City of Seattle
Gregory J. Nickels, Mayor

Department of Planning and Development
D. M. Sugimura, Director

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

Application Number: 3008740

Applicant Name: Thomas Johnson of Tonkin Hoyne Lokan Architecture for Solid Ground Washington

Address of Proposal: 6870 62nd Avenue Northeast

SUMMARY OF PROPOSED ACTION

Land Use Application to allow two, three-story buildings containing a total of fifty-two low income apartment units. Project includes a 3,926 sq. ft., 24 ft. tall accessory multipurpose building and 5,500 cu. yds. of grading. Surface parking for four vehicles to be provided onsite and offsite parking for seventy-nine vehicles to be provided at surface parking areas.*

*Note: The project description has been revised from the following original notice of application: Land Use Application to allow two, 3-story buildings containing a total of 40 low income apartment units and 12 ground related units. Project includes a 3,450 sq. ft., 23 ft. high accessory multipurpose building and 1,000 cu. yds. of grading. Offsite parking for 90 vehicles to be provided at surface and below grade within existing bunker structure.

The following approvals are required:

Design Review – (Chapter 23.41, Seattle Municipal Code) with the following Development Standard Departures:

1. Solid Waste/Recycling Location – To allow trash/recycling storage structure between the building façade abutting a street (SMC 23.72.010.G.1.d).
2. Solid Waste/Recycling Access – To allow reduced width for trash/recycling storage access gate; and direct access to storage areas via an access easement (SMC 23.72.010.G.1.h.(2).(a) &(b)).
3. Structure Width – To allow increased maximum building width for apartments (SMC 23.45.011.A).
4. Structure Width – To allow increased maximum building width for community center (SMC 23.45.011.A).
5. Front Façade Modulation – To allow reduced modulation (SMC 23.45.012.A.1).
6. Interior Façade Modulation – To allow reduced modulation for cluster development (SMC 23.45.012.C).

7. Modulation Depth – To allow reduced modulation depth (SMC 23.45.012.D.2.a).
8. Modulation Width – To allow increased modulation width (23.45.012.2.b& c).
9. Modulation Height – To allow building facades requiring modulation not meet modulation height standards (SMC 23.45.012.D.3).
10. Open Space Relationship to Grade – To allow open space to be higher than 18" from existing grade (SMC 23.45.016.C.2).

SEPA - Environmental Determination – (Chapter 25.05, Seattle Municipal Code).

SEPA DETERMINATION: [ ] Exempt [ ] DNS [ ] MDNS [ ] EIS

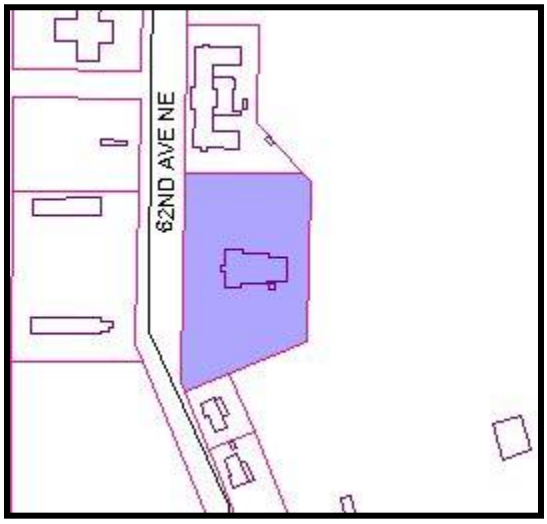
[X] DNS with conditions

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

BACKGROUND INFORMATION

Site and Vicinity Description

The proposal is located within the property boundaries addressed as 7400 Sand Point Way Northeast. The sprawling site is situated along the banks of Lake Washington in Seattle's northeast sector. The site (Sand Point Magnuson Park) is the former Naval Station Puget Sound now mainly under joint ownership with the City of Seattle, University of Washington and the Federal Government. Lake Washington shoreline borders the site to the east, Sand Point Way Northeast to the west, between Northeast 65th Street and Northeast 85th Street. A two hundred foot wide band along the Lake Washington shoreline is regulated by the Seattle Shoreline Master Program.



The site occupies an area of approximately 350.1 acres of land, with two residential zoning designations (Multi-family Lowrise 3 (L-3) and Single Family 7200 (SF 7200)) extending over the entire site. Three zoning overlay districts cover a significant portion of Sand Point Magnuson Park: Sand Point Overlay District (SO) comprised of Subareas "A", "B" and "C"; Sand Point Park area (SK); and a combined Sand Point Overlay District/Sand Point Park Area (SP). The Sand Point property is divided into six activity areas: (1) the North Shore Recreation area, (2) the Education and Community activities area, (3) the Arts, Culture and Community Center, (4) the Magnuson Park Open Space/Recreation Expansion, (5) the Residential Area, and (6) the Federal Agency Use Area. A variety of buildings are located throughout the entire development site.

The specific area of the proposed development (formerly known as Building 6) is in the Residential Area (Area 5) located within the street boundaries of Northeast 74th Street, 62nd Avenue Northeast and Northeast 65th Street. This approximately 114,110 square foot (sq. ft.) was created as part of a recorded short plat (rec. #19991214900007-Parcel B) that divided one parcel into five parcels. The proposal site, with frontage on the east side of 62nd Avenue Northeast, is addressed as 6870 62nd Avenue Northeast and located within the L-3 zone. A former bowling alley structure (Building 6) was demolished in 2007. Currently, the remnants of the foundation for Building 6, two tennis courts and a surface parking area exist on site.

A single level parking structure bisected by a stairway and built into the slope as a retaining wall for the street above (62nd Avenue Northeast) exists along the western edge of the proposal site. 62nd Avenue Northeast is a non-arterial street, improved with curbs, sidewalks, gutters and street trees.

A band of several mature trees and shrubs exist along the site's southern edge. The site's topography has a terraced downward sloping condition from west to east resulting in an overall 28' grade change occurring from the high western boundary edge of the proposal site. Conversely, a steep downward sloping condition occurs at the southeast middle area of the site. This area has been identified as Environmentally Critical Area (ECA)-Steep Slope. The applicant has been granted a limited exemption (#6176181) from ECA steep slope development standards for all associated project work within this identified area but ECA review is still required for the building permit application(s).

Surrounding property within immediate vicinity of the subject site is zoned SF 7200 and L-3. Existing development near the proposal boundaries includes multifamily housing to the west, north and south; and Warren G. Magnuson Park to the east.

Proposal

This proposal is the first phase of a phased low-income multifamily housing development. Specifically, the proposed redevelopment of the site involves the construction of two three-story buildings each consisting of 52 low-income residential units. The proposal also includes a 3,926 square foot (sq. ft.) one-story with basement accessory multipurpose community building.

Accessory parking for four vehicles is proposed onsite in a surface parking area. Offsite parking for seventy-nine vehicles will be accommodated at an existing surface parking area (Parcel 6B - North Sand Point Fields) located within the Sand Point Overlay District (SO). Vehicular access to the proposed onsite parking spaces will occur via an ingress/egress easement abutting the 62nd Avenue Northeast right-of-way.

Grading of approximately 5,500 cubic yards (cu. yds.) of material is anticipated to occur during the construction of the foundation of the new residential buildings and community structure.

Construction of the buildings and poor health status determinations necessitate the removal of 24 mature trees. Approximately 95 trees are planned to be planted throughout the property. Landscaping enhancements inclusive of plantings, shrubs and groundcovers are also proposed. Site improvements including new pedestrian pathways and bike racks are included with this proposal.

Public Comments

Eight members of the community including representatives from special interest groups (specified below) attended the Early Design Guidance (EDG) meeting held on January 5, 2009. Public comments focused on the following issues:

- A representative of the Windermere North Community Association voiced great satisfaction with the preferred design and encouraged the incorporation of brick elements and preservation of historical features in the design.
- Two representatives of the Seattle King County Veterans Coalition spoke in support of the overall project and encouraged the creation of housing for Veteran families.
- Encouraged the incorporation brick material on all building facades.

Three members of the community including special interest groups (specified below) attended the Initial Recommendation meeting held on July 6, 2009. Public comments and clarifying questions and concerns focused on the following items:

- Two representatives of the citizens' advisory committee for the Seattle King County Veterans Consortium spoke in great support of the overall project and stated that they think that the project team's design response to the design guidelines is appropriate and complete.
- Concern voiced regarding the appearance of the solar panels. Questioned why the solar panels couldn't be placed elsewhere on the site.

No members of the community attended the Final Recommendation meeting held on July 20, 2009.

The SEPA public comment period for this project ended May 27, 2009. DPD received one written comment from a neighbor requesting that the comment period be extended an additional two weeks.

ANALYSIS - DESIGN REVIEW

Design Guidance

At the Early Design Guidance (EDG) Meeting, the architect presented three project options or schemes, all of which included two three-story apartment buildings with attached two-story "townhouse-style" units and one one-story detached 2,000 sq. ft. accessory community building. The alternative massing diagrams were distinguished by the arrangement of the "townhouse-style" units with the apartment buildings; orientation of the residential entries and open space; the placement of the community building; and the level of modulation for the apartment buildings façades along 62nd Avenue Northeast. The diagrams incorporated the neighborhood context and future conditions based on the future second phased housing development planned for this site.

The first scheme (Option 1) was a code complying design which included a cluster development consisting of three building masses; one 23-unit apartment building, one 23-unit apartment building with a six-unit "townhouse-style" building attached and an accessory building situated just east of the northernmost apartment building.

The second scheme presented (Option 2) included a cluster development consisting of three building masses; one 24-unit apartment building, one 24-unit apartment building with a four-unit "townhouse-style" building attached and one accessory building situated just east of the northernmost townhouse unit.

The third scheme (Option 3) shows a cluster development consisting of three building masses; one "L-shaped" nineteen-unit apartment building with a seven-unit "townhouse-style" building attached, one "L-shaped" nineteen-unit apartment building with a five-unit and a two-unit "townhouse-style" building attached on opposing sides of the apartment and an accessory building situated in the middle of the site. This scheme proposes two departures from the Code: One to allow maximum structure width and one to allow reduced modulation spacing for the primary and secondary building facades. The applicant presented Option 3 as the preferred scheme because, per the applicant, it meets the following identified design objectives:

- It allows the community building to be centrally located along the east-west axial public access path and equally accessible to the residents; and
- it is the most appropriate with the historic Navy base context both from architectural aesthetic and urban design standpoints, as described in the City's "Sand Point Historic Properties Reuse and Protection Plan (April 1998)" (HPRP plan).

At the EDG meeting, the Board was supportive of Option 3 because it would provide equal access to the community building and open spaces, and take advantage of views to the Park and water. However, the Board did voice concern with the narrowness of the proposed central spine between the two buildings shown on the applicant's preferred option (Option 3) and the incorporation of militaristic design elements that complement the surrounding historical military buildings but aren't compatible with a family housing proposal. Therefore, the Board requested to review a scheme that widens the central spine to allow more sunlight in that area and encourages innovative residential design with elements of historical design features.

At the Initial Recommendation meeting, due to unforeseen circumstances, only two Board members were present. A minimum of three Board members must be present to constitute a quorum; thus, a second Recommendation was required. The project team decided to continue on with the meeting schedule. As a result, site analysis, floor plans, landscaping details, elevation sketches, street-level vignettes, color board and material samples were presented by the project architect team for the Member's consideration. The design presented at this meeting was most similar to Option 3. Vehicular access via an ingress/egress easement to a 17 stall surface parking area was presented. Upon direction from the Seattle Department of Transportation (SDOT), the design team altered the proposal to no longer include parking layout improvements and trash collection areas associated with the existing bunker structure partially situated on both the subject site and the 62nd Avenue Northeast right-of-way. Additionally, a secondary vehicular access to the proposed surface parking area via Parks property to the east was removed at the request of the Park's Department.

At the Final Recommendation meeting, the project architect team presented site analysis, landscaping details, elevation sketches, street-level vignettes, color board and material samples for the entire Design Review Board's review. The presentation also included response to the Board's recommendations from the Initial Recommendation meeting held on July 6, 2009. The amount of onsite parking was reduced from 17 parking stalls to four ADA accessible parking stalls. Vehicular access via an ingress/egress easement to the four ADA accessible stall surface

parking area and a Fire Department emergency access turnaround area was presented. An enhanced landscaping plan focusing on the pedestrian pathways and central spine was presented. A solar panel study and west elevation schematic plans were also included in the presentation.

After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment at the January 5, 2009 EDG meeting, the Design Review Board members provided siting and design guidance and identified by letter and number those siting and design guidelines found in the City of Seattle's *Design Review: Guidelines for Multifamily and Commercial Buildings* of highest priority to this project. The EDG guidance by the Board appears after the bold guidelines text: the recommendations from the Initial (and unofficial) Recommendation meeting held on July 6, 2009 follow in **bold** text: and the recommendations from the Final Recommendation meeting held on July 20, 2009 follow in ***bold italicized*** text.

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-3 Entrances Visible from the Street
Entries should be clearly identifiable and visible from the street.

A-4 Human Activity
New development should be sited and designed to encourage human activity on the street.

A-5 Respect for Adjacent Sites
Buildings should respect adjacent properties by being located on their sites to minimize disruption of the privacy and outdoor activities of residents in adjacent buildings.

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 emphasized the importance of developing a respectful and consistent relationship of the overall massing and design of the development to the future pedestrian environment and general pattern of development in the neighborhood. The Board acknowledged the design challenge of relating the west-facing building facades to the bunker parking structure/street. The Board expects to see a design that distinguishes the residential entries and makes them visible as possible from the street. The Board stated that the future design should be sited and designed to encourage human activity at the base level with future residents being able to utilize the courtyards immediately outside of their units and also the area that fronts the entry drive leading to the existing parking area beneath 62nd Avenue Northeast. The Board feels that the units that front the entry drive are at a disadvantage due to the direct view to the parking area. As a result, the Board expects this area to be appropriately celebrated with design elements (plantings, benches, etc.) that make it a usable area for the residents.

The Board looks forward to reviewing a high-quality well programmed and well landscaped open space design. The Board requests a phase I schematic landscape plan be presented at the recommendation meeting.

At the Initial Recommendation meeting, the Board was pleased with the applicant's response to the guidelines and complemented the detailed landscape plan for this proposal.

At the Final Recommendation meeting, the design presented a residential cluster development that situates the apartment buildings' entrances along the meandering westernmost pathways and the "townhouse-style" residential units' entries and porches fronting directly on the adjacent private road at the north property line, interior pathways and courtyards. The central spine circulation path and the adjacent community building are identified as the primary focus of the development. The residential units are arranged to allow residents easy access to and clear view to the central spine and create two smaller communities with adjoining courtyards. The landscape design articulated further refinement of the following open space areas: playground, ground-related patios/porches and two courtyards.

The Board was very pleased with the applicant's response to their guidance related to the enhancement of the entry drive along the base of the apartment buildings' west façade. The Board agreed that the inclusion of raised sidewalks, landscaping, seat walls and bike racks in this area and the central spine will encourage human activity. The Board was supportive of the proposed residential open space areas. (See Also B-1, D-1, D-12 and E-2)

B. Height, Bulk and Scale

B-1 Height, Bulk and Scale Compatibility

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

The proposed massing configurations were discussed at length by the Board. The Board debated the merits of the three schemes and which scheme would provide the equal access to the community building, open spaces and take advantage of views to the Park and the water. The Board voiced concern with the narrowness of the proposed central spine between the two buildings shown on the applicant's preferred option (Option 3). The Board stated it would like to review a design that widens the central spine and allows for more sunlight in this area. The Board suggested shifting the townhouse units in Building #1 further south and or shifting the community building further north as a possible method to achieve this guidance.

At the Initial Recommendation Meeting, the Board appreciated the efforts made by the applicant to address this particular request.

At the Final Recommendation Meeting, the Board was very pleased with the overall massing and configuration of the buildings that shifts the apartment buildings further east from the existing bunker structure and widens the central spine. (See Also C-2)

C. Architectural Elements and Materials

C-1 Architectural Context

New buildings proposed for existing neighborhoods with a well-defined and desirable character should be compatible with or complement the architectural character and siting pattern of neighboring buildings.

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. In general, the roofline or top of the structure should be clearly distinguished from its façade walls.

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 acknowledges the historical nature of the surrounding buildings and the brick buildings situated in the historic district and across 62nd Avenue Northeast. The Board stated specifically that the military barracks aren't the appropriate architectural application to represent multifamily development because there isn't a sense of identity or connection to the ground level. It is the Board's opinion that the programmatic differences for this family housing proposal are going to drive a form of a building that should be significantly different from a building designed originally for military use. While the Board respects the State's intent to encourage an architectural form that is "compatible with the historic bulk, scale, width and materials (brick)" of buildings 26N and 26S, the Board encouraged innovative residential design that will be compatible for the future family residents. The Board stated alternative methods to incorporate historical design features should be explored and presented at the Recommendation meeting. Historical features such as window forms and gabled roof elements were suggested as possible methods to achieve a historical connection in an economical fashion.

The Board encourages continued coordination with the Department of Parks and Recreation (DOPAR) and the Washington State Department of Archaeology and Historic Preservation regarding further design development as it relates to the historic preservation requirements in the Sand Point District. The Board requests that the applicant provide feedback regarding this coordination at the next meeting.

No future building materials other than brick were presented during the meeting. However, the Board looks forward to reviewing a more detailed, high quality materials and color board at the next meeting.

At the Initial Recommendation meeting, the design proposed for the residential buildings includes brick and stucco along the apartments' west façade and wrapping around to the north/south corners; cementitious plank siding along all of the townhouse facades and the apartment building's interior facades; sheet metal roofing; wood porches and vinyl windows. The community building's materials consists of a fiber cement board base, glazing, and standing seam metal roofing. The design includes a reddish masonry veneer ("Monterey") and muted toned colors ("Navajo White", "Craftsman Brown", "Peach Yellow") as strongly recommended by the historic district requirements. Overall, the Board was pleased with the quality of materials and colors.

The Board expressed concern with the residential buildings' west-facing façades. The Board was supportive of the applicant's preferred "West Elevation" which illustrates strong building stair towers at the residential entrances. However, the Board feels that further design should be explored to bring a more "residential" feeling to the apartment buildings while still maintaining context to the surrounding historical environment. Utilization of differing brick materials or colors and/or vegetation (Boston ivy) was suggested by the Board as methods to address this concern.

The Board expressed aesthetic concerns with the community building-specifically the muted grayish color and the solar panels. Further exploration of colorful accents is requested. The Board recommends that the design utilize roof forms that are more compliant with south-facing solar panels.

At the Final Recommendation Meeting, the design presentation included a west elevation schematic study of the apartment buildings' west facades. This study illustrated the following design details: light colored brick soldier course headers and sills surrounding white-trimmed vinyl windows; "Navajo White" horizontal cementitious plank siding above a brick base on the two southernmost "townhouse-style" apartment units' west-facing facades; and landscaping consisting of trees, shrubs and ground cover. The Board was very pleased with these features. The Board also emphasized that their support of the requested code departures for modulation and structure width is dependent upon the assurance that the level of detail in the landscaping and architectural materials and colors presented at the Final Recommendation meeting remains the same.

The design also included a colored study of the east elevation solar panel schematic of the community building. This study demonstrated the following design elements: light blue stucco facades; photovoltaic (solar) panels with solid end panel attachments to the arrays affixed in a southerly orientation to the standing seam metal roof; aluminum storefront windows; and light blue colored steel post supports with semi-circle flanges.

The Board still had aesthetic concerns with the community building's colors, revised solar panel design and also the steel post supports. The Board commented that the light blue solid end panel attachments to the solar panel arrays creates a wall-like affect and appears obtrusive to the east-facing and west-facing façades. The Board also stated that the light blue color against the cool grayish-colored concrete doesn't convey a warm and inviting aesthetic. Additionally, the Board stated the steel posts appear massive and the shape of the steel post brackets feels out of place.

The Board debated the merits of including or excluding of the solid end panel attachments to the solar panel arrays. Ultimately, the Board decided that the side panels on the solar arrays weren't effective. The Board agreed that visibility of the solar panels' framework is preferred and meets the owner's intent to be visualized a demonstration project.

The Board encouraged the applicant to explore other warmer color options for the community center and investigate optional steel brackets supports that are more appropriately in proportion with the size of the steel posts. (See Also E-1, E-2 and E-3)

Board Recommended Condition:

1. ***The level of design detail in the landscaping plans, elevation plans, schematic drawings and architectural materials and colors presented as the Final Recommendation meeting should be shown on future elevation and landscape plans. Also, the applicant should choose a warmer color or more colorful accents for the community center.***

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-7 Personal Safety and Security
Project design should consider opportunities for enhancing personal safety and security in the environment under review.

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 a visually interesting street front 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 strongly agreed that the applicant should be mindful of the pedestrian experience along the public access pathway between 62nd Avenue Northeast and the Park edge in the design of the future building at this site. The Board would like to see grade-level vignettes and site sections showing the design character of the east-west public access pathway. The Board expects to see a description explaining how pedestrians will be able to differentiate between the public space and private space occurs along that path.

The trash collection area should be enclosed and screened in an architectural form reflective of the development and not intrusive to pedestrians. Details of the proposed location of the trash collection area must be provided at the next meeting.

At the Initial Recommendation Meeting, the Board voiced concern with light and glare impacts on the residential units from the historic light poles situated along the public access pathway. The Board encourages light shields or other methods to address this impact.

At the Final Recommendation Meeting, the architect presented grade-level vignettes, site sections, site plan and elevation views illustrating the pedestrian experience along the east-west central spine, along the pathways and throughout the play/courtyards and community space areas. The design shows a continuous sidewalk and paths with ADA accessible features (ramps with handrails and landings).

The Board reviewed conceptual light fixtures and a site plan that showed pedestrian lighting solely along the central pedestrian spine. No conceptual lighting plan that addressed lighting for the entire proposal site was presented at the meeting. However, the applicant explained that bollards are proposed on the sidewalks.

The Board reiterated their concerns related to potential lighting-light and glare impacts to the residents and site security. The Board appreciates the applicant's intention to incorporate historic fixtures but believes consideration of the needs of the residents and site security should be of upmost importance. As a result, the Board recommends further light analysis of the following areas: pathways, parking areas, playground and the west driveway. The Board directed the applicant to work the Department to refine a lighting concept plan inclusive of light fixture details that clearly identifies proposed light locations, enhances personal safety and security on the site and minimizes light and glare impacts to residents.

Board Recommended Condition:

2. ***The Board directed the applicant to work with the Department to refine a lighting concept plan inclusive of light fixture details that clearly identifies proposed light locations, enhances site security and minimizes light and glare impacts to residents. The light fixture type and lighting location should be identified on future site drawings.***

The site plan presented at the meeting identified a trash collection area along the west property edge adjacent to the existing bunker; and a second trash collection area placed just north of the proposed surface parking area. The Board was generally supportive of the code departure request concerning trash collection locations and screening and due to their visibility, this areas should be screened in a manner that's not intrusive to future residents and pedestrians. The Board expects the applicant to continue to coordinate the collection area design and screening with DPD and SPU.

Board Recommended Condition:

3. ***The common trash and recycling collection area should be identified on future site and elevation drawings. This area should be enclosed and screened with opacity in an architectural form reflective of the development and not intrusive to pedestrians.***

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 Landscaping to Enhance the Building and/or site
Landscaping, including living plant material, special pavements, trellises, screen walls, planters, site furniture and similar features should be appropriately incorporated into the design to enhance the project.

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

Landscaping should enhance the prior guidelines, by creating a transition from the street/public areas, softening edge conditions and by helping create a green streetscape. The Board looks forward to reviewing a detailed schematic landscape plan that includes landscaping and screening along the property lines, open space areas (courtyards, patios, etc.) and residential entries. The plan should also include details regarding any future screening and landscaping elements adjacent to the Parks property and the public access corridor.

The two members of the Board had no initial recommendations on landscaping at the Initial Recommendation meeting.

At the Final Recommendation meeting, the enhanced landscape design included ground-level open spaces along the property lines; within the courtyards, along the central spine and the designated play area. It also proposes trees, shrubs and groundcovers to be native and drought tolerant. Large canopy trees are planned along the east side of the west access drive; the north property edge and pedestrian pathways. Several existing mature trees (Firs, Cottonwoods and Alders), some meeting the criteria to be classified as exceptional tree status (Director's Rule (DR) 16-2008), are situated in the southernmost area of the site and will be preserved.

The Board appreciated the inclusion of conifers along the blank areas of the solid wall facades. (See Also D-1 and D-7)

Design Review Departure Analysis

Eleven (11) departures from the development standards were proposed at the Final Recommendation meeting. However, after the Final Recommendation meeting, the applicant made minor revisions to the roof forms and thus the Code departure request concerning roof pitch was no longer necessary. Therefore, the amount of Code departures requested at this time have been reduced to ten (10).

Departure Summary Table

REQUIREMENT		REQUEST	APPLICANT'S JUSTIFICATION	BOARD RECOMMENDATION
1.	**SOLID WASTE/RECYCLING LOCATION (SMC 23.72.010.G.1.d)** Solid waste/recycling storage space shall not be located between a street-facing façade of the structure and the street.	Allow trash/recycling storage structure between the building façade abutting 62nd Avenue Northeast.	Seattle Public Utilities (SPU) has reviewed this request and has granted preliminary approval.	Board voted 5-0 in favor of departure request and recommends approval acknowledging that final approval will be determined by DPD in consultation with SPU. (D-12, see Board recommended condition #3)
2.	**SOLID WASTE/RECYCLING ACCESS (SMC 23.72.010.G.1.h.(2).(a) &(b))** Access standards for front-loading containers require gates be a minimum of 10' wide and direct access to the containers be provided from the alley or street.	Allow the access gate for one of the trash/recycling storage areas be less than 10' wide; and direct access to both storage areas be provided by an access easement.	Unable to provide adequate gate width and immediate street access due to the solid waste areas' proximity and orientation to the unusual street orientation.	Board voted 5-0 in favor of departure request and recommends approval with conditions acknowledging that final approval will be determined by DPD in consultation with SPU. (D-12, see Board recommend condition #3)
3.	**STRUCTURE WIDTH (SMC 23.45.011.A)** Maximum building width for apartments with modulation is 75' and 120' for townhouses.	Allow maximum building width to be 155' for Building #1 and 183' for Building #2.	The need for this departure is an outcome of providing a development which consistent with the Washington State Department of Archaeology and Historic Preservation	The Board is supportive of the State's direction to grant departures that will encourage a form that is compatible with Sand Point Historic architectural context. Board voted 5-0 in favor of departure request and recommends approval with

			(DAHP) direction to encourage an architectural form that is compatible with the historic architectural context.	conditions. (C-1, C-2, C-4, see Board recommended condition #1)
4.	**STRUCTURE WIDTH (SMC 23.45.011.A)** Maximum building width for buildings (community center) without modulation is 30'; or 40' with a principal entrance facing a street.	Allow maximum building width for the community building be 59'	The need for this departure is an outcome of providing a development which consistent with the State's (DAHP) direction to encourage an architectural form that is compatible with the historic architectural context.	The Board is supportive of the State's direction to grant departures that will encourage a form that is compatible with Sand Point Historic architectural context. Board voted 5-0 in favor of departure request and recommends approval with conditions. (C-1, C-2, C-4, see Board recommended condition #1)
5.	**FRONT FAÇADE MODULATION (SMC 23.45.012.A.1)** Front façade modulation is required if the front façade exceeds 30' with no principal entrance facing the street or 40' with a principal entrance facing the street.	Allow reduced modulation spacing along Building #1 and Building #2's front facades.	The need for this departure is an outcome of providing modulation that will fit well with the historic context.	The Board is supportive of the State's direction to grant departures that will encourage a form that is compatible with Sand Point Historic architectural context. Board voted 5-0 in favor of departure request and recommends approval with conditions. (C-1, C-2, C-4, see Board recommended condition #1)
6.	**INTERIOR FAÇADE MODULATION (SMC 23.45.012.C)** Within a cluster development, interior façades wider than 40' shall be modulated provided the maximum modulation width is 40' and perimeter facades follow standard requirements.	Allow no modulation on the community building's north, south and west interior facades; and Building #1's east interior facade. Allow reduced modulation on Building #1's south interior façade; and Building #2's north interior façade.	The building forms step down with the topography, and subsequently, are highly modulated both in facades and roofs.	The Board is supportive of the State's direction to grant departures that will encourage a form that is compatible with Sand Point Historic architectural context. Board voted 5-0 in favor of departure request and recommends approval with conditions. (C-1, C-2, C-4, see Board recommended condition #1)
7.	**MODULATION DEPTH STANDARDS (SMC 23.45.012.D.2.a)** Minimum depth of modulation shall be 4'.	Allow no modulation depth on the community building's north, south and west interior facades; and Building #1's east interior	Refer to departure #6 and #7.	The Board is supportive of the State's direction to grant departures that will encourage a form that is compatible with Sand Point Historic architectural context. Board voted 5-0 in favor of departure request and recommends approval with

		facade. Allow reduced modulation depth along the south interior façade and west façade of Building #1; and along Building #2's north interior façade and west façade.		conditions. (C-1, C-2, C-4, see Board recommended condition #1)
8.	**MODULATION WIDTH STANDARDS (SMC 23.45.012.D.2.b&c)** Minimum modulation width shall be 5' and maximum width shall be 30'.	Allow no modulation width on the community building's north, south and west interior facades; and Building #1's east interior facade. Allow increased modulation width along the south interior façade and west façade of Building #1; and along Building #2's north interior façade and west façade.	Refer to departure #6 and #7.	The Board is supportive of the State's direction to grant departures that will encourage a form that is compatible with Sand Point Historic architectural context. Board voted 5-0 in favor of departure request and recommends approval with conditions. (C-1, C-2, C-4, see Board recommended condition #1)
9.	**MODULATION HEIGHT (SMC 23.45.012.D.3)** Required modulation may start a maximum of 10' above existing grade and shall be continued up to the roof.	Allow the three buildings' specific facades that require modulation not meet modulation height standards.	Refer to departure #6 and #7.	The Board is supportive of the State's direction to grant departures that will encourage a form that is compatible with Sand Point Historic architectural context. Board voted 5-0 in favor of departure request and recommends approval with conditions. (C-1, C-2, C-4, see Board recommended condition #1)
10.	**OPEN SPACE RELATIONSHIP TO GRADE (SMC 23.45.016.C.2)** The grade of open space can either be the existing grade or within 18" of existing grade. The portion of the open space which is within 10' of the unit shall include the point where the access to the open space from the unit occurs.	Allow the open space for the residential units in Buildings #1 and #2 to be higher than 18" from existing grade.	Difficult to base proposed open space grade to the existing site's topography which is unusual and varied.	Board agrees that the proposed open space configuration is complementary to the overall site design. Board voted 5-0 in favor of departure request and recommends approval. (A-7)

Summary of Board's Recommendations

At their final meeting on July 20, 2009, the Board recommended approval of the project design based on the determination that the design has met the Board's priority guidelines from the City of Seattle's "*Design Review: Guidelines for Multifamily and Commercial Buildings"*. The Board indicated that 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 in attendance recommended **CONDITIONAL APPROVAL** of the proposed design as shown at the Final Recommendation meeting. The recommendations summarized below are based on the plans submitted at the Final Design Review meeting. Design, siting or architectural details specifically identified or altered in these recommendations are expected to remain as presented in the presentation made at the Final Recommendation public meeting and the subsequent updated plans submitted to DPD.

1. The level of design detail in the landscaping plans, elevation plans, schematic drawings and architectural materials and colors presented as the Final Recommendation meeting should be shown on elevation and landscape plans in the MUP and Building permit plans. The applicant should choose a warmer color or more colorful accents for the community center.

2. The applicant should work with the Department to refine a lighting concept plan inclusive of light fixture details that clearly identifies proposed light locations, enhances site security and minimizes light and glare impacts to residents. The light fixture type and lighting location should be identified on site drawings in the MUP and Building permit plans.

3. The common trash and recycling collection area should be identified on future site and elevation drawings. This area should be enclosed and screened with opacity in an architectural form reflective of the development and not intrusive to pedestrians

The recommendations of the Board reflected concern on how the proposed project would be integrated into both the existing streetscape and the Sand Point community. Since the project would have a strong presence from 62nd Avenue Northeast, the Board was particularly interested in the establishment of an attractive design that would encourage pedestrian activity; and improve upon the existing streetscape, while being sensitive to the neighboring residential neighbors and well integrated with existing surrounding Sand Point institutional and recreational uses.

ANALYSIS & DECISION – DESIGN REVIEW

Director's Analysis

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

The Director's decision shall consider the recommendation of the Design Review Board, provided that, if four (4) members of the Design Review Board are in agreement in their recommendation to the Director, the Director shall issue a decision that makes compliance with the recommendation of the Design Review Board a condition of permit approval, unless the Director concludes that the recommendation of the Design Review Board:

a. Reflects inconsistent application of the design review guidelines; or
b. Exceeds the authority of the Design Review Board; or
c. Conflicts with SEPA conditions or other regulatory requirements applicable to the site; or
d. Conflicts with the requirements of state or federal law.

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

Five members of the Northeast Design Review Board were in attendance and provided recommendations to the Director and identified elements of the Design Guidelines which are critical to the project's overall success. The Director must provide additional analysis of the Board's recommendations and then accept, deny or revise the Board's recommendations (SMC 23.41.014.F.3). The Director acknowledges the street level details, building materials, and architectural design that support a high-quality, functional design responsive to the neighborhood's unique conditions. Most of the recommendations made by the Design Review Board have already been reflected in the plans. The Director accepts the conditions recommended by the Board that further augment compliance with Guidelines A-7, C-1, C-2, C-4 and D-12.

Following the Final Recommendation meeting, DPD staff worked with the applicant to update the submitted plans to include most of the recommendations of the Design Review Board. As conditioned, the final plans must reflect all of the Design Review Board recommendations prior to issuance of the Master Use Permit.

Director's Decision

The Director finds that the conditions of approval on the design recommended by the Board are warranted. In developing their guidance for the project, the Board prioritized guidelines aimed at further refining and developing an active and vibrant street-level design.

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

ANALYSIS - SEPA

The initial disclosure of the potential impacts from this project was made in the environmental checklist submitted by the applicant dated April 15, 2009. The information in the checklist, public comment, and the experience of the lead agency with review of similar projects form the basis for this analysis and decision.

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

The SEPA Overview Policy (SMC 25.05.665) clarifies the relationship between codes, policies, and environmental review. Specific policies for each element of the environment, and certain neighborhood plans and other policies explicitly referenced, may serve as the basis for exercising substantive SEPA authority. The Overview Policy states, in part, "Where City regulations have been adopted to address an environmental impact, it shall be presumed that such regulations are adequate to achieve sufficient mitigation" subject to some limitations. Under such limitations or circumstances (SMC 25.05.665 D) mitigation can be considered. Thus, a more detailed discussion of some of the impacts is appropriate. Short-term and long-term adverse impacts are anticipated from the proposal.

Short-term Impacts

The following temporary or construction-related activities on this site could result in the following adverse impacts: construction dust and storm water runoff, erosion, emissions from construction machinery and vehicles, increased particulate levels, increased noise levels, occasional disruption of adjacent vehicular and pedestrian traffic, and a small increase in traffic and parking impacts due to construction related vehicles. Several construction-related impacts are mitigated by existing City codes and ordinances applicable to the project such as: the Noise Ordinance, the Stormwater Grading and Drainage Control Code, the Street Use Ordinance, and the Building Code. The following is an analysis of construction-related noise, soils, grading and greenhouse gas emissions.

Noise

The site abuts 62nd Avenue Northeast, which is a north-south roadway. Residential properties are situated north, south and west of the project site. Vehicular traffic and outdoor recreation from the neighboring Park property are cited as existing noise sources.

Short-term noise and vibration from construction equipment and construction activity (e.g., backhoes, trucks, concrete mixers, generators, pneumatic hand tools, engine noise, back-up alarms, etc.); demolition of the existing structures; and construction vehicles entering and exiting the site would occur as a result of construction and construction-related traffic. Compliance with the Noise Ordinance (SMC 25.08) is required and will limit construction noise in Lowrise zones, registering 55 dB(A) or more at the receiving property line or a distance of 50 feet from the equipment, to the hours between 7:00 a.m. and 7:00 p.m. on weekdays, and between 9:00 a.m.

and 7:00 p.m. on weekends and holidays. This level can be further reduced by 10 dB(A) between the hours of 10:00 p.m. and 7:00 a.m. during the weekdays, and between 10:00 p.m. and 9:00 a.m. on weekends where the receiving property lies within a residential district of the City (25.08.420). The use of impact construction equipment such as jackhammers, pile drivers and other loud noise emitters are restricted further in accordance with SMC 25.08.425.

The Noise Ordinance is sufficient to control construction noise impacts. No potential short term significant adverse impacts to nearby residential uses are anticipated and noise mitigation is not necessary.

Earth

The ECA Ordinance and Directors Rule (DR) 3-2007 requires submission of a soils report to evaluate the site conditions and provide recommendations for safe construction in areas with steep slopes, liquefaction zones, and/or a history of unstable soil conditions. Pursuant to this requirement the applicant submitted a Geotechnical Engineering Investigation Report prepared by Gopal A. Singam, P.E. (Krazan & Associates, Inc.) originally dated June 19, 2009 and revised September 17, 2009. The report evaluates the soil and site conditions and provides recommendations for erosion and drainage controls, slope stability, grading earthwork, and foundation construction.

The summary of the Geotechnical Report findings is the following: *"It is our opinion that the proposed buildings may be supported on deep foundation systems extending into the underlying native glacial materials, or on Structural Fill/Controlled Density Fill (CDF) placed on the dense to very dense underlying native glacial soils in slot excavations below the footings."* The submitted report, which is located in the project file, further details the specific requirements for proper installation of foundations; pavements; floor slabs; drainage; excavations; grading techniques; site preparation and seismic considerations.

A DPD Geotechnical Engineer has reviewed the abovementioned soils report in association with submitted plans and has deemed this soils report to be relatively complete for this proposal. The soils report, construction plans, and shoring of excavations as needed, will be reviewed again by the DPD Geotechnical 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 Stormwater, Grading and Drainage Control Code (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 geotechnical engineer prior to issuance of the permit. The SGDCC 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

According to the proposal and the geotechnical study, onsite grading will occur during the excavation phase to establish desired building grades; and to allow for the structures' foundations. Approximately 3,500 cu. yds. of material will be removed from the subject site, which could create potential earth-related impacts. The soil removed will not be reused on the site and will need to be disposed off-site by trucks. Compliance with SGDCC (SMC 22.804.040) will require the proponent to identify a legal disposal site for excavation debris prior to commencement of construction. 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 en-route 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 manufacturing 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.

Long-term Impacts

Potential long-term or use-related impacts anticipated by this proposal include: increased surface water runoff due to greater site coverage by impervious surfaces; increased bulk and scale on the site; increased ambient noise associated with increased human activity and vehicular movement; minor increase in light and glare from exterior lighting and from vehicle traffic (headlights); increased traffic and parking demand due to residents and visitors; increased airborne emissions resulting from additional traffic; increased demand on public services and utilities; and increased energy consumption.

Several adopted City codes and/or ordinances provide mitigation for some of the identified impacts. Specifically these are: The Stormwater, Grading and Drainage Control Code which requires on-site collection of stormwater with provisions for controlled tightline release to an approved outlet and may require additional design elements to prevent isolated flooding; the City Energy Code which will require insulation for outside walls and energy efficient windows; and the Land Use Code which controls site coverage, setbacks, building height and use and contains other development and use regulations to assure compatible development. However, due to the size and location of this proposal, plants, historic preservation, shadow, air quality; height, bulk and scale and parking impacts warrant further analysis.

Plants

Per SMC 25.05.675.N, Seattle's SEPA Plants policy aims to "*minimize or prevent the loss of wildlife habitat and other vegetation which have substantial aesthetic, educational, ecological, and/or economic value. A high priority shall be given to the preservation and protection of special habitat types...A high priority shall also be given to meeting the needs of state and*

federal threatened, endangered, and sensitive species of both plants and animals.". Additionally, SEPA policy suggests mitigation or denial of a project if it is found, *"...that a proposed project would reduce or damage rare, uncommon, unique or exceptional plant...or habitat diversity for species (plants or animals)...."*. In this instance, several existing mature trees situated onsite have the potential to be affected by the proposed project. The proposal includes removal of 24 mature trees and construction activity within close proximity of several mature trees of which may be considered exceptional tree status per DR 16-2008. The tree species affected include *Red Alders (Alnus rubra), Black Cottonwoods (Populus trichocarpa), Douglas Fir (Pseudotsuga menziesii), Blue Atlas Cedar (Cedrus atlantica f.glauca), and Bitter Cherry (Prunus emarginata).* Therefore, further discussion of the ecological value of these trees is warranted.

The applicant provided an arborist report prepared by James M. Barborinas, ISA Certified Arborist/Certified Tree Risk Assessor (Urban Forestry Services, Inc.) dated July 6, 2009. The summary of the Arborist report findings is the following: *"Director's Rule 16-2008 Page 2 describes a grove as a group of eight (8) or more trees, 12" in diameter or greater that form a continuous canopy, except those that are hazardous. Trees that meet the size threshold, grove definition and are not hazardous are to be considered exceptional, including Red Alders (Alnus rubra), Black Cottonwoods (Populus trichocarpa), and Bitter Cherry (Prunus emarginata). In my opinion, this group of trees does not technically meet the Grove criteria. Although there are more than eight (8) trees at 12" diameter or greater in the southern portion of the property, they do not form a continuous canopy. There other smaller trees between these larger ones that appear to form a grove...I have identified and measure the drip-line of each of the trees that were surveyed on the property site map."* The submitted report, which is located in the project file, further details the tree matrix with tree identifications, names and driplines.

SMC 25.05.675.N.2.b states in part that projects which are proposed within an identified plant habitat shall be assessed to determine the extent of the adverse impact and need for mitigation. As noted above, mature trees exists onsite that meet the exceptional status criteria outlined in DR 16-2008. Per the MUP landscape plans, the identified exceptional trees situated near the property's southernmost property edge will not be removed. DPD in consultation with the Seattle Department of Transportation (SDOT) City Forester, have reviewed the identified reports/landscape plans and concur with the Arborist's findings. However, in order to guarantee the preservation of the trees, a condition will be added to require the applicant to incorporate an approved tree protection landscape plan with future grading/building permit application plans.

Historic Preservation

Section 25.05.675 H of the SEPA code describes the City's policies for protecting historical sites. *"It is the City's policy to maintain and preserve significant historic sites and structures and to provide opportunity for analysis of archeological sites...For projects involving structures or sites which are not yet designated as historical landmarks but which appear to meet the criteria for designation, the decisionmaker or any interested person may refer the site or structure to the Landmarks Preservation Board for consideration...When a project is proposed adjacent to or across the street from a designated site or structure, the decisionmaker shall refer the proposal to the City's Historic Preservation Officer for an assessment of any adverse impacts on the designated landmark for comments on possible mitigating measures."*

SEPA provides authority to mitigate impacts to historic buildings and landmark sites (SMC 25.05.675 H 2.c & d). In this instance, the proposal site is not situated in a district designated as historic by the City of Seattle. However, in 1998, a Historic Properties Reuse and Protection Plan (HPRPP) was formed to assure preservation and protection of the National Register eligible district. This proposal is located adjacent to the former Naval Station Puget Sound, Sand Point National Register eligible historic district. As a result, this proposal was referred to the Washington State Department of Archaeology and Historic Preservation (DAHP) for comment. The applicant submitted a letter from the DAHP Historic Architect dated October 1, 2008 in support of the proposal design. Therefore, no SEPA mitigation of historic preservation is warranted.

Height, Bulk and Scale

The subject proposal has been through the Design Review Process, previously discussed in this decision. A project that is approved pursuant to the design review process is presumed to comply with the City's height, bulk and scale policies. This presumption may be rebutted only by clear and convincing evidence that the height, bulk and scale impacts documented through environmental review have not been adequately mitigated (SMC 25.05.675.G.2.c). Measures employed to mitigate height, bulk and scale impacts, as incorporated into the building architecture, were reviewed by the Design Review Board and found sufficient.

Long-term height, bulk and scale impacts have been addressed through the Design Review process. No additional SEPA mitigation measures are warranted.

Shadows

Seattle's SEPA policies are directed at *"minimizing or preventing light blockage and the creation of shadows on open spaces most used by the public."* Areas outside of downtown to be protected include: publicly-owned parks, public schoolyards, private schools that allow use of schoolyards during non-school hours, and publicly-owned street-ends in shoreline areas. Magnuson Park (east of the subject property) is the only area protected by Seattle's SEPA policy that could be affected.

Submissions includes analysis of shadow cast for the aforementioned Parks evaluated on March 21, June 21, September 21 and December 21 at the following times: 9:00 a.m., 12:00 p.m., 3:00 p.m. and 5:00 p.m. The study identified the greatest potential for the proposed buildings to cast shadows on Magnuson Park would be during the late afternoon of December 21 when the sun shadows to the east. During this date and time, the shadow diagrams demonstrated that shadows cast onto Magnuson Park would be minor.

The affected area of Magnuson Park would be considered proportionally minor in comparison to the expansive area that the Park covers. It is not expected that the proposed development would result in any adverse shadow impacts to Magnuson Park. Therefore, no mitigation is warranted pursuant to SEPA's Shadows on Open Spaces policy (SMC 25.05.675 Q).

Air Quality

Emissions from the generation of greenhouse gases due to the increased energy and transportation demands may be adverse but are not expected to be significant due to the relatively minor contribution of emissions from this specific project. The other impacts such as but not limited to, increased ambient noise, and increased demand on public services and utilities are mitigated by codes and are not sufficiently adverse to warrant further mitigation by condition.

Parking

The Land Use Code requires a total of 83 parking spaces for the proposal. The submitted MUP plans indicate approximately four accessible parking spaces are provided on site. An additional 79 parking spaces are provided off-site within the Sand Point Overlay District property. Per SMC 23.72.012, required parking may be provided anywhere within the Sand Point Overlay District, including public rights-of-way.

Analysis of the parking demand is necessary considering the context and scope of the project. The *Institute of Transportation Engineer's (ITE) Parking Generation (3rd edition)* manual estimates an average demand rate of one parking space per Low/Mid Rise Apartment dwelling unit. Using this multiplier, the estimated parking demand for 52 dwelling units would be 52 parking spaces.

In summary, the proposed development will provide a total of 83 parking spaces which exceeds the estimated peak parking demand of 52 parking spaces. As a result, the development should have adequate onsite parking to meet estimated peak parking demand. No mitigation of parking impacts is necessary pursuant to SEPA.

Summary

In conclusion, several adverse effects on the environment are anticipated resulting from the proposal, which 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

The responsible official on behalf of the lead agency made this decision after review of a completed environmental checklist and other information on file with the department. This constitutes the Threshold Determination and form. 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).

[ ] 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(2)(C).

CONDITIONS – DESIGN REVIEW

Compliance with all applicable conditions must be verified and approved by the Land Use Planner, Tamara Garrett (206 684-0976), 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 an alteration of the approved plan set on file at DPD, any specific revisions shall be subject to review and approval by the Land Use Planner.**

Prior to Issuance of the Master Use Permit

1. Update the submitted MUP plans to reflect those architectural features, details and materials described at the Design Review Recommendation meeting; and all of the recommendations made by the Design Review Board and reiterated by the Director's Analysis and Decision. Additionally, the following recommendations should shown on the plans:
    - The level of design detail in the landscaping plans, elevation plans, schematic drawings and architectural materials and colors presented as the Final Recommendation meeting should be shown on MUP and Building permit elevation and landscape plans. The plans shall show a warmer color or more colorful accents for the community center.
    - Identify a lighting concept plan inclusive of light fixture details that clearly identifies proposed light locations, enhances site security and minimizes light and glare impacts to residents; subject to review and approval by the DPD Land Use Planner. The light fixture type and lighting location should be identified on future site drawings.
    - The common trash and recycling collection area should be identified on future site and elevation drawings. This area should be enclosed and screened with opacity in an architectural form reflective of the development and not intrusive to pedestrians.

2. Embed the 11" x 17" colored elevation and landscape drawings from the DR Recommendation meeting and as updated, into the MUP plans prior to issuance, and also embed these colored drawings into the Building Permit Plan set in order to facilitate subsequent review of compliance with Design Review.

Prior to Issuance of the Grading or Building Permit

3. The plans should reflect those architectural and landscape features, details and materials described under Guidelines C-1, C-2, C-4, D-12, E-1, E-2, and E-3.

During Construction

4. Any proposed changes to the exterior of the building or the site or must be submitted to DPD for review and approval by the Land Use Planner (Tamara Garrett, 684-0976), or by the Design Review Manager (Vince Lyons, 233-3823). Any proposed changes to the improvements in the public right-of-way must be submitted to DPD and SDOT for review and for final approval by SDOT.

Prior to Issuance of a Certificate of Occupancy

5. 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 prior to the final building inspection. 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.

CONDITIONS - SEPA

Prior to Issuance of the Grading or Building Permit

6. The owner(s) and/or responsible party(s) will be required to incorporate a copy of the approved tree protection landscape plan and arborist report with future grading/building permit application plans. Plans should meet all requirements per Arborist report. Final design must be reviewed by City of Seattle Forester prior to final approval.

During Construction

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

7. Implement all recommendations for tree protection as identified in the approved arborist report and illustrated on the approved tree protection landscape plan. The arborist conducting the work must attend an on-site pre-construction conference with DPD's Site Inspector to discuss protection measures and monitoring methodology prior to the start of work.

Signature: (signature on file) Date: December 21, 2009
Tamara Garrett, Land Use Planner
Department of Planning and Development

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