



City of Seattle

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:** 3010756  
**Applicant Name:** Tess Wegier for Edge Queen Anne, LLC  
**Address of Proposal:** 2042 14<sup>th</sup> Ave W

**SUMMARY OF PROPOSED ACTIONS**

Land Use Application to subdivide one parcel of land into seven unit lots (unit subdivision). Townhouses constructed under Project #[6103216](#). Proposed unit lot sizes are: A) 1,959 sq. ft., B) 878 sq. ft., C) 1,179 sq. ft., D) 1,262 sq. ft., E) 932 sq. ft., F) 932 sq. ft., and G) 1,264. Sq. ft. SEPA review conducted under Project #[3006255](#).

The following approval is required:

**Short Subdivision** - to divide one parcel of land into seven unit lots (unit subdivision).  
(Chapter [23.24.045](#) , 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.

**RELATED PROJECTS:** Construction: # [6103216](#)  
SEPA: # [3006255](#)

## **BACKGROUND DATA**

### **Site and Vicinity Description**

This 8,406 sq. ft. site is located in a residential Lowrise 2 zone (L2) in the Interbay / Queen Anne neighborhood, on the east side of 14<sup>th</sup> Ave W, between W Boston and W Newton Streets. The right-of-way has existing curbs and sidewalks. The site slopes down to the west, about 32' in all, and is located in a mapped Environmentally Critical Area (steep slope, potential slide). DPD has reviewed and approved a steep slope exemption, in consideration of slopes created by previous legal grading.

Neighboring properties to the north, south, and east are also zoned L2. To the west across 14<sup>th</sup> Ave, the zoning transitions to Commercial 1 with a base height limit of 40' (C1-40). To the southwest, land is zoned Industrial Buffer (IB). The immediate area is developed with a mix of lowrise apartments, townhomes, single family homes, as well as low office and industrial structures.

### **Proposal Description**

The applicant proposes to subdivide the subject parcel of land into seven unit lots (unit subdivision). Proposed unit lot sizes are:

- |                   |                     |
|-------------------|---------------------|
| A) 1,959 sq. ft., | E) 932 sq. ft.,     |
| B) 878 sq. ft.,   | F) 932 sq. ft., and |
| C) 1,179 sq. ft., | G) 1,264. ft        |
| D) 1,262 sq. ft., |                     |

### **Public Comments**

The two-week comment period ended November 11, 2009. The project planner received no comment letters from the public. This review is to facilitate fee-simple ownership of the individual townhouse units only.

## **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, no short plat shall be approved unless all of the following conditions are found to exist. The findings which follow are based on information provided by the applicant, referral comments from DPD, the Seattle Public Utilities, Seattle Fire Department, Seattle City Light, and review by the Land Use Planner.

1. *Conformance to the applicable Land Use Code provisions;*

This proposed unit subdivision of townhouse units would conform to all applicable development standards of section [23.24.045](#) "Unit Lot Subdivisions".

2. *Adequacy of access for vehicles, utilities and fire protection, as provided in Section [23.53.005](#);*

Vehicular access to the townhouses will be from 14<sup>th</sup> Ave W, which is paved. Parking is to be beneath the proposed structures, and all units have access to the street.

Seattle City Light (SCL) requires an easement to provide power to the buildings on the new unit lots from the right-of-way. SCL's required easement language must be incorporated into the recorded short plat.

The Seattle Fire Department has reviewed this proposed unit subdivision and requires no corrections.

3. *Adequacy of drainage, water supply, and sanitary sewage disposal;*

At the time of the building permit application review, DPD Site Development staff confirmed that a public sanitary sewer is available and is of adequate capacity for sanitary discharge from new construction on this site. DPD either has issued or will issue a Side Sewer Permit for connection of the project's side sewer to the public sewer. The Side Sewer Permit either includes or will include the necessary easement and connection agreement documents.

At the time of the building permit application review, DPD determined the discharge point for the project stormwater runoff and designated or approved the project stormwater control method. DPD either has issued or will issue a Side Sewer Permit for the connection of the project's service drains to an approved discharge point. The necessary easement and connection documents will be included with the Side Sewer Permit.

The drainage reviewer has no recommended requirements to be required prior to publishing the unit lot subdivision decision.

A Seattle Public Utilities official has reviewed the proposal and issued Water Availability Certificate [20090547](#). All SPU conditions of approval must be met.

4. *Whether the public use and interests are served by permitting the proposed division of land;*

This proposal meets this criterion due to the fact that additional fee-simple housing will be available for sale within the City limits as a result of the unit subdivision of the parcel and construction of ground-related housing.

5. *Conformance to the applicable provisions of SMC Section [25.09.240](#), short subdivision and subdivisions in environmentally critical areas;*

This site is located in an Environmentally Critical Area (ECA) as defined in SMC [25.09.020](#). However, SMC 25.09.240 specifically exempts unit lot subdivisions; therefore this criterion is not applicable to this application.

6. *Is designed to maximize the retention of existing trees;*

Any trees that existed prior to issuance of the building permit are no longer present on the site. This criterion therefore does not apply to this application.

7. *Conformance to the provisions of Section [23.24.045](#), Unit Subdivisions.*

The provisions of SMC Section [23.24.045](#) are as follows:

- A. *The provisions of this section apply exclusively to the unit subdivision of land for townhouses, cottage housing developments, residential cluster developments, and single-family residences in zones where such uses are permitted.*

The subject proposal would establish separate unit lots for seven townhouse units in an L2 zone, thus falling within the purview of SMC Section [23.24.045](#).

- B. *Sites developed or proposed to be developed with dwelling units listed in subsection A above may be subdivided into individual unit lots. The development as a whole shall meet development standards applicable at the time the permit application is vested. As a result of the subdivision, development on individual unit lots may be nonconforming as to some or all of the development standards based on analysis of the individual unit lot, except that private, useable open space for each dwelling unit shall be provided on the same lot as the dwelling unit it serves.*

The approval of the building permit, #[6103216](#), demonstrates that the development as a whole meets all applicable development standards. For ground related development, L2 zoning requires an average of three hundred (300) square feet per unit of private, usable open space, at ground level and directly accessible to each unit. No unit shall have less than two hundred (200) square feet of private, usable open space (SMC [23.45.016 A3a1](#)). The proposed plat delineates the following amounts of qualifying open space:

- |                 |                     |
|-----------------|---------------------|
| A) 393 sq. ft.  | E) 427 sq. ft.,     |
| B) 409 sq. ft., | F) 427 sq. ft., and |
| C) 402 sq. ft., | G) 437 sq. ft.      |
| D) 420 sq. ft., |                     |

The average size of the above open space is 416 square feet.

- C. *Subsequent platting actions, additions or modifications to the structure(s) may not create or increase any nonconformity of the parent lot.*

Compliance with criterion F below should assure proper control of future platting actions, additions or modifications to the structures.

- D. Access easements and joint use and maintenance agreements shall be executed for use of common garage or parking areas, common open spaces (such as common courtyard open space for cottage housing), and other similar features, as recorded with the Director of the King County Department of Records and Elections.*

The applicant has described the necessary easements for vehicular access to garages. A “joint use and maintenance agreement” for the property has been provided on plans and must be recorded for final approval of this unit subdivision. DPD conditions the project to provide adequate address signage for unit lots with no street frontage.

- E. Within the parent lot, required parking for a dwelling unit may be provided on a different unit lot than the lot with the dwelling unit, as long as the right to use that parking is formalized by an easement on the plat, as recorded with the Director of the King County Department of Records and Elections.*

Required parking will be provided in private garages located beneath each unit. Each unit will have one garage parking space.

- F. The fact that the unit lot is not a separate building lot and that additional development of the individual unit lots may be limited as a result of the application of development standards to the parent lot shall be noted on the plat, as recorded with the Director of the King County Department of Records and Elections.*

A note on the face of the plat clarifies that each unit lot is not a separate buildable site. The note must be recorded with the plat, and as such satisfies the provision.

#### Summary - Short Subdivision

Review of this site plan shows that the proposed short subdivision, as conditioned in this decision, will conform to applicable standards of SMC [23.24.045](#), Unit Subdivisions. The lots to be created by this short subdivision will meet all minimum standards of the L2 zone set forth in the Land Use Code. As conditioned, this short subdivision can be provided with vehicular access, public and private utilities and access (including emergency vehicles). Adequate provisions for drainage control, water supply and sanitary sewage disposal have been provided for each lot and service is assured, subject to standard conditions governing utility extensions.

#### **DECISION - SHORT SUBDIVISION**

The proposed Short Subdivision is **CONDITIONALLY GRANTED.**

**CONDITIONS - SHORT SUBDIVISION**

Conditions of Approval Prior to Recording

The owner(s) and/or responsible party (ies) shall:

1. Show any required utilities easement on the plat.
2. Have the 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.
3. Include the following note to the face of the plat: *“The lots created by this unit subdivision are not separate buildable lots. Additional development on these unit lots in this unit subdivision may be limited as a result of the application of development standards to their parent lot pursuant to applicable provisions of the Seattle Land Use Code.”*
4. Provide a joint maintenance and responsibility agreement for maintenance and use of shared walls on property lines and all ingress, egress, and utility easements.
5. Provide an area to allow for the posting of address signage for Unit Lots D, E, F, and G at a location visible from 14<sup>th</sup> Ave W and provide a covenant and/or an easement to ensure that address signage can be maintained.
6. Submit the final recording forms for approval.

Signature: (signature on file)  
Scott A. Ringgold, Land Use Planner  
Department of Planning and Development

Date: April 8, 2010