
NOTICE OF INTENT TO REDUCE THE MINIMUM BUFFER IN A LANDSLIDE HAZARD AREA

The following application was noticed on June 8, 2018 with a 30 day comment period. All comments submitted regarding this application are still in effect. This Notice of Intent is required when proposing to reduce the minimum buffer in a landslide hazard area pursuant to BIMC 16.12.060.K.4.a.ii.

Date of Issuance: January 11, 2019
Project Name: CKCB Madison Avenue Development
Project Number: PLN50958 SPR/SSDP/SVAR
Project Type: Site Plan and Design Review (SPR), Shoreline Substantial Development Permit (SSDP), Shoreline Variance (SVAR)
Owner: CKCB Madison Avenue Development, LLC
Project Site Address: (no site address) Madison Avenue S
Tax Parcel Number: 262502-3-078-2006

Project Description: Proposal to develop a courtyard style 10-unit residential building with parking underneath. A 50-foot buffer from the top of the landslide hazard plus a 15-foot building setback are required. The applicant is proposing to reduce this buffer to 10-feet with a building setback of 15-feet, the minimum allowed per BIMC 16.12.060.K.5.c.i.(A). The proposal has been sent out for Third-Party Geotechnical Review to ensure that the buffer reduction will not reduce the level of protection to the proposed development, adjacent properties, and other associated critical areas.

Project also includes frontage improvements, completion of a segment of the waterfront trail, and request for a height increase for two stair towers to provide access to the rooftop.

Environmental Review: This proposal is subject to review under the State Environmental Policy Act (SEPA) pursuant to WAC 197-11-800 and was noticed with a SEPA comment period on June 8, 2018.

The City will not take a final action on the proposal for 21 days from the date of this notice. Any person may comment on the proposal. Comments must be submitted no later than 4:00 p.m. on **February 4, 2019**.

If you have any questions, contact:

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