



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 #2

Review Type	LAND USE	Date	August 24, 2017
Project Address	2925 E Madison St	Contact Phone	(206) 587-3797
Contact Email	cdavidson@studioms.com	Contact Fax	(206) 587-0588
SDCI Reviewer	Magda Hogness	Address	Seattle Department of Construction and Inspections 700 5th Ave Suite 2000 PO Box 34019 Seattle, WA 98124-4019
Reviewer Phone	(206) 727-8736		
Reviewer Fax			
Reviewer Email	Magda.Hogness@seattle.gov		
Owner	LEAP ASSOCIATES		

Applicant Instructions

Please see the attached flyer to learn "[How to Respond to a SDCI Correction Notice](#)".
 If the 3-step process outlined in this document is not followed, it is likely that there will be a delay in permit issuance and there is a potential for penalty fees.

Corrections

- 1 Design Review Board Recommendation Required.** After the Final Recommendation meeting is held and its report written, I will be able to prepare the Director’s decision unless subsequent analysis shows that further information from you is required.
DESIGN REVIEW - After reviewing the plans and the design guidelines prioritized by the DR Board, the following items warrant further explanation to demonstrate responsiveness to Board guidance.
- (modified request) DEWEY FRONTAGE: HEIGHT, BULK, SCALE AND RESPONSE TO CONTEXT:** The EDG 3 report stated "*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.*" Study the relationship between townhouse and retail above. Provide pedestrian perspectives and sections and provide alternates which explore upper setbacks, cladding, window proportion and shading devices in the packet.

- 3 (modified request) NE AND SE CORNERS AND MERCER ROW STAIR:** Provide alternate designs for the northeast and southeast corners areas in the packet. Address depth, cladding and material transitions, fenestration patterns. Clarify the proposed material transitions at the northeast corner. In order to transition to the residential frontage and be cohesive with the rest of the architectural cladding treatment, include a façade plane change where materials transition.

Provide detailed information on the pedestrian stair design. Include an enlarged composite landscape plan with basic paving material notes, species and size of planting, design of seating types, etc. SDOT has reviewed the proposed pedestrian access improvement exception request and determined that a stair is feasible and desirable to better connect the neighborhood. While further developing the Dewey frontage and pedestrian stairway through the Mercer ROW, study and resolve the design. Provide pedestrian level perspectives. Demonstrate that the design will contribute to the streetscape and pedestrian experience and provide a well-integrated transition to the pedestrian stair. A potential study may be a connection from the townhouse units to the pedestrian stairway.

- 4 (modified request) DEWEY FRONTAGE STREETScape DESIGN/LANDSCAPE:** On the landscape plan (sheet L1.01), provide more information (material, treatment, etc.) on the terraced retaining walls, gates, raised planters, and include an enlarged elevation of these elements.
- 5 (modified request) 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)"*

The design presented at the last meeting had shown a warm material application for the portion of the façade abutting single family. Study a warm cladding approach, similar to what was originally proposed, and provide alternative studies for window grouping in the packet.

- 6 (modified request) 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)"*

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. Provide more detail on the landscape plan; include material paving notes, design of seating types, and other special features.

- 7 (modified request) MATERIALS:** Provide more information on the type of material proposed and material transitions. 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.)
- 8 (modified request) 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 (with loading and parking access in full use) and a code compliant alternate in the packet. Design this area to maintain the pedestrian character of the street and address safety. Include perspective views of a code compliant version in the packet.

State Environmental Policy Act (SEPA)

- 9 (repeated request) TREES AND ANIMALS:** On the site plan (AS101) show the dripline of
- 1) all trees on the site,
 - 2) adjacent trees that encroach on the site that are greater than 6 inches in diameter as measured 4.5 ft above ground, and
 - 3) 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>



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**