

**Interim Parking at 707 Front Street
Floodplain Permit Narrative
August 22, 2022**

Introduction

The property owner is proposing to perform maintenance of the existing asphalt surface at 707 Front Street (“Site”), including sealcoating and restriping (Snohomish County Parcel No. 00451300100100) and the addition of temporary planter boxes. This parcel was part of the holding lanes for the former Washington State Ferry Terminal (**Figure 1**). This work will allow the site to be used for as interim parking under the new City Ordinance 1465. The City of Mukilteo (City) has indicated that the proposed project will require a Floodplain Development Permit (permit) because the sealcoating is considered “major maintenance” and major maintenance is considered “development” in accordance with Mukilteo Municipal Code (MMC) Chapter 15.12 – Flood Damage Prevention. This narrative has been prepared in accordance with MMC Chapter 15.12 – Flood Damage Prevention and with MMC Chapter 17B.52D – Flood Hazard Regulation to meet permit submittal requirements.

Existing Conditions

The Site is currently paved with asphalt with a temporary fence around it. Much of the Site is mapped within the Federal Emergency Management Act (FEMA) flood hazard area Zone AE, with a base flood elevation (BFE) of 13 feet (ft) relative to the North American Vertical Datum of 1988 (NAVD88). Considering the BFE, locations below 13 ft have a 1-percent annual chance of flood hazard (**Figure 2**). Elevation survey data for the Site indicates that the Site ranges from approximately 12 ft to over 19 ft elevation (NAVD88). In accordance with MMC Chapter 17B, the FEMA flood insurance rate map indicates that all ground surfaces within 200 ft of the Site are within Zone AE, with a BFE of 13 ft, except for a portion of the southwest corner of the Site, which is outside of the FEMA BFE.

Extreme water levels data for Seattle, Washington reported by the National Oceanic and Atmospheric Administration (NOAA) indicate that the 10-year coastal flood elevation is 2.34 meters (7.68 ft) above mean sea level (NOAA, accessed March 15, 2022), which corresponds to 12.1 ft (NAVD88). A very small portion of the Site is understood to be below this 10-year flood elevation. The Site is not located within a floodway.

The existing Site conditions are limited to asphalt and absent of vegetation or other natural features providing ecological or shoreline functions. The Site is mapped within a geologic sensitive area. The Site is not within other critical areas or a buffer.

Floodplain Development Assessment

The proposed improvements for the Site include seal coating the existing asphalt and restriping (see attached plans). Temporary, portable planters may be installed to enhance the streetscape until the site is redeveloped (under separate, future permits). Reference the project Site plans for additional details.

No grading or fill will take place for this proposal. As a result, the proposal will not alter the natural water course during potential flooding conditions.

If required, the temporary planter boxes will be anchored to the ground to prevent floatation.

The proposed maintenance and plant containers are not fully enclosed areas and therefore are exempt from Section 15.12.220 standards for floodproofing.

Conclusion

The owners are proposing maintenance activities and planter boxes, which occurs within FEMA designated 100-year floodplain and is subject to flood damage prevention in accordance with MMC Chapter 15.12 and MMC Chapter 17B.52D. The proposed project elements subject to this application satisfy the regulations of the MMC. Information presented in the Site plans prepared for the project provide supplemental information to this application.