

DEMETRIOU

Architects PLLC

Ogden Point Residence - 3675 W Mercer Way

Project Narrative
04/25/17

The proposed design for the Ogden Point project includes a new single family residence with detached accessory dwelling unit, expanded vehicular access, hardscapes, and landscaping. The proposal will require demolition of the existing single family home, driveway, site stairs, and planters.

The site and building project are located within the Shoreline Jurisdiction. The shoreline edge, to the West, consists of a rockery bulkhead and existing docks. Grade gradually slopes up from the shoreline to the existing house and is primarily grass lawn. No structures exist or are proposed within the 25' shoreline setback. A portion of the existing building footprint is located within 50' of ordinary high water mark. The proposed house largely avoids building this close to the shoreline, with the exception of a small area of new terrace.

The Eastern portion of the site is steep slope with grades over 40% in some locations. The hillside is vegetated with a mix of trees and ground cover. Much of the hillside appears overgrown and covered with ivy. New plantings and trees are currently proposed for the steep slope areas, however no structures are being proposed for these areas.

The proposed development will have little impact to the steep slope and shoreline areas of the property. Significant retaining walls will retain the steep slope areas to provide vehicular/fire access to the lot and adjacent lot. The existing structures will be removed and new structures will be built in areas that have already been occupied by human use and construction. Tree loss will be mitigated, invasive plants removed, and the shoreline setback will be replanted comprised of at least 75% native species.