



November 22, 2022

**RE: ROCKEFELLER APARTMENTS – 1802 PACIFIC AVENUE – REVII22-045
STANDARDS MODIFICATION REQUEST – STRUCTURED PARKING ACCESS**

The proposed project, located on an assemblage of parcels referenced as 1802 Pacific Avenue, and reviewed under Pre-application # PREAPP22-027, will consist of a single podium style building with 5 stories of Type V-A wood-frame construction over 2 stories of Type I-A concrete construction. The project proposes garage access points from locations other than alleyways as exceptions allowed under EMC 19.34.110 B

1. As the project is proposing vacation of all existing alleyways, the only internal access to the proposed garages will be via the access easement in the northeast portion of the site, between our project and the adjacent Jackson House property. This easement is required to maintain access to their existing upper garage entrance, and grades along this easement will only allow an access to our garage at the upper level, at elevation 160' as identified on the plans submitted. The lower garage level will be accessed directly from Oakes due to the existing site grades, as allowed under 19.34.110 B 2. This access point is in close proximity to the point at which the access easement between our project and Jackson House intersects Oakes avenue. In order to reduce any potential traffic or pedestrian safety hazard, we are proposing a second access to the upper garage level off of 32nd Avenue. The proposed second access will be in the approximate location of the vacated alleyway that currently intersects 32nd Avenue. This new entryway would provide access to 32nd Avenue in a substantially similar manner and location to the existing alleyway, which is in line with the intent of the code standard. Additionally use of this entry would reduce any pedestrian or traffic safety issues by sending all vehicular traffic for our project and the Jackson House project to Oakes, in line with 19.34.110 B 2.

Please reach out if there are any questions or concerns.

Sincerely,

JOHNSON BRAUND, INC.

Seth Terry, Project Architect

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