City of Seattle

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

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

Project Number:	3013051
Applicant Name:	Scot Carr of Public 47 Architects for Anhalt Apartments LLC
Address of Proposal:	1600 East John Street

SUMMARY OF PROPOSED ACTION

Land Use Application to allow a 17,000 sq. ft. 4-story structure containing 15 residential units and to change the use of existing structure from office to a 24-unit residential building (39 total residential units). Parking for 18 vehicles to be provided below grade.

The following Master Use Permit components are required:

Design Review Departures (SMC Chapter 23.41)

Development Standard Departure to allow less than the required front setback (SMC 23.45.518)

Development Standard Departure to allow less than the required rear setback (SMC 23.45.518)

Development Standard Departure to exceed the maximum façade length (SMC 23.45.527.B.1)

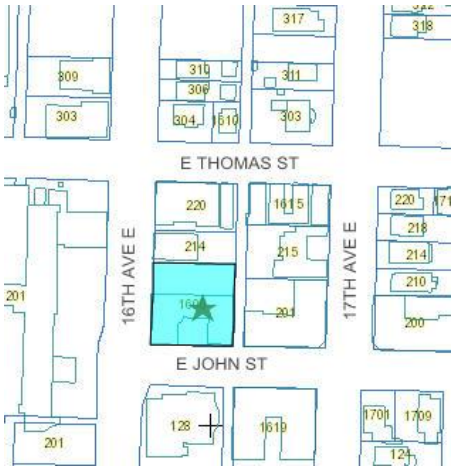
SEPA-Environmental Determination (Chapter 25.05 SMC)

DPD SEPA DETERMINATION:

Determination of Non-significance

☐ No mitigating conditions of approval are imposed.

☒ Pursuant to SEPA substantive authority provided in SMC 25.06.660, the proposal has been conditioned to mitigate environmental impacts



Current Development:

The southern two thirds of the site are occupied by an existing building, designed by Fred Anhalt. The northern third of the site is occupied by a surface parking lot and below grade storage.

Access:

Existing surface parking lot accessed from the alley and a curb cut at 16th Ave E. Proposed pedestrian access is from the street frontages, with parking access from the alley.

Surrounding Development and Neighborhood Character:

An early 20th century 3-story brick residential building with alley-facing garages is located north of the site. Early 20th century residential 1-3 story buildings are located across the alley from the site and across the street to the south. An early 20th century church has been converted to offices across the street to the south. Group Health campus is located west, across 16th Ave E. The Group Health campus buildings are approximately 5 stories tall with large setbacks from 16th Ave E.

This site is located near the 15th Ave E commercial area of Capitol Hill. The subject site is located approximately one block from the busier arterials of 15th Ave E and E. Thomas St. This area is characterized by more residential development, older residential buildings, older religious institution buildings converted to office or residential use, and current institution buildings.

The multi-family buildings are frequently brick or masonry and range from 1-4 stories tall. The single family structures to the east are predominantly 1-1/2 story wood frame structures. The buildings that are currently or have been converted from religious institutions are predominantly finished in masonry or terracotta. Group Health campus structures range in age and materials, with an institutional vernacular.

Mobility in the immediate neighborhood is characterized by heavy pedestrian traffic, frequent transit service, cyclists, and vehicles.

EARLY DESIGN GUIDANCE MEETING: October 3, 2012

The packet includes materials presented at the meeting, and is available online by entering the project number at this website:
http://www.seattle.gov/dpd/Planning/Design_Review_Program/Project_Reviews/Reports/default.asp.

The packet is also available to view in the DPD file, by contacting the Public Resource Center at DPD:

Mailing Address: **Public Resource Center**
700 Fifth Ave., Suite 2000
P.O. Box 34019
Seattle, WA 98124-4019

Email: PRC@seattle.gov

The applicant noted that they have begun the historic landmark nomination process for the Anhalt building. The proposal is also going through review as an Energy Code Demonstration Project.

The proposed new building would be designed to contrast with the Anhalt building, consistent with the standard guidelines for additions to historic buildings. The proposed new building would include a courtyard design to reference the Anhalt building, as well as references to materials, scale, and corner treatments. The intent is for the new structure to visually recede and provide of a backdrop for the Anhalt building.

There is a large Deodora cedar tree on the property to the north. The applicant indicated this is not an exceptional tree, and they have been discussing trimming or removing the tree with the neighbor to the north.

PUBLIC COMMENT

The following comments, issues and concerns were raised:

- The modern aesthetic combined with the proposed height may not fit with the neighborhood context.
- Concerned that the proposed 4-story height doesn't match the predominant 3-story height.
- Not supportive of the front setback departure, since it will reduce light to existing adjacent residential units.
- Supportive of a rear setback departure, as long as there are additional setbacks next to the building that's located to the north.
- The bulk of the building should be located further to the east portion of the lot, in respect for the location of the residential units adjacent to the north.
- The side courtyards should be evenly distributed between the north and south sides of the proposed building, rather than the location shown mostly on the south side of the proposed building.
- Would like to see masonry and other design treatments to relate to the historic context.
- Would like to see landscaping consistent with landscaping to the north, such as the planters adjacent to 16th Ave E.
- The large Deodora cedar leans heavily into this site, and the tree shape may or may not lend itself to trimming, but it might require removal.

FINAL RECOMMENDATION MEETING: April 24, 2013

The packet includes materials presented at the meeting, and is available online by entering the project number at this website:
http://www.seattle.gov/dpd/Planning/Design_Review_Program/Project_Reviews/Reports/default.asp.

The packet is also available to view in the DPD file, by contacting the Public Resource Center at DPD:

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Erin Doherty from the Department of Neighborhoods attended the meeting, and as part of the applicant's presentation noted that changes to the historic landmark are being reviewed by the Landmarks Board, with advice from the Architectural Review Committee (ARC). The ARC has reviewed the proposed new construction and potential impacts to the historic landmark, and supports the proposed design.

PUBLIC COMMENT

The following comments, issues and concerns were raised:

- The neighbors to the north noted that they have submitted the same comment letter to DPD as they submitted at EDG, since they believe the proposal hasn't changed since the previous design, with the exception of balcony and window locations.
- The height of the proposed building isn't in scale with the three story context on this street.
- The existing zoning that allows 4 story buildings in a 3-story context is a problem.
- The improvements to the Anhalt Building are a positive aspect of the proposal.
- The modern 4-story concept isn't consistent with the adjacent early 20th century architecture.
- The departures are problematic.
- The use of masonry is supported, as opposed to cement board.
- The proposed massing scheme is consistent with the height adopted for the neighborhood, and the courtyard is a positive aspect of the proposal.
- The neighborhood includes an eclectic collection of buildings and the proposal will be a positive addition.

PRIORITIES & BOARD RECOMMENDATIONS

After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment, the Design Review Board members provided the following siting and design guidance.

EARLY DESIGN GUIDANCE (OCTOBER 3, 2012):

1. **Context: (A-2, B-1, C-1)**
    a. The design concept should be contemporary and contextual. The primary context is the entire east side of 16th Ave E for this block.
    b. The context should relate to the street pattern for this side of 16th Ave E, not just the Anhalt building.
    c. The proposed design should clearly express design cues from the 16th Ave E context.

2. **Design Concept and Scale: (A-5, A-7, B-1, C-1, C-2, C-3, C-4, D-8, D-12)**
    a. The Board supports the applicant's stated design goals of "compatible, not mimicking historic structures, wholeness, receding." The proposed design should achieve these goals.
    b. The pattern of balconies and long staggered windows shown on the front façade at EDG is not in keeping with the street's context. The design needs to respond to the smaller scale of 16th Ave E punched windows.
    c. The design should reference nearby datum lines and proportions. The Board's guidance recommended a 'quiet' building that relates to the rhythm of the streetscape.
    d. The Board noted it will be important to visually ground the building to respond to the 16th Ave E context, using masonry or other visually weighty, durable material.
    e. The Board noted that while the proposed height is taller because the zoning code changed, the visual height should be knitted into the fabric of the predominant 3-story context.
        - This could be achieved by stepping back the fourth floor and providing a strongly defined cornice line between the third and fourth floors.
        - There may be other ways to address this transition, while still maintaining the 'wholeness' of the building and relating the design to the horizontal line of adjacent building heights.

3. **Landscaping: (A-2, E-1, E-2)**
    a. The street level design should respond to the landscaping context of 16th Ave E, with landscaping and alignment that continues the pattern of 16th Ave E.

FINAL RECOMMENDATIONS (APRIL 24, 2013):

1. **Context and Scale: (A-5, A-7, B-1, C-1, C-2, C-3, C-4, D-8, D-12)**
    a. The changes to the massing and design concept are an improvement over the option shown at EDG.
    b. The simple and regular building forms relate well to the architectural context.
    c. The balconies provide an open southern façade that responds well to the adjacent landmark. The relief in the massing of the street wall also creates visual interest and enhances street level vitality.
    d. The secondary scale characteristics such as the inset bricks, window proportions, and datum lines are thoughtful references to nearby scale.
    e. Three of four Board members felt that the overall composition, response to context, height and street wall met the Design Review Guidelines. One Board member felt the proposal should be set back at the 4th floor in response to the nearby 3-story context.

2. **Gate and Entry Court:**
    a. The gate design based on the pattern of grout lines in the brick façade adds visual interest to the street level. The steel gate and fence color reflect the charcoal grey brick, which enhances the design concept.
    b. The seating is a positive aspect of the entry court.

3. **Landscaping: (A-2, E-1, E-2)**
    a. The Board noted that the landscape design is an appropriate response to EDG.

The City-wide and Neighborhood specific guidelines are summarized below. For the full text please visit the Design Review website.

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

Capitol Hill-specific supplemental guidance:

- **Retain or increase the width of sidewalks.**
- **Provide street trees with tree grates or in planter strips, using appropriate species to provide summer shade, winter light, and year-round visual interest.**
- **Vehicle entrances to buildings should not dominate the streetscape.**
- **Orient townhouse structures to provide pedestrian entrances to the sidewalk.**
- **For buildings that span a block and "front" on two streets, each street frontage should receive individual and detailed site planning and architectural design treatments to complement the established streetscape character.**
- **New development in commercial zones should be sensitive to neighboring residential zones. Examples include lots on Broadway that extend to streets with residential character, such as Nagle Place or 10th or Harvard Avenues East. While a design with a commercial character is appropriate along Broadway, compatibility with residential character should be emphasized along the other streets.**

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

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

Capitol Hill-specific supplemental guidance:

- **Incorporate quasi-public open space with new residential development or redevelopment, with special focus on corner landscape treatments and courtyard entries.**
- **Create substantial courtyard-style open space that is visually accessible to the public view.**
- **Set back development where appropriate to preserve a view corridor.**
- **Set back upper floors to provide solar access to the sidewalk and/or neighboring properties.**
- **Mature street trees have a high value to the neighborhood and departures from development standards that an arborist determines would impair the health of a mature tree are discouraged.**

- **Use landscape materials that are sustainable, requiring minimal irrigation or fertilizer.**
- **Use porous paving materials to minimize stormwater run-off.**

B-1 **<u>Height, Bulk, and Scale Compatibility</u>. 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.**

Capitol Hill-specific supplemental guidance:

- **Break up building mass by incorporating different façade treatments to give the impression of multiple, small-scale buildings, in keeping with the established development pattern.**
- **Consider existing views to downtown Seattle, the Space Needle, Elliott Bay and the Olympic Mountains, and incorporate site and building design features that may help to preserve those views from public rights-of-way.**
- **Design new buildings to maximize the amount of sunshine on adjacent sidewalks throughout the year.**

Broadway-specific supplemental guidance:

- **Help maintain and enhance the character of Broadway by designing new buildings to reflect the scale of existing buildings.**
- **Masonry and terra cotta are preferred building materials, although other materials may be used in ways that are compatible with these more traditional materials. The Broadway Market is an example of a development that blends well with its surroundings and includes a mixture of materials, including masonry.**
- **The pedestrian orientation of Broadway should be strengthened by designing to accommodate the presence or appearance of small store fronts that meet the sidewalk and where possible provide for an ample sidewalk.**

C-1 **<u>Architectural Context</u>. New buildings proposed for existing neighborhoods with a well-defined and desirable character should be compatible with or complement the architectural character and siting pattern of neighboring buildings.**

C-2 **<u>Architectural Concept and Consistency</u>. 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.**

Capitol Hill-specific supplemental guidance:

- **Incorporate signage that is consistent with the existing or intended character of the building and the neighborhood.**
- **Solid canopies or fabric awnings over the sidewalk are preferred.**
- **Avoid using vinyl awnings that also serve as big, illuminated signs.**
- **Use materials and design that is compatible with the structures in the vicinity if those represent the desired neighborhood character.**

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

Capitol Hill-specific supplemental guidance:

- **Incorporate building entry treatments that are arched or framed in a manner that welcomes people and protects them from the elements and emphasizes the building's architecture.**
- **Improve and support pedestrian-orientation by using components such as: non-reflective storefront windows and transoms; pedestrian-scaled awnings; architectural detailing on the first floor; and detailing at the roof line.**

C-4 **<u>Exterior Finish Materials</u>. 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.**

Capitol Hill-specific supplemental guidance:

- **Use wood shingles or board and batten siding on residential structures.**
- **Avoid wood or metal siding materials on commercial structures.**
- **Provide operable windows, especially on storefronts.**
- **Use materials that are consistent with the existing or intended neighborhood character, including brick, cast stone, architectural stone, terracotta details, and concrete that incorporates texture and color.**
- **Consider each building as a high-quality, long-term addition to the neighborhood; exterior design and materials should exhibit permanence and quality appropriate to the Capitol Hill neighborhood.**
- **The use of applied foam ornamentation and EIFS (Exterior Insulation & Finish System) is discouraged, especially on ground level locations.**

D-8 **<u>Treatment of Alleys</u>. The design of alley entrances should enhance the pedestrian street front.**

D-12 **<u>Residential Entries and Transitions</u>. 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.**

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

E-2 **<u>Landscaping to Enhance the Building and/or Site</u>. 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.**

DEVELOPMENT STANDARD DEPARTURES

The Board's recommendation on the requested departure(s) was based upon the departure's potential to help the project better meet the design guideline priorities and achieve a better overall design than could be achieved without the departure(s).

1. **Front Setback (SMC 23.45.518):** The Code requires a minimum 5' front setback. The applicant proposes a 0' front setback.

   This departure provides an overall design that would better meet the intent of Design Review Guidelines A-2, A-5, B-1, C-1, C-2, and E-1 by allowing a front façade that reinforces the existing street wall, and by providing additional open space for light and air to the residential buildings on either side.

   The Board unanimously recommended that DPD grant the departure.

2. **Rear Setback (SMC 23.45.518):** The Code requires a 10' rear setback when the property abuts an alley. The applicant proposes a 0' rear setback, in order to provide additional open space in the center of the site, similar to the design strategy intention in the first departure.

   This departure provides an overall design that better meets the intent of Design Review Guidelines A-2, A-5, B-1, and C-2 by including additional open space for light and air to the residential buildings on either side.

   The Board unanimously recommended that DPD grant the departure.

3. **Maximum Façade Length (SMC 23.45.527.B.1):** The Code requires that the combined length of all facades within 15' of a lot line to not exceed 65% of the length of that lot line. The applicant proposes to allow more than 65% of the lot line as façade length, within 15' of the north side lot line. This departure is intended to provide open space that better responds to the proposed and adjacent residential units. The proposed average setback would exceed the average setback resulting from a code-complying alternative.

   This departure provides an overall design that would better meet the intent of Design Review Guidelines A-2, A-5, B-1, C-1, C-2, and E-1 by allowing a front façade that reinforces the existing street wall, and by providing additional open space for light and air to the residential buildings on either side.

   The Board unanimously recommended that DPD grant the departure.

BOARD RECOMMENDATION

The recommendation summarized below was based on the design review packet dated April 24, 2013, and the materials shown and verbally described by the applicant at the April 24, 2013 Design Recommendation meeting. After considering the site and context, hearing public comment, reconsidering the previously identified design priorities and reviewing the materials, the four Design Review Board members recommended APPROVAL of the subject design and departures with no conditions.

DECISION – DESIGN REVIEW

The proposed design is **CONDITIONALLY GRANTED** subject to the conditions listed below.

SEPA ANALYSIS

Environmental review resulting in a Threshold Determination is required pursuant to the Seattle State Environmental Policy Act (SEPA), WAC 197-11, and the Seattle SEPA Ordinance (Seattle Municipal Code Chapter 25.05)

The initial disclosure of the potential impacts from this project was made in the environmental checklist submitted by the applicant dated November 29, 2012. The Department of Planning and Development has analyzed the environmental checklist submitted by the project applicant, reviewed the project plans and any additional information in the file, and pertinent comments which may have been received regarding this proposed action have been considered.

As indicated in the checklist, this action may result in adverse impacts to the environment. However, due to their temporary nature or limited effects, the impacts are not expected to be significant.

The SEPA Overview Policy (SMC 25.05.665) clarifies the relationship between codes, policies, and environmental review. Specific policies for each element of the environment, and certain neighborhood plans and other policies explicitly referenced, may serve as the basis for exercising substantive SEPA authority. The Overview Policy states, in part, *"Where City regulations have been adopted to address an environmental impact, it shall be presumed that such regulations are adequate to achieve sufficient mitigation"* subject to some limitations.

Codes and development regulations applicable to this proposed project will provide sufficient mitigation for many short and/or long term impacts. Applicable codes may include the Stormwater Code (SMC 22.800-808), the Grading Code (SMC 22.170), the Street Use Ordinance (SMC Title 15), the Seattle Building Code, and the Noise Control Ordinance (SMC 25.08). Puget Sound Clean Air Agency regulations require control of fugitive dust to protect air quality. Additional discussion of short and long term impacts is found below.

PUBLIC COMMENT:

The public comment period ended on January 9, 2013. Comments were received in response to the design review aspects of the proposal.

Short Term Impacts

Air

Greenhouse gas emissions associated with development come from multiple sources; the extraction, processing, transportation, construction and disposal of materials and landscape disturbance (Embodied Emissions); energy demands created by the development after it is completed (Energy Emissions); and transportation demands created by the development after it is completed (Transportation Emissions). Short term impacts generated from the embodied emissions results in increases in carbon dioxide and other greenhouse gases thereby impacting air quality and contributing to climate change and global warming. While these impacts are adverse they are not expected to be significant. The other types of emissions are considered

under the use-related impacts discussed later in this document. SEPA conditioning is not necessary to mitigate air quality impacts pursuant to SEPA policy SMC 25.05.675.A.

Noise

The project is expected to generate loud noise during demolition, grading and construction. These impacts would be especially adverse in the early morning, in the evening, and on weekends. The Seattle Noise Ordinance permits increases in permissible sound levels associated with construction and equipment between the hours of 7:00 AM and 7:00 PM on weekdays and 9:00 AM and 7:00 PM on weekends. Some of the surrounding properties are developed with housing and will be impacted by construction noise.

The limitations stipulated in the Noise Ordinance are not sufficient to mitigate noise impacts; therefore, pursuant to SEPA authority, the applicant shall be required to limit periods of construction activities (including but not limited to grading, deliveries, framing, roofing, and painting) to non-holiday weekdays from 7:00 AM to 6:00 PM, unless modified through a Construction Noise Management Plan, to be determined by DPD prior to issuance of a demolition, grading, or building permit, whichever is issued first.

Construction Parking and Traffic

During construction, parking demand is expected to 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.

Pursuant to SMC 25.05.675.B (Construction Impacts Policy), additional mitigation is warranted.

To mitigate construction parking impacts and other haul truck trip impacts, the applicant shall submit a Construction Parking Plan for approval by DPD, prior to the issuance of demolition, grading, and building permits.

Long Term Impacts

Historic Preservation

The Department of Neighborhoods has designated the existing Anhalt Apartment building on site as a historic landmark, and is in the process of reviewing an application for a Certificate of Approval to modify the landmark. The review includes consideration of the proposed new development on this site and potential impacts to the historic landmark.

The existing policies and Codes are presumed to be sufficient to mitigate impacts to historic landmarks, assuming the applicant obtains a Certificate of Approval from the Department of Neighborhoods for the proposal. Therefore, a condition requiring a Certificate of Approval prior to issuance of a MUP is warranted.

Parking and Traffic

The applicant submitted a transportation analysis technical memorandum (Transportation Impact Analysis by Heffron transportation Inc., Anhalt Apartments at 1600 E John Street, dated November 14, 2012).

The existing permitted office use has higher trip generation rates that the proposed residential use. The project is therefore expected to generate a net reduction of 50 daily vehicle trips, with a net AM Peak Hour reduction of 16 trips and net PM Peak Hour reduction of 12 trips.

DPD's Transportation Planner has reviewed the Traffic and Parking Analysis and determined that a net reduction in vehicle trips doesn't warrant mitigation under SEPA.

The Transportation Impact Analysis noted that the residential peak parking demand for this development is 29 vehicles. The proposal includes 18 below grade parking spaces. The overflow peak parking demand is therefore 11 spaces.

SMC 25.05.675.M notes that there is no SEPA authority provided for mitigation of residential parking impacts in the Capitol Hill Urban Center. This site is located in that Urban Center, and the project is mostly residential with some commercial. Regardless of the parking demand impacts, no SEPA authority is provided to mitigate impacts of parking demand from the residential components of this project, even if impacts were identified.

DETERMINATION OF NONSIGNIFICANCE

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 requirement of the State Environmental Policy Act (RCW 43.21.C), including the requirement to inform the public of agency decisions pursuant to SEPA.

☒ 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 43.21.030(2) (c).

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

This DNS is issued after using the optional DNS process in WAC 197-11-355 and Early review DNS process in SMC 25.05.355. There is no further comment period on the DNS.

SEPA - CONDITIONS OF APPROVAL

Prior to Issuance of a Master Use Permit

1. The applicant shall provide DPD with a copy of the Certificate of Approval from the Department of Neighborhoods to modify the historic landmark.

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

2. A Construction Parking Plan shall be required, subject to review and approval by DPD.

3. If the applicant intends to work outside of the limits of the hours of construction described in condition #3, a Construction Noise Management Plan shall be required, subject to review and approval by DPD, and prior to a demolition, grading, or building permit, whichever is issued first. The Plan shall include proposed management of construction related noise, efforts to mitigate noise impacts, and community outreach efforts to allow people within the immediate area of the project to have opportunities to contact the site to express concern about noise. Elements of noise mitigation may be incorporated into any Construction Management Plans required to mitigate any short -term transportation impacts that result from the project.

During Construction

4. Construction activities (including but not limited to demolition, grading, deliveries, framing, roofing, and painting) shall be limited to non-holiday weekdays from 7am to 6pm. Interior work that involves mechanical equipment, including compressors and generators, may be allowed on Saturdays between 9am and 6pm once the shell of the structure is completely enclosed, provided windows and doors remain closed. Non-noisy activities, such as site security, monitoring, weather protection shall not be limited by this condition. This condition may be modified through a Construction Noise Management Plan, required prior to issuance of a building permit as noted in condition #2.

DESIGN REVIEW - CONDITIONS OF APPROVAL

Prior to Certificate of Occupancy

5. The Land Use Planner shall inspect materials, colors, and design of the constructed project. All items shall be constructed and finished as shown at the design recommendation meeting and the subsequently updated Master Use Plan set. Any change to the proposed design, materials, or colors shall require prior approval by the Land Use Planner (Shelley Bolser 206-733-9067 or shelley.bolser@seattle.gov).

6. The applicant shall provide a landscape certificate from Director's Rule 10-2011, indicating that all vegetation has been installed per approved landscape plans. Any change to the landscape plans approved with this Master Use Permit shall be approved by the Land Use Planner (Shelley Bolser (206) 733-9067 or shelley.bolser@seattle.gov).

For the Life of the Project

7. The building and landscape design shall be substantially consistent with the materials represented at the Recommendation meeting and in the materials submitted after the Recommendation meeting, before the MUP issuance. Any change to the proposed design, including materials or colors, shall require prior approval by the Land Use Planner (Shelley Bolser 206-733-9067 or shelley.bolser@seattle.gov).

Signature: (signature on file) Date: June 6, 2013
Shelley Bolser, AICP, LEED AP
Senior Land Use Planner
Department of Planning and Development

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