

700 McGilvra Blvd E, Seattle Short Plat



**TREES AND PEOPLE
COALITION**



May 13, 2024

This meeting will be held online. See Online Meeting Information section below for the meeting link. For more information, please see information below.

PUBLIC MEETING

The Seattle Department of Construction and Inspections (SDCI) is currently reviewing the application described below and will hold a public meeting to gather comments on the project.

PROJECT ADDRESS: 700 MCGILVRA BLVD E

PROJECT NUMBER: 3041632-LU

CONTACT: David Shearer – (206) 898-2990

PLANNER: Alisa Johansson – (206) 733-9964

PROJECT DESCRIPTION:

Land Use Application to subdivide one parcel into two parcels of land. Existing building to remain.

The project requires the following approvals:

Short Subdivision – to create two parcels of land.



The top of this image is north.
This map is for illustrative purposes only. In the event of omissions, errors or differences, the documents in Seattle DCI's files will control.

MEETING INFORMATION:

3041632-LU

An online public meeting will occur on **Wednesday, June 5, 2024, at 5:00 p.m.**

Webex Meeting Link: <https://bit.ly/Mtg3041632>

Access Code: 2490 910 8294

Public Comment Sign Up: <https://bit.ly/Comments3041632>

Need assistance? View the virtual meeting at the Seattle Municipal Tower, 700 5th Ave. All meeting facilities are ADA compliant. Translator/interpreters provided upon request. Please contact Patricia Spears, ADA Coordinator at 206-684-3839 or by email at Patricia.Spears@seattle.gov as soon as possible to request accommodations.

MORE INFORMATION: For more information regarding this application contact the Land Use Planner listed above, or the Public Resource Center at www.seattle.gov/project/comment.

Virtual Meetings

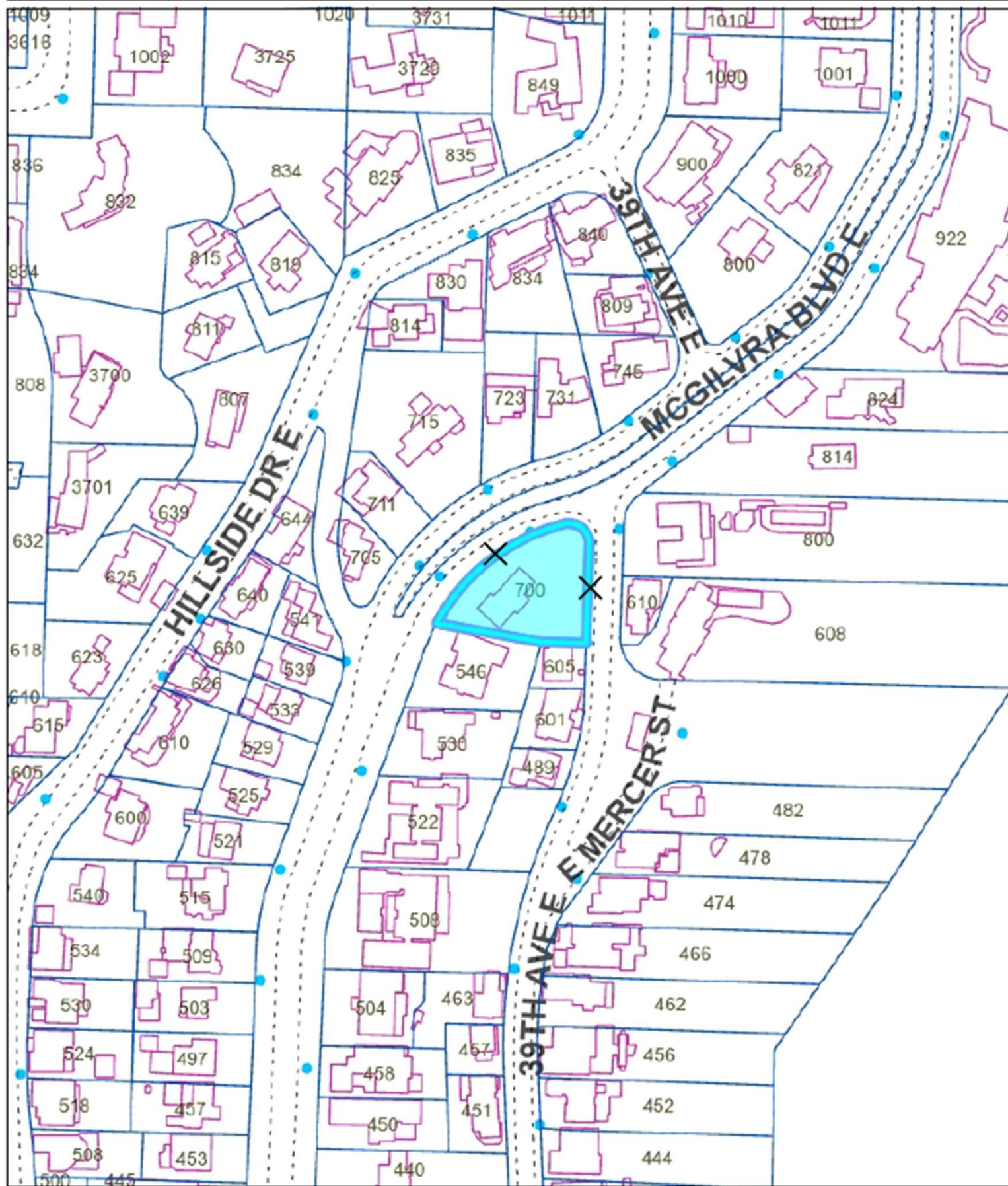
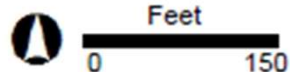
Seattle Department of Construction and Inspections is now using the [WebEx](https://help.webex.com/en-us/) (<https://help.webex.com/en-us/>) virtual meeting platform to begin hosting remote meetings. Meeting participation is limited to access by the WebEx meeting link.

Virtually attend the meeting: Go to the Online Meeting Information section on the first page of this notice. You will find the meeting link in the Online Access field. For information about locations providing free WiFi internet access, go to: <https://bit.ly/Freewifispots>

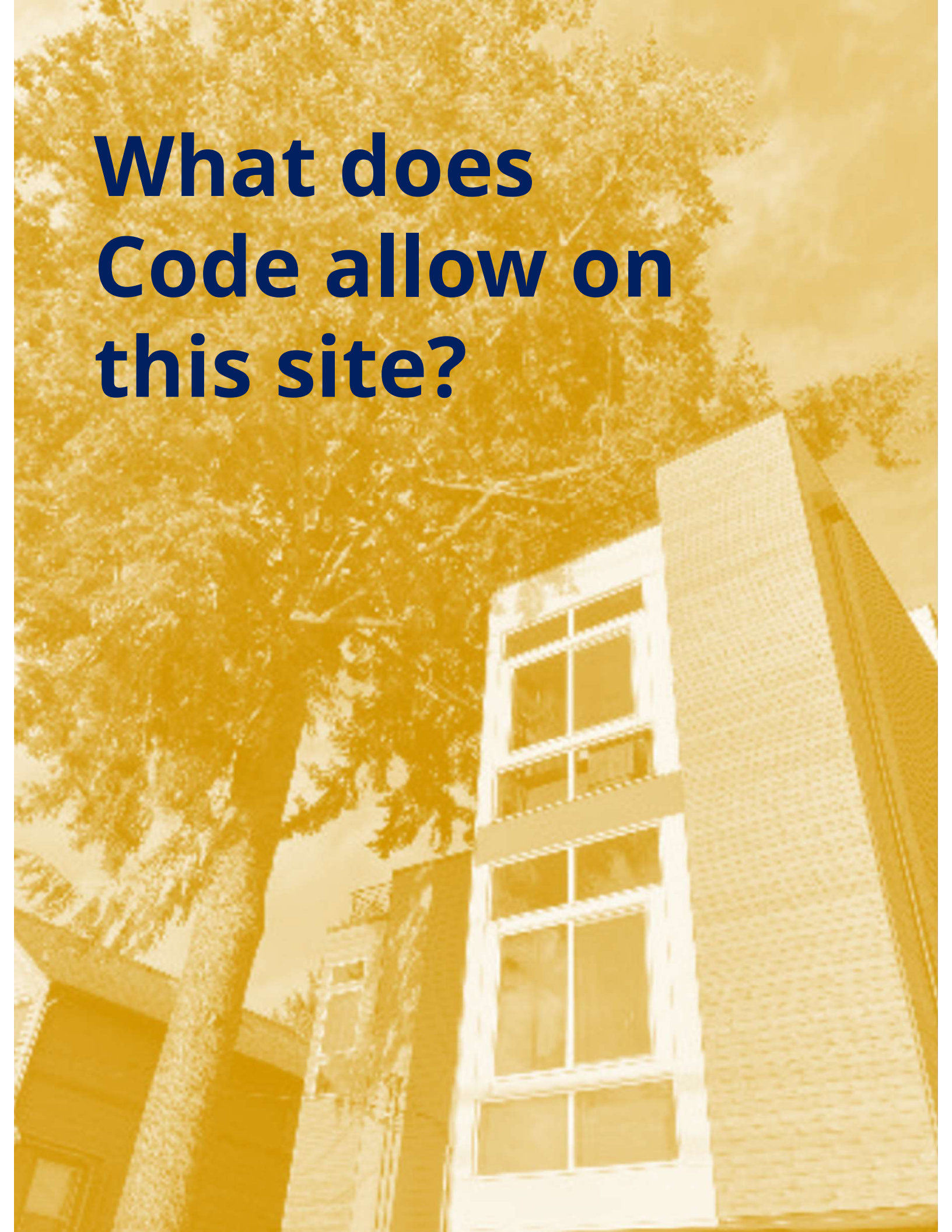


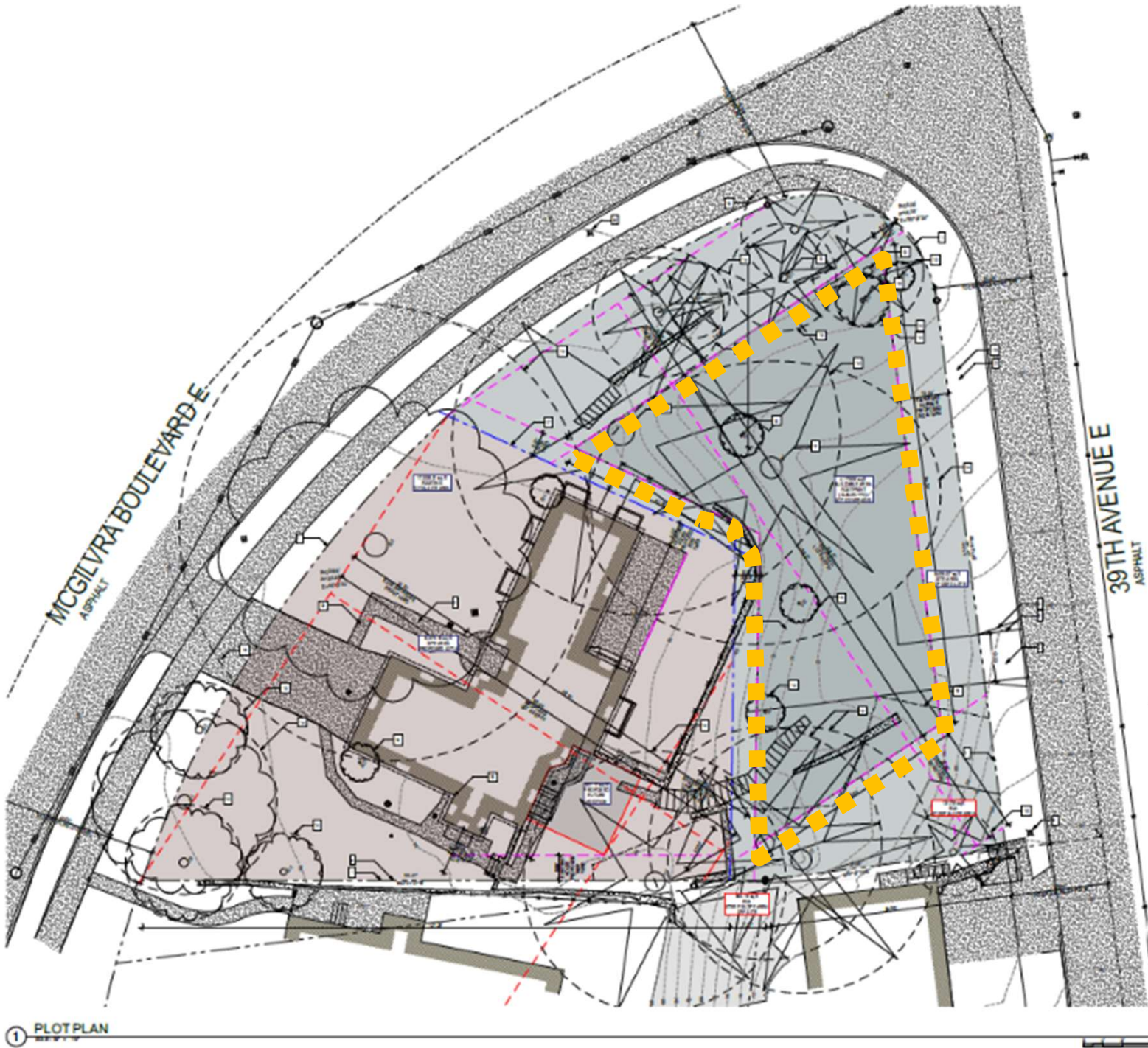
3041632-LU, SHORT PLAT

700 MCGILVRA BLVD E
MAP 106

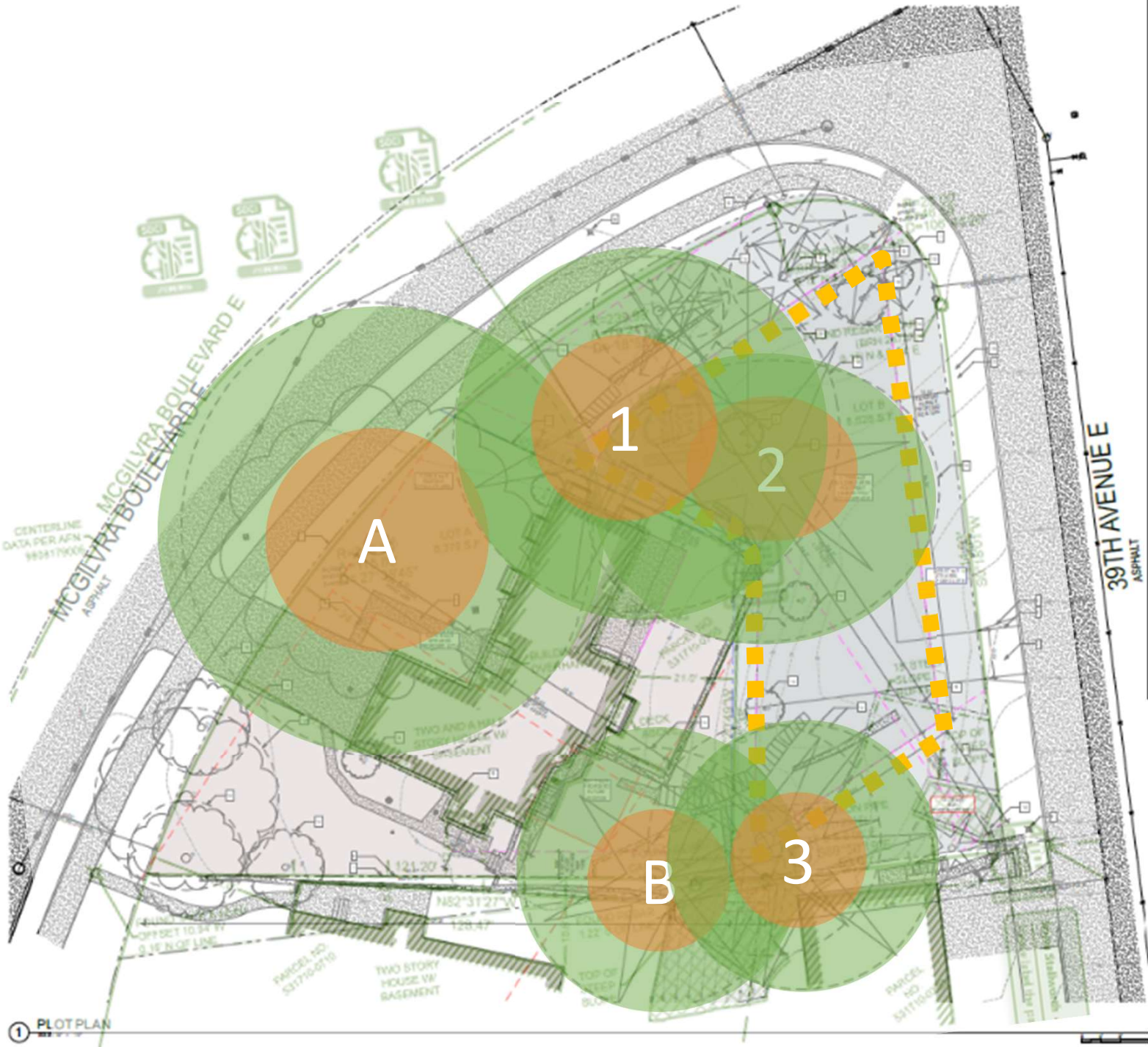


**What does
Code allow on
this site?**





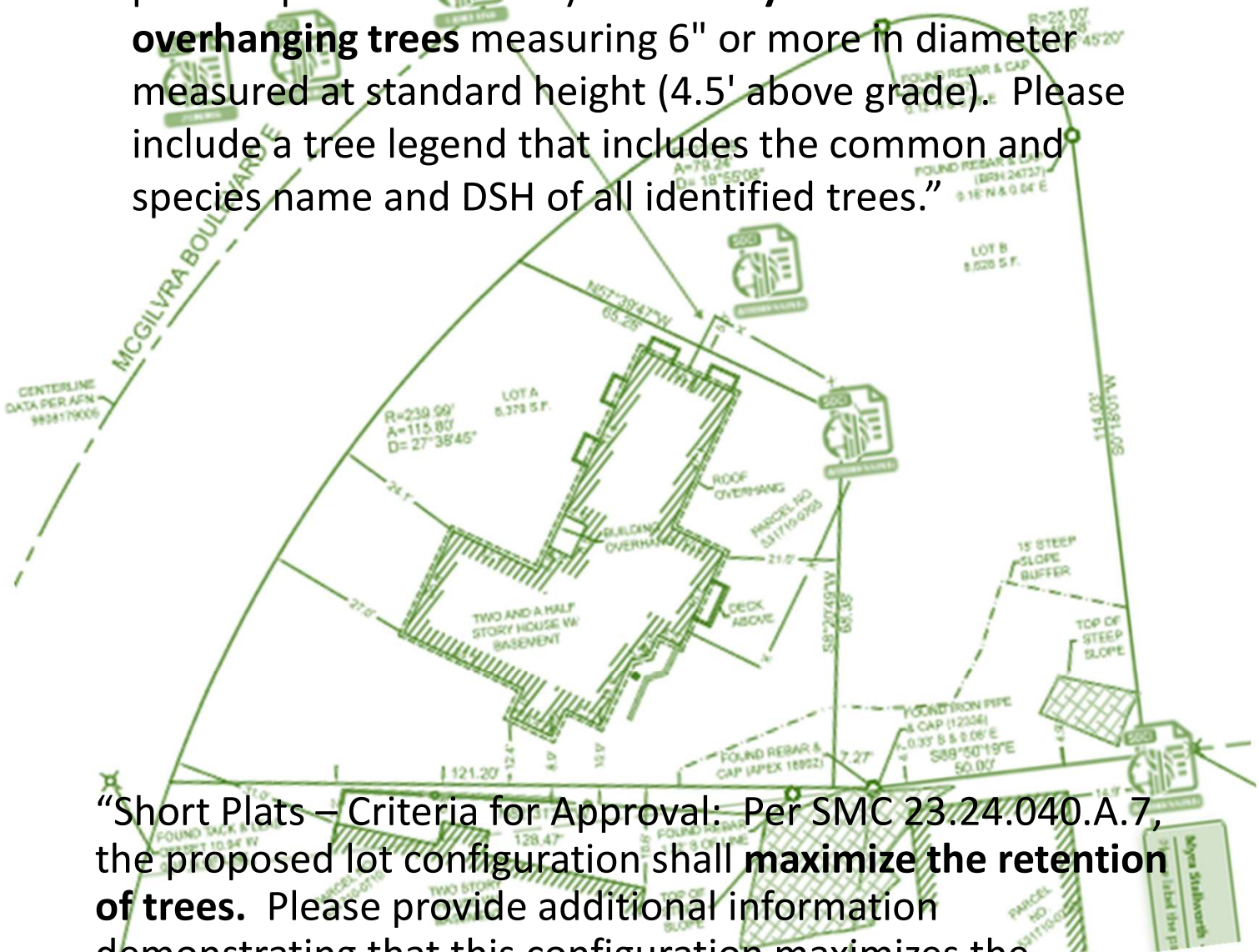
700 and 720 McGilvra Boulevard E, Seattle Lot Subdivision



700 and 720 McGilvra Boulevard E, Seattle Lot Subdivision

May 2, 2024 SDCI Correction Comment from A.Johansson

“Short Plats – Content of Application: Per SMC 23.24.020.F, please update the survey to **identify all on-site or overhanging trees** measuring 6" or more in diameter measured at standard height (4.5' above grade). Please include a tree legend that includes the common and species name and DSH of all identified trees.”



“Short Plats – Criteria for Approval: Per SMC 23.24.040.A.7, the proposed lot configuration shall **maximize the retention of trees**. Please provide additional information demonstrating that this configuration maximizes the retention of trees. Your response could include a **separate, informational site plan showing alternative lot configurations** that have been considered, or an explanation of your design, in consideration of the existing residence, demonstrating that the configuration presented for review is the most successful at maximizing the retention of trees. It is noted that an approved relief from prohibition on steep slope development may facilitate better protection of the existing on-site trees by eliminating the need for a non-disturbance area.”

Yards: Set Backs

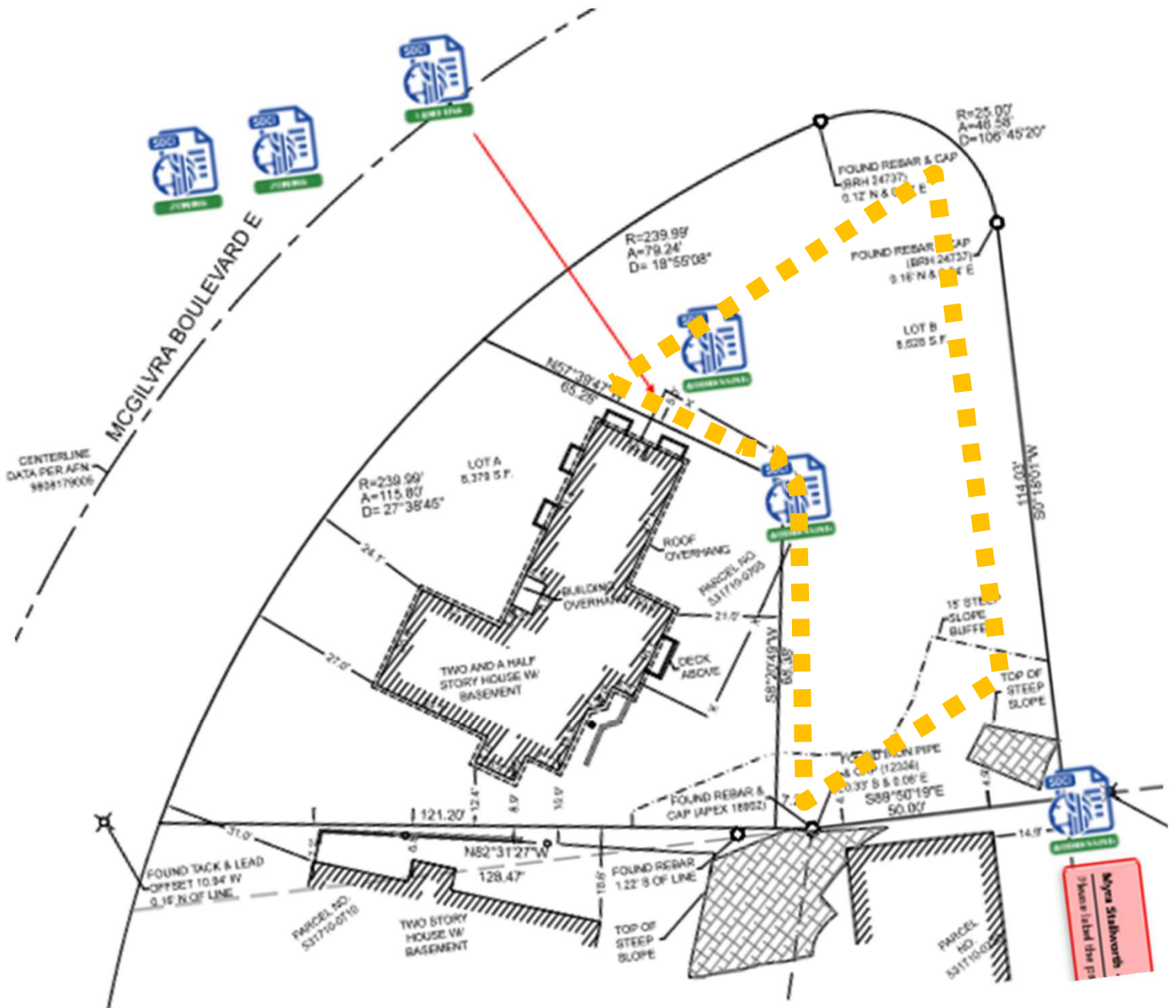


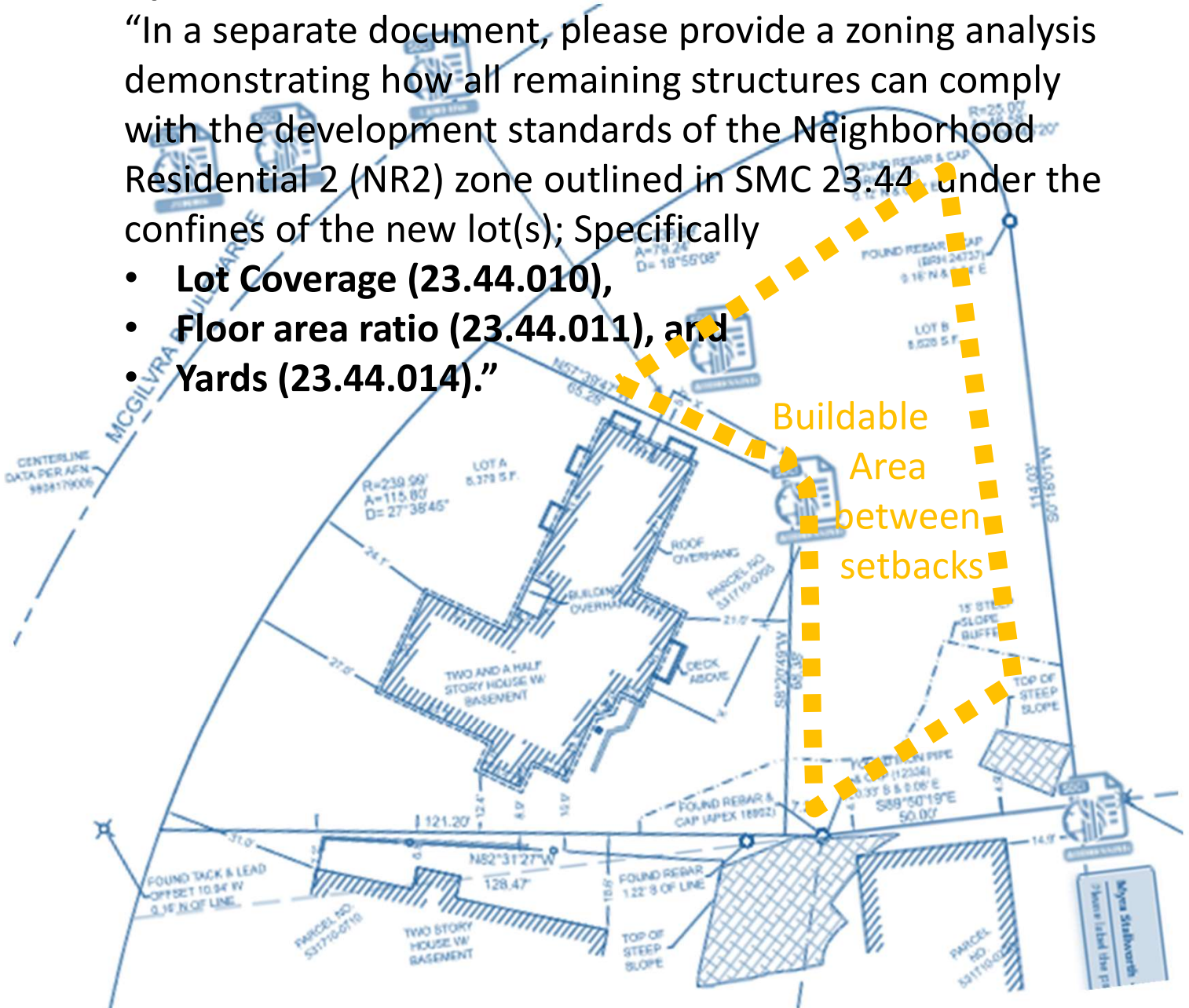
Table A for 23.44.014 Required yards in neighborhood residential zones

Yard	NR1, NR2, and NR3
zones	
Front	20 feet or the average of the front yards of the single-family structures on either side, whichever is less ¹
Rear	25 feet or 20 percent of lot depth, whichever is less, except that it may never be less than 10 feet ²
Side	5 feet ^{3, 4, 5}

April 30, 2024 SDCI Correction Comment from T.Demin

“In a separate document, please provide a zoning analysis demonstrating how all remaining structures can comply with the development standards of the Neighborhood Residential 2 (NR2) zone outlined in SMC 23.44 under the confines of the new lot(s); Specifically

- **Lot Coverage (23.44.010),**
- **Floor area ratio (23.44.011), and**
- **Yards (23.44.014).”**



“Short Plats – It appears that the on-site steep slopes may qualify for relief from **prohibition on steep slope development**. This avoids a non-disturbance area and associated covenant as described above. Please review SMC 25.09.090.B.2 and Tip 327A and consider this process if the site appears to qualify. If this option is pursued, please provide a copy of your results letter as part of your resubmittal.”

Minimum Lot Area (and 75/80% rule)

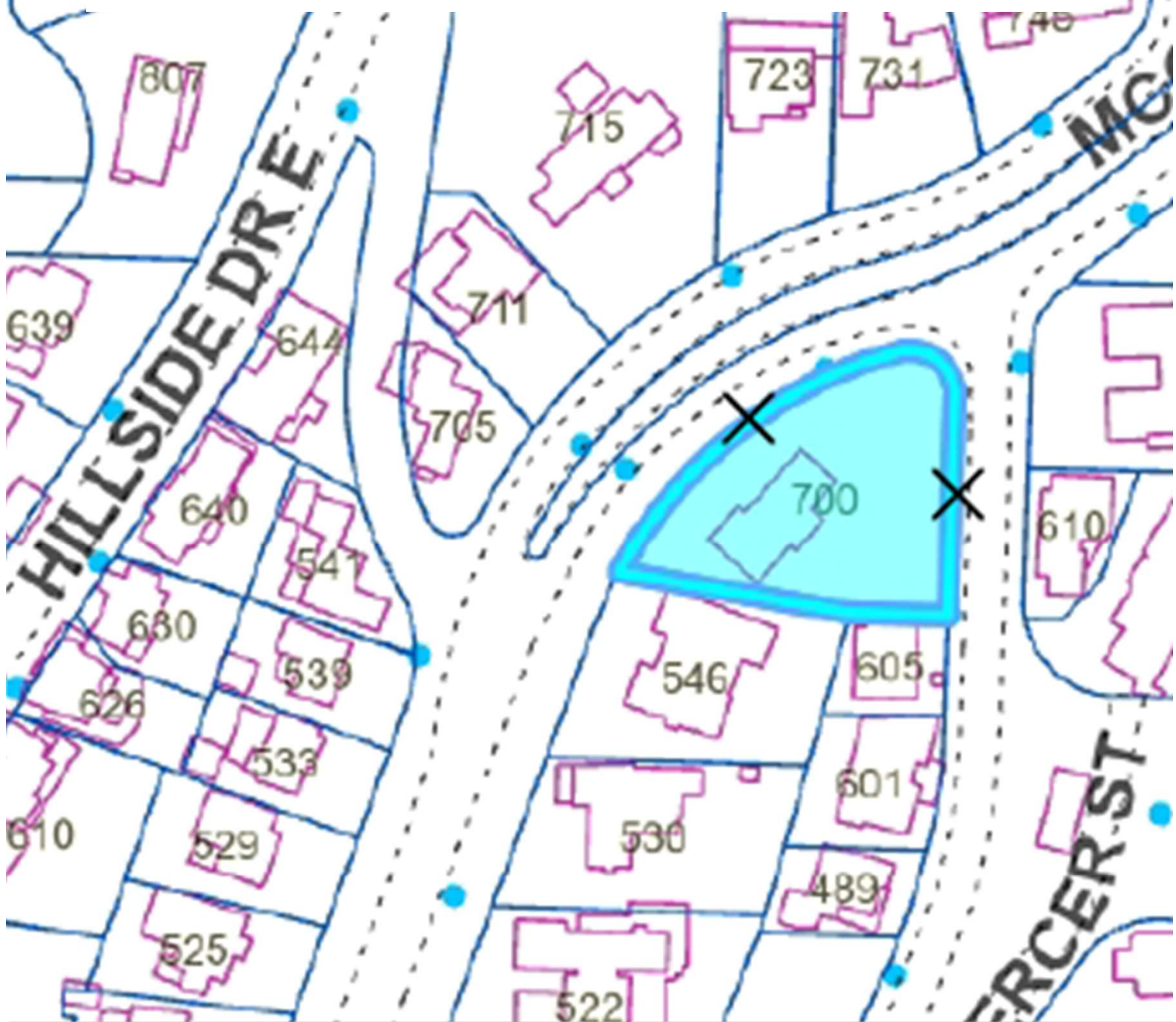


Table A for 23.44.010 Minimum lot area

Zone	Minimum lot area required
NR1	9,600 square feet
NR2	7,200 square feet
NR3	5,000 square feet
RSL	No minimum lot area ¹

**Could proposed lot
size and location of
lot subdivision
maximize tree
retention?**

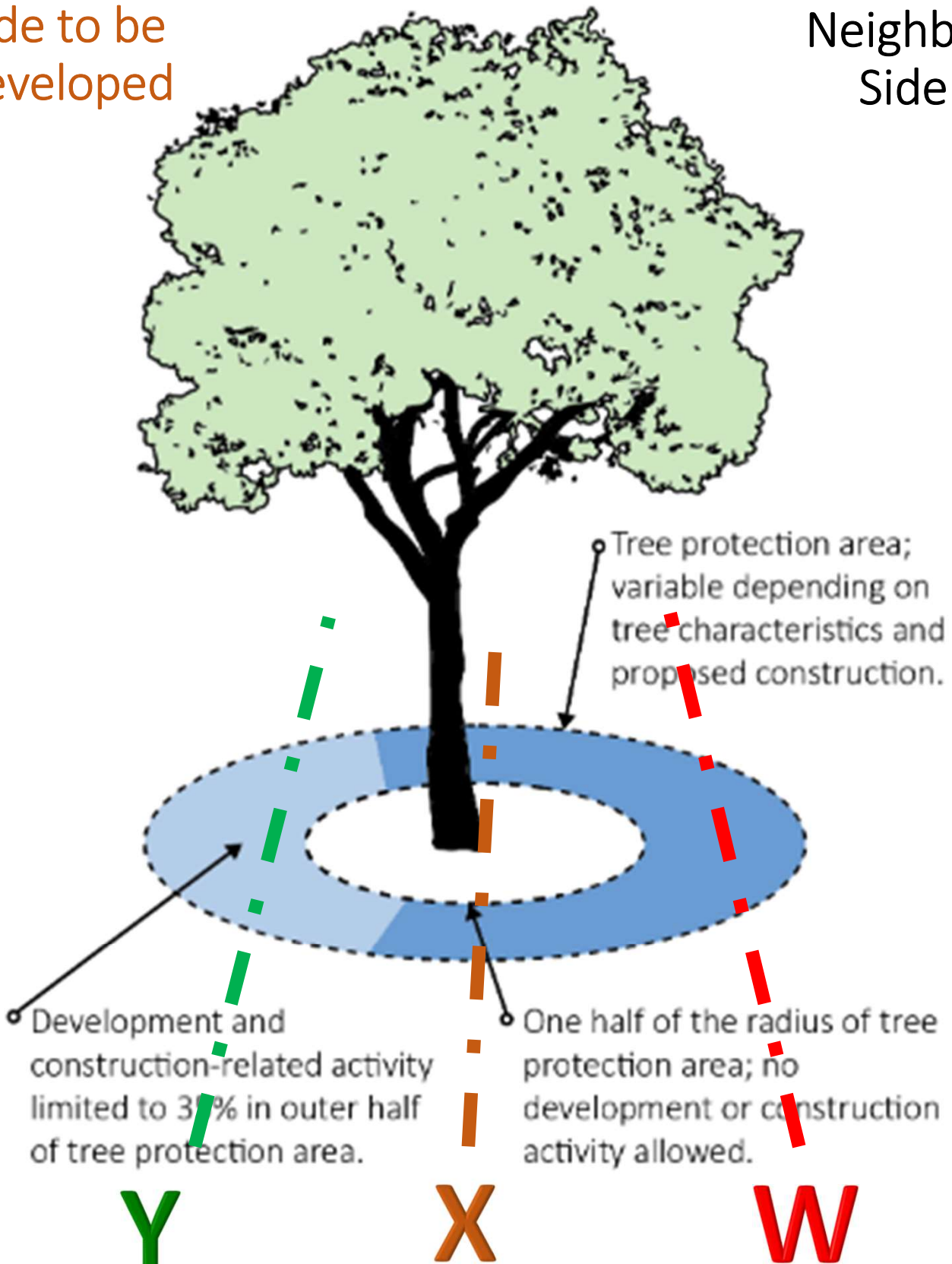
YES!



Location of Property Line Matters

Side to be Developed

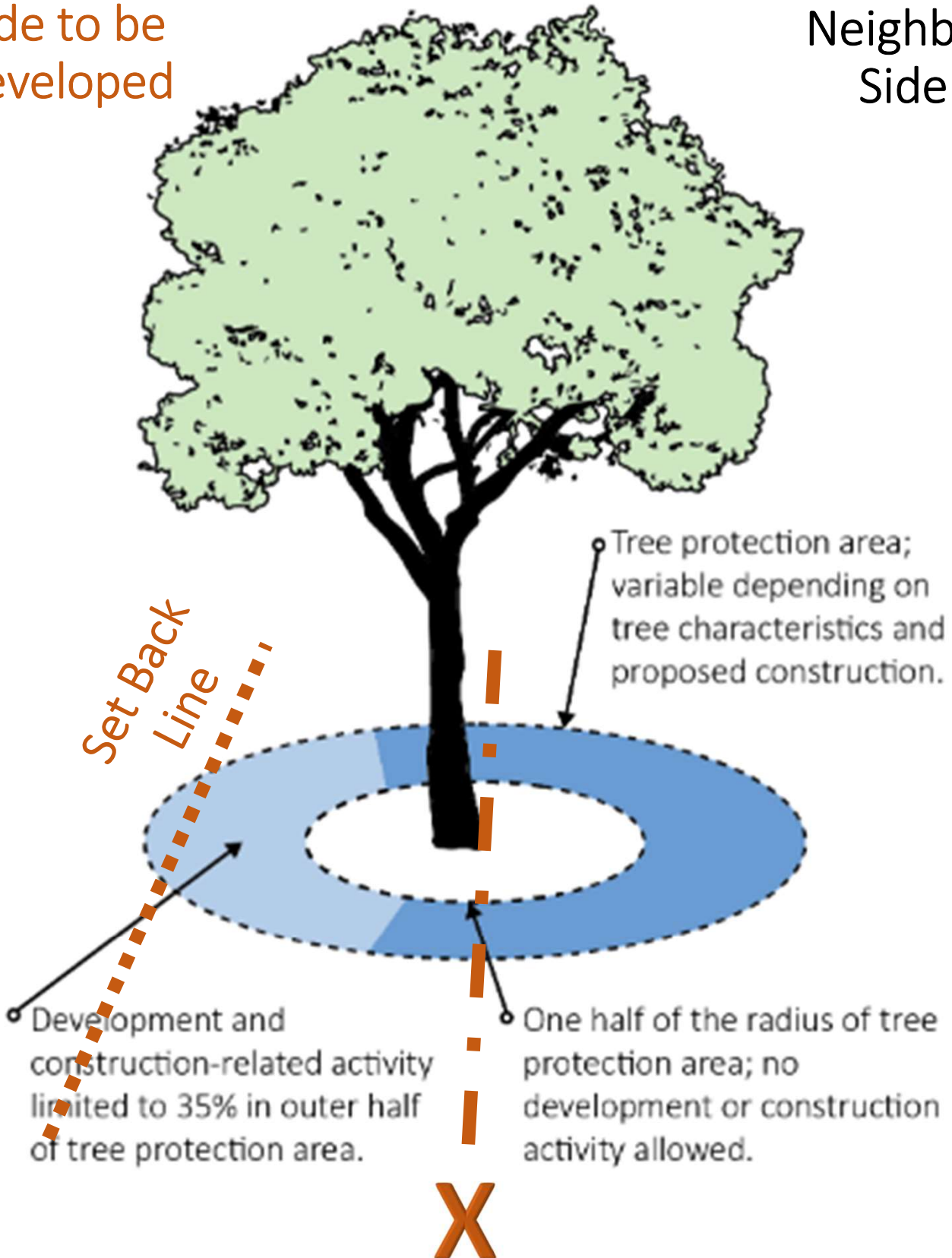
Neighbor Side

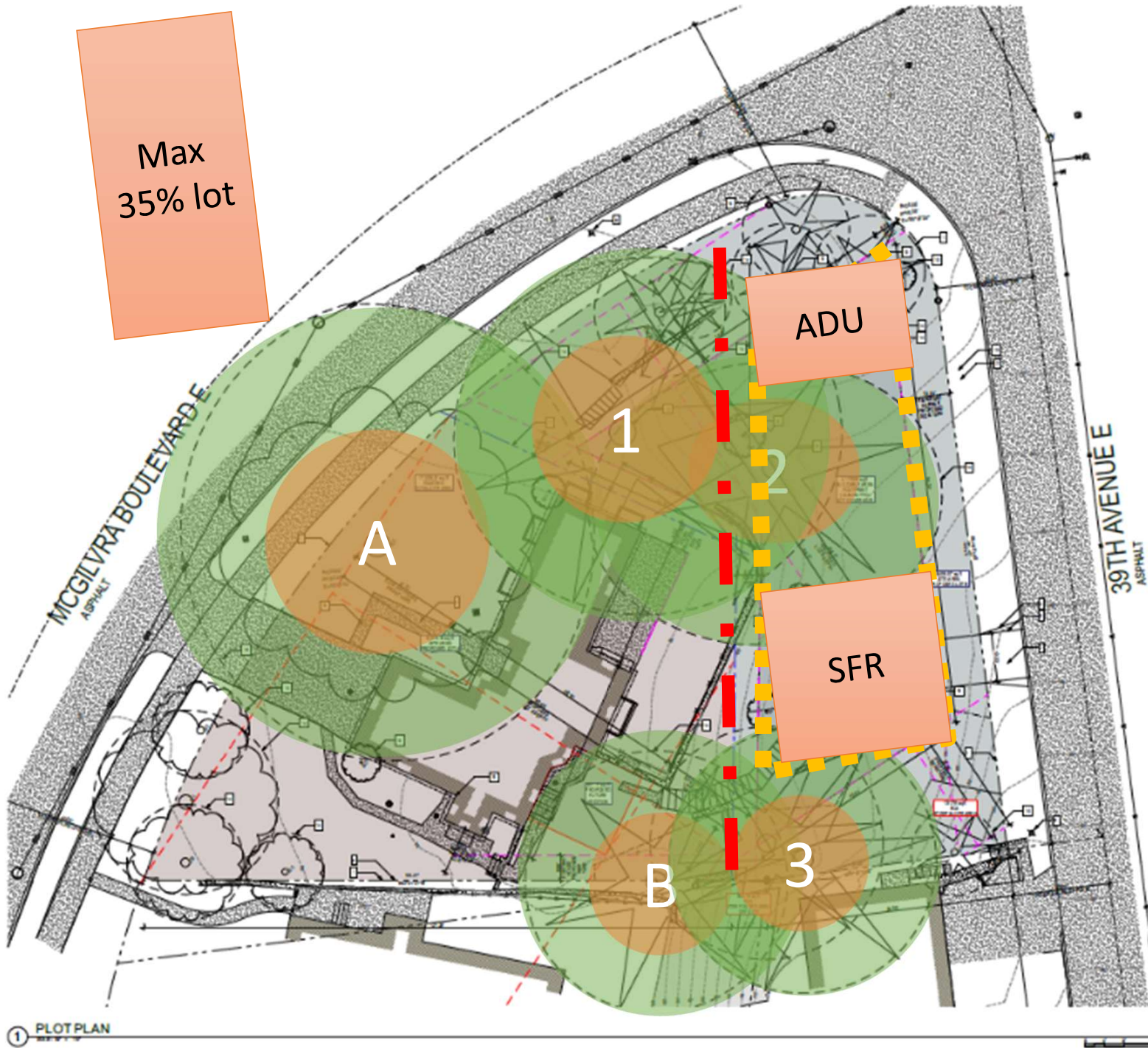


Distance of Set Back Line Matters

Side to be Developed

Neighbor Side





Better McGilvra Blvd E for SMC 23.24.040 criteria to Lot Subdivision

To find out more what is being considered, go

Permit and Property Records

Search by Record Number

Record # (eg, Permit, License, Case, Building):

Search by Address

Street address within Seattle:

56 documents found.

Search Address: 700 MCGILVRA BLVD E

Filter

Document Type	Size	Date ↓	Record	Record Type
Other	657 KB	2024-05-13	3041632-LU	Master Use Permit
Notice of Public Meeting	185 KB	2024-05-09	000345-24PN	Public Notice
Correction Letter	1 MB	2024-05-02	3041632-LU	Master Use Permit
Plan Set - Land Use Consolidated Summary Report (Public access)	5 MB	2024-05-02	3041632-LU	Master Use Permit
Correction Letter	154 KB	2024-04-26	3041632-LU	Master Use Permit
Correction Letter	329 KB	2024-04-22	3041632-LU	Master Use Permit
Permit	20 KB	2024-04-18	7020281-SS	Side Sewer Permit

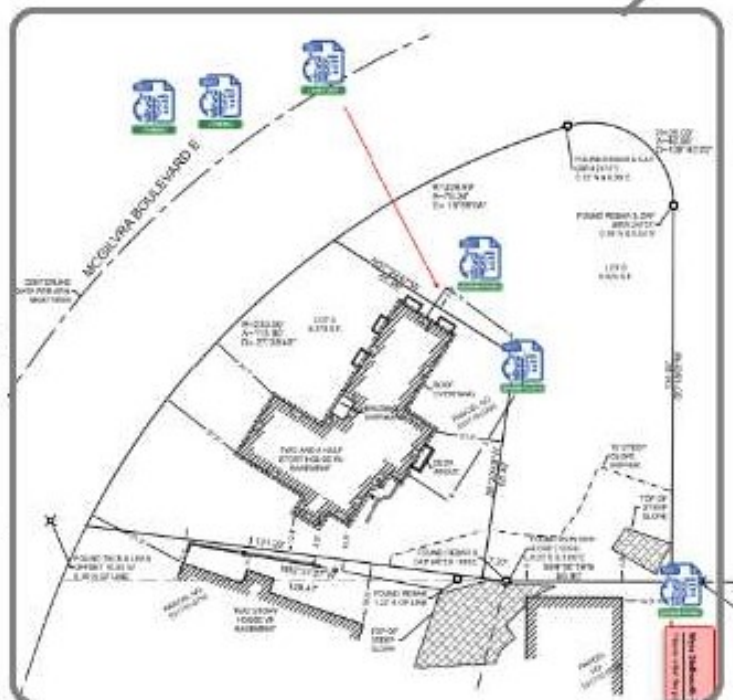
4. What are some of the comments you might request the Seattle Department of Construction & Inspections (SDCI):

(a) How many homes will be added after the lot subdivision is complete... including Accessory Dwelling Units which may be individually sold at market rates?

(b) Since lot subdivisions require several criteria to be met, including consideration for existing trees, we do not see an arborists report available to the public. How can we comment without? Please re-notice with the criteria information available.

(c) Please explain the site plan, where the lot subdivision line is, and where are the large trees relative to the subdivided lot?

(d) What easements will be included to protect existing large trees?



**Can we have both
canopy and new
dwellings?**

YES!



