



PROJECT NARRATIVE

PROJECT: 3024 69TH AVE SE
DATE: 2022.12.02
PERMIT NO#: TO BE ASSIGNED
OWNER: JOHN SULLIVAN

PROJECT INFO:

>PARCEL NUMBER: 217510-0315

>ZONING: R-8.4

>LOT AREA: 8,652 SQFT

>EXISTING: N/A lot is vacant

>SITE ACCESS: no existing site access exists, new 16' wide driveway proposed via 69th ave SE

>SITE DESCRIPTION: Lot is vacant with overgrown shrubs and grasses. Property slopes from east to west with steepest slope occurring along western property line at 69th ave SE, per geotech report this slope was likely created through prior excavation work related to the construction of 69th ave SE. The site has multiple geologically hazardous areas overlaid: landslide, erosion, and seismic. Mitigation methods as well as proposed buffers are included in geotechnical report produced by Cobalt Geosciences.

PROPOSED DEVELOPMENT:

The proposed development consists of a new driveway and 3-story single family residence on a vacant lot.

Driveway and required garage are proposed to be located at the south west corner of the lot where the lowest portion of the site is, limiting work in right of way and reducing the overall amount of disturbance and excavation work in the hazardous areas. The primary living spaces and majority of the habitable space are located on the 3rd floor at the west portion of the site where the lot is flattest. Given the steep slope of the lot, placing the primary footprint of the building at the flattest and highest portion of the site will greatly limit excavation and reduce the impact on hazardous areas.

The floor plans and elevations included in this submission are preliminary, however overall site strategies and layout will stay the same pending any changes required by this permit round. The full drawing set with engineering is estimated to be submitted January 14th. The final design will incorporate the mitigation methods as laid out in the geotechnical report as well as all applicable codes and city regulations.

SITE IMAGES:



3d view from google earth



view of site from 69th ave SE



steep slope at western edge of site



view looking north at middle of site



view looking east at middle of site



view looking west at middle of site



view of rear property line looking north