

PROJECT NARRATIVE
for

Mean Bean Coffee Stand

Project Address: 134 S Ferry Avenue
Monroe, WA 98272

Parcel number: 00517404101502

Owner: Siralpa Partners LLC
24220 Florence Acres Road
Monroe, WA 98272
contact: Eric Cavanaugh
phone: 425-765-4813

Architect: Haynes Wilson Lund Architects LLC
385 101st Avenue SE
Bellevue, WA 98004
contact: Haynes Lund
phone: 425-753-8407

Civil Engineer: CSP Engineering Inc., PS
1037 NE 65th Street #153
Seattle, WA 98115
contact: Jeff Haynes
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Landscape Architect: Design Two Four / Two Six
14835 161st Court SE
Renton, WA. 98059
contact: Jason Anderson
phone: 206-335-7719

Project Representative: Haynes Lund
385 101st Avenue SE
Bellevue, WA. 98004

Site:

The site consists of a single parcel at the northwest corner of S. Ferry Avenue and E. Fremont Street. The lot has an area of 0.15 acres. It is zoned DC-HM, as are all the surrounding lots. The site is currently vacant. It is mostly flat with no significant vegetation.

Project Scope:

This project proposes constructing a drive-up coffee stand on the site with access from both S. Ferry Avenue and E. Fremont Street. There will be an asphalt driveway running

across the site from the existing curb cut on E. Fremont Street to a new curb cut on S. Ferry Avenue. There will be a storage shed and trash enclosure at the northwest corner of the site. The front portion of the site will be developed as a pedestrian plaza, although part of the space may be occupied by food trucks at some time in the future.

Lot Coverage:

The site consists of 6,502 square feet. Buildings will cover 390 Square feet. The asphalt driveway will occupy 2,925 square feet. Concrete walkways will cover 458 square feet. The remainder of the site (2,729 square feet) will be covered with pervious gravel and landscaping.

Project Uses

The primary use of the project will be a commercial coffee stand consisting of 210 square feet. The storage building will add another 180 square feet of commercial use. There are no dwelling units involved with this project thus none will be torn down to make room for this project and no new ones will be created.