

June 26, 2025

City of Mukilteo
Community Development Department
11930 Cyrus Way
Mukilteo, WA 98275

RE: Montgomery – AKS Project No. 12420
Preliminary Subdivision and Development Agreement Permit Applications
Cover Letter and Project Narrative

City Planning and Development Review Staff,

Montgomery is a new residential townhome community proposed within the City of Mukilteo. The site is proposed to be developed in accordance with the applicable City of Mukilteo municipal codes (MMC) and development standards, including its recently updated Title 16, Subdivisions and Planning, through Ordinance No. 1516. This letter comprises the Project Narrative and is provided along with the following accompanying additional materials to complete the Preliminary Subdivision and Developer Agreement permit applications for the *Montgomery* project.

- Water and Sewer Certificates
- SEPA Checklist
- Preliminary Construction Plans
- Tree Clearing Plan
- Preliminary Landscape Plans
- Stormwater Site Plan
- Geotechnical Report (Earth Solutions NW, LLC)
- Critical Areas Report (Green Earth Operations, Inc.)
- Preliminary Subdivision Application
- Preliminary Subdivision Checklist
- Title Report
- Critical Areas Report
- Development Agreement – Draft
- Legal Description, Existing Property (Exhibit A)
- Site Plan (Exhibit B)

Project Overview and Site Plan

Montgomery is a new residential townhome community that will be created by improving a currently vacant parcel with paved roadways, utility infrastructure, private yards, and open space areas in support of 36 attached single-family residential units within 8 townhome buildings. The *Montgomery* site is comprised of a single real parcel within the City of Mukilteo, Washington that totals approximately 3.26 acres (Snohomish County tax parcel no. 28042100103200). The site is currently known as Lot 4A of the amended *Binding Site Plan for Montgomery Limited Partnership* per Snohomish County AFN 200508295173 (BSP) and has a current zoning designation of Planned Commercial Business South, PCB(S). The project site is fronted by and will take access from Harbour Place public right-of-way along the east boundary. Solid

waste and recycling services will occur onsite and open space areas on the site have been provided and will be easily accessible for residents. Open space areas, tree retention areas, and applicable buffer will all be landscaped in accordance with City of Mukilteo standards.

Existing Site Conditions

The subject property is bordered by established commercial buildings to the north, south, and east, all currently zone as PCB(S). The existing parcels to the west are owned by the City of Mukilteo and function as the North Gulch Open Space and Big Gulch Trail System, followed by a residential community further west. The neighboring property further to the west east is currently designated RD 7.2, Single Family Residential. Currently, the site sits vacant with a section of altered soils used for historic construction staging and barrow activities. A wetland, stream, and steep slopes have been identified on and within the vicinity of the site. The critical areas, general classifications, and their associated buffers have been identified on the provided Plat Map.

The site generally slopes from higher elevations along the east boundary to lower elevations along the west boundary with approximately 125 feet of grade change across the entire site. The northern portion of the site has been altered from construction staging and is covered by grass and small trees. The southern portion of the site is predominately covered by mature forest. Stormwater runoff generally travels southwesterly down the steep slopes before discharging into the Big Gulch Creek, a tributary to the Puget Sound.

Public water and sanitary sewer infrastructure is available to the site from existing Mukilteo Water and Wastewater District facilities. The water system is available via a 12-inch ductile iron stub that extends onto the site at the southeast boundary. A new water main will be extended from the existing 12-inch stub and loop through the site to connect to the existing main within Harbour Place. Sanitary sewer is available via an 8-inch PVC running north to south along Harbour Place. A new sewer main will connect to the existing main via SSMH #5035, also located at the southeast boundary of the project site.

Development Agreement

The project will implement the new Unit Lot Subdivision (ULS) provisions of the city code update (MC 16.20) which allows for townhome construction as a part of mixed-use development within the PCB(S) zone (MMC Table 17.16.040). The ULS will be used to create fee-simple lots and individual ownership of each of the residential townhome units. The project will deviate from the mixed-use condition of the new code through the city's development agreement (DA) process (MMC 17.20.085) which will also be used to reduce front yard setback requirement withing PCB(S) zones. In addition, the DA will create tracts to encompass open space and amenities, critical areas and buffers, and private access drives that could be owned in common by the community association. The fee-simple parcels resulting from the DA and ULS of *Montgomerie* would provide improved value and opportunities for owner occupied home ownership.

Density and Dimensions Standards

The maximum allowable density for the PCB zone is established at 13 dwelling units (du) per acre by MMC 17.25C.030(B)(5)(b). Based on this and the total site area of 3.26 acres, the project would be allowed a maximum of 42 du. MMC 17.25C.030(B)(5)(c) states that site development in the PCB zone shall be in accordance with the PRD standards of MMC 17.51, except that the maximum density would remain at 13 du/acre. This suggests that the typical 20 percent density bonus provided by meeting the criteria of the PRD

is not applicable to PCB zones. The proposed 36 residential unit count is less than the allowable 42 unit density for the site. The site plan included with these application materials illustrates how the 36 residential townhome units are accommodated in a configuration that results in well distributed and connected open space areas that exceed the minimum required by MMC 17.51.050.B.

Permitted Uses

The proposed townhome (4-6 units) use proposed for the site is allowed within the PCB(S) in accordance with the table provided in MMC Table 17.16.040.

Parking and Circulation

This project proposes a total of 81 parking spaces to meet the expected demand for the new development. Each townhome will provide two off-street parking spaces in each unit garage. This equates to 72 off-street parking spaces. Additionally, 9 total uncovered parking spaces in total are provided along Drive A and Drive C for guest parking. A breakdown of the required and proposed parking facilities is provided below:

- Minimum Parking Spaces Required (MMC Table 17.56.040)
 - Multi-family dwellings: 2.0 per du + 1 guest space per every 4 units
- Provided Residential Parking:
 - Townhouse Units: 36 du
 - Total Parking provided: 36 du x 2.0 spaces/du + 9 guest = 81 spaces

Open Space and Recreation Area

Mitigation through a park and recreation impact fee is required for any residential development including attached single-family townhomes per MMC 3.105.030. If the applicant chooses to provide park and recreation facilities as a part of the development, a credit against the park impact fee may be requested in accordance with MMC 3.105.08.D. Currently, no public onsite recreation facilities are proposed.

The project is required to provide twenty percent of its site area—0.65 acres—in the form of common open space per MMC 17.51.050.B. Tract 997 provides 0.98 acres of common space and exceeds the minimum required 0.65 acres. This area is also proposed to double as a storm drainage tract with a subgrade detention vault below the common space. Tract 999 will remain as undisturbed forest and will provide an additional 1.31 acres of open space.

Onsite open space areas include a combination of green landscape areas and hard walkways to provide both passive and active recreation opportunities for the residents. The open space tract located above the subgrade detention vault will contain playground equipment, benches, and a picnic table to provide recreation for a variety of ages. The open space areas and specific amenity details are shown on the attached landscape plans.

Tree Retention

Per MMC 17.59.060, new developments are required to retain at least 25% of existing significant trees. Significant trees are defined as evergreen species with a diameter at breast height (DBH) of 8 inches or more

and deciduous species with a DBH of 12 inches or more. Because much of the site is heavily forested and will remain undeveloped, tree quantities in the undeveloped area have been estimated based on aerial observations rather than a full tree survey. The developed portion of the site has been located so as to minimize the removal of significant trees to less than 75% of those existing on site. As a result, the project meets the minimum 25% tree retention requirement established by the municipal code.

Because the 25% tree retention threshold is being met, formal tree replacement calculations are not required. Any new tree plantings included as part of the project's landscape design will comply with applicable City of Mukilteo development standards. A landscape and tree retention plan has been prepared in accordance with City requirements, and trees will be retained to the greatest extent feasible given site conditions and development needs.

Access and Frontage Improvements

The site will be accessed on the south end via a connecting street (Drive A) which will take ingress/egress off Harbour Place, a collector arterial running along the site's eastern frontage. Drive A will be used for access to a few the townhouses in addition to access and circulation for the rest of the site to the existing right-of-way. The central and northern end of the site are accessed via the connecting Drive B and Drive C.

Grading and Storm Drainage Improvements

Clearing and grading of the site will be required to complete the building pads, associated roadway and utility infrastructure, and enhancements to the native open space. The preliminary site plan considers the existing topographic relief and challenges and attempts to limit overall earthwork. Retaining walls with low to moderate heights are necessary to accommodate the steep grades along the western and southern portion of the disturbed site. The southeast corner of the site has been delineated as a Category IV wetland and will remain undisturbed with this development. The Natural Resource Conservation Service (NRCS) generally classifies the onsite soils Alderwood-Everett gravelly sandy loam (25-70% slopes) and Everett very gravelly sandy loam (15-30% slopes), exhibiting Type B and Type A hydrologic characteristics, respectively. A site-specific geotechnical analysis has been prepared by Earth Solutions NW, LLC which confirms that infiltration should be considered infeasible for site development.

The project will require storm drainage collection, conveyance, and a water quality facility to mitigate the change in land use. MMC 13.12.040 adopts the State Department of Ecology 2024 Stormwater Management Manual for Western Washington (SWMMWW) for the stormwater regulation, technical reference, and maintenance standards. Site facilities have been designed to meet Ecology's standard flow and basic water quality treatment requirements. Implementation of low impact drainage/development (LID) best management practices (BMPs) have been implemented to the extent feasible for impervious and landscaped surfaces.

Runoff from the developed site will be conveyed via surface grades to catch basin inlets which collect and convey runoff via below-grade pipes toward a subgrade detention vault below the Tract 997 open space. Discharge from the facility will be released at a controlled rate through a three-orifice flow control riser outlet structure in accordance with SWMMWW standards. The basic treatment standard will be met via a cartridge filter water quality facility immediately downstream of the vault. Additional details regarding the proposed

facilities and other storm characteristics are provided within the Stormwater Site Plan included with this application.

Public Water, Sanitary Sewer, and Other Utilities

The project is located within the Mukilteo Water and Wastewater District (MWWD) service area for domestic water and sanitary sewer connections. A new water main will be extended from the existing 12-inch ductile iron stub within Harbour Place right-of-way at the southeast corner of the site to provide water service for the development.

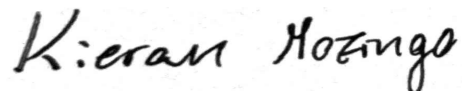
Sanitary sewer service will be provided also by extension of existing MWWD sewer facilities within the Harbour Place right-of-way. The project proposes to extend a sewer main from SSMH#5035 at the southeast portion of the site to serve the site.

Critical Areas

A category IV wetland and its associated buffer have been delineated in the southeast corner of the project site. A wetland reconnaissance report has been prepared by Green Earth Operations, Inc. which provides more details on this wetland. No contaminants are expected to be released with this development or any impacts to the onsite wetland.

Sincerely,

AKS ENGINEERING & FORESTRY, LLC



Kieran Mozingo, EIT
11321-B NE 120th Street
Kirkland, WA 98034
425-285-2390 | kieran.mozingo@aks-eng.com

Enclosures

Cc: Dana Hall, Westcott Homes
Copy to file