



City of Seattle

Department of Planning and Development

D. M. Sugimura, Director

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

Application Number: 3011618
Applicant Name: Seth Gary for Ilahie Holdings LLC
Address of Proposal: 1001 W Ewing Pl

SUMMARY OF PROPOSED ACTION

Land Use Application to subdivide one parcel into three parcels of land. Proposed parcel square footages are: A) 63,469, B) 18,861; and C) 39,421.

The following approval is required:

- **Short Subdivision** - To subdivide one existing parcel into three.
(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.

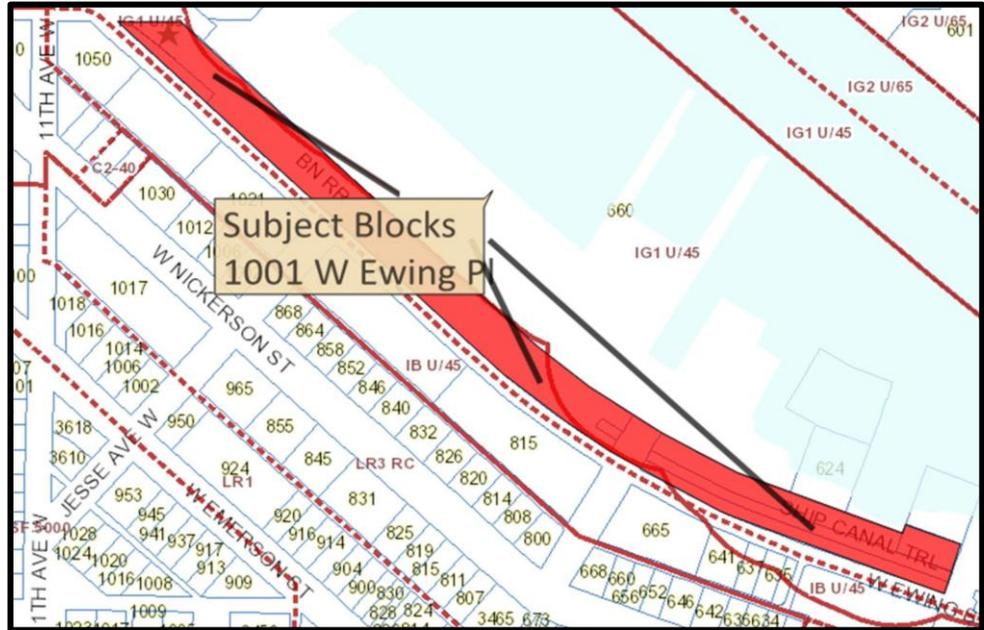
BACKGROUND DATA

Site & Area Description

The approximately 122,000 square foot blade shaped site is located in a General Industrial One zone (IG1) in the northwest area of Seattle. A portion of the site is located in the Shoreline Area with a UI (Urban Industrial) designation. The site is located on the northwest area of Queen Anne northeast of the Interbay neighborhood and is bound by 6th Ave W (east), W Ewing

St (west), W Ewing St (south) and the Ship Canal (north) 19th Ave. All proposed parcels will also have pedestrian and vehicle access to W Ewing St, 8th Ave W or W Ewing Pl.

Surrounding properties to the north, northwest and east are also zoned IG1. To the south zoning changes to Industrial Buffer (IB), Lowrise Three with a Residential Commercial (LR3 RC) overlay, LR1 and then SF 5000 all moving south from the site accordingly.



Public Comment

During the public comment period which ended November 17th, 2010. DPD received one written comment requesting that they become a party of record for the project, but was absent of specific comments on the proposal.

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.*
8. *Conformance to the provisions of Section 23.24.046, multiple single-family dwelling units on a single-family lot, when the short subdivision is for the purpose of creating two (2) or more lots from one (1) lot with more than one (1) existing single-family dwelling unit.*

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

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

The subject property is zoned for Industrial use. As reviewed by the zoning plans examiner, the proposed parcels meet the applicable requirements of the zone and provide adequate buildable area to meet Land Use Code development standards.

2. *Adequacy of access for vehicles, utilities, and fire protection, as provided in Section 23.53.005;*

Proposed parcels will have direct vehicle and pedestrian access to and from W Ewing St, 8th Ave W or W Ewing Pl. The Seattle Fire Department has no objection to the proposed short plat. All private utilities are available in this area. Seattle City Light provides electrical service to the proposed short plat and does not require an easement to provide for electrical facilities and service to the proposed lots. This short plat provides for adequate access for vehicles, utilities, and fire protection.

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

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 was issued on November 18th 2010 (WAC ID No. 20100657). As reviewed by the drainage plans examiner, the plat is adequate for drainage and sanitary disposal.

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

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 as all City Agencies have approved for applicable code standards as a result of this subdivision.

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

This site is not located in any environmentally critical area as defined in SMC 25.09.240. As a result SMC 25.09.240 doesn't apply to the site.

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

There are approximately 5 trees located on the proposed short plat area and there is no plan to have them removed. There are no tree preservation requirements for developments in IG zones. Further, the Tree Protection Ordinance doesn't apply in this case as no trees are proposed to be removed with this application. As a result the proposal is compliant with this criterion.

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.*

This Short Subdivision is not a Unit Lot Subdivision. Thus, this section is not applicable to this short plat proposal.

8. *Conformance to the provisions of Section 23.24.046, multiple single-family dwelling units on a single-family lot, when the short subdivision is for the purpose of creating two (2) or more lots from one (1) lot with more than one (1) existing single-family dwelling unit.*

This Short Subdivision is not a multiple single-family dwelling unit subdivision. Thus, this section is not applicable to this short plat proposal.

DECISION - SHORT SUBDIVISION

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

FINAL RECORDING REQUIREMENTS

1. Revise the short plat to show 8th Ave W as a City right of way the same manner as was depicted for 6th Ave W. 8th Ave W is not owned privately and the plat needs to reflect that it is owned by the City of Seattle. As a result, revision of the existing and proposed legal descriptions is required.

2. Revise the short plat to include the trail easement on the Argonaut Property under recording number 20010927002916.

CONDITIONS - SHORT SUBDIVISION

Prior to Submittal of Construction Applications

1. A copy of this short subdivision shall be attached to all subsequent building permit applications or revisions.

Signature: _____ (signature on file) Date: June 6, 2011
Lucas de Herrera, Senior Land Use Planner
Department of Planning and Development

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