

April 30, 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 #4  
Project #3020338

Please find below our responses to your Land Use Correction Notice #4 email dated April 20, 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. **(modified request) Design Review Board Recommendation Conditions:** At the last Design Review meeting the Board supported the curb cut width departure with the following condition, "Decrease the 40' curb cut width off of Madison to the minimum necessary. (DC1-C)" SDCI is reviewing the submitted information in consultation with SDOT; additional comments may be forthcoming.

*Noted.*

2. **(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. Update the design of these railings and gates in the plan set (L1.38) to match the design shown in the Recommendation packet.

*The decorative metal panel railing is noted on the East Elevation. An image of the panel has been added to this sheet to clarify the railing material (please see L1.38). During the SDOT Street Improvement Plan Review Process, SDOT directed modification of the 5' setback along Dewey Pl E. As a result, the entry gates were removed.*

3. **(modified request) MATERIALS:** Update the material legend to match the materials referenced on pg 45 of the Recommendation Packet. The following are missing:
  - F Aluminum Storefront
  - G Black Vinyl Windows
  - K Garage Door

-L Glass Railing

*The material legend has been updated to include the materials referenced above. Please see A200.*

Include material descriptions on all elevations.

*The material descriptions have been included on all elevations.*

Also update/document the following items to match the design shown at Recommendation:

- Update the parapet above the volumes clad in longboard.
- Indicate canopies and sunshades.
- Clarify the location of board formed concrete vs cast in place concrete; they currently read the same.
- Update the cladding material adjacent to the Madison garage door.
- Update the retail transparency along Madison.
- Document the dark parapet cap along the townhouse volumes.

*The elevations have been modified to reflect the above clarifications. Please see A200-A204.*

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

*Material board to be dropped off to SDCI.*

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

Regards,



**Lucas Branham**  
Studio Meng Strazzara