



City of Buckley

P.O. Box 1960 ♦ Buckley, WA 98321 ♦ (360) 829-1921 ext. 7801

February 3, 2022

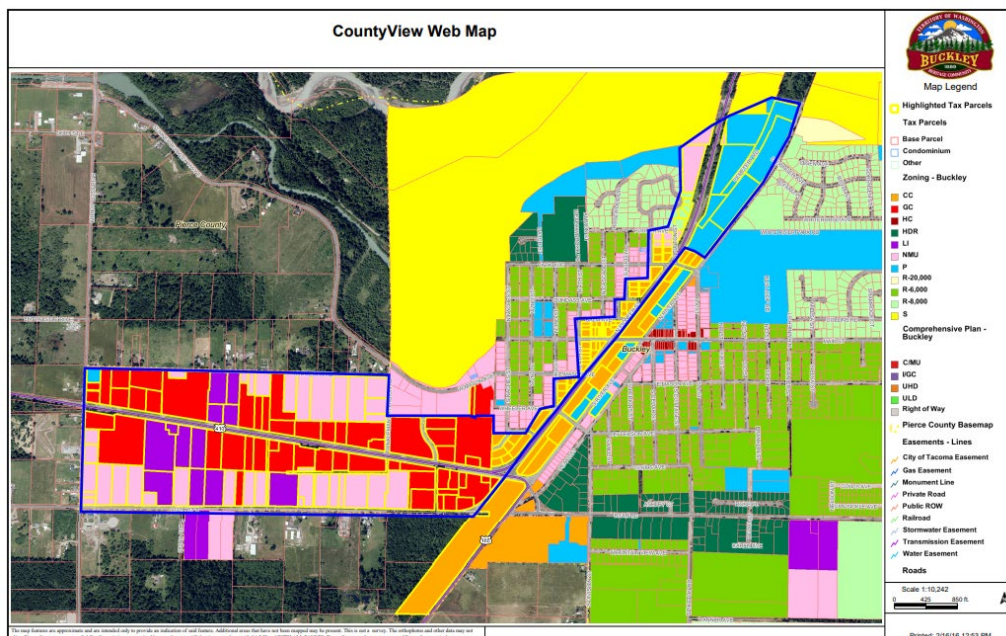
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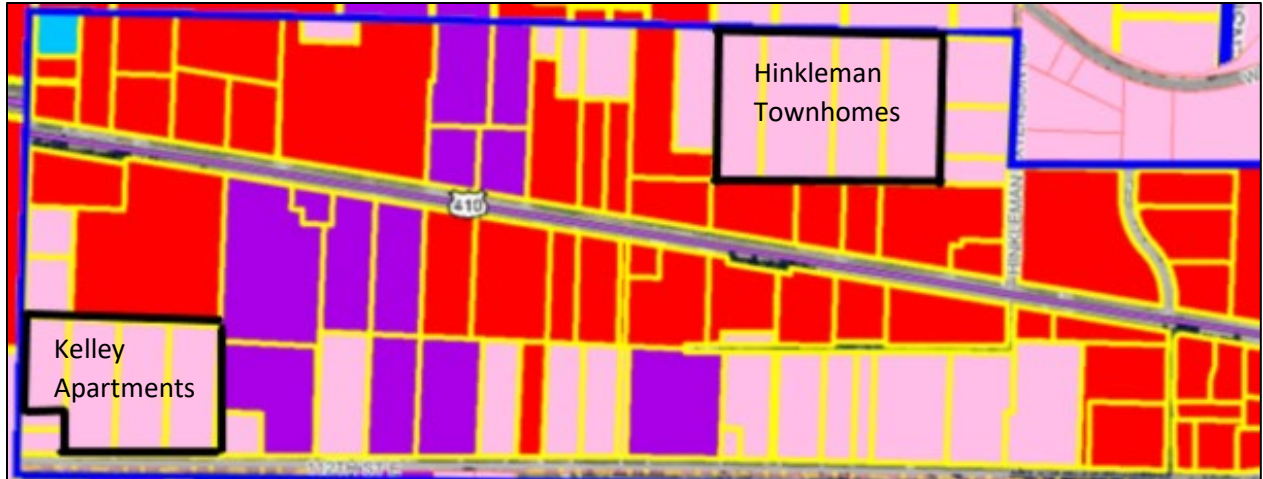
Re: Administrative Interpretation of Highway 410 Design Guidelines

Dear Carolyn,

Thank you for your January 27, 2022 letter regarding the applicability of the Highway 410 Design Guidelines. The specific issue for the properties you mentioned are that they are within the design guidelines area but are not adjacent to SR 410.

The SR 410 Design Guidelines apply to the areas within the blue outline. This includes the properties for the Kelly Apartment Project and the Hinkleman Townhouse Project.





The Highway 410 District is comprised of 150-foot overlay frontage zone on either side of SR 410. The guidelines specifically state:

“The district contains many lots that are not adjacent to the highway, and a lesser standard concerning construction on these lots should be used. For example, if the development or redevelopment is completely hidden from SR 410, it is possible that the guidelines should be interpreted as to be viewed from the adjoining street rather than the highway.” (Buckley Design Guidelines, Section VB, Page 36)

The Highway 410 District guidelines are written to regulate the form of commercial buildings, rather than residential structures. The more appropriate guidelines for the proposed structures are the City of Buckley Multi-family Design Guidelines. In order to hide both developments from view from SR 410, the City will require the residential developers of lots not adjacent to SR 410 to construct a barrier buffer pursuant to BMC 19.29.100(2) along the exterior property boundaries within the sightline from SR 410 to any portion of the proposed project. The height of intervening structures and uses along SR 410 will not detract from the need to create a continuous barrier buffer.

Please feel free to contact me with any questions at eterrell@cityofbuckley.com or 360.761.7817.

Thank you,

Emily Terrell, AICP

Director

Building and Planning

City of Buckley, WA