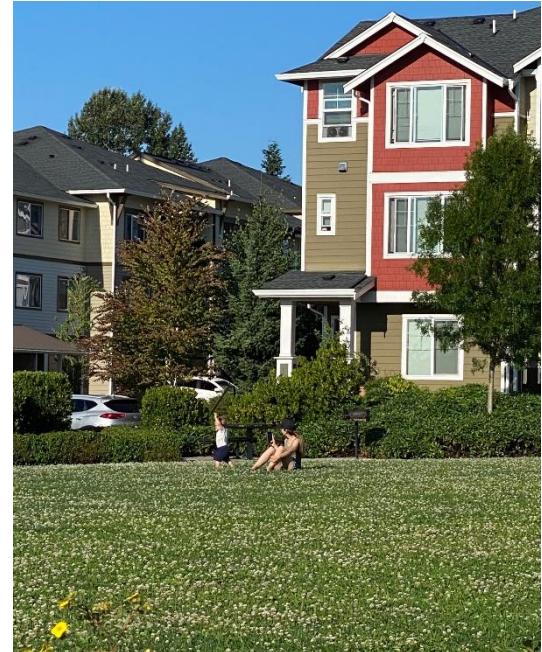


MILL CREEK MEADOWS

MILL CREEK MEADOWS (BUILT IN 2015)

- **Location:** 132nd and 44th
- **Size:** 16.17 acres,
- **Development:** Mostly residential (see other uses below) with 180 apartments; 122 townhomes (fourplexes)
- **Height:** 3-4 stories
- **Parking:** Surface spaces and garages
- **Open space:** 1.26 Acre Buffalo Park- centralized neighborhood open space; various private open spaces with walking paths and grassy areas (see next slides); bocce ball, playground, swings, picnic shelter, restrooms, barbeques
- **Other Uses:** 12,000 SF Primrose Preschool; 6,500 Office/Dental Building (Was Intended to be Mixed Use Neighborhood Commercial)
- **Notes:** Also known as East Gateway Urban Village





Buffalo Park



EAST GATEWAY URBAN VILLAGE

A PORTION OF THE NW 1/4, NE 1/4, SECTION 33, TOWNSHIP 28 N, RANGE 5 EAST, W.M.
CITY OF MILL CREEK, SNOHOMISH COUNTY, WASHINGTON
CITY OF MILL CREEK BS 12-63

SHEET 3 OF 4

SCALE: 1" = 100

LOTS / TRACTS

2. PARCELS B, C AND D ARE HEREBY RETAINED BY THE OWNER, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF FUTURE RESIDENTIAL DEVELOPMENT.

3. PARCEL E IS HEREBY DEDICATED TO THE CITY OF MILL CREEK FOR THE PURPOSE OF PUBLIC AND PRIVATE UTILITIES, PUBLIC PARK, PUBLIC PEDESTRIAN ACCESS AND OPEN SPACE. THE CITY OF MILL CREEK SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT E EXCEPT FOR THE PRIVATE STORMWATER FACILITIES (SEE PRIVATE STORMWATER FACILITY EASEMENT SHEET 2).

4. TRACTS A AND B ARE HEREBY RETAINED BY THE OWNER, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF A ROADWAY BUFFER, PUBLIC PEDESTRIAN ACCESS AND OPEN SPACE. THE EAST GATEWAY OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACTS.

PUBLIC RIGHT-OF-WAY DEDICATION

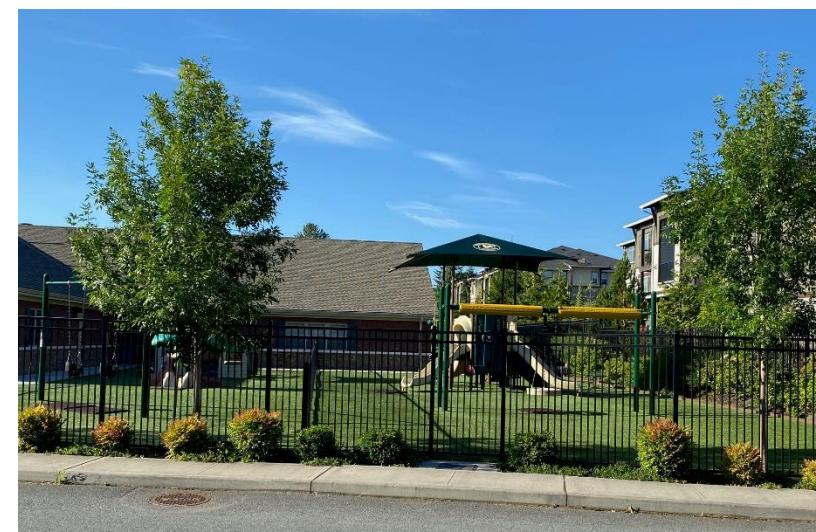
44TH AVENUE SE, SHOWN HEREON AS PUBLIC, IS HEREBY
DEDICATED AS PUBLIC RIGHT-OF-WAY TO THE CITY OF MILL
CREEK UPON THE RECORDING OF THIS BINDING SITE PLAN
(SEE DECLARATIONS AND CERTIFICATES ON SHEET 1).

AREA TABLE		
LOT	SQUARE FEET	ACRE(S)
EXISTING PARCEL C	3,004	0.0689
TRACT A	25,200	0.5785
TRACT B	5,666	0.1287
DEDICATED ROW	70,135	1.6101
PARCEL A	73,350	1.6839
PARCEL B	285,710	6.5590
PARCEL C	135,623	3.1135
PARCEL D	150,219	3.4486
PARCEL E	54,981	1.2622
TOTAL	803,822	18.4534

The logo for CORE DESIGN ENGINEERING. It features the word "CORE" in a large, bold, black, sans-serif font. A thick, black, curved line starts from the top left, goes down and around the "C", then up and around the "O", "R", and "E". Below "CORE" is the word "DESIGN" in a smaller, black, sans-serif font. At the bottom, the words "ENGINEERING" and "•" are followed by a large, bold, black, sans-serif font that is partially cut off on the right side.

DATE OF SURVEY: SEPTEMBER 23, 2011







THE FARM IN MILL CREEK

THE FARM IN MILL CREEK (UNDER CONSTRUCTION)

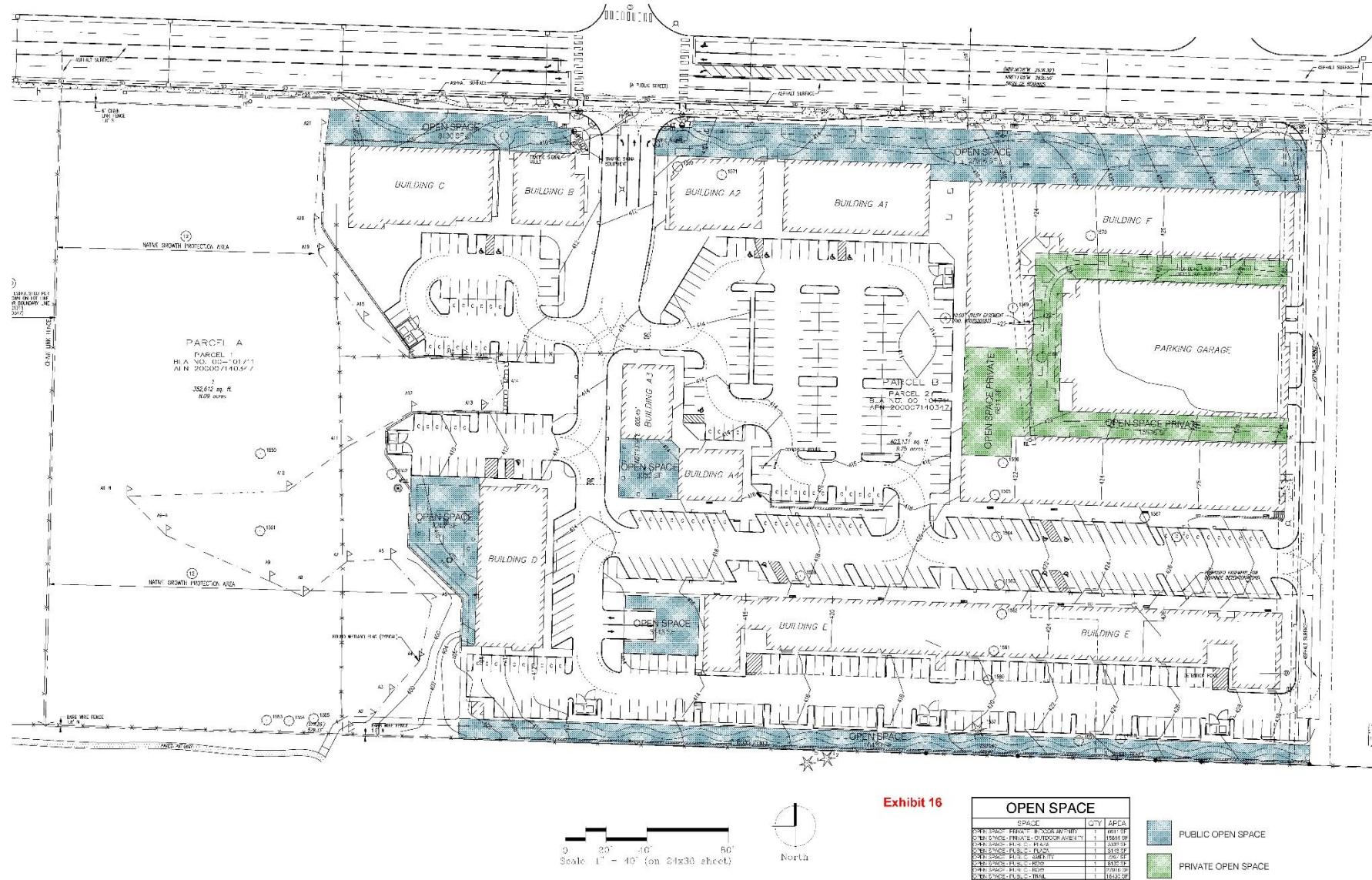
- **Location:** 132nd and 35th
- **Size:** 17 acres
- **Development:** Mixed use buildings with multifamily apartments, retail, medical offices—356 apartment units, 26 live/work units; 68,600 SF of retail space; 16,600 SF of medical offices
- **Height:** 5 stories
- **Parking:** 1,119 parking stalls (472 surface spaces and 647 in structured parking)
- **Open space:** 1.96 Acres of Open Space – split into 8 smaller areas around the site; no centralized park open space (less functional open space)



OPEN SPACE AREAS AT THE FARM IN MILL CREEK

Open space areas are dispersed across the site. Some is public (blue) and some is private (green).

Perimeter open space, which includes walking trails, is the majority of the public open space.



OPEN SPACE AREAS AT THE FARM IN MILL CREEK

Mostly developed site footprint, although site is adjacent to a large wetland/natural area, which residents will have visual access to, but no active recreation use, public waterfront space or trails are planned there; just a small interface/viewing area.



WOODINVILLE SCHOOLHOUSE DISTRICT

WOODINVILLE SCHOOLHOUSE DISTRICT (UNDER CONSTRUCTION)

- **Size:** Development is 3.29 acres,
- **Retail Space:** 30,000 SF of retail
- **Number of Units:** 261 multifamily apartments
- **Height:** 5 stories
- **FAR:** 79 du/ac
- **Parking:** N/A
- **Open space:** 30,000 SF of public outdoor space (see next slide)
- **Other:** Development is restoring the Historic Woodinville School House and building a new space for the YMCA and public/civic use





Landscape Plan

- (A) Plaza Entry
- (B) Interactive Forest
- (C) Stage
- (D) Living Room
- (E) Outdoor Play
- (F) Dog Park
- (G) Lawn
- (H) Overlook Steps
- (I) Courtyard
- (J) Lobby Entry
- (K) Bus Stop
- (L) Art Opportunity
- (M) Overlook
- (N) Retail Seating
- (O) Garage Entry
- (P) Wine Walk
- (R) Private Patio

WOODINVILLE SCHOOLHOUSE DISTRICT OPEN SPACE AREAS

- Pedestrian walkways
- 2,900 square foot lawn area
- 1,150 square foot interactive forest
- Overlook steps connecting the project with the Sports Fields
- Playground (E on the map below) that is for the YMCA daycare during the day, but open to the public when the daycare is closed
- Private residential courtyard between buildings A and B (I on the map below), indoor recreational areas
- Off-leash dog park (F) for residents only

Woodinville Civic Campus

