

MEMORANDUM

DATE: November 4, 2016

TO: City of Lake Forest Park
Planning & Community Development

FROM: AML Development LLC

SUBJECT: Project Narrative for "Lakeview Place" @ 3803 NE 155th Street

Lakeview Place is a fully sprinkled 14-unit Mixed-Use apartment project with three levels and 18,717 square feet of wood-framed conditioned space built over top of 6,917 square feet of unconditioned secured parking space. The project meets all applicable land use, occupancy, size, height, and parking requirements as outlined by the City of Lake Forest Park SG-C municipal code.

In addition to the standard code requirements, the project is providing the following:

- Four (4) parallel parking spaces on the street in an area that currently has no off street parking.
- Drainage Mitigation:
 - o The project will be installing a storm detention vault that is upgraded with Level 3 Flow Control to further mitigate the discharge of stormwater into the city system.
 - Currently, there is no stormwater management on the property with a majority of the stormwater discharging down off the property to the ravine and stream below.
- Traffic Study:
 - o The developer has provided a traffic study that is more than is required by the city including incorporating actual traffic counts taken on 155th street.
 - o Transportation engineering has concluded only a few peak hour trips resulting from the proposed development.
- Sensitive Area and Slope:
 - o The developer has provided a geotechnical engineering study that is more than is required by the city as it addresses the sensitive area slope on site. The report conducted extensive over-and-above measures to identify any risks associated with the slope on the southern portion of the site including more borings at the top edge of the slope and a full site reconnaissance of the entire slope, edge, and toe of the slope. Conclusions were no water discharging out of the ground at the bottom toe of the slope and consistent borings depths with others already conducted, which means the slope is stable.
 - o The geotechnical soils engineer is requiring the building be built on pilings driven into native earth which depths of native soil under the proposed building footprint are 10' to 27'. The proposed building will be properly structurally engineered via piling methods.
 - o See "Drainage Mitigation": No stormwater generated by the proposed impervious surfaces of the project will be running down the slope; instead, that stormwater will be managed via a concrete detention vault under the building that is equipped with Level 3 Flow Control.