



City of Seattle
Department of Construction and Inspections
Engineering Services

CHRIS DAVIDSON
 2001 Western Avenue, Ste 200
 Seattle, WA 98121

Re: Project# 3020338

Correction Notice #1

Review Type	ECA SLIDE	Date	May 15, 2017
Project Address	2925 E Madison St	Contact Phone	(206) 587-3797
Contact Email	cdavidson@studioms.com	Contact Fax	(206) 587-0588
SDCI Reviewer	Robert M McIntosh	Address	Seattle Department of Construction and Inspections 700 5th Ave Suite 2000 PO Box 34019 Seattle, WA 98124-4019
Reviewer Phone	(206) 684-5953		
Reviewer Fax			
Reviewer Email	rob.mcintosh@seattle.gov		
Owner	LEAP ASSOCIATES		
Reference	November 17, 2015 "Geotechnical Master Use Permit Report, 2925 East Madison Street Development, Seattle, Washington", by GeoEngineers, Inc. [File No. 22042-001-00]		

Description of Work:

Land Use Application to allow a 6-story building consisting of 82 residential units above 26,250 sq. ft. of retail space, located at ground level. Parking to be provided for 140 vehicles at and below grade. Existing structure to be demolished.

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 one or more of the following codes: 2015 Seattle Building Code (SBC); 2015 Seattle Residential Code (SRC); 2015 Seattle Existing Building Code (SEBC); 2015 Seattle Energy Code (SEC); Grading Code; Environmentally Critical Areas Regulations (ECA).

Corrections

- 1 SMC 22.170.110 A. The geotechnical engineering report indicates that ground improvement is proposed for this project. However, the effects of ground improvement construction relative to SEPA issues does not appear to have been addressed in the SEPA checklist and ground improvement is not included in the plan set.

Please include conceptual information on the plans relative to the lateral extent and type of ground improvement that is planned for the project. Provide a narrative discussing the SEPA ramifications as well.

- 2 SMC 22.170.110.A. Please include a conceptual temporary excavation and shoring plan, and/or notes describing it, in the plan set.

- 3 **For information only. No response is required for this correction notice item:** SMC 25.09.080. Based on a review of the submitted information and the City GIS, SDCI concludes that the ECA Steep Slope Critical Areas on and adjacent to the project site appear to have been created by previous legal grading associated with site development and right-of-way improvements. Consequently, the project qualifies for Relief From Prohibition On Steep Slope Development, as described in SMC 25.09.180 B2b. An ECA Steep Slope Area Variance, or an Exception, is not required for this application.

Please note that the October 26, 2016 "Geotechnical Review and Comment, Proposed 2925 East Madison Street Development" letter by Ladd GEOServices, LLC concludes that Relief From Prohibition On Steep Slope Development should not be granted. It cites SDCI Tip 327A (2016b), page 2, Item b: "This provision [for relief] does not extend beyond the cut or fill created by the street, alley, sidewalk or other right-of-way improvement." SDCI acknowledges that the cited sentence in Tip 327A is in error because it conflicts with the language in Seattle Municipal Code 25.09.180 B2b, which does not exclude slopes created by previous legal grading activities beyond the cut or fill created by the street, alley, sidewalk or other right-of-way improvement from being granted relief. SDCI Tips are intended to assist the public by clarifying code language, but the actual code language governs if conflicting information is presented in Tips. Consequently, SDCI will be removing the cited sentence from Tip 327A.

Except as described herein, the remaining Environmentally Critical Areas requirements apply.



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**