



City of Seattle

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Gregory J. Nickels, Mayor  
**Department of Planning & Development**  
D.M. Sugimura, Director

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

**Application Number:** 3006603  
**Applicant Name:** Kyle Clark  
**Address of Proposal:** 506 Belmont Ave East

**SUMMARY OF PROPOSED ACTION**

Land Use Application to allow one, six-story multifamily structure for a total of 40 units. Parking for 56 vehicles to be provided below and at grade.

The following Master Use Permit components are required:

**Design Review - Seattle Municipal Code (SMC) Section 23.41 with Development Standard Departures:**

1. Structure Width – To increase structure width requirement (SMC 23.45.052A)
2. Structure Depth- To increase structure depth requirement (SMC 23.45.052B)
3. Front Modulation – To decrease modulation requirements (SMC 23.45.054A)
4. Setback – To decrease setback requirements (SMC 23.45.056B&C)
5. Driveway Width – To reduce driveway width (23.54.030)
6. Open Space – To allow more than 1/3 open space above grade (23.54.058)

**SEPA Environmental Review - Seattle Municipal Code (SMC) Section 25.05**

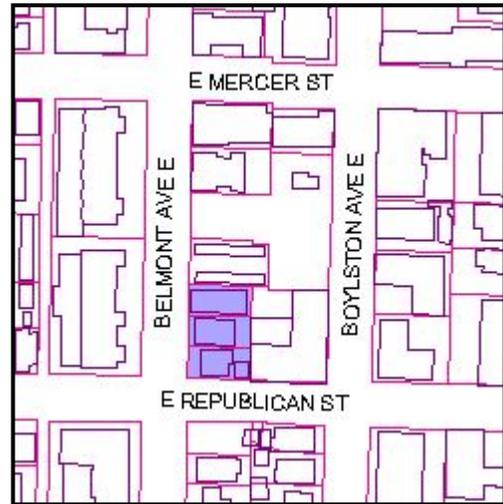
**SEPA DETERMINATION:**  Exempt  DNS  MDNS  EIS

DNS with conditions

DNS involving non-exempt grading, or demolition, or involving another agency with jurisdiction.

## **SITE & VICINITY**

The 10,026 square foot subject site, zoned Midrise with a 60 foot height limit (MR), is located on the Northeast corner of Belmont Avenue East and East Republican Street in the Capitol Hill neighborhood. The site is made up of three lots and three existing residential structures. There is no alley access to the site. The site slopes downhill from the east. The Midrise zone continues on all sides of the subject site, although it changes to Lowrise 3 (L3) at the block north of the site. Three blocks to the east is the Broadway East commercial district which is zoned Neighborhood Commercial 3 (NC3).



The area is well served by transit and is developed with mostly higher density multi-family residential structures. Directly to the north of the site is a parcel developed with covered carports that is owned by the condominium building across the street at 505 Belmont Avenue East. Adjacent to the carports to the north is Tashkent Park, a one-half acre public park.

## **PROJECT DESCRIPTION**

The proposal includes demolition of the three existing residential buildings and the construction of a new six-story multifamily building with 40 residential units. There would be three two-story units accessed from the ground floor and the remainder of the units on the floors above accessed by an elevator in the ground floor lobby. Vehicle access to the site is proposed from Belmont Avenue East and parking for 53 vehicles would be provided below grade and 3 vehicles at grade.

## **PUBLIC COMMENT**

Approximately nine members of the public attended the Early Design Guidance meeting held on April 4, 2007. The following comments were offered:

- The current tenants of the residences proposed to be demolished as a result of this project raised the following concerns:
  - The neighborhood has been traditionally a place for artists and they are priced out;
  - The existing structures have porches where people who walk by on the street can interact with the residents. How does this project hope to achieve that type of interaction;
  - The existing street trees contribute enormously to the neighborhood character and should be preserved at all costs.
- There is concern regarding the location of garbage containers and they should not be on or visible from the street.
- Wanted to know about what the public benefit is in exchange for the profit to the developers. Would like environmental conservation components built into project.
- There is a concern for the displacement of the current residents. Tenant relocation services are inadequate for allowing people to stay in the neighborhood.

- Locating units at the street is good design as is locating the entrance at the corner of the site. Makes the design pedestrian friendly.
- The proposed brick and wood design is in character with the neighborhood.
- Concern that the Capitol Hill Design Guidelines are observed.

Subsequent to that meeting, the applicants entered into discussions with members of the condominium board across the street from the site at 505 Belmont Avenue E regarding acquiring the parcel to the north of the site adjacent to Tashkent Park and redesigned the project to include this fourth parcel. This redesigned project included the parking displaced by the acquisition of the fourth lot. As the proposal was significantly larger than the previous proposal, the applicants chose to have a 2<sup>nd</sup> Early Design Guidance meeting which was held on June 20, 2007. The applicants were unable to acquire the adjacent site and have, therefore, gone forward with the original proposal. However, they have incorporated some of the guidance given at the second EDG meeting into the final design.

Notice of Application was initially published on January 2, 2008 and again on January 24, 2008. No comment were received.

Four members of the public attended the Final Recommendation Meeting held on February 6, 2008. The following comments were offered:

- Design will be good for the neighborhood
- Much better design than what is currently being built in this Capitol Hill Neighborhood

## **ANALYSIS - DESIGN REVIEW**

### **Design Guidance**

Three schemes were presented at the Early Design Guidance meeting on April 4, 2007. The first scheme (Option 1) proposed the massing of the building toward the northeast of the site and the entry court on East Republican at the second level. The majority of the open space is focused toward East Republican. The second alternative (Option 2) focuses the majority of the open space toward the north of the site. Massing is predominately toward the south with zero lot line at the existing building to the east. The third and preferred scheme (Option 3) features three ground level units with entrances at street level on Belmont Avenue East. Massing setback from the corner provides a more prominent entry and preservation of street tree canopies. Vehicle access to at-grade and below-grade parking is at the north of the site on Belmont Avenue East in all three schemes.

The preferred scheme offers the greatest amount of open space (30%) with open space located at the front, sides, rear and rooftop. In all three alternatives, the applicants are committed to preserving the existing street trees (2 on Belmont East and 2 on East Republican).

After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment, the Design Review Board members provided the following siting and design guidance and identified by letter and number those siting and design guidelines found in the City of Seattle's *Design Review: Guidelines for Multifamily and Commercial Buildings* of highest priority to this project.

## **BOARD DELIBERATIONS AND RECOMMENDATIONS**

The architect presented a further developed design to the Board that included a relocated lobby entrance to the north end of the building featuring a 2-story glass façade. The 2-story base is now shown to wrap around the building on the south and includes narrow windows and a second story balcony. Landscaping at the corner incorporates pedestrian seating and plus a small ground level courtyard for residents.

### **Site Planning**

- A-1 Responding to Site Characteristics. The siting of buildings should respond to specific site conditions and opportunities such as non-rectangular lots, location on prominent intersections, unusual topography, significant vegetation and views or other natural features.**
- A-2 Streetscape Compatibility. The siting of buildings should acknowledge and reinforce the existing desirable spatial characteristics of the right-of-way.**
- Capitol Hill-specific supplemental guidance:**
- Vehicle entrances to buildings should not dominate the streetscape.**
  - Orient townhouse structures to provide pedestrian entrances to the sidewalk.**
  - For buildings that span a block and “front” on two streets, each street frontage should receive individual and detailed site planning and architectural design treatments to complement the established streetscape character.**
- A-3 Entrances Visible from the Street. Entries should be clearly identifiable and visible from the street.**
- A-4 Human Activity. New development should be sited and designed to encourage human activity along the street.**
- A-6 Transition Between Residence and Street: For residential projects, the space between the building and the sidewalk should provide security and privacy for residents and encourage social interaction among residents and neighbors.**

The Board strongly supports the intention of the applicant to preserve the mature street trees which contribute to the distinctive character of the neighborhood. The Board also supported the concept of ground level units with connection to the street on Belmont Avenue East and recommended that the applicant consider making a similar connection from any units on East Republican taking a cue from the existing porches on the street. The Board noted that to achieve the street connection for these units, a lower and more transparent form of privacy screen should be employed instead of fences or high concrete privacy walls.

The Board indicated that they would like to see a more open and shallow entry to the lobby and elevator area than proposed in the preferred alternative and that the design should engage the corner location. The applicant should consider providing greater visibility, height and access to light for the entry.

At the Recommendation Meeting, the Board responded very positively to the re-designed building. They were pleased to see that the lobby entrance was relocated to the north end of the building as proposed at the second EDG meeting and features a prominent 2-story glazed facade. This location adjacent to the vehicle entrance is bracketed by low concrete planters which the Board insisted should remain.

*Board Recommended Condition: The concrete planters on each side of the lobby entrance should remain (and not be replaced with movable planters).*

The Board noted the lower and more transparent privacy screen for the ground level units in the form of metal planters with garden type plantings. They were also pleased with the added unit entrances for the units facing on East Republican and agreed that they should be enhanced.

### Height, Bulk, and Scale

**B-1 Height, Bulk, and Scale Compatibility.** Projects should be compatible with the scale of development anticipated by the applicable Land Use Policies for the surrounding area and should be sited and designed to provide a sensitive transition to nearby, less intensive zones. Projects on zone edges should be developed in a manner that creates a step in perceived height, bulk, and scale between the anticipated development potential on the adjacent zones.

The Board is willing to entertain the requests for departures for structure width and depth and is looking forward to a design whose bulk and scale fits well with the character and scale of the neighborhood.

The Board agreed that the departures contribute to the design of the building and the scale is appropriate for an urban multi-family structure in this neighborhood.

### Architectural Elements

**C-2 Architectural Concept and Consistency.**

- Building design elements, details and massing should create a well-proportioned and unified building form and exhibit an overall architectural concept.
- Buildings should exhibit form and features identifying the functions within the building.

**C-5 Structured Parking Entrances.** The presence and appearance of garage entrances should be minimized so that they do not dominate the street frontage of a building.

The Board looks forward to reviewing a more detailed, high quality material and color palette.

The Board strongly agreed that the vehicular access to the site should be visually minimized and cause as little disruption to pedestrian circulation around the site as possible. The Board would encourage the applicant to reduce the width of vehicle entrance on Belmont Avenue East and would entertain a departure request for a narrower than required garage entrance.

At the Recommendation meeting, a color and materials board was presented. The main building body is proposed to be a red brick blend with a charcoal brick for the base. The vinyl residential

windows are shown as a pewter grey color. There was considerable concern expressed about the corrugated siding on the stairwell just nine inches from the north property line and the ability of some future development to build adjacent to this. As the siding is simply attached to the all-concrete stairwell structure the Board agreed that this material would be appropriate as long as it could be removed if necessary.

The Board noted that the vehicle entrance is reduced to 18 feet and approved the departure request.

### **Pedestrian Environment**

**D-2 Blank Walls. Buildings should avoid large blank walls facing the street, especially near sidewalks. Where blank walls are unavoidable they should receive design treatment to increase pedestrian comfort and interest.**

The Board noted that the proposed design for the south facing exterior wall of the ground-related units presented a blank wall adjacent to the entry. The Board feels that there should be visual relief for this wall and suggested introducing upper level windows into this unit which would also afford views to the southwest.

The Board also encouraged the applicant to consider an alternative design to the prominent stairwell portion on the north side of the proposed structure. As proposed it presents an uninterrupted blank wall from ground level to roof. At the next meeting, the Board would like to review a design that pulls the stairwell into the main structure so as not to be so prominent.

**The Board was pleased to see the redesign of the south-facing wall of the ground level units with the added windows and additional access to a private patio space where the former lobby entrance was located. The remainder of the corner space has been landscaped and benches provided for pedestrian respite.**

**The north stairwell has been pulled more into the bulk of the building and a corrugated siding is proposed. See discussion above.**

### **Landscaping**

**E-3 Landscape Design to Address Special Site Conditions. The landscape design should take advantage of special on-site conditions such as high-bank front yards, steep slopes, view corridors, or existing significant trees and off-site conditions such as greenbelts, ravines, natural areas, and boulevards.**

The Board placed a high value on the retention of the existing mature street trees. See A-6.

**The Board was pleased with landscape design and applicants' assurance that the existing mature street trees should be protected as recommended.**

**DEPARTURES**

The following departures from the development standards were proposed:

**Departure Summary Table**

STANDARD	REQUEST	APPLICANT JUSTIFICATION	BOARD RECOMMENDATION
<p><b>Structure Width</b>  <b>SMC 23.45.052A:</b>                      maximum width is 40' w/o modulation</p>	<p>Greater than allowed structure width without modulation (100'-8 1/2")</p>	<p>The first two floors are modulated in respect to the ground level units. Upper levels appear to be modulated thru use of shallow balconies and materials.</p>	<p>The Board unanimously agreed that the combination of vertical features and building materials achieves the intent of the required modulation. A-6; C-2</p>
<p><b>Structure Depth</b>  <b>SMC 23.45.052B:</b>                      65% of lot depth (53.3 ft)</p>	<p>Greater than allowed structure depth (18.21' add'l at south section; 8.2' at mid and north sections)</p>	<p>The proposed massing is deeper in order to address the zero lot line building to the east. Greater depth at midsection to accommodate central stair and elevator tower and double – loaded corridor.</p>	<p>The Board unanimously agreed that the requested departures are reasonable to overcome site characteristics and design constraints. A-1; B-1; C-2</p>
<p><b>Front Modulation</b>  <b>SMC23.45.054A.1</b>                      Front modulation required if width exceeds 40'</p> <p><b>Side Façade Modulation</b>  <b>SMC23.45.054B.1</b>                      Corner lot side facades required to be modulation if greater than 40"</p>	<p>Greater than allowed structure width without modulation (117'5")</p> <p>Greater than allowed structure façade without modulation (47'3")</p>	<p>The first two floors are modulated in respect to the ground level units. Upper levels appear to be modulated thru use of shallow balconies and materials.</p>	<p>The Board unanimously agreed that the combination of vertical features and building materials achieves the intent of the required modulation. A-6; C-2</p>
<p><b>Rear Setback</b>  <b>SMC 23.45.056B:</b>                      minimum 10' w/modulation</p>	<p>Request zero lot line condition for 41'-7' or 402 sq. ft intrusion into setback</p>	<p>Zero lot line to address blank condition of building to the east.</p>	<p>The Board unanimously agreed that this departure is reasonable given the zero lot line and blank wall condition of the adjacent building. A-1</p>

**Departures (cont.)**

<p><b>Side Setback</b>  <b>SMC 223.34.056C</b>                  average 10.5', 8' minimum.</p>	<p>Request 45.8' of /4.5' setback on south (183 sq ft intrusion into setback); 19.75' of zero setback on north (56 sq ft intrusion into setback)</p>	<p>Setback at south property line continues zero lot line condition at rear setback to obscure blank wall of building to the east. Zero lot line on north houses the required stairwell for direct egress to grade.</p>	<p>The Board unanimously agreed that the departure request is reasonable given the site conditions and to maximize the internal design of the building including vehicular access.                  A-1; C-5</p>
<p><b>Open Space</b>  <b>SMC23.45.058</b>                  2/3 required open to be at grade</p>	<p>Request for ½ required open space be at grade</p>	<p>Required open space (1,472 sq. ft.) consists of landscape public area with bench.</p>	<p>The Board unanimously agreed that this departure was reasonable given the public amenity features provided.</p>
<p><b>Driveway Width</b>  <b>SMC 23.54.030</b>                  minimum 22'</p>	<p>Request reduction to 18'</p>	<p>Departure proposed by the Board at EDG to minimize visual impact of vehicular entrance.</p>	<p>The Board unanimously agreed that this departure achieved the desired effect. C-5</p>

**Summary of Board's Recommendations**

The recommendations summarized below are based on the plans submitted at the Final Design Review meeting. Design, siting or architectural details specifically identified or altered in these recommendations are expected to remain as presented in the presentation made at the February 6, 2008 public meeting and the subsequent updated plans submitted to DPD. After considering the site and context, hearing public comment, reconsidering the previously identified design priorities, and reviewing the plans and renderings, the Design Review Board members recommended **CONDITIONAL APPROVAL** of the proposed design including the requested departures subject to the following design elements in the final design.

1. The cast-in-place concrete planters on either side of the residential entry shall remain.

The design review process prescribed in Section 23.41.014.F of the Seattle Municipal Code describing the content of the DPD Director's decision reads in part as follows:

*The Director's decision shall consider the recommendation of the Design Review Board, provided that, if four (4) members of the Design Review Board are in agreement in their recommendation to the Director, the Director shall issue a decision which incorporates the full substance of the recommendation of the Design Review Board, unless the Director concludes the Design Review Board:*

- a. *Reflects inconsistent application of the design review guidelines; or*
- b. *Exceeds the authority of the Design Review Board; or*

- c. *Conflicts with SEPA conditions or other regulatory requirements applicable to the site;*  
*or*
- d. *Conflicts with the requirements of state or federal law.*

Subject to the above-proposed conditions, the design of the proposed project was found by the Design Review Board to adequately conform to the applicable Design Guidelines.

## **ANALYSIS & DECISION – DESIGN REVIEW**

### **Director’s Analysis**

Four members of the Capitol Hill Design Review Board were in attendance and provided recommendations (listed above) to the Director and identified elements of the Design Guidelines which are critical to the project’s overall success. The Director must provide additional analysis of the Board’s recommendations and then accept, deny or revise the Board’s recommendations (SMC 23.41.014.F3). The Director agrees with and accepts the conditions recommended by the Board that further augment the selected Guidelines.

The Director of DPD has reviewed the decision and recommendations of the Design Review Board made by the four members present at the decision meeting and finds that they are consistent with the City of Seattle Design Review Guidelines for Multifamily and Commercial Buildings. The Director agrees with the Design Review Board’s conclusion that the proposed project and conditions imposed result in a design that best meets the intent of the Design Review Guidelines and accepts the recommendations noted by the Board. The Director is satisfied that all of the conditions imposed by the Design Review Board have been met.

### **Director’s Decision**

The design review process is prescribed in Section 23.41.014 of the Seattle Municipal Code. Subject to the above-proposed conditions, the design of the proposed project was found by the Design Review Board to adequately conform to the applicable Design Guidelines. The Director of DPD has reviewed the decision and recommendations of the Design Review Board made by the three members present at the decision meeting, provided additional review and finds that they are consistent with the City of Seattle Design Review Guidelines for Multifamily and Commercial Buildings. The Design Review Board agreed that the proposed design, along with the conditions listed, meets each of the Design Guideline Priorities as previously identified. Therefore, the Director accepts the Design Review Board’s recommendations and **CONDITIONALLY APPROVES** the proposed design and the requested departures with the conditions summarized at the end of this Decision.

## **ANALYSIS - SEPA**

The proposal site is located in an environmentally critical area, thus the application is not exempt from SEPA review. However, SMC 25.05.908 provides that the scope of environmental review of projects within critical areas shall be limited to: 1) documenting whether the proposal is consistent with the City’s Environmentally Critical Areas (ECA) regulations in SMC 25.09; and 2) Evaluating potentially significant impacts on the critical area resources not adequately addressed in the ECA regulations. This review includes identifying additional mitigation measures needed to protect the ECA in order to achieve consistency with SEPA and other applicable environmental laws.

Environmental review resulting in a Threshold Determination is required pursuant to the Seattle State Environmental Policy Act (SEPA), WAC 197-11, and the Seattle SEPA Ordinance (Seattle Municipal Code Chapter 25.05).

The initial disclosure of the potential impacts from this project was made in the environmental checklist submitted by the applicant dated August 14, 2007 and annotated by the Land Use Planner. The information in the checklist, pertinent public comment, and the experience of the lead agency with review of similar projects form the basis for this analysis and decision.

The Department of Planning and Development has analyzed the environmental checklist and geotechnical report submitted by the project applicant; and reviewed the project plans and any additional information in the file. As indicated in this analysis, this action will result in adverse impacts to the environment. However, due to their temporary nature and limited effects, the impacts are not expected to be significant.

The SEPA Overview Policy (SMC 25.05.665) 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 and environmental impact, it shall be presumed that such regulations are adequate to achieve sufficient mitigation*" subject to some limitations. Short-term adverse impacts are anticipated from the proposal. No adverse long-term impacts on the environmentally critical area are anticipated.

#### Short-term Impacts

The following temporary or construction-related impacts on the identified critical area are expected: 1) temporary soil erosion; and 2) increased vibration from construction operations and equipment. These impacts are not considered significant because they are temporary and/or minor in scope (SMC 25.05.794).

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 Building code provides for construction measures and life safety issues. Compliance with these applicable codes and ordinances will reduce or eliminate most short-term impacts to the environment and no further conditioning pursuant to SEPA policies is warranted.

Due to the fact that grading will be undertaken during construction, additional analysis of earth and grading impacts is warranted.

#### Noise

There will be excavation required to prepare the building site and foundation for the new building. Additionally, as development proceeds, noise associated with construction of the building could adversely affect the surrounding residential uses. Due to the proximity of 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.

2. The hours of construction activity shall be limited to non-holiday weekdays between the hours of 7:30 a.m. and 6:00 p.m. and between the hours of 9:00 a.m. and 6:00 p.m. on Saturdays (except that grading, delivery and pouring of cement and similar noisy activities shall be prohibited on Saturdays). This condition may be modified by DPD to allow work of an emergency nature. This condition may also be modified to permit low noise exterior work (e.g., installation of landscaping) after approval from DPD.

### Long-term Impacts

Long-term or use-related impacts are also anticipated as a result of this proposal including: increased surface water runoff due to greater site coverage by impervious surfaces, and loss of plant and animal habitat.

Several adopted City codes and/or ordinances provide mitigation for some of the identified impacts. Specifically these are: the ECA Ordinance, the Stormwater, Grading and Drainage Control Code which requires provisions for controlled tightline release to an approved outlet and may require additional design elements to prevent isolated flooding. Compliance with these applicable codes and ordinances is adequate to achieve sufficient mitigation of most long-term impacts and no further conditioning is warranted by SEPA policies.

### **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 requirements of the State Environmental Policy Act (RCW 43.21C), including the requirement to inform the public agency decisions pursuant to SEPA.

- 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 2c.
- Determination of Significance. This proposal has or may have a significant adverse impact upon the environment. An EIS is required under RCW 43.21C.030 2c.

### **CONDITIONS – SEPA**

The owner applicant/responsible party shall:

#### During Construction

The following condition(s) to be enforced during construction shall be posted at the site in a location on the property line that is visible and accessible to the public and to construction personnel from the street right-of-way. If more than one street abuts the site, conditions shall be posted at each street. The conditions will be affixed to placards prepared by DPD. The placards will be issued along with the building permit set of plans. The placards shall be laminated with clear plastic or other waterproofing material and shall remain posted on-site for the duration of the construction.

1. The hours of construction activity shall be limited to non-holiday weekdays between the hours of 7:00 a.m. and 6:00 p.m. and between the hours of 9:00 a.m. and 6:00 p.m. on Saturdays (except that grading, delivery and pouring of cement and similar noisy activities shall be prohibited on Saturdays). This condition may be modified by DPD to allow work of an emergency nature. This condition may also be modified to permit low noise exterior work (e.g., installation of landscaping) after approval from DPD.

### **NON-APPEALABLE CONDITIONS – DESIGN REVIEW**

2. Prior to issuance of any permit to establish, construct or modify any use or structure, or to reduce any parking accessory to a multifamily use or structure, if the applicant relies upon these reduced parking requirements, the applicant shall record in the King County Office of Records and Elections a declaration signed and acknowledged by the owner(s), in a form prescribed by the Director, which shall identify the subject property by legal description, and shall acknowledge and provide notice to any prospective purchasers that specific income limits are a condition for maintaining the reduced parking requirement. (SMC 23.54.015, Chart B, Note 4: Notice of Income Restrictions).
3. Any proposed changes to the exterior of the building or the site or must be submitted to DPD for review and approval by the Land Use Planner (Marti Stave, 684-0239), or by the Design Review Manager (Vince Lyons, 233-3823). Any proposed changes to the improvements in the public right-of-way must be submitted to DPD and SDOT for review and for final approval by SDOT.
4. Compliance with all images and text on the MUP drawings, design review meeting guidelines and approved design features and elements (including exterior materials, landscaping and ROW improvements) shall be verified by the DPD Land Use Planner assigned to this project or by the Design Review Manager. An appointment with the assigned Land Use Planner must be made at least (3) working days in advance of field inspection. The Land Use Planner will determine whether submission of revised plans is required to ensure that compliance has been achieved.
5. Embed all of the conditions listed at the end of this decision in the cover sheet for the MUP permit and for all subsequent permits including updated MUP plans, and all building permit drawings.
6. Embed the 11 x 17 colored elevation drawings from the DR Recommendation meeting and as updated, into the MUP plans prior to issuance, and also embed these colored elevation drawings into the Building Permit Plan set in order to facilitate subsequent review of compliance with Design Review.
7. Include the Departure Matrix in the Zoning Summary section of the MUP Plans and on all subsequent Building Permit Plans. Add call-out notes on appropriate plan and elevation drawings in the updated MUP plans and on all subsequent Building Permit plans

Compliance with all applicable conditions must be verified and approved by the Land Use Planner, Marti Stave, (206 684-0239) at the specified development stage, as required by the Director's decision. The Land Use Planner shall determine whether the condition requires submission of additional documentation or field verification to assure that compliance has been achieved. **Prior to any alteration of the approved plan set on file at DPD, the specific revisions shall be subject to review and approval by the Land Use Planner.**

Signature: \_\_\_\_\_ (signature on file) Date: March 20, 2008  
Marti Stave, Land Use Planner  
Department of Planning and Development

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