



City of Seattle

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Gregory J. Nickels, Mayor  
**Department of Planning and Development**  
D. M. Sugimura, Director

**CITY OF SEATTLE  
ANALYSIS AND DECISION OF THE DIRECTOR OF  
THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

**Application Number:** 3005320  
**Applicant Name:** Jill Burdeen for Nicholson Kovalchick Architects  
**Address of Proposal:** 3606 Woodland Park Ave N

**SUMMARY OF PROPOSED ACTION**

Land Use Application to subdivide one parcels into five parcels of land. Proposed parcel sizes are: A) 1,159.5 sq. ft., B) 1,127.7 sq. ft., C) 1,125.8 sq. ft., D) 908.1 sq. ft.; and E) 8,632 sq. ft. Existing multi-family structure to be removed.

The following approval is required:

**Short Subdivision** - to subdivide one parcel into five parcels.  
(Chapter 23.24, Seattle Municipal Code).

\*Note: Project was noticed with Administrative Conditional Use (ACU) component, after review it was decided no ACU was needed for this project.

**BACKGROUND DATA**

Site & Area Description

The project site is located at 3606 Woodland Park Ave N. The site is a rectangular lot, mid-block, between N. 36<sup>th</sup> Street and N. 38<sup>th</sup> Street. Currently the lot contains a one-story five unit apartment building with a gravel parking lot. The existing site is relatively flat and featureless, with limited vegetation. The property is zoned Commercial 1 with a 40 foot height limit (C1-40) and is within the Fremont Hub Urban Village.

The adjacent properties, directly north, south and west, along Woodland Park Ave N, are in the C1-40 zone. There is a two-story brick mixed-use building directly north of the property and a single family home and paved parking lot directly south of the site. West of the site, there are several two-story office and mixed use buildings. Properties directly east of the site are zoned Commercial 2 with a 40 foot height limit (C2-40) and are developed with a variety of commercial structures.

Proposed future development includes a mixed-use building consisting of 4 live-work units and 8 townhouse units.

Public Comment:

Date of Notice of Application:	October 26, 2006
Date End of Comment Period:	November 8, 2006
# Comment Letters	None

**ANALYSIS - SHORT SUBDIVISION**

Pursuant to SMC 23.24.040, the Director shall, after conferring with appropriate officials, use the following criteria to determine whether to grant, condition, or deny a short plat:

1. *Conformance to the applicable Land Use Code provisions;*
2. *Adequacy of access for vehicles, utilities, and fire protection, as provided in Section 23.53.005;*
3. *Adequacy of drainage, water supply, and sanitary sewage disposal;*
4. *Whether the public use and interests are served by permitting the proposed division of land;*
5. *Conformance to the applicable provisions of SMC Section 25.09.240, short subdivision and subdivisions, in environmentally critical areas;*
6. *Is designed to maximize the retention of existing trees;*
7. *Conformance to the provisions of Section 23.24.045, Unit lot subdivisions, when the short subdivision is for the purpose of creating separate lots of record for the construction and/or transfer of title of townhouses, cottage housing, clustered housing, or single-family housing.*

Based on information provided by the applicant, referral comments from the Land Use Plans Examiner, the Drainage Section, the Fire Department, Seattle Public Utilities (City Light and the Water Department), and review by the Land Use Planner, the following findings are made with respect to the above-cited criteria:

1. The subject property is located in a Commercial I zone with a height limit of 40 feet (C1-40). There is no minimum lot area requirement and the proposed parcels provide adequate area to meet applicable Land Use Code development standards.
2. The proposed lots will have vehicular access to Woodland Park Avenue N., consistent with the provisions of the Code. The Seattle Fire Department has no conditions for the proposed short plat. All private utilities are available in this area. Seattle City Light has reviewed the proposal and requires an easement to provide for electrical facilities and service to the proposed lots. Thus, this short plat provides for adequate access for vehicles, utilities, and fire protection.
3. This area is served with domestic water, sanitary sewer, and stormdrain facilities by the City of Seattle. Availability of service is assured subject to standard conditions of utility extension. The Short Plat application has been reviewed by Seattle Public Utilities and a Water Availability Certificate (20062014) was issued on October 16, 2006.

*Sanitary Sewer:* The existing structure currently discharges its sanitary waste to the public sanitary-only sewer (PSS) in Woodland Park Ave N. New construction may use this sidesewer for sanitary discharge if verified to be in adequate condition.

*Drainage:* It appears that there is a catch basin collecting drainage from the unimproved parking area and discharging the drainage to the PSS in Woodland Park Ave N. New construction will likely be required to discharge stormwater runoff through the curb. The final determination of the method of stormwater control will be made at the time of building permit application review.

4. The proposed short subdivision will meet all the applicable Land Use Code provisions. The proposed development has adequate access for vehicles, utilities and fire protection, and has adequate drainage, water supply and sanitary sewage disposal. The public use and interest will be served with this proposal because additional opportunities for housing would be provided within the City limits as a result of this subdivision. The proposal will meet all applicable criteria for approval of a short plat upon completion of the conditions in this analysis and decision.
5. The site is not located in an environmentally critical area.
6. There is one 8-inch Yew tree on the site that is proposed to be removed. Future construction will be subject to the provisions of SMC 23.47.016 which sets forth landscaping and screening requirements on lots in commercial zones.
7. This short subdivision is not a unit subdivision. Thus, this section is not applicable to this short plat proposal.

### **DECISION - SHORT SUBDIVISION**

The proposed short plat is **CONDITIONALLY GRANTED**.

### **CONDITIONS - SHORT SUBDIVISION**

#### *Prior to Recording*

1. Have final recording documents prepared by or under the supervision of a Washington state licensed land surveyor. Each lot, parcel, or tract created by the short subdivision shall be surveyed in accordance with appropriate State statutes. The property corners set shall be identified on the plat and encroachments such as side yard easements, fences or structures shall be shown. Lot areas shall be shown on the plat. All existing structures, principal and accessory, shall be shown on the face of the plat, and their distances to the proposed property lines dimensioned.
2. Submit the final recording forms for approval and any necessary fees.
3. The easement required by Seattle City Light shall be included on the final plat prior to recording.

*For the Life of the Permit*

4. A copy of the recorded short subdivision shall be attached to all building permit sets of plans for future construction on the proposed parcels.

Signature: (signature on file) Date: May 3, 2007  
Naomi Henry, Land Use Planner

NH:rgc  
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