Address: 3303 & 3257 Harbor Ave SW, Seattle

## Legal Description:

### PARCEL I:

LOTS 1, 2 AND 3, BLOCK 3, READ'S 1ST ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 16 OF PLATS, PAGE 88, IN KING COUNTY, WASHINGTON. EXCEPTING THEREFROM THAT PORTION DEEDED FOR STREET PURPOSES TO THE CITY OF SEATTLE BY INSTRUMENT RECORDED MARCH 27, 2006 AS RECORDING NO. 20060327000917.

### PARCEL II:

LOT 1 AND 2, BLOCK 4, STEEL WORKS ADDITION TO WEST SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 12 OF PLATS, PAGE 5, IN KING COUNTY, WASHINGTON. EXCEPTING THEREFROM THAT PORTION DEEDED FOR STREET PURPOSES TO THE CITY OF SEATTLE BY INSTRUMENT RECORDED MARCH 27, 2006 AS RECORDING NO. 20060327000916.

#### DARCEL II

LOT 3, 4 AND 5, BLOCK 4, STEEL WORKS ADDITION TO WEST SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 12 OF PLATS, PAGE 5, IN KING COUNTY, WASHINGTON. EXCEPTING THEREFROM THAT PORTION DEEDED FOR STREET PURPOSES TO THE CITY OF SEATTLE BY INSTRUMENT RECORDED MARCH 27, 2006 AS RECORDING NO. 20060327000916.

Parcel #: 7192800120 (Parcel I), 7987400190 (Parcel

II), 7987400200 (Parcel III)

Site Area: 22,239sf

Overlays: None

Zoning: C1-40

Misc:

ECA: 40% Steep Slope

Existing Use: Existing Structures to be Demolished

Max FAR: 3.0 Single Use (or 3.25 Mixed-Use)

Helght: 40' Above AGP Allowed / Provided (44' if Meets

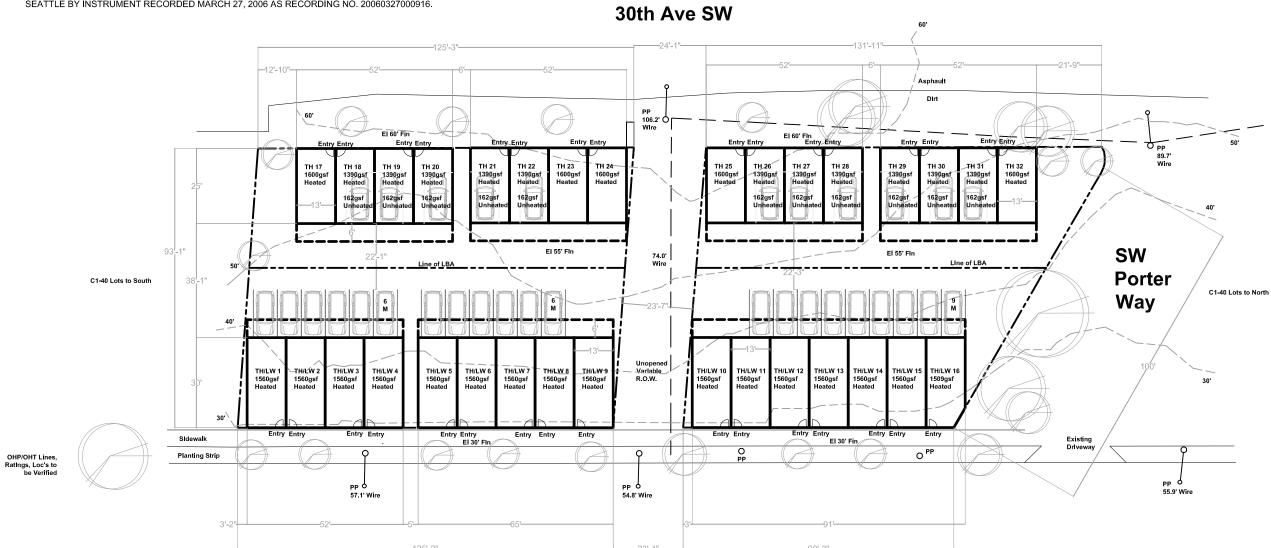
SLSF Facade Req's)

Parking: Frequent Transit to be Verified per Parcel, 1:1

Owner Target

Owner: CRE HARBOR AVENUE LLC

SF 5000 Lots to West Up Slope



# **Harbor Ave SW**

IG2 U/85 Lots to East

**Prelim Program Summary - Option A:** 

48,199gsf Heated

1,782gsf Unheated Garages

Scale: 1" = 32' 2016.10.07



Prelim Site Plan 3303 & 3257 Harbor Ave SW

Lemons Architecture PLLC