



March 14, 2022

City of Mukilteo, Public Works Department
Attn: Mr. Matt Nienhuis, Public Works Director
11930 Cyrus Way
Mukilteo, Washington 98275

**RE: Port of Everett, Mukilteo Parklet
Traffic Impact Fees – Seasonal Outdoor Dining Area
700 Front Street
Mukilteo, Washington**

Dear Mr. Nienhuis,

Based on conversations with City of Mukilteo (City) staff at our Pre-Application meeting on December 16, 2021, the Port of Everett (Port) understands the City requires payment of Traffic Impact Fees due to the outdoor dining portion of the project. The Port is proposing development of a “parklet” at 700 Front Street on parcels that were part of the approach ramp for the former Washington State Ferry Terminal. The Port is partnering with Ivar’s to repurpose the parcel with public park space and seasonal outdoor dining space. The dining space will be leased to Ivar’s and will be separated from the publicly accessible portion of the parklet. This letter is being submitted as part of the Port’s permit application package for the Parklet per Mukilteo Municipal Code (MMC) 3.107.100 regarding requests for adjustments to Traffic Impact Fees based on “unusual circumstances”.

The project proposes placement of up to ten tables and umbrellas to allow for Ivar’s restaurant to have outdoor dining in a specific portion of the parklet that will be leased to them for such use. The unusual circumstances of this project are primarily that the proposed tables will be placed on site on a seasonal basis, recognizing that they will not be used during the cold and wet winter weather. It is anticipated that most Ivar’s customers attracted to the outdoor seating would be coupling their visit with other waterfront uses such as Lighthouse Park or the ferry, therefore having substantially less impact on the system improvements than development activities associated with a new restaurant.

At this time, it is anticipated that no building permits will be required for the proposed project, therefore this project is not considered “new development” under MMC 3.107.030. Ivar’s is considering this proposal on an interim basis to gauge customer response and determine whether construction of a permanent covered, outdoor seating structure would be desirable and economically feasible.

For these reasons, the Port is requesting deferral of Traffic Impact Fees until such time as a permanent structure is built.

Thank you for your consideration of this request. If you have any questions or need additional information, please contact me at (425) 330-6564 or via email at laurag@portofeverett.com.

Sincerely,



Laura M. Gurley, Director of Planning
PORT OF EVERETT

CC: David Osaki, Planning & Community Development Director
Bob Donegan, Ivar's Restaurant
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