CITY OF MUKILTEO

Shoreline Substantial Development Permit Supplemental Requirements

11930 Cyrus Way - Mukilteo, WA 98275
425.263.8000

Applicant: __Jessica Malerk__   Address: __610 Front St. Mukilteo WA 98275__

Please provide the following documents with your Land Use Development Application

1. **Project Narrative** with a general description including:

   ☒ Proposed use(s) and the activities necessary to accomplish the project

   ☒ Existing property physical characteristics, improvements and structures

   ☒ Vicinity of the property including identification of the adjacent uses, structures and improvements, intensity of development and physical characteristics

2. **Site Development Plan** with maps and elevation drawings, drawn to scale, including:

   ☒ Parcel Boundary

   ☒ The ordinary high water mark (OHWM) of all water bodies adjacent to or within the boundary of the project. If the OHWM is neither, indicate the distance and direction to the nearest OHWM of the shoreline.

   ☒ Existing and proposed land contours with intervals sufficient to determine the existing character of the property and the extent of proposed change. Indicate areas within the boundary that will not be altered

   ☒ A delineation of all wetland areas

   ☒ A general indication of the character of vegetation found on the site

   ☒ The dimensions and locations of all existing and proposed structures and improvements including but not limited to; buildings, paved or graveled areas, roads, utilities, septic tanks and drainfields, material stockpiles or surcharge, and stormwater management facilities

   ☒ A depiction of the impacts to views from existing residential uses and public areas

   N/A ☐ Quantity, source and composition of any temporary or permanent fill material

   N/A ☐ Quantity, composition and destination of any excavated or dredged material

   ☒ A vicinity map showing the relationship of the property and proposed development or use to roads, utilities, existing developments and uses on adjacent properties

   N/A ☐ Landscaping Plan

   N/A ☐ Plans for development of areas on or off the site as mitigation

Project Narrative:

Losvar Condominiums will be receiving decorative and safety design upgrades to the building facade to increase curb appeal and property values. The building is composed of brick masonry units (BMU) with a flat roof system, decorative CMU has been installed at the parking garage. The building is located between the Lighthouse Park and the current Ferry Terminal off of Front Street in Mukilteo, WA.

This is an exterior renovation project to the existing building to include, exterior painting, new code compliant guardrails, and decorative metal trim elements to the windows and at the roofline at the front and sides of the building. The roofline trim will contain and reinforce for earthquake damage mitigation. Design upgrades are consistent with the City of Mukilteo Design Standards as follows:

The trim at the roofline will be installed at the east, south and west elevations of the building and reinforcement will be added to the north elevation. The trim and reinforcement has been designed to contain loose bricks that could come loose during an earthquake.

Projection accents at windows and roof to promote human scale and visual interest 17.25A.040.B.2, 17.25A.040.B.2.ii, IBC 2015 3201.3.3. These elements will break up long flat, unadorned walls 17.25A.040.B.4.b.ii, Provide areas to accent with color on the building still complying with the maximum 3 color palette 17.25a.040.B.7.b.iv

New wood look cladding at parking garage CMU. 17.25A.040.B.6.b.iv.B

Removing chain link site fencing and installing new site fencing at front utilities, pool and boat storage for better security and aesthetics. 17.25A.040.A.4.b.ii,

New glass railings will be incorporated into the existing pool wall and private decks to promote views.

Adding and illuminating the new building address numbers at the SE corner to help with way finding. The numbers will be lit so that it is clear and comply with illumination standards and wall sign standards.