

Narrative Description of Proposed Uses

The purpose of the Mixed-Use Village is to provide location for a spectrum of future services, recreation, employment, and living options and to provide areas for those uses that desire to conduct business in an atmosphere of prestige location in which environmental amenities are protected through a high level of development standards. Light manufacturing that does not generate noise or emits significant quantities of dirt, dust, odor, radiation, glare, or other pollutants are allowed. The property is currently zoned Mixed-Use Village – 5 (MUV-5) and will remain the same. The MUV-5 subdistrict is intended to be a primary employment area that allows office, light manufacturing and research and development.

This is the first phase of the development and is providing for the employment portion of the mixed-use village. Multi-use trials will also be construction with the first phase of the development which will be part of the recreation portion of the MUV. Additional phases will expand the multi-use trails increasing the recreational opportunities; provide commercial development which will create additional employment opportunities and will include residential development. The future phase will connect to this phase by roadways, sidewalks, and multi-use trails.

The site plan protects the environmental amenities in two ways. First, the entire mixed-use village has a history of environmental contamination. As is the case for most private properties, remediation is not feasible in the absence of a viable development project. As a result, this proposed component of the MUV makes that remediation possible for the first time. Remediation will be to move all the contaminated soil to this phase; cap the material with impervious material (buildings and paving) to prevent the spread of the contaminated soil; and will allow the future phases to be developed.

Second, this plan will preserve vegetation where possible and to the maximum extend feasible beyond Code thresholds. As well, the plan volunteers new bat habitat beyond any regulatory requirements in a manner that would likely be infeasible were other uses for the site proposed. The site plan was designed to match the road alignment and opportunity areas E and F as established in the Old Fort Lake Subarea Plan. There is a wooded area at the east side of the site where the primary access point to the Old Fort Lake Subarea Plan is. The Old Fort Lake Subarea Plan indicates a road bisecting the wooded area and opportunity area F1 includes them. Tree Preservation Plan page 2 indicates the location a ±5.5-acre voluntary bat habitat restoration area adjacent to a preserved open space around the Old Fort Lake and where existing vegetation will be preserved. The Old Fort Lake Subarea Plan indicates location of environmental amenities (open space and cultural sites) but they are outside the boundaries of this phase of the development.

The phase 1 cultural resource report indicates several anomalies indicated by ground penetrating radar and potential burial areas. These areas are located within or adjacent to proposed right-of-way for proposed road #1 and #2 and these roads are indicated per the Old Fort Lake Subarea Plan. A phase 2 cultural resource study is currently being

completed and coordinated with the Nisqually tribe to confirm whether or not there are in fact burial sites within phase 1 of the development. If these areas are determined to be cultural sites and need to be preserved, the alignment of proposed roads 1 & 2 may need to be revised along with the site plan for building 1.

“Light manufacturing” means an indoor facility used for the assembly, fabrication, and conversion of semi-processed material into finished products, where the intensity, scale, and characteristics of the operation are unlikely to negatively impact surrounding land uses. Light manufacturing also includes intermediate services such as machining, welding, grinding, and machine/industrial repair. Examples of light manufacturing uses include, but are not limited to, clothing and fabric manufacturing; food and beverage products, including ice production; electronic, optical, and instrumentation assembly; jewelry production; and manufacturing musical instruments. Outdoor storage or processing of equipment or materials is prohibited.

While we will construct the buildings speculatively, we will find tenants to lease the building during construction. Tenants will need to comply with above referenced “Light Manufacturing” definition. The tenants primary use of the building will be light manufacturing products, selling to the public or online, or kitting/packaging/final assembly for further production or sale.

Compliance with Design Review Criteria for MUV-5 subdistrict

Dimensional Standards Requirements:

Front, side, and rear setbacks:	25'
Abutting a golf course:	30' plus; Any building wall over 40' high shall be set back at least an additional 1 foot for each foot in height over 40'
Building Height:	Nonresidential building height shall not exceed 65' plus; Any portion of a building located within 150' of a residential district shall be limited to 35' in height plus; Any portion within 50' of a golf course shall be limited to 35' in height.
Lot Area:	No minimum lot area
Lot Coverage:	No maximum lot coverage except as necessary to meet setback and landscape requirements
Floor area ratio:	0.30
Building area:	200,000 SF permitted; over 200,000 SF Conditional Use Required

Design Standards:

Light manufacturing, research and development, and like buildings shall be subject to the following design guidelines:

Blank walls greater than 50 feet in length along the front and side of a building shall be softened either by planting large, 12-foot minimum trees adjacent to the building, by wood trellises on the building, or by similar means.

Entrances shall be emphasized with architecturally distinctive elements such as a covered walk, gabled roof, landscaping, or similar means. Earth-berming at the base of the facade is encouraged for large-scale structures. Building designs for multi-phase campuses are encouraged to be of similar character.

Parking areas shall be located at the rear of buildings or separated from public rights-of-way by a moderate buffer

Loading docks, service areas, and semi-truck parking areas shall be located at the rear of buildings or separated from public rights-of-way by a full buffer

Pedestrian Amenities Requirements:

All roadways shall include sidewalks and/or a multi-use trail to facilitate pedestrian circulation.

All buildings shall have a direct, paved pedestrian connection from the front entrance to the nearest street sidewalk.

Surface parking lots shall be designed with a designated pedestrian pathway that connects to a prominent building access door.

Dimensional Standards Provided:

Front, side, and rear setbacks:	Minimum setback provided 42'
Abutting a golf course:	Minimum setback provided 60'
Building height:	43'-2"
Lot area:	Minimum 15.06; Maximum 27.7 Acres
Lot coverage:	Minimum 36.8%; Maximum 60.6%
FAR:	Minimum 0.17; Maximum 0.30
Buildings:	200,000 SF.

Design Standards Provided:

The buildings will incorporate high-quality architectural design. The design includes details, patterns, colors, and horizontal and vertical articulation that are appropriate for the scale and the use of the buildings. The front and side facades have vertical and horizontal offsets that are accented by score lines, windows, and changes in color. The combination of the vertical and horizontal offsets and accents provide scale, balance, rhythm, and interest to the façade. The design is appropriate for the scale and use of the buildings and comply with established city design standards for light manufacturing development.

Blank walls greater than 50' in length along the front and side of the buildings are softened by planting 15' tall trees as indicated on the typical foundation planting plan and A4.03.

Entrances are designed with architecturally distinctive elements that include vertical and horizontal articulation, glass storefront, prefinished kynar coated metal canopy and landscaping as indicated on typical foundation planting plan and sheets A4.01 and A4.03.

All buildings are of the same character.

Parking areas are separated from public rights-of-way by a moderate buffer as indicated on the landscape plan for each building.

Loading docks, service areas, and semi-truck parking areas have been located at the rear of the buildings or screened by a full buffer as indicated on the landscape plans for each building. Buildings 2 & 3 were designed with the truck courts backing to each other. Screening of the truck courts is provided by using wing walls, full buffer landscaping, and retention of existing vegetation at the sides and rear of the buildings along public streets and property lines

Pedestrian Amenities Provided:

Sidewalks have been included along all roadways and a multi-use trail has been included along the west side of proposed road #3 and the south side of proposed road #1. The multi-use trail alignment matches the alignment of the indicated in the Old Fort Lake Subarea Plan.

All buildings have a sidewalk along the front and the sides of the building where parking is provided and this sidewalk connects to the street sidewalk.

These sidewalks provide a designated pedestrian pathway from the parking lot to the building entrances.