



City of Seattle
Seattle Department of Construction and Inspections
Land Use Review

Aaron Laing
US Bank Centre, Suite 3400
1420 Fifth Avenue
SEATTLE, WA 98101

Re: Project #3033517-LU

Correction Notice #2

Review Type LAND USE
Project Address 10713 ROOSEVELT WAY NE
SEATTLE, WA 98125
Contact Email ALaing@SCHWABE.com
SDCI Reviewer Tamara Y Garrett
Reviewer Phone (206) 233-7182
Reviewer Email Tami.Garrett@Seattle.Gov
Owner Wallace Properties - Park at Northgate LLC

Date January 05, 2021
Contact Phone (206) 407-1553

Address Seattle Department of Construction and
Inspections
700 Fifth Ave
Suite 2000
P.O. Box 34019
Seattle, WA 98124-4019

Council Land Use Action to contract rezone a parcel of land from Lowrise 3(M) (LR3 (M)) to Midrise (M1) (MR (M1)).

Applicant Instructions

You will not be able to upload corrected plans until all reviews are completed and the project's review status is "Corrections Required".

***** Respond by providing a written response to each correction AND identify changes to drawings since initial review. *****

Drawings shall be **legible**, with sheets **oriented correctly**, on an appropriate **sheet size**, with all revisions/changes **clouded or circled**, with **no missing sheets**, and uploaded in a **single PDF file**.

Link for detailed steps: ["How to Respond to a Correction Notice"](#). If the 3-step process outlined in this document is not followed, your response could be **rejected**, permit issuance could be **delayed**, and **penalty fees** could be assessed.

Corrections

REZONE

1. Please explain and/or notate on the survey the following items:

--Details for Parcel III/#35; and

--King County Parcel Number (Tax account numbers on survey are 894423-0005 & 894423-0000 but rezone analysis indicates that it is 292604-9617-which is correct?).

Updated Correction 1/5/2021 - Thank you for your response which explains how the two tax parcels ("North" and "South" parcels) were created/separated. Please provide another updated survey stamped by a licensed surveyor in the State of Washington that denotes the correct tax parcel information. An amended survey must be stamped by a State of Washington surveyor. Also, please provide written documentation that demonstrates that the condominium has been extinguished.

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2. Please consolidate the following information into a plan set rather than supplemental attachments to more accurately describe the project proposal and allow for a more efficient review of your project: survey, site plan, approved construction plans of existing buildings onsite for reference only and possible massing graphics/diagrams that show existing and proposed massing on the rezone site in context with surrounding development abutting all streets.

Repeated Correction 1/5/2021 - Again, please consolidate only the following information into a plan set (labeled "plans set") rather than supplemental attachments to more accurately describe the project proposal and allow for a more efficient review of your project: survey, entire ECA map, site plan, approved construction plans of existing buildings onsite for reference only and possible massing graphics/diagrams that show existing and proposed massing on the rezone site(s) in context with surrounding development abutting all streets (i.e. "Exhibit C Bldg. 1 - Existing Views and Potential Views", "Exhibit F Site Layout"). The rezone narrative inclusive of attachments should be uploaded as a separate document. Other supplemental information should be uploaded as separate documents and identified appropriately. Exhibits G (wetland report), H (viewshed analysis), I (sun shadow analysis) should also be uploaded as separate documents and labeled appropriately.

3. Please provide enhanced viewshed analysis document with supporting photos/graphics that describes the existing visual character of the project site from specific vantage points in the surrounding area and evaluates how future development of maximum allowed building envelope with the rezone as illustrated in this document could affect the overall character of these views. This information is necessary to aid in the evaluation of SMC 23.34.008.F.c and 23.34.024.B.3.

Updated Correction 1/5/2021 - Thank you for your response. Please update the massing diagrams with height information that denotes both the maximum LR3 (M) and Midrise height measurements as detailed in the rezone narrative.

4. Since no development proposal is associated with the rezone application, please revise the submitted shadow diagrams to illustrate shadow impacts to surrounding properties based on a future development of comprised of maximum building envelopes allowed with the rezone to assist in the evaluation of criteria per SMC 23.34.008.F.c.

Updated Correction 1/5/2021 - Thank you for your response. Please also provide sun shadow analysis for the current LR3 (M) height. Also, please update/detail the sun shadow analysis to demonstrate that this information is illustrating sun/shadow impacts at the following times: March/Sept. 21 (combined); June 21; Dec 21; at 9 AM; noon; 3 PM.

5. Please provide/clarify the following information identified in the submitted rezone criteria analysis document:

--State the quantity of existing apartment buildings, residential units and parking stalls per each tax parcel ("North" and "South") in response to item #8 on page 3.

--Further detail the quantity of proposed and future residential units and MHA performance estimates per each tax parcel ("North" and "South") in response to item #12 on page 5.

State Environmental Policy Act (SEPA)

6. FYI - I am unable to complete my analysis and decision until all applicable reviews have been completed and/or conditional approval has been granted for your project. Once all other reviews are finished, I will be able to prepare the Director's recommendation report unless subsequent analysis shows that further information from you is required.