



City of Seattle

Gregory J. Nickels, Mayor
Department of Planning and Development
Diane M. Sugimura, Director

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

Application Number: 3007128
Applicant Name: Nancy McMahon for Beginnings Childcare Center
Address of Proposal: 1617 1st Avenue West

SUMMARY OF PROPOSED ACTION

Land Use Application to expand an existing institution (child care center) in a single family residential zone. The project proposal includes expanding the number of children at the child care center from 20 to 40, and a 1,040 square foot, one-story, modular structure will be added to the rear of the existing 1,500 square foot structure. The child care center will have six employees. Eight parking spaces will be provided.

The following approval is required:

Administrative Conditional Use Permit - To allow expansion of an institution in a single family residential zone, Seattle Municipal Code (SMC) 23.44.022.

SEPA DETERMINATION: Exempt DNS MDNS EIS

DNS with conditions

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

BACKGROUND DATA

Site & Vicinity Description

The 7,200 square foot rectangular site is located on the west side of 1st Avenue West, midblock between West Blaine Street and West Garfield Street in Seattle’s Queen Anne neighborhood. The site is developed with a 1,500 square foot vacant structure, legally established as a child care center.

The site has 60 feet of frontage along 1st Avenue West, and is 120 feet in depth. First Avenue West, in the vicinity of the subject site, is a fully improved 75 foot right-of-way with a 25 foot wide roadway. Parking is allowed on both sides of the street. There is a 16 foot wide asphalt alley along the rear of the property, between 1st Avenue West and 2nd Avenue West (Figure 1).

The subject site is located in a single family residential zone with a minimum lot area of 5,000 square feet (SF 5000). Single family zoning is the predominant zoning in the vicinity. Further east, along the Queen Anne Avenue North corridor, the zoning changes to Neighborhood Commercial with a height limit of 40 feet (NC2-40) (Figure 2).

This portion of the Queen Anne neighborhood is distinctly residential in character. Single family development exists north and east of the site, while two duplex residential units exist south of the subject site. The housing stock varies in age and architectural style. Just north of the site is the West Queen Anne Playfield, the McClure Middle School, the Queen Anne Community Center, and the Queen Anne Pool.

Proposal

The applicant proposes to expand an existing child care center from 20 children to 40 children (plus six employees), and add a 1,040 square foot modular unit to the rear of the existing structure. The center’s proposed hours of operation will be from 7:00 a.m. to 6:00 p.m., Monday through Friday. The center will provide child care for children ages 3 months to 6 years. Parent drop-off and pick-up times will be in the morning from 7:00 to 9:30 a.m., and in the afternoon from 4:00 to 5:30 p.m. Janitorial service hours will be from 6:30 to 7:00 p.m. There are three outdoor play periods: 9:30 a.m. to 12:00 p.m., 2:00 to 3:00 p.m., and 4:00 to 5:00 p.m. No more than 20 children will be outside during play periods at any given time (Figure 3).



Figure 1. Aerial photo of the site.

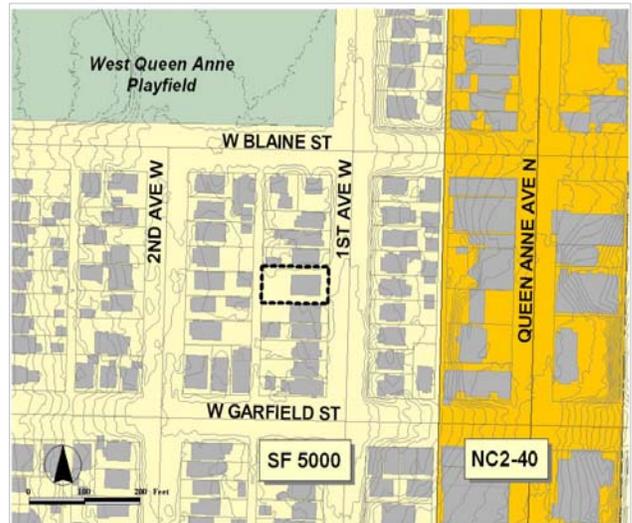


Figure 2. Site zoning.

Time	Staff	# Children	Outside play	Group Outdoors	Time	Parent Drop off & Pick-up
7:00 AM	1	1	no	no	7:00 AM	1
7:30 AM	0	8	no	no	7:30 AM	7
8:00 AM	1	13	no	no	8:00 AM	9
8:30 AM	1	26	no	no	8:30 AM	8
9:00 AM	1	34	no	no	9:00 AM	5
9:30 AM	1	38	12	toddler	9:30 AM	3
10:00 AM	0	38	12	toddler	10:00 AM	0
10:30 AM	0	38	12	toddler	10:30 AM	0
11:00 AM	0	38	20	pre-school	11:00 AM	0
11:30 AM	0	38	20	pre-school	11:30 AM	0
12:00 PM	0	38	20	pre-school	12:00 PM	0
12:30 PM	0	38	no	no	12:30 PM	0
1:00 PM	0	38	no	no	1:00 PM	0
1:30 PM	0	38	no	no	1:30 PM	0
2:00 PM	0	38	6	toddler nap -time	2:00 PM	0
2:30 PM	0	38	7	toddler nap -time	2:30 PM	0
3:00 PM	0	38	12	all toddler out	3:00 PM	0
3:30 PM	0	38	no	no	3:30 PM	0
4:00 PM	0	34	20	pre-school	4:00 PM	4
4:30 PM	0	30	18	pre-school	4:30 PM	8
5:00 PM	0	20	16	pre-school	5:00 PM	11
5:30 PM	0	10	no	no	5:30 PM	10
6:00 PM	0	5	no	no	6:00 PM	0
6:30 PM	0	0	no	janitorial	6:30 PM	0
7:00 PM	0	0	no	janitorial	7:00 PM	0

Figure 3. Beginnings Childcare outside play schedule, and drop-off and pick-up times.

A total of six parking spaces will be provided for the established use, including five off-street parking spaces at the rear of the property (along the alley), one off-street parking space provided in front of the child care center. Two loading and unloading parking spaces will be provided on 1st Avenue West.

Public Comment

Notice of the proposed project was published May 31, 2007. The public comment period ended on June 13, 2007. DPD received one comment letter expressing objections to the application based on potential impacts of the proposal primarily in the form of increased noise and traffic generated. The comment letter, along with associated documents and reviews, can be found in the Land Use Application file. The file is available for review at the Seattle DPD Public Resource Center, 700 Fifth Avenue, Suite 2000 (<http://www.seattle.gov/dpd/PRC/Overview>).

ANALYSIS – ADMINISTRATIVE CONDITIONAL USE (SMC 23.44.022)

SMC Section 23.44.022 sets forth the types of institutions that may be permitted as conditional uses in single family zones, which includes child care centers.

D. General Provisions.

- 1. New or expanding institutions in single-family zones shall meet the development standards for uses permitted outright in Sections 23.44.008 through 23.44.016 unless modified elsewhere in this subsection or in a Major Institution master plan.*

The subject proposal meets all of the development standards or allowable exceptions for uses permitted outright.

E. Dispersion.

- 1. The lot line of any proposed new or expanding institution, other than child care centers locating in legally established institutions, shall be located six hundred (600) feet or more from any lot line of any other institution in a residential zone, with certain exceptions.*

The lot line of the proposed child care center is over 600 feet in distance from the nearest institution, therefore this criterion is met.

F. Demolition of Residential Structures.

No residential structure shall be demolished nor shall its use be changed to provide for parking. This prohibition may be waived if the demolition or change of use proposed is necessary to meet the parking requirements of this Land Use Code and if alternative locations would have greater noise, odor, light and glare or traffic impacts on surrounding property in residential use. If the demolition or change of use is proposed for required parking, the Director may consider waiver of parking requirements in order to preserve the residential structure and/or use. The waiver may include, but is not limited to, a reduction in the number of required parking spaces and a waiver of parking development standards such as location or screening.

The proposed work does not include demolition of any residential structures.

G. Reuse of Existing Structures.

Existing structures may be converted to institution use if the yard requirements for institutions are met. Existing structures which do not meet these yard requirements may be permitted to convert to institution use, provided that the Director may require additional mitigating measures to reduce impacts of the proposed use on surrounding properties.

The existing structure is already an established institutional use.

H. Noise and Odors.

For the purpose of reducing potential noise and odor impacts, the Director shall consider the location on the lot of the proposed institution, on-site parking, outdoor recreational areas, trash and refuse storage areas, ventilating mechanisms, sports facilities and other noise-generating and odor-generating equipment, fixtures or facilities. The institution shall be designed and operated in compliance with the Noise Ordinance, Chapter 25.08.

In order to mitigate identified noise and/or odor impacts, the Director may require measures such as landscaping, sound barriers or fences, mounding or berming, adjustments to yard or parking development standards, design modifications, setting hours of operation for facilities or other similar measures.

Child care facilities necessarily generate noise, largely the result of children's outdoor play. The proposed child care center's play areas are located south (play area 1) and north (play area 2) of the principle structure. Children will play on both south and north sides of the building, which will disperse noise levels over a broader area.

The north playground material will be grass, sand in a plastic sandbox, and noise reducing play mats, comprising an area of 718 square feet. This play area will have a canopy over the play structure to reduce noise levels. The south playground, 638 square feet, will include playmate play area woodchips, sand in a plastic sandbox, and a limited area of cement.

Both play areas will be surrounded by a 6 foot acoustical fence made of solid plywood panels or sheet rock, painted and sealed, at 4 pounds per square foot. The fence will mitigate noise levels at point of contact between properties north and south. Non-acoustical fencing, 6 feet in height, will continue west from the south and north play areas to the property line abutting the alley. ***As a condition of this decision, the applicant shall build the acoustical fencing, surrounding play areas 1 and 2, to the specifications of DPD's Noise Control Program Specialist, and shall maintain the fence in good condition for the life of the project.***

The applicant has stated that the number of children playing outdoors at one time will be limited to 20 children and will be staggered throughout the day. There will be a total of three outdoor play periods: 9:30 a.m. to 12:00 p.m., 2:00 to 3:00 p.m., and 4:00 to 5:00 p.m. The playground will be off limits outside the regular child care center hours of operation 7:00 a.m. to 6:00 p.m. ***As a condition of this decision, the applicant shall be required to adhere to the program schedule submitted with this application, including anticipated outdoor play times, number of children outside at any given time, and staggered drop-off and pick-up times and locations. Beginnings Childcare shall include in parent orientation meetings and materials all requirements and procedures regarding pertaining to these issues.***

Additional site noise generators will include drop-off and pick-up activities by parents driving their children to the site, which are from 7:00 to 9:30 a.m., and 4:00 to 5:30 p.m. Land Use Application documents indicate that parents with infants and toddlers will utilize the rear parking spaces, and parents with pre-school children will utilize the load and unload spaces along 1st Avenue West. Lunch deliveries occur three times a week, and a larger food delivery occurs every 4 to 6 weeks. ***As a condition of this decision, all lunch and larger food items shall be delivered via the alley, rather than***

along 1st Avenue West. Additionally, as a condition of this decision, the child care center shall inform parents that while dropping-off and picking-up children, all vehicles will be shut off to further mitigate noise to surrounding residents.

The existing building will be renovated to include carpeting and new thermally-glazed windows. The new modular building will have carpeting, thermally-glazed windows, and insulated walls and ceiling cavities – all of which are intended to conserve energy on-site, and reduce noise impacts on surrounding neighbors.

Odors generated by the child care facility would likely be limited to those associated with cooking and refuse disposal. Neither activity is likely to generate odors that would warrant any further programmatic controls beyond the proposed screening of the trash receptacle area.

I. Landscaping.

Landscaping shall be required to integrate the institution with adjacent areas, reduce the potential for erosion or extensive stormwater runoff, reduce the coverage of the site by impervious surfaces, screen parking from adjacent residentially zoned lots or streets or to reduce the appearance of bulk of the institution.

Landscaping plant materials shall be species compatible with surrounding flora. Existing plant material may be required to be retained. Maintenance of landscaped areas shall be the continuing responsibility of the owner.

Existing landscaping on the site is typical of single family residential properties in the neighborhood, including one 10 inch Lawson Cedar (*Chamaecyparis lawsoniana*), one 10 inch European White Birch (*Betula pendula*), and various perennials. The landscaped areas are located in the front yard setback – in both the northeast corner of the site, and in front of the main entrance off 1st Avenue West. ***As a condition of this decision, the owner(s) and/or responsible party(s) shall maintain and replace all on-site landscaping as shown on or similar to the plans approved by the Land Use Planner. The landscaping shall remain well-kept and fully installed for the life of the project.***

J. Light and Glare.

Exterior lighting shall be shielded or directed away from adjacent residentially zoned lots. The Director may also require that the area and intensity of illumination, the location or angle of illumination be limited. Nonreflective surfaces shall be used to help reduce glare.

The applicant has stated that no exterior lighting will be left on after business hours (6:00 p.m.). Lighting around entry doors and the proposed entry ramp is typical and can be expected. The structure floor plan indicates the location of three doors/entryways in addition to the main entry from 1st Avenue West; doors exist on the northwest and southwest corners of the existing building, and a door exists on the south face of the proposed modular.

As a condition of this decision, and for the life of the project, all exterior lighting will be limited to down ward directed lights and shielded fixtures that will provide lighting for the immediate area at question, i.e. main entry lighting should not be of a design or strength that it is attempting to provide

security lighting for the entire building length, adjacent parking, or walkway. Walkway / ramp lighting should be low to the ground and illuminate the ramp or walkway itself. If provided, security lighting should similarly illuminate the area on the building where visibility for security is desired, and not extend off site to the adjacent residences or street.

K. Bulk and Siting.

1. *Lot Area. If the proposed site is more than one (1) acre in size, the Director may require the following and similar development standards:*
 - a. *For lots with unusual configuration or uneven boundaries, the proposed principal structures shall be located so that changes in potential and existing development patterns on the block or blocks within which the institution is located are kept to a minimum;*
 - b. *For lots with large street frontage in relationship to their size, the proposed institution shall reflect the design and architectural features associated with adjacent residentially zoned block faces in order to provide continuity of the block front and to integrate the proposed structures with residential structures and uses in the immediate area.*

The proposed site is less than one acre in size, therefore this criterion does not apply.

2. *Yards. Yards of institutions shall be as required for uses permitted outright in Section 23.44.008, provided that no structure other than freestanding walls, fences, bulkheads or similar structures shall be closer than ten (10) feet to the side lot line. The Director may permit yards less than ten (10) feet but not less than five (5) feet after finding that the reduced setback will not significantly increase impacts, including but not limited to noise, odor and comparative scale, to adjacent lots zoned residential and there will be a demonstrable public benefit.*

The subject proposal meets all of the development standards or allowable exceptions for uses permitted outright (SMC 23.44.008 through 23.44.016).

3. *Institutions Located on Lots in More Than One (1) Zone Classification. For lots which include more than one (1) zone classification, single-family zone provisions shall apply only to the single-family-zoned lot area involved.*

The proposed site is within one zone classification, SF 5000, therefore this criterion does not apply.

4. Height Limit.

- a. *Religious symbols for religious institutions may extend an additional twenty-five (25) feet above the height limit.*
- b. *For gymnasiums and auditoriums that are accessory to an institution the maximum height shall be thirty-five (35) feet if portions of the structure above thirty-five (35) feet are set back at least twenty (20) feet from all property lines. Pitched roofs on a gymnasium or auditorium which have a slope of not less than three to twelve (3:12) may extend ten (10) feet above the thirty-five*

(35) foot height limit. No portion of a shed roof on a gymnasium or an auditorium shall be permitted to extend beyond the thirty-five (35) foot height limit under this provision.

The existing and proposed structures are lower than the maximum allowed height in the zone and do not include roof mounted religious symbols, nor gymnasia or auditoria, therefore this criterion does not apply.

5. *Facade Scale. If any facade of a new or expanding institution exceeds thirty (30) feet in length, the Director may require that facades adjacent to the street or a residentially zoned lot be developed with design features intended to minimize the appearance of bulk. Design features which may be required include, but are not limited to, modulation, architectural features, landscaping or increased yards.*

The proposed structure is approximately 40 feet in length (parallel to the alley and 1st Avenue West) and 26 feet in width (parallel to the north and south property lines). To aid in mitigating the appearance of bulk, the proposed addition design includes four windows along the alley façade to help reduce the appearance of bulk, and a pitched roof which relieves the appearance of bulk from the north and south elevations. Building materials will match the existing one-story structure. Additionally, the structure will be set back approximately 27 feet from the west property line (and alley) and will be buffered by the on-site parking area.

L. Parking and Loading Berth Requirements.

1. Quantity and Location of Off-street Parking.
 - a. *Use of transportation modes such as public transit, vanpools, carpools and bicycles to reduce the use of single-occupancy vehicles shall be encouraged.*
 - b. *Parking and loading shall be required as provided in Section 23.54.015.*
 - c. *The Director may modify the parking and loading requirements of Section 23.54.015, Required parking, and the requirements of Section 23.44.016, Parking location and access, on a case-by-case basis using the information contained in the transportation plan prepared pursuant to subsection M of this section. The modification shall be based on adopted City policies and shall:*
 - i. *Provide a demonstrable public benefit such as, but not limited to, reduction of traffic on residential streets, preservation of residential structures, and reduction of noise, odor, light and glare; and*
 - ii. *Not cause undue traffic through residential streets nor create a serious safety hazard.*
2. Parking Design. *Parking access and parking shall be designed as provided in Design Standards for Access and Off-street Parking, Chapter 23.54.*
3. Loading Berths. *The quantity and design of loading berths shall be as provided in Design Standards for Access and Off-street Parking, Chapter 23.54.*

M. Transportation Plan.

A transportation plan shall be required for proposed new institutions and for those institutions proposing expansions which are larger than four thousand (4,000) square feet of structure area and/or are required to provide an additional twenty (20) or more parking spaces.

The Director shall determine the level of detail to be disclosed in the transportation plan based on the probable impacts and/or scale of the proposed institution. Discussion of the following elements and other factors may be required:

- 1. Traffic. Number of staff on site during normal working hours, number of users, guests and others regularly associated with the site, level of vehicular traffic generated, traffic peaking characteristics of the institution and in the immediate area, likely vehicle use patterns, extent of traffic congestion, types and numbers of vehicles associated with the institution and mitigating measures to be taken by the applicant;*
- 2. Parking. Number of spaces, the extent of screening from the street or abutting residentially zoned lots, direction of vehicle light glare, direction of lighting, sources of possible vibration, prevailing direction of exhaust fumes, location of parking access and curb cuts, accessibility or convenience of parking and measures to be taken by the applicant such as preference given some parking spaces for carpool and vanpool vehicles and provision of bicycle racks;*
- 3. Parking Overflow. Number of vehicles expected to park on neighboring streets, percentage of on-street parking supply to be removed or used by the proposed project, opportunities for sharing existing parking, trends in local area development and mitigating measures to be taken by the applicant;*
- 4. Safety. Measures to be taken by the applicant to ensure safe vehicular and pedestrian travel in the vicinity;*
- 5. Availability of Public or Private Mass Transportation Systems. Route location and frequency of service, private mass transportation programs including carpools and vanpools, to be provided by the applicant.*

Parking requirements for child care centers are based on the maximum number of children or staff members. The applicant is proposing to accommodate 40 children plus 6 staff members, and thus requires a minimum of 6 off-street parking spaces, and 1 loading or unloading on-street parking space (SMC 23.54.015). The applicant will provide a total of 6 parking spaces, and 2 loading and unloading spaces along 1st Avenue West, which satisfies the minimum amount of parking spaces needed for the use at the subject site.

The applicant has stated that parents will utilize parking spaces based on their childrens' classroom. For example, parents with infants and toddlers will use the alley and off-street parking spaces at the rear of the child care center for drop-off and pick-up, and parents with pre-school age children will use the loading and unloading spaces along 1st Avenue West. Center staff and caregivers will encourage parents to avoid parking in neighbors' driveways and/or on the wrong side of the street (1st Avenue West). There are four Metro bus stops within two blocks of the proposed child care center; and the Center encourages non-vehicular travel by subsidizing staff Metro bus passes by 50 percent.

Although the Code does not require a transportation plan for the proposed addition, the applicant submitted a parking utilization study and a transportation plan which were reviewed by the Land Use

Planner and DPD's Senior Transportation Planner. These documents are available for public review and can be found in the Land Use Application file. If the day care operates with 40 children, according to the Institute of Transportation Engineers¹, it is expected to generate approximately 179 daily auto trips, with 32 in the morning peak hour and 32 in the afternoon peak hour. The peak parking demand would be approximately 9 vehicles². Assuming that all of the new parking demand would occur in on-street spaces within 600' of the project site (as documented by the parking utilization study), 9 additional vehicles would result in a morning parking demand utilization of 68.7%, and an afternoon parking demand utilization of 78.7%. The Director has determined that the addition of 9 vehicle trips per day, and parking demand utilization amounts of 68.7% and 78.7%, would not significantly alter traffic patterns or traffic safety surrounding the site.

These data include collections from suburban sites. As such, trip generation and parking demand in an urban neighborhood such as Queen Anne, with convenient transit service and moderate residential densities, may be slightly lower than the figures cited above. Additionally, at least some of the project's parking demand will be met on-site, as infant and toddler drop-off and pick-up will occur in the parking spaces to the rear of the house.

The neighborhood is primarily residential, so peak demand for on-street parking occurs evenings, nights, and weekends. Peak parking demand generated by the proposed child care center is likely to occur during morning and afternoon drop-off and pick-up times; 7:00 a.m. to 9:30 a.m. and 4:00 p.m. to 5:30 p.m. These pulses in parking demand would occur primarily outside of the hours of peak demand by most neighbors.

General Provisions (SMC 23.44.018)

A. *Only those conditional uses identified in this subchapter as conditional uses 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.*

The Department recognizes the public benefit and service achieved by accommodating institutions such as child care centers in single family zones. The Land Use Code, as an enunciation of City policy, allows these institutions in single family zones, but establishes the administrative conditional use process as the mechanism for screening and mitigating impacts related to the uses. The proposed facility, as conditioned by the Department, is identified as a conditional use which can be authorized in 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.*

The subject proposal meets all of the development standards or allowable exceptions for uses permitted outright.

¹ Institute of Transportation Engineers. 2003. *Trip Generation, 7th Edition*. Institute of Transportation Engineers, Washington, D.C.

² Institute of Transportation Engineers. 2004. *Parking Generation, 3rd Edition*. Institute of Transportation Engineers, Washington, D.C.

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.*

The proposal, as discussed under the specific criteria above (SMC 23.44.022), meets the criteria for establishing a specific conditional use and has been conditioned such that potential negative impacts are mitigated.

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.*

Conditions have been placed on the application as listed below.

CONCLUSIONS

Based on the preceding analysis and review, the proposed action satisfies all the relevant requirements of 23.44.018 and 23.44.022 governing administrative conditional uses in single family zones. It is the Director's determination that the proposal as conditioned would not be materially detrimental to the public welfare nor injurious to property in the zone or vicinity in which the child care center will be located, and should be granted.

DECISION – ADMINISTRATIVE CONDITIONAL USE PERMIT

The application for an administrative conditional use is **CONDITIONALLY GRANTED.**

CONDITIONS – ADMINISTRATIVE CONDITIONAL USE PERMIT

Prior to Building Permit Issuance

1. The applicant shall build the 6 foot acoustical fencing, surrounding play areas 1 and 2, to the specifications of DPD's Noise Control Program Specialist, 684-7843.

Prior to Issuance of the Master Use Permit

The owner(s) and/or responsible party(ies) shall:

2. Update the plan set to include all site improvements including the wood frame landing, doors/entryways (in both the existing building and the proposed modular), the screened trash enclosure, etc. The pdf landscape plan submitted via email (9/17/07) does not match existing (updated 7/26/07) plans documents.

Permanent for the Life of the Project

3. The owner(s) and/or responsible party(s) shall maintain and replace all on-site landscaping as shown on or similar to the plans approved by the Land Use Planner.
4. The applicant shall be required to adhere to the program schedule submitted with this application, including anticipated outdoor play times, number of children outside at any given time, staggered drop-off and pick-up times and locations, and notification of available on-street parking spaces. Beginnings Childcare shall include in parent orientation meetings and materials all requirements and procedures pertaining to these issues.
5. Beginnings Childcare shall review the above requirements and parking procedures with parents and/or caregivers of its students on a regular basis, advising such individuals that Beginnings Childcare is committed to being a good neighbor and their assistance is required.
6. In accordance with the terms of the Master Use Permit, the owner(s) or responsible party(ies) shall limit attendance at the center to no more than 40 children at any time.
7. The above-mentioned accoustical fence, surrounding play areas 1 and 2, shall be kept in good condition for the life of the project.
8. All exterior lighting will be limited to down lights and shielded fixtures that will provide lighting for the immediate area at question, i.e. main entry lighting should not be of a design or strength that it is attempting to provide security lighting for the entire building length, adjacent parking, or walkway. Walkway / ramp lighting should be low to the ground and illuminate the ramp or walkway itself. If provided, security lighting should similarly illuminate the area on the building where visibility for security is desired, and not extend off site to the adjacent residences or street.
9. The child care center shall inform parents that while dropping-off and picking-up children, all vehicles will be shut off to further mitigate noise to surrounding residents.
10. Load and unload spaces along 1st Avenue West shall be clearly marked and visible at all times.

Signature: _____ (signature on file) Date: October 18, 2007
Catherine McCoy, Land Use Planner
Department of Planning and Development

CRM:lc