

March 9, 2016

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Attn. Mr. Robert McGaughey,
Public Works director
Mukilteo City Hall
11930 Cyrus Way, Mukilteo, WA 98275
Email: r.mcgaughey@mukilteowa.gov
Phone: 425.263.8170

RE: Islamic Center of Mukilteo, Street Frontage Improvements Modification Request

Dear Mr. McGaughey:

In accordance to the Mukilteo City Code Chapter 2 - Flexibility Authorization, We are humbly submitting an engineering standards deviation request to waive the requirements of street frontage improvements for a proposal to construct a small-scale development project along Harbor Pointe Blvd SW and across the street from City Hall after consideration of the following reasons:

(1) The improvement as required would not be harmonious with existing street improvements, would not function properly or safely and would not be advantageous to the neighborhood or city as a whole. Since the City does not have enough right-of-way (ROW) on both side of the subject development property, partial frontage improvements can't be properly connected to the neighboring properties especially that the abutting private property to the west is also encumbered by a wetland without sufficient ROW. Therefore, improvements can't be usable without providing proper tapers and will not be able to provide public advantage.

(2) There are unusual circumstances and physical conditions that preclude the construction of the improvements as required. The presence of a wetland on the subject property does not make the construction of street frontage improvements in the best interests of the City at this point in time. Partial street frontage improvements along Harbor Pointe Blvd will severely impact the wetland that exists on the south side of the road. There is no public benefit to unnecessarily expediting impacts a wetland without yielding any usable lanes.

(3) We have indicated in our pre application meeting with the Planning Manager Mr. Glen Pickus, that the feasibility of our project will require deviation from Mukilteo development standards for frontage improvements for the following reasons:

- a. The City has an active project to widen Harbour point Blvd in front of our site.
- b. We cant build the frontage improvement because the city does not yet know the configuration of the project.
- c. We will dedicate the amount of property necessary to accommodate the project.

Therefore, any frontage improvements prior to the City's design could become a limiting design factor and negatively affecting the City's project. If the improvements are built in the wrong location or elevation in relation to the City's project, the City may incur additional removal costs and re-construction.

(4) The proposal produces a compensating or comparable result which is in the public interest. In our discussion with the planning manager Mr. Glen Pickus, his recommendation was in lieu of the frontage improvements, the development proposal should dedicate up to 12 feet of Right-of-Way at no cost for the city to facilitate the planned roadway project along Harbor Pointe Blvd SW. As indicated above, since the project property is encumbered by a wetland, the proposed building was designed and reduced in size to avoid impacts to the wetland and reduce intrusion into the wetland buffer to the maximum extent possible. Any frontage improvement requirements will hinder the proposed project from penciling out. In fact. they will hinder the proposal from moving forward as the cost to construct the proposed building has already been stretched out to it's maximum limits. If that happens, then the City would have to purchase those 12' of the subject property frontage increasing their programmed transportation improvement project cost and budget.

We greatly appreciate your consideration to our request and hope it will be approved.

Sincerely,

Fatah Boualamallah, NCARB, AIA