

Mark Lowen

From: Mark Lowen
Sent: Monday, December 20, 2021 10:13 AM
To: robosushi@robosushi.com; arasmussen@modernbuildingsystems.com
Subject: New Development 3400 - 3600 Boone Rd SE
Attachments: McKenzie Hts Site Plan Exh 60.pdf; Boone Rd IC Flex SITE NORTH.pdf; Boone Rd IC Flex & Self Store SITE SOUTH.pdf

Good morning,

MWSH Boone Road Property LLC – is proposing a multi – phase development on Boone Road east of I-5 and west of 36th Ave. The entire site is zoned IC (Industrial Commercial)

The proposed development phases are:

- 1) 32.42 acre multi-family apartment and townhome units
- 2) 16.3 Acre Industrial / Commercial (Flex) development
- 3) 3.6 Acre Self Storage facility

Draft site plans for each development are attached.

Please share this information at your next Southeast Mill Creek Association meeting.

If you have any questions, please contact me.

Thank you,

*Mark Lowen
Project Manager*

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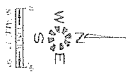
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McKenzie Hts II Apartments / Townhomes Site Plan Exh 60



SITE AREAS
BOUNDARY 1,412,323 S.F.
TOTAL SITE 830,103 S.F.



- EAST SIDE**
- 150 TOTAL APARTMENT UNITS EAST
 - 24 TYPE "1" 2-Bd, 2-Ba (1032 S.F.) UNITS
 - 18 TYPE "W6" 2-Bd, 2-Ba (1067 S.F.) UNITS
 - 36 TYPE "P4" 2-Bd, 2-Ba (1038 S.F.) UNITS
 - 36 TYPE "J" 3-Bd, 2-Ba (1205 S.F.) UNITS
 - 36 TYPE "A" 1-Bd, 1-Ba (651 S.F.) UNITS
 - 304 TOTAL PARKING STALLS
 - 162 STANDARD STALLS
 - 120 COMPACT STALLS
 - 7 HANDICAP STALLS
 - 2 12X19 LOADING AREAS
 - 15 GARAGES (1 HANDICAP)
 - 42 BICYCLE SPACES IN 7 RACKS (38 REQUIRED)
 - 1 40'X30' TOT LOT
 - 1 30'X30' TOT LOT
 - 1 TRASH COMPACTOR / RECYCLE
 - 2 PLAY AREAS
 - 1 U.S. MAIL BOX AREA
 - 1 CLUBHOUSE / MANAGERS OFFICE (PHASE 1)
 - 1 SWIMMING POOL (42'X22') (PHASE 1)
- WEST SIDE**
- 60 TOTAL APARTMENT UNITS WEST
 - 24 TYPE "HE" 2-Bd, 2-Ba (1010 S.F.) UNITS
 - 18 TYPE "W6" 2-Bd, 2-Ba (1037 S.F.) UNITS
 - 18 TYPE "W6" 2-Bd, 2-Ba (1067 S.F.) UNITS
 - 62 TOWNHOUSE UNITS
 - 181 TOTAL PARKING STALLS
 - 102 STANDARD STALLS
 - 70 COMPACT STALLS
 - 1 HANDICAP STALL
 - 1 12X19 LOADING AREA
 - 8 GARAGES
 - 12 BICYCLE SPACES IN 2 RACKS (12 REQUIRED)
 - 1 U.S. MAIL BOX AREA



- ADA HANDICAP ACCESSIBILITY NOTES:**
1. ALL NEW OR EXISTING PARKING SPACES SHALL BE IN ACCORDANCE WITH THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND CONSTRUCTION.
 2. HANDICAP PARKING STALLS SHALL BE LOCATED AS CLOSE AS POSSIBLE TO THE BUILDING ENTRANCE AND SHALL BE IDENTIFIED BY A SIGN.
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McKENZIE HEIGHTS PHASE 2

SITE PLAN

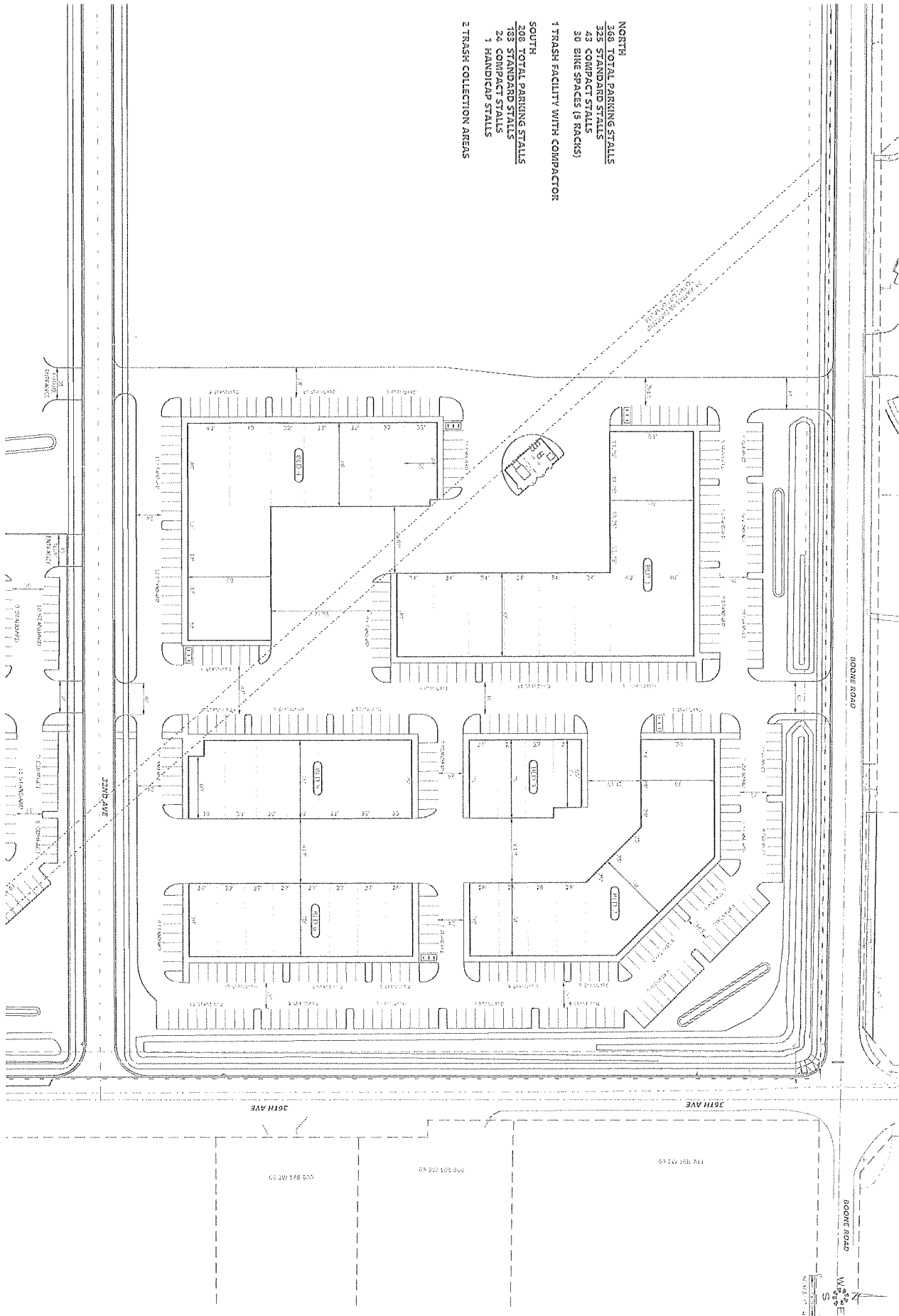


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 Checked: J. M. L.
 Date: AUG 2020
 Scale: AS SHOWN

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SDR3

- NORTH**
- 368 TOTAL PARKING STALLS
 - 325 STANDARD STALLS
 - 43 COMPACT STALLS
 - 30 BIKE SPACES (3 RACKS)
 - 1 TRASH FACILITY WITH COMPACTOR
- SOUTH**
- 208 TOTAL PARKING STALLS
 - 183 STANDARD STALLS
 - 24 COMPACT STALLS
 - 1 HANDICAP STALLS
 - 2 TRASH COLLECTION AREAS



SDR3.1

DESIGN: H.D.B.
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CHECKED: H.D.B.
DATE: 06/20/2011
SCALE: AS SHOWN



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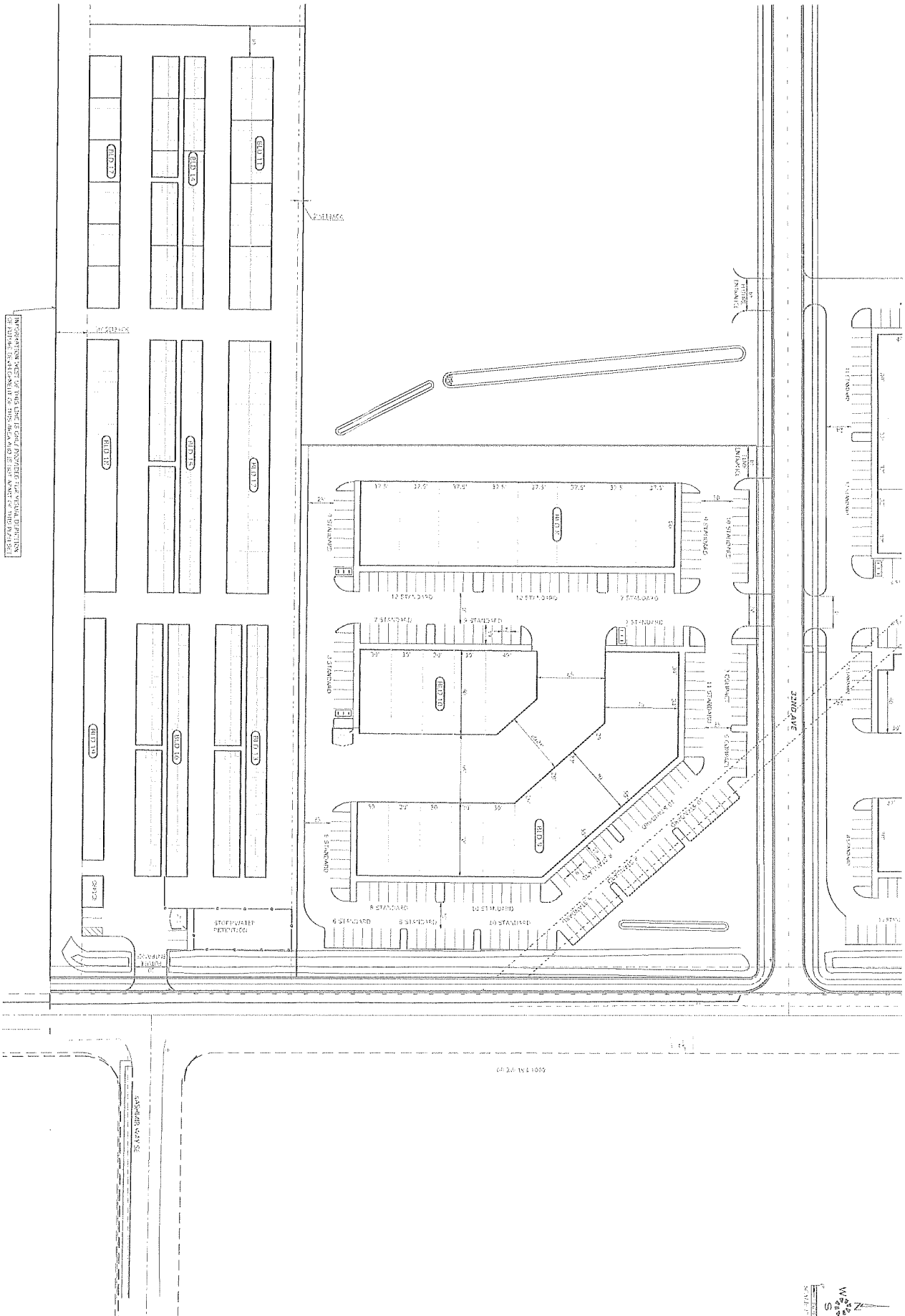
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BOONE ROAD FLEX SPACE & WETLAND MITIGATION

SITE PLAN NORTH



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DATE: 10/10/2020



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BOONE ROAD FLEX SPACE & WETLAND MITIGATION

SITE PLAN SOUTH

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SDR3.2

