

March 7, 2018

**Magda Hogness**

**City of Seattle**

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

RE: Land Use Correction Notice #3  
Project #3020338

Please find below our responses to your Land Use Correction Notice #3 email dated March 1, 2018. The original text of each item has been included verbatim with any omissions clearly noted. Our responses are included in *blue italics*.

Comments:

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.

*The setbacks between the building and Dewey property line have been added to the relevant plans. The portion of the building along Dewey between gridlines 10 and 11 has been setback to create a plane shift between the commercial space and residential use above. Please see A101, A102, and A103.*

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.

*Solid Waste and recyclable materials from residential use will be stored within the building in the room labeled "Solid Waste Pick-Up Area". On pick-up day, the solid waste contractors will enter into the building to unload materials. Please see A100.*

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.

*The 40' proposed Madison curb cut is the minimum allowed to provide delivery truck access and passenger vehicle ingress/egress. In order to document the need for the 40' wide curb cut vehicle turning diagrams have been included in the plan set as well as a memorandum from the traffic consultant. Also, included is a 24-hour count from a similar scaled use (PCC – Green Lake) which is used to identify anticipated truck deliveries. Please see G005. A "for reference only" note has been added 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.

*The wooden fence has been clearly noted in the plans. Please see L1.01.*

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.

*The decorative railing at the townhouses along Dewey has been added to the landscape plans and elevations. Please see L1.01 and L1.38.*

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).

*The material legend has been updated to provide more detailed descriptions. Please see A200. A Material Board has been dropped off to SDCI.*

**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.

*The common and scientific names have been added for all trees of required size. 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,

A handwritten signature in black ink that reads "Lucas Branham". The signature is written in a cursive, flowing style.

**Lucas Branham**  
Studio Meng Strazzara