

**Snohomish County Evaluation and Treatment Facility Expansion
Essential Public Facilities Permit (EPF) EPF-2019-001
10710 Mukilteo Speedway**



Mukilteo Hearing Examiner
October 22, 2019
1:30 PM
Mukilteo City Hall Council Chambers
11930 Cyrus Way, Mukilteo WA 98275

STAFF REPORT**Agenda Summary**

Agenda Subject: Essential Public Facilities Permit for the Snohomish County Evaluation and Treatment Facility Expansion		File Number: EPF-2019-001	
Department: Community Development		Attachments: Exhibit A – Application Materials Exhibit B – Determination of Completeness Exhibit C – Notice of Application Exhibit D – Public / Agency Comments Exhibit E – Public Hearing Notice Exhibit F – Existing Site Conditions Exhibit G – Frontage Requirements Memo Exhibit H – SEPA Exemption Memo	
Public Hearing Date: Tuesday, October 22, 2019		Staff: Garrett Jensen, Associate Planner	
Background Summary: Owner/Applicant: Snohomish County Property Management Request: Essential public facilities permit to expand and remodel the existing evaluation and treatment facility. Location: 10710 Mukilteo Speedway, Mukilteo Washington, legally described as: SECTION 22, TOWNSHIP 28 NORTH, RANGE 4 EAST, W.M. DESCRIBED AS FOLLOWS: LOT 44 SNOHOMISH COUNTY PFN 07-104017-007BG PAINE FIELD AIRPORT SECTOR 7 BINDING SITE PLAT AND RECORD OF SURVEY AUDITOR'S FILE NO. 200812105004. Comprehensive Plan Designation: “Commercial” Zoning District: CB(S) Community Business South Existing Land Use: Essential public facility SEPA Status: Proposal is SEPA exempt (WAC 197-11-800(1) – Minor new construction - Flexible thresholds).			
Review by Council and Committees:		Review by Departments and Divisions:	
Parks and Arts Commission	<input type="checkbox"/>	Planning	<input checked="" type="checkbox"/> Engineering <input checked="" type="checkbox"/>
Planning Commission	<input type="checkbox"/>	Building	<input checked="" type="checkbox"/> Fire <input checked="" type="checkbox"/>
City Council	<input type="checkbox"/>	RCS	<input type="checkbox"/> Human Resources <input type="checkbox"/>
		Mayor	<input type="checkbox"/> Legal <input type="checkbox"/>
Applicable Land Use Approval Criteria: Mukilteo Municipal Code (MMC) <ul style="list-style-type: none"> ▪ Chapter 17.18 ESSENTIAL PUBLIC FACILITIES ▪ Chapter 17.20 BULK REGULATIONS 			
Staff Recommendation: Hearing Examiner to approve the essential public facilities permit for the Snohomish County Evaluation and Treatment Facility Expansion (EPF-2019-001) subject to conditions.			

Definitions:

- “Essential public facility” or “EPF” means a facility that is typically difficult to site, such as an airport, a state education facility, a state or regional transportation facility as defined in RCW 47.06.140, a state or local correctional facility, a solid waste handling facility, or an inpatient facility, including substance abuse facilities, mental health facilities, group homes, and secure community transition facilities as defined in RCW 71.09.020. The term “essential public facility” includes all facilities listed in RCW 36.70A.200, all facilities that appear on the list maintained by the State Office of Financial Management pursuant to RCW 36.70A.200(4), and all facilities listed as essential public facilities in the Mukilteo comprehensive plan.
- “Essential public facility, regional” means an EPF that is owned, operated, or sponsored by Snohomish County or a regional agency whose boundaries encompass the city and which serves the countywide population or an area that is greater than the county. An EPF is “sponsored” by the county or a regional agency when it is to be owned or operated by a nongovernmental entity pursuant to a contract with the county or regional agency to provide the EPF.

Background:

The Snohomish County Evaluation and Treatment Facility was built in 1992, as a 15-bed, short-term acute care unit to evaluate and treat mentally ill patients. At the time of permitting, the property was located in unincorporated Snohomish County. On March 29, 1991, Snohomish County Human Services Department submitted a commercial building permit application with Snohomish County to construct the evaluation and treatment facility (Plan Check No. C9103125). Effective March 31, 1991, the City of Mukilteo annexed approximately 3.7 acres from Snohomish County (Harbour Pointe Annexation. Ordinance No. 691). The subject property was included in the annexation area.

The City of Mukilteo and Snohomish County entered into an interlocal agreement on April 4, 1991, amended June 26, 1991, whereby the County continued to provide land use permit and enforcement services in the annexation until September 1, 1991. Snohomish County ultimately approved the commercial building permit application on August 20, 1991 (Permit No. 52597).

According to the Comprehensive Plan and Mukilteo Municipal Code Chapter 17.18, the City of Mukilteo classifies the facility as an essential public facility.

Proposal

The applicant proposes an 887 sf addition and interior remodel to the existing 8,567 sf facility owned by Snohomish County. The addition will extend into the landscaping between the existing building and parking lot and into north end of the parking lot (see site plan in **Exhibit A**). The purpose of the project is to provide new, code compliant seclusion rooms, reconfigure administrative spaces and reconfigure clinical support space to better serve operational needs for staff and patients at its current capacity.

Findings of Fact:

Application and Procedures

1. On July 9, 2019, Chris Rubright, on behalf of Snohomish County (“applicant”), submitted a building permit application and essential public facilities application to the City of Mukilteo (“City”) for an expansion and interior remodel of the Snohomish County Evaluation and Treatment Facility (“facility”) located at 10710 Mukilteo Speedway, Mukilteo, Washington (“Subject Property”). The property is identified by Snohomish County Assessor’s Parcel Number 28042200203700. The City determined the application incomplete on July 24, 2019, and requested additional information. The applicant submitted additional materials on August 7, 2019, and the City determined the application complete on August 19, 2019. See **Exhibit A** for application materials and **Exhibit B** for determination of completeness.
2. In accordance with the noticing requirements specified in MMC 17.13.050, the City issued a notice of application on August 30, 2019, with a fourteen (14) day comment period that ended September 13, 2019. See **Exhibit C** for notice of application. The City received two (2) written comments (see **Exhibit D**) from the following agencies:
 - A. **Mukilteo School District** submitted comment on September 5, 2019, indicating that there was no comment.
 - B. **Snohomish County Public Utility District (PUD)** submitted a letter on September 27, 2019 (dated September 26, 2019), requesting upgrades to the existing District facilities.
3. In accordance with the noticing requirements specified in MMC 17.13.050, the City issued a public hearing notice on October 11, 2019. See **Exhibit E** for the public hearing notice. As of the date of this report, the City has not received comment for the public hearing.
4. Consistent with MMC 17.84.070 Flexible thresholds for categorical exemptions, the City determined the proposal is exempt from SEPA as the size of the facility, including the existing facility and proposed addition, is under the exempt levels for minor new construction under WAC 197-11-800(1)(d): For office, school, commercial, recreational, service or storage buildings, up to thirty thousand square feet (30,000 sf). The City included a memo to the file dated October 15, 2019, citing exemption status for the proposal (See **Exhibit H**).

Site Conditions

5. The Comprehensive Plan designates the property as “Commercial.” The property is zoned “CB(S) Community Business South.”
6. The Subject Property is triangle shaped and is approximately 1.07 acres in area. See **Exhibit E** for existing site conditions.
7. The Subject Property has one access point (ingress and egress) from Mukilteo Speedway to the east. The access point is two way from Mukilteo Speedway to a 19-stall parking area.
8. City Staff performed a survey of the existing sidewalk and driveway along the frontage of the subject property and determined most of the sidewalk panels and driveway panel do not meet current ADA standards due to excessive cross slopes exceeding 2.0% (see **Exhibit G**).
9. The Subject Property contains a palustrine forested wetland, approximately 3,470 square feet in

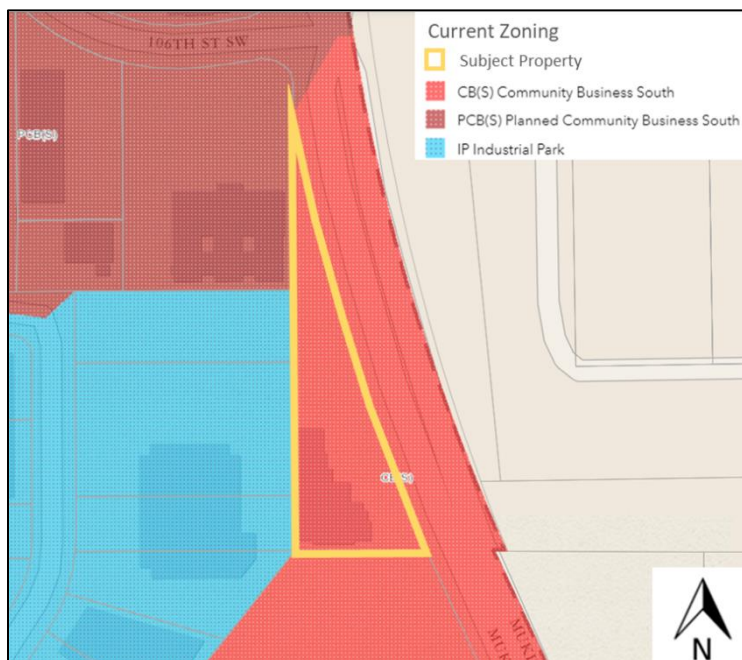
size. The wetland was previously delineated during initial development of the facility in 1991 and includes a 50-foot buffer. All work associated with the addition and remodel is located outside of the wetland and wetland buffer. The proposal will not occur on or alter any lands covered by water.

10. The Subject Property is screened from the property to the south and west by a six-foot (6') wood fence. The applicant also submitted a separate application for an administrative fence modification request to construct a 10-foot, 3/8" anti-climb chain-link configuration fence with privacy screening along the south and west property lines to address the facility's operational privacy and security needs.
11. Table 1 and Figure 1 below summarize Comprehensive Plan designations, zoning designations and existing land uses for the subject property and adjacent properties:

Table 1: Analysis of Adjacent Properties – Comprehensive Plan Designation, Zoning and Land Use

Property	Comprehensive Plan	Zoning	Land Use
Subject Property	Commercial	CB(S) Community Business South	Essential public facility
North	Commercial - Mixed Use	PCB(S) Planned Community Business South	Medical clinic
South	Commercial	CB(S) Community Business South	Vacant
West	Industrial	IP Industrial Park	Light manufacturing
East	Unincorporated Snohomish County	Unincorporated Snohomish County	Unincorporated Snohomish County

Figure 1: Analysis of Adjacent Properties – Current Zoning



Essential Public Facilities

12. MMC Chapter 17.18 Essential Public Facilities establishes processes for the siting and expansion of essential public facilities in the city of Mukilteo as necessary to support orderly growth and delivery of public services. The following evaluates the proposal's compliance with the applicable regulations for essential public facilities specified in MMC Chapter 17.18. The standard is identified in **bold**, followed by a staff analysis.

17.18.010 Purpose—Applicability.

- A. **"Essential public facilities and transportation facilities of statewide significance are necessary and important in the provision of public systems and services. The city of Mukilteo already hosts or borders on a number of essential public facilities, including, but not limited to, the following: ... 5. The Snohomish County mental health evaluation facility."**

Staff analysis: The City classifies the facility as an essential public facility. Because the facility is owned, operated, or sponsored by Snohomish County and the facility serves the countywide population or an area that is greater than the county, the City further classifies the facility as a regional essential public facility. Siting and expansion of state and regional essential public facilities is subject to section 17.18.030.

17.18.030 Siting and expansion of state and regional essential public facilities.

- A. **Any proposal for the siting or expansion of a state or regional essential public facility shall follow the procedures established by Chapter 17.13 for the underlying permit, e.g., building permit, subdivision, binding site plan, etc.; provided, that a public hearing shall be held prior to the issuance of any such permit in order to obtain public input on the permit criteria and conditions of approval... If the underlying permit does not ordinarily require a public hearing, the hearing examiner shall conduct the public hearing and shall thereafter be the approval authority for such underlying permit. Notice of the application and the required public hearing shall be given as provided in Section 17.13.050. Notices shall be posted on-site, posted at the city's designated posting places, advertised in the city's official newspaper, and mailed to property owners within three hundred feet.**

Staff analysis: The proposal requires a building permit. In accordance with MMC 17.18.030(A), the hearing examiner shall conduct a public hearing and shall be the approval authority for the underlying permit, even if the underlying permit does not ordinarily require a public hearing. In accordance with MMC 17.13.050, the City sent notice of application and notice of the required public hearing.

- B. **State and regional essential public facilities shall not be located in any residential zoning district identified in Table 17.16.040 except as provided in this subsection. If the land on which a state or regional essential public facility is proposed is located in any such residential zoning district, the applicant must demonstrate to the hearing examiner that there is no other feasible location for the facility and that the exclusion of the facility from the residential districts of the city would preclude the siting of all similar facilities anywhere within the city. If the applicant is able to make such a demonstration, the hearing examiner shall authorize the essential public facility to be located in the**

residential zoning district.

Staff analysis: The Comprehensive Plan designates the property as “Commercial.” The property is zoned “CB(S) Community Business South.” Therefore the proposal meets this criteria.

- C. State and regional essential public facilities shall meet all provisions of this code for development within the zoning district in which they are proposed to be located, including but not limited to the bulk regulations of Chapter 17.20, except as provided in this subsection. If a state or regional essential public facility does not meet all such provisions, the applicant must demonstrate to the hearing examiner that compliance with such provisions would preclude the siting of all similar facilities anywhere within the city. If the applicant is able to make such a demonstration, the hearing examiner shall authorize the essential public facility to deviate from the provisions of this code to the minimum extent necessary to avoid preclusion.**

Staff analysis: The proposal satisfies all provisions of the code for development within the CB(S) zoning district. See Table 2 below for an analysis of the bulk regulations. The applicant proposes no change to the side and rear setbacks.

Table 2: Analysis of Chapter 17.20 Bulk Regulations

Zoning Provision	Standard	Submitted	Meets Criteria
Minimum Lot Coverage [17.20.020]	50%	20.3%	Yes
Building Height [17.20.020]	35'	30'	Yes
Setbacks [17.20.020]			
Front:	25'	62'	Yes
Interior:	IBC	10'	
Rear:	IBC	5'	
Minimum Hard Surface [17.20.028]	90%	43.5%	Yes

Notes: Lot area: 46,597 sf; Building area: 9,454 sf; Impervious area: 20,284 sf

In addition, MMC section 17.56.040 requires “Hospitals, convalescent homes, sanitariums, institutions for aged and children, welfare or correctional institutions” to provide one (1) parking space per two (2) beds. Therefore, eight (8) parking spaces are required. The proposal includes 17 total parking spaces.

Furthermore, MMC Chapter 17.58 establishes minimum requirement for landscaping. However, the proposal does not trigger additional landscaping outside of the screening required for siting or expanding state and regional essential public facilities (see D.5 staff analysis below).

Finally, under MMC section 15.04.060, the City is requiring replacement a portion of the frontage in compliance with the standards of the Americans with Disabilities Act (ADA) of 1990 and City of Mukilteo 2017 Development Standards. City Staff performed a survey of the existing sidewalk and driveway along the frontage of the parcel and determined most of the sidewalk panels and driveway panel do not meet current ADA standards due to excessive cross slopes exceeding 2.0% (see Exhibit G).

- D. The hearing examiner shall impose reasonable conditions upon the state or regional essential public facility in order to ensure that:**

- 1. Necessary infrastructure is or will be made available to ensure safe transportation access and transportation concurrency;**

Staff analysis: See Finding of Fact #8 regarding condition of existing frontage. Improvements are conditioned to insure compliance with current standards.

- 2. Necessary infrastructure is or will be made available to ensure that public safety responders have the capacity to handle increased calls and expenses that will occur as the result of the facility, including but not limited to insurance costs, public awareness and public education costs. The facility will not adversely affect public safety;**

Staff analysis: The City does not anticipate increased calls and expenses as a result of the expansion. The facility will retain the current capacity for patients along with staffing levels necessary to treat patients. No increase in capacity is proposed.

- 3. The project sponsor has the ability to pay for all capital costs associated with on-site and off-site improvements;**

Staff analysis: According to the supplemental application submitted, capital costs for the project are provided through a grant from Washington State Department of Commerce.

- 4. The facility will not unreasonably increase noise levels in residential and commercial areas and school zones;**

Staff analysis: The City does not anticipate increased noise levels as a result of the expansion. No increase in capacity or change in services are proposed that would increase noise levels.

- 5. Visual screening will be provided that will mitigate the visual impacts from streets and adjoining properties; and**

Staff analysis: The applicant submitted a separate administrative fence modification request (separate application) to construct a 10-foot chain-link configuration (3/8" anti-climb) fence with privacy screening along the south and west property lines to address the facility's operational privacy and security needs. The City anticipates approval of this request as the proposal satisfies all administrative fence modification criteria.

- 6. Any and all probable significant adverse environmental impacts including but not limited to air quality, habitat, soil quality and soil stability of neighboring properties and light pollution are mitigated.**

Staff analysis: The City does not anticipate significant adverse environmental impacts as a result of the expansion. See **Exhibit G** for SEPA exemption memo.

- E. The hearing examiner shall not impose conditions in such a manner as to preclude the siting or expansion of any state or regional essential public facility in the city of Mukilteo. In the event that a state or regional essential public facility cannot, by the imposition of reasonable conditions of approval, be made to mitigate the impacts described in subsection D of this section, the hearing examiner shall approve the siting or expansion of**

the state or regional essential public facility with such reasonable conditions of approval as may mitigate such impacts to the maximum extent practicable.

Staff analysis: Staff has provided recommended conditions in the Staff Recommendation section, below.

CONCLUSIONS

Based on the application and findings of facts of this staff report, the following conclusions are made:

1. The applicant's proposal meets the siting and expansion criteria for state and regional essential public facilities specified in MMC section 17.13.030.
2. The proposal is consistent with the City of Mukilteo Comprehensive Plan and the MMC.
3. The proposal is SEPA exempt (WAC 197-11-800(1) – Minor new construction - Flexible thresholds).

STAFF RECOMMENDATION

Based on the application and findings of fact and conclusions of this staff report, staff recommends that the hearing examiner **GRANT** the essential public facilities permit request (City File No. EPF-2019-001) to Snohomish County for an addition and remodel to the existing essential public facility subject to the following conditions:

1. Per MMC section 15.04.060, a portion of the frontage shall be replaced in compliance with the standards of the Americans with Disabilities Act (ADA) of 1990 and City of Mukilteo 2017 Development Standards. Frontage improvements include replacement of the sidewalk, driveway and portions of curb and gutter where required from the south property line to the northern limit of the driveway entrance to the facility. The length of the required replacement is approximately 180 lineal feet and is adjacent to the developed portion of the parcel.
2. Cost of any work, new or upgrade, to existing utility facilities that required to connect the proposed development to the Snohomish County PUD system shall be in accordance with the applicable Snohomish County PUD policy.
3. The property owner and/or essential public facility operator shall comply with all other applicable code, regulations and ordinances.



City of Mukilteo
Land Use Permit Application

REC IVER

AUG 07 2019

11930 Cyrus Way
Mukilteo, WA 98275
(425) 263-8000
www.mukilteowa.gov

GENERAL INFORMATION

ADDRESS/LOCATION: 10710 MUKILTEO SPEEDWAY PARCEL NO: 290422.00 203700
DESCRIPTION OF WORK: INTERIOR RENOVATIONS & ADDITION OF 887 SF.

COMP PLAN DESIGNATION: _____ ZONING: CB(S)
DATE OF PREAPPLICATION MEETING (if held): 6/20/19

APPLICANT INFORMATION

NAME: KMD ARCHITECTS, CHRIS RUBRIGHT PHONE: 206 812 5012 EMAIL: rubright@kmd-arch.com
ADDRESS: 1325 4TH AVE SUITE 1702 CITY: SEATTLE STATE: WA ZIP: 98101

PROPERTY OWNER INFORMATION ☐ Same as Above

NAME: SNYDERMIST CO. FACILITIES PHONE: 425 388 3347 EMAIL: Contact: fac-hang@shisco.org
ADDRESS: 3000 ROCKEFELLER AVE CITY: EVERETT STATE: WA ZIP: 99201

CONTACT INFORMATION ☐ Same as Above

NAME: KMD ARCHITECTS CHRIS RUBRIGHT PHONE: 206 812 5012 EMAIL: rubright@kmd-arch.com
ADDRESS: 1325 4TH AVE, SUITE 1702 CITY: SEATTLE STATE: WA ZIP: 98101

Project Type (check all that apply):

- | | |
|---|---|
| <input type="checkbox"/> Accessory Dwelling Unit* | <input type="checkbox"/> Reasonable Use* |
| <input checked="" type="checkbox"/> Binding Site Plan | <input type="checkbox"/> Rezone* |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Shoreline: |
| <input type="checkbox"/> Conditional Use* | <input type="checkbox"/> Conditional Use* |
| <input type="checkbox"/> Lot Line Adjustment* | <input type="checkbox"/> Exemption |
| | <input type="checkbox"/> Substantial Development* |
| | <input type="checkbox"/> Variance* |

- | |
|--|
| <input checked="" type="checkbox"/> Special Use* |
| <input type="checkbox"/> Subdivision*: |
| <input type="checkbox"/> Preliminary Short |
| <input type="checkbox"/> Preliminary Long |
| <input type="checkbox"/> Final Short |
| <input type="checkbox"/> Final Long |
| <input type="checkbox"/> Amendment |

*Supplemental Application Require

- | |
|--|
| <input type="checkbox"/> Variance* |
| <input type="checkbox"/> Wireless Communication Facility |
| <input type="checkbox"/> Other: _____ |
| <input checked="" type="checkbox"/> SEPA |

SIGNATURE:

I/We certify that the information provided in this application, including all submittals and attachments, is true and correct under penalty of perjury by the laws of the State of Washington.

[Signature]
Applicant / Authorized Agent Signature

7/24/19
Date

[Signature]
Owner Signature (required)

7/24/19
Date



4480 Chennault Beach Road
Mukilteo, WA 98275
(425) 355-4141

City of Mukilteo, Washington

**Special Use Permit
Supplemental Application
to the Land Use Permit for
Essential Public Facilities**

Applicant:	<u>KMD Architects</u>	Owner:	<u>Snohomish County</u>
Address:	<u>1325 Fourth Ave</u>	Address:	<u>3000 Rockefeller Ave</u>
	<u>Suite 1702</u>		<u>Everett, WA 98201</u>
	<u>Seattle, WA 98101</u>		
Phone:	<u>206.812.5612</u>	Phone:	<u>425.388.3347</u>
Contact Person:	<u>Chris Rubright</u>	Phone:	<u></u>
		Fax:	<u></u>

Type of Essential Public Facility: Regional

Project Address: 10710 Mukilteo Speedway

Legal Description of Property: NW Quarter, Section 22, Township 28, Range 04 of Lot
44, Paine Field Airport Sector 7BSP & ROS REC AFN
200812105004

Legal Parcel Number(s): 28042200203700

Local:

- ☐ City of Mukilteo
- ☐ Special Purpose District:
- ☐ Snohomish County – Non-County Wide Services
- ☐ Other Local Government:
- ☐ Entity on Contract w/ Local Government:

State or Regional:

- ☒ Snohomish County
- ☐ State Agency:
- ☐ Regional Agency:
- ☐ Entity on Contract w/ State or Regional Agency:

Local Essential Public Facilities:

Provide a project summary responding to the following questions. The EPF application will not be processed until each of the questions below has been answered.

1. Why is the project needed? Provide a written analysis of the projected service population, an inventory of existing and planned comparable facilities, and the projected demand for the type of facility proposed.
 2. Describe the investigative process used to identify any alternative sites for the EPF. Describe the site selection methodology and why sites were eliminated from consideration.
 3. What infrastructure is or will be made available to ensure safe transportation access and transportation concurrency?
 4. What type of infrastructure and/or services are needed to ensure that public safety responders have capacity to handle increased calls or expenses that will occur as the result of the facility?
 5. Describe the project sponsors ability to pay for all capital costs associated with on-site and off-site improvements.
 6. How much and what kinds of noise will the facility generate and what type of mitigation will be provided? Describe both day and night time noise disturbances.
 7. What kinds of visual screening will be provided that will mitigate the visual impacts from streets and adjoining properties?
 8. If the land on which a local EPF is proposed is located in a residential zoning district, describe any other feasible locations for the facility other than a residential zone and how the exclusion of the facility from the proposed location in a residential zone would preclude the siting of the facility and all similar facilities anywhere within the City.
 9. Describe how the EPF meets all provisions of City code for development within the zoning district in which it is proposed to be located, including but not limited to the bulk regulations of MMC Chapter 17.20. If the proposal does not meet City code, describe how compliance with such provisions would preclude the siting of all similar facilities anywhere within the City.
 10. Describe any and all probable mitigation measures being applied to the project.
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State or Regional Essential Public Facilities:

Provide a project summary responding to the following questions. The EPF application will not be processed until each of the questions below has been answered.

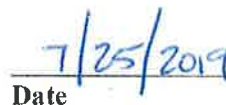
1. What infrastructure is or will be made available to ensure safe transportation access and transportation concurrency?
 2. What type of infrastructure and/or services are needed to ensure that public safety responders have capacity to handle increased calls or expenses that will occur as the result of the facility?
 3. Describe the project sponsors ability to pay for all capital costs associated with on-site and off-site improvements.
 4. How much and what kinds of noise will the facility generate and what type of mitigation will be provided? Describe both day and night time noise disturbances.
 5. What kinds of visual screening will be provided that will mitigate the visual impacts from streets and adjoining properties?
 6. Describe any and all probable mitigation measures being applied to the project.
-

The information given is said to be true under the penalty of perjury by the laws of the State of Washington.


Applicant/Authorized Agent Signature


Date


Owners Signature


Date

Snohomish County Evaluation and Treatment Center
Expansion and Renovation
Project Summary for the City of Mukilteo
KMD Architects
Project #468-205
July 24, 2019

RECEIVED
AUG 07 2019
CITY OF MUKILTEO

1. What infrastructure is or will be made available to ensure safe transportation access and transportation concurrency?

Response: The existing facility already has safe transportation access and concurrency. Renovations and addition are to provide new code compliant seclusion rooms, and reconfigured administrative and clinical support space to better serve the existing facility at its current capacity.

2. What type of infrastructure and/or services are needed to ensure that public safety responders have capacity to handle increased calls or expenses that will occur as a result of the facility?

Response: None required, as the project adds no increase in capacity or patient volumes above current levels.

3. Describe the project sponsors ability to pay for all capital costs associated with on-site and off-site improvements.

Response: Capital costs provided through a grant from the Washington State Department of Commerce.

4. How much and what kinds of noise will the facility generate and what type of mitigation will be provided? Describe both day and night time disturbances.

Response: No change from current levels which consist of normal commercial activity consisting of arrival and departure of staff and visitors, deliveries and scheduled trash pickup.

5. What kinds of visual screening will be provided that will mitigate the visual impacts from streets and adjoining properties?

Response: The 6' existing wood fence along the west perimeter of the property that encloses the patient outdoor activity area will be replaced with a 10' min-mesh chain link fence with privacy fabric, pending administrative modification approval. New 6' high wood dumpster enclosure to be added at south end of parking lot.

6. Describe any and all probable mitigation measures being applied to the project.

Response: None other than mentioned above.



City of Mukilteo Building Permit Application

RECEIVED

JUL 09 2019

CITY OF MUKILTEO

11930 Cyrus Way
Mukilteo, WA 98275
(425) 263-8000

www.mukilteowa.gov

Type of Permit:

- ☐ Commercial
☐ Residential
☐ Combination

- ☒ Building
☐ Mechanical
☐ Plumbing

Class of Work:

- ☐ New
☐ Repair
☐ Sign
☒ Addition
☒ Tenant Improvement
☐ Demolition

- ☐ Alteration
☐ Re-Roof
☐ Other

Fire Permits:

- ☐ Sprinkler Cert. # _____
☐ Fire Alarm Cert. # _____
☐ Fire Main (Underground)

Comm-Add-2019-003

GENERAL INFORMATION

JOB ADDRESS: 10710 MUKILTEO SPEEDWAY BLDG/SUITE#: _____ PARCEL NO: 28042200203700
DESCRIPTION OF WORK: Interior renovations, interior finish replacement, 833 SF of new addition and minor parking lot modifications
of SQ. FT. ADDED? 887 SQ FT TENANT NAME: _____ PHONE: _____
VALUE OF WORK: \$1,297,466 LENDER? ☐ Yes ☒ No
LENDER NAME: _____ ADDRESS: _____ PHONE: _____

PROPERTY OWNER INFORMATION

NAME: Snohomish County Facilities PHONE: 425.388.3347 EMAIL: contact.facmang@snoco.org
ADDRESS: 3000 Rockefeller Ave, 404 CITY: Everett STATE: WA ZIP: 98201

CONTACT INFORMATION

☐ Same as Above

☐ If over 4,000 new or added sq. ft., list the design professional here.

NAME: Ihsuan Lin / CHRIS RUDRIGUEZ PHONE: 206.812.5622 / 206.912.5612 EMAIL: ihsuan@kmd-arch.com
ADDRESS: 1325 4th Ave Suite 1702 CITY: Seattle STATE: WA ZIP: 98101

CONTRACTOR INFORMATION

*All contractors and subcontractors must have valid state and city business licenses prior to working in the city.

Check this box if the property owner is working as the contractor (additional paperwork required) ☐

NAME: _____ PHONE: _____ EMAIL: _____
ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____
UBI NUMBER: _____ CONTRACTOR LICENSE NUMBER: _____

MECHANICAL CONTRACTOR INFORMATION

NAME: _____ PHONE: _____ EMAIL: _____
ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____
UBI NUMBER: _____ CONTRACTOR LICENSE NUMBER: _____

PLUMBING CONTRACTOR INFORMATION

NAME: _____ PHONE: _____ EMAIL: _____
ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____
UBI NUMBER: _____ CONTRACTOR LICENSE NUMBER: _____

Select the one person the City will contact for anything related to this permit: Property Owner ☐ Contact ☒ Contractor ☐

MECHANICAL PERMIT APPLICATION

# of Fixtures	List of Fixtures	# of Fixtures	List of Fixtures
	A/C or Forced Air Systems		Heat Pump
	Gas Fireplace or Wood Stove		Ducting
	Gas Piping		Boiler / Heater
	Water Heater		Refrigeration
	Clothes Dryer Hookups		Gas Range
	Range Hood or Exhaust Fan		Other:
SPRINKLER / SUPPRESSION SYSTEM			
	# of Alarm Devices		No. of Heads

PLUMBING PERMIT APPLICATION

# of Fixtures	List of Fixtures	# of Fixtures	List of Fixtures
	Toilet		Sink
	Bathtub / Shower		Grease Trap
	Backflow Preventer (Inside Bldg)		Floor Drain
	Drinking Fountain		Clothes Washer
	Urinal		Water Heater
	Dishwasher		Other:
	Other:		

Pollution Prevention Considerations

Mukilteo Municipal Code Section 13.12.080: "No person shall throw, drain, or otherwise discharge, cause or allow others under its control to throw, drain, or otherwise discharge into the municipal storm drain system and/or surface and ground waters, any materials other than stormwater..."

This form applies to all projects that require a Planning/Building Permit, without an engineering permit. By initialing each box below, the applicant is verifying that it is true for the project.

Initials

Pollution Prevention Measures

CB	<ul style="list-style-type: none"> My site is already developed, with existing vegetation. Only the project area indicated on the Permit Application will be disturbed.
CB	<ul style="list-style-type: none"> There will be no dewatering (dewatering is removing of groundwater or surface water from a construction site).
CB	<ul style="list-style-type: none"> No dirt will be allowed to run off the property, enter the road, storm drains, ditches, streams, wetlands, or other water bodies. If dirt will be moved off the site, all storm drain inlets within 150 feet of the project will have storm drain inlet protection (also known as catch basin inserts).
CB	<ul style="list-style-type: none"> My existing, paved or gravel driveway will be the construction entrance. Any construction-related dirt and debris will be swept off the driveway and put into a trash can. No pressure washing debris/water will enter the road, storm drains, or waterways.
CB	<ul style="list-style-type: none"> All soil piles not worked for more than 2 days will be covered with plastic. Disturbed soil will have temporary cover (such as straw) during the project, when not being worked on. When the project is complete, disturbed soils will be seeded, vegetated, and/or mulched.
CB	<ul style="list-style-type: none"> All project waste (pollutants) will be kept off of roads, and out of storm drains, ditches, streams, and wetlands. Anticipated waste products are identified below.
CB	<ul style="list-style-type: none"> All erosion control measures, catch basin inserts, and pollutant controls will be removed prior to issuance of the project's final permit acceptance. All wastes will be disposed of properly.

Anticipated waste products for this project include (initial all that apply):

<input checked="" type="checkbox"/> Exposed concrete aggregate waste <input checked="" type="checkbox"/> water or other concrete wash out waste <input checked="" type="checkbox"/> Paint and/or Stains <input checked="" type="checkbox"/> Cleaning solutions or other chemicals or materials	<input checked="" type="checkbox"/> Solid waste <input checked="" type="checkbox"/> Pressure washing waste <input checked="" type="checkbox"/> Soil, rock, or other earthen debris <input type="checkbox"/> Other _____ <input type="checkbox"/> None _____
---	---

For disposal information on solid waste, hazardous waste, recycling, and facility locations, visit Snohomish County's website.
<https://snohomishcountywa.gov/207/Solid-Waste>

SIGNATURE:

- I understand that the submittal fee & building plan review fee is non-refundable once the review process has begun, whether or not I choose to withdraw my application. I hereby certify that I have read & examined this application and know the same to be true & correct.
- All provisions of the Laws and Ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state/local law regulating construction or the performance of construction.
- By signing this application, I authorize employees/agents of the City of Mukilteo to enter onto the property which is the subject of this application during regular business hours. The sole purpose of entry is to make any examination of the property which is necessary to process this application.
- As the project applicant / property owner, I understand it is my responsibility to assure that no soils, wash water, or waste products from my project enter the storm drain, are washed into the road, or are allowed to enter any water body. It is my responsibility to assure that my contractors are aware of these requirements.


 Contractor/ Owner / Authorized Agent (Signature)

7/5/19
 Date

This box for City use only: This form has been reviewed for consistency with the project scope presented in the Permit Application.

Approval

Title

Date

RECEIVED

AUG 07 2019

CITY OF MUKILTEO

PROJECT NARRATIVE

MUKILTEO EVALUATION AND TREATMENT REMODEL

10710 MUKILTEO SPEEDWAY

MUKILTEO, WASHINGTON

JULY 24, 2019

PREPARED BY:

kmdarchitects

1325 Fourth Avenue, Suite 1702

Seattle, WA 98101

1.0 PROJECT OVERVIEW

PROPERTY LEGAL DESCRIPTION:

SECTION 22, TOWNSHIP 28 RANGE 04 QUARTER NW LOT 44 SNO CO PFN 07-104017-007BG PAINE FIELD AIRPORT – SECTOR 7BSP & ROS REC AFN 20081215004

PARCEL NUMBER:

28042200203700

The project proposes an addition and interior renovations to the 8,567 square foot Mukilteo Evaluation and Treatment Facility located at 10710 Mukilteo Speedway in the City of Mukilteo, Washington and owned by Snohomish County. The site is 1.3 acres and contains wet lands and forested area within its northern boundaries and is bounded by Mukilteo Speedway Street (SR 525) to the east, and commercial development to the south, commercial development to the west, and wetland and commercial developments to the north.

The proposed project will extend into the north end of the parking lot to accommodate the building addition and add three new tandem parking stalls in place of two lost to the expansion for a total of 17 stalls. The new stalls will require removal of existing sod, the only disturbance of existing landscaping in the project.

Site improvements will include new sidewalk extensions. ADA ramps, curbs and parking striping within the area directly adjacent to the addition and a new dumpster enclosure at the south end of the parking lot. In addition, there is a 6-foot wood fence along portions of the west and south perimeter of the property which is in poor condition and requires replacement. The Owner has requested a 10-foot high, 3/8" anti-Climb chain link fence with privacy fabric on outboard side of fence to provide a more secure and visually screened outdoor area for residents.

The project consists of three types of work. The major portion of the work consists of reconfiguration and expansion of the administrative areas to provide better space utilization for current staffing and improve the kitchen. The second comprises both renovation and expansion of the secured patient entry, seclusion rooms and clinical and building support space. The third portion of work involves replacement of interior finishes in the remainder of the facility with the exception of the patient toilet rooms in the resident sleeping wing which were recently renovated. Additions total approximately 887 square feet for the administration and secured entry areas.

CONSTRUCTION ISSUES

The construction will require multiple phase in the following areas to allow continued operations:

Resident Bedrooms: A minimum patient census of 12 residents during the finish upgrades will require 4 or more phases.

Kitchen: To provide meal service during the kitchen renovation, an outside vendor will be engaged to provide meal services. It is anticipated that this would occur concurrent with the resident sleeping room finish upgrades to minimize the number of meals provided by the external meal service.

Seclusion and Secure Entry: Phasing will be required to maintain security and continued use of the existing seclusion rooms during the addition of the new secured entry.

CONSTRUCTION SCHEDULE

It is anticipated that the project will be publicly bid and start construction in September 2019 with construction completed by August 2020.

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CITY OF MUKILTEO



CITY OF MUKILTEO

ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals: [\[help\]](#)

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)

Snohomish County Evaluation and Treatment Facility, also referred to in this document by the shortened "E&T."

2. Name of applicant: [\[help\]](#)

Snohomish County Facilities and Fleet Management, as applicant and owner.

Snohomish County Property Management is a division of Snohomish County Facilities and Fleet Management.

3. Address and phone number of applicant and contact person: [\[help\]](#)

Mark Thunberg, Director of Facilities and Fleet Management, 425.388.3035.

Alternate Contact: Jeff Hencz, Facilities Special Projects Manager, 425.388.3154

*% Snohomish County Facilities and Fleet Management
3000 Rockefeller Avenue, M/S 404
Everett, WA 98201*

4. Date checklist prepared: [\[help\]](#)

August 1, 2019.

5. Agency requesting checklist: [\[help\]](#)

City of Mukilteo Department of Community Development.

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)

Construction is scheduled to start in October of 2019 and conclude in August of 2020.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)

Not at this time. Due to the age of the facility, periodic renovations to the facility would be expected but would be dependent upon available funding.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)

Determination on Non-Significance issued March 29, 1991, relating to construction of original facility.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [\[help\]](#)

Yes. KMD Architects has submitted a Request for Administrative Modification consistent with MMC 17.20.080(B) regarding a taller replacement for the existing wood fence on the facility's western and southern perimeter.

The replacement fence would be 10' tall (8' is currently allowed by municipal zoning code) and would feature a tighter chain-link configuration (3/8" anti-climb) and privacy screening to address the facility's operational privacy and security needs.

10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)

Special property use / essential facility, request for administrative modification (see above re: replacement fence), and building permit.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [\[help\]](#)

Snohomish County proposes interior renovations and an 887-square-foot addition to the existing, 28-year-old Snohomish County Evaluation and Treatment Facility which is defined under MMC 17.18.030(A)(5) as an essential public facility.

Renovations and additions to the E&T facility are proposed to include the following:

- *Reconfiguration and expansion of administrative spaces, for better space utilization.*
 - *Kitchen remodel: enlarging and integrating dry storage and refrigeration areas and adding a soiled dish return, wash area, range (with range hood), and food preparation area.*
 - *Converting the existing examination room and medications dispensary into the replacement hearings room.*
 - *Converting a medications dispensary into a quiet room.*
 - *Converting the existing nursing director's office into the medications dispensary.*
 - *Converting the seclusion rooms into a new examination room.*
- *Renovation and expansion of secured patient entry, seclusion rooms, and support spaces.*
 - *Converting the existing hearings room into a providers' work room.*
 - *Replacement seclusion rooms, new construction.*

- *Creation of a new soiled / clean utility room.*
- *Renovation of the existing tub / toilet room.*
- *Replacement secure lobby adjacent to the sally port.*
- *New internet technology room.*
- *Replacement of interior finishes, except in patient toilet rooms (prior renovation).*
 - *Site improvements.*
 - *New dumpster enclosure.*
 - *On-site sidewalk and curb extensions.*

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [\[help\]](#)

*Address: 10710 Mukilteo Speedway
Mukilteo, WA 98275-5021*

Tax Parcel #: 28042200203700

Legal Description:

NW Quarter of Section 22, Township 28-North, Range 4-East of the Willamette Meridian.

Lot 44 of the Paine Field Airport Sector 7 Binding Site Plan & Record of Survey #PFN 07-104017-007 BG (shown on Sheets 5 of 11 and 6 of 11).

B. ENVIRONMENTAL ELEMENTS [\[help\]](#)

1. Earth [\[help\]](#)

a. General description of the site: [\[help\]](#)

(circle one): Flat rolling, hilly, steep slopes, mountainous, other _____

b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)

Eight (8) percent. Elevation changes between 530' and 540' above sea level on the site.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [\[help\]](#)

Alderwood gravelly sandy loam.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

No.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [\[help\]](#)

Excavation for footings for the addition and removal of existing sod and soil to construct three tandem parking stalls between the current perimeter of the parking lot and the building (at the northwest corner of the parking lot.) Total excavation should be less than ten (10) cubic yards.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)

No, Location of work and site topography make this highly unlikely.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#)

Impervious surfaces percentage increases by less than 1% since the addition is primarily constructed on surfaces which are already impervious.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

Not applicable due to site topography and location of work.

2. Air [\[help\]](#)

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [\[help\]](#)

Minor amounts of dust may be generated during construction. The project would not produce any significant air pollution beyond that which would be generated by vehicular traffic and gasoline-powered construction equipment.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

None known.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

Watering, where possible, to mitigate dust.

3. Water [\[help\]](#)

- a. Surface Water:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [\[help\]](#)

There is a 3,470-square-foot (0.08 acre) palustrine forested wetland on the property, located to the north. As referenced in the original 1991 SEPA checklist, protected by a grass bioswale and a fifty-foot (50') buffer. This wetland is in proximity of, and related to, Big Gulch Creek.

The second wetland on the site mentioned in the 1991 checklist, was filled in to allow for development at the southeast corner of the site. This is consistent with the information which the County provided on that checklist. This wetland would have been located where the edge of the parking lot now resides.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [\[help\]](#)

The addition project work will occur within 20 to 100 feet of an existing chain-link fence which bisects the site and is roughly consistent with the above-mentioned wetland buffer. This would be within 70 to 150 feet of the wetland.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [\[help\]](#)

Not applicable.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

No.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

No.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [\[help\]](#)

The project should not create any discharge to surface waters.

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

No.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. [\[help\]](#)

There is, and will be, no waste material discharged into the ground from septic tanks or other sources. There are no septic tanks on site.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. [\[help\]](#)

Storm water should run off of roof downspouts and impervious surfaces—e.g., concrete sidewalks and asphalt surfaced parking into the existing foundation r drainage system and into the existing biofiltration swales located on the north side of the building and at the edge of the parking area along Mukilteo Speedway

- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

No

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [\[help\]](#)

Only with respect to the one percent (1%) increase in impervious area.

- d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [\[help\]](#)

Not applicable. The proposed addition will tie in to existing storm drainage.

4. Plants [\[help\]](#)

- a. Check the types of vegetation found on the site: [\[help\]](#)

☒ deciduous tree: alder, maple, aspen, other
☒ evergreen tree: fir, cedar, pine, other
☒ shrubs
☒ grass
☐ pasture
☐ crop or grain
☐ Orchards, vineyards or other permanent crops.
☐ wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other
☐ water plants: water lily, eelgrass, milfoil, other
☐ other types of vegetation

- b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)

Sod and small shrubs totaling less than 400 square feet.

- c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

None.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

Current landscaping of the existing facility will continue.

- e. List all noxious weeds and invasive species known to be on or near the site. [\[help\]](#)

None.

5. Animals [\[help\]](#)

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. [\[help\]](#)

Examples include:

birds: hawk, heron, eagle, songbirds, other:
mammals: deer, bear, elk, beaver, other: **small rodents**
fish: bass, salmon, trout, herring, shellfish, other _____

- b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)

None.

- c. Is the site part of a migration route? If so, explain. [\[help\]](#)

No.

- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

Approximately 40% of the site has remained undeveloped.

- e. List any invasive animal species known to be on or near the site. [\[help\]](#)

None known.

6. Energy and Natural Resources [\[help\]](#)

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [\[help\]](#)

Electric and natural gas for the heating, lighting, food preparation, facility security, and other daily operations typical to a mental-health evaluation and treatment facility.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)

No. The existing facility and its expansion should not obstruct any neighboring facility's use of photovoltaic panels or other means of solar energy.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: [\[help\]](#)

None, outside of those required by WSEC.

7. Environmental Health [\[help\]](#)

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. [\[help\]](#)

No.

- 1) Describe any known or possible contamination at the site from present or past uses. [\[help\]](#)

None applicable.

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. [\[help\]](#)

None applicable.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. [\[help\]](#)

None known, outside of lubricants or fuel for construction equipment.

- 4) Describe special emergency services that might be required. [\[help\]](#)

Medical emergencies occur infrequently at the existing facility. As with the existing facility, the project will conform to local codes regarding fire and life safety requirements.

- 5) Proposed measures to reduce or control environmental health hazards, if any: [\[help\]](#)

None required.

b. Noise [\[help\]](#)

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [\[help\]](#)

None. Construction noise is expected during the project, which is located in proximity to (across the street from) an operating airport.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. [\[help\]](#)

Outside of construction noise, none. The project will comply with the environmental noise guidelines under WAC 173-60-040 and the FGI (Facilities Guidelines Institute) 2014 guidelines adopted by the Washington Health Department.

3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

None for construction. The existing facility and its expansion / renovation .

8. Land and Shoreline Use [\[help\]](#)

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [\[help\]](#)

The current E&T facility has been in use for 28 years. Adjacent properties, and their uses, are as follows:

- *Wesmar Products, 10729 47th Avenue W., located to the west, is an automotive parts and products provider.*
- *The Everett Clinic at Harbor Pointe complex, multiple parcels to the north and west, is a regional health care provider (family medicine, optometry, pediatrics).*
- *The property immediately to the south of E&T is an undeveloped parcel with a wetland.*
- *Mukilteo Speedway abuts the property to the east and northeast. The Historic Flight Foundation, 10719 Bernie Webber Drive, northeast of the facility and across Mukilteo Speedway, is an aviation museum.*

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [\[help\]](#)

No. The project site has been in its current use since 1991-92. Prior to that, it was part of the Snohomish County Airport.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: [\[help\]](#)

No. The project is located in a commercial business district.

c. Describe any structures on the site. [\[help\]](#)

The current E&T facility is a single-story concrete and wood building with sheet metal flashing, fiberglass composition shingles, and attic mechanical spaces. It is approximately 30' tall, resides at the southern and western edges of the site, and is enclosed on those southern and western sides by a 6-foot-tall wooden fence.

- d. Will any structures be demolished? If so, what? [\[help\]](#)

There will be some demolition of the eastern portion of the building, which will occur in phases so that operational security can be maintained.

- e. What is the current zoning classification of the site? [\[help\]](#)

CB(S), or Community Business South.

- f. What is the current comprehensive plan designation of the site? [\[help\]](#)

The Mukilteo 2015-2035 Comprehensive Plan land use designation for the property is Commercial.

- g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

The site is not in a shoreline management area.

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)

Per parcel searches with both Snohomish County and the City of Mukilteo, no.

- i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

The existing facility would retain its capacity for fifteen (15) short-term patients and three to five (3 to 5) staff. No increase in occupancy resulting from project.

- j. Approximately how many people would the completed project displace? [\[help\]](#)

As a renovation and addition to serve current operational needs and capacity, the project will not displace anyone.

- k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

None applicable.

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

The proposed project is an expansion and renovation of an existing facility which is outright defined as an essential public facility under MMC 17.18.030(A)(5). As such, public review of the project is required; see answers under A.9 and A.10.

- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: [\[help\]](#)

There are no agricultural or forest lands in the vicinity.

9. Housing [\[help\]](#)

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

Rooms already are provided for fifteen (15) short-term patients.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

The proposed project would not eliminate any housing units.

- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

None applicable.

10. Aesthetics [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [\[help\]](#)

The E&T structure will remain at its current height, approximately thirty (30) feet. The addition to the facility should not exceed sixteen (16) feet in height. See also 10.c. and the accompanying site plan.

- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

None known.

- c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

Expansion of the E&T facility is to remain consistent with its existing architecture and height. Furthermore, the existing landscape buffer between the parking area and Mukilteo Speedway will remain in place.

11. Light and Glare [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

The proposal should not produce any glare.

- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

No.

- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

None known.

- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)

Use of privacy screening and current vegetation (trees, shrubs).

12. Recreation [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

The following recreational amenities are located between 1.4 and 1.7 miles from the E&T facility: Big Gulch Park, 92nd Street Park, Harbor Pointe Park, Paine Field Community Park, and the ballfields at Kamiak High School.

The Mukilteo YMCA, 10601 47th Place SW, is approximately 1/2-mile northwest of E&T.

Traxx Indoor Raceway, 4239 Chennault Beach Road, is approximately 1/4 mile south-southwest.

- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

No. This is an expansion of an existing facility, which will be contained to the property on which it currently resides.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

None apply.

13. Historic and cultural preservation [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. [\[help\]](#)

None applicable, per a search of WISAARD (Washington Information System for Architectural and Archaeological Records Data).

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [\[help\]](#)

None applicable, per the construction of the existing facility.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [\[help\]](#)

A search of the Washington Department of Archaeology and Historic Preservation's WISAARD database (see 13.a., above) determined whether a DAHP project review application would have been necessary.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. [\[help\]](#)

None applicable, per the property's history.

14. Transportation [\[help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [\[help\]](#)

The facility is adjacent to, and accesses, Mukilteo Speedway (State Route 525). Patients, staff, and visitors would access the facility via Mukilteo Speedway and any local or regional arterial streets and highways connecting to the Speedway. Access locations and driveways would remain unchanged.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [\[help\]](#)

The nearest transit stops are south of the facility at the intersection of Mukilteo Speedway and Chennault Beach Road. These stops provide Community Transit local and commuter service connecting to Lynnwood, Everett, Edmonds, Shoreline, and Seattle (Routes 107, 417, and 880). Stop #974 is for northbound service, Stop #1461 is southbound. Both are located within 600 feet of the facility.

Patients will not utilize public transit, but some staff might.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

*Three parking spaces are created in the project to replace stalls lost to the building addition and relocated dumpster enclosure resulting in no net change in number of parking stalls.
The facility's current nineteen (19) parking spaces exceed the eight (8) required under MMC 17.56.040.*

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [\[help\]](#)

Expansion and renovation of the E&T facility will not require any improvements to existing roads or streets.

- e. Describe the existing condition of the proposed access road, including width of easement, width of pavement or roadway, curbs, gutters, and/or sidewalks.

The existing E&T access from off of Mukilteo Speedway will remain unchanged.

- f. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#)

No. While the facility is located across Mukilteo Speedway from Paine Field, and is on land owned by Snohomish County Airport, it is approximately one-tenth of a mile or more from Paine Field runways.

- g. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#)

The proposed project is an expansion of 895 square feet onto an existing 8,567-square-foot facility to better serve existing staff and the patients in their care, no additional treatment beds or capacity will be added. Accordingly, no increase in average vehicular trips are expected.

The facility's capacity and usage have remained relatively unchanged since 1992, and are consistent with the initial 1991 SEPA Checklist: average of 3 peak-hour daily trips for patient arrival and departure, plus another 45 to 50 average daily trips (15 peak-hour) generated by staff, visitors, and deliveries. Staff and/or visitors arriving by transit would reduce the latter figure, which assumed single-occupancy vehicle trips during non-peak hours.

- h. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. [\[help\]](#)

No.

- i. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

Public transit and car pools have been encouraged.

15. Public Services [\[help\]](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [\[help\]](#)

The proposed project? No.

The current facility occasionally requires a rapid police response, and any increased need for health care is addressed by facility staff and consultants. See also 15.b.

- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

None beyond those which are currently employed by the existing facility's staff and consultants. Staff includes nurses, counselors, and psychiatrists trained for situations typical of an acute-care mental-health facility.

16. Utilities [\[help\]](#)

- a. Circle utilities currently available at the site: [\[help\]](#)

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other internet

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [\[help\]](#)

The facility is served by:

- *Snohomish County Public Utility District No. 1 (electricity).*
- *Puget Sound Energy (gas).*
- *Mukilteo Water and Wastewater District.*
- *Comcast (cable, phone, and internet).*
- *Waste Management (refuse and recycling).*
- *Steri-Cycle (sharps and blood disposal).*

C. Signature [\[help\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____

Name of signee MARK THULBERG

Position and Agency/Organization DIRECTOR - SNOHOMISH COUNTY

Date Submitted: _____

D. supplemental sheet for nonproject actions [\[help\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Proposed measures to protect such resources or to avoid or reduce impacts are:

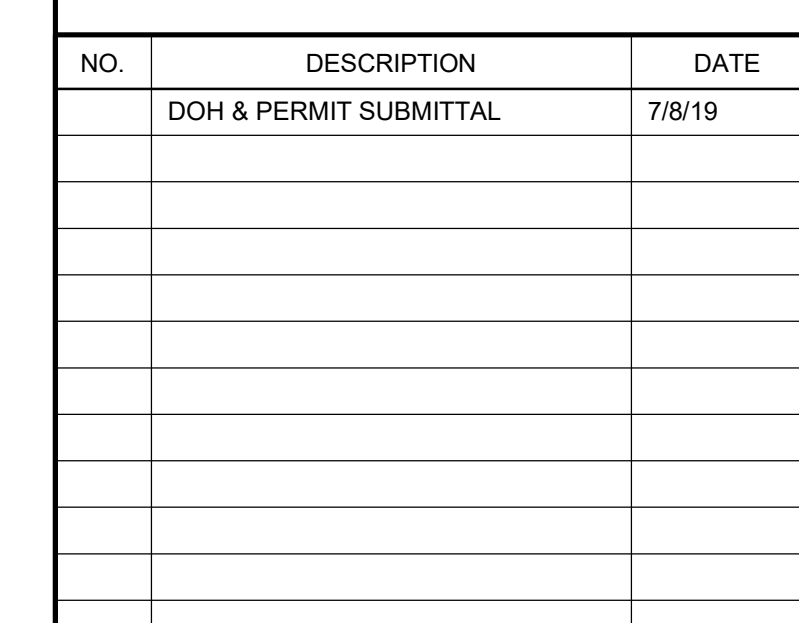
5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.



SNOHOMISH COUNTY

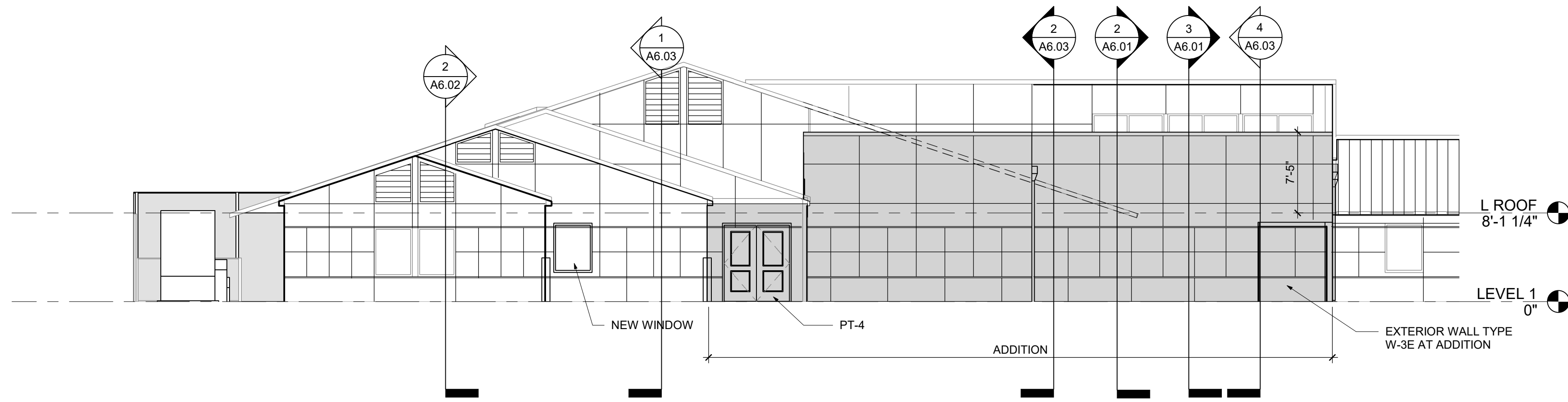
DRAWING	BLUE PRINT
---------	------------

DRAWING	PROJECT NO.		468-205	
	DRAWN BY	CHKD BY	DATE	
	DATE		07/08/19	
	SCALE		1" = 20'-0"	
	TITLE		SITE PLAN	
	NUMBER		A1.00	

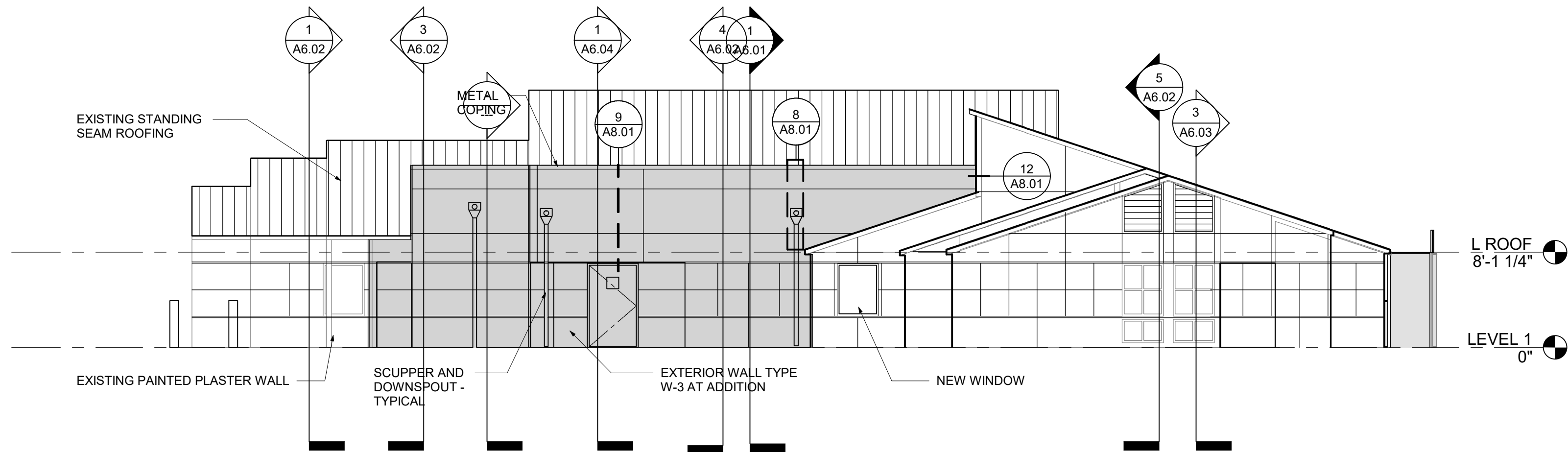
GENERAL NOTES

- ADDITION PAINT (PT-X) COLORS TO MATCH EXISTING.
- APPROXIMATION OF COLORS:
PT-1 LIGHT BUFF (TAN)
PT-2 LIGHT MEDIUM BROWN
PT-3 LIGHT BLUE
PT-4 FIRE ENGINE RED

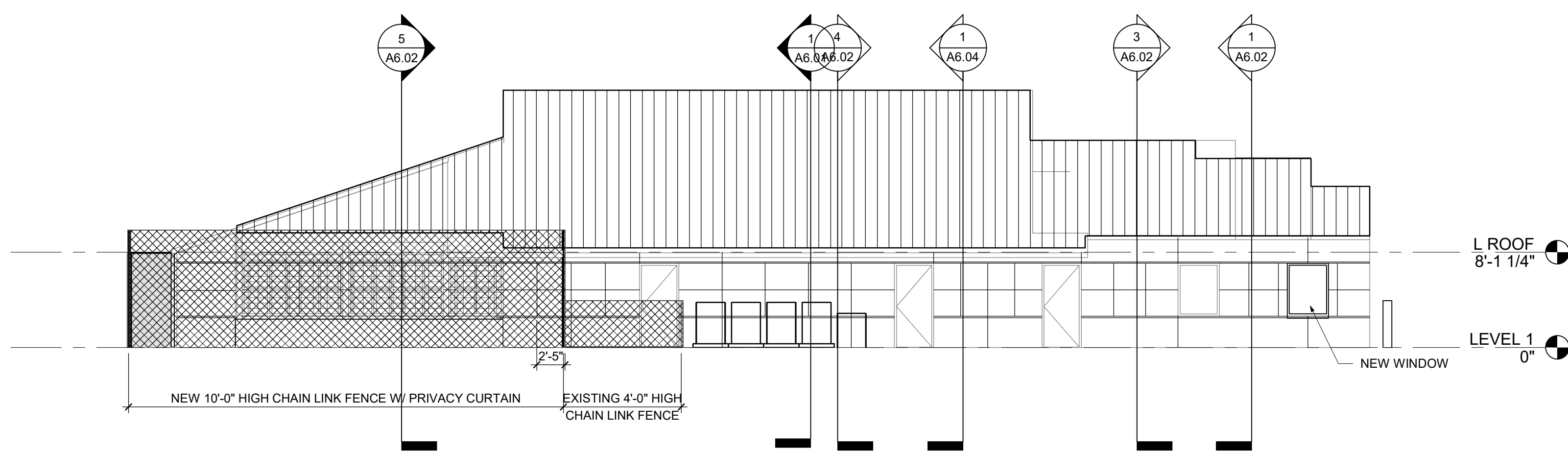
EXTENT OF BUILDING ADDITION



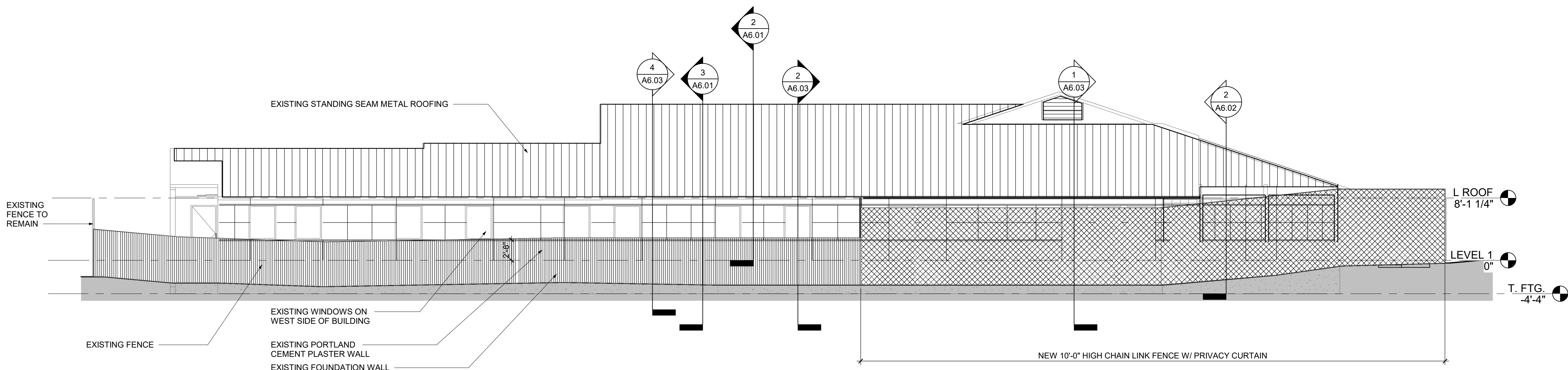
1 EAST ELEVATION
SCALE 1/8" = 1'-0"



3 NORTH ELEVATION
SCALE 1/8" = 1'-0"



2 SOUTH ELEVATION
SCALE 1/8" = 1'-0"



4 WEST ELEVATION
SCALE 1/8" = 1'-0"



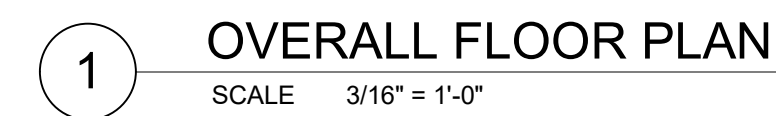
NO.	DESCRIPTION	DATE
1	DOH & PERMIT SUBMITTAL	7/8/19

kmd
architects inc
1325 fourth avenue
suite 1702
seattle, wa 98101
t 206.467.1004
kmdarchitects.com

SNOHOMISH COUNTY

MUKILTEO EVALUATION
AND TREATMENT REMODEL

BUILDING	
PROJECT NO.	468-205
DRAWN BY	CHKD BY DATE
DATE	07/08/19
SCALE	1/8" = 1'-0"
TITLE	EXTERIOR ELEVATIONS
NUMBER	A5.01



PROJECT NO.	468-205		
DRAWN BY		CHKD BY	DATE
DATE	07/08/19		
SCALE	3/16" = 1'-0"		
TITLE	FLOOR PLAN		
NUMBER	A2.00		

Project Summary, pg 1

PROJ-SUM

2015 WSEC Compliance Forms for Commercial Buildings including R2, R3, & R4 over 3 stories and all R1

Revised Oct 2017

General Info <i>PROJ-SUM form shall be provided as a cover sheet for all compliance form submittals. Project Title shall match project plans title block.</i>	Project Title: Mukilteo Evaluation & Treatment Remodel	Date: 1/1/2017
	Project Street Address: 10710 Mukilteo Speedway	RECEIVED JUL 09 2019
	Project City, County, Zip: Mukilteo, WA 98275	
	Project Owner or Rep: Snohomish County	
	Jurisdiction: City of Mukilteo	

Project Description <i>Select all that apply to the scope of project.</i> <i>Select Addition + Existing or Alteration + Existing if the existing building will be combined with the addition or alteration to demonstrate compliance per Section C502.1 or C503.1.</i>	New Construction and Additions <input type="checkbox"/> New Building <input checked="" type="checkbox"/> Building Addition	CITY OF MUKILTEO
	Existing Building Retrofit <input checked="" type="checkbox"/> Alteration <input type="checkbox"/> Change of Occupancy <input type="checkbox"/> Change in Space Conditioning <input type="checkbox"/> Historic Building	
Building Elements Scope - Select all that apply <input type="checkbox"/> All <input checked="" type="checkbox"/> Building Envelope <input checked="" type="checkbox"/> Mechanical Systems <input type="checkbox"/> Service Hot Water Systems <input checked="" type="checkbox"/> Lighting Systems <input checked="" type="checkbox"/> Electrical Systems		

Occupancy Type	<input checked="" type="radio"/> All Commercial <input type="radio"/> Group R - R2, R3, & R4 over 3 stories and all R1 <input type="radio"/> Mixed Use
	Mixed Use - Building is greater than three stories above grade and it has both Commercial and Group R occupancies. Mixed Occupancy - Building is three stories or less above grade and it has both Commercial and Group R2, R3 or R4 occupancies. Select All Commercial to document compliance for the commercial areas of the building. The residential spaces shall comply with the WSEC Residential Provisions.

Space Conditioning Categories	<i>Select all that apply to the scope of project</i> <input type="checkbox"/> Fully Conditioned <input type="checkbox"/> Semi-heated ² <input type="checkbox"/> Refrigerated Spaces (Warehouse and/or Walk-in ¹) <input type="checkbox"/> Low Energy Space Category ³
	Eligible Low Energy Spaces <input type="checkbox"/> Unconditioned <input type="checkbox"/> Low energy heating/cooling capacity <input type="checkbox"/> Wireless service equipment shelter <input type="checkbox"/> Greenhouse ⁴ <input type="checkbox"/> Equipment building

Floor Area and Stories	Floors Above Grade	Building Gross Conditioned Floor Area	Project Gross Conditioned Floor Area
	1	9,378	9,451

General Compliance Path	<input checked="" type="radio"/> Compliance Method 1 - General <input type="radio"/> Compliance Method 2 - Total Building
	Compliance Method 1 - Projects shall demonstrate compliance with all applicable mandatory and prescriptive requirements of this code. Refer to C401.2, Item 1 for more information. Compliance forms to include with a Prescriptive submittal: All applicable ENV, LTG, and MECH. Compliance Method 2 - Projects complying via total building performance (TBP) shall include a summary of results from a whole building energy model per Section C407 and shall demonstrate compliance with all applicable mandatory provisions in this Code. Refer to Section C401.2, Item 2 for more information. Compliance forms to include with a TBP submittal: PROJ-SUM, ENV-CHK, LTG-EXT, LTG-CHK, and all MECH forms except MECH-ECONO and MECH-VENT (pending).

Note 1 - Refrigerated Spaces - They shall comply with the envelope and refrigeration equipment requirements in Section C410. Warehouse coolers and freezers shall also comply with the envelope requirements in C402. C410 takes precedent for overlapping requirements.

Note 2 - Semi-heated Spaces - If heated with equipment other than electric resistance may take an exemption for wall insulation. All other envelope assemblies shall comply with the thermal envelope provisions.

Note 3 - Exemptions For Low Energy Spaces - Low Energy spaces are exempt from all provisions in WSEC Section C402 Building Envelope, however all other applicable provisions in the Code do apply including lighting, mechanical, service water heating, etc.

Note 4 - Eligible Space Conditioning For Low Energy Greenhouses - Greenhouses are defined as spaces that maintain a specialized sunlit environment that is used exclusively for cultivation, protection and maintenance of plants. Cooling with outside air and/or evaporative cooling, and any form of heating equipment, are allowed under the Low Energy Greenhouse category. Greenhouses with cooling equipment that requires a condensing unit are NOT eligible.

CITY OF MUKILTEO

Project Summary, pg 2

PROJ-SUM

2015 WSEC Compliance Forms for Commercial Buildings including R2, R3, & R4 over 3 stories and all R1

Revised Oct 2017

General Info	Project Title:	Mukilteo Evaluation & Treatment Remodel		Date	1/1/2017
C406 Additional Efficiency Package Options Summary <i>A minimum of two Options are required for new construction, and change in space conditioning or occupancy projects.</i> <i>Select all Options included in the current project scope. Also select Options complied with under previous projects (shell and core, other tenant spaces in building, etc)</i> <i>Buildings with multiple tenant spaces may comply with different options (mix & match).</i> <i>Options are required for all space conditioning categories. Include discipline specific information for C406 options in ENV-SUM, LTG-SUM and</i> <i>Refer to SBCC website for official interpretations regarding C406 provisions.</i>	Building level efficiency options:			Current Scope	Previous Projects
	C406.8 Enhanced envelope performance			<input type="checkbox"/>	<input type="checkbox"/>
	C406.9 Reduced air infiltration			<input type="checkbox"/>	<input type="checkbox"/>
	C406.5 On-site renewable energy			<input type="checkbox"/>	<input type="checkbox"/>
	Building area level efficiency options				
	C406.2 More efficient HVAC equipment			<input type="checkbox"/>	<input type="checkbox"/>
	C406.6 Dedicated outside air systems (DOAS)			<input type="checkbox"/>	<input type="checkbox"/>
	C406.7 Reduced energy use in service water heating			<input type="checkbox"/>	<input type="checkbox"/>
	C406.3 Reduced lighting power			<input type="checkbox"/>	<input type="checkbox"/>
	C406.4 Enhanced digital lighting controls			<input type="checkbox"/>	<input type="checkbox"/>
C406 Comments:					

Envelope Summary

ENV-SUM

2015 WSEC Compliance Forms for Commercial Buildings including R2, R3, & R4 over 3 stories and all R1

Revised Oct 2017

Project Info <i>Applicant Info.</i> Provide contact information for individual who can respond to inquiries about information provided.	Project Title:	Mukilteo Evaluation & Treatment Remodel	Date	01/01/2017
	Company Name:	KMD Architects	RECEIVED JUL 09 2017 CITY OF MUKILTEO	
	Company Address:	1325 4th Ave, Suite 1702		
	Applicant Name:	Chris Rubright		
	Applicant Phone:	206.812.5612		
	Applicant Email:	rubright@kmd-arch.com		

Project Description	<input type="checkbox"/> New Building <input checked="" type="checkbox"/> Addition <input checked="" type="checkbox"/> Alteration <input type="checkbox"/> No Envelope Scope
Envelope Project Scope Select all that apply.	<input checked="" type="checkbox"/> All Commercial <input type="checkbox"/> Group R - Commercial <input type="checkbox"/> Mixed Use - Commercial + Group R <input type="checkbox"/> Semi-heated <input type="checkbox"/> Refrigerated Cooler <input type="checkbox"/> Refrigerated Freezer <input type="checkbox"/> Equipment Building
Envelope Description Provide brief description of the project and relevant supporting documentation. If project includes multiple Target Insulation Allowance areas, and/or is demonstrating compliance as an Addition + Existing, Alteration + Existing, or Addition + Alteration + Existing project, provide a brief summary of the approach to whole building compliance.	The scope of work includes existing interior remodel and 887 sq ft addition. The new envelope at addition will match the existing style - cement plaster on gyp sheathing, attached on 2x6 studs with R-21 Batt insulation inside.
Air Barrier Testing Air barrier testing is required for all new construction projects. Testing criteria is 0.40 cfm/ft ² under test pressure of 0.3 inch w.g. To comply with C406.9, demonstrate that measured air leakage of building envelope	<input type="checkbox"/> Air barrier testing per Section C402.5.1.2 included in project scope <input type="checkbox"/> Additional Efficiency Package Option - C406.9 Reduced Air Infiltration It is not a new construction project. <input checked="" type="checkbox"/> Testing not required. Explanation

Compliance Documentation Scope and Method	
Scope of This Calculation	<input type="checkbox"/> New Building <input checked="" type="checkbox"/> Addition <input checked="" type="checkbox"/> Alteration <input type="checkbox"/> No Envelope Scope
Target Insulation Allowance Sets the title and calculations in the compliance forms. Selection required to enable forms.	<input checked="" type="radio"/> Fully Conditioned - Commercial, Group R, Mixed Use <input type="radio"/> Semi-heated <input type="radio"/> Refrigerated Cooler <input type="radio"/> Refrigerated Freezer If project includes more than one Target Insulation Allowance area, and/or if project includes addition and alteration areas complying independently, for each area complete an ENV-SUM form Rows 16-46 and either an ENV-PRESCRIPTIVE form, or ENV-UA + ENV-SHGC forms if demonstrating compliance via component performance.
Envelope Compliance Path Selection required to enable forms.	<input checked="" type="radio"/> Prescriptive <input type="radio"/> Component Performance
Component Performance Calculation Adjustments	<input type="checkbox"/> Change of Occupancy (C503.2) / Conditioning (C505) - 10% higher UA allowed <input type="checkbox"/> Additional Efficiency Package Option - C406.8 Enhanced Envelope - 15% lower UA required

Additions	<input type="radio"/> Addition stand alone <input checked="" type="radio"/> Addition + Existing
Addition stand alone - Complete Vertical Fenestration and Skylight Area Calculation. Enter total existing-to-remain wall, roof, vertical fenestration and skylight areas as EXISTING. Enter total addition envelope assembly areas as NEW. If resulting total building WWR exceeds 30% and/or SSR exceeds 5%, refer to C502.2.1 and C502.2.2 for prescriptive compliance alternatives. If complying via component performance, complete ENV-UA per instructions for addition stand alone projects. Addition + existing - Complete ENV-UA per instructions for addition + existing projects.	
Alterations - Fenestration and Skylight	<input checked="" type="checkbox"/> Replacement windows only, or resulting total building WWR ≤ original WWR <input type="checkbox"/> Total building WWR increased by <input type="checkbox"/> Replacement skylights only, or resulting total building SRR ≤ original SRR <input type="checkbox"/> Total building SRR increased by alteration
WWR and SRR not increased - Vertical Fenestration and Skylight Area Calculation not required. WWR and/or SRR increased - Complete Vertical Fenestration and Skylight Area Calculation. Enter total existing-to-remain wall, roof, vertical fenestration and skylight areas as EXISTING. Enter total altered envelope assembly areas as NEW. If resulting total building WWR exceeds 30% and/or SSR exceeds 5%, refer to C503.3.2 and C503.3.3 for prescriptive compliance alternatives. If complying via component performance, complete ENV-UA per instructions for alteration + existing projects.	

CITY OF MUKILTEO

Envelope Summary, pg. 2

ENV-SUM

2015 WSEC Compliance Forms for Commercial Buildings including R2, R3, & R4 over 3 stories and all R1

Revised Oct 2017

Project Title: Mukilteo Evaluation & Treatment Remodel				Date: 01/01/2017	
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Vertical Fenestration and Skylight Area Calculation <i>Prescriptive Path - Enter envelope sf values directly into this section of ENV-SUM for vertical fenestration, skylights, net walls and roof. For Additions and Alterations, refer to these sections in ENV-SUM for further instructions.</i> <i>Component Performance - When this Envelope Compliance Path is selected, write-protection of this section is enabled. Enter envelope sf values for all assemblies into the ENV-UA form. Envelope information from ENV-UA will auto-fill into this section of</i>		Total Vertical Fenestration Area (rough opening)	NET Exterior Above Grade Wall Area	Total Skylight Area (rough opening)	NET Exterior Roof Area
	New	0	0	0	0
	Existing	0	0	0	0
	Total	0	0	0	0
		Vertical Fenestration-to-Wall Ratio (WWR)		Skylight-to-Roof Ratio (SRR)	

Vertical Fenestration Area Compliance	
Skylight Area Compliance	

Vertical Fenestration Alternates <i>Show locations of qualifying daylight zone (DLZ) areas and ft² on project plans.</i> <i>For Daylight Zone Area Calculations -</i> <i>a) Sidelight areas include primary + secondary daylight zone areas.</i> <i>b) Include overlapping toplight and sidelight daylight zone areas under Toplight.</i> <i>c) Net floor area definition in Chapter 2.</i>	<input checked="" type="radio"/> High performance fenestration U-factors and SHGC per C402.4.1.3 <input type="radio"/> Dedicated outdoor air system per C402.4.1.4 and C403.6 <input type="radio"/> In buildings ≥ 3 stories, 25% or more of NET floor area is in DLZ per C402.4.1.1 <input type="radio"/> In buildings < 3 stories, 50% or more of CONDITIONED floor area is within DLZ per C402.4.1.1			
	Daylight Zone Calculations			
	Not Selected. No Calculations Required	Sidelight Daylight Zone Area	Toplight Daylight Zone Area	Percent Daylight Zone Area

Spaces in Single Story Building Requiring Skylights <i>In these spaces a minimum of 50% of the floor area shall be within a skylight daylight zone (DLZ). Refer to C402.4.2 for requirements.</i> <i>SRR = Skylight to roof ratio</i>	<i>List all enclosed spaces that exceed 2,500 ft², have ceiling height greater than 15 ft, and are space types required to comply with this provision. Indicate aperture with "AP" prefix (AP 1.1%)</i>				
	Space	Space Area (ft²)	DLZ Area (ft²)	SRR or Aperture	Exception

Envelope Exemptions				
Low Energy and Semi-heated Spaces	<i>Low energy spaces per C402.1.1 Item 1 are exempt from the thermal envelope provisions. Semi-heated spaces heated by systems other than electric resistance are exempt from wall insulation provision only per C402.1.1.1.</i> <i>Complete Low Energy and Semi-Heated Spaces table in MECH-SUM to verify eligibility based on installed peak heating and cooling capacity per sf.</i>			
Equipment Buildings <i>Equipment buildings are exempt from the thermal envelope provisions per C402.1.2.</i> <i>The following shall be met to be eligible:</i> <i>building size ≤ 500 sf, average wall/roof U-factor ≤ U-0.20, electronic equipment load ≥ 7 watts/sf, heating system output capacity ≤ 17,000 btu/h. Cooling system capacity not limited.</i>	Equipment Building Envelope	Wall Insulation R-Value	Roof Insulation R-Value	Overall Average U-Factor
	Electronic equipment power (watts/sf)			
	Heating system output capacity (Btu/hr)			
	Cooling capacity (Yes/No)			



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JUL 09 2019

CITY OF MUKILTEO

Structural Calculations

Mukilteo Evaluation and Treatment Facility - Addition
10710 Mukilteo Speedway, Mukilteo WA 98275

DCI Job Number 18011-0347

July 8, 2019



Prepared for:

KMD Architects

1325 4th Ave, Suite 1702

Seattle, WA 98101

RECEIVED

JUL 09 2019

CITY OF MUKILTEO

STRUCTURAL DESIGN ASSUMPTIONS

CODE COMPLIANCE

The structural analysis of the existing building and the addition is governed by the 2015 International Existing Building Code (IEBC). Referencing section 504 of the 2015 IEBC, the scope of work for this project is classified as a level 2 alteration. Therefore, analysis and design for this project must comply with the requirements of chapter 7 & 8 from the 2015 IEBC.

Existing structural elements that are affected by the alteration as well as any new structural elements that are part of the addition will be designed to comply with the 2015 International Building Code (IBC), as directed by the 2015 IEBC.

DESIGN CRITERIA

The main occupancy of this building is designated as I-2. The building serves 17 institutional patients (as well as administrative staff) which categorizes the building as Risk Category II, as defined by the IBC. Therefore, the seismic importance factor (I_p) is 1.0.

EXISTING STRUCTURE

Assumptions made about the existing building are based on structural drawings dated June 21, 1991, and observations made from a site visit performed on December 3, 2018.

FOUNDATIONS

The existing structural drawings indicate a soil bearing capacity of 2500 psf. The existing foundation consists of continuous and spread footings. Continuous footings are 12" deep and 1'-6" wide at perimeter walls, and 12" deep and 2'-0" wide at select interior walls. Footings are reinforced with either (2)#5 or (3)#5 longitudinally, and #5 @ 12" oc, transverse. The new additions to this building will have similar loading criteria at perimeter walls and will thus have the same footing specifications except at locations where calculations prove otherwise.

ROOF FRAMING

The existing structure consists of pre-fabricated roof trusses. The trusses were observed to have 2x10 bottom chords and 2x12 top chords. 1/2" plywood sheathing was used on the existing roof structure. The new roof will be mono-sloped and will be framed with 2x12 DF #2 wood joists. The sheathing for the new structure's roof framing will be 15/32" plywood panels. Wind and/or seismic ties will be implemented at a designated spacing (typically around 48" oc) between roof joists to tie the new roof into the existing roof. The hardware will likely be a proprietary Simpson product.



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Montana



BEARING WALLS

The existing structure uses 2x4 and 2x6 DF # 2 studs @ 16" oc for bearing wall conditions. The new structural walls will use the same construction. Posts and beams will be used as necessary to accommodate new bearing lines due to shifted framing. Posts 4" and larger will be DF #1. Beams will be either sawn lumber or glue-laminated (glulam) timber. Glulam beams will be DF/DF species type and will be laminated as combination type 24F-V4 for simple span beams, or 24F-V8 for continuous spans or cantilevered beams.

LATERAL-FORCE RESISTING SYSTEM

The existing structure utilizes wood framed shearwalls sheathed with 1/2" plywood as the lateral force resisting system. Existing shear wall sheathing panels are fastened with 10d nails @ 4" oc at panel edges and 12" oc at intermediate framing. The new structural shearwalls will be wood framed and sheathed with wood structural panels with a similar nailing pattern. The holdowns for new shearwalls, where necessary, will be proprietary Simpson holdowns anchored to the new foundation. Existing shearwalls that are affected by new construction will be reviewed for compliance with the applicable code.




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DESIGN CRITERIA

	DCI Project No:	18 011- 0347.00	Sheet #:	Lateral L1
	Project:	Mukilteo E&T	Date:	7/3/19
	SEISMIC BASE SHEAR per ASCE 7-10		By:	HDK

1. Site Address or [Latitude] & [Longitude]: >>>>>>>> >> 10710 Mukilteo Speedway, Mukilteo, WA 98275 [Lat:47.90052]
 [Long: -122.293011]

Select "Site Class" per Geotechnical Report>>>>>>>> >> D select [IBC §1613.3.3.2]

2. Building Occupancy (Importance) & Risk Category [IBC §1604.5]

Select General Nature of Occupancy >>>>>>>>>>>>>>>> Risk Category II Bldgs (NOT Risk Category I, III or IV)

RISK CATEGORY based on Occupancy >>>>>>>>>>>> >> II Typical Building

I_E = Seismic Importance Factor = 1.00 [ASCE 7 Table 1.5-2]

3. Seismic Ground Motion Values per 11.3 [per ASCE 7 §11.4.1 USER NOTE]

Obtain MAPPED ACCELERATION PARAMETERS

S_S = MCE Spectral Accel @ 0.2 Sec = 1.432 g input [per USGS U.S. Seismic Design Maps Website]

S_1 = MCE Spectral Accel @ 1.0 Sec = 0.564 g input

S_{DS} = Design Spectral Accel @ 0.2 Sec = $2/3 S_{MS}$ = 0.955 g input

S_{D1} = Design Spectral Accel @ 1.0 Sec = $2/3 S_{M1}$ = 0.564 g input

SDC = Seismic Design Category: = D [per IBC Tables 1613.3.5.(1) & (2)]

4. Structural System Selection per 12.2

Select "BBS" Basic Building System" >>>>>>>>>>>>>>>> A. Bearing Wall System [per Table 12.2-1]

Select "SFRS" - Seismic Force Resisting System >>>>>> 15. Light-framed (Wood) walls sheathed with shear-rated wood structural panels or steel sheets [per Table 12.2-1]

Select Applicable Analysis Direction(s) >>>>>>>>>>>>>>>> X and Y

R = Response Modification Coefficient = 6.50 auto table lookups for R, Omega & Cd [per Table 12.2-1]

Ω_0 = System Overstrength Factor = 3.00 <<< OMEGA can be reduced by 0.5 for flexible diaphragms per Tbl 12.2-1 footnote g**

C_d = Deflection Amplification Factor = 4.00

Height Limitations (ft) = 65.00

5. Design Response Spectrum [per ASCE 7-10]

T_0 = Period, $0.2 S_{D1}/S_{DS}$ = 0.118 s calc'd [§11.4.5]

T_s = Period, S_{D1}/S_{DS} = 0.591 s calc'd [§11.4.5]

T_L = Select, Long Period, Transition Period = 12.00 s select [Figures 22-12 thru 22-16]

C_t = Select System Factor for Approx. Period = 0.020 select << "ALL OTHER SFRS Systems" [Table 12.8-2]

x = Exponent Parameter for Approximate Period = 0.75 auto table lookup >>>>>>>>>>>>>>>> [Table 12.8-2]

h = Height of Building (Approx~ Mean Roof H) = 15 ft input

T_a = Approximate Period: $T_a = C_t(h_n)^x$ = 0.152 s [Eqn 12.8-7]

C_u = Coeff for Upper Limit on Calc'd Period = 1.400 auto table lookup [Table 12.8-1]

T_{max} = Max Fundamental Period: $T_{max} = T_a C_u$ = 0.213 s calc'd [§12.8.2, Eqn 12.8-7]

6. Seismic Response Coefficient [ASCE §12.8.1.1]

$C_{s,calc} = S_{DS} / (R/I)$ = 0.147 calc'd <<----- GOVERNS [Eqn 12.8-2]


$C_{s,max1} = \text{if } T \leq T_L, \text{ then } S_{D1}/T(R/I)$ = 0.569 calc'd [Eqn 12.8-3]

$C_{s,max2} = \text{if } T > T_L, \text{ then } S_{D1} T_L / T^2 (R/I)$ = - n/a - calc'd [Eqn 12.8-4]

$C_{s,min1} = 0.044 * S_{DS} * I \geq 0.01$ = 0.042 calc'd [Eqn 12.8-5]

$C_{s,min2} = \text{if } S_1 > 0.6g \text{ then } 0.50 * S_1 / (R/I)$ = - n/a - calc'd [Eqn 12.8-6]


Seismic Base Shear Coefficient: $V = C_s W$ = 0.147 W

	DCI Project No:		18 011- 0347.00		Sheet #:	Lateral	
	Project:		Mukilteo E&T		Date:	7/3/19	
	Location:		10710 Mukilteo Speedway, Mukilteo, WA 98275 [Lat:47.90052] [Long:-		By:	HDK	
ASCE 7-10 SEISMIC - VERTICAL DIST VERTICAL DISTRIBUTION OF BASE SHEAR per Chapter 12.8.3						Printed: 1:32 PM	

Building Data			
S _{DS}	0.955 g	Uniform Roof DL	Roof 20 psf
Base Shear C _s	0.147 W	ADD Lump Mech DL@ Roof	AHU 0 kips
Period T _a	0.152 sec		
RspModCoeff. R	7	Typ Flr DL	Flr typ 0 psf
Stories N	1	Partition DL Seis Allowance	Partition 0 psf
Building Ht H _t	15 ft	Perimeter, typically	Perim 506 ft
1st story ht H ₁	9 ft	Cladding Mass psf on ext	Clad 20 psf
Typ story ht H _{typ}	9 ft	Roof DLClad Mass smeared	DLr clad 4.3 psf
Parapet Ht, H _p	0 ft	Floor DLClad Mass smeared	DLf clad NA psf
chk bldg Ht	9 ft	Mech DL smear as RoofDL	DLr AHU 0.0 psf
BldgWidth, BW	96 ft	Total Typ Flr DL	DL typ NA psf
BldgLength, BL	157 ft	Total Roof DL	DL roof 24 psf
Roof Area A _r	10,710 sq ft	Total Roof DL	Mass r 260 kips
Typ Flr Area A _{typ}	10,710 sq ft	Total Typical Floor DL	Mass Flr NA kips
1st Story A A ₁	10,710 sq ft	Total First Elevated Floor DL	Mass 1st NA kips

<<<<<Building Data Section is an optional tool to calculate areas, perimeter and smeared masses of the roof and typical levels of an building and is provided for use in assisting in development of masses for use in vertical distribution. It may be customized or formulas over-ridden via direct input of floor/roof areas and unit masses.

k = 1.00		C _{vx} per ASCE 7-05, 12.8.3					12.8-12				
Floor	Story	Floor Plate Area	Floor Mass	Story Height	w _x	h	w _x h ^k	w _x h ^k / Σw _i h ^k	F _i	F _i /sf	
		(sf)	(psf)	(ft)	(kips)	(ft)			(kips)	(psf)	
Note: Spreadsheet designed to distribute up to 40 stories, Unhide hidden rows as required											
Roof	1	10,710 sf	24 psf	9.00	260	9.00	2,340	100.0%	38	3.57	
L1	base	(sf)	(psf)	(ft)	(kips)	(ft)	2,340	100.0%	(kips)	(psf)	
W =					260		Base Shear =		38 3.57		

		DCI Project No:		18 011- 0347.00		Sheet #:		Lateral		
		Project:		Mukilteo E&T		Date:		7/3/19		
		Location:				By:		HDK		
ASCE 7-10 SEISMIC - DIAPHRAGM DESIGN FORCES Minimum Diaphragm Design Forces per Chapter 12.10.1.1 eq'n (12.10-1)								Printed: 1:32 PM		
$S_{DS} = 0.955$ $I_e = 1.00$		$F_{px} \max = 0.4 (S_{DS}) * I_e * w_{px} = 0.38 \quad \text{max per eq'n (12.10-3)}$ $F_{px} \min = 0.2 (S_{DS}) * I_e * w_{px} = 0.19 \quad \text{min per eq'n (12.10-2)}$								
Floor	Story	W_x	F_i	ΣF_i	Σw_i	$\Sigma F_i / \Sigma w_i$	governing		F_{px}	Floor
		(kips)	(kips)	(kips)	(kips)	(%g)	(max/min/calcd)		(kips)	
Note: Spreadsheet designed to distribute up to 40 stories, Unhide hidden rows as required										
L	0	0	0	0	0				0	0
L	0	0	0	0	0				0	0
Roof	1	260	38	38	260	0.15	0.19	min	50	Roof
L1	base	(kips)	(kips)	(kips)	(kips)	(%g)	(%g)	(max/min/calcd)	(kips)	
Floor	Story	W_x	F_i	ΣF_i	Σw_i	$\Sigma F_i / \Sigma w_i$	governing		F_{px}	Floor



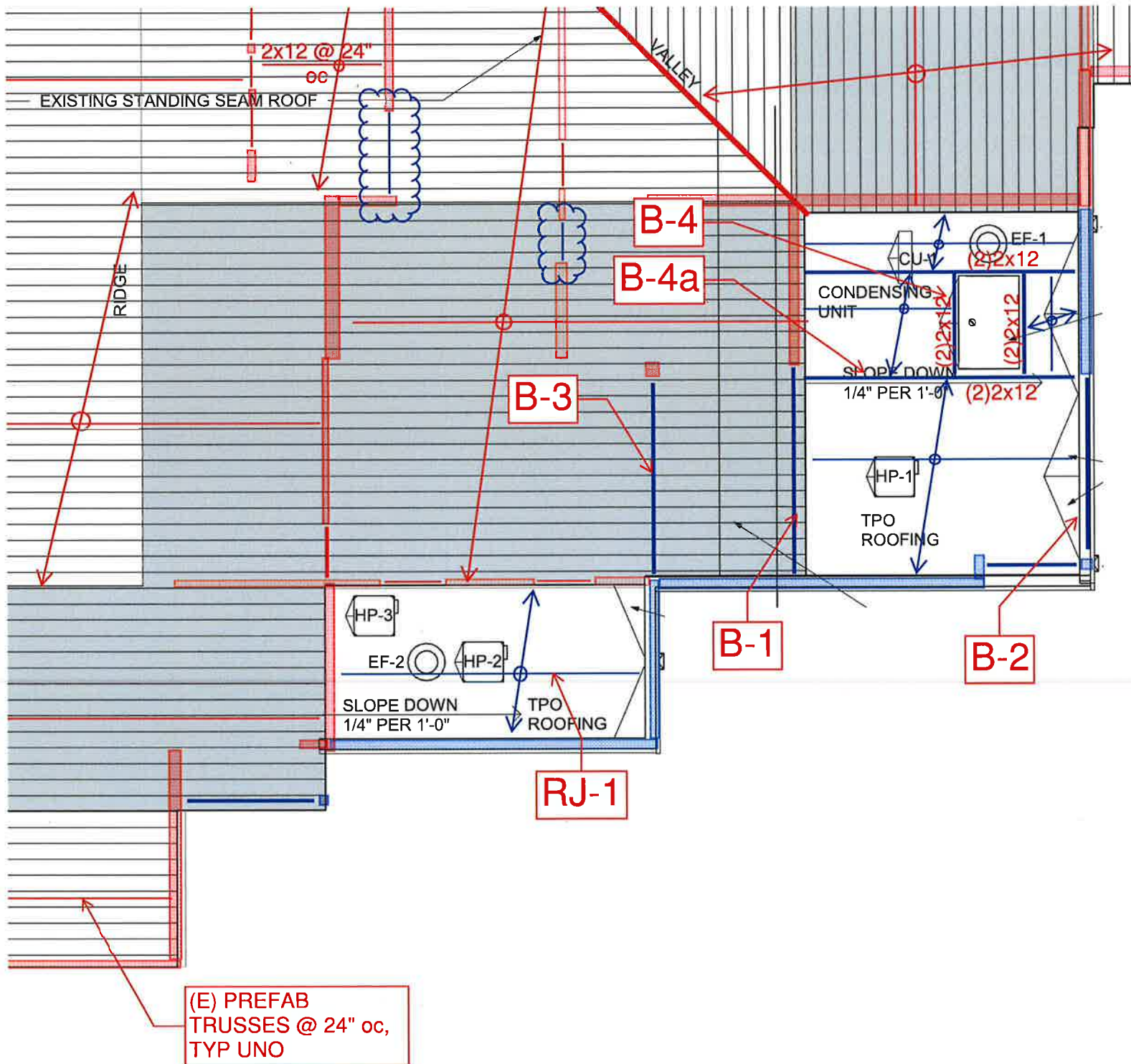
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GRAVITY DESIGN

GRAVITY FRAMING KEY PLAN

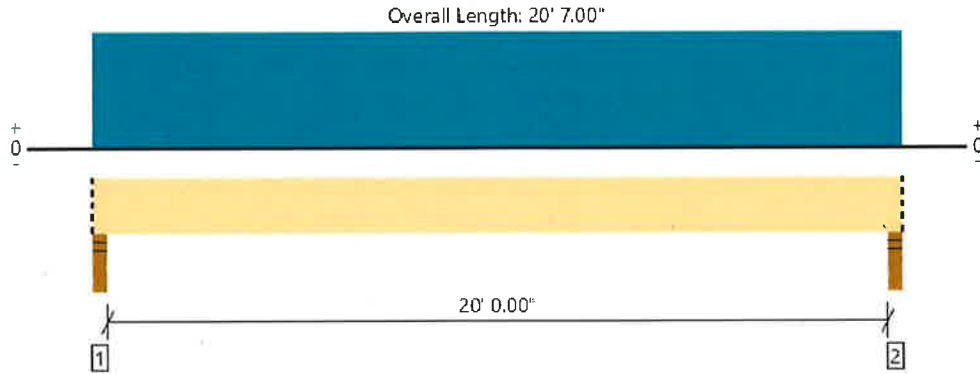


Level			
Member Name	Results	Current Solution	Comments
RJ-1	Passed	1 piece(s) 2 x 12 Douglas Fir-Larch No. 2 @ 16" OC	
B-1	Passed	1 piece(s) 5 1/8" x 12" 24F-V4 DF Glulam	
B-2	Passed	1 piece(s) 5 1/8" x 7 1/2" 24F-V4 DF Glulam	
B-3	Passed	1 piece(s) 3 1/8" x 10 1/2" 24F-V4 DF Glulam	
B-4	Passed	2 piece(s) 2 x 12 Douglas Fir-Larch No. 2	
B-4a	Passed	2 piece(s) 1 1/2" x 11 7/8" 1.3E TimberStrand® LSL	

ForteWEB Software Operator	Job Notes
Harrison Kliegl DCI Engineers (206) 787-8947 hkliegl@dc-engineers.com	

Level, RJ-1

1 piece(s) 2 x 12 Douglas Fir-Larch No. 2 @ 16" OC



All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal.

Design Results	Actual @ Location	Allowed	Result	LDF	Load: Combination (Pattern)
Member Reaction (lbs)	549 @ 2.50"	2231 (3.50")	Passed (25%)	--	1.0 D + 1.0 S (All Spans)
Shear (lbs)	483 @ 1' 2.75"	2329	Passed (21%)	1.15	1.0 D + 1.0 S (All Spans)
Moment (Ft-lbs)	2711 @ 10' 3.50"	3138	Passed (86%)	1.15	1.0 D + 1.0 S (All Spans)
Live Load Defl. (in)	0.436 @ 10' 3.50"	0.504	Passed (L/556)	--	1.0 D + 1.0 S (All Spans)
Total Load Defl. (in)	0.697 @ 10' 3.50"	1.008	Passed (L/347)	--	1.0 D + 1.0 S (All Spans)
TJ-Pro™ Rating	N/A	N/A	--	--	--

System : Floor
Member Type : Joist
Building Use : Residential
Building Code : IBC 2015
Design Methodology : ASD

- Deflection criteria: LL (L/480) and TL (L/240).
- Top Edge Bracing (Lu): Top compression edge must be braced at 4' 2.00" o/c unless detailed otherwise.
- Bottom Edge Bracing (Lu): Bottom compression edge must be braced at 20' 7.00" o/c unless detailed otherwise.
- A 15% increase in the moment capacity has been added to account for repetitive member usage.
- Applicable calculations are based on NDS.
- No composite action between deck and joist was considered in analysis.

Supports	Bearing Length			Loads to Supports (lbs)			Accessories
	Total	Available	Required	Dead	Snow	Total	
1 - Stud wall - SPF	3.50"	3.50"	1.50"	206	343	549	Blocking
2 - Stud wall - SPF	3.50"	3.50"	1.50"	206	343	549	Blocking

• Blocking Panels are assumed to carry no loads applied directly above them and the full load is applied to the member being designed.

Vertical Load	Location (Side)	Spacing	Dead (0.90)	Snow (1.15)	Comments
1 - Uniform (PSF)	0 to 20' 7.00"	16"	15.0	25.0	Residential - Living Areas

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The product application, input design loads, dimensions and support information have been provided by ForteWEB Software Operator

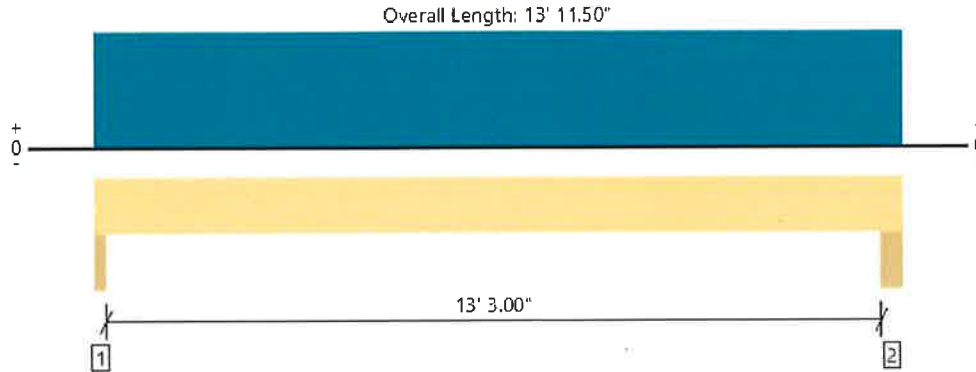


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File Name: Gravity Framing Calcs_Imported

Level, B-1

1 piece(s) 5 1/8" x 12" 24F-V4 DF Glulam



All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal.

Design Results	Actual @ Location	Allowed	Result	LDF	Load: Combination (Pattern)
Member Reaction (lbs)	5953 @ 1.50"	9994 (3.00")	Passed (60%)	--	1.0 D + 1.0 S (All Spans)
Shear (lbs)	4871 @ 1' 3.00"	12495	Passed (39%)	--	1.0 D + 1.0 S (All Spans)
Pos Moment (Ft-lbs)	19727 @ 6' 10.50"	28290	Passed (70%)	1.15	1.0 D + 1.0 S (All Spans)
Live Load Defl. (in)	0.323 @ 6' 10.50"	0.450	Passed (L/501)	--	1.0 D + 1.0 S (All Spans)
Total Load Defl. (in)	0.487 @ 6' 10.50"	0.675	Passed (L/333)	--	1.0 D + 1.0 S (All Spans)

System : Floor
Member Type : Drop Beam
Building Use : Residential
Building Code : IBC 2015
Design Methodology : ASD

- Deflection criteria: LL (L/360) and TL (L/240).
- Top Edge Bracing (Lu): Top compression edge must be braced at 14' 0.00" o/c unless detailed otherwise.
- Bottom Edge Bracing (Lu): Bottom compression edge must be braced at 14' 0.00" o/c unless detailed otherwise.
- Critical positive moment adjusted by a volume factor of 1.00 that was calculated using length L = 13' 6.00".
- The effects of positive or negative camber have not been accounted for when calculating deflection.
- The specified glulam is assumed to have its strong laminations at the bottom of the beam. Install with proper side up as indicated by the manufacturer.
- Applicable calculations are based on NDS.

Supports	Bearing Length			Loads to Supports (lbs)			Accessories
	Total	Available	Required	Dead	Snow	Total	
1 - Trimmer - SPF	3.00"	3.00"	1.79"	2000	3953	5953	None
2 - Trimmer - SPF	5.50"	5.50"	1.84"	2061	4073	6134	None

Vertical Loads	Location (Side)	Tributary Width	Dead (0.90)	Snow (1.15)	Comments
0 - Self Weight (PLF)	0 to 13' 11.50"	N/A	14.9	--	
1 - Uniform (PSF)	0 to 13' 11.50" (Front)	23' 0.00"	12.0	25.0	Roof

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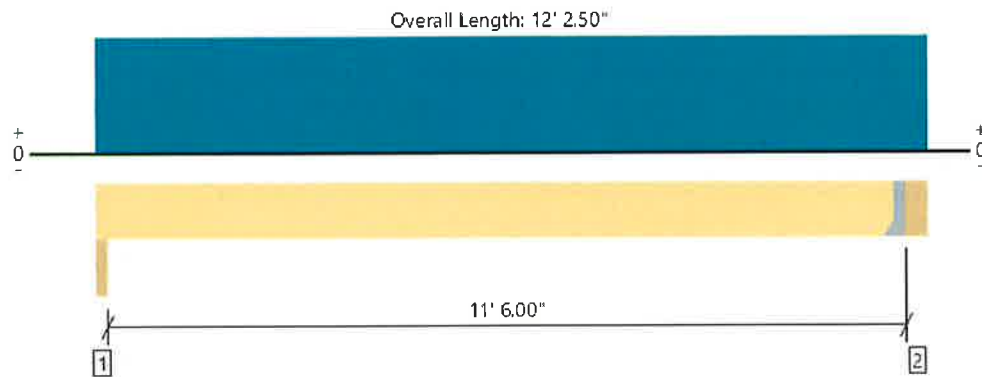
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Harrison Kliegl DCI Engineers (206) 787-8947 hkliegl@dc-engineers.com	

7/3/2019 11:10:46 PM UTC
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Level, B-2

1 piece(s) 5 1/8" x 7 1/2" 24F-V4 DF Glulam



All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal.

Design Results	Actual @ Location	Allowed	Result	LDF	Load: Combination (Pattern)
Member Reaction (lbs)	2205 @ 11' 9.00"	4997 (1.50")	Passed (44%)	--	1.0 D + 1.0 S (All Spans)
Shear (lbs)	1968 @ 11' 1.50"	7809	Passed (25%)	1.15	1.0 D + 1.0 S (All Spans)
Pos Moment (Ft-lbs)	6408 @ 5' 11.25"	11051	Passed (58%)	1.15	1.0 D + 1.0 S (All Spans)
Live Load Defl. (in)	0.317 @ 5' 11.25"	0.387	Passed (L/440)	--	1.0 D + 1.0 S (All Spans)
Total Load Defl. (in)	0.481 @ 5' 11.25"	0.581	Passed (L/290)	--	1.0 D + 1.0 S (All Spans)

System : Floor
 Member Type : Drop Beam
 Building Use : Residential
 Building Code : IBC 2015
 Design Methodology : ASD

- Deflection criteria: LL (L/360) and TL (L/240).
- Top Edge Bracing (Lu): Top compression edge must be braced at 11' 9.00" o/c unless detailed otherwise.
- Bottom Edge Bracing (Lu): Bottom compression edge must be braced at 11' 9.00" o/c unless detailed otherwise.
- Critical positive moment adjusted by a volume factor of 1.00 that was calculated using length L = 11' 7.50".
- The effects of positive or negative camber have not been accounted for when calculating deflection.
- The specified glulam is assumed to have its strong laminations at the bottom of the beam. Install with proper side up as indicated by the manufacturer.
- Applicable calculations are based on NDS.

Supports	Bearing Length			Loads to Supports (lbs)			Accessories
	Total	Available	Required	Dead	Snow	Total	
1 - Trimmer - SPF	3.00"	3.00"	1.50"	768	1484	2252	None
2 - Hanger on 7 1/2" SPF beam	5.50"	Hanger ¹	1.50"	807	1568	2375	See note ¹

• At hanger supports, the Total Bearing dimension is equal to the width of the material that is supporting the hanger

• ¹ See Connector grid below for additional information and/or requirements.

Connector: Simpson Strong-Tie

Support	Model	Seat Length	Top Fasteners	Face Fasteners	Member Fasteners	Accessories
2 - Face Mount Hanger	UA6 W=5.25	2.06"	N/A	10-SDS25300	4-SDS25300	

Vertical Loads	Location (Side)	Tributary Width	Dead (0.90)	Snow (1.15)	Comments
0 - Self Weight (PLF)	0 to 11' 9.00"	N/A	9.3	--	
1 - Uniform (PSF)	0 to 12' 2.50" (Front)	10' 0.00"	12.0	25.0	Roof

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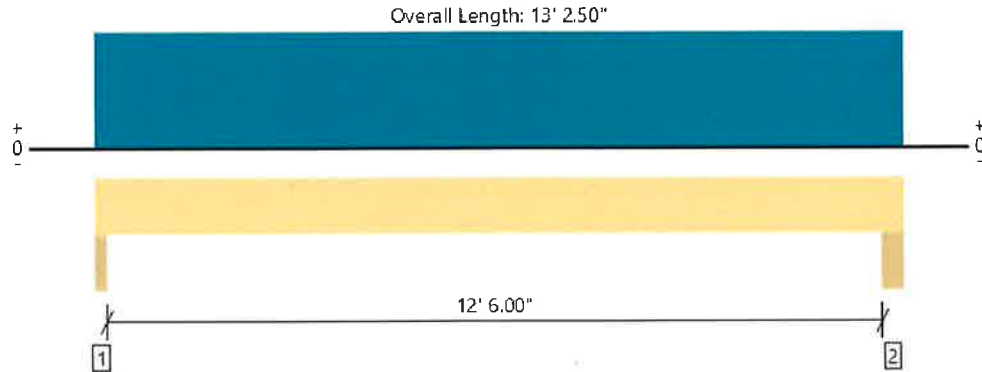
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The product application, input design loads, dimensions and support information have been provided by ForteWEB Software Operator

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Harrison Kliegl DCI Engineers (206) 787-8947 hkliegl@dc-engineers.com	

Level, B-3

1 piece(s) 3 1/8" x 10 1/2" 24F-V4 DF Glulam



All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal.

Design Results	Actual @ Location	Allowed	Result	LDF	Load: Combination (Pattern)
Member Reaction (lbs)	2818 @ 1.50"	6094 (3.00")	Passed (46%)	--	1.0 D + 1.0 S (All Spans)
Shear (lbs)	2330 @ 1' 1.50"	6666	Passed (35%)	1.15	1.0 D + 1.0 S (All Spans)
Pos Moment (Ft-lbs)	8808 @ 6' 6.00"	13207	Passed (67%)	1.15	1.0 D + 1.0 S (All Spans)
Live Load Defl. (in)	0.315 @ 6' 6.00"	0.425	Passed (L/486)	--	1.0 D + 1.0 S (All Spans)
Total Load Defl. (in)	0.475 @ 6' 6.00"	0.637	Passed (L/322)	--	1.0 D + 1.0 S (All Spans)

System : Floor
Member Type : Drop Beam
Building Use : Residential
Building Code : IBC 2015
Design Methodology : ASD

- Deflection criteria: LL (L/360) and TL (L/240).
- Top Edge Bracing (Lu): Top compression edge must be braced at 13' 3.00" o/c unless detailed otherwise.
- Bottom Edge Bracing (Lu): Bottom compression edge must be braced at 13' 3.00" o/c unless detailed otherwise.
- Critical positive moment adjusted by a volume factor of 1.00 that was calculated using length L = 12' 9.00".
- The effects of positive or negative camber have not been accounted for when calculating deflection.
- The specified glulam is assumed to have its strong laminations at the bottom of the beam. Install with proper side up as indicated by the manufacturer.
- Applicable calculations are based on NDS.

Supports	Bearing Length			Loads to Supports (lbs)			Accessories
	Total	Available	Required	Dead	Snow	Total	
1 - Trimmer - SPF	3.00"	3.00"	1.50"	949	1869	2818	None
2 - Trimmer - SPF	5.50"	5.50"	1.50"	979	1929	2908	None

Vertical Loads	Location (Side)	Tributary Width	Dead (0.90)	Snow (1.15)	Comments
0 - Self Weight (PLF)	0 to 13' 2.50"	N/A	8.0	--	
1 - Uniform (PSF)	0 to 13' 2.50" (Front)	11' 6.00"	12.0	25.0	Roof

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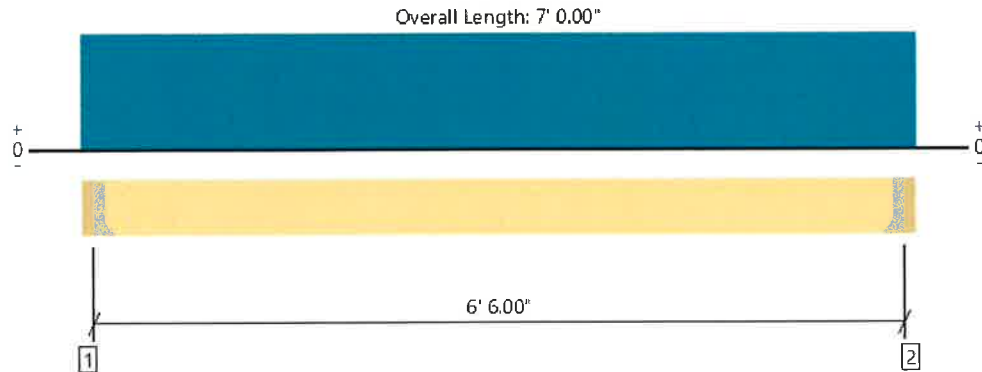
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The product application, input design loads, dimensions and support information have been provided by ForteWEB Software Operator



ForteWEB Software Operator	Job Notes
Harrison Kliegl DCI Engineers (206) 787-8947 hkliegl@dc-engineers.com	

Level, B-4

2 piece(s) 2 x 12 Douglas Fir-Larch No. 2


All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal.

Design Results	Actual @ Location	Allowed	Result	LDF	Load: Combination (Pattern)
Member Reaction (lbs)	749 @ 3.00"	2813 (1.50")	Passed (27%)	--	1.0 D + 1.0 S (All Spans)
Shear (lbs)	533 @ 1' 2.25"	4658	Passed (11%)	1.15	1.0 D + 1.0 S (All Spans)
Moment (Ft-lbs)	1218 @ 3' 6.00"	5458	Passed (22%)	1.15	1.0 D + 1.0 S (All Spans)
Live Load Defl. (in)	0.011 @ 3' 6.00"	0.162	Passed (L/999+)	--	1.0 D + 1.0 S (All Spans)
Total Load Defl. (in)	0.016 @ 3' 6.00"	0.325	Passed (L/999+)	--	1.0 D + 1.0 S (All Spans)

 System : Floor
 Member Type : Flush Beam
 Building Use : Residential
 Building Code : IBC 2015
 Design Methodology : ASD

- Deflection criteria: LL (L/480) and TL (L/240).
- Top Edge Bracing (Lu): Top compression edge must be braced at 6' 6.00" o/c unless detailed otherwise.
- Bottom Edge Bracing (Lu): Bottom compression edge must be braced at 6' 6.00" o/c unless detailed otherwise.
- Applicable calculations are based on NDS.

Supports	Bearing Length			Loads to Supports (lbs)			Accessories
	Total	Available	Required	Dead	Snow	Total	
1 - Hanger on 11 1/4" DF beam	3.00"	Hanger ¹	1.50"	280	525	805	See note ¹
2 - Hanger on 11 1/4" DF beam	3.00"	Hanger ¹	1.50"	280	525	805	See note ¹

- At hanger supports, the Total Bearing dimension is equal to the width of the material that is supporting the hanger
- ¹ See Connector grid below for additional information and/or requirements.

Connector: Simpson Strong-Tie

Support	Model	Seat Length	Top Fasteners	Face Fasteners	Member Fasteners	Accessories
1 - Face Mount Hanger	LUS28-2	2.00"	N/A	6-10d	3-10d	
2 - Face Mount Hanger	LUS28-2	2.00"	N/A	6-10d	3-10d	

Vertical Loads	Location (Side)	Tributary Width	Dead (0.90)	Snow (1.15)	Comments
0 - Self Weight (PLF)	3.00" to 6' 9.00"	N/A	8.6	--	
1 - Uniform (PSF)	0 to 7' 0.00" (Front)	6' 0.00"	12.0	25.0	Residential - Living Areas

Weyerhaeuser Notes

Weyerhaeuser warrants that the sizing of its products will be in accordance with Weyerhaeuser product design criteria and published design values. Weyerhaeuser expressly disclaims any other warranties related to the software. Use of this software is not intended to circumvent the need for a design professional as determined by the authority having jurisdiction. The designer of record, builder or framer is responsible to assure that this calculation is compatible with the overall project. Accessories (Rim Board, Blocking Panels and Squash Blocks) are not designed by this software. Products manufactured at Weyerhaeuser facilities are third-party certified to sustainable forestry standards. Weyerhaeuser Engineered Lumber Products have been evaluated by ICC-ES under evaluation reports ESR-1153 and ESR-1387 and/or tested in accordance with applicable ASTM standards. For current code evaluation reports, Weyerhaeuser product literature and installation details refer to www.eyerhaeuser.com/woodproducts/document-library.

The product application, input design loads, dimensions and support information have been provided by ForteWEB Software Operator



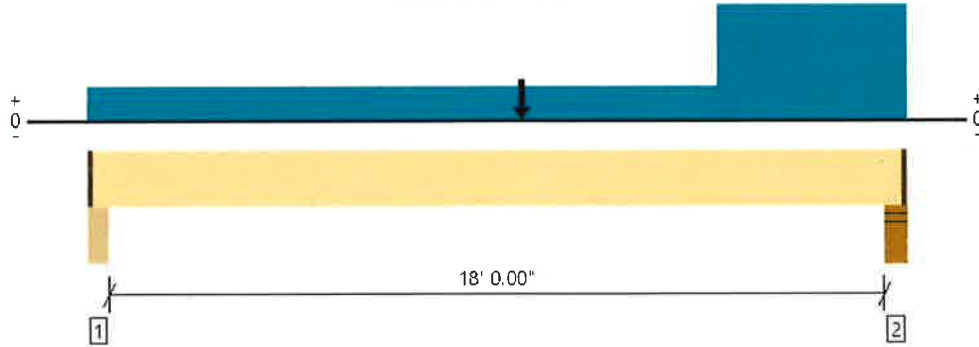
ForteWEB Software Operator	Job Notes
Harrison Kliegl DCI Engineers (206) 787-8947 hkliegl@dc-engineers.com	

7/3/2019 11:10:46 PM UTC
 ForteWEB v2.1, Engine: V7.3.2.309, Data: V7.2.0.2
 File Name: Gravity Framing Calcs_Imported

Level, B-4a

2 piece(s) 1 1/2" x 11 7/8" 1.3E TimberStrand® LSL

Overall Length: 18' 10.63"



All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal.

Design Results	Actual @ Location	Allowed	Result	LDF	Load: Combination (Pattern)
Member Reaction (lbs)	1447 @ 18' 6.63"	7969 (4.25")	Passed (18%)	--	1.0 D + 1.0 S (All Spans)
Shear (lbs)	1205 @ 17' 5.25"	11608	Passed (10%)	1.15	1.0 D + 1.0 S (All Spans)
Moment (Ft-lbs)	6660 @ 10' 0.00"	11498	Passed (58%)	1.15	1.0 D + 1.0 S (All Spans)
Live Load Defl. (in)	0.426 @ 9' 7.55"	0.456	Passed (L/514)	--	1.0 D + 1.0 S (All Spans)
Total Load Defl. (in)	0.692 @ 9' 7.37"	0.913	Passed (L/317)	--	1.0 D + 1.0 S (All Spans)

- Deflection criteria: LL (L/480) and TL (L/240).
- Top Edge Bracing (Lu): Top compression edge must be braced at 8' 3.00" o/c unless detailed otherwise.
- Bottom Edge Bracing (Lu): Bottom compression edge must be braced at 18' 8.00" o/c unless detailed otherwise.

System : Floor
Member Type : Flush Beam
Building Use : Residential
Building Code : IBC 2015
Design Methodology : ASD

Supports	Bearing Length			Loads to Supports (lbs)			Accessories
	Total	Available	Required	Dead	Snow	Total	
1 - Beam - GLB	5.13"	3.88"	1.50"	396	597	993	1 1/4" Rim Board
2 - Stud wall - DF	5.50"	4.25"	1.50"	551	914	1465	1 1/4" Rim Board

* Rim Board is assumed to carry all loads applied directly above it, bypassing the member being designed.

Vertical Loads	Location (Side)	Tributary Width	Dead (0.90)	Snow (1.15)	Comments
0 - Self Weight (PLF)	1.25" to 18' 9.38"	N/A	10.4	--	
1 - Uniform (PSF)	0 to 18' 10.63" (Front)	1' 4.00"	12.0	25.0	Residential - Living Areas
2 - Uniform (PSF)	14' 6.00" to 18' 10.63" (Front)	3' 3.00"	12.0	25.0	Residential - Living Areas
3 - Point (lb)	10' 0.00" (Front)	N/A	280	525	Linked from: B-4, Support 1

Weyerhaeuser Notes

Weyerhaeuser warrants that the sizing of its products will be in accordance with Weyerhaeuser product design criteria and published design values. Weyerhaeuser expressly disclaims any other warranties related to the software. Use of this software is not intended to circumvent the need for a design professional as determined by the authority having jurisdiction. The designer of record, builder or framer is responsible to assure that this calculation is compatible with the overall project. Accessories (Rim Board, Blocking Panels and Squash Blocks) are not designed by this software. Products manufactured at Weyerhaeuser facilities are third-party certified to sustainable forestry standards. Weyerhaeuser Engineered Lumber Products have been evaluated by ICC-ES under evaluation reports ESR-1153 and ESR-1387 and/or tested in accordance with applicable ASTM standards. For current code evaluation reports, Weyerhaeuser product literature and installation details refer to www.weyerhaeuser.com/woodproducts/document-library.

The product application, input design loads, dimensions and support information have been provided by ForteWEB Software Operator



ForteWEB Software Operator	Job Notes
Harrison Kliegl DCI Engineers (206) 787-8947 hkliegl@dc-engineers.com	

7/3/2019 11:10:46 PM UTC
ForteWEB v2.1, Engine: V7.3.2.309, Data: V7.2.0.2
File Name: Gravity Framing Calcs_Imported



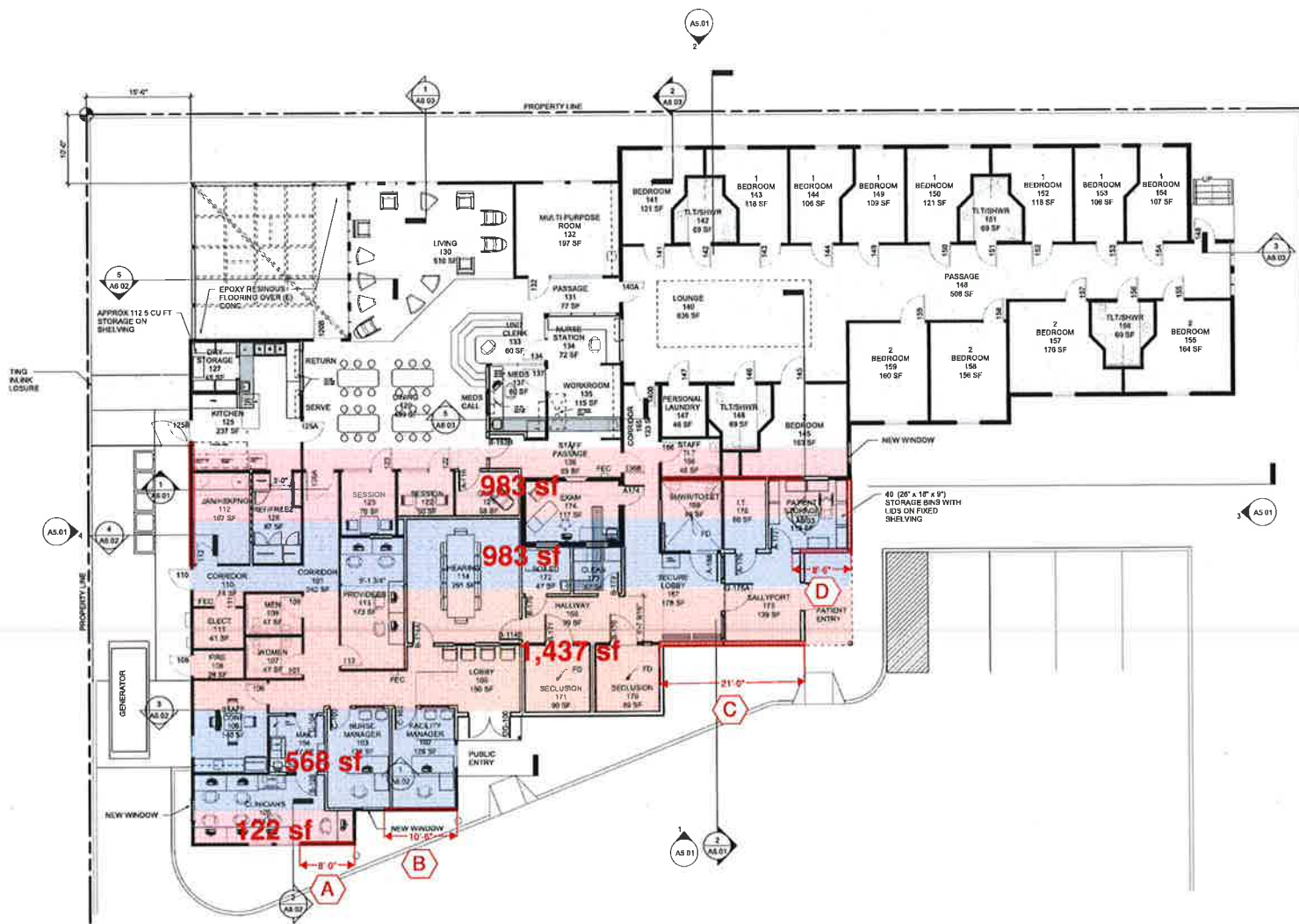
www.dci-engineers.com

Washington
Oregon
California
Texas
Alaska
Colorado
Montana



LATERAL DESIGN

SHEARWALL KEY PLAN



1 FLOOR PLAN - LEVEL 1



Project **MURKUTEO E S T**

 Date **07/03/2019**

 Subject **SHEARWALL ANALYSIS**

 By **WDL**

FLEXIBLE DIAPHRAGM ANALYSIS

$$\text{STORY SHEAR} = 38 \text{ K}$$

$$\text{DIAPHRAGM DESIGN FORCE } F_{px} = 50 \text{ K}$$

$$\text{TOTAL DIAPHRAGM AREA} = 10,700 \text{ ft}^2$$

WALL	(FT) LENGTH	(FT ²) TRIB AREA	(LB/FT) SHEAR DEMAND	(LB-FT) OTM	(0.7E) W/L 518	(0.525E) W/L 6
A	8	125	$\frac{125}{10,700} (38) \frac{1}{8} \text{ ft}$ = 55 plf	2640	1850	1390
B	10.5	570	= 143	12,160	8515	6,385
C	21	1500	= 254	32,000	22.4 (K-A)	16.8 (K-A)
D	8.5	985	= 412	21,000	14.7 (K-A)	11 K-A

WALL **C** & **D** ARE NEW CONSTRUCTION & ARE THE MAIN SCOPE OF THE LATERAL ANALYSIS.

CHECK UPLIFT & COMPRESSION FORCES :

$$\text{T/C FORCE} = \frac{\text{OTM} - \text{RM}}{l_{sw}/2} = \frac{\text{OVER-TURNING} - \text{RETURNING MOMENT}}{\text{MOMENT}}$$

Project

Date

Subject

By

SEISMIC LOAD COMBINATIONS: [ASCE 7-10, Ch. 12.4]

$$B. (0.6 - 0.14 S_{DS}) D + 0.7 p E$$

$$\rightarrow 0.46 D + 0.7 E$$

$$S. (1 + 0.14 S_{DS}) D + 0.7 p E$$

$$\rightarrow 1.13 D + 0.7 E$$

$$6. (1 + 0.10 S_{DS}) D + 0.525 p E + 0.75 S$$

$$\rightarrow 1.10 D + 0.525 E + 0.75 S$$

DL : 20 pcf

 $S_{DS} : 0.955$

SL : 25 pcf

MAX UPLIFT — USE LC 8

MAX COMPRESSION — USE LC 5

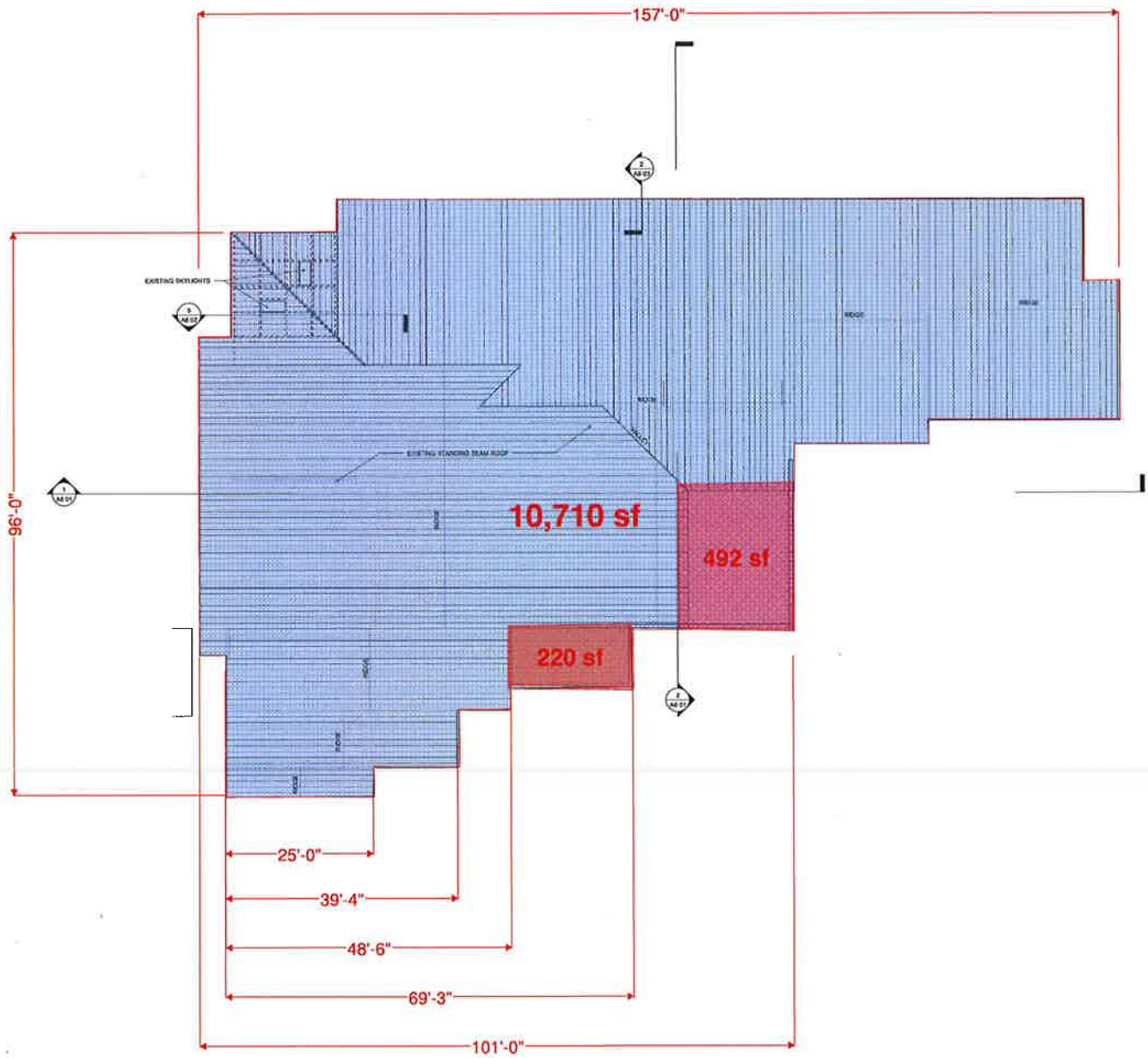
		(PL)	(PH)	(1b-A)	(1b-A)	(1b-A)
WALL	TRIB	W_D	W_S	RM w/LC 6	RM w/LC 5	RM w/LC 8
(C)	2 ft	40	50	17,930	9,967	4,113
(D)	5 ft	100	125	7,360	4,082	1,662

$$OTM_{max} - RM_{min} = \text{MAX COMPRESSION}$$

$$OTM_{min} - RM_{max} = \text{MAX UPLIFT}$$

$$\text{WALL (C)} : \frac{1850 - 9967}{21 \frac{1}{2}} = 775 \text{ lb COMP.}$$

$$1850 - 4113 \rightarrow \text{NEGATIVE} \therefore \text{NO NET UPLIFT}$$



1 ROOF PLAN
SCALE: 1/8" = 1'-0"





DETERMINATION OF COMPLETENESS

Date: July 24, 2019

Primary Contact: Chris Rubright, Director of Medical Planning
KMD Architects
1325 4th Avenue, Suite 1702
Seattle, Washington 98101

Contact Email: rubright@kmd-arch.com

Contact Number: 206.812.5612

Project Number: EPF-2019-001 / COMM-ADD-2019-003

This letter is an official notice that the application for a land use development permit submitted on July 9, 2019, for an addition and interior renovation to the essential public facility located at 10710 Mukilteo Speedway, Mukilteo, Washington, is considered:

☒ **INCOMPLETE.** Please submit the following information:

1. Land Use Development Application
2. Essential Public Facilities – Special Use Permit Supplement Application
3. Project Narrative
4. SEPA Determination
5. Essential Public Facilities – Hearing Examiner Fee

Incomplete Applications

An incomplete application will not be processed. The Applicant has ninety (90) calendar days to submit all of the required information to receive a notice of complete application. If the required information is not submitted within the 90-calendar-day period, the application will be considered lapsed for failure to submit the necessary information in a timely manner, and the file will be closed. The Applicant may request, in writing, a 90-day extension. Extensions are granted at the sole discretion of the Planning Director.

For resubmittal please submit the following number of copies based on the document types:

Document Type	No. of Copies	Sheet Size
Application	1	Original Application Size
Report or Analysis	2	8½" x 11" (Letter)
Building Elevation/ Floor Plan	2	24" x 36" (Arch D)
	3	11" x 17" (Tabloid)
Site Plan	2	24" x 36" (Arch D)
	3	11" x 17" (Tabloid)

If you have questions, please do not hesitate to contact me at (425) 263-8046 or gjensen@mukilteoowa.gov.

Sincerely,



Garrett Jensen
Associate Planner

Attached: Land Use Development Application
Essential Public Facilities – Special Use Permit Supplement Application
Project Narrative Guidelines

Cc: Ihsuan Lin, Project Architect
KMD Architects
1325 4th Avenue, Suite 1702
Seattle, Washington 98101

Pc: Project File
Correspondence File

O:\Dev Review\2019\COMMERCIAL ALT, NEW AND TI\COMM-ADD-2019-003 10710 Mukilteo Speedway\Completeness\Incomplete Letter.docx



DETERMINATION OF COMPLETENESS

Date: August 19, 2019
Primary Contact: Chris Rubright, Director of Medical Planning
KMD Architects
1325 4th Avenue, Suite 1702
Seattle, Washington 98101
Contact Email: rubright@kmd-arch.com
Contact Number: 206.812.5612
Project Number: EPF-2019-001 / COMM-ADD-2019-003

This letter is an official notice that the land use development permit resubmitted on August 8, 2019, for an addition and interior renovation to the essential public facility located at 10710 Mukilteo Speedway, Mukilteo, Washington, is considered:

☒ **COMPLETE as of August 19, 2019**

The application was originally submitted on July 9, 2019. The City of Mukilteo determined the application incomplete and requested additional information on July 24, 2019.

Complete Applications

Processing and review of a permit application may begin when it is deemed complete. A COMPLETE APPLICATION IS NOT AN APPROVED APPLICATION. The City's determination of completeness does not preclude the City from requesting revisions, additional information or studies if new information is required, corrections are needed, or where there are substantial changes in the proposed action.

If you have questions, please do not hesitate to contact me at 425.263.8046 or gjensen@mukilteowa.gov.

Sincerely,

Garrett Jensen
Associate Planner

Cc: Ihsuan Lin, KMD Architects, 1325 4th Avenue, Suite 1702, Seattle, Washington 98101

Pc: Project File
Correspondence File

O:\Dev Review\2019\SHORT PLAT\SP-2019-002 200 Lamar Drive\Completeness\Complete Letter.docx



11930 Cyrus Way
Mukilteo, WA 98275
(425) 263-8000

Notice of Application (NOA)

Snohomish County Evaluation and Treatment Facility Expansion

10710 Mukilteo Speedway

File No. EPF-2019-001

Chris Rubright, on behalf of **Snohomish County**, submitted a Land Use Permit Application with the City of Mukilteo on August 7, 2019, for an expansion of a regional essential public facility. The City determined the application complete on August 19, 2019.

Description of Proposal: This is a proposal for an 887 sq. ft. addition and interior renovations to the Snohomish County Evaluation and Treatment Facility, an existing essential public facility for use as a 15-bed, short term acute care unit to evaluate and treat mentally ill patients. The proposal requires a building permit, and because the facility is classified as a regional essential public facility, the proposal is subject to the siting and expansion provisions in Chapter 17.18 of the Mukilteo Municipal Code (MMC). A public hearing is required and will be scheduled at a future date.

Location of Proposal: 10710 Mukilteo Speedway, Mukilteo, Washington 98275

Essential Public Facilities: These facilities are often difficult to site and include, but are not limited to the following: an airport, a state education facility, a state or regional transportation facility as defined in RCW 47.06.140, a state or local correctional facility, a solid waste handling facility, or an inpatient facility, including substance abuse facilities, mental health facilities, group homes, and secure community transition facilities as defined in RCW 71.09.020. An "Essential public facility, regional" is owned, operated, or sponsored by Snohomish County or a regional agency whose boundaries encompass the city and which serves the countywide population or an area that is greater than the county.

Environmental Documents Prepared for the Proposal:

- Environmental Checklist prepared by Mark Thunberg submitted August 7, 2019

List of Required Permits:

- Land Use Permit (Essential Public Facilities)
- Building Permit
- Any Applicable State and Federal Permits

Applicable Policies and Requirements

The project will be reviewed for consistency with the following policies, standards and regulations:

- ☒ Comprehensive Plan
- ☒ Mukilteo Municipal Code
- ☒ Mukilteo Development Standards

- ☐ Sector Plan & Amendments
- ☒ International Building Code (2015 Edition)
- ☒ International Fire Code (2015 Edition)

State Environmental Policy Act (SEPA) – Revised Determination of Non-Significance (DNS)

Snohomish County completed an Environmental Checklist dated April 25, 1991, and issued a Determination of Non-Significance on April 26, 1991, with the initial development of the facility. The City of Mukilteo expects to issue a Revised DNS for the proposed revision consistent with WAC 197-11-340(2)(f). The Revised DNS includes an optional notice and comment as part of this NOA. Comments related to the environmental review are due at the same time and date listed herein. This will be the only opportunity to comment on the environmental impacts of the proposal.

Comment Period

This application and all supporting documents are available for public review at Mukilteo City Hall, 11930 Cyrus Way, Mukilteo WA 98275. (File No. EPF-2019-001). The public is invited to submit written comments on the project to the Community Development Department at the above address by **4:30 PM on Friday, September 13, 2019.**

The City will not act on this application until the end of the 14-day public comment period. Upon completion of project review, the proposed application will be scheduled for a public hearing with the hearing examiner where the project will be approved, approved with conditions, or denied. 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

Any proposal for the siting or expansion of a state or regional essential public facility shall follow the procedures established by Chapter 17.13 MMC for the underlying permit, provided that a public hearing is held prior to the issuance of any such permit. The public is invited to provide input on the permit criteria and conditions of approval.

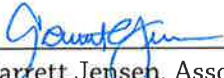
The underlying building permit does not require a public hearing. Therefore, the hearing examiner will conduct the public hearing and will be the approval authority for the permit. Notice of the public hearing will be provided as follows: posted on-site, posted at the city's designated posting places, advertised in the city's official newspaper, and mailed to property owners within three hundred feet.

You have the right to request notice of and to participate in the public hearing. If you want to receive notice of the hearing, you may make a request in writing to the City contact person named below.

Appeals

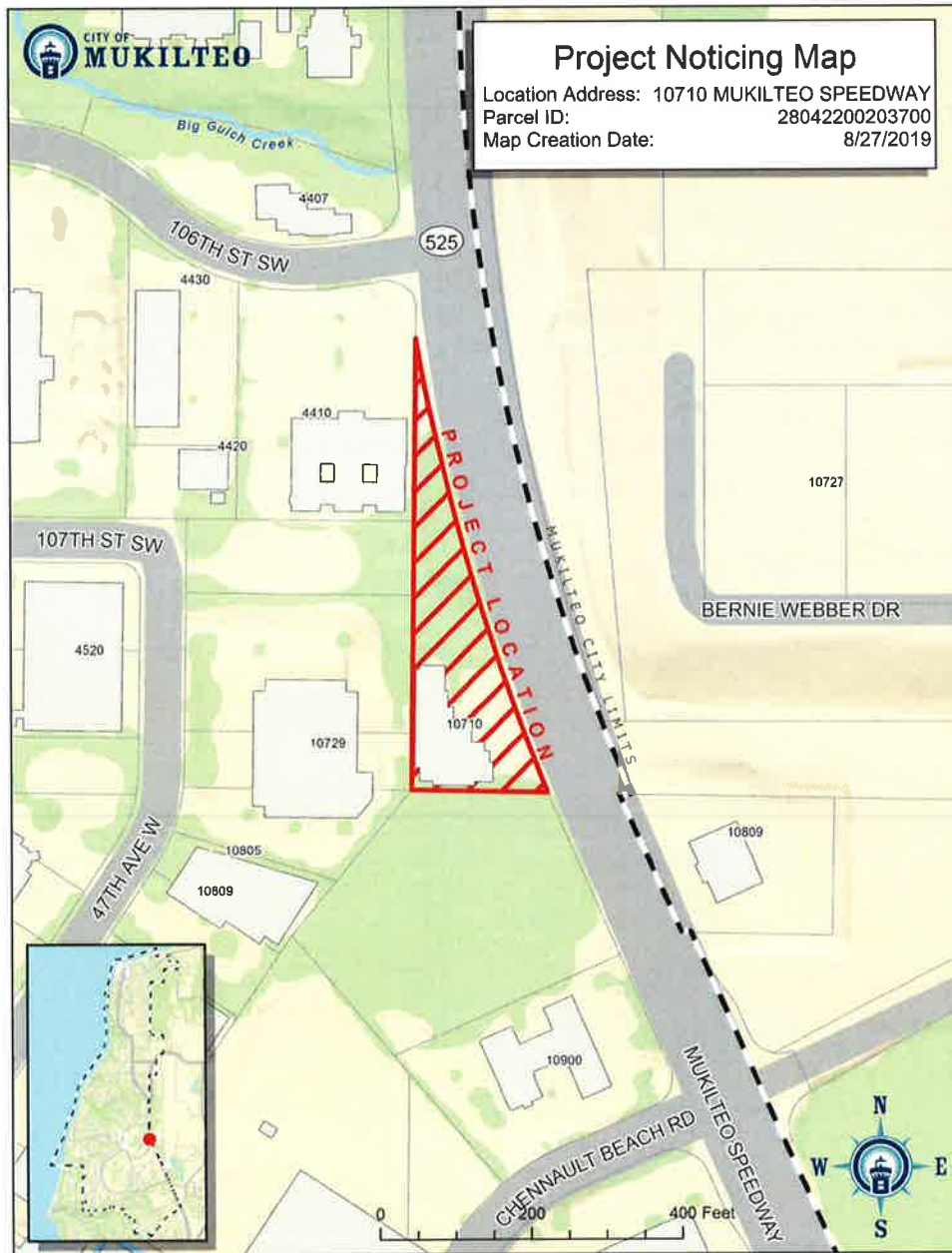
The final decision on this project is administratively appealable. An appeal must be filed within 14 days after the final decision on the project is issued. Only parties of record may initiate an administrative appeal of a land use development permit application. Parties of record include the applicant,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

Staff Contact: Garrett Jensen, Associate Planner
T: (425) 463.8046
E: gjensen@mukilteowa.gov

Signature: 
Garrett Jensen, Associate Planner

Date: 8/30/2019

Location Map



Date Issued: Friday, August 30, 2019
Date Advertised: Friday, August 30, 2019
End Comment Period: Friday, September 13, 2019

pc: Applicant/Representative
Reviewing Agencies
Interested Parties

CDD Director
Permit Services Personnel
Project File

Property Owners (300')

CERTIFICATION OF PUBLIC NOTICE

CITY OF MUKILTEO

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

DECLARATION OF MAILING

I, SARAH KRESS, declare under penalty of perjury under the laws of the State of Washington and the United States of America that the foregoing is true and correct to the best of my knowledge:

On the 30th day of Aug, 2019 she/he e-mailed or mailed a true and correct copy of:

Type of Notice:	Notice of Application for Snohomish County Evaluation and Treatment Facility Expansion
Date Issued:	Friday, August 30, 2019
Comments:	Friday, September 13, 2019

to the applicant/contact(s), each property owner, and interested party whose name and address appear on the attached list, by first class mail.

EXECUTED at Mukilteo, Washington this 30th day of August, 2019

Sarah Kress
DECLARANT

CERTIFICATION OF PUBLIC NOTICE

CITY OF MUKILTEO

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

DECLARATION OF POSTING

I, SARAH KRESS, declare under penalty of perjury under the laws of the State of Washington and the United States of America that the foregoing is true and correct to the best of my knowledge:

On the 29 day of Aug, 2019 she/he caused to be posted a true and correct copy of:

Type of Notice:	Notice of Application for Snohomish County Evaluation and Treatment Facility Expansion
Date Issued:	Friday, August 30, 2019
Comments:	Friday, September 13, 2019

at the following posting locations for City notices:

Rosehill Community Center
304 Lincoln Avenue

United States Post Office
8050 Mukilteo Speedway

Harbour Pointe Shopping Centre
11700 Mukilteo Speedway

Mukilteo City Hall
11930 Cyrus Way

EXECUTED at Mukilteo, Washington this 29 day of August, 2019.



DECLARANT

CERTIFICATION OF PUBLIC NOTICE

CITY OF MUKILTEO

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

DECLARATION OF POSTING

I, GARRETT JENSEN, declare under penalty of perjury under the laws of the State of Washington and the United States of America that the foregoing is true and correct to the best of my knowledge:

On the 30TH day of AUGUST, 2019 she/he posted a true and correct copy of:

Type of Notice:	Notice of Application for Snohomish County Evaluation and Treatment Facility Expansion
Date Issued:	Friday, August 30, 2019
Comments:	Friday, September 13, 2019

at the following posting location for City notices:

- ☒ Location(s) on or near the site

EXECUTED at Mukilteo, Washington this 30TH day of AUGUST, 2019.


DECLARANT

Everett Daily Herald

Affidavit of Publication

State of Washington }

County of Snohomish } ss

Leanna Hartell being first duly sworn, upon oath deposes and says: that he/she is the legal representative of the Everett Daily Herald a daily newspaper. The said newspaper is a legal newspaper by order of the superior court in the county in which it is published and is now and has been for more than six months prior to the date of the first publication of the Notice hereinafter referred to, published in the English language continually as a daily newspaper in Snohomish County, Washington and is and always has been printed in whole or part in the Everett Daily Herald and is of general circulation in said County, and is a legal newspaper, in accordance with the Chapter 99 of the Laws of 1921, as amended by Chapter 213, Laws of 1941, and approved as a legal newspaper by order of the Superior Court of Snohomish County, State of Washington, by order dated June 16, 1941, and that the annexed is a true copy of EDH871903 EPF-2019-001 as it was published in the regular and entire issue of said paper and not as a supplement form thereof for a period of 1 issue(s), such publication commencing on 08/30/2019 and ending on 08/30/2019 and that said newspaper was regularly distributed to its subscribers during all of said period.

The amount of the fee for such publication is \$74.21.

Leanna Hartell

Subscribed and sworn before me on this

30th day of August,
2019.

Diana L Beaver

Notary Public in and for the State of Washington.

City Of Mukilteo/Legal ads | 14103318
SARAH KRESS



CITY OF MUKILTEO
11930 Cyrus Way, Mukilteo WA 98275
Notice of Application
Snohomish County Evaluation and Treatment Facility Expansion
EPF-2019-001
10710 Mukilteo Speedway
Notice of Application Summary: Snohomish County Evaluation
and Treatment Facility Expansion
Application Date: August 7, 2019
Complete Date: August 19, 2019
Notice of Application Date: Friday, August 30, 2019
End of Comment Period: Friday, September 13, 2019,
by 4:30 PM
Project Information: This is a proposal for an 887 sq. ft. addition
and interior renovations to the Snohomish County Evaluation and
Treatment Facility, an existing essential public facility for use as a
15-bed, short term acute care unit to evaluate and treat mentally ill
patients. The addition and interior renovations will not increase
patient capacity or staffing needs at the facility, but rather will bring
the facility into compliance with current public health and safety
regulations. The City of Mukilteo classifies this facility as a regional
essential public facility subject to the provisions in Chapter 17.18 of
the Mukilteo Municipal Code (MMC). The proposal requires a
building permit. However, any proposal for the siting or expansion
of a regional essential public facility shall follow the procedures
established by Chapter 17.13 MMC for the underlying permit,
provided that a public hearing is held prior to the issuance of any
such permit. Therefore, a public hearing is required and will be
scheduled at a future date.
Environmental Documents Prepared: Environmental Checklist
prepared by Mark Thunberg submitted August 7, 2019
Public Comment: The public is invited to comment on the project
by submitting written comments to the Community Development
Department at the above address or to gjensen@mukilteowa.gov
by 4:30 PM on September 13, 2019. You may also request a copy
of the decision once made and obtain information about appeal
rights.
To obtain a complete Notice of Application contact the City at
(425) 263-8000 or go to our website:
<http://www.mukilteowa.gov/Land-Use-Action-Notices>
Published: August 30, 2019, EDH871903

From: [Feaster Ann M.](#)
To: [Garrett Jensen](#)
Cc: [Fisher Josette A.](#)
Subject: EPF-2019-001
Date: Thursday, September 5, 2019 11:28:17 AM
Attachments: [SDOBUSI19090511250.pdf](#)

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

Hi Garrett,

Mukilteo School District has no comments for project EPF-2019-001.

Thank you,

Ann Feaster
Mukilteo School District
Business Office
feasteram@mukilteo.wednet.edu
425-356-6645

From: donotreply@mukilteo.wednet.edu <donotreply@mukilteo.wednet.edu>
Sent: Wednesday, September 4, 2019 7:26 PM
To: Feaster Ann M. <FeasterAM@mukilteo.wednet.edu>
Subject: Message from DOBUSI



CITY OF MUKILTEO

REQUEST FOR COMMENTS

DATE: August 30, 2019

	Alderwood Water District – Mike Graves	X	Pilchuck Audubon Society (President)
	Burlington Northern Santa Fe Railway (Marvinique Hill)		Port of Everett (Laura Gurley)
	City of Edmonds (Rob Chave)	X	Puget Sound Clean Air Agency (SEPA Email / Air Resource Specialist)
	City of Everett (Allan Giffen)	X	Puget Sound Energy (Dom Amor)
	City of Everett (Steve Ingalsbe)	X	Puget Sound Regional Council
	City of Lynnwood (Todd Hall)		Seattle Dist. Corps of Engineers (Dept. Army-Reg. Branch)
	City of Mill Creek (Tom Rogers)	X	Snohomish Co. Airport/Paine Field (A. Rardin/R. Zulauf)
X	City of Mukilteo (Building Official)		Snohomish Co. Assessor's Office (<i>Ordinances Only</i>)
X	City of Mukilteo (Fire Chief)		Snohomish Co. Conservation District
X	City of Mukilteo (Fire Marshal)	X	Snohomish Co. PW/ Environmental (Shannon Flemming)
X	City of Mukilteo (Engineering)		Snohomish Co. Marine Res. Comm. (Kathleen Herrmann)
X	City of Mukilteo (Com. Dev. Dir.)	X	Snohomish Co. Planning & Dev. Srvc. (Ryan Countryman)
X	City of Mukilteo (Police, Cheol Kang, Myron Travis)	X	Snohomish Co. PUD: Dist. Eng. Services (Mary Wicklund)
X	Comcast of Washington (Casey Brown, John Warrick)	X	Snohomish Health District (Bruce A. Straughn)
X	Community Transit (Kate Tourtellot)	X	Sound Transit Authority (Perry Weinberg)
X	Dept. of Commerce (Growth Mgmt. Svcs Rev. Team)		South Snohomish Co. Fire Dist. (Kevin Zweber)
	Dept. of Natural Resources (James Taylor)	X	Tulalip Tribes – (Zachary Lamebull)
	FAA/Air Traffic Division, ANM-0520 (Daniel Shoemaker)	X	Tulalip Tribes – (Richard Young)
	FEMA (John Graves)		United States Postal Service (Soon H. Kim)
	Island County MRC (Rex Porter) (<i>Shoreline Only</i>)	X	Verizon Company of the NW, Inc. (Tim Rennick.)
	Master Builders King/Sno. Counties (Mike Pattison)	X	Washington Dept. of Ecology (Peg Plummer)
X	Mukilteo School District (Cindy Steigerwald)	X	Washington Dept of Fish & Wildlife (Jamie Bails)
X	Mukilteo School District (Josette Fisher)	X	WSDOT (Leah Bolotin)
X	Mukilteo Water & Wastewater District (Jim Voetberg, Manager; Rick Matthews; Kendra Chapman)	X	WSDOT (Ramin Pazooki)
	National Marine Fishery Service		WSDOT Ferries(Kevin Bartoy) (<i>Shoreline Only</i>)
	Office of Archaeology & Historic Pres. (Allyson Brooks)		WRIA 7 Water Resources
	Ogden, Murphy, Wallace (Daniel Kenny) (<i>Ordinances Only</i>)		Other:

FILE NO.: EPF-2019-001

PROPOSER: Chris Rubright, on behalf of Snohomish County

PROJECT NAME: Snohomish County Evaluation and Treatment Facility Expansion

PROJECT DESCRIPTION: This is a proposal for an 887 sq. ft. addition and interior renovations to the Snohomish County Evaluation and Treatment Facility, an existing facility that provides a 15-bed inpatient program to mentally ill adults in accordance with Washington State Involuntary Treatment Act, RCW 71.05. The addition and interior renovations will not increase patient capacity or staffing needs at the facility, but rather will bring the facility into compliance with current public health and safety regulations. The City of Mukilteo classifies this facility as a regional essential public facility subject to the provisions in Chapter 17.18 of the Mukilteo Municipal Code (MMC). The proposal requires a building permit. However, any proposal for the siting or expansion of a regional essential public facility shall follow the procedures established by Chapter 17.13 MMC for the underlying permit, provided that a public hearing is held prior to the issuance of any such permit. A public hearing is required and will be scheduled at a future date.

FILE NO.: EPF-2019-001

PROPONENT: Chris Rubright, on behalf of Snohomish County

PROJECT NAME: Snohomish County Evaluation and Treatment Facility Expansion

ATTACHED IS:

X	Notice of Application	X	Site Plan
X	Location Map	X	Exterior Elevations
X	Application(s)	X	Floor Plan
X	Project Narrative	X	Structural Calculations
X	Environmental Checklist		Other:

NOTE: _____

Please review this project as it relates to your area of concern and return your comments with this cover sheet by, Friday, September 13, 2019 to Garrett Jensen, Associate Planner, City of Mukilteo, 11930 Cyrus Way, Mukilteo, WA 98275.

Garrett Jensen
Garrett Jensen, Associate Planner

8/30/2019
Date

RESPONSE SECTION:

☐ Comments Attached

☒ No Comments

COMMENTS: _____

Janette Fishere
Signature
Mukilteo School District
Company

9-5-19
Date

DO YOU WANT A COPY OF OUR NOTICE OF DECISION

YES ☐ **NO** ☒



Providing quality water, power and service at a competitive price that our customers value

September 26, 2019

Garrett Jensen
City of Mukilteo
11930 Cyrus Way
Mukilteo, WA 98275

RECEIVED
SEP 27 2019
CITY OF MUKILTEO

Dear Mr. Jensen:

Reference No.: EPF 2019 001 Snohomish County Evaluation & Treatment

District DR Number: 19-183

The District presently has enough electric system capacity to serve the proposed development. However, the existing District facilities in the local area may require upgrading. The developer is required to supply the District with suitable locations/easements on all parcels where electrical facilities must be installed to serve the proposed development. It is unlikely that easements will be granted on District-owned property, or consents granted within District transmission line corridors. Existing PUD facilities may need relocations or modifications at the developer's expense. Any relocation, alteration or removal of District facilities to accommodate this project shall be at the expense of the project developer and must be coordinated with the PUD in advance of final design. Please include any utility work in all applicable permits.

Cost of any work, new or upgrade, to existing facilities that is required to connect this proposed development to the District electric system shall be in accordance with the applicable District policy. The developer will be required to supply the District with suitable locations/easements upon its property for any electrical facilities that must be installed to serve the proposed development.

Please contact the District prior to design of the proposed project. For information about specific electric service requirements, please call the District's Everett office at 425-783-8272 to contact a Customer Engineer.

Sincerely,

Jason Zyskowski, Senior Manager
Transmission & Distribution System
Operations & Engineering



11930 Cyrus Way | Mukilteo, WA 98275

Executive Office, 425-263-8005
clerk@mukilteowa.gov

October 11, 2019

NOTICE OF PUBLIC HEARING MUKILTEO HEARING EXAMINER

**Snohomish County Evaluation and Treatment Facility Expansion
10710 Mukilteo Speedway**

NOTICE IS HEREBY GIVEN that the Mukilteo Hearing Examiner will hold a Public Hearing on **Tuesday, October 22, 2019** at **1:30 P.M.** in the City Hall Council Chambers, located at 11930 Cyrus Way, Mukilteo, Washington.

The public hearing is to consider an essential public facilities permit for an 887 sq. ft. addition and interior renovations to the Snohomish County Evaluation and Treatment Facility, a 15-bed, short term acute care unit to evaluate and treat mentally ill patients. The purpose of the project is to upgrade the facility to better serve staff and the patients in their care. The project will result in no increase in occupancy. The project will not increase the number of short-term patients that can be served (15) or the number of staff (5) at the facility. Because the facility is classified as a regional essential public facility, the proposal is subject to the siting and expansion provisions in Chapter 17.18 of the Mukilteo Municipal Code (MMC).

The public hearing is an Open Record hearing. All members of the public are welcome to provide testimony either in person or in writing. All persons interested in commenting may provide oral or written comments at the public hearing. If you are unable to attend the hearing, the City encourages you to provide written comments. Written comments, which will be provided to the Hearing Examiner, will be accepted at City Hall, located at 11930 Cyrus Way, until 12:00 p.m. the day of the **October 22, 2019** public hearing. For additional information, contact **Garrett Jensen, Associate Planner, at 425-263-8046**.

If you have a disability which may limit your participation in the hearing process, please contact the Mayor's office at 425.263.8005 at least three (3) business days in advance of the hearing so that we can arrange a reasonable accommodation for you.

Notice To:

Mayor/Council (by City Clerk)
Posting: Posting mailings and Official Posting Locations
Applicant/Appellant/Proponent
Post Property Site
Property Owners within 300'

Herald-Legals – (for publication on)
Herald-Newsroom (FYI)
Mukilteo Beacon-Newsroom (FYI)
Mukilteo Tribune-Newsroom (FYI)

Parties of Record

City of Mukilteo
CERTIFICATION OF PUBLIC NOTICE

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

DECLARATION OF MAILING

I, Sarah Kress, declare under penalty of perjury under the laws of the State of Washington and the United States of America that the foregoing is true and correct to the best of my knowledge:

On the 10 day of October, 2019, she/he caused to be posted a true and correct copy of:

Public Hearings Notice: Snohomish County Evaluation and Treatment Facility
Expansion 10710 Mukilteo Speedway

Date: October 22, 2019 – 1:30 PM

The public hearing is to consider an essential public facilities permit for an 887 sq. ft. addition and interior renovations to the Snohomish County Evaluation and Treatment Facility, a 15-bed, short term acute care unit to evaluate and treat mentally ill patients. The purpose of the project is to upgrade the facility to better serve staff and the patients in their care. The project will result in no increase in occupancy. The project will not increase the number of short-term patients that can be served (15) or the number of staff (5) at the facility. Because the facility is classified as a regional essential public facility, the proposal is subject to the siting and expansion provisions in Chapter 17.18 of the Mukilteo Municipal Code (MMC).

to each property owner, and interested party whose name and address appears on the attached list, by first class mail or email.

EXECUTED at Mukilteo, Washington this 9 day of October, 2019.



DECLARANT

City of Mukilteo
CERTIFICATION OF PUBLIC NOTICE
DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

DECLARATION OF POSTING

I, Cheyl Meadows, declare under penalty of perjury under the laws of the State of Washington and the United States of America that the foregoing is true and correct to the best of my knowledge:

On the 11 day of October, 2019, she/he caused to be posted a true and correct copy of:

Public Hearings Notice: Snohomish County Evaluation and Treatment Facility
Expansion 10710 Mukilteo Speedway

Date: October 22, 2019 – 1:30 PM

The public hearing is to consider an essential public facilities permit for an 887 sq. ft. addition and interior renovations to the Snohomish County Evaluation and Treatment Facility, a 15-bed, short term acute care unit to evaluate and treat mentally ill patients. The purpose of the project is to upgrade the facility to better serve staff and the patients in their care. The project will result in no increase in occupancy. The project will not increase the number of short-term patients that can be served (15) or the number of staff (5) at the facility. Because the facility is classified as a regional essential public facility, the proposal is subject to the siting and expansion provisions in Chapter 17.18 of the Mukilteo Municipal Code (MMC).

to the applicant/contact(s), at the following official posting locations for City notices:

Rosehill Community Center
304 Lincoln Avenue

United States Post Office
8050 Mukilteo Speedway

Harbour Pointe Shopping Center
11700 Mukilteo Speedway

Mukilteo City Hall
11930 Cyrus Way

EXECUTED at Mukilteo, Washington this 11 day of October, 2019.



DECLARANT

City of Mukilteo, Washington
CERTIFICATION OF PUBLIC NOTICE

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

DECLARATION OF POSTING

I, GARRETT JENSEN, declare under penalty of perjury under the laws of the State of Washington and the United States of America that the foregoing is true and correct to the best of my knowledge:

On the 10TH day of OCTOBER, 2019, I posted a true and correct copy of:

Public Hearings Notice: Snohomish County Evaluation and Treatment Facility
Expansion 10710 Mukilteo Speedway

Date: October 22, 2019 – 1:30 PM

The public hearing is to consider an essential public facilities permit for an 887 sq. ft. addition and interior renovations to the Snohomish County Evaluation and Treatment Facility, a 15-bed, short term acute care unit to evaluate and treat mentally ill patients. The purpose of the project is to upgrade the facility to better serve staff and the patients in their care. The project will result in no increase in occupancy. The project will not increase the number of short-term patients that can be served (15) or the number of staff (5) at the facility. Because the facility is classified as a regional essential public facility, the proposal is subject to the siting and expansion provisions in Chapter 17.18 of the Mukilteo Municipal Code (MMC).

at the following posting location for City notices:

- ☒ Location(s) on or near the site

EXECUTED at Mukilteo, Washington this 10TH day of OCTOBER, 2019.


DECLARANT

Figure 1: Facility view from Mukilteo Speedway



Figure 2: View of front entrance area where proposed addition will add approximately 887 sf.



Figure 3: View of front entrance area where proposed addition will add approximately 887 sf.





MEMORANDUM

DATE: October 14, 2019
TO: Garrett Jensen, Associate Planner
FROM: Mick Matheson P.E., Public Works Director/City Engineer *for mm*
RE: EPF-2019-001/COMM-ADD-2019-003| 10710 Mukilteo Speedway
Snohomish County Evaluation & Treatment Facility Frontage Improvements

Under section 15.04.060 of the Mukilteo Municipal Code, the City of Mukilteo is requiring a portion of the frontage of the above-mentioned address be replaced to be in compliance with the standards of the Americans with Disabilities Act (ADA) of 1990 and City of Mukilteo 2017 Development Standards.

Background:

The parcel located at 10710 Mukilteo Speedway (Parcel No. 28042200203700) is a triangular shaped lot with approximately 625 feet of frontage along Mukilteo Speedway. The existing Snohomish County Evaluation and Treatment Facility (SCETF) is located on the southern 170 feet of the parcel. The northern 430 feet of the parcel is undeveloped. SCETF is owned and operated by Snohomish County as a regional Essential Public Facility (EPF).

The applicant is proposing to construct an 887 square foot addition to the existing building in addition to some interior renovations and minor parking lot modifications. The value of the proposed work is listed as \$1,297,466 on the Building Permit Application dated July 9, 2019.

City Staff performed a survey of the existing sidewalk and driveway along the frontage of the parcel and determined most of the sidewalk panels and driveway panel did not meet current ADA standards due to excessive cross slopes exceeding 2.0%.



Relevant sections from Mukilteo Municipal Code (MMC) and 2017 Development Standards (MDS):

MMC Section 15.04.060.B.3: Street improvements shall be required of all new construction, additions to or remodels of any commercial, industrial or multifamily residential structures in accordance with the city's most recently adopted development standards.

MMC Section 15.04.060.C: No building permit shall be issued by the building official until or unless standardization of: (1) the rights-of-way upon which the applicant's property abuts.

2017 MDS Section 1.4.1 lists the ADA Standards for Accessible Design and the 2011 Proposed Accessibility Guidelines for Pedestrian Facilities in the Public Right of Way (2011 PROWAG) as standards and design criteria documents that govern when items aren't specifically addressed in the MDS and MMC.

2017 MDS Section 4.3.1 Right of Way: All designs shall meet current Americans with Disabilities Act (ADA) requirements and standards.

Relevant sections from the 2010 ADA Standards for Accessible Design (Title II – State and Local Government Facilities):

28 CFR 35.151 New Construction and Alterations

(b) Alterations:

(1) Each facility or part of a facility altered by, on behalf of, or for the use of a public entity in a manner that affects or could affect the usability of the facility or part of the facility shall, to the maximum extent feasible, be altered in such manner that the altered portion of the facility is readily accessible to and usable by individuals with disabilities, if the alteration was commenced after January 26, 1992.

(2) The path of travel requirements of § 35.151(b)(4) shall apply only to alterations undertaken solely for purposes other than to meet the program accessibility requirements of § 35.150.

4) Path of travel. An alteration that affects or could affect the usability of or access to an area of a facility that contains a primary function shall be made so as to ensure that, to the maximum extent feasible, **the path of travel to the altered area** and the restrooms, telephones, and drinking fountains serving the altered area **are readily accessible** to and usable by individuals with disabilities, including individuals who use wheelchairs, unless the cost and scope of such alterations is disproportionate to the cost of the overall alteration.

(ii) A "path of travel" includes a continuous, unobstructed way of pedestrian passage by means of which the altered area may be approached, entered, and exited, and which connects the altered area with an exterior approach (including **sidewalks, streets**, and parking areas), an entrance to the facility, and other parts of the facility.

(A) An accessible path of travel may consist of walks and sidewalks, curb ramps and other interior or exterior pedestrian ramps; clear floor paths

through lobbies, corridors, rooms, and other improved areas; parking access aisles; elevators and lifts; or a combination of these elements.

(iii) Disproportionality.

(A) Alterations made to provide an accessible path of travel to the altered area will be **deemed disproportionate to the overall alteration when the cost exceeds 20% of the cost of the alteration** to the primary function area.

Determination:

The City has an obligation to apply the requirements of the ADA to improve accessibility throughout the City for people of all abilities. ADA standards are adopted in the City's 2017 MDS. In addition, MMC requires street improvements to meet currently adopted City standards for all commercial additions. However, due to the excessive length of the property frontage (approximately 625 lineal feet) in proportion to the development size, Staff has deemed replacement of the entire frontage to meet ADA requirements as disproportionate to the size and cost of the alteration.

The City is requiring the replacement of the sidewalk, driveway and portions of curb and gutter where required from the south property line to the northern limit of the driveway entrance to the SCETF. The length of the required replacement is approximately 180 lineal feet and is adjacent to the developed portion of the parcel.



MEMORANDUM

DATE: October 15, 2019
TO: File
FROM: Garrett Jensen, Associate Planner
RE: EPF-2019-001; SEPA Exemption

This memorandum serves as the document to cite SEPA exemption status for the following proposal.

Proposal:

The applicant proposes an 887 sf addition and interior remodel to the existing 8,567 sf facility owned by Snohomish County. The addition will extend into the landscaping between the existing building and parking lot and into north end of the parking lot. The purpose of the project is to provide new, code complaint seclusion rooms, reconfigure administrative spaces and reconfigure clinical support space to better serve operational needs for staff and patients at its current capacity.

The property contains a palustrine forested wetland, approximately 3,470 square feet in size. The wetland was previously delineated during initial development of the facility in 1991 and includes a 50-foot buffer. All work associated with the addition and remodel is located outside of the wetland and wetland buffer. The proposal will not occur on or alter any lands covered by water.

Analysis:

The City of Mukilteo required submittal of an Environmental Checklist with submittal of the application to review potential impacts in compliance with MMC and WAC. The City carefully evaluated and reviewed the proposal and consideration of environmental impacts. Based on the following findings, the City of Mukilteo determines that the proposal is exempt from SEPA.

WAC 197-11-916 Application to ongoing actions.

(2) For proposals made before the effective date of revised lead agency SEPA procedures, the revised procedures shall apply to those elements of SEPA compliance initiated after the procedures went into effect. Agency procedures adopted under RCW 43.21C.120 and these rules shall not be applied to invalidate or require modification of any threshold determination, EIS or other element of SEPA compliance undertaken or completed before the effective date of the procedures of the lead agency or of the agency proposing the action.

Finding: Adopted September 16, 2013, and effective September 25, 2013, the City of Mukilteo approved Ordinance No. 1340 and amended Chapter 17.84 of the Mukilteo Municipal Code to adopt the maximum allowed flexible thresholds for categorical exemptions for minor new construction pursuant to WAC 197-11-800(1); providing for severability; and establishing an effective date. On July 9, 2019, Chris Rubright, on behalf of Snohomish County ("applicant"), submitted a building permit application and essential public facilities application to the City of

Mukilteo (“City”) for an expansion and interior remodel of the Snohomish County Evaluation and Treatment Facility (“facility”) located at 10710 Mukilteo Speedway, Mukilteo, Washington (“Subject Property”). The property is identified by Snohomish County Assessor’s Parcel Number 28042200203700. The City determined the application incomplete on July 24, 2019, and requested additional information. The applicant submitted additional materials on August 7, 2019, and the City determined the application complete on August 19, 2019.

WAC 197-11-800 Categorical exemptions.

The proposed actions contained in Part Nine are categorically exempt from threshold determination and EIS requirements, subject to the rules and limitations on categorical exemptions contained in WAC 197-11-305.

(1) Minor new construction - Flexible thresholds.

(d) The maximum exemption levels applicable to (c) of this subsection are:

Project types	Fully planning GMA counties		All other counties
	Incorporated and unincorporated UGA	Other unincorporated areas	Incorporated and unincorporated areas
Office, school, commercial, recreational, service, storage building, parking facilities	30,000 square feet and 90 parking spaces	12,000 square feet and 40 parking spaces	12,000 square feet and 40 parking spaces

Finding: The existing facility is 8,567 sf, and the proposed addition is 887 sf. The City of Mukilteo has adopted flexible thresholds for categorical exemptions, including a 30,000 sq. ft. threshold for commercial structures (MMC 17.84.070(D)). The proposal meets this exemption criteria.

(2) Other minor new construction.

(f) Additions or modifications to or replacement of any building or facility exempted by subsections (1) and (2) of this section when such addition, modification or replacement will not change the character of the building or facility in a way that would remove it from an exempt class.

Finding: The existing facility is 8,567 sf, and the proposed addition is 887 sf. The City of Mukilteo has adopted flexible thresholds for categorical exemptions, including a 30,000 sq. ft. threshold for commercial structures (MMC 17.84.070(D)). The proposal meets this exemption criteria.

(6) Land use decisions. *The following land use decisions shall be exempt:*

(a) Land use decisions for exempt projects, except that rezones must comply with (c) of this subsection.

(b) Other land use decisions not qualified for exemption under subsection (a) (such as a home occupation or change of use) are exempt provided:

(i) The authorized activities will be conducted within an existing building or facility qualifying for exemption under WAC 197-11-800 (1) and (2); and

(ii) The activities will not change the character of the building or facility in a way that would remove it from an exempt class

Finding: The essential public facilities permit is a land use permit that is exempt under this criteria.

WAC 197-11-756 Lands covered by water.

(1) "Lands covered by water" means lands underlying the water areas of the state below the ordinary high water mark, including salt waters, tidal waters, estuarine waters, natural water courses, lakes, ponds, artificially impounded waters, and wetlands. As specified in Part Nine certain categorical exemptions do not apply when a portion or all of a project or proposal is undertaken on lands covered by water.

(2) Wetlands - Wetlands are defined as areas that are inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas. Wetlands include those artificial wetlands intentionally created from nonwetland areas created to mitigate conversion of wetlands. Wetlands do not include those artificial wetlands intentionally created from nonwetland sites including, but not limited to, irrigation and drainage ditches, grass-lined swales, canals, detention facilities, wastewater treatment facilities, farm ponds, and landscape amenities, or those wetlands created after July 1, 1990, that were unintentionally created as a result of the construction of a road, street, or highway.

(3) "Lands covered by water" does not include adjacent lands and designated buffers above the ordinary high water mark.

Finding: While the parcel contains a previously delineated wetland and wetland buffer, including an expanded buffer to mitigate for filling of a separate wetland as part of the initial development, the current proposal does not include development in or any alteration to either the wetland or the wetland buffer. Therefore, since neither a portion nor all of the project or proposal is undertaken on lands covered by water, categorical exemptions specified in Part Nine can still apply.

Conclusion:

Based on the findings above, the City of Mukilteo determines that the proposal is exempt from SEPA.

Contact Person: Garrett Jensen, Associate Planner, 425.263.8046
Responsible Official: David Osaki, Community Development Director

Signature: 
Garrett Jensen, Associate Planner

Date: 10/15/2019