

**DIEPENBROCK**  
ARCHITECTURE

*Approved by Abby Weber, 11/3/17.*

October 31, 2017

Abby Weber: Land Use Planner  
700 Fifth Ave., Suite 2000  
Seattle, WA 98124-4019  
*via email @ abby.weber@seattle.gov*  
*via email @ david.graves3@seattle.gov*

**Meeting Notes**

**EDG Pre-Submittal Conference for 2617 Franklin Ave E. #3029003.**

October 26, 2017

**Attending;**

Abby Weber: Land Use Planner  
David Graves: Senior Land Use Planner  
Mike Gushard: Land Use Planner  
Emily: SDOT  
Sarah: SDOT  
Salim: SDOT  
E Marc Rudd; RUDD Development, Owner  
Marcus Rudd: RUDD Development, Project Manager  
Jerome Diepenbrock; Diepenbrock Architecture, Architect

Dear Abby,

Here are the meeting notes from last week's meeting. To be clear about the information I have shown, both of your comments and responses in *italicized blue*, our comments and responses in black, and our follow up questions and comments in *italicized red*. Thank you for all of your help and we look forward to working with you on this project.

Sincerely,

Jerome Diepenbrock

**1. Proposal**

The site is an LR2 zone located within the Eastlake Residential Urban Village and according to SDCI mapping is served by Frequent Transit Service that would result in the site not being required to provide any parking. Owner would like to provide more affordable housing than what is currently being offered as \$800K to 1 million townhouses. On this site that would mean 6 townhouses of approximately 1,400 to 1,600 sf. The Owner instead proposes to build from 10 to 12 unit apartment building with a range of flats, townhouses and lofts that would range from 600 sf to 1000 sf. The scheme that is presented is 12 units, 6 units in 2 buildings with flats on the ground floor and 2 multi-level units above. This scheme requires barrier free access to the ground floor units. The preferred option at this time is 12 units without parking. (Jerome Diepenbrock)

*A Frequent Transit Service analysis must be provided by the applicant to obtain the no minimum parking requirement. Mapping alone at this point is not sufficient, although this may be possible through proposed legislation at a later date. (David)*

*For SDCI purposes, construction must either be apartments or townhouses. A single building cannot contain a "range" of housing types. (David)*

2. If proposal is 8 units or less then no Design Review is required  
If proposal is 6 units or less then no SEPA is required. (Abby Weber)

*If proposal is 7 units or less then only ADR or SDR is required? (Jerome)*

*SDR is required for development of 3 or more townhouse units in any zone. Design review is otherwise voluntary if you would like to request a departure for a project with 8 or fewer units. Different DR and SEPA thresholds apply if SEDUs are pursued.*

3. *Franklin is improved with sidewalks curbs and gutter and street trees, no improvements are required. If parking is provided it is required to come off of the alley. Plans for construction staging should maintain pedestrian mobility and protect the existing street trees. (Emily)*

#### ZONING QUESTIONS

4. 23.45.510 B.1 Are exterior walls between the exterior stairs and the apartment units exempt from FAR calculations?  
*Yes (David Graves)*
5. 23.45.510 B.3 If apartment units are multi-level loft or townhouse are separating walls exempt?  
*No if they are apartment units, only walls separating townhouses meeting the definition are exempt. (David Graves)*
6. 23.45.510 B.3b Can a parking area that is open on one side and enclosed on the other 3 sides except for the first 3 feet on the 2 sides that abut the adjacent lots with a roof above be considered totally enclosed?  
*No all sides must be enclosed if access is required along one side then there must be a garage door. (David Graves)*
7. 23.45.514 F.2. Can a structure qualify for the 4' height increase if the middle floor is a multi-level unit with a mezzanine?  
*Yes as long as the mezzanine meets the SBC definition and zoning approval a multi-level unit with a mezzanine can be placed in either the 2<sup>nd</sup> or 3<sup>rd</sup> floor over a partially buried floor. (David Graves)*
8. 23.45.514 E.2 Can you confirm that the additional height allowed for a shed roof cannot be used with the additional height allowed for a partially buried floor?  
*Yes additional height for the shed roof cannot be used if you are using the additional height for the partially buried floor. (David Graves)*
9. 23.45.514 J.3 Can a clerestory which adds additional interior space be used for additional head room to allow a mezzanine or loft floor, such as the design for the mezzanines in the 6726 Greenwood Ave N. project (3020114)?

*A clerestory cannot be used to provide headroom if it is necessary to meet building code standards. For example, if the ceiling is only 5 feet without the space provided by a clerestory, it is not allowed. If, however, the clerestory provides extra headroom beyond the minimum necessary to meet building code standards, we would allow it. Of course, this is subject to review of a full plan set. (David)*

10. Does on grade circulation more than 36" above grade count as FAR? (David Graves)  
*What code section is this in and is the reference to existing or finished grade or both? (Jerome)*  
*The ramps and steps are an issue of projecting into setbacks, not FAR. Per 23.45.518.H.5, steps (and ramps, although not specifically listed) no higher than 4 feet above existing grade may project into required setbacks as listed in this section. (David)*
11. 23.45.514 F.4 Can existing grade be held up by retaining walls or in planters for the purposes of measuring average grade to qualify a story as partially buried?  
*Yes, although this is subject to full plan review. (David)*
12. 23.45.514 F.4. Where is the average height of 4' measured from, the top of the story or the bottom of the ceiling as it is for the exception in Section 23.45.510 E.4. for FAR?  
*The top of the story. (David Graves)*  
*It appears that the intention might have been to measure from the bottom of the ceiling as the height is 4' which corresponds to half a typical ceiling height of 8'. Will SDCI change this in the near future? (Jerome)*  
*Although this discrepancy has been noted by SDCI staff, there is no draft legislation currently being considered to correct this. (David)*
13. The site is within an Urban Village and is mapped as having frequent transit service which does not require parking. We plan to furnish typical transit study to show that transit meets the definition of frequent transit. Does the hearing examiners decision for the Greenwood project change the guidelines for this study?  
*The transit study guidelines have not been changed. (David Graves)*
14. 23.45.514 J.3 a.i. Is the roof measured to the edge of the overhang for the purposes of satisfying the limitation of clerestories?  
*Yes. (David Graves)*
15. 23.45.518 A. Is the side setback for 2 buildings on a lot determined by the length of façade for each or are the lengths added together?  
*According to leadership direction, the lengths are not added together for setback purposes. They are considered separately. (David)*
16. 23.45.518 H 1. Can an overhang project into the setback further than 4' from the exterior wall as long as it is not closer to the property line than 3 feet?  
*Yes, because it would not be in the setback in order to extend further. (David)*

## LANDUSE ISSUES

17. An historic report per Appendix A will have to be prepared and sent to the Department of Neighborhoods as the existing house was built in 1923 to get a determination whether it has any historic value. (Abby Weber)

18. The Nelson/Steinbrueck House that is designated a City Landmark is located at 2622 Franklin. Because this site is within 250' it will have to be determined if the design proposal will have any impact on that property. (Abby Weber)  
*Will the Department of Neighborhoods review the Design and make this determination? Does the applicant have to coordinate this or will the City? (Jerome)*  
*A DON Review for Landmark Adjacency will be assigned to the MUP, they will determine whether there are any impacts at that time. (Abby)*
19. There are no neighborhood specific Guidelines so the project will be subject to the City wide Guidelines. (Abby Weber)
20. E. Roanoke St is designated a scenic route with views to the Lake. (Abby Weber)  
*Will we have to provide a view study to show we are not impacting views down Roanoke? (Jerome)*  
*Not at MUP application; however, if public comments identify any related concerns – additional information may be requested. (Abby)*
21. EDG study need only include urban analysis for 9 blocks, streetscape for both sides of Franklin (Abby Weber).  
*Is the 3D modeling up to the applicant on the extent that they feel is sufficient to explain how the design meets the guidelines? (Jerome) Yes, you are not required to present a 3D model of the 9-block area. (Abby)*
22. Use Shaping Seattle to locate all of the proposed projects in the 9 block analysis and include them in your context analysis and urban design study. (Abby Weber)
23. Choose only 5 to 10 of the Design Guidelines to prioritize and don't just reiterate the guideline but explain how it has informed or is expressed by the design proposal. Appropriate/relevant guidelines for this site would those relating to response to grade, entry experience, and pedestrian flow/circulation. Illustrate response to guidelines with precedent imagery, sketch graphics, conceptual diagrams, etc. (Abby Weber)
24. Cite design examples from surrounding development that the proposed design intends to use to connect to the neighborhood. (Abby Weber)
25. Include the greenhouse gas worksheet with your SEPA checklist submittal. (Abby Weber)