

From: [Breahna Zahler](#)
To: [Niels Tygesen](#)
Cc: [Anthony Zahler](#)
Subject: [EXTERNAL] Harbor's Edge Public Comment Letter
Date: Sunday, April 24, 2022 8:00:20 PM
Attachments: [Harbors Edge Public Comment Letter Zahler.pdf](#)

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Hi Niels

My husband Anthony and I are submitting the attached letter in response to the post for public comment on the proposed development site at 3810 W. Mukilteo Blvd.

Kind Regards,

Breahna Zahler

April 24, 2022

Subject: Development at 3618 W. Mukilteo Blvd, Everett, WA
Project No.: REVII22-001. REVII22-005

To: City of Everett CPED Dept
Attn: Niels Tygesen

I am writing this letter as a resident of the Edgewater Neighborhood. My Husband and I are also the neighboring residents next to the proposed development site.

We have brought this development ("Harbor's Edge") and the concerns of our neighborhood to the city council, mayor, and city planners over the past two years. We know Sage Homes has seen these complaints and were provided directly to them via email. I am appreciative of the opportunity to direct our concerns, again, to the developer and the proposal committee for review.

The primary concern we have is the number of units proposed. A total of 25 town homes is a significant development that will add a major impact to this area. The four and five plex buildings will be a huge visual disruption to our neighborhood. The developer has packed as many units as they could. In the NE corner of the first five-plex building, the corner driveway is very close to the property line without much setback. We think this unit should be eliminated as it is too close to the property edge.

The site plans show ZERO green space for plants or trees evidenced by the perimeter road and driveways. We have seen similar developments that Sage Home is responsible for and see that they leave no yards. Driveway bushes and shrubs won't be enough to preserve the natural integrity of the land which has remained untouched and undeveloped for decades. Further, we've seen the environmental report which classified a portion of this land as a wetland. We don't see any evidence that shows how Sage Homes plans to preserve the natural integrity of this space. Mitigating in the corner with a retention pond which is presently a concrete parking lot is not acceptable. We believe an acceptable mitigation is a reduced number of units that would leave more yard and garden space.

The traffic and safety concerns have not been addressed by the city or developer in the plans proposed. We would like to ask that the developer, Sage Homes, to add sidewalks and crosswalks for the individuals that walk to the park and deli across the street. The speeding on the blvd is a systemic issue. Adding more dense housing is going to exacerbate the problem. We would like Sage Homes to cover the cost of adding a speedometer sign like our friends in Mukilteo to deter speeding in a zone that will be densely populated.

As the neighboring resident, we want to ensure Sage Homes respects our request that streetlights not be oriented that will disrupt us in our newly constructed home. Our master bedroom window which faces west directly over the development site, in particular, is of concern for blinding streetlights. We also want to request that Sage Homes be responsible for building a 6 ft perimeter fence around the property that will add privacy and security.

Edgewater is the most expensive and highly valued neighborhoods in the city of Everett. We know these town homes will not be considered affordable. Therefore, we request Sage Homes ensure the exterior of the structures be made with high quality materials and painted in neutral colors.

Finally, construction at these job sites is of major concern to us. Presently, there are people who use these properties as a dumping site. We have had to warn people off on numerous occasions. Cars are parking overnight in the open area across from the deli. An individual is also sleeping in their truck on the property at night. We need Sage Homes to invest in security to deter criminals and other suspicious activities while these properties are under construction. Sage Homes locked their porta potty during demolition of the prior structures which forced their construction workers onto our property to use the facility we had during construction. We do not want workers to be forced to defecate outside. We think a code lock would be a better option to ensure security of the porta potty but still allow access without a key. Further, it is important that we do not have any disruption on our property during the construction including debris or other construction trash.

We also request a direct line contact from someone at Sage Homes that we can call when there are security or safety concerns. We have tried repeatedly to bring the construction issues to Sage Homes directly with no response back. It is important to our neighborhood that we have someone to call if there is an issue or problem.

Thank you for listening to our concerns and taking them into consideration.

Breahna and Anthony Zahler
3610 W. Mukilteo Blvd, Everett WA 98203

From: [Breahna Zahler](#)
To: [Niels Tygesen](#)
Cc: [Anthony Zahler](#)
Subject: [EXTERNAL] Re: Harbor's Edge Public Comment Letter
Date: Sunday, April 24, 2022 8:20:46 PM

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Niels

One thing I actually should have specified and am officially directing in email (writing) to you is Sage Homes' mitigation for the wetland found on the property. I am very upset to see they have neglected ALL mitigation efforts directly on the property and instead plan to offset it by giving money to the Skykomish Habitat Wetland Mitigation Bank. This does not support the Edgewater Neighborhood in any way. I stated in my letter that we believe an acceptable mitigation that addresses the community's desire to see some of the natural land preserved is to reduce the number of units and/or add more dedicated yards and gardens.

thanks

Breahna Zahler

On Sun, Apr 24, 2022 at 7:59 PM Breahna Zahler <breahna.zahler@gmail.com> wrote:

Hi Niels

My husband Anthony and I are submitting the attached letter in response to the post for public comment on the proposed development site at 3810 W. Mukilteo Blvd.

Kind Regards,

Breahna Zahler