

July 24, 2017

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

RE: ECA Slide Correction Notice #1
Project #3020338

Please find below our responses to your ECA Slide Correction Notice #1 email dated May 15, 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. 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.

Please see Bearing Soil Contour Map for conceptual information on extents of ground improvements and Ground Improvement Narrative for requested information.

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

Temporary excavation and shoring plan and details have been added to the plan set. Please see SH1.00-SH4.01.

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 appears 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 GEO Services, 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.

Noted.

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