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Subject: [EXTERNAL] Harbor's Edge - 3618 W. Mukilteo Blvd
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Hello I had some questions regarding the proposed development named Harbor's Edge.

1st is this comment period specifically for the determination of non-significance strictly for environmental impacts?

If not I would like to submit the following comment with respect to the parcel zoning and proposed development:

The parcels in this proposal are zoned as Neighborhood Business(NB). The proposed 25 lot townhome development does not meet the definition of a neighborhood business since it is providing no new business or retail. This NB Zone has a 3 story limit only due to the intent of having a bottom floor as business or retail, whereas the surrounding neighbor is limited to 2 stories. The surrounding parcels structures are limited to 28 feet because they are intended to be single family residential only. With the lack of any business space included in the proposed plans of the Harbor's edge development, the proposed development single family structures should have the same limitations on height as the surrounding parcels.

Also if accepted, this will set a precedent for the other NB properties in the area, taking away small businesses in lue of more townhomes. I hope the City's planning department will take these factors into consideration before approving any plans or applications.

If this opportunity is only for the consideration of environmental impacts from the development, I would just comment that the County will need to ensure the downstream drainage capacity is adequate as the catch basin downstream of the proposed development has surcharged several times over the last winter.

Thank you for your time and look forward to hearing more about the proposed project.

Josiah Hartom