

March 7, 2018

**Emily Lofstedt**

**City of Seattle**

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

RE: Zoning Correction Notice #3  
Project #3020338

Please find below our responses to your Zoning Correction Notice #3 email dated February 13, 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. **Zone Line:** Please provide the zone line on the site plan and the elevations to document the difference in height for the two zones.

*The zone line between NC2P-30 and NC2P-40 has been added to the site plan and east elevation. Please see AS-101 and 1/A204.*

2. **Blank Façade:** 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 façade 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.

*The blank façade diagrams and calculations have been updated. Please see G-003.*

3. **Residential Uses along a Street-level-street facing façade:** 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.

*The dwelling unit setbacks, which are greater than 10', have been added to the site plan and floor plans. Please see AS101, A100 and A101.*

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.

*The residential setbacks as required per SMC 23.47A.014.B.1 & 3 have been added to the plans and sections. Please see AS101, A100, A103 and 1/A204.*

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.

*The E Mercer St. 5' dedication has been added to the site plan. The letter of intent to dedicate will be forwarded upon receipt. Please see AS101.  
Letter of intent to dedicate will be provided when available.*

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.

*The frequent transit service information has been updated to comply with the requirements above. Frequent transit service is achieved utilizing the times for King County Metro Routes 8 and 11 at bus stop #12380. This bus stop is located approximately 1,005 feet from the project site. Please see G004.*

7. **Curb Cut:** The curb cut width on Dewey PI N should be a minimum 22' wide per SMC 23.54.030.F.2.b.2.

Please update with the correct width on the plan set.

*The curb cut on Dewey Pl E is for residential use. Section 23.54.030.F.1.b.4 allows the curb cut width to be as wide as the required width of the driveway. Section 23.54.030.D.1.c states driveways shall be at least 20 feet wide for two-way traffic. The 20' curb cut is allowable for the driveway is, therefore, also allowable for the curb cut width.*

*A note has been added to the site plan labeling the parking entrance on Dewey Pl E as "Residential Parking Entry." Please see AS101.*

8. **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 storage rooms for non-residential and residential use have been dimensioned along with areas added to the plans. Please see A100 and A102. Correspondence from SPU will be provided upon receipt.*

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

*Note: Diagrams on sheet G003 updated to reflect current plan and approved DRB packet.*

Regards,



**Lucas Branham**  
Studio Meng Strazzara