



-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.

**Mandatory Housing Affordability – Corrections Issued 02/07/2020**

**1. Mandatory Housing Affordability**

Per [SMC 23.49.007](#), your project is subject to the Mandatory Housing Affordability (MHA) chapters in the Land Use Code, SMC 23.58B (for commercial development) and SMC 23.58C (for residential and live-work development). Please provide documentation in the plan set showing how the project will address the affordable housing requirements using either the payment or performance options. This includes, but is not limited to, summary tables showing the calculation of payment or performance amounts, submittal of a draft housing agreement (if required), and documentation on the floor plans of any performance MHA units (if required). Please see [TIP 257](#) for more information for how to display the MHA calculations and requirements in the plans. If the performance option is elected, a draft housing agreement is required prior to the issuance of the Master Use Permit. Please contact Prithy Korathu ([Prithy.Korathu@seattle.gov](mailto:Prithy.Korathu@seattle.gov)) to initiate the review process for the housing agreement and complete the OH review and approvals.

Please group all floor area diagrams, FAR, and MHA information together in the plans, in sequential sheets at the beginning of the plan set. This is required to ensure accuracy, facilitate reviews, and provide better transparency in permit plan records. The floor area diagrams should include all gross floor area in the project and indicate whether floor area is chargeable for the FAR calculation. If needed for the MHA calculation, the use should also be indicated on the floor area diagrams (commercial, residential, live-work, other non-residential)

Response: A FAR area diagram was not provided because all uses in this building are exempt. See zoning Code Summary on sheet G1.00.

An MHA diagram is provided now on sheet G.106.

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**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