



August, 18<sup>th</sup>, 2023

## Project Narrative

Subject: Proposed Project Narrative for 5024 W. Mercer Way Residence Construction

Dear City Officials,

We are excited to present a comprehensive project narrative detailing our plans for the development of a new single-family residence at 5024 W. Mercer Way. Our project takes into consideration the unique characteristics of the site, the surrounding environment, and the needs of the community.

The primary objective of this project is to construct a thoughtfully designed, 3,234 square foot single-family residence that harmonizes with the existing landscape while providing modern amenities for its future occupants. Our understanding of the current proposal is rooted in a deep appreciation for the location and a commitment to responsible development.

The site itself presents both opportunities and challenges. The southeastern portion of the site boasts a relatively level topography, offering an ideal foundation for construction. As we move towards the northwest corner, the land drops off steeply, inspiring creative solutions that blend seamlessly with the natural terrain. The property is graced with a moderate forest cover, featuring a variety of mature evergreen and deciduous trees that contribute to the area's aesthetic charm and ecological value.

Crucially, the proposed development aims to respect the existing balance of the ecosystem. By collaborating with local environmental experts, we have conducted a thorough assessment of wetland criteria, hydrophytic vegetation, hydric soils, and wetland hydrology across the entire property. Our findings indicate that the subject property does not meet the criteria for wetlands, and there are no signs of flowing water on-site. This comprehensive study underscores our commitment to environmentally conscious development.

It is important to note that our project extends beyond the physical structure itself. We recognize that the new residence will become a part of the vibrant residential fabric surrounding it. With neighboring properties on all sides, we are dedicated to maintaining open lines of communication and ensuring that our construction process minimizes disruption while adhering to local regulations and guidelines.



August, 18<sup>th</sup>, 2023

In conclusion, the proposed project at 5024 W. Mercer Way reflects our dedication to enhancing the community by creating a living space that integrates harmoniously with the natural landscape. Through responsible design and meticulous attention to the site's unique characteristics, we strive to contribute positively to the neighborhood while setting a precedent for sustainable and sensitive development.

Thank you for considering our project narrative. We look forward to the opportunity to collaborate with the city and its stakeholders to bring this vision to life.

Respectfully,

Milton Orellana

Project Manager

Cell: (425) 306-3758

Email: [Studio@aterahomes.com](mailto:Studio@aterahomes.com)

Address: 451 Duvall Ave NE, ste 115, Renton, WA 98059