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To: [Niels Tygesen](#)
Subject: [EXTERNAL] Sage Homes Permit On W Mukilteo Blvd By Edgewater Park
Date: Monday, April 25, 2022 1:02:48 PM

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Hello,

I recommend this construction be rejected in its current form.

1. The acreage is too limited for the number of townhouses proposed. It is not consistent with existing houses and infrastructure. The street is already serving maximum traffic and with only a single entrance/exit 26 new homes worth of traffic is too much.

Many new residents seem to require at least two cars, often more. How will parking be accommodated? If there is any question about the number of cars required by residents in this area, head down to 33rd Avenue and Wave and Sound Avenue and look at the quantity of cars in this area. Two car garages are not enough! Even on Mukilteo Blvd cars are very often parked on the edge of the street partially or completely blocking bike lanes. Housing must accommodate the new owner's parking needs.

This new development doesn't seem to provide adequate parking space.

2. Drainage. The area surrounding this proposed development has a drainage problem. The development is on the side of a hill. Currently the hill drains down the slope to the Shore Avenue area, and either to a street drain in Shore Avenue or to the Sound directly. After rains, water runs off for days. The addition of new homes with very dense construction will increase the risk of slide damage and other problems.

3. The side street is narrow. It was not intended to carry traffic from another dense development. There are no sidewalks. There are many walkers, joggers, bikers, and other people using the streets. More traffic without infrastructure to support it will increase the dangers in the area. If the City approves this type of housing density, then it needs to start upgrades to infrastructure. Everything from sidewalks to Mukilteo Blvd with four traffic lanes, sidewalks, real bike lanes etc.

Environmental standards need to be protected, and improvements to the area being developed will be needed, not the ever popular "mitigation money sent elsewhere" so popular with developers. Wetlands need protection as do trees and land supporting eagles and ospreys.

4. The proposed development is under the Paine Field flight path. This results in increased noise and safety issues. The City shouldn't be approving increases in housing density under flight paths. There is also a safety risk should a crash or malfunction occur. Noise is also now an issue in this area. After these houses are sold the complaints about plane noise will start. The City should not approve obvious conflicts like this.

5. There is a wetland in the area. The proposal is to get around this problem by contributing money to help mitigate a problem elsewhere. This may help a problem in another location but

doesn't help the wildlife and wetlands area here. What is needed in this area is attention to this area and resolving issues here, not virtue signalling in an effort to deflect a rejection/change in permitting by the ruse of fixing things elsewhere.

6. Future development. If this development is approved, it could lead to development of Sound View Grocery and the store next to it. This would probably be high density similar to the proposed development. Using the proposed development as a model the City would likely have to approve other developments. The end result would be more traffic, pollution, drainage problems, etc.

7. The City should be requiring the developer to contribute to a school fund to expand the size of schools to help support the incoming families. I don't see such a topic discussed.