



City of Seattle

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: 3008002
Applicant Name: Alan Keimig for Transitional Resources
Address of Proposal: 2988 SW Avalon Way

SUMMARY OF PROPOSED ACTION

Land Use Application to allow a four story structure containing 16 low income disabled residential units. Parking for 4 vehicles to be provided off-site at 2970 SW Avalon Way. Existing structure to be demolished.

The following approvals are required:

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

1. Amenity area – To allow less than required residential amenity area (SMC 23.47A.024).

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

SEPA DETERMINATION: Exempt DNS MDNS EIS

DNS with conditions

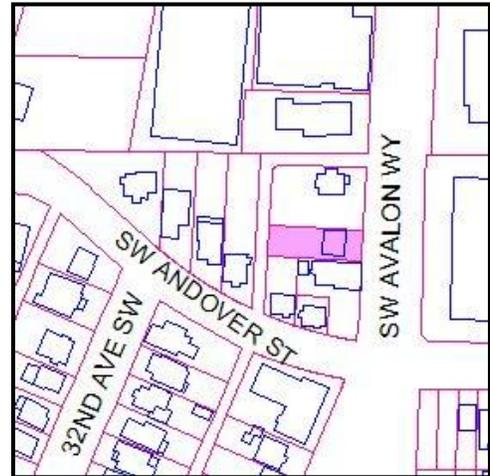
DNS involving non-exempt grading, or demolition, or involving another agency with jurisdiction.

PROPOSAL

The applicant proposes a four story building with 16 residential units for the mentally disabled. Four required parking spaces will be located at a shared lot adjacent to the site. A common open space will be shared with the related building adjacent to the north.

SITE AND VICINITY

The proposed project is located on SW Avalon Way just north of the junction with SW Andover Street in the Youngstown neighborhood of West Seattle. The 8,000 square foot site currently contains a single family structure which will be demolished. The site slopes from an unimproved alley on the west to the east dropping approximately eighteen feet to the street at SW Avalon Way. The zoning is Commercial 1 with a 40 foot height limit (C1-40) as is the entire block face on the west side of SW Avalon Way. Across SW Avalon Way to the east, the zoning is Industrial General 2 with an 85 foot height limit where the NUCOR Steel Plant is located. To the west, the zoning changes to Single Family and a mix of multifamily and single family to the south.



There is an eclectic mix of uses around the intersection of SW Avalon Way and SW Andover including larger multifamily buildings, public storage and small businesses including a hair salon and café. To the west, up the hill, is a mix of older, well-maintained, single family homes of various ages.

PUBLIC COMMENT

Eight members of the public attended this Early Design Review meeting held on April 9, 2009. The following comments, issues and concerns were raised:

- Wanted to know who would be living in the building.
- Commented that the existing project is a great neighbor and they support the new project.
- Design should consider the future redevelopment of the adjacent building to the south which can build up to the property line.

ANALYSIS - DESIGN REVIEW

Three alternative design schemes were presented at the EDG Meeting on April 9, 2009. All of the options include approximately 1,295 square feet of ground level community space which will be occupied by the local mental health community facilities. In addition, all options will share parking and a community open/garden space with the related building to the north.

Alternative 1 (the preferred option) shows a four-story structure with architectural features that related it to the building to the north. A large community space at the ground-level street level opens into access to the studio units to the rear. Outdoor walkways on the north offer views to the shared garden space below. The mass of the building is set back from the unopened alley on the west to afford the greatest distance from nearby homes.

Alternative 2 features an L-shaped entry courtyard with the community room set back from the street. A roof terrace behind the main entry building affords views to the north and the common open space. An additional building section at right angles to the main building at the rear is located on an adjacent parcel.

Alternative 3 also features a rooftop deck with the massing of the structure nearly filling the site. Large balconies overlook the shared common garden. Little open space is on the site itself.

The overall building form shows the façade set back from street level with pitched roof forms and dormers. Materials have yet to be chosen but may consist of lap siding and cementitious panels.

DESIGN GUIDELINES

A 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-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.

A-7 Residential Open Space. Residential projects should be sited to maximize opportunities for creating usable, attractive, well-integrated open space.

- The Board generally agreed that the preferred alternative design is the most appropriate for the site. They agreed that the new building with the proposed shared garden courtyard completes the complex.
- The Board wants the communal garden courtyard to work well with both buildings and provide a truly usable space for the residents. The refined design will need to show how it makes the overall project a better design and justifies the requested departure. At the next meeting, the Board wants to see a detailed design showing how the open space works with site characteristics and relates to each building.
- The Board is particularly interested in seeing how the design of the transition between the sidewalk and the ground level community room provides for a neighborly space and how the transition to residential areas is achieved.

B Height, Bulk and Scale

B-1 Height, Bulk and Scale. 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 near-by , less-intensive zones.

- The Board feels that the proposed massing is somewhat chaotic and unresolved. The design should create a better connection with the original building completing the complex as a whole.
- Because the site is narrow, the structure appears bulky. The design should be simplified to reduce the appearance of bulk.
- The Board commented on the large number of windows on the south façade next to a site that could redevelop to the property line. The design should explore options that re-orient these views to the north with views to the communal garden. The design should carefully consider the location of any windows on the south façade in the likely event of the future redevelopment of the adjacent property.

C Architectural Elements and Materials

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-4 Exterior Finish Materials. Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

- The Board observed that the courtyard side of the building is dominated by circulation and railings diminishing the experience of the courtyard. The applicant should consider an alternative design that reverses the location of the windows on the south façade with the circulation patterns on the north façade. (See above).
- The entrance should present a welcoming feeling and more detail should be provided at the next meeting.
- The Board would like to see materials and color selections that reduce the appearance of bulk. The examples provided at the EDG meeting gave an appearance of business; simplicity is a better direction for this structure on a narrow site.

D Pedestrian Environment

D-1 Pedestrian Open Spaces and Entrances. Convenient and attractive access to the building's entry should be provided. To ensure comfort and security, paths and entry areas should be sufficiently lighted and entry areas should be protected from the weather. Opportunities for creating lively, pedestrian-oriented open space should be considered.

D-12 Residential Entries and Transitions. *For residential projects in commercial zones, the space between the residential entry and the sidewalk should provide security and privacy for residents and be visually interesting for pedestrians. Residential buildings should enhance the character of the streetscape with small gardens, stoops, and other elements that work to create a transition between the public sidewalk and private entry.*

- The Board thinks that the refined design should create an optimum relationship between the sidewalk, the community room and the entries to the residential spaces.

E Landscaping

E-1 Landscaping to Reinforce Design Continuity with Adjacent Sites. Where possible, and where there is not another overriding concern, landscaping should reinforce the character of neighboring properties and abutting streetscape.

E-2 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 encouraged the applicant to return with a detailed design that specifies areas of open space including a specific landscaping plan with vignettes showing how the spaces would be used by residents. The sloping site should be carefully considered in the garden design. Green Factor calculations should be provided.

MASTER USE PERMIT APPLICATION

The applicant revised the design and applied for a Master Use Permit with a design review component on October 20, 2009.

DESIGN REVIEW BOARD RECOMMENDATION

The Design Review Board conducted a Final Recommendation Meeting on December 17, 2009 to review the applicant's formal project proposal developed in response to the previously identified priorities. At the public meeting, site plans, elevations, floor plans, landscaping plans, models, and computer renderings of the proposed exterior materials were presented for the Board members' consideration.

Public Comments

Two members of the public offered comments at the December 17, 2009 Final Recommendation meeting as follows:

- Concern about the location of the elevator and stair towers.
- Likes the project; fits well with the neighborhood.

There were no written comments in response to the Notice of Application published on November 23, 2009 with comment period ending December 6, 2009.

Development Standard Departures

The applicant requested departures from the following standards of the Land Use Code:

1. Residential Amenity Area. Residential amenity areas are required in an amount equal to 5% of the gross floor area in residential use.

Recommendations

A. Site Planning

- A-2 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-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.**

A-7 Residential Open Space. Residential projects should be sited to maximize opportunities for creating usable, attractive, well-integrated open space.

At the Recommendation Meeting, the Board was pleased with the design of the shared open space agreeing that it works together for the new and existing structures. Some Board members questioned the necessity of the 10 foot setback at the front of the building; because the site is so constrained reducing this setback may provide opportunities to refine the location of the stairwell and elevator shaft elements. The entrance to the residential area is located between the two structures and is accessed by a communal walkway and secured by a locking gate.

B Height, Bulk and Scale

B-1 Height, Bulk and Scale. 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 near-by , less-intensive zones.

The design presented at the Recommendation Meeting is simplified and works well with the site and the related building to the north. The applicant presented a study of alternatives showing the windows and walkways reversed and the Board agreed that this approach did not fit well with the applicant's program. However, the design, as presented, necessitates the location of the stair tower and elevator shaft where it blocks the desired view of the communal garden for units on the east of the building. The Board recommended that the applicant use elements of the alternative design presented to relocate the stair tower and elevator shaft so that all units have unobstructed visual access to the community garden. The Board also agreed that if additional departures were necessary to allow these design elements to be relocated, the Department was authorized to grant them. The Board further agreed that if this approach is entirely unworkable with respect to other elements of the applicants' program for serving the mental health community, they would agree to recommending the design as presented.

C Architectural Elements and Materials

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-4 Exterior Finish Materials. Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

At the Recommendation Meeting, the architect presented an alternative design with windows and circulation reversed from the original design (see discussion above at B-1 Height, Bulk and Scale). The applicant explained the reasoning behind the design of the walkways and railings facing onto the community garden and how it fits with the programs need of the building. The materials palette has been simplified and better integrated with related building to the north. The choice of darker colors reduces the appearance of bulkiness.

D Pedestrian Environment

D-1 Pedestrian Open Spaces and Entrances. Convenient and attractive access to the building’s entry should be provided. To ensure comfort and security, paths and entry areas should be sufficiently lighted and entry areas should be protected from the weather. Opportunities for creating lively, pedestrian-oriented open space should be considered.

D-12 Residential Entries and Transitions. For residential projects in commercial zones, the space between the residential entry and the sidewalk should provide security and privacy for residents and be visually interesting for pedestrians. Residential buildings should enhance the character of the streetscape with small gardens, stoops, and other elements that work to create a transition between the public sidewalk and private entry.

At the Recommendation Meeting, the Board questioned the need of the 10-foot setback from the street given the Board’s desire for the applicant to explore the relocation of the stair tower and the elevator shaft. The relationships of the sidewalk, community room and the residential entry appear to be optimum but could be moved closer to the street.

E Landscaping

E-1 Landscaping to Reinforce Design Continuity with Adjacent Sites. Where possible, and where there is not another overriding concern, landscaping should reinforce the character of neighboring properties and abutting streetscape.

E-2 Landscape Design to Address Special Site Condition. 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 was pleased with the design of the community garden space and the circulation between the two buildings.

Board Recommendations: The recommendations summarized below were based on the plans submitted at the December 17th, 2009 meeting. Design, siting or architectural details not specifically identified or altered in these recommendations are expected to remain as presented in the plans and other drawings available at the December 17th public meeting. After considering the site and context, hearing public comment, reconsidering the previously identified design priorities, and reviewing the plans and renderings, the five Design Review Board members present unanimously recommended approval of the subject design and the requested development standard departures from the requirements of the Land Use Code (listed below).

DEPARTURES FROM DEVELOPMENT STANDARDS

Departure Summary Table

REQUIREMENT	REQUEST	APPLICANT’S JUSTIFICATION	BOARD RECOMMENDATION
Residential Amenity Area (SMC23.47A.024) Residential amenity areas are required in an amount equal to 5% of the gross floor area in residential use.	Reduce the amount of amenity area to less than required.	Residential amenity area will be shared with adjacent related building. Design will include access and areas to share by residents of both buildings.	The Board unanimously agreed that the design of the community garden carefully integrates the open space (Guidance E-1 and E-2) needs of the two related buildings and grants this departure.

The Board recommended the following **CONDITIONS** for the project. (Authority referenced in the letter and number in parenthesis):

1) The applicant is to work with the Department to explore the use of elements of the alternative design presented to relocate the stair tower and elevator shaft so that all units have unobstructed visual access to the community garden. The Board also agreed that if additional departures were necessary to allow these design elements to be relocated, the Department was authorized to grant them. The Board agreed that if this approach is entirely unworkable with respect to other elements of the applicants' program for serving the mental health community, they would agree to recommending the design as presented. (A-7)

DIRECTOR'S ANALYSIS - DESIGN REVIEW

The Director finds no conflicts with SEPA requirements or state or federal laws, and has reviewed the City-wide Design Guidelines and finds that the Board neither exceeded its authority nor applied the guidelines inconsistently in the approval of this design. The Director agrees with the conditions recommended by the five Board members and the recommendation to approve the design, as stated above.

DECISION - DESIGN REVIEW

The proposed design is **CONDITIONALLY GRANTED**.

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 Chapter 25.05). The proposed structure contains 16 residential units, greater than the SEPA exemption threshold of four when located outside of an Urban Center.

The initial disclosure of the potential impacts from this project was made in the environmental checklist submitted by the applicant dated October 16, 2009 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 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 ECA ordinance and DR 33-2006 and 3-2007 regulate development and construction techniques in designated ECA areas with identified geologic hazards. 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 greenhouse gas emissions, air quality, noise, earth, grading and traffic impacts is warranted.

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.

Air Quality

Construction is expected to temporarily add particulates to the air and will result in a slight increase in auto-generated air contaminants from construction activities, equipment and worker vehicles; however, this increase is not anticipated to be significant. Federal auto emission controls are the primary means of mitigating air quality impacts from motor vehicles as stated in the Air Quality Policy (Section 25.05.675 SMC). To mitigate impacts of exhaust fumes on the directly adjacent residential uses, trucks hauling materials to and from the project site will not be allowed to queue on streets under windows of the adjacent residential building.

Should asbestos be identified on the site, it must be removed in accordance with the Puget Sound Clean Air Agency (PSCAA) and City requirements. PSCAA regulations require control of fugitive dust to protect air quality and require permits for removal of asbestos during demolition. In order to ensure that PSCAA will be notified of the proposed demolition, a condition will be included pursuant to SEPA authority under SMC 25.05.675A which requires that a copy of the PSCAA permit be attached to the demolition permit, prior to issuance. This will assure proper handling and disposal of asbestos.

Noise

Noise associated with construction of the building could adversely affect surrounding uses in the area, which include residential and commercial uses. Surrounding uses are likely to be adversely impacted by noise throughout the duration of construction activities. Due to the proximity of the project site to

these residential 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.

Grading, delivery and pouring of concrete and similar noisy activities will be prohibited on Saturdays and Sundays. In addition to the Noise Ordinance requirements, to reduce the noise impact of construction on nearby residences, only the low noise impact work such as that listed below will be permitted on Saturdays from 9:00 A.M. to 5:00 P.M and on Sundays from 10:00 A.M. to 5:00 P.M.:

- A. Surveying and layout.
- B. Testing and tensioning P. T. (post tensioned) cables, requiring only hydraulic equipment (no cable cutting allowed).
- C. Other ancillary tasks to construction activities will include site security, surveillance, monitoring, and maintenance of weather protection, water dams and heating equipment.

In addition to the Noise Ordinance requirements, to reduce the noise impact of construction on nearby properties, all other construction activities shall be limited to non-holiday weekdays between 7:30 A.M and 6:00 P.M.

After each floor of the building is enclosed with exterior walls and windows, interior construction on the individual enclosed floors can be done at other times in accordance with the Noise Ordinance. Such construction activities will have a minimal impact on adjacent uses. Restricting the ability to conduct these tasks would extend the construction schedule; thus the duration of associated noise impacts. DPD recognizes that there may be occasions when critical construction activities could be performed in the evenings and on weekends, which are of an emergency nature or related to issues of safety. Therefore, the hours may be extended and/or specific types of construction activities may be permitted on a case by case basis by approval of the Land Use Planner prior to each occurrence.

As conditioned, noise impacts to nearby uses are considered adequately mitigated.

Earth

The Stormwater, Grading and Drainage Control Code requires 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 of material.

The soils report, construction plans, and shoring of excavations as needed, will be reviewed by the DPD Geo-technical Engineer and Building Plans Examiner who will require any additional soils-related information, recommendations, declarations, covenants and bonds as necessary to assure safe grading and excavation. This project constitutes a "large project" under the terms of the SGDCC (SMC 22.802.015 D). As such, there are many additional requirements for erosion control including a provision for implementation of best management practices and a requirement for incorporation of an engineered erosion control plan which will be reviewed jointly by the DPD Building Plans Examiner and Geo-Technical Engineer prior to issuance of the permit. The Stormwater, Grading and Drainage Control Code provides extensive conditioning authority and prescriptive construction methodology to assure safe construction techniques are used, therefore, no additional conditioning is warranted pursuant to SEPA policies.

Grading

An excavation to construct the lower level of the structure areas will be necessary. The maximum depth of the excavation is approximately eight feet and will consist of approximately 675 cubic yards of material. The soil removed will not be reused on the site and will need to be disposed off-site by trucks. 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 minimize the amount of spilled material and dust from the truck bed enroute to or from a site. No further conditioning of the grading/excavation element of the project is warranted pursuant to SEPA policies.

Traffic and Parking

The soil removed for the garage structure will not be reused on the site and will need to be disposed off-site. Excavation and fill activity will require 68 round trips with 10-yard hauling trucks or 34 round trips with 20-yard hauling trucks, which are the standard for this size of undertaking. Existing City code (SMC 11.62) requires truck activities to use arterial streets to every extent possible. The proposal site is near several major arterials and traffic impacts resulting from the truck traffic associated with grading will be of short duration and mitigated by enforcement of SMC 11.62.

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.

Operational activities, primarily vehicular trips associated with the project and the projects' 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.

Historic Preservation.

Older than 50 years, the existing house on the property is not considered architecturally or historically significant by the Department of Neighborhood's Office of Preservation. No further mitigation is warranted.

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.

- [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 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 – DESIGN REVIEW

Prior to MUP Issuance

1. The applicant shall work with DPD to relocate the stair tower and elevator shaft so that all units have unobstructed visual access to the community garden. The Board recommended that DPD grant additional departures to accommodate the building elements to be relocated.

For the Life of the Project

2. Any proposed changes to the exterior of the building or the site must be submitted to DPD for review and approval by the Land Use Planner Bruce P. Rips. 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.
3. 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 three 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.
4. 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.
5. 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.
6. 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, Bruce P. Rips 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.

CONDITIONS – SEPA

Prior to Issuance of a Demolition, Grading, or Building Permit

7. Attach a copy of the PSCAA demolition permit to the building permit set of plans.

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. 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 weatherproofing material and shall remain in place for the duration of construction.

8. Grading, delivery and pouring of concrete and similar noisy activities will be prohibited on Saturdays and Sundays. All other construction activities shall be limited to non-holiday weekdays between 7:00 A.M and 6:00 P.M. Hours on weekdays may be extended from 6:00 P.M. to 8:00 P.M. on a case by case basis. All evening work must be approved by DPD prior to each occurrence. In addition to the Noise Ordinance requirements, to reduce the noise impact of construction on nearby residences, only the low noise impact work such as that listed below, will be permitted on Saturdays from 9:00 A.M. to 6:00 P.M and on Sundays from 10:00 A.M. to 6:00 P.M.:

A. Surveying and layout.

B. Testing and tensioning P. T. (post tensioned) cables, requiring only hydraulic equipment (no cable cutting allowed).

C. Other ancillary tasks to construction activities will include site security, surveillance, monitoring, and maintenance of weather protecting, water dams and heating equipment.

9. After each floor of the building is enclosed with exterior walls and windows, interior construction on the individual enclosed floors can be done at other times in accordance with the Noise Ordinance. Such construction activities will have a minimal impact on adjacent uses. Restricting the ability to conduct these tasks would extend the construction schedule; thus the duration of associated noise impacts. DPD recognizes that there may be occasions when critical construction activities could be performed in the evenings and on weekends, which are of an emergency nature or related to issues of safety. Therefore, the hours may be extended and/or specific types of construction activities may be permitted on a case by case basis by approval of the Land Use Planner prior to each occurrence.

Once the foundation work is completed and the structure is enclosed, interior construction may be done in compliance with the Noise Ordinance and would not be subject to the additional noise mitigating conditions.

Signature: _____ (signature on file) Date: March 11, 2010

Bruce P. Rips, Sr. Land Use Planner
Department of Planning and Development

BPR:bg