

RESOLUTION NO. R-2824

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND APPROVING THE ISSUANCE OF A FINAL PLANNED UNIT DEVELOPMENT AS APPLIED FOR IN DEPARTMENT OF COMMUNITY DEVELOPMENT FILE NO. PF-81-6, BY BIRTCHER, McDONALD AND FRANK TO CONSTRUCT 24 OFFICE BUILDINGS, A RESTAURANT AND A BANK BEING WITHIN A PROFESSIONAL RESIDENTIAL ZONE, AND SETTING FORTH CONDITIONS TO WHICH SUCH FINAL PLANNED UNIT DEVELOPMENT SHALL BE SUBJECT.

WHEREAS, the Department of Community Development has received an application for a Final Planned Unit Development filed by Birtcher, McDonald and Frank, the owner of said property described in said application and located within a Professional Residential zone.

WHEREAS, the application has been submitted to the Houghton Community Council and Kirkland Planning Commission who held hearings thereon at their regular meetings of April 7, 1981 and April 16, 1981, respectively, and

WHEREAS, pursuant to City of Kirkland Ordinance No. 0-2473 concerning environmental policy and the State Environmental Policy Act, an environmental checklist has been submitted to the City of Kirkland, reviewed by the responsible official of the City of Kirkland and a negative declaration reached, and

WHEREAS, said environmental checklist and declaration have been available and accompanied the application through the entire review process, and

WHEREAS, the Kirkland Planning Commission and Houghton Community Council after their public hearings and consideration of the recommendations of the Department of Community Development and having available to them the environmental checklist and negative declaration did adopt certain Findings, Conclusions and Recommendations and did recommend approval of the Final Planned Unit Development subject to the specific conditions set forth in said recommendations, and

WHEREAS, the City Council, in regular meeting, did consider the environmental documents received from the responsible official, together with the recommendation of the Planning Commission.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Kirkland as follows:

Section 1. The Findings, Conclusions and Recommendations of the Kirkland Planning Commission as signed by the Chairperson thereof and filed in the Department of Community Development File No. PF-81-6 are adopted by the Kirkland City Council as though fully set forth herein.

Section 2. The Final Planned Unit Development shall be issued to the applicant subject to the conditions set forth in the Recommendations hereinabove adopted by the City Council.

Section 3. A certified copy of this Resolution, together with the Findings, Conclusions and Recommendations therein adopted shall be attached to and become a part of the Final Planned Unit Development or evidence thereof delivered to the permittee.

Section 4. Nothing in this section shall be construed as excusing the applicant from compliance with any federal, state or local statutes, ordinances or regulations applicable to this project, other than expressly set forth herein.

Section 5. Failure on the part of the holder of the permit to initially meet or maintain strict compliance with the standards and conditions to which the Final Planned Unit Development is subject shall be grounds for revocation in accordance with Ordinance No. 2183, the Kirkland Zoning Ordinance.

Section 6. Notwithstanding any recommendations heretofore given by the Houghton Community Council, the subject matter of this Resolution and the Final Planned Unit Development herein granted are, pursuant to Ordinance 2001, subject to the disapproval jurisdiction of the Houghton Community Council, and therefore, this Resolution shall become effective only upon approval of the Houghton Community Council or the failure of said Community Council to disapprove this Resolution within 60 days of the date of the passage of this Resolution.


Section 7. Certified or conformed copies of this Resolution shall be delivered to the following:

- (a) Applicant
- (b) Department of Community Development of the City of Kirkland
- (c) Fire and Building Departments of the City of Kirkland
- (d) Public Service Department of the City of Kirkland
- (e) The Office of the Director of Administration and Finance (ex officio City Clerk) for the City of Kirkland.

Passed by majority vote of the Kirkland City Council on the 4th day of May, 1981.

SIGNED IN AUTHENTICATION THEREOF on the 4th day of May, 1981.


Mayor

ATTEST:

Director of Administration and Finance
(Ex officio City Clerk)

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DEPARTMENT OF COMMUNITY DEVELOPMENT

ADVISORY REPORT
FINDINGS, CONCLUSIONS AND RECOMMENDATIONS

___ PREPARED BY _____ DATE _____
XX RECOMMENDED BY _____ DATE April 16, 1981
___ ADOPTED BY _____ DATE _____

___ STAFF _____

___ BOARD OF ADJUSTMENT _____

___ HOUGHTON COMMUNITY COUNCIL _____

XX PLANNING COMMISSION _____

Carol Goddard

Carol Goddard, Chairperson

___ CITY COUNCIL AS INCORPORATED IN _____

___ RESOLUTION _____ ORDINANCE

NUMBER _____

DATE _____

FILE NUMBER PF-81-6

APPLICANT Birtcher, McDonald and Frank

PROPERTY LOCATION NE 38th Pl. and Lake Wa. Blvd.

SUBJECT Final Planned Unit Development of "Linbrook Yarrow Bay"

HEARING/MEETING DATE May 4, 1981

BEFORE Kirkland City Council

EXHIBITS ATTACHED See list on reverse, Exhibits "A" through "M"

LIST OF EXHIBITS

LINBROOK YARROW BAY FINAL PLANNED UNIT DEVELOPMENT
FILE NO. PF-81-6

- "A" - Application
- "B" - Vicinity Map
- "C" - Illustrated Site Plan
- "D" - Dimensioned Site Plan
- "E" - Preliminary PUD Site Plan
- "F" - Landscape Plan
- "G" - Landscape Narrative
- "H" - Greenbelt
- "I" - Concomitant Agreement
- "J" - Colored Renderings (to be shown at hearing)
- "K" - Letter from applicant
- "L" - Existing Site Conditions
- "M" - Proposed Utility Layout

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I. SUMMARY:

A. DESCRIPTION OF PROPOSED ACTION

Birtcher, McDonald and Frank has applied for a Final Planned Unit Development for 24 office buildings (12 two-unit modules), a sandwich shop, and a bank. The 9.46 acre site is located on the south side of N.E. 38th Place, and north of the Ramada Inn (see Exhibit "B" - Vicinity Map). The site is undeveloped, except for the existing Old National Bank, located south of Cochran Creek, which bisects the site. The proposal includes 50 foot building setbacks along each side of the creek; three access points from N.E. 38th Place; and a single access from lake Washington Boulevard. The applicant has also applied for a Final Subdivision, under separate application. The Preliminary Planned Unit Development and Subdivision applications are scheduled for City Council approval April 6, 1981.

The major issues are: Site plan changes, compliance with the Preliminary Planned Unit Development conditions, N.E. 38th Place right-of-way, and grading.

B. RECOMMENDATIONS

Based on the Statements of Fact, Conclusions and attached exhibits, we recommend approval of this Final Planned Unit Development applicaton, subject to the following conditions:

1. The Conditions of Approval of the Preliminary Planned Unit Development still apply (see Section V of this report) except as modified by this report.
2. Exhibit "H" replaces Exhibit "K2" of the Preliminary Planned Unit Development.
3. Utilities shall not be permitted within the drainage easement (see Exhibit "H"), except as shown on Exhibit "M". The disturbed area shall be covered and landscaped.
4. A Grading permit may be issued prior to Building Permit issuance provided that the applicant first submits a monetary security device in an amount sufficient to pay for site restoration, if Building Permits are not issued by October 1981.

5. Prior to issuance of Grading Permits:
 - a. The drainage easement (see Exhibit "H) shall be shown and dimensioned on all plans. The Bank drive-in canopy is not allowed in the 50-foot wide drainage easement.
 - b. Staff shall field-inspect placement of the required construction fence along the edge of the drainage easement, and the exact location of the pathway. The two larger trees on the easement edge west and east of Building 5/6 shall be saved, unless the western tree conflicts with the road.

6. Prior to issuance of Building Permits:
 - a. The landscaping plan shall be revised and approved by the Department of Community Development as follows:
 - (1) Landscaping for the drainage easement shall be shown, and shall be consistent with the rest of the project.
 - (2) Landscaping on the perimeter adjacent to Lake Washington Boulevard and to Denny's, Huwilers and the Ramada Inn must comply with Section 23.40.060(1) of the Zoning Ordinance, screening parking.
 - (3) Poplars shall not be used as street trees.
 - (4) Landscaping sizes shall comply with City landscaping standards.
 - (5) Show a 12-foot wide berm, 3 feet high in the center along Lake Washington Blvd. Right-of-way may be used for the berm near the Bank. Landscape berm as shown on Exhibit "F".
 - b. The applicant shall obtain a written response from Metro regarding the location of a bus shelter pad on-site, on adjacent right-of-way, or across street from the site.

7. Prior to issuance of Certificates of Occupancy, the applicant shall:
- a. Record a 5 foot wide pedestrian easement along the edge of the drainage easement.
 - b. Install the 5 foot wide pedestrian pathway using a permanent, hard-surfaced material (other than asphalt or gravel).
 - c. Install several hard-surfaced (other than asphalt or gravel) connections through the landscaped areas between the site and adjacent restaurant uses.
 - d. Submit cash (or an assignment of funds) as required in Preliminary Planned Unit Development Condition of Approval 4.e.
 - e. Record a concomitant agreement (see Exhibit "I") approved by the City Attorney permitting the City to collect the difference between the actual fair-share dollar amount submitted in "d" above, and the fair-share dollar amount when traffic signals are installed in the future.
 - f. Install a bus shelter pad in a location approved by Metro and the City Public Services Department.
 - g. Construct a crosswalk connecting the pedestrian pathway to the west side of Lake Washington Boulevard as approved by the Public Services Department.
 - h. Record a Quit Claim Deed (approved by the City Attorney) giving the City the south 15 feet of N.E. 38th Place.
 - i. Cost of signal designs (in P-PUD Condition of Approval 4.d.) shall be credited toward the fair-share contribution for the intersections of Lake Washington Boulevard/Northup Way, and Lake Washington Boulevard/N.E. 38th Place.

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8. The small restaurant shall not be located on Lake Washington Boulevard.

II. MAJOR ISSUES, FACTS AND CONCLUSIONS

A. SITE PLAN CHANGES

1. Statements of Fact

The Planning Commission recommended 50 foot wide greenbelts on each side of Cochran Creek during their Preliminary Planned Unit Development review. Originally, the area adjacent to the bank was a 25 foot wide buffer. The change to 50 feet has not been shown on Exhibit "C" but is shown on Exhibit "D". A reduction in Bank size from 5700 square feet to 4000 square feet and reduction in drive-in windows from 6 to 3, have been shown on the site plans (see Exhibits "C" and "D"). Also, these plans show a reduction in number of building units from 26 to 24 (Building 3/4 was removed), and reduction of parking stalls from 398 to 381 (however, the ratio has not substantially changed).

2. Conclusions

The changes from the Preliminary Planned Unit Development plans are consistent with the overall approved Planned Unit Development concept. The drainage easement (see Exhibit "H") should be shown and dimensioned on all plans prior to issuance of a Building Permit. The Bank drive-in canopy is not allowed in the 50-foot wide drainage easement.

B. COMPLIANCE WITH PRELIMINARY PLANNED UNIT DEVELOPMENT CONDITIONS

1. Statements of Fact

- a. Condition 1.a. required staff and the applicant to discuss location of a pedestrian walkway through the site connecting N.E. 38th Place with Lake

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Washington Boulevard and adjacent restaurant uses, locating in the greenbelt, if possible. A site inspection of the greenbelt on April 1 revealed that a 5 foot wide walkway could be placed on the edge of the greenbelt without removal of significant vegetation.

- b. Condition 1.b. required a detailed landscaping plan and a narrative describing how this plan serves to enhance the entry to the City in view of the L.U.P.P. The plan is attached as Exhibit "G" and the narrative is Exhibit "H".
- c. Condition 1.c. required staking of the 50 foot buffers so staff could recommend whether a 5 foot construction area encroachment would be possible around buildings which are near the buffers. An inspection was done on April 1, 1981.
- d. Condition 1.d. required staff to recommend a mechanism for the applicant to contribute to traffic signal improvements in the area, based on the project's impacts.

Three alternatives discussed were: cash contribution, a concomitant agreement recorded with King County, or a combination of both.

- e. Condition 1.e. required a 50 foot wide drainage easement on each side of the creek. This is shown on the dimensional site plan (see Exhibit "D"). Preliminary Planned Unit Development drawings showed utilities within a portion of this drainage easement.
- f. Condition 1.f. required the staff and applicant to discuss methods to encourage transit use.

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- g. At their April 6, 1981 meeting, the City Council reviewed and approved the Linbrook Preliminary P.U.D. and Subdivision. The City Council expressed concern over the intensity of the small restaurant on-site and also required the applicant to submit a traffic signal design for N.E. 38th Place at Lake Washington Boulevard.

2. Conclusions

a. Conditions 1.a. and 1.c:

Encroachment into the 50 foot wide buffer to ease construction of Buildings 2, 4, 6 and the Bank drive-up canopy will not remove significant vegetation and should be permitted.

Encroachment into the 50 foot wide buffer for a 5 foot wide pedestrian pathway on the southern edge of the buffer, will also not remove significant vegetation if there is careful construction around two larger trees west and east of Building 5/6. The 5 foot wide pathway area could double as a construction zone around buildings 4 and 6.

Therefore, Exhibit "K2" of the Preliminary Planned Unit Development approval, showing a 50 foot wide drainage easement each side of the creek should be revised as shown on Exhibit "H", to provide a 45 foot wide easement south of the creek and a 50 foot wide easement (with selected 5 foot encroachments) on the north side of the creek.

Prior to Building Permit issuance, staff should field-inspect placement of the required construction fence along the edge of the drainage easement, and exact location of the pathway, in order to help save the two larger trees on the easement edge near Building 5/6. The western tree may conflict with the road - otherwise, it should be retained.

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The 5 foot wide pedestrian pathway on the edge of the drainage easement should be constructed with a permanent, hard-surfaced material (other than asphalt or gravel), prior to occupancy. A public pedestrian access easement should be recorded prior to occupancy.

The applicant should provide several hard-surfaced (other than asphalt) connections through the landscaped area between the site and adjacent restaurant uses, prior to occupancy.

b. Condition 1.b.

The landscaping plan (see Exhibit "F") should be revised prior to issuance of Building Permits to show planting for the drainage easement which is consistent with the project proposal. Zoning Ordinance Section 23.40.060(1) requires parking to be screened from adjacent property with a 4 foot high, 4 foot wide landscaping strip. Landscaping on the perimeter adjacent to Denny's, Huwilers and the Ramada Inn and where parking is adjacent to Lake Washington Boulevard, should comply with Section 23.40.060(1) of the Zoning Ordinance. N.E. 38th Place lies a minimum of 4 feet above the site, therefore, screening meeting the requirements of 23.40.060(1) is not necessary along N.E. 38th Place. Poplar trees have invasive root systems which may undermine the street and conflict with underground utilities and should not be used as street trees. Landscaping sizes should comply with City landscaping standards. The emerging Lake Washington Blvd. planting standards call for a 12-foot wide berm, 3 feet high in the center. This berm should be shown on the landscaping plans and may extend into the right-of-way near the Bank. The berm should be planted as shown on Exhibit "F".

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c. Condition 1.c.

See "a" above.

d. Condition 1.d.

Of the three collection alternatives (cash, concomitant agreement, or both), the latter should be required. A straight cash contribution will decrease in value, and the money will not purchase the applicant's fair share of the needed signals in the future. A straight concomitant agreement (deferring payment until the signals are ready to be installed) is difficult for the City to administer with a potential of 25 separate building owners, however, this alternative would solve the devaluation problem. The optimum alternative is to collect cash (or an assignment of funds which will collect interest in a bank) prior to occupancy and have the applicant record a concomitant agreement permitting the City to collect the difference between the actual dollar amount of the fair-share percentage when signals are installed, and now. It will be easier for both the City and property owners involved to collect and pay, respectively, the inflated value rather than the entire fair-share value at a later date. The concomitant agreement form is Exhibit "I".

e. Condition 1.e.

The 50 foot wide buffers are shown on Exhibit "D", but not on Exhibit "C". Utilities should not be permitted within the drainage easement (Exhibit "H"), except as shown on Exhibit "M". The disturbed area should be covered and landscaped.

f. Condition 1.f.

Paul Alexander of Metro Transit has indicated that a bus shelter on or near the site would encourage transit use. Metro has shelters available, but has

no funding for concrete shelter pads. Therefore, the applicant should install a shelter pad in a location on or near the site as approved by Metro, prior to occupancy. The applicant should contact Metro prior to issuance of Building Permits for a written response on shelter location. Finally, prior to occupancy, a crosswalk should be placed across Lake Washington Boulevard connecting the pedestrian pathway with the west side of Lake Washington Boulevard, which facilitates use of the existing bus stops on each side of the street.

- g. To insure that the on-site restaurant maintains a small, office-oriented operation, the restaurant should not be located on Lake Washington Boulevard. With the added requirement of a signal design at N.E. 38th Place and Lake Washington Boulevard, the cost of this design should be credited toward the fair-share contribution at this intersection. Preliminary P.U.D. Condition of Approval 4.e. should be amended to include this credit.

C. N.E. 38th Place right-of-way.

1. Statements of Fact

- a. N.E. 38th Place shows as a 60-foot wide right-of-way on the King County Assessor's Map, Kroll Map and Official City Map.
- b. The County and City have no record of the southern 15 feet of right-of-way being dedicated to the public.
- c. The proposed site plan is based on the 60-foot wide right-of-way.

2. Conclusions.

The City does not own the southern 15 feet of the N.E. 38th Place right-of-way. Therefore, the abutting property (Linbrook) should record a Quit Claim Deed (approved by the City Attorney) to give the City the southern 15 feet of N.E. 38th Place prior to occupancy. This dedication will not disrupt the site plan.

D. Grading

1. Statements of Fact

The applicant has submitted a letter (Exhibit "K") which requests permission to obtain a grading and clearing permit prior to a Building Permit.

2. Conclusions.

The applicant should be permitted to grade and clear prior to issuance of a Building Permit, provided that a monetary security device in an amount sufficient to pay for site restoration, is submitted with a Grading Permit application. This will ensure that the site will be restored if Building Permits are not issued by the beginning of the next rainy season (October), and also indicates a commitment to complete the project.

III. BACKGROUND

A. NEIGHBORHOOD AND ZONING

Exhibit "B" (Vicinity Map) shows the area zoning, which ranges from Low Density Residential to Commercial. The Ramada Inn, Denny's and Huwiler's are adjacent to the south. To the west is Planned Area 3, containing two professional office structures. To the north is a Texaco Service Station, the Plankhouse Restaurant and the Yarrow Bay Offices. To the east is the Metro Park and Ride. To the southeast, in Bellevue, are a few single-family residences.

B. HISTORY

The site was originally to be Phase 2 of the Yarrow Bay Office P.U.D., and was never acted upon. Staff has worked closely with the present applicant since Summer, 1980 on design changes to comply with City policies. Recommendations of approval for the Preliminary Planned Unit Development and Preliminary Subdivision were obtained from the Houghton Community Council on March 3, 1981 and the Planning Commission on March 19, 1981. The City Council will review the Preliminary applications on April 6, 1981. The Houghton Community Council will be briefed on the City Council outcome on April 7, 1981.

IV. ALTERNATIVES

The major use alternative is residential. The site could be developed into 114 dwelling units, as allowed by the PR zoning. Other design alternatives exist: taller buildings (allowing more open space); less parking; removal of the proposed bridge, etc.

V. DEVELOPMENT STANDARDS

A. Kirkland Zoning Ordinance

1. Section 23.14.060. No building in the PR zone may exceed the height of thirty (30) feet. (Proposed heights range approximately from 21 feet to 27 feet).

2. Section 23.14.050(3).

Lot Area: 7200 sq. ft. (site is 9.46 acres. Individual building lots are less than 7200 sq. ft. - see File No. SP-80-89).

Lot Width: 60 feet (site is greater than 60 feet wide. Individual building lots are less than 60 feet in width for building type A - see File No. SP-80-89).

Front Yard: 20 feet (buildings comply).

Side Yards: 5 feet, 15 feet total (buildings comply).

Rear Yard: 10 feet (buildings comply)

Lot Coverage: 35% (27.5% proposed).

3. Section 23.34.020 (Parking). Retail Commercial, Business or Professional Offices: One stall per 300 square feet gross floor area (335 stalls required; 381 stalls proposed).

B. Building Department

Buildings must comply with the U.B.C., State Handicapped Code and State Energy Code.

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C. Fire Department

All curves in parking lot must have a 45 foot minimum radius. Driving areas must not exceed 15% grade.

D. Preliminary Planned Unit Development Conditions of Approval.

1. Prior to Final P.U.D. review:

- a. The applicant and staff shall discuss a location for a public pedestrian walkway through the site connecting N.E. 38th Place and Lake Washington Boulevard and connecting the site to the adjacent restaurant uses. This access and its potential location shall be reviewed with Final P.U.D. The City may require the dedication and improvement of this public access easement as a condition of the Final P.U.D. (see Section II.B.1.a. of this report)
- b. A detailed landscaping plan shall be submitted showing species, size and locations. This plan shall include a narrative which explains how this plan serves to enhance the entry to the City in view of the policies in the Land Use Plan. Landscaping (shrubs, trees and groundcover) within the drainage easement shall be shown (see Section II.B.1.b. of this report).
- c. The applicant shall stake the drainage easement adjacent to Buildings 2, 3, 4 and 5. The Department of Community Development and hearing body members will then evaluate whether a 5 foot encroachment into the drainage easement should be allowed (see Section II.B.1.c. of this report).
- d. Staff shall recommend a mechanism to collect funds for future traffic signal improvements, as stipulated in Recommendation 4.e. (see Section II.B.1.d. of this report)

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- e. A drainage easement of 50 feet on either side of the creek shall be maintained from N.E. 38th Pl. to Lake Washington Boulevard (see Section II.B.1.e. of this report).
 - f. The applicant and staff shall discuss methods to encourage transit use (see Section II.B.1.f. of this report).
2. A cyclone or similar fence, with a silt barrier, along the creek corridor (as shown on Exhibit "K2") shall be erected concurrent with the installation of the temporary drainage erosion controls. The sanitary sewer line north of Building 26 shall not be located within the drainage easement area (Exhibit "K") (see Recommendation 2 for exhibit exchange).
3. At the time of Building Permit application bridge design shall be stamped by a qualified structural engineer, who shall address stream bank stability. Rip-rap under the bridge on stream banks shall only be allowed if necessary for bank stability and approved by the State Department of Fisheries. The bridge shall be capable of supporting 36,000 pounds.
4. Prior to occupancy of any structures, the applicant shall:
- a. Record a drainage easement for the area shown on Exhibit "K2", which states: "No construction, clearing or alterations shall be allowed to occur within the boundaries of this easement with the exception of landscaping, ordinary maintenance and repair." A pedestrian pathway within the drainage easement shall be included, if possible (see Recommendation 2 for exhibit change).
 - b. Replace the existing asphalt sidewalk on Lake Washington Boulevard along the site frontage with a 5 foot wide concrete sidewalk. Landscaping requirements for Lake Washington Boulevard shall be adhered to.

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- c. Remove the planter island; provide for two 11 foot wide driving lanes; a 10 foot wide center left turn lane; a 5 foot wide concrete sidewalk with curb, gutter and underground drainage on the south side; and 4 foot wide asphalted bike lanes (with rumble bars) on each side; on N.E. 38th Place, abutting the site.
 - d. Submit a traffic signal design for the intersections of Lake Washington Boulevard and Northup Way; and Lake Washington Boulevard and N.E. 38th Place for Public Services Department review and approval.
 - e. Work with the Public Services Department and the applicants traffic consultant to convert traffic impacts into a fair-share contribution toward signalization at impacted intersections. Cost of the signal design shall be credited toward the fair-share contribution for Lake Washington Boulevard/ Northup Way.
5. A comprehensive sign program shall be submitted as a Conditional Use Permit (or, part of the Final P,U.D.) for any signs on the site. The following criteria should be used:
- a. A single free-standing sign, not to exceed 15 feet in height and 33 sq. ft. in area (per sign face), should be allowed at the main entrance on N.E. 38th Place to identify the office complex.
 - b. A single monument sign, not to exceed 5 feet in height and 23 square feet in area (per sign face), should be allowed at the Lake Washington Boulevard entrance to identify the office complex and bank. Space should be reserved on this sign for future use by the parcel north of the bank. The base should be landscaped.

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- c. Directional signs, no greater than 4 square feet each, may be used to identify vehicular exits, entrances and traffic patterns.
 - d. Free-standing and monument signs shall not be backlit.
 - e. Face-mounted signs should not exceed one per entrance and be limited in size to 10 sq. ft. (if entrance serves a single use) and 15 sq. ft. (if entrance serves multiple uses).
 - f. Directory signs on site may be proposed identifying uses within buildings.
 - g. All signs shall be coordinated in materials, colors and/or graphics.
6. Landscaping shall be installed in a manner agreed upon by the Department of Community Development staff and the applicant prior to issuance of a Building Permit. However, all landscaping shall be installed prior to occupancy of the final building.

VI. APPENDICES

Exhibits "A" through "M" are attached.
Exhibit "J" - Colored Renderings, will be shown at the hearing.

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