



The Farm at Mill Creek Binding Site Plan Public Hearing

May 23, 2019

Exhibits

- Staff Report with attachments (Exhibit 1)
- Contents of Project File (Exhibits 2-35)

New Exhibits:

#36 - City Response to Muckleshoot Tribes

#37 – Amendment to Exhibit 1 Staff Report, page 5, second bullet

#38 - PowerPoint Presentation

#39 – Public Comments



Public Hearing Procedures

- Open Public Hearing
- City testimony/presentation
- Application testimony
- Public testimony
- Applicant rebuttal
- City rebuttal
- Close public hearing



Proposal Under Consideration

- Proposal is a Binding Site Plan to construct subdivide 17 acres into 5 lots with 14 buildings for a mixed-use development.
 - Approx. 100,000 square feet of commercial space (including 25 live/work units).
 - 354 residential apartment units.
 - 1,197 parking stalls.



Proposal Under Consideration

- Site improvements will include landscaping, parking lot improvements & stormwater facilities.



Noticing Requirements

State Environmental Policy Act Compliance

- Addressed impacts and mitigation
- MDNS issued April 19, 2019 – No appeal. One comment received **Exhibit 32** and City response **Exhibit 36**

Public Hearing Notice

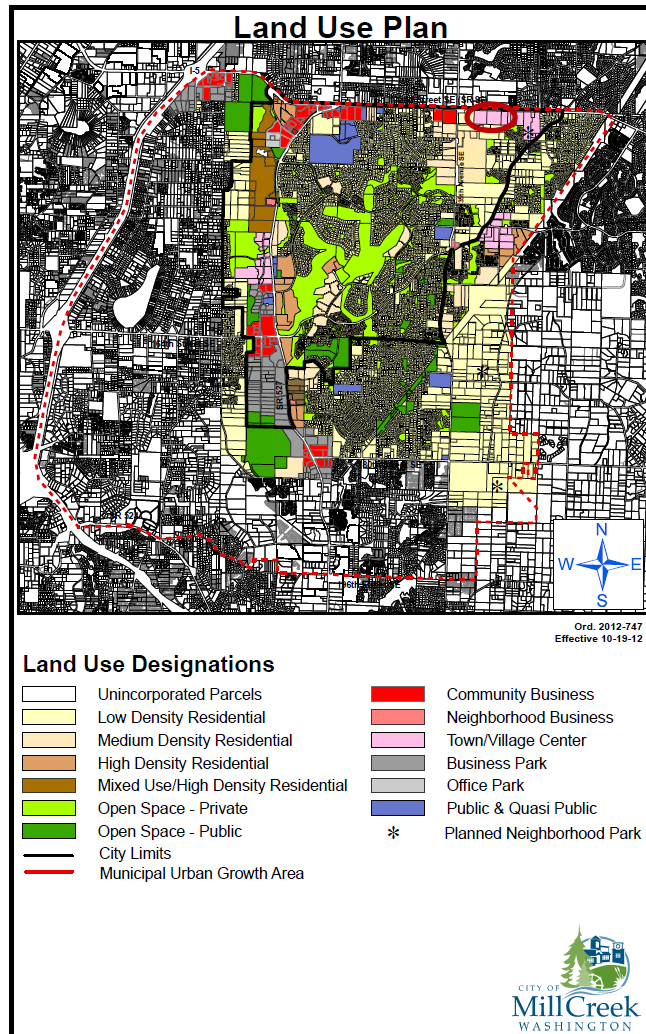
- Posted on property May 10, 2019
- Mailed to parties of record and properties within 500' of site May 10, 2019
- Published in *Everett Herald* May 10, 2019
- Notice requirements met



Vicinity Map



Comprehensive Plan

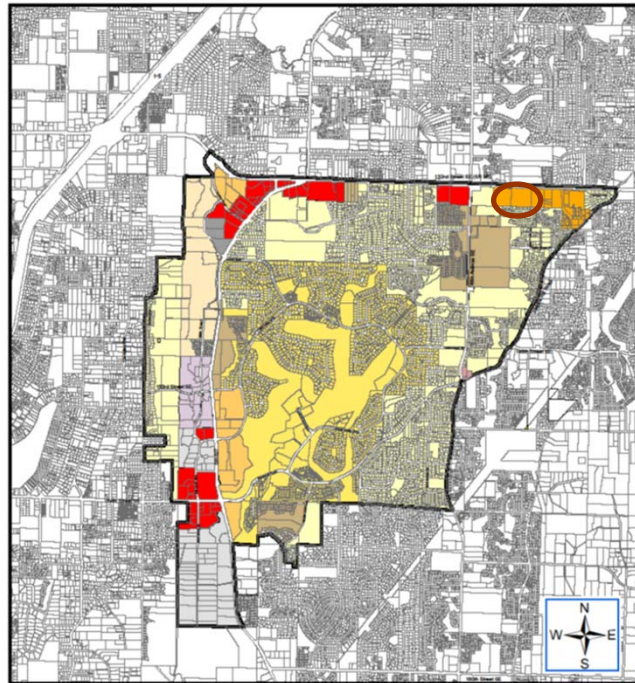


Comprehensive Plan Designation:
Town Village/Center
The parcel is approximately 17 acres



Zoning

Zoning Map



Council Ord. 2015-002
Effective December 16, 2015

City Limits	PCB Planned Community Business
Unincorporated Parcels	CB Community Business
LDR Low Density Residential	NB Neighborhood Business
PRD 7200 Planned Residential Development	BP Business Park
MDR Medium Density Residential	OP Office Park
HDR High Density Residential	EGUV East Gateway Urban Village
MU/HDR Mixed Use/High Density Residential	

The City of Mill Creek Municipal Code
is available online at www.cityofmillcreek.com



MCMC 17.19: EGUV:

- East Gateway Planned Urban Village allows ground floor commercial uses with multi-family units above as principle uses
- The max. height shall be 4 stories not to exceed 50 feet, except for mixed-use residential buildings, which shall be a max. of five stories and 60 feet
- The max. height shall be 3 stories and 35 feet for buildings built adjacent to the single-family homes in the adjacent LDR zoning district



EGUV Zone District

Development in the EGUV Zone requires approval of a detailed master development plan that includes:

1. Development Agreement (DA) [approved 3-26-19 by City Council and recorded 4-17-19]
2. Binding Site Plan
3. Consistency Assessment [Reviewed as a part of the BSP]

Development Agreement



Development Agreement

Purpose of DA is to increase certainty and reduce risk for both the developer and City by addressing issues of interest to both parties that are not specifically addressed in the code. Must be consistent with City regulations.



Development Agreement Highlights

<p>9.1-Occupancy and Sale 9.2-Certificate of Occupancy</p>	<ul style="list-style-type: none">• City is requiring that 75% of the commercial leasable area be completed and that the certificate of occupancy has been issued for this area prior to the City issuing any Certificate of Occupancy for residential units.• This assures that the commercial areas are completed and are an initial part of the project.
<p>9.6 Municipal Space Allowance</p>	<ul style="list-style-type: none">• See Exhibit 37• Developer is providing the City a 50-year lease for not less than 500 rentable square feet of ground floor commercial space at no cost, except the payment of utilities.• The developer is providing the same basic tenant improvements for basic office set-up as was listed in Vintage at Mill Creek.• The City would be responsible for additional tenant improvements.

Development Agreement Highlights

11.2-Off-Site Mitigation Site

- Developer has purchased approximately 58 acres (former Pacific Topsoils site) and is restoring the site per the City's standards.
- The developer is offering to dedicate the site to the City at no cost once the five-year monitoring period is over.
- Public access will be provided during the five years on trails being placed on the property by the developer.
- If the City declines the dedication, the developer can disallow public access.

Development Agreement Highlights

11.2.4-35 th Avenue Mid-Block Crossing Analysis.	<ul style="list-style-type: none">• If the City accepts dedication of Off-Site Mitigation Site Developer will provide mid-block crossing analysis to see if one is warranted
13-Plazas, Public Gathering Areas and Public Access	<ul style="list-style-type: none">• Private parking lot west of Building F will be designed as public gathering area with design criteria• Area to be used only with authorization by owner consistent with City Code

Binding Site Plan

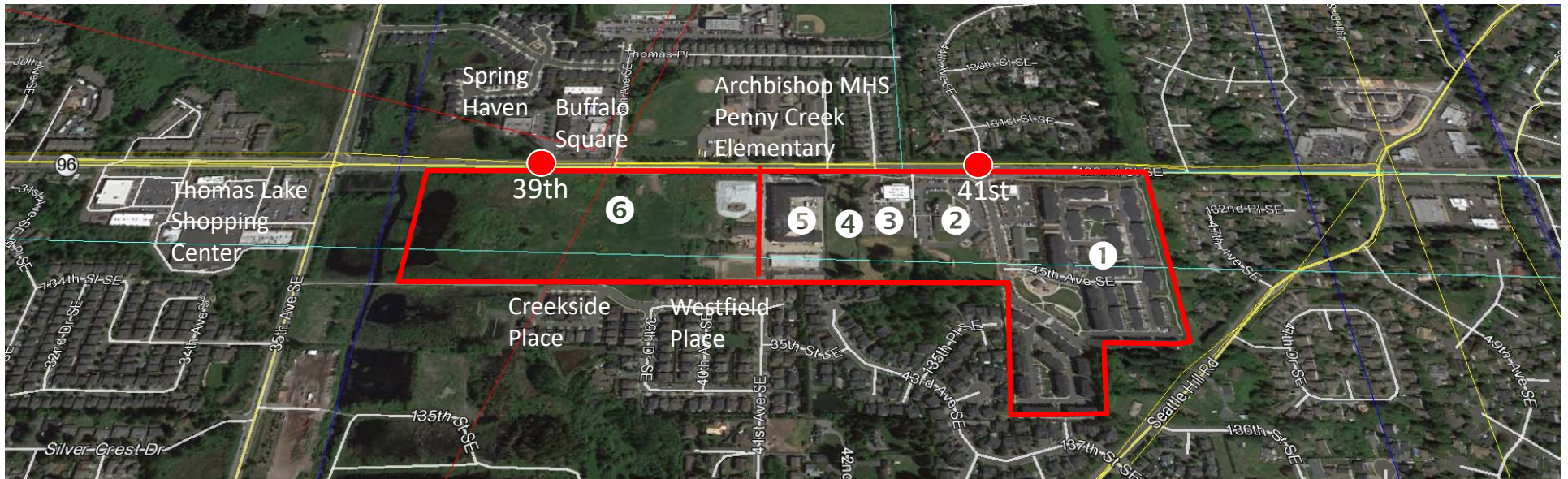


Existing Conditions

- The site was historically used as a farm
- The eastern portion of the site is currently developed with a stockpile of soil generated from The Vintage at Mill Creek & temporary stormwater pond
- The balance of the site to the west includes a wetland, dilapidated and abandoned structures and vegetation comprised of native and invasive plant species.
- The site generally slopes from east to west with grade change of approx. 20 feet



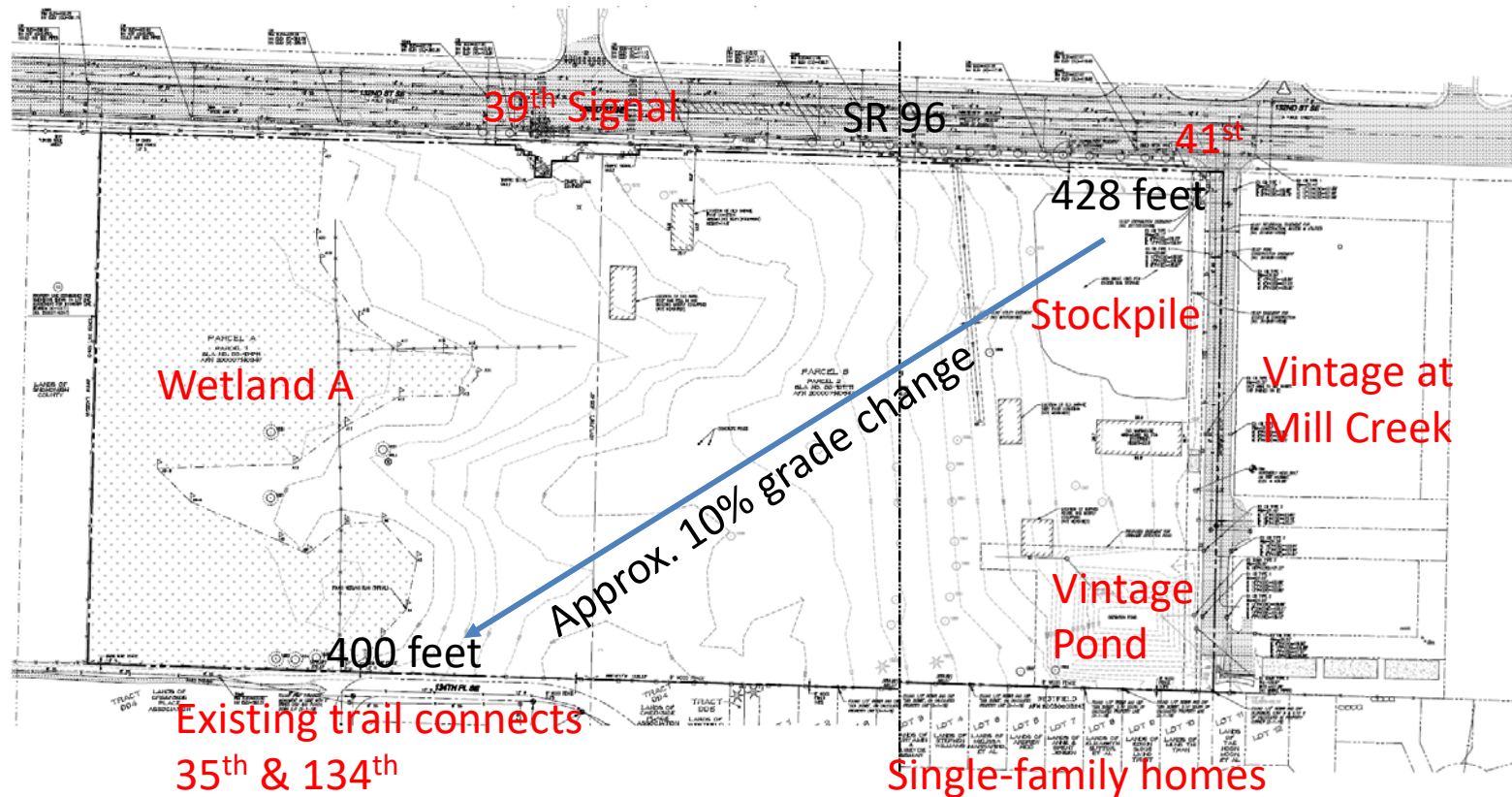
Aerial of EGUV Zone Developments



- 1 – Primrose, Retail Building, Mill Creek Meadows Apt., The Towns at Mill Creek and Buffalo Park
- 2 - Advent Lutheran Church
- 3 – The Gateway Building
- 4 – Upper Cuts Hair Salon and Private Residence
- 5 - Vintage Senior Housing & Commercial at Mill Creek
- 6 - The Farm at Mill Creek – Under Review



Existing Conditions



- Trees, shrubs and grasses
- Dilapidated buildings to be removed
- Two gravel access drives
- Vintage at Mill Creek stockpile and stormwater pond

Existing Conditions



Existing Conditions



Existing Conditions

Existing Vintage at Mill Creek
stormwater pond to be removed



Westfield Park
Neighborhood



Existing Conditions



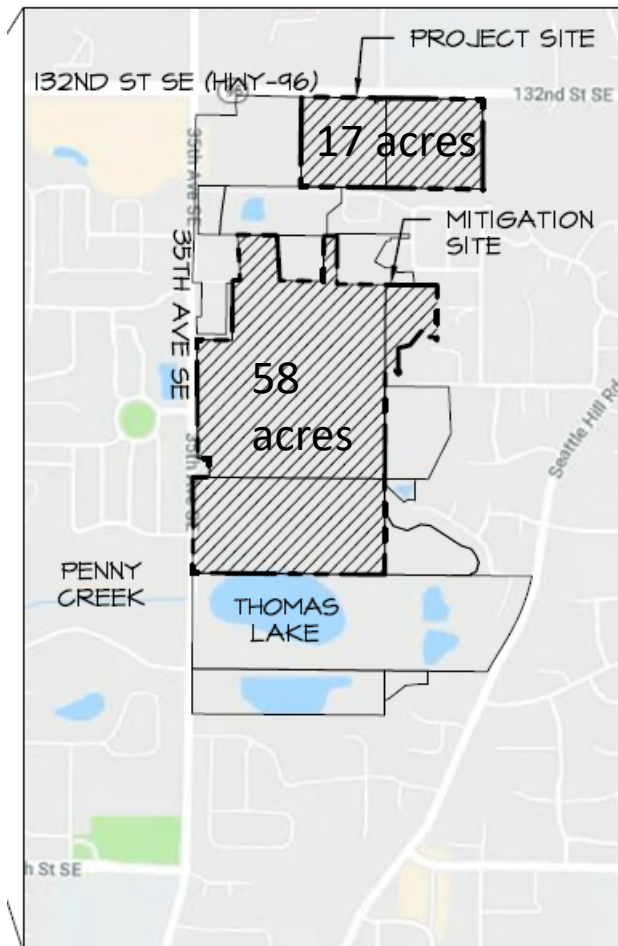
The Farm at Mill Creek

17 acres-12.5 to be divided into 5 lots and developed with:

- 14 buildings
 - 3 mixed-use (5 story)
 - 6 commercial
 - 1 parking garage
 - 4 garages
- 354 residential units
- 25 live/work units
- 1,197 parking stalls
- Festival Area
- Public open spaces
- 2.5 new public roads



Critical Areas



Wetland A (Cat. II) on-site requires 200' buffer.

Proposing to treat Wetland A Buffer reduction of 106,099 sf as “wetland as buffer” as if it were a direct wetland impact.

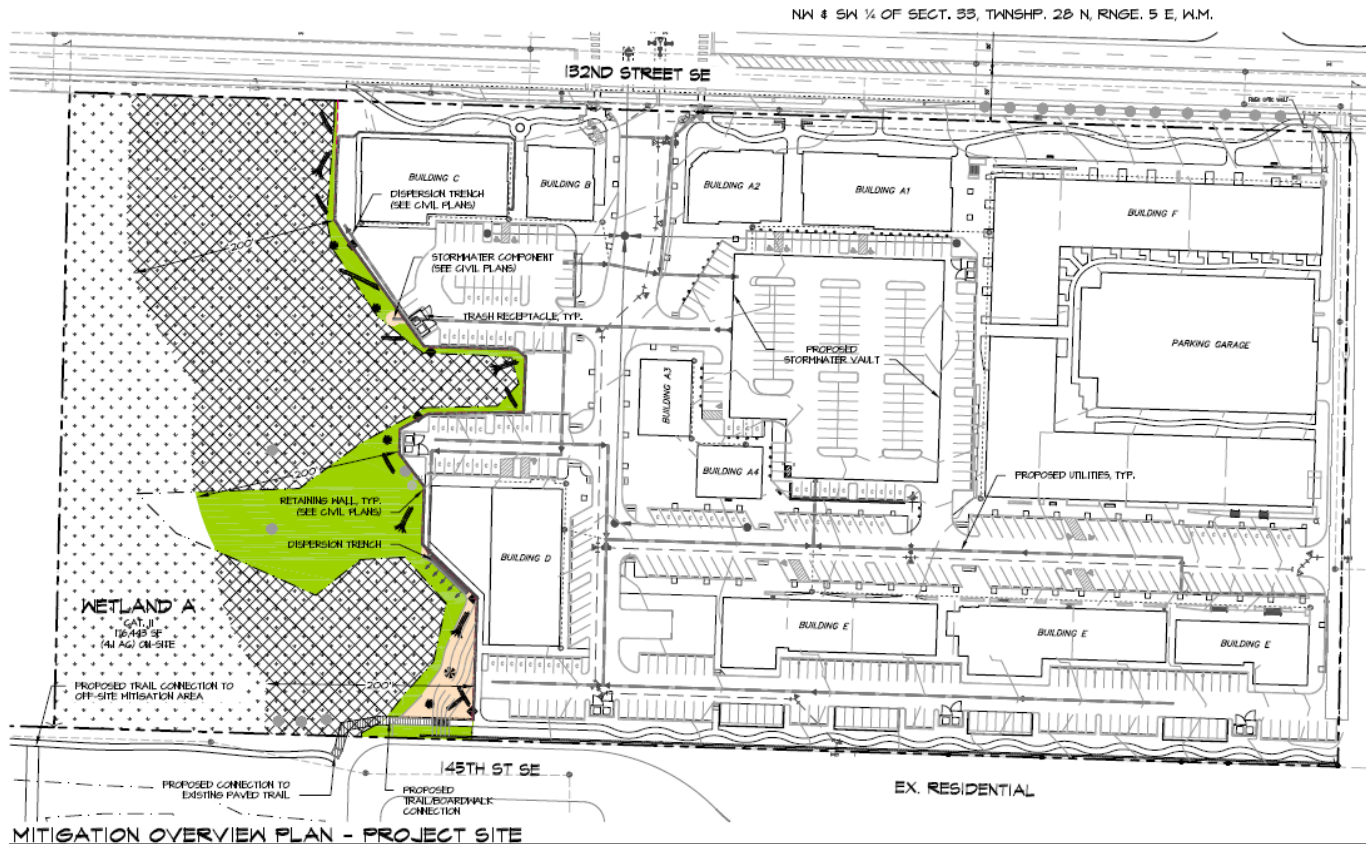
Buffer reduction requested averages 54' to as little as 5' pursuant to MCMC 18.06.930H, which allows City to reduce buffer on case by case basis if the following criteria are met:

1. Protect function and value of wetland; or
2. To protect significant habitat; or
3. To protect lands adjacent to wetlands from erosion or other hazards.

City biologist compliance letter **Exhibit 25**

Department of Ecology Regional Benefit letter **Exhibit 24**

Critical Areas On-Site



- 3.1 acres enhancement
- 4.86 acres NGPA

**On-Site Mitigation
restricted to
enhancement and
no public access**

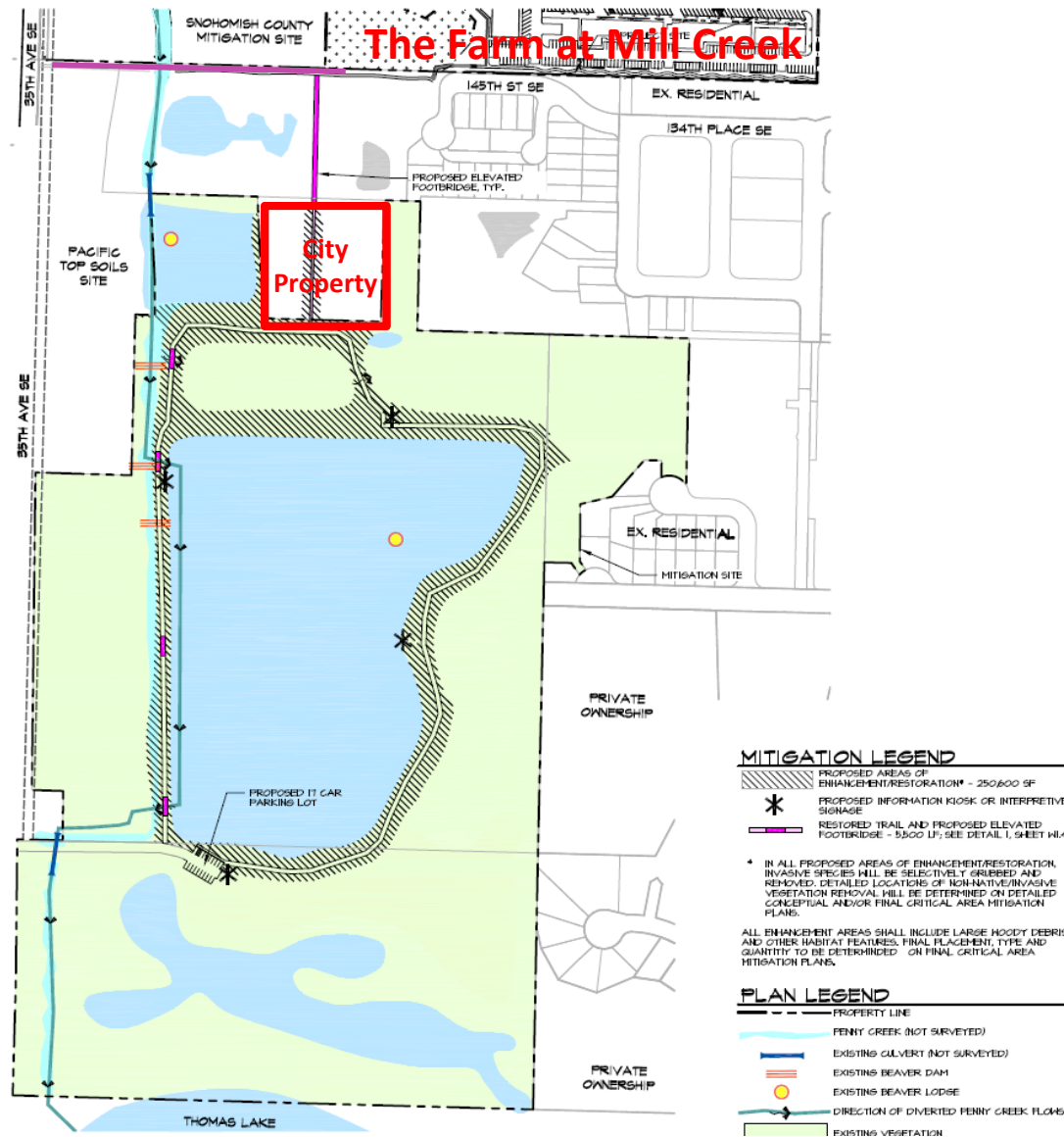


MITIGATION LEGEND

BUFFER MITIGATION

WETLAND-AS-BUFFER ENHANCEMENT*	106,772 SF	2.4 AC
WETLAND BUFFER ENHANCEMENT*	28,771 SF	0.6 AC
RESTORATION OF TEMPORARY CONSTRUCTION RELATED IMPACTS	4,465 SF	0.1 AC
TOTAL ON-SITE MITIGATION:	138,216 SF	3.1 AC

Critical Areas Off-Site Mitigation



- Off-Site Mitigation Site 58 acres
- Existing truck roads to be used as trails and parking area
- After 5 year monitoring period offer dedication to City - per DA



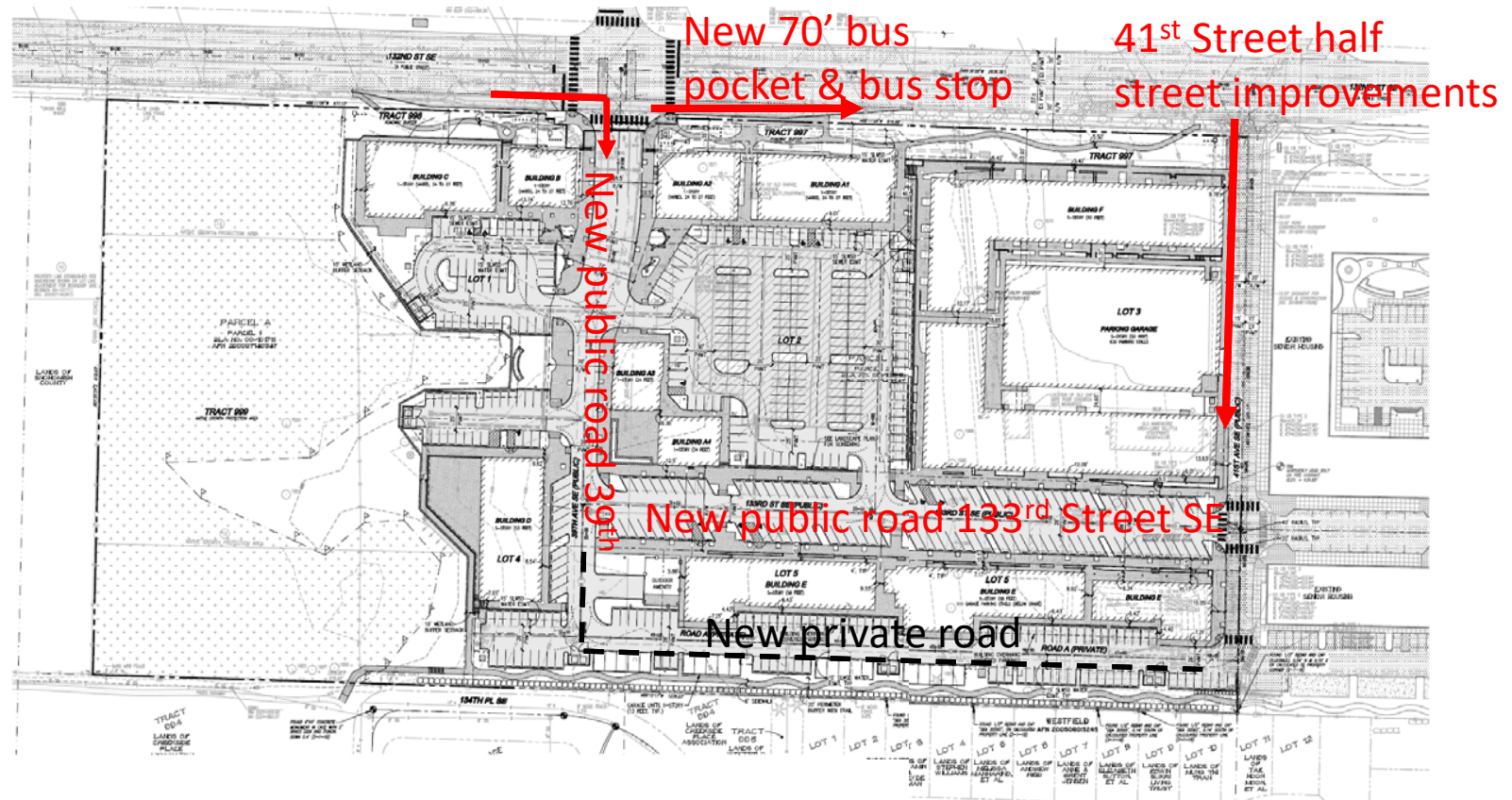
Traffic Impacts

- Development will generate 3,620 gross daily trips, 238 AM and 332 PM peak hour trips, **Exhibit 23**.
 - Using EGUV “master” traffic study to manage and mitigate traffic impacts from development (6,112 gross daily trips, 392 AM and 565 PM peak hour trips)



Site Access & Improvements

SR 96/39th Avenue SE signalized
intersection with new south leg &
east bound right turn lane



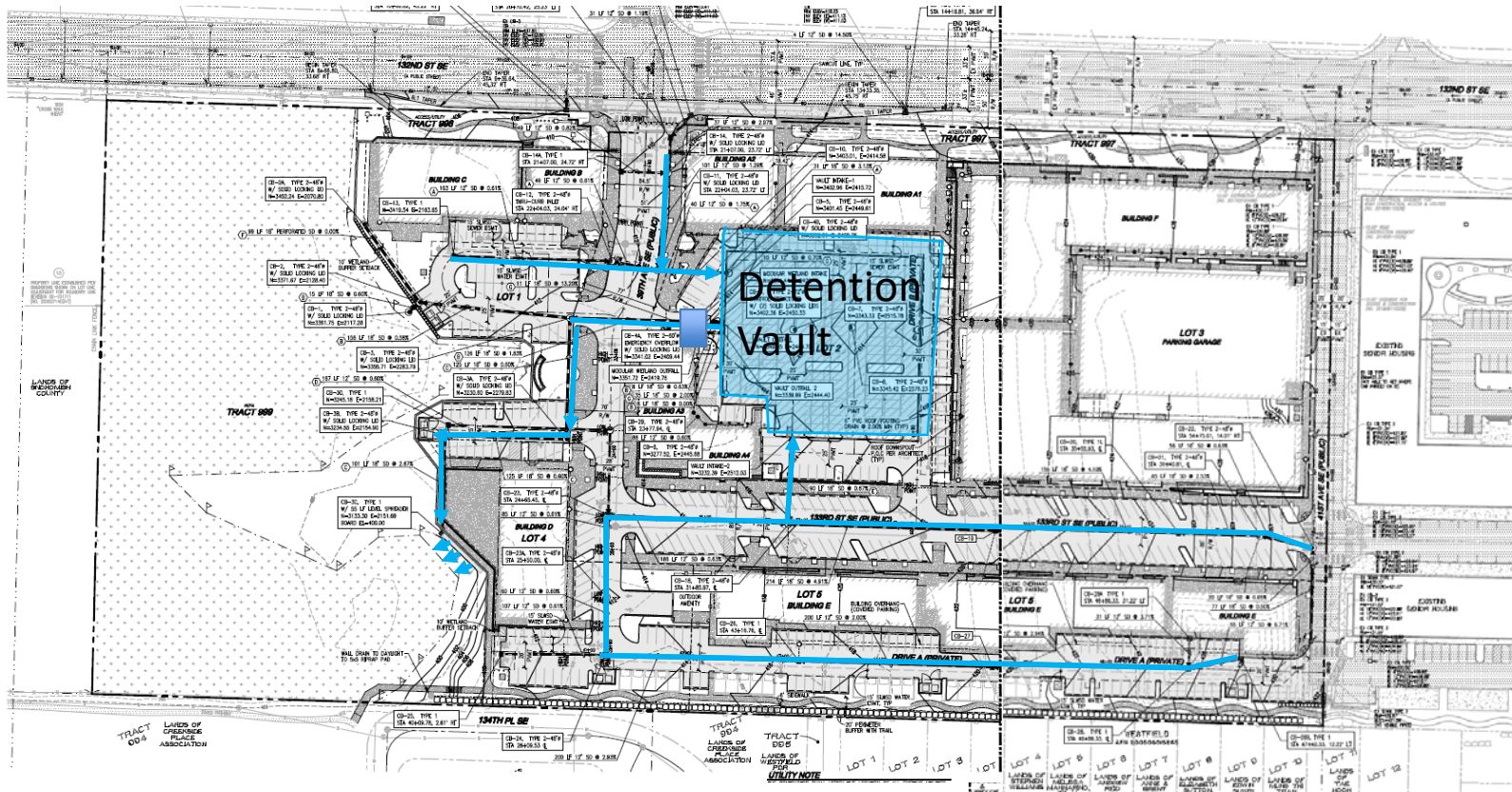
Off-Site Roadway Improvements

Improve westbound bus stop on NW corner of SR 96/44th with bus pad & shelter

Modify signal phasing & southbound channelization per WSDOT SR 96/SHR

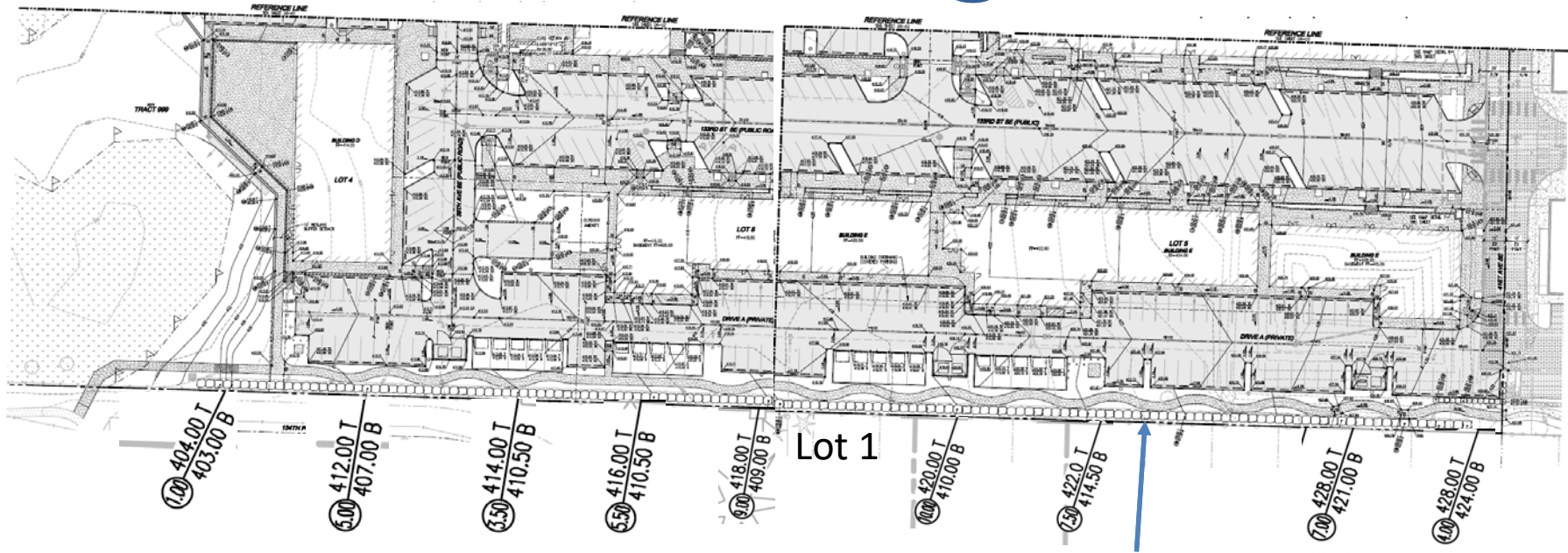


Stormwater

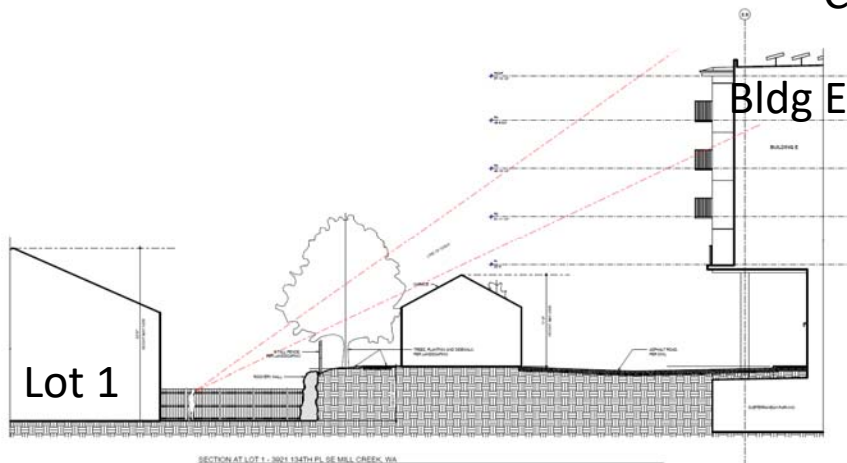


- Stormwater from the balance of the developed area will be detained in a pond prior to enhanced treatment in a modular wetland and discharged into the wetland buffer.
- Treated stormwater will discharge into the existing wetland buffer at rates matching (or less than) a fully forested condition.
- In compliance with City's 2014 DOE WW Stormwater Manual, see Exhibit 29

Grading

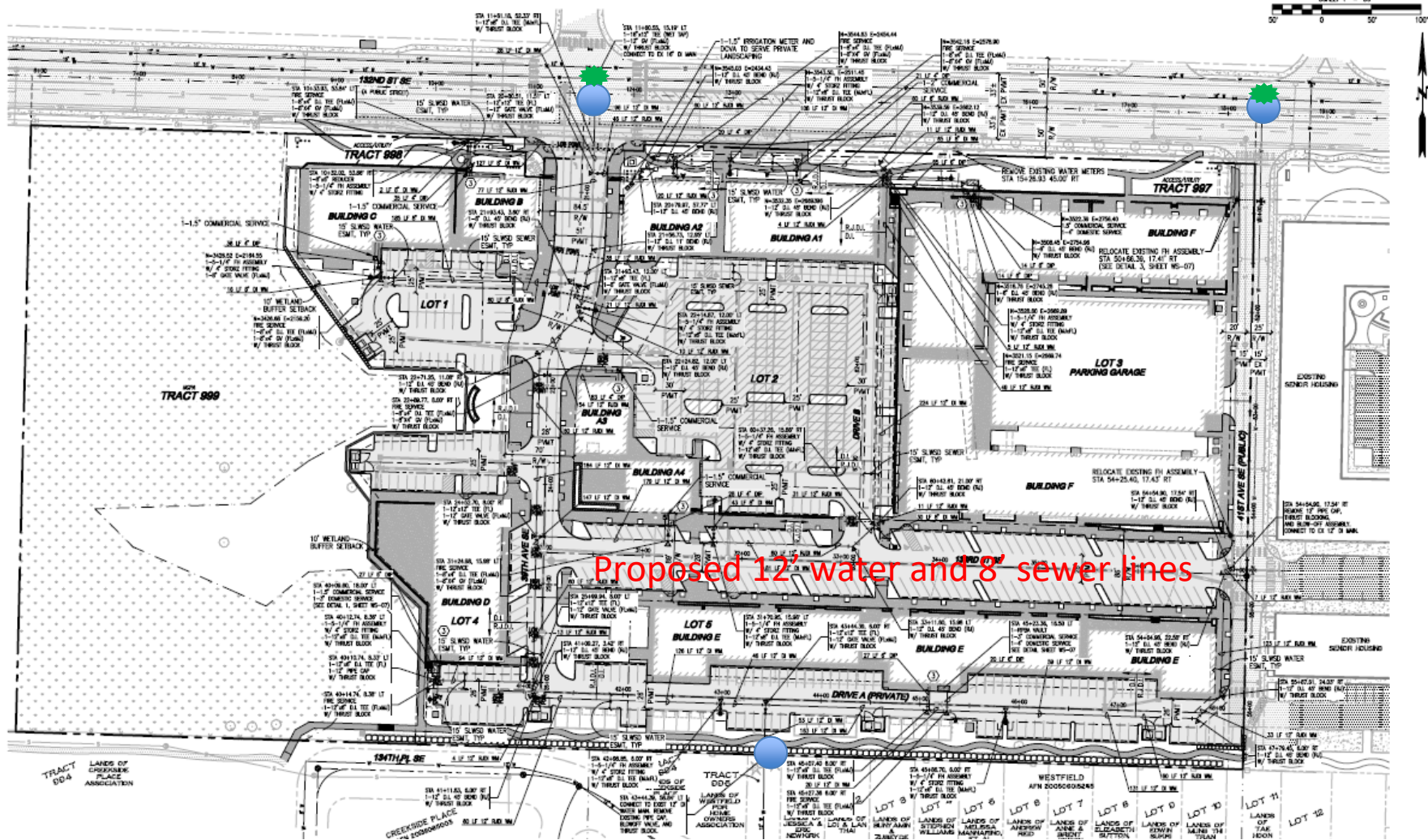


Condition to replace fence on top of rockery wall



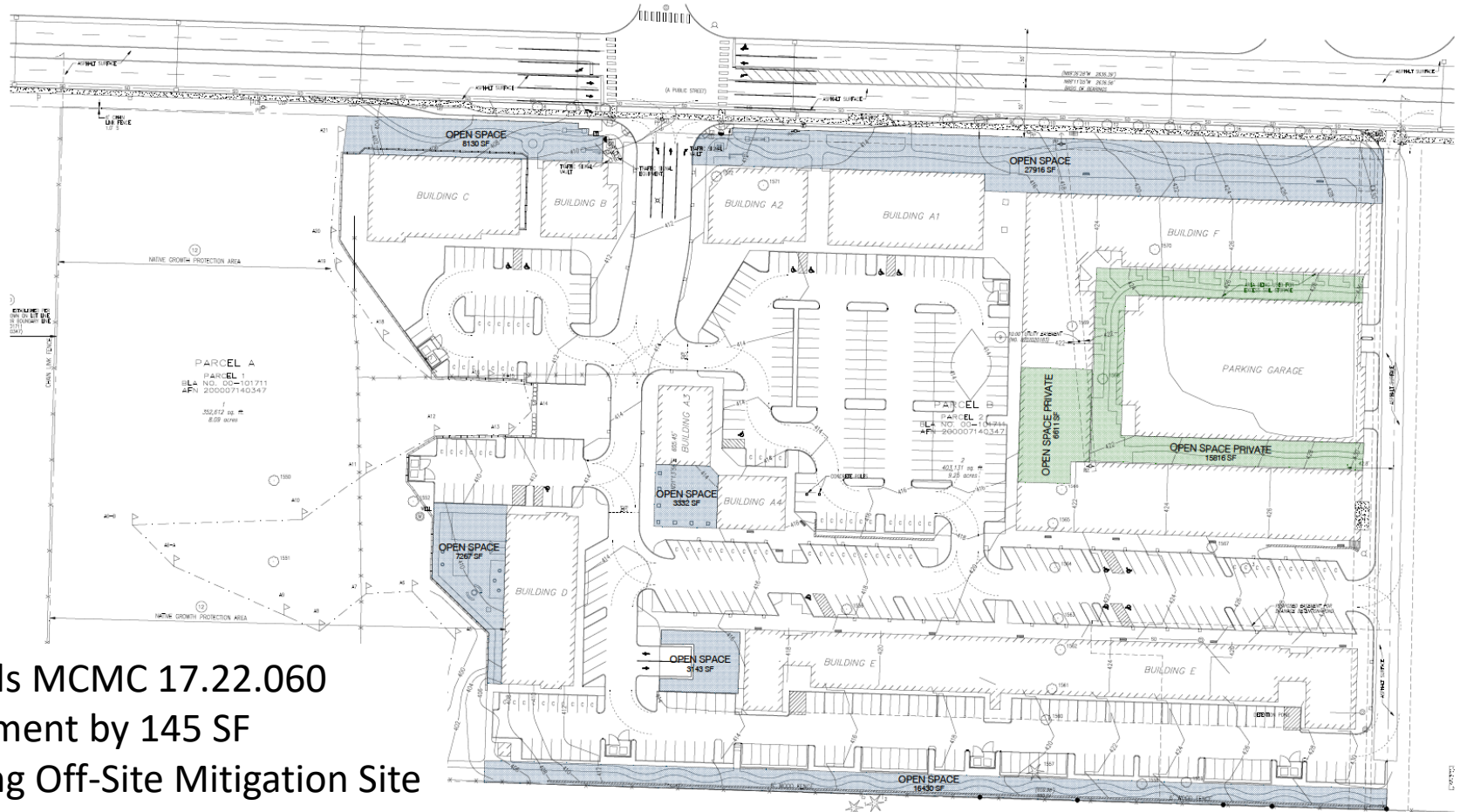
Water and Sewer

Connect to existing 16" water and 18" sewer main and looped throughout the site



Connect to existing 12" Water Main

Open Space Plan



*Exceeds MCMC 17.22.060
requirement by 145 SF
Excluding Off-Site Mitigation Site

OPEN SPACE:	REQUIRED:	88,500 SF	
		(354 DWELLING UNITS x 250 SF/DU)	
	PROPOSED:	88,645 SF	COMPLIES
		(SEE SEPARATE OPEN SPACE EXHIBIT)	MCMC 17.19.110
			MCMC 17.22.060

TRACTS:	999 NATIVE GROWTH PROTECTION AREA:	4.86 ACRES (211,520 SF)
	998 ROADWAY BUFFER:	0.19 ACRES (8,247 SF)
	997 ROADWAY BUFFER:	0.49 ACRES (21,455 SF)

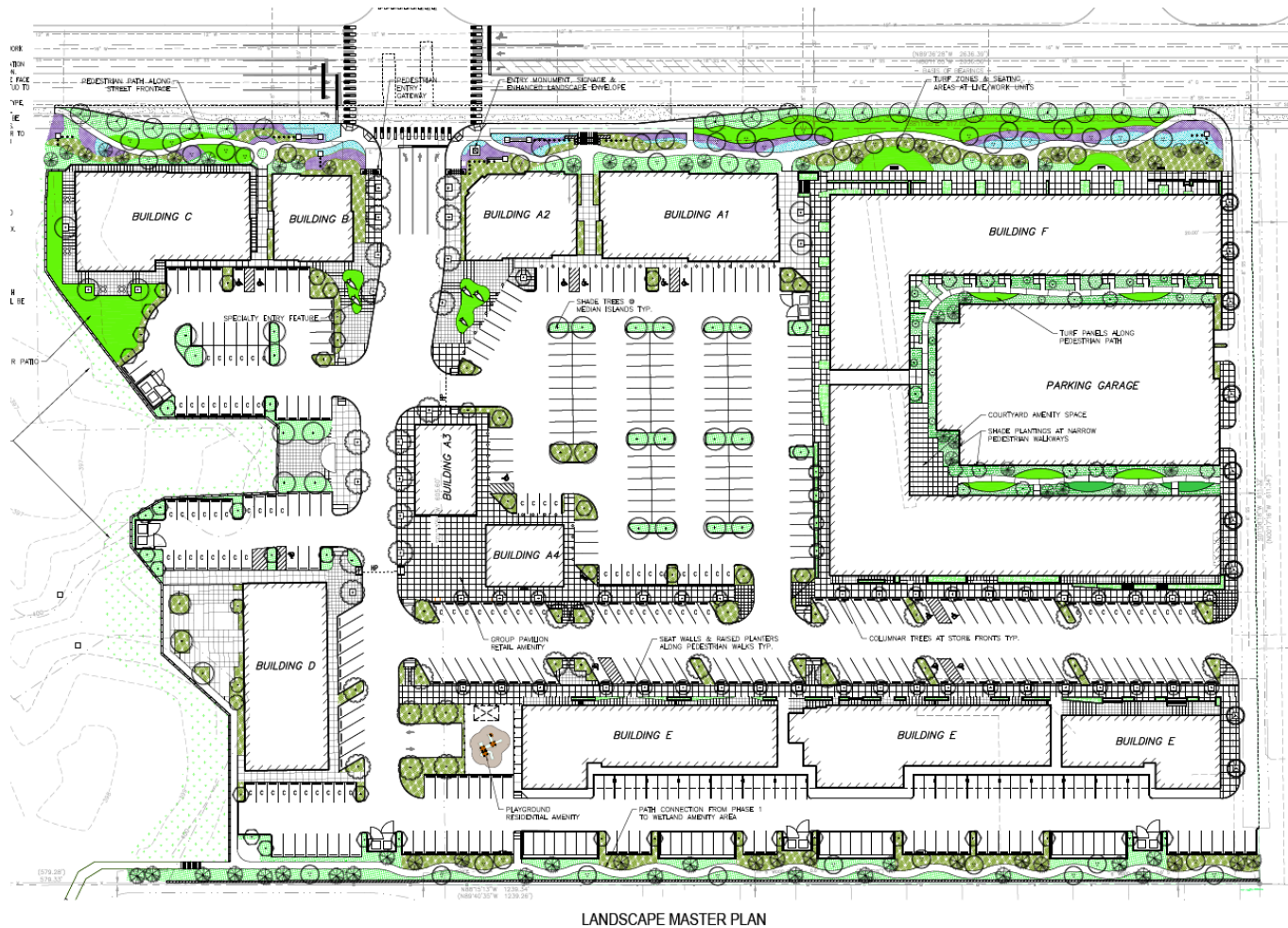


Exhibit 16

OPEN SPACE		
SPACE	QTY	AREA
PUBLIC OPEN SPACE	1	18,117 SF
PRIVATE OPEN SPACE	1	18,117 SF
TOTAL	2	36,234 SF

PUBLIC OPEN SPACE
PRIVATE OPEN SPACE

Landscape Plan



- 35' Roadway Buffer
- Streetscape and plazas
- Around all buildings
- Perimeter 20' Buffer and trail

*To be reviewed and approved by Design Review Board

Parking

PARKING SUMMARY FOR COMMERCIAL SPACE

LOT #	AREA	BUILDING	BUILDING FOOTPRINT	BUILDING USE	COMMERCIAL USE AREA	PARKING SPACES RATIO REQUIRED PER MCMC 17.27.020	PARKING SPACES REQUIRED	COMMERCIAL PARKING SPACES PROPOSED	PARKING RATIO FOR LOT
1	53,094 SF	B	4,272 SF	RESTAURANT	4,272 SF	20 SPACES + 1/100 SF IN EXCESS OF 4,000 SF	23	23	5.4/1000
		C	10,513 SF	DAYCARE	10,513 SF	1 SPACE/300 SF	36	36	3.4/1000
2	98,012 SF	A1	10,024 SF	RESTAURANT	5,088 SF	20 SPACES + 1/100 SF IN EXCESS OF 4,000 SF	31	31	6.1/1000
				RETAIL SHOPS	4,936 SF	1 SPACE/250 SF	20	20	4.1/1000
		A2	6,079 SF	RETAIL SHOPS	6,079 SF	1 SPACE/250 SF	25	25	4.1/1000
		A3	3,742 SF	WINERY	3,742 SF	1 SPACE/250 SF	15	15	4.0/1000
		A4	3,277 SF	WINERY	3,277 SF	1 SPACE/250 SF	14	14	4.3/1000
3	118,428 SF	F	51,797 SF	MEDICAL OFFICES	15,590 SF	1 SPACE/200 SF	78	78	5.0/1000
				LEASING OFFICE	0 SF	1 SPACE/400 SF	0	0	0/1000
4	48,738 SF	D	10,292 SF	GROCERY	6,130 SF	1 SPACE/250 SF	25	25	4.1/1000
				RETAIL SHOPS	1,286 SF	1 SPACE/250 SF	6	6	4.7/1000
5	91,235 SF	E	28,763 SF	RETAIL SHOPS	22,351 SF	1 SPACE/250 SF	90	90	4.0/1000
PHASE 1		OVERFLOW					0	51	
TOTAL	--	--	--	--	95,764 SF ²	--	363	414	5.0/1000

1. A PARKING MANAGEMENT PLAN REGULATES THE USE AND MANAGEMENT OF PARKING PER THE APPROVED BINDING SITE PLAN.

2. 12,500 SF OF COMMERCIAL SPACE IS INCLUDED FOR 25 LIVE WORK UNITS (500 SF/UNIT). PARKING FOR THESE IS ACCOUNTED FOR WITHIN THE RESIDENTIAL TABLE.

PARKING SUMMARY FOR RESIDENTIAL LIVING SPACE

LOT	BUILDING	UNIT TYPE	NUMBER OF UNITS	TOTAL AREA	PARKING SPACES RATIO REQUIRED PER MCMC 17.27.020 (C)	PARKING SPACES REQUIRED	PARKING SPACES PROPOSED ¹
4	D	1 BED	8	5,371 SF	1.5 SPACES/UNIT	12	12
		2 BED	24	24,124 SF	2.5 SPACES/UNIT	60	60
		3 BED	0	0	2.5 SPACES/UNIT	0	0
5	E	1 BED	20	11,236 SF	1.5 SPACES/UNIT	30	30
		2 BED	48	48,291 SF	2.5 SPACES/UNIT	120	120
		3 BED	48	55,232 SF	2.5 SPACES/UNIT	120	120
3	F	1 BED	74	53,389 SF	1.5 SPACES/UNIT	111	111
		2 BED	92	93,101 SF	2.5 SPACES/UNIT	230	230
		3 BED	40	46,069 SF	2.5 SPACES/UNIT	100	100
TOTAL	--	--	354 ³	336,813 SF	--	783	783 ²

1. A PARKING MANAGEMENT PLAN REGULATES THE USE AND MANAGEMENT OF PARKING PER THE APPROVED BINDING SITE PLAN.

2. INCLUDES 630 STALLS IN RESIDENTIAL PARKING GARAGE, 115 STALLS IN UNDERGROUND PARKING, 20 STALLS IN SURFACE GARAGES, AND 18 SURFACE STALLS.

3. 25 LIVE WORK UNITS ARE PROPOSED AND INCLUDED WITHIN THE UNIT COUNT.

SEE PARKING MANAGEMENT PLAN.

Proposal exceeds code requirements
1,197 total:

- 414 commercial
- 783 residential

Provides 51 extra stalls, 33 extra on-street stalls are for Senior Center.

- Parking Management Plan provides for permits, signage, & enforcement, **Exhibit 21**
- Reciprocal parking covenant for EGUV

EGUV Consistency Review

Staff finds that the proposed project has been designed and is consistent with the design components of:

- MCMC 17.34, Design Review, Design Criteria
- EGUV Design Guidelines
 - LEED Neighborhood Standards



SEPA Impacts & Mitigation

City Parks:

Neighborhood Parks - \$416,771.28

Community Parks - \$253,032.12

City Transportation:

\$1,098,000.00 plus frontage and off-site improvements

Community Transit:

Two bus shelters along 132nd Street SE, one bus pocket

Everett School District:

\$380,679.00

Staff Recommendation

Staff finds that the proposed project is consistent with:

- The Land Use Map and Comprehensive Plan.
- Applicable Development Regulations.
 - EGUV Design Guidelines.

Thus, staff is recommending approval of the Binding Site Plan as conditioned in the staff report, Exhibit 1.



Public Hearing Procedures

- Open Public Hearing
- City testimony/presentation
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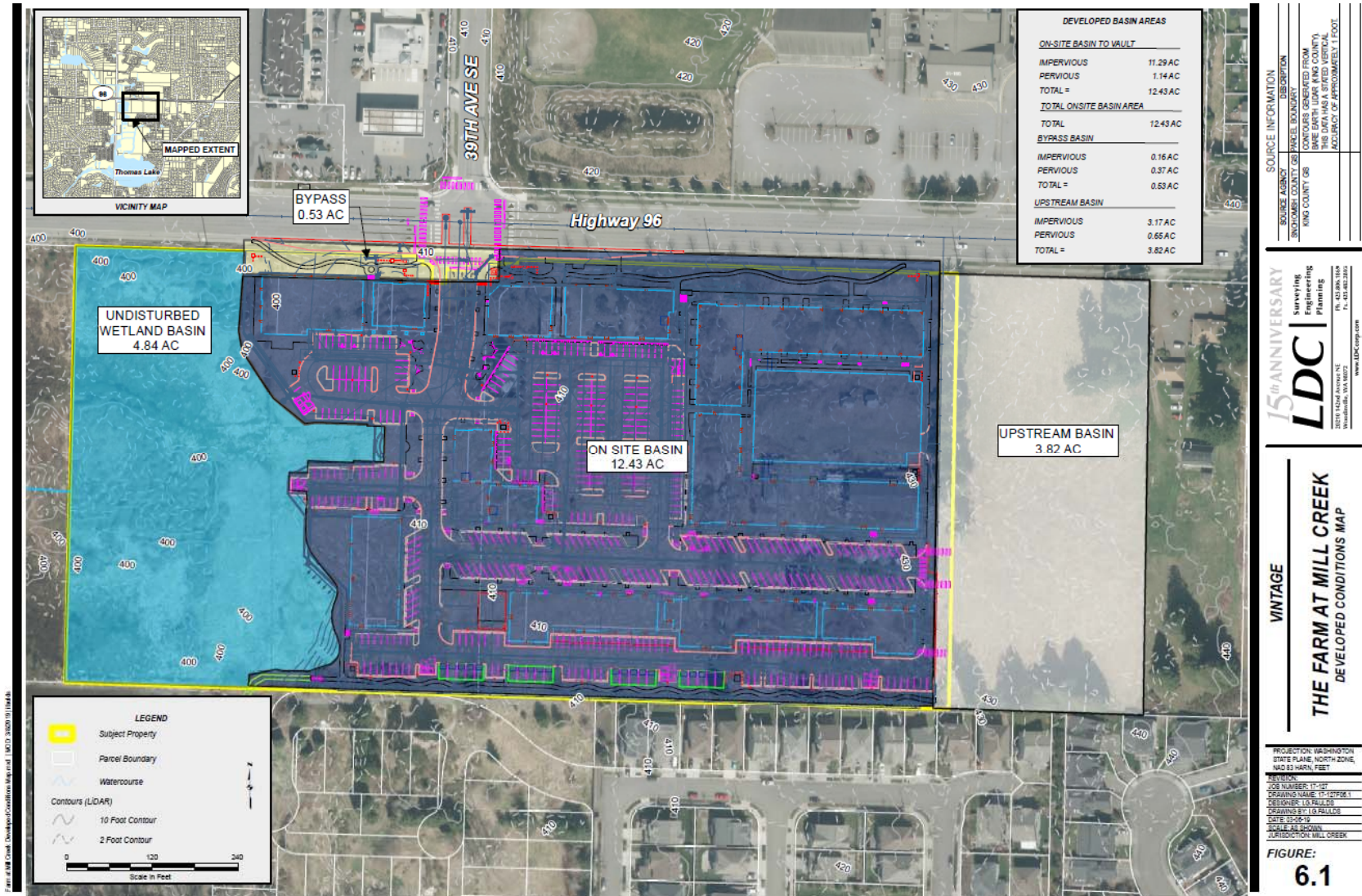


Additional Background Information Signs

Existing Conditions



Basin Map



Modular Wetland

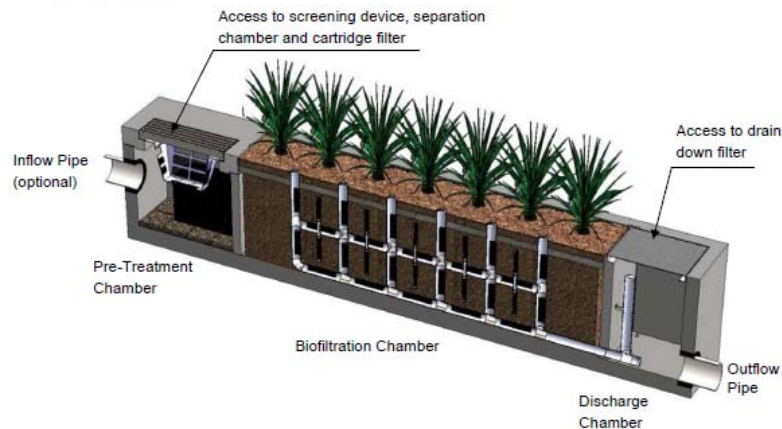


Maintenance Guidelines for Modular Wetland System - Linear

Maintenance Summary

- Remove Trash from Screening Device – average maintenance interval is 6 to 12 months.
 - *(5 minute average service time).*
- Remove Sediment from Separation Chamber – average maintenance interval is 12 to 24 months.
 - *(10 minute average service time).*
- Replace Cartridge Filter Media – average maintenance interval 12 to 24 months.
 - *(10-15 minute per cartridge average service time).*
- Replace Drain Down Filter Media – average maintenance interval is 12 to 24 months.
 - *(5 minute average service time).*
- Trim Vegetation – average maintenance interval is 6 to 12 months.
 - *(Service time varies).*

System Diagram

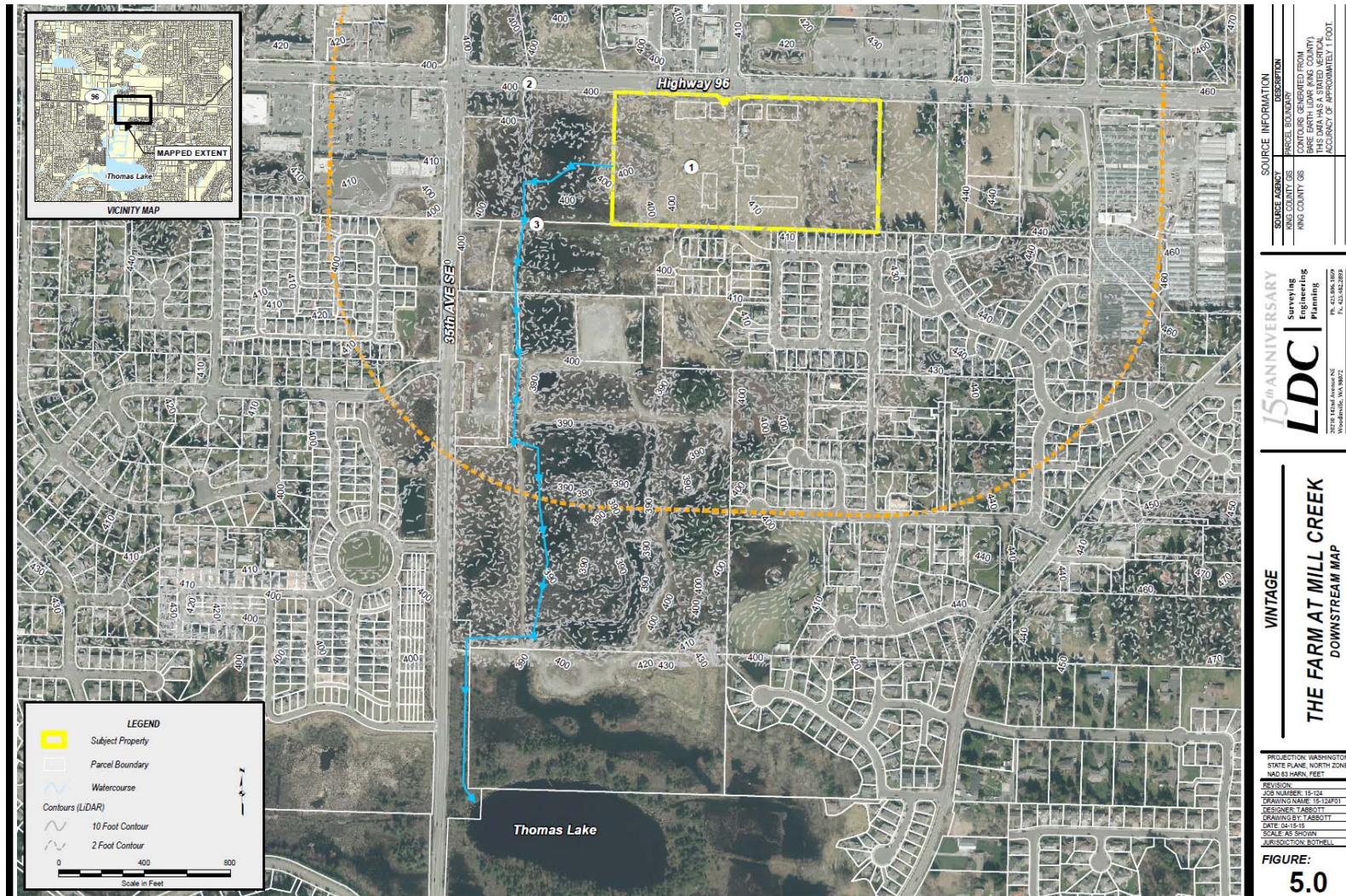


www.modularwetlands.com

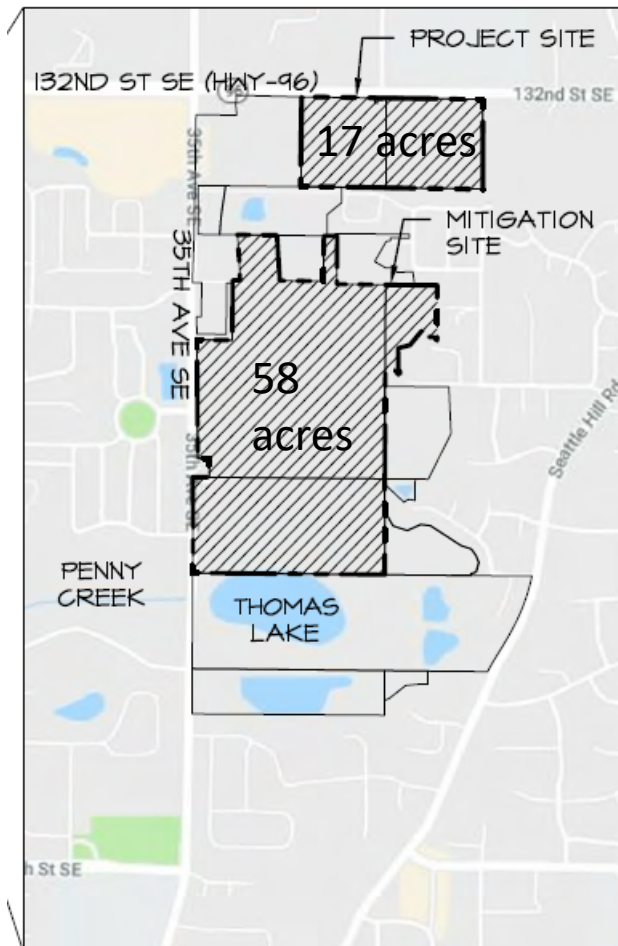
A biofiltration treatment facility referred to as a “modular wetland” will provide enhanced water quality treatment for developed area subject to treatment requirements. It will consist of a pretreatment chamber to remove sediment followed by a larger chamber containing biofiltration media. The modular wetland will provide treatment to stormwater after exiting the detention facility. A generic Modular Wetland detail can be found in Appendix 5-B. Site-specific details will be provided with construction documents.

The water quality system will be designed/sized by Modular Wetlands to provide enhanced treatment per General Use Level Designation approval by the Department of Ecology (see Appendix 5-B for Modular wetland design sheet). As a treatment facility located downstream of the detention facility, the Modular Wetland will be sized to treat the 2-year release rate from the detention system.

Stormwater – Downstream Flow



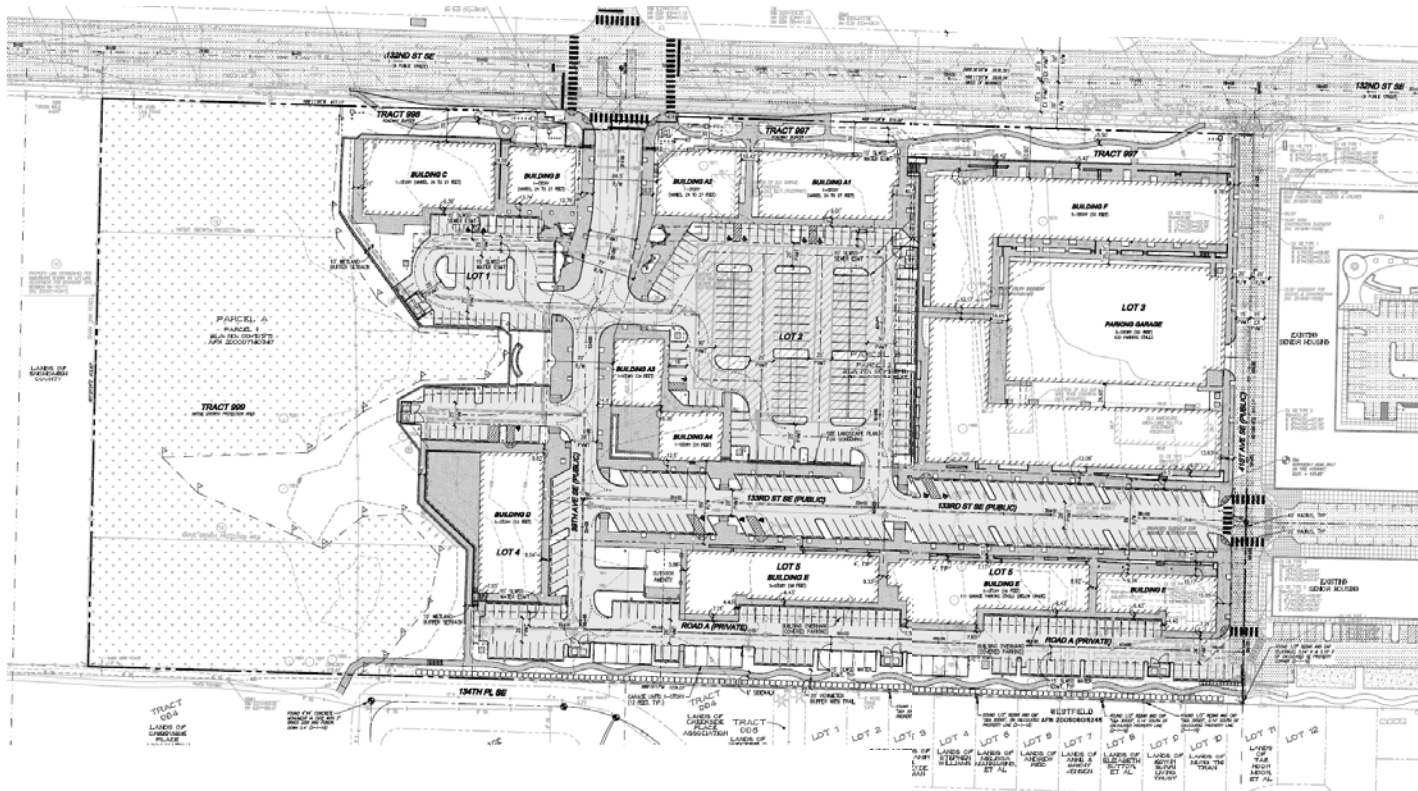
Critical Areas



- Project Site Habitat Enhancement & Restoration:
 - Wetland as Buffer -- Enhancement..... 106,172 sf (2.4 ac)
 - Wetland A -- Buffer Enhancement: 28,179 sf (0.6 ac)
 - Temporary Construction Impacts – Restoration..... 4,465 sf (0.1 ac)
 - 138,816 sf (3.1 ac)**
- Mitigation Site Habitat & Trail Enhancement & Restoration:
 - Vegetative/Habitat Enhancement: 250,600 sf (5.8 ac)
 - Trail System – including Boardwalks approximately 5,500 lf
 - 250,600 sf (5.8 ac)**



Binding Site Plan



Entry Landscaping



ENTRY ENLARGEMENT

PROJECT ENTRY IMAGES



OVERALL ENTRY VIEW



EAST CORNER VIEW OF PYLON SIGN AND PEDESTRIAN GATEWAY



WEST CORNER VIEW OF PROJECT SIGN WALL



STONE ENTRY MONUMENT



TWIG BENCH SEATING AT PLAZA



STYLIZED "FENCE" POSTS



PEDESTRIAN GATEWAY



theLastudio
AT BLUELINE
10000 02nd Avenue South
Suite 100
Spokane, WA 99216
Phone: 208.344.0307

THE FARM AT MILL CREEK
OWNER: VINTAGE HOUSING DEVELOPMENT, INC.
100 MILL CREEK, WA 98072
PROJECT #141718
FILE NAME: LANT1111X
DRAWN BY: RSLP.BE

ENTRY ENLARGEMENTS

L1.11

DR SUBMITTAL

Landscaping



FIRE PIT AT RETAIL DINING PLAZA



STREET BOLLARD OPTION



BENCH SEATING OPTION



RAISED PLANTER WALLS AT PLAZAS



MIXED ORNAMENTAL PLANTING



Parking Management Plan

Exhibit 21

PARKING MANAGEMENT NARRATIVE

PARKING AT THE FARM AT MILL CREEK WILL BE PROVIDED WITH A COMBINATION OF SPACES AS DETAILED ON THE PARKING MANAGEMENT SITE PLAN. THE SURFACE AND STREET PARKING WILL SERVE THE COMMERCIAL SPACES. LOOKING WITHIN THE MIXED-USE BUILDINGS WITH THE FARM AT MILL CREEK, RESIDENTS WILL BE ASSIGNED TO PARKING LOCATED IN A STRUCTURE OR IN SPACES WITHIN A PARKING STRUCTURE BEHIND BUILDING F OR WITHIN A SINGLE STORY GARAGE BUILDING LOCATED SOUTH OF BUILDING F. THERE ARE STALLS AT THE SOUTHWEST CORNER OF BUILDING F THAT WILL BE ASSIGNED FOR FUTURE RESIDENT PARKING. IN SIMPLE TERMS THE SURFACE PARKING STALLS ARE FOR THE COMMERCIAL AND THE STRUCTURE PARKING STALLS ARE FOR THE RESIDENTS.

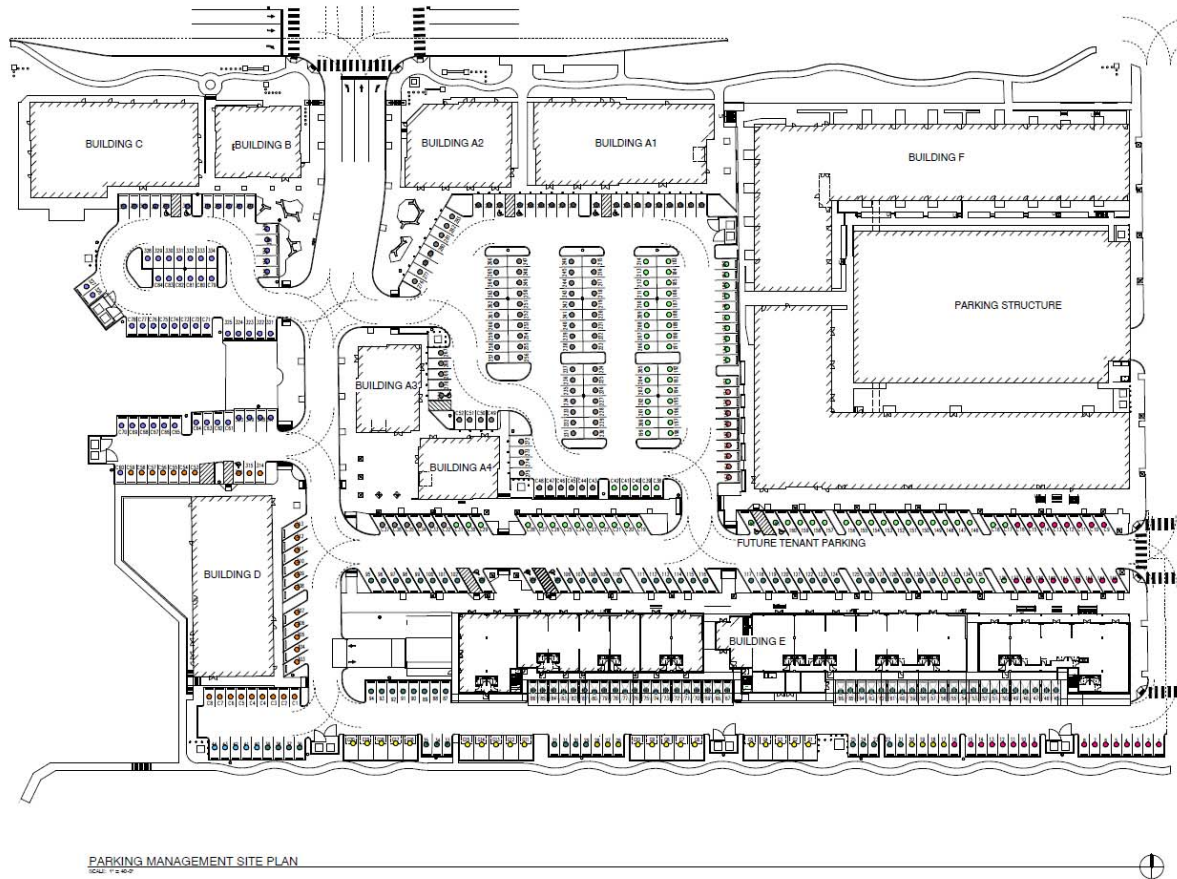
PARKING PLAN (PROVIDED BY MANAGEMENT COMPANY)

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

PARKING AT THE FARM AT MILL CREEK WOULD BE PROVIDED PER THE CITY OF MILL CREEK. PARKING DEPARTMENT REQUIREMENTS THE LIMITED NUMBER OF SPACES MUST ACCOMMODATE RESIDENTS, VISITORS, FUTURE RESIDENTS, LOADING STOPS, COMMERCIAL AND FUTURE WAREHOUSE SPACES. THE PARKING LOT WILL HAVE CLEAR SIGNS TO REFLECT THE PARKING DESIGNATION. VEHICLES IMPROPERLY PARKED WILL BE TOWED AT THE OWNER'S EXPENSE.

PARKING RULES:

1. EACH VEHICLE MUST BE REGISTERED TO A LEASE HOLDER AND BE MAINTAINED FOR THE TERM OF THE RESIDUAL AGREEMENT.
2. PARKING IS AVAILABLE ON A FIRST COME FIRST SERVED BASIS. IF A REQUESTED PARKING IS NOT AVAILABLE AT THE TIME THE REQUEST IS MADE YOU WILL BE PLACED ON THE WAIT LIST AND CONSIDERED WHEN A SPACE IS AVAILABLE.
3. ALL VEHICLES BROUGHT ON THE PROPERTY ARE REQUIRED TO PAY A ONE-TIME PER VEHICLE PARKING REGISTRATION OF \$35. 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 SPACES ARE OPTIONAL TO RESIDENTS AND ARE AVAILABLE AT A COST FOR EXTERIOR SURFACE PARKING, GARAGE PARKING OR FOR FUTURE RESIDENT PARKING SPACES. ALL RESIDENT SPACES WILL BE CLEARLY MARKED "RESIDENT AND PARKING SPACES" IN THE EXTERIOR SURFACE PARKING OR ASSIGNED TO PARKING SPACES MARKED IN ANY SPACES.
7. GUEST PARKING - VISITORS ARE ALLOWED TO PARK IN UNRESERVED UNRESERVED SPACES UNTIL 6 PM WITHOUT A PERMIT. AFTER 6 PM VISITORS ARE REQUIRED TO RESERVE THEIR SPACES THROUGH THE MILL CREEK PARKING MANAGEMENT COMPANY. EACH APARTMENT IS ALLOWED ONE VISITOR GUEST PARKING FOR UP TO 14 DAYS IN A CALENDAR YEAR.
8. LOADING/UNLOAD SPACES: MANAGEMENT WILL OFFER GENERAL LOADING/UNLOAD SPACES LOCATED NEAR ELEVATORS THAT WILL ACCORD 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 LOADING/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 SPRING DESIGNATIONS WILL BE MONITORED BY MANAGEMENT PERSONNEL. VIOLATORS WILL BE SUBJECT TO IMMEDIATE TOW AT OWNER'S EXPENSE.
12. ANY VEHICLE WITHOUT A PERMIT, IMPROPERLY PARKED, AND/OR A GUEST NOT REGISTERED AFTER 6:00 PM IS SUBJECT TO IMMEDIATE TOW AT OWNER'S EXPENSE.



PARKING	
TYPE	QTY
BUILDING A1 - COMMERCIAL	150
BUILDING A2 - COMMERCIAL	150
BUILDING A3 - COMMERCIAL	150
BUILDING A4 - COMMERCIAL	150
BUILDING A5 - COMMERCIAL	150
BUILDING A6 - COMMERCIAL	150
BUILDING A7 - COMMERCIAL	150
BUILDING A8 - COMMERCIAL	150
BUILDING A9 - COMMERCIAL	150
BUILDING A10 - COMMERCIAL	150
BUILDING A11 - COMMERCIAL	150
BUILDING A12 - COMMERCIAL	150
BUILDING A13 - COMMERCIAL	150
BUILDING A14 - COMMERCIAL	150
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the LAB
architectural collective
spokane, wa

THE FARM at
MILL CREEK
1324 STREET DE BLAN - MILL
CREEK, WASHINGTON

REVISIONS

#	DESCRIPTION	DATE
1	UPDATE PARKING	01.17.18
2	UPDATE PARKING	01.17.18
3	UPDATE PARKING	01.17.18

PROJ. # 1501
DRAWN: ORG
CHECKED: ORG
DATE: 11.01.18
PARKING MANAGEMENT SITE
PLAN

PK101

Backup Information