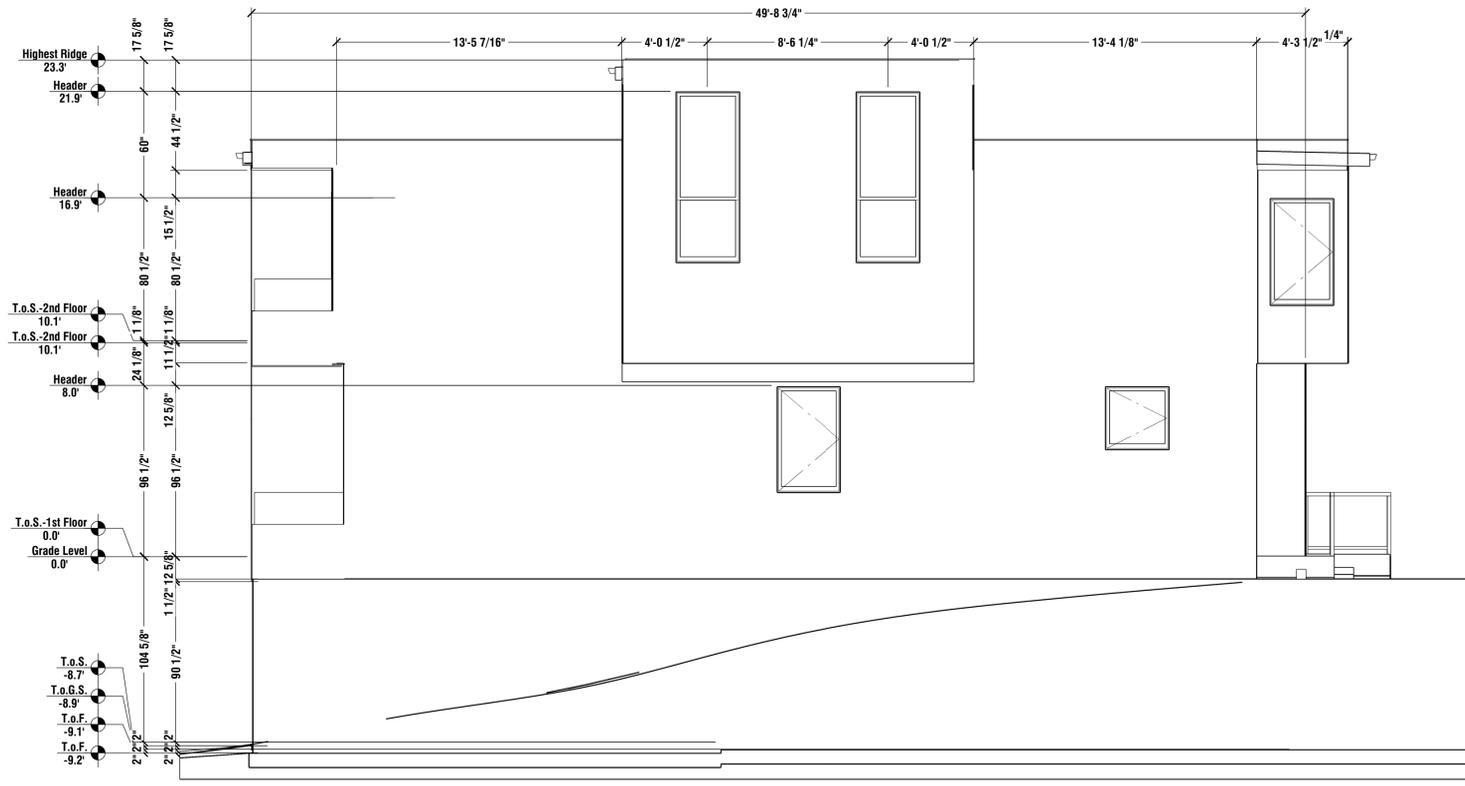
North Village Town-Homes
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Lake Stevens, WA 98258

East & North
Elevation

Design by:
Reviewed by:
Approved by:



East Elevation



North Elevation

Revision Table		Description
Number	Date	

DATE:

3/8/2018

SCALE:

SHEET #:

E-2

Revision Table		Revised By	Description
Number	Date		

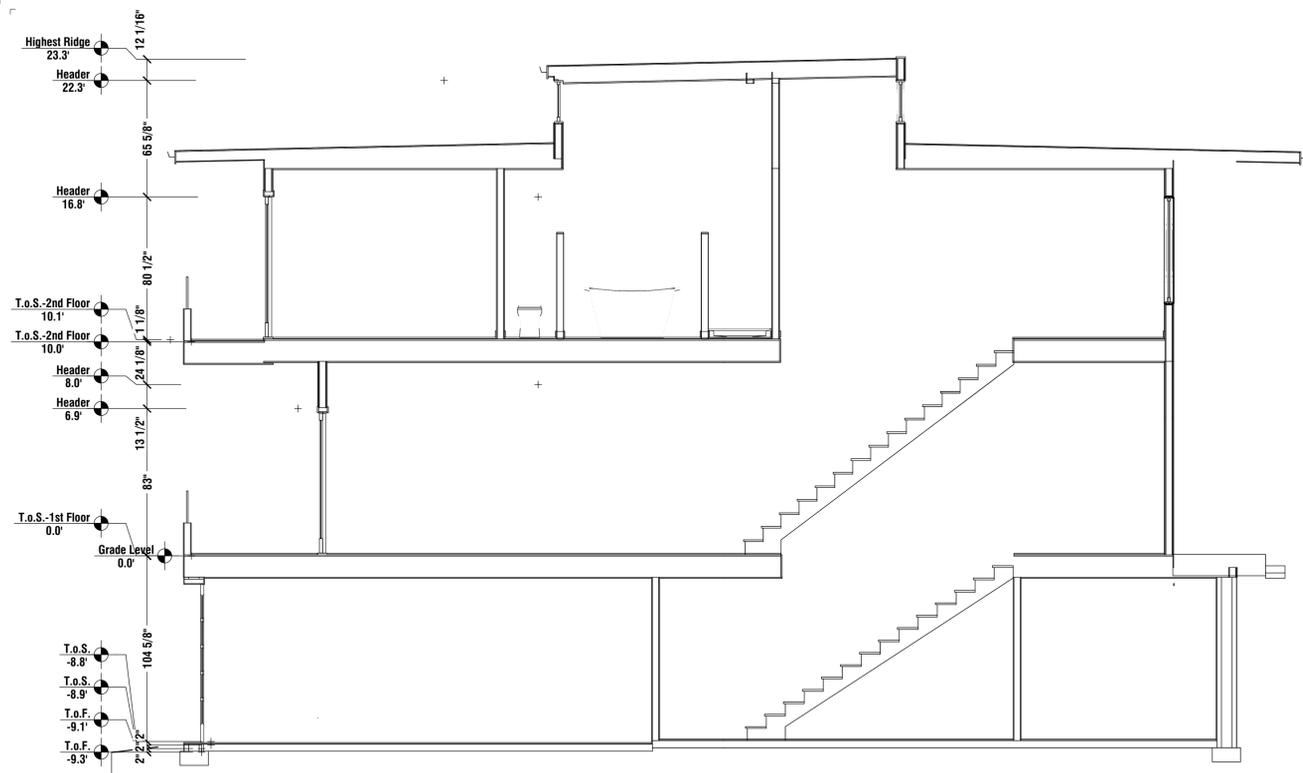
DATE:

3/8/2018

SCALE:

SHEET #:

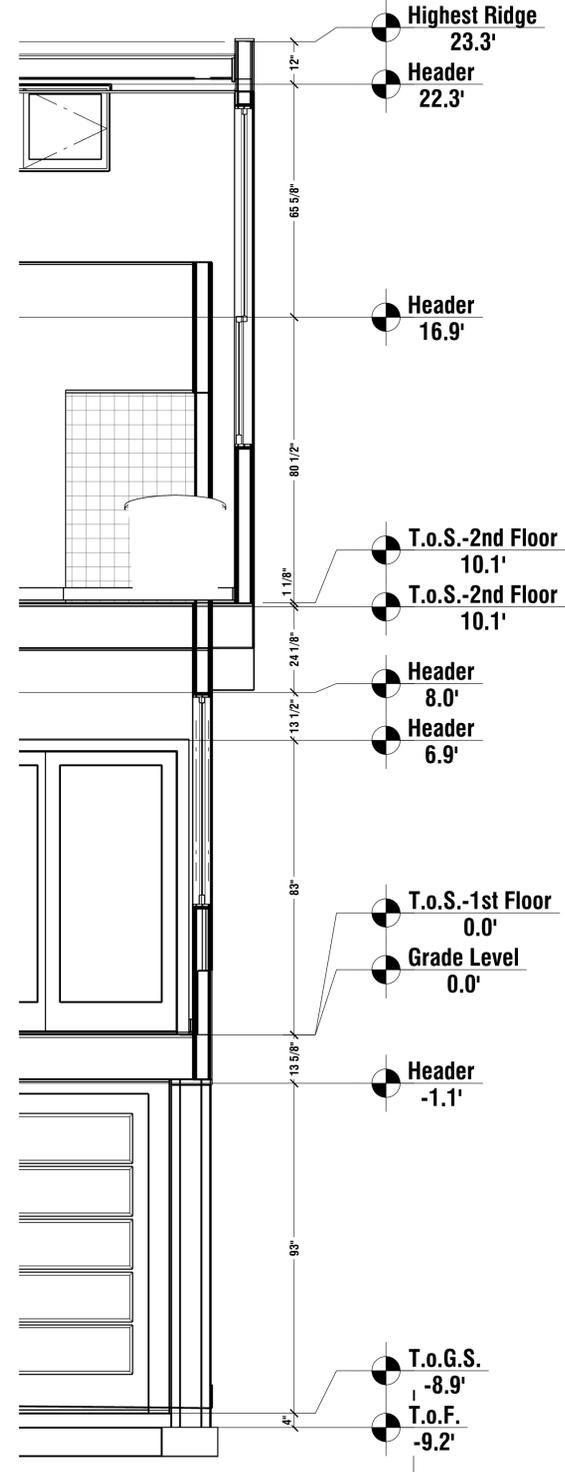
E-3



Cross Section 1



Cross Section 2



Wall Section



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Floor 1 Framing

Design by:
 Reviewed by:
 Approved by:

Revision Table		Revised By	Description
Number	Date		

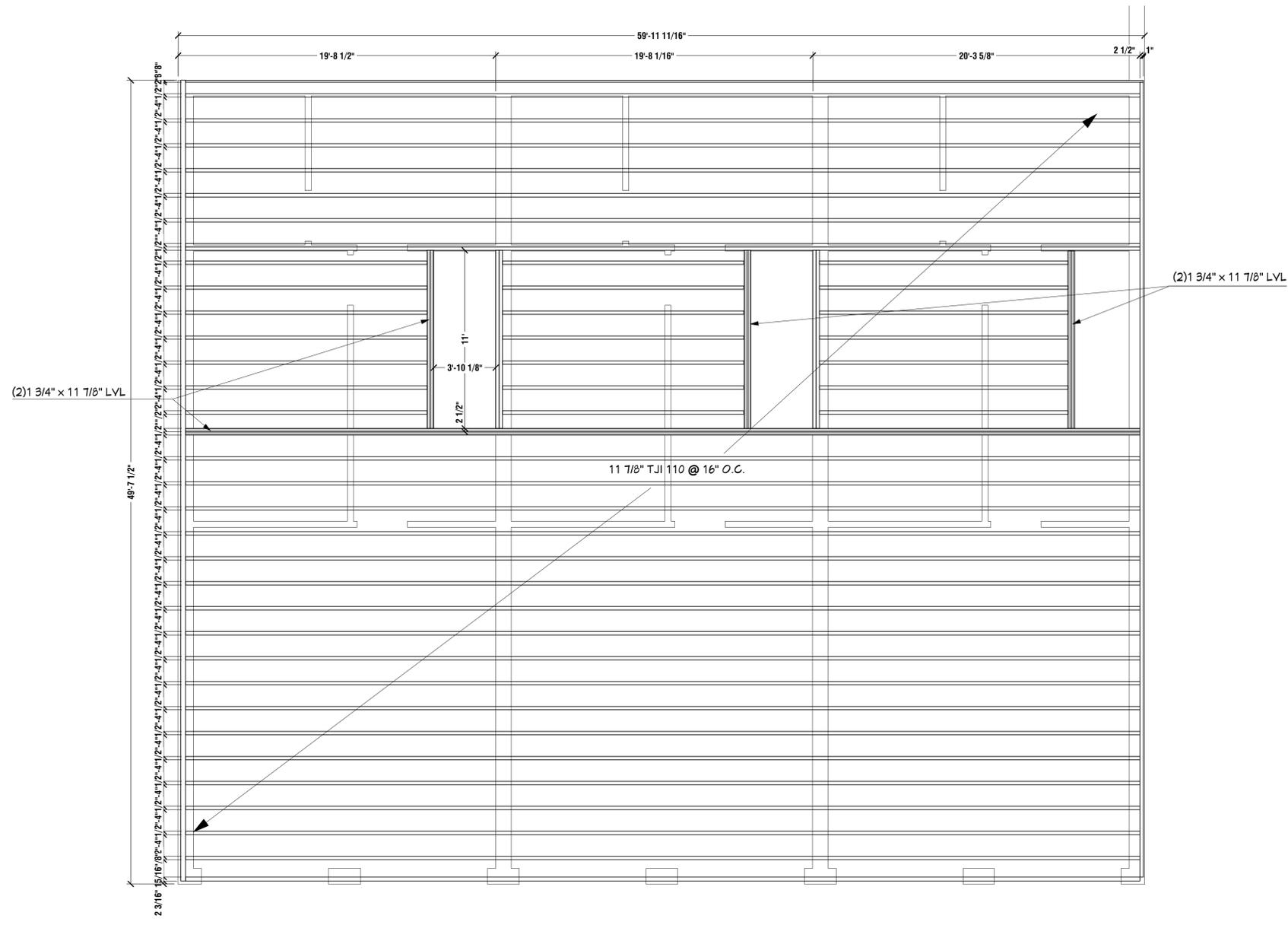
DATE:

3/8/2018

SCALE:

SHEET #:

F-1



Foundation



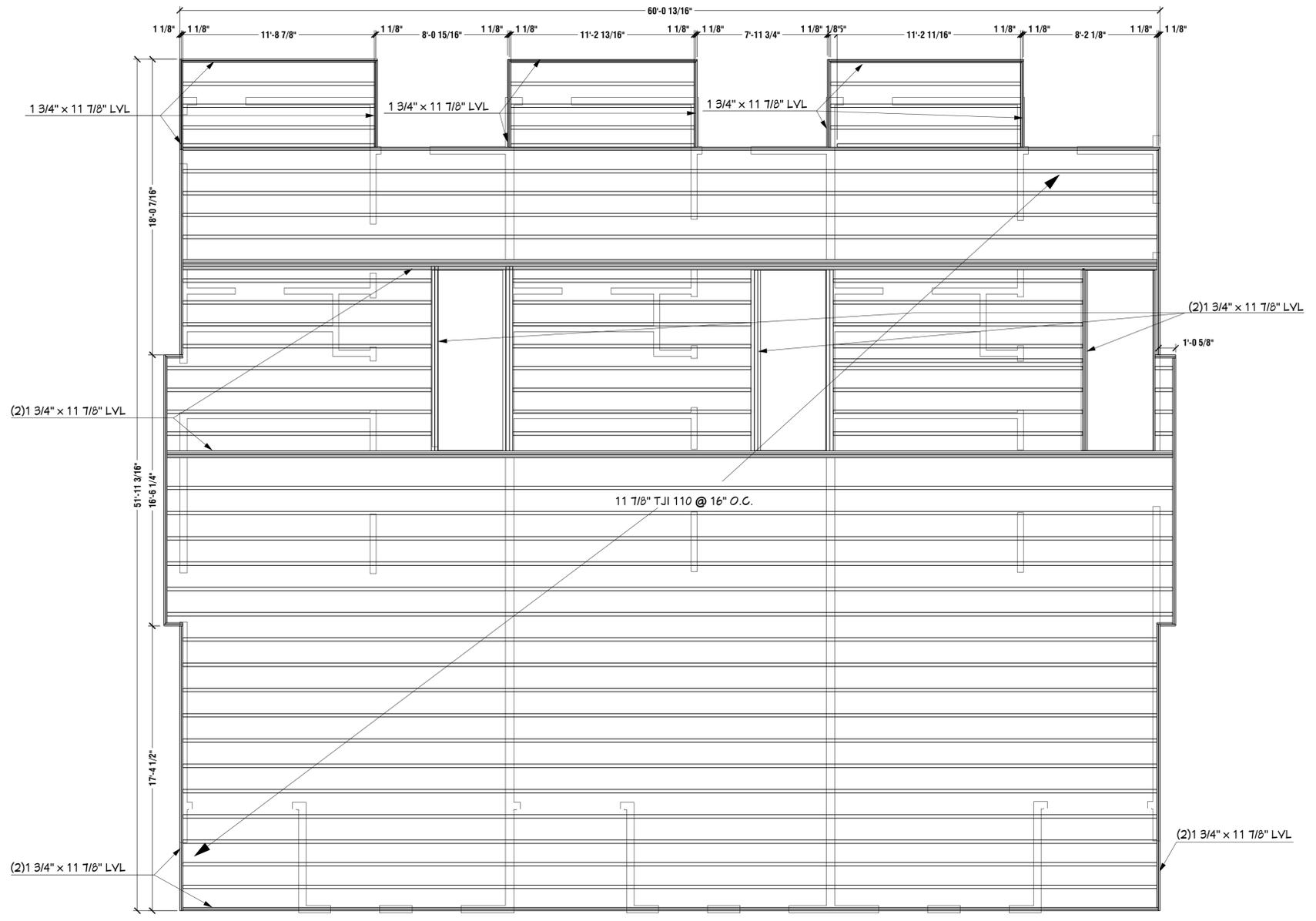
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Floor 2 Framing

Design by:
 Reviewed by:
 Approved by:



1st Floor

Number	Date	Revised By	Description

DATE:

3/8/2018

SCALE:

SHEET #:

F-2



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North Village Town-Homes
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Roof & Clerestory
 Framing

Design by:
 Reviewed by:
 Approved by:

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Revision Table		Description
Number	Date	

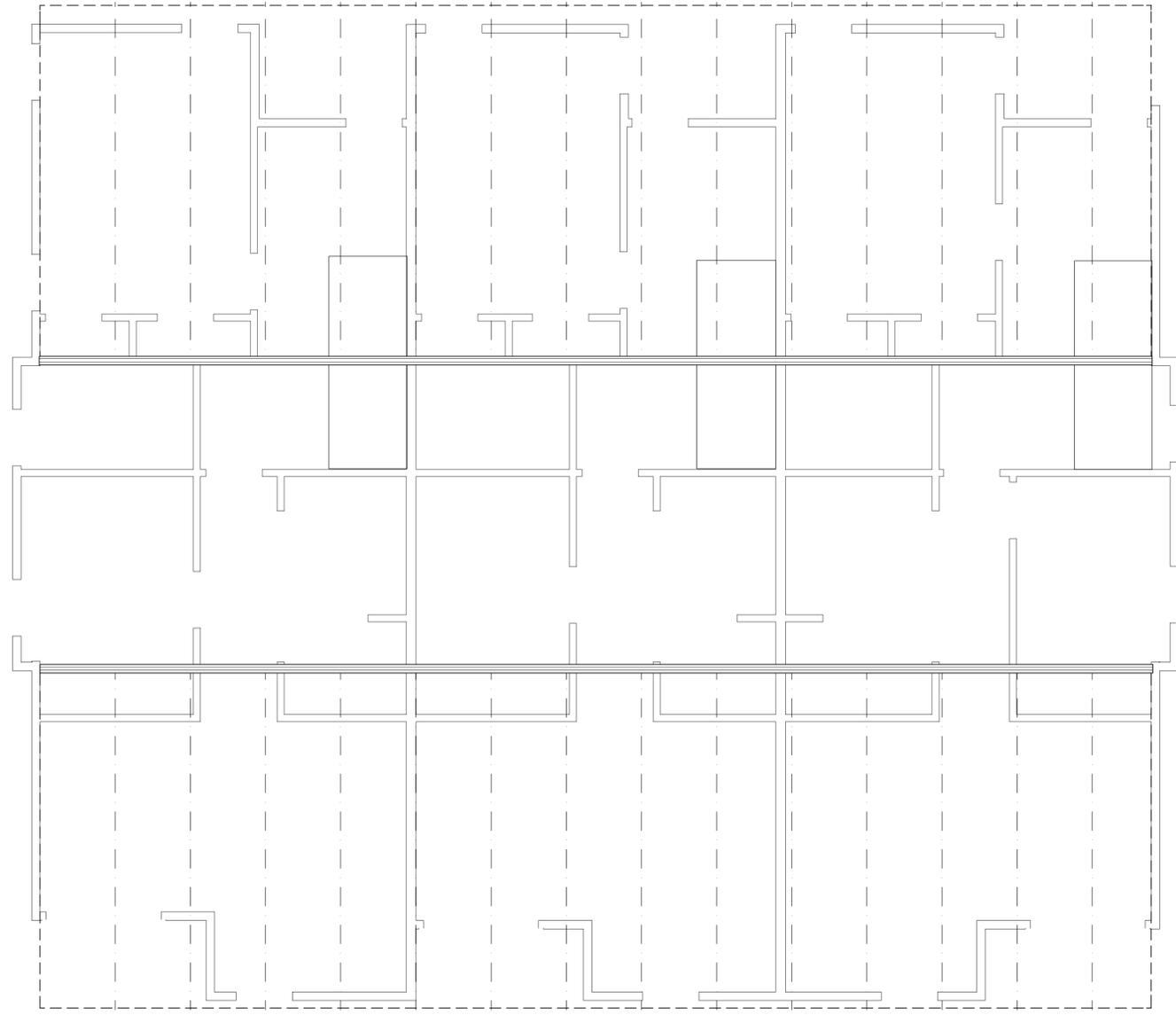
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3/8/2018

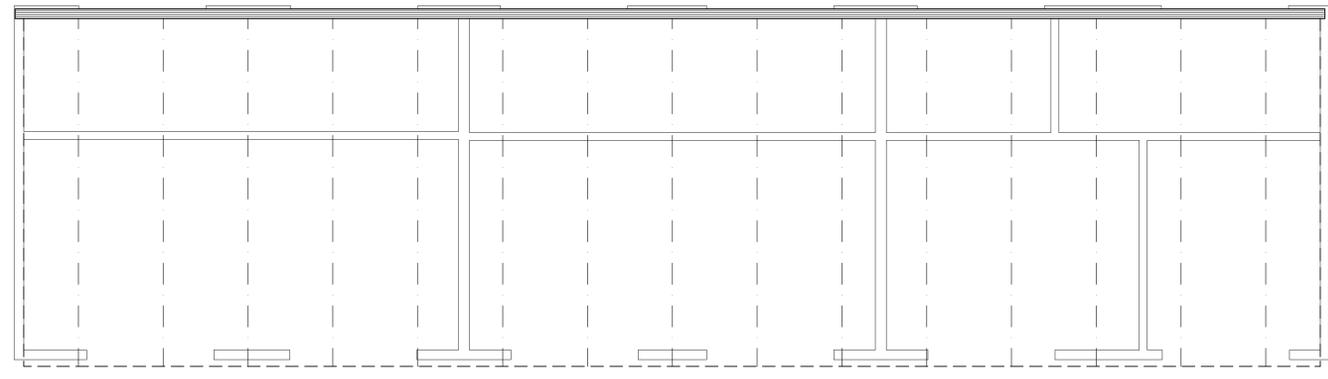
SCALE:

SHEET #:

F-3



2nd Floor



3rd Floor