



City of Seattle
Gregory J. Nickels, Mayor

Department of Planning & Development
D. M. Sugimura, Director

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

Application Number: 2408194 and 2408196
Applicant Name: Reg Willing for Lyle Homes
Address of Proposal: 5940 31st Avenue SW
3015 SW Juneau Street

SUMMARY OF PROPOSED ACTION

Master Use Permit to establish use for future construction of 21 detached ground related structures (single family residences), 12 two-unit townhouses and one, two-unit attached ground related structure. Parking for 46 vehicles to be provided within the structures. (MUP #2408194)

Master Use Permit to establish use for future construction of four detached ground related units (single family residences) and one, two-unit townhouse. Parking for seven vehicles to be provided within two of the structures. (MUP #2408196)

Environmental Impact Statement prepared by Seattle Housing Authority.

The following approvals are required:

Administrative Design Review - Chapter 23.41 Seattle Municipal Code.

SEPA – to approve, condition or deny pursuant to Chapter 25.05.660, SMC

SEPA DETERMINATION: [] Exempt [] DNS [] MDNS [X] EIS
[] DNS with conditions
[] DNS involving non-exempt grading or demolition or involving another agency with jurisdiction

BACKGROUND AND DESIGN REVIEW / SEPA ANALYSES

Public Comments: Both projects received the same comment letter questioning the availability of on-street parking spaces in the neighborhood. The same correspondent noted the decreased visibility because of the hill. The comment period ended May 11, 2005

Site and Project Descriptions

The proposed development of High Point Block 3 attempts to create a community through the use of diverse housing types, variations in building orientation and well defined open spaces. By varying lot size, building orientation, types and unit sizes, a wide range of options for potential residents would be provided. Large view homes would occupy the eastern edge; moderate priced homes would be placed along the south edge near the park. Interior and western edge lots have smaller unit options. The proposed carriage homes are alternatives to apartment buildings.

Located in the High Point community on Block 3, the subject site comprises two lots. Lot 1, zoned Lowrise Two (L2), lies at the southeast corner of SW Juneau Street and 31st Av. SW. with Pond Park (under construction) to the east. Lot 2 (zoned Lowrise 4) sits directly south of Lot 1, to the east of 31st Av SW, to the north of the proposed North Park and to the west of Pond Park.

The applicant proposes a total of 25 single family residences, 14 carriage style units in seven buildings (with enclosed parking) and one duplex for a total of 41 units. Lot 1 would contain four single family residences and one carriage-style structure. Lot 2 would consist of 21 single family residences, 12 carriage house units in six structures, and the one duplex structure. Garages would house 54 parking spaces with seven of the parking spaces on Lot 1. Between Lots 1 and 2 there would be a proposed drive aisle from 31st Av SW. to serve 14 parking spaces. A proposed, semi-circular drive aisle with both curb cuts on 31st Av SW. would provide access to 40 parking spaces.

The proposed single family structures have front porches and living spaces facing the perimeter streets and parks. Rear yards for the single family houses comprise most of the private open space. Proposed pedestrian paths provide access to the interior units and an alternative to the drive aisles through the site. The intent of the orientation of driveway entrances, lanes and pedestrian paths is to create a sense of community and a safe environment.

Requested Departure Table

SUMMARY OF DEPARTURE REQUESTS

MUP # 2408194

<i>Land Use Code Standard</i>	<i>Proposed Departure</i>	<i>Rationale for Request</i>	<i>DPD Response</i>
Interior Modulation SMC 23.45.012C Required 40' modulation.	Increase maximum without modulation for building. front and rear to 73' for Buildings 1, 2; 11, 12; 27, 28. 68' for bldgs. 13, 14;	The roof has been modulated to reduce the length of ridge and eave lines. Multiple siding materials would be used to provide visual interest.	Approved

<i>Land Use Code Standard</i>	<i>Proposed Departure</i>	<i>Rationale for Request</i>	<i>DPD Response</i>
	15, 16; 19, 20; and 52' for bldgs 21, 22.		
Interior Modulation SMC 23.45.012C Required 40' modulation.	Increase maximum without modulation for interior façade to 44' for Bldg. #3 and 52' for Bldg. #10.	The building is modulated at 10' above grade.	Approved
Front Setback. SMC 23.45.014.A. 15' setback, 5' minimum, PUDA 10'	Reduce 10' setback to 5' for Units #1, 12, 13.	Provides a deep porch facing the front and side yards. Buildings would mirror each other creating a gateway to complex.	Approved.
Front Setback. SMC 23.45.014.F.3 Unenclosed porch 8' front setback	Reduce 8' setback to 5' setback along 31 st Ave. SW for porches of Units 6, 7, 24, 25, 26, and 35.	Deep porches that are engaged with the streetscape.	Approved
Front Setback. SMC 23.45.014.G.4 Structures in required setbacks.	Allow arbors to encroach a maximum of 6" into required front yard setback at units 1, 12, 13, and 35.	Reduced front yard causes need for arbor allowance.	Approved
Front Setback. SMC 23.45.014.G.4 Structures in required setbacks.	Allow steps to encroach into required setback for Units 30, 31, 32, 33, 34, and 35.	Due to the 2.5:1 slope in the setback area, stairs are necessary to gain access along the side yard setback that functions as the entry yard for these units.	Approved
23.45.014C (table 23.45.014A) Side setbacks. 7' for buildings height up to 37'.	Reduce side setback from 7' to 5' for Unit #3	Adjacent structure is 15 feet from Unit #3.	Approved
23.45.014D (table 23.45.014C) Required setbacks for cluster developments.	Reduce building separation from 10' to 8' at interior facing facades. Minimum 3' to property line. Units 3 & 4; 5 & 6, 7 & 8, 9 & 10, 10 & 17, 17 & 18, 18 & 29, 29 & 30, 30 & 31, 31 & 32, 32 & 33, 33 & 34, 34 & 35, 25 & 26, 22 & 25, 23 & 24, 15/16 & 23, 19/20 & 28.	The area of the additional 2' of separation would be better served in rear yards and open space.	Approved
Structure Depth 23.45.011 60% of parent lot depth.	Increase depth from 95.2' to 204' for Bldgs. 30-35; 132' for Bldgs. 19-22, 25-28 and 108' for Bldgs. 15-16, 23-24.	Based on the notion that if an 8' separation is adequate (see above) then an increase in structure depth is okay.	Approved
Open Space 23.45.016A	Reduce open space from 15% to 10%	Block 3, lots 1 and 2 are being developed as a single development. The overall open space is less than .6% below requirements. Pond Park is directly to the east and North Park is directly to the south. Both provide accessible open space.	Approved

MUP # 2408196

<i>Land Use Code Standard</i>	<i>Proposed Departure</i>	<i>Rationale for Request</i>	<i>DPD Response</i>
Modulation: Interior SMC 23.45.012C Over 40' façade modulation required	Increase maximum without modulation to 73' for units #5 and 6. Increase maximum without modulation to 44' for unit #4.	Modulation of Unit #4 occurs ten feet above grade. The roof has been modulated to reduce the length of ridge and eave lines. Multiple siding materials have been used to provide visual interest.	Approved
Front Setback SMC 23.45.014A Reverse corner lot.	Reduce 10' setback on a reverse corner lot on 31 st Ave. S. to 5' for Units 5 & 6.	Provides a deep porch facing the front and side yards. Buildings would mirror each other creating a gateway to complex.	Approved
Front Setback SMC 23.45.014F3 Unenclosed porch	Reduce 8' setback to 5' to accommodate Unit 1, 2, and 3 porches.	Provides deep porches that are engaged with the streetscape.	Approved
Rear Setback SMC 23.45.014 25' or 20% lot depth.	Reduce Unit #4 setback from 18'2" to 10' 7". Reduce Unit 5/6 setback from 18'2" to 12'.	Rear setback for Unit #4 functions as a side yard.	Approved
Interior Setback SMC 23.45.014C	Reduce from 10' between interior facades to 8' for Units # 1 & 2 and 3 & 4.	The area of the additional 2' of separation would be better served in rear yards and open space.	Approved
Structure Depth 23.45.011 60% of parent lot depth.	Allow increase in lot depth to 66' (73% or a 13% increase) for Bldgs. 3 & 4.	Based on the notion that if an 8' separation is adequate (see above) then an increase in structure depth is okay.	Approved
Open Space SMC 23.45.016A Director's Rule 11-98	Reduce open space from 30% to 20%.	Block 3, lots 1 and 2 are being developed as a single development. The overall open space is less than .6% below requirements. Pond Park is directly to the east and North Park is directly to the south. Both provide accessible open space.	Approved

Analysis: The proposal is to develop Block 3, which has secured Council concept review and approval, together with environmental approval pursuant to Council File #305400 (Rezone) and Council File #305070 (Street Vacation) and DPD's lot boundary adjustment MUP Project No. 3003343. This Administrative Design Review process was mandated solely to ensure that the development permit(s) for Block 3 are consistent with the concept approval as shown in the High Point Design Book and does not entail any unanticipated environmental impacts. Review by the DPD Planner confirms this. Such consistency requires departures from development standards as shown in table above. DPD review of plans finds no indication of substantial environmental impacts beyond those earlier contemplated and resolved. Accordingly, the proposed development warrants Administrative Design Review approval.

SEPA

Seattle Housing Authority was the lead agency and conducted environmental review on the entire High Point Hope VI redevelopment. DPD conducted substantive SEPA review and conditioning under the associated rezone and subdivision applications. No further environmental conditioning is necessary.

DECISION - DESIGN REVIEW

Conditionally approved, including departures.

CONDITIONS - SEPA

None.

CONDITIONS – DESIGN REVIEW

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

1. The owner(s) and/or responsible parties shall ensure that the approved plans and development as shown therein remain in compliance with the High Point Design Book as determined by the Seattle Housing Authority.

Signature: _____ (signature on file) Date: January 26, 2006
Bruce P. Rips, Senior Land Use Planner
Department of Planning and Development

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