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October 29, 2025
City of Mukilteo
Community Development Department
11930 Cyrus Way
Mukilteo, WA 98275

RE: Montgomerie – AKS Project No. 12420
Preliminary Unit Lot Subdivision Application
Cover Letter and Project Narrative

City Planning and Development Review Staff,

Montgomerie is a new residential townhome community proposed within the City of Mukilteo. The site is proposed to be developed in accordance with the applicable City of Mukilteo municipal codes (MMC) and development standards, including recent MMC updates that went into effect on April 16, 2025 per Ordinance No. 1516. This letter comprises the Project Narrative and is provided along with the following accompanying additional materials to complete the Preliminary Subdivision permit application for the *Montgomerie* project.

- Land Use Application
- Preliminary Plat Map and Civil Plans
- Stormwater Site Plan
- SEPA Checklist
- Utility Availability Letters

Project Overview and Site Plan

Montgomerie is a new residential townhome community that will be created by improving a currently vacant parcel with paved roadways, utility infrastructure, private yards, and open space areas in support of 37 attached single-family residential units within 8 townhome buildings. The *Montgomerie* site is comprised of a single real parcel within the City of Mukilteo, Washington that totals approximately 3.26 acres (Snohomish County tax parcel no. 28042100103200). The site is currently known as Lot 4A of the amended *Binding Site Plan for Harbour Pointe Limited Partnership* per Snohomish County AFN 200508295173 (BSP) and has a current zoning designation of Planned Commercial Business South, PCB(S). The project site is fronted by and will take access from Harbour Place public right-of-way along the east boundary. Solid waste and recycling services will occur onsite and open space areas on the site have been provided and will be easily accessible for residents. Open space areas, tree retention areas, and applicable buffer will all be landscaped in accordance with City of Mukilteo standards.

Existing Site Conditions

The subject property is bordered by established commercial buildings to the north, south, and east, all currently zoned as PCB(S). The existing parcels to the west are owned by the City of Mukilteo and function as the North Gulch Open Space and Big Gulch Trail System, followed by a residential community further south and west. Currently, the site sits vacant with a section of altered soils used for historic construction staging

and barrow activities. A wetland, stream, and steep slopes have been identified on and within the vicinity of the site. The critical areas, general classifications, and their associated buffers have been identified on the provided Plat Map.

The site generally slopes from higher elevations along the east boundary to lower elevations along the west boundary with approximately 125 feet of grade change across the entire site. The northern portion of the site has been altered from construction staging and is covered by grass and small trees. The southern portion of the site is predominately covered by mature forest. Stormwater runoff generally travels southwesterly down the steep slopes before discharging into the Big Gulch Creek, a tributary to the Puget Sound.

Public water and sanitary sewer infrastructure is available to the site from existing Mukilteo Water and Wastewater District facilities. The water system is available via a 12-inch ductile iron stub that extends onto the site at the southeast boundary. A new water main will be extended from the existing 12-inch stub and loop through the site to connect to the existing main within Harbour Place. Sanitary sewer is available via an 8-inch PVC running north to south along Harbour Place. A new sewer main will connect to the existing main via SSMH #5035, also located at the southeast boundary of the project site.

Permitted Uses and Dimensional Standards

The 37 individual residential dwelling units (du) are proposed on a gross site area of 3.26 acres. Critical areas and their associated buffers and adjacent undisturbed open spaces account for approximately 1.31 acres. This results in a net developable area of 1.95 acres with a gross residential density of 11.3 du/acre and net residential density of 19 du/ac. There is no minimum or maximum residential density in the PCB(s) zone per MMC 17.20.030.A.

With the inclusion of the four affordable units, the project qualifies as a permitted residential townhome development under MMC 17.16.040.B.17. No commercial component is required, and no deviations are necessary for use compliance.

Parking and Circulation

The project provides a total of 80 off-street parking spaces, which exceeds the 74 spaces required by MMC Table 17.56.040 (two spaces per dwelling unit). The proposed parking supply includes a combination of garage and uncovered surface spaces distributed throughout the site to conveniently serve both residents and visitors. Each of the 33 market-rate townhomes includes an individual two-car garage, providing 66 enclosed spaces. The remaining 4 affordable units do not include garages and will instead be served by uncovered parking located near their buildings. A total of 15 uncovered spaces are proposed onsite, of which 8 are allocated to meet the minimum requirement for the affordable units. The remaining 7 uncovered spaces will function as guest parking available to all residents and visitors of the community.

A breakdown of the required and proposed parking facilities is provided below:

- Minimum Parking Spaces Required (MMC Table 17.56.040): 37 du x 2.0 per du = 74 spaces
- Provided Residential Parking: 37 du x 2.0 spaces/du + 7 guest = 81 spaces

Open Space and Recreation Area

The project is required to provide twenty percent of its gross site area—0.65 acres—in the form of common open space per MMC 17.51.050.B. Tract 997 is approximately 0.98 acres with a mixture of active and passive open space and recreation amenities for the residents of the community. These amenities occupy a relatively

level recreation space with formal amenities that include physical amenities such as playground equipment, benches, and tables above the storm vault.

The adjacent Tract 999 contains mostly undisturbed forested areas traversed by an existing soft surface trail and passive open space and recreation area totaling approximately 1.31 acres. The combined features and amenities of Tracts 997 and 999 provide the required open space and recreation elements in quantities much greater than the minimum standard.

These open space areas and specific amenity details are shown on the preliminary landscape plan (L1.00) that included in the Preliminary Civil Plan set that accompanies this narrative and application.

Tree Retention

Per MMC 17.59.060, new developments are required to retain at least 25 percent of existing significant trees. Significant trees are defined as evergreen species with a diameter at breast height (DBH) of 8 inches or more and deciduous species with a DBH of 12 inches or more.

Most of the approximately 1.95 acres proposed to be developed for the residential development was previously cleared and graded with the initial infrastructure efforts of the BSP. This developable area is currently covered by mostly pasture grass, brush, and sparse tree cover. A tree survey was completed over this development area and the adjacent upland areas above the top of the steep slope as depicted on the accompanying Existing Conditions plan (C0.10). The remainder of the site west and downhill of the top of steep slope are undisturbed dense forest areas. Individual trees were not surveyed within the steep slope areas of the site. Rather, visual observations were made during field visits and aerial imagery was evaluated to confirm a dense coverage of significant trees over this approximately 0.75 acre portion (23%) of the site.

The accounting of the individually surveyed trees in the upland areas of the site north and east of the top of steep slope confirms that the project conforms with the minimum standard to retain 25 percent of existing significant trees on that basis. Additionally, one hundred percent of the trees within the steep slope areas also being retained. The cumulative accounting of retained trees, therefore, exceeds the City's minimum standard of 25 percent. The Tree Retention Plan (drawing L0.10) illustrates the tree retention compliance.

Access and Frontage Improvements

The site will be accessed on the south end via a connecting street (Drive A) which will take ingress/egress off Harbour Place, a collector arterial running along the site's eastern frontage. Drive A will be used for access to a few the townhouses in addition to access and circulation for the rest of the site to the existing right-of-way. The central and northern end of the site are accessed via the connecting Drive B and Drive C. Due to the intended reduced speed and controlled intersections along Drive A, the design K values for the crest and sag vertical curves have been reduced to facilitate site grading. The lengths of the vertical curves have been maximized to the extent feasible to ensure a smooth transition for vehicular traffic.

Grading and Storm Drainage Improvements

Clearing and grading of the site will be required to complete the building pads, associated roadway and utility infrastructure, and enhancements to the native open space. The preliminary site plan considers the existing topographic relief and challenges and attempts to limit overall earthwork. Retaining walls with low to moderate heights are necessary to accommodate the steep grades along the western and southern portion of the disturbed site. The southeast corner of the site has been delineated as a Category IV wetland and will remain undisturbed with this development. The Natural Resource Conservation Service (NRCS) generally

classifies the onsite soils Alderwood-Everett gravelly sandy loam (25-70% slopes) and Everett very gravelly sandy loam (15-30% slopes). A geotechnical investigation and report has been prepared by Earth Solutions NW (ESNW) to provide site-specific soil characteristics.

The project will require storm drainage collection, conveyance, and a water quality facility to mitigate the change in use. MMC 13.12.040 adopts the State Department of Ecology 2024 Stormwater Management Manual for Western Washington (SWMMWW) for the stormwater regulation, technical reference, and maintenance standards. Site facilities have been designed to meet Ecology's standard flow and basic water quality treatment requirements. Implementation of low impact development/best management practices (BMPs) have been implemented to the extent feasible for impervious and landscaped surfaces. The ESNW analysis and design recommendations confirm that onsite stormwater infiltration is infeasible.

Runoff from the developed areas of the site will be conveyed via surface grades to catch basin inlets which collect and convey runoff via below-grade pipes toward a subgrade detention vault below the Tract 997 open space. Discharge from the facility will be released at a controlled rate through a three-orifice flow control riser outlet structure in accordance with SWMMWW standards. The basic treatment standard will be met via a cartridge filter water quality facility immediately downstream of the vault. Additional details regarding the proposed facilities and other storm characteristics are provided within the Stormwater Site Plan included with this application.

Public Water, Sanitary Sewer, and Other Utilities

The project is located within the Mukilteo Water and Wastewater District (MWWD) service area for domestic water and sanitary sewer connections. A new water main will be extended from the existing 12-inch ductile iron stub within Harbour Place right-of-way at the southeast corner of the site to provide water service for the development. Sanitary sewer service will be provided also by extension of existing MWWD sewer facilities within the Harbour Place right-of-way. The project proposes to extend a sewer main from SSMH#5035 at the southeast portion of the site to serve the site.

Critical Areas

A small Category IV wetland and a Type 5 stream, and their associated buffers exist in the southern and western limits of the site. A wetland reconnaissance report has been prepared by Green Earth Operations, Inc. which provides more details on these critical areas. No contaminants are expected to be released by this development and no impacts to the onsite wetland or drainage are anticipated.

Sincerely,

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Enclosures
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Copy to file