



City of Seattle
Edward B. Murray, Mayor

Department of Construction and Inspections
Nathan Torgelson, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR OF
THE SEATTLE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS**

Application Number: 3007882
Applicant Name: Julian Prossor, Inhabit LLC
Address of Proposal: 3601 Fauntleroy Ave SW

SUMMARY OF PROPOSED ACTION

Land Use Application to construct 14 single family residences in an environmentally critical area (clustered housing). Accessory parking for 28 vehicles will be located within the structures.

The following approval is required:

Environmentally Critical Areas Administrative Conditional Use - to allow more than one structure on a single lot in an Environmentally Critical Area in a Single-Familyzone. SMC 25.09.260

SEPA - Environmental Determination - SMC Chapter 25.05.

SEPA DETERMINATION: Exempt DNS MDNS E I S

DNS with conditions

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

BACKGROUND DATA

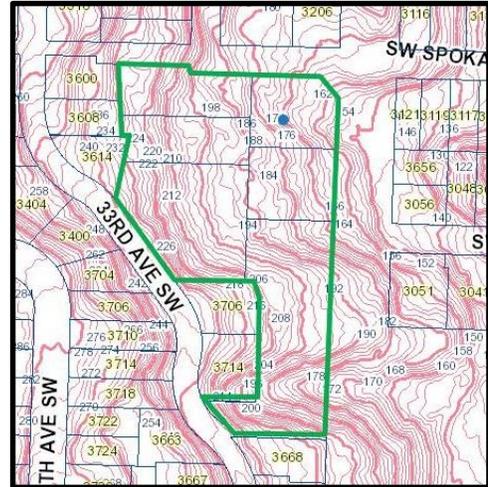
Site and Vicinity Description

The site is located at the southwest intersection of SW Spokane Street and Fauntleroy Ave SW. The project area is comprised of six parcels totaling 2.43 acres in size, all zoned Single Family (SF-5000). The subject property generally slopes down from west to east, though the topography varies throughout the site. It is heavily vegetated with a mixture of trees and shrubs. An analysis

is included later in the report regarding the presence of exceptional trees on the property. Every surrounding property is zoned Single-family (SF 5,000) similar to the subject property. The neighborhood is almost exclusively developed with detached single family homes built on steeply sloping lots. Some roads in the neighborhood do not follow right-of-way as the area was platted without taking into account some of the topographic constraints.

Proposal

The applicant proposes a clustered housing development of 14 homes outside of the Steep Slope ECA. Houses will be located near the northeast corner of the project area as this is the most level part of the site. Homes are arranged in a u-shaped pattern around a driveway with one access out to Spokane St. The lot layout is representative of a proposed future unit-lot subdivision.



More than one single-family structure may be allowed on a single lot in a Single-Family zone under the provisions of Environmentally Critical Areas Administrative Conditional Use (SMC 25.09.260) when a proposal meets the criteria of this Code section. This ACU process allows a property owner to utilize (recover) the development credit for the number of possible lots that could otherwise be allowed through the short plat process for a parcel of its size in its zone, but that cannot be utilized due to the presence of an ECA (SMC 25.09.240.E, Short Subdivisions and Subdivisions in ECAs). Because typically only one dwelling unit may be allowed on a single-family lot, recovery of development credit allows construction of up to the number of dwelling units that would be allowed on a lot of a given size through the short plat / subdivision process.

The subject site is approximately 2.43 acres in size and contains enough area for 21 lots under non-ECA conditions in the SF-5000 zone. *Unit Lot Subdivision* under SMC 23.24.045 is planned under a future MUP application to allow the fee-simple sale of each single-family structure after construction.

Public Comment

The two-week public comment period began August 13, 2015 and was extended for an additional two weeks by public request until September 10, 2015. Numerous comments were received and are summarized below:

- The development will bring increased traffic to narrow roads with sight distance issues.
- Traffic mitigation measures should be required to offset impacts from the development.
- Intersections should be squared-off and controlled with stop signs to improve safety.
- Large trucks and delivery vehicles have problems navigating the narrow roads.
- Portions of resident's private property are used for some sections of the neighborhood's road network.
- Speed bumps should be added to 33rd SW and Spokane Street. Install mirrors at blind corners and a traffic guard to protect the Water Department pumphouse.
- The developer is increasing impacts on private streets in the neighborhood.
- The applicant should pave the dirt road at the end of 33rd Ave SW.

- The development should be lined with sidewalks and street trees.
- The project is too dense for the neighborhood.
- Size of the lots is too small for the neighborhood.
- The amount of parking is inadequate.
- General concerns regarding steep slopes and landslide conditions.
- Underground springs run through the property and may contribute to slope instability.
- Members of the public were concerned with the removal of native plant and animal species.
- Some were pleased with the possibility of the removal of invasive species and the addition of sidewalks.
- Sewer capacity is inadequate to service proposed residences.
- Drainage is an issue during rain events. Members of the public are concerned about the addition of impervious service adding to stormwater run-off.
- Each home should have its own stormwater retention.
- Construction noise will be disruptive to the neighborhood.
- Increased crime rate.

ANALYSIS - ECA ADMINISTRATIVE CONDITIONAL USE (ACU) TO PERMIT CLUSTERED DEVELOPMENT

Environmentally Critical Areas Regulations

Seattle Municipal Code (SMC) Sections 25.09.015 and 25.09.060 establish applicability and standards for development within designated *Environmentally Critical Areas*. SMC Section 25.09.180 provides specific standards for all development on *steep slopes* and *steep slope buffers* on existing lots, including the general requirement that development shall be avoided in *steep slope* areas. The General requirements and standards described in Section 25.09.335 include the recording of a permanent covenant identifying the site's ECA areas, prohibits considering them for development credit in future plats or development proposals, and any permanent *Conditions of Approval*.

SMC 25.09.240. E, *Short Subdivisions and Subdivisions*, does not allow the inclusion of the area of ECA's and their buffers in calculating the number of lots, and hence dwelling units, that could be built on a larger parent parcel except through the Administrative Conditional Use (ACU) process of SMC 25.09.260. The ACU process allows flexibility in certain development standards (such as clustering of structures) to allow up to the same number of units on the lot as would be allowed if there were no ECA areas and seeks to minimize impacts on and intrusions into the ECA areas. The Director may approve, condition, or deny an application based upon a determination of whether the proposed recovery of development credit on the site meets the applicable criteria. The Director may approve, deny, or approve with conditions smaller than required lot sizes and yards (if future platting is anticipated) and / or more than one dwelling unit per lot if the proposal meets the applicable ACU criteria. But in no case can the Director allow more than the zone allowed number of lots or number of dwelling units than permitted by the underlying zoning. An ECA Administrative Conditional Use decision is a Type II decision, subject to the provisions of SMC 23.76, and is appealable to the City Hearing Examiner.

SMC 25.09.260.A. When the applicant demonstrates it is not practicable to comply with the requirements of Section 25.09.240.B considering the parcel as a whole, the applicant may apply for an administrative conditional use permit, authorized under Section 23.42.042, under this

section to allow the Director to count environmentally critical areas and their buffers that would otherwise be excluded in calculating the maximum number of lots and units allowed on the parcel under Section 25.09.240.E.

The overall development site would allow 21 dwelling units under its zoning designation of SF-5,000. The applicant's proposal for 14 homes clusters all development outside of steep slope areas. Reduction in grading, preservation of vegetation on steep slopes, and perpetuation of historic topography are benefits of allowing the clustering of homes. If the applicant was to adhere to the minimum lot standard of 5,000 sq. ft. the combined area of lots and roads would require significant intrusion into steep slopes and would likely result in excessive earth moving and possible export of soil.

B. Standards. *The Director may approve an administrative conditional use for smaller than required lot sizes and yards, and/or more than one (1) dwelling unit per lot if the applicant demonstrates that the proposal meets the following standards:*

Under a future unit lot subdivision, proposed lot sizes range between 2,140 and 4,180 sq. ft.

1. Environmental Impacts on Critical Areas.

- c. No development is on a steep slope area or its buffer unless the property being divided is predominantly characterized by steep slope areas, or unless approved by the Director under Section 25.09.180.B.2.a, b or c.*

The applicant's site plan shows the intended location of homes. None are located on a steep slope area or its buffer. Hillside areas with slopes greater than 40% at the northeast corner of the site have received an exemption from the Steep Slope provisions of the ordinance due to their size.

(1) The preference is to cluster units away from steep slope areas and buffers.

Homes are clustered outside of the Steep Slope ECAs and the respective buffers.

- f. The proposal does not result in unmitigated negative environmental impacts, including drainage and water quality, erosion, and slope stability on the identified environmentally critical area and its buffer.*

Seattle DCI staff waived review of the drainage plan. The proposal's storm drainage is conveyed out to a public facility located in Spokane Street. Individual lots contain bioretention planters as well. Drainage will be reviewed in detail under a comprehensive site development permit. Seattle DCI's geo-technical engineer also reviewed the submitted geo-technical reports and after modifications approved the proposal. See SEPA section below for a project Condition.

2. General Environmental Impacts and Site Characteristics.

- a. The proposal keeps potential negative effects of the development on the undeveloped portion of the site to a minimum and preserves topographic features.*

Currently, the entire site is undeveloped. The proposal contains no grading on any areas designated as steep slope ECA. Thus, potential negative effects are restricted to

the portion of the subject property most suited for development activity. Drainage from the development flows out to a public facility in SW Spokane Street. Individual lots all drain to bioretention planters located outside of undeveloped portions of the site.

Site sections show homes will be constructed on terraced flat pads generally following slopes of the site.

- b. The proposal retains and protects vegetation on designated non-disturbance areas, protects stands of mature trees, keeps tree removal to a minimum, removes noxious weeds and protects the visual continuity of vegetated areas and tree canopy.*

The applicant is not proposing any site work in non-disturbance areas. Tree removal is restricted areas outside the Steep Slope ECA associated with the proposed homes. There is one exceptional tree, a 12" Madrone on the eastern portion of the site, planned for preservation between two future homes. Staff includes this as a condition of approval. Landscaping planned for the project has a buffer along the northeast corner and where future homes will abut Spokane Street.

3. Neighborhood Compatibility.

- a. The total number of lots permitted on-site shall not be increased beyond that permitted by the underlying single-family zone.*

The underlying SF 5000 zoning would allow up to 21 lots to be created from the 2.43 acre site. This proposal is for 14 single-family structures. Future Unit Lot Subdivision is anticipated per SMC 23.24.045. Unit Lot Subdivision allows the dividing of the property into the number of unit lots that correspond to the number of units on it. Unit Lot Subdivision would create 14 unit lots, seven less than the underlying zoning could allow for this size lot.

- c. The development is reasonably compatible with and keeps the negative impact on the surrounding neighborhood to a minimum. This includes, but is not limited to, concerns such as neighborhood character, land use, design, height, bulk, scale, yards, pedestrian environment, and preservation of the tree canopy and other vegetation.*

The development proposes 14, single-family structures, three stories in height. They are designed in a contemporary style with flat roofs. The area surrounding shares the same zoning and is developed exclusively with single family homes. The size and style of neighborhood housing is a mixture of older housing one to two stories in height, and newer homes that tend to be three stories and of a contemporary in style, similar to the applicant's proposal.

Each structure would conform to the height restrictions of the SF 5000 zone. Two-car garages are provided. The project meets the overall setbacks required for the development site as a whole. Internal to the project, future homes are separated by at least 10 feet on side yards. Front yards on the future driveway easement are between four and 25 feet.

Finally, rear yards inside the project are seven feet in some places. The reason these internal front and rear yards are reduced relative to future unit lot conditions is to keep development outside of steep slope ECAs. Pedestrian access will be provided on the proposed driveway.

Trees canopy will be maintained per 2.b above. Landscaping will be installed per Sheet L1 and L2 of the approved plans.

As sited and designed, the structures will be compatible with the eclectic variety of existing single-family structures in the surrounding neighborhood. No negative impacts on neighborhood character are anticipated from this proposal.

C. Conditions.

1. *In authorizing an administrative conditional use, the Director may mitigate adverse negative impacts by imposing requirements and conditions necessary to protect riparian corridors, wetlands and their buffers, shoreline habitats and their buffers, and steep slope areas and their buffers, and to protect other properties in the zone or vicinity in which the property is located.*

The project and accompanying geo-technical report were reviewed by Seattle DCI's geotechnical engineer and, following the submittal of additional information, the proposal will not have adverse impacts on the site's *steep slopes* and *buffers* or other properties in the surrounding zone or vicinity. Other project Conditions, as outlined in this document have been imposed to protect trees and vegetation and assure long-term slope stability.

2. *In addition to any conditions imposed under subsection 1, the following conditions apply to all administrative conditional uses approved under this subsection:*
 - a. *Replacement and establishment of native vegetation shall be required where it is not possible to save trees or vegetation.*

A number of native trees and vegetation will be removed where the proposed homes are to be located. The applicant's arborist report documents the presence of exceptional trees and notes none will be removed with this application. One Madrone tree, labeled as #12 on the Topographic Survey, is located between two future homes and will be conditioned for preservation. The applicant's landscape plan shows a new vegetative buffer along the northeast corner of the site and along the northern border near Spokane Street. The applicant is not disturbing any vegetation outside the development area.

- b. *Where new lots are created, the provisions of Section 23.22.062, Unit lot subdivisions, or Section 23.24.045, Unit lot subdivisions, apply, regardless of whether the proposal is a unit lot subdivision, so that subsequent development on a single lot does not result in the development standards of this chapter being exceeded for the short subdivision or subdivision as a whole.*

Unit lot subdivision for the separate sale of the proposed 14 structures is anticipated. SMC 23.24.045, Unit Lot Subdivision, notes that the unit lot subdivision of a lot approved and in conformance with development standards at the time of the (building) permit application (and in conformance with any applicable MUP

approvals, such as this ACU application) may become nonconforming based on an analysis of the subsequent individual unit lot, and therefore any subsequent platting actions, additions, or modifications to the structures may not create or increase any nonconformity of the parent lot. Further this section requires a note on the recorded plat stating that the unit lots are not separate buildable lots, and that additional development of the individual unit lots may be limited as a result of the application of the development standards to the parent lot. Further, any development of any non-disturbance tract (if created instead of a non-disturbance area) will be prohibited by the terms of the *ECA* permanent covenant as required by SMC 25.09.335 for non-disturbance tracts or areas and noted above.

DECISION – ADMINISTRATIVE CONDITIONAL USE

The proposal to recover development credit is **CONDITIONALLY APPROVED.**

ANALYSIS - SEPA

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 (SMC) 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 13, 2015. The Seattle Department of Construction and Inspections (Seattle DCI) has annotated the environmental checklist submitted by the project applicant; reviewed the project plans and any additional information in the project file submitted by the applicant or agents; and any pertinent comments which may have been received regarding this proposed action have been considered.

The information in the checklist, the supplemental information and the experience of the lead agency with the review of similar projects form the basis for this analysis and decision. The SEPA Overview Policy (SMC 25.05.665 D) 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 an environmental impact, it shall be presumed that such regulations are adequate to achieve sufficient mitigation*" subject to some limitations.

Under such limitations/circumstances, mitigation can be considered. Thus, a more detailed discussion of some of the impacts is appropriate.

Short-term Impacts

The following temporary construction-related impacts are expected: increased noise during work hours from construction operations and equipment; minor increased traffic and parking demand from construction personnel; and consumption of renewable and nonrenewable resources. Due to the temporary nature and limited scope of these impacts, they are not considered significant (SMC Section 25.05.794). These are not significant impacts.

City codes and/or ordinances apply to the proposal and will provide adequate mitigation for some of the identified impacts. Specifically these are: 1) Grading Code (SMC 22.170) & the Stormwater Code (SMC 22.800) (storm water runoff, temporary soil erosion, and site excavation); and 2) Street Use Ordinance (tracking of mud onto public streets, and obstruction of rights-of-way during construction).

Earth / Soils

The ECA Ordinance and Director's Rule (DR) 18-2011 require submission of a soils report to evaluate the site conditions and provide recommendations for safe construction in landslide prone areas. Pursuant to this requirement the applicant submitted a geotechnical engineering study. The study has been reviewed and approved by Seattle DCI's geotechnical experts, who will set requirements for the proposed work to proceed without undue risk to the property or to adjacent properties.

No additional conditioning is warranted pursuant to SEPA policies.

Drainage

During construction the applicant will be disturbing approximately 65,849 sq. ft. of the site and public right of way. This is broken down as 11,027 sq. ft. for road improvements and 54,822 sq. ft. for the future homes. This includes staging and lay down areas. The Grading and Stormwater Codes require preparation of a soils report to evaluate the site conditions and provide recommendations for safe construction on sites where grading will involve cuts or fills of greater than three feet in height or grading greater than 100 Cubic Yards (CY) of material. The current proposal involves possible grading of up to 6,850 CY for the new single-family homes, an access easement, and public road improvements. The Grading and Stormwater Codes provide extensive conditioning authority and prescriptive construction methodology to assure safe construction techniques are used; therefore, no additional conditioning is warranted pursuant to SEPA policies.

Any additional information required verifying conformance with applicable ordinances and codes (The Grading and Stormwater Codes, DR 3-93, and 3-94) would be required prior to issuance of any required construction permits or building permits.

Air Quality

The anticipated temporary particulate pollution from the project should be minimal as the applicant is required to stabilize soils under SMC Stormwater Code 22.805.020.7. Additional SEPA mitigation of air quality impacts appears to be unwarranted.

Construction Noise and Parking

As remediation proceeds, noise associated with construction activities at the site is anticipated to be minimal on the surrounding residential, commercial, and industrial uses. The Noise Ordinance is found to adequately mitigate the potential noise impacts, subject to the following condition pursuant to the SEPA Overview Policy (SMC 25.05.665) and the SEPA Construction Impacts Policy (SMC 25.05.675 B). Roads surrounding the subject don't have room for on street parking. Construction vehicles will park on the subject property and should not create issues for regular traffic.

Truck Traffic

Existing City code (SMC 11.62) requires truck activities to use arterial streets to every extent possible. The closest arterials are Fauntleroy and Admiral Way. Traffic impacts resulting from the truck traffic associated with grading will be of short duration and mitigated in part by enforcement of SMC 11.62. This immediate area is subject to traffic congestion during the PM peak hours, and large trucks turning onto arterial streets would further exacerbate the flow of traffic. Pursuant to SMC 25.05.675 B (Construction Impacts Policy) and SMC 25.05.675 R (Traffic and Transportation) additional mitigation is warranted.

The construction of the project also will have adverse impacts on both vehicular and pedestrian traffic in the vicinity of the project site. During construction a temporary increase in traffic volumes to the site will occur, due to travel to the site by construction workers and the transport of construction materials. Approximately 4,800 CY of cut and 2,050 CY of fill are anticipated for project grading yards. This leaves 2,750 CY to be hauled off-site. Excavation and fill activity could require approximately 275 round trips with 10-yard hauling trucks or 138 round trips with 20-yard hauling trucks. Considering the volumes of truck trips anticipated during construction no mitigation is required.

City code (SMC 11.74) provides that material hauled in trucks not be spilled during transport. The City requires that a minimum of one foot of “freeboard” (area from level of material to the top of the truck container) be provided in loaded uncovered trucks which minimizes the amount of spilled material and dust from the truck bed to or from a site. No further conditioning of the grading/excavation element of the project is warranted pursuant to SEPA policies.

Greenhouse Gas Emissions

Construction activities including construction worker commutes, truck trips, the operation of construction equipment and machinery, and the manufacture of the construction materials themselves result in increases in carbon dioxide and other greenhouse gas emissions which adversely impact air quality and contribute to climate change and global warming. While these impacts are adverse, they are not expected to be significant.

Construction activities, primarily vehicular trips associated with the project and the project’s energy consumption, are expected to result in increases in carbon dioxide and other greenhouse gas emissions which adversely impact air quality and contribute to climate change and global warming. While these impacts are adverse, they are not expected to be significant.

Long Term Impacts

Long-term or use-related impacts are also anticipated as a result of approval of this proposal including: greenhouse gas emissions; parking; possible increased traffic in the area. Compliance with applicable codes and ordinances is adequate to achieve sufficient mitigation of most long-term impacts and no further conditioning is warranted by SEPA policies. However, traffic and parking, soils, and greenhouse gas emissions warrant further analysis.

Traffic and Parking

According to the Institute of Traffic Engineers 8th Edition, the project generates 14 vehicle trips during the PM peak hour. Public comments spoke to concerns about the width of the existing roads in the neighborhood. The applicant is improving Spokane and Fauntleroy where these roads abut the subject property. While the project’s transportation impacts are adverse, they are not expected to be significant; therefore, no further mitigation is warranted per SMC 25.05.675.R.

Parking provided by the project complies with the zoning ordinance. No additional mitigation is warranted per SMC 25.05.675.M.

Greenhouse Gas Emissions

Operational activities, primarily vehicular trips associated with the project construction and the project's energy consumption, are expected to result in increases in carbon dioxide and other greenhouse gas emissions which adversely impact air quality and contribute to climate change and global warming. While these impacts are adverse, they are not expected to be significant; therefore, no further mitigation is warranted.

CONCLUSION - SEPA

In conclusion, several temporary adverse effects on the environment are anticipated resulting from the proposal. These impacts are non-significant. The conditions imposed below are intended to mitigate specific impacts identified in the foregoing analysis, or to control impacts not regulated by codes or ordinances, per adopted City policies.

DECISION - SEPA

This decision was made after review by the responsible Seattle DCI official and lead for determining project conditions as may be required based on authority granted by SEPA. The completed environmental checklist and other information is on file with Seattle DCI. This information constitutes the Threshold Determination. The intent of this declaration is to satisfy the requirement of the State Environmental Policy Act (RCW 43.21.C), including the requirement to inform the public of agency decisions pursuant to SEPA.

[X] 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(2)(C).

REQUIREMENTS AND CONDITIONS - ECA ADMINISTRATIVE CONDITIONAL USE TO RECOVER DEVELOPMENT CREDIT AND PERMIT CLUSTERED DEVELOPMENT:

Requirements

1. Per SMC 25.09.335 submit a signed copy of the Seattle DCI standard covenant that restricts development to the non-*ECA steep slope* and *buffer* areas and limited *steep slope* and *buffer* areas approved for development and designated on the site plan (Sheets G1.0 and A 1.1, received April 1, 2016). The covenant shall include a copy of Sheet A 1.1 with those *ECA steep slope* and *buffer* areas not approved for development labeled "non- disturbance areas". The covenant shall run with the land and any future subdivision. The covenant shall be in the form given to the applicant by Seattle DCI, reviewed and approved by Seattle DCI, and recorded prior to the issuance of any permit.
2. Comply with all General Development Standards of SMC 25.09.060 as applicable.
3. Embed all **Requirements** and **Conditions** in the cover sheet for the MUP permit and for all subsequent permits including updated MUP plans, and all building permit drawings.

Conditions

Prior to Issuance of the MUP Permit

4. Record the ECA covenant required under SMC 25.09.335 after review and approval by the Seattle DCI geo-tech and planner.

Prior to Issuance of Any Construction Permits

5. The site and landscaping plans shown in the building permit plans must be reviewed and approved by the project planner to verify conformance with the approved MUP design.
6. On the building permit site plan show the location of the highly visible and durable protective barriers delineating the tree protection areas for the Madrone Tree that cannot be removed and shown on the Topographic Survey, labeled as tree# 12 on the approved MUP plans that are along the area of grading and / or excavation for retaining walls, foundations, and structures. (See SMC 25.11.050.B, Exhibit for details).

During Site Work and Construction

7. Have installed and maintain the highly visible and durable protective barrier delineating the tree protection area for the Madrone Tree shown on the Topographic Survey as tree# 12 on the approved MUP plans. (See SMC 25.11.050.B, Exhibit for details).

Prior to Final Approval of any Building Permits

8. Install the plantings and/or trees as shown on Sheet L1 & L2 (dated February 23, 2016) according to the requirements of the General Development Standards of SMC 25.09.060, CAM's 331 Tree and Vegetation Overview, and 331 A, ECA Vegetation Restoration.
9. Install permanent markers per the locations shown in the recorded ECA covenant.

CONDITIONS – SEPA

None.

Josh Johnson, AICP, Land Use Planner
Seattle Department of Construction and Inspections

Date: May 23, 2016

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IMPORTANT INFORMATION FOR ISSUANCE OF YOUR MASTER USE PERMIT

Master Use Permit Expiration and Issuance

The appealable land use decision on your Master Use Permit (MUP) application has now been published. At the conclusion of the appeal period, your permit will be considered “approved for issuance”. (If your decision is appealed, your permit will be considered “approved for issuance” on the fourth day following the City Hearing Examiner’s decision.) Projects requiring a Council land use action shall be considered “approved for issuance” following the Council’s decision.

The “approved for issuance” date marks the beginning of the **three year life** of the MUP approval, whether or not there are outstanding corrections to be made or pre-issuance conditions to be met. The permit must be issued by Seattle DCI within that three years or it will expire and be cancelled (SMC 23-76-028). (Projects with a shoreline component have a **two year life**. Additional information regarding the effective date of shoreline permits may be found at 23.60.074.)

All outstanding corrections must be made, any pre-issuance conditions met and all outstanding fees paid before the permit is issued. You will be notified when your permit has issued.

Questions regarding the issuance and expiration of your permit may be addressed to the Public Resource Center at prc@seattle.gov or to our message line at 206-684-8467.