



15728 Main Street, Mill Creek, WA 98012

Administration 425-745-1891

Police 425-745-6175

All Other Departments 425-551-7254

Exhibit 20

May 25, 2018

Mr. Tom Abbott
LDC, Inc.
20210 142nd Avenue NE
Woodinville, WA 98072

SUBJECT: TRC COMMENTS FOR THE FARM AT MILL CREEK, PL2018-0004

Dear Mr. Abbott:

The City's Technical Review Committee (TRC) met on May 16, 2018, to review the above-referenced application. The TRC is comprised of City staff and staff from other agencies with jurisdiction. The purpose of the meeting was to:

- 1) Review the application for consistency with the City's adopted plans, policies and regulations;
- 2) Obtain comments from other affected agencies and districts; and
- 3) Determine the environmental impacts of the project pursuant to the State Environmental Policy Act (SEPA).

A number of issues/concerns and the need for additional information were identified at the TRC meeting. A brief description of these items, organized by department/agency making the comments, is included below.

City of Mill Creek Public Works and Development Services Department

- 1) The Binding Site Plan needs to be revised to include project data that is required by MCMC Section 17.19.030.A. The Binding Site Plan submittal requirements referenced by the above code section are outlined in MCMC Section 16.04.020.A.6. This plan should be one to three pages and will be used for the public hearing. In addition, the Binding Site Plan needs to show compliance with the EGUV Design Guidelines and the City's Open Space Requirements as described below.
 - A. Along the spine road a 12 to 14 foot wide sidewalk is required on both sides of the roadway with an 11 foot wide pedestrian movement zone, EGUV Design Guidelines, No. 4, page 6. Please provide dimensions on the site plan.

- B. The perimeter trail shall be a minimum pavement width of six feet wide and meander around any existing trees to be retained, EGUV Design Guidelines, No. 2, Trails, page 20. Pedestrian amenities such as activity nodes with benches and tables or exercise stations shall be provided. Provide pedestrian path connections and gathering areas with amenities on the perimeter trail on both the west end of Building 3 and east end of Building 5.
- C. Private open space and recreation facilities are required for residential units. The code section reads as follows:

MCMC 17.22.060 Required open space.

On-site open space and recreational facilities are required in an amount adequate to meet the recreational, health, environmental and safety needs of the residents, occupants, guests and visitors of the development. That determination shall be made in accordance with the following standards and criteria:

- A. The amount of open space and type of recreational facilities shall meet the specific needs of the residents, guests and visitors.
- B. The amount of open space and recreational facilities should be proportional to the density of the development (i.e., as density increases and/or as lots become smaller, there is a greater need for common open space available to all of the residents, guests and visitors to the development). In multifamily developments without individual yards, total common open space should be equivalent to 250 square feet per dwelling unit. Single-family developments located more than one-quarter of a mile from a public park shall provide mini-parks and/or open space proportional to serve the density of the development and the need of the local residents.
- C. The amount of open space and recreational facilities should meet the purpose and intent of the zone district in which the development is located.
- D. The open space and recreational facilities should be readily accessible to all dwelling units in the development.
- E. The open space and recreational facilities shall be appropriately screened from parking areas.
- F. The length of the open space area shall be no more than twice the width.

G. The open space area may be located in any required setback area, except street setbacks, so long as the uses thereof are compatible and permissible.

The amount of open space provided by the project needs to be identified and quantified on the plans. If you are not providing the standard 250 square feet/unit, you need to make a case for how what you are providing meets the provisions of the code. A separate exhibit with the open space calculations showing shaded areas dedicated to open space is recommended.

- 2) The City's environmental consultant, ESA has reviewed the Critical Areas Report and has comments to be addressed, see attached memorandum dated April 24, 2018. In general, the actions proposed to provide a "regional benefit" in exchange for the encroachment into the wetland buffer are inadequate.
- 3) The SEPA Checklist needs to be revised per the attached redlined and updated with any applicable changes to drainage, critical area and traffic reports, etc.

City of Mill Creek Building Division

The City's Building Official, Rick Karns, has provided comments. Please see attached memo dated May 16, 2018.

City of Mill Creek Public Works Department

The City's Consulting Engineering firm, Perteet Engineering, reviewed the traffic study, drainage report and plan and geotechnical report and comments to be addressed are contained in the attached drainage and traffic review memos dated April 11, 2018 and May 22, 2018.

Snohomish County Public Utility District (PUD)

The PUD has sufficient electrical capacity to serve the proposed development but upgrades by the developer may be necessary.

Snohomish County Fire District No. 7

Captain Michael Fitzgerald of Fire District No. 7 attended the TRC meeting and comments are attached in the email from Fire District 7. Mitigation will be required. An estimate of the required mitigation is included in the Preliminary Development Impact Mitigation Checklist.

Department of Ecology (DOE)

DOE has no additional comments at this time and will await providing comments once the critical areas report has been revised.

Silver Lake Water and Sewer District

Silver Lake Water and Sewer District has no additional comments.

Everett School District (ESD)

Chuck Booth of ESD attended the meeting and stated that mitigation per unit is required to the ESD. A formal letter and email will be forthcoming. See the Preliminary Development Impact Mitigation Checklist.

The following agencies did not submit comments:

- Snohomish County Public Works
- City of Mill Creek Police Department
- Washington State Department of Transportation (WSDOT)
- Frontier Communications
- Community Transit

Preliminary Development Impact Mitigation Checklist

A preliminary estimate of SEPA impact mitigation fees due later in the development review process is attached in the Preliminary Development Impact Mitigation Checklist.

Public Comments

The City has received public comments on this application. Please see attached public comments.

Development Agreement

City staff is preparing a list of issues/items that could be included within a development agreement. The issues/items should be for items not specifically addressed in the City's Development Code and may include an agreement on what constitutes a "regional benefit" in the context of the City's Critical Areas Regulations, public pedestrian access, design and use of public open space plaza(s). Once the list has been agreed upon by the developer and the City, a document will be prepared and presented to the City Council for review and approval.

Conclusion

Please be aware that the above comments are intended to address the major concerns raised to date by the City and other agencies with jurisdiction and are based on the

plans and information received. They are not to be interpreted as recommended Conditions of Approval.

Next Steps

The City has stopped the 120-day time period for processing the application pending receipt of the revised SEPA checklist, drainage report, traffic and parking study and Binding Site Plan set. After the Developer Agreement has been approved by the Council and the required items are submitted to the City per this letter, the SEPA determination can be issued and a public hearing before the Hearing Examiner can be scheduled. Be advised that you will be directly billed for the City's Consultant reviews and the Hearing Examiner expenses. Please resubmit online through Mybuildingpermit.com.

Should you have any questions about the review process, or should you want to set up a meeting to discuss the issues addressed in this letter in more detail, please call me at (425) 921-5738.

Sincerely,



Christi Amrine, AICP
Senior Planner

Enclosures:

1. Binding Site Plan Redlines
2. Critical Areas Review Memorandum from ESA dated April 24, 2018
3. Redlined SEPA Checklist
4. Building Official Comments dated May 16, 2018
5. Drainage Review Memorandum from Perteet Engineering dated April 11, 2018
6. Traffic Review Memorandum from Perteet Engineering dated May 22, 2018
7. Email Comments from Fire District No. 7 dated May 23, 2018
8. Preliminary Development Impact Mitigation Checklist
9. Public Comments

Copy to: Ryan Patterson, Eastgate by Vintage, LP
Director of Public Works & Development Services
Manager of Development Services
Supervising Engineer

LEGEND AND ABBREVIATIONS

| EXISTING SYMBOL | DESCRIPTION |
|-----------------|----------------------------------|
| ● | EXISTING REBAR W/CAP, AS NOTED |
| ⊕ | FOUND CONCRETE MONUMENT AS NOTED |
| ⊙ | STORM DRAIN MANHOLE |
| ∇ | INVERT/CULVERT |
| □ | CATCH BASIN |
| ⊗ | WATER VALVE |
| ⊕ | FIRE HYDRANT |
| ⊕ | WATER METER |
| ⊕ | LUMINAIRE |
| ⊙ | SANITARY SEWER MANHOLE |
| ⊙ | SANITARY SEWER CLEAN OUT |
| ⊙ | SIGN POST |
| ⊙ | UTILITY/POWER POLE |
| ⊙ | GUY ANCHOR |
| ⊙ | GAS VALVE |
| ⊙ | POWER VAULT |
| ⊙ | WATER VAULT |
| ⊙ | TRAFFIC SIGNAL POLE |
| ⊙ | CROSSWALK POLE |
| ⊙ | TRAFFIC SIGNAL VAULT |
| ⊙ | CONIFEROUS TREE |
| ⊙ | DECIDUOUS TREE |

| PROPOSED STORM SYMBOLS | DESCRIPTION |
|------------------------|--------------------------------|
| ⊕ | SD CAP |
| ⊕ | TYPE 1 CATCH BASIN, GRATED LID |
| ⊕ | TYPE 1 CATCH BASIN, SOLID LID |
| ⊕ | TYPE 2 CATCH BASIN, GRATED LID |
| ⊕ | TYPE 2 CATCH BASIN, SOLID LID |
| ⊕ | BEEHIVE MANHOLE COVER |
| ⊕ | SQUARE YARD DRAIN |
| ⊕ | ROUND YARD DRAIN |
| ⊕ | STORM CLEAN OUT |
| ⊕ | STORM PIPE |

| PROPOSED SEWER SYMBOLS | DESCRIPTION |
|------------------------|----------------|
| ⊕ | SEWER CAP |
| ⊕ | SEWER CLEANOUT |
| ⊕ | SEWER MANHOLE |
| ⊕ | SEWER PIPE |

| ABBREVIATIONS | |
|---------------|------------------------------------|
| CB | CATCH BASIN |
| CL | CENTERLINE |
| CMP | CORRUGATED METAL PIPE |
| CP | CONCRETE PIPE |
| EL | ELEVATION |
| EXIST. | EXISTING |
| FL | FLOWLINE |
| IE | INVERT ELEVATION |
| LCPE | LINED CORRUGATED POLYETHYLENE PIPE |
| PL | PROPERTY LINE |
| PP | POWER POLE |
| PVC | POLYVINYL CHLORIDE PIPE |
| R/W | RIGHT-OF-WAY |
| STA | STATION |
| SD | STORM DRAIN |
| SS | SANITARY SEWER |
| SSMH | SANITARY SEWER MANHOLE |
| SWPE | SOLID WALL POLYETHYLENE PIPE |
| TYP | TYPICAL |
| TBR | TO BE REMOVED |

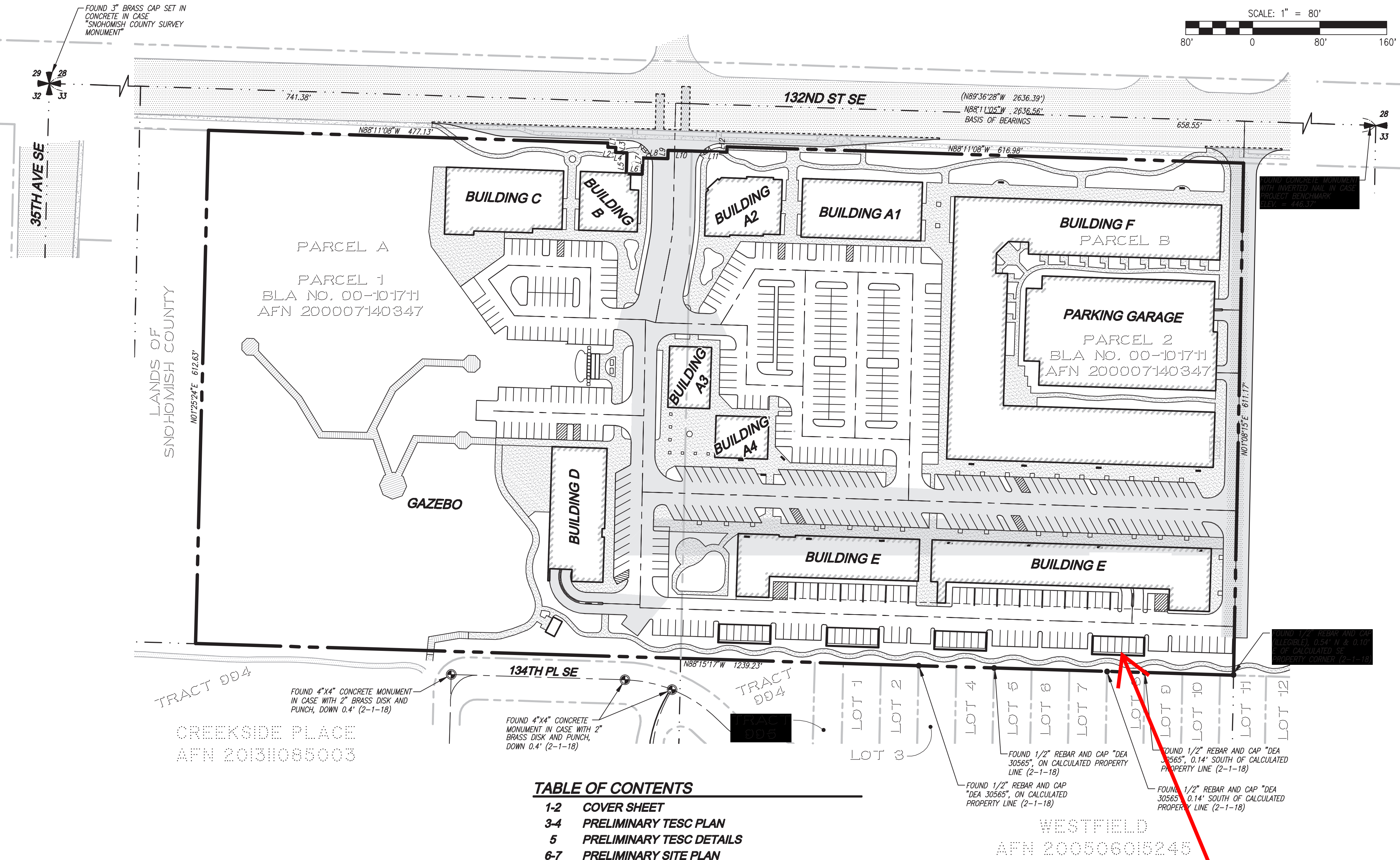
| PROPOSED WATER SYMBOLS | DESCRIPTION |
|------------------------|-------------------|
| ⊕ | WATER CAP |
| ⊕ | CONCRETE BLOCKING |
| ⊕ | BUTTERFLY VALVE |
| ⊕ | 11" BEND |
| ⊕ | 45° BEND |
| ⊕ | 90° BEND |
| ⊕ | 22° BEND |
| ⊕ | VALVE |
| ⊕ | HYDRANT ASSEMBLY |
| ⊕ | BLOW-OFF VALVE |
| ⊕ | REDUCER |
| ⊕ | AIR-VAC ASSEMBLY |
| ⊕ | WATER METER |
| ⊕ | WATER PIPE |

| PROPOSED SURVEY SYMBOLS | DESCRIPTION |
|-------------------------|----------------------------------|
| ⊕ | SURVEY MONUMENT IN PROPOSED ROAD |

A PORTION OF THE NE 1/4 AND NW 1/4 OF SECTION 33, TWP. 28 N., RGE. 5 E., W.M., SNOHOMISH COUNTY, WASHINGTON

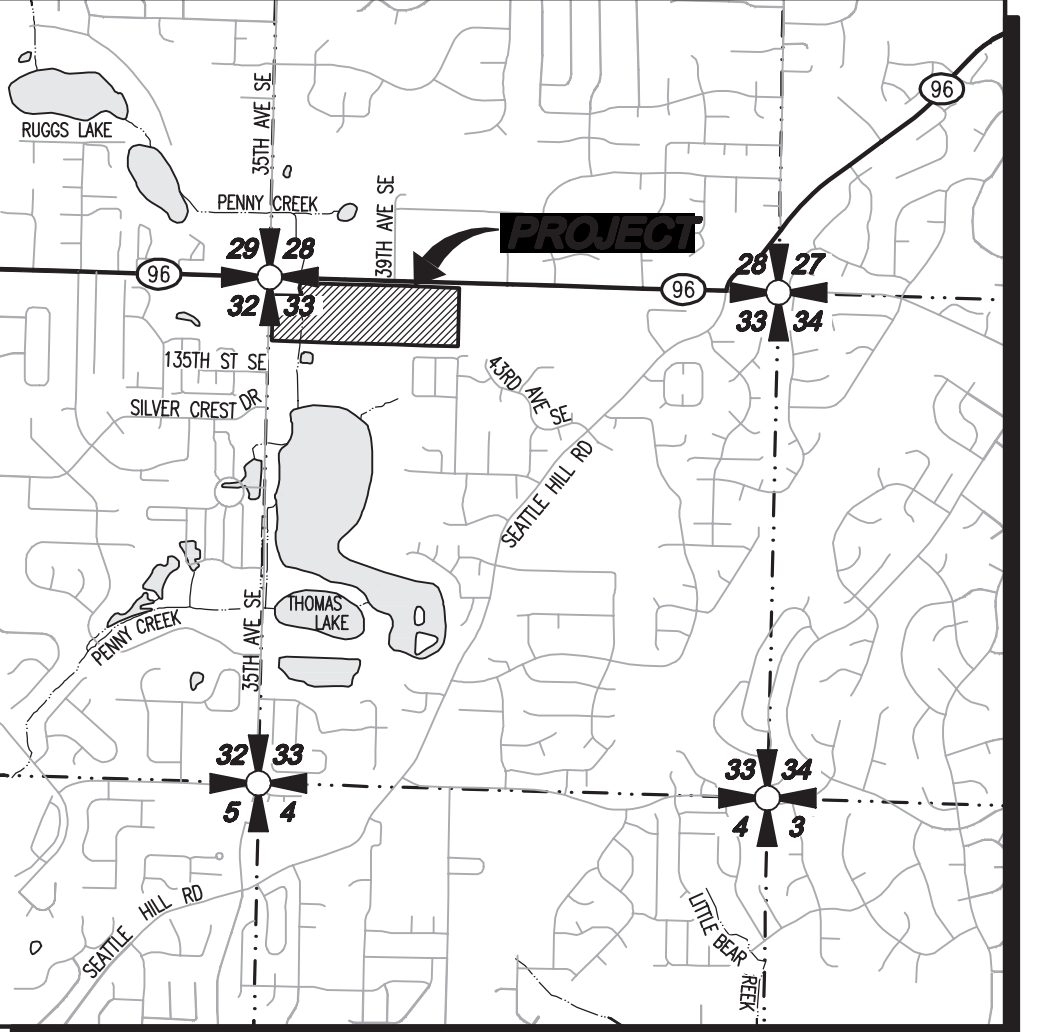
THE FARM AT MILL CREEK
PRELIMINARY PLANS

Binding Site Plan



| TABLE OF CONTENTS | |
|-------------------|------------------------------------------|
| 1-2 | COVER SHEET |
| 3-4 | PRELIMINARY TESC PLAN |
| 5 | PRELIMINARY TESC DETAILS |
| 6-7 | PRELIMINARY SITE PLAN |
| 8-9 | PRELIMINARY GRADING AND UTILITIES PLAN |
| 10 | CONCEPTUAL INNOVATIVE STORMWATER PLAN |
| 11 | CONCEPTUAL INNOVATIVE STORMWATER PROFILE |
| 12-13 | TREE RETENTION PLAN |

Example - "1-story (15 feet)"



VICINITY MAP
SCALE: 1"=2000'

PROJECT INFORMATION

SITE ADDRESS: 3830 AND 4008 132ND ST SE, MILL CREEK, WA 98012
TAX PARCELS: 28053300200300, 28053300200200
SITE AREA: 755,493 SF 17.34 AC
CURRENT ZONING: EAST GATEWAY URBAN VILLAGE
PROPOSED ZONING: EAST GATEWAY URBAN VILLAGE
WATER: SILVER LAKE WATER AND SEWER DISTRICT
SEWER: SILVER LAKE WATER AND SEWER DISTRICT
POWER: SNOHOMISH COUNTY PUD
TELEPHONE: VERIZON
GAS: PUGET SOUND ENERGY
CABLE: COMCAST
SCHOOL DISTRICT: EVERETT SCHOOL DISTRICT NO. 2
FIRE DISTRICT: SNOHOMISH COUNTY FIRE DISTRICT 7

CONTACT LIST

OWNER/APPLICANT:
VINTAGE HOUSING DEVELOPMENT, INC.
369 SAN MIGUEL DRIVE, SUITE 135
NEWPORT BEACH, CALIFORNIA 92660
CONTACT: RYAN PATTERSON
PHONE: (702) 806-6860
EMAIL: rpatterson@vintagehousing.com

CIVIL ENGINEER:
LDC, INC.
20210 142ND AVE NE
WOODINVILLE, WASHINGTON 98072
CONTACT: MARK VILLWOCK, PE
PHONE: (425) 806-1869
FAX: (425) 482-2893
EMAIL: mvillw@ldccorp.com

ARCHITECT
BSB DESIGN, INC.
18201 VON KARMAN AVE, SUITE 1180
IRVINE, CA 92612
CONTACT: SOONG KIM, AIA
PHONE: (949) 565-1401
EMAIL: skim@BSBDesign.com

TRAFFIC ENGINEER
TRANPO GROUP
12131 113TH AVE NE, SUITE 203
KIRKLAND, WA 98034
CONTACT: MIKE SWENSON
PHONE: (206) 204-0507
EMAIL: mike.swenson@transpogroup.com

GEOTECH:
TERRA ASSOCIATES, INC.
12220 113TH AVENUE NE SUITE 130
KIRKLAND, WA 98034
CONTACT: TED SCHEPPER, P.E.
PHONE: (425) 821-7777
EMAIL: TSchepper@terra-associates.com

SURVEYOR:
DURYEA & ASSOCIATES-2702 N PERRY STREET,
SPOKANE, WASHINGTON 99207
CONTACT: MITCHELL DURYEA, PLS
PHONE: (509) 465-8007
EMAIL: mitch@duryea-associates.com

SURVEYOR:
LDC, INC.
20210 142ND AVE NE
WOODINVILLE, WASHINGTON 98072
CONTACT: MICHAEL McRITT, PLS, CFedS
PHONE: (425) 806-1869
FAX: (425) 482-2893
EMAIL: michaelm@ldccorp.com

EARTHWORK QUANTITIES

CUT: 20,000 CY
FILL: 89,000 CY

IMPERVIOUS COVER

TOTAL PROJECT IC (NEW/REPLACED): 10.61 AC (462,172 SF)
TOTAL PROJECT PGIS (NEW/REPLACED): 4.60 AC (200,453 SF)

PROPERTY LINE TABLE

| LINE NO. | BEARING | DISTANCE |
|----------|-------------|----------|
| L1 | N01°48'52"E | 5.00' |
| L2 | N88°11'08"W | 9.50' |
| L3 | N01°48'52"E | 6.00' |
| L4 | N88°11'08"W | 13.50' |
| L5 | N01°48'52"E | 25.00' |
| L6 | N88°11'08"W | 19.00' |
| L7 | N01°48'52"E | 19.50' |
| L8 | N88°11'08"W | 30.00' |
| L9 | N01°48'52"E | 10.00' |
| L10 | N88°11'08"W | 28.16' |
| L11 | N88°11'08"W | 41.92' |
| L12 | N01°48'52"E | 6.50' |

DISCLAIMER

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Call 2 Business Days Before You Dig
811 or 1-800-424-5555
Utilities Underground Location Center

15th ANNIVERSARY
Surveying Engineering Planning
LDC
Ph: 425.806.1869
Fax: 425.482.2893
www.LDCcorp.com

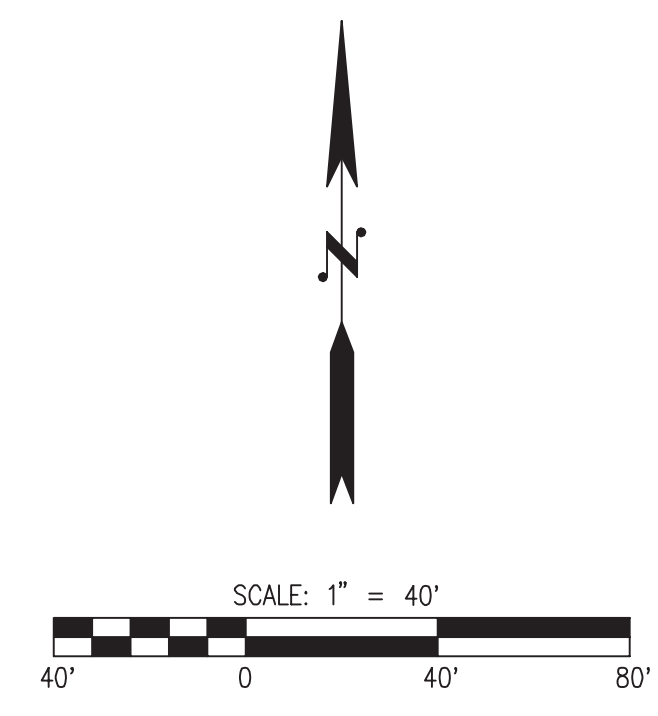
VINTAGE DEVELOPMENT, INC.
THE FARM AT MILL CREEK
COVER SHEET

SEAL OF JASON MICHAEL MCGINNIS
REGISTERED PROFESSIONAL ENGINEER
55941

| | |
|---------------|--------------|
| JOB NUMBER: | 17127P |
| DRAWING NAME: | 17127C-CS-PL |
| DESIGNER: | MEV |
| DRAFTING BY: | CAF |
| DATE: | 1/18/18 |
| SCALE: | 1"=80' |
| JURISDICTION: | MILL CREEK |

CS-01
SHEET 1 OF 15

Drawing: P:\Civil\2017\17-127 Gateway at Mill Creek\Drawings\Construction\17127C-SP-PL.dwg Plotted: Mar 23, 2018 - 4:41pm



| LINE NO. | BEARING | DISTANCE |
|----------|-------------|----------|
| L1 | N01°48'52"E | 5.00' |
| L2 | N88°11'08"W | 9.50' |
| L3 | N01°48'52"E | 6.00' |
| L4 | N88°11'08"W | 13.50' |
| L5 | N01°48'52"E | 25.00' |
| L6 | N88°11'08"W | 19.00' |
| L7 | N01°48'52"E | 19.50' |
| L8 | N88°11'08"W | 30.00' |
| L9 | N01°48'52"E | 10.00' |
| L10 | N88°11'08"W | 28.16' |
| L11 | N88°11'08"W | 41.92' |
| L12 | N01°48'52"E | 6.50' |

Show 1 landscape island every 10 stalls per MCMC 17.34.040.H.

Revise Wetland Buffer and/or mitigation plan to be compliant with MCMC18.06 per ESA Critical Areas Review Letter dated 4-25-18.

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[illegible]

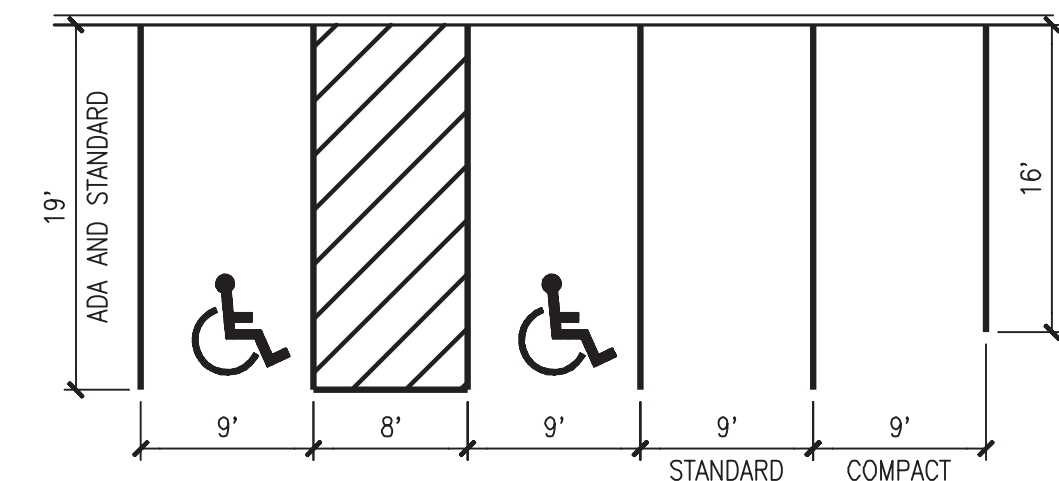
35 foot
Roadway
Buffer is to
be retained
in a
separate
tract, per
MCMC

SCALE: 1" = 40'

A horizontal graphic scale bar with alternating black and white segments. It is marked with '40'' at the left end, '0' in the middle, '40'' at the right end of the first segment, and '80'' at the far right end.

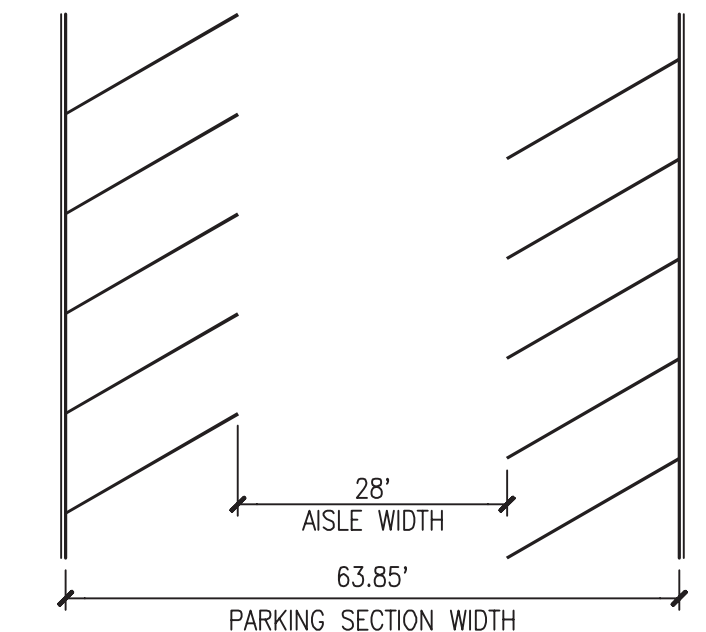
MINIMUM STANDARDS FOR OFF STREET PARKING (MCMC 17.27.040, TABLE 17-1)

Load and unload zone locations?

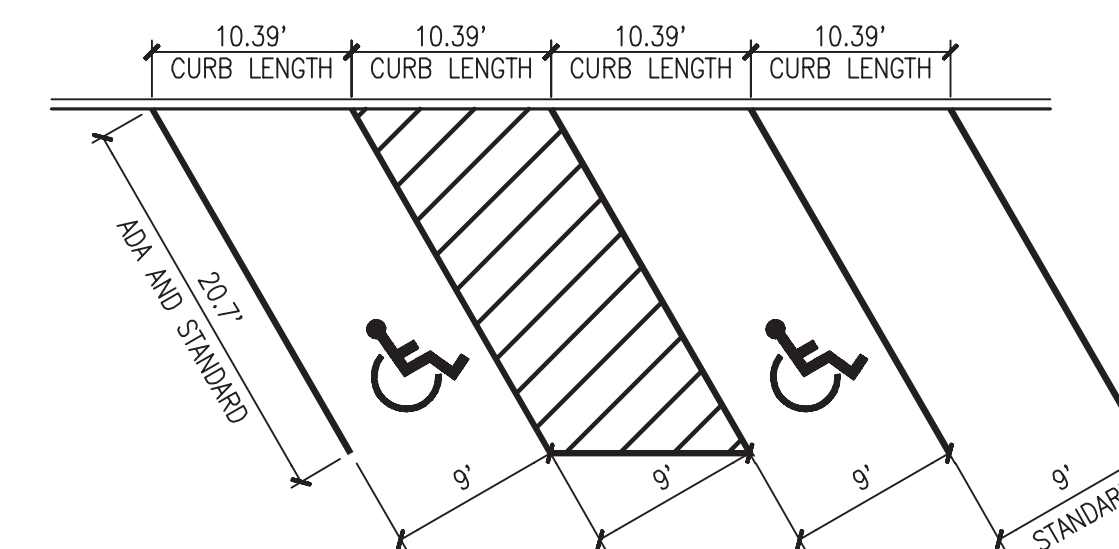


**PROPOSED PERPENDICULAR
PARKING SPACE DETAIL**

NOT TO SCALE



**PROPOSED ANGULAR TWO
WAY PARKING AISLE DETAIL**
NOT TO SCALE



***PROPOSED ANGULAR
PARKING SPACE DETAIL***
NOT TO SCALE

Label 20 foot perimeter
—buffer with trail, page 13
EGUV DG

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Utilities Underground Location Center

PRELIMINARY SITE PLAN

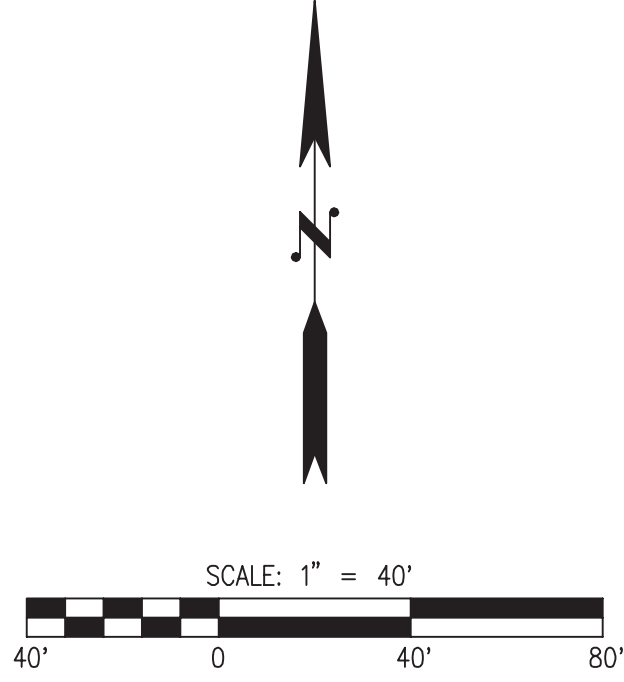
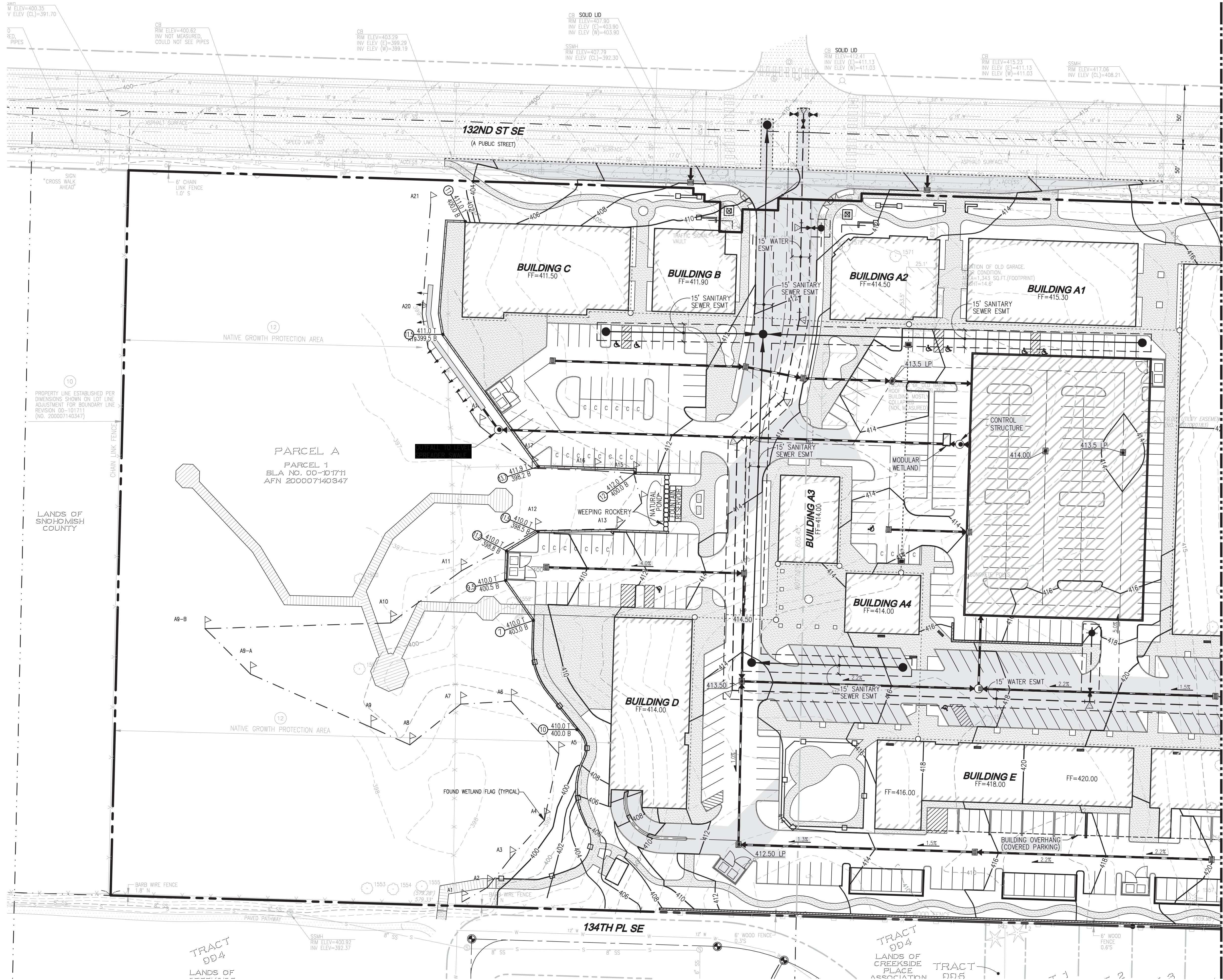


| | |
|-----------------|--------------|
| PROJECT NUMBER: | 17127P |
| DRAWING NAME: | 17127C-SP-PL |
| DESIGNER: | MEV |
| DRAFTING BY: | CAF |
| DATE: | 1/18/18 |
| SCALE: | 1"=40' |
| JURISDICTION: | MILL CREEK |

SP-02

SHEET 9 OF 15

A PORTION OF THE NE 1/4 AND NW 1/4 OF SECTION 33, TWP. 28 N., RGE. 5 E., W.M., SNOHOMISH COUNTY, WASHINGTON



- LEGEND**
- STORM PIPE
 - SEWER PIPE
 - WATER PIPE
 - RETAINING WALL
 - RETAINING WALL
 - ROCKERY WALL

REFERENCE LINE
SEE SHEET GR-02

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Woodinville, WA 98072
www.LDCcorp.com

VINTAGE DEVELOPMENT, INC.
THE FARM AT MILL CREEK
PRELIMINARY GRADING AND UTILITY PLAN









JOB NUMBER: 17127P
DRAWING NAME: 17127C-GR-PL
DESIGNER: MEV
DRAFTING BY: CAF
DATE: 1/18/18
SCALE: 1"=40'
JURISDICTION: MILL CREEK

GR-01
SHEET 10 OF 15

The site plan illustrates the proposed development at 132ND ST SE, a public street. The plan includes the following details:

- Buildings:**
 - BUILDING F:** Located at the top of the site, with a finished floor (FF) of 424.00 and 426.00.
 - BUILDING E:** Located at the bottom of the site, with a finished floor (FF) of 424.00 and 426.00.
- Parking:** A central **PARKING GARAGE** is shown, along with a **BUILDING OVERHANG (COVERED PARKING)** at the bottom left.
- Easements:**
 - 10.00' DISTRIBUTION EASEMENT (NO. 201705100498):** Shown along the top and right boundaries.
 - 20.00' RECIPOCAL EASEMENT FOR ROAD CONSTRUCTION, ACCESS & UTILITIES (NO. 201608110526):** Shown along the right boundary.
 - 15.00' ROAD CONSTRUCTION EASEMENT (NO. 201608110526):** Shown along the right boundary.
 - 15.00' EASEMENT FOR ACCESS & CONSTRUCTION (NO. 201608110526):** Shown along the right boundary.
- Other Features:**
 - OLD GARAGE (FOOTPRINT):** Located between Building F and the Parking Garage.
 - OLD WAREHOUSE (AREA=3,962 SQ. FT. ± (FOOTPRINT) HEIGHT=23.9'):** Located between the Parking Garage and Building E.
 - 11 STEPS:** Indicated near the bottom right corner.
 - TBM NORTHERLY HEAD BOLT ON FIRE HYDRANT, ELEV. = 434.65':** Located near the bottom right corner.
- Adjacent Lots:** The plan shows adjacent lots including LOT 3, LOT 4, LOT 5, LOT 6, LOT 7, LOT 8, LOT 9, LOT 10, LOT 11, and LOT 12, with their respective owners listed.

LEGEND

| | |
|-------------------------------------------------------------------------------------|----------------|
|  | STORM PIPE |
|  | SEWER PIPE |
|  | WATER PIPE |
|  | RETAINING WALL |
|  | RETAINING WALL |
|  | ROCKERY WALL |

The diagram illustrates two cross-sections of an asphalt pavement structure. A central vertical line separates the two sections. Above the line, the text reads "LIGHTLY LOADED PARKING SECTION". Below the line, the text reads "DRIVE AISLE AND HEAVY LOADED AREAS".

Left Section (Lightly Loaded Parking Section):

- Top layer: 2" COMPACTED DEPTH CLASS "B" ASPHALTIC CONCRETE.
- Middle layer: 3" COMPACTED DEPTH ASPHALT TREATED BASE—OR—4" COMPACTED DEPTH 1-1/2" MINUS CRUSHED SURFACING BASE COURSE.
- Bottom layer: SUITABLE SUBGRADE COMPACTED TO 95% OF MAX. DRY DENSITY.

Right Section (Drive Aisle and Heavy Loaded Areas):

- Top layer: 3" COMPACTED DEPTH CLASS "B" ASPHALTIC CONCRETE.
- Middle layer: 4" COMPACTED DEPTH ASPHALT TREATED BASE—OR—6" COMPACTED DEPTH 1-1/2" MINUS CRUSHED SURFACING BASE COURSE.
- Bottom layer: SUITABLE SUBGRADE COMPACTED TO 95% OF MAX. DRY DENSITY.

At the top of the right section, the text reads "FINISH GRADE AS SHOWN ON PLANS".

Below the diagram, the text reads "NOT TO SCALE".

TOPOGRAPHIC SURVEY INFORMATION CONTAINED ON THESE PLANS HAS BEEN PROVIDED BY CORE DESIGN, LLC, INC. (LAND DEVELOPMENT CONSULTANTS, INC.) ASSUMES NO LIABILITY AS TO THE ACCURACY AND COMPLETENESS OF THIS DATA. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.



LDC | Surveying
Engineering
planning

20210 142nd Avenue NE
Woodinville, WA 98072

Ph. 425-806-1869
Fax. 425-482-2893

www.LDCcorp.com

THE FARM AT MILL CREEK

PRELIMINARY GRADING AND UTILITY PLAN



GR-02

W ELEV=400.35
V ELEV (CL)=391.70

C9
RIM ELEV=400.62
INV NOT MEASURED
COULD NOT SEE PIPES

C8
RIM ELEV=403.29
INV ELEV (CL)=399.29
INV ELEV (W)=399.19

C9
RIM ELEV=407.90
INV ELEV (CL)=403.90
INV ELEV (W)=403.90

SSMH
RIM ELEV=407.79
INV ELEV (CL)=392.30

C9
RIM ELEV=412.41
INV ELEV (CL)=411.13
INV ELEV (W)=411.03

C8
RIM ELEV=415.23
INV ELEV (CL)=411.13
INV ELEV (W)=411.03

SSMH
RIM ELEV=417.06
INV ELEV (CL)=408.21

132ND ST SE
(A PUBLIC STREET)

BUILDING C
FF=411.50

BUILDING B
FF=411.90

BUILDING A2
FF=414.50

BUILDING A1
FF=415.30

PARCEL A
PARCEL 1
BLA NO. 00-101711
AFN 200007140347

LANDS OF SNOHOMISH COUNTY

NATIVE GROWTH PROTECTION AREA

NATURAL FOUNTAIN RESERVOIR

MODULAR WETLAND

CONTROL STRUCTURE

BUILDING A3
FF=414.00

BUILDING A4
FF=414.00

BUILDING D
FF=414.00

BUILDING E
FF=418.00

134TH PL SE

TRACT 994

LANDS OF CREEKSIDE PLACE ASSOCIATION

TRACT 995

DISCLAIMER

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[illegible]

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VINTAGE DEVELOPMENT I, INC.

THE FARM AT MILL CREEK

CONCEPTUAL INNOVATIVE STORMWATER PLAN



| | |
|-----------------|--------------|
| PROJECT NUMBER: | 17127P |
| DRAWING NAME: | 17127C-SD-PL |
| DESIGNER: | MEV |
| DRAFTING BY: | CAF |
| DATE: | 1/18/18 |
| SCALE: | 1"=40' |
| JURISDICTION: | MILL CREEK |

SD-01



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memorandum

date April 24, 2018
to Christi Amrine, City of Mill Creek
from Jessica Redman and Margaret Clancy
subject *The Farm at Mill Creek – Critical Areas Report and Conceptual Mitigation Plan Review*

At the request of the City of Mill Creek (City), ESA reviewed the Farm at Mill Creek – *Critical Areas Report and Conceptual Mitigation Plan* (Report), prepared by Talasaea Consultants, Inc. (dated March 23, 2018) for the properties located at 3830 and 4008 132nd Street SE in Mill Creek, Washington. The property is a 17.4-acre assemblage of Snohomish County Tax Parcels 28053300200200 and 28053300200300. The *Preliminary Drainage Report for The Farm at Mill Creek* (Drainage Report) prepared by Land Development Consultants, Inc. and dated March 12, 2018 and *The Farm at Mill Creek Civil Plan Sheets* (Plan Sheets) prepared by LDC, Inc. and dated January 18, 2018, were also reviewed. The applicant has submitted an application for The Farm at Mill Creek (Project), which will consist of seven retail buildings, three residential/retail buildings, a five-story parking structure, additional surface parking spaces, and associated utilities and stormwater facilities. The proposed development will occur over 12.4 acres of the 17.4-acre site. The remaining 5 acres will be retained as a Native Growth Protection Area with elevated boardwalks and interpretive signage for public education and enjoyment. ESA has reviewed critical areas at this site before and findings are discussed in the *Eastgate Village Property – Wetland Boundary and Rating Review* technical memo. A site visit was performed for the previous review on July 20, 2017. An additional site visit was performed by ESA and City staff to discuss the current application on March 19, 2018.

Report Summary

According to the Report, one wetland (Wetland A) was identified on the property. Wetland A is part of a large wetland complex that continues off site to the west and south to Thomas Lake. Penny Creek flows north to south, offsite and adjacent to 35th Avenue SE, connecting several portions of this wetland complex. Beaver activity within Penny Creek has led to inundation across most of the wetland complex. For purposes of rating, Talasaea split the wetland complex into two rating units based on changes in volume and flow. Wetland Rating Unit 1 includes the portion of Wetland A that is located on the Project site. Talasaea rated this unit a Category III wetland. Per Mill Creek Municipal Code (MCMC) 18.06.930 a Category III wetland in an area of high impact land use requires a 100-foot buffer.

The applicant is proposing to reduce the 100-foot buffer to a buffer varying from approximately 70 feet to two feet in select areas on the Project site. To compensate for the reduced buffer, the applicant is proposing on- and off-site mitigation. The applicant intends to fund the on-site mitigation as part of the current development application. The off-site mitigation elements would be completed at a later date and the funding for these actions is unspecified. Taking both on- and off-site mitigation into account, the applicant is proposing the buffer reduction will meet MVMC 18.06.930.H, which states a buffer may be reduced if it “is adjacent to a critical area that is being significantly restored through a City-approved mitigation plan that has regional benefit to critical area functions as determined by the director.” A summary of the proposed mitigation is presented below.

On-Site Mitigation

Wetland and Wetland Buffer Enhancement

According to the Report, the applicant proposes a total of 164,671 square feet (SF) (3.8 acres) of on-site wetland enhancement through removing invasive species, planting native vegetation, installing habitat features, and creating habitat ponds. Habitat ponds are proposed as areas within the emergent wetland that will be excavated to form a deepwater pond habitat that will subsequently be planted with suitable deepwater emergent species, in an effort to increase the diversity of hydrologic regimes on site. These ponds would technically not be considered jurisdictional wetlands per se, but would be regulated waters of the State / waters of the U.S. because they would be greater than 6.5 feet deep. The Report also proposes a total 46,608 SF (1.1 acres) of buffer enhancement which will include removing invasive species, planting native vegetation, and creating an upland water feature. The upland water feature will be an excavated pond that is planted with native vegetation and used for outdoor education. The areas reported for the respective enhancement zones differ from what is shown on Figure 16 in the Report which states that total wetland enhancement and wetland buffer enhancement will be 173,157 SF (4.0 acres) and 34,924 SF (0.8), respectively.

Innovative Stormwater Design

The applicant proposes to construct an innovative stormwater system that will improve the quality of water discharging to Wetland A. Stormwater will infiltrate through a select fill that will detain water and slowly release it as groundwater. According to the Drainage Report this innovative stormwater design area will be created to accept roof runoff from approximately 20 percent of the developed site area. Water flowing through the fill layer will be allowed to seep naturally into the buffer of Wetland A in a way that mimics a natural, undeveloped environment. It is anticipated that the stormwater will be delayed approximately 30 to 60 days before seeping into the wetland. Stormwater runoff from the remaining 80 percent of the developed site will be routed to an underground detention vault. Flow from the vault will discharge to a modular wetland unit located in the eastern portion of the property. This unit will provide runoff treatment and is a best management practice (BMP) required by the 2012 Ecology Stormwater Management Manual for Western Washington. Treated runoff will then discharge into Wetland A via a level spreader.

Off-Site Mitigation

Wetland and Riparian Enhancement

According to the Report, the applicant proposes a total of 346,627 SF (8.0 acres) of off-site wetland enhancements that will occur throughout the remainder of Wetland Rating Unit 1. An additional 39,033 SF (0.9

acre) of enhancements will occur along the riparian area of Penny Creek. Enhancements will include the removal of nonnative species and the subsequent planting of native vegetation.

Beaver Management Plan

Chapter 8 of the Report summarizes a Beaver Management Plan that will control beaver activity off site and within the overall wetland complex. The plan is to survey existing beaver dams and install pond levelers to set a water elevation that will prevent downstream flooding while still maintaining ponds for resident beaver. As current water elevations drop following installation of the levelers, previously inundated areas will be planted with native vegetation. The beaver population will also be managed through relocation to other areas of Penny Creek or other areas of Washington that lack a healthy beaver population. The applicant intends to fund the Beaver Management Plan through a public and private entity partnership that will allow for oversight, maintenance, and monitoring of the beaver management area. An outline to the complete Beaver Management Plan is included in Appendix D of the Report, which will ultimately be a stand-alone document.

Boardwalks, interpretive signs, and trails connecting to the project site are also proposed off site.

Review Findings

Based on our review and site visits, we are providing the following comments and recommendations:

- We disagree with the rating for Wetland Unit 1 of Wetland A. Question D.2.4 asks if other sources of pollutants that may affect water quality in the wetland are present. The trail within Wetland Unit 1 is frequently used by local residents for walking their dogs. On both site visits dogs were present and dog waste was observed on the side of trail. Therefore, we believe this question should receive a score of 1 and the final score for landscape potential should be 3 (High). We also disagree with the scoring for question H.3.0, which asks if the wetland habitat is valuable to society. Talasaea scores 1 point for this question but states that the wetland is near 4 priority habitats. According to the rating form, wetlands within 300 feet of three or more priority habitats receive 2 points, or a score of High. These two corrections would result in a total score of 21, which would categorize Wetland Unit 1 as a Category II wetland. Per MCMC 18.06.930, a Category II wetland in an area of high land use impact is required a buffer of 200 feet.
- We believe the buffer reduction plan goes below the minimum buffer widths needed to adequately protect the wetland. Buffer widths of less than 25 feet are not adequate to protect the ecological functions of Wetland A (regardless of its rating). We recommend the applicant propose a design that has a minimum 25-foot buffer (does not reduce the buffer in any portion to less than 25 feet) to better align with best available science and the buffer reduction standards required by MCC 18.06.930.C.5.
- The total buffer impact through buffer reduction is not reported. The total square footage of buffer impacts should be included in the Report and on Figure 16 of the Report to ensure that the proposed mitigation is adequate to offset impacts.
- The reported square footage of wetland mitigation and upland (buffer) mitigation differ between the text in the Report and Figure 16 of the Report. The Report and Figure should be revised to represent the correct proposed mitigation areas and be consistent throughout text and figures in the CAR.

- The Plan Sheets do not show plan views or details on the proposed excavation within the wetland to create the proposed wetland habitat ponds.
- The Report did not include a complete Beaver Management Plan. The summary of the proposed Beaver Management Plan in Chapter 8 and the outline in Appendix D does not adequately describe methods, costs, timelines, responsible parties, and/or contingencies that would need to be fully considered before this could be considered as a viable mitigation approach. Further, we caution that there are considerable risks and uncertainties associated with beaver management that could be difficult for a private developer to manage and implement. These risks include uncertainties associated with near-term actions such as beaver relocation and longer-term risks such as recolonization. We believe the applicant has considerable work to do to fully demonstrate if and how beaver management would meet the “regional benefit” test.
- The Preliminary Drainage Report does not appear to provide much detail regarding the innovative stormwater design. We understand the intent to infiltrate stormwater on site and release it slowly to support base flows to the downstream receiving waters, but we do not have adequate information to conclude that this approach is feasible, maintainable, or will function as intended. According to *Drainage Review Comments for the Farm at Mill Creek* technical memorandum (dated April 11, 2017 and provided by Perteet) a professional engineer states the following regarding the innovative stormwater design:

“The drainage report says that the delay for water entering the wetland will be about 30 to 60 days. Yet there is no analysis or discussion to substantiate this claim in the drainage report or in the geotechnical report. Please work with the geotechnical engineer to provide an analysis or justification to support this claim. Also, with such a long delay do you anticipate the roof drain conveyance system backing up and overtopping the upstream catch basins?”

Subsequent versions of this report would need to include an in-depth stormwater study and maintenance and management plan that more clearly evaluates impacts to proposed drainage alterations. However, similar to the beaver management proposal, we doubt that the innovative stormwater program can meet the “regional benefit” test given the uncertainties concerning the long-term performance of such a system and the size of the buffer reduction requested.

- Outside of wetland and wetland buffer enhancement, the majority of the proposed mitigation elements occur off site. These areas are either City- or privately-owned properties that may not be able to be used as mitigation for a private development. Furthermore, funding for the off-site mitigation and Beaver Management Plan have not been specified. Also, we do not have information to know if the beaver management plan would be successful in achieving the desired outcomes or what the fallback options would be if the plan failed. According to the Project’s SEPA checklist (dated March 9, 2018 and submitted to the City March 23, 2018), if approved, construction is anticipated to occur in the late summer or early fall of 2018. The project is proposing a large impact to the wetland buffer up front, while proposing mitigation over a long and unknown period of time. Lack of funding and property for mitigation for the proposed project may lead to a temporal lack of ecological function for Wetland A and its associated buffer.

Due to the substantial reduction of the Wetland A buffer, the uncertainties related to the feasibility and benefits of the proposed mitigation, and the unspecified funding for the off-site mitigation, we do not believe that the Project

as currently defined meets the “regional benefit” requirements for buffer reduction under MCMC 18.06.930.H. Actions with “regional benefit” have the following characteristics:

- They have one or more measurable post-project benefits,
- They rectify or address a large-scale environmental problem such as flooding, erosion, or lack of habitat,
- They occur on and will benefit an area larger than the proposed development site,
- They provide a significant and tangible increase in critical area quality and preservation of critical areas than would otherwise occur through the application of the prescriptive critical area regulations.

The onsite wetland is part of a much larger wetland complex that contains high quality habitat and a peat bog lake (Thomas Lake). We recommend the applicant consider other actions that would preserve, protect or enhance the wetland complex as a whole, and yield more defined, immediate and quantifiable mitigation results. We recommend that the applicant avoid actions that would potentially require long term interventions unless there is certainty about how such actions would be funded and implemented. We believe that there are other opportunities available in the Penny Creek/ Thomas Lake wetland complex that would be more aligned with meeting the City’s regional benefit requirements.

"The Farm at Mill Creek"
Environmental Checklist – January, 2018

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals: [\[help\]](#)

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)

The Farm at Mill Creek

2. Name of applicant: [\[help\]](#)

Vintage Housing

3. Address and phone number of applicant and contact person: [\[help\]](#)

Applicant: Ryan Patterson, Vintage Housing, 369 San Miguel Drive, Suite 135, Newport Beach, CA 92660. (702) 806-6860

Additional Contact Person: Tom Abbott (Sr.), LDC Inc., 20210 142nd Ave NE, Woodinville, WA 98072. (425) 379-1269

4. Date checklist prepared: [\[help\]](#)

March 9, 2018

5. Agency requesting checklist: [\[help\]](#)

City of Mill Creek

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)

Construction will likely begin in late summer/early fall 2018 after plan approval.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)

There are no future additions, expansions or ~~father~~ further activity anticipated at this time.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)

"Geotechnical Engineering Study" prepared by Zipper Zeman Associates, Inc.
Critical Areas Report to be prepared by Talasaea Consultants

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [\[help\]](#)

No, we are not aware of any such approvals.

10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)

SEPA review; Right-of-Way Permit and Building Permit; Binding Site Plan approval, Clearing and Grading permit; sanitary sewer and water plan approvals from Silver Lake Water & Sewer District; NPDES (National Pollutant Discharge Elimination System)

permit as administered by the Washington State Department of Ecology.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [\[help\]](#)

Include # of apartments, live/work units, and commercial square footage.

This application is for approval of a mixed use development consisting of apartments, retail/commercial space, a medical facility, and on-site roadways and utilities. The project is part of the City of Mill Creek's East Gateway Urban Village (EGUV) project and will comply with the design standards. The site is 17.34 acres in size. All trees will be removed for the project and replaced as required. All existing structures will be removed. Urban frontage improvements will be made along the project's frontage on 132nd Street SE (S.R. 96).

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [\[help\]](#)

The project is part of the City of Mill Creek's East Gateway Urban Village and is located within the western portion of the EGUV. The project is bordered by 132nd Street SE (SR 96) to the north, vacant land/wetland to the west and senior housing facilities are proposed and going to be developed to the right as part of the EGUV.

Previous site address for this property is 4008-132nd Street SE.

B. ENVIRONMENTAL ELEMENTS [\[help\]](#)

1. Earth [\[help\]](#)

a. General description of the site: [\[help\]](#)

The site is slightly rolling with an overall downward slope from east to west/southwest.

b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)

Less than 10%

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [\[help\]](#)

According to the Geotech report prepared by Zipper Zeman Associates, Inc. dated November 9, 2004, the site is underlain by glacial till soils. The native soil is described

as Alderwood gravelly sandy loam. This soil has slow runoff potential, low shrink-swell potential, permeability range of 2.0 to 6.0 in/hr in the upper 30 inches, negligible below 30 inches.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

No.

- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [\[help\]](#)

There will be approximately 20,000 cubic yards of cut, and 89,000 cubic yards of fill.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)

Due to the clearing and grading of the site, erosion could occur. However, Best Management Practices (BMPs) will be implemented in order to minimize any erosion that may occur. Following construction, erosion potential would be decreased when drainage is controlled and cleared areas are re-vegetated.

Plans are required to be compliant with City and 2014 DOE regulations.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#)

Approximately 462,172 square feet of impervious cover will be present on the site upon completion, 116,305 square feet of pervious surface, totaling 578,477 square feet or 13.28 acres of disturbed area.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

As indicated above, Best Management Practices will be implemented in order to minimize any erosion that may occur.

2. Air [\[help\]](#)

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [\[help\]](#)

During construction activities there would be increased exhaust and dust particle emissions to the ambient air. Objectionable odors could be caused by the roofing of buildings or the paving of roadways and parking lots. After construction, the principal source of pollution would be in exhaust from vehicular traffic. The increase in automobiles associated with the development would contribute CO, NO, and SO₂

emissions to the ambient air. All emissions must comply with current regulations governed by the Puget Sound Clean Air Agency (PSCAA).

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

No.

c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

Idling of construction equipment shall be minimized to reduce emissions.

None proposed. Should construction activities be undertaken during the dry season, periodic watering, if deemed necessary, could be used to control dust. Automobile emissions should be negligible because of the standards regulated by Washington State Department of Licensing.

3. Water [\[help\]](#)

a. Surface Water:

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [\[help\]](#)

Yes there is a wetland located to the west of the site. The most recent critical areas report identified the wetland as a Category III wetland. **include Penny Creek and cite revised CAR study and date.**

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [\[help\]](#)

Yes, a presumed Category III wetland is directly adjacent to the site to the west.

revise to be consistent with Critical Areas Report

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [\[help\]](#)

N/A.

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

N/A.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

No, the site does not lie within a 100-year floodplain.

revise to be consistent with Critical Areas Report and include a summary of wetlands on site their associated category and required buffers and proposed buffers and impacts with mitigation and cite revised CAR Study with date.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [\[help\]](#)
City adopted DOE regulations require the treatment of on-site stormwater and the... Post development storm water runoff containing some pollutants (primarily oil and debris washed from the road system), along with water-soluble household products, would be collected by the storm drainage system. Required water quality BMP's will be implemented. per City regulations and released into the on-site wetlands to the west to hydrate the wetland and groundwater system. See Drainage Report

b. Ground Water: **dated ____.**

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

No. Groundwater will not be withdrawn from the site. A portion of stormwater from roof runoff will be infiltrated into a select layer to slowly release water to the wetland. This system is referred to as the innovative stormwater facility. The existing till layer underlying the site has very low permeability. Most all the water placed into the select fill layer will discharge near the edge of the wetland.

- per City regulations and released into the on-site wetlands to the west to hydrate the wetland and groundwater system. See Drainage Report dated ____.**
- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals: . . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. [\[help\]](#)

None likely. There will be no effluent discharge to the ground as the site will be served by sanitary sewers.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. [\[help\]](#)

During development, vegetation removal, and site grading, temporary erosion control measures will act to limit potential for uncontrolled runoff. After development, storm water, run off from pavement and landscape, will be collected via a piped network, detained, treated on site, partially infiltrated into an engineered layer (innovated stormwater facility), and discharged at the natural discharge locations.

Provide description of downstream flow.

- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

No likely, BMPs will be implemented.
Not

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [\[help\]](#)

No. The proposal maintains the existing natural flow patterns as required by the City's adopted DOE manual.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [\[help\]](#)

Proposed measures will be implemented to reduce and control impacts. This includes
Temporary erosion control devices ~~would~~ be installed during construction. After construction, storm water runoff will be collected and directed to detention facilities by the storm drainage system.

4. Plants [\[help\]](#)

a. Check the types of vegetation found on the site: [\[help\]](#)

- ☒ deciduous tree: alder, maple, aspen, other
- ☒ evergreen tree: fir, cedar, pine, other
- ☒ shrubs
- ☒ grass
- ☐ pasture
- ☐ crop or grain
- ☐ Orchards, vineyards or other permanent crops.
- ☒ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- ☒ water plants: water lily, eelgrass, milfoil, other
- ☐ other types of vegetation

b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)

Existing vegetation (primarily grasses and brush) will be removed as necessary for the construction of the roadway, utilities, and building site. There are a few scattered trees on site, but less than 5,000 board feet of merchantable timber is expected. Therefore, a General Forest Practices Permit is not expected to be required.

c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

The U.S. Fish & Wildlife Service maintains a listing of state candidate, threatened, sensitive and endangered species of birds, conifers and cycads (woody evergreen plants), fishes, and mammals that are known to, or believed to occur, in Snohomish County. None of the listed species have been identified to be either on or near the subject site, nor are any Priority Habitat Species (PHS) shown within 300 feet of the site.

Ref. the CAR Study and section.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

Cleared and graded areas will be re-vegetated with some native species and species common to urban areas. In addition, landscaping will be provided in accordance with Mill Creek Municipal Code.

Landscaping is subject to Design Review Board review and approval.

- e. List all noxious weeds and invasive species known to be on or near the site. [\[help\]](#)

None known.

5. Animals [\[help\]](#)

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. [\[help\]](#)

Examples include:

birds: hawk, eagle, songbirds

mammals: deer, bear, elk, beaver, other: squirrel

fish: none

Note: Other varieties of small animals and birds are likely present on or near the site that were not observed during site inspection.

- b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)

The U.S. Fish & Wildlife Service maintains a listing of state candidate, threatened, sensitive, and endangered species of birds, conifers and cycads (evergreen plants), fishes, and mammals that are known to, or believed to occur in Snohomish County. None of the listed species have been identified to be either on or near the subject site, nor are any Priority Habitat and Species (PHS) shown within 300 feet of the site.

- c. Is the site part of a migration route? If so, explain. [\[help\]](#)

This site is part of the Pacific Flyway Migration Route, which covers all of Western Washington.

- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

The environmental consultant (Talasaea) will submit a beaver management plan.

- e. List any invasive animal species known to be on or near the site. [\[help\]](#)

The Washington State Department of Fish & Wildlife website maintains listings of non-native invasive, or potentially invasive species, including: amphibians, crustaceans, fish, mammals, mollusks, and reptiles. None of the listed species are known to be on or near the site.

6. Energy and Natural Resources [\[help\]](#)

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [\[help\]](#)

Electricity will be used for lighting. Natural gas will be used for heating and food preparation in the buildings.

- b. Would your project affect the potential use of solar energy by adjacent properties?
If so, generally describe. [\[help\]](#)

No The height of the proposed buildings and the locations should not impact adjacent properties use of solar.

- c. What kinds of energy conservation features are included in the plans of this proposal?
List other proposed measures to reduce or control energy impacts, if any: [\[help\]](#)

None at this time. Include any proposed LEED elements that would reduce energy use; timed and zoned irrigation, etc.

7. Environmental Health [\[help\]](#)

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal?
If so, describe. [\[help\]](#)

None to our knowledge.

- 1) Describe any known or possible contamination at the site from present or past uses.
[\[help\]](#)

None known.

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. [\[help\]](#)

There are no known existing hazardous conditions on the subject property.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. [\[help\]](#)

None anticipated.

- 4) Describe special emergency services that might be required. [\[help\]](#)

No special emergency services would be required by this project.

- 5) Proposed measures to reduce or control environmental health hazards, if any: [\[help\]](#)

None required or proposed.

b. Noise [\[help\]](#)

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [\[help\]](#)

Noise from traffic on surrounding roadways, such as SR 96, could have a minimal impact on the project.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. [\[help\]](#)

For the short term, construction and heavy equipment operation will result in some noise during Mill Creek approved construction hours. Long term noise would be associated with the use of a typical parking facility.

- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

None proposed at this time.

8. Land and Shoreline Use [\[help\]](#)

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [\[help\]](#)

The site is currently occupied by one single family home and various out buildings, 4 in total. Adjacent properties to the north are commercially developed. To the south are higher density residential, and the east is either developed, or are in transition, as part of the East Gateway Urban Village. The site is adjacent to a wetland on the west side of the property.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforested use? [\[help\]](#)

The site has been used as a buffalo farm.

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: [\[help\]](#)

No.

- c. Describe any structures on the site. [\[help\]](#)

There is one unoccupied, existing home and 4 outbuildings on the site.

- d. Will any structures be demolished? If so, what? [\[help\]](#)

All existing structures will be demolished.

- e. What is the current zoning classification of the site? [\[help\]](#)

All parcels are currently zoned EGUV East Gateway Urban Village

- f. What is the current comprehensive plan designation of the site? [\[help\]](#)

The comprehensive plan designation is Town/Village Center

- g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

N/A

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)

Yes there are wetlands on the west side of the site; Talasaea believes the wetland to be a Category III wetland. Update per revised CAR.

- i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

Assuming 1.5 persons per household and 382 dwelling units, approximately 573 people would reside in the development. Approximate 26 people who would work in the live-work units, approximately 357 people would work in the proposed retail and medical space.

- j. Approximately how many people would the completed project displace? [\[help\]](#)

No people would be displaced. The existing single-family house is unoccupied.

- k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

None proposed.

- L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

The project will comply with existing regulatory codes and standards.

which requires a 20 foot southern perimeter buffer, trail and landscaping. In addition building elevations and material are required to be approved by the City's Design Review Board.

- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: [\[help\]](#)

No impacts to agricultural and forest lands proposed.

9. Housing [\[help\]](#)

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

356 middle-income residential units and 26 middle-income live-work units are proposed.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

One unoccupied single-family home (which is dilapidated) will be torn down.

- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

Compliance with regulatory codes and standards would reduce the housing impacts of the proposed development.

10. Aesthetics [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [\[help\]](#)

The tallest height of any structure is 60 feet. Exterior building materials are expected to be metal, concrete, and glass.

- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

None to our knowledge.

- c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

Buffering and landscaping will be used to reduce the aesthetic impacts of the development. Landscaping and building elevations are required to be reviewed and approved by the City's Design Review Board.

11. Light and Glare [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

The proposal would produce light from automobile headlights and street lighting and, home lighting, primarily at night.

Building and parking lot lighting is required to be shielded per MCMC 17.34.

- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

Not to our knowledge.

- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

Surrounding residences and traffic.

- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)

No special measures to reduce or control light and glare impacts are proposed nor are they expected to be necessary.

Building and parking lot lighting is required to be shielded per MCMC 17.34.
12. **Recreation** [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

McCollum Park is approximately 2 miles to the east of the site.

- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

No

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

The proposal includes a trail system in and near the wetlands on the western portion of the property and sidewalks and open spaces adjacent to the northern and southern portions of the property that would be available for recreation and educational purposes.

The project is proposing 250 sf. of open space per unit as required by MCMC 17.22.060. See Open Space Plan. In addition, park mitigation impact fees shall be paid to the City in the amount of ____.

13. **Historic and cultural preservation** [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe. [\[help\]](#)

None known.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [\[help\]](#)

None known.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of

archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

[\[help\]](#)

Site walks and consultation of historic maps/GIS data were carried out.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. [\[help\]](#)

Construction would be temporarily halted should evidence of historic, archeological, scientific or cultural importance be discovered.

14. Transportation [\[help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [\[help\]](#)

A public roadway with private parking lots and access drives will be provided in accordance with the City adopted EGV Master Plan and Engineering Study.

The site is served by 132nd Street SE (SR 96). A private roadway is proposed to be constructed within the development providing access to each of the proposed residential units, retail shops, and medical facility.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [\[help\]](#)

Yes, public transit runs along 132nd St SE and there are stops at 132nd & 32 Ave SE as well as 132nd & 44th Ave SE. Include distance to nearest stop. Advent Lutheran is a park and ride lot also.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

A total of 1,119 parking stalls would be provided.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [\[help\]](#)

Frontage improvements will be completed along 132nd Street SE.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#)

The project should not generate any extraordinary use of water, rail or air transportation.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#)

The overall project is anticipated to generate 6,560 gross daily trips at the site access driveways with 280 during the morning peak commute hour and 619 during the evening peak commute hour. When accounting for the trips between EGUV land uses and pass-by trips of the retail use, the new trips associated with the project total 3,924 daily, 186 AM peak hour, and 366 PM peak hour trips. The percentage of trips that would be trucks is unknown.

Update if necessary when traffic study is revised.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. [\[help\]](#)

No.

- h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

Mitigation in the form of impact fees to the City of Mill Creek and Snohomish County will be paid.

and frontage improvements along SR 96 will be constructed.

15. Public Services [\[help\]](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [\[help\]](#)

Yes, a mixed-use development of this size will increase the need for fire and police protection.

- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

Additional tax revenue from the development will mitigate the increase in needed protection. **Fire impact mitigation fees will be paid to Fire District No. 7 in accordance with the interlocal agreement with the City.**

16. Utilities [\[help\]](#)

- a. Circle utilities currently available at the site: [\[help\]](#)
electricity, natural gas, telephone, cable, water, sanitary sewer, storm water
other: All of the above

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [\[help\]](#)

All utilities are immediately adjacent to the site and require little offsite improvements. The water and sewer will be served by Silver Lake Water and Sewer District.

C. Signature [\[help\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

"The Farm at Mill Creek"
Environmental Checklist – January, 2018

Signature: Tom Abbott

Name of signee Tom Abbott Sr., LG, LHG

Position and Agency/Organization Senior Project Manager, LDC, Inc.

Date Submitted: March 9, 2018



15728 Main Street, Mill Creek, WA 98012

Administration 425-745-1891

Police 425-745-6175

All Other Departments 425-551-7254

May 16, 2018

TRC Meeting – The Farm at Mill Creek, (prior to Development, SEPA)

From: Richard Karns, CBO, Building Official

To: Christi Amrine

I have the following comments for the above mentioned project:

- Currently under the 2015 International code groups as adopted by the State Building Code council and their associated documents
- Construction documents shall be provided by a registered licensed practitioner as required by the Washington State Administrative Code, WAC, §308.

TECHNICAL MEMORANDUM

2707 Colby Avenue, Suite 900, Everett, WA 98201 | P 425.252.7700

To: Christi Amrine, AICP, Senior Planner, City of Mill Creek

From: Brian Caferro, PE, Perteet

Date: April 11, 2018

Re: Drainage Review Comments for The Farm at Mill Creek

This memorandum provides a preliminary drainage review of The Farm at Mill Creek project based on this project's compliance with the City of Mill Creek Municipal Code and meeting the minimum requirements of the 2012 Stormwater Management Manual for Western Washington (SWMMWW), as amended in December 2014. This project proposes a mixed use site that will include buildings for apartments, medical offices and retail space along with associated parking. The project site is a 17.34 acre parcel that fronts 132 Street SE in Mill Creek. The site address is 3830 and 4008 132nd Street SE. The following minimum requirements were reviewed for application to this project based on the preliminary plans and the preliminary drainage report. The preliminary geotechnical report was also reviewed, however it was not reviewed by a geotechnical engineer, rather from a civil engineering standpoint.

Minimum Requirement No. 1 – Preparation of Stormwater Site Plans

The Stormwater Site Plan is a comprehensive report containing all of the technical information and analysis necessary for the City of Mill Creek to evaluate the proposed improvements for compliance with the stormwater requirements. The applicant has provided sufficient information for evaluation at this particular design level. It is acknowledged that the current design level is at a preliminary design stage and that the next design submittal will include more detailed design

MEMORANDUM

information which will allow for a more thorough review. The next design submittal shall also address all comments included in this memorandum.

Minimum Requirement No. 2 – Construction Stormwater Pollution Prevention Plan (SWPPP)

It is acknowledged that the current design is preliminary in nature and that a SWPPP will be prepared and submitted as part of the final design package.

Minimum Requirement No. 3 – Source Control of Pollution

This requirement is being met.

Minimum Requirement No. 4 – Preservation of Natural Drainage Systems and Outfalls

This requirement is being met.

Minimum Requirement No. 5 – On-Site Stormwater Management

The drainage report states that LID BMPs such as bioretention, infiltration, permeable pavement, etc are infeasible because the infiltration rate identified in the geotech report is insufficient to support infiltration. There is no infiltration rate discussed in the geotech report. Infiltration testing, in accordance with the SWMMWW, needs to be conducted in order to establish infiltration rates. Infiltration rates less than 0.30 inches per hour is considered infeasible. Or, other infeasibility criteria such as inadequate separation from an impermeable layer needs to be demonstrated.

Minimum Requirement No. 6 – Runoff Treatment

Enhanced treatment is the required level of runoff treatment for this project. The applicant has proposed a modular wetland to treat all pollution generating impervious surfaces associated with the project. This method of treatment is in

MEMORANDUM

compliance with the SWMMWW. The water quality treatment calculations were not included in the drainage report so they need to be included in the next submittal. Also, the applicant needs to review the oil control requirement and then discuss whether or not oil control is required for this project. If required, then show how oil control will be addressed.

Minimum Requirement No. 7 – Flow Control

The applicant has proposed the use of a concrete detention vault and a select fill zone for satisfying the flow control requirement for this project. The detention vault method of flow control is in compliance with the SWMMWW. The innovative stormwater design utilizing select fill and a gabion wall to more effectively distribute roof runoff into the wetland is a great concept and appears to also satisfy the flow control requirement. The drainage report says that the delay for water entering the wetland will be about 30 to 60 days. Yet there is no analysis or discussion to substantiate this claim in the drainage report or in the geotechnical report. Please work with the geotechnical engineer to provide an analysis or justification to support this claim. Also, with such a long delay do you anticipate the roof drain conveyance system backing up and overtopping the upstream catch basins?

Minimum Requirement No. 8 – Wetlands Protection

The applicant appears to be adequately addressing this minimum requirement.

Minimum Requirement No. 9 – Operation and Maintenance

The Operation and Maintenance manual is missing the Modular Wetland maintenance procedures. Please include this information.

Additional Drainage Comments:

MEMORANDUM

Drainage Report:

1. Section 1.0 – Third paragraph refers to sheet GR-01. There is no GR-01. Change to SP-01 and SP-02.
2. Section 2.0 – First sentence says ...'17.37 acres of the 17.37 acres.' Shouldn't this say '13.28 acres of the 17.37 acres?'
3. Section 3.0 – First sentence of the second paragraph, there is no mention of the upstream basin size. Provide the acreage and refer to Figure 6.0.
4. Section 3.0 – Downstream analysis – Instead of providing the circular symbols with numbers in them maybe type out 'Photo #' and put in parentheses to more clearly define that you are referring to photos. And direct the reader to the downstream map for photo locations.
5. Section 3.0 – Downstream analysis – There is no discussion regarding possible impacts to the downstream system. If there aren't any then say why.
6. Section 4.1 – Last sentence of the first paragraph needs to be revised. It appears that some words are missing.
7. Section 4.1 – Under onsite basin the forested area should read 13.28 acres instead of 17.37 acres, correct?
8. Section 4.2 – Will the trenches supporting the new water, sewer, building footing drains and storm lines within the select fill zone contain more porous material than the select fill zone? If so, how will you prevent water from short circuiting and flowing along the trenches and away from the wetland or to the wetland at a faster rate than the design intent?
9. Section 4.2 – It is proposed that flow from a 2.64 acre impervious basin will be released into the select fill zone via a single 12" perf pipe. This seems like a lot of flow into one perf pipe. Demonstrate that the single 12" perf pipe can

MEMORANDUM

release this flow into the select fill zone without causing water to backup and overtop the roof drain conveyance system. You may need one or more additional perf pipes to help distribute the flows into the select fill zone.

10. Section 4.5 – There is reference to Appendix 4-C in this section yet there was no Appendix 4-C provided in the report. Please provide this Appendix.

11. Calculations – Please provide schematic diagrams from the WWHM model.

Geotechnical Report:

1. Infiltration rates should be determined and discussed in this report. If other infeasibility criteria exist that would preclude the need to perform infiltration testing then this should be discussed in the report as well.
2. Are there any special compaction requirements of the select fill zone that need to be provided in order to ensure the intended infiltration through this area?

Preliminary TESC and Storm Plan:

1. ER-01 – Provide sizing calculations for the sediment pond in the drainage report.
2. ER-01 – In the TESC pond table the overflow elevation is lower than the outlet elevation.
3. ER-03 – Put the Storm Drainage Notes on the stormwater plans.
4. ER-03 – The standard details used are out of date. Include the most recent City standard details.
5. SD-01 – Pipe arrow direction for the two frontage catch basins should be pointing to the north instead of the south.
6. SD-01 – Looks like the select fill zone is beneath some of the buildings. Please have the geotech confirm that this will not adversely impact the building foundation.

TECHNICAL MEMORANDUM

2707 Colby Avenue, Suite 900, Everett, WA 98201 | P 425.252.7700

To: Christi Amrine, AICP, Senior Planner, City of Mill Creek

From: Rory Cameron, PE, Perteet

Date: May 22, 2018

Re: Traffic Impact Analysis Review Comments for the Farm at Mill Creek

Perteet, Inc has been retained by the City of Mill Creek to review the Traffic Impact Analysis prepared by The Transpo Group. This memorandum provides a preliminary traffic analysis review of the Farm at Mill Creek, which is constructing 34,800 SF of live/work units, as well as 68,600 SF of retail space.

The analysis reviews trips generated by the development, as well as a parking demand evaluation. A summary of the traffic impact analysis' comments are found below:

1. General note: There is no analysis of the existing delay, level of service, queuing, or V/C ratio of impacted intersections, or level of service calculations following occupation of the development. Has this been agreed to with the City? If not, please submit these analyses for review and comment.
2. General note: There is no discussion of existing safety of the intersections impacted by this development. Related to item 1, please confirm if the City has previously agreed to excluding this information from the analysis.
3. General Note: There is no discussion about mode splitting for the trips generated. Has this been discussed with the City? Please confirm (with the City) whether this should be included with the analysis.
4. On page 1, in the project description, please note the project is adjacent to State Route 96. Also note whether coordination with the State for traffic revisions as well as any changes needed for the development shall be done prior to construction.
5. On page 1, please note in the project description whether a westbound left turn lane will be needed into the development. Please note additional changes to the signal required to allow entry to this development including signal phasing changes and illumination changes. Additionally, please note any changes to transit stops impacting the site.
6. On page 2, we concur with the trip generation from ITE Trip Generation, and Trip Generation Handbook. On page 2, the author notes a 25% reduction of trips between uses for all land uses and that this is consistent with previous studies. Please note to which studies this is referencing, and whether those studies were for specific uses, or, if they were for all uses within the development.
7. On page 4, for consistency with the Master Plan, please note whether the approved to date includes the 25% reduction or not.
8. On page 4, regarding the Parking Code Evaluation, the land use for commercial is shown to be "Retail". Since the Mill Creek Municipal Code stipulates a different parking rate for restaurants from retail, please note in the study that the "Retail" does not include restaurants. Please review and determine if there is a peak parking demand use for restaurant in the parking demand evaluation.

MEMORANDUM

9. On Page 5, the Mill Creek Municipal Code allows for a reduction in parking of up to 10% for mixed use for overlapping hours. Please clarify which land-use is overlapping (as shown in the Municipal Code) and revise the numbers as necessary.
10. On page 5, the weekday parking demand lists "Retail" (shopping center), however, no services (such as restaurants, etc.) are shown. Please verify whether services should be shown in the breakout.
11. On page 5, by using the formulas provided by the 4th edition parking generation manual, the total (without accounting for timing or overlap) is 991 parking stalls.
12. Page 6 states the parking demand is estimated to be 537 vehicles occurring at 8pm. Please clarify if this number is based on ITE calculation or City of Mill Creek calculation.
13. On page 7, the parking demand is forecasted based on land use, but does not include services. Please clarify if services are planned for the development.

From: Michael Fitzgerald <mfitzgerald@snofire7.org>
To: Christi Amrine
Cc:
Subject: RE: The Farm TRC Letter - City of Mill Creek

Christi –

Regarding The Farm project at 3130 132nd St SE, I have the following comments and would appreciate you carrying these comments forward as appropriate.

1. Aerial fire apparatus access roads must be provided as required by IFC Appendix D for buildings over 30' in height.
2. Approved fire apparatus access roads must extend to within 150' of all portions of the ground floor of each building.
3. Approved fire apparatus access roads and an approved water supply must be in place prior to combustible building materials being brought on site.
4. Fire Flow and fire hydrant placement is required by IFC Appendices B and C, and will be calculated using the final design areas and types of construction.
5. Prior to building permit issuance, the city should be provided with a letter from the water purveyor indicating capacity up to the level of required fire flow for each building.
6. The fire district is supportive of manifolded Fire Department Connections (FDCs) if desired by the proponent.
7. The fire district would like to collaborate with the proponent and city officials about building, floor, and unit / suite designations, the numbering or lettering of such, and the building address designations.

Thank you.

Yours in public service,



Michael Fitzgerald
Deputy Chief, Community Risk Reduction
Snhomish County Fire District 7
163 Village Ct
Monroe WA 98272
Office: (360) 805-0338 Option 6 | Inspection Line: (360) 805-0338 Option 2
Cell: (425) 754-8726
Fax: (360) 794-0959
mfitzgerald@snofire7.org

City of Mill Creek

Preliminary Development Impact Mitigation Checklist – 5-16-18

The City of Mill Creek uses the authority granted in MCMC 17.48 to assess fees to mitigate identified impacts of new development on public facilities/services. Public facilities for which mitigation is required are listed below:

| Project Name: The Farm at Mill Creek (PL2018-0004) 356 Residential Units, 26 live/work units, 68,600 square feet of retail and 16,600 square feet of medical use. Total of 382 residential units and 85,200 square feet of commercial space. | | | | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|----------------|
| Description | ✓ | Amount per Unit | Unit Description | Total | |
| City of Mill Creek Neighborhood Parks * | | | | | |
| Where land acquisition and development are necessary. | | \$3,304.40 | Per owner-occupied (condominium/single-family) unit | | N/A |
| | | \$2,227.41 | Per renter-occupied (multifamily) unit | | |
| Where only development is necessary. (North Pointe Neighborhood Park) | | \$2,863.76 | Per owner-occupied (condominium/single-family) unit | | \$449,736.24 |
| | ✓ | \$1,177.32 | Per renter-occupied (multifamily) unit (382 units total) | | |
| City of Mill Creek Community Parks * | | \$1,738.67 | Per owner-occupied (condominium/single-family) unit | | \$273,045.96 |
| | ✓ | \$714.78 | Per renter-occupied (multifamily) unit (382 units total) | | |
| City of Mill Creek Transportation | ✓ | \$3,000.00 | Per PM Peak Hour vehicle trip on identified road segment (subject to verification of Traffic Study). 366 PM hour trips generated per Traffic Study. | | \$1,098,000.00 |
| Snohomish County Transportation | | | The City's interlocal agreement with the County has expired. | | N/A |
| Snohomish County Fire Protection District # 7 and #3 | ✓ | \$365.00 | Per equivalent dwelling unit (EDU). For commercial 2,500 square feet = one EDU. Thus, 85,200 sf equals 34 EDU. There are 382 residential units, combined with 34 EDU for commercial = 416 X \$365 for a total mitigation (amount subject to verification by Fire District 7) | | \$151,840.00 |
| Everett School District (Fees effective as of January 1, 2018) Please contact Jill Stoffel at the District for further information, 425-385-4190. | | \$4,284.00 | Per single-family dwelling unit | | N/A |
| | ✓ | \$0 | Per multifamily dwelling unit with zero-one bedroom. 136 – 1 bedroom units. | | \$0 |
| | ✓ | \$2,117.84 | Per multifamily dwelling unit with two or more bedrooms (verified by School District). 220 units – 2 -3 bedrooms. | | \$465,924.80 |

Amounts shown above are preliminary and subject to change based on verification of the technical reports and potential in-lieu of construction of improvements or dedication of land.

City of Mill Creek

Preliminary Development Impact Mitigation Checklist – 5-16-18

The following supporting documents are available upon request:

1. MCMC 17.48 - Development Impact Mitigation Ordinance
2. City of Mill Creek Resolution 2013-503 RE Park Impact Mitigation (*amounts shown above reflect the 25% discount)
3. City of Mill Creek Ordinance 2011-735 RE Traffic Impact Mitigation
4. City of Mill Creek/Snohomish County Interlocal Agreement RE Traffic Impact Mitigation
5. City of Mill Creek/Snohomish County Fire Protection District No. 7 Interlocal Agreement RE Fire Facilities/Services Impact Mitigation
6. City of Mill Creek/Everett School District Interlocal Agreement RE School Facilities Impact Mitigation

Christi Amrine

From: Anne Jensen <ajensen.tf@gmail.com>
Sent: Thursday, April 19, 2018 6:41 AM
To: Christi Amrine
Subject: Fwd: The Farm

Hello,

Last night I learned of the new land-use proposal for the area by 35th Ave. and 132nd St. I tried searching the Mill Creek City website and could find little information on the proposal. I also couldn't find information about how to make comments so I sent an email to the city manager. I just now saw on Facebook that someone was able to find more information so I am emailing to you since your address is on it. Please see my comment below.

Sincerely,
Anne Jensen

Sent from my iPhone

Begin forwarded message:

From: Anne Jensen <ajensen.tf@gmail.com>
Date: April 18, 2018 at 11:09:58 PM PDT
To: citymanager@cityofmillcreek.com
Subject: The Farm

Dear City Manager,

I just tried leaving a comment through the city website but was unsuccessful since I do not have the exact address for the chunk of land behind my house. Herein, please find my comment about the proposed land use for "The Farm".

Re: The "Farm" - I am vehemently opposed to the latest land use proposal for the land behind my house. When we bought this house, we were unaware of the plans for the property until the forest was taken down behind our house. After researching all I could find, the public documents stated that there would be a community center or movie theater, some restaurants and stores built behind us. I could live with having the back of a community center or theater building directly facing my master bedroom window. There is no way I want hundreds of apartment dwellers looking into my master bedroom. On top of the immediate decrease this is going to cause in our property value, the roads in this area are already overly congested and the schools are horribly overcrowded. There are enough children in portables at the elementary schools to fill three brand new schools right now. If we don't keep allowing the building of apartment complexes, perhaps the infrastructure will have a chance to catch up with the current residents.

Anne Jensen
4015 134th Pl SE
Mill Creek WA. 98012
208-320-0648
ajensen.tf@gmail.com

Sent from my iPad

Christi Amrine

From: notification@cityofmillcreek.com
Sent: Thursday, April 19, 2018 7:22 AM
To: Christi Amrine
Subject: The Farm - 128th St

Hello, Ms. Amrine,

I am writing because I'm strongly opposed to the idea of building apartments on the old Buffalo Farm. We have very few wetlands and natural habitats left.

Apartments will only bring more unnecessary traffic congestion and take away the last remnant of natural land that the animals we share it with need.

I suggest that this area be turned into a retail area and a park to preserve as much of the natural beauty as possible.

No more apartments!

Sincerely,
Hilary Shirey

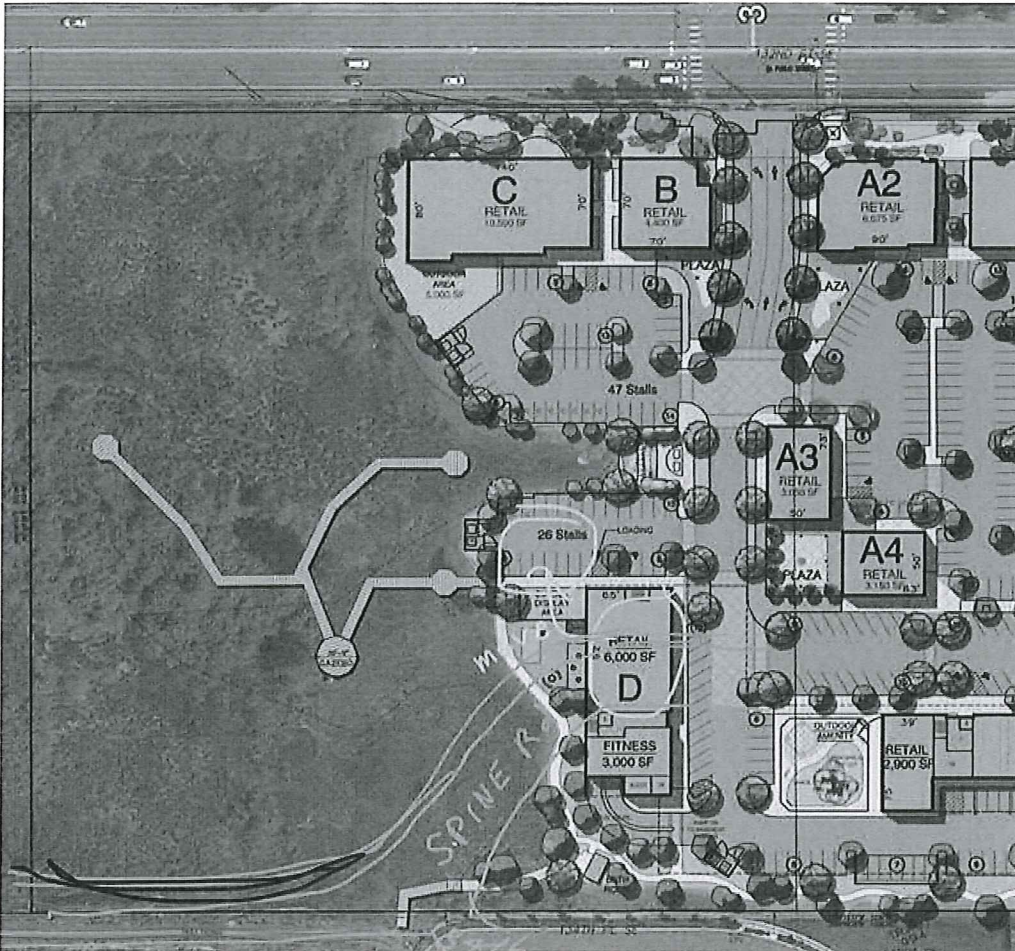
Sent By: Hilary Shirey

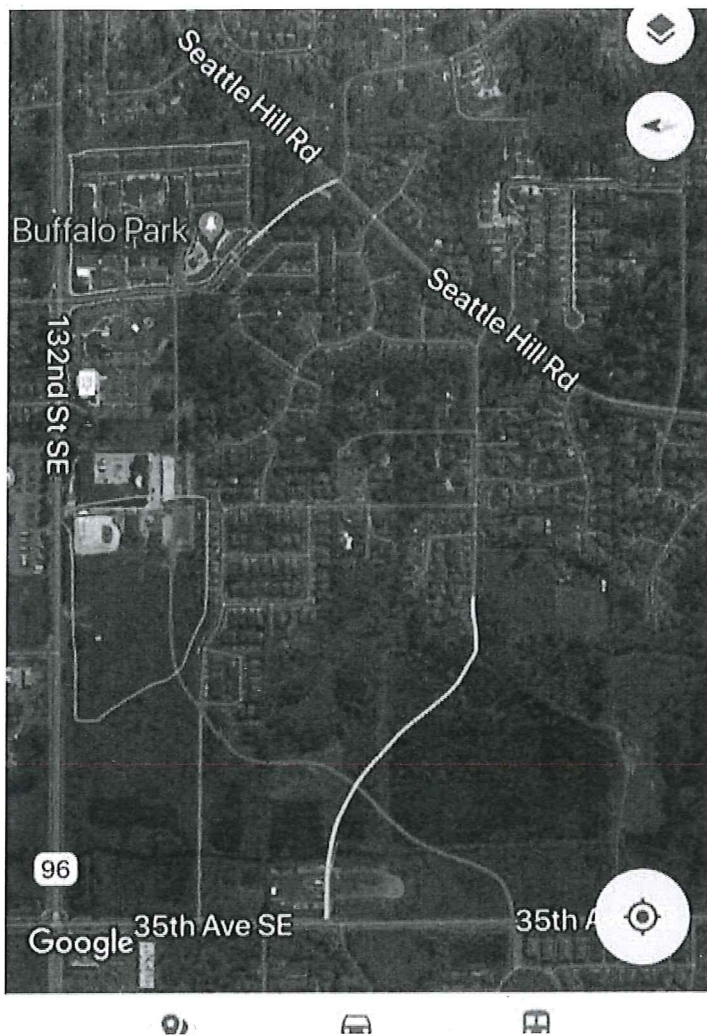
Sent From: hshirey27@gmail.com

Christi Amrine

From: michael scherping <michaelscherping@hotmail.com>
Sent: Thursday, April 19, 2018 7:24 AM
To: Tom Rogers
Cc: Christi Amrine; Gina Hortillosa
Subject: Re: EGUV update?

I slept on it and had a thought. Just sharing. Would we be able to ask for something like this?





Can we not do this?

Respectfully,

Michael Scherping
Mill Creek Resident
425.205.1317 Mobile

All thumbs from my iPhone

On Apr 18, 2018, at 1:25 PM, Tom Rogers <tomr@cityofmillcreek.com> wrote:

Dear Michael,

Thank you for your email. Your timing is uncanny as we just received a major application being called "The Farm" for the westerly portion of EGUV. It is now posted on the City's web site.

<http://www.cityofmillcreek.com/cms/One.aspx?portalId=9100937&pageId=12720235>

Christi Amrine is the project manager for this project.

Tom

<image001.jpg> **Tom Rogers, AICP**
Planning and
Development Services Manager
tomr@cityofmillcreek.com
P: 425-9215721 | F: 425-745-9650
[Facebook](#) | [Twitter](#) | [Instagram](#)

From: michael scherping <michaelscherping@hotmail.com>

Sent: Monday, April 16, 2018 7:31 PM

To: Tom Rogers <tomr@cityofmillcreek.com>

Subject: EGUV update?

Hi Tom,

I came across this online (attached) from 2016. I haven't found anything current really on the EGUV. Are we in a stalemate? Has there not been interest from any developers or restaurants/businesses willing to move or set up shop there or something? I'm surprised that there hasn't been any need yet about this. I'd love to hear what you know! (I'm really hoping for a movie theatre and more restaurants).

http://www.cityofmillcreek.com/UserFiles/Servers/Server_9100852/File/City%20Government/Boards%20and%20Commissions/Planning%20Commission/PCM02_18_16_1.pdf

Christi Amrine

From: Kristen McCormack <kristenmaryh@gmail.com>
Sent: Thursday, April 19, 2018 7:53 AM
To: Christi Amrine
Subject: The Farm binding site application

Follow Up Flag: Follow up
Flag Status: Completed

Hello,

I am writing in regards to the The Farm project that was proposed for 132nd St and 35th Ave. I would like to voice my opinion as someone that lives in the area that I do not want more housing to be built at The Farm. Right now there is a sign saying the site is to be developed for medical offices and retail. That I am ok with. Ideally there would just be a park there as I am so sad to see all the open spaces around us being built up. However, I know it's going to happen anyway as the city and county make more money that way and that is always the bottom line unfortunately. So if the site has to be built up I would much rather it just be retail space and offices and NO more apartments/condos/houses with no yards. And if the city is even considering more housing for the love of God please do something about traffic on 132nd. It is getting worse and worse with the city and county not doing anything about it. So I really hope that with all the building going on someone is taking into account how to add more lanes to 132nd and whatever else is needed to curb congestion.

Thank you for your time,
Kristen McCormack

Christi Amrine

From: Amanda Wang <amandawang12@hotmail.com>
Sent: Thursday, April 19, 2018 10:35 AM
To: Christi Amrine
Subject: The Farm

Follow Up Flag: Follow up
Flag Status: Completed

Hello Chrisia,
I am a concerned resident of Mill Creek over the Development Plan for the Farm.

First, when did the City first notify us about the plan?

Second, the comment period only lasts till April 30. Will there be a public hearing? How the City ensure this plan is fairly presented to the majority of the residents of the City? What's the option for the extension of the comment period?

Third, the reports of the impacts on the traffic, the wetlands, etc were issued by contractors. What's the bidding process for the contractor selection?

Fourth, I know it's more like a "school district" issue, but has the City considered the impact of the schools with the new 350+ units?

Last, how this development fits into the City's long term development plan? Have you considered an forthcoming economic downturn? The nearby city (S. Everett) drug/crime issue?

Thanks,
Amanda

Sent from [Mail](#) for Windows 10

Christi Amrine

From: Bridget Duffy <bridgetduffy@comcast.net>
Sent: Thursday, April 19, 2018 5:28 PM
To: Christi Amrine
Subject: The Farm Proposal- 35th and 132nd

Hi Christi,

I had to stop and take some time today to talk to you about the proposed project, The Farm. It was brought to my attention on the Mill Creek Community Facebook page that there would be 382 residential units plus more space for retail/medical.

I know that I am not the only one who feels that this project would be a terrible mistake. I understand that the city and county is growing at a rapid rate and the need for housing continues. Unfortunately, this is not the solution. It seems that the city is just approving every high density housing project that they possibly can without taking into account how it effects the infrastructure, traffic, schools, etc. I would much rather the city takes the time and energy to repair the roads and get control over the growth that we already have, before adding more.

We have so many empty retail spaces around the city, there is no need to develop more space to create more retail when we aren't even using the ones that we have. Judging just from the reaction and comments on facebook, it's more than apparent that the residents of Mill Creek and south Snohomish County DO NOT want this project being built. I did confirm that you are a member of the Mill Creek Community page, and I encourage you to go on and read the comments from the people that live here. Maybe a drive on 35th during rush hour at 5pm will give you about 65 minutes to really think about how this new "farm" is only lining the pockets of the investors and not in the best interest of our wonderful community.

I would love to learn more and find out when the residents can come in and oppose this proposal. It seems like the people have spoken and I would like them to be heard.

Thank you,

Bridget Duffy
bridgetduffy@comcast.net

Christi Amrine

From: Colette Janning <colette.janning@jetpants.com>
Sent: Thursday, April 19, 2018 7:14 PM
To: Christi Amrine
Subject: The Farm

Ms. Amrine--

I am not sure if this is the correct email address to submit public comments, please let me know?

I have just been reading about The Farm project application. I am a homeowner in the city of Mill Creek and my comment is: NO, THANK YOU.

First, the traffic on 35th and 132nd is awful. No new development should be approved until the infrastructure issues have been completely addressed. Second, where are all the kids in those apartment units planned at The Farm going to go to school?! All the area elementary schools are bursting at the seams, and so far the voters have been unwilling to fund a new high school. Lastly, there have been more than enough wetlands, farm land, and forests destroyed for development in our city. A "mitigated" wetland is NOT the same as a natural wetland.

Honestly, the ruthless development pace and methods in Mill Creek disgust me. As a community we need to get our priorities straight and put schools first. And we need to preserve some undeveloped land for our quality of life, our property values, and our children. Please keep me informed on this project.

Thank you for your attention,
Colette Janning
14426 24th Ave SE
Mill Creek, WA
98012

Christi Amrine

From: Amanda Wang <amandawang12@hotmail.com>
Sent: Thursday, April 19, 2018 7:32 PM
To: Christi Amrine
Subject: Re: The Farm

Follow Up Flag: Follow up
Flag Status: Completed

Thank you for your reply, Christi. It helps a lot. And yes, the independence of the reports was my concern and you addressed it very well.

My remaining concerns are:

1. According to the city, "The property owner/applicant hires certified professionals in each discipline to prepare the reports such as a wetland delineation, traffic analysis, etc. and these documents are then reviewed by the City and the reports are typically revised during the development...". Is this process independent enough to ensure the needs of the community are balanced with the wishes of the company that pays for these reviewers.
2. About the school impact fee, the city states "This agreement requires all new developments to mitigate and/or pay impact fees to the School District". How is this paid and to what amount? Will this actually alleviate our already overcrowded schools? Will it be enough to really cover new construction?

Sorry about the different sizes of the letters. I typed on my phone. Feel free to include this in your comment too.

Sent from my iPhone

On Apr 19, 2018, at 2:30 PM, Christi Amrine <christia@cityofmillcreek.com> wrote:

Hi Amanda,

Thank you for your email and comments. They will be added to the project file. The project was just submitted at the end of March to the City. The City has a 28 day completeness review of projects to determine if the application is complete or not. Thus, once the project is deemed complete the City sends out a Notice of Application and has the site posted. This is why you were informed of a new project in the City last week and the site was posted this week. I have attached the City's review process for you to see and share with your neighbors.

The City's review process and typical time is approximately 6-8 months and please be aware that there will be several other public comment periods during the land development application review process along with a public hearing where public testimony is taken. Public notice will be sent for the public hearing.

Here is the Current Development Project page link for you to access the documents to The Farm at Mill Creek.

<http://www.cityofmillcreek.com/cms/One.aspx?portalId=9100937&pageId=10741849>

In response to your third question, I am not quite sure what your question is but will attempt to reply with what I think you were intending to ask. The property owner/applicant hires certified professionals in each discipline to prepare the reports such as a wetland delineation, traffic analysis, etc. and these documents are then reviewed by the City and the reports are typically revised during the development process to meet code requirements or adjust to changes in the project. Feel free to call me if I didn't respond to what you wanted to know or ask.

As for the Everett School District (ESD), the City has an interlocal agreement with the District. This agreement requires all new developments to mitigate and/or pay impact fees to the School District in order for the District to construct new facilities to accommodate the growth of the new project which has previously been accounted for in the ESD Capital Facility Plan.

This project is consistent with the City Council adopted Comprehensive Plan and implementing zoning for the East Gateway Urban Village zone.

http://www.cityofmillcreek.com/city_government/public_works_and_development_services/planning_and_development/

I hope this information helps.

Best regards,

<image001.jpg> **Christi Amrine, AICP**
Senior Planner
City of Mill Creek
christia@cityofmillcreek.com
P: 425-921-5738
[Facebook](#) | [Twitter](#) | [Instagram](#)

From: Amanda Wang [<mailto:amandawang12@hotmail.com>]

Sent: Thursday, April 19, 2018 10:35 AM

To: Christi Amrine

Subject: The Farm

Hello Chrisia,

I am a concerned resident of Mill Creek over the Development Plan for the Farm.

First, when did the City first notify us about the plan?

Second, the comment period only lasts till April 30. Will there be a public hearing? How the City ensure this plan is fairly presented to the majority of the residents of the City? What's the option for the extension of the comment period?

Third, the reports of the impacts on the traffic, the wetlands, etc were issued by contractors. What's the bidding process for the contractor selection?

Fourth, I know it's more like a "school district" issue, but has the City considered the impact of the schools with the new 350+ units?

Last, how this development fits into the City's long term development plan? Have you considered an forthcoming economic downturn? The nearby city (S. Everett) drug/crime issue?

Thanks,
Amanda

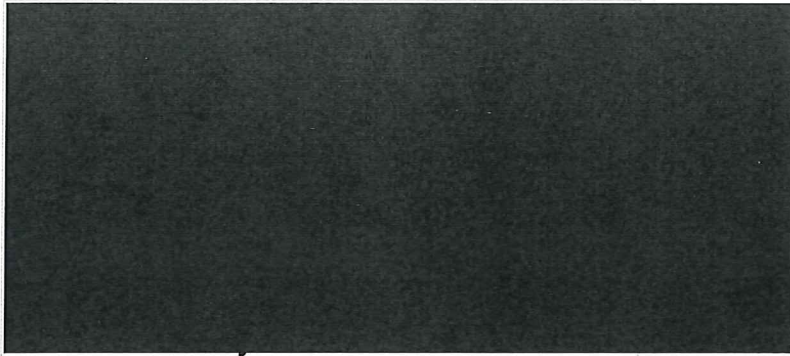
Sent from [Mail](#) for Windows 10

Christi Amrine

From: khurram S Khan <khurramsarwar99@yahoo.com>
Sent: Thursday, April 19, 2018 7:52 PM
To: Christi Amrine
Subject: NO to The Farm-City of Mill Creek

Just to let you know that almost entire Mill Creek community is against this project, please help us out and do not pass it else it will make our lives very difficult. We are already super frustrated with traffic, roads, schools situation.

The Farm - City of Mill Creek



Best Regards,
Khurram

Christi Amrine

From: Linn Jade Engel <linnjadewu@gmail.com>
Sent: Thursday, April 19, 2018 9:51 PM
To: Christi Amrine
Subject: Re: The Farm at Mill Creek

Follow Up Flag: Follow up
Flag Status: Completed

Hi Christi,

I have to disagree with this proposal for a few reasons. While I do love the idea of having something like this in our area, I don't think it's worth the cost to our community.

- 1) Traffic - traffic is already a nightmare. This will only make it worse. 35th is consistently backed up and this will make it worse. Additionally, there would be an intolerable strain to get to I-5.
- 2) Land/Nature Conservation - The land you're building on isn't meant to have such a large development. There are already flooding problems on 35th and I envision this will only make it worse. Whatever fixes were planned for 35th will need to be revised to account for this change in the environment. By many accounts, this is a huge wetland. Our communities don't need to deal with more flooding problems. Additionally, it is not good for all the animals that rely on that area to thrive.
- 3) Schools - Our schools are already overcrowded. Unfortunately, the bond didn't pass so it will already be worse than it is now. If this property is built, it will be even worse. Many schools will not have space available for sports on the field because they will have so many portables. Also, since this is an apartment complex, our schools will not get the much needed funding it needs - a condo or SFHs would provide more funding in the long run.

On the Mill Creek Community FB page, there is a lot of outrage over this project. I do hope that you get as much feedback as I've seen on the FB page.

Thank you,
Linn Engel

On Thu, Apr 19, 2018 at 8:34 AM, Christi Amrine <christia@cityofmillcreek.com> wrote:
Good morning Linn,

Yes please email me. In addition, there will be several other public comment periods during the land development application review process along with a public hearing.

Best regards,

Christi Amrine, AICP
Senior Planner
City of Mill Creek

christia@cityofmillcreek.com

P: 425-921-5738

Facebook | Twitter | Instagram

-----Original Message-----

From: Linn Jade Engel [mailto:linnjadewu@gmail.com]

Sent: Wednesday, April 18, 2018 11:12 PM

To: Christi Amrine

Subject: The Farm at Mill Creek

Hi Christi,

How can the community comment on this project? Should we email you directly? I understand we have until the 30th to do so.

Thanks,
Linn Engel

Christi Amrine

From: khurram S Khan <khurramsarwar99@yahoo.com>
Sent: Friday, April 20, 2018 10:41 PM
To: Christi Amrine
Subject: Re: RE: NO to The Farm-City of Mill Creek

How developer or City will mitigate the traffic impact when so many roads are single lane and broken or under construction, completely disagree. What did developer or City do in last 5 years since development started?

Best Regards,
Khurram

On Friday, April 20, 2018, 2:40:16 PM PDT, Christi Amrine <christia@cityofmillcreek.com> wrote:

Hi Khurram,

Thank you for your email and comments on this new development proposal; they will be added to the project file. Here is the link to the project page for you to access the documents to The Farm at Mill Creek.

<http://www.cityofmillcreek.com/cms/One.aspx?portalId=9100937&pageId=10741849>

This project is consistent with the City Council's adopted Comprehensive Plan and the East Gateway adopted Master Plan) that was developed based on community vision in 2008). Here is the link to the EGUV webpage so you can see the background history:

<http://www.cityofmillcreek.com/cms/One.aspx?portalId=9100937&pageId=10741866>

In response to your questions; I wanted to provide you a brief response to hopefully give you the information you need... New developments are required to offset their impacts to the School District. The District planned their current capital facilities plan based on the City's adopted comprehensive plan (so they are coordinated with planned growth). So this means that all new residential homes/units are required to pay the school district to fund their capital facilities projects to accommodate new students in the district. The developer is also required to mitigate traffic impacts also.

I hope this information helps.

Best regards,



Christi Amrine, AICP

Senior Planner

City of Mill Creek

christia@cityofmillcreek.com

P: 425-921-5738

[Facebook](#) | [Twitter](#) | [Instagram](#)

From: khurram S Khan [<mailto:khurramsarwar99@yahoo.com>]

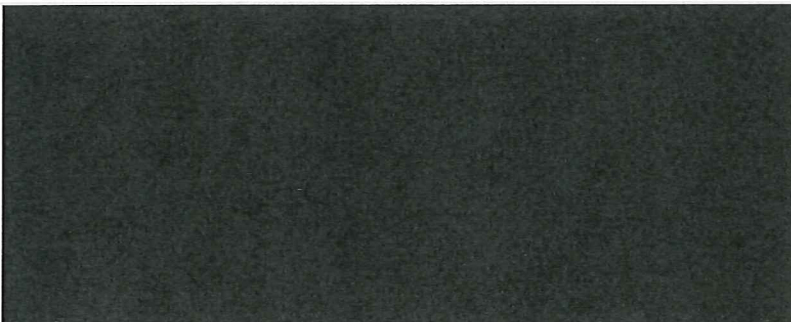
Sent: Thursday, April 19, 2018 7:52 PM

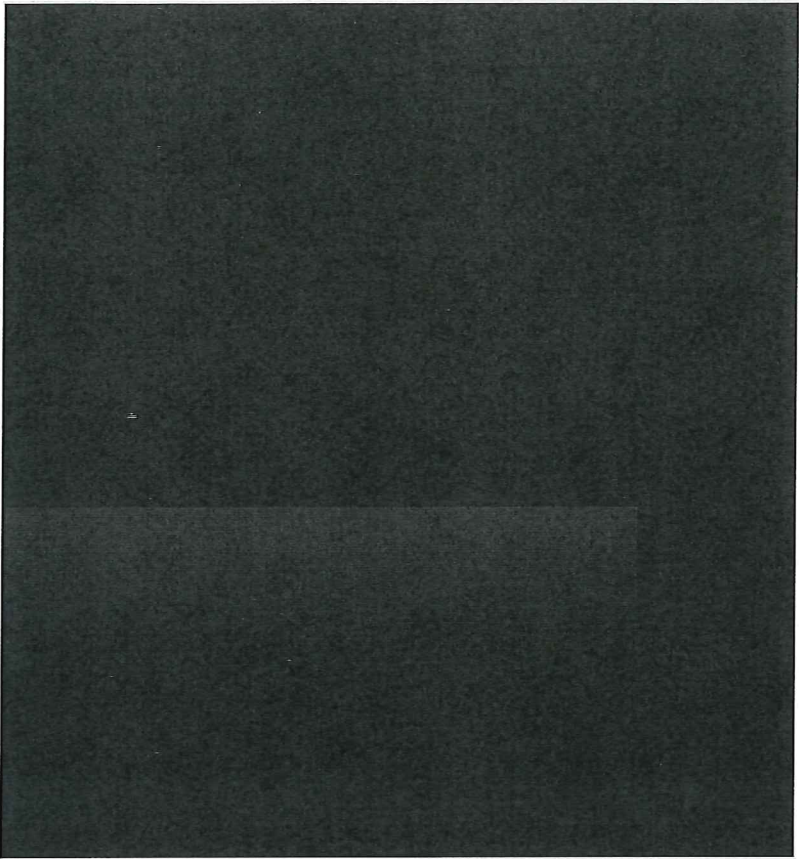
To: Christi Amrine

Subject: NO to The Farm-City of Mill Creek

Just to let you know that almost entire Mill Creek community is against this project, please help us out and do not pass it else it will make our lives very difficult. We are already super frustrated with traffic, roads, schools situation.

The Farm - City of Mill Creek





The Farm - City of Mill Creek

Best Regards,
Khurram

Christi Amrine

From: Marc Kramer <mail@kramermail.net>
Sent: Saturday, April 21, 2018 11:06 AM
To: Christi Amrine
Subject: The Farm Project

Follow Up Flag: Follow up
Flag Status: Completed

Dear Ms. Amrine,

I am adamantly opposed to "The Farm at Mill Creek – File PL2018-0004." Not only is this site wetlands, but it is on a very busy street. This project will create more gridlock. Most importantly, local schools do not have the capacity. They are already building portables. This project adds no quality of life to the area. There are already too many of these types of apartments that have popped up all over the area creating congestion and money in the pockets for out of state greedy developers. Please don't sell out again and keep some empty land sacred!

Sincerely,
Marc Kramer

Christi Amrine

From: notification@cityofmillcreek.com
Sent: Monday, April 23, 2018 6:40 PM
To: Christi Amrine
Subject: Planning and Development

Hello I live in Thomas Lake Estates in Mill Creek. Our small sub division owns the property that Thomas Lake is on. I know there are plans to fix 35th st from the lake over flowing onto 35th. Would the city of Mill Creek ever consider buying this land? there is a gentleman by the name of Bob Shiels that would like to develop an environmental boardwalk to observe and enjoy the wildlife in that area. It could be a good project and wildlife preserve for the city of Mill Creek. I'm not sure if you are the right person to talk to so if not could you pass this along to the right person. Right now our HOA maintains that area and carries liability insurance since we own it. We would love to see the city do something nice with it so everyone can use it. Thank you for your time.

Sent By: Debbie Campbell

Sent From: debpark3@yahoo.com

Christi Amrine

From: Debbie Campbell <debpark3@yahoo.com>
Sent: Tuesday, April 24, 2018 9:35 AM
To: Christi Amrine
Subject: Re: City Response to Comment

Good morning and thank you for your quick reply. Do you think the city would consider owning this land ? Are you the correct person to talk to about this? We would love to get more information on the project and the timelines. Would also like to see if the city would consider purchasing it from us

Sent from my iPhone

On Apr 24, 2018, at 9:19 AM, Christi Amrine <christia@cityofmillcreek.com> wrote:

Good morning~

Thank you for your email regarding the 35th Avenue wetland corridor system. The City is in the process of early review and discussing with Bill Shields and others regarding the potential for this opportunity. Yes, it would be a wonderful benefit for the community to formalize this area as a preservation area.

Best regards,

<image001.jpg>

Christi Amrine, AICP
Senior Planner
City of Mill Creek
christia@cityofmillcreek.com
P: 425-921-5738
[Facebook](#) | [Twitter](#) | [Instagram](#)

Christi Amrine

From: Erika Smiley <erikalpuck@msn.com>
Sent: Monday, April 30, 2018 8:17 AM
To: Christi Amrine
Subject: The Farm

Hello Christi,

I would like to express my thoughts towards allowing The Farm to be developed.

1. We already have issues with the population within our schools. We don't have a plan already in place to help with this issue. Going through with The Farm will only make things worse.
2. We already have issues with traffic on 35th and 132nd, more housing and businesses will only make it worse. And again, we don't have a plan in place to fix it yet.
3. When it comes to the businesses that will occupy these spaces, what plan is in place to keep them local? Is there a plan? The issue we already have in the Town Center is the cost of rent is too high for small local businesses to stay alive. How will the city help prevent the same issue happening again at The Farm?

Please let me know your thoughts.

Thank you,

Erika Smiley
425-319-5638

Christi Amrine

From: Debbie Campbell <debpark3@yahoo.com>
Sent: Wednesday, May 02, 2018 9:32 PM
To: Christi Amrine
Subject: Re: City Response to Comment

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning and thank you for your quick reply. Do you think the city would consider owning this land ? Are you the correct person to talk to about this? We would love to get more information on the project and the timelines. Would also like to see if the city would consider purchasing it from us

Sent from my iPhone

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> Good morning and thank you for your quick reply. Do you think the city would consider owning this land ? Are you the correct person to talk to about this? We would love to get more information on the project and the timelines. Would also like to see if the city would consider purchasing it from us