



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 #3

Review Type	ZONING	Date	February 08, 2018
Project Address	2925 E Madison St	Contact Phone	(206) 587-3797
Contact Email	cdavidson@studioms.com	Contact Fax	(206) 587-0588
SDCI Reviewer	Emily Lofstedt	Address	Seattle Department of Construction and Inspections 700 5th Ave Suite 2000 PO Box 34019 Seattle, WA 98124-4019
Reviewer Phone	(206) 386-0097		
Reviewer Fax			
Reviewer Email	Emily.Lofstedt@Seattle.gov		
Owner	LEAP ASSOCIATES		

Dear Chris,
 The following corrections are required. Further corrections may follow based on information in future application materials received.
 Thank you,
 Emily Lofstedt

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.

Codes Reviewed

This project has been reviewed for conformance with the applicable development standards of the Land Use Code.

Corrections

- 1 Zone Line.** Please provide the zone line on the site plan and the elevations to document the difference in height for the two zones.
- 2 Blank Facade.** Blank segments of the street-facing facade between 2 and 8 feet above the sidewalk may not exceed 20 feet in width. It also states that the total of all blank facade

segments may not exceed 40% of the width of the facade of the structure along the street per SMC 23.47A.008.A.2.

The length of a blank facade located within the area established shall be measured between the closest points of adjacent transparent areas, at 5 feet above the elevation of the lot line at the sidewalk per SMC 23.86.026.B.

Please update the diagrams and calculations on Sheet G003 to the correct documentation.

- 3 Residential Uses along a Street-level-street facing facade.** The dwelling unit along the street-level street-facing facade must be setback at least 10 feet from the sidewalk per SMC 23.47A.008.D.2.

While it appears this is being met, please document that this setback is being maintained on the site plan and street level diagram.

- 4 Setback.** Two setbacks are required from the residential zoned lots per SMC 23.47A.014.B.1 & 3.

Please show the triangular setback on the site plan and second story setback on the applicable floor plan and elevation documenting compliance with the code.

- 5 Right-of-Way Dedication.** E Mercer Street requires a 5' dedication. Please show this dedication area on the site plan and provide the letter of intent to dedicate. This letter is required prior to final zoning approval of the MUP.

FYI: The building permit cannot be approved for zoning until the associated dedication is recorded.

- 6 Frequent Transit Service Corridor.** It appears your using the same bus route, same direction, and different stops for Saturday and Sunday to meet your Frequent Transit reduction. This is not allowed, you can only use multiple stops if there are different bus routes going the same direction. Please review and update as needed to meet this reduction.

Original Correction: 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.

- 7 Solid Waste:** Please dimension the provided storage areas meeting SMC 23.54.040. Also provide confirmation from SPU that these areas are adequate.

Original Correction: 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 shown conformance.



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**