



14 May 2020

Department of Planning and Development
700 5th 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 2nd 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.

Zoning – Corrections Issued 02/07/2020

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.

[Response: This sheet has been updated and Departure #3 – Common Recreation Area has been removed from the Departure sheets.](#)

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.

[Response: We previously provided individual matrices for the departures. Based on our phone conversation, it was understood that that was acceptable to keep the existing departure matrices but with a few adjustments. Please see sheet G1.03 for amended departure matrices.](#)

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 a 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:

USE - residential, live-work, commercial, other non-residential

TYPE OF FLOOR AREA - chargeable or exempt from the FAR calculation

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

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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.

Response: A FAR area diagram was not provided because all uses in this building are exempt. See zoning Code Summary on sheet G1.00, SMC 23.49.011

An MHA diagram is provided now on sheet G.1.06.

4. Height Measurement.

Height is measure based on the measurement technique in Downtown zone per [SMC 23.86.006.E](#) Please provide a diagram documenting the height measurement.

Response: See revised diagram 'Zoning - Structure Height / Average Grade Level' on G1.02. Also, see revised Average Grade Level and Maximum zoning Heights on sheets A3.11 to A.3.13c & A4.01 to A4.05. The Average Grade Level increased in height by 5".

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 MHA contributions and documentation.

Please contact the MHA reviewer with questions about the calculation.

Response: Areas have been provided for MHA calculations. Determination by owner to provide or pay will be determined later.

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 the elevations to document how they are allowed over height.

Response: Please see Total Penthouse Area diagram on G1.02. All of these structures are stair and mechanical and elevator uses, which are permitted. The total area is below 9.7%

Please see Building Sections on sheets A4.01 to A4.05 and to the Building Elevations on A3.11 to A.13c. The rooftop features are all below the maximum allowed zoning heights.

7. Overhead Weather Protection.

Overhead Weather Protection is required along the entire street 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.

Response: Please see sheet G1.03, departure #1. The intent of the departure is to have individual awnings per each tenant bay to better follow the character of the area and the design guidelines. We've added dimensions I the elevation showing the proposed heights from the ground. We've also added additional information on the plan diagram and on the site plan and a note on each of the elevations on sheets A3.11 to A3.13c.

8. Maximum Parking Limits.

Parking for non-residential uses is limited to 1 parking space per 1,000 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.

Response: All parking spaces in the garage are provided for residential use only. A note was added on A2.P1. Also, a note next to the parking totals was added to note that there is no minimum total required parking and the maximum allowed for non-residential and residential.

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.

Response: A TMP is underway per requirements mentioned above. We will provide it when complete.

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.

Response: This project is within the Urban Village Main zone. Per Streets Illustrated Section 3.2, Figure J, this zone requires a total minimum width of 12 feet. This project maintains the existing 18.5 feet of sidewalk and therefore exceeds the code 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 are departing from and what you are meeting.

Response: Additional clarification was added to the requested departure on G1.03, and notes were added to the site plan on A1.01, and Southwest Elevation A3.11.

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.

Response: Please see diagram on sheet G1.02. There is no area that is blank over 15' wide.

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.

Response: We have met with Ben Roberts of SDOT and we are continuing to review options with him.

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.

Response: We have met with Ben Roberts of SDOT and we are continuing to review options with him.

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.

Response: We have uploaded a TIA in this round of corrections. As summarized on the TIA, the proposed project will reduce the amount of generated trips and parking demand overflow to area streets.

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.

Response: This MUP plan reflects a 2 foot dedication along the alley. Condition noted. Ownership of the property is currently being consolidated. An LOI will be provided as soon as possible that references the new ownership. Applicant acknowledges the dedication must occur prior to building permit approval. This issue should not hold-up final approval of the MUP.

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.

Response: See sheet G1.00. We have revised the Zoning Code Summary pertaining to bike parking.

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 contract 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 SODT's email corrections prior 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.

Response: We have emailed Sara Zora a site plan showing bike rack location for 10 bikes (2 per rack).

Once we have approval, we will upload the project portal. We currently are required to have 16 short-

term spaces, but only 8 for the retail/eating places. We are confirming if we can provide the 8

required for residences to be within the building. See sheet L101.

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.

Response: Please see sheet A2.P1 and A2.P2. We have revised the parking aisle slopes in the garage

to be less than 7%. See sheet A2.01. The garage entry ramp is at 19.9%. See enlarged ramp section on

sheet A6.31. We have run a crest and sag analysis to design this ramp. The proposed ramp is beyond

the 15% slope. Per SMC 23.54.030.D.3, we are seeking permission from the Director for this entry

ramp to be more than 15% due to the topography or other special characteristic of the site.

Per the Design Review Board guidance, the garage entry was preferred to be located at the southeast of the project site or south of the alley (where the elevation is the highest) so that traffic would be furthest from view of Regrade Park. This would maintain traffic visibility to the minimum and increase safety for the public using the Park. The higher elevation requires a steeper ramp to reach the parking level and still allow the retail level to be at grade on Second Avenue.



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 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.

Response: We have less than 8,000sf of retail in this project, and therefore, does not require a loading berth. We've added a note the total area of retail on plan level 1 on sheet A2.01. There are also square footages provided for each of the retail areas. See sheet G1.00 pertaining to the loading berth requirements in our zoning code summary.

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 SPU for the proposed area and pick up location.

Response: We will submit our checklist for approval from SPU and provide it

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

CREST & SAG CALCULATOR

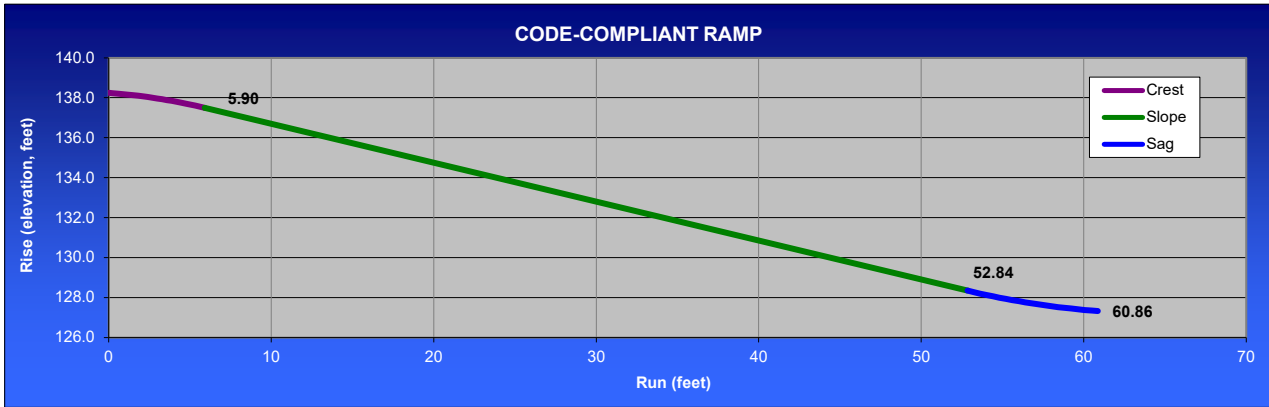
Instructions: Enter all data shown in RED using information from plans. All the remaining cells are linked and will calculate on their own. If you alter any other cells, the spreadsheet may not work.

slope @ top 6.0%
 intermediate slope 19.5%
 slope @ bottom 6.0%
 elevation @ top (feet) 138.25
 elevation @ bottom (feet) 127.33

 proposed total run (feet) 61.00

	Crest	Sag
Code-maximum angle (deg.)	6.4	4.7
Radius of resulting arc (feet)	44.86	60.97
Change in slope	13.5%	13.5%
Angle of slope change (deg.)	7.69	7.69
Length of transition (feet)	5.90	8.02
Height of transition (feet)	0.75	1.02
Resulting length of ramp (feet)		60.86

Proposal is 0.1 feet longer than code-compliant.



		feet		
		slope	x	y
Crest		6.0%	0.00	138.25
		6.0%	0.00	138.25
		6.0%	0.00	138.25
		6.0%	0.00	138.25
		6.0%	0.00	138.25
		7.4%	0.60	138.21
		8.7%	1.20	138.16
		10.1%	1.80	138.11
		11.4%	2.39	138.04
		12.8%	2.99	137.97
		14.1%	3.58	137.89
		15.5%	4.16	137.80
		16.8%	4.75	137.71
		18.2%	5.32	137.61
	19.5%	5.90	137.50	
Slope		19.5%	52.84	128.35
Sag		18.2%	53.62	128.20
		16.8%	54.41	128.06
		15.5%	55.20	127.94
		14.1%	56.00	127.82
		12.8%	56.80	127.71
		11.4%	57.60	127.61
		10.1%	58.41	127.53
		8.7%	59.23	127.45
		7.4%	60.04	127.38
		6.0%	60.86	127.33
		6.0%	60.86	127.33
		6.0%	60.86	127.33
		6.0%	60.86	127.33
		6.0%	60.86	127.33