

PARKING MANAGEMENT NARRATIVE

PARKING AT THE FARM AT MILL CREEK WILL BE HANDLED WITH A COMBINATION OF MEANS, AS INDICATED ON THE PARKING MANAGEMENT SITE PLAN. THE SURFACE AND STREET PARKING WILL SERVE THE COMMERCIAL SPACES LOCATED WITHIN THE MIXED-USE BUILDINGS ALONG WITH THE PAD RETAIL BUILDINGS. RESIDENTS WILL BE ASSIGNED TO PARKING LOCATED IN A STRUCTURE BENEATH BUILDING E, WITHIN A PARKING STRUCTURE BEHIND BUILDING F OR WITHIN A SINGLE STORY GARAGE BUILDING LOCATED SOUTH OF BUILDING E. THERE ARE 8 STALLS AT THE SOUTH-WEST CORNER OF BUILDING F THAT WILL BE SIGNED FOR FUTURE RESIDENT PARKING. IN SIMPLE TERMS THE SURFACE PARKING STALLS ARE FOR THE COMMERCIAL AND THE STRUCTURE PARKING STALLS ARE FOR THE RESIDENTS.

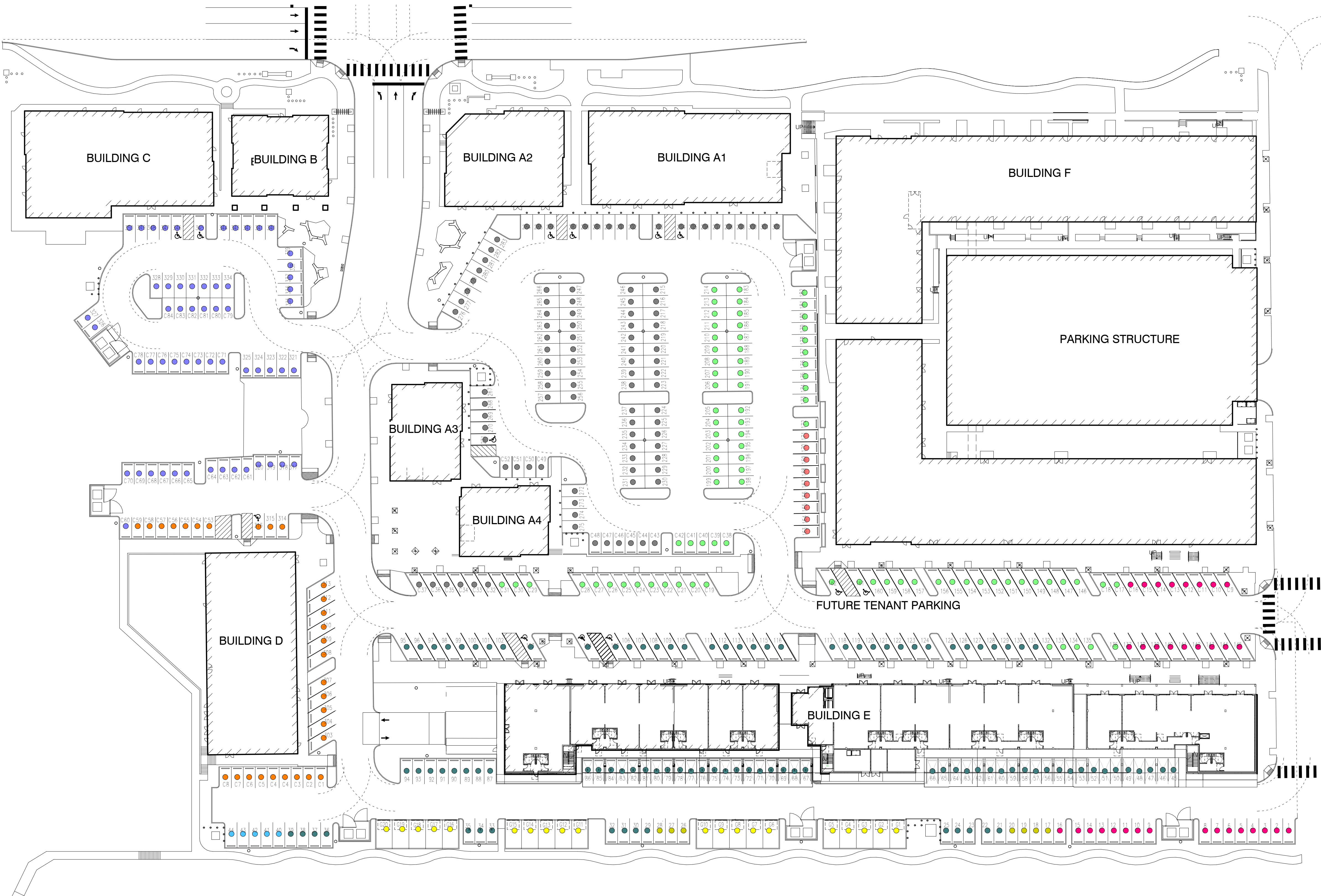
PARKING PLAN: (PROVIDED BY MANAGEMENT COMPANY)

THE PURPOSE OF IMPLEMENTING THE PARKING PROGRAM OUTLINED BELOW FOR THE FARM AT MILL CREEK WOULD BE TO PREVENT ISSUES RELATED TO, BUT NOT LIMITED TO PEOPLE PARKING IN OTHER PEOPLE'S SPACES, EXCESSIVE VEHICLE PARKING OF MORE THAN ALLOWED CARS PER HOME, VISITOR PARKING VIOLATIONS, MANAGEMENT OF RETAIL SPACES AS WELL AS MONITORING UNAUTHORIZED VEHICLE PARKING.

PARKING AT VINTAGE AT MILL CREEK WAS DESIGNED PER THE CITY OF MILL CREEK PLANNING DEPARTMENT REQUIREMENTS. THE LIMITED NUMBER OF SPACES MUST ACCOMMODATE RESIDENTS, VISITORS, FUTURE RESIDENTS, LOADING ZONES, COMMERCIAL, AND HANDICAP ACCESSIBLE SPACES. THE PARKING LOT WILL HAVE CLEAR SIGNAGE TO REFLECT THE PARKING DESIGNATION. VEHICLES IMPROPERLY PARKING WILL BE TOWED AT THE OWNERS' EXPENSE.

PARKING RULES:

1. EACH VEHICLE MUST BE REGISTERED TO A LEASE HOLDER AND BE MAINTAINED PER THE TERMS OF THE RENTAL AGREEMENT.
2. PARKING IS AVAILABLE ON A FIRST COME FIRST SERVE BASIS. IF A REQUESTED PARKING IS NOT AVAILABLE AT THE TIME THE REQUEST IS MADE YOU WILL BE PLACED ON THE WAIT LIST AND CONTACTED WHEN A SPACE IS AVAILABLE.
3. ALL VEHICLES BROUGHT ON THE PROPERTY ARE REQUIRED TO PAY A ONE-TIME PER VEHICLE PARKING REGISTRATION OF \$30. AFTER PAYMENT IS MADE THE RESIDENT WILL RECEIVE A PARKING PERMIT.
4. ALL VEHICLES MUST HAVE THE PERMIT DISPLAYED IN THE REAR WINDOW TO BE PARKED ON THE PROPERTY.
5. FUTURE RESIDENT PARKING: SPACES AVAILABLE FOR FUTURE RESIDENTS WILL BE CLEARLY MARKED "FUTURE RESIDENT PARKING", FROM 8:00 AM – 6:00 PM DAILY. AFTER HOURS SPACES THESE WILL OPEN UP FOR GUEST PARKING PER PARAGRAPH 7.
6. RESIDENT PARKING: PARKING SPACES ARE OPTIONAL TO RESIDENTS AND ARE AVAILABLE AT A COST FOR EXTERIOR SURFACE PARKING, GARAGE PARKING OR FOR INDIVIDUAL PARKING GARAGES. ALL RESIDENT SPACES WILL BE CLEARLY MARKED "RESIDENT" AND PARKING SPACE NUMBER. IN THE EXTERIOR SURFACE PARKING OR ASSIGNED BY PARKING SPACE NUMBERS IN ANY GARAGE.
7. GUEST PARKING – VISITORS ARE ALLOWED TO PARK IN UNCOVERED, UNRESERVED SPACES UNTIL 8:00 PM WITHOUT A PERMIT. AFTER 8:00 PM VISITORS ARE REQUIRED TO REGISTER THEIR VEHICLE ON-LINE AT MILLCREEK.PARKINGATTENDANT.COM. EACH APARTMENT IS ALLOWED OVERNIGHT GUEST PARKING FOR UP TO 14 DAYS IN A CALENDAR YEAR.
8. LOAD/UNLOAD SPACES: MANAGEMENT WILL OFFER SEVERAL LOAD/UNLOAD SPACES LOCATED NEAR ELEVATORS THAT WILL ASSIST THE RESIDENTS IN LOADING AND UNLOADING VEHICLES. A TIME LIMIT OF 15 MINUTES WILL BE SET SO ALL RESIDENTS CAN USE THE SPACES. THESE SPACES WILL BE CLEARLY MARKED "15-MINUTE LOAD/UNLOAD ONLY".
9. COMMERCIAL PARKING: SPACES AVAILABLE FOR COMMERCIAL USE WILL BE CLEARLY MARKED "RETAIL USE ONLY".
10. STAFF PARKING: SPACES AVAILABLE FOR STAFF USE WILL BE CLEARLY MARKED "STAFF PARKING ONLY", FROM 8:00 AM – 6:00 PM DAILY. AFTER HOURS THESE SPACES WILL OPEN UP FOR GUEST PARKING PER PARAGRAPH 7.
11. SPACES MARKED WITH SPECIFIC DESIGNATIONS WILL BE MONITORED BY MANAGEMENT PERSONNEL. VIOLATORS WILL SUBJECT TO IMMEDIATE TOW AT OWNER'S EXPENSE.
12. ANY VEHICLE WITHOUT A PERMIT, IMPROPERLY PARKED, AND/OR A GUEST NOT REGISTERED AFTER 8:00PM IS SUBJECT TO IMMEDIATE TOW AT OWNER'S EXPENSE.



PARKING MANAGEMENT SITE PLAN
SCALE: 1" = 40'-0"

the LAB
architecture collective
spokane, wa

THE FARM at
MILL CREEK

132nd STREET SE (EGU/V) - MILL
CREEK, WASHINGTON

REVISIONS

2	UPDATE PARKING	02.17.19
MGMT		
1	UPDATE PARKING	02.01.19
MGMT		

#	DESCRIPTION	DATE
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PROJ. # 1801

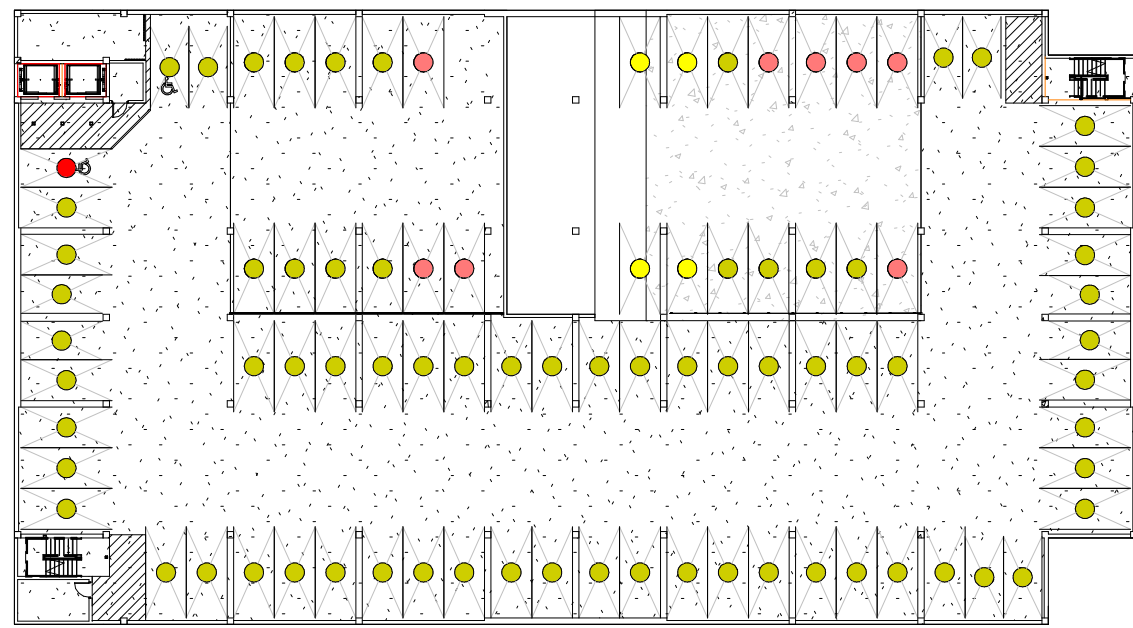
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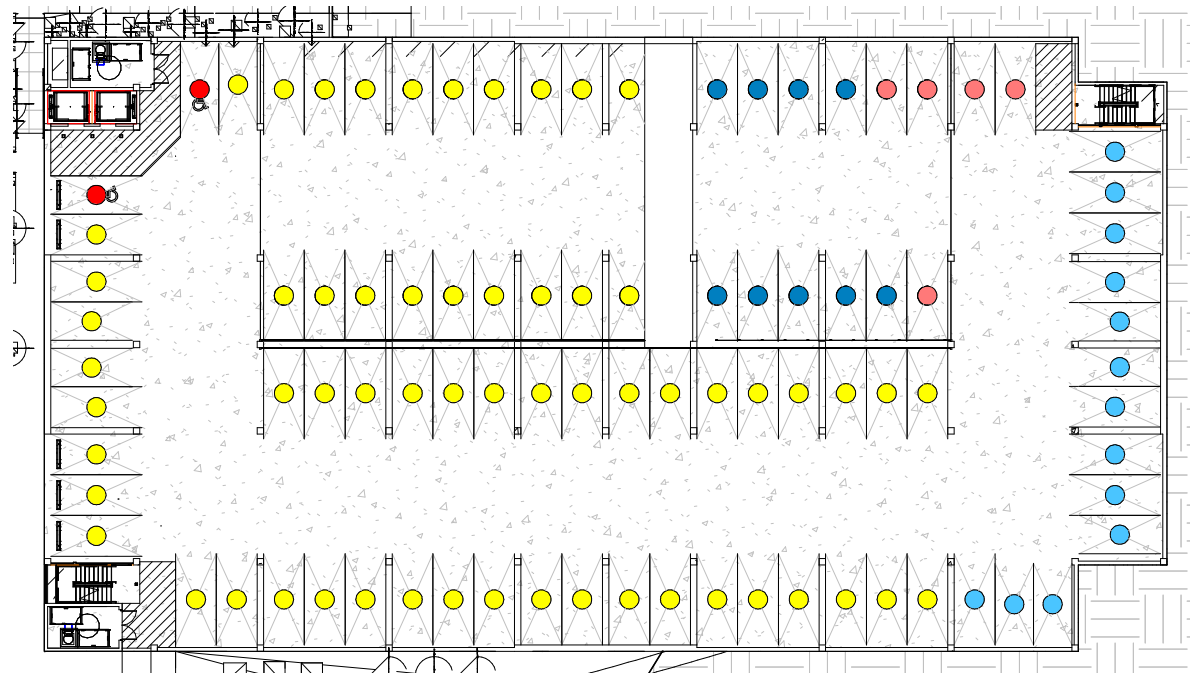
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PARKING MANAGEMENT SITE
PLAN

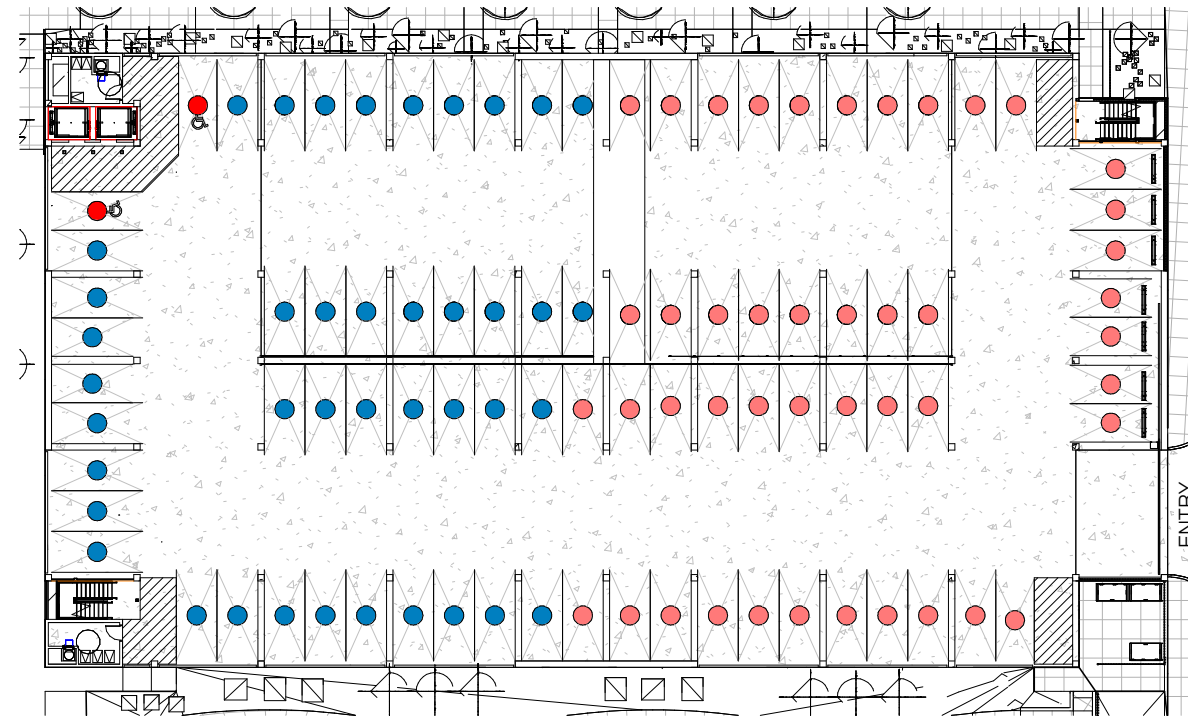
PK101



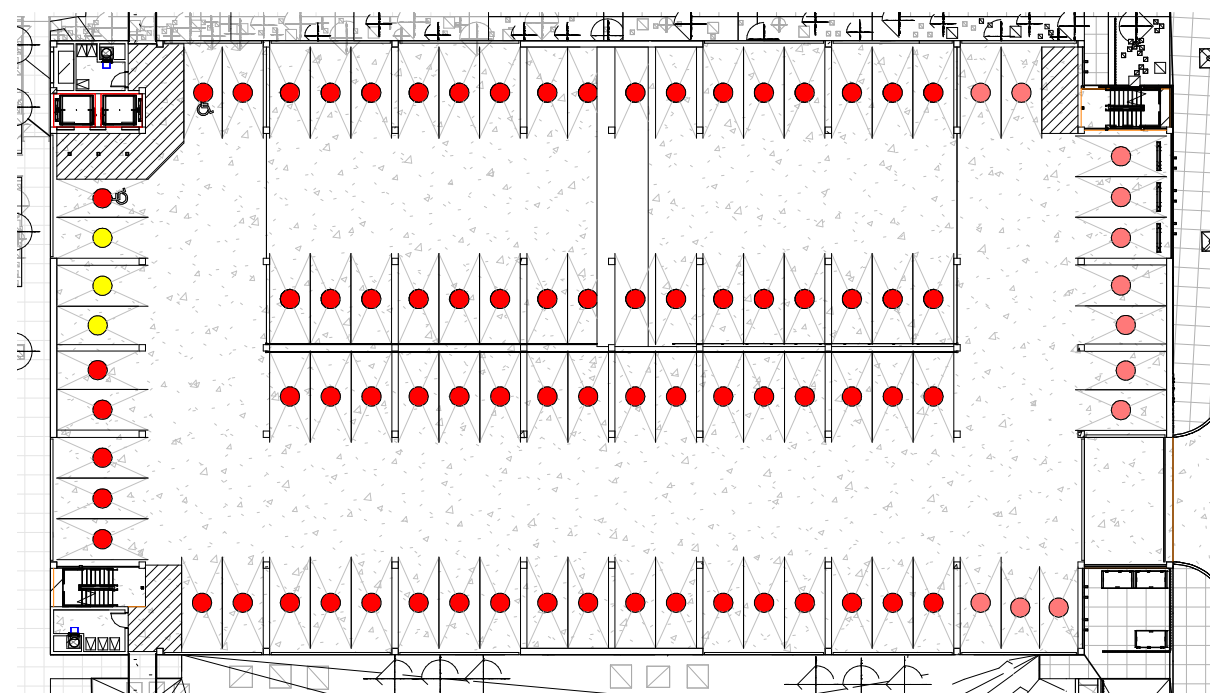
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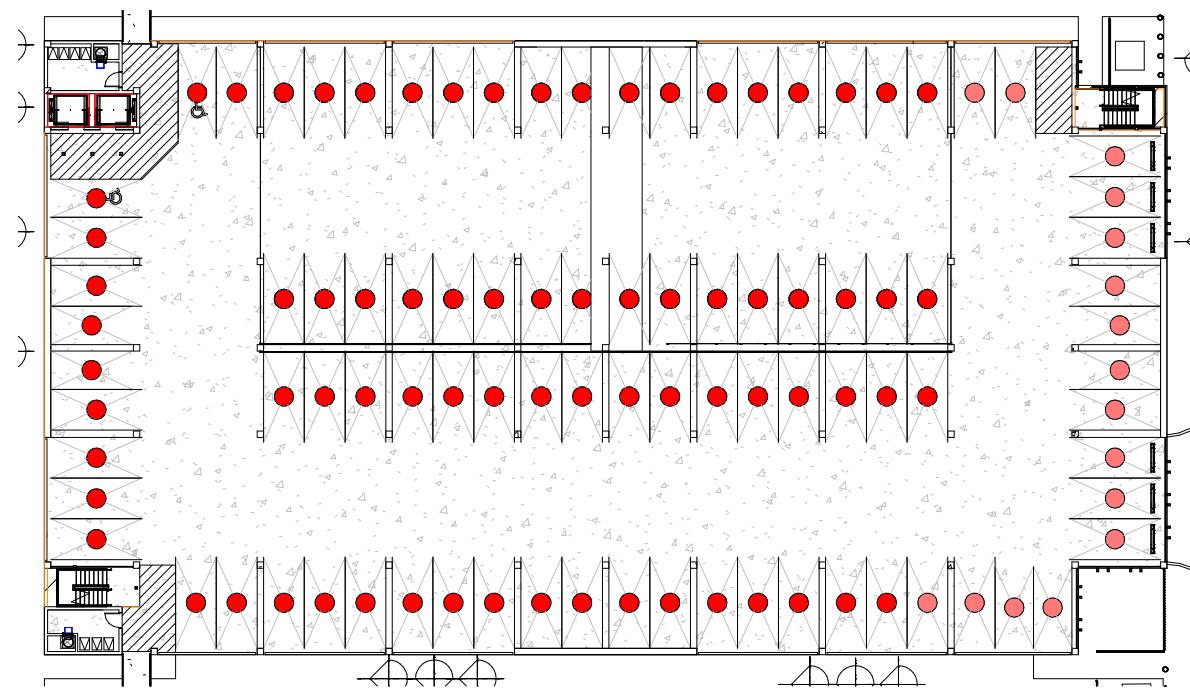
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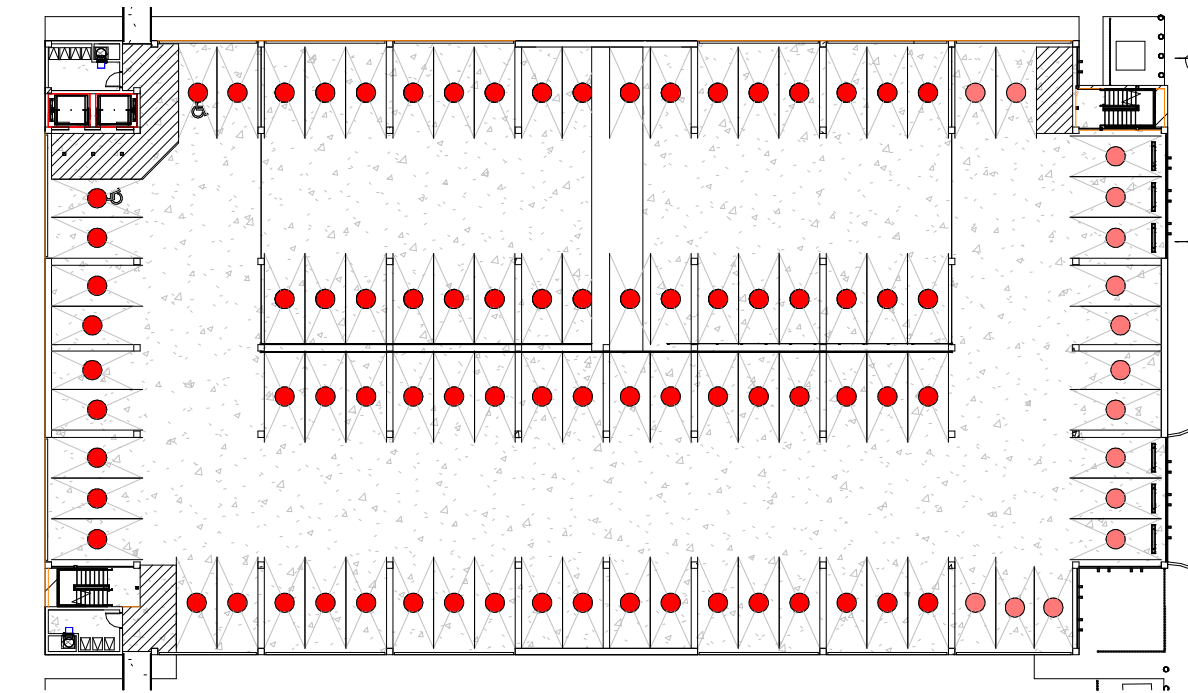
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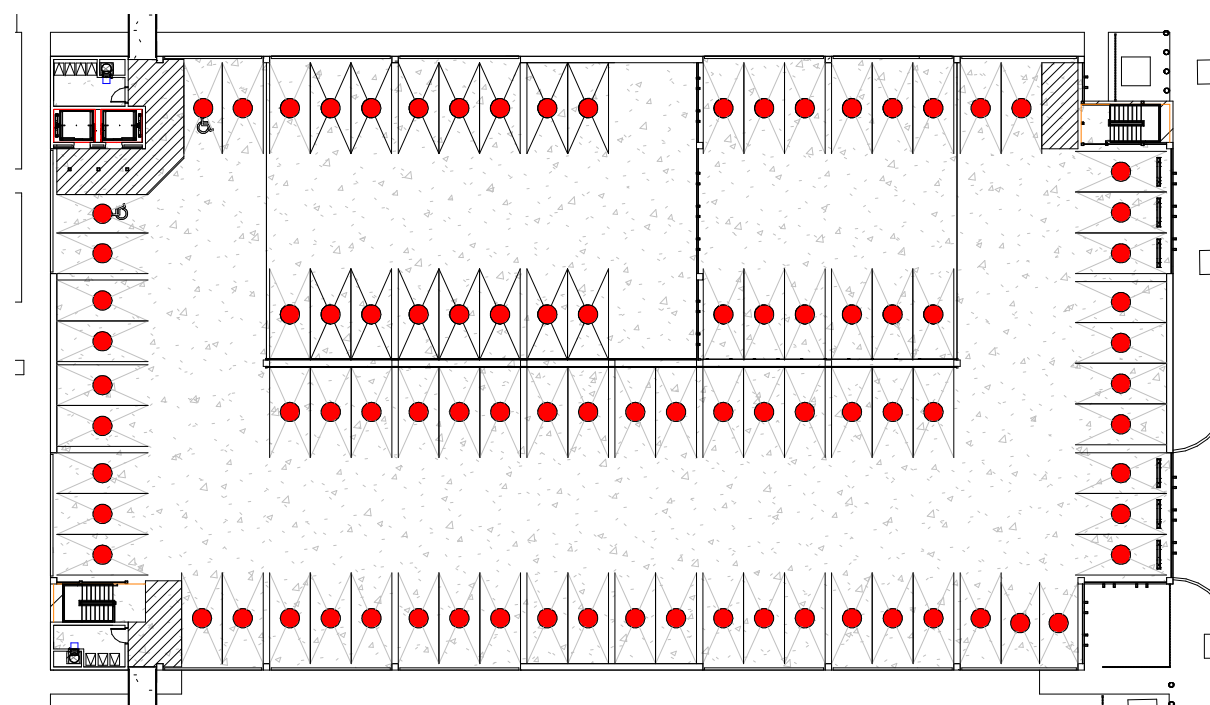
R1/P1
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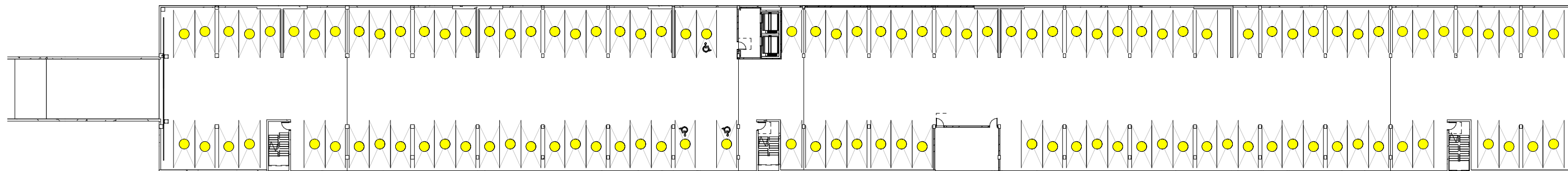
R2/P2
SCALE: 1" = 40'-0"



R3/P3
SCALE: 1" = 40'-0"



R4/P4
SCALE: 1" = 40'-0"



BUILDING E PARKING GARAGE
SCALE: 1" = 40'-0"

PARKING		
TYPE / LOCATION	QTY.	
BUILDING A1/A2/A3/A4 - COMMERCIAL		
SURFACE PARKING	104	
BUILDING B/C - COMMERCIAL		
SURFACE PARKING	59	
BUILDING D - COMMERCIAL		
SURFACE PARKING	30	
BUILDING E - RESIDENTIAL		
PARKING STRUCTURE - GUEST	13	
PARKING STRUCTURE - TENANT	54	
SURFACE PARKING - GUEST	5	
BUILDING F - COMMERCIAL		
SURFACE PARKING	103	
BUILDING G - RESIDENTIAL		
BELOW GRADE E - TENANT	113	
INDIVIDUAL GARAGE - TENANT	20	
PARKING STRUCTURE - GUEST	62	
PARKING STRUCTURE - TENANT	68	
SURFACE PARKING - GUEST	7	
BUILDING H - COMMERCIAL		
SURFACE PARKING	85	
BUILDING I - RESIDENTIAL		
PARKING STRUCTURE - GUEST	101	
PARKING STRUCTURE - TENANT	331	
SURFACE PARKING - GUEST	9	
PHASE I - OVERFLOW		
SURFACE PARKING	33	
Grand total: 1197	1197	

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spokane, wa

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132nd STREET SE (EGUV) - MILL
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2	UPDATE PARKING	02.17.19
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PROJ. #	1801	
DRAWN:	CRO	
CHECKED:	CRO	
DATE:	11.01.18	

PARKING MANAGEMENT FLOOR
PLANS

PK102