



City of Seattle
Edward B. Murray, 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: 3016705
Applicant Name: Oliver Robar
Address of Proposal: 1600 W Armory Way

SUMMARY OF PROPOSED ACTION

Land Use Application to subdivide one parcel into five parcels of land. Proposed parcel sizes are: C) 51,057 sq. ft., D) 51,381 sq. ft., E) 58,095 sq. ft., F) 61,537 sq. ft., and G) 27,302 sq. ft. Existing structures are to be demolished.

The following approval is required:

Short Subdivision – to create five parcels of land. (Seattle Municipal Code 23.24.)

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

BACKGROUND DATA

Zoning: IG2 U/85 (Industrial Zone)

Uses on Site: Three industrial structures (one with three attached principal structures) all with industrial uses.

Substantive Site Characteristics:

The subject property is 249,372 square feet in size and is zoned IG2 U/85 and located at the northwesterly portion of a triangular block bounded to the east by 15th Avenue W, to the southwest by W Armory Way, and to the north by W Wheeler Street. The existing lot has 666.77 feet of street frontage along W Armory Way, 1,357.87 feet of street frontage along W Wheeler Street. To the east, the property line of 523.58 feet abuts private properties and to the south with angle property lines, it abuts Parcel B per LBA #3012054. W Armory Way is not

improved to IG2 standards (the roadway straddles into private properties on the southwest side of W Armory Way. W Wheeler Street is not also improved to IG2 standards but improved partially at the east end next to 15th Avenue W. It also has an existing trail towards the end. There is a mapped Environmentally Critical Area (ECA) within W Wheeler Street and the whole site is liquefaction prone ECA.

Proposal Description

The applicant proposes to short subdivide one parcel into five parcels: C) 51,381 sq. ft., D) 51,381 sq. ft., E) 58,095 sq. ft., F) 61,537 sq. ft., and G) 27,302 sq. ft.

Public Notice and Comment Period

The public notice was on 07/17/2014 and the comment period ended on 07/30/2014. Four public comments were received.

ANALYSIS - SHORT SUBDIVISION

Pursuant to Seattle Municipal Code (SMC) 23.24.040, the Director shall, after conferring with appropriate officials, use the following criteria (*in italics*) to determine whether to grant, condition, or deny a short plat. Based on information provided by the applicant, referral comments from 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 corresponding criteria.

1. Conformance to the applicable Land Use Code provisions;

The subject property is zoned IG2 U/85 as provided in SMC 23.44. There are no restrictions as to required structure setbacks from property lines and must meet development standard requirements in the IG2 U/85 zone. The proposed parcels meet the minimum lot size requirement of the zone and provide adequate buildable area to meet applicable Land Use Code development standards.

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

The proposed parcels will have direct pedestrian and vehicle access from W Armory Way and W Wheeler Street. The required vehicle parking per SMC 23.54.015 for a development on each parcel depends upon the Overlay District requirements for specific urban areas. This site is not within any Overlay District.

The Seattle Fire Department has no objection to the proposed short plat as long as the required access, exterior doors and openings required by the Fire Code or the International Building Code shall be maintained readily accessible for emergency access by the Fire Department.

Seattle City Light provides electrical service to the proposed short plat and may require an easement to provide for electrical facilities and service to the proposed lots.

All private utilities are available in this area. 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, separated sewer and storm drain facilities by the City of Seattle along W Armory Way. Availability of water service is subject to conditions as imposed by Seattle Public Utilities Water Availability Certificate when issued prior to development.

New construction with discharge to the separated sewer and drainage systems on W Armory Way requires a side sewer permit. Plan review requirements regarding storm water will be made at the time of building permit application.

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

One objective of the short subdivision process is to increase opportunities for ownership of industrial land. The proposed short subdivision will meet all the applicable Land Use Code provisions. The proposed development has adequate access for 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 industrial development would be provided within the City limits 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 located in environmentally critical area (liquefaction prone) as defined in SMC 25.09.240, and there are also environmentally critical areas mapped or otherwise observed on W Wheeler Street right-of-way.

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

Future construction will be subject to the provisions of SMC 23.45 and SMC 25.11 which sets forth tree planting requirements and tree preservation regulations on residential lots. Based on the applicant's information, there are practically no vegetation nor significant trees located on the site.

7. *Conformance to the provisions of Section 23.24.0445 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 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**.

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 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 paid for.

Note: Above Items 1 and 2 shall be subject to further review by the assigned Land Use Planner.

Signature: (signature on file) Date: November 20, 2014
Edgardo R. Manlangit, Senior Land Use Planner
Department of Planning and Development