
Gregory Chapdelaine
9101 Hargreaves Place
Mukilteo, WA 98275
November 30th, 2021

Linda Ritter
City of Mukilteo
11930 Cyrus Way
Mukilteo, WA 98275

Re: Harbor Grove Development Preliminary Plat Application

Dear Linda Ritter:

I am writing to comment on the proposed Harbor Grove development as a homeowner at 9101 Hargreaves Place in the Rugosa Ridge development. My property is due west of the proposed development.

I have serious concerns regarding the proposed development:

1. Height of proposed retaining walls and structure. The height of the proposed retaining walls and the required fill (up to 20') in some places in addition to the height of the residential structure will have a significant negative effect on my property in several ways. I am concerned for the height of the total proposed construction and do not believe the proposed development is in compliance with the height restrictions in the building code which should be measured from the existing, not improved grade. The proposed retaining walls would be directly adjacent to my property and would be significantly imposing due to the height and length of these alterations including the overall vertical profile of the completed structure comprised of the fill, retaining wall, and residences. The total height of the completed residence could be in excess of 50' above the existing grade and would tower over my property in an unacceptable manner. I am not aware that any variance was filed by Sea-Pac to request study or consideration of a structure that is not compliant with the maximum building height for residences in this RD12.5 zone of 30' which must be resolved by the applicant.
2. Adverse effect on groundwater flow and surface water. I have serious concerns for the potential impact on groundwater and surface water and drainage as a result of the combination of required alterations of the site including removal of native vegetation, addition of up to 20' of fill, prevalence of non-permeable surfaces, etc. My property and those of my neighbors on Hargreaves Place have already suffered from significant drainage issues that have required extensive and expensive remediation and I am

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concerned the proposed development would add pressure to the groundwater table increasing groundwater flow to my properties and those of my neighbors. I am concerned for the effectiveness of the proposed scheme required to redirect the natural flow of groundwater and stormwater from the proposed development onto my property and those of my neighbors to mitigate potential increased groundwater and stormwater.

3. Other considerations. I have other serious concerns relating to the impact of the construction process including access to my property to perform the proposed site alterations, construction traffic on our local streets to haul 5,100 yards of fill and to perform the other site alterations and construction, the removal of forest vegetation and the resulting reduction in carbon-carrying capacity, and potential increased erosion of the Smugglers Gulch area.

I submit that the development application should be returned to the applicant for additional study and revisions to address these concerns. My property is at significant risk of damage as a result of this development due to negative impacts to ground and surface water drainage and the proximity to the new vertical profile of the raised grade, retaining walls, and residential structures. I am concerned for negative impacts to the quality of life of myself and my neighbors and for negative impacts to our property values.

Thank you for your consideration of my comments.

Sincerely,



Gregory Chapdelaine
9101 Hargreaves Place
Mukilteo, WA 98275