



14 May 2020

Department of Planning and Development  
700 5<sup>th</sup> Avenue, Suite 2000/ PO Box 34019  
Seattle, WA 98124-4019

**Re: SDCI #3033991-LU MUP Correction Notice #1–2224 2nd Ave**

We have enclosed responses to your correction notice letters for the 2224 2<sup>nd</sup> Ave Project. The correction items are shown in bold and numbered to correspond with your letter. Each response includes a description of the proposed resolution.

### Land Use – Corrections Issued 02/28/2020

1. Design Review Notes:
  - a) It is difficult to gauge how successfully this project has responded to the guidance provided at EDG from these documents.  
The corrections provided below may therefore be limited.
  - b) To facilitate review of the project and expedite meeting scheduling, please provide a draft Recommendation packet after submitting corrected plans. This work can be uploaded to the portal or emailed directly to the planner

[Response: A draft packet has been submitted for planner review.](#)

### 2. Design Review - Departures

SMC 23.41.012.A states "Departures may be allowed if an applicant demonstrates that departures from Land Use Code requirements would result in a development that better meets the intent of adopted design guidelines." For all requested departures, please clearly demonstrate (with diagrams, drawings and text) how the proposed condition better meets the intent of the Guidelines than a code-compliant solution. Please cite particular Design Guidelines and shape your rationale around its language.

[Response: We have included diagrams, drawings, and text for departures on sheet G1.03. We have cited particular Design Guidelines, and given a rationale based on them.](#)

### 3. Design Review - Materials

For the Recommendation phase, all exterior materials should be completely identified, including manufacturer/model or complete specifications including material, dimensions, thickness, grade, metal gauge, etc. Please include a photo of the color and materials palette in the Recommendation packet AND bring a physical color and materials board to the Recommendation meeting. Please follow the Applicant Guide to prepare and submit your materials board.

[Response: We will have these all prepared for the Design Recommendation packet and meeting.](#)

### 4. File Size

Please save-down Design Review packets to reduce file size prior to uploading to the portal, ideally resulting in a sub-30 MB file. No one will print from these and downloading large files represents a significant burden to many in our community.

[Response: We will have the Design Review packet sized to meet this requirement.](#)

ARCHITECTURE  
INTERIORS  
URBAN DESIGN  
IDENTITY

Ankrom Moisan Architects

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PORTLAND  
38 NW Davis Street  
Suite 300  
Portland, OR 97209  
503.245.7100

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SEATTLE  
1505 5<sup>th</sup> Avenue  
Suite 300  
Seattle, WA 98101  
206.576.1600

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SAN FRANCISCO  
1014 Howard Street  
San Francisco, CA 94103  
415.252.7063

**5. Design Review Recommendation**

a) Please review Tip #238 for important information about the process and tips for an effective presentation: <http://www.seattle.gov/DPD/Publications/CAM/cam238.pdf>

b) Please review the Packet checklist to ensure all materials are included:

[http://www.seattle.gov/dpd/cs/groups/pan/@pan/documents/web\\_informational/dpds021442.pdf](http://www.seattle.gov/dpd/cs/groups/pan/@pan/documents/web_informational/dpds021442.pdf)

**Response:** [We will follow this guidance for the Design Review Recommendation meeting.](#)

**6. Design Review – next steps**

a. Revise Design

Prior to submitting corrected plans, revise the design of the project to fully respond to the Design Review Board’s guidance and this correction notice. If there are any questions, please contact the planner.

b. Schedule Recommendation Meeting.

After revising the design, re-submit corrected plans and a draft Recommendation packet. A Design Review Recommendation meeting will then be scheduled for the earliest available date (a minimum of six weeks after submission). If SDCI staff determine that the design has not adequately responded to Board guidance or this correction notice, scheduling the Recommendation meeting may be delayed.

**Response:** [We will revise the design to fully respond to the Design Review Board’s guidance and this correction notice. We submitted a draft Recommendation packet to schedule a Recommendation meeting.](#)

**7. Meeting Presentation**

a) Please do not spend presentation time on a street-by-street description of the neighborhood. Anyone who is in the room when you are presenting (the Board, the public, the planner) knows what the neighborhood is like.

b) Please remember that at Design Review Board Meetings, you are describing the project to the Board and the Public. Be sure to direct your voice and attention to the whole room when presenting.

c) Do not present materials to the Board that were not included in the hardcopy packet. If essential information was omitted from the packet, please contact the planner for review.

d) Please rehearse your presentation with a timer to ensure it is 20 minutes or less, including departures.

**Response:** [Acknowledged we will follow the guidance as stated above.](#)

**8. Design Review - Materials**

Please include a photo of the color and materials palette in the Recommendation packet AND bring a physical color and materials board to the Recommendation meeting. Please follow the Applicant Guide to prepare and submit your materials board.

**Response:** [We will include photos of the color and materials packet and will bring a physical color and materials board to the Recommendation meeting following the guide provided.](#)

**9. Design Review at Building Permit**

All projects subject to Design Review are required to include color elevations and color landscape plans as part of the building permit submittal. Include material and color callouts on all elevations. These graphics are required to facilitate review of the project for compliance with the approved design.

**Response:** [We will provide colored elevations and colored landscape plans with callouts.](#)

## 10. Board Guidance

It is hard to see how the design of the project has responded to previous guidance, particularly in these areas identified by the Board:

- 1.d. The Board agreed that a legible design concept (a “story”) should emerge from the choice of materials and colors and their articulation.
- 2.a. The Board continued to support the applicant’s intent to activate the alley edge of the project but agreed that further work would be required to achieve this result.
- 2.c. The Board agreed that the studies showing alternate screening elements had promise and directed the design team to continue studying this condition using successful precedents from other cities to support their proposed choices.
- 2.d. For the next meeting, the Board directed the design team to provide complete details of the alley condition and the proposed design response
- 4.a. The Board agreed that detail, color and texture will be critically important in the development of the layered 2nd Avenue facade and noted that the eclectic and funky base expression could be supported by a simpler composition of the upper levels.
- 4.b. The Board supported the more neutral dark-grey brick shown in the renderings but recognizing public comment, agreed that exploration of a range of colors as part of the larger composition would be merited.

[Response: We have addressed the Board Comments in the Draft Design Review packet and it will be finalized prior to the meeting.](#)

## 11. Funky Base

Previous documents indicated that the base would be articulated as a series of discrete and differentiated masonry expressions, reflecting (per the Board’s guidance and public comment) the smaller-scale development patterns of the Belltown neighborhood (p. 72 EDG and p. 64 EDG-2). These now appear to be two fairly uniform expressions.

[Response: A study of the Funky Base and options will be included in the design review packet.](#)

## 12. Design Review – Packets and Submission Dates

- a) Please upload the Draft Recommendation Packet to the Design Review website via the instructions found on the Design Review website. See Digital Submissions Instructions for assistance in uploading packets to the website.
- b) You are responsible for working with the assigned Planner to develop and refine the packet in preparation for the Recommendation meeting.
- c) For Recommendation Meeting: Upload a PDF to the website and deliver eight (8) hard copies of the final packet to the 19th floor elevator lobby 10 days prior to the meeting date. If that date falls over a weekend, those materials are due the preceding Friday.
- d) To ensure the Recommendation packet is complete, clear and well organized, please submit a 90% draft packet as early as possible, and a minimum of one week prior to final packet due date. Please contact the Planner with any questions. Digital Submissions Instructions:

[Response: Noted. The draft packet has been submitted and we are awaiting a date for the meeting.](#)

## End Comments

We look forward to your review and would be happy to answer any questions. Thank you.

Sincerely,

ANKROM MOISAN ARCHITECTS

*Michael Willis*

Project Manager