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BEFORE THE HEARING EXAMINER
FOR THE CITY OF SEATTLE

In the Matter of the Appeal of:

ESCALA OWNERS ASSOCIATION

Of a Master Use Permit Decision issued by
the Director, Seattle Department of
Construction & Inspections

Hearing Examiner File: MUP-17-035

DECLARATION OF IAN S. MORRISON IN
SUPPORT OF RESPONDENTS' RESPONSE
IN OPPOSITION TO APPELLANT'S
MOTION FOR SUMMARY JUDGMENT

I, IAN S. MORRISON, under penalty of perjury under the laws of the State of
Washington, declare as follows:

1. I am an attorney with McCullough Hill Leary, PS, attorneys for Applicant Jodi
Patterson-O'Hare in the above-captioned matter. I am competent to make this declaration based
on my personal knowledge.

2. Attached to this declaration are true and correct copies of the following documents:

Exhibit A: Draft Environmental Impact Statement for Downtown Height and Density
Changes Draft Environmental Impact Statement, dated November 2003.

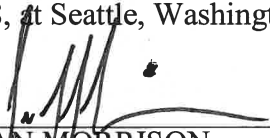
DECLARATION OF IAN S. MORRISON IN
SUPPORT OF RESPONDENTS' RESPONSE
IN OPPOSITION TO SUMMARY JUDGMENT - Page 1 of 2

McCullough Hill Leary, PS

701 Fifth Avenue, Suite 6600
Seattle, Washington 98104
206.812.3388
206.812.3389 fax

Exhibit B: Seattle Department of Construction & Inspections (“SDCI”) Zoning Correction
Notice #4 for Master Use Permit No. 3019699 (“Project”), dated March 21, 2017.

Executed this 12th day of January, 2018, at Seattle, Washington.



IAN MORRISON

Exhibit A

Draft EIS for Downtown Height and Density Changes

Respondents shall provide Exhibit as separate attachment due to size. Pursuant to the Rules and Pre-Hearing Order, Respondents concurrently provided a hard copy of over-length Exhibit to the Examiner.

Exhibit B

SDCI Correction Notice



City of Seattle

Department of Construction and Inspections

Land Use Review

JODI J PATTERSON-O'HARE
17479 7th Ave SW
Normandy Park, WA 98166
Attn: Gavin Smith, Perkins + Will
Re: Project# 3019699

Correction Notice #4

| | | | |
|------------------------|----------------------------|----------------------|--|
| Review Type | LAND USE | Date | March 21, 2017 |
| Project Address | 1933 5th Ave | Contact Phone | (425) 681-4718 |
| Contact Email | jodi@permitcnw.com | Contact Fax | |
| SDCI Reviewer | Shelley L Bolser | Address | Seattle Department of Construction and Inspections 700 5th Ave Suite 2000 PO Box 34019 Seattle, WA 98124-4019 |
| Reviewer Phone | (206) 733-9067 | | |
| Reviewer Fax | (206) 233-7902 | | |
| Reviewer Email | shelley.bolser@seattle.gov | | |
| Owner | GAVIN SMITH | | |

The items below relate to land use review of the proposal.
This letter is sent on behalf of Michael Dorcy, who will be assigned to complete review of the proposal.

Applicant Instructions

Please see the attached flyer to learn "[How to Respond to a SDCI Correction Notice](#)".
If the 3-step process outlined in the aforementioned document is not followed, it is likely that there will be a delay in permit issuance and there is a potential for penalty fees.

Corrections

- 1 Design Review.** Please add the following note to all elevations: "All signs require a separate review and permit per SMC 23.55. Design Review approval does not supersede the Sign Code or review."
- 2 Design Review.** Please update the plan sets with information that resolves the recommended design conditions, specified in the Design Recommendation report dated December 20, 2016.

For reference, the conditions are:

1) **East Volume Mullion Color:** To provide visual contrast with the Board supported light mullion color of the west volume, the 3 sides of the east volume should be dark color mullions, to enhance contrast between the 2 primary forms.

2) **Virginia Street Entry Canopy:** To provide weather protection closer to the entrance doors, either recess the doors themselves to provide additional coverage, or add a small canopy over the doors that does not visually compete with the tall canopy above.

3 Addendum. A second addendum should be prepared that addresses the following subjects:

a. A general discussion of potential view and shadow impacts to nearby property; parcel specific analysis is not required.

b. Design review – updated analysis and final design recommendation report

c. Parking and traffic – updated studies and analysis

SDCI will work directly with the EIS consultant for this project. Notice of availability of the Addendum will need to be published and the public comment period will need to be completed before we can approve land use review for the proposal.

Additional corrections may be required if the Addendum or comments indicate the need for additional analysis.