

PROJECT NARRATIVE

**Gayteaway Business Park
Building F
20015 67th Avenue NE
Arlington, Washington
APN 31051400200700**

**Prepared by Barghausen Consulting Engineers, Inc.
Our Job No. 21334
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Project Narrative

The project is located on lot "F" of the Gayteaway Business Park located at 20015 67th Avenue NE, Arlington, WA in the General Industrial (GI) zone in Airport Protection District-Subdistrict C. Lot F is a currently vacant parcel approximately 5.80 acres in size that derives access from a new private road along its southern perimeter connecting 74th Avenue NE and 67th Avenue NE. Direct access to the private road will be via a new access point shared with Building G immediately to the west.

The project will include the construction of a new approximately 117,000 square-foot one-store warehouse building (F-1 and B Occupancy) with a rectangular footprint oriented East-West. The main entry will face the private road to the south with a truck court on the north side of the building. The building complies with allowable building area requirements based on the F-1 occupancy and III-B construction. The building will be constructed of concrete tilt-up panels, with a clear height of 30'-0", and a building height of 38'-4", and fully sprinklered. Specific tenants have not been identified at this time.

The project will provide approximately 150 parking stalls exceeding the minimum code requirement for office and warehouse uses prescribed by code which requires a minimum ratio of one parking stall for every 1,000 square feet of floor area. Landscaping will be installed and established in all site areas not occupied by building floor area or paved vehicle maneuvering areas totaling approximately 15% of the overall site area. New water and sewer utility infrastructure will be installed to serve building demands and a new stormwater conveyance system will be constructed in conformance with City water quality and control standards.

The unique architectural design qualities of this building will set this development apart from the average industrial warehouse. Changes in materials and colors, including transitions from painted tilt-up concrete panels, to darker and textured (form liner) concrete panels and storefront glass will enhance the building design. Thoughtfully designed landscape features will enhance the street presence along the private road frontage, introducing visitors upon arrival to the elaborate entry near the office node of the building.