

July 24, 2017

Magda Hogness

City of Seattle

Department of Construction and Inspections
700 5th Avenue, Suite 2000
Seattle WA 98124-4019

RE: LAND USE Correction Notice #1
Project #3020338

Please find below our responses to your LAND USE Correction Notice #1 email dated July 7, 2017. The original text of each item has been included verbatim with any omissions clearly noted. Our responses are included in ***blue italics***.

Comments:

1. DEWEY FRONTAGE: HEIGHT, BULK, SCALE AND RESPONSE TO CONTEXT: At the last meeting, the DRB supported the addition of townhouses along the Dewey frontage, and also agreed with public comment that the townhouses appeared shallow and that the north and south portions of the façade have yet to be resolved.

While the addition of another townhouse unit is a step in the right direction, the depth and detailing of these townhouse facades require further development to respond to guidance: *"For the townhouse frontage, the Board recommended exploring the height and depth of the modulation to read as a simplified and cohesive expression. In addition to refining the plane changes at the townhouses, the majority of the Board recommended further articulating the relationship between townhouse and retail above, potentially with additional upper level setbacks. (CS2-A, CS2-D, CS3-A-1, DC2-A-2) ... The Board noted that the north and south ends of the frontage appeared very flat and requested continued massing development in order to develop a sensitive transition along the entire frontage. (CS2-A, CS2-D, CS3-A-1, DC2-A-2)"*

Provide detailed studies showing the exploration of depth, townhouse frontage height and simplification of plane changes, fenestration patterns, materials and textures to create a cohesive expression. A potential study may be to simplify/reorient the townhouse roof projections and increase upper level setbacks. Another potential study may to simplify the townhouse massing shifts and vary the height of townhouse to differentiate the massing shift from the retail above.

Please see Design Review Recommendation meeting draft packet which includes previous and new studies of the townhouse façade modulation and roof form. Also, please reference plan diagrams which demonstrate the evolution of setbacks throughout the design review process.

For the upper retail portion of the frontage, the changes of materials, application of color and fenestration patterns do not appear to have an entirely clear logic. This portion of the façade also relies on striated color changes to break up the massing. This approach was reviewed

by the DRB and additional articulation as opposed to use of color, was recommended. Develop the relationship between townhouse and retail above with pedestrian perspectives and sections. A potential study may be to articulate upper level setbacks and bays with additional depth and material detailing. Refer to correction item 7.

Please see Design Review Recommendation meeting draft packet which includes previous and new studies of the fenestration openings of the commercial structure above the townhomes. Additional 2' centralized setback provided at commercial façade facing Dewey to align with the upper level residential courtyard setback enhancing the significant Dewey setbacks and creating additional visual relief.

2. NORTHEAST CORNER: The DRB also noted *"that the tallest massing volume appears to be at the northeast corner and agreed this area will be highly visible."*

At this location, glazing quantity varies in the plan set perspectives and the elevations. Clarify intent and provide more information about the cladding treatment and transition to massing above. While further developing the Dewey frontage and pedestrian stairway through the Mercer ROW, study and resolve the design through pedestrian level perspectives. Demonstrate that the design will contribute to the streetscape and pedestrian experience and provide a well-integrated transition. A potential study may be a connection from the townhouse units to the pedestrian stairway.

The drawings and renderings have been updated to provide consistent intent of glazing elements at the Northeast Corner. A response to the Exemption Request for ROW Improvements has been submitted to SDCI and SDOT for review.

3. DEWEY FRONTAGE STREETScape DESIGN/LANDSCAPE: The Board was *"supportive of the thoughtful approach to the streetscape treatment and agreed the various elements, including terraced retaining walls, railing design and layered planting, reflect a residential character. (CS2-B-2, CS3-A-1, PL1)"*

Document the streetscape and landscape design. On the landscape plan (sheet L1.01), provide more information (material, treatment, etc.) on the terraced retaining walls, gates, raised planters, etc and note the tw and bw heights. Include an enlarged plan and elevation of these elements.

Please refer to sheet L 1.01 for material callouts and top of wall and bottom of wall spot elevations. Enlarged plans have been included on sheet L1.35.

4. SOUTH FRONTAGE: *"Echoing public comment, the Board expressed concern about providing a sensitive transition to the adjacent residential properties to the south. The Board recommended further articulating the lower portion of the façade and adding clerestory windows to be cohesive with the rest of the architectural cladding concept. (CS1-C, CS2-D, CS3-A-1, DC2-A-2, DC2-B)"*

It's difficult to determine the success of the façade articulation and clerestory placement with 2-D elevations. Provide pedestrian level renderings/sketches with more detail. In order to transition to the residential frontage and be cohesive with the rest of the architectural cladding treatment, develop a change of depth where materials transition.

Pedestrian level renderings of the south façade included in the Design Review draft packet. Clerestory windows have been added at the retail level to harvest more natural light.

Landscaping is being utilized to provide a sensitive transition to the adjacent residential properties to the south. The planting include evergreen trees and large understory shrubs.

5. TREES AND CANOPY: *"The Board acknowledged the public's concern for the loss of the significant mature planting, however, the Board deferred to the arborist study as reviewed and approved by the City and supported the arborist's findings recommending the removal of the canopy. Related to the replacement canopy, the Board stated their preference for the addition of evergreens, to provide year-round landscape buffer. (CS1-D-1, CS2-B, DC3-C, DC4-D)"*

The submitted arborist reports are being reviewed by Seth Amrhein, SDCI Arborist as noted below.

Explain how layered planting (including additional evergreens) has been incorporated into the design to provide a year-round, landscape buffer. The DRB also acknowledged that the proposed planting will take years to mature. Given the amount of mature planting currently onsite, I strongly recommend specifying trees which are larger than the 2.5" caliper currently proposed.

The proposed plantings provide year round interest with persistent fruit, colorful foliage and barks, many varying textures and a broad spectrum of flowering periods. The plants also are carefully considered for seasonal changes to bring further interest and variety. Plant arrangement is carefully considered to provide evergreen plant materials paired with deciduous and perennial plants. The current plans indicate that 48 of the replacement trees are evergreen (62 total replacement trees). In addition there are 8 different evergreen shrubs proposed (12 total shrubs), 2 evergreen perennials (2 total perennials) and 1 evergreen grass (3 total ornamental grasses). All trees have been increased in size.

6. MADISON STREETScape AND GATHERING SPACE: *"The Board discussed the character of the public community space along Madison. The Board approved of the widening of the sidewalk along the street as it creates more opportunity for interaction. For the additional outdoor space adjacent to the grocery entry, the Board recommended the development of a public space which is true to the nature of the space and agreed the space can either function as a gathering space or an active sidewalk. In either case, the Board encouraged incorporating additional seating, space for pause and sightlines for streetscape connection. (CS2-B-2, PL1, PL3-C, DC3)"*

Additional seating has been provided, but the development of a space for pause and sightlines for streetscape connection is not yet clearly developed. Document the intent for the outdoor space adjacent to the grocery entry and explain how it will promote pedestrian activity and contribute to the streetscape.

The Madison streetscape concept has been refined to reinforce the original design inspiration of providing activation and openness along the majority of the street frontage. By distributing the open space along Madison frontage at the central proposed entrance to the grocery and small commercial space at the Northeast corner these spaces serve as an extension of the commercial spaces and create a connection with the Madison pedestrian realm.

7. MATERIALS: *"The Board continued to approve of the quality of materials presented, in particular along Madison. For the Dewey façade, the Board agreed with public comment that that colors are playing a larger role than needed in differentiating portions of the façade and recommended simplifying and resolving the material treatment into a cohesive language. The Board also encouraged the introduction of masonry along the Dewey façade to incorporate residential character and relate to the other main frontage. (CS3-A-1, DC2, DC4-A-1.)"*

Provide more information on the type of material proposed and material transitions. Articulate the relationship between the different materials and how the detailing strengthens the design concept.

For the elevations, include more detailed material descriptions and specify color using callouts or a material legend. Clarify the type of fiber cement panel proposed (thickness, integral color, etc.).

Related to the Dewey Frontage, the DRB recommended simplifying and resolving the material treatment into a cohesive language and encouraged masonry for the Dewey frontage as an opportunity to strengthen the architectural expression. Provide more specific information/intent in the draft packet on how the design responds to this guidance.

See page 38 of the Design Review Packet.

8. VEHICULAR ACCESS AND RELATED DEPARTURE: *"The Board agreed with public comment that the code compliant alternative showing vehicular access solely off Dewey was the least preferred of the alternatives shown as it creates visual impacts and pedestrian circulation conflicts. The Board discussed the two other options, split access and all access off Madison. Ultimately the Board agreed that they would like additional information, graphics, and input from the technical experts including the City, before indicating their preference on vehicular access location and the related departures. (PL1, DC1-B-1, DC1-C) "*

Related to this item it will be important to address all corrections items related to SDCI's Transportation Review by John Shaw, dated 06/26/2017.

In the draft packet, document the alternates preliminarily supported by the DRB in detail; two points of access from both E Madison St and Dewey Pl E, and the option showing all access from Madison St.

See page 7 of the Design Review Packet.

9. CURB CUT WIDTH DEPARTURE: As noted in the Zoning Correction by Art Pederson the Code would allow one 25' curb cut to become a 30' curb cut if car and truck access is combined; two 25' curb cuts would not be allowed.

Additional information and rationale is needed to justify the proposed 40' curb cut width off of E Madison St. Provide a diagram of the widened curb cut along Madison in full use and a code compliant alternate. Design this area to maintain the pedestrian character of the street and address safety.

The rationale behind the request for additional curb cut width has been modified to reflect comments from the zoning correction.

10. STREET TREES: Coordinate with SDOT for approval of all planting in the ROW. Please confer

with Ben Roberts, City Arborist and forward on correspondence.

Please refer to the email correspondence with Bill Ames regarding street tree selection. Telecom followed email correspondence in which Parrotia persica was determined to be an acceptable street tree given the Landscape Architects concerns in the compatibility with the initial recommendation.

11. SIGNAGE: Please add the following note to all elevations: "All signs require a separate review and permit per SMC 23.55. Design Review approval does not supersede the Sign Code or review."

The note above has been added to the elevations. Please see A201 to A204.

DESIGN REVIEW RECOMMENDATION PACKET

12. The SDCI website includes a design recommendation packet checklist (<http://www.seattle.gov/dpd/permits/permittypes/designreviewfull/default.htm> - go to "Steps to get Your Permit/#4 Design Recommendation" sections and click on "Recommendation Packet Checklist") that explains in detail the items that should be included in the draft design packet. I generally utilize this checklist to verify completeness of the DR Recommendation packet.

Include specific information requested by the Board in the EDG report.

State Environmental Policy Act (SEPA)

Noted.

13. TREES AND ANIMALS: On the site plan (AS101) show the dripline of
- all trees on the site,
 - adjacent trees that encroach on the site that are greater than 6 inches in diameter as measured 4.5 ft above ground, and
 - all trees located in the adjacent ROW.

Include common and scientific names for all trees shown with callout notes or a legend. For more information, see Director's Rule 16-2008, per this link, <http://web6.seattle.gov/dpd/dirrulesviewer/Rule.aspx?id=16-2008> and Tip 242, per this link: <http://web1.seattle.gov/dpd/cams/CamDetail.aspx?cn=242>

The submitted reports are being reviewed by Seth Amrhein. Additional comments may be forthcoming.

The information above to be added to the site plan.

14. APPENDIX A: The submitted Appendix A has been routed to DON for their review.

Please feel free to give me a call if you have any questions or need more information to complete your review.

Regards,

A handwritten signature in black ink that reads "Lucas Branham". The signature is written in a cursive, flowing style.

Lucas Branham
Studio Meng Strazzara