

December 23, 2018

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

RE: Zoning Correction Notice #2
Project #3020338

Please find below our responses to your Zoning Correction Notice #2 email dated September 05, 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. **Parking and Loading:** A 50% reduction in commercial and residential parking requirements under 23.54.020.F.2. This appears supportable, however documentation is required. I apologize for not noting this in the first review cycle. See comment #2 below.

Two Design Departures are requested. One from 23.47A.032.A.2.a) and 23.54.030.F.2.b.2..

The Design Departures requested from 23.47A.032.A.2.a and 23.54.030.F.2.b.2 were both approved at the September 13, 2017 Design Recommendation Meeting.

2. **Frequent Transit Service Corridor**

This project appears to utilize the parking reduction in SMC 23.54.020.F.2.a for properties located within 1,320 feet of a street with frequent transit service. Please provide the calculation in the plan set showing how this property is within a frequent transit service corridor:

- a) Provide a map showing the walking distance to a transit stop within 1,320 feet of the subject property. Please note, this is calculated based on the actual walking path that a person takes to the transit stop not a straight line from the site to the transit stop.
- b) Provide transit schedules for transit stops within the 1,320 foot walking distance of the property illustrating a frequent transit service area. A street with frequent transit service has transit service headways in at least one direction of 15 minutes or less for at least 12 hours per day, 6 days per week, and transit service headways of 30 minutes or less for at least 18 hours of every day. Averaging the departures within an hour is not acceptable; however, the required 12 hours may not be consecutive

within a 24-hour period. You may also combine routes served by the same stop heading in the same direction or multiple stops within the 1320 foot walking distance with different routes heading in the same direction. Please show the actual departure times to satisfy this requirement.

The plan set has been updated to document project location within a frequent transit service corridor. Please see G004.

3. **Solid Waste:** I do not see solid waste storage labeled anywhere on Sheets A100 or A102. There is "apt amen" in two locations and "retail" in another. Are these the required spaces? If so label. Otherwise, provide.

The solid waste area is shown on A102. Dimension to show conformance.

The solid waste storage has been clarified in the plan set. The commercial solid waste storage is located on Level 1. Please see A102. The residential solid waste storage is located on Level P2. Please see A100.

4. Mercer Street ROW Improvements: SDOT and DCI have made the final determination that the walkway improvements are required. Please show on plans.

An exception was granted to waive the roadway paving and curb requirements. However, there is a note that a pedestrian stairway 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."

The SDOT SIP E Mercer St pedestrian stair has been added to the site plan. Please see AS101.

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

Regards,



Lucas Branham
Studio Meng Strazzara