



City of Seattle

Gregory J. Nickels, 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: 2407879
Applicant Name: Rick Anderson Architects for Saltaire Homes LLC
Address of Proposal: 3000 Southwest Graham Street

SUMMARY OF PROPOSED ACTION

Master Use Permit to establish use for future construction of three, three-unit townhouses. Project includes four detached garage structures with 11 parking spaces, two of the structures contain dwelling units above and surface parking for two vehicles on the site. Project includes a total of 11 residential units and 14 parking spaces. 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 EIS

DNS with conditions

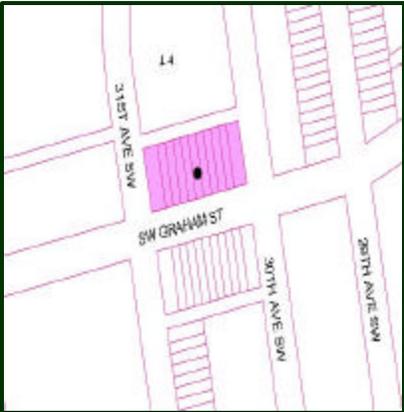
DNS involving non-exempt grading or demolition or involving another agency with jurisdiction

BACKGROUND AND DESIGN REVIEW / SEPA ANALYSES

Public Comments: One comment letter was received during the project's two week public comment period ending July 27, 2005. The writer requested that the city of Seattle deny the departure for the reduced setbacks.

Site and Project Descriptions

Located in the High Point redevelopment area on Block 11, the vacant site lies diagonally across from the central Community Park. The rights-of-way of SW Graham Street to the south, 30th Avenue SW to the east, 31st Avenue SW to the west, and an alley to the north border the parcels.



From east to west, the site slopes approximately three feet. Territorial views capture the Central Community Park to the southwest. There is one existing tree (Designated Tree #343) a Leyland Cypress (Cupressocyparis Leylandii) which sits near the alley at the center of the site. Earlier decisions have determined that it will be preserved.

All surrounding sites are zoned Lowrise 4 (L4). Their uses are:

- North across the alley is Block 11 Lot 2 of SHA rental homes.
- East is Block 12 Lot 1 of SHA rental duplexes.
- South is Block 16 Lot 1 planned for privately owned homes.
- Southwest is the Central Community Park.
- West is Block 10 Lot 3 of SHA rental homes.

Significant community landmarks include the diagonally adjacent Central Community Park. The north end of this park will have a large green Commons. Three blocks west is 35th Avenue SW which will be a planned mixed-use development with a large anchor grocery.

On the subject site, the applicant proposes nine townhouses in three buildings (three units each). The proposed townhouses would have three bedrooms and would range in size between 1,675 and 1,850 square feet. Units will be 38 feet deep and vary between 16 feet and 18 feet wide. Each building would be three full stories and approximately 30 feet above grade to their top plates. All townhouse units would be ground-related with private rear yards.

Parking would be provided along the alley in detached garages with one garage space per unit; additional open parking spaces would be provided. Townhouse units at the end of the block would have a proposed studio above their parking space at the alleyway exit.

SUMMARY OF DEPARTURE REQUESTS

<i>Land Use Code Standard</i>	<i>Proposed Departure</i>	<i>Rationale for Request</i>	<i>DPD Response</i>
Structure Depth SMC 23.45.011A 65%	59.5' or 66.1%	<ul style="list-style-type: none"> • Allows for carriage houses. 	Approved.
Rear Setback SMC 23.45.014 15' 10' minimum from alley	2'	<ul style="list-style-type: none"> • Allows for carriage houses at the alley. 	Approved

Analysis: The proposal is to develop Blocks 11 Lot 3, which has secured Council concept review and approval, together with environmental approval pursuant to Council File #305400. This Administrative Design Review process was mandated solely to ensure that the development permit(s) for Block 11 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 warranted 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: March 6, 1006
Bruce P. Rips, Senior Land Use Planner
Department of Planning and Development

BPR:bg