



Jodi J Patterson-O'Hare  
 17479 7th Ave SW  
 Normandy Park, WA 98166

Re: Project #3033991-LU

**Correction Notice #2**

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

**Date** May 26, 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

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**

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

**\*\*\* Respond by providing a written response to each correction AND identify changes to drawings since initial review. \*\*\***

Drawings shall be **legible**, with sheets **oriented correctly**, on an appropriate **sheet size**, with all revisions/changes **clouded or circled**, with **no missing sheets**, and uploaded in a **single PDF file**.

Link for detailed steps: ["How to Respond to a Correction Notice"](#). If the 3-step process outlined in this document is not followed, your response could be **rejected**, permit issuance could be **delayed**, and **penalty fees** could be assessed.

**Codes Reviewed**

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

## Corrections

**1. Departures. Correction still applies until Departure has been granted or denied.** The following departures were requested. If the departure is not granted the proposal needs to be revised to meet the applicable development standard.

SMC 23.49.018 - Overhead weather protection  
SMC 23.49.162.B.2.a - General Setback Limits

**2. Floor Area Diagrams.** Please update sheet G1.06 to include the summary tables for MHA-R and MHA-C documenting what floor areas are subject to MHA. Since you are requesting a departure related to street level uses, overhead weather protection, that street level use areas shall be counted as chargeable floor area. Please update the FAR calculation with this new chargeable floor area. Also, please provide a FAR calculation documenting as the summary table on sheet G.100 is not complete.

Original Correction: 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.

**3. Transportation Management Program. Original Correction still applies.** 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.

**4. Street Trees. Original Correction still applies.** 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](mailto: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.

**5. Street Tree Removals. Original Correction still applies.** 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](mailto: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.

**6. Alley.** The letter of intent is required prior to MUP issuance. Please provide with the corrected plan set. FYI: the complete dedication is required prior to building permit issuance.

**Original Correction:** 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.

**7. Long and Short Term Bicycle Parking.** Long and Short Term bicycle parking is required per [SMC 23.54.015 Table D](#).

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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.

**8. Bicycle Parking in Right-of-Way.** *Original Correction still applies.* Hayden Campbell [hayden.campbell@seattle.gov](mailto:hayden.campbell@seattle.gov) is now the contact for bicycle parking in the ROW if you are still waiting a confirmation.

**Original Correction:** 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](mailto: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.

**9. Parking Aisle.** The Director approves the greater aisle slope. Please note this exception including code sections in the plan set on the Zoning Summary sheet and the aisle slope sheet.

Original Correction: 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.

**10. Solid waste and recycling storage area.** *Original Correction still applies.* 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.