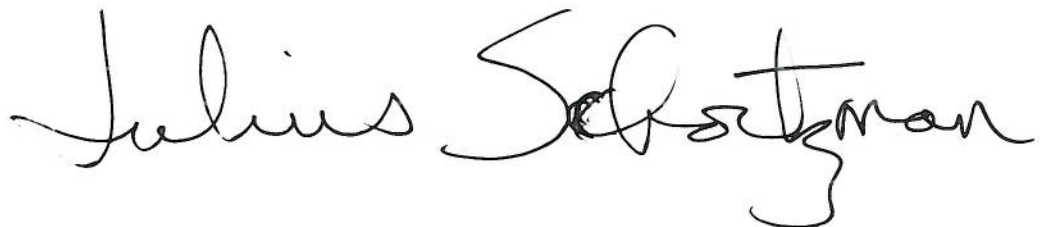


Meeting with the city 6/6/17  
Project # 3020338

The applicant has proposed a design that puts a 70+ foot tall structure in a 30-foot (NC2P-30) and 40-foot (NC2P-40) zone. The height calculation was calculated cynically to subvert the intent of the law, SMC 23.86.006.A.2, which states that it is intended "to permit the structure to respond to the topography of the lot". The proposal violates the spirit of the law and allows for a 6-story building in a zone never intended to allow for such a structure.

The special nature of this triangle shaped lot, situated on an extreme slope, requires extra attention and discretion from the city. The Seattle Municipal Code and the Design Guidelines allow for the city planner, and the Design Review Board, to adjust projects in circumstances such as these.

If ever there was a case where the planner should step in and use her authority to modify a proposal for the public good, it is this case. It is wholly inappropriate for the city to approve a 6-story building in a zone designated for 3- or 4-story building. I strongly encourage the city planner to use the authority provided to her by law and require the applicant to adjust their design, reducing the size of the building, in particular along the East facade of the building.

A handwritten signature in black ink that reads "Julius Seitzman". The signature is written in a cursive style with a large, prominent 'J' and a long, sweeping tail on the 'n'.