



**City of Seattle**  
**Department of Planning & Development**  
**Land Use Review**

STEVE SEARS  
 1411 4th Ave Ste 1306  
 Seattle, WA 98101

**Re: Project# 3013803**

**Correction Notice #1**

<b>Review Type</b>	LAND USE	<b>Date</b>	February 05, 2013
<b>Project Address</b>	4755 Fauntleroy Way SW	<b>Contact Phone</b>	(206) 682-6170 x11
<b>Contact Email</b>	ssears@fullersears.com	<b>Contact Fax</b>	(206) 682-6480
<b>DPD Reviewer</b>	Bruce Phillip Rips	<b>Address</b>	Department of Planning & Development 700 5th Ave Suite 2000 PO Box 34019 Seattle, WA 98124-4019
<b>Reviewer Phone</b>	(206) 615-1392		
<b>Reviewer Fax</b>			
<b>Reviewer Email</b>	Bruce.Rips@Seattle.Gov		
<b>Owner</b>	MARION BERBEITER	<b>Architect</b>	VAHID KHASTOU

Apologies for this correction's tardiness. I was out ill for a few days. Thanks for your patience. -Bruce

**Applicant Instructions**

Please see the attached flyer to learn "[How to Respond to a DPD Correction Notice](#)". If the 3-step process outlined in the aforementioned document is not followed, it is likely that there will be a delay in permit issuance and there is a potential for penalty fees.

**Corrections**

- 1 **Landmarks.** Per SEPA Checklist item B13, please prepare a brief historic analysis of the existing buildings to be demolished. Three of them (the car dealership, the funeral home and the service station) appear to be 50 years or older. Provide a copy to me which will be submitted to the Department of Neighborhoods for its review. The analysis should contain the following information:
  - a. **Physical Description:** Provide a physical description of both the interior and exterior of the structure(s).
  - b. **Architect or Builder:** Provide information about the architect/builder; i.e., regarding education, career, other works in Seattle. If other structures were built in Seattle, indicate whether they remain and their location.
  - c. **Statement of Significance:** Current and past uses and owners of the structure(s). The role these uses and/or owners played in the community, city, state or nation.
  - d. **Photographs:** Clear exterior photos of all elevations of the building; interior photos of major or significant spaces; available historic photos; neighborhood context photos.
  - e. **Bibliography of Sources.**

- 2 Greenhouse Gases.** Please submit a Greenhouse Gases Emissions Worksheet per this link to the website and excel worksheet: [SEPA Greenhouse Gas Emissions Worksheet](#)
- 3 Street Trees.** Please confer with Bill Ames, City Arborist, at (206) 684-5693 that the proposed street trees are an appropriate species. Clarify on the plans which species are proposed.
- 4** Due to the presence of underground tanks and possible contamination of the soil, you may want to initiate a soil studies.
- 5** SDOT will need to provide concept approval of rights of way improvements. Please have Joel Prather contact me once he is ready.
- 6** SDOT and the Design Commission will need to provide recommendations and endorsement of the proposed vacations.
- 7** DPD staff will review the traffic study. It appears incomplete. Please contact John Shaw, DPD's transportation planner, to discuss the analysis.
- 8** Have you investigated ways of preserving the mural? Community leaders have conveyed the mural's history and its relationship to a series of eleven W. Seattle murals funded in part by the W. Seattle Junction Merchants Association, the Department of Neighborhoods and the Southwest Seattle Historical Society.
- 9** Please provide the maximum depth of excavation.
- 10** Please consider impacts of glare at the Alaska/Fauntleroy intersection both from vehicles approaching the site on pedestrians and tenants and the possible impact of the corner's extensive glazing on vehicles and pedestrians nearby.
- 11** If possible, please show the grocery store floor plan in order for DPD to understand the back of house functions, the location of cart storage, and how loading works.
- 12** Please explain why there is on-street loading on 40th Ave SW.
- 13** Design Review. Due to the size of the project, I recommend that we meet soon to discuss design issues. The project evidences numerous interesting design ideas and gestures, others are not so clear. Scheduling a Recommendation meeting will depend upon this discussion, follow-up to corrections and Design Commission and SDOT input. The following design review related items focus on graphics and meeting the Board's intent.
- 14** Please provide larger scale drawings of the floor plans and the elevations. It is difficult to read the drawings at the size provided. On the revised color elevations, it will be helpful to cast shadows on the facades that currently do not have them.
- 15** Design Guideline A-8: If you propose to add a crosswalk across 40th St. to connect to the park, please indicate this on the plans. If the cross walk occurs to the south of the proposed curb cut, a bulb would provide a strong visual connection and increase safety. Although a parking space may be displaced, the safety benefits would outweigh the loss. Please discuss with SDOT and DPD.
- 16** Design Guidance A-10. The Board directed the applicant team to discuss development of the northeast plaza with the community. The applicant's response in Attachment B suggests that the Board wanted the architect to discuss the tower with the community which is not the case.
- 17** Design Guidance C-2. The applicant does not appear to have addressed the specific guidance as the response in Attachment B focuses on C-1.
- 18** Design Guidance C-3. The canopy over the grocery entrance on the north side is lower (due to the grade) than rest of the canopies along the facade. This canopy should be higher and grander.
- 19** Design Guidance C-5. The applicant's response in Attachment B implies that the truck loading and garage access design has been approved. The Design Review Board reviewed access and location; however, the Board does not have the expertise of SDOT and DPD. The Board also

recommends and does not have approval authority. Approval will depend upon SDOT review, Design Commission and staff reviews.

- 20** The design of the pergola is not shown in the MUP drawings. Please provide.
- 21** Design Guidance D-7, D-8. Staff is concerned about the applicant's intent to eliminate pedestrian circulation in the north/south alley. If this alley remains public right of way, pedestrians would have access to walk along it. Please review with SDOT.

The improved north/south alley would accommodate two-way traffic. Without SDOT approval, the applicant could not prevent northward movement.

Staff disagrees with the elimination of the path along the north side of the east/west connector. This will cause pedestrians to walk in the alley even though there is a pathway on the south side. The ramification from eliminating the pathway is that the alley won't be safer as customers, tenants and neighbors will walk in the alley. The Board asked for north/south crosswalks in the crosswalk connector.

- 22** Please provide specifications for pedestrian lighting in the plazas and within the property.
- 23** Please provide elevations of the two missing courtyard facades.



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### Step 1: Pick up the Plans

- Plans Routing will notify the primary contact for the project by email or phone when all reviews in the review cycle are complete and plans are ready to pick up
- Once you have been notified, pick up the plans at the Plans Routing counter in the Applicant Services Center (20th floor)
- You may check the status of any review at the following link:  
<http://web1.seattle.gov/dpd/permitstatus>

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### Step 2: Make Corrections

**Construction Permits:** Coordinate responses to correction items among all designers, architects, engineers, and owners.

**Provide a separate written response for each review discipline that has asked for corrections. Be sure to address each item on all correction notices. We won't accept corrected plans without written responses. Include the following information in each response:**

- Describe the change you've made.
- Say where the change can be found in the plan set.
- If you have not made a requested change, say why. Give a code citation and provide calculations to support your reason.

**If you replace sheets in the corrected plan sets:**

- Identify changes on the replacement sheets by clouding or circling the changes.
- Mark the old sheets as "VOID" and roll them up at the back of each corrected plan set. Do not insert or staple voided sheets into the corrected plan sets.

**If you add changes to the original sheets:**

- Identify the changes by clouding or circling them with ink (preferably red, waterproof ink). Do not use pencil to make changes.
- Do not tape or staple anything to the plan sets.

**Platting Actions:** Provide new copies of the survey when responding to a correction notice for a shortplat, lot boundary adjustment, or other platting action. Provide the same number of copies that were required when you submitted the project.

**Covenants:** Send original, signed, and notarized covenants directly to the reviewer who required them.

**Electronic Plans:**

- Always upload a complete plan set and keep sheets in the same order.
- If you make changes on a sheet, keep it in its place.
- If you remove a sheet and all the information on it, insert a blank sheet in its place.
- If you add new sheets with new information on them, add them to the back of the plan set.

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### Step 3: Return Corrected Plans

- Return the corrected plans to Plans Routing in the Applicant Services Center (20th floor). If your plans are electronic, upload your corrected sets through the [DPD Project Portal](#).

**If you don't follow these instructions:**

- **Plans Routing may not accept your corrected plans.**
- **DPD may be delayed in starting corrected plan review, which can delay permit issuance.**
- **DPD may charge a \$300 penalty fee.**