

From: [Lani O'Connor](#)
To: [Linda Ritter](#)
Cc: [Chris Cook](#); electelisabethcrawford@gmail.com; "[Marilyn Langdon](#)"
Subject: Comments and questions for Harbour Pointe Townhomes
Date: Thursday, November 21, 2019 2:26:03 PM

[WARNING: THIS MESSAGE HAS COME FROM A SENDER OUTSIDE THE CITY OF MUKILTEO NETWORK,]

Hi Linda,

Here are my preliminary comments on this project. Thank you for taking the time to answer questions at the open house.

Architecture depicted on the city website is very "City of Everett/Lynnwood" – should be timeless

Land Use – should include mixed use

- Use of property was originally commercial
- Although townhomes are likely to sell. This project feels like a missed opportunity for mixed use in an area of town where mixed use would be appropriate.
- Perhaps the row of townhouses along Harbour Place could incorporate some mixed use like the main floor businesses integrated into the units on Pointes Drive near Thai Rama.

Parking/Roads – where is additional parking?

- 72 parking shown on application - total = 47 in unit, 17 in driveways 8 visitor
- 8 visitor parking – where is alternate parking for overflow?
- Resident or visitor car turn around on site?
- Per comments, second road off Harbour place would be private road.
 - Will residence pay for all maintenance?
 - Will residence pay for drainage or major road repair issues, signs, lights, etc.?

Connection of gulch walking paths

- 10' wide Walkway easement is shown on the site plan.
- Development – materials, maintenance, etc. of the walkway is not clear
- Who pays for the maintenance of the path?
- Will the path remain public?

Drainage: Sidewalks are shown as same level as street – geotech report indicates keep surface water from flowing over steep slopes – not clear how the drainage at streets/sidewalks/drainage are addressed.

Geotechnical Concerns – buildings are within the steep slope setbacks recommended by the

geotechnical engineer seismic analysis. Pipe piles do not address seismic loads – only gravity loads – need additional analysis.

- March 22, 2019 Assoc Earth Science report with additional subsurface explorations and slope stability analysis (done with loads 35' back 25' deep for vault west)
 - After seismic analysis was done the geotechnical engineer recommends 40' setback from steep slope southern, 30' from western prop line - in order to mitigate landslide hazards.
 - Reference, Page 5 of Geotechnical report dated March 22, 2019 indicates recommendations to mitigate landslide hazards – specifically related to seismic conditions -. Recommendations include 40' setback from top of southern property steep slope, 30' from western
 - Also recommended - Storwater runoff directed away from slope etc.
 - Also recommended - Site disturbance should be minimum required to construct project.

- Dated September 20, 2019 – Geotechnical report Addendum addresses the buildings on the west and south side with proposed 25' setback
 - indicates setbacks 25' possible with pin piles/supporting structure
 - Pin piles do not resist horizontal loads including seismic loads
 - No statement made regarding risk of landslide due to seismic conditions with reduced setbacks
 - Additional information should be provided to update the analysis of seismic risk with 25' setback
 - Additional information should be provided to address the mitigation of seismic hazards with the proposed 25' setback.

Based on site plan/drainage plan sheet P1, dated 081219 – 3 – 4 units might be deleted if 40' setbacks from top of slope required.

From: [Allison Roozen](#)
To: [Linda Ritter](#)
Cc: [Lauren Balisky](#)
Subject: Basal Group Townhome Project
Date: Wednesday, November 13, 2019 11:38:35 AM

[WARNING: THIS MESSAGE HAS COME FROM A SENDER OUTSIDE THE CITY OF MUKILTEO NETWORK,]

Hello,

I had recently inquired about a vacant property near my daughter's preschool and was told there were currently no plans for development. I have now learned that was not true, and that a developer is attempting to rezone the land so that they can build townhomes. I am curious as to why the city would withhold that information when I specifically asked - as the application had been submitted prior to my inquiry.

I am unable to attend the public meeting on the 18th at Rosehill and would like to know what the process will be as the developer attempt to redone the parcels, and I would also like to know where I can find up to date information on the project.

Thank you,

Allison Roozen

From: [Comcast](#)
To: [Linda Ritter](#)
Subject: Basel Harbour Pointe Townhomes
Date: Tuesday, November 19, 2019 8:20:01 PM

[WARNING: THIS MESSAGE HAS COME FROM A SENDER OUTSIDE THE CITY OF MUKILTEO NETWORK,]

Hello –

As Mukilteo residents and taxpayers, we appreciate the opportunity to comment and would like to provide the following points of concern to the proposed Basel Harbour Pointe Townhomes (Sector 3 in Mukilteo) development:

We highly value Harbour Pointe Montessori School (HPMS) as an important and positive member of our community. It is extremely important to us that the impacts of the proposed project to HPMS be limited to the greatest extent possible. These impacts include traffic (entry/exit near HPMS and traffic in the vicinity) as well as the character and income level of the residents of your proposed development. Establishing a higher price for the housing units may increase the economic standard of this community and should be considered. There should also be a requirement that the community have a strong Home Owner's Associated (HOA) which among other requirements prohibits the renting of units (to avoid the evolution of this community into an apartment complex). Please consider reducing the total number of units and/or adding ground level commercial space. With any high density housing development, there is always the concern for criminal activities which we urge you to consider in all aspects of your planning. Please insure that the site lines from the proposed units do not extend to HPMS.

The development will be located in proximity to the Big Gulch green space which also includes an active salmon stream. We highly value this park-like space and will defend it vigorously. During the [April 23](#) Mukilteo community meeting, we heard that this development plan will satisfy the minimum required environmental impact standards. If it proceeds, we would like to challenge the city and the developer to raise the level of the development standards to far exceed the environmental-related minimums required by Mukilteo, Snohomish County, and the State of Washington. To be specific, we would like to see the stream/wetland area bordering the project (between the development area and the Senior Center) be rehabilitated (with salmon and wildlife in mind), native plantings throughout the development area, trail improvements in the regions bordering the development, and increased setbacks over minimum levels. Simply including a storm water detention tank in the planning falls far short of being a good steward of the surrounding area. Please consider making this community a model for development near salmon habitat and green space and employ a top-notch environmental consulting firm to oversee implementation of the latest and best practices. Instead of adopting a mindset that emphasizes environmental mitigation, please pursue an approach that improves the overall environment for salmon and people. We believe that adoption of a pro-environment, pro-salmon, approach will allow this project to be celebrated by the community instead of resented.

We remain concerned with traffic impacts to the general area of Harbour Point where the proposed development would be located. During the [April 23](#) Mukilteo community meeting, the traffic

engineer hired by the developer did not, in our view (and most of the attendees that evening), provide a compelling explanation or rationale as to why the traffic impacts in this area would be minimal. As the project currently stands, we believe the traffic impact will be significant to the local area of Harbour Pointe and should be further mitigated and reduced. We would welcome any improved explanation as compared to that provided on April 23.

As currently proposed, we have significant concerns that this development will generate substantial on-street parking along Harbour Place akin to the current situation along 47th Place West caused by the local apartment complexes across from the police and fire stations. We do not believe that the current plan includes sufficient on-site parking. On-street parking is an eyesore and further worsens potential traffic problems.

If this project is allowed to proceed, we encourage you to insure that bordering sidewalks are included in the plan as well as the characteristic antique street lamps that are found near the Staybridge Suits Hotel and further north along the Mukilteo Speedway. These additions will allow your development to be a positive addition to walkability of the general area.

Thank you for considering and, hopefully, addressing our concerns. With the consideration and inclusion of our concerns, we believe this project could be a welcome addition to Mukilteo and be highly accepted and valued especially when compared to a hotel, apartment complex, or industrial building which we would vigorously oppose.

Robert and Kittie Tucker
9550 57th Avenue West
Mukilteo, WA 98275



Mukilteo School District

District Office

9401 Sharon Drive • Everett WA 98204

(425) 356-1274 • Fax (425) 356-1310

Date: November 19, 2019
To: City of Mukilteo
Linda Ritter, Senior Planner
PFN: DA-2019-002, BSP-2019-001
File Name: Harbour Pointe Townhomes Binding Site Plan
Location: 9900 Harbour Place, Mukilteo

Impact fees to be paid to Mukilteo School District per GMA Ordinance before issuance of building permits. Transportation comments will be mailed separately. Direct transportation questions to the Director of Transportation and Safety, Cindy Steigerwald @ 425-356-1306.

Please make Mukilteo School District a Party of Record and send all notifications to Josette Fisher; Mukilteo School District, 9401 Sharon Drive, Everett WA 98204.

Sincerely,

Josette Fisher
Budget Analyst
Mukilteo School District
425-356-1236

From: sherwoodsage@juno.com
To: elected@ci.mukilteo.wa.us
Subject: Zone change for planned Townhomes
Date: Monday, November 18, 2019 7:25:02 PM

Good Evening Council Members:

I've just returned from the presentation at Rosehill regarding the proposed townhomes and the required zone change behind Walgreens and near the Library and Schools. I am not dead set against the construction of these townhomes but I do have some concerns, a couple of which I would consider major. Following are my thoughts:

1. Making a zone change is not to be taken lightly. When a zone change is made, it allows for sometimes completely different structures. Our Code says there must be a "smooth transition." To go from "Commercial" to "Residential" is a big step unless there are different categories of "Residential." This project I would say is closer to Multi-Family, similar to apartments even though not quite the same. Calling them "townhomes" may be a ploy on their part to make them more palatable.
2. It seems to me, though I am not familiar with all of Mukilteo's residential areas, that we would be changing the character of our town. It has been expressed by many that we want to maintain a small town ambiance. A project of this style would change that and open the door for further such projects, e.g. Paine Field Airport.
3. This would add additional traffic and more congestion to an already busy area.
4. In talking with the representatives tonight, their target is young families. They could not or would not provide me with any figures as to cost of these units. Our market being what it is and having both been in business and seen business at work, my estimation is that these units would run a half-million dollars (\$500,000) and maybe more. This is NOT affordable housing. I would recommend that, even if you are considering approving this request, that you get some firm reasonable figures from them and hold them to it.

Finally, though we might be tempted to see these units as somewhat of a "cash cow," the idea of a revenue stream is not a valid reason for us to approve such a project. Other towns and cities have taken this attitude to their detriment.

I'm sure you will receive other comments also. I hope all will provide some food for thought. Thank you for representing us.

Sherwood Sage
7926 46th Ave. W.
206-920-8933

From: [Sarah Kress](#)
To: [Linda Ritter](#)
Subject: FW: Request for Comments - Harbour Pointe Townhomes Binding Site Plan and Amendment to Sector Plan and Development Agreement
Date: Thursday, November 07, 2019 11:31:59 AM
Attachments: [image003.png](#)

Sarah Kress
Permit Services Assistant
City of Mukilteo
11930 Cyrus Way, Mukilteo, WA 98275
425-263-8061
skress@mukilteowa.gov



From: Esparza, Elbert <Elbert.Esparza@co.snohomish.wa.us>
Sent: Thursday, November 07, 2019 11:28 AM
To: Sarah Kress <skress@mukilteowa.gov>
Subject: RE: Request for Comments - Harbour Pointe Townhomes Binding Site Plan and Amendment to Sector Plan and Development Agreement

[WARNING: THIS MESSAGE HAS COME FROM A SENDER OUTSIDE THE CITY OF MUKILTEO NETWORK,]

Hello Sarah,

I reviewed the offer and distribution that you sent for this project. Snohomish County Public Works concurs with the distribution and your conclusion that this development will not impact any county capital improvement projects or county road with three or more directional peak hour trips. Therefore, no mitigation and no offer is required of this development to the county under the county/city interlocal agreement. Thank you for the opportunity to review this proposal.

Elbert H. Esparza Jr.
Associate Land Development Analyst



Snohomish County
Department of Public Works
3000 Rockefeller Ave M/S 607
Everett, WA 98201

Phone: 425-388-3184

FAX: (425) 388-6494

Email: Elbert.Esparza@snoco.org

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and may be subject to disclosure pursuant to the Public Records Act (RCW 42.56)

From: Sarah Kress [<mailto:skress@mukilteowa.gov>]

Sent: Thursday, November 7, 2019 11:19 AM

Cc: Linda Ritter <lr Ritter@mukilteowa.gov>; permittech <permittech@mukilteowa.gov>

Subject: Request for Comments - Harbour Pointe Townhomes Binding Site Plan and Amendment to Sector Plan and Development Agreement

CAUTION : This email originated from outside of this organization. Please exercise caution with links and attachments.

REQUEST FOR COMMENTS

File No.: DA-2019-002 and BSP-2019-001 **Proponent:** **Paula Townsell**, on behalf of **Wild Sockeye LLC**

Location: 9900 Harbour Place

Project Description:

This is a proposal to amend the existing Development Agreement and Sector 3 Plan (City of Mukilteo File No. PPR-2007-13, recorded under Snohomish County Auditor's File No. 200711290678) and for a new Binding Site Plan to change the allowed use from commercial to residential development. If approved, this would allow for the development of 32 townhouse-style condos on Lot 4A. There will be four (4) buildings, a community playground, a picnic area, and various pocket art parks. Eight (8) visitor parking spots are proposed to be scattered throughout the site. The site fronts on Harbour Place, which is an existing public roadway. Access to the site currently is available from a private joint use roadway shared with the Harbour Pointe Montessori School. A second entrance off Harbour Place is being proposed as the primary access for the proposed townhouse project.

Attached please find the following documents for the project:

- Request for Comments
- Notice of Application
- Application
- Project Narrative
- Site Plan
- Binding Site Plan Record of Survey
- Civil Plans
- Signed SEPA Checklist
- Critical Areas Report
- Drainage Report
- Geotechnical Reports
- Traffic Analysis

- Impact Analysis
- Cost Benefit Analysis
- Draft Amendment to Development Agreement

Please review this project as it relates to your area of concern and return your comments in writing either by mail or e-mail by **Thursday, November 21, 2019** to Linda Ritter, Senior Planner, City of Mukilteo, 11930 Cyrus Way, Mukilteo, WA 98275, LRitter@mukilteowa.gov

If you have any questions, please call Linda Ritter 425-263-8043.

Please let us know if there is a different e-mail address for this type of notice.

Sarah Kress
Permit Services Assistant
City of Mukilteo
11930 Cyrus Way, Mukilteo, WA 98275
425-263-8061
skress@mukilteowa.gov



From: [Stephen Wilson](#)
To: [Linda Ritter](#)
Subject: Public Comment for Notice of Application – Harbour Pointe Townhomes Binding Site Plan, and Amendment to Sector Plan and Development Agreement – 9900 Harbour Place
Date: Wednesday, November 20, 2019 10:59:37 PM
Attachments: [Parking Concern Diagram.pdf](#)

[WARNING: THIS MESSAGE HAS COME FROM A SENDER OUTSIDE THE CITY OF MUKILTEO NETWORK,]

Greetings,

In response to the notice of application regarding the proposed Harbour Pointe Townhomes Binding Site Plan located at 9900 Harbour Place, I would like to express a couple of concerns I have with the current plans that have been proposed:

Parking:

According to the proposed plans, the new development will have 72 spaces in total, including 47 in-unit stalls, 17 stalls in private driveways, and 8 designated guest parking stalls (pg. 34). Distributed evenly across all 32 proposed units, this equates to an average of 2 cars per unit. This is in alignment with both the state and national average. However, the concern is that there is very little buffer in the surrounding area should the number of cars in the area exceed that average. Should there be a time that all parking spaces in the complex have been consumed, residences will have no option but to park in the neighboring school parking lot and walk to their residence. Should this happen, it would have a significant impact on the daily proceedings at the school, specifically at drop-off and pick-up times. If there are any residents parked in the school lot during school hours, there will be no room for parents to drop off or pick up their children at non-peak hours since the teachers and staff of the school will consume the remaining parking stalls. Because the main road adjacent to both the school and proposed townhome complex does not allow street parking, any overflow of vehicles during school hours will have a detrimental effect on the surrounding area and risks putting the immediate area into a traffic gridlock.

Proposed resolution:

Attached is a graphical representation of the expressed parking concern. As a proposition, I would like to suggest the sidewalk leading to the emergency egress road be removed. Additionally, I suggest that the area surrounding the bollards blocking the entrance be constructed in such a manner that prevents residences from being enticed to park outside of the complex and walk to their residence. Lastly, I ask that more guest parking be added to the complex to minimize the risk of a parking overflow.

Signage:

In the current state, there is minimal signage on the adjacent main road (Harbour Place) notifying drivers of the school presence. Should this townhome development be constructed the volume of traffic in the area will increase. To mitigate this change, I ask that additional signage and other safety considerations be made to ensure the children of the school and their parents are safe.

Thank you,
Stephen Wilson
360-929-9446



Lewis Architecture PLLC
 90 Yeager Way
 Seattle, WA 98104
 206.401.2932
 LewisArch@lewisarch.com



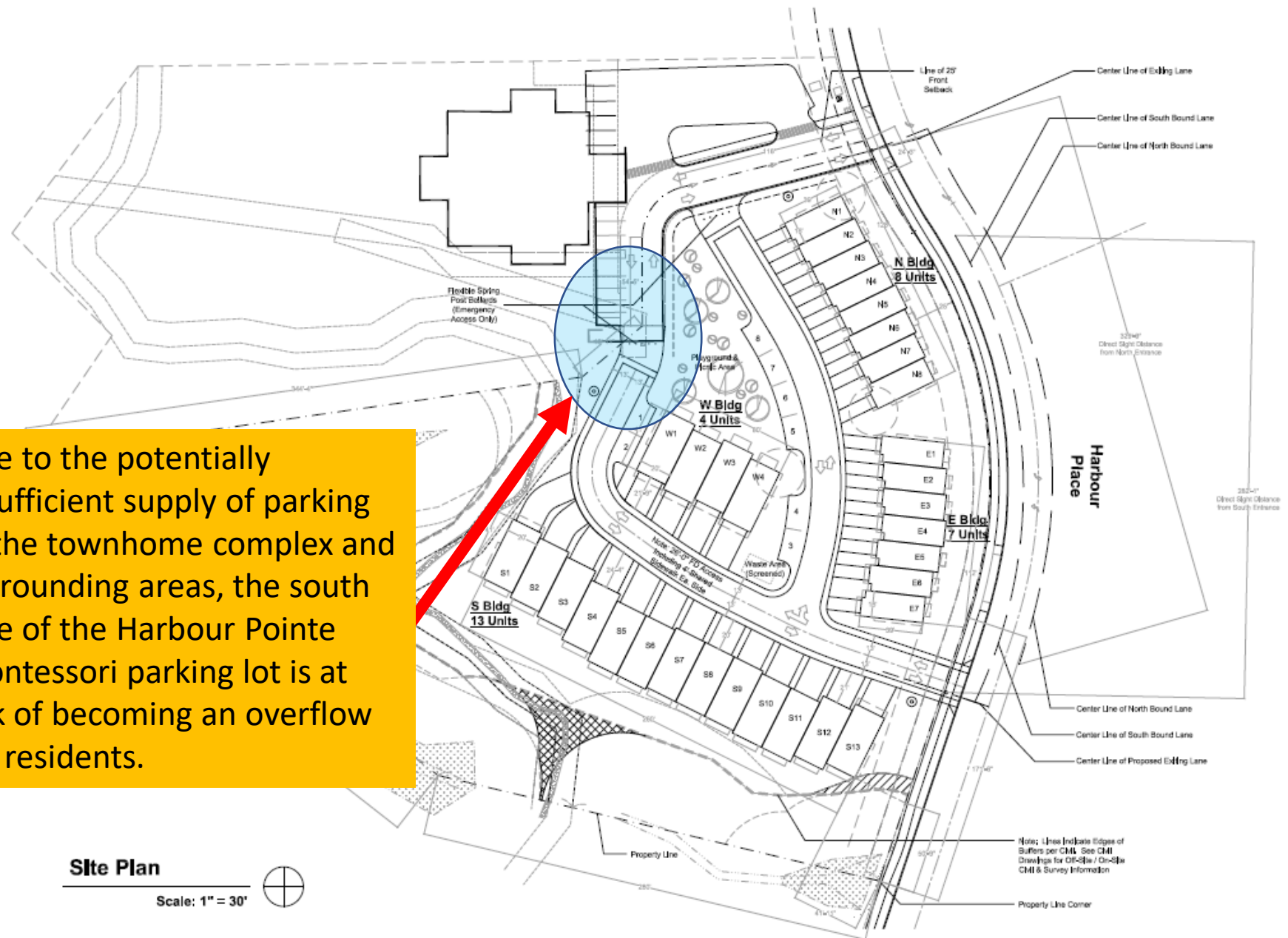
ISSUE	DATE
Major Sector Amendment Phase	2019.06.19

Site Plan
 Harbour Pointe Community
 1000 Harbour Place
 Mukilteo, WA 98275
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JOB NUMBER:

A1.0

Due to the potentially insufficient supply of parking in the townhome complex and surrounding areas, the south side of the Harbour Pointe Montessori parking lot is at risk of becoming an overflow for residents.



Site Plan
 Scale: 1" = 30'

Note: Lines Indicate Edges of
 Surfers per CMI. See CMI
 Drawings for Off-Site / On-Site
 CMI & Survey Information

Property Line Corner

From: [rebecca f](#)
To: [Linda Ritter](#)
Subject: proposed townhomes public comments
Date: Thursday, November 21, 2019 3:59:53 PM

[WARNING: THIS MESSAGE HAS COME FROM A SENDER OUTSIDE THE CITY OF MUKILTEO NETWORK,]

Hello,

As a neighbor to the project and a resident of Mukilteo for 10 years, I'm respectfully submitting my comments regarding the Basel Harbour Townhomes proposed in Sector 3.

I am concerned that this is not the best way forward for Mukilteo. We value our green space here, and this comes so very close to the gulch trail. Beyond immediate neighbors, this impacts every community member who hikes the trails behind the library. These trails are a valuable public resource, and adding housing down that hill is a detriment to all of us. If the upkeep of the structures necessary to hold up the hillside were to become the responsibility of the city, we are also adding significant expense and management to our city budget and city leaders.

The parking in the area concerns me greatly. 32 townhomes, with a "street" running through the development that is not wide enough for parking, with an entrance off of Harbour Pl, that also does not have street parking, is problematic. The garages and driveways are not adequate for the size of the homes they are proposing. No one at their meeting wanted to tell me how many bedrooms, but one person from Basel did eventually say they will be 3-5 bedrooms each. There is just no space for all of those cars.

They have allotted 8 visitor parking spaces for the whole development. Anyone with more than 2 cars in their household (teen drivers, roommates, elders, visiting family), or who ever has a gathering of any type at their home, will have literally nowhere for extra vehicles to park. The school next door, the businesses across the street, possibly even the library, will see parking space occupied not by customers, but by visitors or residents of the townhomes. The apartments near the fire station experience parking overflows, except in that case there is space on the street. All of us who drive by can see how much extra parking is needed, and I'm doubtful that the apartments contain 3-5 bedrooms. In the case of this proposed development, there would not be even street parking available as overflow.

This does not feel like responsible development to me. It may meet the letter of the law as far as what is required, but in practice it would be a detriment to the city. Of course, these developers would have made their cash and be long gone. They have no reason to care.

I really thing we can do better for our little town. This proposed project may be perfect in Seattle, where dense housing is common and cars not as necessary. Commercial, as it is

currently zoned, or even mixed use, would add potential benefit to the city without being a drain on resources. Please consider the long-term effects on our city before allowing a zoning change for such dense housing.

Thank you,

Rebecca