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PROPERTY FEASIBILITY REPORT

Preliminary Zoning & Development Intelligence

Date Prepared: 05-06-2026

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FEASIBILITY SUMMARY

5630 32nd Ave SW

Jurisdiction: Seattle, Washington

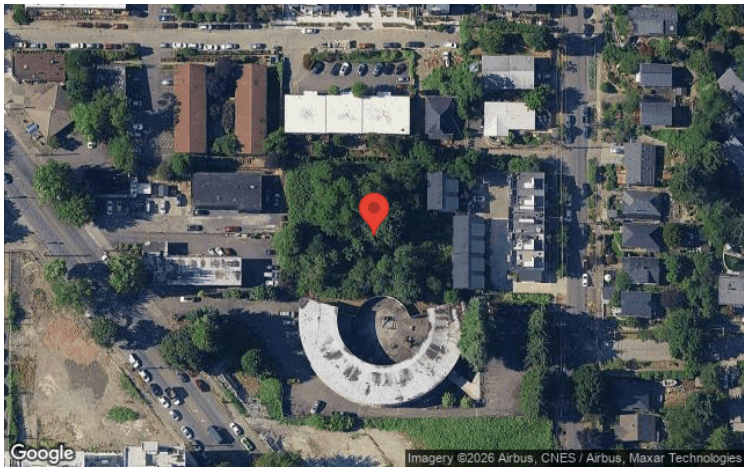
Zoning Designation: NR3 (Neighborhood Residential)

Parcel Number (APN):	Feasibility Classification:
928480 1505	**Proceed with confidence**

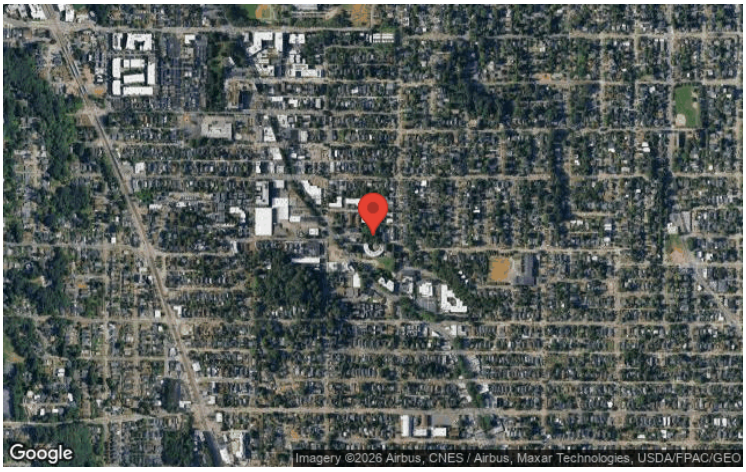
KEY FACTORS

- ZONING: NR3 (moderate-confidence) supports a primary residence; duplex and ADU/DADU outcomes are conditional on Seattle housing-type interpretation for this specific parcel.
- LOT SIZE: 2,875 sq ft (high-confidence from listing) is a tight infill lot, which compresses the buildable envelope and increases design/structural cost sensitivity.

- UTILITIES: Sewer required and typically available in Seattle; connection point and side-sewer scope are not confirmed and can materially impact multi-unit budgets.
- ACCESS: Road standards apply for subdivision concepts; frontage/driveway geometry directly impacts townhouse/duplex layout efficiency and cost.
- SITE CONSTRAINTS: Critical area overlays are possible; slope/buffer constraints can shrink the buildable envelope and increase geotech/civil scope.



Approximate Property Location



Neighborhood Context

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AREA GROWTH & ACCESSIBILITY

- Location – West Seattle setting with neighborhood-serving amenities and access to the broader Seattle job market
- Land Use – Predominantly established residential fabric consistent with infill new construction
- Transportation Access – Transit and arterial connectivity typical of Seattle neighborhoods, supporting commuter access
- Amenities – Proximity to local retail corridors, parks, and public schools serving the area
- Zoning Influence – Neighborhood residential zoning pattern supports residential compatibility and resale liquidity for a well-designed infill home

Highest & Best Use Insight

Based on the West Seattle infill context, established surrounding homes, and the small-lot dimensions, the most realistic and valuable use is a single new-construction residence designed to maximize livability and view capture, with accessory-unit upside only if the site plan can accommodate it without sacrificing the primary home's marketability.

- Primary use: New single-family residence optimized for a narrow lot

- Upside path: Add one accessory unit if Seattle confirms eligibility and the layout supports access/parking/life-safety needs

- Alternative: Duplex-style configuration only if Seattle confirms the housing type is treated as eligible on this parcel and the envelope supports it

- Strategy: Design-to-market for West Seattle buyers, with view-oriented massing as the value lever

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DEVELOPMENT OUTLOOK

Feasibility Score: 78/100 (urban infill + residential zoning signal; main sensitivity is small-lot envelope and housing-type eligibility)

The score is driven by strong Seattle infill context, a clear residential zoning designation, and listing signals that utilities are nearby. It is reduced by the very small lot size (design compression) and the fact that duplex and accessory-unit outcomes depend on Seattle's housing-type interpretation and site-specific constraints. Confidence increases quickly with a survey, overlay screening, and SPU confirmation of connection points and side-sewer routing.

This NR3-zoned West Seattle infill parcel appears positioned for a straightforward small-lot residential build, with the main limitations driven by the very small lot size and how Seattle housing-type rules apply to duplex and accessory units on this specific site.

Estimated Development Parameters

Estimated Maximum Units: Base case: 1 primary dwelling. Upside case: 2 total units if an accessory unit is feasible on this lot; a duplex-style outcome is a

conditional concept that depends on Seattle housing-type rules and site constraints.

Parcel Size (Assessor Data): 2,875 sq ft (25' x 115')

Theoretical Subdivision Potential: Conditional upside only: this parcel size and narrow width read as a single infill lot, and any subdivision concept would be highly dependent on Seattle minimum lot standards, frontage/width rules, and utility/road requirements; do not assume subdivision in valuation without a survey-based lot line sketch and Seattle confirmation.

Feasibility Score: Low

Key Conditions Required:

- Legal access/frontage per lot

- City subdivision standards for minimum lot width/area

- Utility separation and side-sewer feasibility

Risk Note: Density math does NOT guarantee subdivision approval. Plat application and city review required.

Conceptual Lot Count: Base case: 1 legal lot (no subdivision assumed).

Upside case: 2 lots is only a conditional concept if parcel area, frontage, and width support it and road/utility standards can be met; confirm with the local jurisdiction using a survey and lot line sketch.

Development Capacity Insight: This parcel reads best as a single-lot urban infill homesite supporting one primary residence, with accessory-unit upside as the most realistic path to additional units if the site plan and utility connections support it.

Development Considerations

- Utilities first: Treat side-sewer routing and connection depth as a budget line-item early, because civil surprises are a common small-lot cost overrun driver.
- Zoning confirmation: Position the project around the cleanest allowed housing type first (primary residence), and only price duplex/accessory-unit upside after Seattle confirms eligibility for this specific parcel.
- Access/frontage: Design around how vehicles, trash, and emergency access function on a narrow lot, because access solutions can consume the most valuable ground-level area.

- Site constraints: Assume tight setbacks and limited staging space will affect construction means-and-methods, which can increase labor and logistics costs.
- Permit history diligence: Look for any prior grading, demolition, or side-sewer permits tied to the parcel or immediate neighbors, because prior conditions can reveal hidden site constraints.
- Financial underwriting: Underwrite base case as a single home resale or hold, and treat accessory-unit rent upside as contingent on a workable site plan and utility confirmations.
- Product strategy: If skyline views are real from upper levels, prioritize a design that captures view value, since that can materially improve end-buyer demand without increasing unit count.

Regulatory Interpretation & Context

The site is presented as a small urban infill lot in Seattle with nearby utilities and established surrounding homes, which generally supports a practical path to a primary residence. NR3 zoning is a strong residential signal, but the parcel's small area and narrow dimensions make the buildable envelope and parking/egress design the real feasibility drivers. A single-family residence is the cleanest baseline concept; ADU/DADU feasibility is typically tied to a primary dwelling and becomes highly sensitive to lot configuration, setbacks, and utility

connection details. A duplex concept is the most entitlement-sensitive of the requested options and should be treated as a conditional design path until Seattle confirms the allowed housing types for this parcel and any overlay constraints. Net: this is worth pursuing as a single-lot residential project, with diligence focused on housing-type eligibility, buildable envelope, and utility connection logistics rather than basic neighborhood compatibility.

Feasibility Drivers

- Zoning designation & permitted density
- Parcel size & geometry
- Setbacks, height & coverage
- Utility & access constraints

Strategic Implication

Conceptual primary dwelling capacity pending county confirmation: NR3 is a low-rise neighborhood residential pattern; using the provided parcel size of 2,875 sq ft as the lot pattern signal, this supports 1 primary dwelling as the baseline; Math check: 1 acre = 43,560 sf; 43,560 / 2,875 ≈ 15.2. Accessory units could increase total units to 2 if ADU/DADU criteria are satisfied, while a

duplex outcome is the least certain path and depends on Seattle's housing-type interpretation for this parcel.

This site is best underwritten as a single residential lot supporting one primary home, with accessory-unit upside as the most realistic path to additional units. Any duplex strategy should be treated as conditional until Seattle confirms housing-type eligibility and the buildable envelope works with access, parking, and utility constraints.

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DEVELOPMENT POTENTIAL

Development Framework Overview

Primary Residential Form

Most residential zones in Washington allow at least one primary dwelling, subject to parcel standards.

Accessory Unit Potential

Zoning context indicates ADU allowed as conditional and DADU allowed as conditional, with a maximum of 1 ADU per primary. Practical implication: a primary residence is the baseline, and accessory units may increase total units to 2 if conditional criteria are satisfied. For feasibility, underwrite the base case as 1 primary dwelling, and treat ADU/DADU as upside contingent on jurisdiction confirmation and site constraints.

Development Envelope Controls

Setbacks, height limits, lot coverage, access, and infrastructure govern buildable area.

IF the parcel is a legally established buildable lot in Seattle records, THEN a primary residence concept is the most direct path, pending jurisdiction confirmation.
IF the effective buildable envelope is constrained by setbacks, lot width, or required access/egress geometry, THEN the design will likely shift toward a narrower footprint and/or fewer bedrooms, pending jurisdiction confirmation.
IF a critical areas overlay (steep slope, landslide-prone, shoreline, or drainage) applies in this West Seattle location, THEN geotechnical and drainage requirements can materially change foundation design and cost, pending jurisdiction confirmation.
IF sewer and water connection points are close and capacity is available, THEN ADU/DADU and duplex concepts become more practical from an infrastructure standpoint, pending jurisdiction confirmation.
IF Seattle treats the proposed ADU/DADU as accessory to a primary dwelling on this lot and the site can meet life-safety access needs, THEN accessory-unit upside is a realistic value-add path, pending jurisdiction confirmation.
IF the duplex concept triggers additional fire/life-safety, access, or utility upgrade requirements for this lot configuration, THEN the duplex path becomes a higher-cost, higher-design-complexity option than a single home, pending jurisdiction confirmation.

IF prior permits exist on or near the parcel (demolition, grading, side sewer, or prior plan review), THEN reusing that history can reduce design iteration and schedule risk, pending jurisdiction confirmation.

Development Envelope Considerations

Final structure size and placement governed by:

- Required setbacks
- Height limitations
- Lot coverage limits
- Parking standards
- Utility connection requirements

Zoning does not preclude residential development. Final determination is subject to site planning and jurisdictional approval.

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DEVELOPMENT CONSTRAINT ANALYSIS

The following factors may influence design, cost, or approval timeline. These factors may influence buildable area, project cost, design flexibility, or approval timeline.

- Environmental overlays or protected areas
- Critical area buffers
- Required separation distances
- Utility extension requirements
- Topographic or soil conditions
- Access limitations

Lot width and small lot area are tight, which introduces design compression and can force more expensive structural solutions to fit a functional floorplan.

Utility connections are described as nearby, which reduces extension risk but still introduces cost and constructability exposure tied to side-sewer routing, depth, and restoration requirements.

Duplex feasibility is conditional on Seattle's housing-type interpretation for this specific NR3 parcel, which can change the project from a simple permit path to a more iterative design and review process.

ADU/DADU feasibility is conditional on accessory-unit rules and site layout, which can introduce parking, access, and life-safety design constraints that affect rentable area and construction cost.

Potential critical-area or geotechnical triggers in West Seattle can introduce additional reports and engineered foundations, which can materially affect budget and timeline.

Potential Project Impacts

- Buildable area
- Project cost
- Engineering complexity
- Permit timeline

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DEVELOPMENT VALIDATION PATH

These steps reflect the most relevant validation priorities based on zoning and development potential for this specific parcel.

1) Pull King County parcel and plat records for APN 928480 1505 to confirm legal lot status and recorded dimensions; this prevents late-stage discovery that the lot is nonconforming for new construction.

2) Run a Seattle GIS overlay screen (environmental critical areas, shoreline, steep slope/landslide) for the parcel; this determines whether geotech and buffer constraints will shrink the buildable envelope.

3) Request an SDCI zoning and housing-type determination for this parcel (primary residence, duplex, ADU/DADU); this is the single biggest driver of unit-count upside.

4) Obtain a Seattle Public Utilities water/sewer availability and connection-point confirmation (including side-sewer routing expectations); this converts “utilities nearby” into a real civil scope and cost.

5) Order a boundary + topographic survey with spot elevations; this is required to design setbacks, driveway/parking geometry, and to avoid encroachment-driven redesign.

6) Complete a schematic design test for two programs (SFR and SFR + accessory unit) with a preliminary structural approach; this quickly reveals whether the lot can support the desired layout without costly iterations.

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PROJECT SIGNAL

Project Signal: MODERATE UPSIDE

The clean path is a single new home on a small West Seattle infill lot, with upside tied to whether an accessory unit or duplex-style configuration is workable under Seattle's housing-type rules and the tight buildable envelope.

- Residential zoning signal supports a primary dwelling concept in an established neighborhood setting.
- Lot size and width compress design options, making unit-count upside more sensitive to setbacks, access, and parking.
- Utility proximity is a positive, but side-sewer routing and connection requirements can swing budget on small lots.

Deal Killers (What Could Stop This Project)

- The parcel is not recognized as a legal buildable lot by Seattle records, preventing new residential permits.

- A critical-area restriction (such as steep slope/landslide-prone conditions) materially reduces the buildable envelope to the point a compliant structure cannot be sited.
- Sewer connection is not feasible at reasonable constructability (routing/depth/easements), forcing an alternative that is not workable for this urban lot.
- No legal access/frontage or an unresolved encroachment prevents issuance of permits or safe construction access.

Potential Red Flags:

- Very small lot area and narrow width relative to typical detached-home expectations
- Listing language implies streamlined development, but no permit history or survey is referenced
- Duplex concept may not align with how Seattle interprets housing types on this specific NR3 parcel

Deal Drivers (What Could Improve This Opportunity)

- Established West Seattle residential context supports a conventional primary-residence exit strategy.
- Utilities described as nearby reduces the risk of long utility extensions and supports accessory-unit plumbing feasibility.
- View potential (Seattle skyline) can support higher end value for a well-designed vertical program.
- Small-lot infill product can be attractive to buyers seeking new construction near transit and amenities, supporting liquidity if the design is efficient.

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FINAL DETERMINATION

Feasibility Classification: **Proceed with confidence**

Regulatory Risk Level: 🟡 **Moderate validation required (small-lot design sensitivity and housing-type eligibility are the main swing factors; utilities appear nearby but connection details drive cost).**

Recommended Action: **Proceed with structured due diligence focused on Seattle housing-type eligibility, a survey-based buildable envelope test, and SPU connection confirmation before committing to a duplex or accessory-unit underwriting assumption.**

NEXT STEPS FOR DUE DILLIGENCE:

If the property appears promising based on this preliminary report, the following steps are typically part of further due diligence:

- SEATTLE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS (SDCI): (206) 684-8600; https://www.seattle.gov/sdci — Request written confirmation of zoning, any overlays, and which housing types are treated as eligible on this specific lot

(SFR, duplex, ADU/DADU); this determines whether the duplex concept is a real path or a redesign risk.

- SEATTLE PUBLIC UTILITIES: (206) 684-3000; https://www.seattle.gov/utilities — Confirm water/sewer availability at the frontage, side-sewer connection location/depth, and any capacity or main-extension triggers; this drives civil cost and whether accessory-unit plumbing loads are practical.
- SEATTLE FIRE DEPARTMENT: (206) 386-1400; https://www.seattle.gov/fire — Ask what fire access and addressability expectations typically apply to small-lot infill and any multi-unit configuration; this affects site planning, egress, and whether a duplex concept adds design constraints.
- SURVEYOR (LICENSED): Order a boundary/topographic survey showing corners, elevations, and any encroachments; this is the fastest way to validate the true buildable envelope on a 25-foot-wide lot.
- GEOTECHNICAL ENGINEER: Screen for slope stability and foundation approach common to West Seattle conditions; this can materially change foundation cost and whether a basement or stepped foundation is realistic.
- ARCHITECT/DESIGN-BUILD GC: Run a schematic massing test for (a) SFR and (b) SFR + accessory unit using the survey; this converts zoning and site constraints into a buildable program and a more reliable budget.

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Data Sources:

- Parcel number (APN) reference
- User-provided zoning designation (NR3)
- Listing-provided parcel size and dimensions
- Seattle Department of Construction and Inspections (SDCI) jurisdiction context
- Seattle Public Utilities service-area assumption for urban infill
- Surrounding land use pattern described as established neighboring homes

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DATA SOURCES & LIMITATIONS

This report synthesizes publicly available zoning data, parcel records, and development standards as of the preparation date listed above.

Development approvals are granted solely by the applicable jurisdiction following formal review of engineered plans and permit applications.

Lotable does not issue permits or legal determinations. Final development feasibility is subject to jurisdictional interpretation and site-specific engineering analysis.

Scope & Limitations

This report provides an automated preliminary zoning and development feasibility report intended to support early-stage property evaluation.

The analysis is based on publicly available parcel data, zoning maps, and typical jurisdiction development patterns. It does not constitute a formal zoning determination, legal opinion, or development entitlement.

Actual development potential may be affected by site-specific factors such as lot configuration, setbacks, frontage requirements, easements, critical areas, utilities, and jurisdictional review processes.

Users should verify zoning regulations and development feasibility with the appropriate planning department or licensed professionals before making investment or development decisions.