

Matthew Geiger <mgeiger@mukilteo.gov>

8/3/2023 12:48 PM

RE: Re: FW: City of Mukilteo - Harbor Grove Submittal Package Review Comments-02

To David Tyler <david.d.tyler@comcast.net> • Andrew Galuska <agaluska@mukilteo.gov> •
Matt Nienhuis <mnienhuis@mukilteo.gov> Copy Sarah Kress <skress@mukilteo.gov> •
SYLVIA S KAWABATA <sylvia6031@comcast.net> • Bryan Carli <mrbryancarli@gmail.com> •
Meiring Borchers <mborchers@mukilteo.gov> • Gael Fisk <gfisk@mukilteo.gov>

Mr. Tyler,

Thank you for sharing your concerns regarding the proposed Harbour Grove development. Stormwater is reviewed for compliance with the Department of Ecology's Stormwater Management Manual for Western Washington, Mukilteo Municipal Code, and Mukilteo Development Standards.

Under the proposal, stormwater collected from buildings, roads, driveways, and other hard surfaces will be directed to an on-site system that will detain and treat the water before it is released to a new system along 53rd Ave W and 92nd St SW. None of the stormwater captured by these hard surfaces will be directed to the west and the properties of Rugosa Ridge. The proposed pump system will only collect groundwater intercepted by retaining walls and surface runoff that flows to the west - as it occurs under existing conditions. Naturally, 1.24 acres drain to the west. Under proposed conditions, only 0.24 acres will remain after the difference is routed to the storm system.

Hydrologic modeling received by the City in April 2023 indicates "that development of the site will reduce surface discharge towards the Hargreaves properties (Rugosa Ridge) by 20-70 percent, even without the pump at the base of the retaining wall."

Given the natural topography of the property, and supporting analysis, it is the City's view that this project will improve drainage issues currently experienced by Rugosa Ridge.

I've included the City Engineer, Gael Fisk, and Surface Water Program Manager, Meiring Borchers, to this thread. Please do not hesitate to reach out to any of us if you have any additional concerns regarding this matter.

Best,

Matthew Geiger | Senior Surface Water Technician

Public Works Engineering | City of Mukilteo | 425.263.8082

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11930 Cyrus Way | Mukilteo, WA 98275



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From: David Tyler <david.d.tyler@comcast.net>

Sent: Friday, July 28, 2023 8:07 AM

To: Andrew Galuska <agaluska@mukilteowa.gov>; Matt Nienhuis <mnienhuis@mukilteowa.gov>

Cc: Matthew Geiger <mgeiger@mukilteowa.gov>; Sarah Kress <skress@mukilteowa.gov>; SYLVIA S KAWABATA <sylvia6031@comcast.net>; Bryan Carli <mrbryncarli@gmail.com>

Subject: Fwd: Re: FW: City of Mukilteo - Harbor Grove Submittal Package Review Comments-02

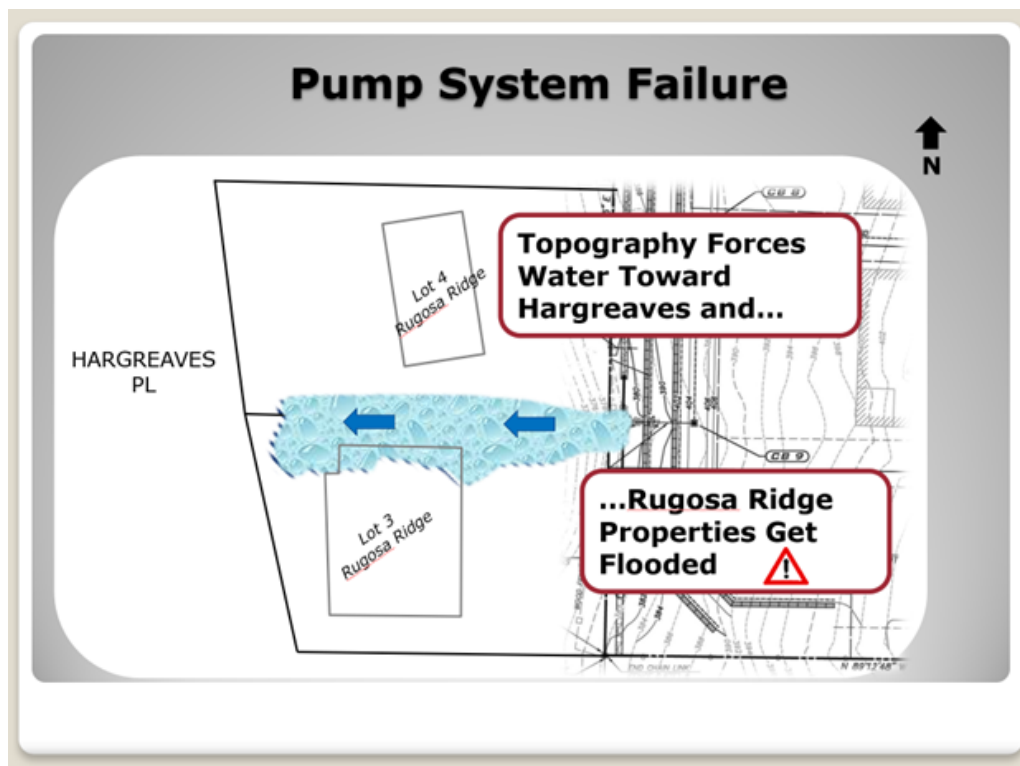
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Andrew and Matt,

From the response provided by the applicant and review comments provided by Perteet, there is now an expectation that the City will be responding to issues raised in the Rugosa Ridge letter of 9/27/22. By this email, I am requesting a written response from the City to that letter.

Additionally, the house at 9107 Hargreaves Place is located directly in the path of emergency overflows from the stormwater pump system. This can be confirmed by a review of the grading/drainage plans and a site visit. It is fair to ask whether the project is in compliance with Section 3.4 of the City's Development Standards - General Requirements applicable to surface water facilities (see below). The project seems to be in conflict with several of the criteria in this section and it does not appear that Perteet has taken these requirements into consideration as part of their review. There are other potential conflicts with Chapter 15.16, Grading and Excavation, and Title 17, Zoning.

This raises is the most basic of questions that should be addressed in writing before the project review proceeds further.....(i.e., Does the project comply with city code?) Since the project has been in the City's permit process for two-plus years, it must have an opinion on this matter. Due to the considerable costs (time and money) being incurred by all parties, some clarity is needed and is long overdue.



Thanks for your time and consideration,

David Tyler

3.4 General Requirements

1. All stormwater flow calculations to meet flow control and water quality requirements shall be analyzed using the hydrograph methods and routing procedures approved by the Department of Ecology, or as approved by the Public Works Director or Designee.
2. All storm drainage elements shall be designed to meet all applicable structural and design loads.
3. Emergency overflow provisions shall be installed in such a manner as to direct waters away from all structures without causing failure of those structures. The impact of a system failure should be analyzed both in terms of on-site and off-site effects. The impacts may be to adjacent properties or to elements of the public drainage system or other private systems. Retention/detention and infiltration facility design must take into account overflows which may result from:
 - a. Higher-intensity or longer-duration storms than the design storm;
 - b. Plugged orifices;
 - c. Inadequate storage due to sediment buildup;
 - d. Debris blockage; and
 - e. Other reasons causing system failure.
4. All aspects of public health and safety shall be considered in the stormwater design. Protective measures are often necessary and shall be required whenever deemed appropriate by the Public Works Director or Designee. The protective measures themselves shall be designed so as not to constitute hazards or nuisances.
5. The designer shall consider system reliability in terms of layout, specification of materials,

methods of installation and the influence of other activities in the area both during and after construction.

6. The frequency and difficulty of future maintenance should be minimized by thorough consideration of possible failures in the system during design and what would be required to correct the problem. Design adjustments to ease maintenance should be a major consideration.

7. Offsite improvements may be required if on-site controls are insufficient to mitigate impacts due to flooding, erosion, sedimentation, pollution, or habitat degradation.

8. Developer shall meet all applicable federal, state, and local water quality standards prior to discharge to any wetland, stream, river, or lake.

9. The visual impact and other potential problems (mosquito breeding, smell, etc.) should be considered. Concerns will vary with the site environment, but aesthetics should always be of concern to the designer.

From: Rahmi Kutsal <rahmi.kutsal@perteet.com>

Sent: Friday, July 7, 2023 2:53 PM

To: Matt Nienhuis <mnienhuis@mukilteowa.gov>; Andrew Galuska <agaluska@mukilteowa.gov>; Matthew Geiger <mgeiger@mukilteowa.gov>; Brian Wirt <b.wirt@mukilteowa.gov>; Sarah Kress <skress@mukilteowa.gov>

Cc: Brian Caferro <brian.caferro@perteet.com>; Vincent Wen <vincent.wen@perteet.com>; Jason Walker <jason.walker@perteet.com>; Karla Boughton <karla.boughton@perteet.com>; Cindy Flood (<cindy.flood@esmcivil.com>) <cindy.flood@esmcivil.com>; Dobner, Scott M. <scott.dobner@terracon.com>

Subject: City of Mukilteo - Harbor Grove Submittal Package Review Comments-02

[WARNING: THIS MESSAGE HAS COME FROM A SENDER OUTSIDE THE CITY OF MUKILTEO NETWORK,]

Good afternoon all,

Please find the attached PDF file, our combined review comments for the resubmittal package for Harbor Grove, along with the TEXT version for your use.

Please let us know if you have any questions.

Thanks, have a nice weekend to all.

Rahmi Kutsal, PE

Principal

Pronouns: he/him/his

Perteet Inc.

Everett | Seattle | Snoqualmie | Ellensburg | Wenatchee

[425.888.5825](tel:425.888.5825) | DIR [206.436.0525](tel:206.436.0525) | CELL [425.308.3403](tel:425.308.3403)

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