



**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**

<b>Review Type</b>	LAND USE	<b>Date</b>	March 01, 2018
<b>Project Address</b>	2925 E Madison St	<b>Contact Phone</b>	(206) 587-3797
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<b>SDCI Reviewer</b>	Magda Hogness	<b>Address</b>	Seattle Department of Construction and Inspections 700 5th Ave Suite 2000 PO Box 34019 Seattle, WA 98124-4019
<b>Reviewer Phone</b>	(206) 727-8736		
<b>Reviewer Fax</b>			
<b>Reviewer Email</b>	Magda.Hogness@seattle.gov		
<b>Owner</b>	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 Conditions.** Additional information is needed to demonstrate responsiveness to the following conditions.

*1. Along the Dewey frontage, increase the setback at the retail clearstory and residential above by 2' to match the deepest retail clearstory setback; limit the variation of color to massing shifts. (CS2-A, CS2-B, CS2-D, CS3-A-1, DC2-A-2)*

Dimension all setbacks to the property lines on sheets A101-A106 so that I may verify consistency with the design reviewed by the DR Board and responsiveness to condition. It appears one section of the upper level frontage (between gridline 10-11, Unit G) is coplanar with the retail clearstory and is differentiated by color. Refine this area and limit the variation of color to massing shifts. One potential solution may be to setback this section of the frontage to align with Unit H.

*3. Ensure there is no trash pickup staging area located along Dewey. (DC1-C)*

Explain how trash pickup staging will occur with no staging along Dewey to address this condition.

4. *Decrease the 40' curb cut width off of Madison to the minimum necessary. (DC1-C)*

Response noted. At the last Design Review meeting the Board reviewed the referenced graphics and while reviewing that design the Board supported the departure with the above condition. In order to comply with the recommended condition, additional supporting rationale and justification is needed and design modification may be required; demonstrate that the curb cut width is the minimum necessary or modify the design to the minimum necessary.

Please also add "for reference only" for to sheet A000.

2 **South Frontage fence:** At the last meeting *"For the south frontage, the Board approved of the proposed design which included a landscape buffer and wooden fence. (CS2-B, DC2, DC4-A)"*

Document the wooden fence in the plan set.

3 **(modified request) STREETScape DESIGN/LANDSCAPE:** The perspectives shown at the last Design Review Board meeting for Dewey frontage included decorative metal panel railings along the stairs to the townhouse units. Document these railings in the plan set (in a site plan L1.01 and elevation L1.38).

Some of the text on the landscape sheets have been converted to symbols and are not legible; update text in these instances.

4 **(repeated request) MATERIALS:** On all elevations, include more detailed material descriptions and specify color using callouts or a material legend. Cross reference the materials in the plan set with the materials listed in the REC packet on pg 40. Clarify the type of fiber cement panel proposed (thickness, color, etc.)

Please also drop off a material board ( a maximum dimension of 18 by 24).

#### **State Environmental Policy Act (SEPA)**

5 **(modified request) TREES AND ANIMALS:** Tree driplines have been added to sheet AS101, but it appears several trees are missing common and scientific names. Include common and scientific names for all trees shown with callout notes or a legend.



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## 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.

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## 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.

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## 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**