



**City of Seattle**  
Edward B. Murray, Mayor

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

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

**Application Number:** 3014339  
**Applicant Name:** Gary Oppenheimer for Brook 111 L.L.C.  
**Address of Proposal:** 605 15<sup>th</sup> Ave East

**SUMMARY OF PROPOSED ACTION**

Land Use Application to allow a 4-story, 34 unit residential structure with 3,168 sq. ft. of retail use at grade. Parking for 24 vehicles to be provided below grade. Existing structure to be demolished.

The following Master Use Permit components are required:

**Design Review** (SMC Chapter 23.41) with Development Standard Departures:

1. Setback requirements (SMC 23.47A.014.B.1).
2. Setback requirements (SMC 23.47A.014.B.3.a&b).
3. Parking Standards (SMC 23.54.030.D.3).
4. Parking Standards (SMC 23.54.030.G.3).

**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.

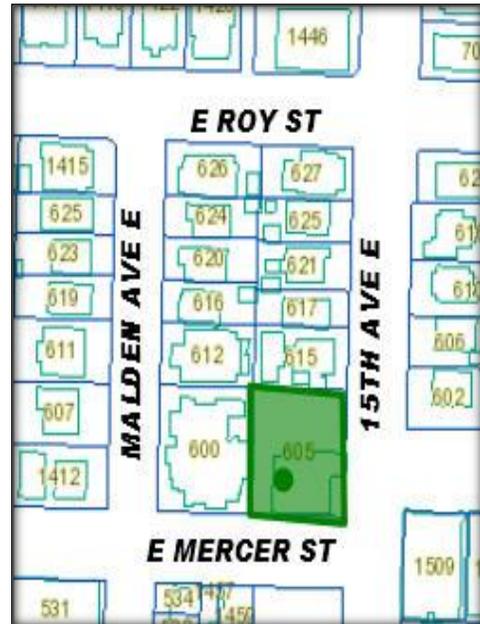
Site Zone: Neighborhood Commercial 2P-40 (NC2P-40)

Nearby Zones: To the south, along 15<sup>th</sup> Ave E the zone is NC2P-40. To the west and southwest the zone is LR3. Directly to the north the zoning is LR2. Further to the north and northeast across 15<sup>th</sup> Ave E the zone is SF5000.

Lot Area: 9,317 square feet.

Project Description: The proposed project is for the design and construction of a 4-story mixed use building with 34 residential units and retail space along 15<sup>th</sup> Ave E. Parking for 24 vehicles is to be provided in a below grade garage.

The proposed structure will have 3 stories of residential units ranging from studios to two bedroom units. The ground level will have three residential units and approximately 3,168 sq. ft. of retail space that will be accessed off of 15<sup>th</sup> Ave E. The residential lobby and below grade parking will be accessed off of E. Mercer St.



Current Development: The site is currently occupied by a vacated single story commercial structure built in 1941. Surface parking is located north of the building.

Access: The site is bordered by E Mercer Street to the south and 15<sup>th</sup> Ave E to the east.

Surrounding Development: The site is located at the northern edge of a five block stretch of Neighborhood Commercial zoning along 15th Ave E. To the north and west, the site abuts Lowrise zoned parcels. Across 15th Ave to the east and a block north are single family zoned blocks, developed with older Seattle housing stock from the early 1900's. Directly to the north is a duplex structure built in 1903. Across 15th Ave E to the south of E Mercer is a three-story 1907 apartment structure with ground level commercial use. Across 15th Ave E to the north of E Mercer St. is a block of single family residences built at the turn of the 20th century. Directly to the west is a three plus story apartment structure built in 1988. Across E Mercer Street to the south is a single story service station built in 1966.

Environmentally Critical Area's: None

Neighborhood Character: 15th Ave E to the south, is an active neighborhood commercial street of mostly single story structures built over the past 100 years. Surrounding 15th Ave E is one of Seattle's oldest neighborhoods, with stately homes and brick apartment buildings interspersed with newer development. Old trees and landscaping provide ample greenery. A few blocks to the north is Volunteer Park. A few blocks to the south is Group Health Cooperative.

## DESIGN REVIEW

### EARLY DESIGN GUIDANCE MEETING: April 3, 2013

The packet presented at the EDG meeting is available online by entering the project number (3014339) at this website:

[http://www.seattle.gov/dpd/Planning/Design\\_Review\\_Program/Project\\_Reviews/Reports/default.asp](http://www.seattle.gov/dpd/Planning/Design_Review_Program/Project_Reviews/Reports/default.asp).

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

**Address:** **Public Resource Center**  
700 Fifth Ave., Suite 2000  
Seattle, WA 98124

**Email:** [PRC@seattle.gov](mailto:PRC@seattle.gov)

Three alternative design schemes for the corner site were presented. The site is relatively flat with no grade change along 15<sup>th</sup> Ave E and about 4' along E Mercer St. The properties abutting the site to the north and west are in Lowrise residential zones.

The access ramp to below grade parking will be provided off of E Mercer St along the west property line. A green screen will be located along the property line to screen the ramp. During the presentation, the applicant noted that an existing laurel hedge located on site along the north property line is being retained to provide privacy with the structure to the north.

Seattle City Light power lines cut across the intersection of 15<sup>th</sup> Ave E and E Mercer Street. Unless the lines are relocated, the upper story of the proposed structure will need to set back to accommodate a 10' minimum clearance from the lines.

**Option 1** (the code compliant option) consisted of 33 residential units, 25 parking spaces and approximately 3,700 square feet of commercial space. The residential entry lobby and ramp to below grade parking are off of E Mercer St. Commercial space fronts 15<sup>th</sup> Ave E and E Mercer St. taking up approximately half of the ground level interior space. Three residential units are located at ground level. The upper residential levels are set back from the abutting Lowrise zoned parcels to the north and west.

**Option 2** proposed 33 residential units, 23 parking spaces and approximately 3,950 square feet of commercial space. The residential entry lobby is located off of 15<sup>th</sup> Ave E at the northeast corner of the structure. Commercial space fronts 15<sup>th</sup> Ave E and E Mercer St. The ramp to below grade parking is off of E. Mercer St. Two residential units are located at the ground level. The upper residential stories project into required residential setbacks along the north and west lot lines.

Departures were requested for residential setbacks along the north and west property lines.

**Option 3** is the applicants preferred scheme. The option proposes 33 residential units, 21 parking spaces and approximately 3,550 square feet of commercial space. The residential entry lobby and ramp to below grade parking are off of E Mercer St. Commercial space fronts 15<sup>th</sup> Ave E and E Mercer St. taking up approximately half of the ground level interior space. The ground level

commercial uses will be set back a few inches from the property line, increasing the width of the sidewalk. Two residential units are located at the ground level. The upper residential stories project into the required residential setbacks along the north and west lot lines.

Departures were requested for residential setbacks along the north and west property lines and slope of the parking access ramp.

#### Public Comment

Several members of the public were present. The following comments, issues and concerns were raised at this meeting:

- Concerned project is not relating to the grand Capitol Hill residential architecture or neighborhood character.
- Concerned that the building to the west will have its views blocked.
- Concerned that east facing windows of the existing apartment building to the west will be blocked, and residents will lose privacy and light.
- Supported the required 15' residential setbacks being maintained.
- Supported trees and greenscaping.
- Encouraged brick as a material.
- Stated that they do not want a 'playful' Pike/Pine corridor type design.
- Encouraged design to have a variety of windows.
- Supported allowing the ramp slope departure.
- Objected to the requested setback departures.
- Concerned that project is being designed around a hedge. Noted that the laurel hedge will need sun, asked how that will be provided.
- Noted that the north façade is important.
- Concerned about a blank wall along the north façade.
- Supported lobby location in preferred option.
- Encouraged small scale retail such as a restaurant with seating along E Mercer St.
- Stated that they liked the facade modulation of the building to the west and encouraged the project to provide modulation.
- Stated that the project is not successfully transitioning to the Lowrise zones.
- Stated that the project conceptual design is acceptable, and encourage massing similar to older apartment buildings.

#### **INITIAL RECOMMENDATION MEETING: September 18, 2013**

The packet presented at the Initial Recommendation meeting is available online by entering the project number (3014339) at this website:

[http://www.seattle.gov/dpd/Planning/Design\\_Review\\_Program/Project\\_Reviews/Reports/default.asp](http://www.seattle.gov/dpd/Planning/Design_Review_Program/Project_Reviews/Reports/default.asp).

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

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Seattle, WA 98124

**Email: [PRC@seattle.gov](mailto:PRC@seattle.gov)**

The project that was presented at the Initial Recommendation Meeting was a further developed preferred option, presented at the EDG meeting. Materials, commercial lighting, signage and landscaping were presented in the packet. The applicant presented the treatment of the north “gateway” elevation which the Board had requested at the EDG meeting. A “Little Library” community book exchange, located at the north end of the elevation along 15<sup>th</sup> Ave E, had been added to the blank façade of the exit stair from the garage. The applicant noted that the fourth floor is truncated at the corner of 15<sup>th</sup> Ave E and E Mercer St. due to City Light power lines. During the project presentation, the applicant noted that in response to the EDG guidance, the setbacks along the west property line had been modified. The Board found, however, that the changes had not been presented clearly.

During the zoning and Land Use reviews of the submitted MUP drawings, it was determined that six departures would be needed for the proposal. The departures from the residential setbacks along the west and north property lines were a large part of the Board’s deliberation.

### Public Comment

Several members of the public were present. The following comments, issues and concerns were raised at this meeting:

- Encouraged the project to better transition to the lowrise structures to the north.
- Did not support the triangular look to the upper story.
- Concerned about the material colors, especially the lighter colors on the west and north elevations.
- Concerned about the look of the balconies.
- Concerned the colors will darken over time.
- Stated the setbacks along the residential zones should be increased.
- Stated the north elevation does not need to be a gateway.
- Supported the modulation at the west elevation.
- Concerned the below grade level will not accommodate larger vehicles used for moving.
- Noted a courtyard at the street is desirable.
- Encouraged the corner at 15<sup>th</sup> Ave E and E Mercer St. be softened as it appears too sharp.
- Encouraged a sidewalk café along E Mercer St.
- Stated the book exchange feature looks tacked on.
- Stated that the windows in the north elevation are too small.
- Did not support departures, as the rationale given does not make the project better meet the intent of the guidelines.
- Supported that the lower level has been moved closer to the existing laurel hedge at the north elevation.
- Stated that the north elevation is not grand enough, the design elements appear tacked on.
- Concerned about granting the setback departure at the north.
- Concerned that the design is revolving around a hedge that will eventually die.
- Concerned about the height, bulk and scale at the north property line.

## **SECOND RECOMMENDATION MEETING: November 6, 2013**

The packet presented at the Second Recommendation meeting is available online by entering the project number (3014339) at this website:

[http://www.seattle.gov/dpd/Planning/Design\\_Review\\_Program/Project\\_Reviews/Reports/default.asp](http://www.seattle.gov/dpd/Planning/Design_Review_Program/Project_Reviews/Reports/default.asp).

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

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Seattle, WA 98124

**Email: [PRC@seattle.gov](mailto:PRC@seattle.gov)**

The project that was presented at the Second Recommendation Meeting was similar to the development that was shown at the Initial Recommendation Meeting. The materials and detailing of the elevations had been modified in response to guidance given by the Board. The west and north elevations had higher quality materials. Windows had been added to the west elevation. Cedar siding was added in response to the guidance for materials that reflect the residential character of the existing structures to the north. The north elevation and the northeast corner had been redesigned to reflect a more cohesive design that would provide interest and a “gateway” experience.

Materials, commercial lighting, signage and landscaping were presented in the packet. The “Little Library” community book exchange, located at the north end of the elevation along 15<sup>th</sup> Ave E, was shown in more detail. A green screen was added to the west elevation of the roof penthouse.

Six departures would be needed for the proposal. The departures from the residential setbacks along the north property lines were a large part of the Board’s deliberation.

### Public Comment

Several members of the public were present. The following comments, issues and concerns were raised at this meeting:

- Stated that the proposed development does not meet guidelines A-5 Respect for Adjacent Site and C-2 Architectural Concept and Consistency.
- Did not support granting of departures of the north and west residential setbacks.
- Did not support the triangular look to the upper story; suggested a 90-degree angle corner.
- Stated the design of the NE corner has improved, but the massing does not address Height Bulk and Scale and needs to be pulled back.
- Stated that the north elevations do not meet guidelines A-7 Residential Open Space and B-1 Height, Bulk and Scale.
- Stated that preserving the laurel hedge at the north property line and a well-designed project does not make the project better meet the intent of the design guidelines; the departure for the north setback should not be granted.

- Did not support granting of the north setback departure as it is not providing open space or enhancing the design.
- Concerned that the building is not compliant with guideline B-1 Height, Bulk and Scale; the design should be code compliant.
- Concerned that bringing the north wall closer to the property line will create a wall of windows impacting the Lowrise and Single Family zones to the north.
- Concerned about the proposed signage and the “little library”.
- Encouraged the granting of the setback departure of the west façade.
- Supported the cedar siding.
- Stated the developer has been responsive to adjacent property owners concerns.
- Encouraged materials that will relate to the older existing neighborhood structures.
- Did not support the contemporary design, suggests older more textured materials

**FINAL RECOMMENDATION MEETING: December 18, 2013**

The packet presented at the Final Recommendation meeting is available online by entering the project number (3014339) at this website:

[http://www.seattle.gov/dpd/Planning/Design\\_Review\\_Program/Project\\_Reviews/Reports/default.asp](http://www.seattle.gov/dpd/Planning/Design_Review_Program/Project_Reviews/Reports/default.asp).

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

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Seattle, WA 98124

**Email: [PRC@seattle.gov](mailto:PRC@seattle.gov)**

The project came back for a Final Recommendation Meeting to address concerns about the design of the north elevation. At the previous meeting, the Board had indicated that the north elevation setback should be increased to provide for solar access and greater privacy for the surrounding properties, and potential future development. The Board had indicated they were satisfied with the rest of the project design, therefore the presentation and meeting focused on the north elevation changes.

The applicant presented a design that was modified in response to the Board’s direction. At the uppermost level the north elevation was set back the code required 15’. The two floors below set back 10’ and the ground level set back 5’-6” (no setback is required for this floor except at the 15’ triangular area at the northeast corner of the site).

The materials and detailing of the other elevations had been modified slightly in response to the reworking of the north elevation. The “Little Library” community book exchange, located at the north end of the elevation along 15<sup>th</sup> Ave E, was removed and replaced by a vegetated green wall.

Six departures were requested. See the Departures section later in the report.

### Public Comment

Several members of the public were present. The following comments, issues and concerns were raised at this meeting:

- Expressed that the design evolution has been fantastic and addressed the concerns of the north façade and shadow impacts to the north.
- Commended the work and overall design. Liked the proposed material and color palette.
- Pointed out the lack of cedar paneling under the second window bay on the north side of the east elevation.
- Would like to see inclusion of a restaurant hood in the retail space to facilitate possibility of a restaurant use.
- Appreciated the time and work involved in the revised design, including the increased setbacks, cedar siding and brick.
- Would like to see the cedar used more to enhance the residential appearance. Noted that this is an important corner and transition to a residential neighborhood.
- Requested that the tree in the NW corner of the site be preserved to maintain privacy.
- Appreciated outreach by developer and efforts to retain the hedge and retaining wall to the north.

## **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. The Board identified the Citywide Design Guidelines & Neighborhood specific guidelines (as applicable) of highest priority for this project.

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.**

At the Early Design Guidance Meeting, the Board indicated the project should be designed to respect the neighborhood. The Board also noted that the project design was being limited by retaining the existing laurel hedge. (See Guideline E-1)

At the Initial Recommendation Meeting, the Board did not comment on the laurel hedge. See Guideline C-1 for the Board's comments about architectural context.

At the Second Recommendation Meeting, the Board did not directly discuss this guideline.

At the Final Recommendation Meeting, the Board did not specifically address this guideline.

**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.**

At the Early Design Guidance Meeting, the Board encouraged the sidewalk along 15<sup>th</sup> Ave E to be patterned or scored and the corner at E Mercer St and 15<sup>th</sup> Ave E be activated.

At the Initial Recommendation Meeting, the Board did not specifically address the streetscape, but did address detailing and materials. See Guidelines B-1 and C-4.

At the Second Recommendation Meeting, the Board indicated they were supportive of how the development addressed this guideline. The applicant presented the street facing build facades as being detailed to represent a more urban ‘commercial’ aesthetic along the corner of 15<sup>th</sup> Ave E and E Mercer St., and a more residential look toward the corners abutting the residential zones.

At the Final Recommendation Meeting, the Board did not specifically address this guideline.

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

At the Early Design Guidance Meeting, the Board did not discuss this guideline but indicated it was of highest importance.

At the Initial Recommendation Meeting, the Board questioned how the proposed “Little public library” book exchange on the 15<sup>th</sup> Ave E façade, would function. There was not full Board support for this idea. The applicant needs to show that the book exchange will work.

At the Second Recommendation Meeting, the Board did not address this guideline.

At the Final Recommendation Meeting, the Board did not address this guideline.

**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.**

At the Early Design Guidance Meeting, the Board spent much time discussing their concern with the requested departures from the upper level residential setbacks along the north and west lot lines. They indicated that the relationship of the proposed structure should better respect the existing residential structure to the west, especially as the existing structure has balconies. The Board also discussed the relationship to the structure to the north, indicating that the proposed design seemed to show more respect for this property than the structure to the west.

The Board indicated they were not inclined to support a residential setback departure along the west property line. The Board has concerns about the residential setback departure along the north lot line but may be inclined to grant the departure if the north façade is designed well (see Guidelines C-2 and D-2). They also encouraged the applicant to consider moving the ground level closer to the north property line.

At the Initial Recommendation Meeting, the Board was concerned about the departures being requested from the required residential setbacks along the west and north property lines. They expressed the need for quality materials on the elevation facing the Lowrise zoned properties.

The applicant's presentation of the setback changes that had been made along the west elevation from the EDG phase, was not clearly presented in the Recommendation packet or initially understood by most of the Board. It was acknowledged that the design was heading in the right direction but needed further refinement. The Board suggested considering increasing the setbacks. See Guideline B-1.

At the Second Recommendation Meeting, the Board discussed this guideline at length. The Board expressed that though the project had responded well to the direction to provide quality materials on the residential facing elevations, they were surprised that the requested setback dimensions remained the same. The Board then indicated that the setbacks provided at the west facing façade worked well; they were not supportive of the requested north elevation setbacks.

The Board stated it was willing to grant some setback departure at the north, but could not articulate what the exact setback distance should be. The Board felt it was not their purview to design the structure, but indicated that the north setback should provide for solar access and greater privacy for the surrounding properties, and potential future development. The Board stated they need to see a design solution before they could determine if the right setback amount is being provided.

At the Final Recommendation Meeting, the Board expressed that they were very pleased with the presentation materials and depiction of the design evolution. They appreciated how responsive the design was to the guidance offered at the previous meeting. The detailed shadow studies and explanation demonstrating minimal shadow impacts on the neighboring property was very helpful.

**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 storm water run-off

At the Early Design Guidance Meeting, the Board did not discuss this guideline but indicated it was of highest importance.

At the Initial Recommendation Meeting, the Board did not discuss this guideline.

At the Second Recommendation Meeting, the Board did not discuss this guideline.

At the Final Recommendation Meeting, the Board did not address this guideline.

**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.**

**Capitol Hill-specific supplemental guidance:**

1. Incorporate residential entries and special landscaping into corner lots by setting the structure back from the property lines.
2. Provide for a prominent retail corner entry.

At the Early Design Guidance Meeting, the Board indicated that the corner should be activated and encouraged an entry be located at this location.

At the Initial Recommendation Meeting, did not specially discuss this guideline. See Guidelines C-2 & C-4.

At the Second Recommendation Meeting, the Board did not discuss this guideline but did indicate they approve of the street facing elevations.

At the Final Recommendation Meeting, the Board did not address this guideline.

## **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.

**Capitol Hill-specific supplemental guidance:**

- 3. 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.**
- 4. 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.**
- 5. Design new buildings to maximize the amount of sunshine on adjacent sidewalks throughout the year**

At The Early Design Guidance Meeting, the Board strongly noted that the project design and massing should be respectful of the neighboring structures. Specifically the Board would like to see the project massing transition to the residential zones to the north and west.

At the Initial Recommendation Meeting, the Board expressed concern that the proposed development does not appropriately transition to the lower height residential zones to the north and west. They stressed the need to provide high quality materials on the elevations that face the adjacent developments. See Guideline A-5.

At the Second Recommendation Meeting, the Board discussed this guideline at length. They stated that the north facade was too close to the property line and should be set back to provide for solar access and privacy for the adjacent structures. The Board did not give a set direction on how this should be achieved but mentioned shifting the massing away from the northern portion of the building. See Guideline A-5.

At the Final Recommendation Meeting, the Board expressed that they were very pleased with the presentation materials and depiction of the design evolution. They appreciated how responsive the design was to the guidance offered at the previous meeting. The detailed shadow studies and explanation demonstrating minimal shadow impacts on the neighboring property was very helpful.

## **C. ARCHITECTURAL ELEMENTS AND MATERIAL**

**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.

At the Early Design Guidance Meeting, the Board stated that a ‘modern’ building design may not be appropriate for this location.

At the Initial Recommendation Meeting, the Board stated they liked the treatment of the elevations facing the two street fronts. The Board also wants to see the materials on the north elevation be informed by the wood residential structure to the north.

At the Second Recommendation Meeting, the Board appeared satisfied with the character and design of the structure. The massing of the structure along the north property line needs to be reworked. See Guidelines A-5 and B-1.

At the Final Recommendation Meeting, the Board expressed that they were very pleased with the presentation materials and depiction of the design evolution. See Guideline B-1.

- 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.**

**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.**

At The Early Design Guidance Meeting, the Board noted this guideline as highest priority and encouraged the structure to be designed as a gateway and terminus to the neighborhood commercial uses to the south and residential to the north.

At the Initial Recommendation Meeting, the Board reiterated this guidance saying the north elevation needs further refinement to become a gateway façade. The north elevation should use materials that are informed by and respectful of the wood structures to the north. The level of detailing at the corner needs to extend to the entire elevation.

The Board expressed their approval of the design of the street facing elevations. See Guidelines A-5 and C-4.

At the Second Recommendation Meeting, the Board expressed their approval of the material changes made along the west and north elevations.

At the Final Recommendation Meeting, the Board expressed their approval of the materials and stated they should remain as shown.

- 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.**

**Capitol Hill-specific supplemental guidance:**

- **Use wood shingles or board and batten siding on residential 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.

At the Early Design Guidance Meeting, the Board stated that durable, long-life materials should be used. A materials board was requested for the Recommendation Meeting.

At the Initial Recommendation Meeting, the Board stated they want a full materials Board presented at the next meeting.

The Board expressed their approval of the design of the street facing elevations and advised that all facades be well detailed and use higher quality materials that will age well. The project should provide a concept and consistency with materials. The north façade should use materials that are informed by and respectful of the wood structures to the north. It was noted that good design is a benefit to the public.

At the Second Recommendation Meeting, the Board expressed their support of the material changes that were presented. A large portion of the north and west elevations will be lapped cedar siding. The materials presented at the meeting should be maintained.

At the Final Recommendation Meeting, the Board expressed their approval of the materials and stated they should remain as shown. They agreed that the color and construction of the underside of the red-framed decks are important to reinforce this architectural accent element, and should have a strong presence as viewed from the pedestrian standpoint.

<b>D. PEDESTRIAN ENVIRONMENT</b>
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- 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.**

At the Early Design Guidance Meeting, the Board indicated they don't want the north façade treated as a blank wall and it should provide visual interest. The four story elevation should be considered a gateway into the commercial neighborhood and encouraged windows.

At the Initial Recommendation Meeting, the Board noted that the "feature façade" at the location of the proposed community book exchange needs further refinement and detailing.

At the Second Recommendation Meeting, the Board did not discuss this guideline.

At the Final Recommendation Meeting, the Board discussed the location and alignment of the wall at the NE corner (along the sidewalk) in relation to the building, but declined to recommend changes. The Board agreed that the vertical landscaping is a critical element to be preserved and carefully designed.

**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.**

- **Consolidate and screen dumpsters to preserve and enhance the pedestrian environment.**

At the Early Design Guidance Meeting, the Board asked how garbage pickup would be handled. They stated their concern that solid waste receptacles should not clutter the sidewalks on pick-up days.

At the Initial Recommendation Meeting, the Board did not address this guideline.

At the Second Recommendation Meeting, the Board did not address this guideline.

At the Final Recommendation Meeting, the Board did not address this guideline.

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

**Capitol Hill-specific supplemental guidance:**

- **Consider: pedestrian-scale lighting, but prevent light spillover onto adjacent properties; architectural lighting to complement the architecture of the structure; transparent windows allowing views into and out of the structure—thus incorporating the “eyes on the street” design approach’**
- **Provide a clear distinction between pedestrian traffic areas and commercial traffic areas through the use of different paving materials or colors, landscaping, etc.**

At the Early Design Guidance Meeting, the Board was concerned that the space between the proposed structure and existing laurel hedge could create a safety issue if used by transients or other trespassers.

At the Initial Recommendation Meeting, the Board did not specifically address this guideline.

At the Second Recommendation Meeting, the Board did not address this guideline.

At the Final Recommendation Meeting, the Board did not address this guideline.

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

At the Early Design Guidance Meeting, the Board did not discuss this guideline but indicated it was of highest importance.

At the Initial Recommendation Meeting, the Board supported the presented commercial signage.

At the Second Recommendation Meeting, the Board did not specifically address this guideline.

At the Final Recommendation Meeting, the Board did not address this guideline.

- D-10 Commercial Lighting. Appropriate levels of lighting should be provided in order to promote visual interest and a sense of security for people in commercial districts during evening hours. Lighting may be provided by incorporation into the building façade, the underside of overhead weather protection, on and around street furniture, in merchandising display windows, in landscaped areas, and/or on signage.**

At the Early Design Guidance Meeting, the Board did not discuss this guideline but indicated it was of highest importance.

At the Initial Recommendation Meeting, The Board supported the proposed commercial lighting.

At the Second Recommendation Meeting, the Board did not address this guideline.

At the Final Recommendation Meeting, the Board did not address this guideline.

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

At the Early Design Guidance Meeting, the Board did not discuss this guideline but indicated it was of highest importance.

At the Initial Recommendation Meeting, the Board did not specifically address this guideline.

At the Second Recommendation Meeting, the Board did not address this guideline.

At the Final Recommendation Meeting, the Board did not address this guideline.

- 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.**

At the Early Design Guidance Meeting, the Board did not discuss this guideline but indicated it was of highest importance.

At the Initial Recommendation Meeting, the Board did not specifically address this guideline.

At the Second Recommendation Meeting, the Board did not address this guideline.

At the Final Recommendation Meeting, the Board did not address this guideline.

## **E. LANDSCAPING**

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

At the Early Design Guidance Meeting, the Board did not fully discuss this guideline but they did indicate they thought that retaining the existing laurel hedge along the north property line was limiting development options. They discussed trimming or removing the hedge and noted that the hedge will most probably not survive as long as the proposed structure.

At the Initial Recommendation Meeting, the Board questioned the survival of a tree on the neighboring west parcel during construction. DPD's response is that protection of the tree will be required as part of building permit review.

At the Second Recommendation Meeting, the Board did not address this guideline.

At the Final Recommendation Meeting, the Board was most concerned with the preservation of the trees at the west property line as a privacy buffer to the west and declined to make any recommendations for the tree at the NW corner.

### **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.**

At the Early Design Guidance Meeting, the Board did not fully discuss this guideline, but they did imply that landscaping along the street frontage should enhance the street experience.

At the Initial Recommendation Meeting, the Board was pleased with the proposed arbor over the driveway ramp. There were no other comments about the proposed landscape plan.

At the Second Recommendation Meeting, the Board did not address this guideline.

At the Final Recommendation Meeting, the Board agreed that the proposed vertical green wall landscaping in front of the blank wall along the sidewalk at the NE portion of the east elevation is a critical element to be preserved and carefully designed.

## **DEVELOPMENT STANDARD DEPARTURES**

The Board's recommendation on the requested departure(s) were based upon the departure's potential to help the project better meet these design guideline priorities and achieve a better overall design than could be achieved without the departure(s). At the Final Recommendation Meeting six departures were requested:

- 1. Setback requirements for lots abutting residential zones (SMC 23.47A.014.B1):** The Code requires a 15' by 15' triangular area setback where a NC zoned lot abuts the intersection of a side and front lot line of a lot in a residential zone. The applicant is proposing a 4'-10" by 4'-10" portion of the structure to be in the triangle setback, no closer than 10'-2" to the west lot line, for the upper stories.

This departure would provide an overall design that would better meet the intent of Design Review Guideline C-2 by providing a structure massing more in keeping with the existing neighborhood character and an elevation that better interacts with the streetscape.

The Board recommended unanimously that DPD grant the departure.

**2. Setback requirements for lots abutting residential zones (SMC 23.47A.014.B.3.a&b):**

The Code requires structures along a rear or side lot line that abuts a residential zoned lot to be setback 15' for portions of the structure above 13' in height up to 40', and an addition 2' for every ten feet of height above 40'. The applicant proposes a 10'-2" setback for portions of the structure along the west lot line for the ground and upper stories.

This departure would provide an overall design that would better meet the intent of Design Review Guidelines A-5, A-7 and E-1. The design provides opportunities for ground level landscaped patios instead of elevated patios, and a landscaped trellis along the parking access ramp instead of a high blank wall along the west property line. The design will help preserve an existing tree on the neighboring property.

The Board recommended unanimously that DPD grant the departure.

**3. Parking Standards – Sight Triangles (SMC 23.54.030.G.3):** The Code requires sight triangles to be kept clear of obstructions in the vertical space between 32 and 82 inches above ground. The applicant is proposing a 6" by 6" column intersect this area.

This departure would provide an overall design that would better meet the intent of Design Review Guidelines C-2 and E-1. The narrow column will support a landscape trellis that will screen the parking access ramp along the west property line and align with another column to provide architectural consistency.

The Board recommended unanimously that DPD grant the departure.

**4. Setback requirements for lots abutting residential zones (SMC 23.47A.014.B.1):** The Code requires a 15' by 15' triangular area setback where a NC zoned lot abuts the intersection of a side and front lot line of a lot in a residential zone. The applicant is proposing a portion of the structure to be in the triangle setback, no closer than 5'-6" at the ground level and 12'-2" at levels 2 and 3, to the north lot line.

This departure would provide an overall design that would better meet the intent of Design Review Guideline C-2 and D-7, by providing a structure massing more in keeping with the existing neighborhood character and an elevation that better interacts with the streetscape. By having the structure abut the existing laurel hedge, pedestrian access into the site at this point will be eliminated.

The Board recommended unanimously that DPD grant the departure.

**5. Setback requirements for lots abutting residential zones (SMC 23.47A.014.B.3.a&b):**

The Code requires structures along a rear or side lot line that abuts a residential zoned lot to be setback 15' for portions of the structure above 13' in height up to 40', and an addition 2' for every ten feet of height above 40'. The applicant proposes a 5'-6" setback from the north lot line at ground level, and a 10' setback at the second and third levels.

This departure would provide an overall design that would better meet the intent of Design Review Guidelines A-5, B-1 and E-1. The design preserves the existing laurel hedge which will provide some privacy with the adjoining property. The tiered massing along the north elevation creates a transition to the lower height residential zone.

The Board recommended unanimously that DPD grant the departure.

- 6. Driveways (SMC 23.54.030. D.3):** The Code requires that no portion of a driveway exceed a slope of 15%. The applicant is requesting a driveway with a maximum slope of 20%.

This departure would provide an overall design that would better meet the intent of Design Review Guidelines A-7. The steeper slope will allow for larger residential patios above the ramp.

The Board recommended unanimously that DPD grant the departure.

### **BOARD RECOMMENDATIONS**

The recommendation summarized below was based on the design review packet dated December 18, 2013, and the materials shown and verbally described by the applicant at the December 18, 2013 Design Recommendation meeting. After considering the site and context, hearing public comment, reconsidering the previously identified design priorities and reviewing the materials, five Design Review Board members recommended **APPROVAL** of the subject design, and five Design Review Board members recommended **APPROVAL** of the requested departures.

### **ANALYSIS & DECISION – DESIGN REVIEW**

#### **Director’s Analysis**

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

*The Director’s decision shall consider the recommendation of the Design Review Board, provided that, if four (4) members of the Design Review Board are in agreement in their recommendation to the Director, the Director shall issue a decision which incorporates the full substance of the recommendation of the Design Review Board, unless the Director concludes the Design Review Board:*

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

At the Recommendation meeting five Board members were present. All five members recommended **APPOVAL** of the project. The design of the proposed project was found by the Design Review Board to adequately conform to the applicable Design Guidelines. DPD has determined to move forward with the Design Review recommendations.

Five members of the East Design Review Board were in attendance and provided recommendations (listed above) to the Director and identified elements of the Design Guidelines which are critical to the project's overall success. The Director must provide additional analysis of the Board's recommendations and then accept, deny or revise the Board's recommendations (SMC 23.41.014.F3). The Director agrees with and accepts the recommendations made by the Board that further augment the selected Guidelines.

Following the Recommendation meeting, DPD staff worked with the applicant to update the submitted plans to include the recommendations of the Design Review Board. The Director of DPD has reviewed the decision and recommendations of the Design Review Board made by the five members present at the decision meeting and finds that they are consistent with the City of Seattle Design Review Guidelines for Multifamily and Commercial Buildings. The Director agrees with the Design Review Board's conclusion that the proposed project and conditions imposed result in a design that best meets the intent of the Design Review Guidelines and accepts the recommendations noted by the Board. The Director is satisfied that all of the recommendations imposed by the Design Review Board have been met.

### **Director's Decision**

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

### **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 May 29, 2013. The Department of Planning and Development has analyzed and annotated 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 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.

#### Public Comment:

The public comment period after being extended two weeks, ended on July 17, 2013. Public comments were received.

#### Short Term Impacts

The following temporary or construction-related impacts are expected: temporary soil erosion; decreased air quality due to increased dust and other suspended air particulates during excavation, filling and transport of materials to and from the site; increased noise and vibration from construction operations and equipment; increased traffic and parking demand from construction personnel traveling to and from the work site; consumption of renewable and non-renewable resources; disruption of utilities serving the area; and conflict with normal pedestrian movement adjacent to the site. Compliance with applicable codes and ordinances will reduce or eliminate most adverse short-term impacts to the environment.

#### Noise

There will be excavation required to prepare the building site and foundation. Additionally, as development proceeds, noise associated with construction of the building could adversely affect the surrounding residential uses in the adjoining area. Due to the proximity of other residential zones, 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, see SEPA conditions at the end of this document.

#### Greenhouse gas emissions

Construction activities including construction worker commutes, truck trips, the operation of construction equipment and machinery, and the manufacture of the construction materials themselves result in increases in carbon dioxide and other greenhouse gas emissions which adversely impact air quality and contribute to climate change and global warming. While these impacts are adverse, they are not expected to be significant due to the relatively minor contribution of greenhouse gas emissions from this project.

#### 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.

Increased trip generation is expected during the proposed demolition, grading, and construction activity. The immediate area is subject to traffic congestion during the PM peak hours on 24<sup>th</sup> Ave NW and nearby arterials, and large trucks turning onto arterial streets would be expected to further exacerbate the flow of traffic.

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 Haul Route and Construction Parking Plan to Seattle Department of Transportation for approval. This plan may include a restriction in the hours of truck trips to mitigate traffic impacts on nearby arterials and intersections.

### Long Term Impacts

Long term or use-related impacts are also anticipated as a result of this proposal, including: increased surface water runoff due to greater site coverage by impervious surfaces; increased bulk and scale on the site; increased traffic in the area and increased demand for parking; increased demand for public services and utilities; loss of plant and animal habitat; and increased light and glare. Compliance with applicable codes and ordinances will reduce or eliminate most adverse long-term impacts to the environment.

### Historic Preservation

The Department of Neighborhoods reviewed the existing structure and determined that it is unlikely to qualify as a historic landmark (Landmarks Preservation Board letter LPB 525/13). Therefore, no mitigation is warranted for historic preservation.

### Parking and Traffic

As part of the environmental checklist, a transportation analysis were submitted by Gibson Traffic Consultants, INC. The report addressed potential trip generation, parking demand and concurrency of the development. The analysis used a proposal of 36 residential units, 3,542 sq. ft. of general commercial space and 23 residential parking spaces which is slightly different from the final design of 34 units, 3,168 sq. ft. of retail and 24 parking spaces. Parking is not required for the development as it is located within an Urban Center. The existing structure to be removed is currently permitted as a restaurant use. Trip generation for that use was used in the analysis.

The project is expected to generate a net total of 150 daily vehicle trips, with approximately 14 occurring during the weekday PM peak hour. The retail use is expected to generate a net total of 118 daily vehicle trips, with approximately 7 occurring during the weekday PM peak hour. The existing restaurant use was determined to have generated 195 daily vehicle trips. The resulting proposed project trip generation (minus the restaurant) is an additional 73 trips with 6 occurring at the PM peak hour.

Based on the 2007-2011 Census data for the subject area, for renter occupied units the number of vehicles owned per unit is 0.82. Therefore there could be a demand for parking for 28 vehicles. The underground parking will provide 24 parking spaces. There are 6 parking spaces located along the street frontage of the site. The parking analysis indicated that the amount of proposed parking (24 spaces) will most likely accommodate the peak residential parking demand. It is assumed residential parking impacts on the surrounding neighborhood will be minimal.

The retail uses will generate some parking demand that will not be accommodated on-site; customers and others driving to the site likely will park on nearby streets. As some trips to the retail uses will be made on foot or by transit, the amount of on-street parking is not expected to be large, and no significant adverse impacts are likely to result.

DPD's Transportation Planner has reviewed the Traffic and Parking Analysis and determined that the additional peak hour trips and parking demand do not contribute significant adverse impacts requiring mitigation. Accordingly, no mitigation of impacts disclosed in this section is required.

### Greenhouse Gas Emissions

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

No further conditioning or mitigation is warranted pursuant to specific environmental policies or the SEPA Overview Policy (SMC 25.05.665).

### **DETERMINATION OF NON-SIGNIFICANCE**

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

### **SEPA - CONDITIONS OF APPROVAL**

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

1. If the applicant intends to work outside of the limits of the hours of construction described in condition #2, 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

2. 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 #1.

**DESIGN REVIEW - CONDITIONS OF APPROVAL**

Prior to Certificate of Occupancy

3. 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 (Beth Hartwick 206 684-0814 or [beth.hartwick@seattle.gov](mailto:beth.hartwick@seattle.gov)).
4. 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 (Beth Hartwick 206 684-0814 or [beth.hartwick@seattle.gov](mailto:beth.hartwick@seattle.gov)).

For the Life of the Project

5. 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 (Beth Hartwick 206 684-0814 or [beth.hartwick@seattle.gov](mailto:beth.hartwick@seattle.gov)) or a DPD assigned Land Use Planner.

Signature: (signature on file) Date: April 3, 2014  
Beth Hartwick, Senior Land Use Planner  
Department of Planning and Development