

October 10, 2024

City of Mill Creek
Planning Department
Mill Creek, WA 98102

Subject: **Mill Creek Industrial**
Site Address: 17200 Bothell Everett Hwy
Mill Creek, WA 98012

Parcel #: 00602000000700
Pre-App Mtg. 9/7/23 (PL2023-0014)
Pre-App Mtg. 5/1/24 (PL2024-0008)

To Whom It May Concern,

On behalf of our client, 17200 Mill Creek LLC, we would like to submit a review of our project narrative and design intent for the project to be located at 17200 Bothell Everett Hwy.

This Land Use/Binding Site Plan application proposes the construction of an approximately 36,500 square foot industrial building consisting of warehouse space on the ground floor and office spaces on the second floor. The overall building footprint will be roughly 18,250 sf (9% of total site coverage). This facility will also provide the associated and required parking areas, utility infrastructure, landscaping, stormwater facilities, and frontage improvements on the 4.56-acre parcel located along the west side of Bothell-Everett Hwy. just north of 173rd St SE.

The subject property is currently vacant and un-developed, bounded by vacant lands along the north, south, and to the west, the majority of that is wetlands as delineated. The proposed building pad would be sited along the plateau-like eastern portion of the site, which is roughly at grade with the highway. While the rest of the site drops sharply down with moderate to steep gradients, access to the site would come from a full-access driveway along the eastern portion of the property (the west 'southbound' side of Bothell Everett Hwy).

The property site is zoned as BP- Business Park (per MCMC 17.20) with the proposed industrial building to be Type II-B construction (a 24' tall warehouse space with 16' tall office space on level 2, sharing the same footprint) and a fully-sprinklered structure. There are no setback requirements for front, side and rear yards as we understand it per ch. 17.20, but there is a 50' buffer from the highway along with a 35' landscape buffer along the frontage. The site design provides for 42 parking spaces and 2 general

loading spaces; 17 spaces for employees of the warehouse-use on level 1, and 23 spaces allocated for the office (without providing on-site customer service) on level 2.

All street setback areas and side and rear setback areas that abut residential or commercial zones shall be landscaped to a minimum depth of 20 feet with natural or installed plant material which will form a sight-obscuring screen (per Landscape code (17.20.070)). Landscaping in setback areas which abut residential zones shall include a five-foot-high earth berm and plantings which will reach a mature height of eight feet from the ground level of the lot. Such plantings may be installed on the top of the berm and shall be spaced to provide a continuous screen at maturity.

Thank you for your consideration of our application for Land Use / Binding Site plan. We look forward to the opportunity to move this project from Land Use onto the Design Review process where we can further present our building and site development beyond this Site Plan process.

Sincerely,

A handwritten signature in black ink, appearing to read 'David Huang', with a stylized, looping flourish extending from the end.

David Huang