



City of Seattle

Gregory J. Nickels, Mayor
Department of Planning and Development
Diane Sugimura, Director

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

Application Number: 2501996
2505885
2505886
2505887

Application Name: Bob Ehrlichman for Bennett-Sherman Construction, LLC

Address of Proposal: 4101 29th Avenue South
4119 29th Avenue south
2816 South Adams Street
2800 South Adams Street

SUMMARY OF PROPOSED ACTION

2501996; 4101 29th Avenue South: Master use permit to establish use for future construction of three detached single family residences in an environmentally critical area. Parking for six vehicles to be provided with the structures. Related projects: 2505885, 2505886, 2505887.

2505885; 4119 29th Avenue South: Master use permit to establish use for future construction of four detached single family residences in an environmentally critical area. Parking for eight vehicles to be provided with the structures. Related projects: 2501996, 2505886, 2505887.

2505886; 2816 South Adams Street: Master use permit to establish use for future construction of four detached single family residences in an environmentally critical area. Parking for eight vehicles to be provided with the structures. Related projects: 2501996, 2505885, 2505887

2505887; 2800 South Adams Street: Master use permit to establish use for future construction of four detached single family residences in an environmentally critical area. Parking for eight vehicles to be provided with the structures. Related projects: 2501996, 2505886, 2505885

The following approvals are required:

SEPA – for conditioning only Chapter 25.05, Seattle Municipal Code.

Administrative Design Review - Chapter 23.41 Seattle Municipal Code.

Development Standard Departures from the Land Use Code are requested as follows:

1. Curbcut quantity and separation between curbcuts (SMC 23.54.030F)

SEPA DETERMINATION: [] Exempt [] DNS [X] EIS¹

[] DNS with conditions

[] DNS involving non-exempt grading, or demolition, or involving another agency with jurisdiction.

¹ The Seattle Housing Authority, as lead agency, issued the Draft Environmental Impact Statement (DEIS) on May 2, 2001 and Final Environmental Impact Statement (FEIS) on October 1, 2001

BACKGROUND DATA

Site & Vicinity Description

The 66,512 square foot site is zoned Lowrise 2 and is identified as Block 2 in the New Rainier Vista subdivision. The site is located adjacent to the Cheasty Greenbelt on the most westerly portion of the subdivision along South Adams Street and 29th Avenue South.

The topography west of the site slopes up dramatically to Cheasty Park. There are three existing trees identified as candidates for preservation on and abutting the site; a 27 inch diameter Austrian Pine; a 16 inch diameter Bigleaf Maple; a 17.3 inch diameter Flowering Cherry. A wetland is located west of the site, and the edge of the wetland buffer occupies the site near the southwest portion of the site.

Block 7 to the east, across 29th Avenue South is zoned Lowrise 2 and will be developed with SHA rental multifamily housing on the northern part of the site and for sale multifamily housing on the southern part of the site; block 9, to the south across South Adams Street is zoned Lowrise 4 and will be developed with for sale multifamily housing.

A proposed park, Viewpoint Park is to be located abutting the site to the south and Maple Park is proposed east of the site across 29th Avenue South.

Project Description

The developer proposes to construct 15 single family detached homes with attached garages, each with access from the street via curb cuts and driveways. The site consists of four legal building sites or parent lots; lots 1, 2, 3 and 4 each with four unit lots. The sites were modified by Lot Boundary Adjustment #2501355.

Public Comment

No public comments were received during the comment period which ended on August 10, 2005.

ANALYSIS - DESIGN REVIEW

Early Design Guidance

PRIORITIES:

DPD Staff provided the siting and design guidance described below after considering the analysis of the site and context provided by the proponents. The Design Guidelines of highest priority to this project are identified by letter and number below and are described in more detail in the City of Seattle's "*Design Review: Guidelines for Multifamily and Commercial Buildings*".

A. Site Planning

A-1 Responding to Site Characteristics

The siting of buildings should respond to specific site conditions and opportunities such as non-rectangular lots, location on prominent intersections, unusual topography, significant vegetation and views or other natural features.

The siting of homes should be clustered away from trees that have been identified as ones to preserve. Design departures may be sought to provide flexibility in locating structures away from the trees.

The homes should be sited to optimize any views of Mount Rainier and the Cascades.

The siting and design of the homes must relate to and consider the green spaces that surround them on the north, south and west. The homes on the most north and south lots will be abutting parks so it's important to clearly demark the boundary between the private and public space. This may be accomplished by a combination of fencing, walls or landscaping.

A-2 Streetscape Compatibility

The siting of buildings should acknowledge and reinforce the existing desirable spatial characteristics of the right-of-way.

A-3 Entrances Visible from the Street

Entries should be clearly identifiable and visible from the street.

A-6 Transition Between Residence and Street

For residential projects, the space between the building and the sidewalk should provide security and privacy for residents and encourage social interaction among residents and neighbors.

A-8 Parking and Vehicle Access

Siting should minimize the impact of automobile parking and driveways on the pedestrian environment, adjacent properties and pedestrian safety.

Vehicular driveways must be minimized and the pedestrian entries clearly denoted and emphasized.

The proposed context of this neighborhood must be provided and considered in the siting of these homes. Provide a graphic to DPD that shows the future context of this neighborhood.

The SHA rental housing is typically 10 feet from the front property line and as close to five feet on the side property lines. This project, as presented shows a 20 foot front setback. In light of that, there must be some design element which creates a presence closer to the street. An appropriate response would be to create an at grade entry at the house by raising the grade of the front yard. This would require a short wall and stairs close to the sidewalk which would complement the typical pattern of development along the street. This design approach would address many of the design guidelines in that it would be more compatible with the streetscape, emphasize the pedestrian entry into the homes and de-emphasize the vehicular entries. Trellis, special paving and landscaping could be utilized to vary the stairs and walls for each home providing a unique character for each home.

A-10 Corner Lots

Buildings on corner lots should be oriented to the corner and public street fronts. Parking and automobile access should be located away from corners.

The home at the corner of South Adams and 29th Avenue S needs to provide architectural and/or landscape elements that address both street fronts and Maple Park across the street.

C. Architectural Elements and Materials

C-1 Architectural Context

New buildings proposed for existing neighborhoods with a well-defined and desirable character should be compatible with or complement the architectural character and siting pattern of neighboring buildings.

C-4 Exterior Finish Materials

Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

A material and color palette must be provided to DPD to show how this proposal is compatible with or complements the character of the neighborhood.

D. Pedestrian Environment

D-3 Retaining Walls

Retaining walls near a public sidewalk that extend higher than eye level should be avoided where possible. Where high retaining walls are unavoidable, they should be designed to reduce their impact on pedestrian comfort and to increase the visual interest along the streetscape.

Tall blank walls and retaining walls visible from the street need to be minimized. When walls are visible, they should be designed to increase pedestrian comfort and visual interest. Design solutions can include; integrating landscaping, terracing walls or using quality materials and details to create a good human scale.

E. Landscaping

E-2 Landscaping to Enhance the Building and/or Site

Landscaping including living plant material, special pavements, trellises, screen walls, planters, site furniture and similar features should be appropriately incorporated into the design to enhance the project.

See the discussion under Site Planning.

Departure from Development Standards

Departures from the following Land Use Code development standards:

<i>Requirement</i>	<i>Proposed</i>	<i>Applicant's Rationale</i>	<i>DPD Comments</i>
SMC 23.54.030F1a Curbcut quantity limited to 3 per parent lot or 12 total.	15	<ul style="list-style-type: none"> Allows each home to have its own driveway. Allows each home to have two additional off street parking spaces. Minimizes long driveways and decreases impervious surface. 	Departure is granted based on; <ul style="list-style-type: none"> Presence of curbcuts is minimized and pedestrian walkway/entries emphasized. Unique paving material to improve the quality of the vehicular entries by making their appearance more pleasing is used.
SMC 23.54.030F1d At least 30 feet between any two curbcuts.	Less than 30 feet-varies	<ul style="list-style-type: none"> Allows each home to have its own driveway. Allows each home to have two additional off street parking spaces Minimizes long driveways and decreases impervious surface. 	Departure is granted; <ul style="list-style-type: none"> See above

The applicant applied for a Master Use Permit on July 5, 2005. DPD reviewed the design proposed and evaluated how the design met the design guidance provided. Development of Block 2 as described with curbcuts for each single family home requires departures from development standards, and the applicant has voluntarily applied for design review in order to seek these development standard departures.

The submitted plans are consistent with the Rainier Vista Design Book which is a requirement for the development administered by the Seattle Housing Authority. The plans are also consistent with the design guidance provided by DPD during the EDG phase.

With respect to the design departures for a greater quantity of curbcuts and distance between curbcuts, the applicant has minimized the presence of curbcuts and emphasized the pedestrian walks.

For the parcel described as unit lots 1A-1D, the applicant has chosen to develop three single family homes on unit lots A, B and C. Unit lot D will not be developed with a home, but will be developed as a landscape transition from the housing development to Dakota Park. The Cherry tree and the Pine tree designated as trees to be preserved were removed and will be replaced by 6 inch caliper trees on Unit lot D. Parent lot 1 is conforming with respect to the quantity of curbcuts, but not to the separation requirement.

For parcels described as unit lots 2A-2D, 3A-3D and 4A- 4D, the applicant is developing four single family homes on each unit lot. Lot 3 consists of homes with garages in a tandem configuration which means the driveways and garage openings are about 10 feet wide as compared to the other homes which consist of about 22 foot wide driveways.

The design includes the use of scored concrete for the driveways, which varies from house to house. All the homes include a pedestrian walkway from the front doors directly to the sidewalk. To emphasize the pedestrian walks from the sidewalk into the homes, a 4 foot by 6 foot landing finished with the same scored concrete pattern as the driveway will be provided abutting the sidewalk. A light pole which is proposed abutting the landings at the base of the pedestrian walk will provide greater emphasis to the pedestrian entries.

CONDITIONS-DESIGN REVIEW

None.

ANALYSIS - SEPA

The Seattle Housing Authority, as lead agency, issued the Draft Environmental Impact Statement (DEIS) on May 2, 2001 and Final Environmental Impact Statement (FEIS) on October 1, 2001.

This proposal is reviewed under substantive SEPA authority. Disclosure of the potential impacts from this proposal was made in the environmental documents listed above. This information and supplemental information provided by the applicant, and the experience of this agency with review of similar proposals form the basis of this analysis and conditioning.

The SEPA Overview Policy (SMC 25.05.665) clarifies the relationship between codes, policies, and environmental review. Specific policies for each element of the environment, and certain neighborhood plans and other policies explicitly referenced, may serve as the basis for exercising substantive SEPA authority.

The Overview Policy states, in part, "where City regulations have been adopted to address an environmental impact, it shall be presumed that such regulations are adequate to achieve sufficient mitigation subject to the limitations set forth in subparagraphs D1 through D7 below. Unless otherwise specified in the Policies for Specific Elements of the Environment (SMC Section 25.05.675), denial or mitigation of a project based on adverse environmental impacts shall be permitted only under the following circumstances:...". The SEPA Overview Policy (SMC 25.05.665) D1 through D7 and Specific Elements of the Environment (SMC Section 25.05.675) provide the circumstances in which denial or mitigation of a project can take place.

Short - Term Impacts

The following temporary or construction-related impacts are expected: decreased air quality due to suspended particulate from building activities and hydrocarbon emissions from construction vehicles and equipment; increased dust caused by construction activities; potential soil erosion and potential disturbance to subsurface soils during excavation, and general site work; increased storm water runoff volumes; increased traffic and demand for parking from construction equipment and personnel; conflict with normal pedestrian movement adjacent to the site; increased noise; consumption of renewable and non-renewable resources.

Several adopted City codes and/or ordinances provide mitigation for some of the identified construction related impacts. Specifically these are: Storm water, Grading and Drainage Control Code (grading, site excavation and soil erosion); Street Use Ordinance (watering streets to suppress dust, removal of debris, and obstruction of the pedestrian right-of-way). However, a more detailed discussion of the noise impacts associated with this proposal is provided below.

Noise

The project is expected to generate loud noise during construction. These impacts would be especially adverse in the early morning, in the evening, and on weekends. The surrounding properties are developed with multifamily and single family housing uses and will be impacted by construction noise. Pursuant to SEPA authority, the applicant shall be required to limit periods of construction to between the hours of 7:30 a.m. and 6:00 p.m. during non-holiday weekdays. This condition may be modified by DPD to allow work of an emergency nature or allow low noise interior work after the exterior of the structure is enclosed. This condition may also be modified to permit low noise exterior work (e.g., installation of landscaping) after approval from DPD.

Long-term Impacts

The following long-term or use-related impacts are expected: increased bulk and scale on the site; increased traffic in the area and increased demand for parking; increased demand for public services and utilities; and increased light and glare; increased energy demand; increased ambient noise associated with increased human activity and vehicular movement.

Several adopted City codes and/or ordinances provide mitigation for some of the identified impacts. Specifically these are: the Storm water, Grading and Drainage Control Code which requires on site detention of storm water with provisions for controlled tight line release to an approved outlet and may require additional design elements to prevent isolated flooding; the City Energy Code which will require insulation for outside walls and energy efficient windows; the Seattle Building Code which provides prescriptive construction techniques and standards; and the Land Use Code which controls site coverage, setbacks, building height and use and contains other development and use regulations to assure compatible development. Compliance with these applicable codes and ordinances is adequate to achieve sufficient mitigation of long term impacts and no mitigation is necessary.

NON-APPEALABLE CONDITIONS - DESIGN REVIEW

During construction

1. All changes to approved plans with respect to the exterior façade of the building and landscaping on site and in the right of way must be reviewed by a Land Use Planner prior to proceeding with any proposed changes.

Prior to Issuance of Certificate of Occupancy

2. Compliance with the approved design features and elements, including exterior materials, roof pitches, façade colors, landscaping and right of way improvements, shall be verified by the DPD Land Use Planner assigned to this project (Jess Harris- 206-684-7744) or by a Land Use Planner Supervisor (Jerry Suder- 386-4069). Inspection appointments must be made at least three working days in advance of the inspection.

CONDITIONS - SEPA

The following condition(s) to be enforced during construction shall be posted at the site in a location on the property line that is visible and accessible to the public and to construction personnel from the street right-of-way. If more than one street abuts the site, conditions shall be posted at each street. The conditions will be affixed to placards prepared by DPD. The placards will be issued along with the building permit set of plans. The placards shall be laminated with clear plastic or other waterproofing material and shall remain posted on-site for the duration of the construction.

1. The hours of construction activity shall be limited to non-holiday weekdays between the hours of 7:30 a.m. and 6:00 p.m. This condition may be modified by DPD to allow work of an emergency nature or allow low noise interior work after the exterior of the structure is enclosed. This condition may also be modified to permit low noise exterior work (e.g., installation of landscaping) after approval from DPD.

Signature: _____ (signature on file)
Jess Harris, AICP, Senior Land Use Planner
Department of Planning and Development

Date: November 17, 2005