

May 5, 2025

CITY OF RUSTON
5117 N. WINNIFRED STREET
RUSTON, WA 98407

**PROJECT SUMMARY AND STATEMENT OF PROPOSED USE
(items 2 & 3 in Notice of Incomplete Application)**

The proposed project is a triplex building on parcel #2365000343, located at 5324 N. Commercial Street. The parcel is currently vacant and is zoned Residential. Per the Ruston Municipal Code, a multifamily family dwelling or triplex is allowed in this zone with a Conditional Use Permit. The site is oriented north-south and slopes up approximately 12' from the northwest corner of the site to the southeast corner. At the south end of the property there is a power pole and guy wire that will need to be relocated to the southwest corner of the property. At the north end of the property there is an existing fire hydrant. The Architect has inquired with the Fire Department about options to replace this hydrant with 1 (or two, if required) hydrants in alternate locations.

Each proposed dwelling unit within the building is 3 stories, with the first story being partially below grade, and each contains 3 bedrooms and 3 bathrooms. The gross square footage of each unit is approximately 1875 sf. A 828 sf detached accessory structure containing 4 private garages is proposed at the alley side of the property. The structure is designed to work with the existing grade as much as possible, eliminating the need for major grading. A small retaining wall under 3' tall would be required along the east property line allowing for a level grade along the unit entries.

STATEMENT OF JUSTIFICATION AND COMPLIANCE OF PROPOSED USE – Revised 5/2/25

The goal of this proposed use is to provide valuable density that is low-impact in the way it complements the single family residential character of the area. The proposed project meets the height limit, setbacks, open space, and other applicable architectural design standards within the Ruston Municipal Code. Furthermore, the project has been designed to uphold the goals, objectives, and policies of the City of Ruston Comprehensive Plan. The specific references in the Comprehensive Plan that the project complies with include, but are not limited to, the following:

Vision and Goal statements regarding density and infill:

- Intro Goal 2 (p.8) "Reduce sprawl. Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development."
- Intro Goal 4 (p.8) "Housing. Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock. One of the primary ways that this proposal meets this objective is by developing a vacant parcel."
- Vision statement (p.17) "To identify locations for and support infill, including live-work and accessory dwelling units. Ensure these developments are integrated seamlessly with existing development and neighborhood character."

The building we are proposing accommodates these goals by developing a vacant, overgrown parcel with carefully considered medium-density infill. The building is designed to evoke a cluster of 3 two-story residential structures, each with a gable roof and a clear front entry and porch facing the street in accordance with RMC 25.01.040. We feel that developing this parcel in such a way brings valuable housing to a neighborhood that has a fair amount of vacant land, and we intend for it to integrate as seamlessly as possible into the more desirable aspects of the existing neighborhood residential character.

Community Character, Land Use and Housing Policies:

- FW-6: "Design development to be architecturally compatible with the traditional arts and crafts style, including: scale; mass; or modulation of adjacent and nearby homes. Emphasis should be placed on the form of structures over their use."
- FW-14: "Encourage and integrate: multifamily; accessory dwelling; and live-work housing types when appropriate, into neighborhoods. Design their forms to fit-in with neighborhood character and environmental characteristics"
- FW-23: "Encourage multifamily, accessory dwelling units, and live-work units when their form is designed to be compatible with surrounding uses"
- LU-11: "Encourage multifamily developments in appropriate areas that offer convenient multimodal access to local stores and services. Multifamily developments should not block defined scenic view corridors and should be designed to architecturally integrate with the existing neighborhood."
- CC-2: "Ensure scenic views will be maintained by limiting the height of structures and vegetation. Structures and vegetation should not exceed the maximum height permitted for structures per Ruston's form based code."
- CC-23: "Encourage low-impact infill development such as accessory dwelling units by simplifying the permitting process. Provide architectural examples of accessory dwelling units that show good integration with the existing neighborhood."

The proposed development is designed to relate directly to the neighboring residential structures. Across the street from this parcel are several homes that consist of multiple gables facing the right of way. The material treatment of the proposed development will also echo nearby architecture, using finishes that "reflect human handicraft" such as lap siding or shingles. Predominant cladding for this project will include lap and board and batten siding. The proposed building meets Ruston's height restrictions, maintaining the views for surrounding neighbors. Pedestrian pathways and landscaping will provide a very pedestrian-friendly and residential appearance from the right of way.

- FW-24: "Housing, especially: multifamily; accessory dwelling; and live-work units should be located within a five-minute walk or as close as possible, whenever feasible to retail services and public transportation."

The proposed development is situated a convenient 9-10 minute walking distance to public transportation on Pearl St. as well as the abundant retail and restaurant options at Point Ruston.

Please see attached photos of example homes in the immediate vicinity of 5324 N Commercial. Our goal for this project is to be as consistent with the existing building fabric as possible.

Sincerely,
Melissa Nordquist
Senior Project Designer
Ferguson Architecture



N Commercial Street



N Winnifred Street



N 49th Street