

Long Residence Project Narrative (3 Phases)

Phase 1: New 891sqft ADU

The proposed project builds a two-story detached ADU southeast of the current single-family home. The size is 912 sq ft with entrance via a walkway to the east elevation. The proposed ADU is northwest contemporary style home with mono-pitch roof. This home style and roof pitch style will match a new single-family home to be proposed in Phase 3 of the project.

The overall goal of Phase 1 is to build an ADU that complies with all City of Mercer Island codes and regulations for our family to reside before proceeding with future Phase 2 and Phase 3.

Future Phase 2: Subdivide the Parcel into Two Lots and Demo Existing Main House.

Phase 2 proposal will request to subdivide the subject site (Parcel ID 3024059103) of 20,680s.f. into two lots, with one lot of 8,780 sq ft (Parcel A) and one lot of 11,900 sq ft (or 89,000 sq ft excluding the 3,000 sq ft of roadway easement) (Parcel B). Parcel B contains the newly constructed ADU in Phase 1 and will take access from 96th Ave SE. Parcel A will take access from SE 69th St., and the detached 2-car garage & office above contained in Parcel A will remain. The existing main house built in 1930 will be demolished.

Future Phase 3: New Main Single-Family House in Parcel B

Phase 3 proposal will build a new two-story main single-family house with roof top deck in Parcel B to the north of the proposed ADU in Phase 1. The main house is northwest contemporary style home with a mix of mono-pitch roof and flat roof (supports roof top deck). The home style and roof will resemble and complement the proposed ADU in Phase 1. The main house size is ~3000+s.f and take access from 96th Ave SE.

At the end of Phase 3, Parcel B will contain 912s.f. ADU and a ~3000 s.f. main home. Additional future plan for Parcel A is TBD at this time.