



City of Seattle

Gregory J. Nickels, Mayor

Department of Planning and Development

D. M. Sugimura, Director

SHORT SUBDIVISION – REVIEW CHECK LIST

Application Number: 3008116
Applicant Name: Bradley Khouri for Project 1818 LLC.
Address of Proposal: 1818 East Yesler Way

SUMMARY OF PROPOSED ACTION

Land Use Application to subdivide one parcel of land into five parcels. Proposed parcel sizes are: A) 1,009.6 sq. ft., B) 807.4 sq. ft., C) 1,056.2 sq. ft., and D) 914.5 sq. ft. The existing structures are to be removed. Design Review of the related five live-work units is currently being conducted under DPD Master Use Permit #3004633.

The following approval is required:

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

SEPA DETERMINATION: Exempt DNS MDNS EIS
 DNS with conditions
 DNS involving non-exempt grading or demolition or involving another agency with jurisdiction.

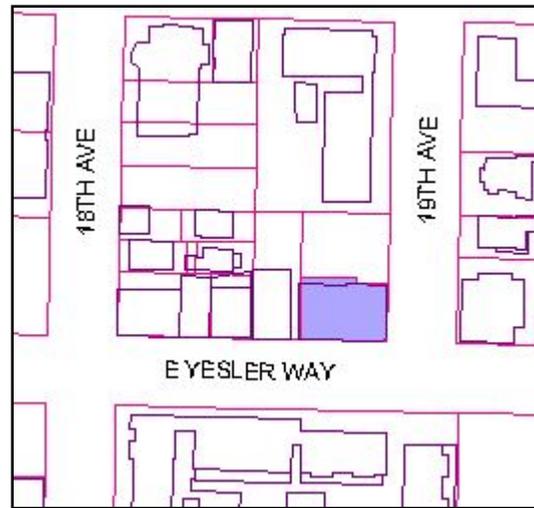
BACKGROUND DATA

Site & Area Description

The development site is nearly rectangular in shape, occupying a total land area of approximately 3,787.7 square feet. The site is a corner lot with street frontages on two rights-of-ways; East Yesler Way to the south, and 19th Avenue to the east. The site is within Neighborhood Commercial One zone, with a height limit of 40 feet (NC1-40). The site is also located within 23rd & Union-Jackson Residential Urban Village.

The site is currently developed with a single story commercial structure. The existing structure is an older building, constructed in the 1930's. The remaining area to the north is modestly landscaped. DPD is currently reviewing a related project to construct five live-work units.

The streets abutting the subject site are fully developed rights-of-way with asphalt roadway; curbs, sidewalks and gutters. East Yesler Way is a secondary arterial abutting the subject site to the south that connects the surrounding residential neighborhoods from Lake Washington to Downtown.



The site is not located in any identified or designated Environmentally Critical Area (ECA), or any other land use overlays.

Area Development

The site located at the northwest corner of the intersection of East Yesler Way and 19th Avenue. The neighborhood features a mix of older single family and multi-story residential structures, outside a narrow NC1 zoning band along Yesler Way that stretches approximately three and a half blocks. A mix of commercial uses including; retail, office, and restaurant uses are found along this section of Yesler. This commercial corridor is in transition as new projects are being proposed on vacant lots. Outside this small commercial strip along Yesler Way the older housing stock is being replaced with townhouse developments. Abutting the subject site to the north is a vacant lot that is located within Multifamily Lowrise Three Zone, with a density requirement of one unit per 800 square feet. To the east of the development site, across 19th Avenue smaller scaled housing stock dominates the streetscape, with a modest sized mixed-use development anchoring the corner of Yesler and 19th Avenue. The immediate area features three existing sites of note. To the south across East Yesler, Bryant Manor, a large apartment complex visually dominates the area. A spacious neighborhood park, Edwin Pratt Park, provides passive and active recreation areas further east along Yesler Way. Located one block west along Yesler, is a Seattle Historical Landmark Building, Langston Hughes Theater that provides a cultural outlet for African-Americans. The surrounding streets are spacious, with wide roadway surfaces and planting strips.

The narrow zoning band encompassing the development site extends south to the centerline of East Yesler Way, is NC1-40. South of the East Yesler Way centerline the zoning designation changes to Multifamily Lowrise Three, Residential Commercial, (L3 R/C) with a density requirement of one unit per 800 square feet. This small area encourages commercial development at street level. Surrounding this area to the east, north, and west, is an expansive L-3 zone. This area of Capitol Hill is undergoing a transformation as numerous development projects are changing the streetscape as they develop to the height limits of the underlying zones.

Proposal

The proposal is to subdivide one parcel of land into five parcels. Proposed parcel areas are indicated in the summary above. Proposed parcels will have direct and indirect access to 19th Avenue.

Public comment:

Date of Notice of Application: November 1, 2007
Date End of Comment Period: November 14, 2007
Letters: 0

Issues: No comment letters were received during the public comment period that on November 14, 2007.

PLAN REVIEW – SHORT SUBDIVISION

SMC 23.24.020 Content of Application.

Applications for approval of a short subdivision shall include the following:

- A. Plat of the proposed short subdivision containing standard survey data;
- B. Vicinity map on which shall be indicated the property to be subdivided;
- C. Plot plan, as appropriate, showing the location and dimensions of existing buildings in relation to the proposed short subdivision;
- D. Legal descriptions of the property to be subdivided and of all proposed lots or divisions;
- E. Name and address of owner(s) of the tract;
- F. Location of existing roadways, sanitary sewer, storm drain and water mains, if any, together with proposed street improvements; and
- G. Specific location and description of all trees at least six (6) inches in diameter measured four and one-half (4 ½) feet above the ground, with species indicated.

SMC 23.24.030 Content of Short Subdivision.

- A. Every short plat of a short subdivision filed for record must contain:
 - 1. A certificate giving a full correct description of the lands divided as they appear on the short plat, including a statement that the short subdivision has been made with the free consent and in accordance with the desires of the owner or owners.

2. If the short plat includes a dedication, the certificate or a separate written instrument of dedication shall contain the dedication of all streets and other areas to the public, an individual or individuals, religious society or societies or to any corporation, public or private, as shown on the short plat and a waiver of all claims for damages against any governmental authority which may be occasioned to the adjacent land by the established construction, drainage and maintenance of the road.
 3. Roads not dedicated to the public must be clearly marked on the face of the short plat.
 4. All short plats containing a proposed dedication must be accompanied by a title report confirming that the title of the lands as described and shown on the short plat is in the name of the owner signing the certificate or instrument of dedication.
- B. The certificate and instrument of dedication shall be signed and acknowledged before a notary public by all parties having any ownership interest in the land subdivided and shall be recorded as part of the final plat. Any dedication, donation, or grant as shown on the face of the short plat shall be considered to all intents and purposes as a quitclaim deed to the donee or donees, grantee or grantees for his, her or their use for the purpose intended by the donors or grantors.

SMC [23.24.035](#) Access.

- A. Every short plat shall include adequate provision for dedication of drainage ways, streets, alleys, easements, slope rights, parks and other public open spaces for general purposes as may be required to protect the public health, safety and welfare.
- B. Protective improvements and easements to maintain the improvements shall be dedicated at the discretion of the City.
- C. Convenient pedestrian and vehicular access to every lot by way of a dedicated street or permanent appurtenant easement shall be required.
- D. Access to new lots shall be from a dedicated street, unless the Director determines that the following conditions exist, and permits access by a permanent private easement:
 1. Access by easement would not compromise the goals of the Land Use Code to provide for adequate light, air and usable open space between structures; and
 2. The dedication and improvement of a street is not necessary or desirable to facilitate adequate water supply for domestic water purposes or for fire protection, or to facilitate adequate storm drainage; and

- 3. The dedication and improvement of a street is not necessary or desirable in order to provide on-street parking for overflow conditions; and
 - 4. No potential safety hazards would result from multiple access points between existing and future developments onto a roadway without curbs and with limited sight lines; and
 - 5. There is identifiable access for the public and for emergency vehicles; and
 - 6. There is no potential for extending the street system.
- E. Dedicated streets and alleys shall meet the requirements of Chapter [23.53](#) and the Street Improvement Manual. Easements shall meet the requirements of Section [23.53.025](#).

CRITERIA REVIEW – SHORT SUBDIVISION

- A. 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 (including street improvement requirements);
 - Zoning review approved.
 - Development standards of underlying zone (including Overlays).
 - Chapter [23.53](#) Streets and Alleys.
 - Chapter [23.54](#) Parking and Access.
 - Zoning review approved with conditions or corrections.
 - 2. Adequacy of access for vehicles, utilities and fire protection, as provided in Section [23.53.005](#);
 - Fire Marshal’s Office approved.
 - Fire Marshal’s Office approved with conditions.
 - Seattle City Light review approved.
 - Seattle City Light requires easement.
 - 3. Adequacy of drainage, water supply, and sanitary sewage disposal;
 - Drainage review approved.
 - Drainage review approved with conditions.
 - Seattle Public Utilities Water Availability Certificate (WAC) approved.
 - Seattle Public Utilities requirements for WAC approval.

4. Whether the public use and interests are served by permitting the proposed division of land;
- Department of Parks and Recreation approved.
 - Department of Parks and Recreation approved with conditions.
 - Department of Neighborhoods (landmark sites or Districts) approved.
 - Department of Neighborhoods (landmark sites or Districts) approved with conditions.
 - Building Plans Examiner review and approval.
 - Building Plans Examiner approval with conditions.
 - The proposal meets all applicable criteria for approval of a short plat as discussed in the analysis and decision, therefore meets this criterion.
5. Conformance to the applicable provisions of SMC Section [25.09.240](#) , short subdivision and subdivisions in environmentally critical areas;
- Site not located in a riparian corridor buffer, wetland, wetland buffer or steep slope.
 - Site exempt from ECA Ordinance (SMC [25.09.040](#))
6. Is designed to maximize the retention of existing trees;
- Site does not contain trees at least 6-inches in diameter measured 4-½ feet above the ground.
 - Site does not contain Exceptional Trees as defined in Director's Rule [6-2001](#).
 - The short subdivision meets the applicable provisions of SMC [25.11](#).
 - A tree preservation plan is required.

SMC 23.24.060 Redivision Procedure.

- Within a five (5) year period following the filing of a short subdivision in accordance with the provisions of Chapter [23.22](#), property within that short subdivision may not be further divided through the short subdivision process if it would result in more than a total of nine (9) lots. However, any revision of the lot lines of an approved short subdivision in which the total number of lots is not increased shall not be considered a further division, and shall be approved or disapproved in the manner prescribed in Chapter [23.28](#).

