

June 24<sup>th</sup>, 2016

City of Seattle  
 Department of Planning and Development  
 700 Fifth Ave., Suite 2000  
 P.O. Box 34019  
 Seattle, WA 98124-4019

**RE: Permit Correction Response #1 – 3020114**  
 6726 Greenwood Ave N | Seattle, WA

Please see the written response to your corrections below.  
 Feel free to call with any questions.

Thank you.

**Zoning**

Correction Notice #1  
 Lori L Swallow  
 May 17, 2016

Corresponding Correction item #	Applicant Response
1) Project Summary	The project summary with number of units and quantity of non-residential area can be found on sheet G0.01 under "Project <b>Information</b> " & "Building Data"
2) Street Frontage Uses.	Quantity of street level uses/façade calculation can be found on Sheet A1.00. We duplicated this information on sheet A2.11 as requested in item 15. The balance of frontage is non-residential/commercial.
3) Street Level development	Façade transparency can be found on Sheet A3.01 & A3.03 with calculations.
4) Structure Height	Structural Height has been shown on building elevations A3.01- A3.22. and A2.20. The requested additional view impact analysis can be found on Sheet AG0.02.
5) Floor area Ration	The Floor Area calculation can be found on sheet G0.01 under "Project Information" & "Building Data"
6) Rooftop features	Roof features and top of parapet elevations are shown on A2.20
7) Roof Plan	Roof plan has been further dimensioned and labeled with coverage calculations on Sheet A2.20
8) Amenity Area	Amenity areas are summarized on G0.01 under "Building Data". The areas have been further identified on Sheets A2.12 and A2.20 with dimensions.
9) Parking	Parking is exempt for non-residential and residential uses per frequent transit service provision of 23.54.015 Table A item K and Table B item M. The calculations were reviewed and approved under project number 3021964 and copied to sheet A1.00 "Site Plan".
10) Façade transparency	Areas have been dimensioned. Calculations have been provided on Sheets A3.01 & A 3.03.
11) FAR dimensions	All wall geometries that affect FAR have been dimensioned on G0.02

12) FAR	No singular use exceeds an FAR of 3.0 $8,036 \times 3 = 24,108$ sf. This has been demonstrated on G0.01 under "Building Data".
13) Site Plan	The site plan has been dimensioned. No street facades are further than 10'-0" from street lot lines.
14) Commercial Spaces	The total Level 1 floor area as shown on sheet G0.01 under "Building Data" demonstrates that the non-residential area (3,917) divided by the street frontage (121'-9") = 32'-2" average depth. We are no longer pursuing the relief provisions of 23.47A.008-B.3.a, although the requirement for 30' depth would create a non-residential area that is over 50% of the ground floor. ( $3,652.5 \text{ sf} / 7,032 = 51.9\%$ )
15) Residential frontage	Residential frontage is demonstrated on the Site Plan A1.00. This is further demonstrated on sheet A2.11.
16) Bike parking	Bike Parking has been dimensioned.
17)	-----Duplicate review comment-----
18) Rooftop features	As mentioned in comments 6 & 7, all rooftop features have been labeled and elevations shown. An additional penthouse plan has been added for clarity.
19) Amenity Areas	As mentioned in comment 8, The areas have been identified and dimensioned
20) Blank Facades	As mentioned in comments 3 & 10, Calculations can be found on A3.01 & A3.03.
21) Canopy	Dimension to the underside of the overhead weather protection canopy has been provided on A 3.01 & A3.03
22) Venting	Ventilation for the non-residential spaces were shown above the canopy within the storefront on the west and north elevation. The exhaust potential is directed toward Greenwood or 67 <sup>th</sup> which meets the requested dimension. This meets the criteria of 23.47.020.
23) Landscape	See Landscape's drawing revisions and attached email correspondence with Bill Ames. Street trees are approved by Bill Ames, SDOT, 2-23-2016. Any other plantings in ROW will be approved at time of Building Permit Submittal.
24) Landscape	See Landscape drawings for revisions to notes on sheet L1.0 and L1.1, a design-build irrigation system will be provided.
25) Major Odors	No Major Odor Sources are present as general restaurant use is exempt from this classification per 23.47A.020B. No food processing or heavy commercial services are proposed.
26) Mezzanine plans	Sheet A2.11A was mislabeled and has been renamed to "LEVEL 1 MEZZANINES". Shaded areas on sheet A2.11A have been labeled Mezzanines, other areas that are "open to below" have been identified. Level 2 Private Amenity Roof decks have been labeled on Sheet A2.12.
27) Lot Line	The project lot line has been shown on plans with industry standard long dash double short dash and graphically labeled "Lot Line"
28) Garbage calc.	The garbage area was increased to comply. See A 1.00 & A 2.11.
29) Bike Parking	The detail for wall-hung bike parking has been attached.

## **Land Use**

Correction Notice #1

Michael Dorcy

April 5th, 2016

<b>Corresponding Correction item #</b>	<b>Applicant Response</b>
1) Color Graphics	Color Elevations and Landscape plan were part of the original submittal. They can be found on Sheets L1.0(color) & L1.1(color) and Sheets A3.01-A3.04
2) Design Review	a) Plans have been submitted b) The Design Review packet is currently underway and will follow this submittal shortly. c) We will contact you when the DRB packet is complete to schedule the Recommendation meeting.
3) Design Review Packets.	We will upload the packets per the outlined protocol once complete.
4) Landmarks	The building has been submitted to Tom Quackenbush of the Dept. of Neighborhoods and they have concurred with the Appendix A and subsequently signed off.
5) Traffic Study	Noted.
6) Street Trees	The attached email demonstrates correspondence with Bill Ames. Species can be found on Sheet L1.0
7) Appendix A	A phase 2 environmental report by The Riley Group has been uploaded. The conclusions to the findings on site were that <i>"No further investigation is recommended or warranted at this time."</i> (Page 6/42)
8) Design Review	The stair has been moved per earlier correspondence. Please see A2.20 and A3.01-A3.04.
9) Additional information	Elevation callouts have been provided. Signage plans have historically been a component of the DRB recommendation packet. We can submit the requested information at that time.

**Transportation**

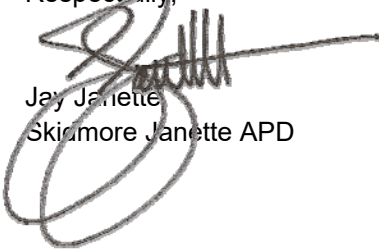
Correction Notice #1

John Shaw

Corresponding Correction item #	Applicant Response
1) Traffic Study	An updated traffic study from Gibson Traffic Consultants dated 6/24/2016 has been uploaded to the portal. Please see this study for responses and updated data.

If there are any remaining issues that we need to resolve, please don't hesitate to contact me directly to resolve over the phone or email *in lieu of another review cycle*.

Respectfully,



Jay Janette  
Skidmore Janette APD

**From:** [Neil Buchanan](#)  
**To:** [Jay Janette](#)  
**Subject:** Fw: Emailing: 6720 Greenwood Ave N L1 (2-12-2016).pdf  
**Date:** Thursday, May 26, 2016 4:40:39 PM

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Jay

Here is approval of the street trees for the project.

I haven't done a full planting plan yet, so can't really get approval for other plants in ROW.

I can add a note to the plan about Bill Ames approval and also a note addressing the irrigation question about the roof garden.

Thank you.

Neil Buchanan  
GHA Landscape Architects  
1417 NE 80th St  
Seattle, WA 98115  
206-522-2334  
[buchanan@isomedia.com](mailto:buchanan@isomedia.com)

**From:** [Ames, Bill](#)  
**Sent:** Thursday, February 18, 2016 11:39 AM  
**To:** [Neil Buchanan](#)  
**Subject:** RE: Emailing: 6720 Greenwood Ave N L1 (2-12-2016).pdf

Hi Neil,

On N 68<sup>th</sup> St call-out Bald cypress (*Taxodium disitichum*), 8-feet tall. This will be a good place for them.

Thanks,



**Bill Ames** | Forester | [Seattle Department of Transportation](#) |  
Urban Forestry | 206-684-5693 (Tel) 206-615-0899 (fax)

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**From:** Neil Buchanan [<mailto:buchanan@isomedia.com>]  
**Sent:** Friday, February 12, 2016 11:58 AM  
**To:** Ames, Bill  
**Subject:** Emailing: 6720 Greenwood Ave N L1 (2-12-2016).pdf

Bill

A project on Greenwood, new address is 6720, but if you look at Google street view it is 6726.

Three existing street trees to remain along Greenwood.

Looks like room for two new trees on N 68th St, no overhead lines. Planting strip is about 11' wide. There is a driveway just to the west of the property line and water and sewer lines so I just see room for two trees.

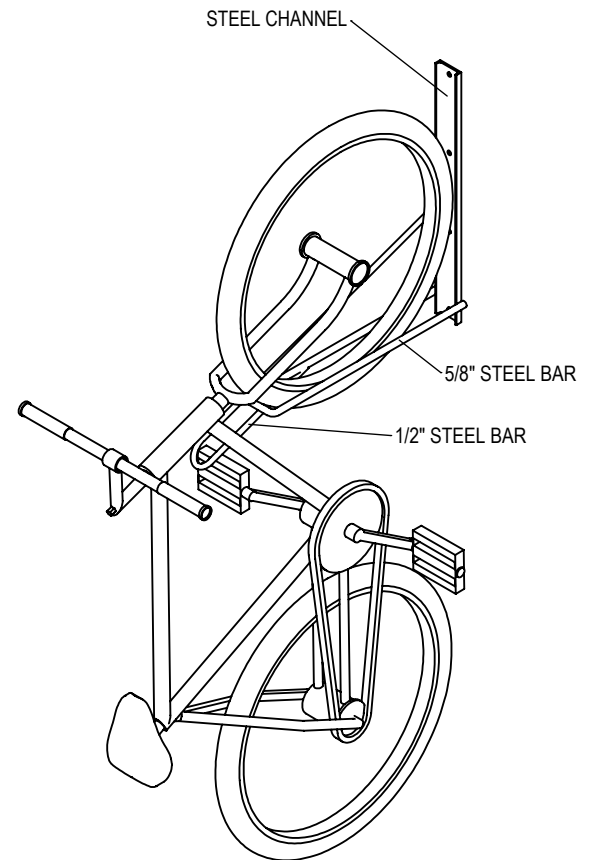
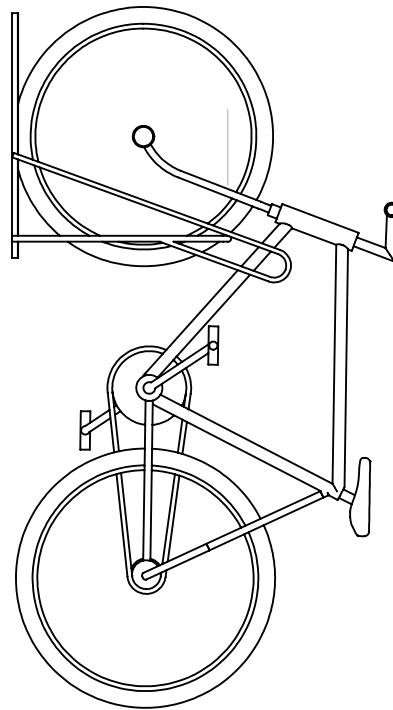
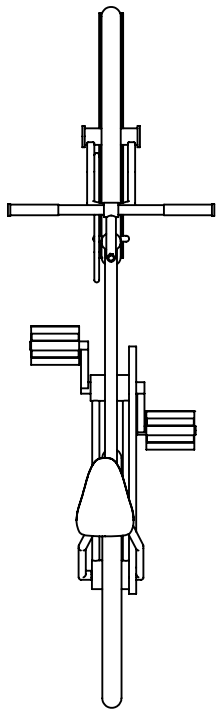
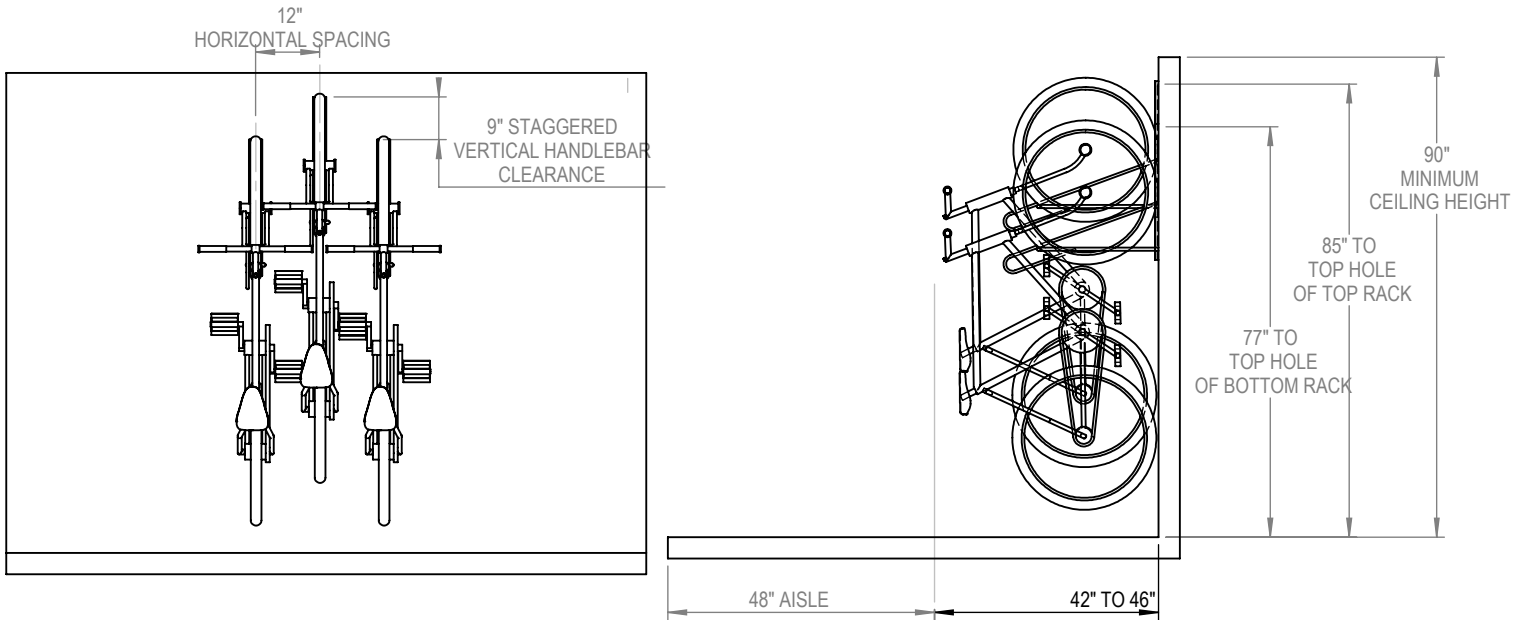
What variety would you like to see here?

Thank you.

Neil Buchanan  
GHA Landscape Architects  
1417 NE 80th St  
Seattle, WA 98115  
206-522-2334  
[buchanan@isomedia.com](mailto:buchanan@isomedia.com)



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PRODUCT: BSV-1-WM  
 DESCRIPTION: BIKE STORAGE VERTICAL, 1 BIKE, WALL MOUNT

DATE: 8-7-09  
 ENG: BLW

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NOTES:

1. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
2. CONSULTANT TO SELECT COLOR(FINISH), SEE MANUFACTURER'S SPECIFICATIONS.
3. SEE SITE PLAN FOR LOCATION OR CONSULT OWNER.