

EXHIBIT 4

From: Suder, Jerry
Sent: Saturday, July 08, 2017 1:15 PM
To: 'ericd@gelotthommas.com' <ericd@gelotthommas.com>
Subject: SDCI Land Use Presubmittal Conference for 2500 W Marina Pl

Hello Eric Drivdahl-

I apologize that it has taken us this long to respond to your Land Use Pre-submittal request. You have an extremely challenging site on which to pursue additional development.

- 1) The administrative Conditional Use (ACU) does not appear to be available for this site since the site contains a non-residential use (the Admiral's house). Furthermore, to divide the entire property by unit lot short subdivision, that process is exclusively limited to certain residential uses (which would not include the non-residential aspects of the Admiral's House).
- 2) The ECA Variance is available. Unfortunately, by itself, it cannot allow more than one residential unit on the site that has SF5000 zoning. If any portion of the residential use (inside the Admiral's house) is on the SF zoned part of the site, you already have the maximum number of dwelling units allowed. If no residential use is in the SF zoning, the ECA Variance might be helpful to you, but only for one more house. The result of that variance would include a no disturbance covenant on all of the remaining steep slope and required buffer areas on the site.
- 3) You could apply to subdivide the site but each new lot would need to have buildable area that is not steep slope or buffer. No future development of the steep slope or buffer would ever be allowed (this would be locked-in with a plat requirement and covenant). Note that some areas showing as steep slope or buffer might qualify for exemption from development restrictions. You would need to apply to our geotechnical group (TIP 327) if you wish to seek these exemptions.
- 4) If the argument is there that these regulations, all taken together, would prevent any reasonable use of the property (ie. if the Admiral's house alone is not sufficient to give you reasonable use of the property), an ECA Exception might be possible (SMC 25.09.300).
- 5) One thought: This site was condemned and taken by the federal government years ago. If there is a way to document that this site consists of multiple legal parcels recognizable under the Seattle Land Use Code, there may be a way to do a lot boundary adjustment that could help you get additional development on this property. Our maps show very old prior platting that does not appear to be in effect. You might want to request an opinion letter from us as to whether any of these areas arguably could still be recognized as individual lots.

We are willing to set up this Presub to talk through review criteria for any MUP that you might need, including land use code variances, short plats, ECA Variances or ECA Exceptions. We do not generally make decisions about projects in presubs. For instance, ECA exemptions and land use research (opinion letters) are done separately. I will have our support staff contact you to pay the initial hourly deposit for this Presub, followed by an opportunity to schedule the conference. Note that our staff charges you for their time researching before presubs, time in presubs, and any follow-up time.

EXHIBIT 5



GELOTTE HOMMAS DRIVDAHL
ARCHITECTURE

Meeting Minutes

Date: August 16, 2017 **Time:** 1:00pm **Phase:** Feasibility
Project: AP 3028072, 1606 Global Seas (aka 2500 W Marina PI)
Location: Seattle Municipal Building
Attendees: Jerry Suder, Colin Vasquez & Naomi Henry (SDCI); Tammy (SDOT);
Jack McCullough (MHL); Jeremy Febus (KPFF); Phil Powell (GS); Eric Drivdahl &
Tom Brown (GHDA)

Approved by Colin R. Vasquez, 09/05/2017

Items discussed:

- 1) Site access
 - a. via Galer St. ROW
 - i. The City believes that this ROW is now Seattle Parks property, and that Parks approval would be required for access through their property.
 - ii. The Applicant communicated that on-going title and legal review needs to be completed before fully understanding chain of title on the ROW.
 - iii. If determined to be a public ROW, the drive would be considered a public road and would require access for fire apparatus, turn-around, compliance with SDOT road construction standards, etc.
 - b. The City encouraged the Applicant to further investigate access alternatives. Discussion focused in particular on access from the existing private drive serving the existing structure. Access from the existing drive would be entirely private, and no SDOT permitting would be required.
- 2) Subdivision of the lot
 - a. Short platting would require that all new lots created are buildable lots. ECA designations may preclude establishment of any new buildable lot areas through this process.
 - b. The city's current position is that unit lot subdivision would not be allowed because of the presence of non-residential uses on the lot. (Ref. SMC 23.24.045(A)). If the lot could be divided to separate the Admiral's House from the rest of the property, then a unit lot subdivision would be allowed. However, see item (a) above.
 - c. Lot boundary adjustments can be allowed. However, construction on any lot would be limited to maximum ground disturbance area of 30% of the lot size. The city reserves the right to impose limits lower than 30%.
 - d. An LBA would depend on establishment of multiple existing legal lots. The site was underlain by a legal subdivision of multiple lots

and blocks prior to condemnation by the Navy. The question is whether or not the lot lines did (or can) revert back to their pre-condemnation status when given up by the Navy.

i. Jack may pursue this question.

ii. Jeremy noted that there are underlying lot lines and block numbers on the Assessor's records.

3) Administrative Conditional Use (ACU)

a. Under ACU there is no express prohibition of combined uses (i.e. both residential and commercial present on the same lot).

b. There is also no prohibition of multiple structures on the same lot, so no subdivision of the lot would be required.

c. Ownership of the site could be demised by condominium.

4) Other items

a. Steep slopes

i. The Applicant needs to produce a careful analysis of steep slopes on the site to qualify what areas qualify for relief. KPFF will develop a preliminary version of this.

ii. Show areas of steep slope and buffers

iii. The City suggested engaging the city geotechs for early evaluation and coordination.

iv. Buffer exemptions are allowed at the city's discretion, but buffer reductions are not.

b. Jerry communicated that any application for relief will include City scrutiny of the scale of site impacts, development footprint, impervious surface area, tree removal, etc.

By: TMB

Copies To: attendees, Bob Desautel, Hallie Desautel, file,

3025 112th Ave. NE, Suite 110
Bellevue, WA 98004-8002

☎ 425.828.3081 ☎ 425.822.2152
www.gelottehommas.com

EXHIBIT 6



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

Environmentally Critical Areas Administrative Conditional Use Permit Application

T O B E C O M P L E T E D B Y A P P L I C A N T

SITE AND PROJECT INFORMATION

Property Address: 2500 W Marina PI

Description of Proposed Project:

Two custom residences connected by an underground parking garage on the residentially zoned portion of the site.

Legal Description of Property:

COMM AT SW COR LOT 17 BLOCK 9 MINORS ADD TO CITY OF SEATTLE & THE TPOB TH S
89-08-13 W ALG N MGN OF OAKES ST 88.36 FT TH N 37-01-35 W 42.26 FT TH N 68-59-49 W
173.81 FT TH N 42-22-17 E 210.79 FT TH N 28-13-08 W 74.51 FT TAP OF CRV TH E & N ALG CRV
TO LFT RAD BRG N 41-58-19 W RAD 550 FT CENTRAL ANG OF 07-03-22 ARC DIST 67.73 FT TH N
40-58-18 E 100 FT TH N 49-01-42 W 20 FT TO S MGN OF W GARFIELD ST & A PC TH E & N ALG....

Assessor's Parcel Number: 232503-9106

If your application is related to a Seattle DCI project, please enter the project number here: 3028072-LU

T O B E C O M P L E T E D B Y S D C I S T A F F

Application Number: _____ Receipt #: _____

Land Use Planner: _____ Fee: _____

Analyst: _____ Land Use Map Page: _____

Zone: _____

Type of Critical Area(s): _____

Other Land Use Designations: _____

Approved: _____ Denied: _____

LEGAL DISCLAIMER: This Tip should not be used as a substitute for codes and regulations. The applicant is responsible for compliance with all code and rule requirements, whether or not described in this Tip.

TO BE COMPLETED BY APPLICANT

NAME AND ADDRESS OF OWNER(S) OF THE PROPERTYName: Oceanstar LLCAddress: 2500 W Marina PICity/State/Zip Code: Seattle, WA 98199Telephone: (206) 770-7801**NAME AND ADDRESS OF AGENT FOR OWNER(S)**Name: Tom Brown - Gelotte Hommas Drivdahl ArchitectsAddress: 3025 112th Ave NE, Suite 110City/State/Zip Code: Bellevue, WA 98004Telephone: (425) 828-3081Applicant's Signature: Thomas M. Luan IIIDate of Application: 5/10/19

EXHIBIT 7



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

TOM BROWN
3025 112TH AVE NE SUITE 110
BELLEVUE, WA 98004

Re: Project #3028072-LU

Correction Notice #2

Review Type ZONING
Project Address 2500 W MARINA PL
SEATTLE, WA 98199
Contact Email TOMB@GELOTTEHOMMAS.COM
SDCI Reviewer Eddie Buker
Reviewer Phone (206) 386-1246
Reviewer Fax
Reviewer Email gerald.buker@seattle.gov
Owner BOB DESAUTEL
Corrections also apply to Project(s)

Date January 15, 2020
Contact Phone (425) 828-3081

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

Thank you for your submittal for land use approval to allow (2) 3-story single family residences with parking for 12 vehicles. The existing building is proposed to remain.

This project is not yet vested (23.76.026) and is subject to codes in effect at the time of review.

The project site is split-zoned: SF 5000; SF 7200, IG1 U/45, and has mapped steep slope, slide, and liquefaction ECAs.

Please respond to the following correction requests in a detailed response letter and cloud all updates to the plan set. With questions or for additional guidance in resubmitting, please see [How to Respond to a SDCI Correction Notice](#).

Thank you. I look forward to your resubmittal.

Applicant Instructions

Please click on the following link to learn "[How to Respond to a 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 applicable development standards of the Land Use Code.

Project #3028072-LU, Correction Notice #2

Seattle Department of Construction and Inspections
700 Fifth Ave, Suite 2000, P.O. Box 34019, Seattle, WA 98124-4019
An equal employment opportunity, affirmative action employer. Accommodations for people with disabilities provided upon request.

Corrections

1. Allowed Uses - Single Family Residences.

Second request

Per SMC 23.44.024.B, only single family dwelling units are allowed under this permit application. It appears that the two dwelling units are attached and are therefore defined as an apartment, per SMC 23.84A.032.

Please reconfigure to show two distinct and separate single family residences in plans.

2. Yards.

Updated correction

Please designate the required rear yard as set in SMC 23.86.010.C.3. All other yards are consider required side yards. Using this method, the required rear yard is in the area adjacent to the Magnolia Bridge. If you have further questions, please email me and I can send a diagram as needed.

Please update the site plan on A1.01 to clearly and accurately delineate the required yards.

For any structure or feature proposed in a required yard, please clearly dimension its extent into the required yard and cite the yard exception that allows it.

3. Legal Access.

Second request

It's unclear how the development is proposed to be accessed, but it appears that the access point is off-site, potentially from a public park. It's unclear whether this private development proposal has been granted legal permission to use the property for access, ingress, and egress.

The correction response states an explanation is given on sheet A0.02, however does not appear to be present.

Please clearly reflect the full extent of proposed access from the proposed development to the connecting right of way, including dimensions.

Upload documentation, as well as reflecting in the plans, that the proposal has a legal right to full access from the development site to the connecting right of way (23.44.016.B).

Please provide correspondence from the Seattle Parks Department permitting access over parkland. A useful point of contact may be Louis Webster (Louis.webster@seattle.gov).

4. Residential Access Through IG1 Zone.

Single family residential uses and associated access are not permitted in the IG1 zone, per SMC 23.50.012 Table A. It appears that the proposed access for the residential use cuts through the IG1 zone.

Please update plans to remove residential uses and associated access from the IG1 zone to demonstrate compliance with SMC 23.50.012.

The correction response states an explanation of access was provided on sheet A0.02 however I cant find this in plans, please update accordingly.

5. Solid Waste.

Second request

Thank you for showing solid waste storage areas near the parking areas.

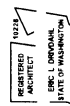
Please update plans to show staging, access and pick up locations, per SMC 23.54.040.H. Demonstrate that the proposal meets all SMC 23.54.040 standards.



GLOBAL SEAS - ACUP Submittal Set

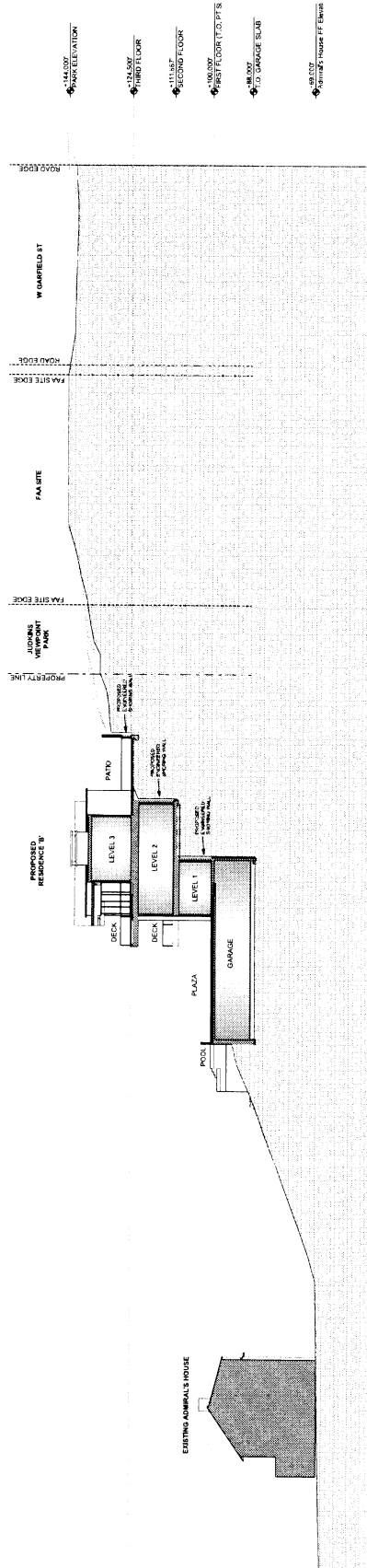
2500 W MARINA PL
SEATTLE, WA 98199

Job No.	1606
Project Manager	18
Issue Date	05/10/2019

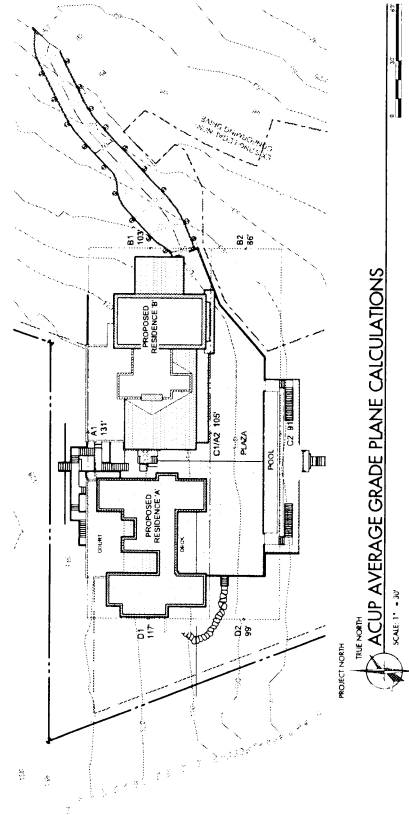


ACUP SITE SECTIONS

A1.02

 $\Delta_{\text{eff}} = \frac{\Delta}{1 + \beta} = \frac{0.07}{1 + 0.68} = 0.04$ 

A SITE SECTION
SCALE: 1/16" = 1'-0"

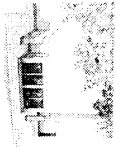


ACUP AVERAGE GRADE PLANE CALCULATIONS

PROJECT NORTH

SCALE: 1' = 30'

OPEN SPACE FOR PLAN REVIEW STAMPS



GEORGE HOMAS ARCHITECT
2500 W MARINA PL
SEATTLE, WA 98199
425.238.2081
THEGEORGEARCHITECTURE.COM



GLOBAL SEAS - ACUP Submittal Set

2500 W MARINA PL
SEATTLE, WA 98199

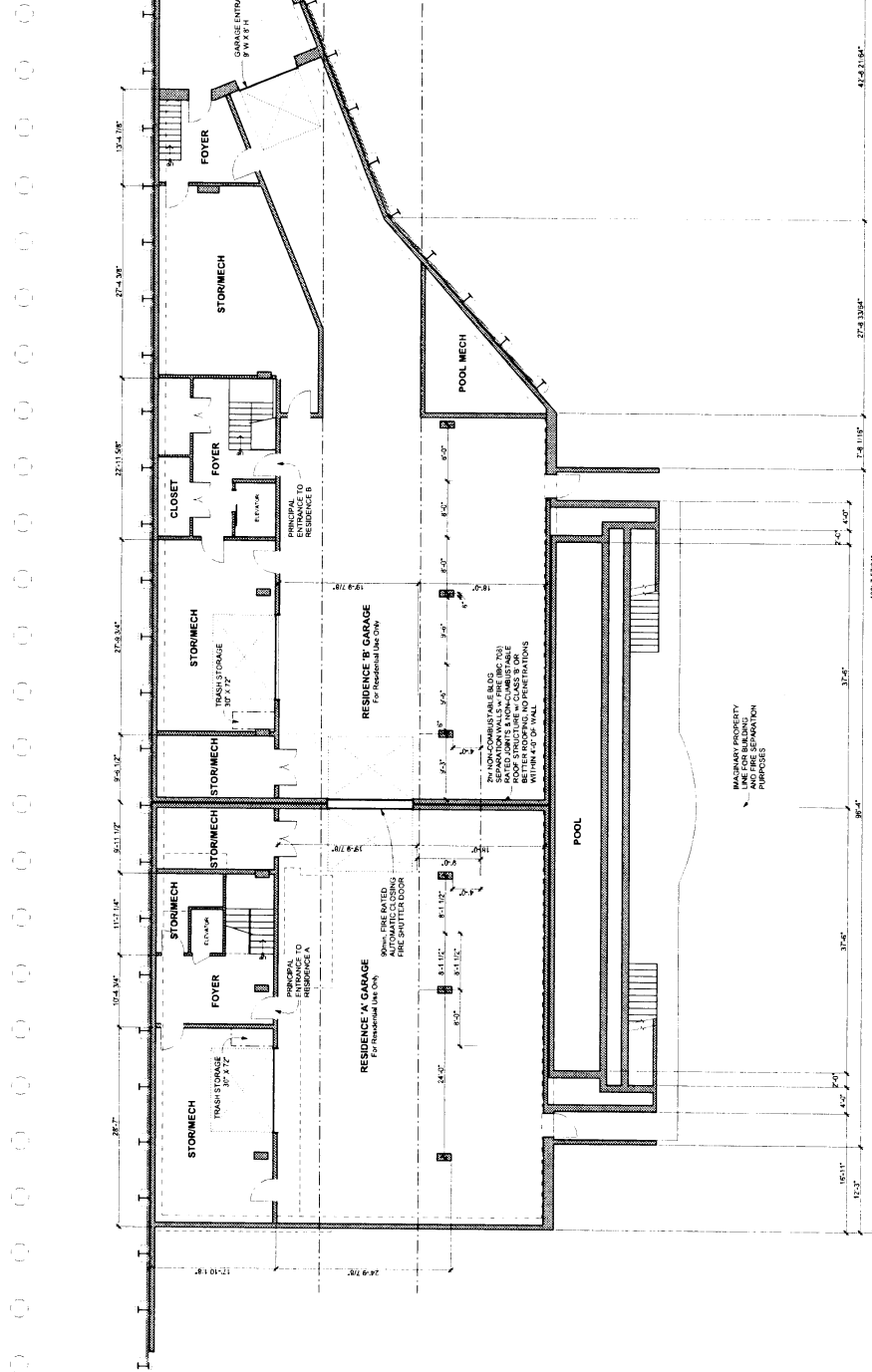
Job No.	1000	
Project Manager	TS	
Issue Date	05/10/2019	
NO.	DATE	REVISION
	05/10/2019	ACUP SUBMITTAL
	11/27/2019	ACUP REV-1



ACUP GARAGE FLOOR
PLAN

A2.01

OPEN SPACE FOR PLAN REVIEW STAMPS



N
GARAGE FLOOR PLAN
SCALE 1/8" = 1'-0"