

January 30, 2022

City of Mukilteo
Planning and Community Development
11930 Cyrus Way
Mukilteo, WA 98275

Re: Carrik Court—CPH Project No. 0054-20-034
Mixed-use Commercial/Multifamily Residential Land Use Permit (Major Review)
Application Cover Letter and Project Narrative

City Planning and Development Review Staff,

This cover letter and project narrative is provided to complete the SEPA and Mixed-use Commercial/Multifamily Land Use Permit (Major Review) for the Carrik Court project. This application submittal includes the following enclosed information per Mukilteo Municipal Code (MMC) 17.13.040 for a complete application:

- Land Use Application Form
- Building Height Worksheet
- Sewer and Water Availability Letter (Mukilteo Water and Sewer District)
- Mixed-Use Commercial Land Use Permit plan set
 - Site Plan
 - Landscape Plans and Details
 - Tree Retention and Soil Management Plan
 - Grading, Storm Drainage, and Roadway Plans and Details
 - TESCP
 - Existing Conditions
 - Water and Sanitary Sewer Plans
- Reduced Mixed-Use Commercial Land Use Permit
- Building Elevations and Floor Plans (Nash+Associates Architects)
- Reduced Building Elevations and Floor Plans (Nash+Associates Architects)
- Stormwater Site Plan (drainage report)
- Traffic Impact Analysis (Gibson Traffic)
- Geotechnical Report (Earth Solutions NW)
- Geotechnical Report (Kindred Hydro)
- SEPA Checklist
- Critical Areas Assessment (Green Earth Operations)

EXISTING SITE CONDITIONS

The Carrik Court project site is an assemblage of three real parcels totaling approximately 9.6 acres. Two of the properties are more specifically located at 8516 and 8616 Mukilteo Speedway (SR525) in the City of Mukilteo, Washington (Snohomish County tax parcel nos. 00611600013402, 00611600013500, and 00611600013600). The western and southern approximately 6.5-acre portion of the site are zoned Planned Community Business (PCB) and the remaining north and northeast frontages are zoned Community Business (CB).

SR525 borders the east frontage of the site and serves as its current vehicular access. The south frontage of the site is bordered by 88th Street Southwest. Properties north of the site are a combination of undeveloped and commercial/multifamily uses that are zoned Multifamily (MDR, 13 du/acre). The properties adjacent to the west boundary of the site are fully developed single-family residential subdivisions in the City's low density single-family zone (RD 12.5).

The northern and southern portions of the site are mostly undeveloped. The central, approximately 3 acres of the site was historically cleared and graded and is currently covered by mostly pasture grass and some maintained landscape and paved areas. This sparsely developed portion of the site contains an existing detached single-family residence, private gravel and asphalt paved driveways and parking areas, and associated outbuildings. The existing topography has approximately 40 feet of elevation relief from the northeast corner of the site towards the southwest corner of the site. Critical areas comprised of one Category IV wetland and an unnamed Type 5 stream exist on the southern portion of the site. An unclassified drainage course conveys runoff from portions of the western half of SR525 and the north site to the inlet of an existing 12-inch culvert that was recently installed by the *Courtyard Townhomes* project specifically for the collection of this conveyance.

PROJECT OVERVIEW

Carrik Court is a mixed-use commercial and multifamily residential project proposed with a total of 122 residential townhome units and 9,600 square feet of commercial floor area on an approximately 9.6-acre site in the north-central portion of the City of Mukilteo. Eighteen (18) stand-alone townhome buildings contain 114 of the new single-family residential units and four (4) additional buildings contain the remaining eight (8) residential townhome units combined with the 9,600 square feet of commercial space (2,400 square feet commercial and 2 residential units per building). The site plan and residential buildings have been thoughtfully configured around the site to provide convenient access throughout the property by a system of drives aisles and sidewalks for vehicular and pedestrian ingress/egress. The live/work residential units have been sited along the frontage of Mukilteo Speedway consistent with the mixed-use provisions of Mukilteo Municipal Code (MMC) 17.25C.030.B.2b.

Private roads and/or drive aisles will provide access to the individual buildings, open spaces, recreations areas on the site. A primary private loop road connects the enclaves of shared private drives with the existing adjacent public roadways with commercial driveway approaches at two locations—one at Mukilteo Speedway and one at 88th Street SW. The project will improve both the frontage of SR525 and 88th Street SW with pavement widening, continuous curb, gutter, sidewalk, and landscape amenities conforming to applicable City standards. The expected extent/scope of frontage improvements are shown on the accompanying plans.

The current site plan incorporates the required open space and recreation areas required by City code. A portion of the onsite open space includes more than 1.6 acres of stream, wetland, and associated critical area buffers over the southern edge of the site. This natural open space amenity will be accessible to the residents of the community via viewpoints, paths and sidewalks, and adjacent recreation facilities. The Critical Areas Assessment prepared by Green Earth Operations included with this application provide more details regarding the project impacts and mitigation measures for these critical areas.

DENSITY OF RESIDENTIAL DWELLING UNITS

The maximum allowable density for the PCB and CB zones is established at 13 dwelling units (du) per acre by MMC 17.25C.030.B.5b. Based on this and a total site area of 9.6 acres, the project would be allowed a maximum of 125 du. MMC 17.25c.030.b.5c goes on to state that site development in the CB and PCB zones shall be in accordance with the PRD standards of MMC 17.51, except that the maximum density would remain at 13 du/acre. This suggests that the typical 20 percent density bonus provided by meeting the criteria of the PRD is not applicable to the PCB and CB zones. The proposed 122 residential units are slightly less than the allowable density for the site.

The Site Plan included with these application materials illustrate how the 122 residential townhome units and 9,600 SF of commercial floor area are accommodated in a configuration that results in well distributed and connected open space areas that exceed the minimum area required by MMC 17.51.050.B.

OPEN SPACE AND RECREATION

The project is required to provide 20 percent of its site area in the form of common open space per MMC 17.51.050.B. This equates to a little more than 1.9 acres based on a total site area of 9.6 acres. Up to fifty percent of the onsite natural critical areas can count toward the required onsite open space and recreation area. The remaining 0.96 acres of open space includes an approximately 0.15-acre formal park space sited over and adjacent to the storm drainage vault in the southwest portion of the site and other common landscape areas distributed throughout the site.

Onsite open space areas include a combination of green landscape and hard walk and plaza amenities to accommodate both passive and active recreation for the residents. The formal park in the southwestern portion of the site will contain a community also contain playground equipment and other features for a variety of ages. These areas and details regarding the specific amenities are shown on the enclosed landscape plans.

CRITICAL AREAS

The project biologist, Green Earth Operations (GEO), has completed a reconnaissance and assessment of the critical areas on the site. Those efforts resulted in the delineation of an existing, coincident Category IV wetland and Type 5 stream in the southern limit of the site. Portions of these resources are proposed to be relocated with some enhancement to accommodate the site plan as well as to create a unique natural amenity for the community. No other critical area resources were identified on the site. A copy of GEO's Critical Areas Assessment (December 23, 2021), which includes a conceptual mitigation plan, accompanies this narrative and is part of both the SEPA review and land use applications.

GRADING AND STORM DRAINAGE IMPROVEMENTS

Clearing and grading of the site will be required to complete the building pads, associated roadway and utility infrastructure, and enhancements to the onsite critical areas in the native open space. The preliminary site plan considers the existing topographic relief and challenges and attempts to limit overall earthwork. Site grading and retaining walls with low to moderate heights are necessary to accommodate limiting building heights.

The project will require storm drainage collection, conveyance, flow control, and water quality facilities to mitigate the change in land use. A geotechnical and infiltration testing efforts have been completed and the results of those efforts indicate that limited infiltration of storm water runoff may be feasible over certain areas of the project site. A technical memorandum from Kindred Hydro summarizes the infiltration test results and design recommendations and a copy of that report accompanies this submittal package. All stormwater controls will be designed and ultimately constructed in accordance with applicable City of Mukilteo Public Works and surface water standards per the adopted 2012 Department of Ecology Stormwater Management Manual for Western Washington as amended in December 2014. The project will meet duration flow control and basic treatment standards for stormwater runoff volumes.

The topography of the site and existing downstream drainage systems result in the site having two separate threshold discharge areas (TDAs). Final grading and proposed storm drainage improvements will generally maintain existing storm drainage discharge patterns and the two TDAs. Discharge from the north TDA will consist of runoff from the non-pollution generating impervious roofs, yards, and vegetated perimeter buffer areas. The storm drainage collection system and grading of the site effectively reduce the contributing area of the north TDA such that

the mitigated release rate in the north/northwest conform to the low impact development (LID) performance standard without any formal flow control facilities.

The larger south TDA includes the remaining site area not included in the north TDA. Runoff from the improved south TDA will be collected and conveyed to a below grade infiltration vault located in the vicinity of the southwest boundary just north of the critical area buffer. This vault will also have a standard flow control riser and mitigated surface discharge because of the limited infiltration capacity of the native soils. Drive G along the west boundary of the site has a separate detention tank system with independent flow restrictor control structure due, again, to topographic constraints. The mitigated flows from these two formal detention facilities are discharged to a storm drainage duplex pump station.

The storm drain pump station discharges to a gravity inlet to a proprietary StormFilter water quality treatment vault. That vault then outlets to a gravel dispersion trench system located immediately downstream of the vault and in the outer limits of the critical areas buffer. The elevation of the top of the trench will allow flows to disperse south over the native buffer areas of the wetland and stream. Flows from the onsite stream and wetlands is collected by an earthen and vegetated ditch along the north side of 88th Street SW. The ditch flows west to a culvert that flows south under 88th Street SW approximately 468 feet west of the site. Flows entering this culvert continue south for a little more than 500 feet in a series of below-grade storm drainage facilities. Smuggler's Gulch Creek is the ultimate receiving waterbody for these existing drainage systems and the stormwater from site's south TDA.

A storm drainage plan, facility details, and design profiles along with a storm drainage report (Stormwater Site Plan) are included with the enclosed application materials.

PUBLIC WATER, SANITARY SEWER, AND OTHER UTILITIES

The project is located within the Mukilteo Water and Wastewater District (MWSD) service area. MWSD public sanitary sewer and water mains are located within Mukilteo Speedway and 88th Street Southwest. MWSD sanitary sewer easements exist along the west and north site boundaries. It is currently understood that there is no sewer main in the existing easement through the northern portion of the site. There is an existing sewer main that occupies the easement at the west boundary and this main will be extended onsite to serve the new townhomes.

A 12-inch ductile iron water main is located along the east right-of-way of SR525. Water is expected to be provided to the project by extending a new 8-inch water main loop from this existing 12-inch main in SR525 to an existing main in 88th St SW. These general water and sanitary sewer configurations are shown on the enclosed *Water and* is included with this Land Use Major Review submittal package.

Please feel free to contact me directly if you have questions or require additional information to complete the processing of this application. I appreciate your time and efforts and look forward to working with the City on a successful project. Thank you.

Sincerely,

CPH Consultants



Matthew J. Hough, PE
President

Enclosures

Cc: Melanie Davies (Westcott Holdings, Inc.)
Copy to file