



Industrial Design Review Narrative

Please print in black ink only.

INSTRUCTIONS

In the space provided, or on separate sheets, please provide a narrative response that describes how the proposed development plan addresses each of the following design elements as described in the City of Kent Industrial Design Guidelines handbook. Please indicate n/a for elements not included in the scope of proposed development.

I. Dock High Door Allowance in I1 Zoning District

If development is proposed in the I2 or I3 zoning districts or is without dock-high doors, enter n/a and proceed to Item 2

A. Proposed number of dock-high doors

B. Allowed number of dock-high doors, including total building square footage and number of Enhanced Options, if any

Building Footprint Square Footage Tier		Possible Building Footprint Square Footage Available	Number of Enhanced Options in Project	Applicable Ratio	Total Doors Available per Tier
1	0-30,000 sf	Up to 30,000 sf	Any	1:3,000 sf	Up to 10
2	30,000 sf to 100,000 sf	Up to 70,000 sf	0	1:15,000 sf	Up to 5
			1	1:10,000 sf	Up to 7
			2 or more	1:7,500 sf	Up to 9
3	100,000 sf to 200,000 sf	Up to 100,000 sf	0 or 1	1:20,000 sf	Up to 5
			2	1:15,000 sf	Up to 7
			3 or more	1:10,000 sf	Up to 10
4	200,000 sf or more	No cap	0 or 1	1:30,000 sf	No cap
			2	1:20,000 sf	
			3	1:15,000 sf	
			4 or more	1:10,000 sf	

II. Public Trail Access

If development is not adjacent to a public trail or does not propose a building over 75,000 square feet, enter n/a and proceed to Item 3

- A. Describe ADA-compliant pedestrian connections, including Enhanced Option II(A)(a) if applicable**

- B. Describe trail signs at trail entrances, including Enhanced Option II(B)(a) if applicable**

- C. Describe outdoor bike parking at trail entrances, including Enhanced Option II(C)(a) if applicable**

- D. Describe ground-level lighting at trail entrances**

III. Amenity Space

- A. Describe amenity space, including Enhanced Options III(A)(a), III(A)(b), III(A)(c), and III(A)(d) if applicable**

- B. Describe amenity space seating, commercial furnishings, and other programming**

- C. Describe amenity space's visibility to public rights-of-way and buffering from parking areas**

- D. Describe relationship between trails and amenity space, if applicable**

- E. Describe any anticipated amenity space overlap with setbacks**

IV. Site Design

A. Describe building entries, including Enhanced Option II(A)(a)(i) if applicable

B. Describe walking paths and connectivity, including Enhanced Option II(B)(a)(i) if applicable

C. Describe truck courts and loading areas if in the I1 zoning district

D. Describe integration of stormwater management, landscaping, and amenity space

V. Building Design

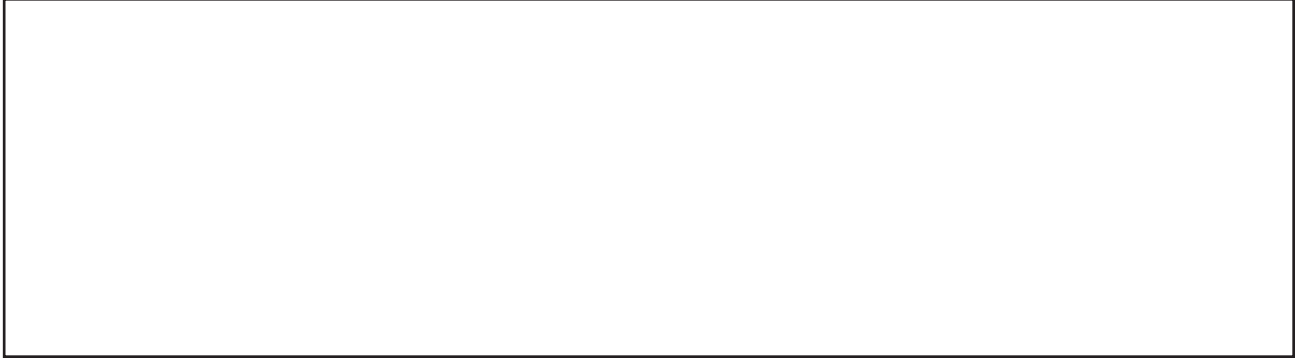
- A. Describe glazing and fenestration for all facades, distinguishing between priority and non-priority

Zone	I1		I2		I3	
Footprint square footage	Priority Facades	Non Priority Facades	Priority Facades	Non Priority Facades	Priority Facades	Non Priority Facades
<= 50,000	20%	5%	10%	2%	2%	2%
50,001-99,999	25%	10%	15%	5%	5%	2%
>=100,000	30%	15%	20%	10%	10%	5%

- B. Describe massing and modulation for any building square footage greater than 50,000 square feet

- C. Describe supplemental square footage, including Enhanced Option V(C)(a) if applicable, for large-scale buildings

D. Describe material choices and patterns

A large, empty rectangular box with a thin black border, intended for the user to describe material choices and patterns. The box is currently blank.



Industrial Design Review Submittal Requirements

- A. Completed Industrial Design Review Narrative.
- B. One (1) copy of complete legal descriptions of all parcels involved with the project.
- C. Site plan, drawn to a decimal scale. The site plans must include the following information:
 1. Vicinity map clearly showing the location of the project with respect to public streets and other parcels and development
 2. Property lines
 3. North arrow and engineering scale (use only 1"=20' or 1"=30'; not 1/8"=1' or other architectural scale)
 4. King County tax identification number
 5. Lot dimensions
 6. All existing and proposed public and private roads, driveways and road right-of-ways and easements (access, utility, stormwater, etc.), with dimensions and road names, including curbs and gutters, sidewalks and/or edges of pavement. Include all existing driveways within 300 feet of the subject property on both sides of all streets, in both directions along public street frontages.
 7. Vehicle Maneuvering Diagrams (See Development Assistance Brochure #6-4 Vehicle Maneuvering Diagrams, for additional information)
 8. All major manmade or natural features
 9. Proposed building location
 10. Building dimensions
 11. Building floor plan
 12. Building height and number of stories
 13. Setback dimensions (distance from all existing and proposed structures to property lines)
 14. Location of fire hydrants closest to the site
 15. Fire access road within 150 feet of all portions of the exterior first floor of all structures.
 16. Location of parking and loading areas (include dimensions of stalls and drive aisles)
 17. Location and type of proposed exterior lighting to be placed on the site
 18. Location of paved areas, including sidewalks and pedestrian pathways
 19. Location of proposed landscape areas
 20. Trash dumpster location
 21. Label adjacent uses
 22. Location of water and sewer mains closest to the site and utility connections
 23. Existing and proposed fences (specify type of fence)
 24. Wetlands, lakes, ponds, streams, creeks, gully or natural drainage way, drainage ditches, etc.
 25. Hazard area slopes and endangered wildlife habitat
 26. Contours if the parcel(s) or access road(s) contain slopes greater than 10%
 27. Sight distance triangles for all driveway locations and across the corners of properties at street intersections. (See Development Assistance Brochure #6-7, Sight Distance Requirements, for additional information)
 28. If applicable, proposed open space network
 29. If applicable, biofiltration areas

- D. Optional ITE Land Use Code for each proposed use of property (see DEVELOPMENT ASSISTANCE BROCHURE #6-9, Trip Generation Guidelines, for a list of ITE Land Use Codes).
1. Type of construction per IBC
 2. Sprinklered/non-sprinklered
 3. Occupancy classifications per IBC Chapter 3
 4. Zoning district
 5. Total lot area (square feet)
 6. Total building area with area breakdown by levels (ie. 1st floor, mezzanine)
 7. Allowable area calculations
 8. Percent of site coverage
 9. Area per occupancy (office, residential, retail, etc.)
 10. Total number of residential units
 11. Total number of parking stalls (include handicapped)
 12. Total square footage of parking and maneuvering area
 13. Total square footage of paved area
 14. Square footage of required landscaping areas
 15. If applicable, percentage of parcel in open space
- E. For all undeveloped properties, one (1) copy of a tree retention plan to include the following:
1. Photographs of existing trees of the site
 2. The surveyed location of all significant trees (trees six inches or greater in caliper at three feet above grade) on the property and immediately adjacent to the property.
 3. The common name of each tree shown on the plan; i.e. fir, maple, alder, cottonwood, etc.
 4. Specify all trees that will remain on the parcel through grading, clearing and project completion.
 5. Stamp, date, and signature of professional land surveyor licensed by the State of Washington preparing the plan.
 6. The name, address and telephone number of the person preparing the tree plan (if different that the professional land surveyor)
 7. Detailed calculations demonstrating that within the site interior a minimum 15 percent of the diameter inches of all significant trees will be retained taking into account that alder and cottonwood trees shall be discounted by 50 percent. This discount shall be applied when calculating both existing tree diameter on the site, and the diameter of preserved trees.
- F. Landscape Plan, drawn to a decimal scale. The landscape plans must include the following information:
1. Property lines
 2. Lot dimensions
 3. North arrow and engineering scale (use only 1"=20' or 1"=30'; scale must be the same as used on the site plan)
 4. Proposed and existing building locations
 5. All areas designated as undeveloped or for future development
 6. All existing and proposed public and private roads, driveways and road right-of-ways and easements (access, utility, stormwater, etc.), with dimensions and road names, including curbs and gutters, sidewalks and/or edges of pavement. Include all existing driveways within 300 feet of the subject property on both sides of all streets, in both directions along public street frontages.
 7. All major manmade or natural features (gully, railroad tracks, etc.)
 8. Water features or wetlands, including but not limited to, lakes, ponds, year-round or seasonal streams, creeks, wetlands, gully or natural drainage way, drainage ditches, etc.
 9. Location of proposed landscape areas (include dimensions of all landscape areas)
 10. Location of paved areas (include sidewalks and pedestrian pathways). Provide calculations of total square footage of paved area.
 11. Parking areas and parking stalls (include dimensions of stalls and drive aisles and calculations of total square footage of area)

12. Existing and proposed fences (type and height)
 13. Location and/or arrangement of proposed plantings
 14. Existing natural vegetation to be incorporated into landscaping areas
 15. All other landscaping information relating to applicable Industrial design criteria.
 16. Sight distance triangles for all driveway locations and across the corners of properties at street intersections.
 17. Open space network, if applicable
 18. Cross section of typical planting and berm areas
 19. Cross section of biofiltration areas/drainage swale if slopes contain landscape plantings.
 20. Planting schedule:
 - (a) Plant Type (both common name and botanical name)
 - (b) Number of Plants
 - (c) Caliper size of deciduous trees (as measured by nursery industry standard at six (6) inches above grade)
 - (d) Height of conifer trees and shrubs
 - (e) Spacing of proposed plantings
 - (f) Gallon sizes of shrubs and groundcover
- G. Architectural drawings illustrating all building elevations, showing the following:
1. The location and type of any existing or proposed lighting to be placed on the building.
 2. The materials and exterior finishes to be utilized for the building, windows, roofing, awnings, paving and trim (samples may also be required to be furnished upon Planning Services request)
 3. The architectural details and decorative trim.
 4. The colors to be used for all exterior surfaces.
 5. The existing and proposed landscaping, trellises and other landscaping features surrounding the structure.

All above items and any other material that may be required by the city must be submitted at the time of application in order for the application to be accepted.

Any person requiring a disability accommodation should contact the City in advance for more information. For TDD relay service for Braille, call 1-800-833-6385, For TDD relay service for the hearing impaired, call 1-800-833-6388, or call the City of Kent at (253) 856-5725.