



City of Seattle

Department of Construction and Inspections

Land Use Review

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

Re: Project# 3020338

Correction Notice #1

| | | | |
|------------------------|--------------------------|----------------------|--|
| Review Type | ZONING | Date | August 21, 2017 |
| Project Address | 2925 E Madison St | Contact Phone | (206) 587-3797 |
| Contact Email | cdavidson@studioms.com | Contact Fax | (206) 587-0588 |
| SDCI Reviewer | Arthur J Pederson | Address | Seattle Department of Construction and Inspections 700 5th Ave Suite 2000 PO Box 34019 Seattle, WA 98124-4019 |
| Reviewer Phone | (206) 684-0638 | | |
| Reviewer Fax | | | |
| Reviewer Email | art.pederson@seattle.gov | | |
| Owner | LEAP ASSOCIATES | | |

Mr. Davidson:

Apparently in response to this original correction notice (6/14/17) inquiry was made to SDOT about Item #8 below. I have added a recently received message from Emily Ehlers of SDOT to this Item #8. No other changes were made to this Correction Notice.

I have conducted the initial zoning review and have the following comments.

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 Street Level Development Standards / Non-Residential Depth: Although it seems like the average depth of the proposed retail space facing the Madison St and the Mercer St ROW's is an average of 30-feet deep, please dimension the space and shown conformance in the "Requirements" table on Sheet G002.

Dewey Place: Show conformance to A.2, Blank Facades, and B.2, the provision of either a 10' setback or 4' grade difference for the residential units. This could be on a detail sheet or on A300, but call out on the "Requirements" table.

- 2** FAR: Please change the "Far Calculation" Table on G002 to be based on the definition and measurement technique of GFA in 23.84A & 23.86. Include a column for exempt areas, and what the exemption is. Provide small dimensioned details of each floor to verify numbers and that includes a delineation of where the below grade / no more than 4-feet above grade exemption applies.

Include a break-out of residential vs non-residential on the table.

- 3** Green Factor and Street Trees: The Plant Schedule indicates that Bill Ames approved certain street trees 8/2/16. Please provide this.

Green Factor is claimed for the right of way (ROW). Per CAM 2306 this must be approved by the SDOT Landscape Architect's Office. Bill Ames is now retired. The new contact is Ben Roberts.

The landscape sheets are very hard to read due to symbol density and too few planting areas for the Madison and Dewey Streets and L2 levels. The number of odd shaped "sub-areas" within "L1" make it impossible to verify what is where. The worksheet can be expanded to include more areas. Typically each street frontage, at a minimum, would be their own area, and on-site non-connected areas would be separate.

A certain percentage of landscape plants must be drought tolerant and these must be separate from non-drought tolerant plants. Include a notation for each plant on the list indicating if drought tolerant. If all qualify as such, then no separation is necessary.

- 4** Light and Glare: Add this requirement (47A.022) to the "Requirements" table and place the language of 022.A on each elevation view.
- 5** Amenity Area: Label the amenity areas on G002 as either "common" or "private". Do the same on A103, 104 and 105.
- 6** Parking and Loading: Two Design Departures are requested. One from 23.47A.032.A.2.a) and 23.54.030.F.2.b.2.

The "Explanation" for a wider curb-cut on Madison Street implies that two curb cuts could be allowed and that the proposed single larger one is less than the two. Since this is Principal Pedestrian Street, two curb cuts would not be allowed. Code allows the one 25' curb-cut to become a 30-foot curb-cut if car and truck access is combined, as it is here. The request then is to have a wider than allowed single 30-foot curb-cut.

Please add a column to the Departures Table labeled "Outcome" or similar. For the final MUP approval and building permit plans, the eventual outcome of each request must be noted.

Correct the Code citation in the table from "...032.A.21" to the above.

On the parking level sheets, label which spaces are commercial and residential.

Dimension the loading space area to show conformance to the size requirement for "Medium Demand".

- 7** Solid Waste: The solid waste area is shown on A102. Dimension to shown conformance.

Provide information on how this will be accessed (trucks pull in, or containers go out to the street). The concern is that the narrow ROW with it's Green Factor will be blocked or damaged by this activity.

- 8** Mercer Street ROW Improvements: An exception was granted to waive the roadway paving and curb requirements. However, there is a note that a pedestrian stairway is expected. Provide further information on this issue and from SDOT on what is expected.

Additional information added 8/21/17 from Emily Ehlers of SDOT:

"SDOT has reviewed the proposed pedestrian access improvement exception request with our geotechnical and structural engineers in the shoring and excavation group. While a stair in the ROW to facilitate pedestrian access between E Madison St and Dewey Pl E, as required by the land use code, will likely be costly, SDOT has determined that a stair is feasible and desirable to better connect the neighborhood."



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**