

January 4, 2019

TO: Town of Ruston
5117 N Winnifred Street
Ruston, WA 98407
253-759-3544

RE: Site Plan Review Permit Submittal –
Statement of the Project Summary, Proposed Uses, and Compliance with Comprehensive Plan

We are requesting Site Plan approval for the proposed "Carriage House" project. Carriage House is a new three-story mixed-use building. Two existing single-family residences are currently on site. The north residence is to remain and the south residence is to be demolished to accommodate for construction of the mixed-use building.

The ground floor of Carriage House consists of retail uses including a bakery with kitchen, public lobby, merchandise and merchandise stock room. Mezzanine spaces at the first floor consist of a public space and a merchandising space and the lower level of a residential townhouse (main level townhouse at the second floor). The second floor consists of an office space and the main level of the residential townhouse. The third floor consists of two condominiums. The roof will accommodate a public roof amenity deck with accessory uses.

The project complies with the goals and vision of the Comprehensive Plan including the following: enhancing the historical character of the community, encouraging a pedestrian-friendly community, architectural character through use of high-quality materials, providing public space, and a central location that encourages a walkable community.