



City of Seattle

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

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

Application Number: 2406203
Applicant Name: Paul Pierce for Brian Coniglio.
Address of Proposal: 3422 9th Ave W

SUMMARY OF PROPOSED ACTION

Master Use Permit to establish use for construction of a single family residence. Parking will be provided within the proposed structure.

The following approval is required:

Design Review - Chapter 23.41 Seattle Municipal Code.

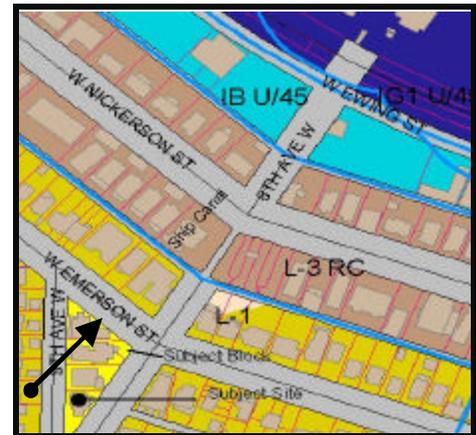
SEPA DETERMINATION: Exempt DNS MDNS EIS

DNS with conditions

DNS involving non-exempt grading or demolition or
involving another agency with jurisdiction

VACINITY AND BACKGROUND:

The approximately 4,200 square foot triangular site is located in the North Queen Anne area of Seattle and is zoned Multi-Family Lowrise One (L1). The site slopes from north to south down to the Ballard Ship Canal. In the immediate vicinity there is a mix of zoning: Single Family 5000 to the south and west of the site, and Lowrise Three Residential Commercial (L3-RC) to the northeast. To the east and north of the site zones consist of Lowrise Two (L2), Industrial Buffer (IB-U/85), I Industrial General (IG-U/45), Commerical Two (C2) and lastly the Major Institution Overlay (MIO) for Seattle Pacific University. Just north of the site two blocks is a major arterial street, W Nickerson St. Just north of W Nickerson St is the Ballard Ship Canal.



Development in the immediate vicinity consists of single family homes and some small multifamily structures. Most of the structures in the area (residential and commercial) are one and two story with some three story structures mixed within. The subject block is triangular in shape and has four structures located upon it.

PROPOSAL

The proposal was revised by the applicant upon Master Use Permit submittal. The original proposal was to attach the proposed structure with the existing single family, creating a duplex style townhouse structure. After review of the early design guidance issued by the Department, the applicant revised the application to create two separate single-family homes. The design proposes access for the new structure from 8th Ave W and access for the existing structure will remain 9th Ave W. The design proposes to remove the carport from the existing single family structure to provide surface parking between the two structures. The proposal no longer requires a structure width departure, as was originally requested, but does require a deck location departure as a portion of the proposed decks project into the east side yard.

DEPARTURES

Summary of Requested Departures

Development Standard	Requirement	Proposed	DPD Action
<i>Front yard setback SMC 23.45.014-A1</i>	Averaging $(14'-6'' + 10') \div 2 = 12'-3''$	5'-0"	The Department approves the proposed departure based upon the applicant's response the Design Guidance. See analysis below the applicable guideline.
<i>Decks in Side yard setback SMC 23.45.014-F2b</i>	5' setback from a side lot line	3.5' for the southern portion of the projecting decks from the east elevation	Only a portion of the decks need this departure. The Department approves the proposed departure based upon the applicant's response the Design Guidance. See analysis below the applicable guideline.

PUBLIC COMMENTS:

DPD received two comment letters and one phone call concerning the project during the comment period. The comments expressed concern about the proposed parking quantity, traffic speed, density, and height.

STAFF COMMENTS:

The proposed townhouse development does not trigger SEPA review and doesn't require Design Review. The applicant has volunteered for Administrative Design Review which is available for new multifamily development. In this case, the original proposal was a multifamily structure (townhomes). After review of the Early Design Guidance issued by the department, the applicant accordingly revised the application for two single family structures.

PRIORITIES:

After visiting the site and analyzing the site in its context and the conceptual massing and parking scheme provided by the proponent, and reviewing public comment, the Director provided the following siting and design guidelines and identifies by letter and number those siting and design guidelines found in the City of Seattle's "*Design Review: Guidelines for Multifamily and Commercial Buildings*" of highest priority for this project. See the Early Design Guidance document located in the project file for guidance statements:

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 design responds to the prominent corner (8th and 9th Ave W) with a trellis, patio and well modulated structure from the south elevation. Also, the revised proposal separating the structures will fit the character of the block and also be compatible with the structures on the block and in the area. The

A-3 Entrances Visible from the Street.

Entries should be clearly identifiable and visible from the street.

Entrances are well detailed and provide an appropriate relationship to the street.

A-6 Transition Between Residents and Street.

Use space between building and sidewalk to provide security, privacy and interaction among residents and neighbors.

Considering the large setback of the property line to street pavement the proposal will appear to have large setbacks. Also the windows, modulation, trellis work, patio facing the street and entrance porch facing the street, this guideline is met.

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.

Providing garage parking (from 8th Ave W) for the new unit, along with removing the carport of the existing structure and having the parking space located between the two structures meet this guideline.

C. Architectural Elements and Material

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 neighborhood buildings.

The proposed single family structure provides a craftsman style house with steep roof pitches and different roof planes. Many windows are proposed and they are well designed and decks overlook the street. As a result this guideline is met.

C-4 Exterior Finish Materials.

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

The proposed Hardi Panel, well designed windows and strong window trim meet this guideline.

E. Landscaping.

E-1 Landscaping to Reinforce Design Continuity with Adjacent Sites.

Where possible, and where there is not another overriding concern, landscaping should reinforce the character of neighboring properties and abutting streetscape.

The proposed landscaping plan will provide a nice transition from the street to the structure. Also, planting in the right of way (south corner), at the west pedestrian entry and proposed street trees satisfy this guideline.

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.

The proposed landscaping plan will provide a nice transition from the street to the structure. Also, planting in the right of way (south corner), at the west pedestrian entry and proposed street trees satisfy this guideline. The proposed trellis work and patios facing the street also help to meet this guideline.

SUMMARY OF DEPARTURE REQUESTS

The applicant requests departures from the following Land use Code Development Standard:

1. Reduction in to the required front yard setback from 12'-3" to 5'.
SMC 23.45.014-A1
2. Allow two (2) decks to project into the east side yard
23.45.014-F2b

DECISION - DESIGN REVIEW

Conditionally approved, including departures.

CONDITIONS – DESIGN REVIEW

Prior to issuance of the MUP, finaling of the building permit, and for the life of the project:

Non-Appealable Conditions

1. Any proposed changes to the exterior of the building or the site or must be submitted to DPD for review and approval by the Land Use Planner (Lucas DeHerrera, 615-0724). Any proposed changes to the improvements in the public right-of-way must be submitted to DPD and SDOT for review and for final approval by SDOT (street use permit).
2. Correct sets 1 and 2 of the MUP plans to show the updated two (2) departures, as stated in this document.
3. Embed all of these conditions in the cover sheet for the MUP permit and for all subsequent permits including updated MUP plans, and all building permit drawings.
4. Add the proposed colors to MUP sets 1 and prior to issuance. These colors were submitted after the recommendation but were not added to the actual MUP plans.
5. Compliance with all images and text on the MUP drawings, design review recommendations meeting drawings and approved design features and elements (including exterior materials, landscaping and ROW improvements) shall be verified by the DPD planner assigned to this project (Lucas DeHerrera, 615-0724), or by the Design Review Manager. An appointment with the assigned Land Use Planner must be made at least (3) working days in advance of field inspection. The Land Use Planner will determine whether submission of revised plans is required to ensure that compliance has been achieved.

Signature: _____ Date: August 4, 2005
Lucas DeHerrera, Land Use Planner

LD:bg

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