



## 3041261-LU - Zoning and MHA Review Cycle 1 - Markup Summary

### MHA - SMC 23.58B and 23.58C - Mandatory Housing Affordability (1)



**Subject:** MHA - SMC 23.58B and 23.58C - Mandatory Housing Affordability  
**Review Type:** MHA  
**Author:** Stephen Fesler  
**Status:**  
**Layer:** Review Comment  
**Page Index:** 3

SMC 23.58B/23.58C (Mandatory Housing Affordability): MHA General Compliance: In accordance with SMC 23.49.007, your project is subject to the Mandatory Housing Affordability (MHA) under SMC Chapters 23.58 and 23.58B for residential and commercial 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 (as indicated in Tip Sheet 257), submittal of a draft housing agreement, if required, and documentation on the floor plans of any performance MHA units, if required. Please see Tip Sheet 257 for more information for how to display the MHA calculations and requirements in the plans. If the payment option is chosen, please note that this project is located in a DMR/C 145/75 zone and has NOT yet vested. Therefore, the most recent fee rates from here should be used:  
[https://www.seattle.gov/sdci/codes/codes-we-enforce-\(a-z\)/mandatory-housing-affordability-\(mha\)-program](https://www.seattle.gov/sdci/codes/codes-we-enforce-(a-z)/mandatory-housing-affordability-(mha)-program). This date affects the fee applicable, as shown in Tip Sheet 257. If the performance option is elected, a housing agreement is required prior to the issuance of this permit. Please contact Prithy Korathu ([prithy.korathu@seattle.gov](mailto:prithy.korathu@seattle.gov)) to initiate the review process of the housing agreement and complete the Office of Housing review and approvals. Please group all floor area diagrams, FAR, and MHA information together in the plans, in sequential sheets at or near 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 (e.g., commercial, residential, live-work, or other non-residential use). Please note any MHA exceptions that may be applied under SMC Chapters 23.58B and 23.58C when providing the MHA calculations and tables.

### Zoning - SMC 23.49 - Downtown (14)



**Subject:** Zoning - SMC 23.49 - Downtown  
**Review Type:** Zoning  
**Author:** Stephen Fesler  
**Status:**  
**Layer:** Review Comment  
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Provide a compliance diagram for SMC 23.49.166.B.



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The structure, including rooftop features, is limited to 145 feet in height due to SMC 23.49.156.A.



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Provide compliance diagrams for SMC 23.49.164.A.



**Subject:** Zoning - SMC 23.49 - Downtown  
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Provide compliance diagrams and calculations for SMC 23.49.158.A and 23.49.158.B.



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Provide compliance diagrams and calculations for SMC 23.49.010.



**Subject:** Zoning - SMC 23.49 - Downtown  
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Add the site survey to the plan set.



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Provide floor area diagrams and calculations for SMC 23.49.011. Shared spaces between the residential and non-residential uses should be pro-rated based upon the ratio of the main spaces of principal uses and allocated to them.





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Provide average grade diagrams, calculations, and structure height drawings consistent with SMC 23.49.008, and measured according to SMC 23.86.006 and/or Director's Rule 4-2012. Please clearly note which structure height measurement technique is being used.



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Show how the project meets overhead weather protection and lighting requirements under SMC 23.49.018. Provide detailed information on elevation, floor plan, and site plan drawings.



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Verify compliance with SMC 23.49.025.C.



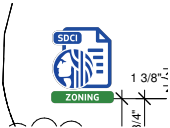
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Provide compliance diagrams and, if relevant, calculations for SMC 23.49.162.A.1, 23.49.162.B.2, 23.49.162.C, 23.49.162.D, 23.49.162.F.2, and 23.49.162.F.3.



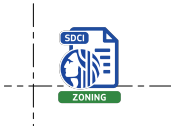
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To meet SMC 23.49.162.F.1, for the proposed new and removed street trees, obtain conceptual approval from SDOT. Contact the City landscape architect for this approval at DOT\_LA@seattle.gov and provide appropriate information (stamped plans, emails, etc.) confirming conceptual approval.



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Clay Street is a Green Street and noted as such on Map 1C in SMC Chapter 23.49. According to SMC 23.49.022.A, the sidewalk may require to be expanded. Please contact SDOT and provide written confirmation on whether or not any improvements that may be required to the abutting sidewalk along Clay Street and what those improvements are. You can reach out to Jackson Keenan-Koch (jackson.keenan-koch@seattle.gov) for written confirmation. Please note if improvements are required on the site plan.



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Please clarify if the fitness/gym is for residential use only.

#### Zoning - SMC 23.53 - Streets, Alleys, and Easements (1)



**Subject:** Zoning - SMC 23.53 - Streets, Alleys, and Easements  
**Review Type:** Zoning  
**Author:** Stephen Fesler  
**Status:**  
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SMC 23.53.030 (Alley improvements in all zones): Please submit a Letter of Intent to Dedicate Public Right-of-Way for the 2' alley dedication. Return the completed form to Gretchen Haydel at SDOT Real Property (gretchen.haydel@seattle.gov) and upload a copy to your project portal. Please provide the name of your Zoning Reviewer in section 4 of this form. Zoning on any building permit beyond shoring and excavation cannot be approved until the dedication is complete and recorded. The form is located under "Forms" on our website: <http://www.seattle.gov/sdci/permits/forms>

#### Zoning - SMC 23.54 - Parking, Access, and Solid Waste (11)



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**Subject:** Zoning - SMC 23.54 - Parking, Access, and Solid Waste  
**Review Type:** Zoning  
**Author:** Stephen Fesler  
**Status:**  
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SMC 23.54.015 (Required Parking and Maximum Parking Limits): Provide square footages for non-residential uses being used to calculate bike parking ratios.



**Subject:** Zoning - SMC 23.54 - Parking, Access, and Solid Waste  
**Review Type:** Zoning  
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SMC 23.54.030 (Parking space and access standards): For the parking stalls on the floor plans, show a typical dimension.



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SMC 23.54.030 (Parking space and access standards): Provide a calculation for SMC 23.54.030.B.





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SMC 23.54.030 (Parking space and access standards): Dimension parking aisles consistent with SMC 23.54.030.E.



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SMC 23.54.030 (Parking space and access standards): For the ramp, please identify the slope on the floor plan and ensure compliance with SMC 23.54.030.E.4.



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SMC 23.54.030 (Parking space and access standards): On the floor plans, show compliance with SMC 23.54.030.L by marking EV-ready spaces and providing calculations on the number of required EV-ready spaces.



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SMC 23.54.015 (Required Parking): Bike Parking Performance Standards: Ensure that bike parking meets the performance standards under SMC 23.54.015.K.2. This may require additional notes on plans. See Director’s Rule 6-2020 for additional guidance.



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SMC 23.54.015 (Required Parking): Bike Parking Specifications: Provide manufacturer's specifications for bike parking devices to be used consistent with SMC 23.54.015.K.2.g and h.



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SMC 23.54.015 (Required Parking): Label the location and quantity of all long-term and short-term bike parking spaces on the floor plans and site plans.



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SMC 23.54.040 (Waste and Recycling): General Compliance: This project is subject to waste and recycling requirements under SMC 23.54.040. Specifically, show compliance with SMC 23.54.040.A, 23.54.040.D, 23.54.040.E, 23.54.040.F, 23.54.040.G, and 23.54.040.H.



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SMC 23.54.040 (Waste and Recycling): Solid Waste Storage and Access: SMC 23.54.040 identifies standards for storage and access of waste and recycling. Seattle Public Utilities (SPU) Solid Waste offers a comprehensive checklist that addresses important issues for these areas that may be relevant even to projects that meet these zoning standards. Please coordinate with SPU Solid Waste staff at SPU\_SolidWastePlanReview@seattle.gov, and provide their written confirmation.

