

Land Use Application #538666 - The Farm at Mill Creek

Exhibit 2

[illegible]

Land Use Application #538666 - The Farm at Mill Creek

Project Contact

Company Name: LDC, Inc.

Name: Tom Abbott Sr **Email:** tabbottsr@ldccorp.com

Address: 20210 142nd Ave NE **Phone #:** 425-806-1869
Woodinville WA 98072

Project Type
Any Project Type

Activity Type
Project or Site Plan Approval

Scope of Work
Binding Site Plan

Project Name: The Farm at Mill Creek

Description of Work: The proposed project will combine the two existing parcels with the intent of creating a mixed-use site in the East Gateway Urban Village. The site will include 356 apartment units, and 26 live/work units totaling approximately 344,720 square feet. Additionally, there will be approximately 68,600 square feet of retail space and 16,600 square feet of medical offices. This development proposes a total of 1,119 parking stalls (472 surface spaces and 647 spaces in parking garages). A request for parking modification has been submitted with the land development application submittal. A wetland is located on the west side of the property and will be protected in a Native Growth Protection Area. A boardwalk and gazebo will be placed in and near the wetland for recreational and educational opportunities. An innovative stormwater design will infiltrate clean stormwater into a select fill layer so that a portion of the stormwater will be delayed in reaching the wetlands. The delayed discharge of stormwater will allow the hydration of the wetlands weeks to months into typically drier periods. Landscaping will be provided in accordance with City of Mill Creek code. Utilities (water, sewer, and storm drainage facilities) will be installed to serve the development.

Project Details

Project Information

Zoning - existing EGUV

Quantity and Size Specifications

Lot dimensions (ft X ft)	1094 X 613
Maximum proposed building height	50
Number of buildings	10
Number of existing parcels	2
Number of proposed parking spaces	1119
Property size in acres	17.34

Additional Project Information

Date preapplication meeting was held. 1/11/2018

Additional Parcels:
28053300200300

OWNER'S LETTER OF AUTHORIZATION

March 2, 2018

City of Mill Creek
Planning Department
15728 Main Street
Mill Creek, WA 98012

RE: Mill Creek Gateway project located at 4008 and 3830 132nd St. SE, project parcel numbers 28053300200300 and 28053300200200.

To Whom It May Concern:

As owner of the property referenced above, I hereby authorize LAND DEVELOPMENT CONSULTANTS, INC. to act as my agent in seeking approvals of the above-referenced project.

Sincerely,

Ryan Patterson
Vintage Housing
369 San Miguel Drive, Suite 135
Newport Beach, CA 92660



03/07/2018

Signature

Date