

3. NARRATIVE DOCUMENT

A. The proposed project seeks to utilize two parcels to serve as a location for a 40 unit apartment building. This use is proposed after looking at zoning requirements on the parcel itself and at the neighboring zoning. With urban waterfront designated across the street, multi family would work well in tandem to support the potential shops in the mixed user across the street while also providing a structure that supports its own parking while also meeting density requirements. The apartment building concept seeks to utilize the flat space on the parcel while minimizing impact on the wooded and hilly areas of the parcel. The building will support water views and larger unit sizes to accommodate lower density. The proposed site will either be market rate apartments or possibly age restricted apartments.

B. Existing site conditions include mostly undeveloped land. The site is characterized by a flat area, previously developed and the rest being undeveloped sloped areas. The undeveloped areas include mainly medium sized trees. The surrounding parcels are all developed. They include commercial, multi-story buildings to the north and south along west bay drive and residential to the west above the property. Please see contour map for details on elevation changes. In general, the slopes flow downward from west to east towards the puget sound. There is a portion that reaches west bay drive without reaching the grade of the road. Developed characteristic is include a flat portion that seems to have previously had a small office structure and parking. The only remaining structures include the cement slab that the structure and cars used and one light pole on the northwest corner of the slab. Some trash was found on site as well, though not extensive. On the southernmost part of the slab contains a small retainer wall and on the western side as well. It appears to farm the ends of the slab on those sides.

C. Proposed vehicle access is via the access road along the south side of the parcel. Currently the building to the south used the existing road for access to a parking on with access to the rear of the multi-story building. Akin to the neighboring building to the south, access via the short road in between the propoerties will give access to a parking lot design that will go underneath the building and around the western or back of the building.

D. proposed utilities are accessing the power, water, and sewer found in west bay drive which is touching the property along the eastern border. Other utilities such as internet and phone will be provided by recommendation of the provider. Most likely, these utilities are already located at both buildings to the north and south.