



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:	2407884
Applicant Name:	Rick Anderson
Address of Proposal:	6018 Lanham Place Southwest

SUMMARY OF PROPOSED ACTION

Master Use Permit to establish use for future construction of two, three-unit and two, four-unit townhouses. Project includes seven detached garage structures with 16 parking spaces, two of which contain dwelling units above and surface parking for 11 vehicles on the site. Project includes a total of 16 residential units and 27 parking spaces. Environmental impact statement prepared by Seattle Housing Authority.

The following approvals are required:

Administrative Design Review - Chapter 23.41 Seattle Municipal Code.

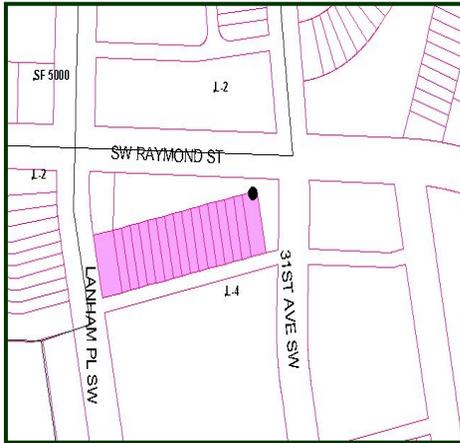
SEPA – to approve, condition or deny pursuant to Chapter 25.05.660, SMC

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, which ended July 20, 2005. The writer requested that the city of Seattle deny the departure for the reduced setbacks.

Site and Project Descriptions



This “gateway” site, two blocks east of the new High Point library on the main loop road of the neighborhood, fronts on a triangular shaped open space that connects the Central Park to the south with the North “Pond” Park. Located in the High Point community on Block 10, the 25,357 square foot site is currently vacant. There is an alley to the south which connects Lanham Place SW with 31st Avenue SW. The site is zoned Lowrise Four (L4), a multifamily classification.

The site slopes gently from west to east approximately 10 feet. One existing tree, designated Tree #236, a Siberian Elm (*Ulmus Pumila*), grows near the alleyway towards the east edge of the site. It received significant damage in a storm in late 2003 and is proposed to be removed.

The site is surrounded by multiple zoning designations.

- Northwest across the open space, there is an area of existing single-family homes, zoned SF5000;
- North is Block 2, Lot 4 of the SHA rental Homes, zoned Lowrise 2;
- Northeast is the entry to the North “Pond” Park, zoned Lowrise 4;
- East is Block 11, Lots 1 & 2 of SHA Rental Homes, zoned Lowrise 4; and
- South across the alleyway is Block 10, Lot 2 of SHA Rental homes, zoned Lowrise 4.
- West is Block 9, Lots 1, 2, & 3 planned for privately owned homes and zoned Lowrise 2.

The site captures views north across the North “Pond” Park to Elliot Bay & downtown Seattle. Significant community landmarks include the open space directly in front of the site, High Point Library & Medical Clinic two blocks to the west, the North “Pond” Park to the northeast, and two “green” streets 32nd Av. SW & 31st Av. SW. , that border the sides of the site and lead to Central Park one block south at SW Graham St.

The applicant proposes 14 townhouses in four building (two with four units and two with three units). The townhouses would have three bedrooms and vary in size between 1,675 and 1,850 square feet. Units would be 38 feet deep and vary between 16 feet and 18 feet wide. The initial proposal calls for three full stories. All units would be ground related with private rear yards.

Parking would be provided along the alley in detached garages with one garaged space per unit. Additional surface parking spaces would be provided to meet City of Seattle parking standards. The applicant proposes studio units above the two garages at the ends of the alley.

SUMMARY OF DEPARTURE REQUESTS

<i>Land Use Code Standard</i>	<i>Proposed Departure</i>	<i>Rationale for Request</i>	<i>DPD Response</i>
Lot Coverage. SMC 23.45.010.A. 50%	51.8% (exceeds by 1.8%)	<ul style="list-style-type: none"> Approx. 18,400 sq. ft of open space in front of complex gives the appearance of less lot coverage. 	Approved.
Structure Depth SMC 23.45.011A 65%	59.5' or 71.3%	<ul style="list-style-type: none"> Allows for carriage house. 	Approved.
Open Space SMC 23.45.016B1c1 10' minimum dimension	7' for Building #5	<ul style="list-style-type: none"> Approx. 18,400 sq. ft of open space in front of complex. 	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 10 Lot 1, 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 10 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.

