

From: Katie Luedeman
To: [Landry, David](#)
Cc: [Brooke Friedlander](#)
Subject: Re: 3032833-LU - 3410 23rd Ave W
Date: Friday, February 15, 2019 9:15:08 AM
Attachments: [image002.png](#)
[2018-71 Mirra homes 3424 23rd Ave. W Report.pdf](#)
[2019.02.15 MirraHomes3420 North RH A1.0 Site Plan To SDCI.pdf](#)

Hello David,

I'll chime in to your question about the public comments and exceptional tree.

I have read the public comments. They seem to be in response to preliminary ideas submitted during feasibility. Their comments do not reflect the current plan submissions. A1.0 Site Plan shows how the entire building foundation avoids the dripline. Please see A1.0 Site Plan attached. Additionally, Per SMC 25.11.050.B we could be allowed reduction of up to one-third of the area within the outer half of the area within the drip line. In addition, we have an arborist report which calls out this maximum disturbance requirement along with protection measures needed to maintain the health of the tree. Please see the arborist report attached. We will adhere to the guidelines set forth by the City for tree protection to avoid the tree drip line (which is different from the root feeder the public comment is referring to) prior to and during construction.

In response to the adjacent property, we will either request a layback easement with them for construction purposes, or if they are not amenable to this, we will work solely on our own property by use of shoring. We will adhere to the guidelines set forth by the City for protection of neighboring properties.

Please let us know if you have any further questions or comments.

Thank you,

Katie Luedeman, AIA, LEED AP BD+C, CPHC

Studio Leader

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From: Landry, David <David.Landry@seattle.gov>

Sent: Thursday, February 14, 2019 12:29 PM

To: Brooke Friedlander

Cc: Katie Luedeman

Subject: RE: 3032833-LU - 3410 23rd Ave W

For my information have you reviewed the public comment about the exceptional trees. Also can you tell me the potential impact to the tree on the adjacent property in relationship to future construction.

Thanks,

David Landry | Senior Land Use Planner

Department of Construction and Inspections | P: 206.684.5318 | david.landry@seattle.gov

From: Brooke Friedlander [mailto:Brooke.Friedlander@MirraHomes.com]
Sent: Thursday, February 14, 2019 12:06 PM
To: Landry, David <David.Landry@seattle.gov>
Cc: Katie Luedeman <kl@jwaseattle.com>
Subject: 3032833-LU - 3410 23rd Ave W

Hello David,

I'm writing to ask the status on another LU numbers for 3032833-LU - 3410 23rd Ave W that is past due by almost 3 months. .

3032833-LU - 3410 23rd Ave W The review was assigned on 10/15/18 with a review target of 11/26/18 (2.5 months ago). The intake date was 10/12/18 (4 months ago). All other reviews were either Not Required, or are Completed. This is the last outstanding review as far as I can tell for this project.

Please advise on where we stand in your queue.

Thank you,
Brooke Friedlander
206-383-7095
brooke.friedlander@mirrahomes.com



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