

01/30/2016

ICOM-Islamic Center of Mukilteo  
200 Harbour point BLVD, SW 98275

### Project Narrative

The proposed project is to build a two stories 3,796 square foot mosque, which also, will be referred to in this land use application as ICOM (the Islamic Center of Mukilteo). The building program will consist of an assembly (prayer) area(s), a multipurpose room, 2 small offices, a kitchen, bathrooms and 2 children's classrooms to be used on Sundays for children education.

Prayer are held in the designated prayer room and occasionally in the multipurpose room. Morning prayers will usually start and ends before 7:30 am. Evening prayers will usually start after 7:30 pm and end by 9:30 pm. The project will have a total of 25 parking including two handicapped stalls. The building will be steel and or a wood frame construction with a stucco and masonry veneer cladding. The building will have contemporary architecture, which includes a small minaret, used to mark the building main entrance, roof access, visually represents traditional mosque architecture.

Landscaping will be made of native trees and plant species predominantly found in the Mukilteo and the surrounding area. The proposed landscaping will be designed to complement the site and to not obscure or hide the building.

The property is located at 200 Harbour Point BLVD SW Mukilteo, 98275 within the SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  Section 27, Township 28 N, Range 4, WM in the City of Mukilteo Snohomish County. WA.

The site is situated within an urban setting with the subject property currently vacant. The site is currently fully vegetated with young to mature trees and underbrush. There is a wetland on site at the north west corner of the property. The wetland is designated as a regulated critical area with enhanced buffer.

The majority of the site slopes gently from south to north at slopes less than 2%. There is an isolated side slope of about 3% gradient along the western property boundary.

The property is owned and managed by ICOM, (Islamic center of Mukilteo), who is , also, the responsible party of the project, under the leadership of its current board president **Mr. Riaz Mohamed Khan**.

There will be no frontage improvement along Harbour point Blvd during the development of the current property to build the mosque. A request for deviation from building frontage improvement is being submitted to the city of Mukilteo with this application for the following reasons:

- a. The City has an active project to widen Harbour Blvd. in front of the site
- b. Cant build the frontage improvement because the City doesn't yet know the configuration of the project.
- c. ICOM will dedicate the amount of property necessary to accommodate the project.

The proposed project will be connected to existing city power, water and sewer which are available or can be extended from existing utilities running along or under neighboring streets.

The storm water run off will be treated and regulated using an enhanced treatment & flow control method based on low impact development and best management practices (LID/BMP), as indicated and described in the storm water report.

Grading will be balanced cuts and fills. Estimated earth to be removed and re-used onsite for re-grading will not exceed 1000 cu ft. Erosion will be temporarily controlled using best management practices as shown on civil plans and outlined in the storm report.

Based on an approval of the LUA by the hearing examiner in May, The proposed project timeline is as follow:

1. **June /July 2016 -November 2016:** Site grading and utilities (start immediately upon approval of the land use application and issuance of site construction permits)
2. **June 2016 -October 2016:** Develop Building Permit and construction documents
3. **November 2016-Janvier 2017:** Building Permit application submittal/City review
4. **February/March 2017 -April 2018:** Building construction
5. **May 2018:** Building opening