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To: [Niels Tygesen](#)
Subject: [EXTERNAL] Harbor's Edge Community - Public Comment w/concerns - 3618 W Mukilteo Blvd
Date: Monday, April 25, 2022 4:46:34 PM

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Hello Niels,

My husband and I as well as our surrounding neighbors that we have all personally talked with feel that the development that is being planned at 3618 W Mukilteo Blvd by Sage Homes will significantly adversely impact the environment that is directly being developed as well as the surrounding environment. We believe that these negative environmental impacts need to be appropriately addressed and mitigated in conjunction with the proposed 25 unit townhome project plan the developer has for that land. We request a proper Environmental Impact Statement to be done by the developer to ensure proper mitigation measures are being taken to serve the environment and neighborhood. This would take into consideration the natural and physical environment and its relationship of people with that environment.

It is very disheartening to hear that 25 undesirable looking units are getting jammed into 3.5 lot parcels by the developer due to finding a loophole in zoning codes that meets their business plan. These codes were put in place in the mid 1900's and we don't think this type of development is what those decision makers at that time planned on protecting and definitely no resident of the area would like seeing going up in front of them or as a drive by view. For those of us who live here this is an extremely serious and distraught situation especially as the area was growing with numerous new, custom and luxury single family homes and all the residents take pride in their land and home ownership. We as a community are all held to single-family zoning codes except for this tract of land that is zoned NB - neighborhood business, commercial mixed use so as to serve the neighborhood and the surrounding community. These townhomes are serving the pocket of the developer as he capitalizes on the zoning codes, his own business plan, and the current housing market. There is no regard to incorporating neighborhood business use here and just justifies the intent of the developer which is not to serve the community.

Sage homes has already advertised on their website this Harbor's Edge community and their intent to start selling in the summer of 2023. This means they anticipate to make this a quick and fast project that they can be in and out selling in about a year. This raises concern to the type of market they will be building for and whether it is even furthermore not conducive or serving the neighborhood if these units become more of a renters market.

The entire street called Upland Ave to the east of the development serves 21 homes with a distance of ~1,200 feet. With the new development, 25 homes are being placed on the frontage of ~200 feet with a narrow access road onto W. Mukilteo Blvd. This shows how highly dense this new development will be as opposed to the rest of the neighborhood for miles.

All the stormwater is also directioned to that same 200 foot frontage that is also the main 2 lane road that connects Mukilteo with Everett. This is all within 350 feet from the bridge that is connecting Mukilteo with Everett and that will be shut down and worked on starting in the spring of 2023 for 12 months. Basically a lot going on around this main road.

The most northwest property corner of this development meets the southeast property corner of the public park directly across the street. The Deli is fully across the street of this development. My point here is that there are huge safety concerns of this highly congested area, especially one that becomes high traffic during peak times and mostly frequented by our most vulnerable - our children or grandchildren. This many units will put more strain and use in this already high vehicle and pedestrian traffic area.

Points below are the concerns we share and have:

1) **UP TO DATE TRAFFIC SAFETY & ENVIRONMENTAL REPORTS:** Having **up to date** and current traffic safety reports, geo-tech studies and environmental impact study. Is this land suitable to hold so much weight with so many units and concrete for roadways and driveways in landslide zones? We don't recall having seen a traffic study conducted where a traffic monitoring wire is run across the road to track current traffic patterns in order to mitigate appropriately? How is the natural habitat and wildlife being served here when there is little to no yard or greenbelt area?

2) **AMOUNT OF UNITS:** This whole development consists almost entirely of 25 units/buildings, loop around road access and driveways to each unit. Almost no yard space or greenbelt or community park and very little landscaping space for shrubs and trees? Where is the preservation of the natural wildlife and habitat that has been untouched since now? How about reducing the amount of units and allow for decent yard space which will reduce the burden that all of us neighbors will have to absorb with this highly dense community and make it more conducive to the community, environment, traffic safety, and wildlife? As well as more fitting and actually serving and benefiting the neighborhood as the zoning intended it to be.

3) **TRAFFIC/PEDESTRIAN SAFETY:** Appropriately addressing traffic, driving, crossing and overflow parking safety through the use of speed monitoring signs, speed limit signs, pedestrian crossing lights, no street parking signs and adequate guest parking inside the development. We see they have 4 extra parking spaces inside the community but if 25-units house 4 residents each would 4 extra spaces be enough for a community of 100 people? What about if they have guests or gatherings? Are their driveways even long enough to hold two parked vehicles or only enough to drive into the garage? Having parking on the street of W. Mukilteo Blvd. would become a greater traffic and pedestrian safety risk therefore clear "no parking" signs need to be placed. Not having enough parking space inside the community can become an issue of robbing the deli and the park of their already limited parking spaces and the neighborhood from accessing those public places. Having a clear pedestrian crossing light is another huge need. With a community that doesn't have any park of its own or backyards then they will all be the main users of the park across the street. In conjunction with the neighborhood and this community we need a safety crossing light as now vehicle and pedestrian traffic will also greatly increase. A third point is that Mukilteo up to the dog park has a 25 miles per hour zone, how is it that a children's park does not warrant the same slower speed to protect young lives who always frequent the park? With this highly dense community going in that warrants this to be re-addressed and proper safety precautions taken via 1-2 pedestrian crossing stop lights as Mukilteo has done just down the street towards the ferry. As well as placing speed monitoring posts. Living off of Upland Ave and pulling onto W. Mukilteo Blvd we've all almost been hit several times as people go way faster than the 35 mph zone and there's a huge blind spot of traffic coming out from the Mukilteo/Everett bridge. Therefore this high traffic and higher speeds right by the bridge, park, deli and this high

density community is probably the most dangerous vehicle and pedestrian safety area that needs more safety precautions for the community, the individuals, the City and the new community. Basically, we've felt this for years now and with this added community just adds even more strain to this area.

4) KEEPING STREET ELEVATION FOR THE ENTIRE DEVELOPMENT: Many neighbors are concerned about their **views** as understandably this is why they live in this area and paid much more for. With this land already not being restricted to the same 28-foot height restriction as the rest of the entire neighborhood and Everett not enforcing any sort of view corridors as city of Mukilteo does for new developments without any prior agreements then at the very least take the development units all down to street level so the back 3-STORY UNIT BLOCKS don't entirely block other homes views and become an eye soar and privacy issue. We know they are taking the elevation down some and building retaining walls but will these be engineered retaining walls or just go down 4 feet which the City of Everett allows without any engineering plans. Merely 4 feet will not do much on a 3-story building with a pitched roof and 3-5 units in each. These townhomes are already taller than the surrounding homes and taking down the entire elevation to street level would help retain some views for all the homes all sitting on single-family plots of land behind and around this development.

5) AESTHETICS/DESIGN OF COMMUNITY: This Everett neighborhood has some of the most expensive homes with several new custom high end homes recently built and even sold. We would like to preserve these values and trends as well as attract the same type of homeowners who would be living in this neighborhood and new development and take the same pride in their homeownership as well as deter renters who wouldn't be as intent in maintaining or protecting the value of their rental as homeowners would be. Therefore we think it is reasonable to expect the builder/developer to invest in the exterior building design and landscape of the premises through the use of various forms of materials such as brick/rockery, siding and paneling as well as neutral color tones to make the townhomes more conducive to the neighborhood and aesthetically appealing. Sage homes has done this in some of their Queen Anne and other communities so they are well equipped to do the same here. They are able to incorporate bricks into large sections of the building fascia to give an upscale and warm community feel and dress up the landscaping with numerous shrubs, plants and dwarf trees to be considerate of others views. Also disguising the drainage field as it will be fully viewed off of the main street. Basically, it's already upsetting to see townhomes being crammed into an entirely single-family with water views community/neighborhood and it would be even more so infuriating if the developer reduces the design to siding and just paints all building blocks one color or two tone color blocking as the only means of adding design intrigue. We want something that **really serves the neighborhood and adds value!** We want this to serve a buyers market and not a renters market and in conjunction with reduced number of units and higher quality design these units would better serve the neighborhood as we are already not getting any business use of this land even as it is zoned NB - neighborhood business, commercial mixed use.

We want to incorporate new development but also preserve what we truly love about our neighborhood which is pride in ownership, our views, the natural habitat/wildlife as the neighborhood is not densely populated and the safety of the individuals and pedestrians.

Please acknowledge you've officially received our concerns via this email.

Thank you!

-Svetlana & Daniel Filippov
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