

Dela Cruz, Jeff

From: Irene Wall <iwall@serv.net>
Sent: Tuesday, January 09, 2018 7:58 PM
To: Dorcy, Michael; Swallow, Lori; PRC
Cc: Torgelson, Nathan
Subject: 3020114 Firewall Parapet and Phinney Flats
Attachments: parapet.PNG

Michael or Lori,

We wrote to you about the parapet on November 21 but have not received any reply. In the latest correction notice, the shadow-casting parapet is now called a "firewall parapet." Could you please explain why a firewall is needed in this corner now but was not before?

Can you tell us what the shaded dark material is above the windows in the "parapet"? see attached image.

When will this project go back to design review?

thanks,

Irene Wall

Excerpt from correction notice

4. Per Conclusion 5, please provide an updated shadow study that clearly demonstrates compliance

with Section 23.47A.012.C.7 and addresses inconsistencies identified by the Examiner in the

shadow analysis materials in Hear Exhibits, 3, 64 and 68.

In discussion with the applicants a firewall parapet was to be proposed. Please label

the parapet feature on the elevation drawings as a firewall parapet and note that it will

meet the building code requirements.

From: "Irene Wall" <iwall@serv.net>

Reply-To: <iwall@serv.net>

To: <Lori.Swallow@seattle.gov>,
<Michael.Dorcy@seattle.gov>,<Nathan.Torgelson@seattle.gov>

Subject: 3020114 Phinney Flats Correction in Response to Hearing
Examiner's Decision

Date: Tue 11/21/17 07:36 PM

In response to the Hearing Examiner's decision concerning this project, it appears that a "revised" design has been submitted that replaces the previous clerestory on the NW rooftop with a brick parapet of the same height.

The reason the Hearing Examiner reversed the interpretation concerning the clerestory was the shadow it would cast on the adjacent residential building. How does a solid brick parapet resolve this problem?

We ask that SDCI rejects this cynical response to the H.E. decision. A suitable solution would be to continue the open railing now shown on the west side in front of the stair penthouse to and around the corner on the north side and join with the railing shown on the north elevation drawing. Also, why is that railing not continued, for safety, along the entire north side of the roof?

This open railing would help resolve the shadow problem, and provide much needed relief from the perception of height and bulk of the building. It would also provide a more open space ambience for the tenants using the roof deck. I doubt that the Design Review Board would approve this parapet with its looming blackness! Can you explain what material is being proposed for those four rectangular spaces of the parapet west and north sides?

We do appreciate the additional setback on the east side. Will you make this recommendation to the Applicant?

Thank you

Irene Wall

Livable Phinney