

From: [Minnerly, Denise](#)
To: [PRC](#)
Subject: FW: 1370 Stewart - Project # 3033059
Date: Thursday, February 14, 2019 7:09:01 AM
Attachments: [tower floor area limits .docx](#)
[image002.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Public Comment



Denise Minnerly (she/her/hers)

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"As stewards and regulators of land and buildings, we preserve and enhance the equity, livability, safety and health in our communities."

From: Hurley, Joseph <Joseph.Hurley@seattle.gov>
Sent: Tuesday, February 12, 2019 3:50 PM
To: SCI_LUIB <SCI_LUIB@seattle.gov>
Subject: FW: 1370 Stewart - Project # 3033059

Hello Colleagues,

I received this comment directly, I believe I am supposed to send it to you guys to upload and make this person a party of record?

Best regards,
Joe

Joseph Hurley, AIA

Pronouns: He/him/his

Senior Land Use Planner

Seattle Department of Construction and Inspections

206.684.8278 | Joseph.Hurley@seattle.gov

From: John Pehrson <pehrsonj@gmail.com>

Sent: Monday, February 11, 2019 11:21 AM

To: Hurley, Joseph <Joseph.Hurley@seattle.gov>

Cc: Matthew Curry <mcurry@uw.edu>; Kyle Ducey <KDucey@wgclark.com>

Subject: 1370 Stewart - Project # 3033059

Joe,

Thank you for calling back so promptly on Friday and sorry I wasn't here. Hope you are coping with the snow and the snow that's scheduled for later this week.

I have a couple of issues with the subject project, scheduled for design review on February 20th. I am responsible for Design Review coverage for the SLU Community Council and attend most reviews of projects in SLU or Denny Triangle.

1. First the community outreach was very deficient. I live in Mirabella that is 2 blocks west of this project and has about 450 residents. I did not receive notice of the public meeting. We have a Development Task force that reviews nearby projects and attends Design Review. We should have been a part of the reviews.
2. The fact that there were no comments is an indication of the in affectless of their public outreach. They didn't say how many members of the public were at the meeting.
3. Furthermore and more important, the SLU Community Council was not notified. That Council is active on Design Review and attends Design Review meetings and makes appropriate comments. I have cc'd the Chair of the SLU CC and SLU Planning and policy Committee for this email.
4. The design review package says that tower floor plates may be 75% of the Lot area, but the current code that has been active for years says tower floor plates are limited to 50% (see attached).

I'd like to discuss these issues over the phone at your earliest convenience.

John Pehrson
206-254-1570

23.48.245 - Upper-level development standards in South Lake Union Urban Center



Lots in the SM-SLU 100/65-145, SM-SLU 85/65-160, SM-SLU 175/85-280, SM-SLU 85-280, and SM-SLU 240/125-440 zones are subject to upper-level development standards that may include upper-level floor area limits, gross floor area limits and podium heights, upper-level setbacks, facade modulation, maximum facade widths, a limit on the number of towers per block, and tower separation requirements, as specified in this [Section 23.48.245](#). For the purpose of this [Section 23.48.245](#), a tower is a structure that exceeds a height of 65 feet for the SM-SLU 100/65-145 and SM-SLU 85/65-160 zones, 85 feet for the SM-SLU 175/85-280 and SM-SLU 85-280 zones, or 125 feet for the SM-SLU 240/125-440 zone.

- A. Upper-level floor area limit. For residential towers, the average gross floor area of all stories above the podium height specified on Map A for [23.48.245](#) shall not exceed 50 percent of the lot area, provided that:
 - 1. In no case shall the gross floor area of stories above the podium height exceed the gross floor area limits of subsection 23.48.245.B.2; and
 - 2. The limit on towers per block in subsection 23.48.245.F applies.