

BEFORE THE HEARING EXAMINER
CITY OF SEATTLE

In the Matter of the Appeals of:

NEIGHBORS TO MIRRA HOMES
DEVELOPMENTS,

from decisions issued by the Director, Seattle
Department of Construction and Inspections.

Hearing Examiner Files:

MUP-19-019 (P) & MUP 19-020 (P)

Department References:

3032834-LU & 3032833-LU

DECLARATION OF COLT
BOEHME IN SUPPORT OF
APPLICANTS' AND OWNER'S
MOTION TO DISMISS LAND USE
APPEAL AND FOR SUMMARY
JUDGMENT

I, Colt Boehme, declare and state as follows:

1. I am over the age of eighteen and am a citizen of the United States. I have personal knowledge of the facts set forth herein and am competent to testify.

2. I am the principal of Mira 111 LLC ("Mirra"), the entity that owns the property located at 3410 and 3416 23rd Avenue West in the Magnolia neighborhood of Seattle (the "Property").

3. Mirra, through its applicants, has applied to subdivide each property into two separate lots under SDCI Project Numbers 3032833 (3410 23rd Avenue West) and 3032834 (3416 23rd Avenue West) (the "Short Subdivisions"). Short Subdivision Number 3032833 is attached as Exhibit A; Short Subdivision Number 3032834 is attached as Exhibit B.

DECLARATION OF COLT BOEHME IN SUPPORT OF
APPLICANTS' AND OWNER'S MOTION TO DISMISS LAND
USE APPEAL AND FOR SUMMARY JUDGMENT - I

HELSELL
FETTERMAN
Helsell Fetterman LLP
1001 Fourth Avenue, Suite 4200
Seattle, WA 98154-1154
206.292.1144 WWW.HELSELL.COM

4. On April 29, 2019, SDCI issued its Director's Decisions that approved the Short Subdivisions. The Decision approving SDCI Project Number 3032833 is attached as Exhibit C; the Decision approving SDCI Project Number 3032834 is attached as Exhibit D.

5. On May 10, 2019, the appellant, David Moehring, filed an appeal; he supplemented the appeal on May 13, 2019 (the “Appeal”). The Appeal is attached as Exhibit E.

6. During the construction permit review process, Mirra SDCI issued Approved Relief from Prohibition on Steep Slope Development for the Property. The Approved Relief from Prohibition on Steep Slope Development under building permit number 6694811-EX (3410 23rd Avenue West) is attached as Exhibit F; the Approved Relief from Prohibition on Steep Slope Development under building permit number 6694810-EX (3416 23rd Avenue West) is attached as Exhibit G.

7. Because the steep slope located on and near the Property was created by previous legal grading activities associated with site development, the prohibition on development in the steep slope does not apply. This is reflected on sheet 3 of the Short Subdivisions.

I declare under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

SIGNED this 10th day of June, 2019, in Seattle, Washington.


Colt Boehme

DECLARATION OF COLT BOEHME IN SUPPORT OF APPLICANTS' AND OWNER'S MOTION TO DISMISS LAND USE APPEAL AND FOR SUMMARY JUDGMENT - 2

HELSELL
FETTERMAN
Helsell Fetterman LLP
1001 Fourth Avenue, Suite 4200
Seattle, WA 98154-1154
206.292.1144 WWW.HELSELL.COM

EXHIBIT A

CITY OF SEATTLE
SHORT SUBDIVISION NO. 3032833-LU

MIRRA 111, LLC SHORT PLAT

RECORDING NO.

VOL./PAGE

GRANTOR: MIRRA 111, LLC
10801 MAIN STREET, SUITE 210
BELLEVUE, WA 98005
GRANTEE: CITY OF SEATTLE
KING COUNTY, WA
CONTACT PERSON: ANDY MCANDREWS
10801 MAIN STREET, SUITE 102
BELLEVUE, WA 98004
(425) 458-4488
andy@terrane.net

10. LOT(S) 11. BLOCK 12. GILMAN'S ADD. 13. S/D 14. VOL./PG

TAX PARCEL NO. 277060-1480
ADDRESS: 3410 23rd Ave W
SEATTLE, WA 98199

REFERENCE NO. FOR RELATED PROJECTS: 6688880-CN

APPROVAL:

CITY OF SEATTLE
SEATTLE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS (SDCI)
NATHAN TORRELLSON, DIRECTOR

EXAMINED AND APPROVED THIS DAY OF 20.

BY: DIRECTOR, SEATTLE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS
NOTE: APPROVAL OF THIS SHORT SUBDIVISION BY THE DIRECTOR OF THE SEATTLE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS UNDER CHAPTER 23.24 OF THE SEATTLE MUNICIPAL CODE, AS AMENDED, IS NOT TO BE CONSTRUED AS SATISFACTION OF ANY OTHER APPLICABLE LEGISLATION OR REGULATIONS.

KING COUNTY DEPT. OF ASSESSMENTS:

EXAMINED AND APPROVED THIS DAY OF 20.

ASSESSOR:

ORIGINAL LEGAL DESCRIPTION:

PARCEL NO. 277060-1480
LOT 10, BLOCK 11 GILMAN'S ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT RECORDED IN VOLUME 5 OF PLATS, PAGE 93, IN KING COUNTY, WASHINGTON.

RECORDER'S CERTIFICATE

FILED FOR RECORD THIS DAY OF 20. AT
IN BOOK OF SURVEYS, AT PAGE AT THE REQUEST
OF TERRANE, INC.

MANAGER SUPR. OF RECORDS

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF MIRRA 111, LLC.

SEAN A. ROULETTE-MILLER CERTIFICATE NO. 51800 DATE

SURVEYOR'S NOTES:

- 1) ORIGINAL PROPERTY AREA 5,999 SQ. FT.
- 2) PARCELS 1 AND 2 OF MIRRA 111, LLC
- 3) PARCELS 1 AND 2 LOT SHOWN PLAT.
- 4) SEWER AND WATER UTILITY FROM PUBLIC SERVICE.
- 5) RECORDING OF METRIC MEDIA THROUGH AN ELECTRIC THEODOLE. THE DATA FILE IS ARCHIVED ON DISC OR CO. WRITTEN
- 6) THE FOUND MONUMENTS WERE FIELD VISITED ON JUNE 22, 2018.

CONDITIONS OF APPROVAL:

1. ALL FACILITIES, BUILDINGS OR PORTIONS OF BUILDINGS HEREAFTER CONSTRUCTED OR MOVED ONTO ANY OF THESE PROPOSED PARCELS SHALL BE CONSTRUCTED OR MOVED IN ACCORDANCE WITH THE CITY OF SEATTLE STORMWATER CODE AND THE CITY OF SEATTLE FIRE DEPARTMENT VEHICLE ACCESS STANDARDS, WATER SUPPLIES FOR FIRE PROTECTION, AND OTHER POSSIBLE FIRE PROTECTION RELATED ITEMS PRIOR TO APPROVAL OF BUILDING PERMIT.
2. THE SUBDIVISION OF THE PROPERTY WILL NOT REDUCE THE REQUIREMENTS OF THE CITY OF SEATTLE STORMWATER CODE AND THE CITY OF SEATTLE FIRE DEPARTMENT VEHICLE ACCESS STANDARDS, WATER SUPPLIES FOR FIRE PROTECTION, AND OTHER POSSIBLE FIRE PROTECTION RELATED ITEMS PRIOR TO APPROVAL OF BUILDING PERMIT.

DECLARATION:

WE, THE UNDERSIGNED, OWNER (S) IN FEE SIMPLE OF THE LAND HEREIN DESCRIBED DO HEREBY MAKE A SHORT SUBDIVISION, THEREBY PURSUANT TO RCW 36.17.020 AND DECLARE THAT THE PERSON TO BE DESIGNATED AS THE GRANTOR OF THE SHORT PLAT AND THAT SHD SHORT SUBDIVISION MAKE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE OWNERS, IN WITNESS WHEREOF WE HAVE SET OUR HANDS AND SEALS.

MIRRA 111, LLC ITS DATE

ACKNOWLEDGMENT:

STATE OF WASHINGTON)
COUNTY OF KING) SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT THE PERSON(S) WHO SIGNED THE SHORT SUBDIVISION INSTRUMENT, AND ACKNOWLEDGED IT AS THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

GIVEN UNDER MY HAND AND OFFICIAL SEAL
THIS DAY OF 20.

NOTARY PUBLIC IN AND FOR THE STATE
RESIDING AT:
MY COMMISSION EXPIRES:
PRINT NAME:

REFERENCES

R1. SHORT SUBDIVISION NO. 3016085, REC. NO. 20140313900005
RECORDS OF KING COUNTY, WASHINGTON.

CITY OF SEATTLE SHORT SUBDIVISION
NW 1/4, SE 1/4, SEC. 14, T. 25N., R. 03E., W.M.
MIRRA 111, LLC
PARCEL NO. 277060-1480
3410 23rd Ave W
SEATTLE WA



Terrane
10801 Main Street, Suite 102, Bellevue, WA 98004
phone 425.458.4488 support@terrane.net
www.terrane.net

JOB NO.: 181111
DATE: 10/26/18
DRAFTED BY: JJK
CHECKED BY: SRM
SCALE: N. 1. S.
1 OF 5

SURVEY CONTROL

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
⬢	BRACKS DISC (FOUND)	APPROX	APPROXIMATE
⬢	BECKMARK	ASH	ASH
⬢	AREA DRAIN	BRIDGE	BRIDGE
⬢	MO	BUILDING	BUILDING
⬢	C.C.	C.C.	CENTER CHANNEL
⬢	CALCD	CALCD	CALCULATED
⬢	CB	CATCH BASIN	CATCH BASIN
⬢	CLF	CHAIN LINK FENCE	CHAIN LINK FENCE
⬢	CW	CONCRETE RETAINING WALL	CONCRETE RETAINING WALL
⬢	COS	CITY OF SEATTLE	CITY OF SEATTLE
⬢	COR	CORNER	CORNER
⬢	DEC	DECIDUOUS	DECIDUOUS
⬢	ELEV	ELEVATION	ELEVATION
⬢	FF	FINISH FLOOR	FINISH FLOOR
⬢	G	GAS	GAS
⬢	GRAVEL	GRAVEL	GRAVEL
⬢	HOUS	HOUSE	HOUSE
⬢	INSTR	INSPECTOR NUMBER	INSPECTOR NUMBER
⬢	MEAS	MEASURED	MEASURED
⬢	MON	MONUMENT	MONUMENT
⬢	OHP	OVERHEAD POWER	OVERHEAD POWER
⬢	DHT	OVERHEAD TELEPHONE	OVERHEAD TELEPHONE
⬢	PP	POWER POLE	POWER POLE
⬢	PROP	PROPERTY	PROPERTY
⬢	PCD	CONCRETE CORNER	CONCRETE CORNER
⬢	PSD	Pipe Storm Drain	PIPE STORM DRAIN
⬢	RECD DATA	RECORD DATA	RECORD DATA
⬢	RET	RETAINING	RETAINING
⬢	R05	RECORD OF SURVEY	RECORD OF SURVEY
⬢	SD	SERVICE DRAIN	SERVICE DRAIN
⬢	SNS	STREET NAME SIGN	STREET NAME SIGN
⬢	SSHA	SHARP TURN SEVEN MANHOLE	SHARP TURN SEVEN MANHOLE
⬢	SS	SQUARE FEET	SQUARE FEET
⬢	SW	SEWER	SEWER
⬢	W	WATER	WATER
⬢	WF	WATER FENCE	WATER FENCE
⬢	WS	WATER SERVICE	WATER SERVICE

CONTROL MAP

SCALE: 1" = 50'

(IN FEET)

A control map showing a scale bar from 0 to 50 feet and a north arrow. The scale bar is marked at 0, 25, and 50 feet. The north arrow points towards the top of the page.

WA



 **Terrane**
10801 Main Street, Suite 102, Bellevue, WA 98004
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www.terrane.net

JOB NO.: 181111
DATE: 10/26/11

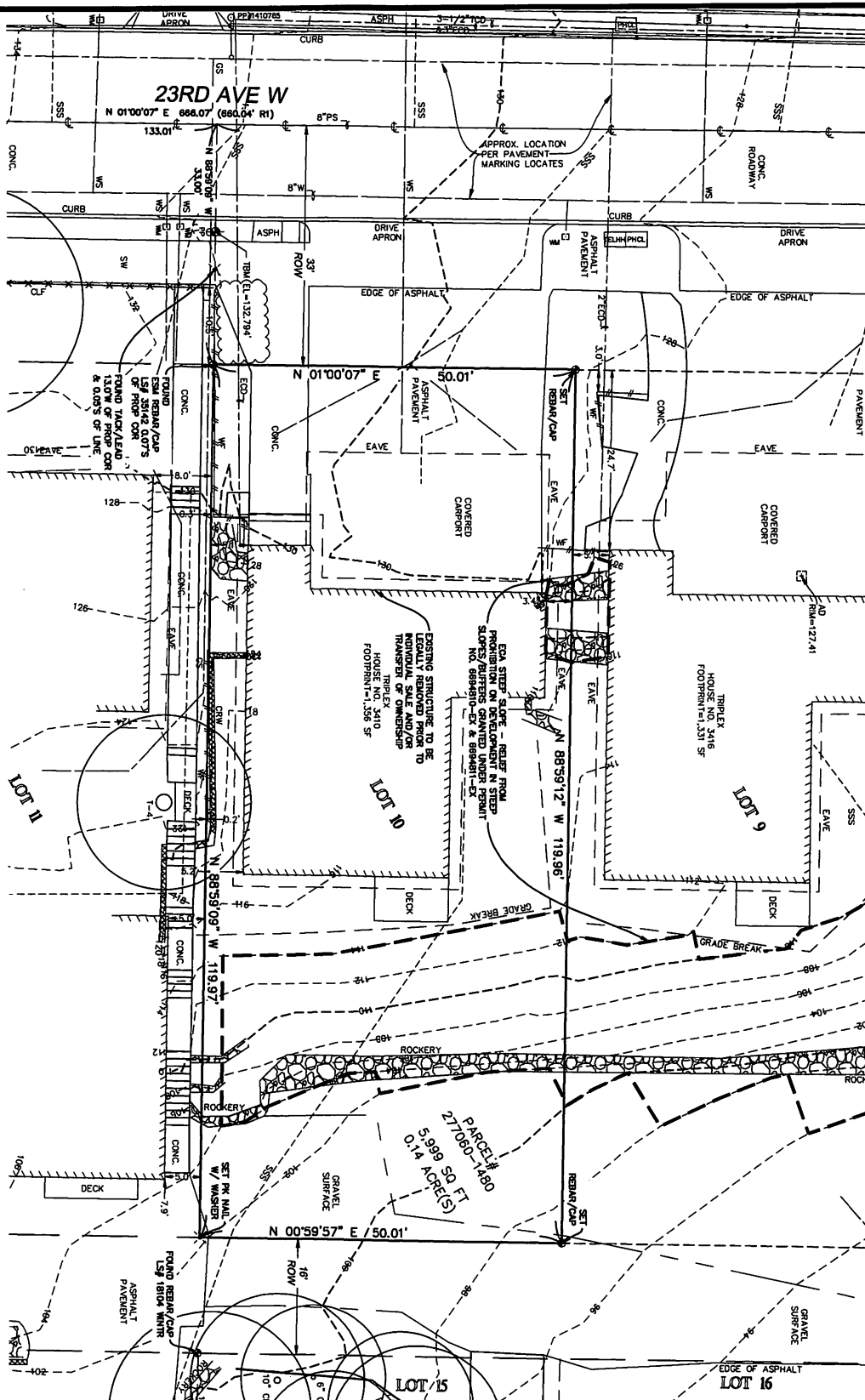
DRAFTED BY: JJK

CHECKED BY: SRM

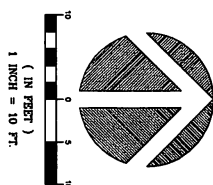
SCALE: N. T. S.

2 of 5

TOPOGRAPHIC SURVEY



TREE INVENTORY
PER ARBORIST INVENTORY REPORT BY
SHOFFNER CONSULTING DATED AUGUST 6, 2018
T-4 26" DOUGLAS FIR (P. MENZIESII)



MIRRA 111, LLC
PARCEL NO. 277060-1480
3410 23rd Ave W

WA



Terrane

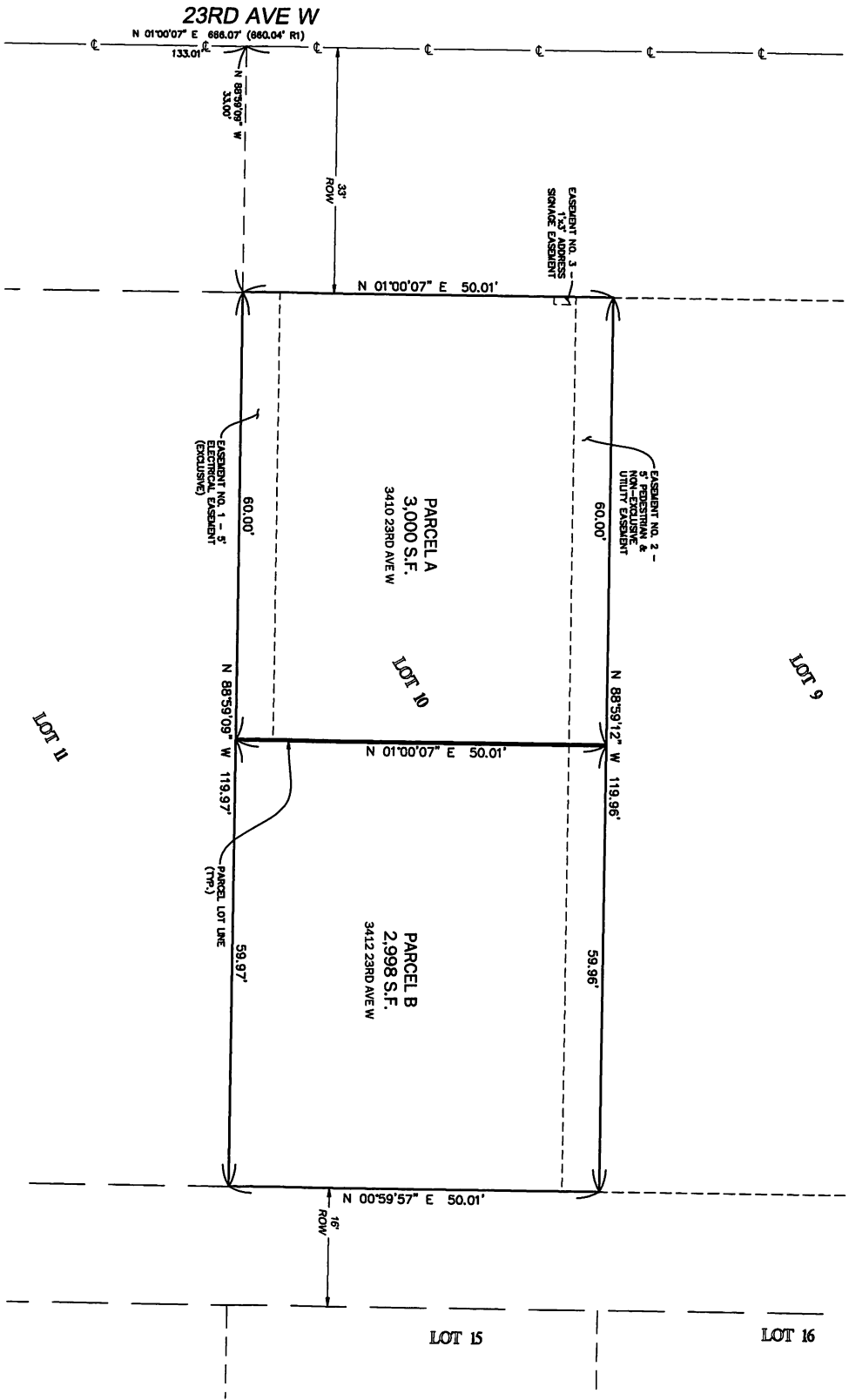
10801 Main Street, Suite 102, Bellevue, WA 98004
phone 425.458.4488 support@terrane.net
www.terrane.net

SCALE: 1" = 10'

3 OF 5

CITY OF SEATTLE
SHORT SUBDIVISION NO. 3032833-LU

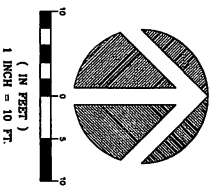
SITE PLAN



NEW PARCEL LEGAL DESCRIPTIONS

PARCEL A
THE WEST 60.00 FEET OF LOT 10, BLOCK 11 GUAN'S ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT RECORDED IN VOLUME 5 OF PLATS, PAGE 83, IN KING COUNTY, WASHINGTON,
TOGETHER WITH AND SUBJECT TO EASEMENT NUMBER 2, SHOWN AND DESCRIBED HEREON,
TOGETHER WITH EASEMENTS NUMBERED 1 AND 3, SHOWN AND DESCRIBED HEREON.

PARCEL B
LOT 10, BLOCK 11 GUAN'S ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT RECORDED IN VOLUME 5 OF PLATS, PAGE 83, IN KING COUNTY, WASHINGTON,
EXCEPT THE WEST 60.00 FEET, THEREON,
TOGETHER WITH AND SUBJECT TO EASEMENT NUMBER 2, SHOWN AND DESCRIBED HEREON,
SUBJECT TO EASEMENTS NUMBERED 1 AND 3, SHOWN AND DESCRIBED HEREON.

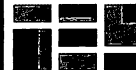


CITY OF SEATTLE SHORT SUBDIVISION
NW 1/4, SE 1/4, SEC. 14, T. 25N., R. 03E., W.M.

MIRRA 111, LLC
PARCEL NO. 277060-1480
3410 23rd Ave W

SEATTLE

WA

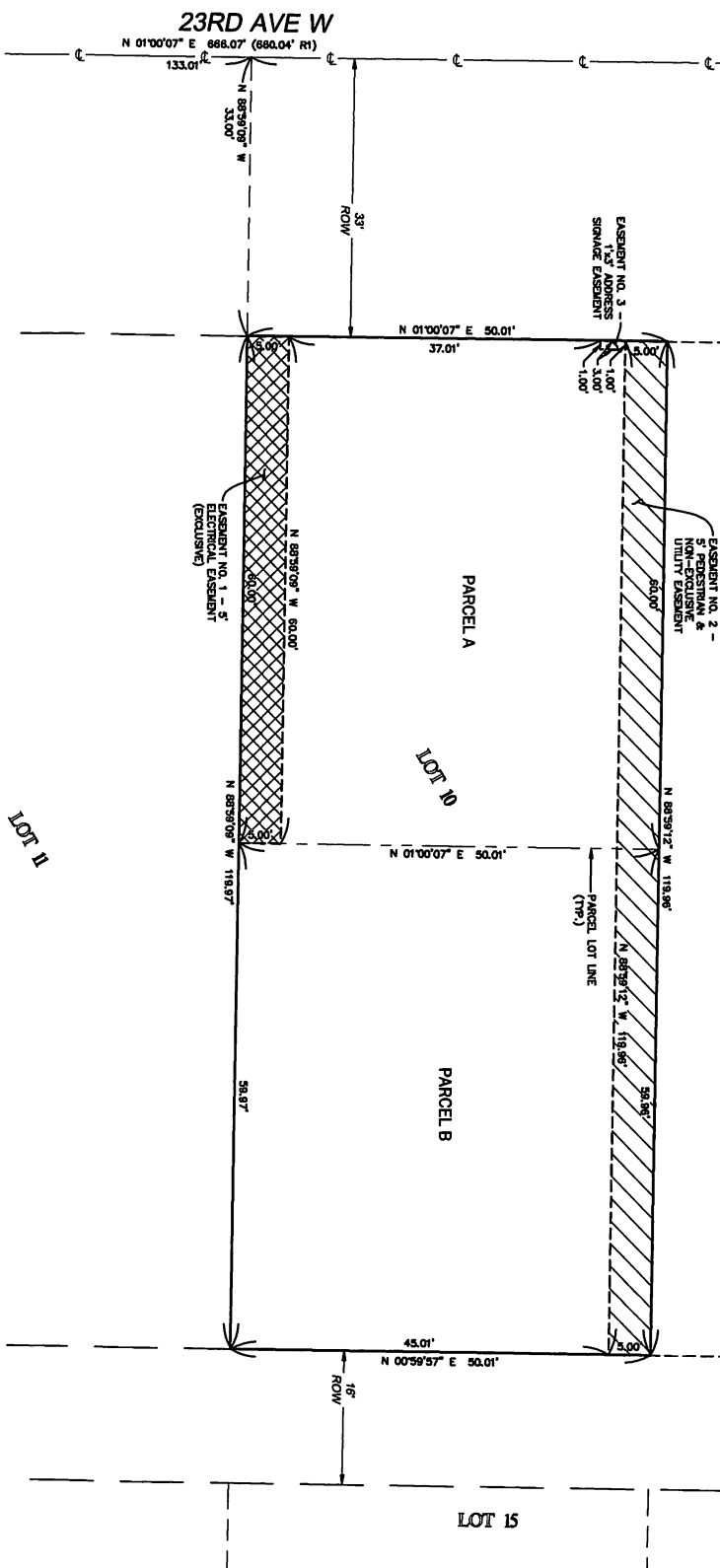


Terrane

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phone 425.458.4488 support@terrane.net
www.terrane.net

JOB NO.: 181111
DATE: 10/26/18
DRAFTED BY: JJK
CHECKED BY: SRM
SCALE: 1" = 10'
4 OF 5

DETAILS



SEATTLE CITY LIGHT EASEMENT

CITY OF SEATTLE LAND USE ACTION NO. 3032833-LU
EASEMENT (OVERHEAD AND UNDERGROUND)
KING COUNTY ASSESSOR/S TAX PARCEL NO. 277060-1480

[illegible]

EASEMENT NO. 3 - 1'X3' ADDRESS SIGNAGE EASEMENT

THE SOUTH 3.00 FEET OF THE NORTH 8.00 FEET OF THE WEST 1.00 FOOT OF LOT 10, BLOCK 11 GILMAN'S ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT RECORDED IN VOLUME 5 OF PLATS, PAGE 93, IN KING COUNTY, WASHINGTON

THE 5' ELECTRICAL (EXCLUSIVE) EASEMENT NO. 1 LYING WITHIN PARCEL A OF THIS CITY OF SEATTLE SHORT PLAT NO. 3032833-LU WHICH SHALL BE OCCUPIED AND CONTROLLED EXCLUSIVELY BY SEATTLE CITY LIGHT, A DEPARTMENT OF THE CITY OF SEATTLE.

TOGETHER WITH GRANTEE'S AND ITS ASSIGNS' UNRESTRICTED RIGHT OF ACCESS TO AND FROM THE PROPERTY FOR THE PURPOSES OF EXERCISING ITS RIGHTS GRANTED HEREIN.

TOGETHER WITH GRANTEE'S AND ITS ASSIGNS' RIGHT TO CUT AND TRIM BRUSH, TREES OR OTHER PLANTS STANDING OR GROWING UPON THE PROPERTY WHICH, IN THE OPINION OF THE GRANTEE, INTERFERE WITH THE MAINTENANCE OR OPERATION OF, OR CONSTITUTE A MENACE OR DANGER TO, THE ELECTRIC SYSTEM.

GRANTOR OR ITS SUCCESSORS AND ASSIGNS, COVENANTS AND AGREES THAT NO STRUCTURE OR FIRE HAZARDS WILL BE BUILT OR PERMITTED WITHIN THE EASEMENT AREA(S) DESCRIBED ABOVE; THAT NO DIGGING WILL BE DONE OR PERMITTED WITHIN THE PROPERTY WHICH WILL IN ANY MANNER DISTURB GRANTEE'S ELECTRIC SYSTEM OR ITS SOLIDITY OR UNLESS ANY PORTION THEREOF; AND THAT NO BLASTING OR DISCHARGE OF ANY EXPLOSIVES WILL BE PERMITTED WITHIN FIFTY (50) FEET OF THE ELECTRIC SYSTEM.

THE CITY OF SEATTLE SHALL BE RESPONSIBLE, AS PROVIDED BY LAW, FOR ANY DAMAGE TO THE GRANTOR THROUGH ITS NEGLIGENCE IN THE CONSTRUCTION, MAINTENANCE AND OPERATION OF THE ELECTRIC SYSTEM.

THE RIGHTS, TITLE, PRIVILEGES AND AUTHORITY HEREBY GRANTED SHALL CONTINUE AND BE IN FORCE UNTIL THE GRANTEE PERMANENTLY REMOVES ITS ELECTRIC SYSTEM FROM THE PROPERTY OR PERMANENTLY ABANDONS THE ELECTRIC SYSTEM, AT WHICH TIME ALL SUCH RIGHTS, TITLE, PRIVILEGES AND AUTHORITY HEREBY GRANTED SHALL TERMINATE.

ADDRESS SIGN MAINTENANCE AGREEMENT:
ANY PARCEL BENEFITING FROM THE POSTING OF THE ADDRESS SIGN WITHIN THE EASEMENT AS DEPICTED AND DESCRIBED HEREIN IS RESPONSIBLE FOR THE MAINTENANCE THEREOF, SHARING EQUALLY IN THE COST OF MAINTENANCE, REPAIR AND/OR REPLACEMENT TO SAID ADDRESS SIGN.

EASEMENT MAINTENANCE AGREEMENT:

AND ESSENTIAL FOR THIS SHORT PLAY ARE TO BE EQUALLY MAINTAINED, REPAIRED AND/OR RESULT BY THE OWNERS OF ALL PARCELS HAVING LEGAL ACCESS AND UTILITY SERVICE THEREFROM, INCLUDING BUT NOT LIMITED TO, WATER, SEWER, GAS, ELECTRICITY, CABLE TELEVISION, PHONE, AND OTHER UTILITIES, ASSURANCE AND SUCCESSIONS.

INDIVIDUAL UTILITY SERVICE LINES, INCLUDING STORM AND SANITARY SIDE SERVER LINES AND STORM DRAINAGE FACILITIES, ARE THE SOLE RESPONSIBILITY OF THE OWNERS OF THE PARCEL SERVING SUCH FACILITIES. IF A UTILITY SERVICE LINE OR FACILITY IS DAMAGED OR DESTROYED, THE OWNER OF THE PARCEL SHALL BE RESPONSIBLE FOR REPAIRS UPSTREAM OF THE CONNECTION POINT OF SAID PARCEL.

THIS MAINTENANCE AGREEMENT COVERS NORMAL USAGE, WEAR AND TEAR, AND LIFE EXPECTANCY OF MATERIALS. ANY DAMAGE INCURRED BY AN INDIVIDUAL OWNER SHALL BE REPAIRED AND/OR RESTORED TO PRE-DAMAGED CONDITIONS WITHIN 30 DAYS. THE OWNER WHO INCURRED THE DAMAGE SHALL BE SOLELY RESPONSIBLE FOR THE COST OF REPAIR OR REPLACEMENT OF THE MATERIAL. IN NO EVENT SHALL ACCESS OR UTILITY SERVICE BE DENIED TO OTHER PROPERTY OWNERS OF SAID EASEMENTS FOR MORE THAN 24 HOURS.



(IN FEET)
1 INCH = 10 FT

CITY OF SEATTLE SHORT SUBDIVISION
NW 1/4, SE 1/4, SEC. 14, T. 25N., R. 03E., W.M.
MIRRA 111, LLC
PARCEL NO. 277060-1480
3410 23rd Ave W



 **Terrane**
10801 Main Street, Suite 102, Bellevue, WA 98004
phone 425.458.4488 support@terrane.net
www.terrane.net

EXHIBIT B

CITY OF SEATTLE
SHORT SUBDIVISION NO. 3032834-LU

GRANTOR: MIRRA 111, LLC
1828 3RD AVE SE, SUITE 210
BELLEVUE, WA 98003
GRANTEE: CITY OF SEATTLE
KING COUNTY, WA
CONTACT PERSON: ANDY McANDREWS
10801 MAIN STREET, SUITE 102
BELLEVUE, WA 98004
(425) 458-4488
andy@terrane.net

8 LOT(S) 11 BLOCK 11 GRANT'S ADD. 5/23 VOL./PG

TAX PARCEL NO. 277060-1475
ADDRESS: 3416 23rd Ave W
SEATTLE, WA 98199

REFERENCE NO. FOR RELATED PROJECTS:

APPROVAL:

CITY OF SEATTLE
SEATTLE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS (SDO)
NATHAN TORIELSON, DIRECTOR

EXAMINED AND APPROVED THIS _____ DAY OF _____ 20____
BY: _____ DIRECTOR, SEATTLE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS

NOTE: APPROVAL OF THIS SHORT SUBDIVISION BY THE DIRECTOR OF THE SEATTLE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS UNDER CHAPTER 23.24 OF THE SEATTLE MUNICIPAL CODE, AS AMENDED, IS NOT TO BE CONSTRUED AS SATISFACTION OF ANY OTHER APPLICABLE LEGISLATION OR REGULATIONS.

KING COUNTY DEPT. OF ASSESSMENTS:

EXAMINED AND APPROVED THIS _____ DAY OF _____ 20____

ASSESSOR: _____

ORIGINAL LEGAL DESCRIPTION:

PARCEL NO. 277060-1475
LOT 8, BLOCK 11 GRANT'S ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT RECORDED IN VOLUME 5 OF PLATS, PAGE 93, IN KING COUNTY, WASHINGTON.

RECORDER'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____ 20____ AT _____ M.
IN BOOK _____ OF SURVEYS, AT PAGE _____ AT THE REQUEST
OF TERRANE, INC.

MANAGER _____ SUPT. OF RECORDS _____

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF MIRRA 111, LLC.

SEAN A. ROULETTE-MILLER CERTIFICATE NO. 51800 DATE _____

MIRRA 111, LLC SHORT PLAT

RECORDING NO.

VOL./PAGE

SURVEYOR'S NOTES:

- 1) ORIGINAL PROPERTY AREA 5,999 SQ. FT.
- 2) ZONED LUR PER CITY OF SEATTLE.
- 3) PROPOSED 2 LOTS AND 100' FRONT SETBACK.
- 4) SEWER AND WATER UTILITY FROM PUBLIC SERVICE.
- 5) THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN JUNE OF 2018. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD, WRITTEN BY THE SURVEYOR, AND IS AVAILABLE TO THE CITY OF SEATTLE UPON REQUEST.
- 6) THE FOUND MONUMENTS WERE FIELD VISTED ON JUNE 22, 2018.

CONDITIONS OF APPROVAL:

1. ALL FACILITIES, BUILDINGS OR PORTIONS OF BUILDINGS HEREAFTER CONSTRUCTED OR MOVED ONTO ANY OF THESE PROPOSED PARCELS MUST COMPLY WITH THE CITY OF SEATTLE'S BUILDING CODE, PLUMBING CODE, MECHANICAL CODE, ELECTRICAL CODE, FIRE DEPARTMENT VEHICLE ACCESS ROADS, TURNAROUNDS, WATER SUPPLIES FOR FIRE PROTECTION, AND OTHER POSSIBLE FIRE PROTECTION RELATED ITEMS PRIOR TO APPROVAL OF BUILDING PERMIT.
2. THE SUBDIVISION OF THE PROPERTY WILL NOT REDUCE THE REQUIREMENTS OF THE CITY OF SEATTLE STORMWATER CODE AND THE CITY OF SEATTLE FIREWATER CODE. THE CITY OF SEATTLE FIREWATER CODE SHALL BE THE GOVERNING STANDARD OF THE ENTIRE PROPERTY BEING SUBDIVIDED, RATHER THAN THE STANDARDS REQUIRED FOR EACH OF THE PROPOSED PARCELS INDIVIDUALLY.

DECLARATION:

WE, THE UNDERSIGNED, OWNER (S) IN FEE SIMPLE OF THE LAND HEREIN DESCRIBED DO HEREBY MAKE A SHORT SUBDIVISION THEREOF PURSUANT TO RCW 36.17.060 AND DECLARE THIS SHORT SUBDIVISION TO BE THE CORRECT REPRESENTATION OF SAME, AND THAT SAID SHORT SUBDIVISION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE OWNERS, IN WITNESS WHEREOF WE HAVE SET OUR HANDS AND SEALS.

MIRRA 111, LLC ITS _____ DATE _____

ACKNOWLEDGMENT:

STATE OF WASHINGTON)
) SS
COUNTY OF KING)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ THE _____ OF MIRRA 111, LLC IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT, AND ACKNOWLEDGED IT AS THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

GIVEN UNDER MY HAND AND OFFICIAL SEAL
THIS _____ DAY OF _____ 20____

NOTARY PUBLIC IN AND FOR THE STATE
RESIDING AT: _____
MY COMMISSION EXPIRES: _____
PRINT NAME: _____

REFERENCES

R1. SHORT SUBDIVISION NO. 3016008, REC. NO. 2014031900005
RECORDS OF KING COUNTY, WASHINGTON.

CITY OF SEATTLE SHORT SUBDIVISION
NW 1/4, SE 1/4, SEC. 14, T. 25N., R. 03E., W.M.
MIRRA 111, LLC
PARCEL NO. 277060-1475
3416 23rd Ave W
SEATTLE

WA



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phone 425.458.4488 support@terrane.net
www.terrane.net

JOB NO.: 181111

DATE: 1/15/19

DRAFTED BY: JJK

CHECKED BY: SRM

SCALE: N. T. S.

1 OF 5

SURVEY CONTROL

[illegible]

MIRRA 111, LLC
PARCEL NO. 277060-1475
3416 23rd Ave W

SEATTLE

WA



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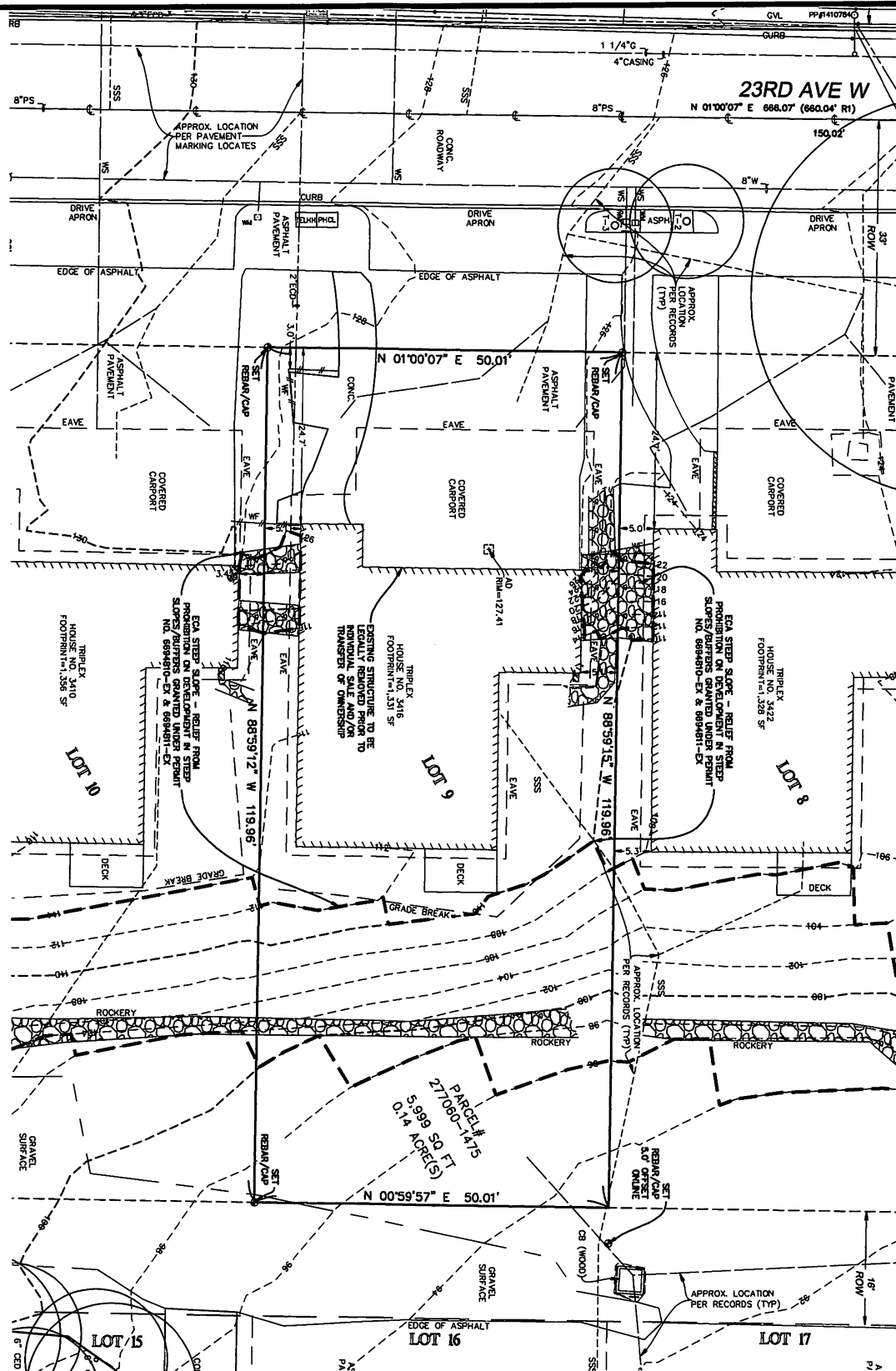
2 of 5

CITY OF SEATTLE
SHORT SUBDIVISION NO. 3032834-LU

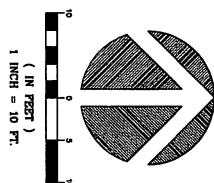
SURVEY NOTE:

ORIGINAL SITE SURVEY FIELDWORK WAS PERFORMED IN PREPARATION OF THIS SHORT SUBDIVISION.

TOPOGRAPHIC SURVEY



TREE INVENTORY
PER ARBORIST INVENTORY REPORT BY
SHORTER CONSULTING DATED AUGUST 6, 2018
1-3 8\"/>



CITY OF SEATTLE SHORT SUBDIVISION
NW 1/4, SE 1/4, SEC. 14, T. 25N., R. 03E., W.M.
MIRRA 111, LLC
PARCEL NO. 277060-1475
3416 23rd Ave W
SEATTLE WA

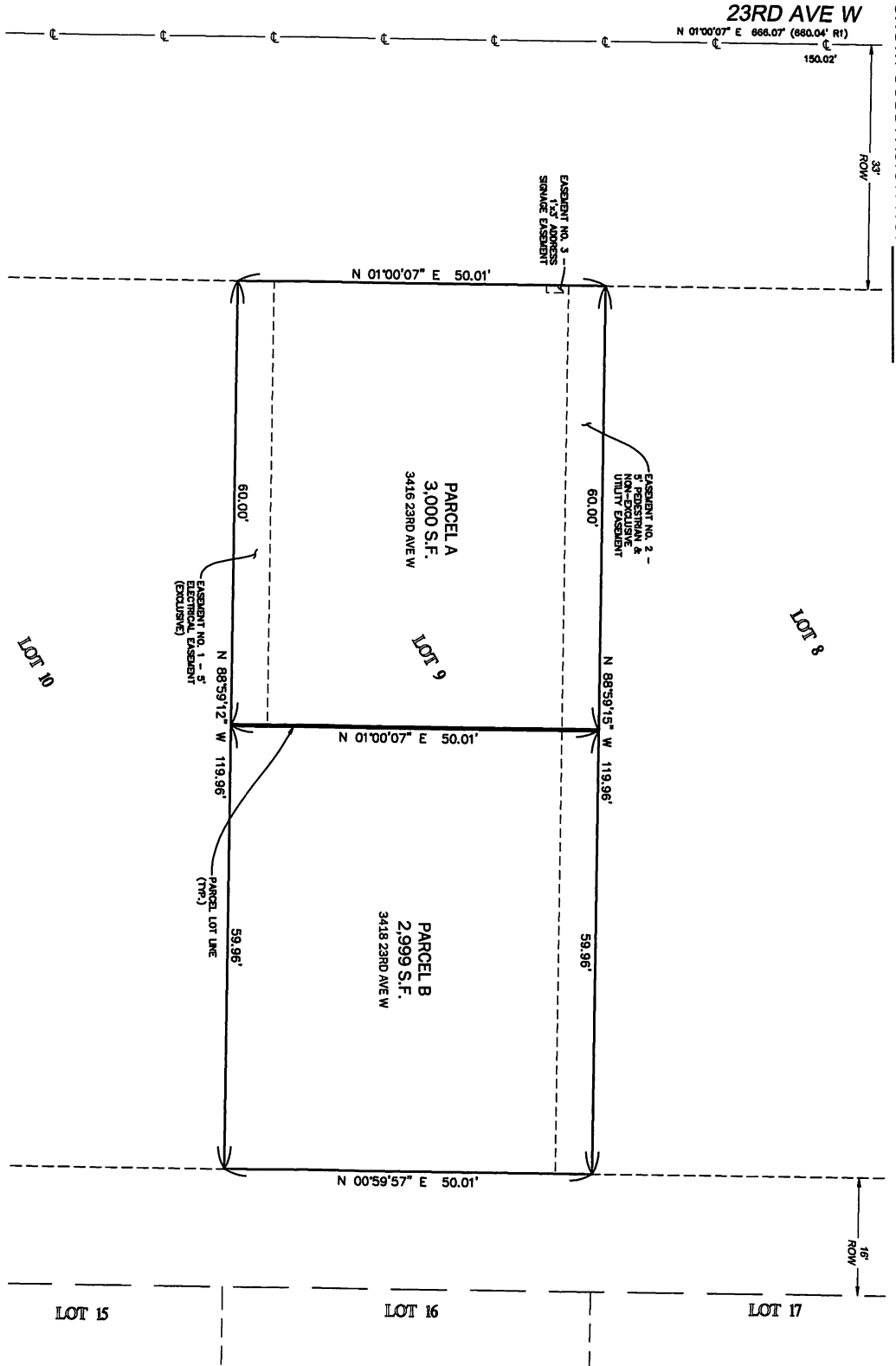


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www.terrane.net

JOB NO.: 181111
DATE: 1/15/19
DRAFTED BY: JJK
CHECKED BY: SNM
SCALE: 1\"/>

CITY OF SEATTLE
SHORT SUBDIVISION NO. 3032834-LU

SITE PLAN



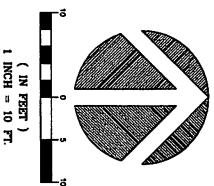
NEW PARCEL LEGAL DESCRIPTIONS

PARCEL A

THE WEST 60.00 FEET OF LOT 9, BLOCK 11 GRANT'S ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT RECORDED IN VOLUME 5 OF PLATS, PAGE 93, IN KING COUNTY, WASHINGTON;
TOGETHER WITH AND SUBJECT TO EASEMENT NUMBER 2, SHOWN AND DESCRIBED HEREON;
SUBJECT TO EASEMENTS NUMBERED 1 AND 3, SHOWN AND DESCRIBED HEREON.

PARCEL B

LOT 9, BLOCK 11 GRANT'S ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT RECORDED IN VOLUME 5 OF PLATS, PAGE 93, IN KING COUNTY, WASHINGTON;
EXCEPT THE WEST 60.00 FEET, THEREOF;
TOGETHER WITH AND SUBJECT TO EASEMENT NUMBER 2, SHOWN AND DESCRIBED HEREON;
TOGETHER WITH EASEMENTS NUMBERED 1 AND 3, SHOWN AND DESCRIBED HEREON.

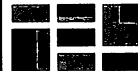


CITY OF SEATTLE SHORT SUBDIVISION
NW 1/4, SE 1/4, SEC. 14, T. 25N., R. 03E., W.M.

MIRRA 111, LLC
PARCEL NO. 277060-1475
3416 23rd Ave W

SEATTLE

WA



Terrane

10801 Main Street, Suite 102, Bellevue, WA 98004
phone 425.458.4488 support@terrane.net
www.terrane.net

JOB NO.: 181111

DATE: 1/15/19

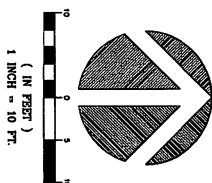
DRAFTED BY: JUK

CHECKED BY: SM

SCALE: 1" = 10'

4 OF 5

DETAILS



SEATTLE CITY LIGHT EASEMENT

ADDRESS SIGN MAINTENANCE AGREEMENT:
ANY PARCEL BENEFITING FROM THE POSTING OF THE ADDRESS SIGN

[illegible]

EASEMENT MAINTENANCE AGREEMENT: SAID EASEMENTS OF THIS SHORT PLAT ARE TO BE EQUALLY MAINTAINED, REPAIRED AND/OR REBUILT BY THE OWNERS OF ALL PARCELS HAVING LEGAL ACCESS AND UTILITY SERVICE THEREFROM AND THEIR HEIRS, ASSIGNS AND SUCCESSORS.

EASEMENT MAINTENANCE AGREEMENT

THIS MAINTENANCE AGREEMENT COVERS NORMAL USAGE, WEAR AND TEAR, AND LIFE EXPECTANCY OF MATERIALS. ANY DAMAGE INCURRED BY AN INDIVIDUAL OWNER SHALL BE REPAIRED AND/OR RESTORED TO PRE-DAMAGED CONDITIONS WITHIN 30 DAYS. THE OWNER WHICH INCURRED THE DAMAGE SHALL BE SOLELY RESPONSIBLE FOR THE COST OF REPAIR OR REPLACEMENT OF THE MATERIALS. IN NO EVENT SHALL ACCESS OR UTILITY SERVICE BE DENIED OTHER PROPERTY OWNERS OF SAID EASEMENTS FOR MORE THAN 24 HOURS.

TOGETHER WITH GRANTEES' AND ITS ASSONS' UNRESTRICTED RIGHT OF ACCESS TO AND FROM THE PROPERTY FOR THE PURPOSES OF EXERCISING ITS RIGHTS GRANTED HEREIN.

TOGETHER WITH GRANTEES' AND ITS ASSIGNS' RIGHT TO CUT AND TAKE BRUSH, TREES OR OTHER PLANTS STANDING OR GROWING UNDER THE PROPERTY WHICH IN THE OPINION OF GRANTEES IS NECESSARY FOR THE PROTECTION OF AN ORGANIZATION OF, OR CONSTITUENT A MEMBER OF, DANGER TO, THE ELECTRIC SYSTEM.

GRANTEES, ITS SUCCESSORS AND ASSIGNS, COVENANTS AND AGREES THAT NO STRUCTURE OR FIRE HAZARDOUS WILL BE BUILT OR PERMITTED WITHIN THE EASEMENT AREA(S) DESCRIBED ABOVE; THAT NO DIGGING WILL BE DONE OR PERMITTED WITHIN THE PROPERTY DESCRIBED ABOVE; THAT NO BLASTING OR DISCHARGE OF ANY KIND OR TYPE OF WEAPONRY AT ANY PORTION THEREOF; AND THAT NO ERECTION OF ANY BUILDING OR STRUCTURES WILL BE PERMITTED WITHIN FIFTY (50) FEET OF THE ELECTRIC SYSTEM.

THE CITY OF SEATTLE SHALL BE RESPONSIBLE, AS PROVIDED BY LAW, FOR ANY DAMAGE TO THE GRANTOR THROUGH ITS NEGLIGENCE IN THE CONSTRUCTION, MAINTENANCE AND OPERATION OF THE ELECTRIC SYSTEM.

THE RIGHTS, TITLE, PRIVILEGES AND AUTHORITY HEREBY GRANTED SHALL CONTINUE AND BE IN FORCE UNTIL THE GRANTEE PERMANENTLY REMOVES ITS ELECTRIC SYSTEM FROM THE PROPERTY OR PERMANENTLY ABANDONS THE ELECTRIC SYSTEM, AT WHICH TIME ALL SUCH RIGHTS, TITLE, PRIVILEGES AND AUTHORITY HEREBY GRANTED SHALL TERMINATE.

CITY OF SEATTLE SHORT SUBDIVISION
NW 1/4, SE 1/4, SEC. 14, T. 25N., R. 03E., W.M.
MIRRA 111, LLC
PARCEL NO. 277060-1475
3416 23rd Ave W

WA



 **Terrane**
10801 Main Street, Suite 102, Bellevue, WA 98004
phone 425.458.4488 support@terrane.net
www.terrane.net

EXHIBIT C



**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR OF
THE SEATTLE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS**

Project Number: 3032833-LU
Applicant Name: Andy McAndrews, Terrane, Inc
Address of Proposal: 3410 23rd Ave W

SUMMARY OF PROPOSED ACTION

Land Use Application to subdivide one parcel into two parcels of land. Existing building to be demolished.

The following approvals are required:

Short Subdivision - to create two parcels of land. (Chapter 23.24, Seattle Municipal Code).

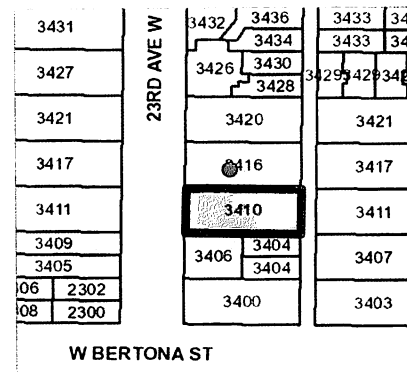
SITE AND VICINITY

Site Zone: Lowrise 1 (LR-1)

Nearby Zones: (North) LR-1
(South) LR-1
(East) LR-1
(West) LR-1

Environmental Critical Areas: Steep Slope
Potential Slide Area

Project Area: 5,999 square feet (sq. ft.)



The top of this image is north.
This map is for illustrative purposes only.
In the event of omissions, errors or differences, the
documents in SDCI's file will control.

BACKGROUND

The site was granted Relief on Steep Slope Development by the SDCI Geotechnical Engineer on December 5, 2018

SMC 25.09.090.B. Approved Relief from Prohibition on Steep Slope Development.

[Environmentally Critical Areas (ECA) review is required for this project.] Based on a review of the City GIS system and submitted information, SDCI concludes that steep slope critical areas on and adjacent to the subject property appear to be created by previous legal grading activities associated with site development. Consequently, this project qualifies for Relief from Prohibition

on Steep Slope Development per SMC 25.09.090.B2b. No Steep Slope Area Variance is required for permit applications. Except as described herein, the remaining ECA Regulations will apply.

Public Comment:

The public comment period ended on November 5, 2018. Comments were received and carefully considered, to the extent that they raised issues within the scope of this review. These areas of public comment related to concerns about exceptional trees in the street right-of-way, non-compliance with housing density limits, and over-development on designated potential ECA slide areas. Other comments pertained to concerns about not enough parking being provided for the subsequent development projects, renters not knowing that their buildings will be demolished, and concerns that alley paving located behind adjacent properties could be impacted as a result of future development.

I. ANALYSIS – SUBDIVISION

General short subdivision standards: Pursuant to SMC 23.24.040, the Director shall, after conferring with appropriate officials, use the following criteria to determine whether to grant, condition, or deny a short plat:

1. *Conformance to the applicable Land Use Code provisions, as modified by this chapter;*
2. *Adequacy of access for pedestrians, vehicles, utilities and fire protection as provided in Section 23.53.005, Access to lots, and Section 23.53.006, Pedestrian access and circulation;*
3. *Adequacy of drainage, water supply and sanitary sewage disposal;*
4. *Whether the public use and interests are served by permitting the proposed division of land;*
5. *Conformance to the applicable provisions of Section 25.09.240, Short subdivisions and subdivisions, in environmentally critical areas;*
6. *Whether the proposed division of land is designed to maximize the retention of existing trees;*
7. *Conformance to the provisions of Section 23.24.045, Unit lot subdivisions, when the short subdivision is for the purpose of creating separate lots of record for the construction and/or transfer of title of single-family dwelling units, townhouse, rowhouse, cottage housing developments, and existing apartment structures built prior to January 1, 2013, but not individual apartment units or any combination of the above types of residential development, as permitted in the applicable zones; and;*
8. *Every lot except unit lots and lots proposed to be platted for individual live-work units in zones where live-work units are permitted, shall conform to the following standards for lot configuration, unless a special exception is authorized under subsection 23.24.040.B:*
 - a. *If a lot is proposed with street frontage, then one lot line shall abut the street for at least 10 feet; and*

- b. No lot shall be less than 10 feet wide for a distance of more than 10 feet as measured at any point; and*
- c. No proposed lot shall have more than six separate lot lines. The lot lines shall be straight lines, unless the irregularly shaped lot line is caused by an existing right-of-way or an existing lot line; and*
- d. If the property proposed for subdivision is adjacent to an alley, and the adjacent alley is either improved or required to be improved according to the standards of Section 23.53.030, then no new lot shall be proposed that does not provide alley access, except that access from a street to an existing use or structure is not required to be changed to alley access. Proposed new lots shall either have sufficient frontage on the alley to meet access standards for the zone in which the property is located or provide an access easement from the proposed new lot or lots to the alley that meets access standards for the zone in which the property is located.*

Conclusion

Based on information provided by the applicant, referral comments from SDCI and other City Departments, and review and analysis by the Land Use Planner, the above criteria have been met. The short subdivision meets all minimum standards or applicable exceptions set forth in the Land Use Code. This short subdivision will provide pedestrian and vehicular access (including emergency vehicles), and public and private utilities. Adequate provisions for drainage control, water supply and sanitary sewage disposal will be provided for each lot and service is assured, subject to standard conditions governing utility extensions. The short plat application has been reviewed by Seattle Public Utilities and a *Water Availability Certificate* (WAC) was issued on October 24, 2018 (WAC ID No. 20181384). The site is not subject to the provisions of Section 25.09.240 since it is not located in a riparian corridor, wetland, wetland buffer, or steep slope area. Each of the proposed lots will meet the criterion of 23.24.040.A.9, as detailed below. There does not appear to be any reasonable alternative configuration of this plat that would better maximize the retention of trees than the proposed plat.

Future construction will be subject to the provisions of SMC 23.44.008, 25.09.070, 25.11.050 and/or 25.11.060 which sets forth tree planting and exceptional tree protection requirements on single family lots. The public use and interest are served by the proposal since all applicable criteria are met and the proposal creates the potential for additional housing opportunities in the City. SDCI geotechnical engineer has determined that future construction on the upslope lot (Parcel B) should only be allowed if site stabilization is installed on the downslope lot (Parcel A). Therefore, the short plat will be approved with the condition to require a non-appealable site stabilization wall per the provisions of SMC 25.09.080 A and B.

DECISION –SHORT SUBDIVISION

The proposed Short Subdivision is **CONDITIONALLY GRANTED**.

RECOMMENDED CONDITIONS – SHORT SUBDIVISION

For the Life of the Project

1. New construction on the upslope lot (Parcel B) should only be allowed if site stabilization is installed on the downslope lot (Parcel A). Therefore, the short plat will be approved with the condition to require a non-appealable site stabilization wall per description above and per SMC 25.09.080 A & B.

David Landry, AICP, Land Use Planner
Seattle Department of Construction and Inspections

Date: April 29, 2019

DL:rgc
3032833-LU.docx

IMPORTANT INFORMATION FOR ISSUANCE OF YOUR MASTER USE PERMIT

Master Use Permit Expiration and Issuance

The appealable land use decision on your Master Use Permit (MUP) application has now been published. At the conclusion of the appeal period, your permit will be considered “approved for issuance”. (If your decision is appealed, your permit will be considered “approved for issuance” on the fourth day following the City Hearing Examiner’s decision.) Projects requiring a Council land use action shall be considered “approved for issuance” following the Council’s decision.

The “approved for issuance” date marks the beginning of the **three year life** of the MUP approval, whether or not there are outstanding corrections to be made or pre-issuance conditions to be met. The permit must be issued by SDCI within that three years or it will expire and be cancelled (SMC 23-76-028). (Projects with a shoreline component have a **two year life**. Additional information regarding the effective date of shoreline permits may be found at 23.60.074.)

All outstanding corrections must be made, any pre-issuance conditions met and all outstanding fees paid before the permit is issued. You will be notified when your permit has issued.

Questions regarding the issuance and expiration of your permit may be addressed to the Public Resource Center at prc@seattle.gov or to our message line at 206-684-8467.

EXHIBIT D



**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR OF
THE SEATTLE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS**

Project Number: 3032834-LU
Applicant Name: Brooke Friedlander, Mirrah Homes
Address of Proposal: 3416 23rd Ave W

SUMMARY OF PROPOSED ACTION

Land Use Application to subdivide one parcel into two parcels of land.

The following approvals are required:

Short Subdivision - to create two parcels of land. (Chapter 23.24, Seattle Municipal Code).

SITE AND VICINITY

Site Zone: Lowrise 1 (LR-1)

Nearby Zones: (North) LR-1
(South) LR-1
(East) LR-1
(West) LR-1

Environmental Critical Areas: Steep Slope
Potential Slide Area

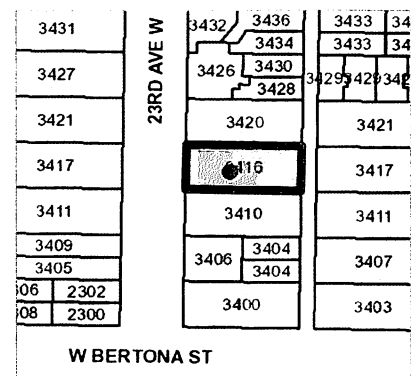
Project Area: 5,999 square feet (sq. ft.)

BACKGROUND

The site was granted Relief on Steep Slope Development by the SDCI Geotechnical Engineer on December 5, 2018

SMC 25.09.090.B. Approved Relief from Prohibition on Steep Slope Development.

[Environmentally Critical Areas (ECA) review is required for this project.] Based on a review of the City GIS system and submitted information, SDCI concludes that steep slope critical areas on and adjacent to the subject property appear to be created by previous legal grading activities associated with site development. Consequently, this project qualifies for Relief from Prohibition



The top of this image is north.
This map is for illustrative purposes only.
In the event of omissions, errors or differences, the documents in SDCI's file will control.

on Steep Slope Development per SMC 25.09.090.B2b. No Steep Slope Area Variance is required for permit applications. Except as described herein, the remaining ECA Regulations will apply.

Public Comment:

The public comment period ended on November 7, 2018. Comments were received and carefully considered, to the extent that they raised issues within the scope of this review. These areas of public comment related to concerns about exceptional trees in the street right-of-way, non-compliance with housing density limits, and over-development on designated potential ECA slide areas. Other comments pertained to concerns about not enough parking being provided for the subsequent development project.

I. ANALYSIS – SUBDIVISION

General short subdivision standards: Pursuant to SMC 23.24.040, the Director shall, after conferring with appropriate officials, use the following criteria to determine whether to grant, condition, or deny a short plat:

1. *Conformance to the applicable Land Use Code provisions, as modified by this Chapter 23.24;*
2. *Adequacy of access for pedestrians, vehicles, utilities and fire protection as provided in Section 23.53.005, Access to lots, and Section 23.53.006, Pedestrian access and circulation;*
3. *Adequacy of drainage, water supply and sanitary sewage disposal;*
4. *Whether the public use and interests are served by permitting the proposed division of land;*
5. *Conformance to the applicable provisions of Section 25.09.240, Short subdivisions and subdivisions, in environmentally critical areas;*
6. *Whether the proposed division of land is designed to maximize the retention of existing trees;*
7. *Conformance to the provisions of Section 23.24.045, Unit lot subdivisions, when the short subdivision is for the purpose of creating separate lots of record for the construction and/or transfer of title of single-family dwelling units, townhouse, rowhouse, and cottage housing developments, existing apartment structures built prior to January 1, 2013, but not individual apartment units, or any combination of the above types of residential development, as permitted in the applicable zones; and;*
8. *Every lot except unit lots and lots proposed to be platted for individual live-work units in zones where live-work units are permitted, shall conform to the following standards for lot configuration, unless a special exception is authorized under subsection 23.24.040.B:*
 - a. *If a lot is proposed with street frontage, then one lot line shall abut the street for at least 10 feet; and*
 - b. *No lot shall be less than 10 feet wide for a distance of more than 10 feet as measured at any point; and*

- c. No proposed lot shall have more than six separate lot lines. The lot lines shall be straight lines, unless the irregularly shaped lot line is caused by an existing right-of-way or an existing lot line; and*
- d. If the property proposed for subdivision is adjacent to an alley, and the adjacent alley is either improved or required to be improved according to the standards of Section 23.53.030, then no new lot shall be proposed that does not provide alley access, except that access from a street to an existing use or structure is not required to be changed to alley access. Proposed new lots shall either have sufficient frontage on the alley to meet access standards for the zone in which the property is located or provide an access easement from the proposed new lot or lots to the alley that meets access standards for the zone in which the property is located.*

Conclusion

Based on information provided by the applicant, referral comments from SDCI and other City Departments, and review and analysis by the Land Use Planner, the above criteria have been met. The short subdivision meets all minimum standards or applicable exceptions set forth in the Land Use Code. This short subdivision will provide pedestrian and vehicular access (including emergency vehicles), and public and private utilities. Adequate provisions for drainage control, water supply and sanitary sewage disposal will be provided for each lot and service is assured, subject to standard conditions governing utility extensions. The short plat application has been reviewed by Seattle Public Utilities and a *Water Availability Certificate* (WAC) was issued on October 24, 2018 (WAC ID No. 20181384). The site is not subject to the provisions of Section 25.09.240 since it is not located in a riparian corridor, wetland, wetland buffer, or steep slope area. Each of the proposed lots will meet the criterion of 23.24.040.A.9, as detailed below. There does not appear to be any reasonable alternative configuration of this plat that would better maximize the retention of trees than the proposed plat.

Future construction will be subject to the provisions of SMC 23.44.008, 25.09.070, 25.11.050 and/or 25.11.060 which sets forth tree planting and exceptional tree protection requirements on single family lots. The public use and interest are served by the proposal since all applicable criteria are met and the proposal creates the potential for additional housing opportunities in the City. SDCI geotechnical engineer has determined that future construction on the upslope lot (Parcel B) should only be allowed if site stabilization is installed on the downslope lot (Parcel A). Therefore, the short plat will be approved with the condition to require a non-appealable site stabilization wall per the provisions of SMC 25.09.080 A and B.

DECISION –SHORT SUBDIVISION

The proposed Short Subdivision is **CONDITIONALLY GRANTED**.

RECOMMENDED CONDITIONS – SHORT SUBDIVISION

For the Life of the Project

1. New construction on the upslope lot (Parcel B) should only be allowed if site stabilization is installed on the downslope lot (Parcel A). Therefore, the short plat will be approved with the condition to require a non-appealable site stabilization wall per description above and per SMC 25.09.080 A & B.

David Landry, AICP, Land Use Planner
Seattle Department of Construction and Inspections

Date: April 29, 2019

DL:rgc
3032834-LU.docx

IMPORTANT INFORMATION FOR ISSUANCE OF YOUR MASTER USE PERMIT

Master Use Permit Expiration and Issuance

The appealable land use decision on your Master Use Permit (MUP) application has now been published. At the conclusion of the appeal period, your permit will be considered “approved for issuance”. (If your decision is appealed, your permit will be considered “approved for issuance” on the fourth day following the City Hearing Examiner’s decision.) Projects requiring a Council land use action shall be considered “approved for issuance” following the Council’s decision.

The “approved for issuance” date marks the beginning of the **three year life** of the MUP approval, whether or not there are outstanding corrections to be made or pre-issuance conditions to be met. The permit must be issued by SDCI within that three years or it will expire and be cancelled (SMC 23-76-028). (Projects with a shoreline component have a **two year life**. Additional information regarding the effective date of shoreline permits may be found at 23.60.074.)

All outstanding corrections must be made, any pre-issuance conditions met and all outstanding fees paid before the permit is issued. You will be notified when your permit has issued.

Questions regarding the issuance and expiration of your permit may be addressed to the Public Resource Center at prc@seattle.gov or to our message line at 206-684-8467.

EXHIBIT E

Reference #: 3032834-LU and 30328

Create Date: May 10, 2019 7:50 AM
Submit Date: May 10, 2019 10:11 AM
Status: Pending Acceptance
Type: Land Use Appeal
Contact Method: Email Attachment

Appeal Details

Address:
Decision Elements: Environmentally Critical Area Exception; Short Plat; Subdivision;

Interest: See attached appeal. It is the intent, per the attachments A-H, to appeal this single-owner and functionally-related adjacent developments as one appeal (at the Hearing Examiner's discretion.) A simultaneous notice has been issued by the "CITY OF SEATTLE ANALYSIS AND DECISION OF THE DIRECTOR OF THE SEATTLE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS" on both SDCI Project Numbers 3032834-LU and 3032833-LU. The Owner of the two properties is the same entity, Mirra 111 LLC by Dec 12, 2018 refiling correction, per King County records (gismaps.kingcounty.gov/parcelviewer2/ parcels 277060-1480 277060-1475). Yet, the owner has split up the Applicant Name as both Mirra Homes and Terrane, Inc. The address of the parallel proposals are 3410 to 3418 23rd Ave W. The SUMMARY OF PROPOSED ACTION is noted for both as "Land Use Application to subdivide one parcel into two parcels of land" and one of two also states "Existing building to be demolished" even though both locations have existing triplex to be demolished. Each lot is 6,000 square feet within a LR1 zone. The application pre-dates revised zoning to LR1(M) resulting from a recently passed land-use ordinance. Further approvals are still required and conditions have been placed on the short plats relative to existing ECA on both lots.

Objections: See attachments and forthcoming appeal document. In summary, applications fail to demonstrate compliance with Short Subdivision - to create two parcels of land. (Chapter 23.24, Seattle Municipal Code) and associated landuse Title 23 codes. LR1 zoned lots as this are limited to maximum number of 1 dwelling for every 2,200 square feet or 1 dwelling for every 1,600 square feet if meeting all exceptions for green performance, parking locations, and alley improvements. Yet, these two developments are proposing ten marketrate 3-story townhouses on 12,000 sq ft of land. As such, the density average of 1,200 sq ft of land area for each primary residence exceeds the allowable Floor Area Ratio by at least 33 percent. Accordingly, these applications fail to achieve stated general short subdivision standards per SMC 23.24.040, and the SDCI Director has failed to follow the necessary criteria to determine whether to grant, condition, or deny a short plat: Criteria 1: Has failed to demonstrate full conformance and apply conditions to the applicable Land Use Code provisions, as modified by SMC 23.24; Criteria 2: Has failed to demonstrate full conformance and apply conditions for adequate access for pedestrians, vehicles, utilities and fire protection as provided in Section 23.53.005 Access to lots; Criteria 4: Has failed to demonstrate serving the public use and interests by permitting the proposed division of land; Criteria 5: Has failed to demonstrate full conformance and apply conditions to the applicable provisions of Section 25.09.240, Short subdivisions and subdivisions, in environmentally critical areas; and Criteria 6: Whether the proposed division of land is designed to maximize the retention of existing trees. The condition of approval requires that for the Life of the Project (duration ambiguous) is that "New construction on the upslope lot (Parcel B) should only be allowed if site stabilization is installed on the downslope lot (Parcel A). Therefore, the short plat will be approved with the condition to require a non-appealable site stabilization wall per description above and per SMC 25.09.080 A & B." The Department cannot make this determination without a SEPA review on the functionally-related sites. This Short Plat decision is out-of-sequence should the SEPA analysis indicate conditions that are not able to be mitigated.

Desired Relief: Hearing Examiner to return to the SDCI Director in order to meet the criteria and apply all necessary conditions. Hearing Examiner to request a decision to be made on the Short Plat following a review of the Environmental conditions with a fully completed SEPA-checklists for all functionally-related sites, including yet to be decided proposal for the adjacent Parcel 2770601470 at 3420 23rd Ave West. Hearing Examiner to return to the SDCI Director requiring all associated landuse codes be followed to avoid this proposal seeking to circumvent allowable number of dwellings by an unwritten Department policy contradicting landuse code SMC 23.84A. Decisions made with this Short Plat will be applied to subsequent approvals as Department "approval" to proceed. See attached appeal document issued before the May 13th appeal deadline.

Contacts

- Appellant**
Name: Neighbors to Mirra Homes developments
Email: UrbanMagnolia@pacificwest.com
Phone: (425) 352-5143
Fax:
Address: 3444B 23rd Ave W , Seattle, WA, 98199
- Authorized Representative**
Name: David Moehring

Email: dmoehring@consultant.com
Phone: (312) 965-0634
Fax:
Address: 3444B 23rd Ave W , SEATTLE, WA, 98199-2313

Uploaded Material

1. **3410 3416 Appeal AttachmentsA-H-reduced.pdf**
Upload Date: May 10, 2019 10:08 AM
Submit Date: May 10, 2019 10:11 AM
-

SDCI Project Numbers: 3032833-LU and 3032834-LU
Applicant Name: Andy McAndrews and Mirra 111 LLC
Addresses of Proposal: 3410 and 3416 23rd Ave W

I. What is your interest in this decision? (State how you are affected by it)

It is the intent, per the attachments A-H, to appeal this single-owner and functionally-related adjacent developments as one appeal (at the Hearing Examiner's discretion.) A simultaneous notice has been issued by the "CITY OF SEATTLE ANALYSIS AND DECISION OF THE DIRECTOR OF THE SEATTLE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS" on both SDCI Project Numbers 3032833-LU and 3032834-LU. The Owner of these two properties is the same entity, Mirra 111 LLC, per the December 12, 2018 refiling correction found in the King County parcel records (gismaps.kingcounty.gov/parcelviewer2/ for parcels 277060-1480 and 277060-1475). Yet, the owner has split up the Applicant Name as both Mirra Homes and Terrane, Inc. The street addresses of the parallel proposals are 3410, (3412), 3416 and 3418 23rd Avenue West. The SUMMARY OF PROPOSED ACTION is noted for these two lots with multiple addresses as "Land Use Application to subdivide one parcel into two parcels of land". One of the two also states "Existing building to be demolished" even though both locations have existing triplex to be demolished. Each of the two lots are 6,000 square feet within a LR1 zone. The application pre-dates Seattle's revised zoning to LR1(M) resulting from a recently passed land-use ordinance for the MHA.

Further approvals are still required and conditions have been placed on the short plats relative to existing ECA on both lots.

The appellants include neighbors who reside at three properties along this east side of the street including 3404 A 23rd Avenue West, 3404 B 23rd Avenue West, and 3444 B 23rd Avenue West. All of the appellants live in townhouse plats with no more than three dwellings on the original or parent lot of 6,000 square feet – which is the normal density for developments within this lowrise multifamily zone. The development drawings and public notice indicate that there will be five dwellings on each of the original or parent lots of 6,000 square feet. We are therefore concerned that this owner is being granted special privileges to build more than the allowed number of dwellings.

Each of the appellants share the same ECA2 potential land slide area and one of the appellants share the same ECA1 Steep Slope area per the City of Seattle GIS maps (See Figure 1 on the following page):

<http://seattlecitygis.maps.arcgis.com/apps/webappviewer/index.html?id=f822b2c6498c4163b0cf908e2241e9c2>

As such, we are very interested in the overdevelopment of the three adjacent sites all owned by the same entity and being developed simultaneously. We have attached site surveys, geotechnical report images, plans, and site cross-sections in Appeal Attachments E, F, G and H to document the concerns.

The development lots currently do not have an improved alley. Therefore, we are concerned how will fire trucks, ambulances, delivery vehicles, and resident automobiles that need various degrees of turn-around space be possible with a dead-end unimproved alley condition. A gravel and dirt path from West Bertona Street serves as far north as 3417 and 3421 22nd Avenue West, terminating in their respective backyards (per Figure 1 and photos in Appeal Attachment C). Because of the steep slopes within the alley right-of-way, the gravel and dirt path does not continue north to W. Ruffner Street.

We have also concerned about the special conditions applied to this development being unresolved (see the Appeal Attachments A and B) stating that "New construction on the upslope lot (Parcel B) should only be allowed if site stabilization is installed on the downslope lot (Parcel A). Therefore, the short plat will be approved with the condition to require a non-appealable site stabilization wall per description above and per SMC 25.09.080 A & B. The Appeal Attachment D includes fifteen pages of 'red flags' correction comments that would suggest that the short plat should only be done after a SEPA determination of environmental conditions has verified the properties are safe to subdivide with no significant environmental impacts.



Figure 1- Seattle Department of Construction & Inspections GIS interactive map. Area of development outlined in red.

In summary, we believe the proposed short plat is a result of submitted development plans that will adversely impact the block's soil integrity and occupants' health safety. The over-development will impact the neighboring properties availability to light and air and privacy. As the existing parking for the development is accessed off the street rather than the unimproved alley, we are concerned about the maneuverability and safety of those using the alley after being surcharged with parking for 15 new dwellings.

II. What are your objections to the decision? (List and describe what you believe to be the errors, omissions, or other problems with this decision.)

See attachments and appeal documentation herein. In summary, applications fail to demonstrate compliance with Short Subdivision - to create two parcels of land. (Chapter 23.24, Seattle Municipal Code) and associated landuse Title 23 codes. LR1 zoned lots as this are limited to maximum number of 1 dwelling for every 2,200 square feet or 1 dwelling for every 1,600 square feet if meeting all exceptions for green performance, parking locations, and alley improvements. Yet, these two developments are proposing ten marketrate 3-story townhouses on 12,000 sq ft of land. As such, the density average of 1,200 sq ft of land area for each primary residence exceeds the allowable Floor Area Ratio by at least 33 percent. Accordingly, these applications fail to achieve stated general short subdivision standards per SMC 23.24.040, and the SDCI Director has failed to follow the necessary criteria to determine whether to grant, condition, or deny a short plat:

- Criteria 1: Has failed to demonstrate full conformance and apply conditions to the applicable Land Use Code provisions, as modified by SMC 23.24;
- Criteria 2: Has failed to demonstrate full conformance and apply conditions for adequate access for pedestrians, vehicles, utilities and fire protection as provided in Section 23.53.005 Access to lots;
- Criteria 4: Has failed to demonstrate serving the public use and interests by permitting the proposed division of land;
- Criteria 5: Has failed to demonstrate full conformance and apply conditions to the applicable provisions of Section 25.09.240, Short subdivisions and subdivisions, in environmentally critical areas; and
- Criteria 6: Whether the proposed division of land is designed to maximize the retention of existing trees.
- As stated above, the condition of approval requires that for the Life of the Project (duration ambiguous) is that "New construction on the upslope lot (Parcel B) should only be allowed if site stabilization is installed on the downslope lot (Parcel A). Therefore, the short plat will be approved with the condition to require a non-appealable site stabilization wall per description above and per SMC 25.09.080 A & B."

The Department cannot make this determination without a SEPA review on the functionally-related sites. This Short Plat decision is out-of-sequence should the SEPA analysis indicate conditions that are not able to be mitigated.

- A. The Analysis and Decision is based on an erroneous application of the short plat subdivision approval criteria SMC 23.24.040.A including:
 - a. Failure to demonstrate full conformance and apply conditions to the applicable Land Use Code provisions, as modified by SMC 23.24 as identified herein.
 - b. Failure to provide adequacy of adequate access for pedestrians, vehicles, utilities and fire protection as provided in Section 23.53.005 Access to lots;
 - c. Failure to provide an access easement meeting minimum width and height clearance requirements.
 - d. Failure to demonstrate serving the public use and interests by permitting the proposed division of land;
 - e. Failure to achieve conformance and apply conditions to the applicable provisions of Section 25.09.240, Short subdivisions and subdivisions, in environmentally critical areas; and
 - f. Failure of the proposed division of land to be designed to maximize the retention of existing trees.
- B. As per correction notice #1 for Project #3032940-LU at 3410 23RD AVE W on street trees: "As you are proposing the required street trees to be within the first 5-feet of your property abutting the right-of-way, those trees must be approved by SDOT Urban Forestry. Please reach out to them and submit any emails or letters stating the type and number of trees required to meet their street tree requirements."
- C. As per correction notice for SDCI Project #3032876-LU at 3412 23rd AVE W relative to SMC 25.09.080: "The slope stability analysis indicates that complete stabilization for the proposed development is dependent on the installation of the proposed permanent anchored soldier pile wall. Consequently, it appears that the wall must be completed before other construction is completed upslope of the wall for Lots A and B. Please provide a geotechnical report addendum detailing the construction sequencing needed to provide complete stabilization during and after construction. Correct the plans to show the location of the wall, the required sequencing, and conceptual wall details." As well as SMC 25.09.080 B. that requires the plans to show that pile foundations are required for the townhomes

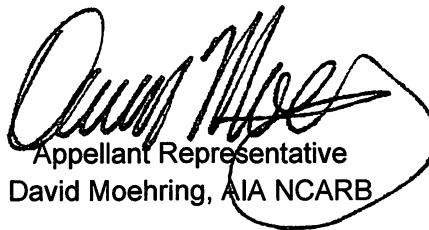
What relief do you want? (Specify what you want the Examiner to do: reverse the decision, modify conditions, etc.)

The relief requested shall include:

- A. Vacation of the Analysis and Decision for short plat approval;
- B. The imposition of conditions requiring an access easement to provide exclusive access to east lot subdivisions given there exist no improved alleyway with the capacity to accommodate emergency vehicles.
- C. The imposition of conditions requiring an improved alley with adequate turnaround access that does not impose on neighboring properties.

- D. The imposition of conditions to assure compliance with the Land Use code relative to other parking and access requirements for multifamily developments per SMC 23.84A and conformance with 23.24.045 given the subdivision is for the purposes of creating separate lots of record.
- E. The imposition of conditions to assure compliance with the Land Use code relative to multifamily residential standards and Rowhouse Development Rules which prohibit primary dwellings behind row-houses.
- F. For such other relief as may be warranted by the appeal.

Hearing Examiner to return to the SDCI Director in order to meet the criteria and apply all necessary conditions. Hearing Examiner to request a decision to be made on the Short Plat following a review of the Environmental conditions with a fully completed SEPA-checklists for all functionally-related sites, including yet to be decided proposal for the adjacent Parcel 2770601470 at 3420 23rd Ave West. Hearing Examiner to return to the SDCI Director requiring all associated landuse codes be followed to avoid this proposal seeking to circumvent allowable number of dwellings by an unwritten Department policy contradicting landuse code SMC 23.84A. Decisions made with this Short Plat will be applied to subsequent approvals as Department "approval" to proceed.


Appellant Representative
David Moehring, AIA NCARB

Appellants:

DAVID and BURCIN MOEHRING
3444 B 23RD AVE W
Seattle WA 98199

LONGHUA YOU and YAYUN WANG
3404 B 23RD AVE W
Seattle WA 98199

WENQIAN MA and XIAO QIN
3404 A 23RD AVE W
Seattle WA 98199



Seattle Department of
Construction & Inspections

CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR OF
THE SEATTLE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS

Project Number: 3032833-LU
Applicant Name: Andy McAndrews, Terrane, Inc
Address of Proposal: 3410 23rd Ave W

SUMMARY OF PROPOSED ACTION

Land Use Application to subdivide one parcel into two parcels of land. Existing building to be demolished.

The following approvals are required:

Short Subdivision - to create two parcels of land. (Chapter 23.24, Seattle Municipal Code).

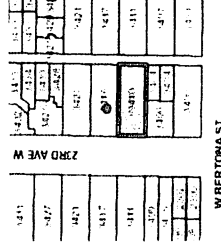
SITE AND VICINITY

Site Zone: Lowrise 1 (LR-1)

Nearby Zones: (North) LR-1
(South) LR-1
(East) LR-1
(West) LR-1

Environmental Critical Areas: Steep Slope
Potential Slide Area

Project Area: 5,999 square feet (sq. ft.)



The top of this image is north.
This map is for illustrative purposes only.
In the event of omissions, errors or differences, the
documents in SDCI's file will control.

BACKGROUND

The site was granted Relief on Steep Slope Development by the SDCI Geotechnical Engineer on December 5, 2018

SMC 25.09.090.B. Approved Relief from Prohibition on Steep Slope Development.

[Environmentally Critical Areas (ECA) review is required for this project.] Based on a review of the City GIS system and submitted information, SDCI concludes that steep slope critical areas on and adjacent to the subject property appear to be created by previous legal grading activities associated with site development. Consequently, this project qualifies for Relief from Prohibition

APPEAL ATTACHMENT 'A'

on Steep Slope Development per SMC 25.09.090.B2b, No Steep Slope Area Variance is required for permit applications. Except as described herein, the remaining ECA Regulations will apply.

Public Comment:

The public comment period ended on November 5, 2018. Comments were received and carefully considered, to the extent that they raised issues within the scope of this review. These areas of public comment related to concerns about exceptional trees in the street right-of-way, non-compliance with housing density limits, and over-development on designated potential ECA slide areas. Other comments pertained to concerns about not enough parking being provided for the subsequent development projects, renters not knowing that their buildings will be demolished, and concerns that alley paving located behind adjacent properties could be impacted as a result of future development.

I. ANALYSIS – SUBDIVISION

General short subdivision standards: Pursuant to SMC 23.24.040, the Director shall, after conferring with appropriate officials, use the following criteria to determine whether to grant, condition, or deny a short plat:

1. *Conformance to the applicable Land Use Code provisions, as modified by this chapter;*
2. *Adequacy of access for pedestrians, vehicles, utilities and fire protection as provided in Section 23.53.005, Access to lots, and Section 23.53.006, Pedestrian access and circulation;*
3. *Adequacy of drainage, water supply and sanitary sewage disposal;*
4. *Whether the public use and interests are served by permitting the proposed division of land;*
5. *Conformance to the applicable provisions of Section 25.09.240, Short subdivisions and subdivisions, in environmentally critical areas;*
6. *Whether the proposed division of land is designed to maximize the retention of existing trees;*
7. *Conformance to the provisions of Section 23.24.045, Unit lot subdivisions, when the short subdivision is for the purpose of creating separate lots of record for the construction and or transfer of title of single-family dwelling units, townhouse, rowhouse, cottage housing developments, and existing apartment structures built prior to January 1, 2013, but not individual apartment units or any combination of the above types of residential development, as permitted in the applicable zones; and;*
8. *Every lot except unit lots and lots proposed to be platted for individual live-work units in zones where live-work units are permitted, shall conform to the following standards for lot configuration, unless a special exception is authorized under subsection 23.24.040.B:*
 - a. *If a lot is proposed with street frontage, then one lot line shall abut the street for at least 10 feet; and*

- b. *No lot shall be less than 10 feet wide for a distance of more than 10 feet as measured at any point; and*
- c. *No proposed lot shall have more than six separate lot lines. The lot lines shall be straight lines, unless the irregularly shaped lot line is caused by an existing right-of-way or an existing lot line; and*
- d. *If the property proposed for subdivision is adjacent to an alley, and the adjacent alley is either improved or required to be improved according to the standards of Section 23.53.030, then no new lot shall be proposed that does not provide alley access, except that access from a street to an existing use or structure is not required to be changed to alley access. Proposed new lots shall either have sufficient frontage on the alley to meet access standards for the zone in which the property is located or provide an access easement from the proposed new lot or lots to the alley that meets access standards for the zone in which the property is located.*

Conclusion

Based on information provided by the applicant, referral comments from SDCI and other City Departments, and review and analysis by the Land Use Planner, the above criteria have been met. The short subdivision meets all minimum standards or applicable exceptions set forth in the Land Use Code. This short subdivision will provide pedestrian and vehicular access (including emergency vehicles), and public and private utilities. Adequate provisions for drainage control, water supply and sanitary sewage disposal will be provided for each lot and service is assured, subject to standard conditions governing utility extensions. The short plat application has been reviewed by Seattle Public Utilities and a *Water Availability Certificate* (WAC) was issued on October 24, 2018 (WAC ID No. 20181384). The site is not subject to the provisions of Section 25.09.240 since it is not located in a riparian corridor, wetland, wetland buffer, or steep slope area. Each of the proposed lots will meet the criterion of 23.24.040.A.9, as detailed below. There does not appear to be any reasonable alternative configuration of this plat that would better maximize the retention of trees than the proposed plat.

Future construction will be subject to the provisions of SMC 23.44.008, 25.09.070, 25.11.050 and/or 25.11.060 which sets forth tree planting and exceptional tree protection requirements on single family lots. The public use and interest are served by the proposal since all applicable criteria are met and the proposal creates the potential for additional housing opportunities in the City. SDCI geotechnical engineer has determined that future construction on the upslope lot (Parcel B) should only be allowed if site stabilization is installed on the downslope lot (Parcel A). Therefore, the short plat will be approved with the condition to require a non-appealable site stabilization wall per the provisions of SMC 25.09.080 A and B.

DECISION –SHORT SUBDIVISION

The proposed Short Subdivision is **CONDITIONALLY GRANTED**.

RECOMMENDED CONDITIONS – SHORT SUBDIVISION

For the Life of the Project

1. New construction on the upslope lot (Parcel B) should only be allowed if site stabilization is installed on the downslope lot (Parcel A). Therefore, the short plat will be approved with the condition to require a non-appealable site stabilization wall per description above and per SMC 25.09.080 A & B.

David Landry, AICP, Land Use Planner
Seattle Department of Construction and Inspections

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3032833-LU.docx

Date: April 29, 2019

IMPORTANT INFORMATION FOR ISSUANCE OF YOUR MASTER USE PERMIT

Master Use Permit Expiration and Issuance

The appealable land use decision on your Master Use Permit (MUP) application has now been published. At the conclusion of the appeal period, your permit will be considered "approved for issuance" (if your decision is appealed, your permit will be considered "approved for issuance" on the fourth day following the City Hearing Examiner's decision.) Projects requiring a Council land use action shall be considered "approved for issuance" following the Council's decision.

The "approved for issuance" date marks the beginning of the **three year** life of the MUP approval, whether or not there are outstanding corrections to be made or pre-issuance conditions to be met. The permit must be issued by SDCI within three years or it will expire and be cancelled (SMC 23-76-028). (Projects with a shoreline component have a **two year** life. Additional information regarding the effective date of Shoreline permits may be found at 23.00.074.)

All outstanding corrections must be made, any pre-issuance conditions met and all outstanding fees paid before the permit is issued. You will be notified when your permit has issued.

Questions regarding the issuance and expiration of your permit may be addressed to the Public Resource Center at prc@seattle.gov or to our message line at 206-684-8467.



**Seattle Department of
Construction & Inspections**

January 17, 2019

NOTICE OF APPLICATION

Seattle Department of Construction and Inspections (SDCI) is currently reviewing the Master Use Permit application described below.

Area: Magnolia/Queen Anne
Address: 3410 23RD AVE W
Record: 3032940-LU
Zone: LR1

Contact: JULIAN WEBER – (206) 953-1305
Planner: Michael Houston - (206) 727-3885

Date of Application: 12/10/18
Date Application Deemed Complete: 1/9/19

Land Use Application to allow 3-story, 3-unit rowhouse building. Parking for 3 vehicles proposed. Existing building to be demolished. To be considered with 3032876-LU for parking and access.

Comments may be submitted through: January 30, 2019

The following approvals are required:

SEPA Environmental Determination (This project is subject to the Optional DNS Process (WAC 197-11-355) and Early DNS Process (SMC 25.05.355). This comment period may be the only opportunity to comment on the environmental impacts of this proposal.

Other permits that may be needed which are not included in this application:

Building Permit

Your written comments are encouraged and should be submitted to:

PRC@seattle.gov
Seattle Department of Construction and Inspections
ATTN: Public Resource Center
PO Box 34019
Seattle, Washington 98124-4019
FAX (206) 233-7801

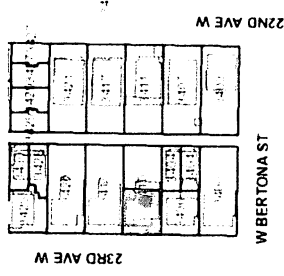
Commenters providing an email address or return US mail address will be sent notice of any public meetings or hearings and notice of the SDCI decision with information on the right to appeal. All correspondence will be posted to our electronic library.

Applications requiring shoreline approvals are subject to an initial 30-day comment period. All other land use approvals listed below are subject to an initial 14-day comment period. A 14 day comment period may be extended an additional 14 days provided a written request to extend the comment period is received by this Department within the initial 14-day comment period as published in this bulletin. Any comments filed after the end of the official comment period may be considered if pertinent to the review being conducted.

The project file, including application plans, environmental documentation and other additional information related to the project, is available in our electronic library at [Seattle Services Portal](http://SeattleServicesPortal). Public computers, to view these files, are available at the SDCI Public Resource Center, 700 Fifth Avenue, Suite 2000. The Public Resource Center is open 8:00 a.m. to 4:00 p.m. on Monday, Wednesday, Friday and 10:30 a.m. to 4:00 p.m. on Tuesday and Thursday.

Questions about the projects listed in this bulletin can also be directed to the Public Resource Center at the email and US mail address listed above. To the extent known by the Department, other necessary government approvals or permits not included in the application will also be listed. When a building permit is listed as being necessary, this may include associated electrical, plumbing, mechanical, elevator, and other similar permits.

SDCI is now using the Early Review Determination of Non-significance (DNS) process for all applications requiring a threshold determination when SDCI has reasonable basis to believe that significant adverse impacts are not likely and the Director expects to issue a DNS for the proposal. The DNS is not final until it is published following consideration of all comments received during the comment period.



The top of this image is north
This map is for illustrative purposes only.
It does not constitute an official SDCI map.
No warranty is made by SDCI for the
accuracy of the information shown on the
documents in SDCI's files will control

The comment period for a project subject to an Early Review DNS may be the only opportunity to submit comment on the environmental impacts of the proposal. Mitigation measures may be imposed on projects subject to the Early Review DNS process. After the close of the comment period, SDCI will review any comments and will either issue a DNS followed by an opportunity to appeal, or, if significant environmental impacts are identified, a DS/Scoping notice. Copies of the subsequent threshold determination for the proposal may be obtained upon request or from our electronic library at [Seattle Services Portal](#).

Numbers used in project descriptions are approximations. The final approved plans will control.

Interpretations

A formal decision as to the meaning, application or intent of any development regulation in Title 23 (Land Use Code) or Chapter 25.09 (Regulations for Environmentally Critical Areas) is known as an "interpretation". Examples include questions of how structure height or setback is properly measured, or how a proposed use should be categorized.

Interpretation may be requested by any party during the comment period as determined above. The request must be in writing, and accompanied by a \$3,860.00 minimum fee payable to the City of Seattle. [This fee covers the first ten hours of review. Additional hours will be billed at \$386.00.] Interpretations on some issues may also be requested later, during the appeal period, if the project decision is appealed. Failure to request an interpretation can preclude raising the issue on appeal. Questions regarding the interpretation process may be sent to PRC@seattle.gov (please include "interpretation information" in the subject line) or by calling the message line at (206) 684-8467. Requests for interpretation may be submitted to the **Seattle Department of Construction and Inspections, Code Interpretation and Implementation Group, 700 5th Ave Ste 2000, P.O. Box 34019, Seattle, WA 98124-4019.**

APPEAL ATTACHMENT 'B'

XX

If you wish to file written comments and/or receive a notice of the decision, please return this completed form with any written comments you have to: Seattle Department of Construction and Inspections, 700 5th Ave Ste 2000, PO Box 34019, Seattle, Washington 98124-4019 or e-mail PRC@seattle.gov

Name: _____ Record # 3032940-LJ, Michael Houston, 19th Fl

Address: _____

_____ Zip: _____

Email Address: _____

Comment: _____



CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR OF
THE SEATTLE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS

Project Number: 3032834-LU
Applicant Name: Brooke Friedlander, Mirrah Homes
Address of Proposal: 3416 23rd Ave W

SUMMARY OF PROPOSED ACTION

Land Use Application to subdivide one parcel into two parcels of land.

The following approvals are required:

Short Subdivision - to create two parcels of land. (Chapter 23.24, Seattle Municipal Code).

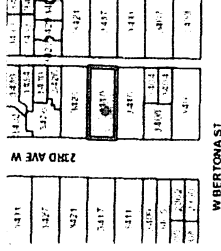
SITE AND VICINITY

Site Zone: Lowrise 1 (LR-1)

Nearby Zones: (North) LR-1
(South) LR-1
(East) LR-1
(West) LR-1

Environmental Critical Areas: Steep Slope
Potential Slide Area

Project Area: 5,999 square feet (sq. ft.)



The top of this image is north.
This map is for illustrative purposes only.
In the event of omissions, errors or differences, the
documents in SDCI's file will control.

BACKGROUND

The site was granted Relief on Steep Slope Development by the SDCI Geotechnical Engineer on December 5, 2018

SMC 25.09.090.B, Approved Relief from Prohibition on Steep Slope Development.

[Environmentally Critical Areas (ECA) review is required for this project.] Based on a review of the City GIS system and submitted information, SDCI concludes that steep slope critical areas on and adjacent to the subject property appear to be created by previous legal grading activities associated with site development. Consequently, this project qualifies for Relief from Prohibition

on Steep Slope Development per SMC 25.09.090.B2b. No Steep Slope Area Variance is required for permit applications. Except as described herein, the remaining ECA Regulations will apply.

Public Comment:

The public comment period ended on November 7, 2018. Comments were received and carefully considered, to the extent that they raised issues within the scope of this review. These areas of public comment related to concerns about exceptional trees in the street right-of-way, non-compliance with housing density limits, and over-development on designated potential ECA slide areas. Other comments pertained to concerns about not enough parking being provided for the subsequent development project.

1. ANALYSIS – SUBDIVISION

General short subdivision standards: Pursuant to SMC 23.24.040, the Director shall, after conferring with appropriate officials, use the following criteria to determine whether to grant, condition, or deny a short plat:

1. *Conformance to the applicable Land Use Code provisions, as modified by this Chapter 23.24;*
2. *Adequacy of access for pedestrians, vehicles, utilities and fire protection as provided in Section 23.53.005, Access to lots, and Section 23.53.006, Pedestrian access and circulation;*
3. *Adequacy of drainage, water supply and sanitary sewage disposal;*
4. *Whether the public use and interests are served by permitting the proposed division of land;*
5. *Conformance to the applicable provisions of Section 25.09.240, Short subdivisions and subdivisions, in environmentally critical areas;*
6. *Whether the proposed division of land is designed to maximize the retention of existing trees;*
7. *Conformance to the provisions of Section 23.24.045, Unit lot subdivisions, when the short subdivision is for the purpose of creating separate lots of record for the construction and or transfer of title of single-family dwelling units, townhouse, rowhouse, and cottage housing developments, existing apartment structures built prior to January 1, 2013, but not individual apartment units, or any combination of the above types of residential development, as permitted in the applicable zones; and;*
8. *Every lot except unit lots and lots proposed to be platted for individual live-work units in zones where live-work units are permitted, shall conform to the following standards for lot configuration, unless a special exception is authorized under subsection 23.24.040.B:*
 - a. *If a lot is proposed with street frontage, then one lot line shall abut the street for at least 10 feet; and*
 - b. *No lot shall be less than 10 feet wide for a distance of more than 10 feet as measured at any point; and*

- c. *No proposed lot shall have more than six separate lot lines. The lot lines shall be straight lines, unless the irregularly shaped lot line is caused by an existing right-of-way or an existing lot line; and*
- d. *If the property proposed for subdivision is adjacent to an alley, and the adjacent alley is either improved or required to be improved according to the standards of Section 23.53.030, then no new lot shall be proposed that does not provide alley access, except that access from a street to an existing use or structure is not required to be changed to alley access. Proposed new lots shall either have sufficient frontage on the alley to meet access standards for the zone in which the property is located or provide an access easement from the proposed new lot or lots to the alley that meets access standards for the zone in which the property is located.*

Conclusion

Based on information provided by the applicant, referral comments from SDCI and other City Departments, and review and analysis by the Land Use Planner, the above criteria have been met. The short subdivision meets all minimum standards or applicable exceptions set forth in the Land Use Code. This short subdivision will provide pedestrian and vehicular access (including emergency vehicles), and public and private utilities. Adequate provisions for drainage control, water supply and sanitary sewage disposal will be provided for each lot and service is assured, subject to standard conditions governing utility extensions. The short plat application has been reviewed by Seattle Public Utilities and a *Water Availability Certificate* (WAC) was issued on October 24, 2018 (WAC ID No. 20181384). The site is not subject to the provisions of Section 25.09.240 since it is not located in a riparian corridor, wetland, wetland buffer, or steep slope area. Each of the proposed lots will meet the criterion of 23.24.040 A.9, as detailed below. There does not appear to be any reasonable alternative configuration of this plat that would better maximize the retention of trees than the proposed plat.

Future construction will be subject to the provisions of SMC 23.44.008, 25.09.070, 25.11.050 and/or 25.11.060 which sets forth tree planting and exceptional tree protection requirements on single family lots. The public use and interest are served by the proposal since all applicable criteria are met and the proposal creates the potential for additional housing opportunities in the City. SDCI geotechnical engineer has determined that future construction on the upslope lot (Parcel B) should only be allowed if site stabilization is installed on the downslope lot (Parcel A). Therefore, the short plat will be approved with the condition to require a non-appealable site stabilization wall per the provisions of SMC 25.09.080 A and B.

DECISION –SHORT SUBDIVISION

The proposed Short Subdivision is **CONDITIONALLY GRANTED**.

RECOMMENDED CONDITIONS – SHORT SUBDIVISION

For the Life of the Project

1. New construction on the upslope lot (Parcel B) should only be allowed if site stabilization is installed on the downslope lot (Parcel A). Therefore, the short plat will be approved with the condition to require a non-appealable site stabilization wall per description above and per SMC 25.09.080 A & B.

David Landry, AICP, Land Use Planner
Seattle Department of Construction and Inspections

Date: April 29, 2019

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IMPORTANT INFORMATION FOR ISSUANCE OF YOUR MASTER USE PERMIT

Master Use Permit Expiration and Issuance

The appealable land use decision on your Master Use Permit (MUP) application has now been published. At the conclusion of the appeal period, your permit will be considered "approved for issuance." (If your decision is appealed, your permit will be considered "approved for issuance" on the fourth day following the City Hearing Examiner's decision.) Projects requiring a Council land use action shall be considered "approved for issuance" following the Council's decision.

The "approved for issuance" date marks the beginning of the **three year life** of the MUP approval, whether or not there are outstanding corrections to be made or pre-issuance conditions to be met. The permit must be issued by SDCI within three years or it will expire and be cancelled (SMC 23.76-028). Projects with a shoreline component have a **two year life**. Additional information regarding the effective date of shoreline permits may be found at 23.60.074.)

All outstanding corrections must be made, any pre-issuance conditions met and all outstanding fees paid before the permit is issued. You will be notified when your permit has issued.

Questions regarding the issuance and expiration of your permit may be addressed to the Public Resource Center at prc@seattle.gov or to our message line at 206-684-8467.



NOTICE OF APPLICATION

Seattle Department of Construction and Inspections (SDCI) is currently reviewing the Master Use Permit application described below.

Area: MAGNOLIA/QUEEN ANNE
Address: 3418 23RD AVE W
Record: 3032877-LU
Zone: LR1
Contact: JULIAN WEBER - (206) 953-1305
Planner: CARLY GUILLORY - (206) 684-0720
Date of Application: 10/25/2018
Date Application Deemed Complete: 10/25/2018

Land Use Application to allow a 3-story, 3-unit rowhouse building. Parking for 3 vehicles proposed. Existing building to be demolished. Review includes future unit lot subdivision. To be considered with project #3032671-LU for shared access.

Comments may be submitted through: 12/17/2018

The following approvals are required:

SEPA Environmental Determination - (This project is subject to the Optional DNS Process (WAC 197-11-355) and Early DNS Process (SMC 25.05.355). This comment period may be the only opportunity to comment on the environmental impacts of this proposal.

Other permits that may be needed which are not included in this application:

Building Permit Demolition Permit

Your written comments are encouraged and should be submitted to:

PRC@seattle.gov
Seattle Department of Construction and Inspections
ATTN: Public Resource Center
PO Box 34019
Seattle, Washington 98124-4019
FAX (206) 233-7901

Commenters providing an email address or return US mail address will be sent notice of any public meetings or hearings and notice of the SDCI decision with information on the right to appeal. All correspondence will be posted to our electronic library.

Applications requiring shoreline approvals are subject to an initial 30-day comment period. All other land use approvals listed below are subject to an initial 14-day comment period. A 14 day comment period may be extended an additional 14 days provided a written request to extend the comment period is received by this Department within the initial 14-day comment period as published in this bulletin. Any comments filed after the end of the official comment period may be considered if pertinent to the review being conducted.

The project file, including application plans, environmental documentation and other additional information related to the project, is available in our electronic library at Seattle Services Portal. Public computers, to view these files, are available at the SDCI Public Resource Center, 700 Fifth Avenue, Suite 2000. The Public Resource Center is open 8:00 a.m. to 4:00 p.m. on Monday, Wednesday, Friday and 10:30 a.m. to 4:00 p.m. on Tuesday and Thursday.

Questions about the projects listed in this bulletin can also be directed to the Public Resource Center at the email and US mail address listed above. To the extent known by the Department, other necessary government approvals or permits not included in the application will also be listed. When a building permit is listed as being necessary, this may include associated electrical, plumbing, mechanical, elevator, and other similar permits.

700 Fifth Avenue, Suite 2000 | PO Box 34019 | Seattle, WA 98124-4019 | 206-684-6600 | seattle.gov/sdci

SDCI is now using the Early Review Determination of Non-significance (DNS) process for all applications requiring a threshold determination when SDCI has reasonable basis to believe that significant adverse impacts are not likely, and the Director expects to issue a DNS for the proposal. The DNS is not final until it is published following consideration of all comments received during the comment period.

The comment period for a project subject to an Early Review DNS may be the only opportunity to submit comment on the environmental impacts of the proposal. Mitigation measures may be imposed on projects subject to the Early Review DNS process. After the close of the comment period, SDCI will review any comments and will either issue a DNS followed by an opportunity to appeal, or, if significant environmental impacts are identified, a DS/Scoping notice. Copies of the subsequent threshold determination for the proposal may be obtained upon request or from our electronic library at [Seattle Services Portal](#).

Numbers used in project descriptions are approximations. The final approved plans will control.

Interpretations

A formal decision as to the meaning, application or intent of any development regulation in Title 23 (Land Use Code) or Chapter 25.09 (Regulations for Environmentally Critical Areas) is known as an "interpretation". Examples include questions of how structure height or setback is properly measured, or how a proposed use should be categorized.

Interpretation may be requested by any party during the comment period as determined above. The request must be in writing, and accompanied by a \$3,240.00 minimum fee payable to the City of Seattle. (This fee covers the first ten hours of review. Additional hours will be billed at \$324.00.) Interpretations on some issues may also be requested later, during the appeal period, if the project decision is appealed. Failure to request an interpretation can preclude raising the issue on appeal. Questions regarding the interpretation process may be sent to PRC@seattle.gov (please include "interpretation information" in the subject line) or by calling the message line at (206) 684-8467. Requests for interpretation may be submitted to the **Seattle Department of Construction and Inspections, Code Interpretation and Implementation Group, 700 5th Av Ste 2000, P.O. Box 34019, Seattle, WA 98124-4019**.

XX

If you wish to file written comments and/or receive a notice of the decision, please return this completed form with any written comments you have to: Seattle Department of Construction and Inspections, 700 5th Ave Ste 2000, PO Box 34019, Seattle, Washington 98124-4019 or e-mail PRC@seattle.gov

Name: _____ Record #3032877-LU – Carly Guillory, 19th Floor

Address: _____ Zip: _____

Email Address: _____

Comment: _____



October 25, 2018

NOTICE OF APPLICATION

Seattle Department of Construction and Inspections (SDCI) is currently reviewing the Master Use Permit application described below.

Area: MAGNOLIA/QUEEN ANNE
Address: 3414 23RD AVE W
Record: 3032834-LU
Zone: LR1
Contact: BROOK FRIEDLANDER - (206) 383-7095
Planner: ABBY WEBER - (206) 684-7188

Date of Application: 10/16/2018
Date Application Deemed Complete: 10/16/2018

Land Use Application to subdivide one parcel into two parcels of land.

Comments may be submitted through: 11/7/2018

The following approvals are required:

Short Subdivision to create two parcels of land.

Other permits that may be needed which are not included in this application:

Water Availability Certificate

Your written comments are encouraged and should be submitted to:

PRC@seattle.gov
Seattle Department of Construction and Inspections
ATTN: Public Resource Center
PO Box 34019
Seattle, Washington 98124-4019
FAX (206) 233-7901

Commenters providing an email address or return US mail address will be sent notice of any public meetings or hearings and notice of the SDCI decision with information on the right to appeal. All correspondence will be posted to our electronic library.

Applications requiring shoreline approvals are subject to an initial 30-day comment period. All other land use approvals (land use) are subject to an initial 14-day comment period. A 14-day comment period may be extended an additional 14 days provided a written request to extend the comment period is received by this Department within the initial 14-day comment period as published in this bulletin. Any comments filed after the end of the official comment period may be considered if pertinent to the review being conducted.

The project files, including application plans, environmental documentation and other additional information related to the project, are available in the Seattle Services Portal, Public Computers, to view these files, are available at SDCI Public Resource Center, 700 Fifth Avenue Suite 2000. The Public Resource Center is open 8:00 a.m. to 4:00 p.m. on Monday, Wednesday, Friday and 10:30 a.m. to 4:00 p.m. on Tuesday and Thursday.

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SDCI is now using the Early Review Determination of Non-significance (DNS) process for all applications requiring a threshold determination when SDCI has reasonable basis to believe that significant adverse impacts are not likely, and the Director expects to issue a DNS for the proposal. The DNS is not final until it is published following consideration of all comments received during the comment period.

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Numbers used in project descriptions are approximations. The final approved plans will control.

Interpretations

A formal decision as to the meaning, application or intent of any development regulation in Title 23 (Land Use Code) or Chapter 25.09 (Regulations for Environmentally Critical Areas) is known as an "interpretation". Examples include questions of how structure height or setback is properly measured, or how a proposed use should be categorized. Interpretation may be requested by any party during the comment period as determined above. The request must be in writing, and accompanied by a \$3,240.00 minimum fee payable to the City of Seattle. [This fee covers the first ten hours of review. Additional hours will be billed at \$324.00.] Interpretations on some issues may also be requested later, during the appeal period, if the project decision is appealed. Failure to request an interpretation can preclude raising the issue on appeal. Questions regarding the interpretation process may be sent to PRC@seattle.gov (please include "interpretation information" in the subject line) or by calling the message line at (206) 684-8487. Requests for interpretation may be submitted to the Seattle Department of Construction and Inspections, Code Interpretation and Implementation Group, 700 5th Ave Ste 2000, P.O. Box 34019, Seattle, WA 98124-4019.

Record #3032834-LU -

«ADDRESSEE»
«ADDRESSEE2»
«ADDRESS»
«CITYSTATE» «ZIP»

XX

If you wish to file written comments and/or receive a notice of the decision, please return this completed form with any written comments you have to: Seattle Department of Construction and Inspections, 700 5th Ave Ste 2000, PO Box 34019, Seattle, Washington 98124-4019 or e-mail PRC@seattle.gov.

Name: _____ Record #3032834-LU - Abby Weber, 19th Floor

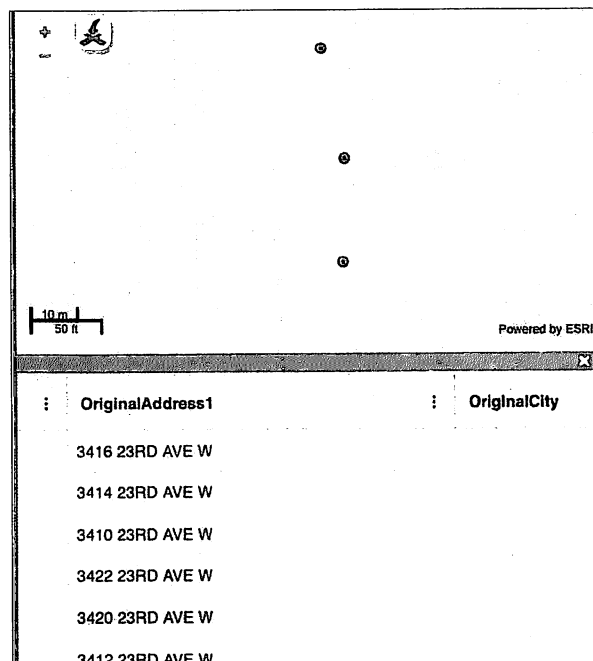
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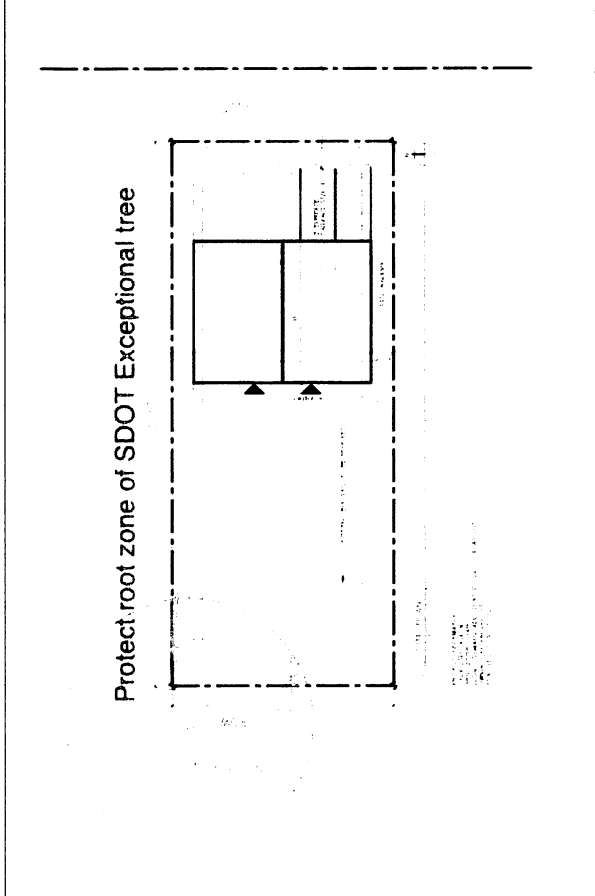
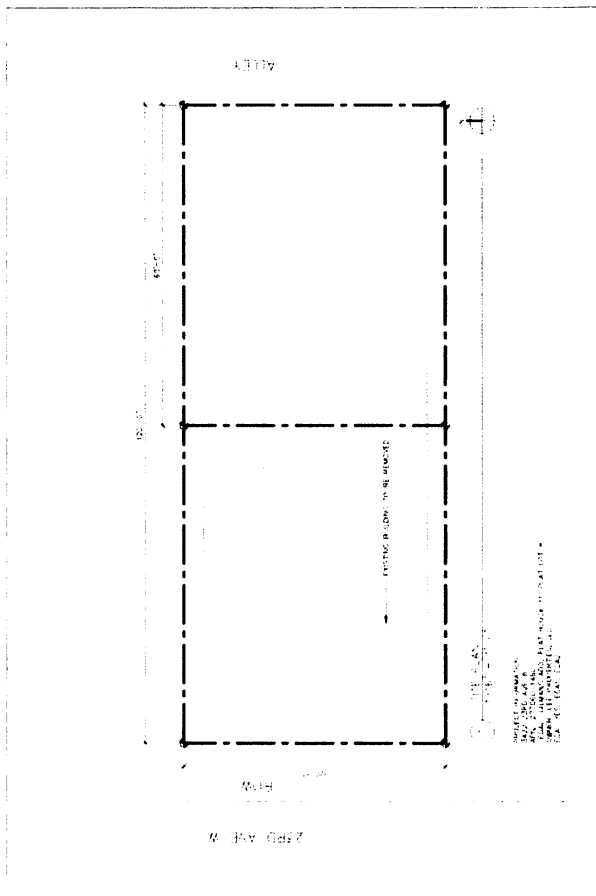
_____ Zip: _____

Email Address: _____

Comment: _____

3410 – 3416 23rd Ave W Short Plat Subdivisions





Mirra 23rd

23RD AVENUE WEST
SEATTLE, WA 98107

PROJECT DESCRIPTION: 23RD AVENUE WEST TRACT 2
CONSTRUCT LOT 1 (CONSTRUCT WITH LOT 2) & PARKING
STALLS, 150' LOT 1 SUBDIVISION

LEGAL DESCRIPTION: GUARANTEE 1/4 BLOCK 11, 1/4
LOT 1

TAX ID NUMBER: 2100000000

PROJECT TEAM:

CONSULTANT:

ARCHITECT/PROJECT CONTACT:

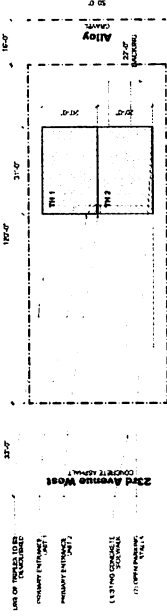
ALAN WILSON, AIA

SEATTLE, WA 98104

5 208 951 1200

ZONE: LR1

LOT AREA: 4,000 SF



web6.seattle.gov

PROJECT DESCRIPTION: 23RD AVENUE WEST TRACT 2
CONSTRUCT LOT 1 (CONSTRUCT WITH LOT 2) & PARKING
STALLS, 150' LOT 1 SUBDIVISION

LEGAL DESCRIPTION: GUARANTEE 1/4 BLOCK 11, 1/4
LOT 1

TAX ID NUMBER: 2100000000

PROJECT TEAM:

CONSULTANT:

ARCHITECT/PROJECT CONTACT:

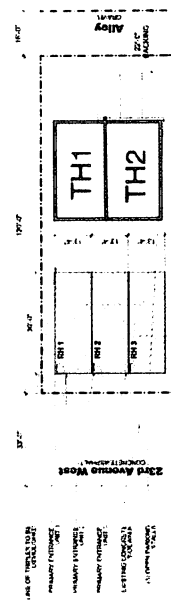
ALAN WILSON, AIA

SEATTLE, WA 98104

5 208 951 1200

ZONE: LR1

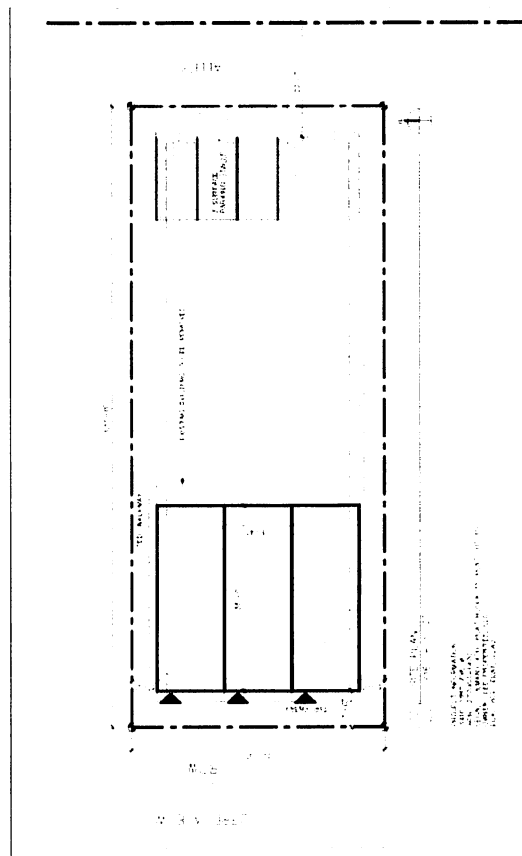
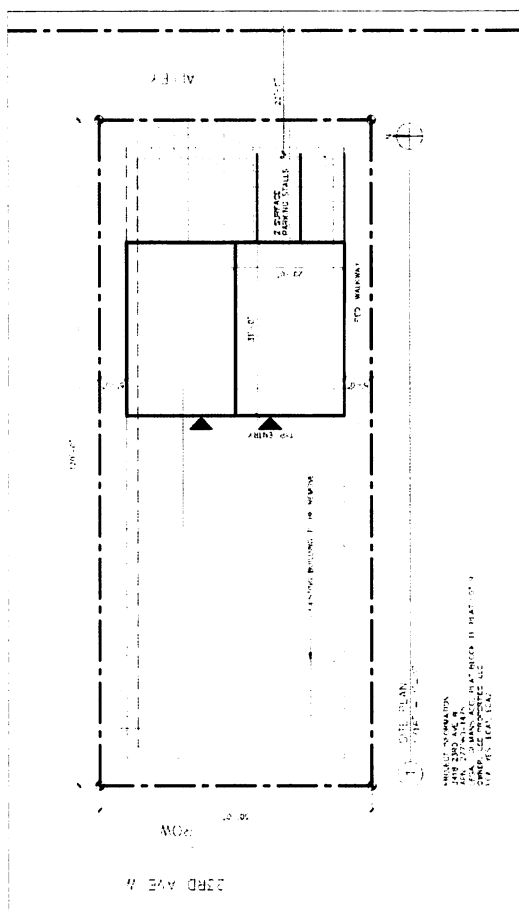
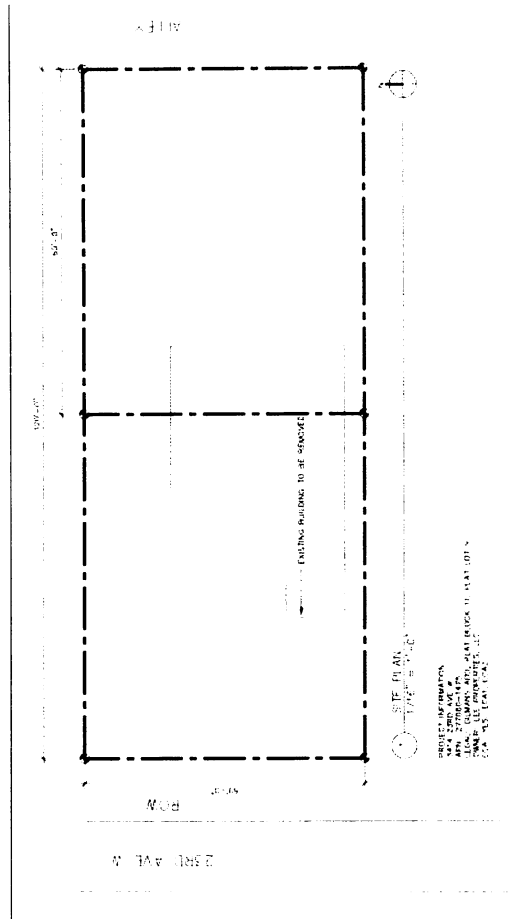
LOT AREA: 4,000 SF

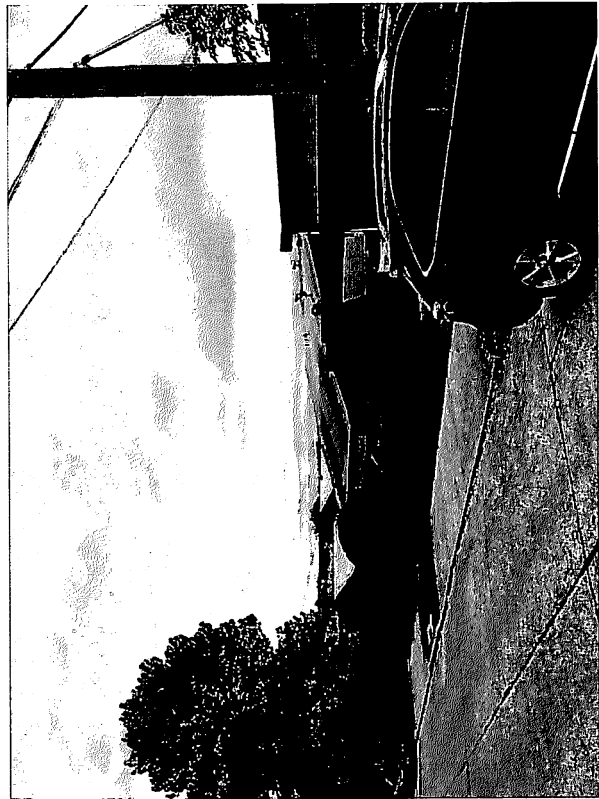
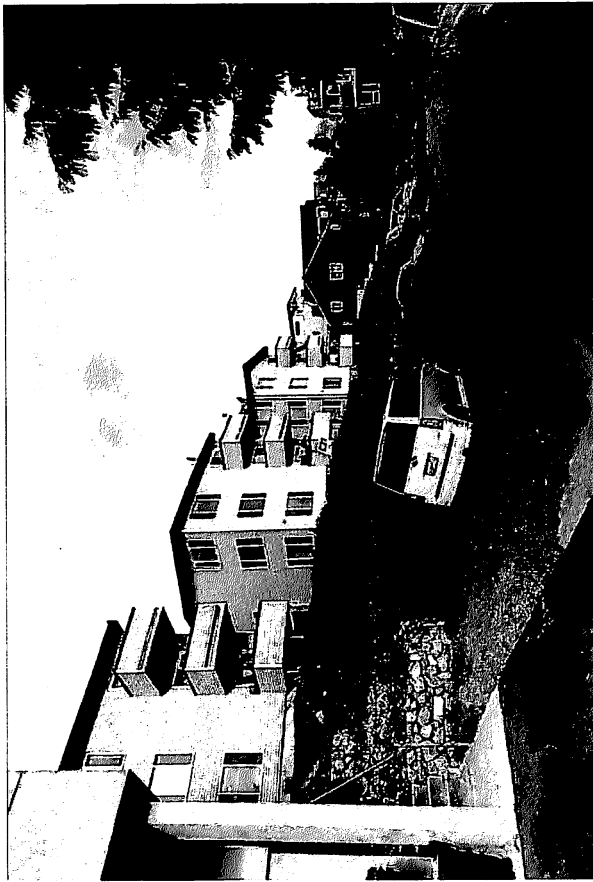


Proposal
exceeds allowed
by showing 1
dwelling for
every 1200 sq ft

Max number of dwellings on a lot within this
LR1 zone is 1 for every 2200 sq ft of lot
area without an improved alley; or 1 for
every 1600 Sq ft with an improved alley

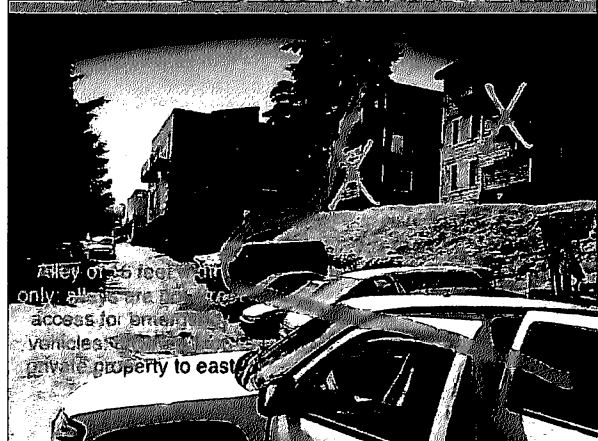
PRELIMINARY SITE PLAN
SCALE 1" = 20'





APPEAL ATTACHMENT 'D'

3410 - 3416 23rd Ave W Short Plat Subdivisions





City of Seattle
Seattle Department of Construction and Inspections
Applicant Services

BROOKE FRIEDLANDER
11624 SE 5TH ST, SUITE 210
BELLEVUE, WA 98005

Re: Project #3032834-LU

Correction Notice #1

Review Type LAND USE
Project Address 3416 23RD AVE W
SEATTLE, WA 98199
Contact Email BROOKE.FRIEDLANDER@MIRRAHOMES.CO
SDCI Reviewer David Landry
Reviewer Phone (206) 684-5318
Reviewer Fax
Reviewer Email David.Landry@seattle.gov
Owner BROOKE FRIEDLANDER
Corrections also apply to Project(s)

Date December 10, 2018
Contact Phone (206) 383-7095
Address Seattle Department of Construction and Inspections
700 Fifth Ave
Suite 2000
P.O. Box 34019
Seattle, WA 98124-4019

Applicant Instructions

Please click on the following link to learn "How to Respond to a SDCI Correction Notice". If the 3-step process outlined in this document is not followed, there may be a delay in permit issuance and there is a potential for penalty fees.

For instructions on **uploading corrected plans through your portal**, follow this link: [How to Upload a Document to an Existing Permit](#)
Note that you will not be able to upload corrected plans until all reviews are completed and the project's status is "Corrections Required".

Corrections

- 1. Short Subdivision:** Demonstrate that the required development area and access will not encroach into the ECAs or provide evidence of final approval or a request for relief from the prohibition of development in Steep Slopes and their buffers.
- 2. Geotechnical Report:** Provide a copy of the Geotechnical Report that discussed the site's steep area. Provide the total areas located outside of the environmentally critical area and buffer designated for principal structures, temporary site disturbance, accessory structures, utilities, or walkways that might be described in the geotechnical report.
- 3. Water Availability:** Provide a copy of the water availability certificate for the proposal site approved by Seattle Public Utilities (SPU), unless SPU agrees to an alternative arrangement.
- 4. Resolve outstanding Reviews.** I have completed review of your application materials however, I am unable to complete my analysis and decision until all requested materials have been provided and all other review locations have completed their reviews. Once all other reviews are complete, I will be able to prepare the Director's decision unless subsequent analysis shows that further information from you is required.

Seattle Department of Construction and Inspections
700 Fifth Ave, Suite 2000, P.O. Box 34019, Seattle, WA 98124-4019

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Page 1 of 1



City of Seattle
Seattle Department of Construction and Inspections
Land Use Review

JW Architects LTD
1257 S King St
SEATTLE, WA 98144

Re: Project #3032877-LU

Correction Notice #1

Review Type ZONING
Project Address 3416 23RD AVE W
SEATTLE, WA 98199
Contact Email dpd@jwseattle.com
SDCI Reviewer Sonja Brown
Reviewer Phone (206) 733-9682
Reviewer Fax
Reviewer Email Sonja.Brown@seattle.gov
Owner Coll Boehme
Corrections also apply to Project(s) 6689291-CN

Date February 26, 2019
Contact Phone (206) 953-1305
Address Seattle Department of Construction and Inspections
700 Fifth Ave
Suite 2000
P.O. Box 34019
Seattle, WA 98124-4019

Applicant Instructions

Please click on the following link to learn "How to Respond to a SDCI Correction Notice". If the 3-step process outlined in this document is not followed, there may be a delay in permit issuance and there is a potential for penalty fees.

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Codes Reviewed

This project has been reviewed for conformance with the applicable development standards of the Land Use Code.

Corrections

- 1. Landscaping:** There appears to be landscaping elements blocking the 5' pedestrian easement being established on Seattle short plat 3032834-LU. Pedestrian access is required. On the landscaping plans, please show this easement area clear of obstructions.
- 2. Commitment letter:** Please complete the [Green Building Standards Commitment Form](#) and include it in the plan set.
- 3. Design standards:** Design standards apply to the new structure. The west facade does not meet the requirements of SMC 23.45.529.C. Please provide at least 20% openings on this street facing facade or detail how the project qualifies for an exception as allowed by SMC 23.45.529.C.3.
- 4. Parking and Access:** (SMC 23.45.536.B.6 & 23.54.025) It appears the project is providing parking stalls on the abutting lot. Please clearly identify required parking stalls based on minimum requirements, and demonstrate compliance to offsite parking covenant requirements, pursuant to 23.54.025.F.

Seattle Department of Construction and Inspections
700 Fifth Ave, Suite 2000, P.O. Box 34019, Seattle, WA 98124-4019

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Page 1 of 2

Project #3032877-LU, Correction Notice #1

5. **Curb Cut:** Per SMC 23.54.030.F.6, when a curb cut is no longer needed to provide access to legal parking on a lot, the curb and any planting strip must be replaced. In the building plans, please indicate on the site plan that the existing curb cut along 23rd Ave W is to be removed and the curb restored.
6. **Street Trees:** SMC 23.45.524.B states that street trees are required if any type of development is proposed. No street trees are proposed in your plan. Please reconcile.



Seattle Department of Construction and Inspections
Applicant Services

JULIAN WEBER
1257 S KING STREET
SEATTLE, WA 98144

Re: Project #3032940-LU

Correction Notice #1

Review Type ZONING	Date March 01, 2019
Project Address 3410 23RD AVE W	Contact Phone (206) 953-1305
Contact Email DPD@JWASEATTLE.COM	Address Seattle Department of Construction and Inspections
SDCI Reviewer Sonja Brown	700 Fifth Ave
Reviewer Phone (206) 733-9682	Suite 2000
Reviewer Fax	P.O. Box 34019
Reviewer Email Sonja.Brown@seattle.gov	Seattle, WA 98124-4019
Owner Lee Properties, LLC	
Corrections also apply to Project(s) 6690478-CN	

Applicant Instructions

Please click on the following link to learn "How to Respond to a SDCI Correction Notice". If the 3-step process outlined in this document is not followed, there may be a delay in permit issuance and there is a potential for penalty fees.

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Note that you will not be able to upload corrected plans until all reviews are completed and the project's status is "Corrections Required".

Codes Reviewed

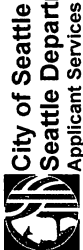
This project has been reviewed for conformance with the applicable development standards of the Land Use Code.

Corrections

1. **Site Plan.** On sheet A1.0, please place a note that reads, "Existing curbcut and landscape strip to be closed and restored to minimum SDOT standards."
2. **Parking.** As you are requesting off-site parking for this development proposal, a separate permit will be needed to authorize this parking per SMC 23.54.025. You will need to create a new construction project number in your portal, develop an off-site parking covenant and submit a plan set that shows the location, size and backing out areas of those off-site parking areas. This permit will need to be given final approval prior to the final zoning approval for this construction permit.
3. **Street Trees.** As you are proposing the required street trees to be within the first 5-feet of your property abutting the right-of-way, those trees must be approved by SDOT Urban Forestry. Please reach out to them and submit any emails or letters stating the type and number of trees required to meet their street tree requirements.
4. **Short Subdivision.** Short Subdivision #3032833-LU will need to be approved, and recorded, prior to final zoning approval for this construction permit. Once recorded, please replace the existing draft copy in the plan set with a recorded copy.

5. **Floor Area Ratio.** I have been unable to confirm that the 138 square foot portion of RHI can be excluded from your FAR totals per 23.45.510(E)(4). The reasons are below:

- a. Sheet A3.1, appears to depict that the 4-foot measurement is being taken from existing grade; yet it appears that finished grade (i.e. the steps) are must lower. The 4-foot measurement must be taken from existing or finished grade, whichever is lower. Please clarify.
- b. As noted in the code citation, "portions of a story that extend no more than 4-feet above existing or finished grade. . . ." Per SMC 23.84A, a story extend to the floor of level 2. Based on sheet A3.1, I believe that by altering the 4-foot measurement to reflect the floor above, that you would exceed 4-feet from existing or finished grade, whichever is lower and, therefore, would have to count this 138 square foot area in your chargeable FAR.



**City of Seattle
Seattle Department of Construction and Inspections
Applicant Services**

LAUREN POWERS
3715 S HUDSON ST, STE 105
SEATTLE, WA 98118

Re: Project #3032876-LU

Correction Notice #1

Review Type ZONING
Project Address 3412 23rd AVE W
Contact Email LP@JWASEATTLE.COM
SDCI Reviewer Sonja Brown
Reviewer Phone (206) 733-9682
Reviewer Fax
Reviewer Email Sonja.Brown@seattle.gov
Owner
Corrections also apply to Project(s)

Date March 01, 2019
Contact Phone (206) 953-1305
Address Seattle Department of Construction and Inspections
700 Fifth Ave
Suite 2000
P.O. Box 34019
Seattle, WA 98124-4019

Applicant Instructions

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Note that you will not be able to upload corrected plans until all reviews are completed and the project's status is "Corrections Required".

Codes Reviewed

This project has been reviewed for conformance with the applicable development standards of the Land Use Code.

Corrections

- 1. Commitment letter:** Please complete the [Green Building Standards Commitment Form](#) and include it in the plan set.
- 2. Bicycle Parking:** One bicycle parking space for each dwelling unit is required per Table D for 23.54.015, item D.2. No bicycle parking is shown in your plan. Please provide at least two bicycle parking spaces that meets the requirements of SMC 23.54.015.K.
- 3. Height - rooftop features.** (SMC 23.45.514.J.4) The structure appears to be in conformance with the height limit of the underlying zone including the additional 10 feet for stair penthouses above the height limit. However, I can't quite make out how the stair penthouse is functioning. It appears the penthouse only extends 5 feet above the top of roof and the plan are calling out a shed roof which I can't read as currently rendered.
- 4. Master Use Permit:** Currently this site is being reviewed under Seattle Short Plat 3032833-LU. I am unable to approve the Master Use Permit application until after the short plat has been recorded.



City of Seattle
Seattle Department of Construction and Inspections
Applicant Services

LAUREN POWERS
3715 S HUDSON ST, STE 105
SEATTLE, WA 98118

Re: Project #3032876-LU

Correction Notice #1

Review Type LAND USE
Project Address 3412 23rd AVE W
Contact Email LP@JWASEATTLE.COM
SDCI Reviewer David Landry
Reviewer Phone (206) 684-5318
Reviewer Fax
Reviewer Email David.Landry@seattle.gov
Owner
Corrections also apply to Project(s)

Date April 19, 2019
Contact Phone (206) 953-1305
Address Seattle Department of Construction and Inspections
700 Fifth Ave
Suite 2000
P.O. Box 34019
Seattle, WA 98124-4019

Applicant Instructions

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Note that you will not be able to upload corrected plans until all reviews are completed and the project's status is "Corrections Required".

Corrections

- 1. CONDITIONS – SHORT SUBDIVISION:** As a condition of approval, new construction on the upslope lot (Parcel B) should only be allowed if site stabilization is installed on the downslope lot (Parcel A), per SMC 25.09.080. Please provide information in the way of written discussion and elevation drawings demonstrating how the stabilization (wall) will relate to the 26" Douglas fir (P. menziesii) located on the adjacent property along the southern property line and steps taken to preserved its integrity as an exceptional tree.
- 2. Resolve outstanding Reviews.** I have completed review of your application materials and do not need additional or corrected information from you at this time. However, I am unable to complete my analysis and decision until all of the other reviewer locations have approved your project. Once all other reviews are complete, I will be able to prepare the Director's decision unless subsequent analysis shows that further information from you is required.

Project #3032876-LU, Correction Notice #1

Seattle Department of Construction and Inspections
700 Fifth Ave, Suite 2000, P.O. Box 34019, Seattle, WA 98124-4019

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Page 1 of 1



City of Seattle
Seattle Department of Construction and Inspections
Land Use Review

BROOKE FRIEDLANDER
11624 SE 5TH ST, SUITE 210
BELLEVUE, WA 98005

Re: Project #3032878-LU

Correction Notice #1

Review Type ZONING
Project Address 3422 23RD AVE W
Contact Address SEATTLE, WA 98199
Contact Email BROOKE.FRIEDLANDER@MIRRAHOMES.CO
SDCI Reviewer Bradley K Wilburn
Reviewer Phone (206) 615-0508
Reviewer Fax
Reviewer Email Bradley.Wilburn@Seattle.Gov
Owner Coit Boehme
Corrections also apply to Project(s)

Date February 17, 2019
Contact Phone (206) 383-7095
Address Seattle Department of Construction and Inspections
700 Fifth Ave
Suite 2000
P.O. Box 34019
Seattle, WA 98124-4019

I have completed the initial zoning review for this project and have identified the following that will be required prior to Zoning approval. Additional notices may follow depending on response to this correction notice.

Applicant Instructions

Please click on the following link to learn "How to Respond to a SDCI Correction Notice". If the 3-step process outlined in this document is not followed, there may be a delay in permit issuance and there is a potential for penalty fees.

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Note that you will not be able to upload corrected plans until all reviews are completed and the project's status is "Corrections Required".

Corrections

- 1. General Development Standards.** Please include a copy of a signed survey, and copy of recorded associate Short Plat (#3032857-LU).
- 2. Floor Area Ratio (FAR) (23.45.510)** Please provide FAR calculations. A rough look seems to indicate this project is under the higher FAR limit of 1.2, but I cannot find verifiable calculations demonstrating how this proposal achieved FAR compliance. Level 1 & Roof need more detail dimensions on sheet A2.0. Please provide a dimensioned area take-off showing how FAR is calculated.
- i). This project has alley access, please state how SMC 23.45.510.E.4.b is applicable? This project has provided access to the alley by virtue the associated platting action.
- ii). This project appears to have neglected to include a portion of the stair penthouse extending above the height limit in gross floor area. Please include all portions of the stair penthouse extending above the roof plane.

Project #3032878-LU, Correction Notice #1

Seattle Department of Construction and Inspections
700 Fifth Ave, Suite 2000, P.O. Box 34019, Seattle, WA 98124-4019

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Page 1 of 2



Brooke Friedlander
1518 1st Ave S
Suite 301
Seattle, WA 98134

WATER AVAILABILITY CERTIFICATE Building Permit

For Property: 3410 23rd Avenue W In: Seattle Map No: 20

Parcel ID: 2770601480

Requested for: Building Permit Rec'd by SPU: 10/24/2018

DPD Project(s): 012603-18PA Developer:

Project Description: Construct 3 rowhouses

This Certificate is:

Approved; Building Permit may be approved at this time. Property owner may order water service after meeting all service requirements. No change to the water distribution system is required. (see Water Service Requirements.)

Approval Comments:

Prior to ordering a new water meter that will serve a back lot, a recorded easement with a minimum width of 5' must be provided. If more private water lines will be installed in any portion of an easement, a minimum of one additional foot of easement width must be allowed for each additional private water line. The easement must be continuous from the water meter to the parcel or unit lot served by that meter. At this time a new water certificate may be required to proceed if easement requirements are not met.

Certificate Prepared by: K M Certified by: Kerry Murdock Date: 10/24/2018

This Water Availability Certificate ID No. 20181384 shall be valid for no more than 18 months from the date of certification. Changes after certification date may alter requirements.

Fireflow or other Seattle Fire Department requirements may alter water availability at any time. Water availability requirements will change if existing system cannot support desired water service.

EXISTING WATER SYSTEM INFORMATION

Rev. 01/09/2007

Page 1 of 4

3. **Height - rooftop features.** (SMC 23.45.514.J.4) The structure appears to be in conformance with the height limit of the underlying zone including the additional 10 feet for stair penthouses above the height limit. However, it appears rooftop coverage was miscalculated when demonstrating conformance to rooftop features above the height limit. The actual roof area does not include decks below the height limit. Please recalculate and demonstrate compliance.

4. **Landscaping - Street Trees** (SMC 23.45.524.B) It appears one tree is slated to be removed and the other tree in the ROW will be preserved. Please contact SDOT Urban Forestry (for residential projects: (206) 684-TREE, to determine if they have approved this concept or will be required to do something more. Please add a note to the site plan showing size, location and species of tree to be planted, if required.

5. **Design Standards.** (SMC 23.45.529) Please demonstrate how the project meets the requirements of 23.45.529 C. Treatment of street-facing facades, as well as 23.45.529 E Design standards for Row-house structures.

i). Please provide dimensions/calculations, colored elevations (as necessary), and/or a written narrative describing proposed features or design elements to demonstrate compliance.

ii). I have noted window openings are less than the required 20%, and will evaluate the Director's authority to grant exceptions once I have actual glazing dimensions.

6. **Parking and Access - bicycle parking.** (SMC 23.54.015.K.2) Required bicycle parking shall be provided in a safe, accessible and convenient location. Bicycle parking hardware shall be installed so that it can perform to it's specifications.

i). Please update plan set to demonstrate how the external bicycle parking with racks meeting requirements of SMC

23.54.015.K.2 & 3.

7. **Parking and Access - required.** (SMC 23.45.536.B.6 & 23.54.025) It appears the project is providing parking stalls on the abutting lot. Please clearly identify required parking stalls based on minimum requirements, and demonstrate compliance to off-site parking covenant requirements, pursuant to 23.54.025.F.

Project #3032878-LU, Correction Notice #1

Seattle Department of Construction and Inspections
700 Fifth Ave, Suite 2000, P.O. Box 34019, Seattle, WA 98124-0019

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Page 2 of 2

Water Service(s):
Size: 1" Type: Domestic Material: Copper Meter: Active

Pressure Zone: 330 Elevation: 129 Static Pressure: 87 psi
Recommended design pressure is 20 psi less than static pressure.

Proximity of nearest fire hydrant is: 206 feet SW of Property. Meets Standards

Comment:
No current flow test or simulation is available. If more current data is required for design purposes, please contact Seattle Public Utilities Development Services Office at 206 684 3333 or spu_dso@seattle.gov to request a hydrant flow test.

Property: 3410 23rd Avenue W WAC ID No: 20181384 DPD Project(s): 012603-18PA

Parcel ID: 2770601480

Water Main:

Size: 8 inches Material: Cast Iron Class: C Year: 1929

- Standard
- Abutting

Water Main is available to serve in: 23rd Avenue W

Distance of main to E margin of street is 22 feet.

Public ROW width is 66 feet.

New Meter Location: 23rd Avenue W

The water system is in conformance with a County approved water comprehensive plan, and has water right claims sufficient to provide service.

The proposed project is within Seattle's water utility's direct service area.

Water Service Requirements:

- The maximum allowable size for new fire service is the same size as the main when the main is part of a looped system or one size smaller when there is not a looped system, the largest available fire service is 8 inches. The maximum allowable size for irrigation, domestic, and combination services is one size smaller than the main; the largest available domestic or irrigation service size is 6 inches; and the largest available combination service is 10 inches.
- One meter will serve the domestic water needs of a single legal parcel. If the legal parcel is shortplatted prior to approval for occupancy after final inspection of the building permit, then separate meters will be required for each legally described parcel. This may necessitate the installation of a water main by the developer.
- The property owner is responsible for the installation, maintenance and liability of the service line from the City union near the meter to the building served. New water service piping from the City union to the building must be inspected by SPU prior to covering. For an inspection, call (206) 684-5800.
- For new water services, Property owner must sign SPU's Application and Agreement for Water Service, pay all connection service charges, and other charges which may or may not be listed below, and submit the legal description of the property to be served. Apply for service at 700 5th Ave., 27th floor, Seattle, WA 98104. The time between the service order and installation varies depending on workload, service size and type. Wait times are approximately 100 days; call SPU.DSO at (206) 684-3333 for the current projected wait time.
- Customers are required to install an approved air gap or reduced pressure backflow assembly (RPBA/RPDA) on all water service connections posing a high health cross-connection hazard (pursuant to WAC 246-290-490). Backflow prevention is also required on water service connections such as fire services, irrigation services, buildings exceeding three stories or 30 ft. in height above the meter (measured to the highest water fixture), and may be required for other water services. SPU and KCHD (King County Health Dept) are the administrative authorities engaged in a joint program identifying actual and potential cross-connections between the public water supply and possible sources of contamination. For answers to specific cross-connection control questions or to request an inspection, please call (206) 684-3536.
- Prior to ordering a new water meter that will serve a back lot, a recorded easement with a minimum width of 5' dedicated for water services shall be provided. If more private water lines will be installed in any portion of an easement, 1' addition of easement width must be allowed for each additional private water line. The easement must be continuous from the water meter to the parcel or unit lot served by that meter.SPU does not install manifolds for 1.5" and larger services and they shall require individual taps.
- Underground piping through an easement, from the City union to the property line, must be either type K or L copper, or Ipex Kitec (PE-AL-PE) and fittings.



City of Seattle
Seattle Department of Construction and Inspections
Engineering Services

JULIAN WEBER
1257 S KING STREET
SEATTLE, WA 98144

Re: Project #6688712-CN

Correction Notice #1

Review Type DRAINAGE
Project Address 3424 23RD AVE W
Contact Email DPD@JWASEATTLE.COM
SDCI Reviewer Arthur Thomas Richardson
Reviewer Phone (206) 684-3655
Reviewer Fax
Reviewer Email art.richardson@seattle.gov
Owner Lee Properties, LLC
Corrections also apply to Project(s)

Date November 26, 2018
Contact Phone (206) 953-1305
Address Seattle Department of Construction and Inspections
700 Fifth Ave
Suite 2000
P.O. Box 34019
Seattle, WA 98124-4019

Applicant Instructions

Please click on the following link to learn "How to Respond to a SDCI Correction Notice". If the 3-step process outlined in this document is not followed, there may be a delay in permit issuance and there is a potential for penalty fees.

For instructions on **uploading corrected plans through your portal**, follow this link: [How to Upload a Document to an Existing Permit](#)

Note that you will not be able to upload corrected plans until all reviews are completed and the project's status is "Corrections Required".

Codes Reviewed

This project has been reviewed for conformance with the following codes: 2016 Stormwater Code and 2011 Side Sewer Code.

Corrections

DRAINAGE CORRECTIONS (Plan Set.pdf, 11/07/18, 14.8MB):

- A PRV (pressure-reducing valve) on private property is required. The Uniform Plumbing Code requires a PRV when water pressure is 80 psi or greater for domestic water service only.

Required Payments:

- A calculated Connection Charge may apply when any new water service is ordered.
- When required by the Fire Department, or when requested by the developer, standard charges for hydraulic modeling or a hydrant flow test are due.
- Standard charges are due when any new water service is ordered, or when any existing water service is retired or re-established.
- For questions regarding standard charges or other fees for water service, please contact Seattle Public Utilities Development Services Office at 206-684-3333.

General Comments:

- One domestic water meter is allowed to serve one legal parcel. A subdivision must be approved with address(es) assigned prior to ordering additional water service(s). Please provide detailed plans of water services at time of ordering new meter(s). Please realize that water requirements may change when desired water service is requested.
- If the proposed project changes after this review of Water Availability, or if the current plan submitted to SPU does not detail the entire scope of the proposed project, water requirements may change and a new Water Availability Certificate will need to be issued to supersede the Water Availability Certificate which is based on incomplete or modified data.
- Customers connected to sewers in the King County (KC) service area are subject to the KC capacity charge. Contact King County at (206) 296-1450 or CapChargeEscrow@kingcounty.gov for more information.

1. The Memorandum of Drainage Control (MDC) must reflect only this project. Revise the legal description, permit number and address to reflect only this project, not the project to the west.

Revise the permit number on page one and two so they include the new "CN" suffix: 6688712-CN.

Complete the "Grantor" section on page one.

Complete the "Return To" section at the top of page one.

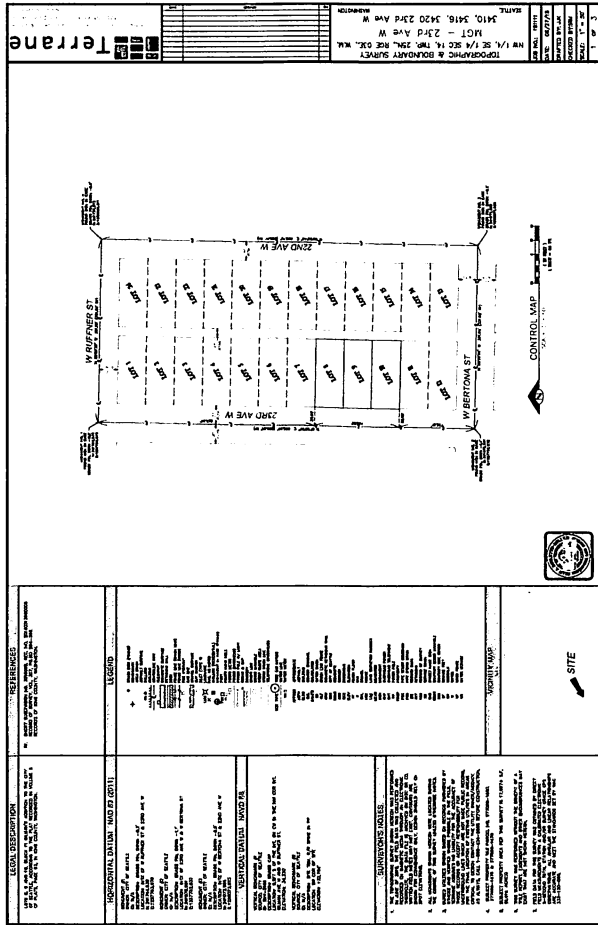
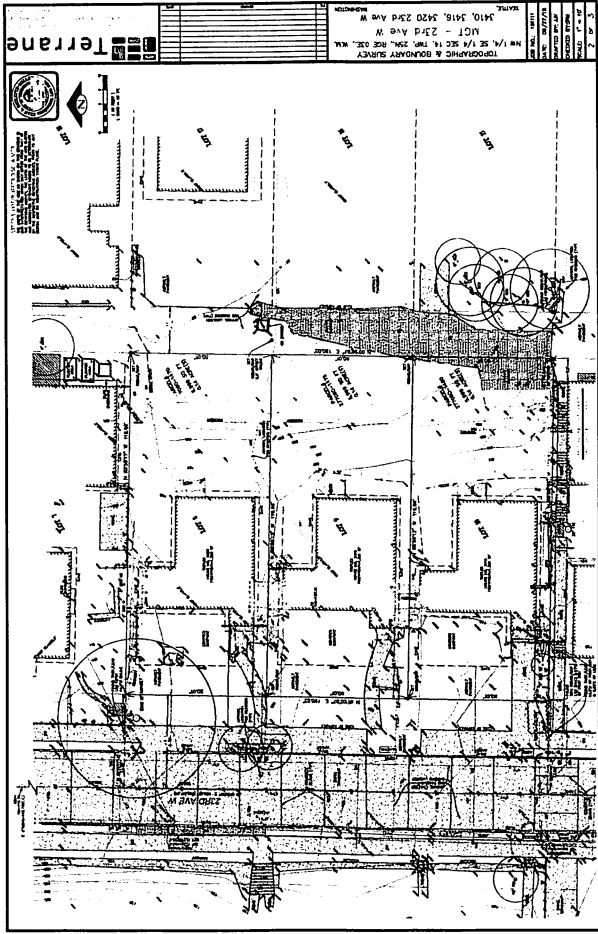
The revised MDC will need to be reviewed and approved by this reviewer prior to recording. Upload the draft, unrecorded MDC after the List Approach Calculator is approved and include in the MDC Exhibit A, which is the far-right tab at the bottom of the List Approach Calculator Excel spreadsheet labeled "MDC".

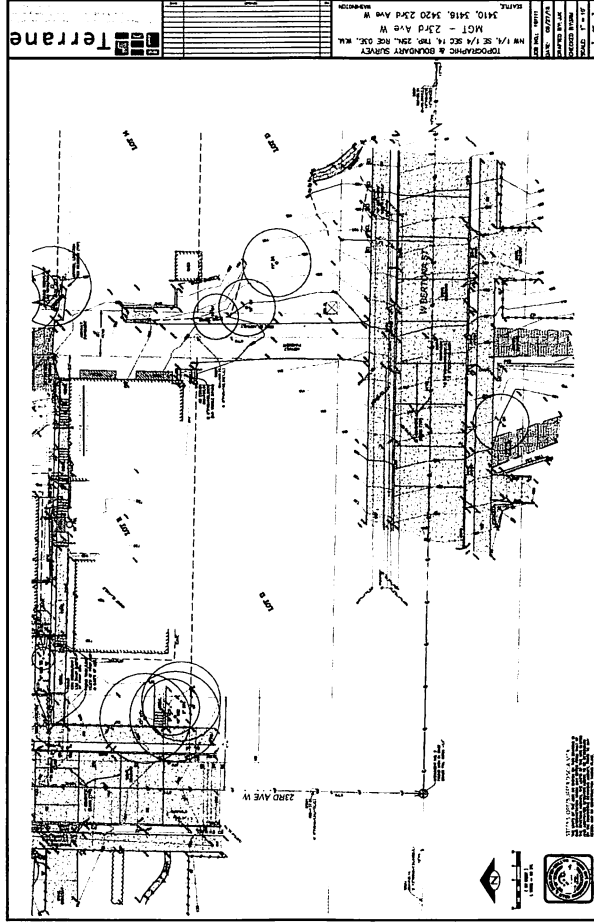
2. The utilities for this project have been routed in a different location than the easement provided in the short subdivision.

Complete a new easement for the sanitary sewer and storm drainage or show all the sanitary and storm drainage located within the easement provided in the short subdivision.

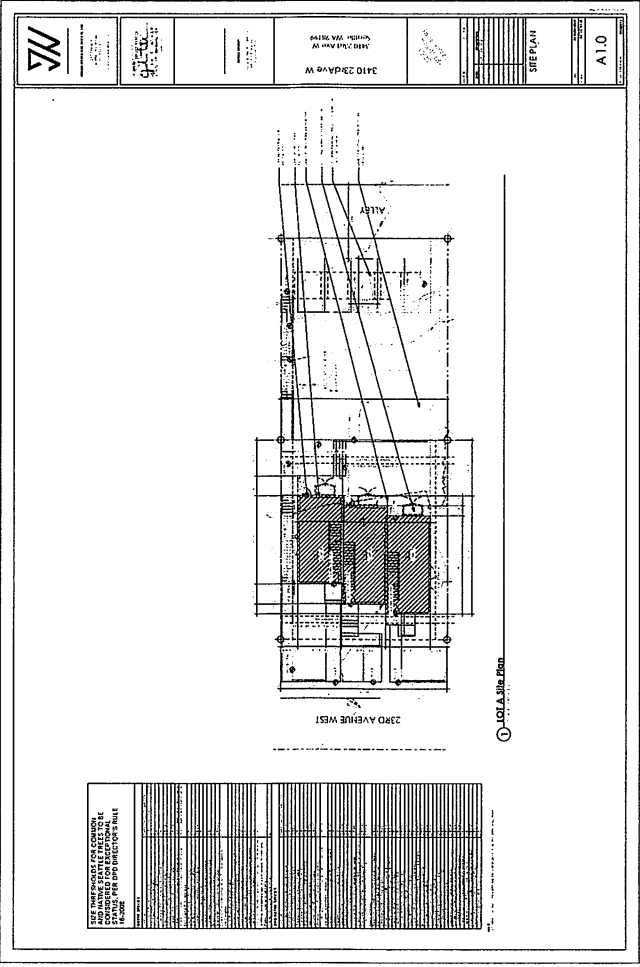
Side Sewer Easement: <http://www.seattle.gov/Documents/Departments/SDC/Forms/SideSewerEasement.pdf>

APPEAL ATTACHMENT 'E'

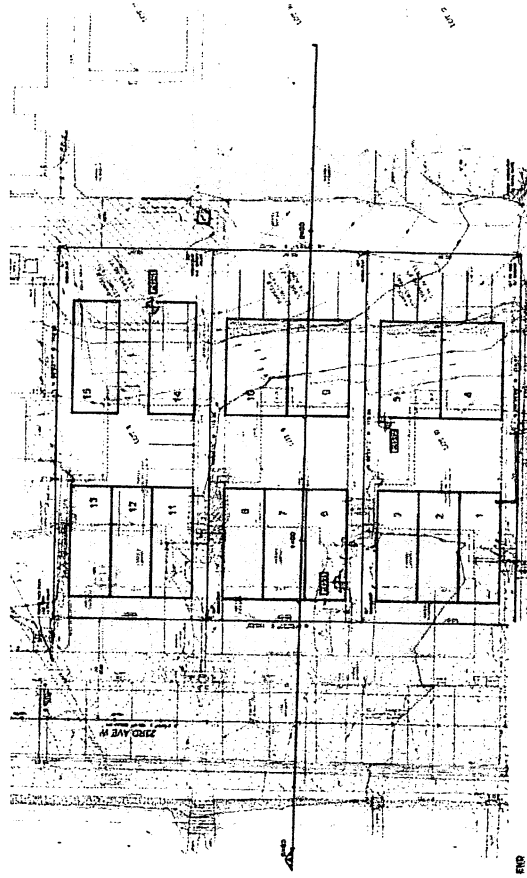




APPEAL ATTACHMENT 'F'



APPEAL ATTACHMENT 'G'



APPEAL ATTACHMENT 'H'

Ms. Brooke Friedlander
Proposed Development: 3410-3420 23rd Avenue W, Seattle, WA
November 30, 2018



November 30, 2018
PanGEO Project No. 18-243

Mirra Homes
11624 SE 5th St, Ste 210
Seattle, WA 98005
Attn: Brooke Friedlander

Subject: Response to SDCI Review Comments
3410-3420 23rd Ave W, Seattle, WA
SDCI Project # 6694812-EX

Dear Ms. Friedlander,

This letter responds to review comments outlined in the Seattle Department of Construction and Inspections (SDCI) Correction Notice #1 dated November 14, 2018, with regard to relief from prohibition on steep slope development application. Our responses for the geotechnical aspect of the comments are summarized below.

1. Past Street Grading Profiles along 23rd Avenue West

We reviewed City of Seattle street grading profiles along the east side of 23rd Avenue West ROW (approximately the west boundary line of the subject site) to estimate the thickness of fill present at the site. The street grading profiles are shown on Plate 1 on page 2.

The grading profiles indicate that the existing street grade along the west site boundary was constructed by placing about 6 to 21 feet of fill as a result of past street grading. The fill thickness was about 13 to 21 feet for 3410 and 3416—23rd Avenue W parcels.

2. Steep Slope Areas in the Western Portion of the Site

The site topographic survey map showed three small steep slope areas at the northwest corners of each house. These steep slope areas are actually rockeries that provide grade separation between the raised parking areas west of the house and east yard. We believe that

3213 Eastlake Ave E, Ste B
Seattle, WA 98107
Tel: (206) 262-0370
Fax: (206) 262-0371

the rockeries were placed during house development, and is a result of past grading and past development. Photos of these existing rockeries are shown in Plates 3 to 5 for reference.

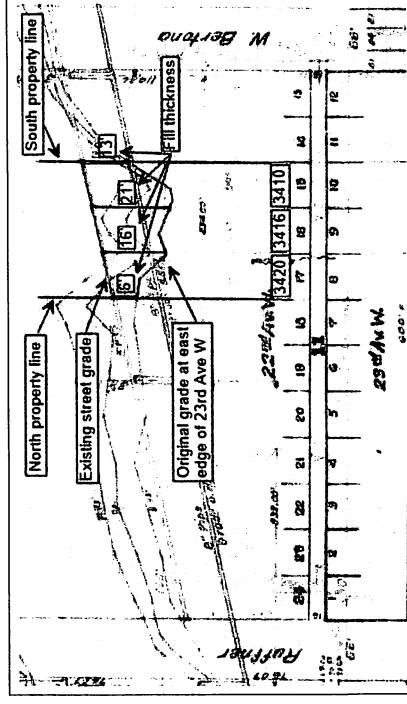


Plate 1. City of Seattle street grading profile along east side of 23rd Avenue West

3. Steep Slope Areas in the Eastern Portion of the Site

The site topographic survey map showed a steep slope area east of the houses. A rockery is also located at the toe of the steep slope area. The total height of this steep slope area is 10 to 12 feet. The rockery is approximately 2 to 3 feet in height. A photo of this existing rockery is shown in Plate 6 for reference. In our opinion, this steep slope is also caused by previously grading during house and rockery construction to create a gentle area along the alley. Additionally, it is our opinion that the entire site is underlain by a layer of fill, and the original site grade is not a steep slope, as explained in detail in the following section.



Plate 3. Photo of Rockery at 3410 House



Plate 4. Photo of Rockery at 3416 House



Plate 5. Photo of Rockery at 3420 House

4. Subsurface data Review

We further reviewed subsurface data and soil samples encountered in our test borings. Based on our further review of the soil samples, existing street grading profiles, and the current site grade, it is our opinion that the colluvium unit described in PG-1 and PG-2 is likely old colluvium fill placed during street grading and house development. The original grade below fill and colluvium fill (ie. Top of Lawton Clay and Pre-Fraser Deposits) is not a steep slope. We have updated our boring logs and subsurface profile to reflect this interpretation.

In Summary, based on the review of street grading profile, soil samples, and current ground features, in our opinion, the steep slopes at the site are a result of past grading, and should qualify for relief from prohibition on steep slope development.

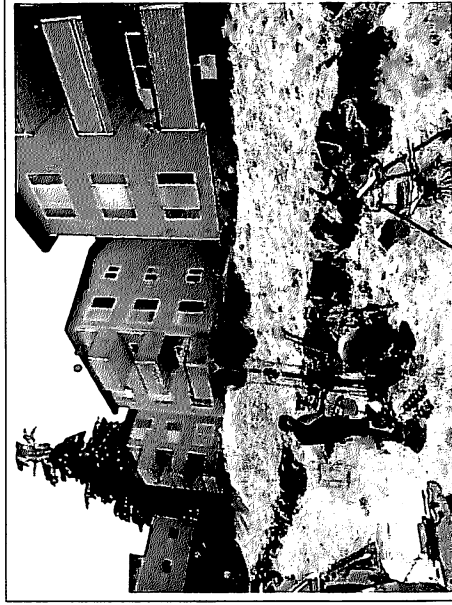


Plate 6. Photo of existing Rockery East of Houses

We trust that the information outlined in this letter meets your need at this time. Please call if you have any questions.

Sincerely,



Michael H. Xue, P.E.
Senior Geotechnical Engineer

Attachments:
Updated Generalized Subsurface Profile Cross Section A
Updated Logs of Test Borings PG-1 through PG-3

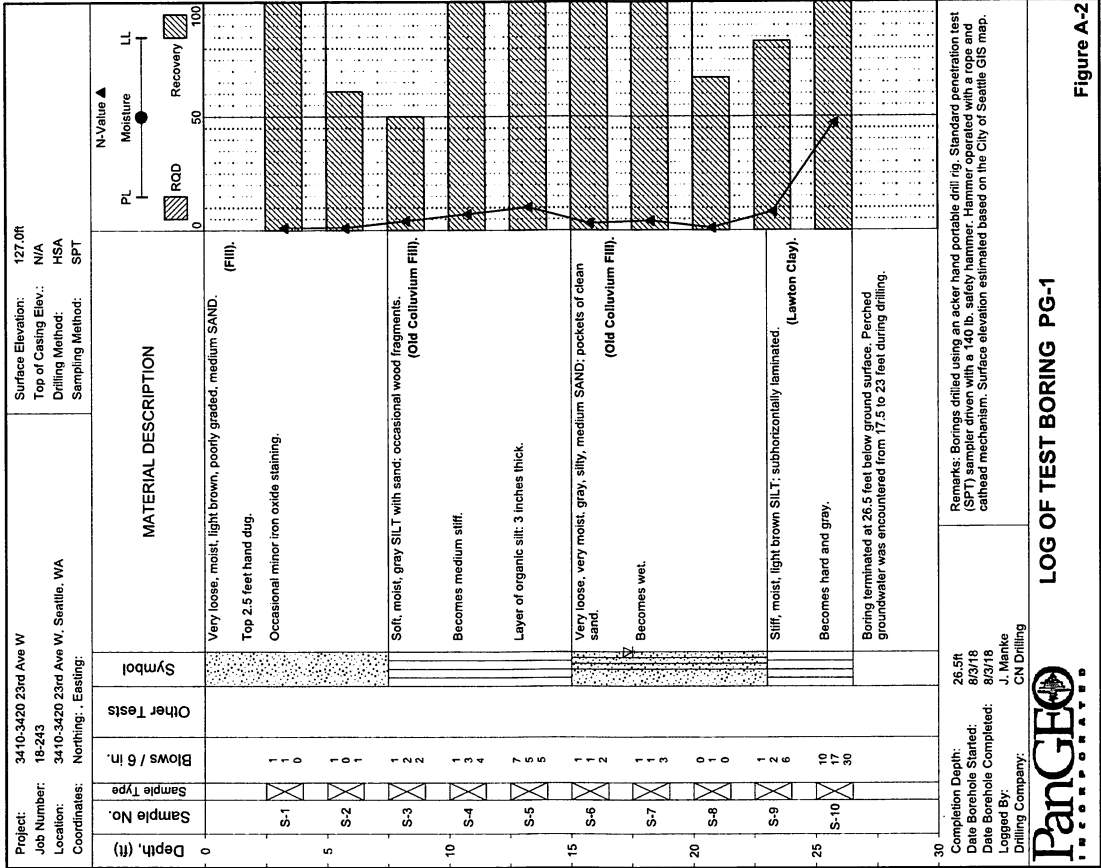


Figure A-2

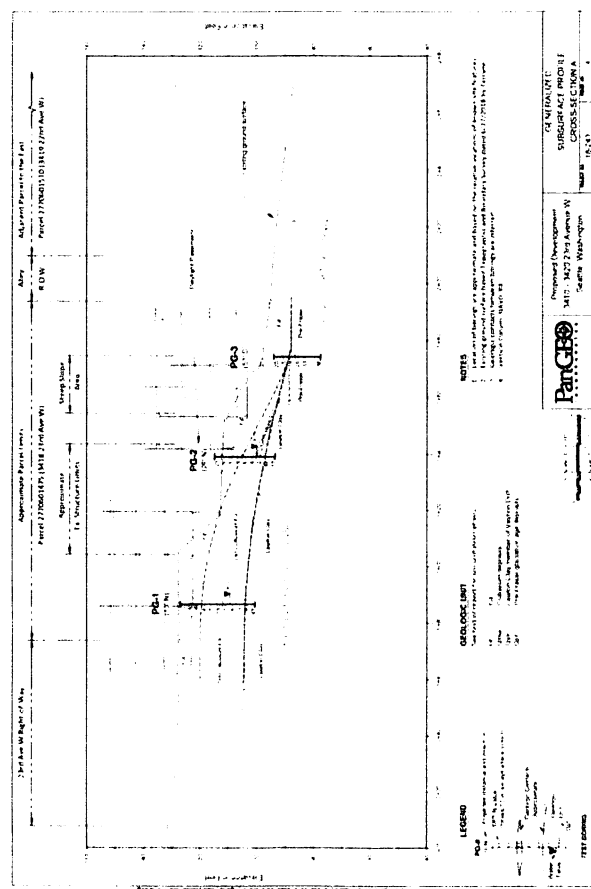
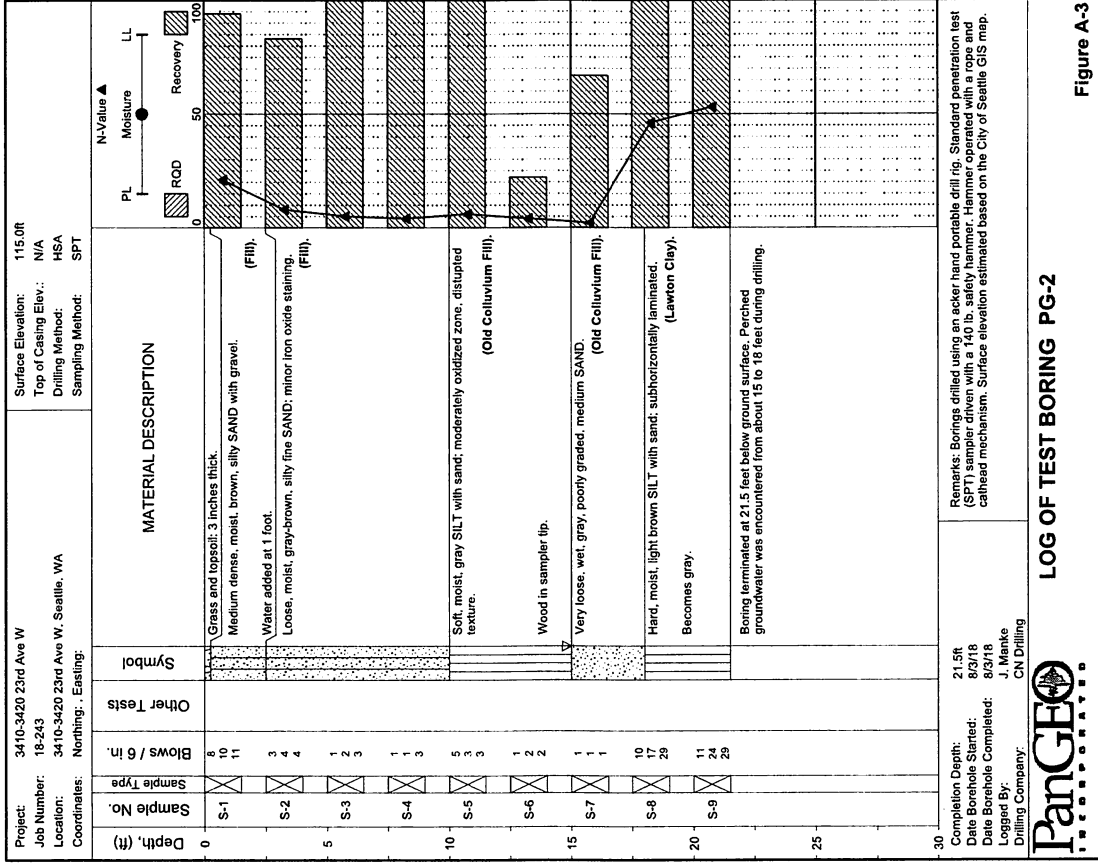
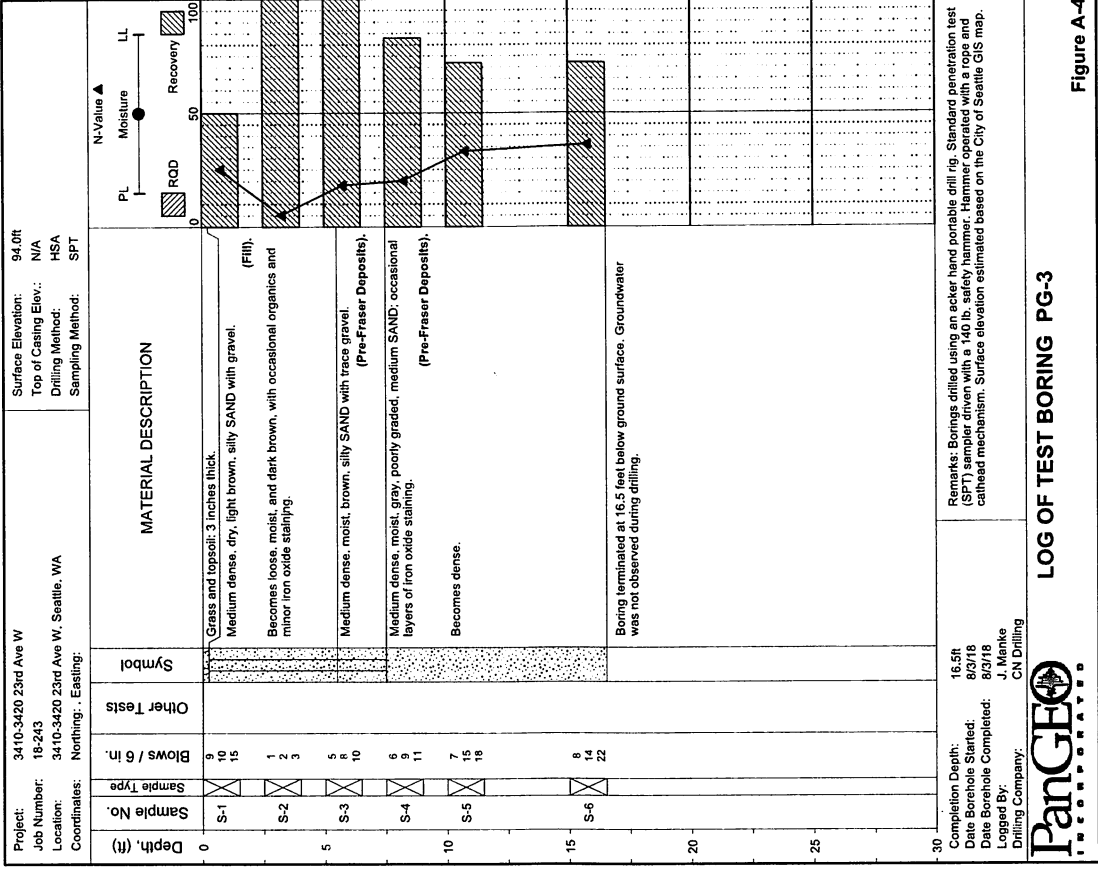


Figure A-2



The stratification lines represent approximate boundaries. The transition may be gradual.



The stratification lines represent approximate boundaries. The transition may be gradual.

EXHIBIT F



City of Seattle
Seattle Department of Construction and Inspections
Engineering Services

JW Architects LTD
1257 S King St
SEATTLE, WA 98144

Re: Project #6694811-EX

Approved Relief from Prohibition on Steep Slope Development

Review Type ECA GEOTECH
Project Address 3410 23RD AVE W
Contact Email dpd@jwaseattle.com
SDCI Reviewer Scott Pawling
Reviewer Phone (206) 684-0819
Reviewer Fax
Reviewer Email Scott.Pawling@seattle.gov
Owner Mirra 111, LLC

Date December 05, 2018
Contact Phone (206) 953-1305
Address Seattle Department of Construction and Inspections
700 Fifth Ave
Suite 2000
P.O. Box 34019
Seattle, WA 98124-4019

Corrections also apply to Project(s) 6690478-CN, 6688880-CN

Project Description: "DEMO TRIPLEX, CONSTRUCT (3) ROWHOUSES WITH (3) OPEN PARKING STALLS. FUTURE UNIT LOT SUBDIVISION. FUNCTIONALLY RELATED TO #3032876-LU. PARKING LOCATED ON 3412 23RD AVE WEST."

References:

"Geotechnical Report, Proposed Development, 3410-3420 23rd Avenue West, Seattle, Washington," by PanGEO, Inc., dated September 28, 2018, PGI project no. 18-243.

"Response to SDCI Review Comments, 3410-3420 23rd Ave W, Seattle, WA," by PanGEO, Inc., dated November 30, 2018, PGI project no. 18-243.

1. SMC 25.09.090.B. Approved Relief from Prohibition on Steep Slope Development

[Environmentally Critical Areas (ECA) review is required for this project.] Based on a review of the City GIS system and submitted information, SDCI concludes that steep slope critical areas on and adjacent to the subject property appear to be created by previous legal grading activities associated with site development. Consequently, this project qualifies for Relief from Prohibition on Steep Slope Development per SMC 25.09.090.B2b. No Steep Slope Area Variance is required for permit applications. Except as described herein, the remaining ECA Regulations will apply.

EXHIBIT G



City of Seattle
Seattle Department of Construction and Inspections
Engineering Services

JW Architects LTD
1257 S King St
SEATTLE, WA 98144

Re: Project #6694810-EX

Approved Relief from Prohibition on Steep Slope Development

Review Type ECA GEOTECH
Project Address 3412 23rd AVE W
Contact Email dpd@jwaseattle.com

SDCI Reviewer Scott Pawling
Reviewer Phone (206) 684-0819
Reviewer Fax
Reviewer Email Scott.Pawling@seattle.gov
Owner Mirra 111, LLC

Date December 05, 2018
Contact Phone (206) 953-1305

Address Seattle Department of Construction and Inspections
700 Fifth Ave
Suite 2000
P.O. Box 34019
Seattle, WA 98124-4019

Corrections also apply to Project(s) 6689288-CN, 6698660-CN, 6688882-CN

Project Description: "DEMO EXISTING TRIPLEX. CONSTRUCT (2) TOWNHOUSES WITH (2) OPEN PARKING STALLS. FUTURE UNIT LOT SUBDIVISION. FUNCTIONALLY RELATED TO #3032940-LU. OFFSITE PARKING FOR 3410 23RD AVE WEST LOCATED ON 3412 23RD AVE WEST."

References:

"Geotechnical Report, Proposed Development, 3410-3420 23rd Avenue West, Seattle, Washington," by PanGEO, Inc., dated September 28, 2018, PGI project no. 18-243.

"Response to SDCI Review Comments, 3410-3420 23rd Ave W, Seattle, WA," by PanGEO, Inc., dated November 30, 2018, PGI project no. 18-243.

1. SMC 25.09.090.B. Approved Relief from Prohibition on Steep Slope Development

[Environmentally Critical Areas (ECA) review is required for this project.] Based on a review of the City GIS system and submitted information, SDCI concludes that steep slope critical areas on and adjacent to the subject property appear to be created by previous legal grading activities associated with site development. Consequently, this project qualifies for Relief from Prohibition on Steep Slope Development per SMC 25.09.090.B2b. No Steep Slope Area Variance is required for permit applications. Except as described herein, the remaining ECA Regulations will apply.