

PROJECT NARRATIVE

Site Address:

2258 Third Street (3rd St and Park Ave)
Mukilteo, WA 98275



Received by Email

4/11/2023

City of Mukilteo Permit Applications:

PPR-2023-001
COMM-2023-001
ENG-2023-001
ENG-DEV-2023-001
ENG-DEV-2023-002
CAR-2023-002

Snohomish County Parcel Number:

00596900300601

Utilities:

Electrical – SnoPUD
Sewer + Water – MWWD
Gas – Puget Sound Energy

Developer/Owner:

5J Williams Family LLC
19801 50th Ave W
Lynnwood, WA 98036-6416
Ryan Kilby
(425) 750-7926
ryan@williamsinvest.com

Applicant:

Alison Musch
Dykeman Architects
1716 W Marine View Drive, 2nd Floor
Everett, WA 98201
(949) 300-2380
alisonm@dykeman.net

City of Mukilteo Zoning:

Zoning Area: DB
Zoning Designation: DOWNTOWN BUSINESS DISTRICT
Comprehensive Plan Designation: Commercial – Mixed Use

Project Description:

This proposal is for the construction of a new 3-story Multi-Family building comprised of 14 units with parking accessed off the alley, leasing office on grade level, outdoor common area on the roof, and commercial space located at grade level along 3rd Street. The site, on the corner of 3rd Street and Park Avenue in the Downtown Business District of Mukilteo, slopes down to the north, so the building Level 1 will align with grade at 3rd Street at elevation 81'-10-½", while Level P1, Parking Garage, will be a daylight basement, aligning with the grade at the alley at elevation 68'-0". Levels 1 and 2 will be construction type V-B, and Level P1 below to be type I-A, with post-tensioned slab lid. The total building size is 31,030 sf, including 13,101 sf of Residential space, 1,700 sf of Commercial space, and 1,503 sf of Roof Terrace. The Parking garage is 9,271 sf and contains 28 parking stalls, in addition to Trash Room, Electrical Room, Fire Riser Room, and stair and elevator access to upper floors.

The site is currently vacant and contains a dilapidated concrete shed on the northeast corner and a concrete slab along the west property line, both to be demolished. There are several shrubs and trees on site, to be removed.

Since the building will be built almost to the property lines, as is permitted in the Downtown Business District, we have planned to utilize the small space available on grade to have landscaping at the southwest corner of the property, planters along the Commercial space on 3rd St, and a long planting strip with trellising along Park Ave. We also plan to having plantings within the occupiable Roof Terrace. Landscape Architect will be joining the team soon to design these spaces for us.

Utilities:

Natural Gas: Puget Sound Energy

Electricity: Snohomish County PUD

Sewer and Water: Mukilteo Water and Wastewater District

Legal Description:

Section 4 Township 28 Range 4 Quarter NE THOMAS ADDITION BLK 003 D-00- PAR 1 PER CITY OF MUKILTEO REC UND AFN 201610270134 & AS DEPICTED ON ROS REC UND AFN 201610275001; BEING A PTN OF LOTS 6 & 7 OF EXST PLAT

Design Team:

Architect:

Dykeman Architects

1716 W Marine View Dr, 2nd Floor

Everett, WA 98201

Michael Stevens

(425) 530-5646

michaels@dykeman.net

General Contractor:

Exxel Pacific Inc

323 Telegraph Road

Bellingham, WA 98226
Tim Spink
(360) 734-2872
tims@exxelpacific.com

Civil Engineer:
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250 4th Ave S, Ste 200
Edmonds, WA 98020
Jared Underbrink
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Structural Engineer:
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Building Envelope:
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