City of Seattle

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

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

Application Number: 2409133

Applicant Name: Ron Bowen for Polygon Northwest

Address of Proposal: 5640 30th Avenue SW, aka Block 1, High Point

SUMMARY OF PROPOSED ACTION

Master Use Permit to establish use for future construction of seven single family residences. Parking for seven vehicles to be provided within the structures.

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: The two week public comment period for this project ended March 30, 2005. No comments were received.

Requested Departure Table

SUMMARY OF DEPARTURE REQUESTS

Land Use Code Standard	***Proposed Departure***	***Rationale for Request***	***DPD Response***
Front Set-Back. SMC 23.45.014. Required front set-back shall be the average of the setbacks of the first principal structures on either side. In no case less than 5 feet or greater than 15 feet. In this situation, the required set-back would be 15 feet.	A 5 foot set-back for lots.	There are two reasons for this request. 1) The proposed housing product type, previously used at SHA's New Holly development, is 47 to 50 feet in depth. The lots are 70 feet. To accommodate these building depths, either a reduction in the front or rear set-backs is required. 2) Due to the critical root zone (CRZ) intrusion of the large tree immediately off-site to the rear, reduction in the rear yard is not possible, or for the provision of required open space, desired.	The Director supports this request. The 80 foot 30th Avenue SW ROW combined with a required 25 foot pavement will variously leave between 17 and 27 feet between the curb line and the front property boundary, thereby visually creating a front set-back of between 22 and 32 feet from the curb edge.
Structure Depth. SMC 23.45.011. Limited to 60 percent of lot depth, in this case 42 feet.	Structures are proposed ranging from 47 to 50 feet in depth.	The approved development concept for Block 1 contemplates this structure type for these lots, but not this depth. SHA has determined that this housing product type, previously used at SHA's New Holly development, will be more functional and marketable.	The Director supports this request.
Number of Curb Cuts. SMC 23.54. 030. Limited to one for each 80 feet of street frontage, or four curb cuts for the 335 foot frontage.	Provide seven curb cuts, one for each structure.	The approved development concept for Block 1 contemplates single-family detached houses with individual garages and street access.	The Director supports this request as it is in conformance with the High Point Design Book.
Setbacks for Cluster Development. SMC 23.45.014.D. Structures of 50 foot depth, as proposed, shall have an average interior setback of	Provide a 10 foot average and maximum setback between the side setbacks.	The approved development concept for Block 1 contemplates seven single-family detached houses of this approximate width and configuration on this site.	The Director supports this request as it is in conformance with the High Point Design Book.

Land Use Code Standard	***Proposed Departure***	***Rationale for Request***	***DPD Response***
15 feet and minimum of 10 feet.			
Modulation of Interior Facades. SMC 23.45.012. Interior facades of cluster developments greater than 40 feet in width shall be modulated	Provide no modulation on interior (side) facades.	The approved development concept for Block 1 contemplates single-family detached houses of this approximate size and configuration on this site. The single-family development regulations do not require modulation between facing single-family structures.	The Director supports this request as it is in conformance with the High Point Design Book.
Distance Between Curb Cuts. SMC 23.54.030.F. Curb cuts shall be separated by a minimum of 30 feet	A minimum of 22 feet will be provided.	The approved development concept for Block 1 contemplates narrow structures but with individual curb cut entries. This combination requires this distance between curb cuts.	The Director supports this request as it is in conformance with the High Point Design Book.
Lot Coverage. SMC 23.45.010. Single family structures have a lot coverage maximum of 40 percent.	Lot coverage will be 50 percent.	The proposed lot coverage is necessary to accommodate this building type and configuration. These building types are modified versions of those in the approved development concept for Block 1. The modifications have been approved by the Seattle Housing Authority.	The Director supports this request.

Analysis: The proposal is to develop Block 1, which has secured Council concept review and approval, together with environmental approval pursuant to Council File #305400 and DPD's subdivision MUP Project No. 2202170. This Administrative Design Review process was mandated solely to ensure that the actual development permit(s) for Block 1 are consistent with the concept approval as shown in the High Point Design Book and do not entail any uncontemplated environmental impacts. As stated by Donna Burris, Development Project Coordinator with the Seattle Housing Authority, in a letter dated June 3, 2005, the submitted plans are consistent with the High Point Design Book. 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 – DESIGN REVIEW

(Following SEPA Conditions below.)

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: July 28, 2005
Art Pederson, Land Use Planner
Department of Planning and Development

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