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CITY OF EVERETT  
PLANNING DEPT

## Memorandum

Date: 10-5-2016 Revised 11-3-2016

Job No. 16-084

To: Allan Giffen

CC: John Jimerson

From: Bob Fadden– Lance Mueller & Associates

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Re: Soundview Business Campus – Compliance PAD Criteria

Dear Mr. Giffen

For our Planned Action Decision to be approved in addition to prescriptive PAD criteria mitigation measures we need to demonstrate compliance to Section 1.3 Mitigation and EMC Title 19, Chapter 6, Section 6.010 and Table 6.1 Development Standards; and EMC Title 19 Chapter 37 (Sensitive Area) Section 37.210, A-3c and B.

### Building Screening

In regards to compliance to 1.3.4 we have provided a Special Study of Sight Lines into the proposed development. Three of the sections start about 20 feet north of the Soundview's boundary, three start about 50 to 60 feet down slope, and all continue 200 feet south to the building face. One section is cut through Tract G which is heavily wooded and the one from the street in the residential area to the east. From 17 locations within the public streets in the neighborhood and one location at open area on the site near the lot line the photo's where taken looking up towards building C & D. Each photo has been has been labeled with a number and the approximate ground elevation. See Sight Line Study drawings A1.2, A1.3, A1.4, Buffer and Corridor Landscape plan, Lidar Tree Height Study, and Arial Photo.

In all cases looking to the south the from the Mukilteo residential development the view will be obscured by 6 foot fence on top of the retaining wall initially and as evergreen planting matures they and existing trees will block the view of the proposed buildings. The residential area to the east is in Everett. The street, Sound Ave, in the area where the building might be seen is six to twenty eight feet above the Floor of Building C. The parapet wall 150 feet beyond is between 25 and 15 feet above Sound Ave. Adjacent to the eastern boundary of Soundview a 25 foot wide wooded buffer will be developed. Existing trees within that buffer range between 27 and 68 feet in height. Additional evergreens will be planted to obscure any view of the proposed building. Along the east boundary of Soundview a 6 foot height site obscuring fence will be provided to block the view of the building. See Sight Line Study drawings A1.2, A1.3, A1.4, Buffer and Corridor Landscape plan, Lidar Tree Height Study, and Arial Photo.

## Retaining Walls

The topography of the site requires the construction of several retaining walls, one of which faces toward the residential property to the north. The PAD criteria Section 1.3.5 requires all retaining walls more than 4 feet in height and 40 feet in length to be architecturally treated or screened with landscaping. To comply with this requirement the applicant purposes constructing the wall utilizing a Lock and Load modular block system. This system was recently installed at the Powder Mill Business Park further south on 36<sup>th</sup> Ave West. The face appearance is similar to the one shown in photo 4 that was taken in the residential development to the north of Soundview. See attached Lock and Load wall picture and Sight Line Study Sheet A1.5 (Hillside Elevation and Plan)

In addition to the architectural treatment along the property lines adjacent to the residential zoning a 25 feet wide landscape buffer is provided. This area currently has a mix of trees and the ground cover is grass or brush. As part of the project the landscape buffer will be enhanced with new trees and native ground cover provided as shown in Sight Line Study Sheet L-1.

## Lot Coverage

The maximum lot coverage by building in the M-1 zoning according to Table 6.1 is 50%. The proposed development plan provides 6.8 acres of open space west of the developed area, 4.04 acres of wildlife corridor area at the north and east, and has a potential development area of 28.61 acres. The lot coverage based on the gross lot area is 27%.

After the wildlife corridor is constructed the corridor will be considered a critical area. For the purpose of calculating lot coverage EMC Title 19 Chapter 37 (Sensitive Area) Section 37.210, A-3c and B apply.

The non-buildable area on the lot is 4.04 acres. The EMC Title 19 Chapter 37 (Sensitive Area) Section 37.210, A-3c and B determine how much amount of the sensitive are can count toward open space. According to those sections 50% (2.02 acres) of the critical can be counted when determining lot coverage. Based on ordinance the site area for code compliance purposes is 34.37 acres. Based on these areas the net lot coverage is 30%.

If you have any questions or need further information please do not hesitate contacting me a [bfadden@lmueller.com](mailto:bfadden@lmueller.com) or 206 325 2553 x108

Cordially,

