

Clerk File No. 308766

Clerk File No. 308766  
Full Unit Lot Subdivision Application of Victor Wu for Goodhue Development, to subdivide one parcel into 26 unit lots, at 13727 Meridian Ave. North (Project #3005091 \*3004747).

# The City of Seattle – Legislative Department

Clerk File sponsored by: NO SPONSOR REQUIRED

## Committee Action:

Date	Recommendation	Vote

This file is complete and ready for presentation to Full Council. \_\_\_\_\_

## Full Council Action:

Date	Decision	Vote
June 11, 2012	Granted	8-0 (excused: O'Brien)

Related Legislation File: Council Bill 117486

Date Introduced and Referred: <u>5-14-07</u>	To: (committee): <u>Full Council</u>
Date Re-referred:	To: (committee):
Date Re-referred:	To: (committee):
Date of Final Action: <u>June 11, 2012</u>	Disposition: <u>Granted</u>

## **Clerk File Number: 308766**

Full Unit Lot Subdivision Application of Victor Wu for Goodhue Development, to subdivide one parcel into 26 unit lots, at 13727 Meridian Ave, North (Project #3005091 and 3004747).

**Status:** Granted

**Date of Full Council action:** June 11, 2012

**Vote:** 8-0 (excused: O'Brien)

**Date Filed with the City Clerk:** May 7, 2007



# City of Seattle

Gregory J. Nickels, Mayor

## Department of Planning and Development

Diane M. Sugimura, Director

### List of Exhibits

**Submitted by Colin Vasquez, Senior Land Use Planner, DPD**

**For Master Use Permits #3004747 and #3005091**

**At 13727 Meridian Avenue North**

**Clerk File #308766**

1. GIS aerial photograph of project site and surrounding area
2. Analysis and Recommendation of the Director of DPD
3. SEPA Environmental Checklist
4. November 7, 2008 memorandum from DN Traffic Consultants
5. August 4, 2007 memorandum from DN Traffic Consultants
6. March 19, 2009 appeal letter from Randall Asmussen
7. Reduced set of Master Use Permit plans



City of Seattle, Department of Planning and Development  
700 Fifth Avenue, Suite 2000  
P.O. Box 34019  
Seattle, WA 98124-4019





## City of Seattle

Gregory J. Nickels, Mayor

### Department of Planning and Development

Diane M. Sugimura, Director

### CITY OF SEATTLE ANALYSIS AND RECOMMENDATION OF THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT

**Application Number(s):** 3004747 and 3005091  
**Applicant Name:** Victor Wu, Wu Construction, LLC  
**Address of Proposal:** 13727 Meridian Ave. N.  
**Clerk File Number:** 308766

#### SUMMARY OF PROPOSED ACTION

Land Use Application to allow cluster housing planned development (CHPD) containing 26 single-family residences. Project includes review of full unit lot subdivision one parcel into 26 unit lots with a private drive (Tract C) and two open space areas (Tracts A and B). Project also includes 5,000 cu. yds. of grading and demolition of existing structures.

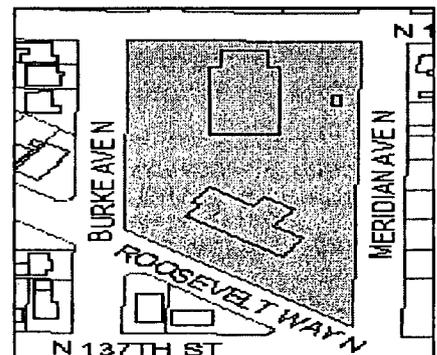
The following approvals are required:

- **Administrative Conditional Use (ACU)**  
*Clustered Housing Planned Development (CHPD) – SMC 23.44.024*
- **Subdivision** – SMC(s) 23.22 & 23.76.023
- **SEPA** – SMC 25.05

**SEPA DETERMINATION:**  Exempt  DNS  MDNS  EIS  
 DNS with conditions  
 DNS involving non-exempt grading or demolition, or  
involving another agency with jurisdiction

#### BACKGROUND INFORMATION

This 3.05 acre site is located in the Haller Lake Neighborhood, which was formerly owned by the Seattle School District and was the location of the Nellie Goodhue School. The school has not been in use for several years. The property is currently owned by Wu Construction LLC. The property is zoned Single-family 5000 (SF 5000). The site abuts four rights-of-way; N. 140<sup>th</sup> St. to the north, Burke Ave. N. to the west, Meridian Ave.



N. to the east, and Roosevelt Way N. to the south. There are no Environmentally Critical Areas mapped or otherwise observed on the site.

The applicant proposes a Clustered Housing Planned Development and Subdivision consisting of twenty-six (26) single-family lots, with vehicle access to the sites from N. 140<sup>th</sup> St., Meridian Ave. N., and a private vehicle access easement (Tract C).

Vehicle access for lots 1 thru 10 and 13 thru 19 will be by individual driveways from a vehicle/pedestrian easement (Tract C); lots 11 and 12, 23 and 24, 25 and 26 will be by common driveways on Meridian Ave. N.; and lots 20 thru 22 by individual driveways on N. 140th St. A total of 23 curb cuts are proposed for the entire site; 17 on Tract C, 3 on Meridian Ave. N. and 3 on N. 140th St.

On the western portion of Meridian Ave. N. a 5' concrete walk and 5.5' swale/landscaping strip will be provided from the abutting sites; along the northern and eastern portions of the vehicle/pedestrian easement (Tract C) a 5' porous concrete walk will be provided from the abutting sites; along the southern portion of N. 140th St. a 5' walk and 5.5' landscaping strip will be provided from the abutting sites; along the northern portion of Roosevelt Way N. a 5' concrete walk and 5.5' landscaping strip will be provided from the abutting sites; and along the eastern portion of Burke Ave. N. a 6' concrete walk and drainage swale will be provided from and on the abutting sites, respectively.

#### Procedural Information

This DPD Decision and Recommendation includes three distinct components of review to evaluate the proposal. One component is the SEPA threshold determination and mitigation of adverse environmental impacts (SMC 25.05). The second component is the Administrative Conditional Use (ACU) for the Clustered Housing Planned Development (CHPD). Lastly is the Subdivision component, which requires a written report and recommendation by the Director to the Hearing Examiner. The Hearing Examiner will make a decision on the subdivision (preliminary plat) and the City Council will then render a determination on the final plat pursuant to SMC 23.22.074.

Future development of the subject site will undergo further permitting requirements, including construction-level approvals such as grading and building permits.

#### Public Notice and Comment Period

Notice of application was provided in the manner prescribed in SMC 23.76, including posted notice on the site, publication in the Land Use Information Service and mailing.

### **DIRECTOR'S ANALYSIS – ADMINISTRATIVE CONDITIONAL USE (ACU)**

#### **SMC.23.44.024 Clustered housing planned developments.**

*Clustered housing planned developments (CHPDs) may be permitted as an administrative conditional use in single-family zones. A CHPD is intended to enhance and preserve natural features, encourage the construction of affordable housing, allow for development and design flexibility, and protect and prevent harm in environmentally critical areas. CHPDs shall be subject to the following provisions:*

#### **A. Site Requirements.**

1. *The minimum size of a CHPD shall be two (2) acres. Land which is designated environmentally critical due to the presence of a riparian corridor, wetland or steep slope according to SMC Chapter 25.09, Regulations for Environmentally Critical Areas, and submerged land shall not be used to meet minimum size requirements.*

The site is 3.05 acres in size. There are no environmentally critical areas (ECA's) mapped by the City of Seattle or otherwise observed on the site. Therefore this requirement is satisfied.

2. *Where portions of a site are designated environmentally critical due to the presence of a riparian corridor, wetland or steep slope according to SMC Chapter 25.09, Regulations for Environmentally Critical Areas, the conditional use clustered development provisions under Section 25.09.260 shall apply, superseding the standards of this section.*

This criterion is not applicable as there are no environmentally critical areas mapped by the City of Seattle or otherwise observed on the site.

3. *The Director may exclude land from a CHPD if it is separated from the site by topographical conditions, if it has a poor functional relationship with the site, or if inclusion of the land would negatively impact adjacent single-family zoned lots.*

No portion of the property has topographical conditions which would warrant exclusion, nor does the site have a poor functional relationship as a whole, thus no portion of the site need be excluded from the CHPD due to negative impacts on adjacent single-family zoned lots.

- B. *Type of Dwelling Units Permitted. Only single-family dwelling units shall be permitted in a CHPD.*

Twenty-six (26) single-family homes are proposed.

- C. *Number of Dwelling Units Permitted.*

1. *The number of dwelling units permitted in a CHPD shall be calculated by dividing the CHPD land area by the minimum lot size permitted by subsection A of Section 23.44.010 in the single-family zone in which the CHPD is located. Land which is designated environmentally critical due to the presence of a riparian corridor, wetland or steep slope and submerged land shall be excluded from the land used to calculate density in a CHPD. For CHPDs which include more than one (1) zone, the number of dwelling units shall be calculated based on the proportion of land area in each zone.*

The CHPD land area is 133,238.93 sq. ft. as indicated on the survey. The minimum lot size permitted by SMC 23.44.010-A for the subject single-family zone (SF 5000) is 5,000 sq. ft. As a result 26.70 units are allowed and twenty-six (26) dwelling units are proposed which is consistent with this requirement.

2. *Where portions of a site are designated environmentally critical due to the presence of a riparian corridor, wetland or steep slope according to SMC Chapter 25.09, Regulations for Environmentally Critical Areas, the conditional use provisions for regaining development credit and clustering under Section 25.09.260 shall apply.*

This criterion is not applicable as there are no environmentally critical areas mapped by the City of Seattle or otherwise observed on the site.

3. *One (1) additional detached single-family structure may be permitted if the development includes recreational, meeting and/or day care facilities open to the surrounding community.*

No additional units are proposed.

- D. *Subdivision. A CHPD may be subdivided into lots of less than the minimum size required by subsection A of Section 23.44.010.*

The applicant proposes a subdivision into twenty-six (26) single-family lots. Lot sizes vary from 4,057.00 – 7,954.00 sq. ft. (Table 1 summarizes the proposed lot sizes). Of the lots proposed, there are 13 lots that are less than 5,000 sq. ft. and there are 13 lots that are greater than 5,000 sq. ft.

Number of Lots	Square Footage (range)	Square Footage (range) Excluding the easement area	Referenced Lot Numbers
5	4,057 – 4,250	NA	21, 23 – 26
5	4,573 – 4,865	3,648 – 3,940	2, 3, 5, 6, 13
6	4,928 – 5,158	4,003 – 4,218	4, 16 - 19, 22
4	5,275 – 5,825	4,461 – 4,512	7 - 9, 12
6	6,016 – 7,954	6,016 – 7,954	1, 10, 11, 14, 15, 20

- E. *Yards. Yards shall be required for structures within a CHPD.*

1. *Structures shall be set back a minimum distance of twenty (20) feet from the street property line of a CHPD.*

There are four street property lines that abut the site: N. 140<sup>th</sup> St., Burke Ave. N., Meridian Ave. N, and Roosevelt Way N. Twenty (20') foot yards are shown by the applicant's information. No structures are proposed within twenty (20) feet of the four street property lines.

As a result, the proposal is compliant with this requirement.

2. *No dwelling unit in a CHPD shall be closer than five (5) feet to a side lot line of an abutting single-family zoned lot.*

No structures are proposed within five (5) feet of an abutting single-family zoned lot. As a result this requirement is met.

3. *No dwelling unit in a CHPD shall be closer than twenty-five (25) feet to a rear lot line of an abutting single-family zoned lot.*

No dwelling unit is proposed within twenty-five (25) feet of a rear lot line of an abutting single-family zoned lot. As a result this requirement is met.

4. *No dwelling unit in a CHPD shall be closer than five (5) feet to any lot line of an abutting non-single-family zoned lot.*

Not applicable; all abutting lots are zoned *Single-Family*.

5. *There shall be a minimum distance of ten (10) feet between principal structures which are within one hundred (100) feet of the property line of a CHPD.*

All proposed structures will be separated by no less than ten (10) feet. As a result, this requirement is satisfied.

6. *To provide a sense of privacy, and to mitigate the effects of shadows between structures which are more than one hundred (100) feet from the property line of CHPD, required yards between structures in the CHPD shall vary depending on the design of the facing facades as follows:*

- a. *Walls shall be not less than ten (10) feet apart at any point.*

All proposed structure envelopes will be separated by no less than ten (10) feet. As a result, this requirement is satisfied.

- b. *A principal entrance to a structure shall be at least fifteen (15) feet from the nearest interior facade which contains no principal entrance.*

The actual layout of each single-family structure will be determined during the building permit phase of the project; conceptual floor plans have been submitted for the proposed lots. Meeting this requirement will be feasible. Imposition of a condition on the Conditional Use approval is appropriate to ensure that this standard is met for all proposed lots and structures.

- c. *A principal entrance to a structure shall be at least twenty (20) feet from the nearest interior facade which contains a principal entrance.*

Meeting this requirement is feasible depending on the layout of each structure. Imposition of a condition on the Conditional Use approval is appropriate to ensure that this standard is met for all proposed lots and structures.

7. *The Director may increase the minimum required yards or require alternate spacing or placement of structures in order to preserve or enhance topographical conditions, adjacent uses and the layout of the project and to maintain a compatible scale and design with the surrounding community.*

The applicant has proposed yards for the placement of structures that preserves or enhances their relationship with the vehicle/pedestrian easement and the proposed property lines. Considering the applicant's design choices with reduced curb cuts, a dominate internal vehicle/pedestrian easement (Tract C), vehicle parking within the structures' and as a result vehicles absent in the required yards, more light and architectural interest will be visible from the vehicle/pedestrian easement and the perimeter rights-of-way. Specifically, since all structure in the CHPD will have parking within the structures' facing an easement or street, the front facades of the single-family structures will have more visible yard space and windows facing the street. The proposed yards will enhance the layout of the project and be in line with the design principles proposed by the applicant. The appropriate yards are found by looking at one or more of three issues: 1) compatible in scale and design with surrounding community, 2) enhancing the layout of the project, and 3) enhancing topographical conditions. An analysis of the required yards within the CHPD is appropriate (Table 2 — below is a summary of the proposed yards).

<b>Lot Number</b>	<b>From Tract C easement</b>	<b>From Burke Ave. N</b>	<b>From Meridian Ave. N</b>	<b>From N 140<sup>th</sup> St</b>	<b>From Roosevelt Way N</b>
1	10' min.	20' min.	Does not abut (DNA)	20' min.	DNA
2-7	10' min.	20' min.	DNA	DNA	DNA
8-10	10' min.	DNA	DNA	DNA	20' min.
11	DNA	DNA	20' min.	DNA	DNA
12-13	10' min.	DNA	20' min.	DNA	DNA
14-19	10' min.	DNA	DNA	DNA	DNA
20	10' min.	DNA	DNA	20' min.	DNA
21	DNA	DNA	DNA	20' min.	DNA
22	DNA	DNA	20' min.	20' min.	DNA
23-26	DNA	DNA	20' min.	DNA	DNA

A summary of the site planning and yards will provide insight to the overall layout of the lots. The internal yards proposed for lots 1, 2-7, 8-10, 12-13, 14-19 and 20 are all ten (10) foot yards when measured from the adjacent proposed vehicle/pedestrian easement (Tract C).

Lots 1-7 abut the proposed vehicle/pedestrian easement and Burke Ave. N. Lots 8-10 abut the proposed vehicle/pedestrian easement and Roosevelt Way N. Lots 11, 23-26 abuts Meridian Ave. N. Lots 12 and 13 abut the proposed vehicle/pedestrian easement and Meridian Ave. N. Lots 14-19 abut the proposed vehicle/pedestrian easement. Lot 20 abuts the proposed vehicle/pedestrian easement and Meridian Ave. N. Lots 21 and 22 abut N. 140<sup>th</sup> St.

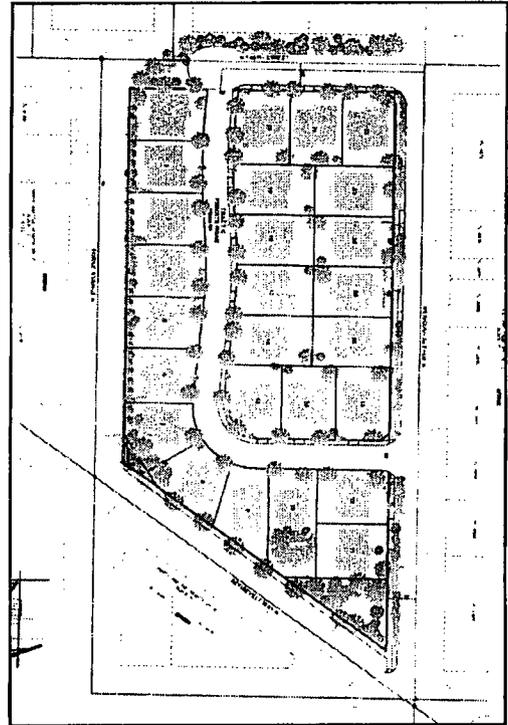
The applicant is proposing a New Urbanism as a design concept for the CHPD, which is a concept that promotes human interaction among other principles. Some general principles of New Urbanism include: bringing structures closer to the street, reducing the effect of the automobile on the street and keeping eyes of the residents on the street to promote community surveillance.

The developer has made three basic structural design choices and included amenities such as covered entryways, ground level/2<sup>nd</sup> story den/parlor/living room/bonus room, and enclosed two car garages. Also, driveway access curb cuts have been minimized throughout the entire CHPD (see Preliminary Floor Plans and Elevations) MUP Plans date stamped April 25, 2007.

Individual driveway curb cuts from the vehicle/pedestrian easement are proposed for lots 1-10 and 13-19. Individual driveway curb cuts from N. 140<sup>th</sup> St. are proposed for lots 20-22. Shared driveway curb cuts from Meridian Ave. N are proposed for lots 11-12, 23-24, and 25-26. The proposal's dominant vehicle/pedestrian easement access, reduction of driveway curb cuts and use of shared driveways are design amenities that will produce great benefit for the development as a whole.

There are some intricacies of the Land Use Code that require that front yards be taken from abutting streets. This will cause the code required front yards of some lots (1-10, 13-19) to be different from the way yards will appear and orient. Lots 20-22 will provide their code required front yard toward N. 140<sup>th</sup> St. Lots 23-26 will provide their code required front yard toward Meridian Ave. N. Lots 1-12 and 13-19 design orients their front yards toward the thirty-two (32) foot vehicle/pedestrian easement and the code required front yard will actually be seen as a reduced front yard in appearance. Lots 1-26 will have twenty (20) foot rear yards.

An analysis of the scale of the proposed lots in relation to proposed yards is appropriate to provide background and context for the proposal.



<b>TABLE 3 – Proposed Lot Sizes Analysis (sq.ft)</b>			
<b>Lot Number</b>	<b>Square Footage</b>	<b>Square Footage excluding the easement area</b>	<b>Easement area</b>
1	6,602.50	5,030.00	1,572.50
2	4,724.00	3,799.00	925.00
3	4,865.00	3,940.00	925.00
4	4,974.00	4,049.00	925.00
5	4,816.00	3,891.00	925.00
6	4,573.00	3,648.00	925.00
7	5,741.00	4,527.00	925.00
8	5,418.50	4,623.00	795.00
9	5,275.00	4,461.00	814.00
10	6,521.00	5,596.00	925.00
11	7,954.00	3,996.00	3,958.00
12	5,825.00	4,512.00	1,313.50
13	4,851.00	4,775.00	76.00
14	6,016.50	3,850.00	2,166.50
15	6,293.50	4,092.00	2,201.20
16	5,143.00	4,218.00	925.00
17	4,928.00	4,003.00	925.00
18	4,932.00	4,007.00	925.00
19	5,105.00	4,180.00	925.00
20	6,123.50	4,551.00	1,572.50
21	4,250.00	no easement	na
22	5,158.00	no easement	na
23	4,057.00	no easement	na
24	4,057.00	no easement	na
25	4,057.00	no easement	na
26	4,057.00	no easement	na
<b>Total area equals 133,238.93</b>			
<b>Average lot size (including easement) equals 5,124.57</b>			

Looking at the scale of the proposed lots visually (see analysis Table 3) in comparison with the surrounding community, lots proposed are smaller in scale than surrounding lots (see Table 4). Comparing the average of the lots within the surrounding selected areas (see Table 4) and the proposed lot sizes, it is clear that the proposed lots are eighty-eight (88) percent of the size of the surrounding Single-Family 5000 lots in the community. The internal yards as currently proposed will enhance the layout of the project and maintain a compatible scale and design with the surrounding community.

In light of the smaller scale of proposed lots when compared to existing lots in the area, along with the proposal's positive design choices: dominant vehicle/pedestrian easement (Tract C), reduction of driveway curb cuts and use of shared driveways; ten foot front yards from the innermost edge of abutting easement (Tract C) would be compatible with the surrounding community. As a result, this criterion is satisfied by the proposal.

The proposed yards appear to considered the standards within the Land Use Code, the Director approves the internal setbacks and the overall layout of the lots as analyzed above (see MUP plans date stamped April 25, 2007).

TABLE 4 – Surrounding Lot Analysis (sq.ft)		
Address Range and Zoning (location of area)	Square Footage (number of lots)	Total sq.ft. of Area
1. 13746 – 13761 Burke Ave. N. <i>Zone: SF 5000</i> <i>(lots directly west of the site along Burke Ave. N.)</i>	7,560 (1) 7,632 (1) 6,630 (1) 6,630 (1)	<b>28,452</b>
2. 1904 N. 140 <sup>th</sup> St. 14002 Wayne Pl. N. 14003 Meridian Ave. N. <i>Zone: SF 5000</i> <i>(lots directly north of the site along N. 140<sup>th</sup> St.)</i>	4,200 (1) 4,800 (1) 5,850 (1)	<b>14,850</b>
3. 2103 N. 140 <sup>th</sup> St. 13708- 13744 Meridian Ave. N. <i>Zone: SF 7200</i> <i>(lots directly east of the site along Meridian Ave. N)</i>	19,218 (1) 9,619 (1) 13,544 (1) 13,555 (1) 13,555 (1) 7,500 (1) 21,189 (1) 7,500 (1) 7,242 (1)	<b>112,922</b>
4. 1908 Roosevelt Way N. no address <i>Zone: SF 5000</i> <i>(lots directly south of the site along Roosevelt Way N.)</i>	5,001 (1) 4,300 (1)	<b>9,301</b>
	<i>Three area sq.ft. average SF 5000</i> <i>Four area sq. ft. average SF 5000 &amp; SF 7200</i>	52,603 sq. ft. ÷ 9 properties = <b>5,845</b> 165,525 sq. ft. ÷ 18 properties = <b>9,196</b>

F. *Landscaping. The Director may require landscaping along some or all exterior lot lines of a CHPD to minimize the effect of the CHPD on adjacent uses. The Director may require the retention of existing mature landscaping. In addition, landscaping may be required to reduce the potential for erosion or excessive stormwater runoff, reduce the site coverage by impervious surfaces, and screen the parking from the view of adjacent residentially zoned lots and the street.*

*Plant species shall be compatible with surrounding landscaping. Maintenance shall be the continuing responsibility of the owner.*

The proposed platting pattern attempts to maintain compatibility by providing rear and side yards abutting the rear and side yards of surrounding lots, as required for external CHPD yards. As a result, additional landscaping is not needed to minimize the effect of the CHPD on adjacent uses. The yards from the CHPD property lines will mirror the surrounding community and single-family use is proposed, matching the adjacent uses on the boundary of the CHPD.

Regarding retention, there is some healthy landscaping along or near the west, east and south property lines of the development site that should be retained to minimize the effect

of the CHPD on the surrounding single-family uses. The retention of mature landscaping will maintain the relationship between the adjacent properties and the site to the greatest extent possible. Because of future development requirements, existing landscaping may be required to be removed, the applicant must provide a landscaping retention plan regarding all landscaping near property lines and their feasibility of being saved.

The construction of the vehicle/pedestrian easement (Tract C) may require landscaping be removed, but should be avoided to the greatest extent possible.

A landscape retention plan addressing the concerns above must be provided at the time of a demolition/grading/building permit review.

With the imposition of a condition regarding retention of landscaping, this criterion is met.

#### SMC 23.44.018 – General Provisions

*A. Only those conditional uses identified in this subchapter may be authorized as conditional uses in single-family zones. The Master Use Permit Process set forth in Chapter 23.76, Procedures for Master Use Permits and Council Land Use Decisions shall be used to authorize conditional uses.*

Per SMC 23.44.024, CHPDs are identified within the subchapter of Administrative Conditional Uses and the site is located within a single-family zone.

*B. Unless otherwise specified in this subchapter, conditional uses shall meet the development standards for uses permitted outright in Sections 23.44.008 through 23.44.016.*

See above (SMC 23.44.024), for development standard analysis.

*C. A conditional use may be approved, conditioned or denied based on a determination of whether the proposed use meets the criteria for establishing a specific conditional use and whether the use will be materially detrimental to the public welfare or injurious to property in the zone or vicinity in which the property is located.*

See Administrative Conditional Use (CHPD) analysis above for the proposal's requirements and criteria information. The proposal is to allow twenty-six (26) single-family dwelling units on a 3.05 acre piece of property. The proposal makes provisions for a vehicle/pedestrian easement (Tract C) and sidewalks are proposed throughout the development. The property in the zone or vicinity of the subject site is comprised of the same zoning designation and use as is proposed by the applicant. The subject site is zoned Single-family 5000 (SF 5000) and is surrounded by single-family zoning on all sides of the site. Only Single-family use is found abutting and in the immediate vicinity of the site. Solely Single-family use is proposed, matching the surrounding use. After appropriate conditioning, we conclude that the proposed conditional use will not be materially detrimental to the public welfare or injurious to property in the zone or vicinity in which the property is located.

*D. In authorizing a conditional use, the Director or Council may mitigate adverse negative impacts by imposing requirements or conditions deemed necessary for the protection of other properties in the zone or vicinity in which the property is located.*

See conditions below.

E. Not applicable.

F. Not applicable.

### **DIRECTOR'S ANALYSIS – SUBDIVISION**

*The Land Use Code (Section 23.76.023) requires the Director of DPD to prepare a written report for a proposed preliminary plat. The Code calls for the Director's report to include the following:*

- 1. The written recommendations or comments of any affected City departments and other governmental agencies having an interest in the application;*
- 2. Responses to written comments submitted by interested citizens;*
- 3. An evaluation of the proposal based on the standards and criteria for subdivisions contained in SMC Chapter 23.22;*
- 4. All environmental documentation, including any checklist, EIS or DNS; and*
- 5. The Director's recommendations to approve, approve with conditions, or deny the application.*

*The Director's report is to be submitted to the Hearing Examiner and made available for public inspection at least thirty (30) days prior to the Hearing Examiner's public hearing.*

- 1. Recommendations and comments by affected City departments and other government agencies having an interest in the application***

The following represents a summary of the comments received from the agencies indicated. Information and documentation from each review agency is available in the DPD project file. This review is required per SMC 23.22.024, with plans and supporting information distributed to each department.

#### **A. Director of Public Health**

The Director of Public Health stated:

*"I have reviewed #3005091[,] 13727 Meridian Ave. N., against the National Association of County and City Health Officials' "Public Health in Land Use Planning & Community Design" and Washington State Department of Ecology's "Environmental Justice: Checklist". Based on that review, the Environmental Health Division of Public Health - Seattle & King County has the following comments.*

*We strongly support the inclusion of a drainage swale which "could be designed to 'meander' and complimented with landscape feature[s] such as trees, rockery armored bends and sculpted grades to create a meandering stream visual effect" as noted on C-1. Please consider this and other improvements that would help with stormwater such as permeable pavements, vegetated roofs, rainwater harvesting, reverse slope sidewalks, minimal excavation foundations or rain gardens.*

*We know that these plans are too early to show trees. However, trees are an important part of the built environment and green infrastructure that positively affect health. Trees help ameliorate high ambient temperatures through the shade they provide and delay stormwater peaks. Please plant the maximum number of trees because of their linkages to community and environmental health and Seattle's Urban Forest Management Plan.*

*Construction can cause debris and soil to enter the storm drainage basin. Additional care should be taken to prevent any discharges to the stormwater."*

B. Superintendent of City Light

City Light recommended approval subject to the following conditions:

*"Seattle City Light will require overhead and/or underground easements along any ingress, egress and private roads. We also may need a strip to be determined along the edge of these roadways. We do not know whether the customer is requesting overhead or underground power distribution. We hope to finalize any easement requirements we have received building plans. We cannot determine exact easement requirements now."*

C. Director of Housing

The Director of Housing recommended approval without conditions.

D. Superintendent of Parks and Recreation

The Superintendent of Parks and Recreation stated:

*".... There are no adjacent or nearby park facilities that will be affected by the project."*

E. Director of Seattle Public Utilities (SPU)

SPU recommended approval subject to the following:

-----  
**WATER AVAILABILITY CERTIFICATE**

For Property: **13727 Meridian Avenue N** In: Seattle Map No: 219-2

Requested for: Land Use Rec'd by SPU: 12/14/2007

DPD Project(s): 3004747 3005091 Developer:

**This Certificate is:**

**Approved; Land Use Permit may be approved at this time.** Property owner may order water service after meeting all service requirements. No change to the water distribution system is required. (See Water Service Requirements.)

**Approval Comments:**

Water Availability Certificate approval conditions: Design and Installation of approximately 585 feet of 8-inch diameter DIP water main in N. 140th St. from Meridian Ave. N to Wayne Pl. N. and in private roadway extending from N. 140th St. to Meridian Ave. N. including 2 fire hydrants.

Certificate Prepared by: J P Certified by: Joe Phan Date: 12/17/2007

This Water Availability Certificate ID No. **20072206** shall be valid for no more than 18 months from the date of certification. Changes after certification date may alter requirements.

**Fireflow or other Seattle Fire Department requirements may alter water availability at any time. Water availability requirements will change if existing system cannot support desired water service.**

**EXISTING WATER SYSTEM INFORMATION**

**Water Service(s):**

Size: 4" Type: Domestic Material: Other/unknown Meter: In

**Pressure Zone:** 590 **Elevation:** 462 **Static Pressure:** 55 psi

Recommended design pressure is 20 psi less than static pressure.

Proximity of nearest fire hydrant is: 450 feet NE of Property. Meets Standards

**Comment:**

Nearest modeled hydrant is on the E side of Wayne Pl about 310 ft N of 140th St, max flow 1000 gpm.

**Water Main:**

Size: 8 inches Material: Cast Iron Class: 22 Year: 1972

- Standard
- Abutting

Water Main is available to serve in: Meridian Ave.nue N

Distance of main to W margin of street is 42 feet.

Public ROW width is 60 feet.

The water system is in conformance with a County approved water comprehensive plan, and has water right claims sufficient to provide service.

The proposed project is within Seattle's water utility's direct service area.

Property: 13727 Meridian Ave. N. WAC ID No: 20072206 DPD Project(s): 3004747 3005091

**Water Service Requirements:**

- New Meter Location: Meridian Ave. N. AND new 8" DI mains to be installed in N. 140th St. and in private roadway
- The maximum allowable size for the fire services is the same size as the main; the largest available fire service is 8 inches. The maximum allowable size for irrigation, domestic, and combination services is one size smaller than the main; the largest available domestic or irrigation service size is 6 inches; and the largest available combination service is 10 inches.
- **One meter will serve the domestic water needs of a single legal parcel.** If the legal parcel is short platted prior to approval for occupancy after final inspection of the building permit, then separate meters will be required for each legally described parcel. This may necessitate the installation of a water main by the developer.
- The property owner is responsible for the installation, maintenance and liability of the service line from the City union near the meter to the building served. New water service piping from the City union to the building must be inspected by SPU prior to covering. Call (206) 684-5800 for an inspection.
- For new water services, Property owner must sign SPU's Application and Agreement for Water Service, pay all connection service charges, and other charges which may or may not be listed below, and submit the legal description of the property to be served. Apply for service at 700 5th Ave., 31st floor. The time between the service order and installation varies depending on workload, service size and type. **Wait Times can be 30-90 days;** call (206) 684-5800 for the current projected wait time.
- Prior to ordering a new water meter that will serve a back lot; a recorded easement with a suggested minimum width of 5' must be provided. If more than one water service line is needed through an easement, the easement is suggested to be a minimum of 2.5' per service line.
- Underground piping through an easement, from the City union to the property line, must be either type K or L copper, or Iplex Kitec (PE-AL-PE) and fittings.

**Required Payments:**

- A calculated Connection Charge may apply when any new water service is ordered.
- When required by the Fire Department, or when requested by the developer, standard charges for hydraulic modeling or a hydrant flow test are due.
- Standard charges are due when any new water service is ordered, or when any existing water service is retired or re-established.
- For questions regarding standard charges or other fees for water service, please contact Seattle Public Utilities at 206-684-5800.

**General Comments:**

- One domestic water meter is allowed to serve one legal parcel. A subdivision must be approved with address(es) assigned prior to ordering additional water service(s).
- Plans provided at this time do not indicate change to existing water service(s). Please provide detailed plans of water services at time of ordering new meter(s). Please realize that water requirements may change when desired water service is requested.
- If the proposed project changes after this review of Water Availability, or if the current plan submitted to SPU does not detail the entire scope of the proposed project, water requirements may change and a new Water Availability Certificate will need to be issued to supersede the Water Availability Certificate which is based on incomplete or modified data.
- Customers connected to sewers in the King County (KC) service area are subject to the KC capacity charge. Call King County (206) 296-1450 for more information.
- Design and Installation of approximately 585 feet of 8-inch diameter DIP water main in N 140th Street from Meridian Ave. N to Wayne Pl N and in private roadway extending from N 140th Street to Meridian Ave. N including 2 fire hydrants.

F. Chief, Fire Department

The Fire Department recommended approval under the 2003 Seattle Fire Code.

G. Metropolitan Services Department

King County, Department of Transportation, Metro Transit, Transit Route Facilities stated:

Bus stops shall be preserved at the following locations:

- Southbound on Meridian Ave. N., 80' south of N. 140<sup>th</sup> St.
- Southbound on Meridian Ave. N., 30' north of Roosevelt Way N.

Include a 10' long by 8' deep concrete pad at both bus stop locations. Contact Dan Wells, Northwest District Facility Planner, 206-263-4745, [daniel.wells@metrokc.gov](mailto:daniel.wells@metrokc.gov)

H. Other Governmental Agencies

No comments were made on the proposal by other governmental agencies.

**2. Responses to written comments of interested citizens**

Comments on the proposal were submitted to DPD by mail, email and phone conversations: among the issues raised about the development — was concern about vehicle/pedestrian easement location on Meridian Ave. N., opposition to the number of lots being created, concern with the increased density and increase vehicle traffic and their circulation routes. Responses to the above comments are found throughout the decision at the applicable location.

**3. Evaluation of the proposal pursuant to applicable codes**

The preliminary plat process is detailed in SMC 23.22, Subchapter II, providing criteria to evaluate proposed subdivisions. These criteria include evaluation of protective improvements for topographical and surface hazards, dedications, the public use and interest, environmentally critical areas, transportation concurrency level of service, among others. The following section is a discussion of these criteria.

**SMC 23.22.050 – Topographical and surface hazards – Protective improvements.**

*Land having topographical or subsurface conditions hazardous to the health, safety or general welfare of persons or property in or near a proposed subdivision shall not be subdivided unless the construction of protective improvements will eliminate the hazards or unless land subject to the hazard is restricted to uses which will not expose persons or property to the hazard. Protective improvements consistent with the standards established in Subchapter VI shall be constructed, prior to final plat approval unless a performance bond acceptable to the Director of Engineering is filed in lieu of the improvements.*

The site's slope generally rises less than 2% to the south and contains no mapped or observed environmentally critical areas. No area of the site has topographical or subsurface hazards that would affect the health, safety or general welfare of persons or property in or near a proposal. As a result the entire site is available for subdivision. The applicant has recognized a 3,958 sq. ft. area for open space/landscaping and an underground stormwater control tank, located at the southern tip of the site, near proposed lots 10 and 11. With regard to topographical and subsurface conditions, no protective covenants are required for the proposal.

**SMC 23.22.052 - Dedications required.**

- A. *Every subdivision shall include adequate provision for dedication of drainage ways, streets, alleys, easements, slope rights, parks and other public open spaces for general purposes as may be required to protect the public health, safety and welfare.*

The proposal makes provisions for a twenty-five (25) foot private vehicle access road (Tract C) as an easement. After Seattle Department of Transportation (SDOT) and DPD issued initial corrections and comments, the applicant made minor revisions to the design. The residential standard is sixteen (16) feet wide, tapering over a twenty (20) foot distance to a ten (10) foot opening at the property line; or provide a passing area at least twenty (20) feet wide and twenty (20) feet long. The passing area shall begin twenty (20) feet from the property line, with an appropriate taper to meet the ten (10) foot opening at the property line. If a taper is provided at the other end of the passing area, it shall have a minimum length of twenty (20) feet (SMC 23.54.030 D.1.d.). Twenty-five (25) feet provides ample room for maneuvering while simultaneously minimizing pavement coverage and in turn surface runoff from the site.

The abutting rights-of-way will have required improvements of one or more of the following (additional pavement, gutters, curb, street trees, planter strip, and sidewalk), which meets both the requirements of the Land Use Code and the requirements of the Street Improvement Manual. This change is supported by DPD.

The applicant proposes the remaining vehicle/pedestrian access (Tract C) as an easement, see subsection below for analysis on allowing vehicle access by easement. Accordingly, these criteria are met.

The city will maintain all utilities within the vehicle/pedestrian access easement (water, drainage, and sewer).

- B. *Protective improvements and easements to maintain the improvements shall be dedicated at the discretion of the City.*

Easements over the private vehicle access drive and sidewalk(s) are required as a condition of final plat approval. For the easement, SPU will maintain the water main, the storm and sewer utilities, road maintenance and other responsibilities of the easement will be maintained by the Home Owner's Association. Imposition of a condition will ensure this criterion is met.

- C. *Convenient pedestrian and vehicular access to every lot by way of a dedicated street or permanent appurtenant easement shall be provided. Access from a dedicated street shall be required, unless the Director determines that the following conditions exist, and permits access by a permanent private easement:*

The applicant proposes a thirty-two (32) foot wide pedestrian/vehicular access easement owned by the home owner's association with water to be maintained by the City of Seattle. The details of the proposed easement includes: twenty-five (25) foot wide curb to curb dimension and a five (5) foot pedestrian easement. On the western margin of Meridian Ave. N. a 5' concrete walk and 5.5' swale/landscaping strip will be provided from the abutting sites; along the northern and eastern margins of the vehicle/pedestrian easement (Tract C) a 5' porous concrete walk will be provided from the abutting sites; along the southern margin of N. 140<sup>th</sup> St. a 5' walk and 5.5' landscaping strip will be provided from the abutting sites; along the northern margin of

Roosevelt Way N. a 5' concrete walk and 5.5' swale/landscaping strip will be provided from the abutting sites; and along the eastern margin of Burke Ave. N. a 6' concrete walk and drainage swale will be provided from and on the abutting sites, respectively. Parking is not proposed along the easement.

- 1. Access by easement would not compromise the goals of the Land Use Code to provide for adequate light, air and usable open space between structures; and*

Typical Single-family street right-of-way widths are twenty-five (25) feet, so the proposed thirty-two (32) foot easement exceeds the requirement. Also, typical streets in single-family zones do allow parking on both sides of the street, where here, the proposal is for no parking along the easement. The front yards, while reduced from typical single-family standards with CHPD authority, will be absent of vehicles, which will provide space not found in typical single-family layouts with front yard driveways. Considering the thirty-two (32) foot width for the proposed access easement and the applicant's design choices; Vehicle access for lots 1 thru 10 and 13 thru 19 will be by individual driveways from a vehicle/pedestrian easement (Tract C); lots 11 and 12, 23 and 24, 25 and 26 will be by common driveways on Meridian Ave. N; and lots 20 thru 22 by individual driveways on N. 140th St. A total of 23 curb cuts are proposed for the entire site; 17 on Tract C, 3 on Meridian Ave. N. and 3 on N. 140<sup>th</sup> St. (see sheet 1 of 1, Preliminary Site Plan of the MUP plan set). The automobiles' affect on the streetscape is minimized and as a result, the easement will provide adequate light air usable open space. Also, trees are proposed in the yards abutting the easement for lots 1-12 and 13-20; yards abutting N. 140<sup>th</sup> St. for lots 20-22; yards abutting Burke Ave. N. for lots 1-7 (see sheet L-1 of the MUP plan set). The trees will mimic and read as typical street tree patterns. Also the easement and rights-of-way will be paved with curbs, gutters and sidewalk on one side, notably the easement will be nearly indistinguishable from a typical city street. In light of the analysis above, the goals of the Land Use Code to provide adequate light, air and usable open space between structures would not be compromised. This condition is satisfied.

- 2. The dedication and improvement of a street is not necessary or desirable to facilitate adequate water supply for domestic water purposes or for fire protection, or to facilitate adequate storm drainage; and*

Water supply and storm drainage facilities can be accommodated in the proposed easement as reviewed and given preliminary approval by Seattle Public Utilities. The Seattle Fire Department has given preliminary approval of the thirty-two (32) foot (25' curb to curb width) easement without parking allowed along the easement. As a result this condition is satisfied.

- 3. The dedication and improvement of a street is not necessary or desirable in order to provide on-street parking for overflow conditions; and*

The proposed twenty-six (26) single-family lots will provide two (2) parking spaces per lot for a total of fifty-two (52) spaces on the lots. The proposed easement is thirty-two (32) feet wide, seven (7) feet wider than the city standard for new platted streets, which is a twenty-five (25) width. As a result of the provided on-site parking the easement will be sufficient and the dedication and improvement of a street is not necessary or desirable in order to provide an on-street parking for overflow.

4. *No potential safety hazards would result from multiple access points between existing and future developments onto a roadway without curbs and with limited sight lines; and*

As stated, the easement will have sidewalks, curbs, gutters and a paved roadway larger than is required for newly platted streets. The easement will not have limited site lines beyond what would be for a dedicated right of way. As a result this condition is satisfied.

5. *There is identifiable access for the public and for emergency vehicles; and*

There will be appropriate street signage matching street signage in the area. The easement will read as a platted street. In order to provide clarity for all access by the public and emergency vehicles, the signage and easement named (Tract C) should be altered to read as Wayne Pl. N. The names have been changed by the applicant on the proposed plat to meet this requirement. As a result this condition is satisfied.

6. *There is no potential for extending the street system.*

Considering that N. 140th St. terminates approximately 190 feet west of Meridian Ave. N., there is no potential for extending this street. Nor are there other east or west streets to extend from the site. As a result this condition is satisfied.

- D. *Roads not dedicated to the public must be clearly marked on the face of the plat.*

All proposed easements and dedications will be clearly labeled as recommended by the Director.

- E. *If the Hearing Examiner concludes that the public interest will be served, the Hearing Examiner may, in lieu of requiring the dedication to the public of land in a subdivision for protective improvements, drainage ways, streets, alleys, sidewalks, parks and other open space, allow the land to be conveyed to a homeowner's nonprofit maintenance corporation. In that case the subdivider shall, at or prior to the time of filing a final plat for approval, supply the Director with copies of articles of incorporation and bylaws of the grantee organization and with evidence of the conveyance or of a binding commitment to convey. The articles of incorporation shall provide that membership in the corporation shall be conditioned upon ownership of land in the subdivision, that the corporation is empowered to assess the land for costs of construction and maintenance of the improvements and property owned by the corporation, and that the assessment shall be a lien upon the land. The City Attorney shall review and approve the articles of incorporation and bylaws as to compliance with this provision. The Hearing Examiner may impose other conditions as he or she deems appropriate to assure that property and improvements owned by the corporation will be adequately constructed and maintained.*

The roadway and adjacent sidewalks within the proposed vehicle/pedestrian easement (Tract C) are proposed to be maintained by homeowners. The applicant will grant the City easements and SPU will maintain the water main in Tract C, all other maintenance (sewer, drainage, roadway, sidewalks) and costs associated with the easement will be maintained by the Home Owner's Association.

- F. *Any dedication, donation or grant as shown on the face of the plat shall be considered, to all intents and purposes, as a quitclaim deed to the donee or donees, grantee or grantees, for his, her or their use for the purpose intended by the donors or grantors.*

G. *Dedicated streets and alleys shall meet the requirements of Chapter 23.53 and the Street Improvement Manual. Easements shall meet the requirements of Section 23.53.025.*

The requirements of the applicable Chapters and Sections will be met.

**SMC 23.22.054 Public use and interest.**

*The Hearing Examiner shall inquire into the public use and interest proposed to be served by the establishment of the subdivision and dedication. The Hearing Examiner shall consider all relevant facts to determine whether the public interest will be served by the subdivision and dedication, and if it finds that the proposed plat makes appropriate provision for the public health, safety and general welfare and for open spaces, drainage ways, streets, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, fire protection facilities, parks, playgrounds, sites for school and schoolgrounds, sidewalks and other planning features that assure safe walking conditions for students who walk to and from school, is designed to maximize the retention of existing trees, and that the public use and interest will be served by the platting of subdivision, then it shall be approved. If the Hearing Examiner finds that the proposed plat does not provide the appropriate elements or that the public use and interest will not be served, then the Hearing Examiner may disapprove the proposed plat. Dedication of land to any public body may be required as a condition of subdivision approval and shall be clearly shown on the final plat. The Hearing Examiner shall not as a condition to the approval of any plat require a release from damages to be procured from other property owners.*

The public interest will be served by the proposed subdivision. The proposed plat makes appropriate provision for the public health, safety and general welfare. The project develops an urban infill site, providing needed housing opportunities. The applicant proposes to construct a neighborhood open space/landscaping area at the southern end of the development site. While this would be an amenity for the new development and surrounding neighborhood and add to the amount of open space in the area, no open space is needed or required for the project. The project includes a stormwater system, on-site easements (pedestrian and vehicle) and rights-of-way improvements. The project will be served by the public water and sewer systems, which have adequate capacity. The Fire Department has reviewed and given conceptual approval to the subdivision. The public street in the project includes curbs, gutters, sidewalks, planter strips and street trees designed to City standards. Lots not abutting the public street will be provided with adequately dimensioned paved sidewalks connecting to the public streets. Safe walking conditions for students who walk to school or bus stops are provided by pedestrian connections to both Meridian Ave. N and N. 140<sup>th</sup> St. Existing trees will be retained to the extent practicable and street trees are to be provided consistent with City standards. Accordingly, these criteria are met.

**SMC 23.22.058 Environmentally critical areas.**

*No plat shall be approved by the Hearing Examiner covering any land situated in a riparian corridor buffer, wetland and wetland buffer, or steep slope and steep slope buffer unless in compliance with the applicable provisions of SMC Section 25.09.240, Short subdivisions and subdivisions, in environmentally critical areas.*

The project site contains no mapped or other wise observed Environmentally Critical Areas.

**SMC 23.22.060 Transportation concurrency level-of-service standards.**

*Proposed subdivisions shall meet the transportation concurrency level-of-service standards prescribed in Chapter 23.52.*

The traffic study for the project shows that traffic forecasted to be generated by the proposed development will/will not cause the transportation concurrency level-of-service to be exceeded. See Page 3, of the transportation impact analysis report located in the project file (DN Traffic Consultants, November 7, 2008).

**SMC 23.22.062 Unit lot subdivisions.**

Not applicable.

***4. All environmental documentation, including any checklist, EIS or DNS***

The applicant prepared an initial Environmental Checklist (SEPA) for the project dated March 15<sup>th</sup> 2007. The applicant has also submitted the following documents located in the project file: an Environmental Checklist for the project, a preliminary analysis of site access alternatives, Storm Drainage and Engineering Report, Geotechnical Investigation Report, and Voluntary Cleanup Program Summary, and an ACU application for CHPD. Based on this information, DPD issues a decision of non-significance and imposes conditions to mitigate adverse environmental impacts. The SEPA analysis of this project is discussed separately in a subsequent section of this report.

***5. The Director's recommendation to approve, approve with conditions, or deny the application***

As presented in the MUP and plat plan set(s) date stamped April 25, 2007 and August 19, 2008; the Director of DPD recommends approval of the Preliminary Plat under SMC 23.22.028 subject to the conditions referenced below.

**RECOMMENDED CONDITIONS – SUBDIVISION**

**Recommended conditions of approval prior to recording of the final subdivision plat**

**DPD Recommendations**

1. The curb, gutter, planting strips, and sidewalk should be installed accord to the concept plans reviewed by SDOT.
2. Provide public easements over the vehicle/pedestrian access easements (Tract C) on the face of the plat or concurrent with recording of the final plat. Provide appropriate easements for City Departments to access and work on the necessary utilities. For Tract C, provide documentation on the plat showing that the easement utilities, will be maintained by the City, while the roadway will maintained by the homeowners association.
3. Vehicle/pedestrian access easement and access drives shall be clearly noted on the final plat. Additionally, in order to provide clarity for the public and emergency vehicles, the signage and easement named (Tract C) should be altered to read as Wayne Pl. N.

4. Articles of incorporation and bylaws for the Homeowners Association, and evidence of conveyance or binding shall be submitted for review by the City Attorney.
5. The trees shown (see sheet L-1 of the MUP plan set) must be planted and a covenant or requirement of the Homeowners Association shall be maintained for the life of the project. Actual tree location may vary depending on individual lot design. If the trees are not proposed to be provided as shown in the plat, the application shall provide reasons why it is not feasible or desirable. The reviewer of each permit application shall have discretion over this matter.
6. The fact that these lots were created by the Clustered Housing Planned Development (CHPD) provision of SMC 23.44.024 shall be noted on the final plat.
7. Meet SPU requirements.
8. The Private Road (Tract C) being proposed as a vehicle/pedestrian access easement (privately owned) and meeting Fire Department requirements streets shall be constructed per SDOT specifications.
9. The final plate should note that Tract's A and B are not building sites for dwelling unit or for accessory structures incidental to dwelling units.

Recommended condition prior to issuance of grading permits.

10. The applicant must submit an erosion control plan.

Recommended condition of approval upon application for building permits

11. Submit a copy of the relevant final subdivision plat with all building permit applications. This plan must include the final approved design for all lots, rights-of-way, easements, sidewalks, yards, CHPD approved yards, building footprints, street trees, on-site required trees and roadway paving.

Recommended conditions of approval prior to issuance of any building permit

12. Pedestrian/vehicle improvements shall be completed for the existing streets and the private easement.
13. Street/easement improvements shall be completed leading to any lot.
14. Appropriate agreements relating to the use and maintenance of Tracts A and B shall be executed and recorded and be contained within a Homeowners Association Agreement.
15. A stop sign shall be installed for the eastbound vehicle traffic and the intersection of Wayne Pl N (also known as Tract C) and Meridian Ave. N.

**ANALYSIS – SEPA**

The applicant prepared an Environmental Checklist for the project, a preliminary analysis of site access alternatives, Storm Drainage and Engineering Report, Geotechnical Investigation Report, and Voluntary Cleanup Program Summary. This information, supplemental information

contained in the DPD file for the project, comments from the public, and the experience of the lead agency with review of similar projects form the basis for this analysis and decision. Potential environmental impacts are discussed below only where mitigation under Seattle's SEPA Ordinance may be warranted.

The SEPA Overview Policy (SMC 25.05.665.D) clarifies the relationship between codes, policies, and environmental review. Specific policies for each element of the environment, and certain neighborhood plans and other policies explicitly referenced, may serve as the basis for exercising substantive SEPA authority.

The Overview Policy states, in part, "where City regulations have been adopted to address an environmental impact, it shall be presumed that such regulations are adequate to achieve sufficient mitigation subject to the limitations set forth in subparagraphs D1 through D7 below. Unless otherwise specified in the Policies for Specific Elements of the Environment (SMC Section 25.05.675), denial or mitigation of a project based on adverse environmental impacts shall be permitted only under the following circumstances..." The Overview Policy (SMC 25.05.665) D1 through D7 and Specific Elements of the Environment (SMC Section 25.05.675) provide the circumstances in which denial or mitigation of a project can take place.

#### Short-term Impacts

The following temporary or construction-related impacts are expected; decreased air quality due to suspended particulates from grading and clearing and hydrocarbon emissions from construction vehicles and equipment; temporary soil erosion; increased dust caused by drying mud tracked onto streets during construction activities; increased traffic and demand for parking from construction equipment and personnel; increased noise; increases in carbon dioxide and other greenhouse gas emissions and consumption of renewable and non-renewable resources.

Several adopted codes and/or ordinances provide mitigation for some of the identified impacts. The Stormwater, Grading and Drainage Control Code regulates site excavation for foundation purposes and requires that soil erosion control techniques be initiated for the duration of construction. The Environmentally Critical Areas (ECA) ordinance and DR 33-2006 and 3-2007 regulate development and construction techniques in designated ECA's with identified geologic hazards. Puget Sound Clean Air Agency (PSCAA) regulations require control of fugitive dust to protect air quality. The Building Code provides for construction measures in general. Finally, the Noise Ordinance regulates the time and amount of construction noise that is permitted in the City.

Most short-term impacts are expected to be minor. Compliance with the above applicable codes and ordinances will reduce or eliminate most adverse short-term impacts to the environment. However, some impacts warrant further discussion.

#### Air

Greenhouse gas emissions associated with development come from multiple sources; the extraction, processing, transportation, construction and disposal of materials and landscape disturbance (Embodied Emissions); energy demands created by the development after it is completed (Energy Emissions); and transportation demands created by the development after it is completed (Transportation Emissions). Short term impacts generated from the embodied emissions results in increases in carbon dioxide and other green house gases thereby impacting

air quality and contributing to climate change and global warming. While these impacts are adverse they are not expected to be significant due to the relatively minor contribution of greenhouse gas emissions from this specific project. The other types of emissions are considered under the use-related impacts discussed later in this document. No SEPA conditioning is necessary to mitigate air quality impacts pursuant to SEPA policy SMC 25.05.675A.

### Noise

Noise associated with construction of the project could adversely affect surrounding uses in the area, which include all single-family residential uses. Surrounding uses are likely to be adversely impacted by noise throughout the duration of construction activities. Due to the proximity of the project site to these uses, the limitations of the Noise Ordinance are found to be inadequate to mitigate the potential noise impacts. Pursuant to the SEPA Overview Policy (SMC.25.05.665) and the SEPA Construction Impacts Policy (SMC 25.05.675 B), mitigation is warranted. In addition to the Noise Ordinance requirements, to reduce the noise impact of construction on nearby properties, construction activities shall be limited to non-holiday weekdays between 7:00 A.M and 6:00 P.M., Saturdays and holidays between 9:00 A.M. and 6 P.M.

After each structure is enclosed with exterior walls and windows, interior construction on the individual enclosed buildings can be done at other times in accordance with the Noise Ordinance. Such construction activities will have a minimal impact on adjacent uses. Restricting the ability to conduct these tasks would extend the construction schedule; thus the duration of associated noise impacts. DPD recognizes that there may be occasions when critical construction activities could be performed in the evenings and on weekends, which are of an emergency nature or related to issues of safety, or which could substantially shorten the total construction timeframe if conducted during these hours. Therefore, the hours may be extended and/or specific types of construction activities may be permitted on a case by case basis. As conditioned, impacts to nearby uses are considered adequately mitigated.

### Air Quality

Construction is expected to temporarily add particulates to the air and will result in a slight increase in auto-generated air contaminants from construction worker vehicles. City Code (SMC 11.74) provides that material hauled in trucks not be spilled during transport. The City requires that a minimum of one foot of "freeboard" (area from level of material to the top of the truck container) be provided in loaded, uncovered trucks, which minimizes the amount of spilled material and dust from the truck bed enroute to or from a site. In addition, watering of the site and uncovered materials in trucks shall be required to reduce construction dust during grading. Federal auto emission controls will adequately mitigate air quality impacts from motor vehicles. See SMC §25.05.675 (Air Quality Policy). Lastly, to mitigate spillover onto the adjacent street systems, the wheels of construction vehicles leaving the construction site shall make provisions to wash vehicle tires, wheels and exteriors in order to prevent spillover of particulates into the adjacent rights-of-way. No further conditioning of the grading/excavation element of the project is warranted pursuant to SEPA policies.

### Stormwater Runoff

The Stormwater, Grading and Drainage Control Code provide extensive conditioning authority and prescriptive construction methodology to assure safe construction techniques are used. The

project will comply with the requirements of this Code and with any conditioning imposed on the grading permit. Therefore, no additional conditioning is warranted pursuant to SEPA policies.

#### Construction (Traffic)

Construction traffic includes trucks removing earth from the site, other construction vehicles and construction workers' vehicles. The SEPA checklist for the project states that initial estimates of grading quantities are 5,000 cubic yards of materials to be utilized for on-site fill. The grading and infrastructure phase timeline has not been established and not dump truck trips appear to be required. Compliance with Seattle's Street Use Ordinance is expected to mitigate any additional adverse impacts to traffic which would be generated during construction of this proposal. Traffic control would be regulated through the City's street use permit system, and a requirement for the contractor to meet all City regulations pertaining to the same. Temporary sidewalk or lane closures may be required during construction. The timing and duration of these closures would be coordinated with the City of Seattle to ensure minimal disruptions. The proposal will not represent a significant impact to the street system when meeting the conditions of City Code (SMC 11.62), no further mitigation is warranted.

The demand for parking by construction workers during construction will temporarily increase the demand for parking in the vicinity. This impact is not anticipated to be significant, however, since parking will be available on the project site and there is no data showing that off-site parking is at capacity.

#### Long-Term Impacts

Several adopted City Codes and Ordinances provide mitigation for these impacts. Specifically, these are the Land Use Code which controls land use, density and development standards, the Noise Ordinance and the Stormwater, Grading and Drainage Control Code which contains requirements for drainage.

#### Noise

Long-term noise will be typical of a residential neighborhood. The Noise Ordinance will continue to apply to activities on the project site after development. Impacts are not anticipated to be significant.

#### Light and Glare (non-vehicle)

Long term light and glare will be typical of a residential neighborhood. Impacts are not anticipated to be significant.

#### Traffic and Parking (includes vehicle light and glare)

Based on the submitted analysis of site access alternatives (by DN Traffic Consultants) for the project, the finished development will generate 249 vehicle trips per day, 20 vehicle trips during the AM peak hour, and 26 vehicle trips during the PM peak hour. Of the 20 AM peak hour trips, 15 are outbound and 5 are inbound. Of the 26 PM peak hour trips, 17 are inbound and 9 are outbound. As stated in the report, these trips would not adversely affect any intersections or roadways in the study area. DN Traffic Consultants made no recommend that stop-signs be installed at the intersection of the Private Road (Tract C) and Meridian Ave. N. However in

order to maintain a safe condition for this intersection, a stop sign shall be installed for the eastbound vehicle traffic. LOS will not be worsened with the additional trips generated by the proposal.

#### Access alternatives

As stated in Page 3 of the preliminary analysis of site access alternatives by DN Traffic Consultants: "A review of the roadways surrounding the site indicates a potential sight distance issue for access on the Roosevelt Way N. frontage. West of the site, Roosevelt Way N. has a grade break in the alignment which has the potential of creating a substandard sight distance condition if the internal access is extended to Roosevelt Way N. Although site access to Roosevelt Way N. is not currently proposed, if site access is located on Roosevelt Way N., it should be located to provide adequate site distance ~~which be~~ [at] the west end of the property.

#### Bus stops

Another issue of concern is concentrating multi-modal access at a specific location. Bus stops serving the site are currently located on Meridian Ave. N. Safe and efficient access is provided by locating bus stops at potential intersections of the site access roadway with Meridian Ave. N. There are no bus stops along the Roosevelt Ave. [Way] N. frontage."

#### Headlight/taillight glare

Headlight/taillight glare are anticipated for the properties east of the intersection of Wayne Pl. N. (easement road, Tract C) and Meridian Ave. N. from vehicles exiting/entering the site. However, the impacts of this glare are expected to be minor, given the relatively small number of vehicles and brief duration of glare from any single vehicle. This impact is not significantly adverse to warrant mitigation.

As a result of the traffic impact report submitted by the applicant, no significant adverse impacts are anticipated from the creation of Wayne Pl. N. (easement road, Tract C) for vehicle traffic; no SEPA conditioning is needed or warranted.

The project includes the development of a vehicle/pedestrian access easement in the form of a private road (Tract C). The project also includes abutting improvements to Meridian Ave. N, Burke Ave. N and N. 140<sup>th</sup> St. The proposed 26 single-family lots will provide two parking spaces per lot for a total of 52 spaces on the private property. As a result of the applicant providing two spaces per lot, no SEPA conditioning is needed or warranted related to the amount of parking spaces for the project. Parking demand will not create a significant adverse impact.

#### Greenhouse Gas Emissions and other Impacts

Emissions from the generation of greenhouse gases due to the increased energy and transportation demands may be adverse but are not expected to be significant due to the relatively minor contribution of emissions from this specific project. The other impacts such as but not limited to, increased ambient noise, and increased demand on public services and utilities are mitigated by codes and are not sufficiently adverse to warrant further mitigation by conditioning.

## DECISION – SEPA

This decision was made after review by the responsible official on behalf of the lead agency of a completed environmental checklist and other information on file with the responsible department. This constitutes the Threshold Determination and form. The intent of this declaration is to satisfy the requirement of the State Environmental Policy Act (RCW 43.21.C), including the requirement to inform the public of agency decisions pursuant to SEPA.

- [X] Determination of Non-Significance. This proposal has been determined to not have a significant adverse impact upon the environment. An EIS is not required under RCW 43.21C.030 (2) ©.

## CONDITIONS – SEPA

### During Construction

1. All construction activities are subject to the limitations of the Noise Ordinance. Construction activities (including but not limited to grading, deliveries, framing, roofing, and painting) shall be limited to non-holiday weekdays<sup>1</sup> from 7am to 6pm. Interior work using equipment within a completely enclosed structure, such as but not limited to compressors, portable-powered and pneumatic powered equipment may be allowed on Saturdays between 9am and 6pm, provided windows and doors remain closed. Non-noisy activities, such as site security, monitoring, weather protection shall not be limited by this condition.

Construction activities outside the above-stated restrictions may be authorized by the Land Use Planner when necessitated by unforeseen construction, safety, or street-use related situations. Requests for extended construction hours or weekend days must be submitted to the Land Use Planner at least three (3) days in advance of the requested dates in order to allow DPD to evaluate the request.

2. During grading activities, watering of the site and uncovered materials in trucks shall be required to reduce construction dust.
3. Construction vehicles leaving the construction site shall make provisions to wash vehicle tires, wheels and exteriors in order to prevent spillover of particulates into the adjacent rights-of-way.

### For the life of the project

4. A stop sign shall be installed for the eastbound vehicle traffic and the intersection of Wayne Pl N (the private road, Tract C) and Meridian Ave. N.

## DECISION – ACU

Approved with the following conditions:

---

<sup>1</sup> New Year's Day, Martin Luther King Junior's Birthday, President's Day, Memorial Day, July 4<sup>th</sup>, Labor Day, Veterans' Day, Thanksgiving Day and Christmas Day.

**CONDITIONS – ACU**

*At the time of demolition/grading/building application*

5. The trees shown on the preliminary plan within and abutting the proposal shall be planted and maintained by a covenant with the Homeowners Association for the life of the project. Additionally, a tree protection plan prepared by a certified arborist's shall be provided for review. The plan should retain all existing landscaping to the greatest extent possible. Actual tree location may vary depending on individual lot design. If the trees are not proposed to be provided as shown in the plat, the application shall reasons why it is not feasible or desirable. The reviewer of each permit application shall have discretion over this matter.
6. The applicant shall be required to submit lot coverage calculations for the each lot in relation to the parent CHPD land prior to each single-family application submittal.

*Prior to issuance of the final Single-family building permit*

7. The applicant shall submit a "final lot coverage plan" to DPD for microfilming that documents and clearly labels the permitted lot coverage square footages for each lot in the CHPD.

Signature: Betty Galarosa for Date: March 5, 2009  
Colin R. Vasquez, Senior Land Use Planner  
Department of Planning and Development

CRV:bg

Vasquez/3004747 and 3005091 Decision 090210.doc

3604747 & 3005091  
\*Notice of Decision & Recommendation Sent  
3/5/09  
Others Notice of Decision Sent 3/5/09 bg

MUCKLESHOOT TRIBE FISHERIES DEPT\*  
39015 172<sup>ND</sup> AV SE  
AUBURN WA 98092

VICTOR WU\*  
13333 LAKE CITY WY NE  
SEATTLE, WA 98125

ENVIRONMENTAL REVIEW SECTION\*  
DEPARTMENT OF ECOLOGY  
PO BOX 47703  
OLYMPIA WA 98504-7703

GARY KRIEDT\*  
KC METRO TRANSIT ENVIRON PLNG  
201 S JACKSON ST MS KSC-TR-0431  
SEATTLE WA 98104-3856

KELLY COOPER\*  
DEPT OF HEALTH  
ENVIRONMENTAL HEALTH DIVISION  
PO BOX 47820  
OLYMPIA, WA 98504-7822

WASHINGTON ST DEPT OF  
TRANS PLANNING DIVISION\*  
PO BOX 330310  
SEATTLE WA 98133-9710

JOHN SHEETS\*  
SEATTLE PUBLIC LIBRARY  
GENERAL REFERENCE SERVICES  
LB-03-01

SUQUAMISH TRIBE\*  
PO BOX 498  
SUQUAMISH WA 98392

UNITED INDIANS OF ALL TRIBES\*  
PO BOX 99100  
SEATTLE WA 98199

DUWAMISH TRIBE\*  
4717 W MARGINAL WY SW  
SEATTLE WA 98106-1514

PUGET SOUND CLEAN AIR AGENCY\*  
1904 3<sup>RD</sup> AVE STE 105  
SEATTLE WA 98101-3317

*Colin Vasquez\**  
*DPD*

SEPA /PIC\*  
DPD

FIRE DEPT  
FD-44-04

ANDREY HANSEN  
WATER DEPT  
SMT 49-00

MIKE KRETSCH  
CITY LIGHT  
SMT-28-22

DRAINAGE DESK  
DRAINAGE REVIEW

FRANCIS SARA CONSTRUCTION CO  
14023 MERIDIAN AVE N  
SEATTLE WA 98133-7220

MICHAEL A PADILLA, ATTORNEY  
LAW OFFICES OF JAMES L STRICHARTZ  
201 QUEEN ANNE AVE N - SUITE 400  
SEATTLE WA 98109

RANDALL ASMUSSEN  
13722 MERIDIAN AVE N  
SEATTLE WA 98133

*Hearing Examiner \**  
*SMT 40-40*

March 27, 2012

Seattle Department of Transportation  
Attn: Susan Paine  
700 Fifth Avenue, Suite 2300  
P.O. Box 34996  
Seattle, Washington 98124-4996

Re: Goodhue Plat Hearing Examiner Condition No. 2 Consent for Change

Dear Ms. Paine,

During the plat document review phase, it was brought to my attention that there was an error in the Hearing Examiner Condition Number 2. The Hearing Examiner condition required a "public easement" over Tract C for vehicle/pedestrian access. It has always been my intention to retain Tract C as a private access road that will be owned and maintained by the Homeowners Association. With my consent the Private Utility Easements notes on sheet 2 of 7 for the Goodhue Plat were modified to "private easements" for vehicular/pedestrian access over Tract C. According to SMC 23.22.072A, modification of the Hearing Examiner condition can only be done with the subdivider consent. As subdivider of the Goodhue property, I grant my consent for the Hearing Examiner Condition Number 2 modification.

Thank you for resolving this change on the plat documents. Please contact me if you have questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Colt Boehme', with a long, sweeping horizontal stroke extending to the right.

Colt Boehme  
Manager of City 26 by Isola Homes, LLC

DATE: APRIL 27<sup>TH</sup>, 2007

RE: LANGUAGE FOR ENVIRONMENTAL SIGN

## NOTICE OF PROPOSED LAND USE ACTION

Master Use Project #3004747 & 3005091

Address: 13727 MERIDIAN AVE N

Applicant Contact: VICTER WU Phone #:206-786-1666

DPD IS CONDUCTING AN ENVIRONMENTAL REVIEW OF THE FOLLOWING PROJECT:

3004747 - CONSTRUCTION OF A CLUSTERED HOUSING PLANNED DEVELOPMENT (CHPD) CONTAINING 26 SINGLE FAMILY RESIDENCES. PROJECT INCLUDES REVIEW OF FULL UNIT LOT SUBDIVISION ONE INTO 26 UNIT LOTS WITH ONE TRACT C FOR A PRIVATE DRIVE AND TWO FOR OPEN SPACE (TRACT A AND B). PROJECT ALSO INCLUDES 5,000 CU.YDS. OF GRADING.

3005091 - LAND USE ACTION TO SUBDIVIDE ONE PARCEL INTO 26 UNIT LOTS (FULL UNIT LOT SUBDIVISION). UNIT LOTS WILL VARY IN SIZE FROM 4,098 SQ.FT. TO 5,596 SQ.FT. AND TRACT A) 3,958 SQ.FT., TRACT B)400 SQ.FT., TRACT C)17,443 SQ.FT. PROJECT RELATED TO AND ENVIRONMENTAL REVIEW BEING CONDUCTED UNDER 3004747 A CLUSTERED HOUSING PLANNED DEVELOPMENT (CHPD).

ADDITIONAL APPROVALS REQUIRED:  
ADMINISTRATIVE CONDITIONAL USE  
FULL SUBDIVISION

The comment period ends \_\_\_\_\_ but may be extended to \_\_\_\_\_ by written request. To submit written comments or to obtain additional information, contact Seattle's Department of Planning and Development (DPD), 700 5th Av Ste 2000, PO Box 34019, Seattle, WA 98124 -4019. Contact by phone (206) 684-8467 or email [PRC@seattle.gov](mailto:PRC@seattle.gov). Be sure to refer to Master Use Project #3004747 & 3005091.

SPACE FOR  
PROJECT LOCATION  
MAP



City of Seattle  
 Gregory J. Nickels, Mayor

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

FILED  
 CITY OF SEATTLE  
 MAY 2 11 9 26  
 CITY CLERK

**MEMORANDUM- LAND USE REFERRAL**

DPD Reference #: 3005091 (related SEPA, ACU 3004747)  
 at: 13727 Meridian Avenue North

DATE: May 1st, 2007

TO: Subdivision Reviewers (including all locations) may need to update normal routing locations

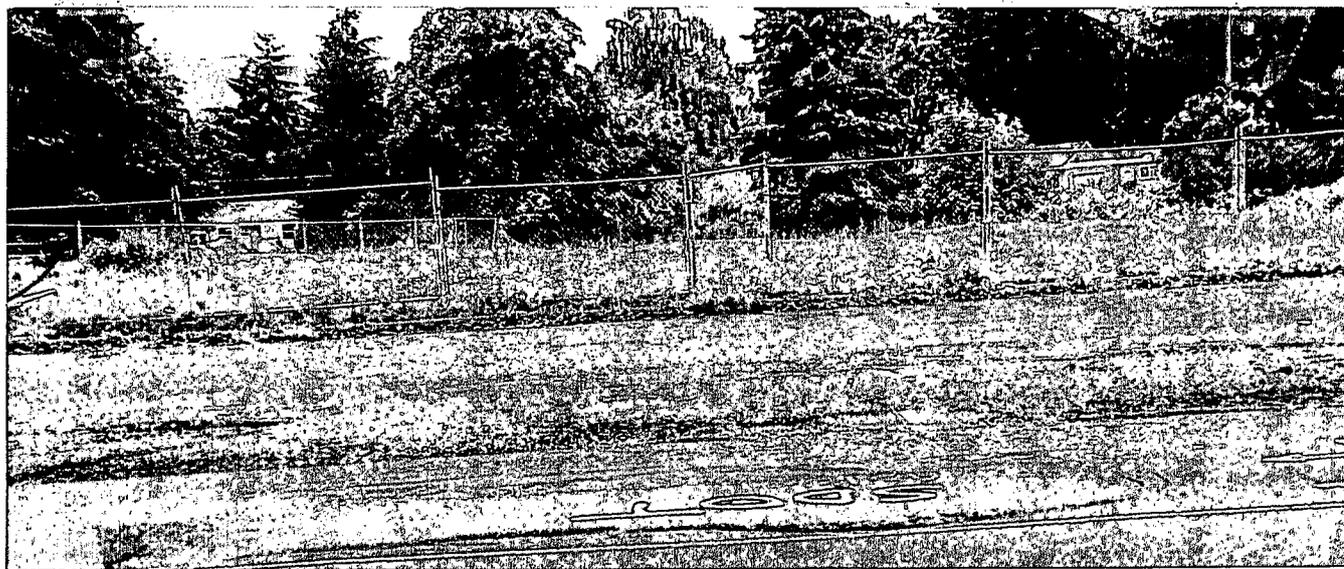
PLANNER: Pending

- **Transportation (ST-39-00)**
  - 3 copies of plat
  - copy of street improvement plans.
  - copy of other improvements if applicable
- **Fire, Rich Richardson (TM 02-04)** (normal routing location Plans Routing bin)
- **City Light N, Laurie Hammack (ST-28-22, North Srv Cntr – S7)** (normal routing location Plans Routing bin)
- **City Light S, Mike Kretsch (ST 2822, South Srv Cntr- S7)** (normal routing location- inter office)
- **Public Utilities (SPU Water, Real Property), Audrey Hansen, (ST 49-00) c/o Joe Phan**  
Plans Routing Water bin
- **Drainage Review, DPD- in house review**
- **Adressing Review, DPD- in house review**
- **Zoning Review, DPD- in house review**
- **Building Plans Examiner, DPD – in house review**
- **City Clerk, (CH 03-10) (SEPA checklist, Notice language, GIS map, Hansen application, copy of plat)**
- **Department of Parks and Recreation, Terry Dunning (PK-01-01)** inter-office
- **King County Metro-Transit Division, Gary Kriedt (201 S. Jackson St., (MS KSC-TR-0431), Seattle, WA 98104-3856)-** inter office
- **Dept. of Public Health, (WFC-PH-0700) – inter office; not plans routing bin**
  - Receives Referral : Michelle Gross ([michelle.gross@metrokc.gov](mailto:michelle.gross@metrokc.gov)) 206.296.4793
  - Reviewer: Lee Dorigan ([lee.dorigan@metrokc.gov](mailto:lee.dorigan@metrokc.gov)) ph: 206.296.4795
- **Office of Housing, Adrienne Quinn (ST-57-00)** inter-office  
(206.615.1561) [adrienne.quinn@seattle.gov](mailto:adrienne.quinn@seattle.gov)

Please find the preliminary version of the proposed subdivision. In an effort to complete the (DPD) Director's recommendation to the Hearing Examiner, we will need a written response of approval, denial with comments, requests for clarifying information and requests for plan corrections to be submitted to Mail Stop SMT 21-00, Attention: **North Team Permit Technician, Andrea Aldridge** or **South Team Permit Technician, Jessica Batterman**



The view east along Meridian Ave N - vehicle access for  
13728 and 13722 Meridian Ave N



The view west along Meridian Ave N - across from the vehicle access for  
13728 and 13722 Meridian Ave N

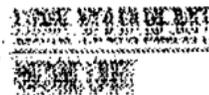
ISOLA

*homes*

555 South Renton Village Place  
Suite 570  
Renton, WA 98057

SEATTLE WA 98101

03 MAR 2012 PM 3 1



**SEATTLE DEPARTMENT OF TRANSPORTATION**  
**ATTN: SUSAN PAINE**  
700 Fifth Avenue, Suite 2300  
P.O. Box 34996  
Seattle, WA 98124-4996

9812484996



FINDINGS AND DECISION  
OF THE HEARING EXAMINER FOR THE CITY OF SEATTLE

In the Matter of the Application of

VICTOR WU

For preliminary plat approval

And

In the Matter of the Appeal of

RANDALL ASMUSSEN

From a decision by the Director, Department of  
Planning and Development

Hearing Examiner file:  
MUP-09-007

Department Reference:  
3004747 and 3005091

Hearing Examiner file:  
MUP-09-010(W,CU)

Department Reference:  
3004747 and 3005091

**Introduction**

The applicant proposes to subdivide one parcel into 26 lots. The Director, Department of Planning and Development, recommended approval of the subdivision. The Director also granted administrative conditional use approval of a clustered housing planed development at the site and issued a SEPA Determination of Nonsignificance. The Director's decisions were appealed by Randall Asmussen. A public hearing on the subdivision application was held on April 23, 2009, together with an appeal hearing, before the undersigned Deputy Hearing Examiner (Examiner). Represented at the hearing were the Director, Department of Planning and Development (DPD), by Colin Vasquez, Senior Land Use Planner, the Appellant, Randall Asmussen, and the Applicant, Victor Wu, pro se.

After due consideration of the evidence elicited during the hearing, the following shall constitute the findings of fact, conclusions and decision of the Hearing Examiner on this application.

**Findings of Fact**

**Site and vicinity**

1. The subject site is addressed as 13727 Meridian Avenue North. The site is approximately 3.05 acres, and is located in the Haller Lake Neighborhood at the former site of the Nellie Goodhue School. The property is bounded by Burke Avenue North to

the west; Meridian Avenue North to the east; North 140<sup>th</sup> Street to the north; and Roosevelt Way North to the south.

2. The site is zoned Single 5000 (SF 5000). The property in the vicinity of the site is also zoned SF 5000 and is developed with single family residences.

3. The site is level, and contains no areas designated as environmentally critical areas.

#### Proposal

4. The proposal is for a 26-unit lot subdivision and Clustered Housing Planned Development (CHPD). Vehicle access would be provided from North 140<sup>th</sup> Street, Meridian Avenue North and a 25-foot wide private vehicle access easement. The proposed lots, access, street improvements, and landscaping are shown in Exhibits 7 and 11.

5. The applicant considered site access alternatives that were analyzed by a traffic consulting firm. In a memo dated August 4, 2007, the consultant referenced two alternatives, "B-1" and "B-2". The "B-1" alternative had an internal access road intersecting Meridian Avenue North approximately 210 feet north of Roosevelt Way North and with North 140<sup>th</sup> Street approximately 190 feet west of Meridian Avenue North, with three site driveways located along Meridian Avenue North. The "B-2" alternative had the internal public access street running north and south between Roosevelt Way North and North 140<sup>th</sup> Street, intersecting with Roosevelt Way North approximately 250 feet west of Meridian Avenue North. There would be four driveways with direct access to Meridian Avenue North.

6. The consultant recommended that the internal access roadway in alternative B-1 be selected, because it provided a safer and more efficient access to the adjacent transportation network when compared with the Roosevelt Way North access in alternative B-2. The consultant noted that the Roosevelt Way North access had a potential sight distance deficiency and increased traffic volumes on the minor leg of the Meridian Avenue North/Roosevelt Way North intersection. The consultant also noted the lack of bus service along the property's Roosevelt Avenue North frontage, and that the future realignment of Roosevelt Way North would be affected by access roadways located along the frontage.

7. DPD issued a Correction Notice for the project in October, 2008, asking for additional information, including a response to Mr. Asmussen's comments that other alternative access points be selected, including direct access to Roosevelt Way or Burke Avenue NE. The consultant responded with a memorandum dated November 7, 2008, Ex. 4.

8. The consultant's response noted that he had reviewed the sight distance issue for Roosevelt and concluded that, contrary to his earlier analysis, the sight distance would be adequate. But the consultant noted that there were still issues related to site access to Roosevelt Way N. The impact of adding traffic to a minor movement at a six-legged intersection and the potential of reconstructing Roosevelt in the future were considerations. Adding access to Roosevelt would also have the potential to increase northbound left turns at the Meridian/Roosevelt Way intersection, increasing the delays. Alternatives to eliminating the sixth leg of the intersection would also affect proposed site access to Roosevelt. The access to Burke Avenue North was a concern for residents along Burke.
  9. Trip generation figures for the proposed 26 single family units were calculated using the ITE Trip Generation Report (7<sup>th</sup> Ed.). It is estimated that the proposal will generate 249 daily trips, including 20 AM peak hour trips and 26 PM peak hour trips. The 20 AM peak hour trips consist of 15 outbound and five inbound trips, and the 26 PM peak hour trips consist of 17 inbound and 9 outbound trips.
  10. A transportation concurrency analysis shows that the proposal would not have a significant impact on the level of service of the surrounding transportation network; Ex. 4.
- Agency/City Department review of subdivision
11. The Director routed a request for comments to other City departments and agencies in accordance with SMC 23.22.024.
  12. The Seattle Department of Transportation (SDOT) reviewed the application and requested additional information from the applicant, and as a result, minor revisions were made to the plan.
  13. Seattle Public Utilities (SPU) has reviewed the application. SPU issued Water Availability Certificate ID No. 20072206 approving the project with requirements with the conditions stated on the certificate.
  14. The Superintendent of City Light has reviewed the application and recommended approval with conditions to require overhead and/or underground easements along any ingress, egress and private roads.
  15. The Fire Department recommends approval under the 2003 Seattle Fire Code.
  16. DPD's structural/ordinance reviewer has approved the subdivision, noting that emergency egress easements are needed for unit lots O,P and Q (minimum 44 inches in width), as these lots do not have frontage on public right of way or any access easement.
  17. The Director of Housing recommends approval.

18. The Superintendent of Parks and Recreation notes that no parks facilities will be affected by the project.

19. The Seattle-King County Public Health Department has reviewed the proposal and provided comments noted on pages 11-12 of the Director's Report.

20. Metro Transit reviewed the proposal and noted the location of bus stops on Meridian Avenue N. that were to be preserved, and that concrete pads were to be installed at both locations.

#### DPD recommendation

21. The Director reviewed the subdivision in light of the Code's standards and criteria for subdivisions, and recommends approval with conditions.

22. DPD issued conditional use approval for the CHPD and issued a DNS for the proposal.

23. Except as otherwise noted, the Director's Analysis and Recommendation, Ex. 2, is adopted by reference herein.

#### Appeal

24. The Appellant, Randall Asmussen lives across Meridian Avenue North from the site. The Appellant's house faces the intersection between Meridian Avenue and the access to the subdivision, and his house is several feet below the grade of the street.

25. The Appellant is concerned that lights from vehicles exiting the subdivision will shine directly into his windows. He is also concerned about drivers mistaking his driveway for a street and crashing into his house. The Appellant also raised concerns about the volumes of traffic that will be generated by the new housing, and believes there is a possibility that each of the new homes could have as many as 7 or 8 vehicles. The Appellant asks for relief in the form of relocating the access to Tract C so that it accessed Roosevelt instead of Meridian Avenue N.

26. The applicant indicated that he was willing to provide some screening in the form of landscaping to alleviate glare from headlights.

#### Codes

27. The considerations for subdivision approval are set forth in Chapter 23.22 SMC. Under SMC 23.22.054, the Hearing Examiner is to determine whether the public use and interest will be served by the proposed subdivision and dedication, and if the proposed plat make appropriate provisions for the public health, safety and general welfare and for

open spaces, drainage ways, streets, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, fire protection facilities, parks, playgrounds, sites for school and schoolgrounds, sidewalks and other planning features that assure safe walking conditions for students who walk to and from school; is designed to maximize the retention of existing trees, and that the public use and interest will be served by the platting of subdivision, then it shall be approved.

### Conclusions

1. The Hearing Examiner has jurisdiction over this application pursuant to Chapters 23.76.024. SMC 23.76.024.H directs that the Director's decisions are to be substantial weigh; a party appealing the Director's decision bears the burden of proving that the decision is "clearly erroneous." *Brown v. Tacoma*, 30 Wn.App 762, 637 P.2d 1005 (1981).
2. The proposed subdivision will serve the public use and interest, and the proposal makes appropriate provisions set forth in Chapter 23.22 and SMC 23.76.023. The development as a whole would meet the applicable development standards of the underlying zone, private usable open space for each dwelling unit is provided on the same lot as the dwelling unit it would serve, and easements are provided as required.
3. The evidence in this record does not show that the Director committed any errors in the SEPA decision or the conditional use approval of the CHPD. The traffic studies and the testimony of the Department's transportation planner, Mr. Shaw, are persuasive as to the volumes and flow of traffic that will be generated, and show the problems that would be created if access were to be moved to Roosevelt. Moving the access off of Meridian, as requested by the Appellant, would not be consistent with the public use and interest. The potential health hazards, i.e., vehicles colliding with houses across Meridian from the proposal, are too speculative to provide a basis for modifying the decision.
4. Because of the location of the Appellant's house across from the access to Tract C, the Appellant will experience light and glare from cars exiting or entering the subdivision. The applicant at hearing offered to provide landscaping on the Appellant's property to provide screening. The conditions will be modified to allow for this, but in all other respects, the Director's decisions should be affirmed.
5. As conditioned, the subdivision proposal meets the applicable criteria and should be approved.

### Decision

The Director's SEPA decision and administrative conditional use decisions are hereby **AFFIRMED** as **MODIFIED** with the addition of the following condition: *The applicant*

*shall offer landscaping, of a type, depth and height approved by the DPD planner, to be installed in Appellant's front yard for screening purposes.*

The application for the subdivision is hereby **APPROVED**, subject to the following conditions:

Conditions of approval prior to recording of the final plat:

1. The curb, gutter, planting strips, and sidewalk should be installed according to the concept plans reviewed by SDOT.
2. Provide public easements over the vehicle/pedestrian access easements (Tract C) on the face of the plat or concurrent with recording of the final plat. Provide appropriate easements for City Departments to access and work on the necessary utilities. For Tract C, provide documentation on the plat showing that the easement utilities will be maintained by the City, while the roadway will be maintained by the homeowners association.
3. Vehicle/pedestrian access easement and access drives shall be clearly noted on the final plat. Additionally, in order to provide clarity for the public and emergency vehicles, the signage and casement named Tract C should be altered to read as Wayne Place North.
4. Articles of incorporation and bylaws for the Homeowners Association, and evidence of conveyance or binding agreement shall be submitted for review by the City Attorney.
5. ~~The trees shown (see sheet L-1 of the MUP plan set)~~ must be planted and a covenant or requirement of the Homeowners Association shall be maintained for the life of the project. Actual tree location may vary depending on individual lot design. If the trees are not proposed to be provided as shown in the plat, the application shall provide reasons why it is not feasible or desirable. The reviewer of each permit application shall have discretion over this matter.
6. The fact that these lots were created by the Clustered Housing Planned Development (CHPD) provisions of SMC 23.44.024 shall be noted on the final plat.
7. Meet SPU requirements.
8. The private road (Tract C) being proposed as a vehicle/pedestrian access easement meeting Fire Department requirements shall be constructed per SDOT specifications.

Landscaping  
is shown on  
sheets L-2 +  
L-3 also

9. The final plat should note that Tracts A and B are not building sites for dwelling units or accessory structures incidental to dwelling units.

Prior to issuance of grading permits:

10. The applicant must submit an erosion control plan.

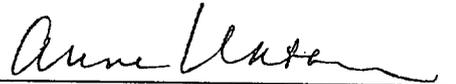
As part of the application for building permits:

11. Submit a copy of the relevant final subdivision plat with all building permit applications. This plan must include the final approved design for all lots, rights-of-way, easements, sidewalks, yards, CHPD approved yards, building footprints, street trees, on-site required trees and roadway paving.

Prior to issuance of any building permits:

12. Pedestrian/vehicle improvements shall be completed for the existing streets and the private easement.
13. Street/easement improvements shall be completed leading to any lot.
14. Agreements for the use and maintenance of Tracts A and B shall be executed and recorded and be contained within a Homeowners Association Agreement.
15. A stop sign shall be installed for the eastbound vehicle traffic and the intersection of Wayne Place N. (also known as Tract C) and Meridian Avenue N.

Entered this 4<sup>th</sup> day of May, 2009.



Anne Watanabe  
Deputy Hearing Examiner

**Concerning Further Review**

NOTE: It is the responsibility of the person seeking to appeal a Hearing Examiner decision to consult Code sections and other appropriate sources, to determine applicable rights and responsibilities.

The decision of the Hearing Examiner in this case is the final decision for the City of Seattle. Any request for judicial review of the decision must be commenced within twenty-one (21) days of issuance of this decision in accordance with RCW 36.70C.040.

The person seeking review must arrange for and initially bear the cost of preparing a verbatim transcript of the hearing. Instructions for preparation of the transcript are available from the Office of Hearing Examiner.

**APPLICANT/OWNER**

Victor Wu  
13333 Lake City Way NE  
Seattle, WA 98125

**DEPARTMENT DIRECTOR**

Diane Sugimura  
Suite 2000  
700 Fifth Avenue  
Seattle, WA 98104

**APPELLANT**

Randall Asmussen  
13722 Meridian Avenue North  
Seattle, WA 98133-7728

**BEFORE THE HEARING EXAMINER  
CITY OF SEATTLE**

**NOTICE OF APPEAL HEARING  
Hearing Examiner File: MUP-09-010**

On **Thursday, April 23, 2009** beginning at **9:00 a.m.**, the City Hearing Examiner will hold a public hearing at the Office of Hearing Examiner, Hearing Room 4009, located on the 40th Floor of the Seattle Municipal Tower, 700 Fifth Avenue, Seattle, Washington, to consider the following matter:

**The appeal of Randall Asmussen from a SEPA decision and recommendation by the Director, Department of Planning and Development.**

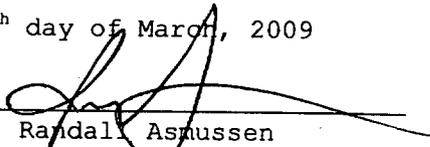
The authority for the hearing and the jurisdiction of the Hearing Examiner are derived from Seattle Municipal Code Chapters 23.76, and the hearing will be conducted in accordance with procedures for hearing contested cases in Chapter 3.02 of the Seattle Municipal Code and the Hearing Examiner Rules. The hearing is open to the public, but only persons called by the parties as witnesses will have the opportunity to testify.

Consistent with applicable rules, the parties will each have an opportunity at the hearing to offer testimony and to present witnesses and other evidence that they believe supports their view. To be admitted, evidence must be relevant, come from a reliable source, and have some value toward proving the point of the party who offers it.

DATE OF NOTICE: March 20, 2009

Office of Hearing Examiner  
P.O. Box 94729  
Seattle, Washington 98124-4729  
Telephone: (206) 684-0521  
FAX: (206) 684-0536

Dated this 19<sup>th</sup> day of March, 2009



Randal Asmussen  
13722 Meridian Ave N  
Seattle, WA 98133-7228  
(206) 361-8228

Project # 3005091 / 3004747

Randall Asmussen  
13722 Meridian Ave N  
Seattle, WA 98133-7228

RECEIVED BY  
2009 MAR 19 PM 4:47  
OFFICE OF  
HEARING EXAMINER

City of Seattle

Hearing Examiner

700 5th Ave - Suite 4000

Seattle, WA 98124-4729

This proposed development will create an estimated 259 vehicle trips per day. I live at 13722 Meridian Ave North which is directly to the east of the new proposed access road called tract "C". I believe that this new access will cause numerous safety issues for my property as well as a source of undue light glare which will interfere with my view as well as causing safety hazard to my household and my neighbors in utilization of our driveways.

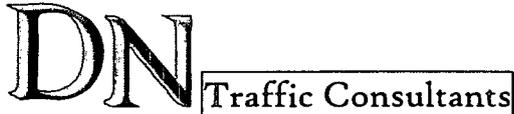
This new proposed street will cause numerous safety issues. Such as compounding access to our driveways in various form, increasing traffic onto an already congested street, and could cause confusion as if to my driveway is a continuing street.

Furthermore my house is 4-5 ft below street level. The new tract "C" east exit is situated whereas it will cause this new traffic to shine their lights directly into all my windows on the front of my house.

I request that this project be reversed or modified to the point where this new access street will be positioned in a less intrusive location.

Project # 211001 -

2004747/2005691



PO Box 547  
Preston, WA  
98050-0547  
425-392-1308

---

**Date:** August 4, 2007  
**To:** Victor Wu  
Wu Construction  
**From:** Gary A. Norris, P.E., P.T.O.E.  
DN Traffic Consultants  
**Subject:** Goodhue Development

---

The following memorandum was prepared as a preliminary analysis of site access alternatives for the proposed Goodhue Development located on the northwest quadrant of the Meridian Avenue North/Roosevelt Way North intersection in the Haller Lake area of the city of Seattle. The property is bounded by Roosevelt Way North on the south; Meridian Avenue North on the east; North 140<sup>th</sup> Street on the north; and Burke Avenue North on the west.

The purpose of this memorandum is to provide an evaluation of the potential site access scenarios and recommend a preferred access. The analysis will consider 1) sight distance at the site access intersections with the surrounding street network; 2) evaluate traffic circulation patterns around the site; and 3) evaluate the project's impact on the surrounding street network. In addition, the consultant will identify any known traffic related constraints to the proposed development at the location identified. The consultant will conduct a site visit, contact City of Seattle development review personnel, and write a memorandum summarizing the findings.

### **Proposal**

The Goodhue Development is a proposed 26 lot single family plat. Currently, there are two alternative plat layouts under consideration. The alternatives include:

- Preliminary Plat B-1 – Clustered Housing Development. (File # Plat II CH-1). This layout provides 26 lots of various lot sizes ranging from 4,050 gross square feet to 4,500 gross square feet. The internal curved roadway is proposed as a 32' to 33' wide public street. The internal access road intersects with Meridian Avenue North approximately 210 feet north of Roosevelt Way North and with North 140<sup>th</sup> Street approximately 190 feet west of Meridian Avenue North. In addition, there are three site driveways located along Meridian Avenue North between lots 11/12 which is approximately 130 feet north of Roosevelt; lots 23/24 which is approximately 265 feet south of North 140<sup>th</sup> Street; and lots 25/26

which is approximately 160 feet south of North 140<sup>th</sup> Street. The internal access roadway is proposed as a public street.

- Preliminary Plat B-2 – Clustered Housing Development. (File # Plat II CH-2). This layout is similar to alternative B-1 above with the exception the internal public access street runs north - south between Roosevelt Way North and North 140<sup>th</sup> Street. The north south internal access road intersects with Roosevelt Way North approximately 250 feet west of Meridian Avenue North and with North 140<sup>th</sup> Street approximately 210 feet west of Meridian Avenue North. In addition, the layout includes four site access driveways along the Meridian Avenue North frontage located between lots 10/11 which is approximately 130 feet north of Roosevelt Way North; lots 12/13 which is approximately 265 feet north of Roosevelt Way North; lots 14/15 which is approximately 380 feet north of Roosevelt Way North; and lots 16/17 which is approximately 160 feet south of North 140<sup>th</sup> Street. These driveways will have direct access to Meridian Avenue North. The internal roadway is proposed as a 32' – 33' public street. The lots vary in size from 4,050 gross square feet to 4,500 gross square feet

### **Trip Generation**

Trip generation for the proposed plat was calculated using the trip generation rates obtained from the Institute of Transportation Engineers, Trip Generation Report, 2003, Land Use Code 210. Based on those rates, it was determined the Goodhue Development would generate 249 daily trips, 20 AM peak hour trips, and 26 PM peak hour trips. Of the 20 AM peak hour trips, 15 are outbound and five are inbound. Of the 26 PM peak trips, 17 trips are inbound and nine are outbound.

### **Traffic Assignment**

Traffic assignment patterns for the site generated trips were estimated from a 15 minute sample of PM peak hour traffic through the Meridian Avenue North/North 137<sup>th</sup> Street/Roosevelt Way North intersection. The results of the sample count indicated the predominant movement during the PM peak hour was northbound on Meridian Avenue North (42 percent), with 25 percent southbound on Meridian Avenue North, and 23 percent westbound on Roosevelt Way North. The remaining 10 percent is divided over the remaining movements.

### **Surrounding Roadways**

The Goodhue site is bounded by Roosevelt Way North on the south, North 140<sup>th</sup> Street on the north, and Meridian Avenue North on the east. In the vicinity of the site, Roosevelt Way North is a two lane, two way roadway which runs on an east – west diagonal between Third Avenue NE and Aurora Avenue North. The roadway is a Class 3 arterial per the City of Seattle arterial classification system.

Meridian Avenue North is a two lane, two way roadway which runs north - south between North 128<sup>th</sup> Street and North 205<sup>th</sup> Street. The roadway is also classified as a Class 3 arterial according to City of Seattle standards.

North 140<sup>th</sup> Street, on the north side of the site is a gravel roadway. North 140<sup>th</sup> Street is currently closed at Burke Avenue North. There are no plans for a connection to Burke Avenue as part of the Goodhue proposal. East of Meridian Avenue North, North 140<sup>th</sup> Street is a two lane local access street which runs east – west from Meridian Avenue North to Fourth Avenue NE. North 140<sup>th</sup> Street is not classified as an arterial.

Burke Avenue North is a non-continuous north - south street within the city of Seattle. In the vicinity of the site, Burke Avenue North runs between North 135<sup>th</sup> Street and North 145<sup>th</sup> Street. Adjacent to the site, the roadway is approximately 18 feet wide with lawn and gravel shoulders on both sides. At the north end of the site (approximately North 140<sup>th</sup> Street), Burke Avenue North splits between Burke Avenue and Wayne Place. Wayne Place parallels Burke Avenue on the east until it terminates at North 145<sup>th</sup> Street. There is no access from the site to Burke Avenue North anticipated in any of the preliminary plans. Burke Avenue North is not designated as an arterial.

#### **Site Circulation Issues**

A review of the roadways surrounding the site indicated a potential sight distance issue for access on the Roosevelt Avenue North frontage. West of the site, Roosevelt Way North has a grade break in the alignment which has the potential of creating a sub-standard sight distance condition if the internal access is extended to Roosevelt Way North. Although site access to Roosevelt Way North is not currently proposed, if site access is located on Roosevelt Way North, it should be located to provide adequate sight distance which would be the west end of the property.

Another issue of concern is concentrating multi-modal access at a specific location. Bus stops serving the site are currently located on Meridian Avenue North. Safe and efficient access is provided by locating bus stops at potential intersections of the site access roadway with Meridian Avenue North. There are no bus stops along the Roosevelt Avenue North frontage.

Plat B-1 and B-2 are currently under consideration as public and private streets. According to the Seattle Municipal Code, Chapter 23.22.052, Dedication required. (a subsection of SMC Chapter 23.22 Land Use Code/Subdivisions,) public streets are required, and private easements are allowed only under the following conditions:

*C. Convenient pedestrian and vehicular access to every lot by way of a dedicated street or permanent appurtenant easement shall be provided. Access from a dedicated street shall be required, unless the Director determines that the following conditions exist and permits access by a permanent private easement:*

- 1. Access by easement would not compromise the goals of the Land Use Code to provide for adequate light, air, and usable open space between structures; and,*

Under the proposed plans, adequate light, air and usable open space between structures are not significantly different under a private or public access.

- 2. The dedication and improvement of a street is not necessary or desirable to facilitate adequate water supply for domestic purposes or for fire protection, or to facilitate adequate storm drainage; and,*

The proposed alignment of the private access easement would be identical to that of a public street. Water supply and storm drainage system can be accommodated within the easement. Other utilities would be located in the front yard of the lots as is increasingly desired by utility purveyors.

- 3. The dedication and improvement of a street is not necessary or desirable in order to provide on-street parking for overflow conditions; and,*

The proposed plan will provide adequate off-street parking in driveways and garages on each lot. Street frontage improvements will also provide additional

on-street parking for occasional over flow conditions. Major events requiring significant parking could be managed through a homeowners committee.

4. *No potential safety hazards would result from multiple access points between existing and future developments onto a roadway without curbs and with limited sight lines; and*

The subject proposal is designed to avoid potential safety hazards.

5. *There is identifiable access for the public and for emergency vehicles; and*

Adequate emergency accesses are provided in the subject proposal.

6. *There is no potential for extending the street system.*

The proposal is surrounded by existing streets on all sides. There is no need to extend the street system. If a through street is desired by the City the proposal could accommodate such desire.

Based on my review of these conditions, it appears that a private easement would be acceptable for both plat layouts.

### **Meeting with City of Seattle**

A meeting with a land use planner from the City of Seattle Department of Planning and Development provided the following information:

1. Under the new development regulations, the City of Seattle requires a Right of Way Site Investigation (ROWSI) which will identify any issues associated with the proposed plat. The City requires the applicant submit their plans for review so that necessary studies and required information for an acceptable application can be identified.
2. The planner did state however, the proposed development, because of the number of lots, will require a SEPA evaluation which means a traffic impact analysis (TIA) must be submitted. Particular site issues which need to be addressed as part of the TIA will be identified during the ROWSI. It should be noted however that the current proposal may generate less traffic than the previous land use such that there is no additional traffic impact.
3. In regards to site access, the code limits the number of access points to one ten foot driveway for every 80 feet of site frontage. A twenty foot access point can be achieved by combining two 10 foot driveways in a 160 foot frontage.

The proposed driveways along Meridian Avenue North depicted in Plan B-1 and B-2 would meet this requirement.

4. There are no restrictions in regards to driveway spacing.

Other than the issues identified, the planner was unaware of any other issues which would impact the site access location.

A second meeting with City of Seattle staff from SDOT and DPD was held on July 26, 2007. At this meeting DPD staff requested a memo summarizing the traffic related issues. It is intended this memo will serve that purpose.

### **Improvements to Burke Avenue**

Improvements to Burke Avenue North are under consideration as part of the Goodhue Plat. However, pedestrian and vehicular access to the 26 lots of the Goodhue Plat is limited to the internal access road and Meridian Avenue North. Plat generated vehicle

and pedestrian traffic will also be directed to North 140<sup>th</sup> Street for access to Meridian Avenue North, but no traffic will be directed to Burke Avenue North.

Since neither of the plat alternatives proposes vehicular or pedestrian access to Burke Avenue North, there is no nexus for requiring such improvements as part of this plat. In fact, SMC Section 23.53.015D (3g) implies such improvements are not required when access to the lot cannot be provided. Lots within the Goodhue Plat are required to access the proposed internal plat roadway rather than Burke Avenue North because of topography constraints between the site and Burke Avenue North.

Furthermore, Section 23.53.015D (3h) suggests that improvements to Burke are not required as it states "Widening and/or improving the right of way is not necessary because it is adequate for current and potential vehicular and pedestrian traffic . . ." As Goodhue is not increasing vehicular or pedestrian traffic on Burke Avenue North, the proposed plat does not generate the need to improve Burke Avenue North.

### **Improvements to Roosevelt Way North**

Similar arguments can be made against providing frontage improvements on Roosevelt Way as were made for Burke Avenue North, although the case isn't as strong. Whereas it is unlikely any traffic generated in Goodhue will use Burke Avenue North other than to visit friends or conduct business with folks living along Burke, there is potential for traffic generated within Goodhue to use Roosevelt Way for destinations west of the plat. According to the estimated traffic assignment, it is possible that approximately 20 percent of the site generated traffic could use Roosevelt Way even though no access is provided to Roosevelt from the site.

### **Recommendation**

Based on the foregoing analysis and assessment, it is recommended that the internal access roadway identified in Plat B-1 be the alternative of choice. This alternative is recommended because it provides a more safe and efficient access to the adjacent transportation network when compared to the Roosevelt Way North access presented in Plat B-2. As stated previously, the Roosevelt Way North access has a potential sight distance deficiency and increases traffic volumes on the minor leg of the Meridian Avenue North/Roosevelt Way North.

Another point of consideration is the future realignment of the Roosevelt Way North/Meridian Avenue North intersection. This intersection currently includes six legs. As plans are made to improve capacity, realignment of Roosevelt Way will likely be necessary which will impact any access roadways along the frontage. Without site access to Roosevelt Way, future realignment alternatives will be enhanced.

It is the recommendation of this consultant that frontage improvements along Burke Avenue North should not be required of Goodhue. However, there is a nexus for requiring improvements along Roosevelt Way North.

In addition, it is recommended the internal access roadway be designated as a private easement running north-south between North 140<sup>th</sup> Street on the north and Meridian Avenue North on the east.

### **Next Steps**

At the July 26, 2007 meeting with City of Seattle staff, the City requested a discussion of the traffic issues regarding this proposed action. This memo is intended to provide an overview of the traffic issues but is not intended to serve as a traffic impact analysis.

It is expected that a 'ROWSI' prepared by City staff will still be completed. Once this investigation is complete and any additional traffic related issues identified, the traffic impact analysis can be completed.

If you have any questions, please give me a call at (425)765-5721. Thanks.



City of Seattle  
Department of Design, Construction and Land Use

RECEIVED

APR 25 2007

DEPT OF PLANNING AND  
DEVELOPMENT

## ENVIRONMENTAL (SEPA) CHECKLIST

---

### Purpose of Checklist

The State Environmental Policy Act (SEPA), Chapter 43.21 RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from your proposal, if it can be done) and to help the agency decide whether an EIS is required.

### Instructions for Applicants

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply". Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

### Use of Checklist for Nonproject Proposals

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply". IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (Part D). For nonproject actions, the references in the checklist to the words "project", "applicant", and "property or site" should be read as "proposal", "proposer", and "affected geographic area", respectively.

---

DPD, 700 Fifth Avenue, Suite 2000, Seattle, WA 98104-5070, [www.cityofseattle.net/dclu](http://www.cityofseattle.net/dclu)

DCLU complies with the Americans with Disabilities Act. Accommodations for people with disabilities provided on request.

A. BACKGROUND

1. Name of proposed project, if applicable:  
Goodhue, a proposed cluster housing subdivision.
2. Name of applicant: Wu Construction, LLC
3. Address and phone number of applicant and contact person:  
Wu Construction,  
LLC 13333 Lake City Way NE, Seattle, WA 98125  
Attn: Victor Wu (206) 786-1666
4. Date checklist prepared: March 15, 2007
5. Agency requesting checklist: City of Seattle
6. Proposed timing or schedule (including phasing, if applicable):  
Land development portion of the project to be completed by June 2008.
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.  
None Full Subdivision
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.  
Field topography, drainage study, soils study and traffic study. Phase I and Phase II Environmental Studies were conducted by Seattle School District after the removal of one of the building and the underground oil tank. And a letter of "No further Action" was issued by Washington State Department of Ecology. See attached letter.
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.  
None are known.
10. List any government approvals or permits that will be needed for your proposal, if known.  
Administrative Conditional Use approval for Cluster Housing; Preliminary and final plat approval; sewer, water, road & storm plan approval; clearing, grading, and building permits.
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)  
The development of a 26 lot clustered single-family subdivision on 3.06 acres of SF-5000 zoned land. The project would have public sewer, water and private streets.

Full Subdivision

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

13727 Meridian Ave N, the site is in Section 19 Township 26 North, Range 4 East, W.M. City of Seattle, King County, Washington. Legal description attached.

## B. ENVIRONMENTAL ELEMENTS

### 1. Earth

- a. General description of the site (circle one):

Flat, rolling, hilly, steep slopes, mountainous, other: \_\_\_\_\_

- b. What is the steepest slope on the site (approximate percent slope)? Low 50% bank along Burke Ave N.
- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

Preliminary Geologic Map of Seattle and Vicinity (by Howard Waldron, Bruce Liesch, Donal Mullineaux and Wright Crandell, 1962) indicate the site is underlain by glacial till, or "hardpan". See detail in "Report of Geotechnical Investigation, proposed Northend Annex" by S&EE, Inc. Geotechnical Consultants.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

None are known.

- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

Construction of streets will require approximately 5,000 cubic yards of cut to be utilized for on-site fill.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

No. Erosion control practices will be followed during construction to minimize erosion.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Approximately 45 % of the site will be covered by roads, driveways, walkways and houses.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Dry season construction, early seeding and the use of siltation fences, check dams and ponds, whenever possible.

2. Air

- a. What type of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

Dust and engine exhaust during construction and fireplace smoke and automobile exhaust when the homes are occupied.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

None

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Not applicable (N.A.)

3. Water

- a. Surface:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

N.A.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

N.A.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

N.A.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

N.A.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

N.A.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

N.A.

- b. Ground:

- 1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

Increases in impervious surfaces would be reduced while vegetation removal would increase the amount of water being recharged to ground water.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: domestic sewage; industrial, containing the following chemicals ...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

N.A. The proposal is served by public sewer.

**c. Water Runoff (including storm water):**

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

- Storm drains with water quality treatment system before going to the ground and may eventually flow into nearby water.
- Natural drainage system will be applied inside or around the site when possible.
- Rain Barrel is considered to be installed for each household for reducing the roof water runoff and conserving the rain water for landscape usage.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

The detention and water quality treatment system will prevent waste material from entering ground or surface waters.

**d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:**

Detention system and natural swale where possible.

**4. Plants**

- a. Check or circle types of vegetation found on the site:

V deciduous tree: alder, maple, aspen, other

V evergreen tree: fir, cedar, pine, other

V shrubs

V grass

    pasture

\_\_\_ crop or grain

\_\_\_ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

\_\_\_ water plants: water lily, eelgrass, milfoil, other

\_\_\_ other types of vegetation

**On-Site Vegetation:**

The site was cleared years ago during the construction of a school. There is a row of firs along Burke Ave N and a few other specimen trees scattered over the site including a large birch near the southwest corner.

b. **What kind and amount of vegetation will be removed or altered?**

Most of the existing trees will be preserved and minimal other vegetation will be removed and partially replaced with new trees and residential landscaping.

c. **List threatened or endangered species known to be on or near the site.**

None are known

d. **Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:**

- o A vegetation retention plan will be prepared (such as preserving the large birch tree on site and most of the existing trees around the site) before construction to ensure retention of trees in perimeter buffer. Street trees will be planted by the developer.
- o Residential landscaping will be installed by individual homeowners or builders.
- o Native plants are considered to be planted in the open spaces and natural drainage areas.

**5. Animals**

a. **Circle any birds and animals that have been observed on or near the site or are known to be on or near the site:**

Birds: hawk, heron, eagle, songbirds, other: \_\_\_\_\_

Mammals: deer, bear, elk, beaver, other: \_\_\_\_\_

Fish: bass, salmon, trout, herring, shellfish, other: \_\_\_\_\_

The birds and animals found on the site are typical of disturbed urban areas.

b. **List any threatened or endangered species known to be on or near the site.**

None are known.

c. **Is the site part of a migration route? If so, explain.**

Do not know.

d. **Proposed measures to preserve or enhance wildlife, if any:**

Residential landscaping may enhance wildlife somewhat. Approximately 5,000 sq-ft of open space to be preserved for wildlife in the area.

**6. Energy and Natural Resources**

- a. **What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.**

Electricity and natural gas will be the main source of energy used for heating, cooking and lighting. Solar energy application is also being considered to help save traditional energy.

- b. **Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.**

No

- c. **What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:**

In addition to possible solar energy applications, such as solar panel , solar wall and hot water system to help save the traditional energy usage, the followings are also part of the plan for this development:

- Better solar orientation in architectural design (eg. South windows/opening for warm air and ample natural light) and;
- Water efficient appliances and;
- High-performance fixtures insulation and glazing
- 

**7. Environmental Health**

- a. **Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.**

N.A.

- 1) **Describe special emergency services that might be required.**

N.A.

- 2) **Proposed measures to reduce or control environmental health hazards, if any:**

N.A.

- b. **Noise**

- 1) **What types of noise exist in the area which may affect your project (for example: traffic, equipment operation, other)?**

Traffic noises from nearby streets.

- 2) **What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic,**

construction, operation, other)? Indicate what hours noise would come from site.

Construction noises at 80 to 90 DBA range 50' from noise sources may be expected during working hours.

3) Proposed measures to reduce or control noise impacts, if any:

Construction activities will be limited to daytime hours.

## 8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties?

The site is vacant and was occupied by an abandoned school. The neighborhood is mostly detached single family with various lot sizes (from 2,500 SF – 7000 SF).

b. Has the site been used for agriculture? If so, describe.

N.A.

c. Describe any structures on the site.

All on-site existing structures have been removed.

d. Will any structures be demolished? If so, what?

N.A.

e. What is the current zoning classification of the site?

The site is currently zoned SF-5000.

f. What is the current comprehensive plan designation of the site?

City of Seattle Comprehensive Plan designated the site "Single Family Residential Areas"

g. If applicable, what is the current shoreline master program designation of the site?

N.A.

h. Has any part of the site been classified as an "environmentally critical" area? If so, specify.

N.A.

i. Approximately how many people would reside or work in the completed project?

Approximately 78 persons would reside in the completed project.

j. Approximately how many people would the completed project displace?

N.A.

k. Proposed measures to avoid or reduce displacement impacts, if any:

The proposal is providing 26 new single family housing units.

l. Proposed measures to ensure the proposal are compatible with existing and projected land uses and plans, if any:

The proposed use and density complies with existing land use policy, and is consistent with current land use trends in the area.

**9. Housing**

- a. **Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.**

26 units of middle-income housing.

- b. **Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.**

N.A.

- c. **Proposed measures to reduce or control housing impacts, if any:**

The project will provide 26 quality housing units in a desirable urban location.

**10. Aesthetics**

- a. **What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?**

The tallest structure is approximately 30 feet high. Principal exterior building material to be wood with portions of brick, concrete or rocks.

- b. **What views in the immediate vicinity would be altered or obstructed?**

In ward view from off site would be altered from existing unused vacant lot to an urban residential housing development.

- c. **Proposed measures to reduce or control aesthetic impacts, if any**

Preservation of most of the existing trees, create an open space with landscaping in the SE corner of the site and adding other residential landscaping and street trees would increase the neighborhood's aesthetics.

**11. Light and Glare**

- a. **What type of light or glare will the proposal produce? What time of day would it mainly occur?**

Automobile, house and streetlights after dark.

- b. **Could light or glare from the finished project be a safety hazard or interfere with views?**

NO.

- c. **What existing off-site sources of light or glare may affect your proposal?**

Automobile, house and streetlights after dark.

- d. **Proposed measures to reduce or control light and glare impacts, if any:**

N.A.

**12. Recreation**

- a. **What designated and informal recreational opportunities are in the immediate vicinity?**

- o Haller Lake Playground-1/8 miles south.
  - o Jackson Park Golf Course-1/2 miles east
  - o North Acres Park-1/2 miles southeast
  - o Twin Ponds Park-1/2 miles northeast
  - o Bitter Lake Community Center-0.9 miles southwest
  - o Haller Lake Community Club- 1/2 miles south
- b. **Would the proposed project displace any existing recreational uses? If so, describe.**  
NO.
- c. **Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:**  
Approximately 4,500 sq-ft of open space / park area are provided on site, and will be accessible to the surrounding neighbors.

**13. Historic and Cultural Preservation**

- a. **Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.**  
N.A.
- b. **Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.**  
None are known, but there is very little evidence available at this time.
- c. **Proposed measures to reduce or control impacts, if any:**  
In the event that cultural materials are disclosed during construction, work in the immediate vicinity should be discontinued and the State Office of Archaeology and Historic Preservation notified.

**14. Transportation**

- a. **Identify public streets and highways serving the site, and describe the proposed access to the existing street system. Show on site plans, if any.**  
Both Roosevelt Way N. to the south and Meridian Ave N to the east are Class 3 arterial, neighborhood sub-collector. Both N 140<sup>th</sup> St and Burke Ave N are local streets.
- b. **Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?**  
METRO bus Routes # 316 and 346 run on Meridian Ave N abutting the site. Park & ride lot located at NE 145<sup>th</sup> & 5<sup>th</sup> Ave NE 1/2 miles northeast.
- c. **How many parking spaces would the completed project have? How many would the project eliminate?**

A minimum of 2 parking spaces per lot will be provided and none will be eliminated.

- d. **Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).**

Approximately 550 feet of new private road and 185 feet of new public streets within the project would be required by city codes for the development.

- e. **Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.**

N.A.

- f. **How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.**

Approximately 260 A.W.D.T. at the completion of the project, with the peak occurring at 7:00 - 9:00 am and 4:00 - 6:00 pm. This traffic volume would be smaller than what the school would have generated before.

- g. **Proposed measures to reduce or control transportation impacts, if any.**

In addition to frontage improvements, the developer will make fair share traffic mitigation contributions to needed off-site road and traffic improvements per City ordinances.

## 15. Public Services

- a. **Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.**

The proposal will result in an increased need for services as no development currently exists on the site. The impact will be minimal, however, and can be accommodated by existing service purveyors.

- b. **Proposed measures to reduce or control direct impacts on public services, if any.**

The project will be designed and constructed with adequate water pressure, properly located fire hydrants and streets that allow adequate access for aid, fire, and police protection vehicles.

## 16. Utilities

- a. **Circle utilities currently available at the site:** electricity, natural gas,  
water, refuse service, telephone, sanitary sewer, septic system, other.

- b. **Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in immediate vicinity which might be needed.**

The following utilities are available on site or within a reasonable distance, on site extension of these utilities will be required:

Sewer & Water: Seattle Public Utilities

Power: Seattle City Light

Telephone: Qwest

**C. SIGNATURE**

The above answers are true and complete to the best of my knowledge. I understand the lead agency is relying on them to make its decision.

For: Wu Construction, LLC

By: LANG ASSOCIATES, INC.

Land Use and Development Consultants

Signature:



**De-En Lang, President**

Date submitted: April 25, 2007

This checklist was reviewed by: \_\_\_\_\_  
Land Use Planner, Department of Design, Construction and Land Use

Any comments or changes made by the Department are entered in the body of the checklist and contain the initials of the reviewer.

\_\_\_\_\_



City of Seattle  
Department of Design, Construction and Land Use

RECEIVED

APR 25 2007

DEPT OF PLANNING AND  
DEVELOPMENT

## ENVIRONMENTAL (SEPA) CHECKLIST

---

### Purpose of Checklist

The State Environmental Policy Act (SEPA), Chapter 43.21 RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from your proposal, if it can be done) and to help the agency decide whether an EIS is required.

### Instructions for Applicants

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply". Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

### Use of Checklist for Nonproject Proposals

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply". IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (Part D). For nonproject actions, the references in the checklist to the words "project", "applicant", and "property or site" should be read as "proposal", "proposer", and "affected geographic area", respectively.

A. BACKGROUND

1. Name of proposed project, if applicable:  
Goodhue, a proposed cluster housing subdivision.
2. Name of applicant: Wu Construction, LLC
3. Address and phone number of applicant and contact person:  
Wu Construction,  
LLC 13333 Lake City Way NE , Seattle, WA 98125  
Attn: Victor Wu (206) 786-1666
4. Date checklist prepared: March 15, 2007
5. Agency requesting checklist: City of Seattle
6. Proposed timing or schedule (including phasing, if applicable):  
Land development portion of the project to be completed by June 2008.
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.  
None Full Subdivision
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.  
Field topography, drainage study, soils study and traffic study. Phase I and Phase II Environmental Studies were conducted by Seattle School District after the removal of one of the building and the underground oil tank. And a letter of "No further Action" was issued by Washington State Department of Ecology. See attached letter.
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.  
None are known.
10. List any government approvals or permits that will be needed for your proposal, if known.  
Administrative Conditional Use approval for Cluster Housing; Preliminary and final plat approval; sewer, water, road & storm plan approval; clearing, grading, and building permits.
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)  
The development of a 26 lot clustered single-family subdivision on 3.06 acres of SF-5000 zoned land. The project would have public sewer, water and private streets.

Full Subdivision

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

13727 Meridian Ave N, the site is in Section 19 Township 26 North, Range 4 East, W.M. City of Seattle, King County, Washington. Legal description attached.

## B. ENVIRONMENTAL ELEMENTS

### 1. Earth

- a. General description of the site (circle one):

Flat, rolling, hilly, steep slopes, mountainous, other: \_\_\_\_\_

- b. What is the steepest slope on the site (approximate percent slope)? Low 50% bank along Burke Ave N.

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

Preliminary Geologic Map of Seattle and Vicinity (by Howard Waldron, Bruce Liesch, Donal Mullineaux and Wright Crandell, 1962) indicate the site is underlain by glacial till, or "hardpan". See detail in "Report of Geotechnical Investigation, proposed Northend Annex" by S&EE, Inc. Geotechnical Consultants.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

None are known.

- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

Construction of streets will require approximately 5,000 cubic yards of cut to be utilized for on-site fill.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

No. Erosion control practices will be followed during construction to minimize erosion.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Approximately 45 % of the site will be covered by roads, driveways, walkways and houses.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Dry season construction, early seeding and the use of siltation fences, check dams and ponds, whenever possible.

2. Air

- a. What type of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

Dust and engine exhaust during construction and fireplace smoke and automobile exhaust when the homes are occupied.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

None

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Not applicable (N.A.)

3. Water

a. Surface:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

N.A.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

N.A.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

N.A.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

N.A.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

N.A.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

N.A.

b. Ground:

- 1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

Increases in impervious surfaces would be reduced while vegetation removal would increase the amount of water being recharged to ground water.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: domestic sewage; industrial, containing the following chemicals ...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

N.A. The proposal is served by public sewer.

**c. Water Runoff (including storm water):**

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

- Storm drains with water quality treatment system before going to the ground and may eventually flow into nearby water.
- Natural drainage system will be applied inside or around the site when possible.
- Rain Barrel is considered to be installed for each household for reducing the roof water runoff and conserving the rain water for landscape usage.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

The detention and water quality treatment system will prevent waste material from entering ground or surface waters.

**d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:**

Detention system and natural swale where possible.

**4. Plants**

- a. Check or circle types of vegetation found on the site:

V deciduous tree: alder, maple, aspen, other

V evergreen tree: fir, cedar, pine, other

V shrubs

V grass

    pasture

\_\_\_ crop or grain

\_\_\_ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

\_\_\_ water plants: water lily, eelgrass, milfoil, other

\_\_\_ other types of vegetation

**On-Site Vegetation:**

The site was cleared years ago during the construction of a school. There is a row of firs along Burke Ave N and a few other specimen trees scattered over the site including a large birch near the southwest corner.

**b. What kind and amount of vegetation will be removed or altered?**

Most of the existing trees will be preserved and minimal other vegetation will be removed and partially replaced with new trees and residential landscaping.

**c. List threatened or endangered species known to be on or near the site.**

None are known

**d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:**

- o A vegetation retention plan will be prepared (such as preserving the large birch tree on site and most of the existing trees around the site) before construction to ensure retention of trees in perimeter buffer. Street trees will be planted by the developer.
- o Residential landscaping will be installed by individual homeowners or builders.
- o Native plants are considered to be planted in the open spaces and natural drainage areas.

**5. Animals**

**a. Circle any birds and animals that have been observed on or near the site or are known to be on or near the site:**

Birds: hawk, heron, eagle, songbirds, other: \_\_\_\_\_

Mammals: deer, bear, elk, beaver, other: \_\_\_\_\_

Fish: bass, salmon, trout, herring, shellfish, other: \_\_\_\_\_

The birds and animals found on the site are typical of disturbed urban areas.

**b. List any threatened or endangered species known to be on or near the site.**

None are known.

**c. Is the site part of a migration route? If so, explain.**

Do not know.

**d. Proposed measures to preserve or enhance wildlife, if any:**

Residential landscaping may enhance wildlife somewhat. Approximately 5,000 sq-ft of open space to be preserved for wildlife in the area.

## 6. Energy and Natural Resources

- a. **What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.**

Electricity and natural gas will be the main source of energy used for heating, cooking and lighting. Solar energy application is also being considered to help save traditional energy.

- b. **Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.**

No

- c. **What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:**

In addition to possible solar energy applications, such as solar panel , solar wall and hot water system to help save the traditional energy usage, the followings are also part of the plan for this development:

- Better solar orientation in architectural design (eg. South windows/opening for warm air and ample natural light) and;
- Water efficient appliances and;
- High-performance fixtures insulation and glazing
- 

## 7. Environmental Health

- a. **Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.**

N.A.

- 1) **Describe special emergency services that might be required.**

N.A.

- 2) **Proposed measures to reduce or control environmental health hazards, if any:**

N.A.

- b. **Noise**

- 1) **What types of noise exist in the area which may affect your project (for example: traffic, equipment operation, other)?**

Traffic noises from nearby streets.

- 2) **What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic,**

construction, operation, other)? Indicate what hours noise would come from site.

Construction noises at 80 to 90 DBA range 50' from noise sources may be expected during working hours.

3) **Proposed measures to reduce or control noise impacts, if any:**

Construction activities will be limited to daytime hours.

**8. Land and Shoreline Use**

a. **What is the current use of the site and adjacent properties?**

The site is vacant and was occupied by an abandoned school. The neighborhood is mostly detached single family with various lot sizes (from 2,500 SF – 7000 SF).

b. **Has the site been used for agriculture? If so, describe.**

N.A.

c. **Describe any structures on the site.**

All on-site existing structures have been removed.

d. **Will any structures be demolished? If so, what?**

N.A.

e. **What is the current zoning classification of the site?**

The site is currently zoned SF-5000.

f. **What is the current comprehensive plan designation of the site?**

City of Seattle Comprehensive Plan designated the site "Single Family Residential Areas"

g. **If applicable, what is the current shoreline master program designation of the site?**

N.A.

h. **Has any part of the site been classified as an "environmentally critical" area? If so, specify.**

N.A.

i. **Approximately how many people would reside or work in the completed project?**

Approximately 78 persons would reside in the completed project.

j. **Approximately how many people would the completed project displace?**

N.A.

k. **Proposed measures to avoid or reduce displacement impacts, if any:**

The proposal is providing 26 new single family housing units.

l. **Proposed measures to ensure the proposal are compatible with existing and projected land uses and plans, if any:**

The proposed use and density complies with existing land use policy, and is consistent with current land use trends in the area.

**9. Housing**

- a. **Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.**

26 units of middle-income housing.

- b. **Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.**

N.A.

- c. **Proposed measures to reduce or control housing impacts, if any:**

The project will provide 26 quality housing units in a desirable urban location.

**10. Aesthetics**

- a. **What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?**

The tallest structure is approximately 30 feet high. Principal exterior building material to be wood with portions of brick, concrete or rocks.

- b. **What views in the immediate vicinity would be altered or obstructed?**

In ward view from off site would be altered from existing unused vacant lot to an urban residential housing development.

- c. **Proposed measures to reduce or control aesthetic impacts, if any**

Preservation of most of the existing trees, create an open space with landscaping in the SE corner of the site and adding other residential landscaping and street trees would increase the neighborhood's aesthetics.

**11. Light and Glare**

- a. **What type of light or glare will the proposal produce? What time of day would it mainly occur?**

Automobile, house and streetlights after dark.

- b. **Could light or glare from the finished project be a safety hazard or interfere with views?**

NO.

- c. **What existing off-site sources of light or glare may affect your proposal?**

Automobile, house and streetlights after dark.

- d. **Proposed measures to reduce or control light and glare impacts, if any:**

N.A.

**12. Recreation**

- a. **What designated and informal recreational opportunities are in the immediate vicinity?**

- o Haller Lake Playground-1/8 miles south.
  - o Jackson Park Golf Course-1/2 miles east
  - o North Acres Park-1/2 miles southeast
  - o Twin Ponds Park-1/2 miles northeast
  - o Bitter Lake Community Center-0.9 miles southwest
  - o Haller Lake Community Club- 1/2 miles south
- b. **Would the proposed project displace any existing recreational uses? If so, describe.**  
NO.
- c. **Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:**  
Approximately 4,500 sq-ft of open space / park area are provided on site, and will be accessible to the surrounding neighbors.

**13. Historic and Cultural Preservation**

- a. **Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.**  
N.A.
- b. **Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.**  
None are known, but there is very little evidence available at this time.
- c. **Proposed measures to reduce or control impacts, if any:**  
In the event that cultural materials are disclosed during construction, work in the immediate vicinity should be discontinued and the State Office of Archaeology and Historic Preservation notified.

**14. Transportation**

- a. **Identify public streets and highways serving the site, and describe the proposed access to the existing street system. Show on site plans, if any.**  
Both Roosevelt Way N. to the south and Meridian Ave N to the east are Class 3 arterial, neighborhood sub-collector. Both N 140<sup>th</sup> St and Burke Ave N are local streets.
- b. **Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?**  
METRO bus Routes # 316 and 346 run on Meridian Ave N abutting the site. Park & ride lot located at NE 145<sup>th</sup> & 5<sup>th</sup> Ave NE 1/2 miles northeast.
- c. **How many parking spaces would the completed project have? How many would the project eliminate?**

A minimum of 2 parking spaces per lot will be provided and none will be eliminated.

- d. **Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).**

Approximately 550 feet of new private road and 185 feet of new public streets within the project would be required by city codes for the development.

- e. **Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.**

N.A.

- f. **How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.**

Approximately 260 A.W.D.T. at the completion of the project, with the peak occurring at 7:00 - 9:00 am and 4:00 - 6:00 pm. This traffic volume would be smaller than what the school would have generated before.

- g. **Proposed measures to reduce or control transportation impacts, if any.**

In addition to frontage improvements, the developer will make fair share traffic mitigation contributions to needed off-site road and traffic improvements per City ordinances.

## 15. Public Services

- a. **Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.**

The proposal will result in an increased need for services as no development currently exists on the site. The impact will be minimal, however, and can be accommodated by existing service purveyors.

- b. **Proposed measures to reduce or control direct impacts on public services, if any.**

The project will be designed and constructed with adequate water pressure, properly located fire hydrants and streets that allow adequate access for aid, fire, and police protection vehicles.

## 16. Utilities

- a. **Circle utilities currently available at the site:** electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

- b. **Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in immediate vicinity which might be needed.**

The following utilities are available on site or within a reasonable distance, on site extension of these utilities will be required:

Sewer & Water: Seattle Public Utilities

Power: Seattle City Light

Telephone: Qwest

C. SIGNATURE

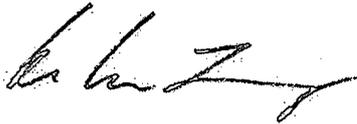
The above answers are true and complete to the best of my knowledge. I understand the lead agency is relying on them to make its decision.

For: **Wu Construction, LLC**

By: **LANG ASSOCIATES, INC.**

**Land Use and Development Consultants**

Signature:



**De-En Lang, President**

Date submitted: April 25, 2007

This checklist was reviewed by: \_\_\_\_\_

Land Use Planner, Department of Design, Construction and Land Use

Any comments or changes made by the Department are entered in the body of the checklist and contain the initials of the reviewer.

---

# DN Traffic Consultants

PO Box 547  
Preston, WA  
98050-0547  
(425)765-5721

---

**Date:** November 7, 2008

**To:** John Shaw  
City of Seattle

**From:** Gary A. Norris, P.E. & P.T.O.E.  
DN Traffic Consultants

**Subject:** Goodhue Plat  
Project #3004747 / 3005091

---

This memorandum was prepared in response to the City of Seattle's Correction Notice in regards to the subject project dated October 13, 2008. The Correction Notice requested the following information:

1. Please provide additional information regarding the substandard sight distance condition that could occur with Roosevelt access, including any relevant standards from AASHTO or other sources.
2. Please provide estimates of daily, AM peak hour, and PM peak hour traffic volumes for both the current proposal and the previous use of the site.
3. Please provide a transportation concurrency analysis for the project.

In response to these issues, the following is provided.

1. To address the substandard sight distance issue an on-site evaluation of existing stopping (SSD) and entering (ESD) stopping sight distance was conducted. SSD and ESD were measured at the proposed site access intersection with Roosevelt Way. The result of the analysis is presented in Table 1.

**Table 1. Sight Distance.**

Location	Entering Sight Distance <sup>1</sup>		Stopping Sight Distance <sup>2</sup>	
	Required <sup>3</sup>	Observed	Required <sup>3</sup>	Observed
Site Access/Roosevelt Way				
Looking West	430	650	200	400
Looking East	430	285	200	285

- 1) Entering Sight Distance measured from a point 10 feet back of the travel lane with a 3.5 foot height of eye to the center of the approaching lane with a target height of 4.25 feet.
- 2) Stopping Sight Distance measured in the approach lane to the center of the entering driveway with an eye height of 3.5 feet and a target height of six inches.
- 3) Stopping and Entering Sight Distance measured per AASHTO and King County Road Standards. Required sight distance based on a Design Speed of 5 mph over the posted speed. Posted speed assumed to be 25 mph.

As shown in Table 1, the existing break in the road profile looking to the east does not impact sight distance requirements at the proposed location of the Roosevelt Way site access intersection. The stopping and entering sight distance looking to the west is within acceptable limits. The stopping and entering sight distance to the east however is impacted by the Meridian Avenue North/North 137<sup>th</sup> Street/Roosevelt Way intersection. The observed sight distance looking to the east is based on the distance from the center of the proposed access to the center of the intersection. Since the intersection operates as an all way stop, sight distance is not considered an issue.

2. Estimates of trip generation were obtained from the seventh edition of the Institute of Transportation Engineers "Trip Generation" report. The current trip generation estimates are based on the proposed 26 single family dwelling units. Using the ITE Land Use Code 210 for single family dwellings, it is estimated the 26 single family units will generate 249 daily trips; 20 AM peak hour trips; and 26 PM peak hour trips.

For the previous use of the site, the Seattle School District Administration Office was contacted. Unfortunately, they were unable to provide any information on student population. Further research obtained from [seattleschools.org/area/historybook/goodhue.pdf](http://seattleschools.org/area/historybook/goodhue.pdf) indicated the building was constructed as an administrative office for Shoreline School District in 1946. When the Seattle School District annexed the site in 1954, they decided to turn the building into a center for mentally handicapped children. The school served 67 students when it first opened. It also housed buses for Seattle Transit which provided transportation for several Seattle schools. Nellie Goodhue School closed in 1961 and the building returned to its use as an administrative center for the north end with continued storage for buses. The only information relative to previous trip generation is the number of students and a review of the photo which shows bus storage on the back of the property.

Estimates of trip generation were obtained from the ITE "Trip Generation" report for elementary schools (Land Use Code 520), and an estimate of bus trips to and from the site. The analysis was limited to the PM peak hour. The student population was assumed to be 67 students with 13 buses on site.

Based on Land Use Code 520, each student generates 0.28 PM peak hour trips. Therefore, 67 students would generate 19 PM peak hour trips. For the bus trips, it is assumed that each bus will enter the site during the PM peak hour as they return from their run. As a result, 13 bus trips would have been generated. In addition, there would be vehicular trips for each driver leaving the site or a total of 13 auto trips. This results in a total of 45 PM peak hour vehicular trips.

The proposed project is estimated to generate 26 PM peak hour trips or 19 less than the 45 previously generated.

Note: It is recognized that the data provided was historical in nature and may not be a basis for considering trip generation credits. There was however, no basis to estimate trip generation from the latest site use: a school district administration center.

3. The Transportation Concurrency Analysis was based on data provided by City of Seattle Department of Design, Construction and Land Use staff. The data include Director's Rule 4-99 which identified the Transportation Concurrency Project Review System. The results of the Concurrency Analysis is summarized in Table 2 and documented in the attached spreadsheet.

**Table 2. Transportation Concurrency Analysis Summary**

Screenline No	Adopted Volume	Capacity	Project PM Peak Trips	LOS Standard	v/c
1.12	5100	7400	4	1.20	0.69
13.11	6420	10,720	3	1.00	0.60
6.13	4870	18600	10	1.00	0.26
7.12	7580	16760		1.00	0.45

The results of Transportation Concurrency Analysis indicate that all screenlines have a volume to capacity ratio significantly less than the standard. Therefore, the Goodhue Plat is not expected to have a significant impact on the level of service of the surrounding transportation network.

4. In addition to the comments in the Correction Notice, Colin Vasquez, Senior Land Use Planner, City of Seattle, requested a response to Mr. Randall Asmussen's comments regarding additional access to Meridian via NE 140<sup>th</sup> Street. In the e-mail dated November 11, 1006, Mr. Asmussen suggested other alternative access points including a direct access to Roosevelt Way or an access to Burke Avenue NE. These issues were discussed in a memo from me to Mr. Wu dated August 4, 2007 which is part of the file. A brief summary of the August 4 memo is presented below.

In regards to access to Burke Avenue North, residents along Burke have also expressed concern regarding additional access and vehicular traffic on this street. The applicants have attempted to expeditiously direct any increased traffic volumes to an arterial street (Meridian) and a street where additional traffic would not impact existing residences ( NE 140<sup>th</sup>).

As expressed in the August 4, 2007 memo, there are several issues relating to site access to Roosevelt Way NE. First, there was a potential sight distance issue. Upon further review this is no longer an issue. See Response #1 above. Other issues included the impact of adding additional traffic to a minor movement at a six legged intersection and the potential of reconstructing the intersection in the future to eliminate the sixth leg which has the potential of being impacted by a site access intersection with Roosevelt Way.

Adding an access to Roosevelt would have the potential to increasing north bound left turns at the Meridian Avenue/North 137<sup>th</sup>/Roosevelt Way intersection which will increase vehicular delay on a movement which currently experiences delay queues during the PM peak hour. Alternatives to eliminate the sixth leg of the intersection include tying Roosevelt Way into North 137<sup>th</sup> Street west of the Meridian intersection or constructing a roundabout. Both of these options would impact a proposed site access to Roosevelt.

Therefore, until some of these issues are addressed it is recommended that the access be directed to Meridian Avenue North as currently proposed.

I believe the above responses address the issues noted in the Correction Notice. If you have any questions, please contact me at (425)765-5721.

Thanks,  
Gary

**City of Seattle  
Transportation Concurrency Project Review System**

Directors Rule 4-99

**Project Name:** Goodhue Plat  
**Site Location:**  
 Address 13727 Meridian Avenue North  
 Concurrency Zone 2 See Attachment D

**Proposed Use and Density:** 26 single family dwelling units

**Trip Generation:**

<u>AWDT</u>	<u>AM Peak Hour</u>			<u>PM Peak Hour</u>		
	<u>Total</u>	<u>In</u>	<u>Out</u>	<u>Total</u>	<u>In</u>	<u>Out</u>
249	20	5	15	26	17	10

**Trip Distribution:**

Zone	<u>PM Peak Inbound</u>		<u>PM Peak Outbound</u>		ASL	Zones	Trips	SL Trips
	Factor	Trips	Factor	Trips				
1	0.075	1	0.102	1	1.12	17	3	4
2	0.126	2	0.157	2		18	0	
3	0.108	2	0.139	1		19	1	
4	0.051	1	0.054	1	13.11	3	3	3
5	0.037	1	0.043	0	7.12	1	2	4
6	0.085	1	0.082	1		4	2	
7	0.008	0	0.007	0	6.13	5	1	10
8	0.013	0	0.011	0		6	2	
9	0.104	2	0.058	1		7	0	
10	0.077	1	0.071	1		8	0	
11	0.016	0	0.008	0		9	3	
12	0.012	0	0.008	0		10	2	
13	0.001	0	0.001	0		11	0	
14	0.004	0	0.002	0		12	0	
15	0.008	0	0.003	0		13	0	
16	0.01	0	0.007	0		14	0	
17	0.124	2	0.148	1		15	0	
18	0.009	0	0.007	0		16	0	
19	0.034	1	0.027	0		20	1	
20	0.061	1	0.046	0		21	1	
21	0.035	1	0.018	0		22	0	
22	0.001	0	0	0				
<b>Total</b>	<b>0.999</b>	<b>16</b>	<b>0.999</b>	<b>9</b>			<b>21</b>	<b>21</b>

v/c= Volume + Proposed Project's Trips/Screenline Capacity

<b>Screenline 1.12</b>	LOS Standard =	1.20	See Attachment B
	v/c =	0.69	
<b>Screenline 13.11</b>	LOS Standard =	1.00	See Attachment B
	v/c =	0.60	
<b>Screenline 7.12</b>	LOS Standard =	1.00	See Attachment B
	v/c =	0.45	
<b>Screenline 6.13</b>	LOS Standard =	1.00	See Attachment B
	v/c =	0.26	

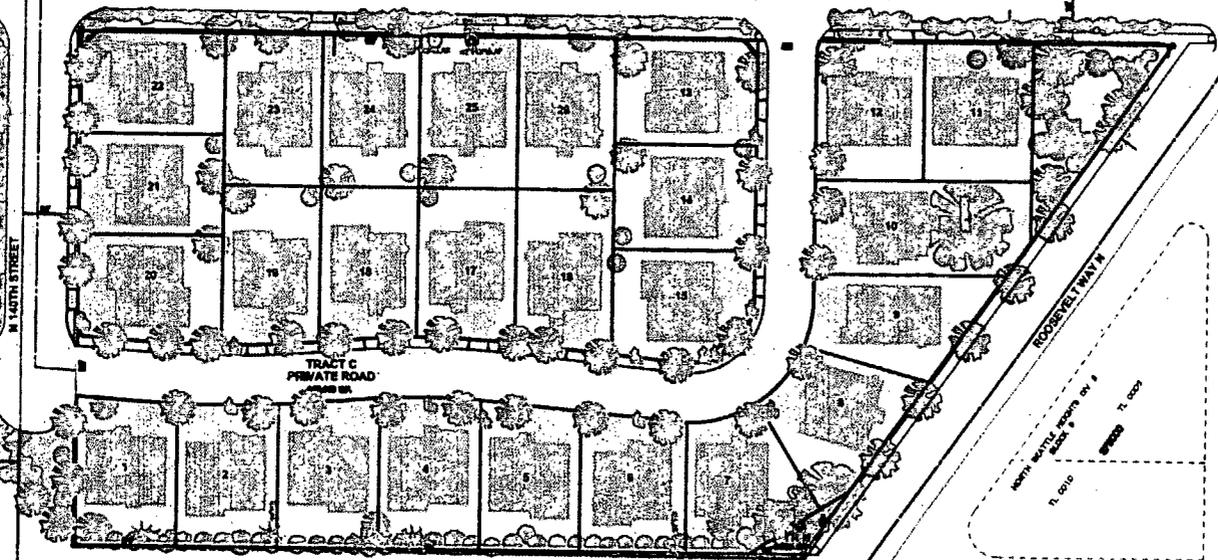


SE 1/4, NE 1/4, SEC. 19, TWP 20 N., RGE 4 E., W.M.

N.E. 009 PARK DR. NO. 7  
BLOCK 77

TL 0078 TL 0080 TL 0081 TL 0082 TL 0083 TL 0084 TL 0085 TL 0086 TL 0088

MERIDIAN AVENUE N



TRACT C  
PRIVATE ROAD

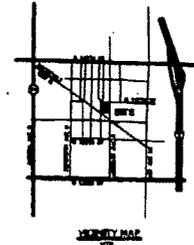
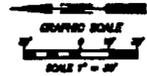
BURKE AVENUE N

NORTH 14TH STREET ON A  
BLOCK 77

TL 0089 TL 0090

NORTH SHATTLE HEIGHTS ON B  
BLOCK 11

TL 0108 TL 0114 TL 0120



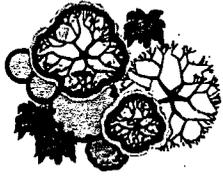
UTILITY MAP

**WU** Wu Construction LLC  
13333 Lake City Way NE  
Seattle, WA 98179  
Phone: (206) 481-1252  
Fax: (206) 538-0334

**Preliminary Site Plan**  
Site Planner & Architectural Consultant  
204 West Cedar Street, Suite 300, WA 98119  
Ann Johnson, Senior (206) 263-9197, [annjohnson@wucorp.com](mailto:annjohnson@wucorp.com)  
Wu Construction  
Ann Yuan Zhang, (206) 815-4836, [annzhang@wucorp.com](mailto:annzhang@wucorp.com)

PROJECT NO: 0408  
DESIGNED BY: RAJ  
CHECKED BY: VPK

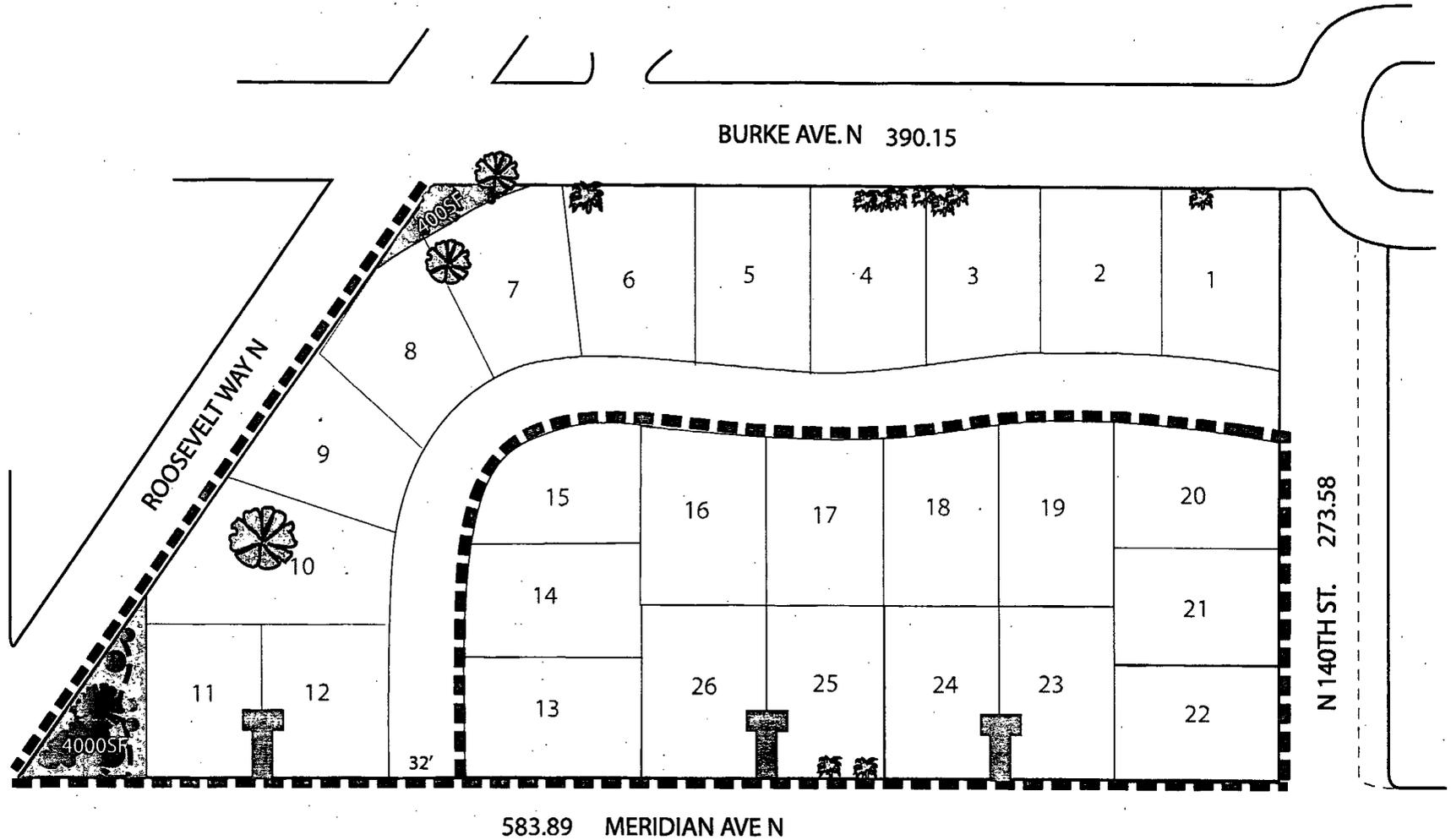
**Goodhue Plat**  
13127 Meridian Ave N Seattle  
MUP NO: 3004747



# GOODHUE PLAT DEVELOPMENT

Preliminary Plat B 1 - Clustered housing development

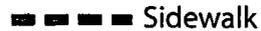
Total 26 lots with various lot size, 32'-33' internal curved street and 4400SF open spaces



Legends:



Internal access easement



Sidewalk



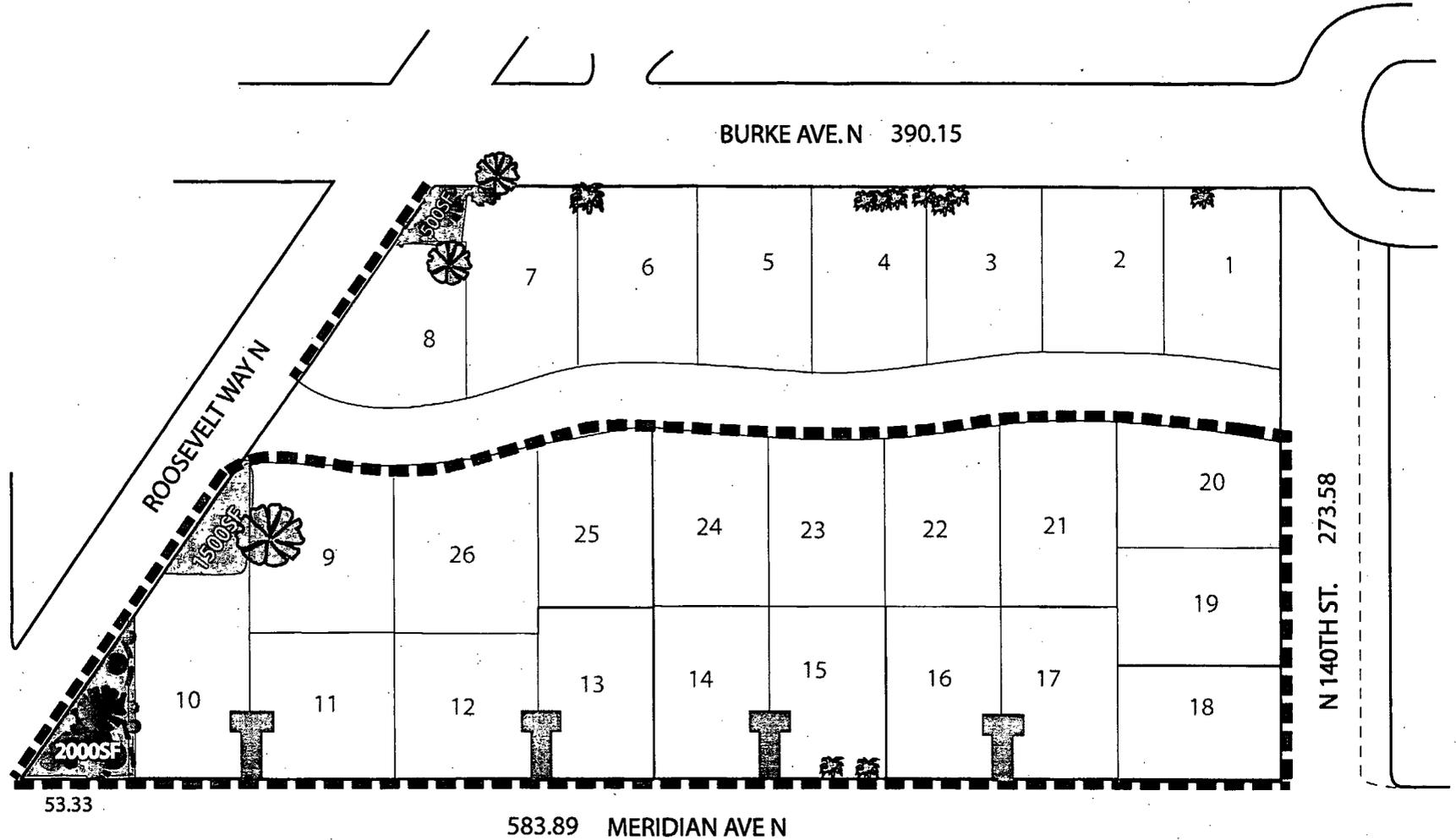
Open space



# GOODHUE PLAT DEVELOPMENT

## Preliminary Plat B 2- Clustered housing development

Total 26 lots with various lot size, 32'-33' internal curved street and 4000SF open spaces



### Legends:



Internal access easement



Existing Trees



Sidewalk



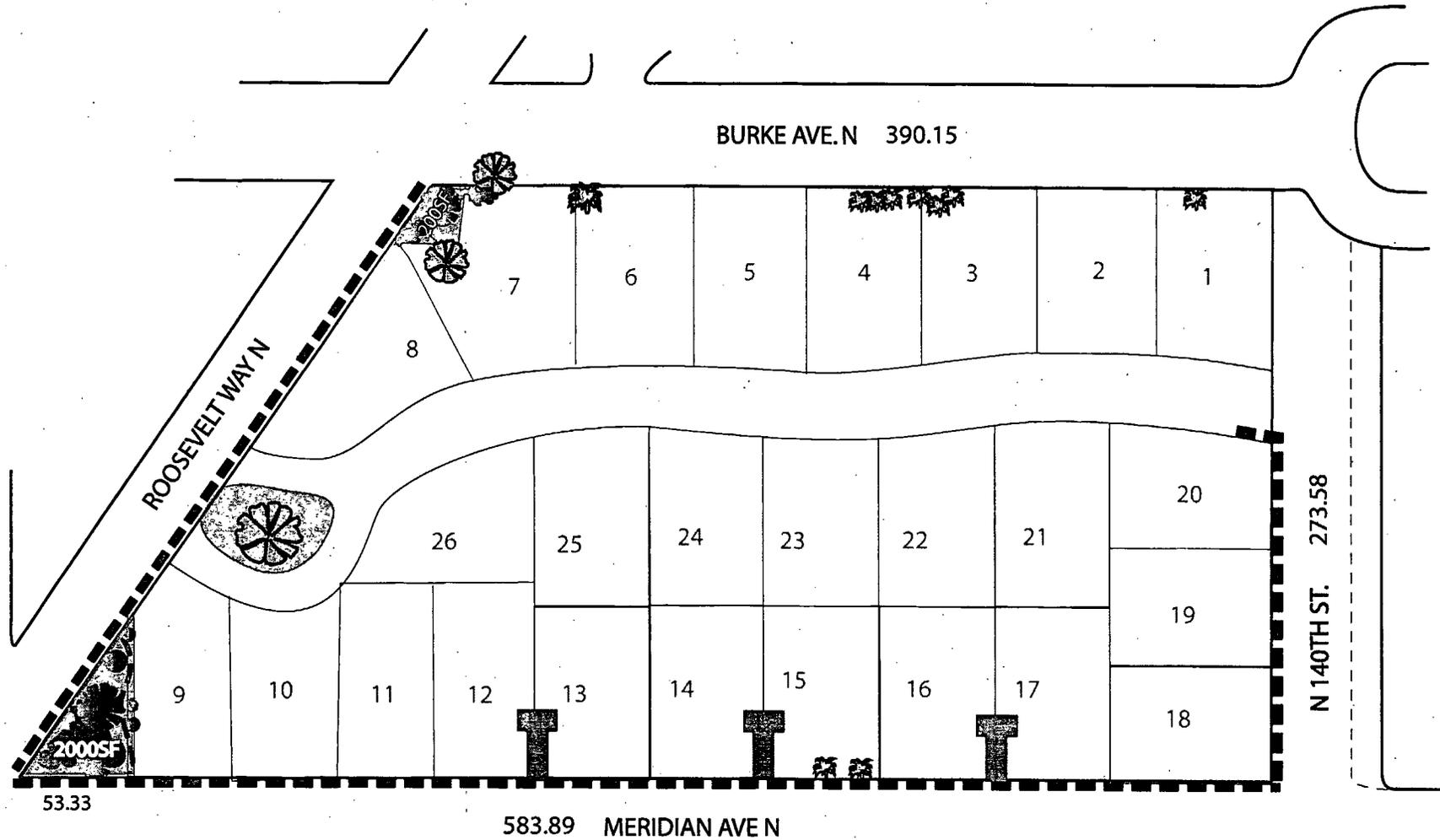
Open space



# GOODHUE PLAT DEVELOPMENT

Preliminary Plat B 3 - Clustered housing development

Total 26 lots with various lot size, 32'-33' internal curved street and 4000SF open spaces



Legends:



Internal access easement



Sidewalk



Open space

**DPD**

700 5th Ave Ste 2000, PO Box 34019  
 Seattle, WA 98124-4019  
 (206) 684-8600

**LAND USE Application****Report Date** 05/01/2007 03:47 PM**Submitted By**

Page 1

**A/P #** 3004747 **DISCRETIONARY LAND USE ACTION****Application Information****Stages**

	Date / Time	By	Date / Time	By
Processed	05/01/2007 12:04	STALLWM	Temp COO	
Approved			COO Issued	
Final			Expires	

**Associated Information**

<b>Associated Information</b>				<b>Valuation</b>	
Type of Work	FULL C FULL REVIEW (COMPLEX)	# Plans	15	Declared Valuation	0.00
Dept of Commerce	SF/D SINGLE FAMILY / DUPLEX	# Plans	0	Calculated Valuation	0.00
Priority	<input checked="" type="checkbox"/> Auto Reviews	Bill Group		Actual Valuation	0.00

**Description of Work**

Land use application to allow a clustered housing planned development (CHPD) containing 26 single family residences. Project includes review of full unit lot subdivision one into 26 unit lots with one Tract C for a private drive and two for open space (Tract A and B). Project also includes 5,000 cu.yds. of grading.

**Parent A/P #**

<b>Project #</b>	3004747	<b>Project/Phase Name</b>		<b>Phase #</b>	
<b>Size/Area</b>	0.00	<b>Size Description</b>		<b>Subdivision Code</b>	
<b>Proposed Start</b>		<b>Proposed Stop</b>		<b>% Completed</b>	0.00
<b>% Complete Formula</b>					

**Land Use****Decision Type II****Land Use Components****Building ID Information****Project Includes**

Ground Disturbance	Y
Use	Y
TRAO Applies	N
Development In ROW	Y
EDG Required	N
Fee Ordinance Exception	

**Permit Remarks**

related to and route with 3005091

**Special Flags****Building ID Information****Building ID**

NONE

**Land Use Components**

LU Component	Component Detail	Outcome	Component Add Date
--------------	------------------	---------	--------------------

COND USE 04/25/2007

to allow a clustered housing development in a SF 5000 zone 23.44.024

STALLWM

DPD

700 5th Ave Ste 2000, PO Box 34019  
Seattle, WA 98124-4019  
(206 ) 684 -8600

LAND USE Application

Report Date 05/01/2007 03:47 PM

Submitted By

Page 2

Land Use Components LU Component Comments Added By	Component Detail	Outcome	Component Add Date
SEPA			04/25/2007
STALLWM			

Template Type	A/P #	A/P Type	Status	Stage
No children exist for this project				

Employee Employee ID	Last	First	MI	Comments
No Employee Entries				

Log Action Comments	Description	Entered By	Start	Stop	Hours
No Log Entries					

DPD  
 700 5th Ave Ste 2000, PO Box 34019  
 Seattle, WA 98124-4019  
 (206) 684-8600

# LAND USE Application

Report Date 05/01/2007 03:47 PM

Submitted By

Page 1

A/P # 3005091 DISCRETIONARY LAND USE ACTION

**Application Information**

**Stages**

	Date / Time	By		Date / Time	By
Processed	05/01/2007 12:15	STALLWM	Temp COO		
Approved			COO Issued		
Final			Expires		

**Associated Information**

Associated Information				Valuation	
Type of Work	FULL C FULL REVIEW (COMPLEX)	# Plans	15	Declared Valuation	0.00
Dept of Commerce	SF/D SINGLE FAMILY / DUPLEX	# Plans	0	Calculated Valuation	0.00
Priority	<input checked="" type="checkbox"/> Auto Reviews	Bill Group		Actual Valuation	0.00

**Description of Work**

Land use action to subdivide one parcel into 26 unit lots (Full Unit Lot Subdivision). Unit lots will vary in size from 4,098 sq.ft. to 5,596 q.ft. and Tract A)3,958 sq.ft., Tract B)400 sq.ft.,Tract C)17,443 sq.ft. Project related to and environmental review being conducted under 3004747 a clustered housing planned development (CHPD).

Parent A/P #	3004747	Project/Phase Name		Phase #	
Project #	3005091	Size Description		Subdivision Code	
Size/Area	0.00	Proposed Start		% Completed	0.00
Proposed Stop		% Complete Formula			

**Land Use**

Decision Type III	Land Use Components
Building ID Information	
Project Includes	
Ground Disturbance	Y
Use	
TRAO Applies	
Development in ROW	
EDG Required	N
Fee Ordinance Exception	
Special Flags	
Permit Remarks	related to and route with 3004747

**Building ID Information**

There are no items in this list

Land Use Components	Component Detail	Outcome	Component Add Date
LU Component			
Comments			
Added By			

PLAT SUB PLAT UNIT LOT 04/25/2007  
 to create 26 unit lots  
 STALLWM

DPD

700 5th Ave Ste 2000, PO Box 34019  
Seattle, WA 98124-4019  
(206 ) 684 -8600

LAND USE Application

Report Date 05/01/2007 03:47 PM

Submitted By

Page 2

Land Use Components	Component Detail	Outcome	Component Add Date
LU Component Comments Added By			

Template Type	A/P #	A/P Type	Status	Stage
No children exist for this project				

Employee ID	Last	First	Mi	Comments
No Employee Entries				

Log Action	Description	Entered By	Start	Stop	Hours
No Log Entries					



3004747, 3005091  
 SEPA, ACU, UL FullSub  
 13727 MERIDIAN AVE N



Scale: 1" = 208'

Prepared by DPD, April 26, 2007

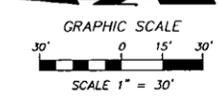
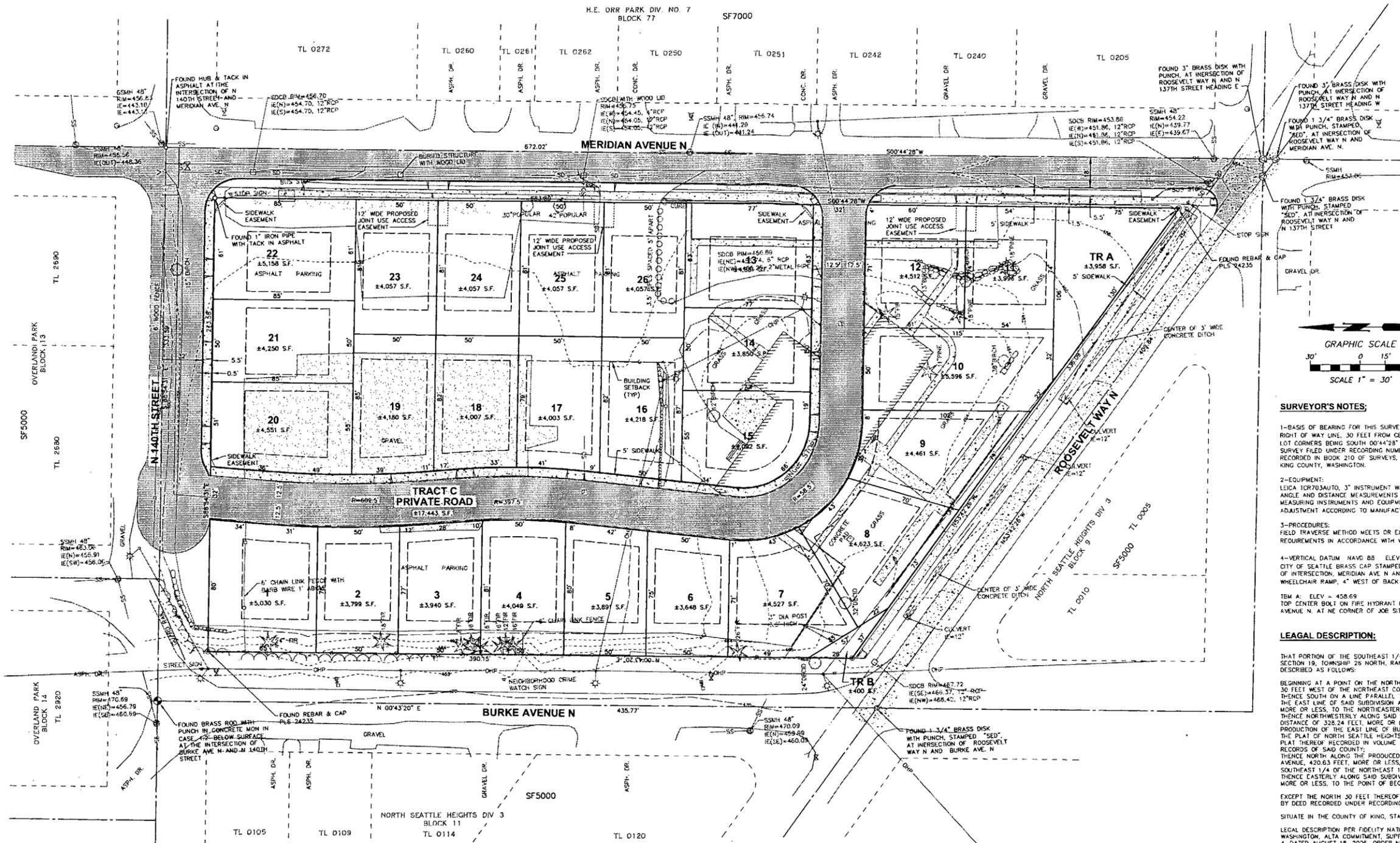
No warranties of any sort, including accuracy, fitness, or merchantability, accompany this product.

© 1997, City of Seattle. All rights reserved.

- Pavement Edge
- Building Outlines
- Parcels
- Legal Lots/Blocks
- ECA - Steep Slope
- ECA - New Potential Slide
- ECA - New Known Slide Areas
- ECA - Riparian Corridor
- ECA - Wetlands
- ECA - Wildlife
- ECA - Liquefaction
- ECA - Flood Prone
- ECA - New LandFill
- Abandoned Landfill
- 1,000' Methane Buffer

CF 309 136

**Full Unit Lot Subdivision Application of Victor Wu for Goodhue  
Development, to subdivide one parcel into 26 unit lots, at 13727  
Meridian Ave North (Project #3005091 \*3004747).**



**SURVEYOR'S NOTES:**

- 1-BASE OF BEARING FOR THIS SURVEY IS THE MONUMENTED WEST RIGHT OF WAY LINE, 30 FEET FROM CENTERLINE, FROM THE FOUND LOT CORNERS BEING SOUTH 00°44'28\"/>

**LEGAL DESCRIPTION:**

THAT PORTION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M.; DESCRIBED AS FOLLOWS:

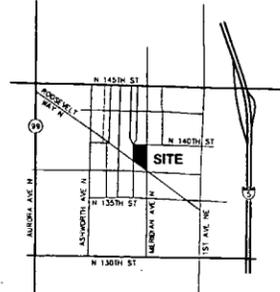
BEGINNING AT A POINT ON THE NORTH LINE OF SAID SUBDIVISION 30 FEET WEST OF THE NORTHEAST CORNER THEREOF; THENCE SOUTH ON A LINE PARALLEL TO AND 30 FEET WEST OF THE EAST LINE OF SAID SUBDIVISION A DISTANCE OF 613.35 FEET MORE OR LESS, TO THE NORTHEASTERLY LINE OF ROOSEVELT WAY; THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE A DISTANCE OF 328.24 FEET, MORE OR LESS, TO THE NORTHERLY PRODUCTION OF THE EAST LINE OF BURKE AVENUE AS SHOWN ON THE PLAT OF NORTH SEATTLE HEIGHTS DIV. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 33 OF PLATS, PAGE 41, RECORDS OF SAID COUNTY;

THENCE NORTH ALONG THE PRODUCED EAST LINE OF BURKE AVENUE, 420.63 FEET, MORE OR LESS, TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 19; THENCE EASTERLY ALONG SAID SUBDIVISION LINE 272.01 FEET, MORE OR LESS, TO THE POINT OF BEGINNING;

EXCEPT THE NORTH 30 FEET THEREOF CONVEYED TO KING COUNTY BY DEED RECORDED UNDER RECORDING NO. 581358.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

LEGAL DESCRIPTION PER FIDELITY NATIONAL TITLE COMPANY OF WASHINGTON, ALTA COMMITMENT, SUPPLEMENTAL COMMITMENT NO. 4, DATED AUGUST 18, 2006, ORDER NO. 0173572.



**GENERAL NOTES:**

OWNER: WJ CONSTRUCTION, LLC  
13333 LAKE CITY WAY NE  
SEATTLE, WASHINGTON 98125  
(206) 786-1868  
CONTACT: VICTOR WJ

ENGINEER: HAGENSON CONSULTANTS  
6484 - 48TH AVE SW  
SEATTLE, WASHINGTON 98136  
(206) 938-6168  
CONTACT: HAL HAGENSON, P.E.

SURVEYOR: PETERSON CONSULTING ENGINEERS, INC.  
4010 LAKE WASHINGTON BLVD NE  
SUITE 300  
KIRKLAND, WASHINGTON 98033  
(425) 827-5874  
CONTACT: MIKE MICKIEWICZ, P.L.S.

EXISTING ZONING: SF-5000  
ASSESSOR'S PARCEL NUMBER: 1926049176  
SITE AREA: 3.06 ACRES

**ZONING DATA TABLE**

**ZONING REQUIREMENTS FOR CLUSTERED HOUSING PLANNED DEVELOPMENT (CHPD) IN SF-5000.**

**CHPD REQUIREMENTS - SMC SECTION 23.44.024**

- CHPD PERMITTED BY ADMINISTRATIVE CONDITIONAL USE PERMIT PER 23.44.024. SEE APPLICATION FOR ADMINISTRATIVE CONDITIONAL USE FOR ANALYSIS OF CONDITIONAL USE CRITERIA AND CHPD REQUIREMENTS.
- CHPD YARD SECTION 23.44.024.E GOVERNS YARDS.

**SF 5000 STANDARDS PER SMC CHAPTER 23.44**

- MINIMUM LOT AREA PER 23.44.010.B.6. LOTS CONTAINED IN A CHPD ARE NOT REQUIRED TO MEET MINIMUM LOT AREA.
- MAXIMUM LOT COVERAGE PER 23.44.010.C. 30% OF THE LOT AREA OR 1,750 S.F., WHICHEVER IS GREATER.
- TOTAL LOT COVERAGE SHALL NOT EXCEED 1,750 S.F. PER LOT.
- HEIGHT PER 23.44.012. STANDARD SF HEIGHT LIMITS APPLY. COMPLIANCE TO BE VERIFIED UPON APPLICATIONS FOR BUILDING PERMIT ON INDIVIDUAL LOTS.
- ACCESS PER 23.44.016.A.1 AND 2: VEHICULAR ACCESS TO PARKING FROM AN IMPROVED STREET, ALLEY OR EASEMENT IS REQUIRED. SEE "LOT SOLID WASTE, RECYCLING AND ACCESS NOTES". TRACT C IS AN ACCESS EASEMENT.
- REQUIRED PARKING TO BE PROVIDED ON LOT OF PRINCIPAL USE PER 23.44.016.B.
- REQUIRED PARKING TO BE LOCATED WITHIN PRINCIPAL STRUCTURE, OR IN YARDS IF CERTAIN CIRCUMSTANCES PER 23.44.016.C. ALL REQUIRED PARKING IS WITHIN THE PRINCIPAL STRUCTURE.

**REQUIREMENTS FOR STREETS, ALLEYS AND EASEMENTS PER SMC CHAPTER 23.53**

- ACCESS TO LOTS PER 23.53.005: AT LEAST 10' OF A LOT LINE SHALL ABUT ON A STREET OR PRIVATE PERMANENT VEHICLE ACCESS EASEMENT; OR THE PROVISIONS OF 23.53.025.F FOR PEDESTRIAN ACCESS. EASEMENTS SHALL BE MET. ALL LOTS ABUT A PRIVATE PERMANENT VEHICLE ACCESS EASEMENT, OR STREET.
- ACCESS EASEMENT STANDARDS PER 23.53.025.D FOR EASEMENTS SERVING TEN (10) OR MORE SF DWELLING UNITS (APPLIES TO TRACT C):
  1. MINIMUM WIDTH 32' - MET, 32' PROPOSED.
  2. PROVIDE HARD SURFACED ROADWAY AT LEAST 24' WIDE - MET, 25' PROPOSED.
  3. NO MAXIMUM EASEMENT LENGTH, BUT IF EASEMENT OVER 600', A FIRE HYDRANT MAY BE REQUIRED.
  4. TURNAROUND NOT NEEDED AS EASEMENT EXTENDS FROM STREET TO STREET.
  5. CURB CUT WIDTH SHALL BE MINIMUM NECESSARY FOR SAFETY ACCESS.
- NO SF STRUCTURE WITHIN 10' OF EASEMENT - MET.
- ONE PEDESTRIAN WALKWAY PROVIDED ALONG LENGTH OF EASEMENT; 5' MINIMUM WIDTH PER STREET IMPROVEMENT MANUAL - MET.
- NEW CURB, OUTER, PLANTING STRIP, AND SIDEWALKS TO BE INSTALLED ALONG MERIDIAN AVE. N., N. 140TH STREET, AND ROOSEVELT WAY N. TO BE PERMITTED UNDER SEPARATE STREET USE PERMIT.

**STREET AND SIDEWALK MAINTENANCE NOTES:**

- ROADWAY SURFACE OF ACCESS EASEMENTS (TRACT C) AND ADJACENT SIDEWALK SHALL BE PRIVATELY OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION.

DATE: REVISION  
BY: DK  
DATE: REVISION  
BY: DK

DESIGN GROUP: MCM  
PROJECT MANAGER: DESIGNED: DPH  
CHECKED: 3/28/07  
DATE: 3/28/07

WASHINGTON

PRELIMINARY PLAT

**GOODHUE PLAT**  
13727 MERIDIAN AVE N

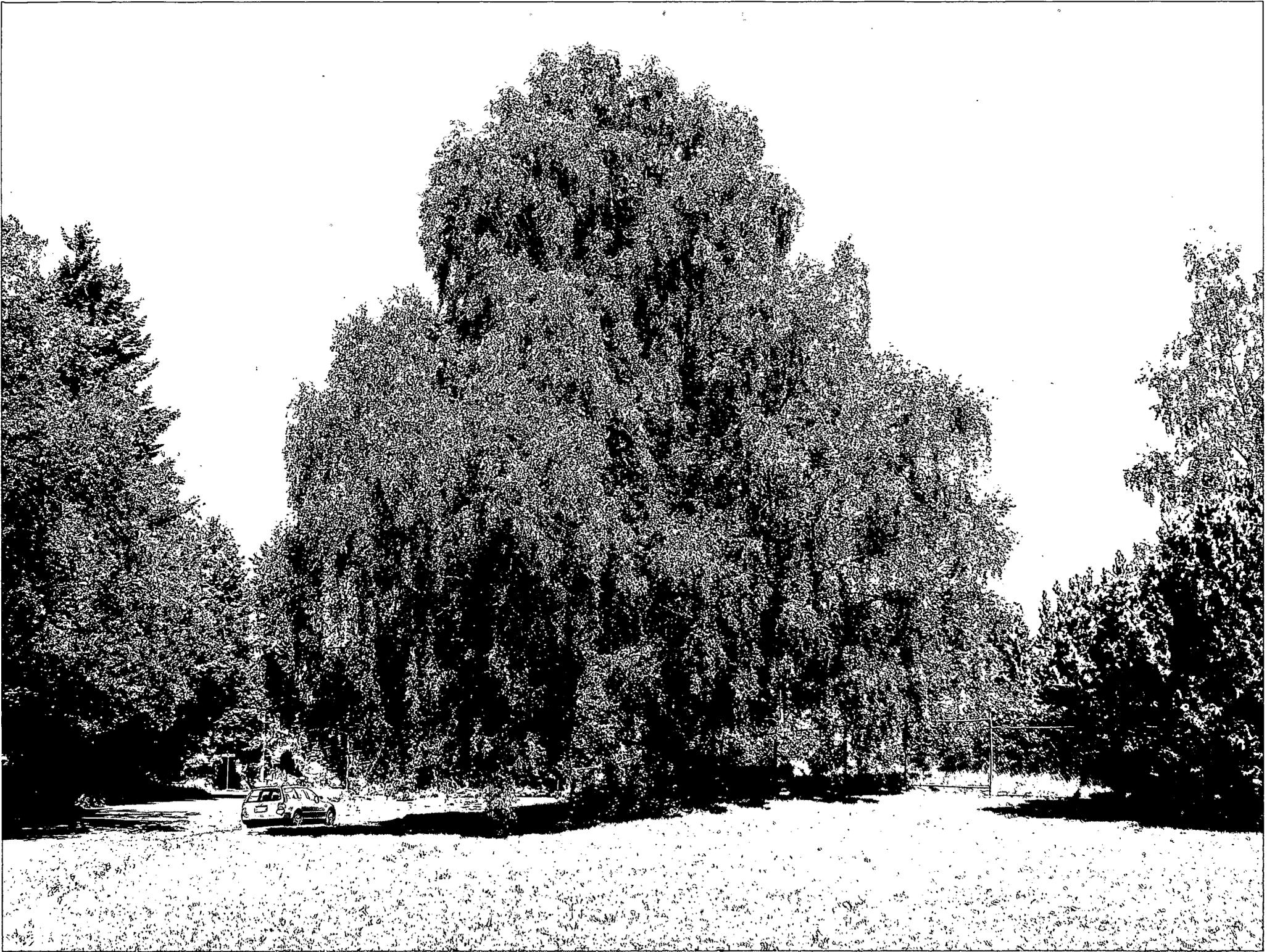
CITY OF SEATTLE

STAMP NOT VALID UNLESS SIGNED AND DATED

**PETERSON CONSULTING ENGINEERS**

4010 Lake Washington Blvd. N.E., Suite 300  
Kirkland, WA 98033  
Tel (425) 827-5874  
Fax (425) 822-7216

JOB NUMBER: **WUCC0001**  
SHEET NUMBER: \_\_\_\_\_ OF \_\_\_\_\_



## Goodhue Property - Hearing Examiner's Conditions sequential milestones

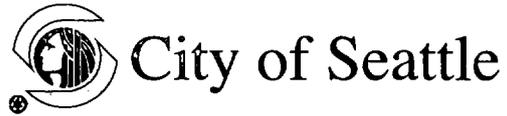
Prior to the recording of the final plat - These steps should be completed prior to filing the plat application.	Comments
1. The curb, gutter, planting strips, and sidewalk should be installed according to the concept plans reviewed by SDOT.	St Imp plans permit and bond can be required. Per Law. SDOT will be enforcing this aspect. We will require that the plans be approved and bonded before the plat is finalized.
5. The trees shown (see sheet L-1 of the MUP plan set) must be planted and a covenant or requirement of the Homeowners Association shall be maintained for the life of the project. Actual tree location may vary depending on individual lot design. If the trees are not proposed to be provided as shown in the plat, the application shall provide reasons why it is not feasible or desirable. The reviewer of each permit application shall have discretion over this matter.	<ol style="list-style-type: none"> <li>1. The HAA must include this maint requirement.</li> <li>2. At some point, SDOT will want to see the MUP plan set to review Street Tree/Landscape/Other ROW requirements. We've interpreted that the final sentence to be restricted to the building plan reviewer for on-site requirements and not an SDOT body of work. Any st trees (required?) within the public ROWs will be at SDOTs discretion.</li> </ol>
7. Meet SPU requirements.	Want to review this for specifics. This will require a bond estimate and bonding prior to the plat being finalized.
8. <b>The private road (Tract C) being proposed as a vehicle/pedestrian access easement meeting Fire Department requirements shall be constructed per SDOT specifications.</b>	<b>This is a big issue – who will do the plan review, who will do the inspection? I presume SDOT/SPU or relevant public agencies will need to review the private roadway plan and profile, conduct the associated inspections and bond any public utilities/facilities within the private easement access roadway.</b>
<b>Platting recording considerations</b>	
2. Provide public easements over the vehicle/pedestrian access easements (Tract C) on the face of the plat or concurrent with recording of the final plat. Provide appropriate easements for City Departments to access and work on the necessary utilities. For Tract C, provide documentation on the plat showing that the easement utilities will be maintained by the City, while the homeowners association will maintain the roadway.	Shown on the plat with maint agreements in the HAA and on the face of the plat, specifically the public easements.
3. Vehicle/pedestrian access easement and access drives shall be clearly noted on the final plat. Additionally, in order to provide clarity for the public and emergency vehicles, the	Shown on the plat. The signage should indicate that this is a private road and covered under provisions for private maintenance.

	signage and casement named Tract C should be altered to read as Wayne Place North.	
4.	Articles of incorporation and bylaws for the Homeowners Association, and evidence of conveyance or binding agreement shall be submitted for review by the City Attorney	Filed with the plat. Typically, Law will review after the DPD plan reviewer. This is specifically to verify the inclusion and compliance of the HE conditions as imposed in the decision.
6.	The fact that these lots were created by the Clustered Housing Planned Development (CHPD) provisions of SMC 23.44.024 shall be noted on the final plat.	Shown on the plat - This language looks acceptable.
9.	The final plat should note that Tracts A and B are not building sites for dwelling units or accessory structures incidental to dwelling units.	Shown on the plat
14.	Agreements for the use and maintenance of Tracts A and B shall be executed and recorded and be contained within a Homeowners Association Agreement.	Filed with the plat at County.
Prior to grading and building permits (The plat must be recorded for the MUP to be issued. Grading permits are next. Finally, Building permits.)		
10.	Submit erosion control plan prior to grading.	Isn't that a permit requirement?
11.	With the building permit applications, submit the relevant copy of the final subdivision plat.	DPD will need to be aware.
12.	Prior to issuing a building permit - Pedestrian/vehicle improvements <sup>i</sup> shall be completed for the existing streets and the private easement.	DPD will need to be aware.
13.	Prior to issuing a building permit - Street/easement improvements <sup>ii</sup> shall be completed leading to any lot.	DPD will need to be aware.
15.	Prior to issuing a building permit - A stop sign shall be installed for the eastbound vehicle traffic and the intersection of Wayne Place N. (also known as Tract C) and Meridian Avenue N.	The stop sign should go in with the street improvements (this will likely be located within the private road easement and/or behind the Meridian N sidewalk - but assumed to be privately owned/maintained) are there rules about this issue?

\* SPU will also need to sign on the face of the plat due to the easement.

<sup>i</sup> SDOT wants this aspect completed prior to the approval of the building permits.

<sup>ii</sup> Same comment.



City of Seattle

**Susan Paine**

Street Use and Urban Forestry Analyst

**Seattle Department of Transportation**

---

700 5th Avenue, Suite 2300  
PO Box 34996  
Seattle, WA 98124-4996

Tel: (206) 386-4681  
Fax: (206) 684-5347  
[susan.paine@seattle.gov](mailto:susan.paine@seattle.gov)

---



**1. APPLICANT INFORMATION**

INSTRUCTIONS: Fill in all areas, in sections 1 - 7 of the Coversheet, that pertain to your project. Please note that sections 8 - 14 will be filled out by DPD staff 0050914

PROJECT ADDRESS 13727 Meridian Ave. North Seattle PROJECT # 3004747  
DESCRIPTION OF WORK Preliminary plat - subdivide an old school site to 26 single family residential lots.  
OWNER Wu Construction LLC ADDRESS 13333 Lake City Way NE Seattle WA 98125  
OWNER PHONE 206-786-1666 EMAIL wuconstruction@gmail.com  
CONTACT PERSON Victor Wu ADDRESS same as above  
PHONE 206-786-1666 FAX 206-526-0304 EMAIL wuconstruction@gmail.com  
PREVIOUS MUPS RELATED TO PROJECT  
RELATED STANDARD PLANS

**2. LAND USE CODE INFORMATION**

ZONE SF 5000 Assessor's Parcel No. 192604-9176 DESIGN REVIEW? No  Yes   
OVERLAY ZONING N/A If yes, please provide:  
HISTORIC OR LANDMARK DISTRICT N/A Planner:  
SHORELINE ZONE N/A Planner phone:  
Exempt  Req. Shoreline Review   
SEPA Exempt  Requires Review   
EXISTING USE Old school site, now vacant SQ. FT. 133,238.93 SF PROPOSED USE Clustered housing single family SQ. FT. 133,238.93 SF  
Permit # establishing existing use SF 5000  
DEPARTMENT OF NEIGHBORHOODS CERTIFICATE OF APPROVAL REQUIRED? No  Yes   
STREET / ALLEY IMPROVEMENTS OR WORK IN RIGHT-OF-WAY REQUIRED? No  Yes   
PARKING SPACES: Existing #: Onsite Offsite Accessible NUMBER OF DWELLING UNITS: Existing Proposed New 26  
Proposed #: Onsite Offsite Accessible Demolished Live-work Units  
Offsite Location: TOTAL UNITS:

**3. HOUSING UNIT OCCUPANCY**

DEFINITION: Housing unit means any dwelling unit, housekeeping unit, guest room, dormitory, or single room occupancy unit, and may include a residential unit in a commercial building, an artist's studio dwelling unit, or a live/work unit.  
CHECK ONLY ONE BOX BELOW, INDICATING HOUSING OCCUPANCY AT DATE OF PERMIT APPLICATION.  
 Unit(s) is/are unoccupied  Unit(s) is/are occupied by a residential tenant(s)  
 Unit is occupied by the owner of the property  Do not know  
 There is/are no housing unit(s) on the property  Refer to Property Owner/Tenant Assistance  
 Housing unit on property is not affected by this permit scope.  
I certify, under penalty of perjury under the laws of the State of Washington, that the above information is true and correct.  
Victor Wu April 20, Seattle, Washington  
Owner/Applicant Signature Printed Name Date & Place

**4. GROUND DISTURBANCE**

GROUND DISTURBANCE: No  Yes  Cut: cubic yds. 5,000 Maximum Height N/A  
Fill: cubic yds. 5,000 Maximum Height N/A  
DISPOSAL SITE: Outside City of Seattle  Inside City of Seattle  Address and/or Permit # 13727 Meridian Ave. N Seattle  
EROSION CONTROL IS REQUIRED PRIOR TO ANY GROUND DISTURBANCE. Please refer to Temporary Erosion and Sediment Control (TESC) Plan.

**CUSTOMER ALERT!**

**Site Inspection Required Prior to First Ground Disturbance - Call (206) 684-8900**  
A DPD site inspection is required prior to any ground disturbance related to this permit, including clearing, grubbing or grading.  
**Preconstruction Conferences, When Required - Call (206) 684-8860**  
A DPD PRECONSTRUCTION CONFERENCE should be scheduled prior to beginning work. A conference is required for the following types of work:  
1. When any special inspections are indicated on the plan  
2. When land use or design review conditions are indicated on the plan  
3. When a DPD plans examiner specifies on plans unusual or complex inspection or occupancy requirements  
**Rules for Ufer Grounds - Call (206) 684-5383**  
If you have any questions or concerns regarding the rules (2005 NEC) for installation of ufer grounds, please contact DPD's Electrical Technical Backup, Monday-Friday, 7 a.m. - 4:30 p.m.  
**Required SDOT Permits and Inspections**  
STREET TREE INSPECTIONS: Protection and/or planting/pruning/removal of street trees requires SDOT inspection and approval.  
Call prior to construction: Commercial/Multifamily Zones, (206) 684-5693  
Single Family Zones, (206) 684-7997  
STREET USE PERMITS:  
Call prior to construction: (206) 684-5283  
**Water Service Inspection by SPU Required**  
All water service piping on property must be inspected prior to backfilling trench. For information and inspection, call Seattle Public Utilities (SPU) at (206) 684-5800. For water quality backflow protection information and inspection, call SPU at (206) 684-3536.

Multiple Buildings in this Project? No  Yes  Fill out separate sheets and attach. Shown on plan sheet Preliminary site plan 1 of 1  
Building Code Edition:  2003 Seattle Building Code  2003 Seattle Residential Code  2003 SBC (structure only)  
PROVIDE THIS INFORMATION FOR EACH BUILDING IN YOUR PROJECT:  
DPD Building ID(s) TBD (see Building Data Sheet)  
Existing # of Above-grade stories N/A Proposed # of Above-grade stories 26  
Existing # of Below-grade stories N/A Proposed # of Below-grade stories 0  
Mezzanines: No  Yes  Location \_\_\_\_\_  
Building Code Type of Construction \_\_\_\_\_  
FLOOR LEVEL GROUP OCCUPANCY / USE FLOOR AREA SPRINKLER (Y if yes) OTHER FIRE PROTECTION  
Remodel: Construction Project Value: \$ \_\_\_\_\_  
Sprinklers: NFPA 13  Fire alarm   
NFPA 13 R  Other system  Type? \_\_\_\_\_  
Partial system  Location \_\_\_\_\_  
Change Of Occupancy: No  Yes  From \_\_\_\_\_ to \_\_\_\_\_  
Posted Occupancy: \_\_\_\_\_  
EMERGENCY SYSTEMS PROVIDED:  
Elevator Pressurization  Exit And Pathway Lighting   
Stairway Pressurization  Emergency Generator   
Smoke Removal System

**6. ENERGY/MECHANICAL CODE**

SCOPE OF MECHANICAL WORK DESCRIPTION:  
To be determined (TBD)  
RELATED BUILDING PERMIT PROJECT # \_\_\_\_\_ RECEIPT \_\_\_\_\_  
LOCATION OF DUCTWORK OR MECHANICAL EQUIPMENT:  
Interior N  Y  Exterior Walls N  Y  Rooftop N  Y   
MECHANICAL - ONLY PERMIT - Project Value: \$ \_\_\_\_\_  
APPLICABLE OCCUPANCY:  
 Group R  Other than Group R  
BUILDING ENVELOPE COMPLIANCE: HEATED SEMI-HEATED UNHEATED SPACE  
 Existing envelope - no change   
 Existing envelope - altered   
 New envelope   
See compliance data on sheet: \_\_\_\_\_  
HVAC MECHANICAL SYSTEM:  
 Not included in this application  
 Included in this application (see scope description for detail)  
Separate permit required for: Plumbing, Gas piping, Boiler, and Refrigeration systems.  
Is this building air conditioned? No  Yes   
OTHER MECHANICAL EQUIPMENT INCLUDED IN THIS APPLICATION:  
 Commercial kitchen hood exhaust system  
 Fume hood  
 Spray paint booth  
 Other - specify \_\_\_\_\_  
DOCUMENT SUBMITTED:  
 Group R equipment sizing calc. (unit by unit)  
 Cooling and heating load calculation (for other than Group R)  
 Target UA calculation  
 Structural load calculation (for mechanical equipment)  
 Noise compliance report (for mechanical equipment)  
 Commercial kitchen hood worksheet  
 Other \_\_\_\_\_  
Prescriptive Energy Options (Residential Envelope):  
I  II  III  IV  V   
SINGLE FAMILY/DUPLEX  
Min. equipment size \_\_\_\_\_  
Max. equipment size \_\_\_\_\_  
LIGHTING: Separate electrical permit application required

**7. GREEN BUILDING**

[www.seattle.gov/dpd/CityGreen](http://www.seattle.gov/dpd/CityGreen)  
LEED Leadership in Energy & Environmental Design Green Building Rating System™ (LEED)  
 LEED for New Construction (LEED-NC)  
 LEED for Core & Shell (LEED-CS)  
 LEED for Commercial Interiors (LEED-CI)  
 LEED for Existing Buildings (LEED-EB)  
 LEED for Homes (LEED-H)  
 LEED for Neighborhood Development (LEED-ND)  
 LEED Application Guide  
BUILT GREEN™  
 Built Green Remodeler  
 Built Green Home Builder  
 Built Green Multi-Family  
 Built Green Communities  
Built Green Rating Anticipated:  
 1-2 Star  3 Star  4 Star  5 Star  
LEED Rating Anticipated:  
 Platinum  Gold  Silver  Certified  
OTHER PROGRAMS  
 SeaGreen: Seattle's Affordable Housing  
 Labs for the 21st Century (Labs21)  
 Green Guide for Healthcare (GGHC)  
 ENERGY STAR® Home Label

**DPD STAFF ONLY**  
To Fill Out Sections 8 - 14

Assigned Planner \_\_\_\_\_ Phone \_\_\_\_\_  
TO BE COMPLETED BY DPD STAFF ONLY  
NEW CURB CUT REQUIRED? No  Yes  Residential  Commercial   
**9. SPECIAL INSPECTIONS**  
(DPD staff use only; attach extra sheets as needed)  
ARCHITECT: Name: \_\_\_\_\_ ENGINEER: Name: \_\_\_\_\_  
Phone: \_\_\_\_\_ Phone: \_\_\_\_\_  
GEOTECHNICAL INSPECTIONS:  
 Soil Bearing Verification  
Notes: \_\_\_\_\_  
 Fill - Verify Structural Fill and Compaction  
 Excavation - Observe and Monitor Excavation  
 Drainage - Sub/Surface Drainage Installation  
 Erosion Control - Temp/Permanent  
 Other \_\_\_\_\_  
 Other \_\_\_\_\_  
Geotechnical Firm:  
Name: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Inspection Agency:  
Name: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Code Alternate:  
See Sheet: \_\_\_\_\_  
OTHER: \_\_\_\_\_  
Call (206) 684-8860 to schedule a pre-construction conference before the start of construction.

**DPD SEWER AND DRAINAGE REVIEW DESK: (206) 684-5362**  
DRAINAGE REVIEW REQUIRED? No  Yes   
 Flow control required  
 No flow control required  
 Impervious surface this project (new or replaced) \_\_\_\_\_ sq. ft.  
NOTE: The drainage system shown in these plans may be changed at the time of side sewer permit issuance to meet standard plans and methods.  
 Route for drainage review \_\_\_\_\_  
NOTE: A separate side sewer permit is required from DPD. For more information, call the Sewer and Drainage Review Desk at (206) 684-5362  
SIDE SEWER REVIEW REQUIRED? No  Yes   
 No conflict with side sewer  
 Construction conflicts with applicant's side sewer. Contact Public Health Department at (206) 233-7914.  
 Construction conflicts with side sewer serving another property. Contact DPD Sewer and Drainage Review Desk at (206) 684-5362.  
 Conflict with public utility main (requires buildover). Contact SPU at (206) 684-7563.

**11. ENVIRONMENTALLY CRITICAL AREAS INFO**

ENVIRONMENTALLY CRITICAL AREAS (ECA):  
 Site is not located in ECA  
 Mapped ECA designation: 1 2 3 4 5 6 7 8 9 10  
 ECA identified by Preapplication Site Visit Report as: \_\_\_\_\_  
 ECA Exemption [See review details in Hansen.]  
Reviewed by: \_\_\_\_\_  
 Denied  
 Granted. Type: \_\_\_\_\_  
 Small Project Waiver  
New Developmental Coverage - this permit: \_\_\_\_\_ sq. ft.  
Previous Developmental Coverage after October 31, 1992:  
Permit # \_\_\_\_\_ sq. ft.  
Permit # \_\_\_\_\_ sq. ft.  
TOTAL: \_\_\_\_\_ sq. ft.

**12. SHOP DRAWINGS, KEY AREA INSPECTION & BUILDING CONDITIONS (DPD staff use only)**

Sprinkler drawings required for:  
 NFPA 13  
 NFPA 13 R  
 Partial system  
Location \_\_\_\_\_  
 Fire alarm

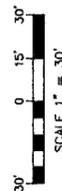
**13. PERMIT ISSUANCE AUTHORIZATION (DPD staff use only)**

Review Location	Approved		Notes
	Initials	Date	
ZONING (incl. street improvements)			
CURB CUT			
ORDINANCE			
STRUCTURAL			
ENERGY			
MECHANICAL			
DRAINAGE			
ECA			
GRADING			
WATER (SPU)			
FIRE			
HEALTH (King County)			
NOISE			
CONVEYANCE / ELEVATOR			
SHORING (SDOT)			
STREET IMPROVEMENT (SDOT)			
PARKS			
PROTECTED DISTRICTS (DON)			
SEPA EXEMP			
LAND USE REVIEW			

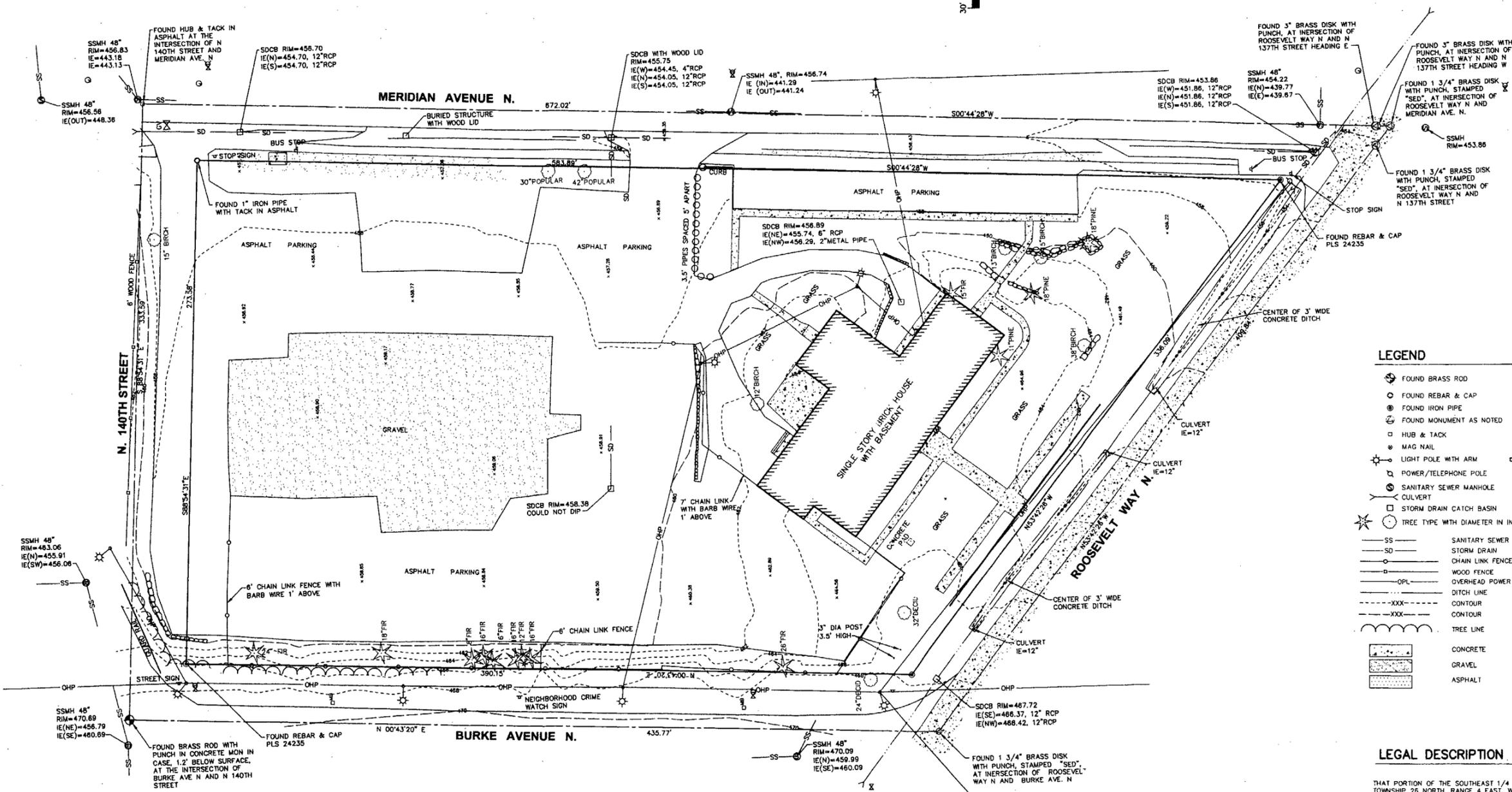
**14. DEPARTMENT SIGN OFFS (DPD staff use only)**

ISSUED BY: Initials \_\_\_\_\_ Date \_\_\_\_\_  
BUILDING PLANS EXAMINER \_\_\_\_\_ MECHANICAL PLANS EXAMINER \_\_\_\_\_ DATE RECEIVED AT INTAKE \_\_\_\_\_  
RECEIVED  
APR 25 2007  
DEPT OF PLANNING AND DEVELOPMENT

LAND USE FULL C SFD  
April 17/2007  
Land use action to subdivide one acre into 26 single family lots. Total area 4,098 sq. ft. to 5,596 sq. ft. and Total A123592 sq. ft. Total 6,140 sq. ft. Total 6,140 sq. ft. Project related to and in Build ID: 3004747  
13727 MERIDIAN AVE N  
13727 MERIDIAN AVE N  
Use: Residential - Project includes review of full set of subdivision one and two lots with one tract C and D/DONE  
3004747



THIS MAP REPRESENTS SITE CONDITIONS AS THEY EXISTED DURING THE PERFORMANCE OF A TOPOGRAPHIC SURVEY CONDUCTED OCTOBER, 2006. BOUNDARY COMPUTATIONS WERE COMPILED FROM AVAILABLE MAPS AND DOCUMENTS WITHOUT THE BENEFIT OF A TITLE REPORT OR CLIENT PROVIDED LEGAL DESCRIPTION.



**LEGEND**

○	FOUND BRASS ROD	GV	GAS VALVE
○	FOUND REBAR & CAP	⊗	WATER VALVE
○	FOUND IRON PIPE	⊕	FIRE HYDRANT
○	FOUND MONUMENT AS NOTED	⊙	WATER MANHOLE
○	HUB & TACK	⊞	MAIL BOX
○	MAG NAIL	⊞	SIGN
○	LIGHT POLE WITH ARM	⊞	ROCKERY
○	POWER/TELEPHONE POLE		
○	SANITARY SEWER MANHOLE		
○	CULVERT		
○	STORM DRAIN CATCH BASIN		
○	TREE TYPE WITH DIAMETER IN INCHES		
---	SS	---	SANITARY SEWER
---	SD	---	STORM DRAIN
---	---	---	CHAIN LINK FENCE
---	---	---	WOOD FENCE
---	---	---	OVERHEAD POWER LINES
---	---	---	DITCH LINE
---	---	---	CONTOUR
---	---	---	CONTOUR
---	---	---	TREE LINE
---	---	---	CONCRETE
---	---	---	GRAVEL
---	---	---	ASPHALT

**LEGAL DESCRIPTION**

THAT PORTION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 26 NORTH, RANGE 4 EAST, W. M.; DESCRIBED AS FOLLOWS:  
 BEGINNING AT A POINT ON THE NORTH LINE OF SAID SUBDIVISION 30 FEET WEST OF THE NORTHEAST CORNER THEREOF;  
 THENCE SOUTH ON A LINE PARALLEL TO AND 30 FEET WEST OF THE EAST LINE OF SAID SUBDIVISION A DISTANCE OF 613.35 FEET MORE OR LESS, TO THE NORTHEASTERLY LINE OF ROOSEVELT WAY;  
 THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE A DISTANCE OF 328.24 FEET, MORE OR LESS, TO THE NORTHERLY PRODUCTION OF THE EAST LINE OF BURKE AVENUE AS SHOWN ON THE PLAT OF NORTH SEATTLE HEIGHTS DIV. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 33 OF PLATS, PAGE 41, RECORDS OF SAID COUNTY;  
 THENCE NORTH ALONG THE PRODUCED EAST LINE OF BURKE AVENUE, 420.63 FEET, MORE OR LESS, TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 19;  
 THENCE EASTERLY ALONG SAID SUBDIVISION LINE 272.01 FEET, MORE OR LESS, TO THE POINT OF BEGINNING;  
 EXCEPT THE NORTH 30 FEET THEREOF CONVEYED TO KING COUNTY BY DEED RECORDED UNDER RECORDING NO. 581358.  
 SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.  
 LEGAL DESCRIPTION PER FIDELITY NATIONAL TITLE COMPANY OF WASHINGTON, ALTA COMMITMENT, SUPPLEMENTAL COMMITMENT NO. 4, DATED AUGUST 18, 2006, ORDER NO. 0173572.

DATE REVISION  
 REPORT DATED ON TO THE DRAWING BASE

DESIGNED:	YLS
CHECKED:	SY/MCC0001
FILE NAME:	

BOUNDARY AND TOPOGRAPHIC SURVEY  
**GOODHUE PLAT**  
 13727 MERIDIAN AVE N  
 CITY OF SEATTLE  
 WASHINGTON



STAMP NOT VALID UNLESS SIGNED AND DATED

**PETERSON CONSULTING ENGINEERS**

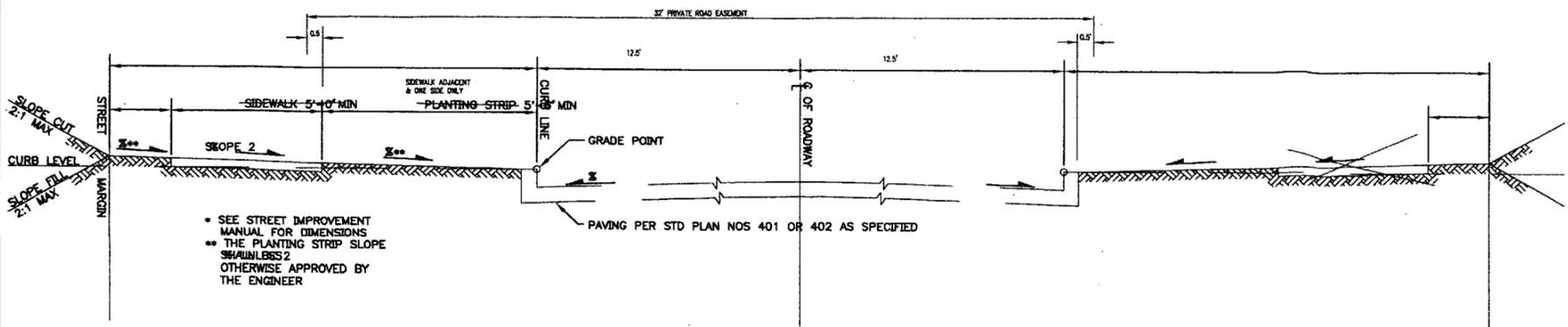
4010 Lake Washington Blvd. N.E., Suite 300  
 Kirkland, WA 98033  
 Tel (425) 827-5874  
 Fax (425) 822-7216

JOB NUMBER **WUCC0001**  
 SHEET NUMBER **1 of 1**

RECEIVED  
 APR 25 2007  
 DEPT OF PLANNING AND DEVELOPMENT







**PROJECT DATA**

DDP PROJECT NUMBER : A/P 1000X  
 SDOT PROJECT NUMBER : 1000X  
 SITE AREA : APPROX 133,341 SF = 3.06 AC

**PROPERTY INFO**

EX. BLDG AREA = XXX SF (TO BE DEMOLISHED)  
 NEW BUILDINGS AREA = XXX SF (26 LOTS)  
 PAVING AREA SUBJECT TO VEHICULAR TRAFFIC = XXX SF  
 NEW OFFSITE SIDEWALK = XXX SF

**LEGAL DESCRIPTION**

THAT PORTION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M.; DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID SUBDIVISION 30 FEET WEST OF THE NORTHEAST CORNER THEREOF; THENCE SOUTH ON A LINE PARALLEL TO AND 30 FEET WEST OF THE EAST LINE OF SAID SUBDIVISION A DISTANCE OF 611.35 FEET MORE OR LESS, TO THE NORTHEASTERLY LINE A DISTANCE OF 328.24 FEET, MORE OR LESS, TO THE NORTHERLY PRODUCTION OF THE EAST LINE OF BURKE AVENUE AS SHOWN ON THE PLAT OF NORTH SEATTLE HEIGHTS DIV. 2 AS PER PLAT RECORDED IN VOLUME 33 OF PLATS AT PAGE 41 IN THE RECORDS OF KING COUNTY, WASHINGTON; THENCE NORTH ALONG THE PRODUCED EAST LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 19; THENCE EASTERLY ALONG SAID SUBDIVISION LINE 272.01 FEET, MORE OR LESS, TO THE POINT OF BEGINNING EXCEPT THE NORTH 30 FEET THEREOF CONVEYED TO KING COUNTY BY DEED RECORDED UNDER RECORDING NO. 581368.

EASEMENT RECORDED SEPTEMBER 19, 1933 UNDER RECORDING NO. 2771088. LIES IN THE STREET RIGHT-OF-WAY OF BURKE AVENUE N. 21 FEET EAST OF THE CENTERLINE OF SAID BURKE AVENUE.

**PROJECT TEAM**

**DEVELOPER**  
 CONTACT: VICTOR WU  
 WU CONSTRUCTION  
 13333 LAKE CITY WAY  
 SEATTLE, WA 98125  
 PHONE: (206) 838-8888  
 E-MAIL: vuw@wu.com

**PLANNING CONSULTANT**  
 CONTACT: DE-UY LANG LANG ASSOCIATES  
 10658 RIVERA PL NE  
 SEATTLE, WA 98125  
 206-306-8880  
 FAX: 206-352-6848  
 EMAIL: deening@planning.com

**CIVIL ENGINEER**  
 CONTACT: HAL HAGENSON  
 HAGENSON CONSULTANTS, LLC  
 6484-48TH AVE S.W.  
 SEATTLE, WA 98136  
 PHONE: (206) 838-8188  
 FAX: (206) 838-7945  
 E-MAIL: HJHAGENSON@COMCAST.NET

**SURVEYOR**  
 CONTACT: PETERSON CONSULTING  
 4010 LAKE WASHINGTON BLVD NE  
 SUITE 300  
 KIRKLAND, WA 98033  
 PHONE: (425) 827-5874  
 FAX: (425) 822-7218

**GEOTECHNICAL ENGINEER**  
 CONTACT: C.J. SHIN  
 SOILS AND ENVIRONMENTAL ENG.  
 16625 REDMOND WAY  
 SUITE M 124  
 REDMOND, WA 98052  
 PHONE: (425) 868-5868  
 FAX: (425) 868-7427  
 EMAIL: cjohn@soilspet.com

**GOVERNING AGENCIES**

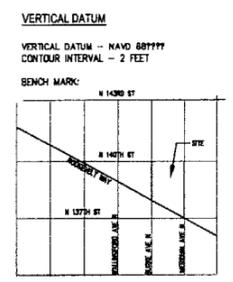
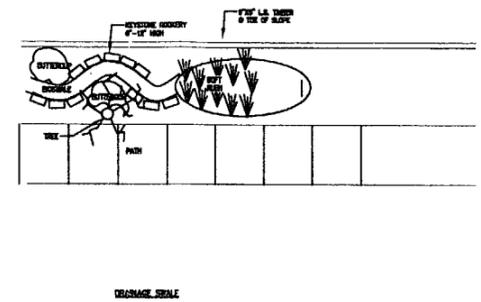
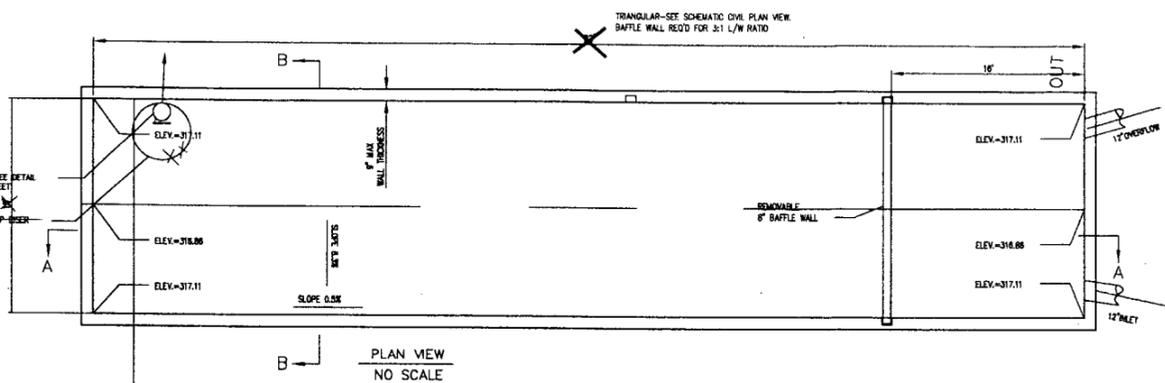
**SITE PLANNING:**  
 CITY OF SEATTLE  
 D.P.D.  
 700-5TH AVENUE  
 SEATTLE, WA 98104  
 PHONE: (206) 864-1485

**GRADING, DRAINAGE, EROSION CONTROL:**  
 CITY OF SEATTLE  
 D.P.D.  
 700-5TH AVENUE  
 SEATTLE, WA 98104  
 PHONE: (206) 864-5362

**SANITARY SEWER & WATER:**  
 CITY OF SEATTLE  
 D.P.D.  
 700-5TH AVENUE  
 SEATTLE, WA 98104  
 PHONE: (206) 864-5283



DATE	BY	REVISION
3/27/07		REVISED PER NEW PLAT LAYOUT
2/17/05		REVISED PER CLIENT
2/16/05		REVISED PER CLIENT
11/19/06		REVISED PER CLIENT



**LEGEND**

EXISTING	PROPOSED	PROPERTY LINE
---	---	K&M CENTERLINE
---	---	EASEMENT
---	---	GRADING CONTOUR
---	---	SPOT ELEVATION
---	---	GRADE BREAK
---	---	WATER MAIN
---	---	SEWER MAIN
---	---	STORM ROOF OR FOOTING DRAIN
---	---	DRY SLAB DRAIN
---	---	FIRE HYDRANT
---	---	WATER METER
---	---	GATE VALVE
---	---	SEWER MANHOLE
---	---	SEWER CLEANOUT
---	---	SEWER CLEANOUT
---	---	STORM CS
---	---	STORM MANHOLE
---	---	STORM CLEANOUT
---	---	UTILITY POLE
---	---	SILT FENCE

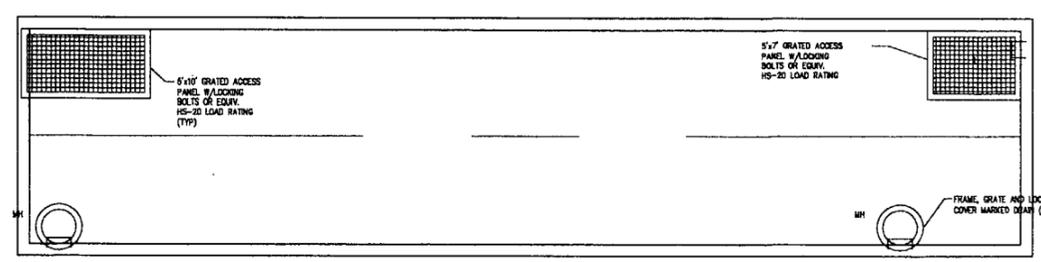
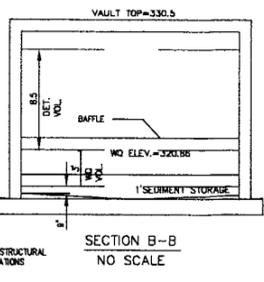
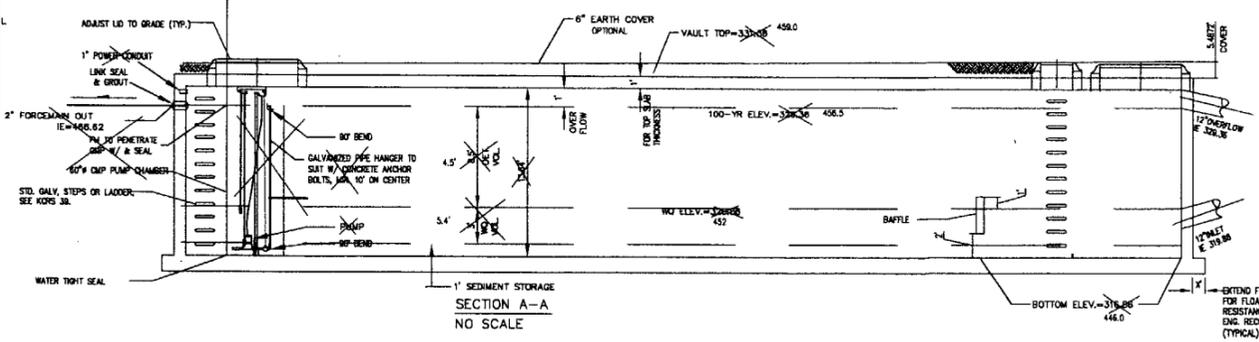
**NOTE**

THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES IS SHOWN ON AN APPROPRIATE MAP ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

**CALL 48 HOURS BEFORE YOU DIG**  
 1-800-424-8555

THESE PLANS MEET MINIMUM REQUIREMENTS AND ARE APPROVED BY THE UNDERGROUND CITY OF SEATTLE REPRESENTATIVE.

NAME: \_\_\_\_\_  
 DATE: \_\_\_\_\_



- FROP-T NOTES:**
- ATTACH FROP-T TO SIDE OF VAULT
  - OUTLET CAPACITY: DEVELOPED DESIGN FLOW
  - METAL PARTS: CORROSION RESISTANT; GALVANIZED PIPE PARTS TO HAVE ASPHALT TREATMENT 1.
  - FRAME & LADDER OR STEPS OFFSET 50:
    - CLEANOUT GATE IS VISIBLE FROM TOP. CLIMB-DOWN SPACE AND CLEANOUT GATE
  - IF METAL OUTLET PIPE CONNECTS TO CEMENT CONCRETE PIPE: OUTLET PIPE TO HAVE SMOOTH O.D. EQUAL TO CONCRETE PIPE I.D. LESS 1/4".
  - PROVIDE AT LEAST ONE 3" X 3" DRG GAGE SUPPORT BRACKET ANCHORED CONCRETE WALL
  - LOCATE ELBOW RESTRICTIONS AS NECESSARY TO PROVIDE MIN. CLEARANCE AS SHOWN
  - LOCATE ADDITIONAL LADDER RUNGS IN STRUCTURES USED AS ACCESS TO TANKS OR VAULTS TO ALLOW ACCESS WHEN CATCH IS FILLED WITH WATER.

NOTE: SAMPLE ONLY FOR SCHEMATIC REVIEW  
 INVERTS AND DIMENSIONING ARE NOT ACCURATE ON THIS DETAIL

**HAGENSON CONSULTANTS, LLC**  
 CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTANTS  
 6484-48TH AVENUE S.W. SEATTLE, WA 98136  
 phone: 206.838-8188 fax: 206.838-7945  
 email: HJHAGENSON@COMCAST.NET

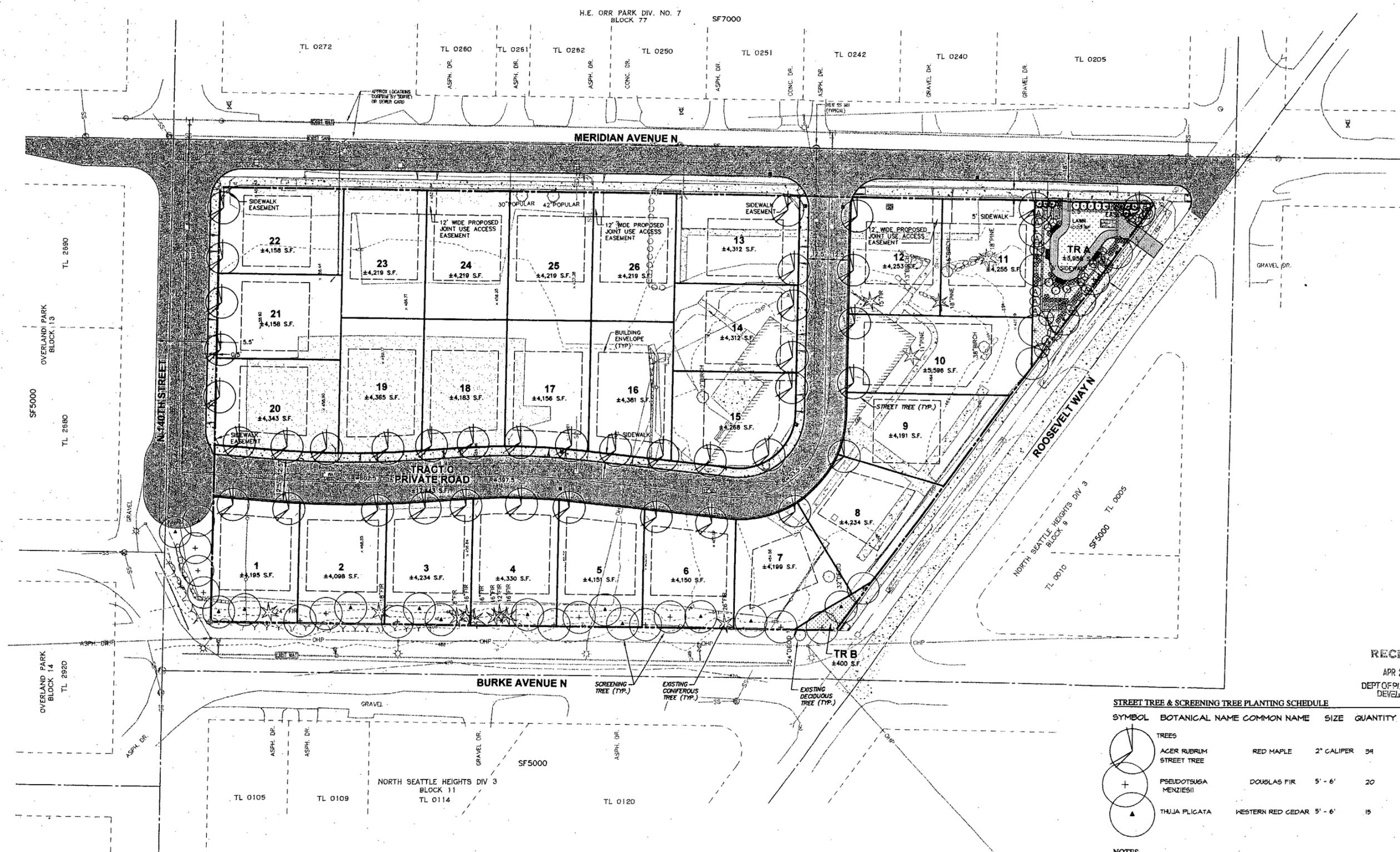
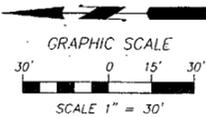
PROJECT NO. 200629  
 DRAWN BY: HEH  
 CHECKED BY: HEH

**GOODHUE PLAT FOR WU CONSTRUCTION**

SHEET TITLE: DETAILS  
 SHEET NO. C-4

RECEIVED  
 APR 25 2007  
 DEPT OF PLANNING AND DEVELOPMENT

FILENAME: HC/.../200629/ACVIL LAYERSTATE: 1-CRD SCREENED



**STREET TREE & SCREENING TREE PLANTING SCHEDULE**

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	SPACING
(Circle with diagonal line)	ACER RUBRUM	RED MAPLE	2" CALIPER	34	50' O.C. OR AS SHOWN
(Circle with cross)	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	5' - 6'	20	AS SHOWN
(Circle with triangle)	THUJA PLICATA	WESTERN RED CEDAR	5' - 6'	15	AS SHOWN

**NOTES**

1. PLANT STREET TREES 5' BEHIND SIDEWALK OR, IF NO SIDEWALK, 4' BEHIND CURB.
2. ADJUST LOCATION OF STREET TREES AS NEEDED TO MINIMIZE CONFLICT WITH EXISTING OR PROPOSED UTILITIES. PLANT TREES A MINIMUM OF 5' AWAY FROM DRIVEWAYS AND UTILITIES AND 15' AWAY FROM STREET LIGHT AND POWER POLES.

RECEIVED  
APR 25 2007  
DEPT OF PLANNING AND DEVELOPMENT

DESIGN GROUP	BY
MICHAEL MCKENZIE, L.S.	DATE
PROJECT MANAGER:	REVISION
JOHN RUBENKONIG, A.S.L.A.	
DESIGNED BY:	
M. BOSILOVIC	
CHECKED BY:	
J. RUBENKONIG	
DATE:	
2/28/07	
FILE NAME:	

STREET TREE PLAN

**GOODHUE PLAT**

13727 MERIDIAN AVE N

WASHINGTON

CITY OF SEATTLE

STATE OF WASHINGTON  
REGISTERED  
LANDSCAPE ARCHITECT

*John E. Rubenkong*

JOHN E. RUBENKONIG  
CERTIFICATE NO. 974

STAMP NOT VALID  
UNLESS SIGNED AND DATED

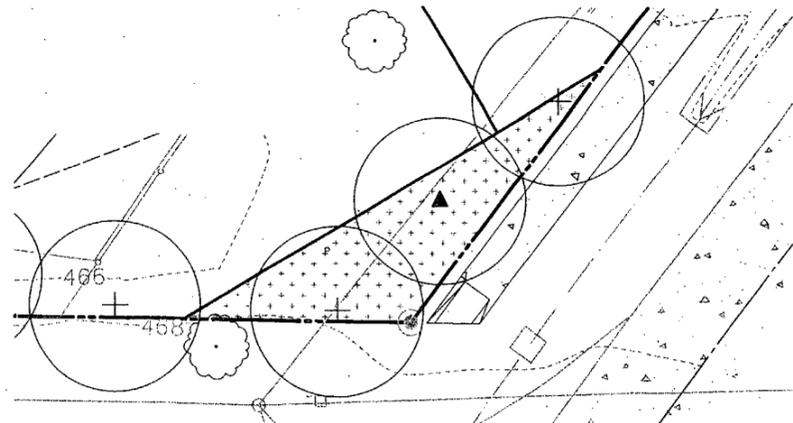
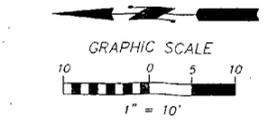
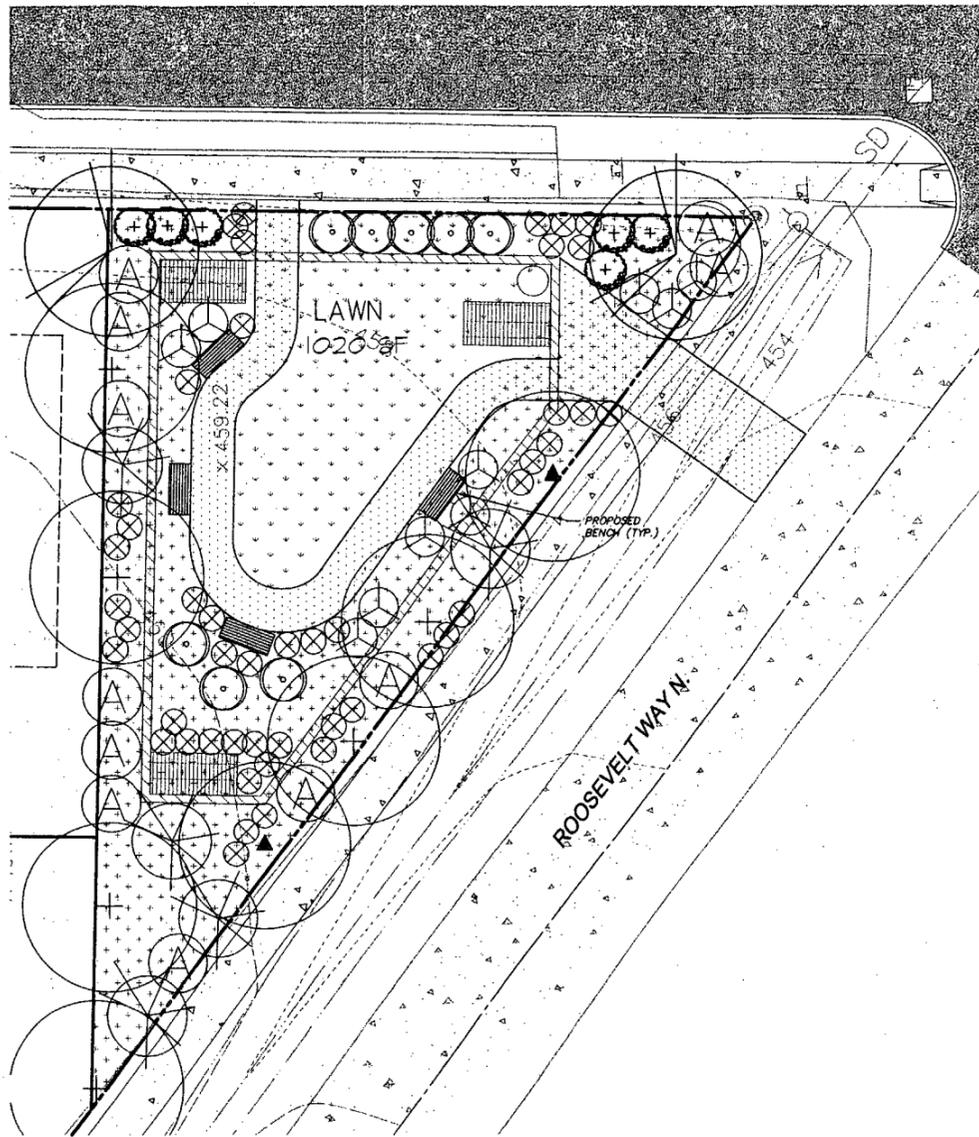
**PETERSON CONSULTING ENGINEERS**

4010 Lake Washington Blvd. N.E., Suite 300  
Kirkland, WA 98033  
Tel (425) 827-5874  
Fax (425) 822-7216

JOB NUMBER **WUCC-0001**

SHEET NUMBER **L-1 OF 3**

N:\Projects\14000001\14000001.dwg APR 05 2007 15:45:39 (MKB) (C) PCE

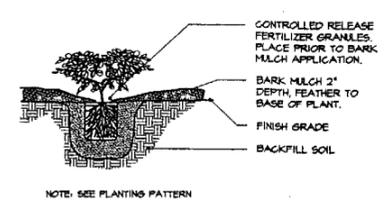
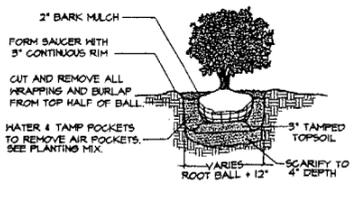
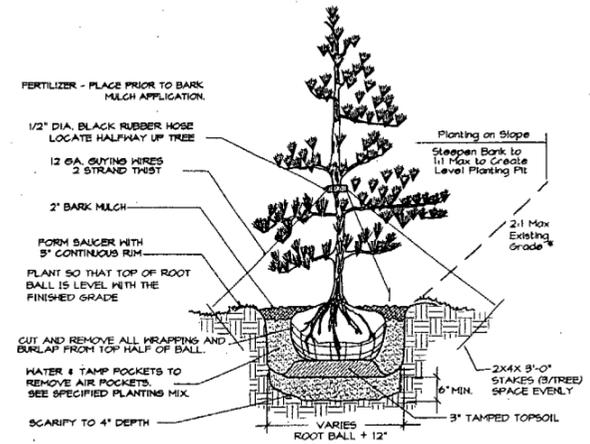
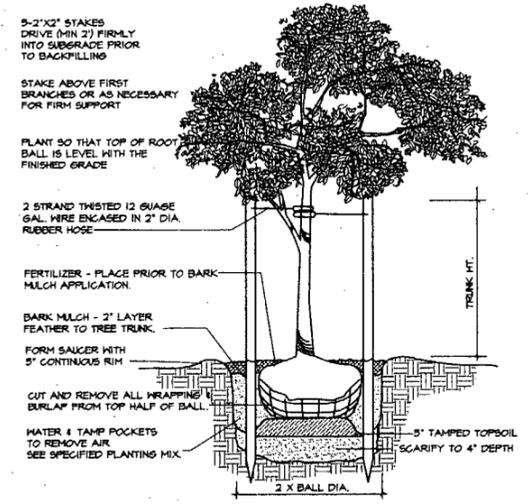


**OPEN SPACE PLANTING SCHEDULE**

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	SPACING
<b>SHRUBS</b>					
⊕	ABELIA GRANDIFLORA 'EDWARD GOUCHER'	EDWARD GOUCHER' ABELIA	3 GALLON	5	5' ON CENTER
⊗	ACER CIRCINATUM	VINE MAPLE	5 GALLON	5	AS SHOWN
⊙	ARBUTUS UNEDO	STRAWBERRY TREE	5 GALLON	11	AS SHOWN
⊖	EUONYMUS ALATA 'COMPACTA'	WINGED EUONYMUS	3 GALLON	8	6' ON CENTER
⊗	MAHONIA AQUIFOLIUM	UPRIGHT OREGON GRAPE	1 GALLON	47	3' ON CENTER
⊕	PIERIS JAPONICA 'MT. FIRE'	PIERIS 'MT. FIRE'	3 GALLON	10	5' ON CENTER
<b>GROUND COVER</b>					
■	GALThERIA SHALLON	SALAL	1 GALLON	1500	
INFILL AROUND PLANTS AND AT 24" ON CENTER IN FRONT OF BEDS IN BOTH TRACT A AND TRACT B.					
■	LAWN	HYDROSEED OR SOD		1020 SF ±	
GRASS SEED SPECIFICATION: 40% CREEPING RED FESCUE 10% HIGHLAND BENTGRASS 20% KENTUCKY BLUEGRASS 30% PENNINE RYEGRASS					
■	PATH	5 FOOT WIDE PEDESTRIAN PATH (CONCRETE PAVERS)		114 LF	
■	6' BENCH			4	

**LANDSCAPE NOTES**

- ALL TECHNIQUES AND METHODS USED DURING CONSTRUCTION OF THE LANDSCAPE PORTION OF THIS PROJECT SHALL BE OF THE FIRST QUALITY AS COMPARED TO THE STANDARDS OF THE INDUSTRY. ALL ASPECTS OF THIS WORK WILL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE LANDSCAPE ARCHITECT AND THE CITY OF SEATTLE.
- COORDINATE ALL WORK WITH OTHER CONTRACTORS ON SITE. THE LANDSCAPE CONTRACTOR SHALL OBTAIN ALL PERMITS NECESSARY FOR THAT PORTION OF THIS PROJECT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING OF ALL DEBRIS, RUBBISH AND EXCESS MATERIAL INCURRED BY THIS PROJECT.
- DISCREPANCIES BETWEEN PLANS AND SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO PROCEEDING.
- VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO PLAN INSTALLATION. NO TREES SHALL BE PLANTED CLOSER THAN 5 FEET TO UNDERGROUND UTILITIES IF AT ALL POSSIBLE.
- VERIFY EXISTING GRADING IN FIELD PRIOR TO CONSTRUCTION. IF CONDITIONS ARE OTHER THAN EXPECTED, CONTACT THE ARCHITECT IMMEDIATELY.
- EXISTING TOPSOIL SHOULD BE STRIPPED FROM CONSTRUCTION LOCATIONS, SAFELY STORED ON SITE, AND REUSED IN PLANTING BED PREPARATION. AGEMENT WHERE NECESSARY WITH "STERCO", PACIFIC TOPSOILS WINTERMIX OR AN APPROVED EQUIVALENT. TILL THOROUGHLY INTO PLANTING BEDS AND LAWN AREAS TO A 6" MINIMUM DEPTH. REMOVE ROCKS AND DEBRIS LARGER THAN 1".
- COVER ALL TREE, SHRUB AND GROUND COVER PLANTING AREAS WITH A TWO INCH MINIMUM THICKNESS OF MULCH.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE LANDSCAPE PORTION OF THIS PROJECT DURING CONSTRUCTION AND FOR A MINIMUM OF 30 DAYS AFTER FINAL ACCEPTANCE. THIS WORK SHALL TAKE THE FORM OF WATERING WHERE NECESSARY, DEBRIS PICKUP, REMOVAL OF INVASIVE NON-NATIVES SUCH AS HIMALAYAN BLACKBERRY & REED CANARY GRASS AND ANY PRUNING NEEDED TO KEEP THE LANDSCAPE IN FIRST CLASS CONDITION.
- ALL PLANT MATERIAL SHALL BE IN GOOD GROWING CONDITION AT THE TIME OF PLANTING AND SHALL BE GUARANTEED FOR ONE FULL YEAR OR UNTIL THE NEXT GROWING SEASON (WHICHEVER TIME PERIOD IS LONGER) AFTER FINAL ACCEPTANCE. ANY REPLACEMENT PLANT MATERIAL REQUIRED SHALL BE EXACTLY THE SAME AS ORIGINALLY SPECIFIED AS TO TYPE AND SIZE. IN THE EVENT THAT A PARTICULAR PLANT SPECIES IS NOT SURVIVING, A SUBSTITUTE SPECIES MAY BE SELECTED, PER CITY OF SEATTLE APPROVAL. THE CONTRACTOR SHALL RE-DO ANY TREE STAKING AS IS APPROPRIATE DURING THIS TIME PERIOD.
- DIG, PACK, TRANSPORT AND HANDLE ALL PLANTS WITH CARE TO ENSURE PROTECTION FROM INJURY. STORE PLANTS IN THE MANNER NECESSARY TO ACCOMMODATE THEIR HORTICULTURAL REQUIREMENTS. HEEL-IN PLANTS AND IRRIGATE AS NEEDED TO KEEP FROM DRYING OUT.
- INSTALL APPROPRIATE TRANSPLANTER FERTILIZER TO ALL PLANTING PITS AS SPECIFIED BY MANUFACTURER.
- STAKE ALL TREES AS SHOWN IN DETAIL.
- THE CONTRACTOR IS RESPONSIBLE FOR WATERING ALL PLANTS TO ENSURE THEIR SURVIVAL UNTIL FINAL ACCEPTANCE AND/OR IRRIGATION SYSTEM IS IN OPERATION.



DESIGN GROUP	PROJECT MANAGER	DESIGNED	CHECKED	DATE
MICHAEL MACKENZIE LS	JOHN RUBENKONG, AUSA	M. BOSILOVIC	J. RUBENKONG	2/28/07

OPEN AREAS  
PLANTING PLAN

**GOODHUE PLAT**  
13727 MERIDIAN AVE N  
CITY OF SEATTLE

WASHINGTON

APR 25 2007

STATE OF WASHINGTON  
REGISTERED  
LANDSCAPE ARCHITECT  
JOHN E. RUBENKONG  
CERTIFICATE NO. 574

STAMP NOT VALID  
UNLESS SIGNED AND DATED

**PETERSON CONSULTING ENGINEERS**

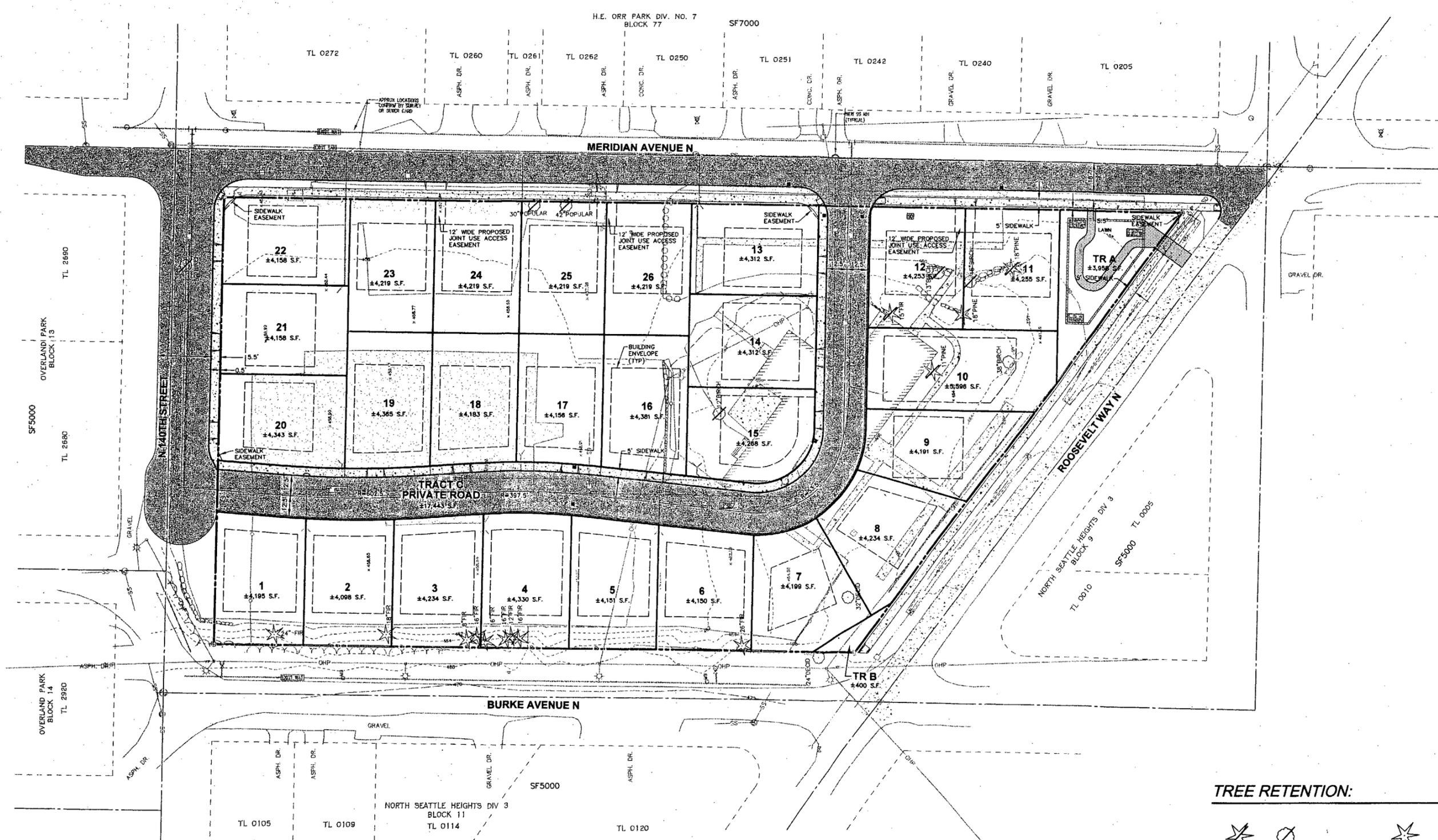
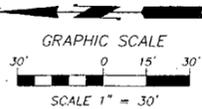
4010 Lake Washington  
Bld. N.E., Suite 300  
Kirkland, WA 98033  
Tel (425) 827-5874  
Fax (425) 822-7216

RECEIVED  
APR 25 2007  
DEPT OF PLANNING AND DEVELOPMENT

JOB NUMBER  
**WUCC-001**

SHEET NUMBER  
**L-2 of 3**

N:\Projects\100000000\100000000.dwg APR 05 2007 15:46:04 (LPR) (C) PCE



**TREE RETENTION:**



TREE CALCULATIONS INCLUDE ALL TREES ON SITE AS SHOWN ON PLAN

TREES ON SITE:	21	100%
RETAIN:	12	57%
REMOVE:	9	43%

RECEIVED  
APR 25 2007  
DEPT OF PLANNING AND DEVELOPMENT

DESIGN GROUP	MICHAEL MCKENZIE & SONS
PROJECT MANAGER	JOHN RUBENKOWICZ, ASLA
DESIGNED BY	A. BELOUSEWKO
CADD	J. RUBENKOWICZ
CHECKED	J. RUBENKOWICZ
DATE	3/28/07
LSI NUMBER	LSI140001
FILE NAME	

TREE RETENTION PLAN  
**GOODHUE PLAT**  
 13727 MERIDIAN AVENUE  
 CITY OF SEATTLE  
 WASHINGTON

**PETERSON CONSULTING ENGINEERS**

4010 Lake Washington Blvd., N.E., Suite 300  
Kirkland, WA 98033  
Tel (425) 827-5874  
Fax (425) 822-7216

JOB NUMBER: **WUCC-0001**  
SHEET NUMBER: **L-3 of 3**

W:\Projects\WUCC0001\GIS\Map\13727 Meridian Ave\13727 Meridian Ave.dwg, Job: 05/2007, 15:47:58, (6/6/07) (C) PCE



Goodhue Plat Subdivision

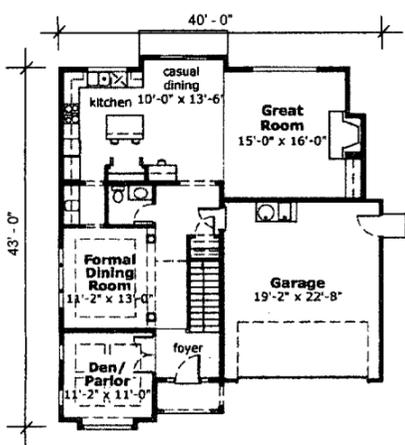
Sample Preliminary Floor Plan & Front Elevations

GRAPHIC SCALE  
(IN FEET)



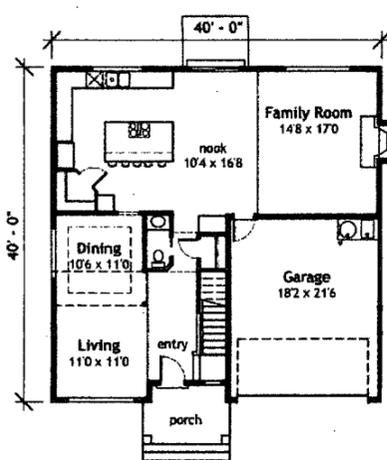
Sample Plan Type I

Overall Exterior Dimensions : 40'x43'



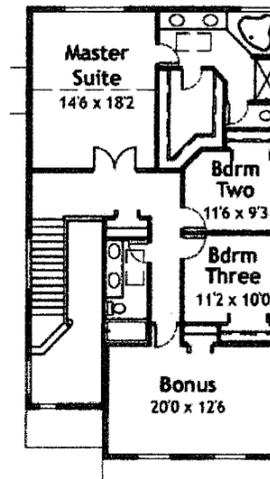
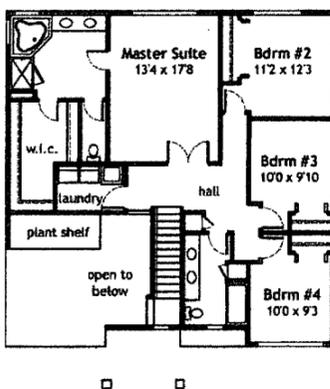
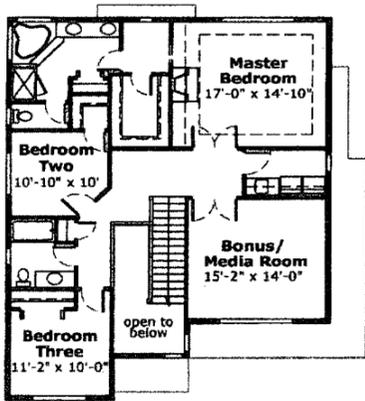
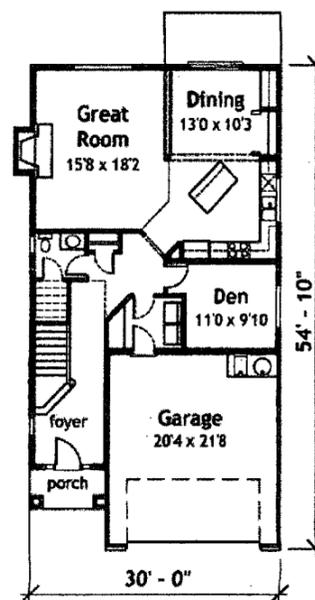
Sample Plan Type II

Overall Exterior Dimensions : 40'x40'



Sample Plan Type III

Overall Exterior Dimensions : 30'x54'



NOTES:

Building Height: per 23.44.012: Maximum height is 30 ft.  
All proposed structures do not exceed maxima height -30'.  
Compliance and exact height to be verified upon applications  
for building permit on individual lots.

RECEIVED  
APR 25 2007  
DEPT OF PERMITS AND  
DEVELOPMENT

Goodhue Plat

13727 Meridian Ave. N Seattle  
MUP NO: 3004747

PROJECT NO. G0808  
PREPARED BY: RZX  
REVIEWED BY: YHW

NO	REVISION	DATE

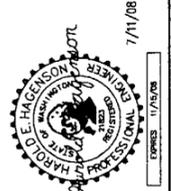
Preliminary Floor Plans & Elevations

Sample Floor plan & elevation source:  
NASH JONES ANDERSON ARCHITECTS  
11644 NE 80th ST Kirkland WA 98033  
(425) 828 - 4117

Wu Construction LLC

13333 Lake City Way NE  
Seattle WA 98125  
Tel: (206) 786-1666  
Fax: (206) 526-0304





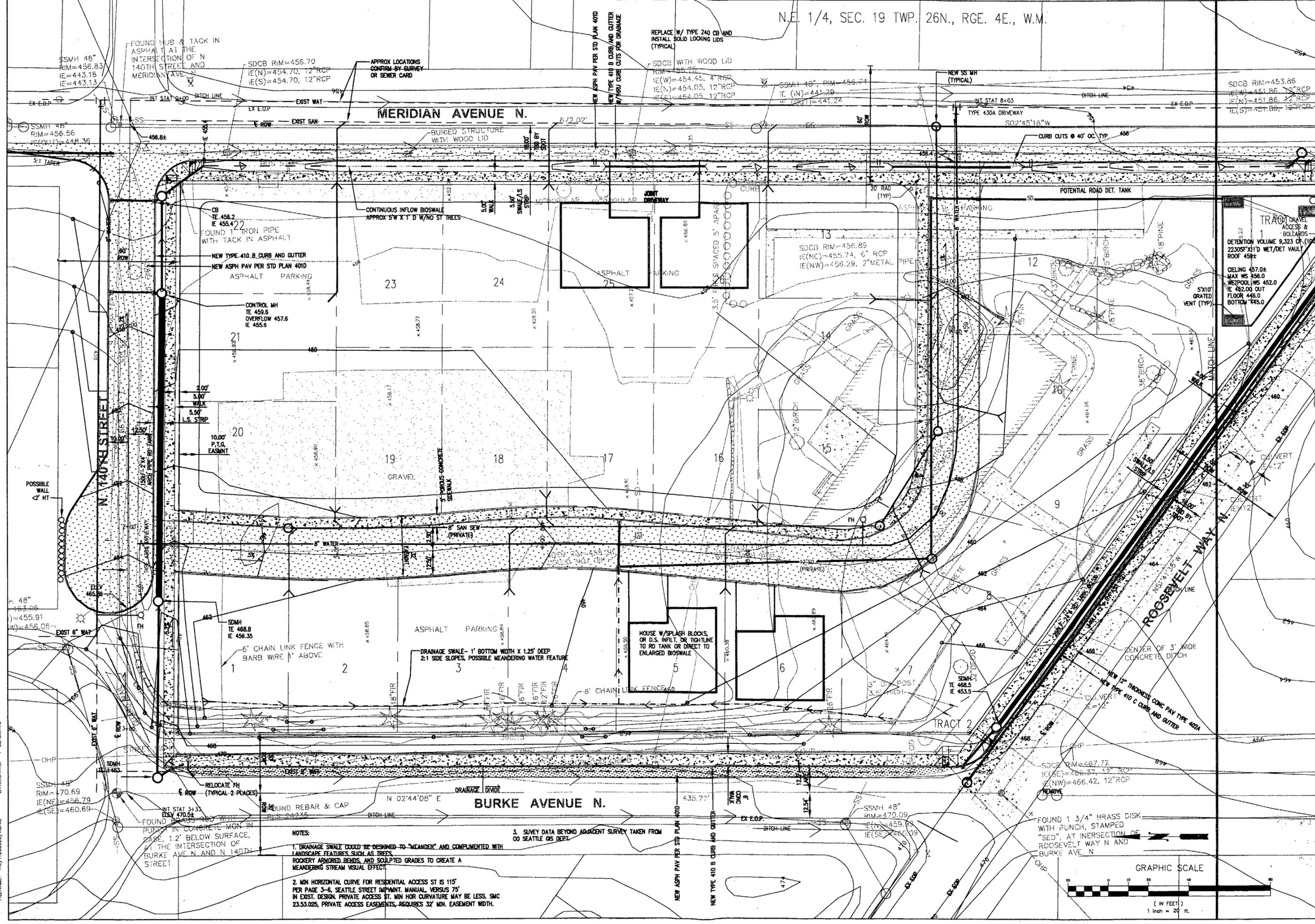
NO	REVISION	DATE
1	ISSUED FOR PERMITS	7/11/08
2	REVISED PER CITY COMMENTS	5-17-08
3	REVISED OFFSITE ROADS AND STORM DRAINS	3/29/07
4	REVISED PER NEW PLAT LAYOUT	2/12/07
5	REVISED PER CLIENT	2/15/07
6	REVISED PER CITY COMMENTS	2/15/07

**HAGENSON CONSULTANTS, LLC**  
 CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTANTS  
 6484 - 48TH AVENUE SW Seattle WA 98136  
 phone 206-338-6168 fax 206-338-7645  
 email hagen@hagenc.com

PROJECT NO. 200629  
 DRAWN BY: HEH  
 CHECKED BY: HEH

**GOODHUE PLAT FOR WU CONSTRUCTION**

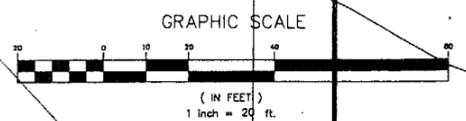
SHEET TITLE: SCHEMATIC CIVIL PLAN  
 SHEET NO. C-2



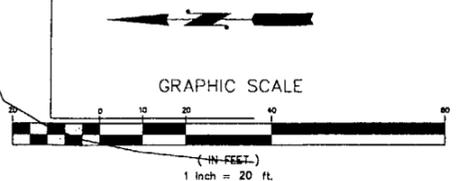
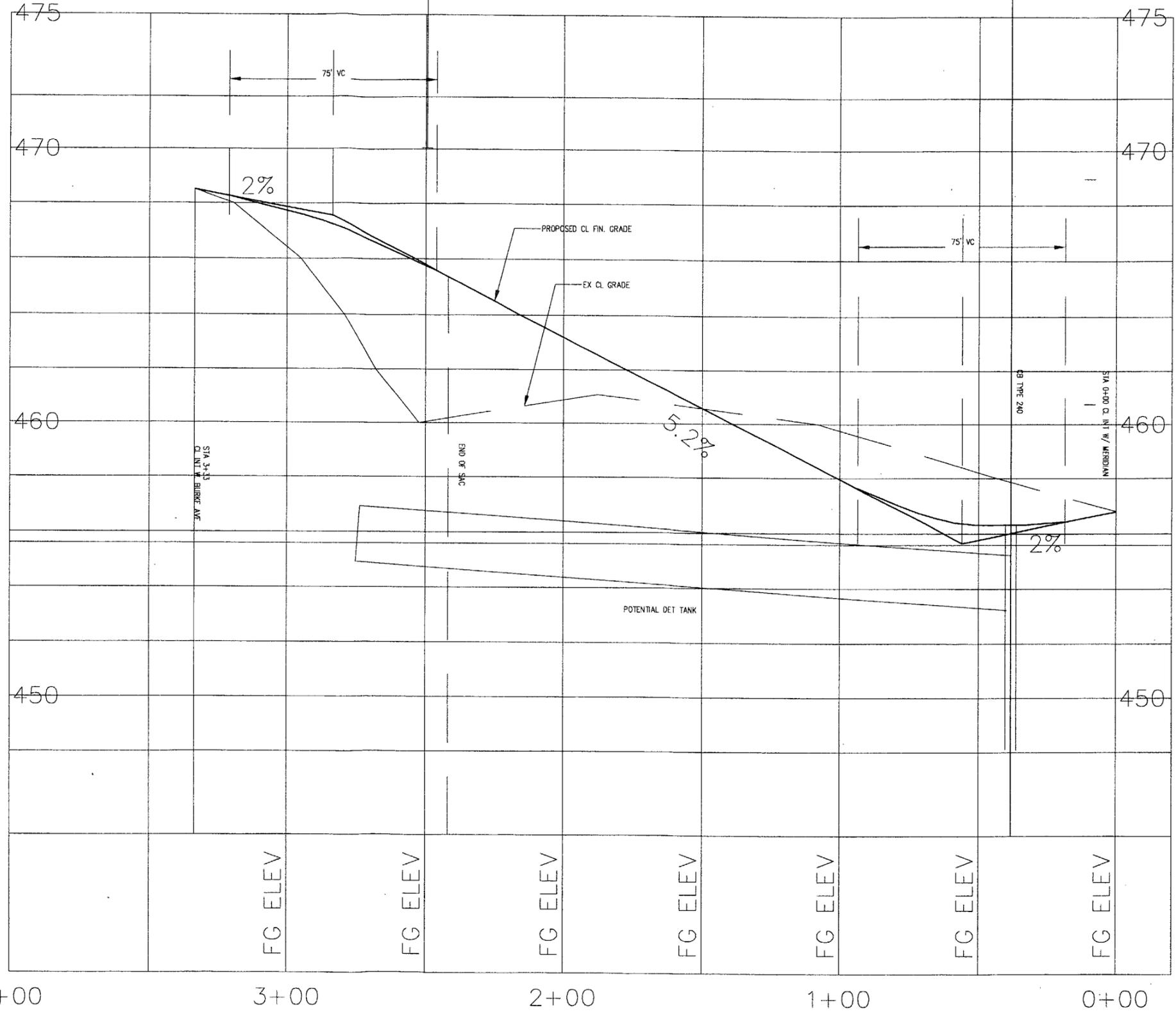
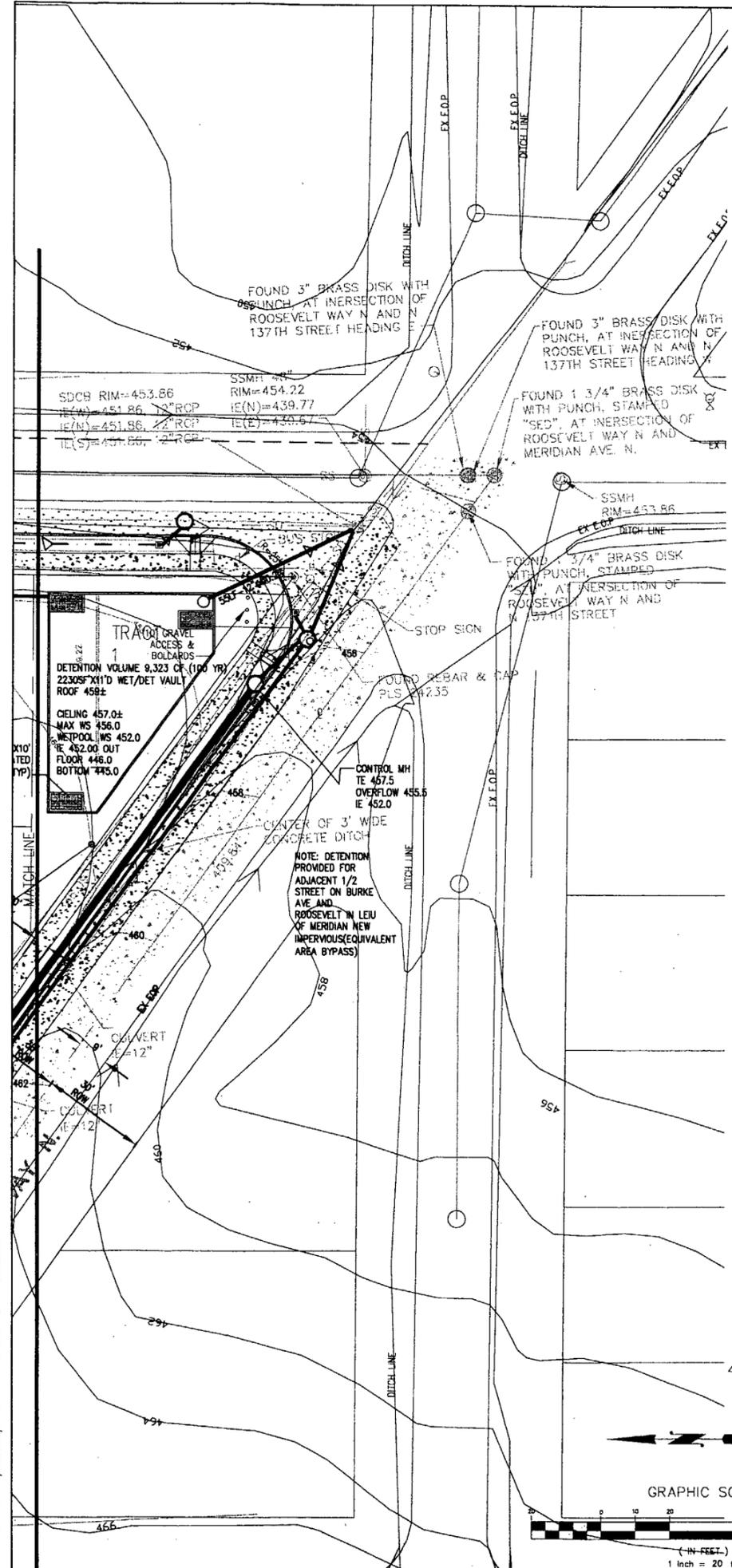
FILENAME: HC7\_200629/CVIL  
 LAYERSTATE: 1-SCHEMATIC

**NOTES:**

1. DRAINAGE SWALE COULD BE DESIGNED TO "MEANDER" AND COMPLEMENTED WITH LANDSCAPE FEATURES SUCH AS TREES, ROCKERY ARMORED BENDS, AND SCULPTED GRADES TO CREATE A MEANDERING STREAM VISUAL EFFECT.
2. MIN HORIZONTAL CURVE FOR RESIDENTIAL ACCESS ST IS 115' PER PAGE 3-6, SEATTLE STREET IMPVMT. MANUAL, VERSUS 75' IN EXIST. DESIGN. PRIVATE ACCESS ST. MIN HOR CURVATURE MAY BE LESS. SMC 23.53.025, PRIVATE ACCESS EASEMENTS, REQUIRES 32' MIN. EASEMENT WIDTH.
3. SURVEY DATA BEYOND ADJACENT SURVEY TAKEN FROM CO SEATTLE GIS DEPT.



N.E. 1/4, SEC. 19 TWP. 26N., RGE. 4E., W.M.



N 140TH ST PROFILE  
SCALE 1"=20' HORIZONTAL  
1"= 2' VERTICAL

**RECEIVED**  
AUG 10 2008  
Dept of Planning & Development



NO	REVISION	DATE
1	REVISED PER CITY'S 5/20/08 COMMENTS	7/1/08
2	REVISED OFFSITE ROADS AND STORM DRAINS	3-17-08
3	REVISED PER NEW PLAT LAYOUT	3/28/07
4	REVISED PER CLIENT	2/12/07
5	1ST SUBMITTAL	2/15/07

**HAGENSON CONSULTANTS, LLC**  
CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTANTS  
6484 - 48TH AVENUE SW Seattle, WA 98148  
Phone 206.938-8188 Fax 206.938-7645  
email: Hagenson@HAGCONS.NET

PROJECT NO. 200629  
DRAWN BY: HEH  
CHECKED BY: HEH

**GOODHUE PLAT FOR WU CONSTRUCTION**

SHEET TITLE  
**SCHEMATIC CIVIL AND PROFILE**

SHEET NO.  
**C-3**

FILENAME: HC/200629/CIVIL LAYERSTATE: 1-SCHEMATIC