



**Land Use & Economic
Development
Committee Agenda**
Mukilteo City Hall - 11930 Cyrus
Way
April 6, 2022
5:30 PM - 7:00 PM
Zoom Virtual Meeting

Join Zoom Meeting

<https://us02web.zoom.us/j/82064633272>

By Phone

Dial by your location

1 253 215 8782 (Tacoma)

1 669 900 683 (San Jose)

Meeting ID:

820 6463 3272

CALL TO ORDER - 5:30 PM

Meeting Objectives:

1. Economic Recovery
2. Waterfront Update
3. Historic Commission Update

ADJOURNMENT - 7:00 PM

Next Meeting Date: *Wednesday, May 4, 2022, 5:30pm*

- For accessibility information and for accommodation requests, please call the ADA Coordinator at (425) 263-8005 (or TRS (800) 833-6384 or dial 711), or visit

<https://mukilteowa.gov/departments/executive/ada-program/>

LAND USE & ECONOMIC DEVELOPMENT COMMITTEE AGENDA REPORT	
SUBJECT TITLE: Waterfront Development Update	FOR AGENDA OF: April 6, 2022
Contact Staff: David Osaki, Community Development Director	EXHIBITS: <div>1. Downtown Waterfront Master Plan <i>(Adopted January 4, 2016)</i>, available here: Downtown Waterfront Master Plan (2016)</div> <div>2. Downtown Waterfront Master Plan Excerpts; pages 9-11, including Preferred Alternative - West (page 10) and Preferred Alternative - East (page 11)</div>
Department Director: David Osaki, Community Development Director	
Previous Review:	

DISCUSSION

On January 4, 2016, the Mukilteo City Council adopted the Downtown Waterfront Master Plan (**see Exhibit 1**) after a substantial public outreach process.

The Downtown Waterfront Master Plan (“Plan”) offers a vision for a revitalized waterfront that includes a mix of recreational opportunities and business development, all while enhancing pedestrian mobility. The Plan identifies potential projects for enhanced public access to the water, recreation and habitat improvements, and redesigned streets with lively pedestrian supportive waterfront uses. (**see Exhibit 2** for Downtown Waterfront Master Plan Preferred Alternative Maps).

Project implementation timing, especially public projects, is dependent on funding availability. The Plan envisions that full build out of the Master Plan could take up to 20 years.

In the six years since the Plan’s adoption, the most significant improvement has been the Washington State Ferries (WSF) Mukilteo Ferry Terminal relocation project, which opened in December 2020. The WSF Ferry Terminal project has created new street segments, affected parking in some areas, and has resulted in parcel ownership changes.

Updates on certain waterfront items include:

- On March 18, 2022, the Port of Everett submitted permit applications for improvements to the Port of Everett owned properties between Ivar’s and Losvar condominiums. The applications seek to implement park improvements accessible to the public and also to allow for an area set aside for use by Ivar’s as a seasonal outdoor dining area for up to 40 seats.

The Downtown Waterfront Master Plan (see page 26) identifies this area as the “Speedway Pocket Park”. A decision on the Port of Everett’s permit applications is planned for later in April.

- The City continues to work with Washington State Ferries (WSF) on completing the project. All necessary life-safety issues were completed prior to the ferry terminal's December 2020 opening. The State was issued a Temporary Certificate of Occupancy (TCO) to allow for the opening. Since the ferry terminal's opening, work has continued on completing other non-life-safety requirements such financial guarantees for maintenance of certain improvements. A Final Certificate of Occupancy for the ferry terminal relocation project is pending completion of these final items.
- Design work for the Japanese Gulch Daylighting project at the 100% level was completed in December 2021. The design work was funded by a State appropriation of \$392,000.

The City has additional state funding (\$200,000) to proceed with project permitting. Acquiring necessary permits would enable the project to be 'shovel ready". While the permitting process could affect certain project design elements, close work with regulatory agencies and the Tulalip Tribes during project design should minimize significant design changes during the permitting process.

There are, however, no funds secured for project construction, estimated to be over \$6 million.

- In the Spring of 2021, the Federal government decided not to move forward with development of the NOAA facility due to high construction costs. Current NOAA plans are to demolish the Mukilteo Research Station and fence the site to address safety concerns with the vacant building/site.

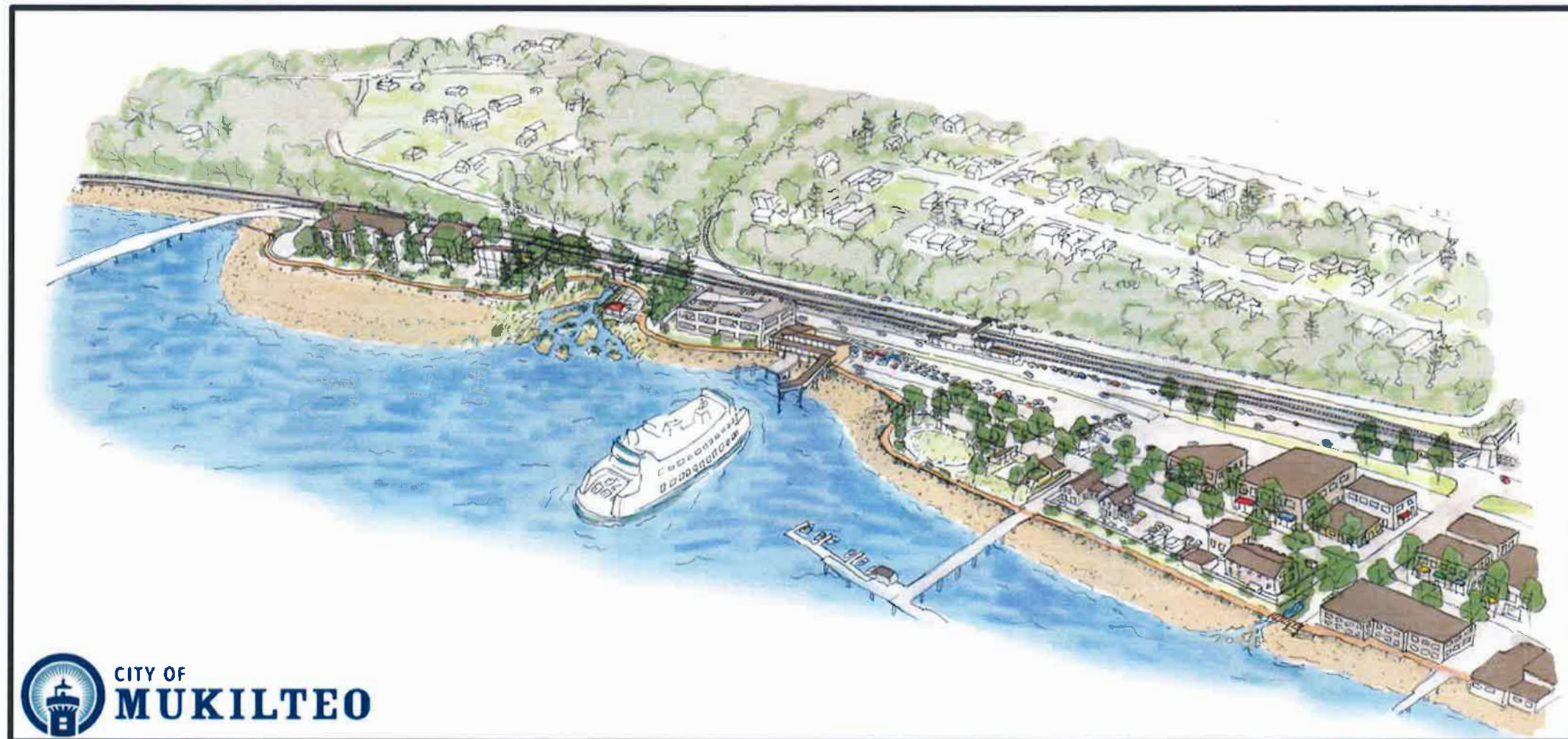
As of early this year, NOAA is working with the various tribes, the Washington State Historic Preservation Officer and interested parties on an archaeological/cultural resources monitoring and inadvertent discovery plan agreement associated with building demolition.

ALTERNATIVES

None. This is a briefing.

EXHIBIT 2

City of Mukilteo Downtown Waterfront Master Plan



A Waterfront Vision
Adopted January 4, 2016

Master Plan Overview

At the start of the Master Plan Update, two concepts were presented with the intent of obtaining ideas and promoting discussion; these two concepts were: 1) Alternative A – Playful Waterfront = active waterfront use; and 2) Alternative B – Evolving Waterfront = passive, quiet waterfront. Through the entire process there was a trend towards liking the “Playful” waterfront design west of the new ferry terminal and to liking the “Evolving” concept east of the ferry terminal. The preferred alternative merged the two concepts by expanding recreational uses west of the ferry terminal and improving natural habitats east of the ferry into a wild or natural shoreline.

This Preferred Master Plan addresses the following objectives:

- Pedestrian oriented urban street front with local businesses.
- Looped pedestrian promenade and bike lanes.
- Playful waterfront uses.
- Allows you to experience the waterfront from an urban environment to a natural shoreline.
- Connects people to the natural, cultural, and urban qualities that compose the past, present and future Mukilteo waterfront.
- Cohesive new waterfront park system from Lighthouse Park to Edgewater Beach.
- Chain of public parks to help soften the development impact of the multimodal station and commercial development.



Preferred Alternative – West

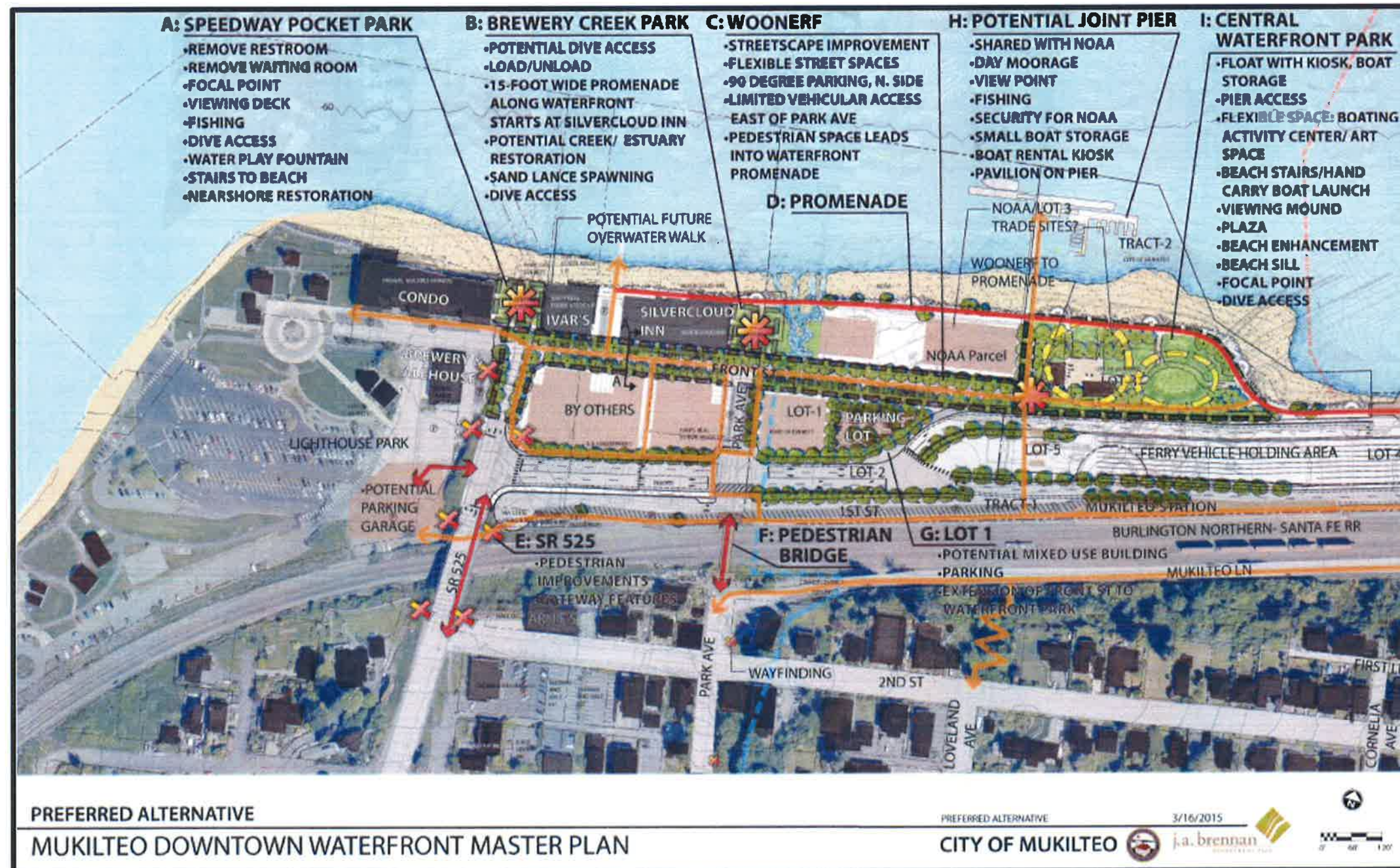


Figure 7A: Preferred Alternative - West

Preferred Alternative – East

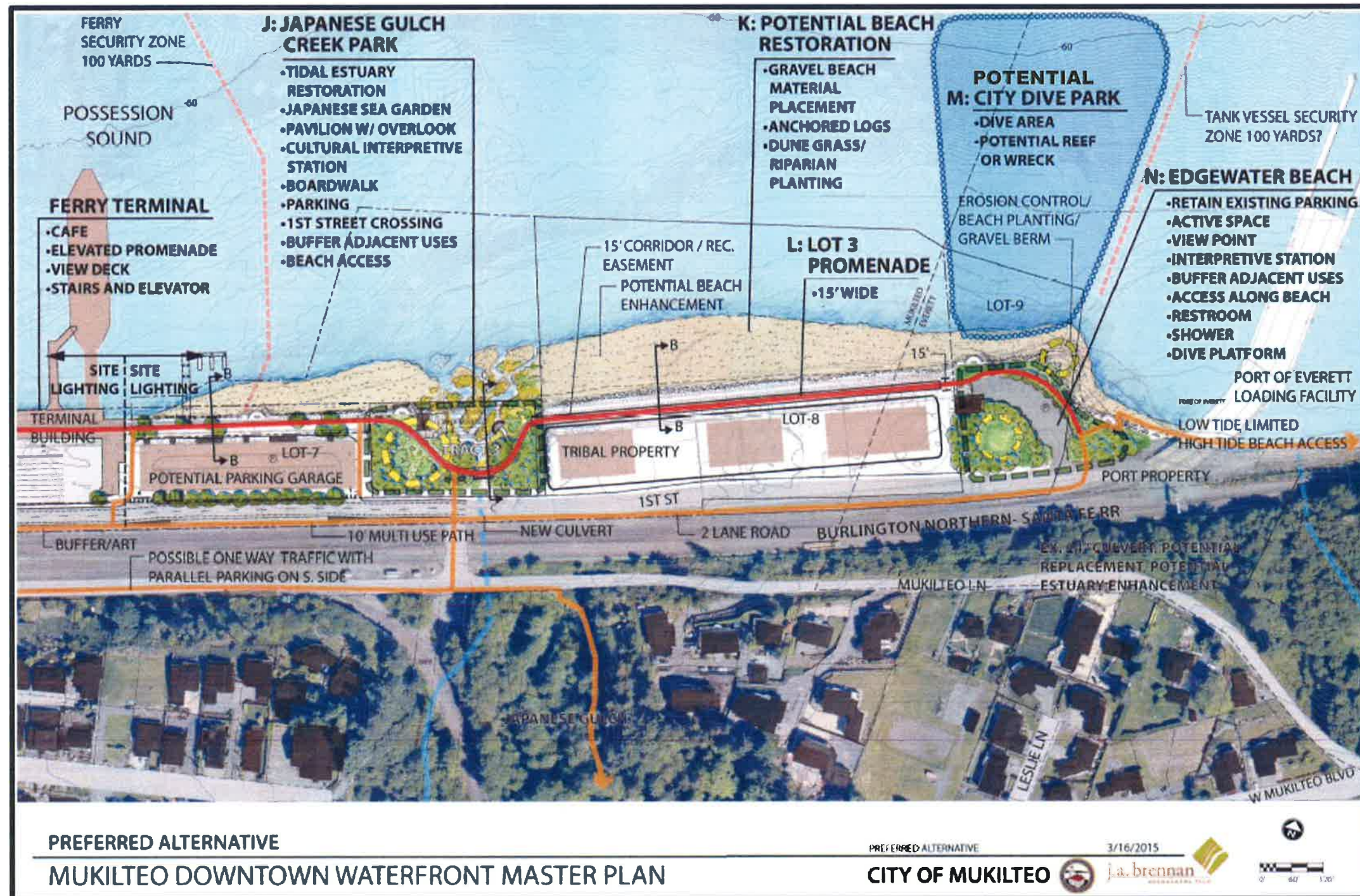


Figure 7B: Preferred Alternative - East

LAND USE & ECONOMIC DEVELOPMENT COMMITTEE AGENDA REPORT	
SUBJECT TITLE: Historic Commission Update	FOR AGENDA OF: April 6, 2022
Contact Staff: David Osaki, Community Development Director	EXHIBITS: <div>1. Mukilteo Comprehensive Plan Excerpt. “Historical Identity and Character”</div> <div>2. Map (Draft) of Designated Local, State and National Places in Mukilteo</div>
Department Director: David Osaki, Community Development Director	
Previous Review:	

DISCUSSION

In 2021 the City Council appointed seven (7) members to the Historic Commission (“Commission”). Prior to these recent appointments, the Commission has been inactive for many years, going as far back as what appears to be the mid-1990’s. Re-establishment of the Commission was done as part of the City Council’s discussion of future alternatives for Hawthorne Hall.

Per the Mukilteo Municipal Code, the Commission includes two professionals who have experience in identifying, evaluating and protecting historic resources from among the disciplines of history, architecture, historic preservation, planning, law and real estate.

Responsibilities of the Commission include, but are not limited to, initiating and maintaining a local register of historic places, reviewing proposed changes to local register properties, raising community awareness of the city’s history and historic resources, and serving as the city’s primary resource in matters of history, historic planning, and preservation.

Mukilteo Register of Historic Places

The City of Mukilteo Municipal Code provides for a Mukilteo Register of Historic Places. Designation of properties on the City’s Historic Register is done by the City Council, with a recommendation from the Historic Commission.

The Mukilteo Comprehensive Plan includes a section within the Land Use Element entitled “Historical Identity and Character” (**See Exhibit 1**).

The “Historical Identity and Character” Comprehensive Plan section identifies properties on the Mukilteo Register of Historic Places, the Washington Heritage Register, and the National Register of Historic Places. Adopted City policies related to historic preservation are in this Comprehensive Plan section as well.

The list of Mukilteo Register of Historic Places, the Washington Heritage Register, and National Register of Historic Places properties follows. These properties are also mapped in **Exhibit 2**.

Mukilteo Register of Historic Places

- McNab-Hogland House: 917 Webster Street
- Epps House: 821- 4th Street
- Boys and Girls Club: 1134 - 2nd Street
- Siemens House: 1013 - 4th Street
- Nelson House: 8216 - 45th Place West

Washington Heritage Register

- Point Elliott Treaty Site: Mukilteo Lighthouse Park, 609 Front Street
- Mukilteo Pioneer Cemetery: 513 Webster Street
- Fowler Pear Tree: 802 Mukilteo Lane
- Point Elliott Treaty Monument: 304 Lincoln

National Register of Historic Places

- Mukilteo Light Station: 608 Front Street
- Point Elliott Treaty Monument: 304 Lincoln

Historic Commission Update

The Commission began meeting in January 2022 and, like many commissions, initially started working on organizational matters. To date, the Commission has been informed of Open Public Meetings Act (OPMA) training, has drafted by-laws, and has set a regular meeting date for the 4th Thursday of the month. The Commission has not yet elected officers.

The Commission has also been briefed on Hawthorne Hall, receiving much of the same information that the City Council has had in the past, including historical background, public survey results and the building's structural analysis. Individual Commission member tours of Hawthorne Hall were also scheduled and held.

The next meeting of the Commission is Thursday, April 28, 2022. This will be the first meeting of the Commission since individual commissioner site visits to Hawthorne Hall.

Planned in the near-term is training from the Washington State Department of Archaeology and Historic Preservation (DAHP).

Historic Commission Responsibilities

Based on the Municipal Code, the historic preservation commission responsibilities are wide ranging including:

- Review nominations to the Mukilteo register of historic places (and also requests to remove properties from the Mukilteo register of historic places) and make a recommendation to Council.
- Review proposals to construct, change, alter, modify, remodel, move, and demolish properties on the Mukilteo register of historic places.

- Participate in, promote and conduct public information, educational and interpretive programs pertaining to historic resources.
- Review and comment to the Mukilteo city council on land use, housing, and redevelopment, municipal improvement and other types of planning and programs undertaken by any agency of the city, other neighboring communities, Snohomish County, the state or federal governments, as they relate to historic resources of the city.
- Advise the city council generally on matters of Mukilteo history and historic preservation.
- Investigate and report to the city council on the use of various federal, state, local or private funding sources available to promote historic resource preservation in the city.
- Serve as the local review board for special valuation.

With regards to reviewing proposals to construct, change, alter, modify, remodel, move, demolish, or that significantly affect properties on the Mukilteo Register of Historic Places, the Historic Commission has review authority to:

- Review and issue a certificate of appropriateness for the change of use, construction of any new building or structure, or reconstruction, alteration, restoration, remodel, repair, move or demolition.
- Issue a waiver of certificate of appropriateness before a permit may be issued to allow whole or partial demolition.

Certified Local Government (CLG)

Finally, the City's Historic Commission, including many of its duties, is tied to prior City participation in a Certified Local Government (CLG) program. This is national program administered locally by the Washington State DAHP. There is opportunity for technical and financial assistance through the CLG program.

According to DAHP, Mukilteo has been a CLG since 1991. A Historic Commission is one of several requirements for being a CLG. Absent an active Historic Commission, DAHP has considered Mukilteo's participation in the CLG program as inactive, but has never officially decertified Mukilteo's CLG status.

Communities may have historic commissions without being a CLG. Whether or not to actively participate in the CLG program would be a future City Council discussion.

ALTERNATIVES

None. This is a briefing.

EXHIBIT 1

Flourishing
Natural
Environment

Healthy Built
Environment

Vibrant Economy

Authentic Public
Participation

Arts & Cultural
Awareness

Healthy Community

Innovation

Charming • Safe •
Beautiful



CITY OF
MUKILTEO

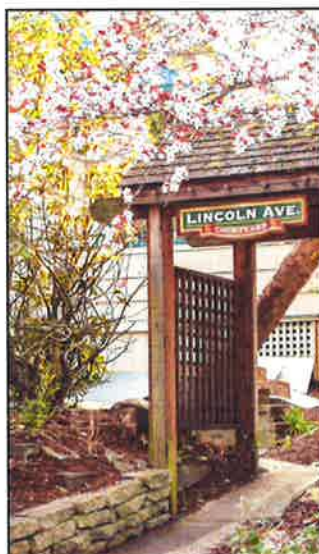
Comprehensive Plan 2035



HISTORICAL IDENTITY & CHARACTER

As an incorporated municipal body, the City of Mukilteo is a relatively young city having been incorporated in 1947. Still, it has a rich history that predates the formal incorporation of the city. Native American tribes called Mukilteo home centuries before 1792 when Captain George Vancouver first landed at what he called Rose Point, near where Mukilteo Light House is located. The first white settlers, J.D. Fowler and Morris Frost, came to Mukilteo in 1860. This history plays a significant role in establishing Mukilteo's character and helps make it the livable community that it is today.

LU10: MUKILTEO'S HISTORICAL IDENTITY SHALL BE PRESERVED, ENHANCED, AND CELEBRATED.



Mukilteo Register of Historic Places

McNab-Hogland House: 917 Webster Street
 Epps House: 821- 4th Street
 Boys and Girls Club: 1134 - 2nd Street
 Siemens House: 1013 - 4th Street
 Nelson House: 8216 - 45th Place West

Washington Heritage Register

Point Elliott Treaty Site: Mukilteo Lighthouse Park, 609 Front Street
 Mukilteo Pioneer Cemetery: 513 Webster Street
 Fowler Pear Tree: 802 Mukilteo Lane
 Point Elliott Treaty Monument: 304 Lincoln

National Register of Historic Places

Mukilteo Light Station: 608 Front Street
 Point Elliott Treaty Monument: 304 Lincoln

One way to protect Mukilteo's historical identity is by having historically significant structures and sites designated as such through local, state, and/or federal registries. **The City shall facilitate the inventorying of historically significant buildings, structures, sites and objects, and assist owners of historic property to obtain city, state and/or national historic designations (LU10a).** There are alternative and simpler ways to enhance Mukilteo's historic identity beyond obtaining official historic designations. **Public art and the naming of parks, streets and public places after historical figures and events shall be encouraged (LU10b).**

Mukilteo's historical heart is its north end where the Native Americans gathered and where the city founders first established the community that would become Mukilteo. The area is called both "Old Town" and "Downtown" Mukilteo.

LU11: DEVELOPMENT AND REDEVELOPMENT IN THE DOWNTOWN BUSINESS DISTRICT SHALL BE GUIDED SO AS TO CREATE A UNIQUE IDENTITY FOR THE AREA THAT IS PEDESTRIAN-CENTRIC AS PROVIDED FOR IN THE DOWNTOWN BUSINESS DISTRICT SUBAREA PLAN.

The subarea plan identified issues that affect the vitality of Old Town in both its commercial and residential areas. **Measures should be implemented that would protect residential areas adjacent to and near the Downtown Business District from negative impacts associated with commercial activity (LU11a).**

Existing nonconforming single-family residential uses currently located in the Downtown Business District should be encouraged to be redeveloped into mixed use and commercial uses that reflect the area's history as a fishing village, port-of-entry and trading post (LU11b).

The city should develop programs in collaboration with downtown property and business owners to identify historical attributes that may be incorporated into new building designs or redesigns (LU11c).



Historic Properties

Mukilteo Register of Historic Places

- 1

McNab-Hogland House (917 Webster St)
- 2

Epps House (821 4th St)
- 3

Hawthorne Hall (1134 2nd St)
- 4

Siemens House (1013 4th St)
- 5

Nelson House (8216 45th Pl W)

Washington Heritage Register

- 1

Point Elliott Treaty Site (609 Front St)
- 2

Pioneer Cemetery (513 Weber St)
- 3

Fowler Pear Tree (802 Mukilteo Ln)
- 4

Point Elliott Treaty Monument (304 Lincoln Ave)*

National Register of Historic Places

- 1

Point Elliott Treaty Monument (304 Lincoln Ave)*
- 2

Mukilteo Light Station (608 Front St)

*Point Elliott Treaty Monument is on both the Washington Heritage Register and the National Register of Historic Places

- Streets
- -

Ferry Route
- +

BNSF Railroad
- ⬜

City Limits

The City of Mukilteo disclaims any warranty of merchantability or warranty of fitness of this map for any particular purpose, either expressed or implied. No representation or warranty is made concerning the accuracy, currency, completeness or quality of data depicted on this map. Any user of this map assumes all responsibility for use thereof, and further agrees to hold the City of Mukilteo harmless from and against any damage, loss, or liability arising from any use of this map.