



City of Seattle
Edward B. Murray, Mayor

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

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

Application Number: 3015680
Applicant Name: Jay Janette for Johnson & Carr LLC.
Address of Proposal: 101 Denny Way

SUMMARY OF PROPOSED ACTIONS

Land Use Application to allow a six-story, mixed-use building containing 82 residential units above 2,642 sq. ft. of commercial space. No parking is proposed. The existing structure is to be demolished.

The following approvals are required:

Design Review - Seattle Municipal Code (SMC) Section 23.41

PROJECT DESCRIPTION

The applicant proposes a 6-story residential structure of approximately 82 studio rental units, and about 2,642 sq. ft. of ground level commercial uses. No parking is required or proposed.

SITE & VICINITY

The 5,811 square foot, triangular site fronts onto Denny Way to the north and First Ave to the southwest. A four-story brick apartment building shares the block and separates the subject site from Warren Place. The sloping site's declension begins at the corner of Denny Way and Warren Place and drops seven feet toward First Ave. . There are no mapped environmental critical areas.

A one-story commercial building, once housing a restaurant, occupies the parcel. The site lies on the seam of the Belltown and Uptown neighborhoods, both of which are being infilled with taller, mixed use structures of various styles. This prominent corner site is visible from various points and along Denny Way. A mix of older 1-3 story commercial structures is across Denny Way; newer five to six story mixed use buildings occupy the south side of Denny, to the east and west. A 4 story masonry apartment building occupies the rest of this triangular block

The site's zoning classification is Downtown Mixed Commercial with 65 foot height limit (DMC 65).

ANALYSIS - DESIGN REVIEW

PUBLIC COMMENT

The following comment was raised at this Early Design Guidance (EDG) meeting:

- Noted that canopies for weather protection are better than heavy building overhangs, especially along the First Avenue frontage.

GUIDELINES

After visiting the site, considering the analysis of the site and context provided by the proponent, and hearing public comment, the Design Review Board members provided the siting and design guidance described below and identified highest priority by letter and number from the guidelines found in the City of Seattle's "Design Review: Guidelines for Downtown" and "Design Guidelines for the Belltown Urban Center Village".

PRIORITIES

A. Site Planning & Massing

Responding to the Larger Context

- A-1 Respond to the Physical Environment.** Develop an architectural concept and compose the building's massing in response to geographic conditions and patterns of urban form found beyond the immediate context of the building site.

Belltown-specific supplemental guidance:

- A. Develop the architectural concept and arrange the building mass to enhance views. This includes views of the water and mountains, and noteworthy structures such as the Space Needle;
- B. The architecture and building mass should respond to sites having nonstandard shapes. There are several changes in the street grid alignment in Belltown, resulting in triangular sites and chamfered corners. Examples of this include: 1st, Western and Elliott between Battery and Lenora, and along Denny;
- C. The topography of the neighborhood lends to its unique character. Design buildings to take advantage of this condition as an opportunity, rather than a constraint. Along the streets, single entry, blank facades are discouraged. Consider providing multiple entries and windows at street level on sloping streets.

At the Early Design Guidance Meeting, the Board agreed the site has a unique shape and is very visible, especially from Denny Way looking east, so the design of the 'prow corner' at all scales is important (B above). The Board supported the bays, other windows and balconies oriented to the westward water views (A above). The Board considered the

sloping sidewalk along Denny and encouraged the commercial storefront step up at the east end (and any overhanging floor also step there), to create a tall storefront scale or ‘event’ at that Denny location.

B. Architectural Expression

Relating to the Neighborhood Context

B-3 Reinforce the Positive Urban Form & Architectural Attributes of the Immediate Area. Consider the predominant attributes of the immediate neighborhood and reinforce desirable siting patterns, massing arrangements, and streetscape characteristics of nearby development.

Belltown-specific supplemental guidance:

The principal objective of this guideline is to promote scale and character compatibility through reinforcement of the desirable patterns of massing and facade composition found in the surrounding area. Pay particular attention to designated landmarks and other noteworthy buildings.

- A. Respond to the regulating lines and rhythms of adjacent buildings that also support a street-level environment; regulating lines and rhythms include vertical and horizontal patterns as expressed by cornice lines, belt lines, doors, windows, structural bays and modulation.
- B. Use regulating lines to promote contextual harmony, solidify the relationship between new and old buildings, and lead the eye down the street.
- C. Pay attention to excellent fenestration patterns and detailing in the vicinity. The use of recessed windows that create shadow lines, and suggest solidity, is encouraged.

At the Early Design Guidance Meeting, the Board discussed how a smaller site does not require fussy elevations and overly animated materials, but the clarity, detailing and build quality of a more limited palette must be very sophisticated at such a visible site. The Board encouraged some consideration of proportions and datum’s on the abutting ‘Belltown ranked’ structure, since the two will read as a single mass from many viewpoints.

B-4 Design a Well-Proportioned & Unified Building. Compose the massing and organize the publicly accessible interior and exterior spaces to create a well-proportioned building that exhibits a coherent architectural concept. Design the architectural elements and finish details to create a unified building, so that all components appear integral to the whole.

At the Early Design Guidance Meeting, the Board agreed the tall (12 ft. clear height minimum) and transparent ground floor shown is to be maintained, with stepping along Denny as described under A-1. The Board supported the upper massing scheme that included angled bays, as long as they are orderly and not disjointed over the relatively compact facades. The Board supported large windows and bay or corner windows that afford small units with maximum views and daylight.

C. The Streetscape

Creating the Pedestrian Environment

C-1 Promote Pedestrian Interaction. Spaces for street level uses should be designed to engage pedestrians with the activities occurring within them. Sidewalk-related spaces should be open to the general public and appear safe and welcoming.

Belltown-specific supplemental guidance:

- A. reinforce existing retail concentrations;
- B. vary in size, width, and depth of commercial spaces, accommodating for smaller businesses, where feasible;
- C. incorporate the following elements in the adjacent public realm and in open spaces around the building: unique hardscape treatments, pedestrian-scale sidewalk lighting, accent paving (especially at corners, entries and passageways), creative landscape treatments (planting, planters, trellises, arbors), seating, gathering spaces, water features, inclusion of art elements
- D. Building/Site Corners: Building corners are places of convergence. The following considerations help reinforce site and building corners: provide meaningful setbacks/ open space, if feasible, provide seating as gathering spaces, incorporate street/ pedestrian amenities in these spaces, make these spaces safe (good visibility), and iconic corner identifiers to create wayfinders that draw people to the site.

At the Early Design Guidance Meeting, the Board agreed that generous sidewalks on both streets are important (see departure comments), and applauded the proposed commercial space wrapping the corner and as far east as possible on both street frontages. The Board requested multiple doors (and/or door location options) be shown on both commercial frontages. The Board supported the mezzanine on Denny, and the bike storage below it, as long as there is a tenant door located as far east as possible to activate the frontage, and the bike storage has a transparent wall to the sidewalk, as stated by the applicant.

The site is a prominent corner, and in response to the Belltown guidance underlined above, the design should explore innovative ways to express the acute corner at the ground level, possibly with a distinctive entrance, internal seating bay, and/or but-glazed corner glass. The corner should be highly transparent to maximize pedestrian sightlines.

C-2 Design Facades of Many Scales. Design architectural features, fenestration patterns, and materials compositions that refer to the scale of human activities contained within. Building facades should be composed of elements scaled to promote pedestrian comfort, safety, and orientation.

At the Early Design Guidance Meeting, the Board supported the upper massing that includes verticality from the code-conforming bays as the primary scale device, rather than the flat volumes or modest reveals of options 1 or 3. The ground floor materials will need careful detailing to integrate the trash/utility doors and distinguish the lobby.

- C-4 Reinforce Building Entries.** To promote pedestrian comfort, safety, and orientation, reinforce the building's entry.

At the Early Design Guidance Meeting, the Board agreed the number, location and detailing of the commercial doors is critical to activating this strategic corner. Also see comments under C-1.

- C-5 Encourage Overhead Weather Protection.** Encourage project applicants to provide continuous, well-lit, overhead weather protection to improve pedestrian comfort and safety along major pedestrian routes.

Belltown-specific supplemental guidance:

Overhead weather protection should be designed with consideration given to:

- A. the overall architectural concept of the building (as described in Guideline B-4);
- B. uses occurring within the building (such as entries and retail spaces) or in the adjacent streetscape environment (such as bus stops and intersections);
- C. minimizing gaps in coverage;
- D. a drainage strategy that keeps rain water off the street-level facade and sidewalk;
- E. continuity with weather protection provided on nearby buildings;
- F. relationship to architectural features and elements on adjacent development, especially if abutting a building of historic or noteworthy character;
- G. the scale of the space defined by the height and depth of the weather protection;
- H. use of translucent or transparent covering material to maintain a pleasant sidewalk environment with plenty of natural light; and
- I. when opaque material is used, the illumination of light-colored undersides to increase security after dark.

At the Early Design Guidance Meeting, the Board supported a generous projecting canopy along the full length of 1st Avenue, and will consider the overhang along Denny as a substitute for weather protection, pending refinement of that elevation and street section, and the careful detailing of large soffits along that frontage.

D. Public Amenities

Enhancing the Streetscape & Open Space

- D-3 Provide Elements that Define the Place.** Provide special elements on the facades, within public open spaces, or on the sidewalk to create a distinct, attractive, and memorable “sense of place” associated with the building.

Belltown-specific supplemental guidance:

Belltown is eclectic, diverse, eccentric and whimsical. New developments should incorporate elements on building facades, within open space, or on the sidewalk that refer to the neighborhood's rich art and history to reinforce a sense of place in Belltown.

- Art and Heritage: Art and History are vital to reinforcing a sense of place.
- Green Streets: Green Streets are street rights-of-way that are enhanced for pedestrian circulation and activity with a variety of pedestrian-oriented features, such as sidewalk

widening, landscaping, artwork, and traffic calming. Interesting street level uses and pedestrian amenities enliven the Green Street and lend special identity to the surrounding area.

- **Street Hierarchy:** The function and character of Belltown's streetscapes are defined street by street. In defining the streetscape for various streets, the hierarchy of streets is determined by street function, adjacent land uses, and the nature of existing streetscape improvements.

At the Early Design Guidance Meeting, the Board supported the special paving color and pattern shown on 1st Avenue (p. 25) as that south-facing frontage has excellent potential for a sidewalk café and high pedestrian volumes. Explore other artful elements as described in the Belltown guidance underlined above, which lock this design into this specific neighborhood and location.

E. Vehicular Access & Parking

Minimizing the Adverse Impacts

- E-3 Minimize the Presence of Service Areas.** Locate service areas for trash dumpsters, loading docks, mechanical equipment, and the like away from the street front where possible. Screen from view those elements which for programmatic reasons cannot be located away from the street front.

At the Early Design Guidance Meeting, the Board supported the lobby and trash/service doors at the south corner, but requested more study on the proposed elevator core, stairs and associated corridors and restrooms, to maximize the commercial depth along Denny (assuming an 18 ft. sidewalk). In particular, the Board suggested the ground floor restroom and bike storage corridor be relocated, and/or the bike access share the exit door shown on Denny Way.

MASTER USE PERMIT APPLICATION

The applicant revised the design and applied for a Master Use Permit with a Design Review component on May 28, 2014.

DESIGN REVIEW BOARD RECOMMENDATION

The Design Review Board conducted a Final Recommendation Meeting on November 4, 2014 to review the applicant's formal project proposal developed in response to the previously identified priorities. At the public meetings, site plans, elevations, floor plans, landscaping plans, and computer renderings of the proposed exterior materials were presented for the Board members' consideration.

Public Comments

Two members of the public affixed their names to the Recommendation meeting sign-in sheet. A speaker mentioned a preference for the brick portions of the proposed structure. He also mentioned the removal of a nearby bus stop and asked that the city evaluate public transportation issues.

A. Site Planning & Massing

Responding to the Larger Context

A-1 Respond to the Physical Environment. Develop an architectural concept and compose the building's massing in response to geographic conditions and patterns of urban form found beyond the immediate context of the building site.

Belltown-specific supplemental guidance:

- D. Develop the architectural concept and arrange the building mass to enhance views. This includes views of the water and mountains, and noteworthy structures such as the Space Needle;
- E. The architecture and building mass should respond to sites having nonstandard shapes. There are several changes in the street grid alignment in Belltown, resulting in triangular sites and chamfered corners. Examples of this include: 1st, Western and Elliott between Battery and Lenora, and along Denny;
- F. The topography of the neighborhood lends to its unique character. Design buildings to take advantage of this condition as an opportunity, rather than a constraint. Along the streets, single entry, blank facades are discouraged. Consider providing multiple entries and windows at street level on sloping streets.

B. Architectural Expression

Relating to the Neighborhood Context

B-3 Reinforce the Positive Urban Form & Architectural Attributes of the Immediate Area. Consider the predominant attributes of the immediate neighborhood and reinforce desirable siting patterns, massing arrangements, and streetscape characteristics of nearby development.

Belltown-specific supplemental guidance:

The principal objective of this guideline is to promote scale and character compatibility through reinforcement of the desirable patterns of massing and facade composition found in the surrounding area. Pay particular attention to designated landmarks and other noteworthy buildings.

- D. Respond to the regulating lines and rhythms of adjacent buildings that also support a street-level environment; regulating lines and rhythms include vertical and horizontal patterns as expressed by cornice lines, belt lines, doors, windows, structural bays and modulation.

- E. Use regulating lines to promote contextual harmony, solidify the relationship between new and old buildings, and lead the eye down the street.
- F. Pay attention to excellent fenestration patterns and detailing in the vicinity. The use of recessed windows that create shadow lines, and suggest solidity, is encouraged. The notion of the masonry bookends on the facades did not gain traction with the Board. The adjacent brick building as it projects forward of the proposed structure better serves as this visual bookend to the proposal. See guidance for B-4.

The Board recommends implementation of #4 of the NE corner detail studies (p.41 of the Recommendation booklet) without the brick on the piers. For the south corner, the Board recommends study # 3 on p. 42 of the booklet. Each design improves the visual resolution of the proposed structure.

- B-4 Design a Well-Proportioned & Unified Building.** Compose the massing and organize the publicly accessible interior and exterior spaces to create a well-proportioned building that exhibits a coherent architectural concept. Design the architectural elements and finish details to create a unified building, so that all components appear integral to the whole.

The Board praised the overall composition of the two street facades. The brick added too many materials without any significant enhancement of the concept. The Board recommends eliminating all of the brick masonry to honor the simplicity and sophistication the parti warrants. Use concrete for the piers along the street frontages.

The second floor corner unit in the corten prow lacks the wrap around window facing the two streets. The Board recommends adding a window in this location as it enhances the connection between the resident and the street life.

C. The Streetscape

Creating the Pedestrian Environment

- C-1 Promote Pedestrian Interaction.** Spaces for street level uses should be designed to engage pedestrians with the activities occurring within them. Sidewalk-related spaces should be open to the general public and appear safe and welcoming.

Belltown-specific supplemental guidance:

- F. reinforce existing retail concentrations;
- G. vary in size, width, and depth of commercial spaces, accommodating for smaller businesses, where feasible;
- H. incorporate the following elements in the adjacent public realm and in open spaces around the building: unique hardscape treatments, pedestrian-scale sidewalk lighting, accent paving (especially at corners, entries and passageways), creative landscape treatments (planting, planters, trellises, arbors), seating, gathering spaces, water features, inclusion of art elements
- I. Building/Site Corners: Building corners are places of convergence. The following considerations **help reinforce site and building corners: provide meaningful setbacks/**

open space, if feasible, provide seating as gathering spaces, incorporate street/pedestrian amenities in these spaces, make these spaces safe (good visibility), and **iconic corner identifiers to create wayfinders** that draw people to the site.

See Board guidance for C-4.

- C-2 Design Facades of Many Scales.** Design architectural features, fenestration patterns, and materials compositions that refer to the scale of human activities contained within. Building facades should be composed of elements scaled to promote pedestrian comfort, safety, and orientation.

Between the second and third floors add a channel or reveal to separate the corten steel from the fiber cement in order to visually separate the two distinct materials. Alternatively, the upper levels comprising the fiber cement panels could project forward of the steel.

- C-4 Reinforce Building Entries.** To promote pedestrian comfort, safety, and orientation, reinforce the building's entry.

The Board noted its satisfaction with the combination of doors and roll-up windows or doors along the two street frontages; however the members encouraged the architect to use folding nano doors on Denny.

- C-5 Encourage Overhead Weather Protection.** Encourage project applicants to provide continuous, well-lit, overhead weather protection to improve pedestrian comfort and safety along major pedestrian routes.

Belltown-specific supplemental guidance:

Overhead weather protection should be designed with consideration given to:

- J. the overall architectural concept of the building (as described in Guideline B-4);
- K. uses occurring within the building (such as entries and retail spaces) or in the adjacent streetscape environment (such as bus stops and intersections);
- L. minimizing gaps in coverage;
- M. a drainage strategy that keeps rain water off the street-level facade and sidewalk;
- N. continuity with weather protection provided on nearby buildings;
- O. relationship to architectural features and elements on adjacent development, especially if abutting a building of historic or noteworthy character;
- P. the scale of the space defined by the height and depth of the weather protection;
- Q. use of translucent or transparent covering material to maintain a pleasant sidewalk environment with plenty of natural light; and
- R. when opaque material is used, the illumination of light-colored undersides to increase security after dark.

Although the yellow canopy stretched along First Ave found acceptance with the Board, reconsider the manner in which the canopy meets the corner column. As shown on page 20 of the Recommendation booklet, the canopy terminates at the column edge.

The use of the 18 foot building soffit along Denny received acceptance as departure from canopy heights. See p. 8 of this report.

D. Public Amenities

Enhancing the Streetscape & Open Space

D-1 Provide Inviting & Usable Open Space. Design public open spaces to promote a visually pleasing, safe, and active environment for workers, residents, and visitors. Views and solar access from the principal area of the open space should be especially emphasized.

Belltown-specific supplemental guidance:

As a dense, urban neighborhood, Belltown views its streets as its front porches, and its parks and private plazas and spaces as its yards and gardens. The design and location of urban open spaces on a site or adjoining sidewalk is an important determinant in a successful environment, and the type and character of the open space should be influenced by the building's uses.

Residential open space: Residential buildings should be sited to maximize opportunities for creating usable, attractive, well-integrated open space.

The design of the useable roof top amenity area lacked visual interest. Redesign the roof top open space with the same design acumen as the rest of the proposal.

D-3 Provide Elements that Define the Place. Provide special elements on the facades, within public open spaces, or on the sidewalk to create a distinct, attractive, and memorable "sense of place" associated with the building.

Belltown-specific supplemental guidance:

Belltown is eclectic, diverse, eccentric and whimsical. New developments should incorporate elements on building facades, within open space, or on the sidewalk that refer to the neighborhood's rich art and history to reinforce a sense of place in Belltown.

- Art and Heritage: Art and History are vital to reinforcing a sense of place.
- Green Streets: Green Streets are street rights-of-way that are enhanced for pedestrian circulation and activity with a variety of pedestrian-oriented features, such as sidewalk widening, landscaping, artwork, and traffic calming. Interesting street level uses and pedestrian amenities enliven the Green Street and lend special identity to the surrounding area.
- Street Hierarchy: The function and character of Belltown's streetscapes are defined street by street. In defining the streetscape for various streets, the hierarchy of streets is determined by street function, adjacent land uses, and the nature of existing streetscape improvements.

E. Vehicular Access & Parking

Minimizing the Adverse Impacts

E-3 Minimize the Presence of Service Areas. Locate service areas for trash dumpsters, loading docks, mechanical equipment, and the like away from the street front where

possible. Screen from view those elements which for programmatic reasons cannot be located away from the street front.

The Board recommended either revising the design of the circulation and mechanical penthouses to achieve a more sculptural expression or darkening the structures' color to blend them into the sky.

Board Recommendations: The recommendations summarized below were based on the plans submitted at the November 4th, 2014 meeting. Design, siting or architectural details not specifically identified or altered in these recommendations are expected to remain as presented in the plans and other drawings available at the November 4th public meeting. After considering the site and context, hearing public comment, reconsidering the previously identified design priorities, and reviewing the plans and renderings, the four Design Review Board members present unanimously recommended approval of the subject design and one of the two requested development standard departures from the requirements of the Land Use Code (listed below).

STANDARD	REQUIREMENT	REQUEST	JUSTIFICATION	RECOMMENDATION
1. Overhead Weather Protection SMC 23.49.018D	The lower edge of the overhead weather protection must be a minimum of 10' and a maximum of 15' above the sidewalk.	18' above the sidewalk.	<ul style="list-style-type: none"> ▪ A lower canopy on Denny would create redundancy as the building overhang on the north side of the structure should provide adequate weather protection 	Approved
2. Minimum sidewalk width	If a new structure is on lots abutting specific streets, sidewalks shall be widened, if necessary to meet the minimum standard.	To allow two 16" by 16" columns to encroach into the setback.	<ul style="list-style-type: none"> ▪ The columns would support an overhanging balcony. 	Denied

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

- 1) Implement #4 of the northeast corner detail studies (p.41 of the Recommendation booklet) illustrating the corner next to the adjacent masonry building on Denny Way. This design eliminates the brick piers and balconies from the project. For the south corner, use study # 3 on p. 42 of the booklet which removes the brick from the west facade. (B-3)
- 2) Eliminate all of the brick masonry and use concrete for the piers along the street frontages. (B-4)
- 3) Add a window in the steel corten prow to wrap around the two facing streets at the second floor corner unit similar to those above it. (B-4).
- 4) Between the second and third floors add a channel or reveal to separate the corten steel from the fiber cement in order to visually separate the two distinct materials. Alternatively, allow the upper levels comprising the fiber cement panels to project forward of the steel. (C-2)
- 5) Redesign the roof top open space to create a more inviting and visually arresting amenity space. (D-1)
- 6) Either revise the design of the circulation and mechanical penthouses to achieve a more sculptural expression or darken the structures' color to blend with the sky. (E-3)

DIRECTOR'S ANALYSIS - DESIGN REVIEW

The Director finds no conflicts with state or federal laws, and has reviewed the City-wide Design Guidelines and finds that the Board neither exceeded its authority nor applied the guidelines inconsistently in the approval of this design. The Director agrees with the conditions recommended by the four Board members and the recommendation to approve the design, as stated above.

DECISION - DESIGN REVIEW

The proposed design is **CONDITIONALLY GRANTED**.

CONDITIONS – DESIGN REVIEW

Prior to MUP Issuance

Revise plans sets to show:

1. Implement #4 of the northeast corner detail studies (p.41 of the Recommendation booklet) illustrating the corner next to the adjacent masonry building on Denny Way. This design eliminates the brick piers and balconies from the project. For the south corner, use study # 3 on p. 42 of the booklet which removes the brick from the west facade.
2. Eliminate all of the brick masonry and use concrete for the piers along the street frontages.
3. Add a window in the steel corten prow to wrap around the two facing streets at the second floor corner unit similar to those above it.
4. Between the second and third floors add a channel or reveal to separate the corten steel from the fiber cement in order to visually separate the two distinct materials. Alternatively, allow the upper levels comprising the fiber cement panels to project forward of the steel.
5. Redesign the roof top open space to create a more inviting and visually arresting amenity space.
6. Either revise the design of the circulation and mechanical penthouses to achieve a more sculptural expression or darken the structures' color to blend with the sky.

Prior to Building Application

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

Prior to Commencement of Construction

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

Prior to Issuance of a Certificate of Occupancy

9. Compliance with all images and text on the MUP drawings, design review meeting guidelines and approved design features and elements (including exterior materials, landscaping and ROW improvements) shall be verified by the DPD planner assigned to this project (Bruce P. Rips, 206.615-1392). An appointment with the assigned Land Use Planner must be made at least one week in advance of field inspection. The Land Use Planner will determine whether submission of revised plans is required to ensure that compliance has been achieved.

For the Life of the Project

10. Any proposed changes to the exterior of the building or the site or must be submitted to DPD for review and approval by the Land Use Planner (Bruce Rips, 206.615-1392). Any proposed changes to the improvements in the public right-of-way must be submitted to DPD and SDOT for review and for final approval by SDOT.

Compliance with all applicable conditions must be verified and approved by the Land Use Planner, Bruce Rips, (206-615-1392) at the specified development stage, as required by the Director's decision. The Land Use Planner shall determine whether the condition requires submission of additional documentation or field verification to assure that compliance has been achieved.

Signature: _____ (signature on file) Date: November 24, 2014
Bruce P. Rips, Assoc. AIA, AICP
Department of Planning and Development

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