



NOTICE OF DESIGN REVIEW BOARD MEETING

PROJECT NAME(S) / FILE NUMBER(S): Smoots Mixed-Use Development / LUA2016-0047; and
5 Rights Brewery Tenant Improvements / LUA2016-0159

DATE OF DRB MEETING / TIME: November 17, 2016 / 6:30 p.m.

MEETING LOCATION: Lundeen Park Visitor Information Center (VIC), 10020 Lundeen
Parkway, Lake Stevens, WA 98258

PROPOSED PROJECT DESCRIPTION:

Two separate projects will be considered by the Design Review Board at their November 17, 2016 meeting. The following are project descriptions for the two projects to be reviewed by the DRB:

1. Smoots Mixed-Use Development

Applicant proposes two new mixed-use buildings, parking and landscaping on one parcel of approximately one acre at the intersection of Highway 204 and 10th Street. The first building is three-story, roughly 16,514 square feet, and comprised of commercial on the first floor with residential above. The second building is to be developed in the future. The proposal includes site improvements such as parking, landscaping, and utilities. Access is proposed off of 10th St. SE. **APPLICANT:** Smoots Development Inc. **PROJECT LOCATION:** 7315 10th St. SE, Lake Stevens, WA / APN 00431400700500

2. 5 Rights Brewery Tenant Improvements

Applicant proposes tenant improvements to the existing building for a brewery. Proposed improvements include adding a level to the building, external improvements including rollup glass doors, metal awnings, upgraded windows, and outdoor seating. Long-term plans include a pub/restaurant. **APPLICANT:** Dave Madle on behalf of 5 Rights Brewing LLC **PROJECT LOCATION:** 8928 Vernon Rd, Lake Stevens, WA / APN# 29051300203700

PUBLIC REVIEW AND COMMENT:

Interested parties may submit written comments before the meeting. Comments can be submitted to City Hall, Attn: Melissa Place, PO Box 257, Lake Stevens, WA 98258 or by email at mplace@lakestevenswa.gov. Persons who submit written or oral testimony may appeal the decision.

The project files, including the staff reports, site map and recommendations are available for review at the Permit Center, located behind City Hall, Monday-Friday 9 am- 4 pm. Limited materials are available at: <http://www.ci.lake-stevens.wa.us/index.aspx?nid=380>. For additional information please contact the Department of Planning and Community Development at 425-377-3235.

It is the City's goal to comply with the American with Disabilities Act. The City offers its assistance to anyone with special needs, including the provision of TDD services.

Distribution: Applicants
Posted at Permit Center, City Hall and Website
Mailed to property Owners within 300 feet of project site
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