



September 22, 2023

MUKILTEO ELEMENTARY SCHOOL – PHASE I
Mukilteo School District

PROJECT NARRATIVE:

- 1) Basic Description of Project:** The Mukilteo School District (District) is proposing to build a 2-story, stand-alone classroom addition on the existing Mukilteo Elementary School site.

The District's property is comprised of Mukilteo Elementary School (parcel #28040900102200), Olympic View Middle School (parcel #00591100000701), associated playfields (parcel #00591100000102), and a forested property used for environmental education and stormwater detention (parcel #28040900104200). This project will have a potential impact on two of the four parcels - #28040900102200 and #00591100000102.

This construction project will be the first of a multi-phased construction project to fully replace the existing elementary school. The first phase of construction will replace ten existing classrooms, and will not add any additional staff or student capacity to the site. The vacated portions of existing buildings will remain but not be used for daily instruction. Spaces may be available for District storage and or community/partner use.

The proposed Phase I addition will be approximately 19,973 SF. As this project will not increase capacity, no additional parking spaces will be added at this time. The current parking capacity of the school is 84 spaces, 4 of which are accessible parking stalls.

The new addition is proposed to be Type IIB. Proposed landscaping will be provided per City of Mukilteo (City) municipal code requirements, which includes a 5' wide Type II perimeter landscape buffer.

Also included in the proposal is a Lot Line Adjustment (LLA).

- 2) Location:** Mukilteo Elementary School is located directly to the north of Olympic View Middle School in the northern portion of the District's boundary. The school is adjacent to a residential neighborhood with single-family housing to the north, east, and west of the property.
- a. Legal Description: Section 09 Township 28 Range 04 Quarter
NE TH PTN N1/2 OF LOT 1 SUNNYSIDE LAND CO S 1ST PLAT S EV DAF COM NW
COR SD LOT 1 TH S01*39 51W ALG W LN THOF 59FT TO TPB TH N89*12 00E
LEAVING SD W LN59FT TH N48*09 00E 30FT TH N70*16 30E 76FT TH N01*15 30W
9.26FT TO INT N LN SD LOT 1 AAP FR WHICH NW COR THOF BEARS N88*46
29E151FT TH S88*46 29E ALG SD N LN LOT 1 491.64FT TO E LN SD LOT 1 TH
S01*4512W ALG SD E LN 119.20FT TH N88*46 29W PLW N LN SD LOT 1 281FT TH
S01*39 51W ALG A LN PLW W LN SD LOT 1 210.34FT TO INT S LN OF N 1/2 SD LOT

1 TH N88°52'38" W ALG SD S LN OF N1/2 LOT 1 361.45FT TO W LN THOF TH N01°39'51" E ALG SD W LN 271.18FT TO POB TGW TH PTN S1/2 SW1/4 NW1/4 NE1/4 SEC 9 TWP 28N RNG 4E LY E OF FDL COM SW COR SD SUB TH S88°46'29" E ALG S LN THOF 166FT TO BEG OF LN DESC TH N01°32'00" W LEAVING SD S LN 52FT TH N03°35'00" W 73.20FT TH N63°51'00" E 114FT TH N03°27'10" E 157.55FT TO INT N LN SD SUB AAP FR WHICH NW COR THOF BEARS N88°40'21" W 262.15FT SD PT BEING END OF LN DESC AKA PAR 3 CITY OF MUK LLA-2014-001 REC AFN 201409160384 & AS DELINEATED ON ROS REC AFN 201409165001 BEING A PTN OF NE1/4 SD SEC 9

b. Street address: 2600 Mukilteo Speedway, Mukilteo, Washington 98275

- 3) Existing site characteristics:** The existing Mukilteo Elementary consists of three 1-story buildings totaling approximately 42,000 SF, five 2-classroom modular classroom buildings, and a restroom modular.

The existing Mukilteo Elementary School site is split between two elevations. The sand playfield to the east is approximately 6' higher in elevation than the majority of the elementary school site. The parking lot and bus loop slope gently to the southwest. The northwest corner of the property consists of a stormwater feature that is utilized as an outdoor classroom.

No jurisdictional wetlands or streams were found within or directly adjacent to the study area. A stormwater feature meeting wetland criteria is located in the forested northwest corner of the study area. The stormwater feature was intentionally created from non-wetland sites to detain stormwater from the adjacent school properties, and it does not meet the City's definition of a regulatory wetland.

- 4) Ownership:** The property is owned by Mukilteo School District No. 6.

- 5) Infrastructure:** The scope of proposed infrastructure improvements for the Phase I project was discussed with the City during the Pre-Application Meeting (PRE-APP-2023-009), which was held on June 8, 2023. The District and the design team discussed proposed improvements during the Pre-Application meeting, including:
- i. Street and frontage improvements;
 - ii. Water, sewer, power;
 - iii. Other planned utilities; and
 - iv. Proposed method to treat and regulate stormwater runoff.

There are proposed improvements on Washington Avenue that include driveway and ADA ramp improvements. The extension and relocation of utilities has been shown on the Utility Plan. The stormwater design for the project was based on the requirements set forth in the Department of Ecology 2019 Stormwater Management Manual for Western Washington (2019 SWMMWW).

- 6) Grading:** Approximately 15,503 CY of stripping and cut will be excavated from the site with approximately 5,167 CY of fill to be placed to accommodate the Phase I scope-of-work.
- 7) Scheduling:** The current schedule proposes starting construction in the early summer of 2024 with an anticipated occupancy of December 2025.