

# Veer Architecture, PLLC

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## Project Narrative

Lakeview Townhomes

Veer# 202107

3803 NE 155<sup>th</sup> St. Lake Forest Park, WA 98155

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The development proposal is located at the address noted above and is for 11 townhome units with garage parking. The site is in the SG-C (Southern Gateway Corridor Transition) zone off Bothell Way on a slope that provides for views of Lake Washington to the east. To the south and east there is a steep slope critical area bordering the development site. To the west of the development area is a market and apartment building; to the east are single family homes.

The townhomes are arranged in a u-shaped structure of 4 stories with garages on the ground level. Vehicular access is from the northeast corner of the property and includes a private driveway access to all garages. 2 on-site surface parking stalls and 4 street parking stalls are also provided. 6 units face NE 155<sup>th</sup> Street and include live/work areas in each unit front at the street level with pedestrian access from the sidewalk. Pedestrian oriented space is provided at the east side of the building and is open to the public right of way. This space is intended to be utilized by the residents as well as passing pedestrians. A second open space is provided at the southeast corner near the forested edge of the property. It is separated from the vehicular way with landscaping and a change in elevation.

The proposed structure is located outside the steep slope critical area, 25 ft. buffer, and observes the required 15 ft. structure setback. Landscape requirements are met with plantings in beds at the street front, open spaces and new trees. Siting of the structure is in compliance with all setbacks and is designed to minimize cut and fill in the grading. Proposed structure height is compliant with zoning regulations at 51 feet, as shown on the included elevations. Shoring is anticipated on the north end of the building.

One 20 ft. curb cut is proposed on the east side of the street frontage. New curb/gutter, sidewalk and street trees are planned for the R.O.W. improvements. The new driveway will be asphalt and no longer than 150 ft. to meet fire apparatus access requirements.

No departures or variance are requested at this time.