



CORRECTION NOTICE

Date: December 10, 2025

PSB 27925

Applicant Representative: Ron Wright

Business/Project Name: screened garbage dumpsters

Location: 600 Alaskan Way

Record number: DONH- COA-01246

The following information must be provided in order for a Certificate of Approval Application to be determined complete:

Add the SDCI interpretation to your application submittal when SDCI issues it. It is necessary for the interpretation of the code that you requested under record number 3042654-IR to be issued by SDCI before we will schedule the application for review by the Board.

The drawing that you submitted shows 10 dumpsters and two carts, while at the site there are currently 6 dumpsters and two carts. The plan showing all dumpsters inside of the 50 foot radius that you emailed me after the Board decision also showed 6 dumpsters and two carts. Please clarify in your submittal why there is this discrepancy.

Your application is incomplete. Please email the revised submittal to the Board coordinator, as the existing record does not open for changes at this stage in the process. Staff will upload your submittal.

Please email the Board Coordinator, at genna.nashem@seattle.gov with any questions.

**SEE ATTACHED RESPONSE, DATED 12/12/25, TO QUESTIONS
PRESENTED ABOVE**

Ron Wright

From: Ron Wright
Sent: Friday, December 12, 2025 7:49 AM
To: 'Nashem, Genna'
Cc: Sodt, Sarah
Subject: RE: DONH-COA-01246 - 600 Alaskan Way

Genna,

The Hearing Examiner direction is to “...simply re-open the hearing to allow a revised, code-compliant site plan to be submitted...”

Under this directive, this matter is already an agenda item carried over from the meeting where the decision was made to deny the application. As such, we contend that a new agenda item is not required. We are requesting to re-open the existing agenda item. There is no justification under Robert’s Rules of Order for postponing the agenda item for a further meeting, without a full vote of the board to do so.

Further, we notified you on 11/25 that we would be returning this agenda item to the board. You responded to this email message.

We formally submitted our request to be placed on the agenda for the 12/17 board meeting on 12/4. Our 12/4 email included a revised site plan, per the Hearing Examiner directive, and a summary/history of the matter for the record. (The submittal of additional summary/history information was both for the record, and to provide a resource for any board members who were not part of the original deliberations.) As you have noted, there is no method for submittal of documents regarding this matter except via email, which you have deemed to be acceptable.

The request to open the agenda item was submitted you within the 7 -10 working days requirement you have noted as a requirement. The is a non-action briefing currently on the agenda. How is the briefing taking precedence over the re-opening of an action item?

We are therefore requesting the agenda for the 12/17 board meeting be amended to include the re-opening of the matter pertaining to DONH-COA-01246 - 600 Alaskan Way, again per the Hearing Examiner directive.

In response to your submitted comments (*italics*), received yesterday:

1. *Add the SDCI interpretation to your application submittal when SDCI issues it. It is necessary for the interpretation of the code that you requested under record number 3042654-IR to be issued by SDCI before we will schedule the application for review by the Board.*

The code interpretation from SDCI was requested by office to provide an official SDCI interpretation for an issue (the 50-ft rule) that we believe was incorrectly interpreted by the PSPB. Per the established line of authority set forth in Chapter 23.90 regarding Enforcement of the Land Use Code, SDCI is the designated entity for code enforcement.

During the time period that our code interpretation request was being reviewed, the City of Seattle Municipal Code was amended. The amendments provide the clarification our office requested in our code interpretation request. That is, the storage area is distinct from the staging area, and the 50-ft applies only to the staging area. The storage area is now separately defined and is not governed or limited by the 50-ft rule.

With this amendment, the code interpretation is no longer necessary. Further, the code interpretation was requested by our office separate from the Hearing Examiner directive, which does not state the requirement for the SDCl code interpretation as condition for re-opening the agenda item.

2. *The drawing that you submitted shows 10 dumpsters and two carts, while at the site there are currently 6 dumpsters and two carts. The plan showing all dumpsters inside of the 50-foot radius that you emailed me after the Board decision also showed 6 dumpsters and two carts. Please clarify in your submittal why there is this discrepancy.*

The drawing forwarded to the Board after the decision was based upon the Board interpretation that all containers were required to be stored within the 50-ft circle. The drawing depicts movable containers. We provided the drawing to show the containers could be moved to comply with the 50-ft rule. Based upon the current adopted code, this is an incorrect interpretation. The amended code explicitly separates storage areas from staging areas.

The current drawings forwarded for review provide two separate views, one showing the storage area and other showing the staging area where containers need to be placed for servicing. Again, the drawing depicts movable containers. The drawing shows that sufficient is available within the storage area for the staging of the containers to occur. As noted in the document, not all containers are serviced at the same time (i.e., recycling has a separate schedule from waste).

The existing number of containers is based upon the current service for the buildings. The Polson building is currently 60% leased and occupied. The Western Building is 83% leased, but only 33% occupied. The current number of containers on the property reflects less than full occupancy of the buildings. The movable containers shown in the recently submitted documents reflect potential 100% occupancy of the two buildings.

Ron Wright, AIA
rwright@rwaa.com
CELL (206) 910-7470

Ron Wright & Associates/Architects, P.S.

2356 West Commodore Way, STE 210
Seattle, Washington 98199-1258
(206) 728-4248

From: Nashem, Genna <Genna.Nashem@seattle.gov>
Sent: Thursday, December 11, 2025 12:57 PM
To: Ron Wright <rwright@rwaa.com>
Cc: Sodt, Sarah <Sarah.Sodt@seattle.gov>
Subject: RE: DONH-COA-01246 - 600 Alaskan Way

Hi Ron, The Portal is not set up for submittals or notification beyond the workflow Hearing Examiner Remand until the final decision, so we will have to do the communications and submittals via email even though that is not the normal process. The email to you today was your notification.

There is never a deadline for submittal and that would be impossible to gage a timeline for being I never know how many applications will come in and how long and how complex they are to review. Therefore, once an application is submitted, reviewed for completeness and determined complete, it is put on the next agenda. I typically have a queue of applications at least 7 -10 working days. Also I issue the agenda a week before the meeting. The agenda for Dec 17 has been issued.

From: Ron Wright <rwright@rwaa.com>
Sent: Thursday, December 11, 2025 12:32 PM

To: Nashem, Genna <Genna.Nashem@seattle.gov>

Cc: Sodt, Sarah <Sarah.Sodt@seattle.gov>

Subject: RE: DONH-COA-01246 - 600 Alaskan Way

Genna,

Okay, we now have your correction notice. We did not receive any notification that this notice was issued.

What is the deadline for the information requested to be submitted in order to be included on the agenda for the meeting on Wednesday?

The number of containers shown on the plans is based on the projected need for full occupancy of both the Polson and Western Buildings. The Western Building is currently 60% vacant (I will confirm the exact number). The spaces on multiple floors are leased, but the tenant who lease the spaces is not using the property. This has been the case for the past 4+ years. The current container amount does not reflect full occupancy. We will note this in a formal response. We also do not see any provision of the municipal which stipulates the number of containers as a limiting factor for any aspect of the storage area.

We have notified the Director of SDCl, Brooke Belman, regarding the issue with the reviewer not completing the code interpretation. We will be making calls this afternoon until we get a response.

Ron Wright, AIA

rwright@rwaa.com

CELL (206) 910-7470

From: Nashem, Genna <Genna.Nashem@seattle.gov>

Sent: Thursday, December 11, 2025 12:18 PM

To: Ron Wright <rwright@rwaa.com>

Cc: Sodt, Sarah <Sarah.Sodt@seattle.gov>

Subject: RE: DONH-COA-01246 - 600 Alaskan Way

Hi Ron yes I do. I found out that the Portal workflow is not set up for further applicant submittals, so I have uploaded what you emailed. I have also uploaded a correction letter that I have attached here.

From: Ron Wright <rwright@rwaa.com>

Sent: Thursday, December 11, 2025 12:14 PM

To: Nashem, Genna <Genna.Nashem@seattle.gov>

Cc: Sodt, Sarah <Sarah.Sodt@seattle.gov>

Subject: RE: DONH-COA-01246 - 600 Alaskan Way

Genna,

Do you have an update on this?

There haven't been any changes to the Portal that would allow us to submit documents. If a new PSPB application is required, please let us know.

Is there any issue with being this being added to the 12/17 agenda?

Ron Wright, AIA

rwright@rwaa.com
CELL (206) 910-7470

From: Ron Wright
Sent: Monday, December 8, 2025 7:00 AM
To: Nashem, Genna <Genna.Nashem@seattle.gov>
Cc: Sodt, Sarah <Sarah.Sodt@seattle.gov>
Subject: RE: DONH-COA-01246 - 600 Alaskan Way

Genna,

We allowed for the submittal to the ARC in our timeline. However, it's not specifically required by the Hearing Examiner decision. The direction was to re-open the hearing (full board meeting).

From the Hearing Examiner decision:

L&B submitted a revised site plan after the Board's record closed. That plan shows receptacle placement in a manner that appears to follow the 50-foot rule but with fencing at least one-third larger and possibly taller than necessary to screen the facility, potentially making it more obtrusive and in conflict with neighboring businesses, which raises code conflict concerns. However, a new application process is not required. The Board can simply re-open the hearing to allow a revised, code-compliant site plan to be submitted and condition its final decision as needed to meet code requirements, including SMC 23.54.040.F.1.a. and SMC 23.54.040.E.6.

The decision should be remanded to allow the Board to re-open the hearing and allow L&B to submit a revised site plan. The Board would then have an opportunity to consider the new materials and determine whether approval conditions are needed to address code requirements, consistent with District purposes.

There is no new design information in our current submittal. A compliant site plan is included. We cannot submit the documentation to the DONH-COA-01246 without the record being opened to "Make Changes." If we need to create a new record application for you to formally receive this information this information, we can do this. Just give us the direction.

We have already completed ARC review for this project. The directive of the Hearing Examiner is to pick up where we left off at the board level regarding the interpretation of the 50-foot rule. If we don't have the completed SDCI code interpretation review tomorrow, we will go to the SDCI Director. It's unconscionable that the reviewer has delayed his review this long. The City Council has provided the complete interpretation in the adoption of the new code.

Reviewer: David VanSike, SDCI david.vanskike@seattle.gov (206) 734-7269

If the ARC would like the opportunity to revisit the review of the design, we are open to participating in the December 10 meeting. Otherwise, we are requesting to be added to the December 17 full board meeting agenda, in compliance with the directive of the Hearing Examiner.

Ron Wright, AIA
rwright@rwaa.com
CELL (206) 910-7470

From: Nashem, Genna <Genna.Nashem@seattle.gov>
Sent: Friday, December 5, 2025 5:15 PM
To: Ron Wright <rwright@rwaa.com>
Cc: Sodt, Sarah <Sarah.Sodt@seattle.gov>
Subject: RE: DONH-COA-01246 - 600 Alaskan Way

Hi Ron sorry for the delay, it has been a busy week especially with the holidays off. I missed in your first email that you were aiming for Dec 10th and 17th. The agenda for the 10th has already been published. Even if you have submitted in the Portal on Nov 25th that would not have been soon enough to get the application on the Dec 10 agenda. I also don't think that it makes sense to schedule the project until the final interpretation is provided by SDCI.

Have you tried to submit your document under DONH-COA- 01246? The workflow indicates that the Hearing Examiner remanded the decision so I would have expected that to open the record for you to resubmit. If the Portal will not let you submit it will not let me enter the meeting information and indicate another meeting is scheduled. It maybe that you will have to submit as a new application to get a new record number.

From: Ron Wright <rwright@rwaa.com>
Sent: Thursday, December 4, 2025 10:30 AM
To: Nashem, Genna <Genna.Nashem@seattle.gov>
Cc: Sodt, Sarah <Sarah.Sodt@seattle.gov>
Subject: DONH-COA-01246 - 600 Alaskan Way

CAUTION: External Email

Genna,

Attached is the submittal document for the next round of review for the screening for 600 Alaskan Way.

The submittal is prepared assuming there may be members of the board who are not familiar with the history of the review of this issue. A summary beginning from the initial NOV is incorporated. Please let us know if any additional materials are required.

We can add this material to Portal. We'll need the project to be opened to allow for the submittal of changes.

Per my earlier note, we hopefully targeting the 12/10 ARC and the 12/17 Board Meeting.

Ron Wright, AIA
rwright@rwaa.com
CELL (206) 910-7470