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: 3016541

Applicant Name: Jeff Wegener of Build Urban

Address of Proposal: 4046 8th Avenue Northeast

SUMMARY OF PROPOSAL

Land Use Application to allow a 4-story, 37-unit residential building. Existing structure is to be demolished. No parking is required or proposed.

The following approvals are required:

Design Review pursuant to Chapter 23.41, Seattle Municipal Code, with, Departures:

Development Standard Departure to allow a reduction to the percentage of ground level landscape required, from 50% to 36% (SMC 23.45.522.D.5.b.1.)

SEPA – Environmental Determination – Chapter 25.05, Seattle Municipal Code.

SEPA DETERMINATION: [ ] Exempt [X] DNS [ ] MDNS [ ] EIS

[ ] DNS with conditions

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

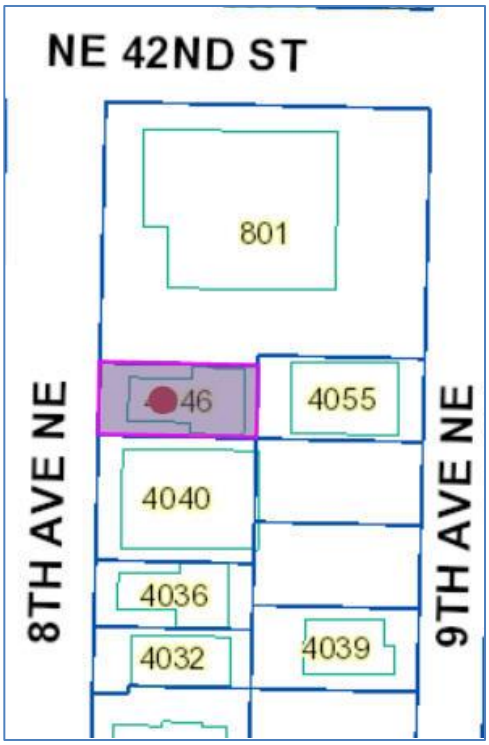
Site Zone: Lowrise 3 (LR3)

Nearby Zones: (North) LR3
(South) LR3
(East) LR3
(West) LR3

Lot Area: 3,569 square feet

Current Development:

The subject site includes one single-family structure. Vehicular and pedestrian access is via 8th Avenue Northeast. This existing structure is proposed for demolition.



Surrounding Development and Neighborhood Character:

The subject site is within the University District Northwest Urban Center Village. Surrounding development and neighborhood character primarily consists of multiple-family and single-family structures of various architectural styles. Adjacent to the north is a two-story, reinforced concrete structure containing a telephone utility provider, and to the south a three-story, 18 unit apartment structure. Within blocks of the site are found: the University District P-Patch; Burke Gilman Trail; and the University of Washington campus.

I. ANALYSIS – DESIGN REVIEW

EARLY DESIGN GUIDANCE MEETING: July 28, 2014

DESIGN PROPOSAL

The Early Design Guidance (EDG) Design Proposal booklet includes materials presented at the meeting, and is available online by entering the project number at this website: http://www.seattle.gov/dpd/Planning/Design_Review_Program/Project_Reviews/Reports/default.asp.

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

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

Email: PRC@seattle.gov

The architect presented three design concepts. All schemes propose a four-story residential structure containing studio units with no on-site vehicular parking.

Option 1 proposed two masses conjoined by the shared stairwell. Ground level amenity area was proposed along the perimeter of the structure. Window wells provided light and air to those units in the basement. The front residential entry faced the street, and was elevated.

Option 2 united the mass, creating a central interior corridor with stairwells at the west and east ends. The main residential entrance faced the street, accessed via a staircase elevating it from the right-of-way. A pedestrian walkway along the north property line lead to the ground level amenity area to the east of the structure.

Option 3, the preferred option, proposed a single mass with modulation at the west and east. The main residential entry was accompanied by an extended podium, providing additional space and opportunity for human interaction at the street level. A secondary entrance and ground level amenity area were located at the east façade. No on-site vehicular parking was proposed.

PUBLIC COMMENT

No public comments were offered at the Early Design Guidance meeting.

CONTEXT & SITE

CS1 Natural Systems and Site Features: Use natural systems/features of the site and its surroundings as a starting point for project design.

CS1-C Topography

CS1-C-2. Elevation Changes: Use the existing site topography when locating structures and open spaces on the site.

At the Early Design Guidance Meeting, the Board discussed the difference in elevation between the main entrance at the street, and the accessible entrance at the north facade. The Board directed the applicant to create a unified entry, and recommended consideration of including a ramp at the northwest corner of the site to the elevated entrance.

CS2 Urban Pattern and Form: Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

CS2-B Adjacent Sites, Streets, and Open Spaces

CS2-B-1. Site Characteristics: Allow characteristics of sites to inform the design, especially where the street grid and topography create unusually shaped lots that can add distinction to the building massing.
surrounding open spaces.

CS2-C Relationship to the Block

CS2-C-2. Mid-Block Sites: Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge and respond to datum lines of adjacent buildings at the first three floors.

At the Early Design Guidance Meeting, the Board recommended that the design should respond to the south, and locate windows and materials to respond to the adjacent structure.

CS3 Architectural Context and Character: Contribute to the architectural character of the neighborhood.

CS3-A Emphasizing Positive Neighborhood Attributes

CS3-A-2. Contemporary Design: Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles; as expressed through use of new materials or other means.

CS3-A-4. Evolving Neighborhoods: In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.

At the Early Design Guidance Meeting, the Board encouraged design development that sets a high quality content for future development. The Board encouraged a design that compliments, not duplicates, surrounding design.

PUBLIC LIFE

PL2 Walkability: Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

PL2-A Accessibility

PL2-A-1. Access for All: Provide access for people of all abilities in a manner that is fully integrated into the project design. Design entries and other primary access points such that all visitors can be greeted and welcomed through the front door.

PL2-A-2. Access Challenges: Add features to assist pedestrians in navigating sloped sites, long blocks, or other challenges.

PL2-B Safety and Security

PL2-B-1. Eyes on the Street: Create a safe environment by providing lines of sight and encouraging natural surveillance.

PL2-B-2. Lighting for Safety: Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and/or security lights.

PL2-C Weather Protection

PL2-C-2. Design Integration: Integrate weather protection, gutters and downspouts into the design of the structure as a whole, and ensure that it also relates well to neighboring buildings in design, coverage, or other features.

At the Early Design Guidance Meeting, the Board discussed the importance of access for all, and directed the applicant to design the primary access point to be welcoming for visitors and residents.

The Board encouraged further development of the floor plan to encourage eyes on the street. The Board suggested relocating the stairwell to provider additional opportunities for windows.

The Board supported the weather protection at the main entrance, but was concerned it may provide opportunity for unwanted access to the windows above, creating a safety concern. The Board requested additional information illustrating this relationship.

PL3 Street-Level Interaction: Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

PL3-A Entries

PL3-A-1. Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street.

PL3-A-2. Common Entries: Multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors.

PL3-A-4. Ensemble of Elements: Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features.

PL3-B Residential Edges

PL3-B-1. Security and Privacy: Provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development and the street or neighboring buildings.

PL3-B-2. Ground-level Residential: Privacy and security issues are particularly important in buildings with ground-level housing, both at entries and where windows are located overlooking the street.

At the Early Design Guidance Meeting, the Board supported the use of elements such as overhead features, landscaping, and lighting at the main entry. The entry should be clearly identifiable and provide access for people of all abilities.

PL4 Active Transportation: Incorporate design features that facilitate active forms of transportation such as walking, bicycling, and use of transit.

PL4-B Planning Ahead for Bicyclists

PL4-B-1. Early Planning: Consider existing and future bicycle traffic to and through the site early in the process so that access and connections are integrated into the project along with other modes of travel.

PL4-B-2. Bike Facilities: Facilities such as bike racks and storage, bike share stations, shower facilities and lockers for bicyclists should be located to maximize convenience, security, and safety.

At the Early Design Guidance Meeting, the Board was concerned that ten bicycle parking spaces may not accommodate the potential need generated by this project. The location of the bicycle parking also raised some questions. The Board recommended that the bicycle facilities be located to maximize convenience, security, and safety. The Board requested further development of the location, screening, and functionality of the bicycle parking and its relationship to the courtyard and unit windows.

DESIGN CONCEPT

DC1 Project Uses and Activities: Optimize the arrangement of uses and activities on site.

DC1-AArrangement of Interior Uses

DC1-A-2. Gathering Places: Maximize the use of any interior or exterior gathering spaces.

DC1-CParking and Service Uses

DC1-C-4. Service Uses: Locate and design service entries, loading docks, and trash receptacles away from pedestrian areas or to a less visible portion of the site to reduce possible impacts of these facilities on building aesthetics and pedestrian circulation.

At the Early Design Guidance Meeting, the Board discussed the potential functionality of the trash/recycle at the proposed location along the south property line, and was concerned that the trash/recycle receptacles may end up on the pathway. The Board recommended further development of the trash/receptacle staging area, and requested additional information regarding function, aesthetics, screening, and odor mitigation. The Board suggested consideration of landscape screening and/or moving the trash/recycle area closer to the street. Perspectives from the street were requested.

DC2 Architectural Concept: Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

DC2-B Architectural and Facade Composition

DC2-B-1. Façade Composition: Design all building facades—including alleys and visible roofs— considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned.

DC2-B-2. Blank Walls: Avoid large blank walls along visible façades wherever possible. Where expanses of blank walls, retaining walls, or garage facades are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians.

DC2-D Scale and Texture

DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept

DC2-D-2. Texture: Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or "texture," particularly at the street level and other areas where pedestrians predominate.

DC2-E Form and Function

DC2-E-1. Legibility and Flexibility: Strive for a balance between building use legibility and flexibility. Design buildings such that their primary functions and uses can be readily determined from the exterior, making the building easy to access and understand. At the same time, design flexibility into the building so that it may remain useful over time even as specific programmatic needs evolve.

At the Early Design Guidance Meeting, the Board agreed the project has view opportunities to the west and south, and the fenestration on the south façade is a good response to this context. Architectural elements and/or materials should be used to mitigate blank walls and offer privacy measures. The Board agreed that the large blank wall component of the west façade is a strong architectural statement; however, it is not a good response to the neighborhood context, considering views to the west and security at the street level. The Board directed the applicant to avoid large blank walls on the west façade and north façade. The Board requested additional information about the north façade and window placement relative to the pedestrian path and bicycle parking.

DC3 Open Space Concept: Integrate open space design with the building design so that they complement each other.

DC3-C Design

DC3-C-2. Amenities/Features: Create attractive outdoor spaces suited to the uses envisioned for the project.

At the Early Design Guidance Meeting, the Board agreed that the consolidation of multiple open spaces into one area, as proposed in Option 3, is preferable. The Board supported the location of the courtyard, and requested more information regarding the functionality and aesthetics of the open space and how it relates to the building, bicycle parking, windows, and the property to the east.

DC4 Exterior Elements and Finishes: Use appropriate and high quality elements and finishes for the building and its open spaces.

DC4-A Exterior Elements and Finishes

DC4-A-1. 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.

DC4-B Signage

DC4-B-2. Coordination with Project Design: Develop a signage plan within the context of architectural and open space concepts, and coordinate the details with façade design, lighting, and other project features to complement the project as a whole, in addition to the surrounding context.

DC4-C Lighting

DC4-C-1. Functions: Use lighting both to increase site safety in all locations used by pedestrians and to highlight architectural or landscape details and features such as entries, signs, canopies, plantings, and art.

DC4-C-2. Avoiding Glare: Design project lighting based upon the uses on and off site, taking care to provide illumination to serve building needs while avoiding off-site night glare and light pollution.

DC4-D Trees, Landscape, and Hardscape Materials

DC4-D-1. Choice of Plant Materials: Reinforce the overall architectural and open space design concepts through the selection of landscape materials.

DC4-D-2. Hardscape Materials: Use exterior courtyards, plazas, and other hard surfaced areas as an opportunity to add color, texture, and/or pattern and enliven public areas through the use of distinctive and durable paving materials. Use permeable materials wherever possible.

DC4-D-3. Long Range Planning: Select plants that upon maturity will be of appropriate size, scale, and shape to contribute to the site as intended.

DC4-D-4. Place Making: Create a landscape design that helps define spaces with significant elements such as trees.

At the Early Design Guidance Meeting, the Board discussed the neighborhood context, and recommended that the design utilize attractive elements and materials to complement, not replicate, surrounding development. The Board agreed that landscaping and street trees should not be compromised to aid in visibility of the address sign from the street. The Board recommended the use of landscape and/or hardscape to define the front entrance.

MASTER USE PERMIT APPLICATION

The applicant revised the design and applied for a Master Use Permit with a Design Review component on September 30, 2014.

FINAL RECOMMENDATION MEETING: April 27, 2015

DESIGN DEVELOPMENT

In response to the Early Design Guidance (EDG), the applicant described how the design concept for the preferred scheme had been further developed. The applicant specifically addressed the primary entry with ramp, amenity area, and location of the trash/recycle.

The primary entry was accessible via a stair and ramp. The entry is recessed, thereby covered by the above awning providing overhead weather protection. A window provides clear lines of sight from the shared lobby to the street.

Amenity area was provided at the rear (east) of the site, accessed via a shared pedestrian walkway along the north property line. A variety of paving material was used to convey the various uses such as bicycle parking, seating, and walkway.

The trash/recycle area was incorporated into the southwest portion of the site, covered and screened by a trellis and horizontal cedar slat fencing. Plantings were proposed to climb the fence and trellis, to provide screening and odor control.

PUBLIC COMMENT

No comments were received at the Recommendation meeting.

FINAL RECOMMENDATIONS (April 27, 2015)

1. **Site Planning**. The Board supported the site programming including the amenity area, pedestrian walkway, and trash/recycle area.
    a. The Board supported the landscaping along the front property line, agreeing that it reinforces the overall architectural and open space design concepts (DC4-D).
    b. The Board supported the variety of paving materials used to differentiate various public spaces (walkway, trash/recycle area, amenity area, and bicycle parking) agreeing they were a critical aspect of the approved design (DC3-C, DC4-D).
    c. The Board expressed concern about the safety of the bicycle facilities within the amenity area. To mitigate safety and security concerns, the Board conditioned the project to add a gate into the amenity area. The gate should be located west of the secondary residential entry. The use of a security camera within the bicycle parking area was also encouraged (PL4-B, DC2-D, DC3-C).
    d. Lighting within the amenity area was proposed to include sconces. The Board agreed the amenity area would be more enjoyable with the addition of lighting at sufficient height to light the top of the tables. The Board conditioned the project to add lighting to the amenity area (PL2-B, PL3-A, PL3-C, DC4-C).
    e. The Board supported the location of the trash/recycle area, agreeing the location was a good solution for mitigating impacts of the facilities on building aesthetics and pedestrian circulation. The Board agreed the horizontal cedar fencing, gate, and trellis with plantings were critical aspects of the approved design (DC2-B, DC3-C, DC4-A).
2. **Architectural Concept.** The Board supported the architectural concept, finding the traditional color palette very compelling.
    a. The Board agreed the ramp at the primary entry was well integrated into the project design. To increase accessibility, the Board agreed that the ramp and stairway should be as wide as possible (PL3-A, PL3-B).
    b. The Board supported the awning at the rear of the site, but questioned whether it would provide adequate overhead weather protection for bicycles. To ensure appropriate overhead weather protection, the Board directed the addition of an integrated gutter system and/or other solution that is the same color as the awning (PL2-C, DC2-B, DC2-D, DC4-A).
    c. The Board expressed concern about the durability of materials on the over-framing detail at the second floor of the northeast corner. The Board agreed that

durable and maintainable materials were a critical aspect of the approved design. Use of a water proofing solution was encouraged (DC4-A).

d. The Board discussed the railing proposed along the ramp at the front of the site, and agreed that durable materials should be used (DC4-A).
e. The Board supported the materials and colors proposed, including lap siding, panel, horizontal wood fencing, permeable pavers, concrete, and a color palette of dark gray, light gray, and brown. The Board agreed these materials reflect a high level of detail and quality (CS3-I, DC2-D, DC4-D).
f. The Board agreed the light gray over-framing element was a critical aspect of the approved design, and should be treated as a voluminous space, rather than a planar one (DC2-B, DC2-D, DC4-A).

DEVELOPMENT STANDARD DEPARTURES

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

At the time of the Recommendation meeting, the following departure was requested:

1. **Amenity Area (SMC 23.45.522.D.5.b.1.)**: The Code requires that 50% of the common amenity area provided at ground level be landscaped with grass, ground cover, bushes and/or trees. The applicant proposes a reduction in the requirement to approximately 36%. The departure request responds to the need for sufficient area for the ramp at the primary entry. In lieu of grass, ground cover, bushes and/or trees, the applicant proposed a variety of materials including permeable pavers.

At the Recommendation meeting, the Board unanimously recommended that DPD grant the departure. The Board indicated that the variety of hardscape, including permeable pavers, provide a good solution for the intended use of the amenity area and addressed the following design guidelines: CS2-B, DC1-A, DC3-C, and DC4-D.

BOARD RECOMMENDATION

The recommendation summarized above was based on the design review packet dated Monday, April 27, 2015, and the materials shown and verbally described by the applicant at the Monday, April 27, 2015 Design Recommendation meeting. After considering the site and context, hearing public comment, reconsidering the previously identified design priorities and reviewing the materials, the four Design Review Board members recommended APPROVAL of the subject design and departures with the following conditions.

1. Add a gate to the amenity area. The gate should be located west of the secondary resident entry adjacent to the north property line (PL2-A, DC3-C, DC4-A)

2. Add lighting within the amenity area that is at a height sufficient to light the tops of the tables and chairs (PL2-B, DC3-C, DC4-C)

3. Include an integrated gutter system and/or other water proofing solution to the awning on the east façade. The solution should be the same color as the awning (PL2-C, DC2-B, DC2-D, DC4-A).

DECISION – DESIGN REVIEW

Director's Analysis

Four members of the Northeast Design Review Board were in attendance and provided recommendations (listed above) to the Director and identified elements of the Design Guidelines that 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.F.3). The Director agrees with and accepts the conditions recommended 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 four 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 four 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, along with the conditions listed, meets each of the Design Guideline Priorities as previously identified; therefore, the Director accepts the Design Review Board's recommendations and **CONDITIONALLY APPROVES** the proposed design and the requested departures with the conditions summarized at the end of this Decision.

II. ANALYSIS - SEPA

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

The initial disclosure of the potential impacts from this project was made in the environmental checklist (September 29, 2014) submitted by the applicant. The DPD has analyzed and annotated

the environmental checklist submitted by the project applicant, reviewed the project plans, any additional information in the file, and considered any pertinent comments which may have been received regarding this proposed action. 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 *SEPA 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 (SMC 25.05.665). Under such limitations, mitigation may be considered; a detailed discussion of some of the impacts is appropriate.

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

Public Comment

The SEPA public comment period ended November 2, 2014. Comments expressed concerns on the following potential impacts to: the increase in density in the neighborhood; on-street parking; structure height; sunlight; accessibility of the adjacent alley to the north; and location of solid waste and recyle.

A. SHORT-TERM IMPACTS

Temporary or construction-related impacts are anticipated to result in some adverse impacts. Examples of impacts may include 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/or 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, and/or an increase in carbon dioxide and other greenhouse gas emissions which adversely impact air quality and contribute to climate change and global warming. Compliance with applicable codes and ordinances will reduce or eliminate most adverse short-term impacts to the environment.

Air Quality/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. No further SEPA mitigation is warranted (SMC 25.05.675.A).

Construction Impacts: Parking and Traffic

During construction a temporary increase in traffic volumes to the site is expected due to travel to the site by construction workers and the transport of construction materials. According to the SEPA Checklist (September 29, 2014), construction workers will park and stage on site. It is the City's policy to minimize temporary adverse impacts associated with construction activities. The *Street Use Ordinance* contains regulation that mitigate dust, mud, and circulation. Any temporary closure of the sidewalk and/or traffic lane(s) is regulated with a street use permit through the City of Seattle Department of Transportation (SDOT). No further SEPA mitigation is warranted (SMC 25.05.675.B).

Approximately 250 cubic yards of soil are expected to be excavated from the project site. The soil removed will not be reused on site, requiring disposal off site. Excavation and fill activity will require approximately 25 round trips with 10-yard hauling trucks or 13 round trips with 20-yard hauling trucks. Compliance with the *Street Use Ordinance* is expected to mitigate any adverse impacts to traffic which would be generated during construction of this proposal. No further SEPA mitigation is warranted (SMC 25.05.675.B).

B. LONG –TERM IMPACTS

Long term or use-related impacts are also anticipated as a result of this proposal. Examples of such impacts may include an increased surface water runoff due to greater site coverage by impervious surfaces, increased traffic in the area, an increase in carbon dioxide and other greenhouse gas emissions which adversely impact air quality and contribute to climate change and global warming, and increased demand for public services and utilities. Compliance with applicable codes and ordinances will reduce or eliminate most adverse long-term impacts to the environment; however,air quality and height, bulk and scale warrant further analysis.

Air Quality/Greenhouse Gas Emissions

Operational activities, primarily vehicular trips associated with 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 SEPA mitigation is warranted (SMC 25.05.675.A).

Height, Bulk & Scale

The project went through a Design Review process which addressed the issue of height, bulk and scale; see the above *Design Review Analysis* for details of the process and design changes. "The Citywide Design Guidelines (and any Council-approved, neighborhood Design Guidelines) are intended to mitigate the same adverse height, bulk and scale impacts addressed in these policies. A project that is approved pursuant to the Design Review process is presumed to comply with the height, bulk and scale policies. This presumption may be rebutted only by clear and convincing evidence that height, bulk and scale impacts documented through environmental review have not been adequately mitigated. Any additional mitigation imposed by the decision maker pursuant to these height, bulk and scale policies that have undergone design review shall comply with the design guidelines applicable to the project" (SMC 25.05.675.G). No further SEPA mitigation is warranted (SMC 25.05.675.G).

Summary

In conclusion, serveral adverse impacts to the environment are anticipated to result from the proposal, which are anticipated to be non-significant. The conditions imposed below are intended to mitigate construction impacts identified in the foregoing anlaysis, or to control impacts not regulated by codes or ordinances, per adopted City policies.

DECISION - STATE ENVIRONMENTAL POLICY ACT

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 (Revised Code of Washington (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 Environmental Impact Statement (EIS) is not required under RCW 43.21.030(2)(c).

☐ Determination of Significance. This proposal has or may have a significant adverse impact upon the environment. An EIS is required under RCW 43.21C.030 (2)(C).

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

This DNS is issued after using the *Optional DNS Process* in WAC 197-11-355 and *Early Review DNS Process* in SMC 25.05.355. There is no further comment period on the DNS.

DESIGN REVIEW - CONDITIONS OF APPROVAL

Prior to Certificate of Occupancy:

1. 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, Carly Guillory.

2. 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, Carly Guillory.

For the Life of the Project:

3. 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, Carly Guillory.

Signature: retagonzales-cunneutubby for Date: July 30, 2015
Carly Guillory
Land Use Planner
Department of Planning and Development

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IMPORTANT INFORMATION FOR ISSUANCE OF YOUR MASTER USE PERMIT

Master Use Permit Expiration and Issuance

The appealable land use decision on your Master Use Permit (MUP) application has now been published. At the conclusion of the appeal period, your permit will be considered "approved for issuance". (If your decision is appealed, your permit will be considered "approved for issuance" on the fourth day following the City Hearing Examiner's decision.) Projects requiring a Council land use action shall be considered "approved for issuance" following the Council's decision.

The "approved for issuance" date marks the beginning of the **three year life** of the MUP approval, whether or not there are outstanding corrections to be made or pre-issuance conditions to be met. The permit must be issued by DPD within that three years or it will expire and be cancelled (SMC 23-76-028). (Projects with a shoreline component have a **two year life**. Additional information regarding the effective date of shoreline permits may be found at 23.60.074.)

All outstanding corrections must be made, any pre-issuance conditions met and all outstanding fees paid before the permit is issued. You will be notified when your permit has issued.

Questions regarding the issuance and expiration of your permit may be addressed to the Public Resource Center at prc@seattle.gov or to our message line at 206-684-8467.