



City of Seattle

Department of Construction and Inspections

Land Use Review

JAY JANETTE
5309 22nd Ave Nw, Suite B
Seattle, WA 98107

Re: Project# 3020114

Correction Notice #1

Review Type	LU REPORT	Date	April 05, 2016
Project Address	6726 Greenwood Ave N	Contact Phone	(206) 453-3645
Contact Email	jay@sjarchitect.com	Contact Fax	
SDCI Reviewer	Michael Morgan Dorcy	Address	Seattle Department of Construction and Inspections 700 5th Ave Suite 2000 PO Box 34019 Seattle, WA 98124-4019
Reviewer Phone	(206) 615-1393		
Reviewer Fax	(206) 386-4039		
Reviewer Email	Michael.Dorcy@Seattle.Gov		
Owner	TYLER CARR		

Please note the Corrections below.

Applicant Instructions

Please see the attached flyer to learn "[How to Respond to a SDCI Correction Notice](#)".
If the 3-step process outlined in the aforementioned document is not followed, it is likely that there will be a delay in permit issuance and there is a potential for penalty fees.

Codes Reviewed

This project has been reviewed for conformance with the applicable development standards of the Land Use Code.

Corrections

- 1 Design Review at Building Permit.** All projects subject to Design Review are required to include color elevations and color landscape plans as part of the building permit submittal. Please provide these graphics to facilitate review of the project for compliance with the approved design.
- 2 Design Review.** A Design Review Recommendation meeting will be scheduled once the following steps have occurred:
 - a. Submit the corrected plans to Plans Routing or via the electronic portal (for eplan).
 - b. Submit one hard copy of the draft Design Review packet to me directly (this may be delivered to the 22nd floor reception counter).

c. Once you have submitted your corrections to SDCI, please contact me via email to alert me of the re-submittal and I will initiate scheduling the Recommendation meeting at the earliest available date (a minimum of six weeks). It is SDCI's expectation that you will continue to work with SDCI to further develop and refine the design in response to Board and staff reviews. If it is determined that the packet or design has not been responsive to guidance, it may result in postponement of the Recommendation meeting.

3 Design Review Packets.

a) Please upload the Draft Recommendation Packet to the Design Review website via the instructions found on the Design Review website. See [Digital Submissions Instructions](#) for assistance in uploading packets to the website.

b) You are responsible for working with the assigned Planner to develop and refine the packet in preparation for the Recommendation meeting and uploading the [Final Design Review packet](#) to the Design Review website using the same instructions above at least 10 days prior to the Recommendation meeting date.

c) Eight hard copies of the final packet should be submitted to me (and may be delivered directly to the 22nd floor reception area) 10 days prior to the Recommendation meeting date.

4 Landmarks. Per SEPA Checklist item B13, you have prepared a brief historic analysis of the existing building to be demolished. Have you already submitted this to the Department of Neighborhoods for their review?

5 Traffic Study. A copy of the Transportation Impact Analysis has been routed for review. Additional comments may be forthcoming.

6 Street Trees. Please confer with Bill Ames, City Arborist, at (206) 684-5693 that the proposed street trees are an appropriate species. Clarify on the plans which species are proposed.

7 The "Appendix A" report prepared by the Johnson Partnership for the Department of Neighborhoods and their review of any historical significance (dated May, 2015), mentions former tenants of the existing building on site as: dentist I. W. Mason occupying a portion of the building from "at least 1937 through 1953," Dia-Chem Corp Laboratory occupied a portion of the building from 1959 to possibly 1965. The space addressed as 6730 Greenwood Avenue N. was occupied by "cleaners" (no further specification) "in 1937 through at least 1942..."

Under section 7, a, 1, Environmental Health, of the SEPA checklist, you have responded to the directive, "Describe any known or possible contamination at the site from present or past uses," with "none known." The Appendix A reports suggests otherwise. It is the City's experience that the occupations listed may be responsible for enduring below-grade contaminants.

A Phase I Environmental Site Assessment of the site, and a Phase II report, if deemed appropriate, conducted by expert environmental consultants, shall be required as part of the SEPA documentation, acknowledging that mitigation of any contamination and remediation is the jurisdiction of Washington State Department of Ecology ("Ecology"), consistent with the City's SEPA relationship to Federal, State and Regional regulations described in SMC 25.05.665.E.

8 Design Review:

The Board agreed that Option 3 as shown AT THE FINAL edg MEETING provided for the best transition opportunities...to the structure directly south of the proposed development. Moving the clerestory element away from the south façade clearly meets the Board's wishes and guidance. Moving the south stair to the south wall, extending it above the roofline of the south wall and giving it a color and materials treatment that makes it "pop" from the south façade runs counter to the Board's directives.

9 Please provide in the plan set the following: a signage plan, including proposed signage for the live/work units, residential entry, retail spaces; a lighting plan, including rooftop and deck lighting; elevation heights on all elevations and sections indicating the top of the roof of all stair and elevator over-runs.



Step 1: Wait for all reviews to be completed

- You may check the status of any review at the following link:
<http://web6.seattle.gov/dpd/permitstatus>
- All reviews must be completed before the applicant can respond, upload, or submit any correction responses.
- **Electronic Plans:** We will send correction letters to the Seattle DCI Project Portal. We will notify the primary contact for the project when all reviews in the review cycle are complete.
- **Paper Plans:** We will notify the primary contact for the project by email or phone when all reviews in the review cycle are complete and plans are ready to be picked up. Once you have been notified, pick up the plans at Plans Routing in the Applicant Service Center.

Step 2: Make Corrections

Provide a written response for each item on all correction notices. We will not accept corrected plans without written responses. Include the following information for each item:

- Describe the change
- Say where the change can be found in the plan set
- If you have not made a requested change, give a code citation or provide calculations to explain why not
- Coordinate responses to correction items among all designers, architects, engineers, and owners
- If you make voluntary changes to your plans, describe the changes you have made in your response letter

Correct your Plans:

- Cloud or circle all changes
- You may add new sheets to the plan set if you have new information to show

For Electronic Plans:

- Always upload a complete plan set

For Paper Plans:

If you replace sheets in the paper plan sets:

- Remove the old sheets, mark them as "VOID," and include them loose at the back of each plan set
- All original sheets and plan pages must be returned to Plans Routing in the Applicant Service Center
- Insert the new sheets and staple the plan sets

If you make changes to the original paper plan sheets:

- Make all changes with ink (preferably red, waterproof ink). Do not use pencil to make changes
- Do not tape or staple anything to the plan sets

Platting Actions: Provide new copies of the survey when responding to a correction notice for a shortplat, lot boundary adjustment, or other platting action. Provide the same number of copies that were required when you submitted the project.

Step 3: Submit Corrected Plans

Electronic Plans:

Upload your corrected plan set and correction response letter through your Seattle DCI Project Portal.

Paper Plans:

Return your corrected plans and your correction response letter to Plans Routing in the Applicant Services Center.

If you don't follow these instructions:

- **Plans Routing may not accept your corrected plans**
- **We may be delayed in starting corrected plan review, which can delay permit issuance**
- **We may charge a penalty fee**