



City of Seattle

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: 3007002
Applicant Name: Judy Tucker, Form + Function Architecture
for Chris Szala, Community House Mental Health Center
Address of Proposal: 11020 Greenwood Ave N

SUMMARY OF PROPOSED ACTIONS

Land Use Application to change use of a 7,500 sq. ft. nursing home to congregate residence, demolish existing structure and allow a three-story congregate residence for 23 residents and one apartment unit. Surface parking for four vehicles to be provided.

The following approvals are required:

Design Review – SMC Chapter [23.41](#), involving design departures from the following Land Use Code development standards:

- SMC [23.45.014 C](#), side setbacks,
- SMC [23.45.012 A1](#), front façade modulation,
- SMC [23.45.010](#), lot coverage.

Administrative Conditional Use, SMC [23.42.110](#): change from one non-conforming use to another not otherwise permitted in a Single Family zone

SEPA - Environmental Determination – SMC Chapter [25.05](#).

SEPA DETERMINATIONS: [] Exempt [X] DNS¹ [] MDNS [] EIS

[X] DNS with conditions

[] DNS involving non-exempt grading, or demolition, or involving another agency with jurisdiction.

¹ Early DNS published December 27, 2007.

BACKGROUND DATA

Project Description

The applicant proposes to change use of an existing nursing home, and rebuild a three-story congregate residence for 23 residents and one apartment unit.

Vicinity and Site

The site is located in the Broadview neighborhood, on the east side of Greenwood Ave N, midblock between N 110th and 112th Streets. Greenwood Ave N is a principal arterial. The site slopes very gradually down to the east, and the vicinity slopes down to the southeast. The property is located in the South Lake Union Hub Urban Village.

The site is split-zoned residential Lowrise 3 and single family with a minimum lot size of 7200 sq. ft. (L3 and SF7200, see Figure 2). Properties to the north and south are also zoned L3. To the east along Phinney Ave N, properties are zoned SF 7200. Beyond Greenwood Ave N along Palatine Ave N, properties are also zoned SF 7200.

Development in the vicinity reflects its zoning, consisting largely of apartment buildings constructed between the late 1950s through the '80s, as well as more recent townhouse developments. To the south a new townhouse development is under construction. On either side of the Greenwood corridor, development consists primarily of single family homes.

The site measures about 60' N-S, and about 153' E-W. It is roughly rectangular, with a staggered rear (E) lot line. The site is about 9300 sq.ft. and is largely flat (see Figure 1). There is no alley. A 2001 short plat divided the original through-lot and created a separate single family lot. A detached home (built 2001) is located on the adjoining site, and is also owned by Community House Mental Health. In warmer months, residents of the two existing structures appear to congregate in the common space between the two homes. No portion of the site is designated as Environmentally Critical Area on City maps.

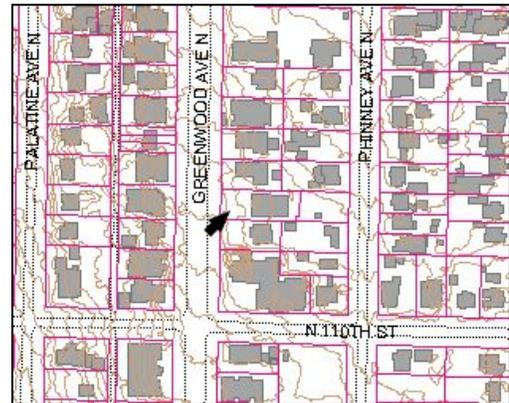


Figure 1. Local topography

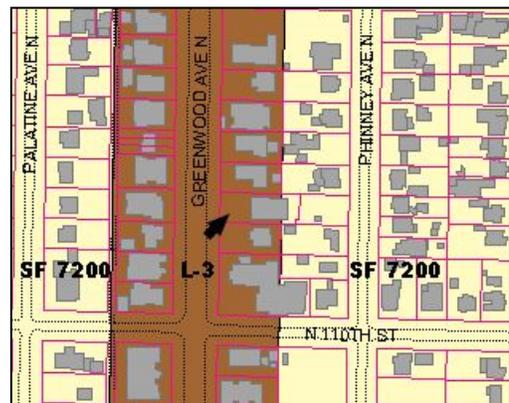


Figure 2. Vicinity Zoning



Figure 3. Aerial View

The site is currently occupied by a nursing home housing 23 residents. Facing Greenwood is a small parking area occupying much of the intervening space between the structure and the sidewalk. The site is also shaded by various mature trees.

The site is served by public transit. Metro routes 5, 28, 75, and 355 pass nearby.

Public Comment

DPD invited public comment at two Design Review meetings, and these comments were considered and addressed in the design recommendations report, available in the project file. The file also contains two letters from the public, raising concerns related to design review. Other concerns related to adequate parking, public safety, and other concerns related to urban density.

ANALYSIS OF THE DIRECTOR – DESIGN REVIEW

Design Presentations, DRB Clarifying Questions, and Public Comment

The first Early Design Guidance (EDG) meeting took place on August 13, 2007, in the Ballard High School library. The applicant submitted an application for Master Use Permit on October 15, 2007. The design recommendations meeting took place on March 10, 2008. The applicant submitted design packets, which provide a site and vicinity analysis that inform this report. The packet is available for public review at the Department of Planning and Development (DPD) Public Resource Center, located on the 20th floor of Seattle Municipal Tower, 700 5th Avenue.

8/13/2007 EDG: Architect's Presentation

Judy Tucker of Form + Function Architecture introduced the project and described the site and context, referring to much of the information presented above. She explained that the existing home and the home to the west are owned by Community House Mental Health, and they serve as transitional housing. The proposal is to rebuild the current structure, with the aim of improving the current residents' quality of life.

A portion of the structure is located in the single family zone, where it is considered to be nonconforming. Replacement within that portion of the building envelope is therefore limited. Re-use of the existing foundation appears to be sound and cost-effective, and increases the likelihood that existing mature trees will survive construction.

One of the trees near the south property line at the front is too difficult to save, especially given its treatment by the neighboring construction. "We're going to take much better care of our neighbors' trees than our neighbors have of ours". The existing hedge is valuable and likely to be maintained. An existing horse chestnut tree is likely to be removed.

The neighboring site to the south exhibits the “dominant form of new infill development”, including fences built right to the sidewalk – “this creates a human barrier and doesn’t achieve what we hope for.”

The design intent is to provide a positive transition from the street to the residence. Planned street improvements are likely to occur between N 105th and 110th Streets, and will help to better organize the right of way. The new structure will have many of the positive attributes of the existing home – the floor level will be the same, existing landscaping will buffer against the traffic and noise, and the parking area will continue to look and operate like a courtyard area, with little vehicle traffic besides dropoffs.

Barrier-free access is currently along a driveway and to the back of the structure. The new plan calls for ADA parking and ramped access at the front of the structure. The ramp is a design challenge, necessitated by the existing basement level.

The design exhibits a “home” aesthetic, with pitched roofs and other residential details. Finish materials are likely to be a combination of board & batten and hardipanel, not vinyl. Use of durable, low-maintenance materials is important.

Ms. Tucker presented two alternative design concepts. Commonalities in the two concepts included use of the existing foundation, front and rear courtyard spaces. The three concepts are illustrated in the applicant’s design packet.

Concept A includes pitched roofs and increased modulation in front and parapets in the back. The ramp reads as a front porch, and upper-level decks look out over the front courtyard. These decks are likely to be used for outdoor smoking and coffee drinking: a good place for residents to engage with the street level. However, in this scenario, it’s not possible to design a good landscape buffer with the street, as the existing tree in front would likely be jeopardized. Enhanced modulation at the front is a positive, but it also increases structure depth without fully utilizing the footprint otherwise allowed. However, with a deep structure setback and a healthy vegetative buffer, it’s possible that effective modulation isn’t a high priority.

Concept B diminishes the front modulation to about 12", enough to provide some shadow, but without compromising the design’s structure depth as much. A third concept introduces a second siding material at the upper levels (board and batten flanked by bevel siding), offering an alternative organization of the front and side façades.

8/13/2007 EDG: Clarifying questions by the Board

I’m wondering how this building will interact with the one to the east. Residents interact between the two existing buildings. It’s more than likely that some of that will continue.

Please clarify which trees will stay and which are likely to go. The big pine in front will stay. The tree on the left [facing east] belongs to the neighbors and will stay. The existing holly tree will go, but we’ll replant.

One of the large trees is going – is it damaged? This tree sits at the end of the existing foundation. When we excavate, we probably can't save it.

Do you have a landscape architect on board? Glenn Takagi is a landscape architect on the team.

Which way does grade go? From the tree, it rises to the east.

For pedestrians along Greenwood, will they walk through the driveway to get to the front door? We talk about the front area as a parking courtyard. Vehicle use is limited here. We might introduce accented pavement to bring them across, or it could be a separate path. Our budget currently provides for concrete, but that's flexible until it's done.

Can the landscaped area to the southwest be an additional gathering space? Yes, with enough height, they can look over the fence and out to the street.

Describe the roof form of your preferred scheme. There's a gable over the entry, and sheds all the way out to here. It slopes on all sides. *Is a mansard parapet allowed above the base height limit?* [Staff: This question will be fully resolved through a zoning review].

Why not compose this as two stories with dormers and a roof, so you could get a slope to the roof? We don't want to lose viable rooms upstairs. It would also create a more complicated roofline.

Is it not possible to wrap the ramp around the side? It would challenge the development program.

8/13/2007 EDG: Public Comment

One member of the public signed in at the Early Design Guidance meeting on August 13, 2007. Comments related to design review included the following:

- The owner of the demolished house next door was a member of our historical society. I'd visited the basement – it had scary corners and a bootlegger's tunnel.
- Community House took over this property in 1989, and most people think they've managed it well.
- The architect did come to the Broadview Community Council. I like the idea of keeping all that landscaping.
- The architecture along Greenwood is going from bad to worse.
- I encourage you to have the police look through your drawings for [CPTED](#).
- Regarding modulation – if the trees don't survive, it would be good to have something more than a blank façade facing the street.

DPD also received three letters from community members. One simply asked to be included on the notice list. A second letter focused entirely on concerns regarding parking quantity: DPD

will consider these issues in its environmental review. A third message raised the following points:

- This property is remarkable for the number and amount of canopy cover in this area. All precautions should be taken to protect and preserve as many and as much of this canopy as possible.
- The footprint for this construction is going to be much larger than the existing structure. Wherever possible, permeable surfaces and environmentally-friendly surfaces should be used.

3/10/2008 Recommendations: Architect's Presentation

Judy Tucker of Form + Function Architecture presented the project and gave a brief recap of the Board's early guidance. The design intent continues to be to replace the existing home with a new, larger congregate residence, and that still exhibits many of the design amenities currently provided on the site.

The design shifts the driveway from its current location, providing for better site access while maintaining largely intact the substantial vegetation that buffers the site from traffic on Greenwood Ave N. From a new sidewalk, there will be a diagonal line of sight to the front porch, which tries to match the feel of the existing porch. The goal is to maintain the feel and scale of "house", working from existing cues.

The Board's early guidance was to deemphasize the ADA ramp to the left of the porch. As a result, the design raises the roof over the porch and diminishes the trellis along the ramp access. Further, the porch now stands proud of the ramp, about 30". Updated drawings also show modulation that breaks a wider front façade into more human-scaled elements and strengthens the main entry. Windows at the ground level now create a more direct connection between a caretaker's apartment and the entry ramp. Horizontal banding is positioned to create a stronger base and a lighter top.

The roof pitch is steeper than previously presented, about 5:12, achieved by dropping the roofplate. Eaves are now 30" wide, providing a better scalar relationship. A trellis-like feature helps to integrate the stairtower into the rest of the design. A similar feature is present above the back door.

Materials include hardipanel arranged in a board and batten pattern. Ms. Tucker showed paint chips to accurately reflect the proposed colors: terra cotta, citrus green, and charcoal. Walking and driving surfaces are likely to be stained concrete.

The design envisions preservation of ~38 caliper inches of existing trees, and the landscape design includes 39 new shrubs to enhance the front courtyard and maintaining "a really nice back-yard feel".

Ms. Tucker outlined the design's features involving requested departures from development standards. The structure is wider than otherwise allowed without standard modulation. Side

setbacks are narrower than otherwise required. Lot coverage is greater. In each case, the applicant presented a rationale for why the proposed departure results in a design that better meets the intent of the design guidelines. Requested departures and their rationales are more fully discussed in the table on page 20.

3/10/2008 Recommendations: Clarifying questions by the Board

What portion of the front porch is usable? This population will be out there quite a bit. They can be here and other people can get past. We feel there's room for a chair on either side. On the southwest corner the porch is 17' deep where it wraps the side.

The ramp is a big space hog. Did you consider reconfiguring it to locate the ramp on the side? With this design, the required four parking spaces barely fit. Barrier free access is currently along the side and to the back. In elevation, the ramp looks dominant, but it's not going to stand out nearly as much. The ramp will be weather protected with a light corrugated fiberglass cover.

Did you consider a wrapping porch? We looked at the porch a lot. The porch on that side is underneath the building up above.

Please describe the changes to the parking area. The updated design brings cars in more centrally. We're saving the major landscaping.

At the rear exit stair, it looks like a portion of the design pops out at the back. Describe what's going on there. That's a change in the siding material: the columns don't step away. It's surface applied and doesn't stand out.

Would it be desirable to have a covered area in the back? The design is at its maximum lot coverage limit. We'd like to have a gazebo, a place where residents can step out and move away from the door. The client would prefer that they move beyond the back door.

Do you have the ability to increase the pitch of the roofs? At this point, we're at maximum height.

Why did you choose these colors? Are you wedded to them? No. The client usually aims for a strong historic theme. In this case, it's a stylized version. We saw a picture with great colors, so we thought we'd give this a try. The orange accent is meant to be fun, a little warmer. Windows would be white vinyl, so the trim covers much of that. The trim isn't bulky like it shows here. It would be typical, 3.5". We believe if you introduce trim, it has to wrap the entire window. We might change the orange back door.

How wide is the fascia board? 8" at the eaves and 12" for the belly band.

Would the soffits be exposed? Yes.

For the west-facing (front) façade you mentioned a 2' jog, but plans show it as all one plane. The modulation happens at the second floor. On the lower façade, it's all one plane. On the upper façade, the southern half above the porch extends above it.

Did you look at adding more modulation by extending further toward the front? There's a required front setback in which parking isn't allowed. There's just enough room for the parking stalls.

Pedestrian and vehicle pathways cross here. Discuss that relationship. We're trying to save this tree, so we've moved both accesses to the side to do that. The driveway needs to clear the back of this northern stall. It's important to realize these spaces aren't likely to be used much, because none of the residents have drivers' licenses. There's one resident staff manager, and other trips will likely be vans.

Did you look at having the main entrance lined up with the driveway entrance? We considered a couple ways. We thought the angled view was most interesting and offers the best prospect.

Please describe the style of windows. Are these sliders? For fire egress to work for single-hung windows, you need a larger window. That would extend these windows too close to the floor.

The covering over the ramp looks almost flat. The design showed a sloping roof over the ramp at EDG, but guidance was to de-emphasize the ramp. We're proposing to use a perforated, powder-coated metal in the railing.

Why did you switch to metal for the railing? We've had some maintenance issues with other materials. The population living here could be a little rougher on these materials, and the metal can take kicking.

Which trees are you proposing to remove at the front? We're taking down one of the trees there, because it's been damaged by development of the neighboring site. We're removing shrubs and replacing them with new shrubs.

3/10/2008 Recommendations: Public Comment

One member of the public attended the recommendations meeting on March 10, 2008. Comments related to design review included the following:

- The slate gray seems to fit.
- Get as much plant mass toward the front as possible, to increase the green effect.

Guidelines

After visiting the site, considering the analysis of the site and context provided by the proponents and hearing public comment, the Design Review Board members provided the siting and design guidance and recommendations described below, and identified those siting and design guidelines of highest priority to this project found in the City of Seattle's [Design Review: Guidelines for Multifamily and Commercial Buildings](#).

A. Site Planning

A-1 Responding to Site Characteristics

The siting of buildings should respond to specific site conditions and opportunities such as non-rectangular lots, location on prominent intersections, unusual topography, significant vegetation and views or other natural features.

A-3 Entrances Visible from the Street

Entries should be clearly identifiable and visible from the street.

A-4 Human Activity

New development should be sited and designed to encourage human activity on the street.

A-5 Respect for Adjacent Sites

Buildings should respect adjacent properties by being located on their sites to minimize disruption of the privacy and outdoor activities of residents in adjacent buildings

A-6 Transition Between Residence and Street

For residential projects, the space between the building and the sidewalk should provide security and privacy for residents and encourage social interaction among residents and neighbors.

A-7 Residential Open Space

Residential projects should be sited to maximize opportunities for creating usable, attractive, well-integrated open space.

A-8 Parking and Vehicle Access

Siting should minimize the impact of automobile parking and driveways on the pedestrian environment, adjacent properties and pedestrian safety.

8/13/2007 Guidance – Site Planning

The design team should better incorporate the ramp into the front façade, so it reads more like front porch. Consider measures to de-emphasize the ramp and enhance the steps.

3/10/2008 Recommendations – Site Planning

Board members had no further recommendations in this regard.

C. Architectural Elements and Materials

C-2 Architectural Concept and Consistency

Building design elements, details and massing should create a well-proportioned and unified building form and exhibit an overall architectural concept.

Buildings should exhibit form and features identifying the functions within the building.

In general, the roofline or top of the structure should be clearly distinguished from its façade walls.

C-3 Human Scale

The design of new buildings should incorporate architectural features, elements and details to achieve a good human scale.

C-4 Exterior Finish Materials

Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

8/13/2007 Guidance – Architectural Elements and Materials

Board members supported the idea of introducing gables and modulation on the west (front) façade. The existing structure has fenestration and depth that speak to its identity as a home, and the proposed design should emulate these features.

Design updates should focus largely on the organization of the front façade, with particular attention to its window patterning and the appropriate relationship of the “porch” to the ground plane.

The front façade should be well composed and unified, and its components should be integrated to provide a strong sense of entry and arrival. It’s important that the finish material at the front also wrap the sides.

3/10/2008 Recommendations – Architectural Elements and Materials

Board members focused primarily on the overall composition of the west (front) elevation and the porch. The range of comments indicates that, should they choose to do it, the design team may substantially reorganize this façade’s overall composition.

The Board agreed that the design’s color scheme needed further attention. Board members commented that contrasts between the dark trim, light green and bold orange are too stark and the palette should be further refined.

First-floor windows facing the ramp should be more human-scaled – similar in proportion to single-hung residential windows. This could perhaps be achieved by ganging various sliders together.

The Board recommended that the design should include side-lights flanking the main entry.

The Board recommended that the architect introduce more symmetry into the composition of the front façade, noting that the window patterning along the side façades appears to successfully achieve this directive.

Fascia along the eaves should be stronger, to communicate more weight in the overhangs. The peaks of the gables should be embellished somewhat, perhaps with louvers.

Perforated metal proposed in the railing panels should be replaced with a material that is visually more permeable. The Board stated a preference for a more residential expression with vertical elements.

D. Pedestrian Environment

D-1 Pedestrian Open Spaces and Entrances

Convenient and attractive access to the building's entry should be provided. To ensure comfort and security, paths and entry areas should be sufficiently lighted and entry areas should be protected from the weather. Opportunities for creating lively, pedestrian-oriented open spaces should be considered.

D-4 Design of Parking Lots Near Sidewalks

Parking lots near sidewalks should provide adequate security and lighting, avoid encroachment of vehicles onto the sidewalk, and minimize the visual clutter of parking lot signs and equipment.

D-6 Screening of Dumpsters, Utilities and Service Areas

Building sites should locate service elements like trash dumpsters, loading docks and mechanical equipment away from the street front where possible. When elements such as dumpsters, utility meters, mechanical units and service areas cannot be located away from the street front, they should be situated and screened from view and should not be located in the pedestrian right-of-way.

D-7 Personal Safety and Security

Project design should consider opportunities for enhancing personal safety and security in the environment under review.

D-12 Residential Entries and Transitions

For residential projects in commercial zones, the space between the residential entry and the sidewalk should provide security and privacy for residents and a visually interesting street front for pedestrians. Residential buildings should enhance the character of the streetscape with small gardens, stoops and other elements that work to create a transition between the public sidewalk and private entry.

8/13/2007 Guidance – Pedestrian Environment

The Board recognized the established pattern of the front “courtyard” – few parked cars, and a usable open space that is effectively buffered from the busy arterial by existing landscaping. They regarded them as positive elements in the proposed design. However, they encouraged the integration of some material that makes the entry read differently than the parking area, such as a stamped concrete that meets ADA requirements.

3/10/2008 Recommendations – Pedestrian Environment

The covered front porch and ramp should be visually integral to the main façade – the beam should extend out to the sides somewhat, then wrap to the building sides. “It should look like it grabs onto the house.”

Board members wholly supported the development team’s desire to provide a detached gazebo at the back of the home, and they recommended approval of departures necessary to achieve it. The covered area should be smaller than 10'x10'.

E. Landscaping

E-1 Landscaping to Reinforce Design Continuity with Adjacent Sites

Where possible, and where there is not another overriding concern, landscaping should reinforce the character of neighboring properties and abutting streetscape.

E-2 Landscaping to Enhance the Building and/or Site

Landscaping including living plant material, special pavements, trellises, screen walls, planters, site furniture and similar features should be appropriately incorporated into the design to enhance the project.

8/13/2007 Guidance – Landscaping

The design of the front parking area should reinforce the idea that this is a pedestrian-oriented space. Existing mature landscaping should be retained wherever practicable.

3/10/2008 Recommendations – Landscaping

One Board member suggested that broadleaf evergreen shrubs should be used as infill for the landscape buffer.

ANALYSIS - ADMINISTRATIVE CONDITIONAL USE

Pursuant to SMC Section [23.42.110](#), a nonconforming use may be converted by an administrative conditional use authorization to another use not otherwise permitted in the zone subject to the following pertinent limitations and conditions.

B. The proposed new use must be no more detrimental to properties in the zone and vicinity than the existing use. This determination shall be based on consideration of the following factors:

- 1. The zones in which both the existing use and the proposed new use are allowed;*
- 2. The number of employees and clients associated or expected with the proposed use;*
- 3. The relative parking, traffic, light, glare, noise, odor and similar impacts of the two uses and how these impacts could be mitigated.*

As defined by the Land Use Code, a congregate residence is *a use in which rooms or lodging, with or without meals, are provided for nine (9) or more non-transient persons not constituting a single household, excluding single-family dwelling units for which special or reasonable accommodation has been granted.*

DPD's permit records identify the existing structure to be a nursing home. The site is split-zoned residential Lowrise 3 and Single Family 7200. A portion of the existing structure extends into the Single Family zone, where nursing homes serving more than eight residents are not otherwise permitted. DPD has established this portion of the existing use as nonconforming and therefore subject to provisions in SMC [23.42.104](#).

Zones. The first standard by which the Land Use Code seeks to compare the intensity of the proposed new use versus the previous use is by comparing the zones in which both are allowed. Congregate residences are allowed in all the same zones as nursing homes of this scale. The application meets the first standard.

Employees and clients. The existing nursing home accommodates 23 residents, all clients of Community House Mental Health Center. Floor plans for the proposed congregate residence would serve the same number of residents, plus a resident caretaker. Within the single family zone, no increase in residents or employees would occur. Community House anticipates no increase in the level of staffing.

Traffic. Vehicle trips to the existing home are infrequent and have a negligible impact on the site and vicinity. The applicant points out that none of the current residents own a car, and most rely on public transit or vanpools. The applicant assesses that future trip levels should remain comparably low.

Parking. The existing site accommodates three or four parked cars. The proposal is to maintain four parking spaces, including a barrier-free van stall. The applicant has demonstrated that vehicle trips to and from the home are infrequent, and that the existing parking quantity and layout have resulted in no adverse impacts to the site or vicinity.

A zoning analysis has determined the standard parking requirement for conversion from a nursing home to congregate residence and the incorporation of a caretaker apartment unit. For a project of this scope, seven (7) spaces are generally required, and four (4) spaces currently exist. Considering that the majority (if not all) of the current residents do not own cars, it is reasonable to conclude that the proposed four parking spaces should continue to adequately serve occupants and visitors to the home. DPD therefore modifies the parking requirement in accordance with SMC [23.42.110 D](#).

Noise. The proposed congregate residence is practically identical to the existing nursing home use. DPD anticipates no change in comparison to noise generated by the existing nursing home.

Light, glare, odor. The proposed congregate residence is practically identical to the existing nursing home use. DPD anticipates no change in comparison to light, glare, and odor generated by the existing nursing home.

ANALYSIS – SEPA

The applicant provided the initial disclosure of this development's potential impacts in an environmental checklist signed and dated on July 11, 2007. The applicant provided an environmental noise analysis prepared by SSA Acoustics LLP (July 2007) and a preliminary geotechnical engineering report prepared by Golder Associates Inc (March 2007). The file also contains letters from the public who merely asked to be parties of record. This information and the experience of the lead agency in similar situations form the basis for this analysis and decision. This report anticipates short and long-term adverse impacts from the proposal.

The SEPA Overview Policy (SMC [25.05.665 D](#)) states “where City regulations have been adopted to address an environmental impact, it shall be presumed that such regulations are adequate to achieve sufficient mitigation”, subject to limitations. Several adopted City codes and/or ordinances provide mitigation for some of the identified impacts. Specifically these are: the Stormwater, Drainage, and Erosion Control Code (grading, site excavation and soil erosion); Critical Areas Ordinance (grading, soil erosion and stability); Street Use Ordinance (watering streets to suppress dust, obstruction of the rights-of-way during construction, construction along the street right-of-way, and sidewalk repair); Building Code (construction standards); and Noise Ordinance (construction noise). Compliance with these codes and ordinances will be adequate to achieve sufficient mitigation of potential adverse impacts. Thus, mitigation pursuant to SEPA is not necessary for these impacts. However, more detailed discussion of some short and long term impacts is appropriate.

Short-term Impacts

The following temporary or construction-related impacts are expected: decreased air quality due to increased dust and other suspended air particulates during construction and demolition; potential soil erosion during grading, excavation and general site work; increased runoff; tracking of mud onto adjacent streets by construction vehicles; increased demand on traffic and parking from construction equipment and personnel; conflict with normal pedestrian and vehicular movement adjacent to the site; increased noise; and consumption of renewable and non-renewable resources. Due to the temporary nature and limited scope of these impacts, they are not considered significant (SMC Section [25.05.794](#)). Although not significant, these impacts are adverse.

Other short-term impacts not noted here as mitigated by codes, ordinances or conditions (e.g., increased traffic during construction, increased use of energy and natural resources) are not sufficiently adverse to warrant further mitigation.

Construction noise. Noise associated with construction of the building could adversely affect surrounding uses in the area, which include residential uses. Due to the proximity of the project site to residential uses, DPD finds the limitations of the Noise Ordinance to be inadequate to mitigate the potential noise impacts. Pursuant to the SEPA Overview Policy (SMC [25.05.665](#)) and the SEPA Construction Impacts Policy (SMC [25.05.675 B](#)), mitigation is warranted.

All construction activities are subject to the limitations of the Noise Ordinance, SMC [25.08](#). Construction activities (including but not limited to demolition, grading, deliveries, framing, roofing, and painting) shall be limited to non-holiday weekdays from 7am to 6pm. Interior work that involves mechanical equipment, including compressors and generators, may be allowed on Saturdays between 9am and 6pm once the shell of the structure is completely enclosed, provided windows and doors remain closed. Non-noisy activities, such as site security, monitoring, and weather protection shall not be limited by this construction. See Table 1 and Conditions #5 and 6.

The project team has the option to submit for review and approval a Construction Noise Management Plan to address mitigation of noise impacts resulting from all construction activities. Such a Plan shall include a discussion on management of construction related noise, efforts to mitigate noise impacts and community outreach efforts to allow people within the immediate area of the project to have opportunities to contact the site to express concern about noise.

Parking. Short-term parking impacts involve additional parking demand generated by construction personnel and equipment. The applicant has provided limited information related to short-term construction related parking impacts on the vicinity.. However, various drive-by site visits indicate that weekday parking utilization in the area is not at capacity. The site offers parking for four vehicles. DPD therefore determines that construction-related parking does not constitute an impact warranting mitigation.

Air. Construction activities including worker commutes, truck trips, the operation of construction equipment and machinery, and the manufacture of the construction materials themselves result in increases in carbon dioxide and other greenhouse gas emissions which adversely impact air quality and contribute to climate change and global warming. While these impacts are adverse, they are not expected to be significant due to the relatively minor contribution of greenhouse gas emissions from this project.

Environmental Health. Given the age of the existing structure on site, it may contain asbestos, which could be released into the air during demolition. The [Puget Sound Clean Air Agency](#), the Washington Department of Labor and Industry, and EPA regulations provide for the safe removal and disposal of asbestos. In addition, federal law requires the filing of a demolition permit with PSCAA prior to demolition. Pursuant to SMC Sections [25.05.675 A](#) and [F](#), to mitigate potential adverse air quality and environmental health impacts, project approval will be conditioned upon submission of a copy of the PSCAA “notice of intent to demolish” prior to issuance of a DPD demolition permit. So conditioned, the project’s anticipated adverse air and environmental health impacts will be adequately mitigated.

Long-term Impacts

Long-term or use-related impacts are also anticipated from the proposal: marginally increased surface water runoff from greater site coverage by increased impervious surfaces; increased bulk and scale on the site; increased traffic and parking demand due to residents and visitors; minor

increase in airborne emissions resulting from additional traffic; minor increase in ambient noise due to increased human activity; increased demand on public services and utilities; increased light and glare; loss of vegetation; and increased energy consumption.

The expected long-term impacts are typical of medium- to high-density residential development and are expected to be mitigated by the City's adopted codes and/or ordinances (together with fulfillment of Seattle Department of Transportation requirements). Specifically these are: the Stormwater, Drainage, and Erosion Control Code (storm water runoff from additional site coverage by impervious surface); the Land Use Code (aesthetic impacts, height, setbacks, parking); and the Seattle Energy Code (long-term energy consumption).

Air. Operational activities, primarily vehicular trips associated with the project and the projects' energy consumption, are expected to result in increases in carbon dioxide and other greenhouse gas emissions which adversely impact air quality and contribute to climate change and global warming. While these impacts are adverse, they are not expected to be significant due to the relatively minor contribution of greenhouse gas emissions from this project.

Historic Preservation. After preliminary analysis of the existing structure slated for demolition, Department of Neighborhoods staff determined that landmark status would be highly unlikely in this case.

Other Impacts. The other impacts not noted here as mitigated by codes, ordinances, or conditions (increased ambient noise; increased pedestrian traffic, increased demand on public services and utilities) are not sufficiently adverse to warrant further mitigation by conditions. The applicant did provide an operational noise analysis prepared by SSA Acoustics LLP (July, 2007), which provides recommendations for dampening noise generated by Greenwood Avenue traffic and perceived by residents.

DECISION – DESIGN REVIEW

The Director concurs with the recommendations of the Queen Anne/Magnolia Design Review Board, delivered March 10, 2008, and **CONDITIONALLY APPROVES** the project's Design Review component and the requested departures for the side setbacks, lot coverage, and front façade modulation, subject to the conditions listed at the end of this report.

DECISION – ADMINISTRATIVE CONDITIONAL USE

The Director **APPROVES** the proposed action and modifies the parking quantity requirement as described.

DECISION – SEPA

This decision was made after review by the responsible official on behalf of the lead agency of a completed environmental checklist and other information on file with the responsible

department. This constitutes the Threshold Determination and form. The intent of this declaration is to satisfy the requirement of the State Environmental Policy Act (RCW [43.21C](#)), including the requirement to inform the public of agency decisions pursuant to SEPA.

[X] Determination of Non-Significance. DPD has determined that this proposal does not have a significant adverse impact upon the environment. An EIS is not required under RCW [43.21C.030\(2\)\(C\)](#).

[] Determination of Significance. This proposal has or may have a significant adverse impact upon the environment. An EIS is required under RCW [43.21C.030\(2\)\(C\)](#).

DESIGN REVIEW CONDITIONS

The following Design Review conditions 1-3 are not subject to appeal.

Prior to Issuance of Any Permit to Construct

1. The applicant shall update the Master Use Permit plans to reflect drawings shown after the Design Review Board meeting on March 10, 2008, and the recommendations and conditions of this decision. The applicant shall embed conditions and colored landscape and elevation drawings into updated Master Use Permit and all building permit sets.

Prior to and/or during construction

2. Any changes to the exterior façades of the building, signage, and landscaping shown in the building permit must involve the express approval of the project planner prior to construction.

Prior to issuance of the Certificate of Occupancy

3. Compliance with the approved design features and elements, including exterior materials, roof pitches, façade colors, landscaping and right of way improvements, shall be verified by the DPD planner assigned to this project (Scott Ringgold, 233-3856) or by the Design Review Manager. The applicant(s) and/or responsible party(ies) must arrange an appointment with the Land Use Planner at least (3) working days prior to the required inspection.

CONDITIONS – ADMINISTRATIVE CONDITIONAL USE

None.

CONDITIONS – SEPA

Prior to Issuance of Any Permit to Demolish or Construct

4. The owner(s) and/or responsible party(ies) shall submit a copy of the PSCAA “notice of intent to demolish” prior to issuance of a demolition permit.
5. The applicant(s) or responsible party(ies) have the option to submit for review and approval a Construction Noise Management Plan to address mitigation of noise impacts resulting from all construction activities. Such a Plan shall include discussion of management of construction related noise, efforts to mitigate noise impacts and community outreach efforts to allow people within the immediate area of the project to have opportunities to contact the site to express concern about noise.

During Construction

The following condition to be enforced during construction shall be posted at the site in a location on the property line that is visible and accessible to the public and to construction personnel from the street right-of-way. The conditions will be affixed to placards prepared by DPD. The placards will be issued along with the building permit set of plans. The placards shall be laminated with clear plastic or other weatherproofing material and shall remain in place for the duration of construction.

6. Unless otherwise modified in an approved Construction Impact Management Plan (see condition 5), all construction activities are subject to the limitations of the Noise Ordinance, SMC [25.08](#). Construction activities (including but not limited to demolition, grading, deliveries, framing, roofing, and painting) shall be limited to non-holiday weekdays² from 7am to 6pm. Interior work that involves mechanical equipment, including compressors and generators, may be allowed on Saturdays between 9am and 6pm once the shell of the structure is completely enclosed, provided windows and doors remain closed. Non-noisy activities, such as site security, monitoring, and weather protection shall not be limited by this condition. If an approved Construction Noise Management Plan modifies this condition, the applicant(s) and/or responsible party(ies) shall make the Plan publicly available at the construction site office.

² Holidays recognized by the City of Seattle are listed on the City website, <http://www.seattle.gov/personnel/services/holidays.asp>

Non-holiday work hours							
	Sun	Mon	Tues	Wed	Thurs	Fri	Sat
7:00 am							
8:00							
9:00							
10:00							
11:00							
12:00 pm							
1:00							
2:00							
3:00							
4:00							
5:00							
6:00							
7:00							
8:00							

Table 1. Non-holiday work hours. Unshaded work hours shown above are permitted outright. For certain work, it is possible to request DPD approval for additional hours shaded in gray.

Signature: _____ (signature on file) Date: July 24, 2008
 Scott A. Ringgold, Land Use Planner

SAR:bg

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Appendix A: Departure from Development Standards:

The table below itemizes the requested departures and reflects the Board’s discussions and recommendations. The recommendations are based upon the departures’ potential to help the project better meet the design guideline priorities and achieve a better overall design.

The applicant requested departures from the following Land Use Code development standards:

<i>Requirement</i>	<i>Proposed</i>	<i>Comments</i>	<i>Board Recommendation</i>
SMC 23.45.014 C , side setbacks. structure depth 81'-100' with the height of the side façade at the highest point between 26' and 30', requires an average side setback of 9'.	Building depth of 89'-10" with side setback of 8'-2" average on the north (ramp exempt) and 5'-9" average on the south	<ul style="list-style-type: none"> • Building depth is measured from the column on porch to the east wall of the two story section of the building. The front porch adds 8'-9" to depth and is only 20'-5" wide. The two story portion of the building, 11'-6" of depth, steps back from the main side facades - reducing apparent length. • Without front porch or 2 story addition, the longest building façade is approximately 69'-6", which would require a 6' setback. • 30" roof overhangs to add to the residential feel further reduce the sideyard setback measurements by 1' • Existing landscape buffer will be protected and maintained on the north side of the building to reduce the scale for the adjacent single family house. 	The Board recommended approval of the requested departure.

<i>Requirement</i>	<i>Proposed</i>	<i>Comments</i>	<i>Board Recommendation</i>
<p>SMC 23.45.012 A1, front façade modulation: required when the front façade exceeds 40' with a principal entrance.</p>	<p>Front façade is 47'-6" with a 2' modulation in the upper façade and a 8'-9" front porch addition, plus roof overhang</p>	<ul style="list-style-type: none"> • Minor modulation, roof gables, material changes, trellis and entry porch add detail and interest to façade reducing apparent bulk and scale. • The front façade is 40' back from the front property line. • Landscape buffer adjacent to front property line offers privacy/screening. 	<p>The Board identified recommended changes to the front façade. Considering these future updates and the successful siting, massing, and architectural features, the Board recommended approval of the requested departure.</p>
<p>SMC 23.45.010, lot coverage: 45% (lowrise zones)</p>	<p>The design occupies 52% of the portion of the site zoned L3, and 20% of the portion zoned Single Family.</p>	<ul style="list-style-type: none"> • The site is split-zoned, and DPD considers only the multifamily-zoned portion in calculating the 45% limit. The structure occupies proportionately more of the L3-zoned portion of the lot and less of the SF portion. • Using the combined lot area of the L3 portion of the site and the SF portion of the site, the design's lot coverage is 44.7%. 	<p>The Board supported the requested departure, considering its urban context and its various successful siting considerations. They further recommended that the design incorporate a detached covered gazebo no more than 100 sq.ft, to be located in the rear yard.</p>