

## PROJECT NARRATIVE

**Date:** May 31, 2018  
(revised August 10, 2018)

**Project Name:** Cubes Self-Storage

**Location:** 17414 Bothell-Everett Hwy. (SR-527)

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**Proposed Use:** +/-90,000 sf Self-Storage

**Land Area:** 156,784 sf (3.60 AC)

### Project Description:

The proposed development (Project) includes the construction of an approximate 90,000 sf three-story self-storage facility located at 17414 Bothell-Everett Hwy (State Route 527) with associated parking areas, utility infrastructure, landscaping, stormwater facilities, and frontage improvements on the 3.60 AC parcel (27050700401300). The eastern portion of the site is currently occupied by a plant nursery while the balance of the site to the west includes wetlands, buildings in disrepair, and vegetation comprised of native and invasive plant species. A wetland Mitigation Plan prepared by Talasaea Consultants will be implemented as part of the Project. The wetland (Wetland A) area occupies approximately +/- 0.84 AC. A right-of-way dedication (varies 2'-5' in width) is anticipated along Bothell-Everett Hwy to accommodate a 50-foot right-of-way roadway section.

### Zoning

The proposed use is allowed outright within the BP, Business Park zone.

### ***Reasonable Use Exception***

A Reasonable Use Exception is required to accommodate the Project as submitted. The existing Category II wetland and corresponding wetland buffer (100-feet when adjacent to a low impact use such as a stormwater facility coupled) with a street setback (35-feet) results in an undevelopable remnant tract (due to size and shape) and the inability to derive reasonable economic use of the subject property. Refer to the Reasonable Use Exception Narrative and Critical Areas Report included as part of this submittal for additional information.

### ***Critical Areas***

One wetland (Wetland A) is identified within the project area that extends offsite to the west. The on-site portion of Wetland A is 36,733 square feet (sf). Wetland A extends off-site and is part of a larger wetland complex associated with North Creek. Wetland A is rated as a Category II wetland per Mill Creek Municipal Code (MCMC) §18.06.910, and requires a standard 200-foot buffer with a high impact land use per MCMC §18.06.930.B. This is reduced to a 100-feet if a low impact use such as a stormwater facility is adjacent to the buffer area.

Vegetation within Wetland A is dominated by native deciduous species such as willow, black cottonwood, and red alder, as well as lady fern and salmonberry. Extensive invasive species occur throughout the wetland, including reed canary grass, creeping buttercup, yellow archangel, and Himalayan blackberry. The remainder of the site (approximately 70%) is developed as a landscape plant nursery and has little native vegetation. The majority of the buffer on-site is developed with pre-existing non-conforming uses. What buffer remains undeveloped is heavily disturbed by those adjacent uses.

The Project is designed to minimize impacts to critical areas. No direct impacts to Wetland A are proposed. Encroachment into the buffer is proposed consistent with the provisions of Mill Creek Municipal Code (MCMC) 18.06.430 (reasonable use). While encroachment into the buffer is anticipated, the Project will result in a significant increase in wetland and buffer functions and values given the existing disturbed condition.

The Project includes a combination of wetland enhancement and buffer restoration and enhancement to compensate for encroachment into buffer. These mitigation efforts will dramatically improve the buffer functions and values from the existing condition. The proposed mitigation will result in a net gain in critical area functions and values compared to existing conditions. The total mitigation consists of:

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|---|-----------|
| ● Wetland Enhancement:                          | 36,733 sf |
| ● Buffer Restoration from Pre-Existing Impacts: | 27,889 sf |
| ● Buffer Enhancement:                           | 11,889 sf |

### ***Parking and Access***

Vehicular access to/from the site will be from the east along Bothell-Everett Hwy. The location of the existing driveway approaches will be maintained. This is necessary to provide safe and adequate route for fire protection services. The Project includes 16 standard parking stalls (9' X 19'), one accessible van space directly in front of the main office, and 12 temporary loading stalls. Vehicle access around the site will have turning radii large enough to accommodate large trucks and emergency vehicles.

### ***Landscape***

The proposed landscape will be a mix of evergreen and deciduous trees, shrubs and groundcover, helping to soften the look of the proposed building. The plant palette will be a mix of native and native adapted plant material that will provide visual appeal and enhance the new structure. Color and texture will be added to reflect the nature of the plant nursery that was previously on this site.

### ***Utilities***

Water service to the Project will include a 3/4" service for domestic water, 1" service for landscape irrigation, and a 6" service for fire protection. Each service will be tapped into the existing 12" water main located along the western side of Bothell-Everett Hwy. The Project will require a new 8" sanitary sewer main (PVC) to be constructed along the east side of the subject property and extend north for future connections. A connection will be made to the proposed manhole located at the northeast corner of the adjacent property immediately south which is to be constructed as part of the Learning Experience daycare/learning project. The self-storage building will connect to the new main with a 4" PVC side sewer lateral.

### ***Stormwater Management***

Stormwater runoff generated from the proposed improvements will generally maintain the existing/historic drainage patterns. The paved parking areas onsite have been designed to allow runoff to sheet flow to curb and gutters and then to catch basin inlets strategically placed at low points. The stormwater from pollution generating impervious surfaces as well as landscape areas is then conveyed via underground storm piping to a stormwater detention pond. A flow control structure has been designed to control release rates from the detention pond. Downstream of the detention pond and flow control structure a proprietary water quality treatment structure (enhanced treatment) will treat the runoff prior to being conveyed to the dispersion trench and ultimately outfall into wetland buffer at the west side of the site. The stormwater runoff generated from the building roof area is conveyed to a gravel infiltration trench and then to a small infiltration pond. Runoff that is not fully infiltrated will be conveyed to a flow control structure which will control stormwater runoff as it discharges from the infiltration facilities. Stormwater from both the detention and infiltration pond is conveyed to a dispersion trench prior to outfall into the wetland buffer at the western side of the site. Construction of the new



storm drainage facilities will be in accordance with the Washington State Department of Ecology's 2012 SMMWW, 2014 amendment.

### ***Conclusion***

Gramor Development WA, LLC plans to develop the site with a self-storage facility comprised of one 3-story building with associated drive aisles, parking stalls, and stormwater facilities. The Project will reduce the developed footprint of the site from 2.5 acres to 1.8 acres. No direct impacts to Wetland A are anticipated as part of the Project. Encroachment into the buffer of Wetland A is proposed consistent with the provisions of Mill Creek Municipal Code (MCMC) 18.06.430 (reasonable use).

The Project is an approved use within the Business Park, BP zone and will have minimal impact on the City utility and roadway infrastructure. The Project will enhance the Bothell-Everett Highway corridor through the use of landscaping that will include a mix of evergreen and deciduous trees, shrubs and groundcover, helping to soften the look of proposed building.

Gramor Development Washington, LLC and PACLAND – Seattle believe the submitted documents included with this package meet or exceed the City of Mill Creek's requirements for development and is consistent with the zoning and comprehensive plan. The Project has been designed in accordance with the City of Mill Creek code, design guidelines, and comprehensive plan.