



Emil's Walk LLC
XXX Lincoln Ave
Snohomish, WA 98290
Parcel # 00435900200400

Dear Brooke,

Attached is the SEPA application and ADP submittal. This letter and attached submittals attempt to address all known submittal and permit requirements except for the building permit.

BLA: The boundary lines have been adjusted and recorded with Snohomish County in July 2019.

Written narrative

The particulars of the project are as follows.

- (4 units) Three bedrooms, 2.5 baths row apartments at 1654 sq ft each, with a 212 sq ft garage. These are 3 story units.
- There will be an adjacent mixed use building with a commercial space of 723 sq ft, and a 3 bedroom 2 bath residential unit at 1872 sq ft. with a 427 sq ft garage. This is also a 3 story structure.
- Both buildings are to be middle income housing.
- Parking will have a total of 13 spaces of which 6 will be in garages.
- Access is from Lincoln Ave.
- There is a two foot slope from the otherwise flat lot (see the topo map for details). The slope starts at 82 feet from the trail side and extends to the western side of the property. There are no noted sensitive areas on this site.
- We will be bringing in sewer from 6th ST up Lincoln Ave. We will also be paving Lincoln Ave from 6th ST to our driveway.
- Building materials will be wood frame with Hardie Siding as well as board and batten and shake accents.
- Individual garbage receptacles will be inside each unit's garage space.

Setbacks and other dimensional features of the project, as it relates to SMC 14.6 5 and 1/4. 210 were presented and reviewed by the city's pre-application review dated April 2018.

Land use per 142.10: As this is a mixed-use building with a commercial unit, the standard mixed-use dimensional requirements apply. We are allowed zero foot setbacks but have a minimum of five feet for side yard. Design guidelines: the building height on the 4-plex is 33ft 4 and 7/8th inches to the midpoint slope of the roof. The mixed use building is 34 ft and ¾ of an inch in total height. The impervious percent of the lot is 57.8%. The rest of the lot will be in open space and landscaping, which more than satisfy the requirement of 25%.

Chapters 14.65: The site plan shows all pedestrian access, open space and utilities. The development is consistent with the comprehensive plan, and does not present itself with any adverse environmental impacts.

Title report. Attached is the title report dated October 25, 2019.

Traffic study. For our previous project on Pine Ave, Andy Sic said that the ITE Manual would suffice. He calculated 2.9 trips for the residential and .95 trips for the commercial, for a total of 3.85 trips. Since our current project is similar, we anticipate the same number of trips.

Drainage and geotechnical reports. The combined report addresses the storm infiltration on site and bearing capacity for the proposed building. Attached is the report.

SEPA Submittal: Included here are addresses and tax parcels for the properties within 300 ft of the subject property; also included are mailing labels for the notarized affidavit and the SEPA checklist.

Critical areas: Included in the submittal is the Critical Areas Report. There are no wetlands or streams on this lot.

Flood elevation: Not applicable for this site.

Project plans: Development plans are in accordance with the ADP submittal checklist noting that:

- No critical or environmental areas are on site
- No NGPA areas are on site

Utility Plan: Shows all existing and proposed utility lines on the property and on Lincoln Avenue

Landscaping plan. We plan on having a similar landscaping scheme as our Pine Avenue project. We will also be adding additional trees through out. Four significant Fir trees exists on site, which will need to be removed.

- Parking lot screening: Our parking lot is visible from the Centennial Trail and we plan on using similar screening used on our Pine Ave project. It will mostly consist of Emerald Green trees.
- Ground-level details: The standards are intended for the commercial component of our building. We will incorporate the following in our commercial facade.
 - Lighting. Sconce lights on each side of the storefront windows.
 - Signage. Placed on the front windows and door
 - Planters. One large flower planter near doorway.

Historical context: The horizontal siding and shake accents on the front of both buildings will help it to blend in with the neighborhood architecture and traditional design details. We will not incorporate current architectural boxy, hard, shiny, and ugly exteriors.

Thanks,
Korbett & Elise Miller