



City of Seattle

Department of Planning and Development

Diane M. Sugimura, Director

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

Application Numbers: 3011576
Applicant Name: Marc Rudd
Address of Proposal: 1814 12th Avenue South

SUMMARY OF PROPOSED ACTIONS

Land Use Application to allow a five story, building with 22 residential units, and parking for 12 vehicles located both at grade and below grade. Review includes demolition of one single family structure and 3,200 cu. yds. of grading.

The following approvals are required:

Design Review - Seattle Municipal Code (SMC) Section 23.41

SEPA - Environmental Determination pursuant to SMC 25.05

SEPA DETERMINATION: Exempt DNS MDNS EIS
 DNS with conditions*
 DNS involving non-exempt grading or demolition or
involving another agency with jurisdiction

* Notice of the Early Determination of Non-significance was published on April 12, 2012.

PROJECT DESCRIPTION

The applicant proposes to construct a five-story residential structure with 22 residential units at the northeast corner of 12th Avenue South and South Holgate Avenue. Twelve parking spaces would be provided at and below grade accessed from 12th Avenue South. The proposal would require demolition of a single family structure.

The applicant illustrated three options or design scenarios for the initial EDG meeting. The massing for this infill site's three schemes varied slightly. The similarity in the massing reflects the desire to modulate the north and south elevations to mark the entrance on S. Holgate St. and accommodate a common open space for the residents. The location of garage access represents the most significant difference among the alternatives with Option # 1's parking entrance facing the alley. Ingress and egress for the two other options occurs at 12th Ave S. The applicant places the formal pedestrian or residential entry close to the site's mid-point along S. Holgate and introduces a sequence of entry court, open passage way and private rear court. The size and proportion of the courts varies within each option. An open vertical circulation system (stairs, multi-level open walkways to the units, and elevator) in each of these options wraps around three sides of the rectangular courtyard.

At the second EDG meeting, the applicant presented a tiered or stepped building with one break in the roof plate in response to the guidance from the initial EDG meeting. The applicant lowered the overall building height and set back the uppermost south and west floors from the dominant vertical planes.

By the Recommendation meeting, the applicant had responded to the EDG guidance from the second meeting and had refined the design.

SITE & VICINITY

The roughly 7,200 square foot site lies within a Lowrise Three (LR 3) zone at the northeast corner of South Holgate Street and 12th Avenue South. One single family structure occupies the development site. The site's declension totals approximately 18 feet from the alley on the east to 12th Ave S on the west. The incline is part of the western slope of Beacon Hill whose ridge line extends between 13th and 14th Avenues and flattens to the west of Interstate Five. Extensive steep slope areas begin to the west of 12th Ave S. near the proposal site.

The site lies within a large corridor of Lowrise Zoning that extends north and south along 13th and 14th avenues but broadens in the east and west direction to reach I-5. Immediately south of S. Holgate the zoning changes to Single Family 5000. Across 12th Ave S the zoning remains LR 3 until the properties that front onto unimproved 11th Ave S.

Development surrounding the site includes a one and one-half story apartment building to the north; two apartment buildings (two and three stories high, to the east; single family residences to the west and south. To the west of 12th Ave S. lies the I-5 right of way, city of Seattle park land and single family residences.

ANALYSIS - DESIGN REVIEW

Public Comments

Approximately 15 members of the public affixed their names to the Early Design Guidance sign-in sheet. The public raised the following comments and issues:

- The building should reflect the transition between zones. Across S. Holgate to the south, the zone changes.
- The property across 12th Ave won't be developed with lowrise multifamily buildings due to the small lots and the steep slopes.(mentioned several times)
- Utilize the roof for the tenants.
- The proposal is taller than the building uphill to the east.
- The 12th Ave elevation is one large, flat un-modulated wall.
- Create as much parking as possible on-site. Although it is good to see some parking, there should be more.
- There is a lack of parking in the neighborhood.
- The proposal has too many units. The density causes on-street parking deficiencies.
- The proposal will place the house to the north in shadow. This is not very neighborly.
- The proposed structure is too high on the 12th Ave. corner.
- What valid reason would the Board have to grant the departures?

At the second EDG meeting, eight members of the public added their names to the sign-in sheet. The public provided the following comments:

- The proposal treats 12th Ave. S. similar to an alley. 12th is a pedestrian oriented street. Garbage collection should occur in the alley. (Mentioned several times.)
- Every other apartment building places the trash in the alley.
- The reduced height improves the proposal.
- The building lacks adequate parking. Tenants will park on already crowded streets.
- The alley is unlit and unpaved as well as slippery at times. A vehicle could come crashing into the building.
- Look at the new condos to the north of the building as inspiration. Use natural wood on the façade.
- Provide a pleasing garage entrance/door.

GUIDELINES

After visiting the site, considering the analysis of the site and context provided by the proponent, and hearing public comment, the Design Review Board members provided the siting and design guidance described below and identified highest priority by letter and number from the guidelines found in the City of Seattle's "Design Review: Guidelines for Multi-family and Commercial Buildings". The Neighborhood specific guidelines are summarized below. For the full text please visit the [Design Review website](#).

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.

Given the site's descending slope from the east, the Board requested a design option that recognizes both the topography and the lower scale buildings to the west and the change in zoning to single family (SF5000) to the south. (December 13, 2011)

The revision of the design creating a stepped building with setbacks at the uppermost portions of the south and west facades met with the Board's approval. (March 13, 2012)

A-2 Streetscape Compatibility. The siting of buildings should acknowledge and reinforce the existing desirable spatial characteristics of the right-of-way.

North Beacon Hill-specific supplemental guidance:

- A. Retain or increase the width of sidewalks wherever feasible with consideration for bicycles creating a more comfortable environment for pedestrians and bicyclists.**
- B. Orient townhouse structures to provide pedestrian entrances to the sidewalk.**
- C. For buildings that span a block and face two streets, each street frontage should receive individual and detailed site planning as well as architectural design treatments to complement the established streetscape character. This is especially important for through streets and triangular shaped lots.**
- D. Build at or near the edge of the sidewalk and restrict grade separations where commercial uses occupy the ground floor.**
- E. Provide a shallow setback and a minor grade separation between the first floor and the sidewalk where residential uses occupy the ground floor; this will promote privacy and also accommodate entry porches and stoops.**
- F. Place planting strips smartly to incorporate a more pleasing environment for all modes of transportation and incorporate LID interventions in the same space.**

Two portions of the façade, at this early stage of design, should be improved. The waste storage area should not occupy the west exterior wall at street level. The storage area ought to be located further into the garage's interior. Another unit or larger residence ought to have presence on the street façade.

Place a window on the S. Holgate facade into the residential unit occupying the lowest level of the proposed structure to reduce the blank wall's extent and engage the street. It will also provide the corner residential unit with additional natural light. (December 13, 2011)

The architect responded to the earlier guidance by shifting the waste storage area to the interior of the garage and adding a second dwelling unit fronting 12th Ave S. He also created a secondary residential entry on the 12th Ave façade to provide access to the two units and the garage.

The architect inserted windows to the lower southeast corner of the structure as requested. The Board welcomed both of these changes. (March 13, 2012)

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

The Board agreed with placing the primary entrance along Holgate St. (December 13, 2011)

The shift of the residential entrance and its plaza west along Holgate St. closer to the parcel's midpoint satisfied the Board. (March 13, 2012)

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.

North Beacon Hill-specific supplemental guidance:

- A. Redirect the number of windows and decks on proposed buildings that overlook neighboring residences.**
- B. Step back upper floors or increase side and rear setbacks to pull windows farther away from neighboring residences.**
- C. Stagger windows to not align with adjacent windows and minimize the impact of windows in living spaces that may infringe on the privacy of adjacent residents.**

The design of the court will need to be handled with sensitivity keeping in mind the residents and their open space to the north. (December 13, 2011)

See guidance A-7, C-2 and E-2 for additional guidance directed to the patio area. (March 13, 2012)

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.

North Beacon Hill-specific supplemental guidance:

- A. Incorporate quasi-public open space into new residential development or redevelopment with special focus on corner landscape treatments and courtyard entries.**
- B. Create substantial courtyard-style open space that is visually accessible to the public view.**
- C. Set-back development where appropriate to preserve view corridors, particularly to mountains, water and skyline.**
- D. Set back upper floors to allow solar access to the sidewalk and/or neighboring properties.**
- E. Protect existing, healthy street trees.**
- F. Site outdoor spaces to take advantage of as much sunlight as possible.**

The Board liked the idea of the terraced rain garden and asked to see more design detail for the cistern.

Discussion focused on the appropriateness of creating primary open space that would generally lie within shadow. (December 13, 2011)

The Board discussed the limited amount of light into the patio area, its impact on the patio's usability and agreed that the programming of the units to face south and the corridors to the north made sense.

The cistern was eliminated from the program. (March 13, 2012)

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.

North Beacon Hill-specific supplemental guidance:

- A. Preserve and enhance the pedestrian environment in residential and commercial areas by providing for continuous sidewalks that are unencumbered by parked vehicles and are minimally interrupted by vehicular access within a block.**
- B. Minimize the number and width of driveways and curb cuts.**
- C. Incorporate bioretention cells into parking lot design in order to reduce the quantity of runoff reaching water treatment facilities and increase the quality of runoff that returns to the water table, and nearby lakes and rivers. Incorporating bioretention cells as a buffer between sidewalks and parking lots provide a functional and aesthetically pleasing border.**

Due to the constraints of placing parking garage access on the alley, the Board agreed with the applicant's proposed use of 12th Ave for a vehicular entrance. Adjusting to the slope would have required using valuable space for a driveway ramp. (December 13, 2011)

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

North Beacon Hill-specific supplemental guidance:

- A. Incorporate residential entries and special landscaping into corner lots by setting the structure back from the property lines at the corner.**
- B. Provide for a prominent retail corner entry.**
- C. Typical corner developments should provide: a main building entrance located at the corner; an entrance set back to soften the corner and enhance pedestrian environment; and use of a hinge, bevel, notch, open bay or setback in the massing to reflect the special nature of the corner and draw attention to it.**
- D. Given the angle of Beacon Avenue, there are several triangle lots located in North Beacon Hill. Typical triangle lots should provide: main building entrance oriented toward the sidewalk; additional landscape to soften angles; and parking oriented away from sidewalks with a buffer between the sidewalk and parking lot.**

There is no inherent need to place added emphasis on the corner; however, at street level, avoiding a blank wall serves to engage the building with the activity along the two streets. (December 13, 2011)

See guidance for A-2. (March 13, 2012)

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 anticipated development potential of the adjacent zones.

North Beacon Hill-specific supplemental guidance:

Much of the North Beacon Hill business district is zoned for 40-foot tall mixed-use buildings. Most of the existing commercial structures in the area are one- and two-stories adjacent to single-family houses. Large, monolithic buildings are discouraged. Proper consideration of the scale, massing and detail of individual buildings will contribute to a project's compatibility with surrounding residential areas and a satisfying public environment.

As discussed in guidance A-1, the Board requested a new design alternative that echoes the change in grade and recognizes the smaller scale buildings to the south and west. The massing alternative should step down in height as it approaches the west. (December 13, 2011)

The applicant's revisions met with the Board's approval. See guidance A-1. (March 13, 2012)

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.

North Beacon Hill-specific supplemental guidance:

- A. To make new, larger development compatible with the surrounding architectural context, facade articulation and architectural detail are important considerations in mixed-use and multifamily residential buildings. When larger buildings replace several small buildings, facade articulation should reflect the original platting pattern and reinforce the architectural rhythm established in the commercial core.**
- B. New development should respond to several architectural features common in the North Beacon Hill business district to preserve and enhance pedestrian orientation and maintain an acceptable level of consistency with the existing architecture. To create cohesiveness on Beacon Hill, identifiable and exemplary architectural patterns should be reinforced. New elements can be introduced but a strong design connection should accompany it.**

Responding to public comment, the Board asked to see façade development that possessed some of the qualities of the newly built townhouses at the southeast corner of South Grand St. and 12th Ave. S. The project's use of wood, the articulation of the fenestration and its clean lines appealed to the Board members. (March 13, 2012)

- 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 facade walls.**

North Beacon Hill-specific supplemental guidance:

- A. New multi-story developments are encouraged to consider methods to integrate a building's upper and lower levels. This is especially important in NC-40'-zoned areas. Mixed-use buildings are encouraged to create a building base that orients to the street and/or defines public space. This can be achieved by building the ground floor commercial level, and possibly one more level out to the front property line.**
- B. Establish a building's overall appearance on a clear and pleasing set of proportions. A building should exhibit a sense of order. The use and repetition of architectural features and building materials, textures and colors can help create unity in a structure. Consider how the following can contribute to a building that exhibits a cohesive architectural concept: Facade modulation and articulation; Windows and fenestration patterns; Trim and moldings; Grilles and railings; Lighting and signage**

The north side of the project, including the patio area, received considerable discussion. The relationship of the building and court with the adjacent apartment building concerned the Board. A sectional study should reveal the relationship of the two properties by highlighting the applicant's attention to privacy (lighting, screening). The Board noted its keen interest in the materials and detailing of the balconies and balustrades. An elevation, as well, of the exterior hallway overlooking the courtyard is required for the Recommendation meeting. This should also be included in the MUP plan set. (March 13, 2012)

- C-3 Human Scale. The design of new buildings should incorporate architectural features, elements, and details to achieve a good human scale.**

North Beacon Hill-specific supplemental guidance:

- A. Brick and Stone are the most common surface treatment in the commercial areas and are strongly encouraged.**
- B. Signs should add interest to the street level environment. They can unify the overall architectural concept of the building, or provide unique identity for a commercial space within a larger mixed-use structure. Design signage that is appropriate for the scale, character and use of the project and surrounding area. Signs should be oriented and scaled for both pedestrians on sidewalks and vehicles on streets.**

- 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.**

North Beacon Hill-specific supplemental guidance:

- A. Brick and Stone are the most common surface treatment in the commercial areas and are strongly encouraged. Below are some examples of bricks and stone used on Beacon Hill.**
- B. Signs should add interest to the street level environment. They can unify the overall architectural concept of the building, or provide unique identity for a commercial space within a larger mixed-use structure. Design signage that is appropriate for the scale, character and use of the project and surrounding area. Signs should be oriented and scaled for both pedestrians on sidewalks and vehicles on streets.**

The Board requested that the applicant consider the following materials and approaches: use of wood on the facades, a solid material such as unit masonry or concrete at the base, a greater variety of glazing that expresses the organization of the units, and added depth and articulation to the windows. The new project at S. Grand St. and 12th Ave. S. should represent an influence on the design.

At the Recommendation meeting, color elevations and material boards are required. The architect will need to provide perspectives along 12th Ave. S. It will be important to show the lower elevation of the units, the secondary residential entry, and garage on 12th Ave. (March 13, 2012)

- C-5 Structured Parking Entrances. The presence and appearance of garage entrances should be minimized so that they do not dominate the street frontage of a building.**

The Board agreed that the garage door should be located close to the west property line to avoid creating a dark void in the façade and to ensure a safer environment. (December 13, 2011)

The architect's responded by locating the garage door closer to the property line. The Board approved of the change. Responding to public sentiment, the Board requested that the design of the garage door complement the pedestrian oriented streetscape. (March 13, 2012)

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.**

The balance between the entry court and the open space on the south and north respectively met with approval. Materials and detailing should emphasize the sequential flow between them. The open passage way linking the courts presents safety concerns, however. How the architect treats this breezeway will be an important consideration at future meetings. (December 13, 2011)

The entry court, shifted to the west by the architect in the revision, creates a better balance as expressed in the south façade. Closer to the center of the façade, the entry court has a somewhat better connection to 12th Ave., the more pedestrian oriented of the two adjacent streets. (March 13, 2012)

- 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.**

See guidance for A-2 and A-10. (December 13, 2011)

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

The proposed terraced rain garden suggests that the landscape architect recognizes the potential presence of oversized retaining walls adjacent to a sidewalk. (December 13, 2011)

The Board did not provide further guidance. (March 13, 2012)

- D-5 Visual Impacts of Parking Structures. The visibility of all at-grade parking structures or accessory parking garages should be minimized. The parking portion of a structure should be architecturally compatible with the rest of the structure and streetscape. Open parking spaces and carports should be screened from the street and adjacent properties.**

See D-6 guidance. (December 13, 2011)

- D-6 Screening of Dumpsters, Utilities, and Service Areas. Building sites should locate service elements like trash dumpsters, loading docks and mechanical equipment away from the street front where possible. When elements such as dumpsters, utility meters, mechanical units and service areas cannot be located away from the street front, they should be situated and screened from view and should not be located in the pedestrian right-of-way.**

Locating the waste storage area away from the 12th Ave S. exterior wall will allow for expanded residential use and greater transparency at street level. The Board will consider the departure request for a smaller solid waste area based on modifications to its location. (December 13, 2011)

The Board requested that the applicant study placing the solid waste and recycling area near the alley. This will entail discussions with SDOT and Seattle Public Utilities. (March 13, 2012)

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

North Beacon Hill-specific supplemental guidance:

- A. Defensible Space
- B. Access Control
- C. Surveillance

The Board's concerns (see D-1 guidance) for the entry court and breezeway will need to be addressed. Design development of this sequence of spaces must ensure the safety of tenants, guests and pedestrians. (December 13, 2011)

D-8 Treatment of Alleys. The design of alley entrances should enhance the pedestrian street front.

In wishing to locate vehicular access at S. 12th Ave, the applicant has proposed a narrow swath of green space between the alley and the proposed structure. (December 13, 2011)

The Board expressed its satisfaction with locating vehicular access on 12th Ave. S. Potential placement of solid waste storage on the alley interested the Board. This alternative should be explored and resolved by the Recommendation meeting.

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.

See Board guidance D-1 and D-7. The landscape plan shows gates at the entrance of the breezeway. How this space and the open entry court are lit and made to feel secure are important considerations. (December 13, 2011)

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.

North Beacon Hill-specific supplemental guidance:

- A. Give purpose to plantings by incorporating multiple functions of the plantings, i.e., a planting can be a bioretention cell, provide shelter, shade and habitat while enhancing the overall aesthetic of Beacon Hill.
- B. Native plants to the Pacific Northwest are encouraged because of their proven ability to perform well in our climate and their regional cultural significance.
- C. Consider adding a focal element, for instance, an art piece to outdoor space.
- D. Retain significant trees whenever possible.

Refinement of the landscape plan should proceed. Guidance noted above emphasizes the importance of the entry, breezeway and north court in terms of relationship with adjacent properties, safety issues, and consistency of architectural concept. (December 13, 2011)

The rear patio should have more plantings than enumerated by the applicant's departure request. The fencing/screening that occurs along 12th Ave. S. should be carried around to the north property line to provide a separation between the neighboring open spaces. (March 13, 2012)

MASTER USE PERMIT APPLICATION

The applicant revised the design and applied for a Master Use Permit with a design review component on March 30, 2012.

DESIGN REVIEW BOARD RECOMMENDATION

The Design Review Board conducted a Final Recommendation Meeting on July 24, 2012 to review the applicant's formal project proposal developed in response to the previously identified priorities. At the public meetings, site plans, elevations, floor plans, landscaping plans, and computer renderings of the proposed exterior materials were presented for the Board members' consideration.

Public Comments

Approximately six members of the public affixed their names to the Recommendation meeting sign-in sheet. The public raised the following comments and issues:

- Placing 22 units' worth of garbage on 12th Ave is a leap of faith. Other apartment buildings in the area do not contain the garbage and it spills out into the street and yards.
- The trash problem is an eyesore.
- Street parking is lost when solid waste is placed on the planting strip during pick-up days.
- There are drainage problems on 12th Ave. S. which causes flooding.
- The alley is too narrow. Grasscrete should be used.
- Ensure safety in the alley by lighting it along the property line.
- Landscape the area between the alley and the fence.

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.

The Board did not request any modification to the manner in which the project responded to the site.

A-2 Streetscape Compatibility. The siting of buildings should acknowledge and reinforce the existing desirable spatial characteristics of the right-of-way.

North Beacon Hill-specific supplemental guidance:

- A. Retain or increase the width of sidewalks wherever feasible with consideration for bicycles creating a more comfortable environment for pedestrians and bicyclists.
- B. Orient townhouse structures to provide pedestrian entrances to the sidewalk.
- C. For buildings that span a block and face two streets, each street frontage should receive individual and detailed site planning as well as architectural design treatments to complement the established streetscape character. This is especially important for through streets and triangular shaped lots.
- D. Build at or near the edge of the sidewalk and restrict grade separations where commercial uses occupy the ground floor.
- E. Provide a shallow setback and a minor grade separation between the first floor and the sidewalk where residential uses occupy the ground floor; this will promote privacy and also accommodate entry porches and stoops.
- F. Place planting strips smartly to incorporate a more pleasing environment for all modes of transportation and incorporate LID interventions in the same space.

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

North Beacon Hill-specific supplemental guidance:

- A. Redirect the number of windows and decks on proposed buildings that overlook neighboring residences.
- B. Step back upper floors or increase side and rear setbacks to pull windows farther away from neighboring residences.
- C. Stagger windows to not align with adjacent windows and minimize the impact of windows in living spaces that may infringe on the privacy of adjacent residents.

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

North Beacon Hill-specific supplemental guidance:

- A. Incorporate quasi-public open space into new residential development or redevelopment with special focus on corner landscape treatments and courtyard entries.
- B. Create substantial courtyard-style open space that is visually accessible to the public view.
- C. Set-back development where appropriate to preserve view corridors, particularly to mountains, water and skyline.
- D. Set back upper floors to allow solar access to the sidewalk and/or neighboring properties.
- E. Protect existing, healthy street trees.
- F. Site outdoor spaces to take advantage of as much sunlight as possible.

Although the Board questioned how much activity the rear court would receive, no changes to the design were requested.

- 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.**

North Beacon Hill-specific supplemental guidance:

- A. Preserve and enhance the pedestrian environment in residential and commercial areas by providing for continuous sidewalks that are unencumbered by parked vehicles and are minimally interrupted by vehicular access within a block.**
- B. Minimize the number and width of driveways and curb cuts.**
- C. Incorporate bioretention cells into parking lot design in order to reduce the quantity of runoff reaching water treatment facilities and increase the quality of runoff that returns to the water table, and nearby lakes and rivers. Incorporating bioretention cells as a buffer between sidewalks and parking lots provide a functional and aesthetically pleasing border.**

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

North Beacon Hill-specific supplemental guidance:

- A. Incorporate residential entries and special landscaping into corner lots by setting the structure back from the property lines at the corner.**
- B. Provide for a prominent retail corner entry.**
- C. Typical corner developments should provide: a main building entrance located at the corner; an entrance set back to soften the corner and enhance pedestrian environment; and use of a hinge, bevel, notch, open bay or setback in the massing to reflect the special nature of the corner and draw attention to it.**
- D. Given the angle of Beacon Avenue, there are several triangle lots located in North Beacon Hill. Typical triangle lots should provide: main building entrance oriented toward the sidewalk; additional landscape to soften angles; and parking oriented away from sidewalks with a buffer between the sidewalk and parking lot.**

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 anticipated development potential of the adjacent zones.**

North Beacon Hill-specific supplemental guidance:

Much of the North Beacon Hill business district is zoned for 40-foot tall mixed-use buildings. Most of the existing commercial structures in the area are one- and two-stories adjacent to single-family houses. Large, monolithic buildings are discouraged. Proper consideration of the scale, massing and detail of individual buildings will contribute to a project's compatibility with surrounding residential areas and a satisfying public environment.

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.

North Beacon Hill-specific supplemental guidance:

- A. To make new, larger development compatible with the surrounding architectural context, facade articulation and architectural detail are important considerations in mixed-use and multifamily residential buildings. When larger buildings replace several small buildings, facade articulation should reflect the original platting pattern and reinforce the architectural rhythm established in the commercial core.**
- B. New development should respond to several architectural features common in the North Beacon Hill business district to preserve and enhance pedestrian orientation and maintain an acceptable level of consistency with the existing architecture. To create cohesiveness on Beacon Hill, identifiable and exemplary architectural patterns should be reinforced. New elements can be introduced but a strong design connection should accompany it.**

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 facade walls.

North Beacon Hill-specific supplemental guidance:

- A. New multi-story developments are encouraged to consider methods to integrate a building's upper and lower levels. This is especially important in NC-40'-zoned areas. Mixed-use buildings are encouraged to create a building base that orients to the street and/or defines public space. This can be achieved by building the ground floor commercial level, and possibly one more level out to the front property line.**
- B. Establish a building's overall appearance on a clear and pleasing set of proportions. A building should exhibit a sense of order. The use and repetition of architectural features and building materials, textures and colors can help create unity in a structure. Consider how the following can contribute to a building that exhibits a cohesive architectural concept: Facade modulation and articulation; Windows and fenestration patterns; Trim and moldings; Grilles and railings; Lighting and signage**

Responding to the 2nd EDG meeting guidance, the applicant provided detailed images of the elevations facing the rear court. The Board accepted the design of the facades.

C-3 Human Scale. The design of new buildings should incorporate architectural features, elements, and details to achieve a good human scale.

North Beacon Hill-specific supplemental guidance:

- A. Brick and Stone are the most common surface treatment in the commercial areas and are strongly encouraged.**

- B. Signs should add interest to the street level environment. They can unify the overall architectural concept of the building, or provide unique identity for a commercial space within a larger mixed-use structure. Design signage that is appropriate for the scale, character and use of the project and surrounding area. Signs should be oriented and scaled for both pedestrians on sidewalks and vehicles on streets.**

- 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.**

North Beacon Hill-specific supplemental guidance:

- A. Brick and Stone are the most common surface treatment in the commercial areas and are strongly encouraged. Below are some examples of bricks and stone used on Beacon Hill.**
- B. Signs should add interest to the street level environment. They can unify the overall architectural concept of the building, or provide unique identity for a commercial space within a larger mixed-use structure. Design signage that is appropriate for the scale, character and use of the project and surrounding area. Signs should be oriented and scaled for both pedestrians on sidewalks and vehicles on streets.**

The materials specified by the applicant met with the Board's approval. The Board members expressed their displeasure with the metal decklettes on the facades but did not act to modify or remove them.

- C-5 Structured Parking Entrances. The presence and appearance of garage entrances should be minimized so that they do not dominate the street frontage of a building.**

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.**

The design of the court on S. Holgate St. received minor modification between the 2nd EDG meeting and the MUP review. The Board found these revisions acceptable.

- D-6 Screening of Dumpsters, Utilities, and Service Areas. Building sites should locate service elements like trash dumpsters, loading docks and mechanical equipment away from the street front where possible. When elements such as dumpsters, utility meters, mechanical units and service areas cannot be located away from the street front, they should be situated and screened from view and should not be located in the pedestrian right-of-way.**

The applicant provided images illustrating the pros and cons of locating the solid waste storage area alongside the alley. Based on the presentation, the Board continued to support the placement of the waste storage area in the garage.

On trash pick-up days, the applicant indicated that the storage containers would be rolled out to the planting strip in the 12th Ave. S. right of way. The Board recommended a condition requiring that space be set aside for the containers within the property boundary along 12th Ave S.

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

North Beacon Hill-specific supplemental guidance:

- A. Defensible Space**
- B. Access Control**
- C. Surveillance**

D-8 Treatment of Alleys. The design of alley entrances should enhance the pedestrian street front.

See guidance for D-6. The Board appeared satisfied with the proposed landscaping between the alley and the east façade.

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.

North Beacon Hill-specific supplemental guidance:

- A. Give purpose to plantings by incorporating multiple functions of the plantings, i.e., a planting can be a bioretention cell, provide shelter, shade and habitat while enhancing the overall aesthetic of Beacon Hill.**
- B. Native plants to the Pacific Northwest are encouraged because of their proven ability to perform well in our climate and their regional cultural significance.**
- C. Consider adding a focal element, for instance, an art piece to outdoor space.**
- D. Retain significant trees whenever possible.**

Responding to the Board's request for more planting within the rear court, the applicant added more vegetation in this court as well as the entry court on S. Holgate St. The number of plants increased but the project still required a departure from the land use code due to the applicant's desire to have enough space for tenant activities. The Board accepted the revised departure request and the new planting scheme.

Considerable discussion focused on the height of the fences enclosing the patios of the street level units facing 12th Ave. S. The applicant requested a departure to allow fences with two additional feet (from four to six feet). The Board recommended granting the

departure, reasoning that the fences will have a six inch open grid and plants will grow vertically along the fence providing screening. Portions of the fencing along 12th Ave would comply with the four foot maximum height and would not change.

Board Recommendations: The recommendations summarized below were based on the plans submitted at the July 24th, 2012 meeting. Design, siting or architectural details not specifically identified or altered in these recommendations are expected to remain as presented in the plans and other drawings available at the July 24th public meeting. After considering the site and context, hearing public comment, reconsidering the previously identified design priorities, and reviewing the plans and renderings, the four Design Review Board members present unanimously recommended approval of the subject design and the requested development standard departures from the requirements of the Land Use Code (listed below).

STANDARD	REQUIREMENT	REQUEST	JUSTIFICATION	RECOMMENDATION
1. Access to Parking. SMC 23.45.536C.2b(2)	Alley access required.	Access to parking garage from 12 Ave. S.	<ul style="list-style-type: none"> ▪ Steep slope from alley would require parking ramp to consume much of 1st and 2nd floors on a small site. 	Approved
2. Solid Waste Storage SMC 23.54.040 Table A	225 sq. ft. and minimum width of 12'	165 sq. ft. and 6'6" wide.	<ul style="list-style-type: none"> ▪ Smaller size provides space for an additional dwelling unit at the street front. 	Recommended Approval on condition that on pick up days the temporary storage is within the property line.
3. Common Amenity Area. SMC 23.45.522D.5.b.1.	At least 50% of common amenity area at ground level shall be landscaped with plant material.	28% of the Holgate St. entry court and 32% of the rear court.	<ul style="list-style-type: none"> ▪ Provides a greater area for resident gathering. 	Approved
4. Screening by Garage Doors. SMC 23.45.536.D.3.b	Garage doors facing streets must be set back at least 15' from the street lot line.	A 7' set back. Requested by Design Review Board.	<ul style="list-style-type: none"> ▪ Provides greater sense of security in the pedestrian environment. 	Approved
5. Setbacks SMC 23.43.518.A (Table A).	5' minimum setback	6" projection of railings into the setbacks.	<ul style="list-style-type: none"> ▪ Provides larger sliding windows. 	Approved
6. Structures in Required Setbacks. SMC 23.45.518J.7.a	Fences in front and street side setbacks may not exceed 4' in height.	Portions of two fences in setback would extend a maximum of 6' in height. Exceeds code provision by 2'.	<ul style="list-style-type: none"> ▪ Taller lattice fence would create greater privacy. 	Approved

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

- 1) Provide an area within the property to store temporarily the solid waste canisters on recycling and trash pick-up days. (D-6)

DIRECTOR'S ANALYSIS - DESIGN REVIEW

The Director finds no conflicts with SEPA requirements or state or federal laws, and has reviewed the City-wide Design Guidelines and finds that the Board neither exceeded its authority nor applied the guidelines inconsistently in the approval of this design. The Director agrees with the conditions recommended by the four Board members and the recommendation to approve the design, as stated above. The applicant contacted Seattle Public Utilities (SPU) which will allow the solid waste to be picked up directly by the handlers within the garage level storage area.

DECISION - DESIGN REVIEW

The proposed design is **CONDITIONALLY GRANTED**

ANALYSIS - SEPA

The initial disclosure of the potential impacts from this project was made in the environmental checklist submitted by the applicant dated March 29, 2012. The information in the checklist, project plans, and the experience of the lead agency with review of similar projects form the basis for this analysis and decision. The SEPA Overview Policy (SMC 25.05.665 D) clarifies the relationship between codes, policies, and environmental review. Specific policies for each element of the environment, 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 certain limitations and/or circumstances (SMC 25.05.665 D 1-7) mitigation can be considered. Thus, a more detailed discussion of some of the impacts is appropriate.

Short-term Impacts

Construction activities 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, a small increase in traffic and parking impacts due to construction related vehicles, and increases in greenhouse gas emissions. 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 analyzes construction-related noise, air quality, earth, grading, construction impacts, traffic and parking impacts as well as its mitigation.

Noise

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

Ordinance are found to be inadequate to mitigate the potential noise impacts. Pursuant to the SEPA Overview Policy (SMC.25.05.665) and the SEPA Construction Impacts Policy (SMC 25.05.675 B), mitigation is warranted.

Prior to issuance of demolition, grading and building permits, the applicant will submit a construction noise mitigation plan. This plan will include steps 1) to limit noise decibel levels and duration and 2) procedures for advanced notice to surrounding properties. The plan will be subject to review and approval by DPD. In addition to the Noise Ordinance requirements to reduce the noise impact of construction on nearby properties, all construction activities shall be limited to the following:

- 1) Non-holiday weekdays between 7:00 A.M and 6:00 P.M.
- 2) Non-holiday weekdays between 6:00 P.M. and 8:00 P.M limited to quieter activities based on a DPD approved mitigation plan and public notice program outlined in the plan.
- 3) Saturdays between 9:00 A.M. and 6:00 P.M. limited to quieter activities based on a DPD approved mitigation plan and public notice program outlined in the plan.
- 4) Emergencies or work which must be done to coincide with street closures, utility interruptions or other similar necessary events, limited to quieter activities based on a DPD approved mitigation plan and public notice program outlined in the plan.

Air Quality

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

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

Earth

The Stormwater, Grading and Drainage Control Code (SGDCC) requires preparation of a soils report to evaluate the site conditions and provide recommendations for safe construction on sites where grading will involve cuts or fills of greater than three feet in height or grading greater than 100 cubic yards of material.

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

Grading

Excavation to construct the mixed use structure will be necessary. The maximum depth of the excavation is approximately 21 feet and will consist of an estimated 3,200 cubic yards of material. The soil removed will not be reused on the site and will need to be disposed off-site by trucks. City code (SMC 11.74) provides that material hauled in trucks not be spilled during transport. The City requires that a minimum of one foot of "freeboard" (area from level of material to the top of the truck container) be provided in loaded uncovered trucks which minimize the amount of spilled material and dust from the truck bed enroute to or from a site. Future phases of construction will be subject to the same regulations. No further conditioning of the grading/excavation element of the project is warranted pursuant to SEPA policies.

Construction Impacts

Construction activities including construction worker commutes, truck trips, the operation of construction equipment and machinery, and the manufacture of the construction materials themselves result in increases in carbon dioxide and other greenhouse gas emissions which adversely impact air quality and contribute to climate change and global warming.

In response to concerns from a neighbor regarding the potential impacts from possible vibrations caused by construction on adjacent properties, the applicant's geotechnical engineer (letter from Paul L. Stoltenberg, P.E. of The Galli Group to Mr. Henry Ogata dated August 1, 2012) outlined two potential actions. These include 1) adding to the temporary shoring and excavation plans that "No equipment other than hand operated compaction equipment (i.e. jumping jack, vibratory plate compactor) shall be used during the footing preparation and wall backfilling" and 2) surveying and documenting conditions on the neighbor to the north's property before and after construction "to verify that no damage was done or else to document changes in the cracks and so forth" from construction impacts. Rudd Development would repair the problem "to conditions as good as or better than when construction started" if new problems are identified. DPD supports these recommendations by the applicant's geotechnical engineer, but does not specifically condition the project.

While these impacts are adverse, they are not expected to be significant.

Traffic and Parking

Duration of construction of the apartment building may last approximately 10 months. During construction, parking demand will increase due to additional demand created by construction personnel and equipment. It is the City's policy to minimize temporary adverse impacts associated with construction activities and parking (SMC 25.05.675 B and M). Parking utilization along streets in the vicinity is near capacity and the demand for parking by construction workers during construction would likely reduce the supply of parking in the vicinity. Due to the scale of the project, this temporary demand on the on-street parking in the vicinity due to construction workers' vehicles may be adverse. Upon completion of the parking garage, construction workers shall park in the garage.

The construction of the project also will have adverse impacts on both vehicular and pedestrian traffic in the vicinity of the project site. During construction a temporary increase in traffic volumes to the site will occur, due to travel to the site by construction workers and the transport of construction materials. Approximately 3,200 cubic yards of soil are expected to be excavated from the project site. The soil removed for the garage structure will not be reused on the site and will need to be disposed off-site. Excavation and fill activity will require approximately 320 round trips with 10-yard hauling trucks or 160 round trips with 20-yard hauling trucks. Considering the large volumes of truck trips anticipated during construction, it is reasonable that truck traffic avoid the afternoon peak hours. Large (greater than two-axle) trucks will be prohibited from entering or exiting the site after 3:30 PM.

Truck access to and from the site shall be documented in a construction traffic management plan, to be submitted to DPD and SDOT prior to the beginning of construction. This plan also shall indicate how pedestrian connections around the site will be maintained during the construction period, with particular consideration given to maintaining pedestrian access along Broadway. Compliance with Seattle's Street Use Ordinance is expected to mitigate any additional adverse impacts to traffic which would be generated during construction of this proposal.

Long-term Impacts

Long-term or use-related impacts are also anticipated as a result of approval of this proposal including: increased surface water runoff due to greater site coverage by impervious surfaces; increased bulk and scale on the site; increased traffic in the area; increased demand for parking; and increased light and glare.

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. Compliance with these applicable codes and ordinances is adequate to achieve sufficient mitigation of most long-term impacts and no further conditioning is warranted by SEPA policies. However, due to the size and location of this proposal, green house gas emissions, historic preservation, traffic, parking impacts and public view protection warrant further analysis.

Greenhouse Gas Emissions

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

Historic Preservation

The existing structure built in 1922 was reviewed by the Department of Neighborhoods and determined that it is unlikely, due in part to a loss of integrity, that the existing mixed use building would meet the standards for designation as an individual landmark.

Public View Protection

The city of Seattle's environmental policies provide for protection of views of specific natural and human made features from many of the city's parks such as the Beacon Hill Playground at South Holgate St. and 12th Avenue S. The view study analysis completed by the applicant shows that the construction of the proposed structure would not block views (or only partially block views at best) from the park to the Olympic Mountains and Puget Sound.

Transportation and Parking

Peak hour volumes for the 22 dwelling unit apartment building would be in the range of ten to 15 trips, which would have a minimal impact on surrounding streets. At times of peak demand (overnight), the project will generate a small amount of spillover parking onto surrounding streets. Due to the site's location in the North Beacon Hill Residential Urban Village, DPD has limited authority to require parking mitigation in the area.

DECISION - SEPA

This decision was made after review by the responsible official on behalf of the lead agency of a completed environmental checklist and other information on file with the responsible department. This constitutes the Threshold Determination and form. The intent of this declaration is to satisfy the requirements of the State Environmental Policy Act (RCW 43.21C), including the requirement to inform the public agency decisions pursuant to SEPA.

- [X] Determination of Non-Significance. This proposal has been determined to not have a significant adverse impact upon the environment. An EIS is not required under RCW 43.21C.030 2C.
- [] Determination of Significance. This proposal has or may have a significant adverse impact upon the environment. An EIS is required under RCW 43.21C.030 2C.

CONDITIONS – DESIGN REVIEW

Prior to Building Application

1. Include the departure matrix in the zoning summary section on all subsequent building permit plans. Add call-out notes on appropriate plan and elevation drawings in the updated MUP plans and on all subsequent building permit plans.

Prior to Commencement of Construction

2. Arrange a pre-construction meeting with the building contractor, building inspector, and land use planner to discuss expectations and details of the Design Review component of the project.

Prior to Issuance of all Construction Permits

3. Embed the MUP conditions in the cover sheet for all subsequent permits including updated building permit drawings.

Prior to Issuance of a Certificate of Occupancy

4. 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 planner assigned to this project (Bruce P. Rips, 206.615-1392). An appointment with the assigned Land Use Planner must be made at least three (3) 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.

For the Life of the Project

5. Ensure that the temporary storage of solid waste on pick-up days occurs within the building or the property.
6. 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 (Bruce Rips, 206.615-1392). 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.

CONDITIONS – SEPA

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

7. Attach a copy of the PSCAA demolition permit to the building permit set of plans.
8. A construction traffic management plan shall be submitted to DPD and SDOT prior to the beginning of construction. This plan will identify construction materials staging area; truck access routes to and from the site for excavation and construction phases; and sidewalk and street closures with neighborhood notice and posting procedures.

During Construction

9. Grading, delivery and pouring of concrete and similar noisy activities will be prohibited on Saturdays and Sundays. In addition to the Noise Ordinance requirements, to reduce the noise impact of construction on nearby residences, only the low noise impact work such as that listed below, will be permitted on Saturdays from 9:00 A.M. to 6:00 P.M.:
 - A. Surveying and layout.
 - B. Testing and tensioning P. T. (post tensioned) cables, requiring only hydraulic equipment (no cable cutting allowed).
 - C. Other ancillary tasks to construction activities will include site security, surveillance, monitoring, and maintenance of weather protecting, water dams and heating equipment.

10. In addition to the Noise Ordinance, requirements to reduce the noise impact of construction on nearby properties, all construction activities shall be limited to the following:
 - A. Non-holiday weekdays between 7:00 A.M and 6:00 P.M.
 - B. Non-holiday weekdays between 6:00 P.M. and 8:00 P.M limited to quieter activities based on a DPD approved mitigation plan and public notice program outlined in the plan.
 - C. Saturdays between 9:00 A.M. and 6:00 P.M. limited to quieter activities based on a DPD approved mitigation plan and public notice program outlined in the plan.
 - D) Emergencies or work which must be done to coincide with street closures, utility interruptions or other similar necessary events, limited to quieter activities based on a DPD approved mitigation plan and public notice program outlined in the plan.

11. Large (greater than two-axle) trucks will be prohibited from entering or exiting the site after 3:30 PM.

12. Non-noisy activities, such as site security, monitoring, weather protection shall not be limited by this condition.

Compliance with all applicable conditions must be verified and approved by the Land Use Planner, Bruce Rips, (206-615-1392) 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.

Signature: (signature on file) Date: August 23, 2012
Bruce P. Rips, AAIA, AICP
Department of Planning and Development