

Project Narrative for Proposed Development

for

Little Steps Infant-Toddler Home (Mercer)

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1. Overview

This project Narrative describes the proposed development (home business) of the hereby residential use land, and how the home business meets the conditions listed in [MICC 19.02.010\(A\)](#).

2. Premise information

Premise address: 3432 76th Pl SE, Mercer Island, 98040

Parcel number: 5458800205

Lot Area: 8,400 sq ft

Taxpayer name: Jingping Zhong, Wanling Li

Zoning: R-8.4

3. Proposed development

The proposed development of the residential use land is to use part of its first floor as home business for family daycare. The business use areas include front door entrance, hallway, living room, shared bathroom, kitchen, and deck.

Except for home business, the rest of the first floor and the entire basement floor will still be residential use.

4. Play area

The deck area on the first floor will be the play area for the family daycare.

5. Employees

Wanling Li who is the owner of the property and resides on the premise will be the lead teacher of the daycare.

Depending on the enrollment, if the number of children is less than 4 (inclusive), Wanling Li will be the only employee who works in the daycare. If the number of children reaches 5, another nonresident employee will be hired as an assistant teacher. There is no plan to hire more than 3 non-resident employees.

6. No exterior storage or advertising sign

There is no exterior storage or advertising sign set up in the daycare.

7. No offensive noise, vibration, smoke, dust, odor, heat or glare or excessive traffic

The children will stay inside the classroom most of the time, and sometimes go to the outdoor play area. There is a total 4-car parking space in the carport and driveway that children drop off/pick up can happen there. There will be no offensive noise, vibration, smoke, dust, odor, heat, glare, or excessive traffic produced or generated by the daycare.

8. Business use area

The gross floor area of the whole house is 2,720 square feet. The daycare floor area includes front door entrance, hallway, living room, shared bathroom, kitchen, and is around 800 square feet. The ratio of daycare vs gross floor area is 29.4%, which is less than 30%.

9. Parking

There is 4-car parking space in the carport and driveway. The employee/resident Wanling Li and another potential non-resident employee (only when the children enrollment reaches 5 and more) will park in the carport or driveway. Parents who drop off/pick up the children can park in the driveway. This proves enough parking for the expected parking demand.

10. Number of children

The maximum licensed number of children in the daycare is 12. Depends on the enrollment, the actual number of children may start with 3 – 4, and reach 7 most of the time. There is no chance that the number of children will exceed 18.

11. Location

The daycare will be located at the residential house, and does not situate at or subordinate to a legally established place of worship, public school, private school, or public facility.

12. Exits

The first floor is the only floor that will be used for the daycare. It has three doors for exit. Each exit can be operable from inside without the use of keys or any special knowledge or effort.

The basement floor will still be residential use, and will not be used for the daycare.

13. Sleeping or napping rooms

The sleeping or napping area will be the classroom, which is the living room of the house. The classroom has access to the three exit doors, with each leading directly to the exterior of the building.

14. Fire safety and food preparation

There is no commercial-type cooking kitchen, boiler, maintenance shop, janitor closet, woodworking shop, flammable or combustible storage, or painting operation on the property. Kitchen and laundry setup meet the requirement. The food preparation will use the domestic cooking range in the kitchen and does not result in the production of smoke or grease laden vapors. Children will not have access to the kitchen.

15. Smoke alarms

Smoke and carbon monoxide alarms installation meet the Washington State Residential Code requirement, that they are installed in each sleeping room, hallway, and living room in the whole house. Specially, the family daycare will use the first floor living room as classroom and sleeping/napping area, and it has smoke and carbon monoxide alarm installed.

Smoke or carbon monoxide alarms are not installed near cooking appliances.

There is a carport but no garage on the property.