

March 23, 2018

City of Mill Creek
Planning Department
15728 Main St.
Mill Creek, WA 98012

Exhibit 3

RE: Gateway at Mill Creek Preliminary Project Narrative

Gateway at Mill Creek is a mixed use project on an approximately 17.34-acre site located at 3830 and 4008 132nd St. SE, Mill Creek, WA 98012 in Snohomish County. The proposed project is summarized by the following characteristics and narrative:

Property Address:	3830 and 4008 132 nd St. SE, Mill Creek, WA 98012
Tax Parcel Numbers:	28053300200300 and 28053300200200
Property Zoning:	EGUV, East Gateway Urban Village
Property Area:	17.34 acres
Proposed Building(s):	7 retail buildings, 3 residential/retail/medical buildings, and 1 five-story parking structure

Site Description

The site currently contains a dilapidated single family house and several additional outbuildings. These existing structures will be removed before construction. Existing elevations range from 432 feet near the east side of the property to less than 397 feet on the west side of the property. Adjacent to the site are the following uses:

- North - Planned Community Business and R-9,600 (Snohomish County)
- South - Mixed Use/High Density Residential
- East - East Gateway Urban Village
- West - Mixed Use/High Density Residential

Access

The property will be accessed from two proposed locations. The primary 51-foot wide access to the property will be provided at the northwest portion of the site off of 132nd St. SE directly across from 39th Ave SE. Another access road (30-foot wide) will be constructed off of 132nd St. SE along the eastern property line.

Project Description

The proposed project will combine the two existing parcels with the intent of creating a mixed-use site in the East Gateway Urban Village. The site will include 356 apartment units, and 26 live/work units totaling approximately 344,720 square feet. Additionally, there will be approximately 68,600 square feet of retail space and 16,600 square feet of medical offices. This development proposes a total of 1,119 parking stalls (472 surface spaces and 647 spaces in parking garages). A request for parking modification has been submitted with the land development application submittal.

A wetland is located on the west side of the property and will be protected in a Native Growth Protection Area. A boardwalk and gazebo will be placed in and near the wetland for recreational and educational opportunities. An innovative stormwater design will infiltrate clean stormwater into a select fill layer so that a portion of the stormwater will be delayed in reaching the wetlands. The delayed discharge of stormwater will allow the hydration of the wetlands weeks to months into typically drier periods.

Landscaping will be provided in accordance with City of Mill Creek code. Utilities (water, sewer, and storm drainage facilities) will be installed to serve the development.

Thank you for the time and effort you have dedicated to making sure this project is a success. We look forward to working with you, and appreciate your review, input and assistance.

Sincerely,
LDC, Inc.

Tom Abbott Sr., LG, LHG
Senior Project Manager