

**From:** [SYLVIA S KAWABATA](#)  
**To:** [Linda Ritter](#); [Cheryl Martinis](#)  
**Subject:** proposed project on the NW corner of 88th and Speedway  
**Date:** Tuesday, April 5, 2022 9:16:17 PM

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

Hi Linda and Cheryl

I stopped by the "big orange sign" that your office posted on the NW corner of 88th and Mukilteo Speedway regarding a proposed 144 housing unit complex and commercial space on 9+ acres.

Are you planning on putting this proposed project information on the City's web site for Land Use Action Notices, like you did for the Harbor Grove prelim. sub-plat? It would be great if you could which makes it an easier access to review the submitted documents.

Could you please include my name as a person interested in this project.

My initial concerns about this project by just reading what was posted on the "big orange notice" board (and without looking at any of the details of the proposed project) are:

**stormwater runoff** - all of the stormwater should be detained on site and not directed into the Smugglers Gulch watershed.

**parking** - the proposed project should provide at least 2 parking spaces for each unit, plus more for guests and the commercial business occupants.

**sidewalks** - need to be installed along 88th ST SW and Mukilteo Speedway

**trees** - need to be retained on site along the boundaries of the property to reduce unsightly views into this development from the current single family homes located on the west and south side of this project.

**traffic** - access into and out of this development should only be via Mukilteo Speedway (not via 88th ST SW). How will the traffic volume be mitigated in this area? What traffic safety lanes will be created to not stop traffic on Mukilteo Speedway when vehicles are entering and exiting this development?

Once again, please post the applicant's submitted documents on the City's web site. I would appreciate that very much.

Thank-you for your consideration.

Sylvia Kawabata  
6031 88th ST SW

Mukilteo, WA 98275  
425-750-9893  
sylvia6031@comcast.net

**From:** [Chuck Bernasconi](#)  
**To:** [Dave Osaki](#)  
**Cc:** [Linda Ritter](#)  
**Subject:** RE: FW: Hi again David  
**Date:** Tuesday, April 12, 2022 2:48:29 PM

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

David - thanks for the call. Again, I apologize for my hearing impairment.

Just to verify - 122 units plus commercial. Access will be two points directly onto the Speedway instead of one as shown on developer plans. Please let me know when that adjustment is made.

The problem I see is traffic mitigation. Dumping 1,100+ ADT onto one of the heaviest traveled state highways (basically two lanes with a left turn) especially in the summer is my main concern.

Thanks again, Chuck

Charles E. (Chuck) Bernasconi  
[ChuckB@VOEedu.com](mailto:ChuckB@VOEedu.com)  
206-718-4002 PST

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**From:** "Chuck Bernasconi" <[chuckb@voeedu.com](mailto:chuckb@voeedu.com)>  
**Sent:** 4/12/22 2:13 PM  
**To:** "Dave Osaki" <[dosaki@mukilteowa.gov](mailto:dosaki@mukilteowa.gov)>  
**Cc:** "Linda Ritter" <[lritter@mukilteowa.gov](mailto:lritter@mukilteowa.gov)>  
**Subject:** RE: FW: Hi again David

Thanks David -

Hi Linda - Two questions to start: how many units 125 or 122? Where is access #2, off Speedway or 88th? Thanks, Chuck

Charles E. (Chuck) Bernasconi  
[ChuckB@VOEedu.com](mailto:ChuckB@VOEedu.com)  
206-718-4002 PST

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**From:** "Dave Osaki" <[dosaki@mukilteowa.gov](mailto:dosaki@mukilteowa.gov)>  
**Sent:** 4/12/22 2:09 PM  
**To:** "chuckb@voeedu.com" <[chuckb@voeedu.com](mailto:chuckb@voeedu.com)>  
**Cc:** Linda Ritter <[lritter@mukilteowa.gov](mailto:lritter@mukilteowa.gov)>  
**Subject:** FW: Hi again David

[Chuck,](#)

Glad you found those. If I remember right, they were near the end of the elevation sheets.

On setbacks of the commercial buildings, I am going to have Linda Ritter follow up with you. Linda is the case planner on this proposal and I am cc'ing her on this email.

Thanks.

David Osaki

---

**From:** Chuck Bernasconi <chuckb@voeedu.com>

**Sent:** Tuesday, April 12, 2022 1:42 PM

**To:** Dave Osaki <dosaki@mukilteowa.gov>

**Subject:** Hi again David

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

I found the commercial building elevations. Thanks, Chuck

Charles E. (Chuck) Bernasconi

[ChuckB@VOEedu.com](mailto:ChuckB@VOEedu.com)

206-718-4002 PST

**From:** Chuck Bernasconi <chuckb@voeedu.com>

**Sent:** Tuesday, April 12, 2022 11:24 AM

**To:** Dave Osaki <dosaki@mukilteowa.gov>

**Cc:** Joe Marine <repgijoe@msn.com>

**Subject:** Hi David

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

You and I met with Joe at your office last Friday re: Carrik Court project.



I've found a number of discrepancies but am asking for the elevations and setbacks of the 4 commercial buildings for now? I can't seem to find them on your website?

Thanks, Chuck

Charles E. (Chuck) Bernasconi

[ChuckB@VOEedu.com](mailto:ChuckB@VOEedu.com)

206-718-4002 PST

**From:** [Tom Howerton](#)  
**To:** [Cheryl Martinis](#); [Linda Ritter](#)  
**Subject:** Re: Notice of Application Carrik Court - City of Mukilteo  
**Date:** Tuesday, April 12, 2022 9:56:09 AM  
**Attachments:** [image003.png](#)

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

Thank you for the notice of application for Carrik Court townhouses. I would like to make the following comments:

1. There is proposed access for auto ingress and egress to Carrik Court on 88th Street SW just west of Mukilteo Speedway. 88th Street SW and intersection with Mukilteo Speedway is substandard and unsafe and needs to be upgraded for additional traffic. Need proper level landing area at Mukilteo Speedway. 88th SW needs to be widened to 3-4 lanes to allow for left turn movement to north Mukilteo Speedway and right turns to south Mukilteo Speedway. Additional 3rd lane on 88th SW should extend west to entrance to Carrik Court to allow for right turn movement into Carrik Court, and for possible School Bus loading to prevent blocking main east/west traffic lanes on 88th SW.
2. There should be no on-street parking allowed on 88th SW or Mukilteo Speedway. Sufficient on-site parking should be provided for residents and visitors.
3. Pedestrian sidewalks should be provided the full length of north side of 88th Street SW from Mukilteo Speedway to existing S/W at 54th Place W, for additional pedestrian traffic which will occur for lookyloos and dog-walkers proceeding west on 88th Street SW to view the Puget Sound and attempt beach access.

More later....

On Tue, Apr 12, 2022 at 9:26 AM Cheryl Martinis <[cmartinis@mukilteowa.gov](mailto:cmartinis@mukilteowa.gov)> wrote:

## Notice of Application

Notice of Application and Request for Comments – Carrik Court– City of Mukilteo

*You are receiving this email as an agency or interested party for this project or this type of project with the City of Mukilteo. If you would like to be removed from this list or need to update your email address, please let us know.*

The City of Mukilteo is reviewing a proposal and requests other affected agencies, interested parties, and members of the public to review the available materials and comment. Your comments will assist the City's evaluation of this application.

**File No(s):** PPR-2022-001/ENG-2022-004/SEPA-2022-001/CAR-2022-003  
**Project Name:** Carrik Court  
**Applicant:** 214-WLD Carrik Court, LLC on behalf of the Strickland Corporation  
**Location:** 8616/8516 Mukilteo Speedway  
**Parcel No(s):** 00611600003402, 0061160003500, 0061160013600  
**Description:** Development of mixed-use (commercial and multifamily residential) development with 122 residential townhome units.  
**Application Date:** January 31, 2021  
**Complete Date:** March 29, 2022  
**Notice Issue Date:** Tuesday, April 12, 2022  
**Comment Due Date:** Tuesday, April 26, 2022 (4:30 PM)

Application materials and related documents are available online at:  
<https://mukilteowa.gov/departments/planning-development/development-regulations/land-use-action-notices/>

**Please send questions or comments to the Project Manager listed below.** You may email or mail your comments.

**Name:** Linda Ritter, Senior Planner  
**Phone:** 425-263-8043  
**Email:** [lritter@mukilteowa.gov](mailto:lritter@mukilteowa.gov)  
**Mail:** 11930 Cyrus Way, Mukilteo, WA 98275

Cheryl Martinis

Permit Services Assistant

City of Mukilteo

11930 Cyrus Way, Mukilteo, WA 98275

425-263-8064

[cmartinis@mukilteowa.gov](mailto:cmartinis@mukilteowa.gov)

*NEW HOURS: Mukilteo City Hall is open to the public Monday-Thursday, from 7:30 AM–5:00 PM, and closed from 12-1:00 PM for lunch. We are closed on Fridays; however, City staff is available to assist you remotely from 7:30 AM–4:30 PM.*





**Mukilteo**  
School District

**District Office**

9401 Sharon Drive • Everett WA 98204  
(425) 356-1274 • Fax (425) 356-1310

Date: April 12, 2022  
TO: City of Mukilteo  
Linda Ritter, Senior Planner  
PFN: PPR-2022-001  
ENG-2022-004  
CAR-2002-003  
SEPA-2022-001

File Name: Carrik Court

Location: 8516 and 8616 Mukilteo Speedway, Mukilteo

Upon approval for this mixed-use development consisting of 122 residential townhome units, per the GMA Ordinance, impact fees are to be paid to Mukilteo School District before the issuance of the building permits.

Transportation questions are to be directed to Cindy Steigerwald, Director of Transportation and Safety, at 425.356.1306.

Please make Mukilteo School District a Party of Record and send all notifications and correspondence to:

Mukilteo School District  
ATTN: Josette Fisher  
Business Office  
9401 Sharon Drive  
Everett, WA 98204

Sincerely,

Josette Fisher  
Budget Analyst  
425.356.1236

**Committed to Success for Every Student**

An Equal Opportunity Employer and Educational Agency

**From:** [Sangita Patel](#)  
**To:** [Linda Ritter](#)  
**Subject:** Carrik Court Proposal  
**Date:** Tuesday, April 12, 2022 11:10:02 AM

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

Hi Ms. Ritter,

I am a current resident of a neighborhood close to the proposed Carrik Court development. I have serious concerns about building 122 residential townhome units, not just in that specific area, but anywhere in Mukilteo. There is already heavy traffic on the Speedway and adding this many units in such a small area will only worsen this problem. Even now, it can be very difficult to turn onto the Speedway from 88th St at times due to the high volume of cars on the road.

There will also be increased numbers of students in our already overcrowded schools. This will increase class sizes and lead to overburdened teachers and staff. I moved to Mukilteo for the great schools, and I have serious reservations about placing more students into the schools, which this new development would do.

If this development is built, what steps will be taken to alleviate these two major issues? Will new schools be built, thus increasing our property taxes? If there will not be additional schools, how will class sizes be controlled? How will traffic on the Speedway be mitigated? Mukilteo is a small town without the infrastructure to keep adding large amounts of residential developments. Please do not allow this to be built.

Thanks for your consideration,  
Sangita Patel

**From:** [Chuck Bernasconi](#)  
**To:** [Linda Ritter](#); [Dave Osaki](#)  
**Cc:** [Sarah Kress](#)  
**Subject:** RE: FW: Hi again David  
**Date:** Wednesday, April 13, 2022 9:34:43 AM

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

Thankyou Linda! Again my hearing is so bad I couldn't discern your name/voice (I've spent thousands on hearing aids that don't work - just turned 78).

Once that second access point is determined, at the minimum the traffic people/city needs to look at extending the south bound merge lane and also what will be the Boeing workers traffic patterns going to Paine Field, probably westbound on 88th. As you know that intersection is rated LOS of "E."

Chuck

Charles E. (Chuck) Bernasconi  
[ChuckB@VOEedu.com](mailto:ChuckB@VOEedu.com)  
206-718-4002 PST

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**From:** "Linda Ritter" <[lritter@mukilteowa.gov](mailto:lritter@mukilteowa.gov)>  
**Sent:** 4/13/22 9:24 AM  
**To:** "chuckb@voeedu.com" <[chuckb@voeedu.com](mailto:chuckb@voeedu.com)>, Dave Osaki <[dosaki@mukilteowa.gov](mailto:dosaki@mukilteowa.gov)>  
**Cc:** Sarah Kress <[skress@mukilteowa.gov](mailto:skress@mukilteowa.gov)>  
**Subject:** RE: FW: Hi again David

Mr. Bernasconi,

I spoke to you yesterday afternoon regarding the proposed development. The applicant is proposing 122 new units and one access from the Mukilteo Speedway and one access point from 88<sup>th</sup> Street. I understand the traffic study and the proposal do not match and this will be addressed when staff sends comments to the applicant. Let me know if you have additional questions.

Sincerely,

**Linda Ritter**

Senior Planner

Planning & Community Development

425.263-8043 | 425.212.2068 (fax)

[lritter@mukilteowa.gov](mailto:lritter@mukilteowa.gov)



11930 Cyrus Way | Mukilteo, WA 98275

---

**From:** Chuck Bernasconi <[chuckb@voeedu.com](mailto:chuckb@voeedu.com)>

**Sent:** Wednesday, April 13, 2022 9:20 AM

**To:** Dave Osaki <[dosaki@mukilteowa.gov](mailto:dosaki@mukilteowa.gov)>

**Cc:** Linda Ritter <[lritter@mukilteowa.gov](mailto:lritter@mukilteowa.gov)>

**Subject:** RE: FW: Hi again David

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

Someone called me at 2:16 yesterday. Linda can you help? Again my bad hearing and he was on a speaker phone. I asked for an email and he said I already sent him one so I assumed it was you? Want to keep good records on this. Thanks, Chuck

Charles E. (Chuck) Bernasconi

[ChuckB@VOEedu.com](mailto:ChuckB@VOEedu.com)

206-718-4002 PST

---

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**To:** "[chuckb@voeedu.com](mailto:chuckb@voeedu.com)" <[chuckb@voeedu.com](mailto:chuckb@voeedu.com)>

**Cc:** Linda Ritter <[lritter@mukilteowa.gov](mailto:lritter@mukilteowa.gov)>

**Subject:** RE: FW: Hi again David

Chuck,

Actually, you and I didn't talk by phone so it must have been someone else.

But Linda can verify the number of units + access for you.



Thanks.

David Osaki

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**From:** Chuck Bernasconi <[chuckb@voeedu.com](mailto:chuckb@voeedu.com)>

**Sent:** Tuesday, April 12, 2022 2:48 PM

**To:** Dave Osaki <[dosaki@mukilteowa.gov](mailto:dosaki@mukilteowa.gov)>

**Cc:** Linda Ritter <[lritter@mukilteowa.gov](mailto:lritter@mukilteowa.gov)>

**Subject:** RE: FW: Hi again David

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206-718-4002 PST

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**Sent:** 4/12/22 2:13 PM

**To:** "Dave Osaki" <[dosaki@mukilteowa.gov](mailto:dosaki@mukilteowa.gov)>

**Cc:** "Linda Ritter" <[lritter@mukilteowa.gov](mailto:lritter@mukilteowa.gov)>  
**Subject:** RE: FW: Hi again David

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Charles E. (Chuck) Bernasconi

[ChuckB@VOEedu.com](mailto:ChuckB@VOEedu.com)

206-718-4002 PST

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**From:** "Dave Osaki" <[dosaki@mukilteowa.gov](mailto:dosaki@mukilteowa.gov)>  
**Sent:** 4/12/22 2:09 PM  
**To:** "[chuckb@voeedu.com](mailto:chuckb@voeedu.com)" <[chuckb@voeedu.com](mailto:chuckb@voeedu.com)>  
**Cc:** Linda Ritter <[lritter@mukilteowa.gov](mailto:lritter@mukilteowa.gov)>  
**Subject:** FW: Hi again David

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On setbacks of the commercial buildings, I am going to have Linda Ritter follow up with you. Linda is the case planner on this proposal and I am cc'ing her on this email.

Thanks.

David Osaki

---

**From:** Chuck Bernasconi <[chuckb@voeedu.com](mailto:chuckb@voeedu.com)>  
**Sent:** Tuesday, April 12, 2022 1:42 PM  
**To:** Dave Osaki <[dosaki@mukilteowa.gov](mailto:dosaki@mukilteowa.gov)>

**Subject:** Hi again David

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[ChuckB@VOEedu.com](mailto:ChuckB@VOEedu.com)

206-718-4002 PST

**From:** Chuck Bernasconi <[chuckb@voeedu.com](mailto:chuckb@voeedu.com)>

**Sent:** Tuesday, April 12, 2022 11:24 AM

**To:** Dave Osaki <[dosaki@mukilteowa.gov](mailto:dosaki@mukilteowa.gov)>

**Cc:** Joe Marine <[repgijoe@msn.com](mailto:repgijoe@msn.com)>

**Subject:** Hi David

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You and I met with Joe at your office last Friday re: Carrik Court project.

I've found a number of discrepancies but am asking for the elevations and setbacks of the 4 commercial buildings for now? I can't seem to find them on your website?

Thanks, Chuck

Charles E. (Chuck) Bernasconi

[ChuckB@VOEedu.com](mailto:ChuckB@VOEedu.com)

206-718-4002 PST

**From:** [Jim Schmitt](#)  
**To:** [Linda Ritter](#)  
**Subject:** Carrik Court Mixed-Use Development  
**Date:** Wednesday, April 13, 2022 10:22:25 PM

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

I'm a Mukilteo resident since 1984. I vote . This project as part of transportation mitigation should pay for making the Mukilteo speedway widened to a four lane highway from 526 south on 525 to where the Staybridge Hotel is located due to the added traffic burden imposed . Nothing less is a money grab . This is a big deal .

-James Schmitt

Sent from my iPhone

14 APR 2022

City of Mukilteo  
11930 Cyrus Way  
Mukilteo, WA 98275

Attention: Linda Ritter, Senior Planner

Re: Carrik Court Mixed - Use Development

**RECEIVED**  
**APR 14 2022**  
**CITY OF MUKILTEO**

Regarding a proposed 144 housing unit complex and commercial space on 9+ acres on the NW corner of 88<sup>th</sup> and Mukilteo Speedway:

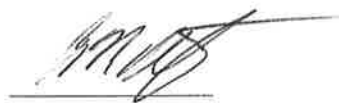
Access into and out of this proposed development MUST only be via Mukilteo Speedway (not via 88th St SW).

- The EXISTING east bound traffic flow on 88th is a current unmitigated cluster with at many times 8 cars backing-up at a time waiting to enter the speedway (SR525). With the addition of 122 residential units plus commercial traffic, this WILL result in an unmitigated traffic DISASTER.
- Allow the infrastructure "burden" of access servicing the entry/exit of this proposed joint commercial/high density project to be mitigated by multiple entry/exits via the commercially zoned SR525 (Mukilteo Speedway). And do NOT allow this commercial/high density project to be access serviced by the zoned 'single family home' residences utilizing 88th Street SW, west of the speedway.

1. How will the traffic volume be mitigated on 88th St SW ?

2. How will the weight/noise/volume be mitigated on 88th St SW of commercial trucks servicing the commercial properties of this proposed development ?

3. What roadway safety enhancements are required/planned for pedestrians and bicyclists to safely navigate along and cross both 88th and SR525 to access sidewalks and bus stops on both sides of these thoroughfares ?



R.M. Pletz

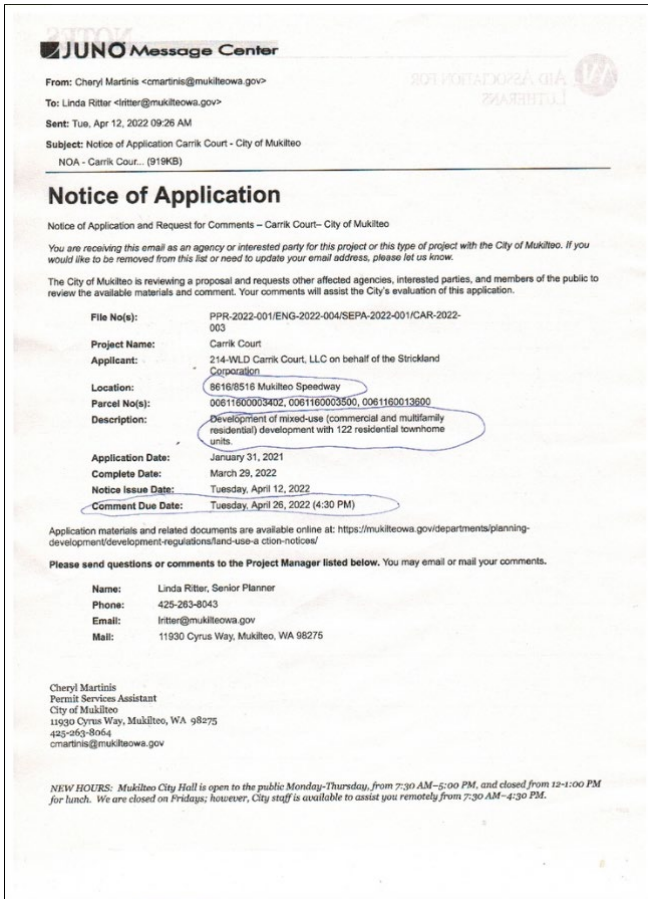
Mukilteo, WA

**From:** [Richard Rafoth](#)  
**To:** [Linda Ritter](#)  
**Subject:** High Density  
**Date:** Thursday, April 14, 2022 10:12:12 PM  
**Attachments:** [image.png](#)

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

Just heard about



And last week it was a development planned on Bev Ed road. We all know there is a housing shortage, and I want people to have a place to live, but have you personally driven on the Speedway during the AM and PM rush hours when the twice an hour ferry is also docking? I really don't want to spend anymore of my life in my car than currently. I want to be able to spend that empty time (can't do much in the car as far as reading, paper work, etc) in my home in mukilteo. This is not about trese, or open space. Just a reasonable lifestyle.

Dick Rafoth  
10512 60th Ave West

--

*Richard Rafoth*

**Cycling Performance Tips:**

**CPTIPS on Facebook:**

**A Doctor's Rx - Mill Creek Beacon**

[Cycling Performance Tips Website](#)

[Cycling Performance Tips Facebook Blog](#)

[Link to Beacon Column Archive](#)

[Blog](#)

**From:** [Sherwood Sage](#)  
**To:** [Linda Ritter](#)  
**Subject:** Mixed use application of 122 units in Mukilteo  
**Date:** Thursday, April 14, 2022 12:59:35 PM

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

Dear Mrs. Ritter:

Thank you for your e-mail notification regarding the application for the 122 units in the 8500-8600 block of the Speedway.

It has been expressed by the citizenry of Mukilteo in, as I remember, quite strong terms and vote that we did not want high density housing whether or not it is described as such. The application received by the city for the 122 units, regardless, as to how they are referred to, represents exactly that which we as citizenry do not want. For various reasons which have already been discussed, perhaps the main one is the change of character it would bring to our City. We have, and are, seeing this in Shoreline, Lynnwood and close by cities. We see what it is doing to those cities and do not want to have it happen here as well.

I, as well as the great majority of Mukilteo citizens, strongly oppose such a project and any similar projects here in our City.

Respectfully,

Sherwood Sage  
7926 46th Ave. W.  
206-920-8933



**From:** [Loren West](#)  
**To:** [Linda Ritter](#)  
**Subject:** Comment for the Carrik Court townhome project  
**Date:** Thursday, April 14, 2022 4:39:57 PM

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

I would like to register my support for mixed density in Mukilteo, especially in regards to town homes vs. apartments.

Projects like this may have some Mukilteo residents in arms, but as one long term Mukilteo resident I support it.

Our kids need places to start out as homeowners, as the jump from apartment living to home ownership is daunting!

Thank you for listening,  
Loren West  
959 5th St, Mukilteo, Wa 98275  
425 268-8713

---



Loren West  
Technology Division

[loren.west@microclimates.com](mailto:loren.west@microclimates.com)  
[www.microclimates.com](http://www.microclimates.com)  
(425) 268-8713 Mobile

The contents of this email may contain confidential information. If you are not the intended recipient, your receipt was inadvertent and you are requested to delete this email immediately. In addition, any unauthorized use of this email, its contents, or attachments including forwarding, copying, printing, saving or disseminating in any manner is expressly prohibited.

**From:** [Richard Clasen](#)  
**To:** [Linda Ritter](#)  
**Subject:** Town homes  
**Date:** Friday, April 15, 2022 11:48:09 AM

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

Stop the town homes on the speedway. Joe Marine was voted in to get rid of these not add to them. Richard Clasen

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-



Virus-free. [www.avast.com](https://www.avast.com)

**From:** [Kristin Kirk](#)  
**To:** [Linda Ritter](#)  
**Subject:** Carrik Court Mixed Use Development  
**Date:** Friday, April 15, 2022 8:56:03 AM

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

Ms. Ritter,

Good morning - please include the following comments into the record for the Carrik Court mixed use project:

- 1- Density should be reduced or the project redesigned to include a minimum 15-20 foot landscape buffer between the high density development and adjacent lower density neighborhoods. The units proposed along the West boundary should be denied. Parking and driveways should not be allowed within a perimeter setback or buffer.
- 2- Increase the wetland buffer to incorporate more existing trees and require a minimum 1:1 replanting of trees removed. Any wetland alteration and off-site mitigation should be denied.
- 3- Require on-site storm water detention to be located outside of the wetland resource area. Impervious surface should be reduced - the parking and driveway areas are excessive.
- 4- Require the developer pay for and install a traffic light at 88th and Muk Speedway for significantly impacted level of service (C & D) at that intersection associated with this project.
- 5- Landscaping should be predominantly native, drought tolerant plantings. Street trees should be planted 1 for every 25 feet of lineal frontage.
- 6- The minuscule impact fees the developer will pay for schools, traffic, and parks should at least be allocated directly to the area of impact. Fees should be increased to mitigate the impacts of higher density developments.
- 7- Require a play area on-site, away from the wetland resource area, as there are no nearby parks.
- 8- The sidewalk along Speedway should be away from the curb and meander similar to the sidewalk at Harbour Point Blvd. It should include significant street tree and landscape plantings.
- 9- The commercial uses should be oriented to Speedway with pedestrian access from the sidewalk.

Thank you for your time and consideration.

Kristin Kirk

**From:** [Britana Uppinghouse](#)  
**To:** [Linda Ritter](#)  
**Subject:** Opposing the Application for Carrik Court Development on Mukilteo Speedway  
**Date:** Friday, April 15, 2022 8:36:02 AM

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

Hello Linda,

We are writing to you to express our opposition to the 122 Unit Carrik Court Development Project planned for the 8500-8600 block of the Mukilteo Speedway. We as citizens strongly recommended against any of this type of housing. It may not be referred to as High Density but it is that in reality. It will destroy the character of our Mukilteo neighborhood as we have seen in nearby communities, e.g. Shoreline, Lynnwood and others. This development will greatly affect the traffic in this area, especially combined with the already high traffic due this street being the main access to the ferry. Please consider the community's concerns, and keep Mukilteo a small, quiet city!

Thank you!

Cole & Britana Uppinghouse

**From:** [Mary Bennett](#)  
**To:** [Linda Ritter](#)  
**Subject:** Proposed mixed use development 8600 Mukilteo Speedway  
**Date:** Saturday, April 16, 2022 7:03:05 PM

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

The area under consideration is already heavily congested due to ferry traffic and Boeing commuters. Additional commercial and residential development create a traffic nightmare and unnecessary safety concerns. Please take these concerns, as well as the overall negative impression this type of large scale development will generate; Mukilteo certainly will no longer be ranked highly as a beautiful small town. Is the increased tax revenue worth the traffic and safety concerns as well as the destruction of Mukilteo's unique small town atmosphere? Will increased tax revenue cover the costs of additional classrooms and teachers, additional police and fire equipment and personnel, enlarging library facilities , staffing, and collections? Can the water, power, and sewer infrastructure support such a large new development? Will the City and State ever support and develop an alternative to the Speedway for the ever growing ferry traffic?

Thank for considering factors that such a development could well decrease the quality of life Mukilteo currently offers.

Thank you for your attention to these issues.

Patricia Bennett

Sent from my iPad

**From:** [Jeff Whitmer](#)  
**To:** [Linda Ritter](#)  
**Subject:** Carrik Court  
**Date:** Monday, April 18, 2022 7:47:04 AM

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

Ms. Ritter,

I am writing to express my support for the Carrik Court development. When I moved to Mukilteo in 2008 for my first job out of college I lived in an apartment for years while I worked to buy a house. I work at Boeing so Mukilteo is the perfect location for me. I am a single person, no family, no pets, one car. I mostly get around town by bicycle. I knew I wanted to live in Mukilteo but I wanted something small and modest. There didn't seem to be a lot of options. By the time I could afford to buy in 2019, I bought the smallest house on the market at the time. 1700 sq ft, two car garage, four car driveway, large fenced yard. It is entirely too large for just me. Mukilteo needs more housing options besides apartments and single family homes. These townhomes will allow people who do not want to rent an apartment or buy a large house the option to own their own home and build a life in this community.

The current housing shortage from a lack of development after the 2008 recession coupled with the population increases in western Washington requires better usage of what remaining land we have available. This would be the perfect location for higher density. Mukilteo will always have single family homes, but with the available lots, there will never be another Harbour Pointe. Doing more with less is in the best interest of the future of Mukilteo going forward.

Jeff Whitmer  
5302 104th St SW  
Mukilteo WA

**From:** [Sharon Damoff](#)  
**To:** [Linda Ritter](#)  
**Subject:** Carrik Court proposed development  
**Date:** Monday, April 18, 2022 4:08:32 PM

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

Hi Linda,

I've been looking on the city website, and I have some questions about the proposed development called Carrik Court.

It appears to me from looking at the site plan (on this page <https://mukilteowa.gov/carrik-court/>) that there are 21 angled parking spaces and 14 (?) parallel parking spaces. (There is also a bumpout in the SW corner of the developed area that might be additional head-in parking, but parking spaces are not lined on it, and it would be maybe only 3 or so more.)

Is that correct that there are only 35 parking spaces to serve at least four commercial units plus guest parking for 122 residential units?

I understand that each residential unit has a two-car garage, but there appears to be no driveway space for any unit.

Also, I was not able to find a breakdown of how many bedrooms would be in each unit, but the floor plan provided showed a unit with four bedrooms. Are all the units four-bedroom? Or could you please point me to the page that shows the breakdown of how many units of each size?

I also have heard that the site plan has changed, because someone said they are no longer planning to have the back entrance onto 88th, and that now the plan is to have two entrances off the Speedway. Is there an updated site plan that you could point me to?

I am just wanting to be sure that I understand the proposed project correctly, so that I am not incorrectly objecting to something.

But if I am correct in thinking that there are only 35 parking spaces to serve four commercial units, plus guest parking for 122 units, some or most of which have four bedrooms, I think that parking is woefully inadequate.

Under city codes, how many parking spaces must accompany four-bedroom units? A four-bedroom unit could well be occupied by three or four roommates, each of whom has a car, so the two garage spaces are not adequate when there are no driveway spaces either.

Thank you for your help,  
Sharon Damoff

**From:** [Kate Gregory](#)  
**To:** [Linda Ritter](#)  
**Subject:** Carrick Court  
**Date:** Tuesday, April 19, 2022 9:50:47 AM

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

Hi Linda,

I've looked at the posted documents and this seems like a well designed development that will provide family size housing in an appropriate zone.

Best,  
Kate Gregory



**From:** [Anna Kvindlog](#)  
**To:** [Linda Ritter](#)  
**Subject:** Carrick Court  
**Date:** Tuesday, April 19, 2022 7:56:39 PM

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

Regarding the proposed development of commercial and residential properties at 88th and the Speedway.

I have concerns that building in this area will disrupt wildlife through destruction of their habitat along with noise and light pollution.

Furthermore you cannot move a stream and wetland without causing disruption to the animals who live here. And there are few other wooded areas for the animals to go. If they navigate to the speedway this does create a safety concern for all drivers.

Not to mention the possibility of flooding, etc that could happen to surrounding properties.

I also have concerns about visibility when turning off 88th onto the speedway. Any high rise structure or signs can obstruct the view of oncoming traffics as you try to navigate off 88th. This is an already difficult intersection due to the hill, particularly in inclement weather, along with pedestrians and high volumes of traffic.

Thank you for your time.

Anna Hancock



**Mukilteo School District No. 6**

Support Services Center

8925 Airport Road

Everett, WA 98204

(425) 356-1396 \* Fax (425) 710-4455

Dispatch (425) 356-1306

**Pupil Transportation Services**

April 18, 2022

To: Linda Ritter, Senior Planner  
City of Mukilteo  
LRitter@mukilteowa.gov

Subj: 8516 Mukilteo Speedway / 8616 Mukilteo Speedway  
Proj: Carrik Court

This project is located at 8516 Mukilteo Speedway and 8616 Mukilteo Speedway in Mukilteo. The schools currently serving this project and the closest current bus stops are the following:

<u>School</u>	<u>Closest current bus stop</u>
Columbia Elementary	8490 Mukilteo Speedway
Harbour Pointe MS	Mukilteo Speedway @ 84 <sup>th</sup> St SW (7-11)
Kamiak HS	Mukilteo Speedway @ 84 <sup>th</sup> St SW (7-11)

Transportation requests curb, gutter, sidewalks, and a bus pullout along the property frontage.

It should be noted that due to population increases, the District's school boundaries are in a process of reevaluation, especially with regards to new development. Therefore, by the time of completion of this project, the above Information regarding the schools and bus stops may be significantly changed.

If you have any questions, please feel free to write or call.

Cindy Steigerwald  
Director of Transportation and Safety

cc: Josette Fisher



## NOTICE OF APPLICATION

### Carrik Court

### Mixed-Use Development

8616 and 8516 Mukilteo Speedway

File Nos. PPR-2022-001 / ENG-2022-004 /  
CAR-2022-003 / SEPA-2022-001

**214-WLD Carrik Court, LLC** submitted a land use application on behalf of the **Strickland Corporation** on January 31, 2022. The City of Mukilteo determined the applications complete on March 29, 2022.

**Description of Proposal:** This proposal is for the development of a mixed-use (commercial and multi-family residential) development with 122 residential townhome units on 9,600 square feet of commercial on 9.6 acres of land with associated grading, drainage improvements, landscaping, and street frontage improvements. The uses will be located in 18 standalone townhome structures and four (4) structures with commercial on the ground floor and townhomes above. The subject property is located at 8616 and 8516 Mukilteo Speedway and is within the Planned Community Business (PCB) and Community Business (CB) zoning districts.

The applicant is proposing to relocate the existing Category IV wetland and Type 5 stream located on the southern portion of the property. State Environmental Policy Act (SEPA) review is necessary due to grading quantities over 1,000 cubic yards and the proposed impacts to the wetland and stream.

**Location of Proposal:** 8616 and 8516 Mukilteo Speedway, Mukilteo, Washington 98275; otherwise known as Snohomish County Assessor Parcel Nos. 00611600013600, 00611600013500 and 00611600013402 and legally described as:

- WEST & WHEELERS SEAVIEW FIVE AC TRS BLK 000 D-02 - ALL TH PTN TR 134 DAF: BEG AT SE COR SD TR 134 TH NLY ALG E BDY SD TR 150 FT TH WLY 291 FT TH SLY 150FT TH ELY 291 FT TO TPB PER SNO CC 92-2-02166-6
- WEST & WHEELERS SEA-VIEW 5 AC TRS BLK 000 D-00 LOT 135
- WEST & WHEELERS SEAVIEW FIVE AC TRS BLK 000 D-00 - LOT 136

**Environmental Documents Prepared:** The applicant submitted the following environmental related documents with the permit applications:

- *Environmental Checklist* prepared by Matthew J. Hough, P.E., CPH Consultants, prepared and signed on January 30, 2022.
- *Critical Areas Assessment and Conceptual Mitigation Plan* prepared by Green Earth Operations, Incorporated, dated September 9, 2020, and revised December 23, 2021.

- *Geotechnical Engineering Study* prepared by Earth Solutions NW LLC, dated September 15, 2020, and updated October 12, 2020.
- *Technical Memorandum for Stormwater Infiltration Design* prepared by J. Scott Kindred, P.E., Kindred Hydro, dated September 22, 2020.
- *Stormwater Site Plan Report* prepared by Matthew J. Hough, P.E., CPH Consultants, dated January 28, 2022.
- *Traffic Impact Analysis* prepared by Gibson Traffic Consultants, Incorporated, dated October 2020.

#### **List of Required Permits:**

- Land Use (Project Permit and Critical Area)
- Engineering Permit (Clearing and Grading, Stormwater and Right-of-Way)
- Building Permit(s)
- Any Applicable State and Federal Permits

#### **State Environmental Policy Act (SEPA)**

The City will review the project for consistency with SEPA specified in Washington Administrative Code (WAC) Title 197-11 and Mukilteo Municipal Code (MMC) Chapter 17.84.

#### **Applicable Policies and Requirements**

Staff will review the proposal for consistency with the following policies, standards, and regulations:

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Comprehensive Plan             | <input type="checkbox"/> Downtown Business District Subarea Plan               |
| <input checked="" type="checkbox"/> Mukilteo Municipal Code        | <input checked="" type="checkbox"/> International Building Code (2018 Edition) |
| <input checked="" type="checkbox"/> Mukilteo Development Standards | <input checked="" type="checkbox"/> International Fire Code (2018 Edition)     |

#### **Comment Period**

This application and all supporting documents (File No. PPR-2022-001 / ENG-2022-004 / CAR-2022-003 / SEPA-2022-001) are available for public review on the City's website at <http://www.mukilteowa.gov/land-use-action-notice>, or contact City Hall at (425) 263-8000.

To become a "Party of Record" you must submit written comments concerning the project (excluding persons who have only signed petitions or mechanically produced form letters). Comments must be delivered to the City by email, by mail, by personal delivery to the drop box outside City Hall, or by other arranged method, during normal business hours **by 4:30 PM on Tuesday, April 26, 2022.**

The City will not act on this application until the end of the 14-day public comment period. You may request a copy of the final decision on the project by making a written request to the City contact person named below.

#### **Public Hearing**

There will not be a public hearing conducted on this project.

## Appeals

The final decision on this project is administratively appealable. An appeal must be filed within 14 days after the final decision on the project is issued. Only parties of record may initiate an administrative appeal of a land use development permit application. Parties of record include the applicant, any person who testified at the open record hearing on the application (if a public hearing was held), and/or any person who submitted written comments concerning the application (excluding persons who have only signed petitions or mechanically produced form letters).

<b>Timeline:</b>	Date Issued:	Tuesday, April 12, 2022
	Date Advertised:	Tuesday, April 12, 2022
	End Comment Period:	Tuesday, April 26, 2022

**Staff Contact:** Linda Ritter, Senior Planner  
T: (425) 263-8043  
E: [lritter@mukilteo.gov](mailto:lritter@mukilteo.gov)

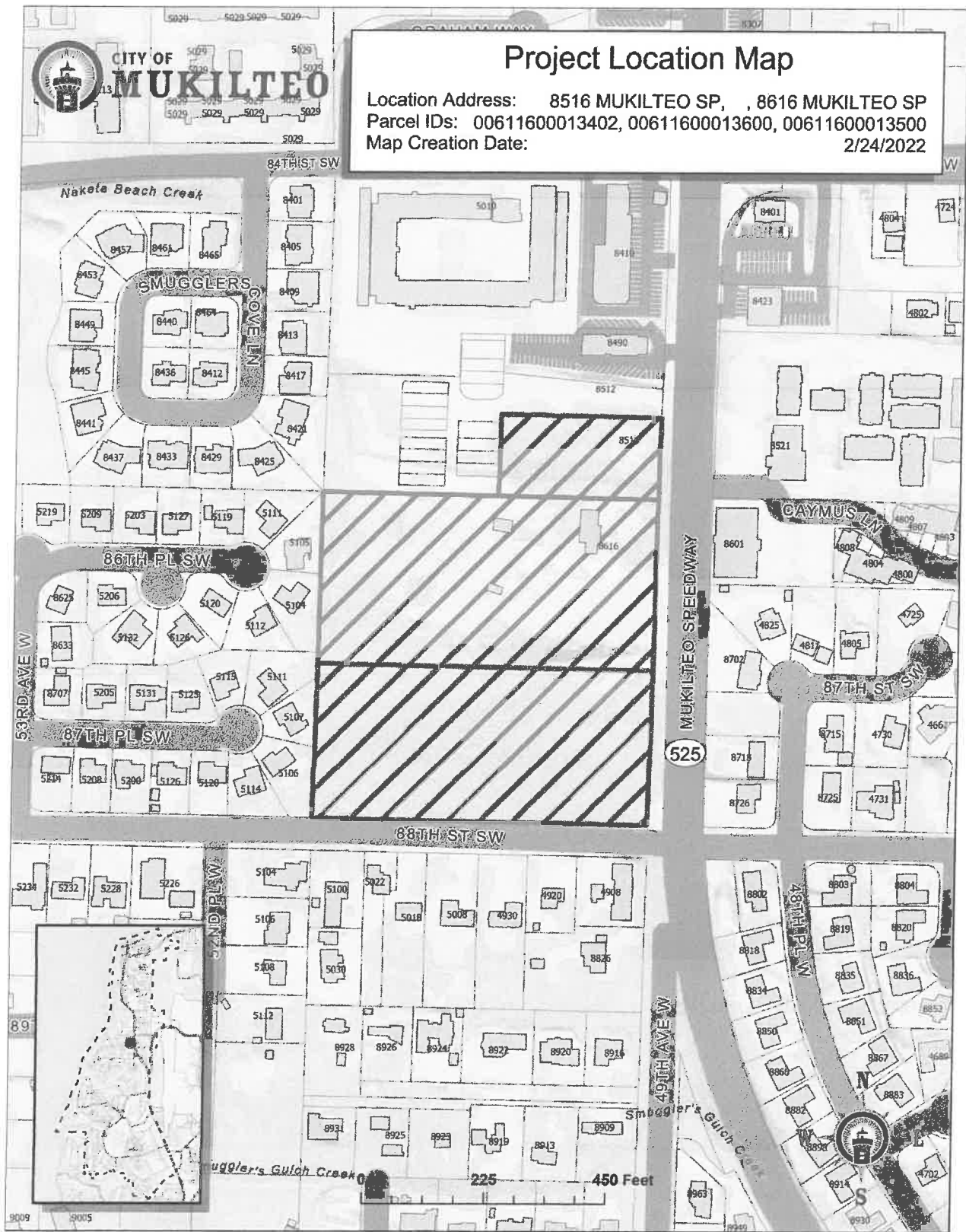
Signature: Linda Ritter  
Linda Ritter, Senior Planner

Date: April 1, 2022

Applicant/Representative  
Reviewing Agencies  
Interested Parties  
Property Owners (380')

CDD Director  
Permit Services Personnel  
Project File

O:\Dev Review\2022\PROJECT PERMIT\PPR-2022-001 8516 Mukilteo Speedway (Carrik Court)\NOA - Carrik Court.docx



**From:** [Donald Ripley](#)  
**To:** [Linda Ritter](#)  
**Subject:** CARRIK COURT COMMENTS  
**Date:** Tuesday, April 19, 2022 6:54:15 PM

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

Comments and questions regarding Carrie Court Development:

We are writing to strongly oppose this development on the Speedway. In looking at the proposal if correct there are 122 three story Townhomes? Four bedrooms?

1. The parking seems inadequate and will cause problems for roads and businesses. There does not appear to be enough room for parking to accommodate all these units.
2. Is there any driveway space or is everyone parking in the garage? On the street?
3. Previously we were told the city would look at senior housing (Housing Action Plan). This development is not appropriate for seniors at all.

Hopefully there won't be a lot of time wasted on a development people have said over and over they do not want.

Thank you,  
Renee Ripley

**From:** [Ariel G Yang](#)  
**To:** [Linda Ritter](#)  
**Subject:** Carrick Court Proposal  
**Date:** Tuesday, April 19, 2022 9:17:06 PM

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

My name is Ariel Yang and my family and I live off of 88th street on 52nd Pl W. I understand public comment is being accepted through April 26. My husband and I are very upset about a 122 mixed residential commercial property being developed so close to our street. The proposal is showing an exit onto 88th that goes straight through the wetlands and onto a road that can't possibly support the added traffic. My children are already walking down a street without a sidewalk to the bus stop and a separate proposal is in the works for speed bumps to be installed, how would adding more cars onto a road without sidewalks possibly be safe? And how was this project even considered when the high density housing proposal failed in the last election? This is exactly what people don't want.

I understand the need for additional housing with rent going up and current renters and a growing population are being priced out of their own community - but 122 new units is poorly planned - the roads can't support it, the schools are already over full - the infrastructure is not there. Surely you have seen rush hour and ferry traffic back all the way up to 88th some days of the week.

But most importantly, these are wetlands - our water runs through this area, run off and chemicals are filtered through this land before entering the Sound. Wildlife rely on this wooded area.

Please don't allow this proposal to go through. We have enough problems on 88th (no sidewalks, speeding, racing) without this added congestion. My husband and I are fervently against this.

Ariel and Morgan Yang  
8806 52nd Pl W  
Mukilteo, WA 98275  
718-679-5056



**From:** [Christopher Roecker](#)  
**To:** [Linda Ritter](#)  
**Subject:** High Density Housing Project  
**Date:** Tuesday, April 19, 2022 9:09:54 PM

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

Hi Linda,

My family and I live in Mukilteo and I would like to comment on my opposition to the high density housing development project known as the Carrik Court Mixed use Development. It is the scarcity of housing projects, such as this one, that recently attracted my wife and I to purchase a house in Mukilteo. I feel we paid a premium for a community that is known for its small town feel, safety, and lack of congestion that is all too common in the rest of the surrounding communities. I feel that adding 122 housing units in a space that is near my home will absolutely have a negative influence on the aspects that attract many families to our unique community and encourage an environment that detracts from the quality of life for those of us who call this community home. Here is a brief list of the downsides I feel will directly result from this project: increased traffic and congestion on the speedway, overcrowding at our already stretched schools, increased crime, increased pollution (noise and litter), increased graffiti and a lack of safety and security. These high density projects bring value to their owners, but at the cost of tarnishing our community.

I have also been told that this area is also a small wetlands area; if this is true, I am also in favor of preserving our local environment and the creatures that call Mukilteo home.

Please record this email as a voice in opposition of this type of housing project for myself as well as my wife (see below). I sincerely hope that the decision is made to block this development in our neighborhood.

Best,  
Christopher Roecker  
Heather Mai-Roecker

7703 45th Pl W  
Mukilteo, WA 98275

**From:** [Mandy Robertson](#)  
**To:** [Linda Ritter](#)  
**Subject:** 88th Wetlands  
**Date:** Wednesday, April 20, 2022 1:59:03 PM

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

Please please PLEASE don't build on the wetlands off 88th street.

This is home to so much wildlife who has already been so disturbingly displaced from its natural habitat.

We live behind this green space and will be personally affected with the tearing down of this nature to build mass housing. Devastating to say the least.

Not sure how else i can provide support against this action but would love to be able to if my vote counts.

Thanks,

--

// Mandy Robertson

**From:** [CAROLYN & NEAL THATCHER](#)  
**To:** [Linda Ritter](#)  
**Subject:** Carrik Court Mixed Use Development  
**Date:** Wednesday, April 20, 2022 2:55:47 PM

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

We are very disturbed that Mukilteo is going to allow this huge development in one of the last green spaces on the Speedway. Not only are our schools already overly impacted, this is the last buffer for that neighborhood from the din of commercial aviation at Paine Field. That space is home to many deer, small local wildlife and a large population of native birds. It serves as a buffer for run off from the speedway that is much needed to protect our local waters. This should not be approved by any stretch of the imagination! We don't need to be Everett and only care about tax revenue, we need to care about our neighbors and children.

Sincerely,  
Neal Thatcher & Carolyn Freed  
Mukilteo residents

**From:** [dgholtjr@gmail.com](mailto:dgholtjr@gmail.com)  
**To:** [Linda Ritter](#)  
**Subject:** Carrik Court  
**Date:** Thursday, April 21, 2022 10:40:15 AM

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

**Initial knee-jerk reaction to this development –**

- **Figured this would come sooner or later...**
- **Development doesn't match the surrounding single-family dwellings to the west, south and east.**
- **Traffic heading north from this development will wait for the Speedway to clear unless a light is installed at 88<sup>th</sup> St SW.**
- **Not sure 88<sup>th</sup> will handle the additional traffic heading east from south entrance.**
- **Townhomes – does that mean condos or rentals?**
- **Agree with comment re. green space/tree lines to block views of this development to the west and south.**
- **Buildings A and B on the west side should be deleted in favor of green space.**

**Please add me to the email update list...**

**Thanks!**

**- Don Holt**

**5325 – 88<sup>th</sup> St SW**

**Resident since 1987**

**From:** [Linda Turner](#)  
**To:** [Linda Ritter](#)  
**Subject:** Proposed Land Use on Speedway and 87th St.  
**Date:** Thursday, April 21, 2022 2:27:41 PM

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

I am writing a list of reasons why this construction of 122 housing units is bad for our community. First it is going to cause a great deal with of traffic congestion that will be worse than we already deal with, which is awful now. Second we have a very peaceful community that we have enjoyed for 35 years. It will be ruined by the proposed construction and the huge development that will be put in. Third the wooded area which is a beautiful wetland that is enjoyed by the people who live here, not to mention the wildlife that live there. There are deer and their babies, raccoons, squirrels, and many other creatures that live there. Fourth, please do not put through the road that you are planning to put in from 88th through the woods to the development. Not only would it ruin the woods, cause traffic congestion, and concerns from the children who walk on 88th on a daily basis, but it would again ruin our peace and quiet. There is no reason to do this. You can have access to the development from the speedway. Please give more time for people to express their concerns because I have found by talking to people that they didn't know about most of this. And also please have a town meeting and make it well known that there is going to be one. I am very unhappy about this proposed construction and everyone that I have talked to feels the same way for the same reasons. I have lived here for thirty five years in the same house. Please don't ruin our environment. Stuart and Linda Turner 8707 53rd Ave. W Mukilteo, Ea. 98275. 425-347-3587 and 425-903-2122.

Sent from my iPhone

City of Mukilteo  
Re: Carrick Court  
11930 Cyrus Way  
Mukilteo, WA 98275

SENT VIA EMAIL

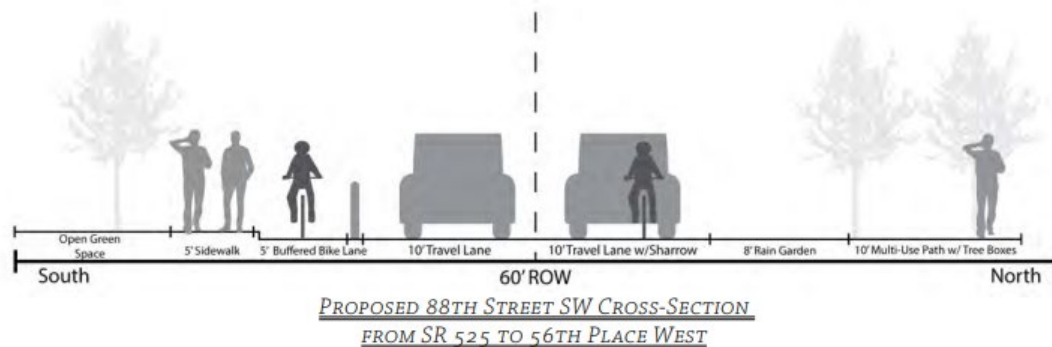
April 22, 2022

Dear Mrs. Ritter,

Thank you for providing the Notice of Application for Carrick Court. This development presents an opportunity for Midtown Mukilteo to start to take shape.

This development does not appear to entirely eliminate or mitigate the potential significant adverse environmental impacts of the proposal. We strongly suggest that the City of Mukilteo utilize conditions to ensure the development appropriately and proportionately mitigates for the project. This includes applying, at least but not limited to, the following conditions:

1. Compliance with BTW Plan: The City Council approved the By The Way Plan in 2017 and codified the plan into the Development Standards in 2017, as amended in 2019. The pedestrian facilities identified on 88<sup>th</sup> Avenue West from SR 525 to 56<sup>th</sup> Place West show a minimum of a 10' multi-use path with street trees. The requirement for this development is shown below:



***Suggested Requirement: To comply with the adopted City of Mukilteo By The Way Plan and City of Mukilteo Development Standards, a shared use path of at least 10' with tree planters shall be provided along 88<sup>th</sup> Street SW along the project frontage.***

2. Safe Routes to School: The school bus stop for all school age children in this neighborhood is located at the northwest corner of 53<sup>rd</sup> Avenue West and 88<sup>th</sup> Street SW. Connection to this bus stop will be critical for promoting a safe route to school, including the bus stops. To mitigate for the increased student population at the proposed development, a pathway connecting to the northwest corner of 53<sup>rd</sup> Avenue West and 88<sup>th</sup> Street SW should be established.

***Suggested Requirement: The project must provide a minimum of a 5' hard surface (asphalt or concrete) pathway from the project frontage to the northwest corner of 53rd Avenue West and 88<sup>th</sup> Street SW. This pathway may be a temporary condition until the City of Mukilteo completes the shared use path through a future capital project.***

3. Parking: The proposed building elevations and site plans do not appear to meet the minimum driveway setback of 20' as required by MMC 17.20.020 Table 2 under Community Business (CB) Zone for roadway setbacks from drive aisles.

***Suggested Requirement: To comply with MMC 17.02.020, a minimum of driveway setback of 20' must be provided.***

4. Screening: The proposed site plan omits the ability to meet the requirements of MMC 17.58.047 between abutting residential designated property and CB properties. This requirement is a minimum of Type I (sight obscuring fence of 6') and 10-feet of Type II screening (sight obscuring vegetation of 5'). The project proposes a retaining wall that will increase the height of each adjacent building. To mitigate for this height differential and avoid negatively impacting the adjacent residential properties, additional screening is necessary.

***Suggested Requirement: To comply with MMC 17.58.047, the minimum requirements for sight obscuring vegetation of 5' should be increased to a minimum of 10' to reasonably screen the increased height of development.***

5. Design Standard: This project is subject to the requirements of MMC 17.25 which establishes design standards for mixed use development.

***Suggest Requirement: One of the mitigation measures should include reference to this requirement to ensure that when building plans are submitted, they are reviewed for compliance with the requirements of MMC 17.25. This should also be included as a condition of approval of the land use permit.***

6. Incomplete Application: The submitted materials to the City of Mukilteo included a Land Use Permit Application and omitted the Owner's signature. As noted under MMC 17.13.040 Table 3, a land use application is required, and the application must be signed by the owner.

***Suggested Action: Obtain the proper signature for all applications submitted prior to notice of decision.***

7. Signalization of SR 525 - Mukilteo Speedway & 88<sup>th</sup> Street SW: The continued signalized control for SR 525 is imperative for improved safety and level of service of the community. The submitted traffic analysis prepared by Gibson identified channelization warrants but appears to omit discussion on signalization warrants. This analysis is necessary to maintain a minimum LOS E (level of service established by the Mukilteo Comprehensive Plan). Also omitted in the analysis is warrants for a stop controlled pedestrian crossing of SR 525. This intersection is a legal pedestrian crossing, however without signalization and signage, the impacts of the new development are not mitigated.

***Suggested Action: Verify the traffic analysis is adequate and appropriately reviewed impacts created by the development. Condition of approval should consider full signalization, or at minimum, stop controlled pedestrian signalization.***

Thank you for the opportunity to participate in such a large project for the City of Mukilteo. We will be happy to discuss any of these comments if you wish. Please add us to the parties of interest list on the project.

Sincerely,

Glen Pickus, AICP  
8613 53<sup>rd</sup> Place West  
[gpickus@comcast.net](mailto:gpickus@comcast.net)

Karl Almgren, AICP  
8707 53<sup>rd</sup> Avenue West  
[karl.almgren@gmail.com](mailto:karl.almgren@gmail.com)

Amanda Almgren, AICP  
8707 53<sup>rd</sup> Avenue West  
[snypa@gmail.com](mailto:snypa@gmail.com)

Cc: Melanie Davies, [mdavies@westcotthomes.com](mailto:mdavies@westcotthomes.com)  
Matt Hough, [matt@cphconsultants.com](mailto:matt@cphconsultants.com)



**From:** [dgholtjr@gmail.com](mailto:dgholtjr@gmail.com)  
**To:** [Linda Ritter](#)  
**Subject:** RE: Carrik Court  
**Date:** Friday, April 22, 2022 5:57:10 PM

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

**The Traffic Impact Analysis report is dated October 2020 and doesn't mention an access route on 88<sup>th</sup> St SW. Its conclusion states there will be two accesses on the Speedway, one at Camus Lane and another ~350 ft. south of Camus Lane (88<sup>th</sup> is about 650 ft. south of Camus). It mentions no access on 88<sup>th</sup>.**

**This doesn't match the plan shown.**

**Which is it?**

**If there is access on 88<sup>th</sup>, then another TIA is needed.**

**Please advise... Thanks...**

**- Don Holt**

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**From:** dgholtjr@gmail.com <dgholtjr@gmail.com>  
**Sent:** Thursday, April 21, 2022 10:40 AM  
**To:** lritter@mukilteowa.gov  
**Subject:** Carrik Court

**Initial knee-jerk reaction to this development –**

- **Figured this would come sooner or later...**
- **Development doesn't match the surrounding single-family dwellings to the west, south and east.**
- **Traffic heading north from this development will wait for the Speedway to clear unless a light is installed at 88<sup>th</sup> St SW.**
- **Not sure 88<sup>th</sup> will handle the additional traffic heading east from south entrance.**
- **Townhomes – does that mean condos or rentals?**
- **Agree with comment re. green space/tree lines to block views of this development to the west and south.**
- **Buildings A and B on the west side should be deleted in favor of green**

**space.**

**Please add me to the email update list...**

**Thanks!**

**- Don Holt**

**5325 – 88<sup>th</sup> St SW**

**Resident since 1987**

**From:** [dgholtjr@gmail.com](mailto:dgholtjr@gmail.com)  
**To:** [Linda Ritter](#)  
**Subject:** RE: Carrik Court  
**Date:** Friday, April 22, 2022 6:14:13 PM

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

**More...**

**The Critical Areas Assessment and Mitigation Plan (Green Earth thinks it's called "Carrick") shows an 88<sup>th</sup> St SW access driveway.**

**Who among us mortals can digest 109 pages of analysis?**

**Even the LUPA can't decide if it's Carrik or Carrick... Yikes...**

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**From:** dgholtjr@gmail.com <dgholtjr@gmail.com>  
**Sent:** Friday, April 22, 2022 5:57 PM  
**To:** lritter@mukilteowa.gov  
**Subject:** RE: Carrik Court

**The Traffic Impact Analysis report is dated October 2020 and doesn't mention an access route on 88<sup>th</sup> St SW. Its conclusion states there will be two accesses on the Speedway, one at Camus Lane and another ~350 ft. south of Camus Lane (88<sup>th</sup> is about 650 ft. south of Camus). It mentions no access on 88<sup>th</sup>.**

**This doesn't match the plan shown.**

**Which is it?**

**If there is access on 88<sup>th</sup>, then another TIA is needed.**

**Please advise... Thanks...**

**- Don Holt**

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**From:** [dgholtjr@gmail.com](mailto:dgholtjr@gmail.com) <[dgholtjr@gmail.com](mailto:dgholtjr@gmail.com)>  
**Sent:** Thursday, April 21, 2022 10:40 AM  
**To:** [lritter@mukilteowa.gov](mailto:lritter@mukilteowa.gov)  
**Subject:** Carrik Court

**Initial knee-jerk reaction to this development –**

- **Figured this would come sooner or later...**
- **Development doesn't match the surrounding single-family dwellings**

to the west, south and east.

- Traffic heading north from this development will wait for the Speedway to clear unless a light is installed at 88<sup>th</sup> St SW.
- Not sure 88<sup>th</sup> will handle the additional traffic heading east from south entrance.
- Townhomes – does that mean condos or rentals?
- Agree with comment re. green space/tree lines to block views of this development to the west and south.
- Buildings A and B on the west side should be deleted in favor of green space.

Please add me to the email update list...

Thanks!

- Don Holt

5325 – 88<sup>th</sup> St SW

Resident since 1987

**From:** [mbr.johns](#)  
**To:** [Linda Ritter](#)  
**Subject:** Notice of Application Carrik Court - City of Mukilteo  
**Date:** Friday, April 22, 2022 8:49:19 AM

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

Dear Mukilteo City Council,

As a resident of 88<sup>th</sup> St SW in Mukilteo, this proposed high-density housing complex is very worrying.

Traffic entry onto the Mukilteo Speedway from 88<sup>th</sup> Street can be challenging for current residential traffic. Traffic from state ferries and Boeing shift changes leave only small gaps in the traffic stream into which residents leaving their homes can merge. Siting a mega residential complex in this currently-single-dwelling neighborhood will create an unsafe pedestrian and vehicle traffic nightmare. Expect an exponential increase in traffic accidents/deaths at this intersection.

Regards,  
Mary Bess Johnson  
88<sup>th</sup> Street resident

## Notice of Application

Notice of Application and Request for Comments – Carrik Court– City of Mukilteo

*You are receiving this email as an agency or interested party for this project or this type of project with the City of Mukilteo. If you would like to be removed from this list or need to update your email address, please let us know.*

The City of Mukilteo is reviewing a proposal and requests other affected agencies, interested parties, and members of the public to review the available materials and comment. Your comments will assist the City's evaluation of this application.

<b>File No(s):</b>	PPR-2022-001/ENG-2022-004/SEPA-2022-001/CAR-2022-003
<b>Project Name:</b>	Carrik Court
<b>Applicant:</b>	214-WLD Carrik Court, LLC on behalf of the Strickland Corporation
<b>Location:</b>	8616/8516 Mukilteo Speedway
<b>Parcel No(s):</b>	00611600003402, 0061160003500, 0061160013600
<b>Description:</b>	Development of mixed-use (commercial and multifamily residential) development with 122 residential townhome units.
<b>Application Date:</b>	January 31, 2021

**Complete Date:** March 29, 2022  
**Notice Issue Date:** Tuesday, April 12, 2022  
**Comment Due Date:** Tuesday, April 26, 2022 (4:30 PM)

Application materials and related documents are available online at: <https://mukilteowa.gov/departments/planning-development/development-regulations/land-use-action-notices/>

**Please send questions or comments to the Project Manager listed below.** You may email or mail your comments.

**Name:** Linda Ritter, Senior Planner  
**Phone:** 425-263-8043  
**Email:** [lritter@mukilteowa.gov](mailto:lritter@mukilteowa.gov)  
**Mail:** 11930 Cyrus Way, Mukilteo, WA 98275

Cheryl Martinis  
Permit Services Assistant  
City of Mukilteo  
11930 Cyrus Way, Mukilteo, WA 98275  
425-263-8064  
[cmartinis@mukilteowa.gov](mailto:cmartinis@mukilteowa.gov)

***NEW HOURS:*** Mukilteo City Hall is open to the public Monday-Thursday, from 7:30 AM–5:00 PM, and closed from 12-1:00 PM for lunch. We are closed on Fridays; however, City staff is available to assist you remotely from 7:30 AM–4:30 PM.

**From:** [COLE PINDER](#)  
**To:** [Linda Ritter](#)  
**Cc:** [Dorothea.Lorimer@kp.org](mailto:Dorothea.Lorimer@kp.org)  
**Subject:** 88th st development is a disaster.....  
**Date:** Friday, April 22, 2022 4:13:59 PM

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

To LRitter City of Mukilteo,

This proposed 88th st building project is a disaster, the last building parcel on the speedway.....which is mostly wetlands with a THRIVING animal population, will be completely wiped out for what? 123 condos?

2nd.....we do not have the infrastructure to support this new construction.....

it's one lane on this part of the speedway.....sometimes it can take 7 to 10 min just to get out on the speedway.

3rd Our house is on 86th place.....our backyard backs up to this parcel. There is a creek

that flows thru the wetlands....they are proposing to MOVE it? Sounds like that

could be a flooding issue for homeowners here. That of course would lead to lawsuits against the developer and the City.

4th 5 ppl live here and we all vote....we voted for the current Mayor.

5th Our entire neighborhood is STRONGLY AGAINST THIS PLANNED COMMUNITY .

6th. We also have major concerns about the property values and potential crime rate going up in our beloved city of Mukilteo.

Sent from my iPad. Cole Pinder 415 798 4580. 5105 86th pl sw Mukilteo wa 98275

**From:** [Mindy](#)  
**To:** [Linda Bitter](#)  
**Subject:** comments on Carrik Court proposal  
**Date:** Saturday, April 23, 2022 11:41:47 AM  
**Attachments:** [Screen Shot 2022-04-23 at 11.34.28 AM.png](#)

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[WARNING: THIS MESSAGE HAS COME FROM A SENDER OUTSIDE THE CITY OF MUKILTEO NETWORK,]  
Some of our thoughts and comments are below:

1. The current mayor was elected to prevent high density projects such as this one from becoming part of our neighborhoods. This looks like an ugly overdeveloped area such as I might see in Ballard with
2. Too few parking spaces for residents and guests
3. Insufficient green space not only on the east and west sides of the development but in between the densely packed buildings
4. No notice about traffic mitigation. The ferry line on summer weekends already bumps up against 88th St, how will this be improved by adding 122 housing units?
5. Are you widening the Speedway between 84th and 88th? Where are the turn lanes going to be? Will there be new traffic signals?
6. Inappropriate driveway on 88th St. This large development with over 1000 entrance/exits per day needs in/out driveways on the Speedway and not on small residential neighborhood street.
7. Is the developer going to put in sidewalks along all of 88th St and along the west side of the Speedway?
8. Where are the sidewalks and outdoor spaces for people within the development? Are the children going to play on the narrow driveways?
8. How does this impact the watershed?
9. What about the owls in that area?
10. When I look at townhomes in Harbour Pointe, they are not as dense and have open areas for walking both between buildings and on surrounding streets, picture attached. Why is this area slated for something less appealing?



Thank you for addressing some of these initial comments.

Mindy Cohen  
5515 88th St SW



**From:** [Comcast](#)  
**To:** [Linda Ritter](#)  
**Cc:** [Louis Harris](#); [Tom Jordal](#); [Steve Schmalz](#); [Richard Emery](#); [Riaz Khan](#); [Elisabeth Crawford](#); [Jason Moon](#)  
**Subject:** Carrik Court Development  
**Date:** Saturday, April 23, 2022 5:13:53 PM

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

Dear Ms. Ritter,

As taxpaying and voting citizens of Mukilteo, we would like to voice our strong opposition to the proposed Carrik Court development. We believe the proposed size of this development is far too large and includes too many dwellings. It will have a disproportionate negative impact on the area of Mukilteo in which it is intended to be located.

The following are the critical points we would like to make in opposition to this development moving forward:

- Traffic. The traffic volume is currently high on the Mukilteo Speedway in the vicinity of this development as well as on 88<sup>th</sup> Street. The addition of 122 townhomes, and assuming the association of a minimum of two cars per town home (perhaps more are proposed), will make the area completely untenable for vehicular flow. During heavy ferry traffic we can't imagine how the traffic flow could be mitigated so that everyone in the area is not impacted by entrance & exit from the development.
- Overcrowding in schools. The schools near to this development (Mukilteo Elementary, Columbia Elementary, Harbour Point Middle School, Olympic View Middle School, Kamiak High School) are already overcrowded. The addition of more school-age children residing in this development and attending any of these schools will make the situation worse.
- Environmental impact. The proposed development will mean additional loss of tree cover and greenery in the city. Any casual observation of the subject site from its outer boundaries plainly reveals that the area includes wet lands and stream activity. The typical approach of wetland "mitigation" is not the right solution in this case. Preservation is the answer. There are clearly many older trees on the site which should not be disturbed since they add greenery and tree cover to the general area. Any stream and wetland areas should remain undisturbed. Neighbors in the adjoining lots report numerous wildlife sightings. Taking this greenspace away in combination with the two developments in process/proposed on 53rd Ave W reduces the wildlife corridors in our city.

Current and future citizens of Mukilteo would be far better served if this development was vastly scaled down or, better yet, developed into a park and not more pavement and structures. We would vote for any bond issue proposed to fund this park.

We strongly urge you to not issue permits for this project in its current form.

Robert and Kittie Tucker

**From:** [Peter Zieve](#)  
**To:** [Linda Ritter](#)  
**Subject:** Carrik Court  
**Date:** Saturday, April 23, 2022 8:18:36 AM

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

I don't like this project. I don't want Town Houses in Mukilteo. I want single family RD12.5 on that lot. The life style I want and the neighborhood I want is single family.

Peter Zieve  
10517 62nd Pl W, Mukilteo WA 98275  
[peterzieve@gmail.com](mailto:peterzieve@gmail.com)  
425-293-4203

**From:** [Roxie Harmon Hanauer Bender](#)  
**To:** [Linda Ritter](#)  
**Subject:** Development at 8615-8616 Mukilteo Speedway  
**Date:** Sunday, April 24, 2022 6:13:51 PM

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

I have owned the property at 5226 88<sup>th</sup> St. SW for around 37 years. I have serious concerns about how this development will affect our neighborhood.

INCREASED TRAFFIC. The Speedway is already congested and often has large delays due to ferry traffic and Boeing traffic.

It cannot adequately handle the traffic demands now. Adding at least 2 more access roads plus driveways will only enlarge the problem.

IMPACT ON SCHOOLS. It is my understanding that our local schools are already dealing with over-crowding and under-funding.

LOSS OF WETLANDS. This will have a negative impact on our environment and current livability.

PROPERTY VALUES. I believe this high occupancy project adjacent to single family zoned area will depreciate the values of homes in the area.

MORE BUSINESSES. The designated area already has several empty business buildings. Some of these are relatively new.

In conclusion, I can see no positive reason for this development except increased tax base!! It will decrease the quality of life for those of us who already live in the area. Thank you for the opportunity to express my concerns and objections to this project.

Sincerely,  
Roxie (Hanauer) Bender

**From:** [Chuck Bernasconi](#)  
**To:** [Linda Ritter](#); [Dave Osaki](#); [Joe Marine](#); [Sarah Kress](#)  
**Subject:** Comments re: Speedway 122 unit project  
**Date:** Sunday, April 24, 2022 11:56:18 AM

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

These are my "official" comments/concerns re: the project to date (to meet the City deadline date):

1) parking - someone smarter than me will have to comment. I do see where the new neighboring project has garages and enough "driveway" space on each that it seems to be adequate?  
Commercial buildings a whole different issue

2) access ingress/egress - still not clear where both access points will be? Wherever they occur, 1,100 ADT equals 2,200 vehicles a day entering or leaving the property just on average. (I don't think their traffic firm adequately covered ferry traffic peaks and the summer peaks to/from the island with tourists and bike clubs, etc., not to mention tourists to the waterfront park with boats and any new waterfront amenities/attractions)

3) traffic - with two state highways converging together at the north intersection and an "E" rated intersection to the south and peak traffic with two schools and ferry traffic twice an hour, it will be a periodic and regular nightmare for those of us who live here now.

4) setback - I believe it is imperative that the 4 commercial buildings and any other structure/s MUST BE SET BACK to allow for a minimum of one new lane of traffic (short term - extend the merge lane along Speedway), a bike lane and sidewalk (kids walking to/back from school. They do not qualify for busses). Failure to have adequate setback will have major negative consequences for options in the future.

Having worked many years in commercial property construction, I don't envy your task here!

Thanks, Chuck (1905 Mukilteo Speedway - 27 years)

Charles E. (Chuck) Bernasconi  
[ChuckB@VOEdu.com](mailto:ChuckB@VOEdu.com)  
206-718-4002 PST

**From:** [Jayne Gracom](#)  
**To:** [Linda Ritter](#)  
**Subject:** High density mixed housing and commercial units  
**Date:** Sunday, April 24, 2022 9:29:11 PM

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

Linda,

I am an eleven-year Mukilteo resident writing in response to the proposed building of the mixed housing and commercial units. I drove over there to see the property. I am concerned we aren't preserving the wetlands. I hate seeing encroaching buildings near or at natural habitat areas. I was also looking at the HAP documents and we are supposed to build for senior living. Having a three-story town home isn't conducive for seniors climbing stairs. However, one the last but not least point's is the parking spaces. Commercial units have to have 4.5 spaces per 1,000 sq. feet of commercial space, and this development is proposed to have 9,600 sq. feet. You don't have enough parking spaces. The 88th street is narrow with no shoulders. I can imagine parked cars on residential property and cars being towed. Angry neighbors not to mention all the added traffic congestion. Please fix the infrastructure and parking before moving forward.

Thank You,

Jayne Gracom

**From:** [Jeff Whitmer](#)  
**To:** [Linda Ritter](#)  
**Subject:** Carrik Ct part 2  
**Date:** Sunday, April 24, 2022 11:38:04 AM

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

Ms. Ritter,

My previous email did not address parking at this development. I know there will be a lot of complaints about the parking availability. This plan has two garaged parking spots for each unit. This is adequate and in line with a lot of other developments that I see. There is actually more parking per unit with this plan than at the Woodson Crest Ct cottages near the top of 84th. Many other condos and townhomes in Mukilteo only have a single garage plus a driveway. Some have only a single assigned parking spot. By not providing excessive parking, it allows for a development for people that do not need to waste space or money on parking they do not need. As I stated earlier, my house has a two car garage and a four car driveway. I only have a single car and I have never had more than two vehicles total parked on my property. Not everyone needs lots of parking. This development will be a great option for those that do not. Those that do need a lot of parking still have a lot of other housing choices in Mukilteo and will not be forced to live in one of these units. This will create some much needed housing diversity in Mukilteo and will be an efficient use of space for people.

There is an argument that some people may choose to illegally park in neighboring businesses. While most people are respectful of parking policies, those that choose not to be can easily be handled by towing companies should the need arise.

Jeff Whitmer  
5302 104th St SW  
Mukilteo WA

April 25, 2022

**Linda Ritter, Senior Planner**  
City of Mukilteo, WA 98275  
lritter@mukilteowa.gov.

Dear Linda:

On Friday April 22, 2022 we became aware of a proposal to build **122 residential townhouse units** and **9,600 sq ft of commercial space** on 9.6 acres of land on the Mukilteo Speedway adjacent to the single house plots off 88th and 53rd Ave W and 86th PL SW. **(8616 - 8516 Mukilteo Speedway)**

Our address is **5219 86th PL SW Mukilteo WA. 98275.** My wife purchased our home in 1997.

### **OUR CONCERNS**

**A. Traffic:** 88th onto the Speedway is already a very difficult intersection due to Ferry Traffic and **no signal light.** Often we have to wait as long as 10 minutes if we wish to make a Left hand turn towards the Ferry or go straight across up the hill on 88th towards Boeing Field.

At times we will turn right on the speedway go to 92nd and turn around in the 92nd park or go Left at the 92nd light to get back to 84th.

A solution would be a Light at 88th but then there will be lights at 92nd, 88th and 84th which I fear will add even more backups and stalled traffic due to the heavy volume of traffic moving North from 4 lanes down to 2 lanes at Paine Field Blvd **AND** all the Ferry traffic coming off the Ferry heading South.

**Congestion:** With all of the Ferry traffic currently on the Speedway and congestion at the 84th/Speedway and 88th/Speedway, I think it is questionable how another 122 housing units are going to do anything but add to the congestion and time-delays. Single-housing units would not be such a burden but would add congestion.

**B: Speed Bumps:** We recently signed a petition for Speed Bumps on 88th from the Speedway to 53rd Ave as step 2 in a 3 step process. The fact that speed bumps are needed for safety of children and walkers also raises concern over the additional cars such a large project will bring.



**C. Wet lands and Wildlife:** I am concerned how the destruction of trees and greenery will impact our area. In the past when trees were removed off the greenbelt North of us it changed the water table and after 3 seasons of our downstairs flooding we had a French drain put it.

What effect will this large a project have on the water table and the wetlands adjacent to it. We often see deer, coyotes and raccoons going in and out of this 9 acres and worry about their welfare. Having wildlife is a part of the pleasure of living in Mukilteo. Their habitats need to be consider and preserved.

**D. Process:** Please help us understand the process of certification of a project of this size. Both my son-in-laws are builders and my understanding is that normally information of a large building project is mailed to affected homeowners and there is at least a 60 day period for them to process and respond. We never received any notice and only have come to know of this through a neighbor who alerted us and gave us your email.

We would love to know when there will be a public hearing for our neighborhood to ask questions and give verbal input to the Planning Board and/or City Council.

**E. Proposition 1:** On **November 2, 2021** Mukilteo voted over 82% against high density housing and we were part of that vote. How has the Planning Board taken into account that only 18% of residents seem to support projects such as this one?

Thank you for taking the time to hear our concerns and questions. Yours is not an easy job but it is important that all voices be heard and that all discussions be in the open.

I have lived in Maine, New Hampshire, Massachusetts ... Everett and Bellevue before moving to Mukilteo. This by far is the most wonderful community to which I have belonged. I love the size, the location and the quality of life. Thank you for your hard work.

Robert C. Higgins  
5219 86th PL SW  
Mukilteo, Wa. 98275

Cell: 425-293-1663  
Email: [\*\*pastorbob46@comcast.net\*\*](mailto:pastorbob46@comcast.net)

CC: Mayor Joe Marine/ Mukilteo City Council

**From:** [MICHAEL & DIANE Hoover](#)  
**To:** [Linda Ritter](#)  
**Subject:** Carrik-Court  
**Date:** Monday, April 25, 2022 7:35:10 PM

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

My wife Diane and I bought our house in Mukilteo just off 88th st in 1990. One of the main reasons we bought this house was due to the plentiful trees around and unblemished forested areas. One of those areas is at the corner of 88th st. and the Mukilteo Spdwy. Now we see there is a huge project building 122 townhomes and 4 large commercial buildings replacing that great wetland. We thought it was illegal to build over a wetland. Where will all the animals go? And to be replaced by a paved huge carbon producing structure. We are adamantly against this project. Most of our friends and family don't believe this is happening in the 2020,s, especially in Mukilteo! If this project goes through, I can only say "follow the money" For years other projects in this forest area were rejected and failed to be built. What is different now. I know there will be an investigation to see if any money was used to grease the slides with politicians, and I certainly can't believe that would happen in our little Mukilteo! Watch our property values go down, just like they did with the county going back on it's word to not have commercial flights at Paine field. Please listen to the people of our community who have invested a lot of money and years in living in Mukilteo, and not make us regret all of that investment.

Thank you for listening, Michael and Diane Hoover 8703 53rd. Pl. W., Mukilteo

**From:** [Glenda Sorensen](#)  
**To:** [Linda Ritter](#)  
**Cc:** [caskcond@gmail.com](mailto:caskcond@gmail.com)  
**Subject:** Comments on Carrik Court Mixed-Use Development  
**Date:** Monday, April 25, 2022 10:06:03 PM

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

Dear Linda,

The proposed construction of the Carrik Court Mixed-Use Development will have serious negative impact to 88<sup>th</sup> Street SW west of the Mukilteo Speedway, and to the Mukilteo Speedway.

No road from the proposed development should be allowed to access 88<sup>th</sup> Street SW west of the Mukilteo Speedway. Any access from the Carrik Court property should be from 84<sup>th</sup> Street SW, which already has a light, higher density housing, and commercial businesses.

- 88<sup>th</sup> Street SW carries a heavy flow of traffic that speeds up between 53<sup>rd</sup> Avenue West and the Mukilteo Speedway. Cars back up frequently waiting to cross or turn on to the Mukilteo Speedway due to ferry and commuter traffic.
- Walking along 88<sup>th</sup> St SW west of the Mukilteo Speedway is already hazardous due to the lack of sidewalks, the high traffic volume, and the drainage ditches on both sides.

The drainage ditch on the north side of 88<sup>th</sup> Street SW should not be used to drain water from the Carrik Court site. The water capture pond at the corner of the Mukilteo Speedway and 88<sup>th</sup> Street SW was built to reduce existing water drainage issues.

The trees on the proposed property provide a buffer for noise from Paine Field and the Mukilteo Speedway.

The proposed Carrik Court Mixed-Use Development is too high density for an already congested part of Mukilteo.

Sincerely,

William McKelvey ([caskcond@gmail.com](mailto:caskcond@gmail.com)), 206-501-1388  
Glenda Sorensen ([glenda.sorensen@gmail.com](mailto:glenda.sorensen@gmail.com)), 425-260-9829, wife of William McKelvey  
5228 88<sup>th</sup> St SW  
Mukilteo, WA 98275



**From:** [patmck2@frontier.com](mailto:patmck2@frontier.com)  
**To:** [Linda Ritter](mailto:Linda.Ritter@mukilteo.gov); [iritter@mukilteo.gov](mailto:iritter@mukilteo.gov); [Brian Wirt](#)  
**Subject:** Proposed Carrik Court Development on Mukilteo Speedway at 88th  
**Date:** Monday, April 25, 2022 8:53:53 PM

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

Dear sirs;

I wish to apprise you of my strong objections to the proposed 122 unit townhouse development plus retail space known as Carrik Court. I have lived in a subdivision off of 88th west of the Mukilteo Speedway for nearly 20 years - and for more than a decade in another Mukilteo neighborhood prior to that. I've seen a lot of development in what was at one time a nice little village and this one takes the cake for stupidity.

88th has always had traffic issues and I have heard from neighbors of multiple efforts over the years to convince the city to install sidewalks west on 88th west of the Mukilteo Speedway, but to no avail. This is a family neighborhood - and families want to take a walk after dinner, jog, walk their dogs, push their small children in strollers - and we even have a disabled gentleman in a wheelchair that lives nearby and walks his service dog along the roadway while riding in his motorized wheelchair. All of this is done without sidewalks or even a usable shoulder on either side of the road - because the city has not addressed the previous requests of residents. Frankly it's a dangerous situation and, in spite of painted roadway signage and emphasis patrols, there is a continuing problem with speeding on this road.

This will get much worse if the Carrik development is allowed to be built - especially since the project features the installation of a new roadway access from the development onto 88th. Where are these people - from the 122 residential units - going to go? With no stop light they surely won't be turning directly out onto the Speedway from their development - no, they will be exiting their development directly onto 88th and heading west from there - adding EVEN MORE traffic to an area already riddled with traffic and pedestrian hazards.

I am aware of a petition currently being circulated asking the city to install speedbumps - as many as three are shown on the map the sponsor is circulating - along 88th west of the Speedway. This is a TOTALLY INADEQUATE solution to the current situation. Speedbumps will not solve the current problems on 88th - and allowing the Carrik development to go forward will make it EVEN WORSE!

We need sidewalks and warning signs similar to the solar-powered signs found in other Mukilteo neighborhoods - not speedbumps. And we CERTAINLY DO NOT NEED the burden of even more traffic on 88th!

I am also aware of the wetland status of the currently wooded parcel proposed for development. There are natural springs throughout those woods and there are already ongoing issues with flooding and a high water table in some parts of my

subdivision. If the naturally mitigating system of trees and undergrowth are replaced with concrete and asphalt - where, exactly, are those springs going to go? Will they pop up in my neighborhood? In my YARD? There is little enough natural woodland in the city of Mukilteo and very few parks - there is just no justification for mowing down one of the last natural stands and replacing it with high density housing surrounded by hardscape. And there is no justification for jeopardizing our property values by rerouting or disrupting natural underground water systems.

I urge the city of Mukilteo to block this development immediately! It poses serious and concrete threats to our neighborhood and the surrounding area in several different ways. WE DON'T WANT IT - and a couple of speedbumps is not going to change anyone's mind!

Sincerely,

Deborah Ann King McKenna  
8630 53rd Place West  
Mukilteo WA 98275

**From:** [Patrick McKenna](#)  
**To:** [Linda Ritter](#); [Brian Wirt](#)  
**Subject:** Increased traffic danger---new North-South road onto 88th to service new Carrick-Court subdivision  
**Date:** Monday, April 25, 2022 9:36:31 PM

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

Sirs,

I am quite concerned that this planned new road will interfere with traffic coming from the Speedway which will cause unsafe panic stops and/or 88th westbound back ups right into the intersection of 88th and the Speedway. This is of particular concern since a common maneuver for North bound Speedway traffic that is turning west onto 88th is to make an accelerated dash through a gap in oncoming ferry traffic, using about 75 yards on 88th to gracefully slow to the proper 25mph. Note also, that due to the bank angle on the speedway and the drop in elevation on 88th, visibility for making this turn is initially only a few car lengths down 88th until the accelerated turn is initiated. It is likely that interrupting and blocking this maneuver with just a few cars backed up from the new Carrick Court road will cause sudden screeched stops and the occasional fender-bender where we currently have no accidents.

Request: Delete the subject road into/out of Carrick-Court. It is unacceptable to create the added danger to 88th and the Speedway intersection.

Thanks,  
Patrick McKenna  
425-346-0411

**From:** [keith.a.mcspadden@gmail.com](mailto:keith.a.mcspadden@gmail.com)  
**To:** [Linda Ritter](#)  
**Subject:** Carrik-court concerns  
**Date:** Monday, April 25, 2022 6:53:13 PM

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

Mrs Ritter,

I writing this letter with high concerns of the ingress/egress of Carrik Court onto 88th street.

Our 88th is currently not a safe place to walk as there is no sidewalks or a place to get out of the way of those who choose to speed up & down the street.  
This is another issue the city is aware of & haven't fully addressed for the current residences. The ingress/egress onto 88th does not solve or address the overall safety.

A better proposal is to move the 88th ingress/egress to the access road for:  
4901-4999 Courtyard Ln  
Mukilteo, WA 98275

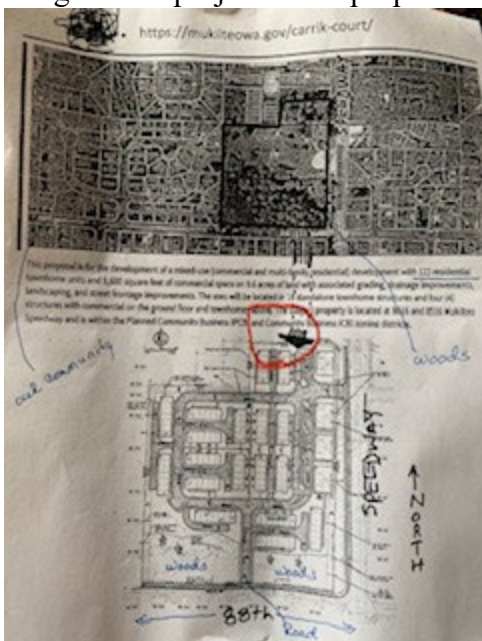
This keeps the residence safe

Also making this revision would preserve more wetlands along 88th. Which will help retain some of the wildlife habitation.

We don't want to loose the quite neighbor hood.

Please consider the proposal of said project

Image of the project & the proposed ingress/egress circled in red for clarity.





Ref: <https://mukilteowa.gov/carrik-court/>

Sincerely,

Keith McSpadden

**From:** [Sharon Damoff](#)  
**To:** [Linda Ritter](#)  
**Subject:** Concerns about Carrik Court development  
**Date:** Tuesday, April 26, 2022 2:13:59 AM

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

Dear Linda,

I'm writing to express some concerns about the proposed development called Carrik Court (corner of Speedway and 88<sup>th</sup>).

One of the housing needs identified in last year's Housing Needs Assessment (and one of the three strategies adopted by the city council) was housing for seniors. This project, which contains three-story townhomes, is not appropriate at all for seniors, who do not want to have to deal with two flights of stairs inside their homes. This parcel of land is one of the very few large parcels left in Mukilteo, and it doesn't seem wise to develop it in a way that doesn't meet one of the primary housing needs identified just last year.

Parking appears to be woefully inadequate. I understand the site plan currently appearing on the city's website is already an outdated version, but even if details change, it indicates the developer's overall philosophy, which is to crowd in as many units as possible, at the expense of parking.

Two parking spaces (in garages) per unit are not enough. At least some (most? all?) of the units have four bedrooms. Those units could be occupied by two parents and two driving teenagers. They could be occupied by three or four roommates, all of whom need cars. Two spaces might be enough for resident parking for a one-bedroom unit, but they are not enough for four-bedroom units.

In addition to resident parking, there needs to be sufficient guest parking, and the current plan doesn't show that. The current plan doesn't show any driveways, and it doesn't show any guest parking spaces among the residences. (There are spaces up near the commercial units, which I'll discuss shortly, and there is a bumpout in the SW corner, but it isn't lined for parking, so I'm not positive what it's intended for.)

Since there are no driveways, guest parking spaces are even more crucial. In other developments, if you are having multiple guests over, you might ask your neighbor if your guests can park in their driveway too, but in this development, that would be impossible. No one is going to let someone park in their garage. People are going to have guests, and there needs to be adequate parking on site.

The residences need guest parking spaces, and the commercial units need spaces; the spaces can't count for both. People have guests over during the day, and a commercial business might well be open in the evening and weekends (e.g., ice cream shop, wine bar). A single parking space should not be allowed to count toward the requirements for both guest and commercial parking.

The commercial parking spaces shown appear to be inadequate too. The current plan shows 21 angled parking spaces and 14 (?) parallel parking spaces, for a total of 35. I thought commercial space requires 4.5 parking spaces per 1,000 square feet, so the proposed 9,600 square feet would require 44 spaces, but perhaps the requirement for 4.5 spaces is also to serve

as resident parking for the residences above the commercial units.

But the important point is that commercial spaces can't double as guest parking for residences.

If there is inadequate parking in this development, it will become a nightmare for the surrounding businesses and neighborhood, as people will try to park in the business lots and along nearby roads.

I fear the city's current parking requirements for multi-family developments are not sufficient. For example, the Carvel Apartments were allowed to be built, but the available parking there is obviously insufficient, given the high number of cars regularly parked along 47<sup>th</sup> Place W (across from the police station). Carrick Court doesn't have an appropriate road nearby where people can safely park; instead, they will try to park in Sabor a Mexico's lot and other business lots or in the front yards along 88<sup>th</sup>. The requirements need to be modified to provide adequate parking on site.

I think 122 units are simply too many for a parcel of this size. I've already pointed out the lack of adequate parking, but another obvious problem is the additional cars that will drive on the Speedway. The traffic study estimates an additional 1,145 average daily trips! That is shocking and will also be a nightmare.

An additional 122 units would also place a heavy burden on the schools. Kamiak already has students in temporary buildings.

Another point to consider is that any parts of this development (buildings or parking) along the Speedway need to be sited with a large enough setback to allow for future widening of the Speedway to add additional lanes. It would be a bad mistake to allow a development that greatly increases traffic while simultaneously creating a bottleneck spot.

The bottom line for me is that while this is an appropriate spot for a multi-family development, it needs to have fewer units, it should be suitable for seniors, it should have adequate parking, and it should be built far enough from the Speedway to allow future widening.

Thank you,  
Sharon Damoff  
Mukilteo

**From:** [Christine GRACE](#)  
**To:** [Linda Ritter](#)  
**Subject:** Carrik-court  
**Date:** Tuesday, April 26, 2022 3:54:38 PM

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

Dear Linda,

I am writing to because I am not in favor of the Carrik Court development.

Reasons:

1. Traffic - volume of traffic. Also, a street from the development in the 88th is dangerous. 88th is a two-lane road, and no sidewalk. 88th no longer safe with more traffic.
2. Wetland
3. Animals displaced - Deers, all life in the wetland and also possums' raccoons and other wildlife.
4. Peace and quiet would be gone.

Sincerely

Christine Grace  
8808 53rd Place West  
Mukilteo, WA 98275  
(425) 349-0795  
[graceup22@comcast.net](mailto:graceup22@comcast.net)

**From:** [dgholtjr@gmail.com](mailto:dgholtjr@gmail.com)  
**To:** [Lauren Balisky](#); [Joe Marine](#); [Steve Powers](#); [Sarah Kress](#); [Louis Harris](#); [Tom Jordal](#); [Steve Schmalz](#); [Richard Emery](#); [Riaz Khan](#); [Elisabeth Crawford](#); [Jason Moon](#)  
**Cc:** [Linda Ritter](#)  
**Subject:** RE: Carrik Court  
**Date:** Tuesday, April 26, 2022 3:07:10 PM

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

**Folks –**

**Just spreading the word a little further with the admonition for Mukilteo to require a new traffic study for the subject development (see thread below). The updated study needs to include the proposed 88<sup>th</sup> St SW entrance.**

**Please advise when the updated study is available for perusal.**

**Thanks...**

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**From:** dgholtjr@gmail.com <dgholtjr@gmail.com>  
**Sent:** Friday, April 22, 2022 5:57 PM  
**To:** lritter@mukilteowa.gov  
**Subject:** RE: Carrik Court

**The Traffic Impact Analysis report is dated October 2020 and doesn't mention an access route on 88<sup>th</sup> St SW. Its conclusion states there will be two accesses on the Speedway, one at Camus Lane and another ~350 ft. south of Camus Lane (88<sup>th</sup> is about 650 ft. south of Camus). It mentions no access on 88<sup>th</sup>.**

**This doesn't match the plan shown.**

**Which is it?**

**If there is access on 88<sup>th</sup>, then another TIA is needed.**

**Please advise... Thanks...**

**- Don Holt**

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**From:** [dgholtjr@gmail.com](mailto:dgholtjr@gmail.com) <dgholtjr@gmail.com>  
**Sent:** Thursday, April 21, 2022 10:40 AM  
**To:** [lritter@mukilteowa.gov](mailto:lritter@mukilteowa.gov)  
**Subject:** Carrik Court

**Initial knee-jerk reaction to this development –**

- **Figured this would come sooner or later...**
- **Development doesn't match the surrounding single-family dwellings to the west, south and east.**
- **Traffic heading north from this development will wait for the Speedway to clear unless a light is installed at 88<sup>th</sup> St SW.**
- **Not sure 88<sup>th</sup> will handle the additional traffic heading east from south entrance.**
- **Townhomes – does that mean condos or rentals?**
- **Agree with comment re. green space/tree lines to block views of this development to the west and south.**
- **Buildings A and B on the west side should be deleted in favor of green space.**

**Please add me to the email update list...**

**Thanks!**

**- Don Holt**

**5325 – 88<sup>th</sup> St SW**

**Resident since 1987**

**From:** [ROBERT KALAPINSKI](#)  
**To:** [Linda Ritter](#)  
**Subject:** Carrik Court Mixed - Use Development  
**Date:** Tuesday, April 26, 2022 12:53:10 PM

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

After reading the "Pending Land Use Action" sign, visiting and viewing the property, reviewing the CPH Consultants submission and supporting documentation accompanying the Land Use Permit Application I feel that there are significant negative aspects of the Project that need further review and clarification.

1. Stormwater Site Drainage (Kindred Hydro): The site slopes from the Mukilteo Speedway (Eastern boundary of the development site) to the western boundary of the site. The difference in altitude is approximately 40 feet. The geologic map for Mukilteo indicates that the site is mapped as glacial till, a dense mixture of silt, sand and gravel that is generally poor for infiltration which a number (6) shallow infiltration test pits confirm. Three deep borings performed by Earth Solutions NW, LLC to a depth of 90 to 135 feet encountered glacial till or other low-permeability soils to the full depth of the explorations. The southern 1.6 acres of the development site identified as a "critical area" includes a Category IV wetland and a Type 5 stream which exit the site at the south boundary of the site.

A drainage course conveys runoff from portions of the western half of SR525 (Mukilteo Speedway) to a 12 inch culvert that was recently installed by the Courtyard Townhouses project at the site's north boundary. This appears to be surface water flow and creates a wet situation during wet periods. This is a concern because of the 40.4 inches of annual rainfall that Mukilteo reportedly receives.

As a result of these rather poor drainage conditions an elaborate water control system is being proposed which includes the identification of two threshold discharge areas (TDAs) one in the north / northwest location to conform to the low impact development (LID) performance standard and a larger one in the south TDA requiring extensive water vault containment, control and treatment. The ultimate receiving waterbody for these drainage systems is Smuggler's Gulch Creek.

The capacity of the existing storm drainage system to be utilized must be analyzed to insure that the necessary capacity exists to service the Carrik Development.

2. Geotechnical Issues (Earth Solutions NW LLC): The general property is underlain by medium dense to dense glacial till deposits and isolated areas of fill. Fill encountered is not suitable for direct foundation support and must be removed beneath foundations and replaced with new structural fill placed directly on competent native soil anticipated at depths of two to three feet bgs across a majority of the site where fill is currently not present. This is critical for structural integrity .

3. Traffic (Gibson Traffic Consultants, Inc.): Traffic study was performed in September, 2020 and report written in October 2020 or during a serious period of the

Covid Pandemic when people were working from home and schools were not in session for person to person instruction. This may be a major consideration in this study. The study indicates that Mukilteo Speedway at 84th St SW was a location that received a PM peak-hour volume of 1,980 vehicles. The addition of 122 townhouse units plus 4 commercial structures with both entrances and exits located directly to the Speedway (as recommended by Gibson Consulting) will add significant volume to an already well utilized prime transportation artery. It is feared that traffic and more gridlock will descend upon the Mukilteo transportation scene and more drivers will seek alternate routes on the adjacent residential streets creating major community safety issues.

This is already happening on 44th Ave W., 45th Ave W. and 48th Place W. to bypass the congestion at the 84th St SW and Mukilteo Speedway intersection. Traffic and vehicle speeding complaints have already led to the on road painted posting of 25 MPH and the active use of radar speed detection units. These routes allow access to 92nd Street SW and then the Speedway directly.

With the upcoming Waterfront Improvement the Speedway will receive additional traffic volume in addition to the current ferry traffic ( 30 minute sailing intervals). The Speedway, basically a two - lane state highway (SR525) has very few options for expansion or improvement.

Density: The Carrik Court project site is an assemblage of three real estate parcels totaling approximately 9.6 acres. Based on this and a total site area of 9.6 acres, the project would be allowed a maximum of 125 dwelling units (13 du/acre). However, a portion at the south boundary (88th St SW) more than 1.6 acres consists of stream, wetlands and associated critical area buffers. This site is undevelopable and should be subtracted from the 9.6 total acreage to result in 8.0 acres of developable property or 104 total dwelling units. If approved I feel the development should be downsized to address these valid concerns. I hope this input helps in the Review Process which I will be closely following.

Submitted by - Bob Kalapinski 4673 89th Place SW / Mukilteo WA.



April 26, 2022

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

Re: Carrik Court

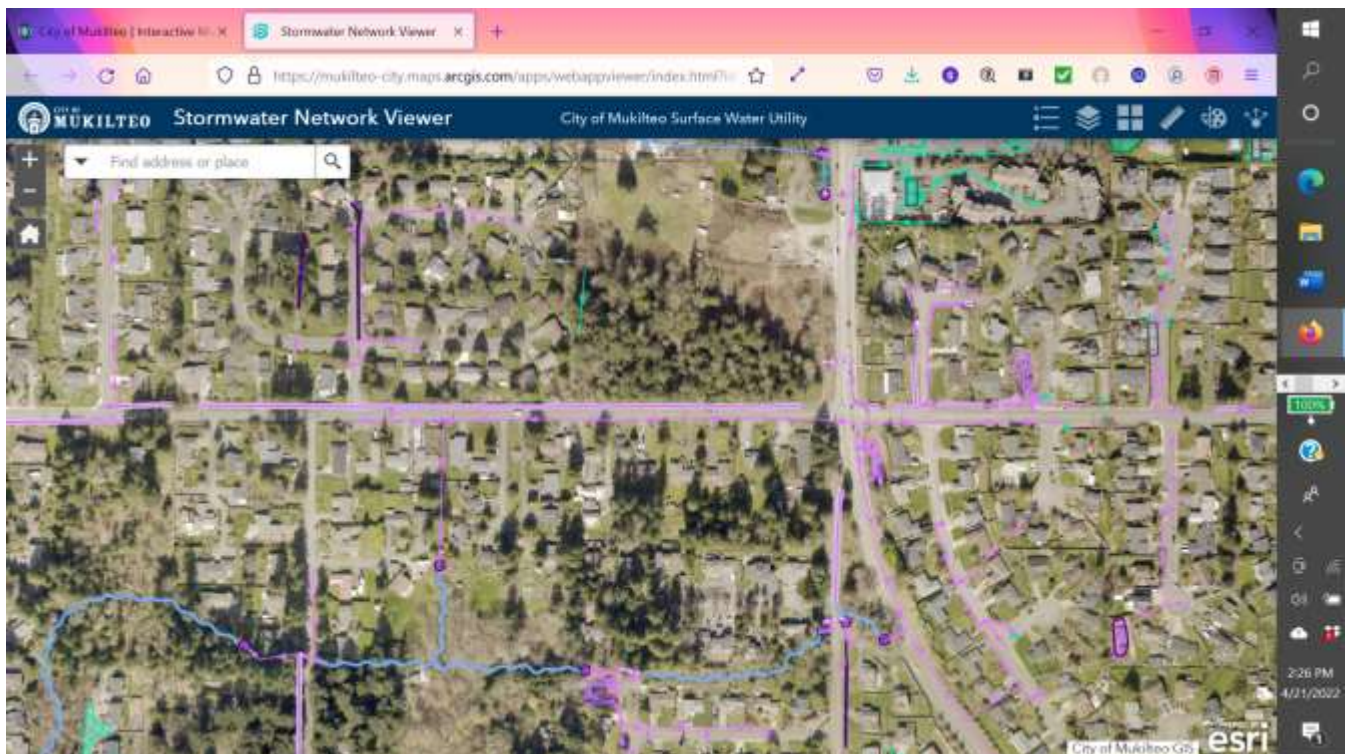
Dear Linda Ritter:

Thank-you for the opportunity to review and comment on the proposed Carrik Court project. Below are my comments and questions.

### **1. Critical Areas Assessment Report:**

#### **a. Cumulative Impacts from Stormwater**

p. 20. The storm drainage from the southern part of the proposed Carrik Court development does not go to Naketa Beach drainage system. The **Critical Areas Assessment** report needs correction and revamped to evaluate the additional flows to the Smugglers Gulch Creek. The “screenshot” below from the City of Mukilteo’s Stormwater Network Viewer shows that the current stormwater from the southern portion of the proposed Carrik Court development goes to the Smugglers Gulch Creek, not the Naketa Beach drainage system. See Stormwater Site Plan Report (page 5) for a correct description of the existing drainage system that receives stormwater from the southern part of the proposed development.



It appears that the various reports submitted by the applicant to the city was not coordinated and not reviewed from a single perspective. The applicant needs to review and make sure their submittals are consistent with each other.

#### b. Impacts to Wetlands

Page 30 states:

“Some impacts to the stream and wetland are unavoidable due to this unit development threshold as well as the City required new entrance road from the south side of the property at 88th Street SW. The entrance road alone requires placement of the stream into a culvert crossing causing direct impacts to Wetland A/Drainage 1. Due to the need for the space to fit enough townhouse units, stream realignment and impacts to the wetland and stream are also unavoidable. An unavoidable area of indirect wetland impact will also occur along what is proposed as the north side of Wetland A (Appendix D/C-2).”

Since the Carrik project will include unavoidable impacts to streams and wetlands the City should required the applicant to do off-site wetland mitigation.

#### Page 28, Table 6, 3<sup>rd</sup> bullet point (also on page 30)- City requiring access road to proposed Carrik development via 88<sup>th</sup> ST SW

Why is the City requiring a road entrance to the proposed Carrik development from the south side of the property on 88<sup>th</sup> ST SW? The Traffic Impact Analysis did not do any analysis for accessing the proposed development via 88<sup>th</sup> ST SW. The additional traffic from this proposed development on 88<sup>th</sup> ST SW will have significant impacts to vehicle and pedestrian traffic and safety. The existing ferry traffic going south on Mukilteo Speedway is heavy now. From my experience of living 30 years on 88<sup>th</sup> ST SW, the ferry traffic does not provide any break in traffic for vehicles going east on 88<sup>th</sup> to safely turn left or right onto the Speedway (except in the wee early morning hours - before 5:30am), or late evening hours (after 10pm). With additional vehicular traffic exiting from the Carrik development on 88<sup>th</sup> ST SW, this will divert existing traffic onto the other neighboring streets (e.g. 53<sup>rd</sup> Ave W and 92<sup>nd</sup> ST SW, or 54<sup>th</sup> and 84<sup>th</sup> ST SW) to avoid this bottleneck and safely make a left turn.

## **2. Stormwater Site Plan Report**

### a. Cumulative impact of stormwater to Smugglers Gulch Creek

The reports submitted by the applicant fails to evaluate the commulative impacts of surface runoff within the Smugglers Gulch drainage. This cumulative impact analysis must include an evaluation of the proposed drainages from other project, specifically the City's recently approved housing project on 53<sup>rd</sup> Ave West and the proposed housing project on 9110 53<sup>rd</sup> Ave W. If the applicants' are not individually looking at the cumulative impacts of the storm water from the new and proposed developments (which results in a lot more impervious surfaces) it should be the City's responsibility to evaluate the cumulative impacts.

As the city is aware of, the lower reaches of Smugglers Gulch Creek have been severely impacted due to stormwater coming from the upper and mid reaches of Smugglers Gulch Creek. THE CUMMULATE IMPACTS needs to be evaluated by each applicant proposing more impervious surface areas, or the City.

The applicant needs to evaluate if the existing drainage ditches along the north side of 88<sup>th</sup> ST SW will have the capacity to handle the stormwater from the proposed site and the existing watershed east of the proposed site (that currently conveys stormwater via the ditches along the north side of 88<sup>th</sup> ST SW).

b. Stormwater system for POC #2 does not meet Minimum Requirement #7. Page 8 states:

“Stormwater discharges shall match developed discharge durations to pre-developed durations for the range of pre-developed discharge rates from 50% of the 2-year peak flow up to the full 50-year peak flow.”

Based on Table 4.6 for POC 2 (page 9) the calculated post-development 25, 50 and 100 year peak flow rate will **exceed** the pre-developed discharge rate (Table 4.3, page 6). Consequently, the proposed project does not meet Minimum Requirement #7 and the proposed project cannot be approved as designed. The project should be re-designed so that the stormwater peak flow rates from POC #2 do not exceed the pre-development 25, 50 and 100 year peak flow rates. The current flow rates in Smugglers Gulch Creek are already impacting the lower reaches of the creek channel and creek beds. And with more stormwater from the new developments, it will exacerbate the existing impacted conditions in Smugglers Gulch Creek.

c. The Stormwater Site Plan report, Appendix E- Downstream Analysis states:

“This analysis will be provided with Final Engineering”.

The applicant did not submit a stormwater downstream analysis. A stormwater downstream analysis is important for the public to review and comment on before the City can approve (or disapprove) the Carrik project. This is important to the Smugglers Gulch drainage basin due to past stormwater related impacts to Smugglers Gulch Creek and adjacent properties to the creek. A heavy rainfall event in December 2007 plug the downstream culverts in Smugglers Gulch Creek, damaged the creek beds and adjacent roadbed.

It is important for citizens to have an opportunity to review and comment on the Stormwater Downstream Analysis before the City decides on the proposed Carrik development. As mentioned above, there are two housing developments on 53<sup>rd</sup> Ave W (one approved, the other still under review by the city). If all three projects are approved, it will have significant land use changes within the Smugglers Gulch Creek watershed. Hence, it is important for this downstream analysis be completed, the citizens have a chance to review and comment on the analysis, **before** the City can make any decision on the Carrik proposal

The Stormwater Site Plan Report needs to state who will be responsible for the maintenance of the stormwater system. Is it the homeowners, the Carrik developers, or the City?

### **3. Other Comments**

- a. Construction vehicles or equipment should only enter the project site from Mukilteo Speedway (i.e., prohibited from entering or existing the project site via 88<sup>th</sup> ST SW).
- b. Garbage and recycling trucks or delivery trucks (Prime, UPS, FedEx vehicles) servicing the proposed development should only enter and exit the Carrik development via Mukilteo Speedway (not 88<sup>th</sup> ST SW).

If you have any questions on my comments, please feel free to contact me.

Sincerely,

*/s/ Sylvia Kawabata*

Sylvia Kawabata  
6031 88<sup>th</sup> ST SW  
Mukilteo, WA 98275  
sylvia6031@comcast.net

**From:** [Maureen Michelle Lofgren](#)  
**To:** [Linda Ritter](#)  
**Subject:** PPR-002-001 Carrik Court  
**Date:** Tuesday, April 26, 2022 3:12:45 PM

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

Dear Linda Ritter,

I reviewed several informational pieces about this project. I have a few general and specific comments. I have lived in Mukilteo at this address for over 30 years.

During my time I've enjoyed overlooking this wooded property on a regular basis and I thank the past and present owners for this privilege. I appreciate that the city of Mukilteo needs to have some areas of higher density but I also believe that the people of the city have taken responsibility for and are impacted by some adjacent high density areas like the development across the Speedway from Safeway and other areas included in the much larger Mukilteo School District. I don't think the city gets enough county/statewide credit for all that is available in Mukilteo to the citizens of the adjacent unincorporated areas.

Carrik Court even though not quite as large as originally proposed will have an impact on the neighborhood and community.

Safety needs to be carefully addressed. Sidewalk and safe pedestrian crossing and safe bus access for both school and community transit. If there is an access on 88th St SW included in the final plan then a sidewalk needs to be included from 54th to the Mukilteo Speedway on the north side of the street. Moving the mailboxes to the south side of the street would be helpful as all the current homes from 54th to the Speedway are on south side. This would decrease pedestrian crossing, increasing safety and simplify the north sidewalk construction. There is an example of sidewalk and saving the ditch, which I believe helps with water percolating, across from Japanese Gulch and community garden entrance. Maybe something like that would be a helpful solution. A continuous sidewalk on the west side of Speedway from 84th to 92nd St Park should also be included. People need to be able to get to and from the park safely.

The watershed and mitigation plans appear to have been studied carefully. There are many examples in nature especially in this area of creeks/wetlands and large trees coexisting. Working with appropriate agencies it would be wonderful to see large native trees like Douglas Firs and Western Cedars preserved including those in the identified wetland .

Thank-you, Maureen Lofgren RN



## Mukilteo Water and Wastewater District

7824 Mukilteo Speedway

Mukilteo, WA 98275-2608

Ph: 425-355-3355 • Fx: 425-348-0645

<https://mukilteowwd.org/>

April 26, 2022

Linda Ritter  
City of Mukilteo  
11930 Cyrus Way  
Mukilteo WA 98275

RE: Carrik Court Notice of Application  
Proponent: 214-WLD Carrik Court, LLC on behalf of the Strickland Corporation  
File No.: PPR-2022-001/ENG-2022-004/CAR-2022-003/SEPA-2022-001  
Location: 8616 and 8516 Mukilteo Speedway, Mukilteo, WA 98275

Dear Ms. Ritter:

The above referenced property lies within the Mukilteo Water and Wastewater District (District) service area. Enclosed is a copy of a Water and Sewer Availability letter that was provided to the applicant in December 2021. The letter includes the District's comments and requirements for redevelopment of the properties based on our knowledge of the applicant's proposal.

Thank you for providing the District the opportunity to comment on the project.

Sincerely,

Andrea Swisstack  
Engineering Manager

Encl.



## Mukilteo Water & Wastewater District

7824 Mukilteo Speedway

Mukilteo, WA 98275-2608

Ph. 425-355-3355 • Fx. 425-348-0645

### **WATER AND SEWER SERVICE AVAILABILITY**

Index Map Page No. 18

Owner Name:	Strickland Corp
Proposed Use:	Multi-Family, Commercial, Re-Development
Tax ID No.:	00611600013600, 00611600013500, 00611600013402
Location:	8516 & 8616 Mukilteo Speedway

In response to your request for a letter of water and sewer availability, it is the District's understanding that you wish to determine availability of Commercial and/or Multi Family development on the above described properties. These properties lie within the Mukilteo Water and Wastewater District's water and sewer service area boundary.

Development would require the Owner to enter into a Developer Extension Agreement (DE) with Mukilteo Water & Wastewater District. The Owner would need to provide separate water and sewer plans showing proposed improvements following the standards and regulations set forth in the DE to make the required water and sewer improvements to the properties. Service will be provided upon the completion of the water and sewer system improvements and Transfer of Ownership in accordance with the terms of the DE Agreement.

The District has a 12-inch water main that runs along the westerly side of the Mukilteo Speedway, a 12-inch in 88<sup>th</sup> Street SW and an 8-inch in the new development bordering this property to the North. Development would require any new water mains to be looped. The City of Mukilteo Fire Department will need to comment on the placement of the proposed fire hydrants.

There is a 15-inch sewer main along the westerly property boundary. The sewer improvements will need to connect to this sewer main. Plans will need to be submitted, to the District, showing the proposed layout for the site. Once the plans are approved the developer will need to hire a contractor to make the necessary water and sewer improvements to the property.


All construction of sewer and water facilities will be in accordance with the Standards, Specifications and Regulations of the Mukilteo Water and Wastewater District. The owner would pay the current charges in effect when application is made to connect to the sewer and water system.

#### **THIS CERTIFICATE IS VALID FOR ONE YEAR FROM DATE OF ISSUANCE.**

Permit costs will be those in effect on the day application for service is made at the District.

**Application/Permit Fees are subject to change.**

For: Matthew Hough  
matt@cphconsultants.com

  
Jim Voetberg, General Manager  
December 10, 2021

**From:** [Linda Van Citters](#)  
**To:** [Linda Ritter](#)  
**Subject:** Carrik Court  
**Date:** Tuesday, April 26, 2022 4:40:02 PM

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

To Linda Ritter & Mukilteo Planning Dept.:

In regard to the proposal for building a mixed-use Development at the corner of 88<sup>th</sup> & Muk. Spdway, I have 3 main concerns:

1. Leaving as many of the large, mature trees intact as possible. We should be mindful of global warming, and not pretend that planting small, young trees makes up for cutting down large, established ones. Leaving a lot of greenery around the perimeter will be especially nice, for the residents and all passers-by.
2. Keeping the traffic inflow and outflow (driveways) on Mukilteo Speedway, as locating a driveway along 88<sup>th</sup> would have a huge impact on safety and driving times for everyone along 88<sup>th</sup>, and its feeder neighborhoods and side streets. Putting a sidewalk along 88<sup>th</sup> is long overdue.
3. Relocating the wetland and stream on the property, to... where? Let's be sure the developer is mindful of all the regulations in place to protect our precious flora and fauna, and follows them.

Thank you,  
Linda Van Citters  
5416 88<sup>th</sup> St. SW  
Mukilteo WA 8275



**From:** [Michael Creeden](#)  
**To:** [Linda Ritter](#)  
**Cc:** [sylvia6031](#)  
**Subject:** Carrik Court Mixed-Use Development Project; Land Use Permit Review Comments  
**Date:** Thursday, April 21, 2022 5:52:47 PM

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

Linda,

Thank you for the opportunity to provide you with review comments to the proposed Carrik Court Mixed-Used Development project.

#### GENERAL

I have reviewed portions of the Land Use Submittal; specifically, the Land Use plan set (by CPH Consultants) dated 1/26/22, the Traffic Impact Analysis (TIA) (prepared by Gibson Traffic Consultants) dated October 2020, and the SEPA Checklist dated January 30, 2022. and have discovered inconsistencies between these documents that requires revision by the developer. As depicted in the Land Use plan set, there will be two access points to the project site; one identified as Drive B accessing the Mukilteo Speedway, and one identified as Drive A accessing 88<sup>th</sup> Street SW. However, the TIA states that the two access points each enter onto the Mukilteo Speedway (see Section 1, third paragraph and Section 5, first paragraph of the TIA) and that there are no access entries onto 88<sup>th</sup> Street SW (see Section 5, first paragraph). Either the access point depictions on the plans are incorrect, or the fundamental assumption of traffic access points used in the TIA is incorrect. Please have the developer clarify and rectify this inconsistency.

Based on the dates on these two documents, I am assuming that after the TIA was prepared and submitted (October 2020) to the lead consultant, there was a design revision to the internal drive layout. This appears to be the layout depicted in the 1/26/22 Plan Submittal Set. This revision was apparently not communicated to Gibson and the TIA was never revised to reflect this design revision.

#### REVIEW COMMENTS

I am concerned that when Gibson revisits the analysis to this report that the report will identify adverse impacts to the LOS performance at the intersection Mukilteo Speedway/88<sup>th</sup> Street SW; and that there will an increase of trip generation volumes on 88<sup>th</sup> Street SW, and to the network of residential streets west of Mukilteo Speedway including 54<sup>th</sup> Place W, 84<sup>th</sup> Street SW, 53<sup>rd</sup> Avenue W, and 92<sup>nd</sup> Street SW potentially resulting in increased traffic volumes on these streets and a potential impact to roadway safety.

- LOS Performance of 88<sup>th</sup> Street SW

As stated in Section 2, "It is important to note although there will be two accesses, as a worst-case scenario, all the trips generated by the development were assumed to use one access. The access to Mukilteo Speedway was only analyzed in the future with development scenario." The first sentence is appropriate for the purpose of the analysis; however, it is my opinion that 88<sup>th</sup> Street SW is more sensitive than Mukilteo Speedway to additional traffic under the worst-case scenario. Therefore, the worst-case scenario should be performed using 88<sup>th</sup> Street SW.

Specifically, please review the revised LOS for the intersection of Mukilteo Speedway/88<sup>th</sup> Street SW. As depicted in Table 3 and Figure 4 of the TIA, this intersection has an existing LOS E for Normalized 2020 (38.6 sec/veh). Table 4 and Figures 5 and 6 for 2022 Future Conditions for Baseline Condition depicts a LOS E (44.5 sec/veh) and for the with Development Condition depicts a LOS E (46.8 sec). Table 1 of the TIA lists LOS F (Extreme Delay) for unsignalized intersections beginning at 50 sec/veh. Will this analysis result in a calculation exceeding 50 sec/veh, resulting in a LOS F for this intersection? What measures, if any, will the developer implement to address a LOS F performance?

- Trip Generation Volumes of City side streets

I am concerned that the worst-case scenario may result in traffic from the proposed development seeking alternative access routes to Mukilteo Speedway by using the City residential streets (e.g. -88<sup>th</sup> Street SW, 54<sup>th</sup> Place W, 84<sup>th</sup> Street SW, 53<sup>rd</sup> Ave W, and 92<sup>nd</sup> Street SW). Such use of City residential streets is currently not addressed in the TIA. These alternative routes need to be included in the trip generation analysis for the revised TIA.

- Public Transit

As noted in the SEPA documentation (Section 14) dated January 30, 2022, there is an existing public transit stop less than 100 feet from the southeast corner of the intersection of Mukilteo Speedway/88<sup>th</sup> Street SW. The October 2020 TIA is mute on public transit impacts as this TIA does not place traffic on 88<sup>th</sup> and therefore did not consider public transit in its review. However, the current design will place development generated traffic through this intersection with the potential of impacting and being impacted by transit traffic. Please include public transit impacts in the revised TIA.

- SEPA Checklist

In Section 14, Part F of the SEPA Checklist, traffic count information discussed in this section is inconsistent with traffic data depicted in the October 2020 TIA. Please review and rectify.

- ADA Ramps

Will ADA compliance ramps be provided at appropriate locations? Ramps are not depicted in the Land Use plan set.

Thank you again for this opportunity to provide review comments. Please include me in your "Party of Record" distribution list.

Michael J Creeden  
6031 88<sup>th</sup> St. SW  
Mukilteo, WA 98275  
Mike6031@comcast.net



**From:** [Jose De Leon](#)  
**To:** [Linda Ritter](#)  
**Subject:** Development  
**Date:** Monday, April 25, 2022 5:30:56 PM

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

Afternoon,

We spoke earlier today about the development. There are a few concerns that I have about this development.

I have lived in Mukilteo for over 12 years and enjoy living here. Here are my concerns:

1. Traffic, your going to add more vehicles onto a small road. People will use 84th, 88th, and 92nd to get out of this development.
2. People, your gonna have more foot traffic. The street already has a lot of foot traffic without sidewalks.
3. Night traffic, going to have more people on the road at night time.
4. Wetland, the impact of removing the wetland from the area, has a study or similar study been done?
5. Storm water, will the developer go above and beyond to make sure that there will be no impact to the houses behind the development? If not, will they be held liable at a later date
6. Home values, will additions of town homes bring down the current value of the homes in the neighborhood?

Thank you letting us voice our concerns over this development. I thought the plan was to keep that small town feel for Mukilteo. The small town feel is just the same any longer.

Jose

Sent from my iPhone