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January 26, 2023

Brad Kaul
1733 Ferndale Ave SE
Renton, WA 98058

Subject: Design Review 22-0189 Comment letter

Dear Brad:

I have had the opportunity to review your initial Commercial Design Review submittal. There are a few items missing, as required in the Hearings Examiner's recommended conditions of approval.

Hearings Examiner Condition #3, page 23:

Prior to building permit issuance, the developer shall receive commercial design review. In addition to standard commercial design review criteria the submittal should include and/or address the following items:

- *A lighting plan, including site and building lighting. Pedestrian scaled lighting shall be used to the greatest extent possible;*
- *Pedestrian plaza plan, including screening element for fueling islands, trellises, seating, and landscaping; [staff note: The plans have a callout that state "Wall by others." However, this is a required element of the design review approval.]*
- *Narrative addressing how the project integrates with the existing residential development;*
- *Analysis of fueling canopy height. The fueling canopy shall be the minimum height necessary to accommodate passenger vehicles.*

In addition to the items listed above I have the following comments:

- Please note that signage is approved through a separate sign permit, and not via the design review process. Please remove the signage (other than the conceptual signs on the perspectives) from the submittal package.

Once the above items have been addressed, please submit the revisions, along with the attached Resubmittal Form, to planning@ci.lacey.wa.us.

Sincerely,

A handwritten signature in blue ink, appearing to read "Samra Seymour".

Samra Seymour, AICP
Senior Planner

Cc: Grant Beck, Planning & Development Services Manager
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