



**City of Seattle**  
Edward B. Murray, Mayor

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**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:** 3017967

**Applicant Name:** Akasha Whoolery with Playhouse Design Group for Greenstream Investments, LLC

**Address of Proposal:** 5043 Sand Point Place Northeast

**SUMMARY OF PROPOSED ACTION**

Land Use Application to subdivide one parcel into two parcels of land. Proposed parcel sizes are: A) 3,518.5 sq. ft. and B) 3,715.6 sq. ft. Existing structures to be demolished.\*

\*Note – The project description has been revised from the following original notice of application: Land Use Application to subdivide one parcel into two parcels of land in an environmentally critical area. Proposed parcel sizes are: A) 3,415 sq. ft. and B) 3,819.1 sq. ft. Existing structures to be demolished.

The following approvals are required:

**Short Subdivision** - to subdivide one parcel into two parcels of land.  
(Seattle Municipal Code (SMC) Chapter 23.24)

**BACKGROUND INFORMATION**

Zoning: Lowrise 1 (LR1).

Uses on Site: One triplex building with attached carports and garage.

Site Description

This 7,234.1 square foot (sq. ft.) project site is located in a LR1 zone in the Sand Point neighborhood of the City of Seattle. The parcel is situated on the east side of Sand Point Way Northeast and the west side of Sand Point Place Northeast. An existing triplex building with carports and garage parking resides on the site.

Vehicular access to onsite parking is via an existing driveway/curb cut abutting both Sand Point Way Northeast and Sand Point Place Northeast. Sand Point Way Northeast is an improved street and designated as a Principal Arterial pursuant to SMC Chapter 23.53 and a State Route (SR 513). Sand Point Place Northeast is a non-arterial street, improved with curbs, sidewalks and gutters.

Existing vegetation consists of low growing grass, shrubs and several mature trees. The topography of the site slopes gradually 11' in a downward direction to the west and is characterized as having the majority of the slope situated at the constructed rockery along the west property line abutting Sand Point Way Northeast. This western portion of the site is identified as Environmentally Critical Area (ECA)-Steep Slope. During the review of an ECA exemption application (#6429512), the DPD Geotechnical Reviewer concluded that there are no steep slope areas on the subject property. Consequently, the applicant has been granted an ECA exemption from ECA steep slope development standards.

Surrounding property north, south and east of the proposal site is also zoned LR1. Lowrise 3 Planned Unit Development (LR3 PUD-Council File #291161) zoning is west of the subject property. Existing development in the vicinity of the proposal consists of homes, apartments, townhouses and the Children's Hospital campus. The Burke-Gilman Playground Park is located across the street and west of the subject site.

### Proposal

The proposal is to subdivide one parcel of land to create two lots. Proposed parcel sizes are indicated in the summary above. Proposed Parcel A and Parcel B will have direct vehicular and pedestrian access to Sand Point Place Northeast and Sand Point Way Northeast, respectively. Additionally, the proposed plat includes an ingress, egress and utility easement abutting Sand Point Place Northeast. The existing triplex structure with attached carports will be removed.

The subject of this analysis and decision is restricted to the proposed division of land.

### Public Comment

The public comment period for this project originally ended on August 13, 2014 and was later renoticed as a revised application which resulted in an additional public comment period ending August 25, 2014. DPD received some written comments regarding this proposal during this public comment period.

### ANALYSIS – SUBDIVISION

General short subdivision standards: 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, as modified by this chapter;*
- 2. Adequacy of access for pedestrians, vehicles, utilities and fire protection as provided in Section 23.53.005, Access to lots, and Section 23.53.006, Pedestrian access and circulation;*

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 Section 25.09.240, Short subdivisions and subdivisions, in environmentally critical areas;*
6. *Whether the proposed division of land 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 townhouse, rowhouse, and cottage housing developments as permitted in Single-Family, Residential Small Lot, and Lowrise zones and for single-family dwelling units in Lowrise zones, or any combination of the above types of residential development, as permitted in the applicable zones; and;*
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 or more lots from one lot with more than one existing single-family dwelling unit.*
9. *Every lot except unit lots and lots proposed to be platted for individual live-work units in zone in zones where live-work units are permitted, shall conform to the following standards for lot configuration, unless a special exception is authorized under subsection 23.24.040.B:*
  - a. *If a lot is proposed with street frontage, then one lot line shall abut the street for at least 10 feet; and*
  - b. *No lot shall be less than 10 feet wide for a distance of more than 10 feet as measured at any point; and*
  - c. *No proposed lot shall have more than six separate lot lines. The lot lines shall be straight lines, unless the irregularly shaped lot line is caused by an existing right-of-way or an existing lot line; and*
  - d. *If the property proposed for subdivision is adjacent to an alley, and the adjacent alley is either improved or required to be improved according to the standards of Section 23.53.030, then no new lot shall be proposed that does not provide alley access, except that access from a street to an existing use or structure is not required to be changed to alley access. Proposed new lots shall have sufficient frontage on the alley to meet access standards for the zone in which the property is located.*

### Conclusion

Based on information provided by the applicant, referral comments from DPD, Washington State Department of Transportation (WSDOT) and other City Departments, and review and analysis by the Land Use Planner, the above criteria have been met. The short subdivision meets all minimum standards or applicable exceptions set forth in the Land Use Code. This short subdivision will provide pedestrian and vehicular access (including emergency vehicles), and public and private utilities. 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.

A total of 14 trees are located on the project site; disbursed at the interior and along the perimeter of the subject property. Some of the trees can be preserved, depending upon the location of any future construction, vehicular access, the extent of the root systems and the overall health of the trees. The applicant submitted an arborist report prepared by Chris Selle, Certified Arborist (Sound Tree Consulting) dated August 19, 2014. The arborist report included tree evaluation data, tree retention and removal data, and a tree inventory plan. The DPD Tree Expert reviewed the arborist report and concurs with the arborist's tree inventory and site plan (identified as "tree plan") showing the location of the trees. Additionally, both the DPD Tree Expert and the DPD Planner reviewed the current proposed plat configuration submission to DPD (dated November 25, 2014) and the DPD planner has determined that the proposed plat is designed to maximize the retention of existing trees. Future construction will be subject to the provisions of SMC 25.11.050 and 25.11.070 which sets forth exceptional tree determination and protection requirements on multifamily LR1 lots.

The public use and interest are served by the proposal since all applicable criteria are met and the proposal creates the potential for additional housing opportunities in the City.

**DECISION – SHORT SUBDIVISION**

The proposed Short Subdivision is **GRANTED**.

**CONDITIONS – SHORT SUBDIVISION**

None required.

Signature: \_\_\_\_\_ (signature on file) Date: February 19, 2015  
Tami Garrett, Senior Land Use Planner  
Department of Planning and Development

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## **IMPORTANT INFORMATION FOR ISSUANCE OF YOUR MASTER USE PERMIT**

### Master Use Permit Expiration and Issuance

The appealable land use decision on your Master Use Permit (MUP) application has now been published. At the conclusion of the appeal period, your permit will be considered “approved for issuance”. (If your decision is appealed, your permit will be considered “approved for issuance” on the fourth day following the City Hearing Examiner’s decision.) Projects requiring a Council land use action shall be considered “approved for issuance” following the Council’s decision.

The “approved for issuance” date marks the beginning of the **three year life** of the MUP approval, whether or not there are outstanding corrections to be made or pre-issuance conditions to be met. The permit must be issued by DPD within that three years or it will expire and be cancelled. (SMC 23-76-028) (Projects with a shoreline component have a **two year life**. Additional information regarding the effective date of shoreline permits may be found at 23.60.074.)

All outstanding corrections must be made, any pre-issuance conditions met and all outstanding fees paid before the permit is issued. You will be notified when your permit has issued.

Questions regarding the issuance and expiration of your permit may be addressed to the Public Resource Center at [prc@seattle.gov](mailto:prc@seattle.gov) or to our message line at 206-684-8467.