



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

Application Number: 3009397
Applicant Name: Linda Siauw, Rolluda Architects, for Owner,
Dr. William E. Hooe
Address: 2800 Martin Luther King Jr. Way South

SUMMARY OF PROPOSED ACTION

Land Use Application to allow a 2-story 7,562 square foot commercial building (Medical/Dental). Surface parking for 18 vehicles to be provided. Existing structure to be demolished.

The following approvals are required:

Design Review - Chapter 23.41 Seattle Municipal Code (SMC). Design Departures are requested from the following Code sections:

- SMC 23.47A.032.A.1.c (Vehicle Access Location)
- SMC 23.47A.008.B.2.a (Street Level Development Standards for Transparency)
- SMC 23.54.030. E and F.2.b.2 (Parking Aisle and Curb Cut Widths)

SEPA DETERMINATION: Exempt DNS MDNS EIS

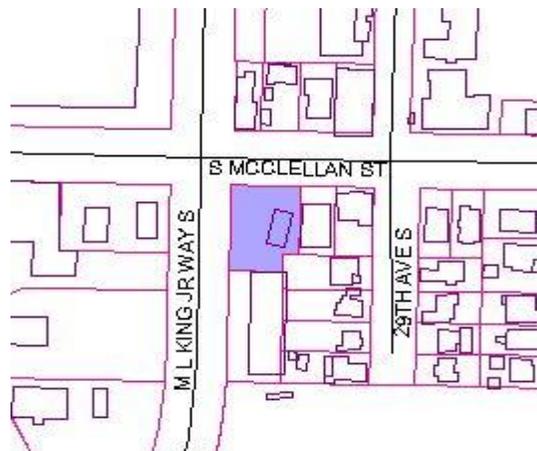
DNS with conditions

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

PROJECT AND SITE DESCRIPTION

The proposed project is to develop a 7,562 square foot, 2-story medical office building consisting of an oral surgery office designed for the owner on the first floor and lease-able space on the 2nd floor. Surface parking for 18 vehicles is requested to be accessed from Martin Luther King Jr. Way South (MLK Way).

A substantially similar development proposal was presented to the Southeast Design Review Board on June 25, 2005, and received early design guidance



under DPD project number 2502105. However, the owner chose not to pursue the project at that time and the project number was cancelled.

The 10,854 square foot site is zoned Neighborhood Commercial 1 with a height limit of 40 feet (NC1-40). The site is located at the southeast corner of Martin Luther King Jr. Way South and South McClellan Street and currently occupied by a former gas station / auto repair building.

The site slopes approximately 10 feet from its northeast corner to its southwest corner. The single family homes located southeast of the site is about 10 feet lower in elevation than the site; there is an existing rockery / retaining wall along the site's southeast property boundary. Several mature poplar trees are located southeast of the site in a neighboring yard. No significant vegetation is on site; it is mostly covered in asphalt or building.

The surrounding zoning and development is as follows: NC1-40 along the north and south sides of South McClellan Street on this block and to the south of the project site along MLK Way to the Franklin High School campus. To the north across McClellan Street the uses are a mix of single and multi-family and commercial structures of a variety of ages and sizes. Directly to the east the single-story buildings are used for medical offices. To the south of the project site there is a single-story multiple tenant commercial building. Across MLK Way the zoning is NC3-65 and contains a number of stand-alone single-business structures with extensive surface parking. To the northwest across the MLK Way and McClellan Street intersection is a large Loews home improvement store on land zoned Commercial 2 with a 65-foot height limit (C1-65). To the southeast the zoning is Single-Family 5000 (SF 5000) along both sides of 29th Avenue South. 29th Avenue S dead-ends at the north end of the Franklin High School track field, which is also zoned SF 5000.

Public Comment

The two week Master Use Permit public comment period began February 26, 2009. No comments were received during that time. Public comment was received at the Early Design Guidance meeting (held October 14, 2008) and the Recommendation meeting (held August 11, 2009). Public comments received at all Design Guidance meetings are documented in the respective meeting reports and available on DPD's web site and in the MUP project file at DPD.

ANALYSIS - DESIGN REVIEW

At the August 11, 2009 *Recommendation* meeting the Design Review Board reviewed the design submitted in response to the EDG and further developed in conjunction with the project planner and discussed the three requested *Design Departures*. Following clarifying questions and deliberation the Board provided the following additional guidance and recommendations. The Board's comments and *Recommendations* follow the EDG Guidance.

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.*

EDG Meeting: The three predominant site characteristics the project should respond to are: the MLK Way / McClellan corner, raising grade along McClellan Street, and the grade changes between the project site and the location of the single-family structures to the southeast (a slight average grade drop of approximately 4 to 6-feet between these two but separated by an approximately 10-foot depression abutting the project site).

At the street corner, the building design should continue to be developed to assure the facades do not appear to be the back of the building. This is a prominent and visible intersection because of heavy pedestrian and vehicular traffic. The building entry does not have to be at the corner, however. Full required transparency must be included in at least the first 30-feet from the corner of the McClellan façade.

The rising grade (approximately 6-feet) along McClellan and desire for windows and privacy at the street level should not result in a featureless and uninteresting street level façade.

Any retaining walls at the southeast corner should be designed to be visually interesting and human scaled as viewed from the single-family properties to the southeast. Landscaping along the southeast corner of the proposed parking area should adequately and attractively screen this area from the single-family properties to the southeast.

Recommendation Meeting: The Board finds that the presented design changes for active uses at the corner and the inclusion of increased clear glazing will allow functional transparency and that the other presented design changes respond to this guidance and ***Recommends*** approval as proposed (see *A-10* and *D-11* below).

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

EDG Meeting: The proposed entry tower responds to this guideline. However, the door location at the tower's forward façade and not in the recessed façade portion is confusing and should be transposed. Entry door relocation should resolve what now appear to be the out-swinging doors extending onto the sidewalk. The proposed entry canopy should be relocated as well.

The proposed overhead weather protection (OHWP) along part of McClellan Street and most of the MLK Way facade further confuses entry identification and exacerbates the lack of an entry at the corner. OHWP is appropriate at the corner for pedestrians waiting to cross the street, but it should not extend beyond the corner.

Recommendation Meeting: The Board finds that the presented design changes respond to this guidance and ***Recommends*** approval as proposed.

A-8 Parking and Vehicle Access. *Siting should minimize the impact of automobile parking and driveways on the pedestrian environment, adjacent properties and pedestrian safety.*

A-9 Location of Parking on Commercial Street Fronts. *Parking on a commercial street front should be minimized and where possible should be located behind a building.*

EDG Meeting: The Board could be supportive of the proposed Design Departure for vehicle access from MLK Way primarily because of the purported solar / sustainability benefits from the proposed building orientation. However, the applicant must provide a narrative quantifying exactly what these benefits would be. And the south façade, because of its visibility, must be designed as an attractive principal façade.

If MLK Way vehicle access is continued the street frontage must receive more than the minimum Code required landscaping and screening.

Recommendation Meeting: The Board finds that the presented design changes respond to this guidance. However, the location of the parking lot screening along the parking lots north side does not allow the required 10-foot by 10-foot sight triangle, which can have no visual blockage between 32” and 82 inches above ground. Because of the anticipated level of pedestrian activity along this frontage (from the King County / Metro transit transfer station across MLK and nearby light-rail station and other existing uses) the Board cannot recommend a *design departure* from the sight triangle requirement nor do they advise a reduction in height of the screening that is **Recommended** as a part of the vehicle access design departure. The Board discussed the solution of moving the screening wall eastward to comply with the sight triangle requirements. The area in front of the wall should be landscaped. (Note: The Board also discussed the likely need to remove one parking space along this north parking row to provide the 8-foot ADA van space access aisle. As presented there is a 5-foot aisle. This would facilitate moving the wall.) With this change, or another appropriate solution approved by the project planner, the Board **Recommends** approval of this design response and *design departure* for MLK Way vehicle access.

A-10 Corner Lots. *Buildings on corner lots should be oriented to the corner and public street fronts. Parking and automobile access should be located away from corners.*

EDG Meeting: The out of place OHWP and proposed signage and corner chamfer do not honestly create a building orientation to the corner. Although the entry does not need to be at the corner active uses must be visible through the façade. The proposed exam rooms and storage at the corner are not active enough spaces to create the visual interaction necessary between the building and the corner. A suggested solution is to shift the reception, waiting, and / or more active areas to the corner. More prominent signage, for example, perpendicular to the façade, may also be appropriate.

Recommendation Meeting: The Board finds that the presented design changes for active uses at the corner and the inclusion of increased clear glazing that will allow functional transparency responds to this guidance and **Recommends** approval as proposed. See D-9 below regarding signage recommendations.

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

EDG Meeting: The EDG packet cover perspective drawing shows the roof eaves and the OHWP out of proportion with the building; the roof eaves are well over the street property lines and the OHWP almost to the curbs. These must be corrected.

It was unclear to the Board whether the large eave shown on the east façade could be built, due to the proposed east wall already at the property boundary. If this eave must be removed, the continuation of the eave from this façade along the McClellan Street façade would be awkward. The Board suggested that one alternative would be to have an eave over only the westerly two bays of the north façade (from the corner to the east). This would also allow for a varying of the north façade expression between the easterly two and westerly two bays proposed. The Board also questioned the expressed diagonal bracing on both street facades. They noted that these confuse and diminish the otherwise appropriate proportions and relationship between the horizontal siding and fenestration and conflicts with the clean horizontality of the proposed design.

The proposed east façade second floor access stairs and balcony should be carefully thought through. If a building on the adjacent site is built to the lot-line, as is likely, the balcony and stairway could become unattractive as well as an area of minimal personal safety.

The proposed rusticated concrete base could be an attractive element to the overall design. However, the strong horizontal reveals proposed create too strong a separation between the base and upper levels. A possible solution would be bringing upper level vertical elements down to the ground, such as pilaster extensions of the vertical frame elements already proposed between the second floor level and the roof.

The north façade upper level (possible third level) windows should be continued along the MLK Way façade, appropriate to the sloping roof line here.

Recommendation Meeting: The Board finds that the presented design changes respond to this guidance and *Recommends* approval as proposed.

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.*

EDG Meeting: The Board is comfortable with the preliminary material and color choices presented and discussed.

Recommendation Meeting: The Board supports most of the material and the color choices presented (store front window and door systems, metal sunshades and railings, glass canopies, mini “v” beam siding, metal standing seam roof, rusticated concrete, building and free standing luminaries, among other items as shown in the design presentation materials). However, because the choice between metal and cementitious siding panels has not been made due to cost considerations, the Board made numerous Recommendations for how each siding type should look. These are:

- Whether metal or cementitious, siding panels should be rectangular with a horizontal orientation with shadow reveals large enough to not appear flush (butted) and creating a

singular façade skin. Reveal width will need to be wider for cementitious panels than for metal. For cementitious panels, the desired shadowing should not be created by battens.

- Between colors a wider reveal is preferred than the reveal between like colored panels.
- If artisan cementitious panels are used (with saw-cut reveals in the panel) these should be substantial enough to create shadowing and visual variety. Five-eighths to one inch were discussed as probably optimal.

Provided the additional guidance is followed, the Board finds that the presented design responds to this guidance and ***Recommends*** approval.

D. Pedestrian Environment

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

EDG Meeting: The first 10 to 20-feet of the east façade's first level at the property line and the upper level(s) will be very visible from the higher elevations descending McClellan Street. Material choices and articulation should be used to avoid blank walls.

Recommendation Meeting: The Board finds that the presented design responds to this guidance and ***Recommends*** approval as proposed.

D-3 Retaining Walls. *Retaining walls near a public sidewalk that extend higher than eye level should be avoided where possible. Where high retaining walls are unavoidable, they should be designed to reduce the impact on pedestrian comfort and to increase the visual interest along the streetscape.*

EDG Meeting: Due to the topographic depression to the southeast of the project site, any retaining wall system and fencing will be highly visible from the properties in that direction. A poured concrete wall with extensive articulation is preferred over an ecology block wall. Any fence above should be of a high quality. A suggestion is a low maintenance ornamental metal fence that would allow visibility of the adjacent parking lot landscape screening and allow solar exposure for that landscaping while not exacerbating the grade difference by a solid continuous combined retaining wall and fence.

Recommendation Meeting: No retaining wall is proposed; the existing stacked wall is largely off-site and will remain since no building foundation is proposed in this area. An attractive green screen wall and a wide ground area of landscape screening is proposed. Impacts to the proposed parking and screening in this area to accommodate the possible retention of the off-site Lombardy poplar were discussed. Although off-site, this tree has extensive roots on the project site. The possibility of moving parking and paving further from the tree was raised. The applicant's recently submitted arborist report indicates the tree could be in questionable health with the implication that making development accommodation for its retention is not necessary since the tree should be removed. DPD's arborist has not had the opportunity to review the report as of the meeting. Without knowing if the tree will remain or not, the Board did state that no reduction in street front landscape screening should occur if the south side parking needed to

shift to the west and further away from the tree. The Board feels the street front landscape screening as presented is the minimum necessary to support its related *design departure*.

With the outstanding tree issue, the Board finds that the presented design otherwise responds to this guidance and ***Recommends*** approval as proposed but that any site changes required for possible tree preservation must be approved by the project planner.

D-4 Design of Parking Lots near Sidewalks. *Parking lots near sidewalks should provide adequate security and lighting, avoid encroachment of vehicles onto the sidewalk, and minimize the visual clutter of parking lot signs and equipment.*

EDG Meeting: If parking access continues to be proposed from MLK Way and flanked by double-loaded parking stalls, extensive and attractive landscape screening must be included. The screening will have to balance the needs for visual screening of parked cars, ensuring visual interest for pedestrians, and maintaining personal safety for street and parking lot users.

The addition of a seating bench should be considered at the north end of the landscape area by the proposed building walkway as a way to add another layer of potential activity along the street frontage.

Recommendation Meeting: Per the Board's discussion and Recommendation above in A-8, Parking and Vehicle Access and A-9, Location of Parking on Commercial Street Fronts, the Board supports the proposed landscape screening provided it is not reduced to comply with the sight triangle requirements. The Board also noted that the guidance for inclusion of a bench to bring a human (not vehicular) presence to the street front is still necessary. A bench should be included directly to the east of the south entry door and can be done by raising the proposed planter to a bench height and increasing its outside wall depth to a minimum 15 inch depth to serve as a sitting wall. Plant varieties that will not prevent the use of the planter seat for sitting must be included. An alternative (or additional) location could be on the north and west sides of the planter / trellis / arbor screening system if this element is moved to the east to accommodate the sight triangle. With these additions and the presented design changes, and relying on the project planner to approve the bench addition, the Board finds that the proposal responds to this guidance and ***Recommends*** approval for the related *design departures* requested.

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

EDG Meeting: In addition to the guidance on parking lot safety in D-4 above, the recessed and minimally glazed eastern half of the lower level south façade could be an area lacking "eyes on the street" safety surveillance. The Board suggests the transposition of the proposed recovery room and the storage space to its south as one opportunity for creating greater outside oriented visibility. This option should also be looked at for moving the proposed windowless laboratory and sterilization rooms and replacing them with rooms that could benefit from windows.

Security lighting to address nighttime safety should not produce "light trespass" to the adjacent single-family neighborhood or to the street. Proposed approaches to lighting and security gating must be submitted with the MUP application for review by DPD and the Board.

Recommendation Meeting: The Board finds that the presented design changes respond to this guidance and ***Recommends*** approval as proposed.

D-9 Commercial Signage. *Signs should add interest to the street front environment and should be appropriate for the scale and character desired in the area.*

EDG Meeting: The effort to integrate signage into the corner façade is appreciated. When responding to the guidance above regarding the building corner design, any signage should relate to the façade and building design. Angled signage, as shown on the building chamfer, should only be used if it can be shown it will be visible from passers-by. Visibility from northbound on MLK Way is a particular concern. Per A-10 above, an orientation perpendicular to the streets may be more effective.

Recommendation Meeting: The Board noted that the sign / addressing concept presented does not respond to the above guidance; the signs are parallel mounted on the west and north facades and will not be visible to the south or east. Only the west facing first level sign is pedestrian oriented, and no location for the building address (number) is shown. The concern is not only visibility but also integration with the proposed building design. For example, while the first level MLK facing “North Sound” sign appears integrated with the surrounding fenestration and panel siding layout, the other three signs seem randomly placed (second level facing MLK) or simply filling similarly sized areas but not effectively oriented for visibility, as mentioned above (second level facing McClellan Street).

Suggested changes include: the use of building mounted blade signs (on the façade, on the outer edge of the sun shades facing MLK, hanging beneath the entry canopy), a monument sign between the entry tower and driveway entry, and using the second level brown colored building corner as a backdrop for the building address. Signs do not have to be individual by business; a multi-tenant sign and/ or building name sign could be used. All proposed configurations must conform to the sign Code (SMC 23.55).

The Board ***Recommends*** that the applicant further develop a coordinated signage plan and submit it to the project planner for approval based on the above guidance.

D-11 Commercial Transparency. *Commercial storefronts should be transparent, allowing for a direct visual connection between pedestrians on the sidewalk and the activities occurring on the interior of a building. Blank walls should be avoided.*

EDG Meeting: The Board is not supportive of reduced transparency along the western 30 feet of the McClellan Street façade regardless of the interior programmatic desire for exam room privacy. This is of particular concern should the exam room function be discontinued and the building remain; the proposed cast in place concrete base material makes the proposed minimal fenestration permanent beyond the proposed dental office use.

Also, when the nearby Sound Transit McClellan Street station opens, there will be many more pedestrians along this frontage, so a transparent street front is very important. The Code required glazing along the western 30-feet of McClellan Street and MLK Way should not use frosted glass or similar at the corner.

Recommendation Meeting: The Board finds that the presented design changes outlined above in *A-1* and *A-10* respond to this guidance and **Recommends** approval of the requested *design departure*.

E. Landscaping

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.*

EDG Meeting: The proposed surface parking area should include treatments to soften its heavily impervious character as seen from the adjacent residential zone and MLK Way.

Recommendation Meeting: The Board finds that the presented design changes respond to this guidance and **Recommends** approval as proposed.

SUMMARY OF DESIGN DEPARTURE REQUESTS

Land Use Code Standard	Proposed	Rationale for Request	Board Recommendations and DPD Determination
<p>Transparency. 60% of a structure’s street level façade between 2’ and 8’ shall be designed and maintained to allow unobstructed views from the outside into the structure. (SMC 23.47A.008.B.)</p>	<p>The first 30 feet from the corner would have extensive clear glazing for the relocated staff lounge and office. The remaining glazing along the frontage would also be clear but the area would be reduced due to the raising sidewalk.</p>	<p>The ascending street grade from the corner would place the first floor level almost 7-feet below the sidewalk at the building’s easterly end. This would require windows on the upper half of the first level and the bottom portion of the second level, in this area. Toward the corner this problem diminishes but still remains. A-1, A-10, D-11</p>	<p>The Board Recommends approval of this departure due to the site’s topographic constraints and the applicant’s design response to the related guidance. DPD agrees with the Board and Approves this request.</p>
<p>Vehicle Access. Site vehicle access must be from the street that has the least amount of commercially zoned frontage adjacent to the site (SMC 23.47A.032.A.1.c). During project review this Code section changed to allow the requested access by administrative approval (SMC 23.47A.032.C).</p>	<p>Although McClellan Street has less commercially zoned street frontage than MLK Way the project proposes access from MLK Way.</p>	<p>Access from McClellan Street would be made from a point on the uphill grade of this site and then downhill onto and across the subject site, which would be awkward and possibly dangerous. Also, the optimal building location would be along the full length of McClellan Street. A-8, A-9, D-4</p>	<p>The Board Recommends approval of this departure based on the better site plan than would be possible with McClellan access and the screening response to the guidance given. DPD Note: Although now allowed by administrative approval, the Director concurs with the DRB’s guidance and Recommendations to assure the proposed access better meets the intent of the listed design guidelines.</p>

Land Use Code Standard	Proposed	Rationale for Request	Board Recommendations and DPD Determination
<p>Curb-cut and Parking Aisle Widths Non-residential curb-cuts must be a minimum width of 22 feet; large parking spaces require a 24-foot drive aisle. (SMC 23.54.030.F and E)</p>	<p>A 20-foot curb cut and 20-foot parking aisle extending from the street and a 22'2" aisle at the back of the lot.</p>	<p>The reduced curb-cut width will minimize the visual impacts of street front parking on the street environment. The reduced parking aisle does the same. There is only one large stall using the 20' section and 5 stall using the 22'2" section. Because of the parking configuration vehicle maneuvering will not be compromised. A-8, A-9, D-4</p>	<p>The Board <i>Recommends</i> approval of these departures because they aid in reducing the visual impacts of parking on the street frontage and do not appear to compromise vehicle safety. DPD agrees with the Board and <i>Approves</i> this request.</p>

RECOMMENDATION MEETING BOARD RECOMMENDATIONS

The Board found that the design has substantially responded to its previous guidance. It gave direction on the issues that must still be addressed (see A-8 & A-9, Parking Lot Screening; C-4, Choice of Siding Material; D-3, Tree Issue; D4, Bench; and D9, Signage Response above). The Board *Recommends* approval of the project design and *Design Departures* provided the outstanding issues are resolved and approved by the project planner.

DIRECTOR’S ANALYSIS AND DECISION – DESIGN REVIEW

The Director of DPD has reviewed the *Unanimous Recommendation* of the four Design Board members present at the Design Review recommendation meeting and finds that the Board acted within its authority and the Board’s recommendations are consistent with the *City of Seattle Design Review: Guidelines for Multi-Family and Commercial Buildings*.

The project planner received the applicant’s design responses to the Board’s Recommendation Meeting’s further recommendations. The responses provide adequate screening while maintaining the required safety sight triangle at the driveway exit; narrow metal siding with a horizontal orientation will be used on the upper / clerestory facades; cementitious or metal panels (two feet by six feet) also horizontally oriented will clad the second level above the first level CIP (cast in place) concrete; the off-site tree has been determined to not be *Exceptional* and consequently special accommodation to stay further out of its root zone than the current design proposes is not necessary; a seating bench built into the planter wall is provided outside the south side main entry; and attractive, design complimentary, protruding and hanging multi-layered blade signs of composite and metal panels on aluminum square tubing are proposed for both street frontages along with free standing letters for the building name signage over the west entry canopy and large building address numbers flat mounted (vertically stacked but horizontally oriented) to each façade of the second level at the MLK and McClelland intersection.

The project planner reviewed the above submitted design changes and found that they respond to the Board's Recommendations with the following comments. The applicants have asked to delay choosing between metal or cementitious panels at this time due to cost considerations that can't be finalized until later during construction permitting. This is acceptable to DPD provided the final choice follows the Board's *Recommendations* as outlined below (see *C-4* above).

- Whether metal or cementitious, siding panels should be rectangular with a horizontal orientation with shadow reveals large enough to not appear flush (butted) and creating a singular façade skin. Reveal width will need to be wider for cementitious panels than for metal. For cementitious panels, the desired shadowing should not be created by battens.
- Between colors a wider reveal is preferred than the reveal between like colored panels.
- If artisan cementitious panels are used (with saw-cut reveals in the panel) these should be substantial enough to create shadowing and visual variety. Five-eighths to one inch were discussed as probably optimal.

Based on the applicant's response to the Board's *Recommendations* the Director **APPROVES** the proposed design and related departures subject to the *Conditions* found at the end of this decision.

DESIGN REVIEW STANDARD REQUIREMENTS AND CONDITIONS

STANDARD REQUIREMENTS

For the Life of the Project

1. The building constructed shall comply with all images and text on the final MUP drawings, design review meeting guidelines and approved design features and elements (including exterior materials, and landscaping). This shall be verified by the DPD planner assigned to this project (Art Pederson, 733-9074), or by the Design Review Manager, before the issuance of the Certificate of Occupancy. 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.
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 (Art Pederson, 733-9074).

CONDITIONS

Prior to Issuance of the Master Use Permit

3. Update the MUP plan sets as necessary to reflect the Design Review Board's **Recommendations** and Director's **Decision** as outlined in this document above and any zoning required updates.
4. Embed all conditions in the MUP plan cover sheets and for all subsequent permits including updated MUP plans, and all building permit drawings.

5. Call out all departures on relevant updated MUP plan sheets and building permit plan sheets.

Prior to Issuance of the Building Permit

6. The design shown in the building permit plans shall conform to all images and text on the MUP drawings, design review meeting guidelines and approved design features and elements (including exterior materials and landscaping), subject to any DPD approved post MUP design revisions.
7. The choice of metal or cementitious siding for the structure's second level must adhere to the following:
 - Whether metal or cementitious, siding panels should be rectangular with a horizontal orientation with shadow reveals large enough to not appear flush (butted) and creating a singular façade skin. Reveal width will need to be wider for cementitious panels than for metal. For cementitious panels, the desired shadowing should not be created by battens.
 - Between colors a wider reveal is preferred than the reveal between like colored panels.
 - If artisan cementitious panels are used (with saw-cut reveals in the panel) these should be substantial enough to create shadowing and visual variety. Five-eighths to one inch were discussed as probably optimal.

Prior to Issuance of the Certificate of Occupancy

8. On-site verification of conformance with the approved building and site design as shown in the building permit plans and conforming to the approved MUP design, or subsequently revised and approved by the DPD planner assigned to this project (Art Pederson, 733-9074), or by the Design Review Manager, shall occur before issuance of the *Certificate of Occupancy*. 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.

Signature: _____ (signature on file) Date: February 4, 2010

Art Pederson, Land Use Planner
Department of Planning and Development

AP:bg