

September 27, 2016

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

**RE: Arena Sports Mill Creek
Preliminary Project Narrative**

Mill Creek Arena Sports is a commercial project on an approximately 6.73-acre site located at 13518 Bothell-Everett Highway, Mill Creek, WA 98012 in Snohomish County. The proposed project is summarized by the following characteristics and narrative:

Property Address:	13518 Bothell-Everett Highway, Mill Creek, WA 98012
Tax Parcel Numbers:	28053100103400, 28053100103200, and 28053100104000
Property Zoning:	CB (Community Business)
Property Area:	Approximately 6.73 Acres
Proposed Building(s):	One recreational building with an approximate footprint of 84,721 SF

Site Description

The site currently contains a single family home and several additional outbuildings. These existing structures will be removed before construction. Existing elevations range from 453 feet near the northern corner of the property to 435 near the southern corner of the property. Adjacent to the site are the following uses:

- **North** - Community Business
- **South** - Community Business
- **East** - Low Density Residential
- **West** - High Density Residential

Access

The property will be accessed from two locations. The primary access to the property will be provided at the eastern corner of the property off the Bothell-Everett Highway and will be shared with the adjacent commercial property. This drive aisle will be widened from 24 ft to 36 ft. The other access will connect the southwest side of the property to Dumas Road, approximately 250 feet northwest of the Bothell-Everett Highway/Dumas Road intersection. The typical drive aisle section for access will consist of a 25-ft pavement with a 5-ft sidewalk.

Project Description

The proposed project will combine the three existing parcels with the intent of creating a 96,370 sf commercial building (84,721 sf main level, 9,394 sf mezzanine, 1,252 sf HVAC platform 1, and 1,003 sf HVAC platform 2) providing indoor recreational opportunities. The structure will be surrounded by 382 parking stalls. There will be a 50-ft wetland buffer near the western side of the property and a 35-ft landscape buffer between the parking area and

the Bothell-Everett Highway. Utilities (water, sewer, and storm drainage facilities) will be installed to serve the development.

There are a total of 382 proposed parking spaces on site, including 246 standard, 128 compact, and 8 ADA-compliant parking spaces. The proposed number of parking spaces proposed is greater than the 176 required number of spaces based on the type of use of the various areas within the building as shown on the attached table.

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.



Mark Villwock, PE
Vice President

Estimate of Required and Proposed Parking Spaces
 Arena Sports Mill Creek

date updated: 9/22/2016

Space/Room	Area (sf)	#	Total Area (sf)	Mill Creek Parking Standards	Parking Spaces Required	Municipal Code Reference	Proposed Parking Spaces			
							Standard	Compact	ADA	Total
<i>Occupiable Areas</i>										
Office	1,624	1	1,624	1 Space/ 800 sf	2	17.27.020.D.5				
Office (Mezz.) ^a	420	2	840	1 Space/ 800 sf	1	17.27.020.D.5				
Party Rooms	360	4	1,439	1 Space/ 500 sf	2	17.27.020.D.8 ^b				
Party Rooms (Mezz.) ^a	6,759	1	6,759	1 Space/ 500 sf	13	17.27.020.D.8 ^b				
Arcade	5,663	1	5,663	1 Space/ 500 sf	11	17.27.020.D.8 ^b				
Bowling	4,673	1	4,673	4 spaces/ Lane	32	17.27.020.D.7				
Inflatables	5,535	1	5,535	1 Space/ 500 sf	11	17.27.020.D.8 ^b				
Laser Tag	5,276	1	5,276	1 Space/ 500 sf	10	17.27.020.D.8 ^b				
Soccer Fields	11,960	2	23,920	1 Space/ 500 sf	48	17.27.020.D.8 ^b				
Warm-up Fields	8,690	1	8,690	1 Space/ 500 sf	17	17.27.020.D.8 ^b				
Food/ Seating	5,054	1	5,054	1 Space/ 200 sf	25	17.27.020.D.12				
Kitchen	1,405	1	1,405	1 Space/ 500 sf	3	17.27.020.D.8 ^b				
Reception	512	1	512	1 Space/ 800 sf	1	17.27.020.D.5				
<i>Accessory Areas</i>										
Restrooms 1	760	1	760							
Restroom 2	95	1	95							
Restrooms 3	223	1	223							
Restrooms 4 (Mezz.) ^a	191	1	191							
Bowling Service Aisle	327	1	327							
Storage	2,599	1	2,599							
Storage (Mezz.) ^a	283	1	283							
Corridors	16,018	1	16,018							
Vestibule (Exterior)	214	1	214							
Stairs/ Elev.	268	1	268							
Stairs/Elev. (Mezz.) ^a	311	1	311							
Riser Room	426	1	426							
HVAC Platform 1	1,252	1	1,252							
HVAC Platform 2	1,003	1	1,003							
Ref. Equipment	1,011	1	1,010							
Total	-	-	96,370	-	176	-	239	135	8	382

^aThe architect and owner have not settled on the exact square footage of the mezzanine.

^bMunicipal Code 17.27.020.D.8 states "Commercial recreation facilities shall have one space per 500 square feet or one space for each customer allowed by the maximum permitted occupant load, whichever is greater." However, because 1) Arena Sports will have large areas (i.e., soccer fields) where a limited number of people will occupy a large space at one time and 2) other types of uses will occur in the building, the required number of parking spaces estimated above were based on the type of use for each occupiable area rather than the maximum permitted occupant load.