



9740 Evergreen Way * Everett, Washington 98204

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Received by Email

2021-12-16

December 13, 2021

City of Mukilteo Planning and Community Development
11930 Cyrus Way
Mukilteo, WA 98275
425-263-8000

Subject: Brava Light Industrial Narrative Letter – Minor Revisions to Submittal

To Whom It May Concern:

The project is located at 12313 Cyrus Way and proposes four industrial use buildings. Buildings A and D are to have three units each and buildings B & C are to have two units each. The units will be rental space for warehousing uses. The site will be served by a proposed parking lot and vehicle and pedestrian access will be taken from Cyrus way located to the west of the site. Proposed buildings are to have a roof total area of approximately 30,960 sf along with on-site parking and sidewalk areas of approximately 35,258 sf. Off-site road and sidewalk improvements will compose an area of 4,587 sf. New and replaced hardscape for on-site and off-site development will total approximately 70,805 sf.

The project site is currently composed of man-made slopes adjacent to wetland and stream areas. Refer to the Geotech report and Critical Area Study and Mitigation Plan for information about the alteration, preservation, and mitigation of critical areas. Wetland and stream buffers are to be reduced through reasonable use provisions (MMC 17.52.025) and requires an administrative variance if the buffer reduction is greater than 25% and less than 50%. The proposed buffer reduction is slightly less than 50% at the narrowest point (approximately 49.9% buffer reduction at most). The required building setbacks may be reduced by up to 50% under reasonable use provisions, but since the project achieves the intended use of the site with less than 50% buffer reduction, the standard front setback of 25' has been maintained.



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The project is located within two separate drainage basins and will contain two separate on-site drainage systems. Drainage management for the site improvement will consist of underground conveyance bringing runoff to proposed underground detention pipes. The larger basin will receive enhanced stormwater treatment via a proposed BioPod underground filter vault. The smaller basin contains less than 5,000 sf of pollution generating hardscape and will not require water quality treatment.

Let me know if there are any questions on this or the project design in general.

Sincerely,

Timothy Sarkela

Timothy Sarkela, P.E.

Project Manager