



JODI J PATTERSON-O'HARE
17479 7TH AVE SW
NORMANDY PARK, WA 98166

Re: Project #3033991-LU

Correction Notice #1

Review Type ZONING
Project Address 2224 2nd AVE
Contact Email JODI@PERMITCNW.COM
SDCI Reviewer Emily Lofstedt
Reviewer Phone (206) 386-0097
Reviewer Fax
Reviewer Email Emily.Lofstedt@Seattle.gov
Owner LIV 2nd and Bell LLC

Date February 07, 2020
Contact Phone (425) 681-4718
Address Seattle Department of Construction and Inspections
700 Fifth Ave
Suite 2000
P.O. Box 34019
Seattle, WA 98124-4019

Corrections also apply to Project(s)

Dear Jodi,

The following corrections are required. Further corrections may follow based on information in future application materials received.

Thank you,

Emily Lofstedt

Applicant Instructions

Please click on the following link to learn "[How to Respond to a Correction Notice](#)". If the 3-step process outlined in this document is not followed, there may be a delay in permit issuance and there is a potential for penalty fees.

For instructions on **uploading corrected plans through your portal**, follow this link: [How to Upload a Document to an Existing Permit](#)

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

Codes Reviewed

This project has been reviewed for conformance with the applicable development standards of the Land Use Code.

Corrections

1. Departures. The following departures were requested. If the departure is not granted the proposal needs to be revised to meet the applicable development standard.

SMC 23.49.010.B.1 - Common Recreation Area -This departure is not required because the required area can be at or above ground level.

SMC 23.49.018 - Overhead weather protection

SMC 23.49.162.B.2.a - General Setback Limits

2. Departures matrix. Please provide a "development standard departures from the Land Use Code matrix" in the plans that list the code section you propose to depart from, the code requirement, what you're proposing, and the sheet number(s) where I can find the supporting calculations and/or diagrams.

While your MUP is under review, this table should be labeled as "Requested" departures. After the MUP decision is published, the table in the final plans need to be changed to "granted" departures and should only reflect those departures that were granted.

A sample table is attached via email.

3. Floor Area Diagrams. Please provide one set of floor area diagrams that includes all gross floor area on the site (show all levels of the building). If an FAR diagram has been provided, please update and replace that diagram with the Floor Area Diagrams outlined in this correction. The floor area diagrams should be drawn on top of the proposed floor plans and be divided into dimensioned shapes to evaluate the floor area used in the FAR calculation and the MHA calculations. The floor area diagrams must include dimensions of the exterior frame of the structure as well as the interior dimensions used to calculate the area of each shape.

The diagrams and an accompanying table should show the following information for each dimensioned shape:

- a) USE - residential, live-work, commercial, other non-residential
- b) TYPE OF FLOOR AREA - chargeable or exempt from the FAR calculation
- c) MHA - whether the area is included in the MHA calculation (delineate MHA-C and MHA-R areas separately)

The different areas may be shown using unique hatch marks. Color may be added for ease of reading. Please note that parking areas should be designated as accessory to one of the proposed uses and shared/common areas must be prorated and designated to a particular use. This should be clearly shown in the floor area data table requested.

A sample table is attached to this correction via email to help you organize the data.

Please include the references to the exempt FAR per [SMC 23.49.011.B](#) and note how you're meeting the requirements for the street level uses.

4. Height Measurement. Height is measured based on the measurement technique in Downtown zone per [SMC 23.86.006.E](#).

Please provide a diagram documenting the height measurement

5. Mandatory Housing Affordability (MHA). Your project is subject to MHA according to [SMC 23.49.007](#).

A MANDATORY HOUSING AFFORDABILITY (MHA) review is active on this project to review the MHA contributions and documentation.

Please contact the MHA reviewer with questions about the calculation.

6. Rooftop features. Rooftop features are allowed above the height limit if they are limited to 35% rooftop coverage per [SMC 23.49.008.D](#).

Clearly identify the features and dimension them on elevations to document how they are allowed over height.

7. Overhead Weather Protection. Overhead Weather Protection is required along the entire frontage per [SMC 23.49.018](#).

While you're requesting a Departure, you'll still need to provide dimensions on the diagram on sheet G1.03, site plan and elevations to show what you are departing from and what you are meeting.

8. Maximum Parking Limits. Parking for non-residential uses is limited to 1 parking space per 1000 square feet per [SMC 23.49.019.C](#).

Please designate the proposed parking spaces for either non-residential use or residential use. If any spaces are for the non-residential uses, please provide a calculation documenting the spaces do not exceed the maximum allowed.

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Seattle Department of Construction and Inspections

700 Fifth Ave, Suite 2000, P.O. Box 34019, Seattle, WA 98124-4019

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9. Transportation Management Program. A multifamily development that is expected to generate 50 or more vehicle trips in any one p.m. hour or demand for 25 or more vehicles parking on the street overnight shall prepare and implement a Transportation Management Program (TMP) per [SMC 23.49.019.J.2](#). The TMP must be consistent with the requirements of [Director's rule 27-2015](#).

Please provide if required and this will be reviewed by our Transportation reviewer when you resubmit your plans.

10. Minimum sidewalk width. The minimum sidewalk width shall be 12' per [SMC 23.49.022.A](#).

Please document on the site plan how you're meeting this requirement. If the sidewalk does not meet this minimum width, then please provide an easement to meet the requirement.

11. General Setback Limits. The maximum area of the setbacks required shall be averaged at a factor of 5, a width, and maximum setback per [SMC 23.49.162.B.2](#).

While you're requesting a Departure, you'll still need to provide dimensions on the diagram on sheet G1.03, site plan and elevations to show what you are departing from and what you are meeting.

12. Blank Façade Limits. Blank façade is limited to 15' in width per [SMC 23.49.162.C](#). Measurement of the blank façade shall be 5' above the sidewalk per [SMC 23.86.028.B](#).

Please provide a dimensioned diagram documenting how you meet this code section.

13. Street Trees. Street trees shall be provided in the planting strip according to Seattle Department of Transportation Tree Planting Standards per [SMC 23.49.162.F.1](#). Contact SDOT Urban Forestry DOT_LA@seattle.gov to determine species of tree and standards of planting.

Include this confirmation including the approved street trees with the corrected plan set.

14. Street Tree Removals. Seattle Department of Transportation (SDOT) policy prohibits the removal of trees in the public right-of-way. Your project is required to be designed to meet SDOT's policy. Exceptions to this policy require review and approval by SDOT Urban Forestry at DOT_LA@seattle.gov.

Please contact SDOT Urban Forestry immediately if street trees are proposed to be removed.

Note: If an exception from street tree removal is not granted, the project will need to be redesigned to preserve street trees.

15. Transportation Impact Mitigation. Transportation Impact Mitigation Analysis is required per [SMC 23.52.008](#) for the number of dwelling units proposed.

Please provide a Transportation Analysis with the corrected plan set. A separate Transportation review will be added at the next review.

16. Alley. The alley is required to be 20' wide and paved per [SMC 23.53.030.F](#).

A dedication of half the difference (2') is required. Please provide a [letter of intent](#) to dedicate prior to MUP issuance.

17. Long and Short Term Bicycle Parking. Long and Short Term bicycle parking is required per [SMC 23.54.015 Table D](#). Rounding and performance requirements shall be met per [SMC 23.54.015.K](#).

For the non-residential uses, it appears your designating retail space or sales and services, general. For this use, long term is 1/4000 sf and short is 1/2000 sf. Please revise to meet these standards.

Also, for short term spaces, the spaces shall be rounded to the nearest whole even number.

18. Bicycle Parking in Right-of-Way. It appears that 9 short-term bike parking spaces are proposed in the right-of-way (ROW). Short-term bike parking is allowed in the ROW with SDOT approval, per [SMC 23.54.015.K.5](#). Before the next review cycle, please contact Sara Zora (Sara.Zora@seattle.gov) to confirm that the proposed bike rack type and location meet SDOT standards for 9 spaces by sending her a plan set with dimensions. Please upload SDOT's email corrections or approval to the project portal. Include the site plan that they've conceptually approved.

Note: The SDOT approval must occur prior to zoning approval on the construction permit.

19. Parking Aisle. The parking aisle shall not exceed 17% slope per [SMC 23.54.030.E](#).

Please either revise the aisle slope to meet this requirement or provide analysis for a greater slope.

20. Loading Berth. A loading berth is required for retail (sales and services, general) for aggregate gross floor area over 10,000 square feet per [SMC 23.54.035](#).

Please provide the aggregate gross floor area of all the retail use documenting that either a loading berth is required or is exempt in the plan set. If one is required please provide a space meeting all the standards.

21. Solid waste and recycling storage area. Solid waste and recycling storage area is required per [SMC 23.54.040](#).

The area provided meets the required storage space. Although, please provide an approval from SPU for the proposed area and pick up location.