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1906 20TH AVE S
SDCI #3037740-EG
Early Design Guidance

August 31, 2021

PUBLIC47ARCHITECTS

KAMIAK

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DEVELOPMENT OBJECTIVES

- Provide +/- 203 Apartment Units
- 2,600 SF of Street Level Commercial Space
- Underground Parking for Approximately 85 Vehicles



Site Specific Response

The project seeks to respond appropriately to site conditions - working with the existing mature trees on site and breaking up the scale of the building in a visually interesting manner while providing a transition to the less intensive zones to the west.



Livable Urban Density

The project increases density, providing a mix of residential unit types and sizes and offering a high-quality housing option convenient to the developing public transportation system in the neighborhood.



Sustainability

The project is exploring high-performance building strategies including integrated renewable energy production.

Opportunity to Provide Online Input on the 1906 20th Ave S Project

ABOUT THE PROJECT

This project proposes construction of an eight-story multi-family building with approximately 200 residential units, approximately 2,500 square feet of retail space, and 80 parking stalls.

What: Let us know what you think! Visit our website at www.20thAveSProject.com to learn more about this new project, including the team's proposed vision and approach.

Survey: Take our online survey to share your thoughts about the project site and components. (Survey located on the project website.)

Comments: Provide additional comments via our comment form or by email at 20thAveSProject@earlyDRoutreach.com.



ADDITIONAL PROJECT DETAILS

Project Address:
1906 20th Ave S, Seattle WA 98144
Contact: Natalie Quick
Applicant: West Judkins LLC

Additional Project Information on Seattle Services Portal via the Project Number:
000618-21PA

Project Email:
20thAveSProject@earlyDRoutreach.com
Note that emails are generally returned within 2-3 business days, and are subject to City of Seattle public disclosure laws.

This effort is part of the City of Seattle's required outreach process, in advance of Design Review.

Printed Outreach

- Choice: DIRECT MAILING, HIGH IMPACT
- Requirement: Direct mailing to all residences and businesses within approximately 500-foot radius of the proposed site.
- What we did: Posters were mailed to 307 residences and businesses and shared with 3 neighborhood community groups. Poster, details on distribution and list of community groups who received the poster via email are in Appendix A. • Date completed: February 25th, 2021

Electronic/Digital Outreach

- Choice: PROJECT WEBSITE, HIGH IMPACT
- Requirement: Interactive project website with public commenting function.
- What we did: Project website established and publicized via poster. Monitored daily for comments from the Website. Developed an interactive project website with project information and a public commenting function. Website included in Appendix A.
- Date Completed: February 27th, 2021

Electronic/Digital Outreach

- Choice: SURVEY, HIGH IMPACT
- Requirement: Create an online survey to allow for feedback on the proposed project.
- What we did: Online survey established and publicized via poster with link to survey featured on project website. Survey text and results included in Appendix A.
- Date Completed: February 27th, 2021

Design-Related Comments

Design. 60 percent of survey respondents noted parking is most important about the design of a new building on this property; 40 percent said environmentally-friendly features; 40 percent said relationship to neighborhood character; 10 percent said attractive materials; and 10 percent said interesting and unique design. A few respondents encouraged the design to fit in with the neighborhood and have minimal impacts on existing structures and residents; one respondent encouraged the design team to reduce light pollution, which is a problem in the neighborhood. One respondent encouraged making the entrance/exit for cars/parking on Plum Street because it's the only wide street.

Exterior. 57 percent of survey respondents said lighting and safety features were the most important consideration for the exterior space of the property; 56 percent said landscaping; 56 percent said seating options and places to congregate; and 34 percent said bike parking. A few respondents encouraged offering kid-friendly activities and play spaces. Several encouraged saving the site's big trees and preserving existing natural features which are home to numerous local bird populations, including bald eagles. One respondent encouraged creating a landmark that pays homage to the neighborhood's historically Asian-American heritage. Another respondent noted the project team should be aware that there is a natural aquifer kitty-corner from 20th and Holgate with water running downhill 24/7/365.

Height & Scale. A few respondents encouraged the building to be an appropriate scale and expressed concern that it will block views and sunlight. One respondent expressed concern that the building height does not fit into the neighborhood and will be an eye-sore at eight-stories since nothing is more than three-stories right now and encouraged decreasing the size to six stories.

Accessibility. A few respondents encouraged the building to be fully-accessible.

Non-Design-Related Comments

Retail. 100 percent of survey respondents said new places for coffee or breakfast are the retail components they are most interested in for this location; 58 percent said new restaurants or bars; and 43 percent said new stores for shopping. 100 percent of survey respondents said local and small businesses most inspire them to return when visiting a new building, office, restaurant, or retailer; 50 percent said great people and service; 30 percent said thoughtful design that is open and welcoming; 20 percent said bustling, exciting energy; 20 percent said calm, restful places to reflect and relax; and 20 percent said a sense of openness and natural light. Several respondents encouraged having non-chain, neighborhood businesses such as coffee, breakfast or grocery stores that are locally-owned by people who live in the community and make a positive impact—and encouraged the project team to also consider how they can include locals through employment/other economic opportunities. One respondent encouraged the project team to gain further input from the community around what they want for retail. One respondent expressed support for the shops and businesses the building will bring, and noted the project team's prior buildings are quite beautiful.

Parking & Traffic. Several respondents expressed concern about lack of parking, noting that 80 parking spots is too little for 200 units and encouraged the project team to make the project easy to park in, provide enough off-street parking spaces for people to use the facilities conveniently, and not override existing parking. Another respondent noted that there are significant traffic backups already from the Hamlin Robinson School. One respondent expressed concern that two hundred units and retail is going to be tough on tiny-side roads.

Affordability. Several respondents supported affordable housing and encouraged the project team to add more affordable units and provide below market-rate housing.

Tenants. One respondent expressed concern that gentrification is a huge problem in the neighborhood, especially on this corner with many families who've lived here for decades being pushed out, and encouraged the project team to intentionally-build for diverse, local, permanent residents, and find ways to house people who are already in the neighborhood (or want to live there long-term) rather than transient, entry-level tech workers who disrupt the housing market without contributing to the neighborhood community or economy.

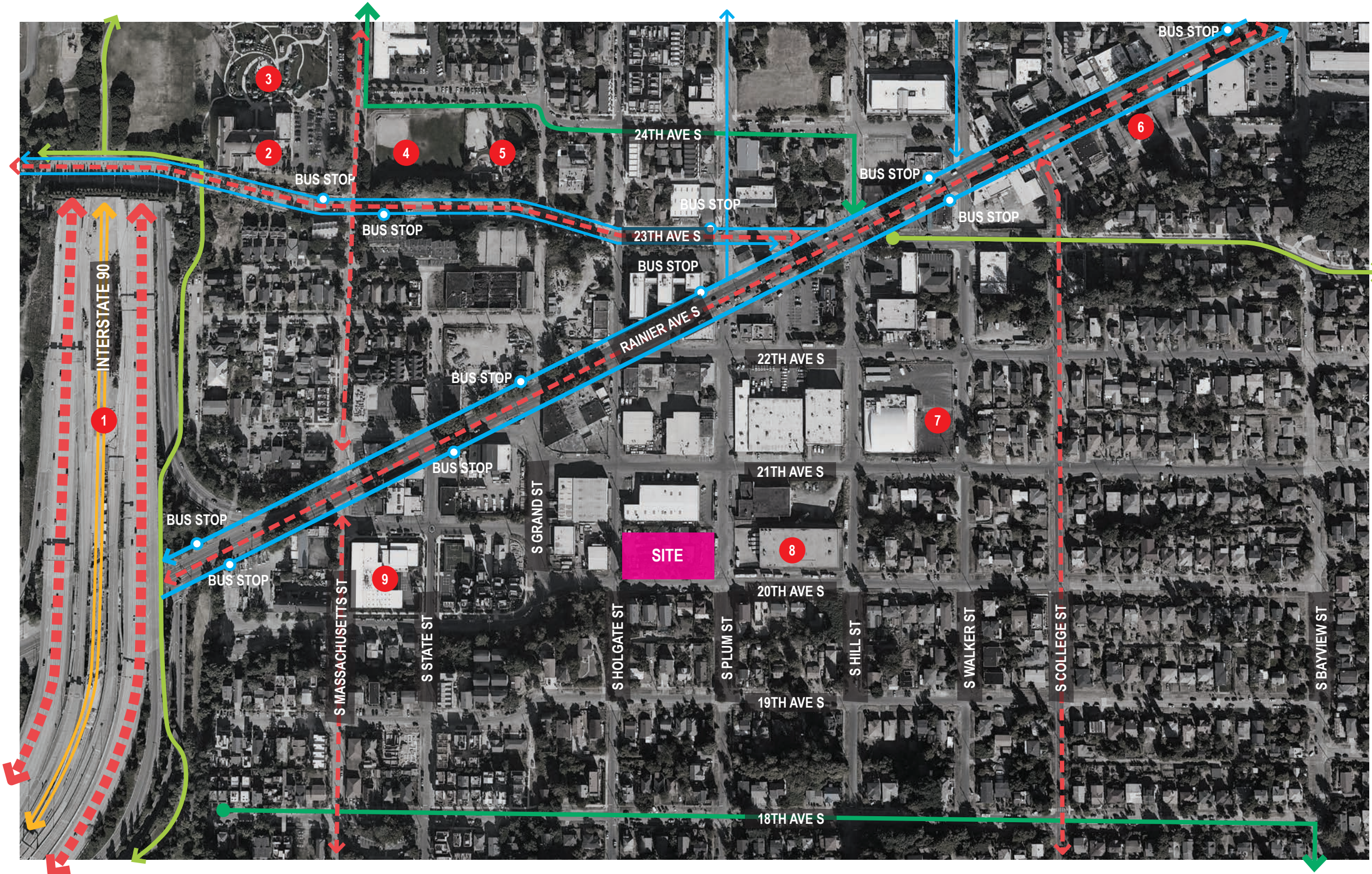
Safety. One respondent noted that there is a very entrenched homeless community around the building site and there have been many arsons and shootings in the area.

Values. One respondent noted that nearby El Centro de La Raza is a good example of what they value most as new developments come to the area—it is an incubation space for local businesses; houses people being pushed out of the neighborhood by gentrification; provides a great play-ground/community garden; has a courtyard space often used for community festivals/gatherings; increases density needed to keep the neighborhood affordable; and incorporates art by and about Latinx people. Another respondent noted they value bringing more people/energy to the Rainier Avenue area.





MOUNT BAKER HUB URBAN VILLAGE MAP








- 1 Future Judkins Park Link Station
- 2 Northwest African American Museum
- 3 Jimi Hendrix Park
- 4 Colman Playground
- 5 Seattle Children's PlayGarden
- 6 Lazarus Center
- 7 Giddens School
- 8 Borracchini Foods
- 9 Hamlin Robinson School


BUS


MAIN VEHICLE
ROUTES


LINK
(future)


BIKE PATH


NEIGHBORHOOD
GREENWAY

AERIAL PHOTOGRAPH



URBAN DESIGN ANALYSIS

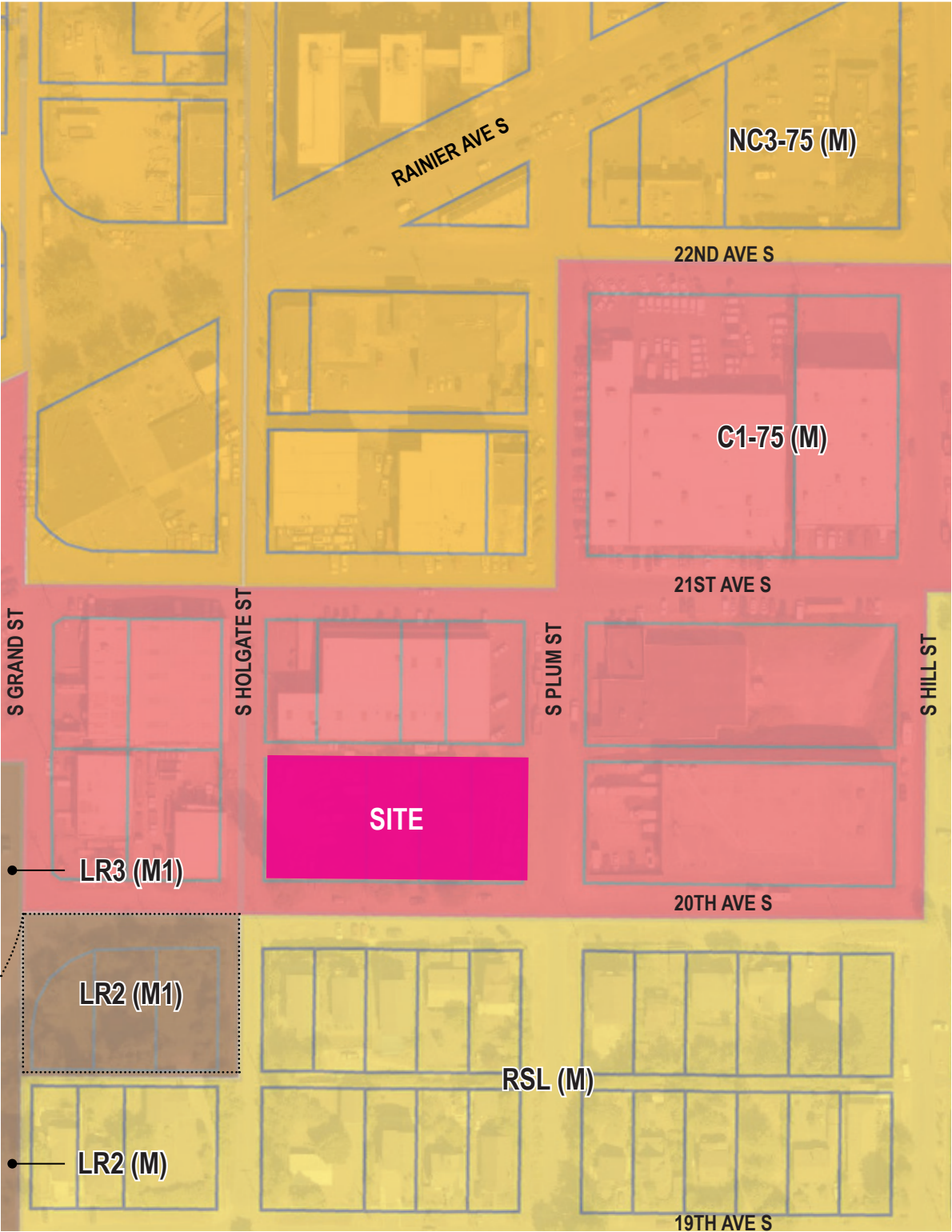
The subject property is located in Seattle's North Beacon Hill neighborhood near Interstate 90.

- Wide mix of zoning in the immediate vicinity
- Predominantly single-family residential to the west of site, while mainly commercial to the east.
- Residential, commercial, and institutional uses on surrounding blocks.
- Future Judkins Park Link Station to be located a few blocks away to the north.
- Zoning changes have stimulated redevelopment with several townhouses and apartment buildings replacing single-family residences.

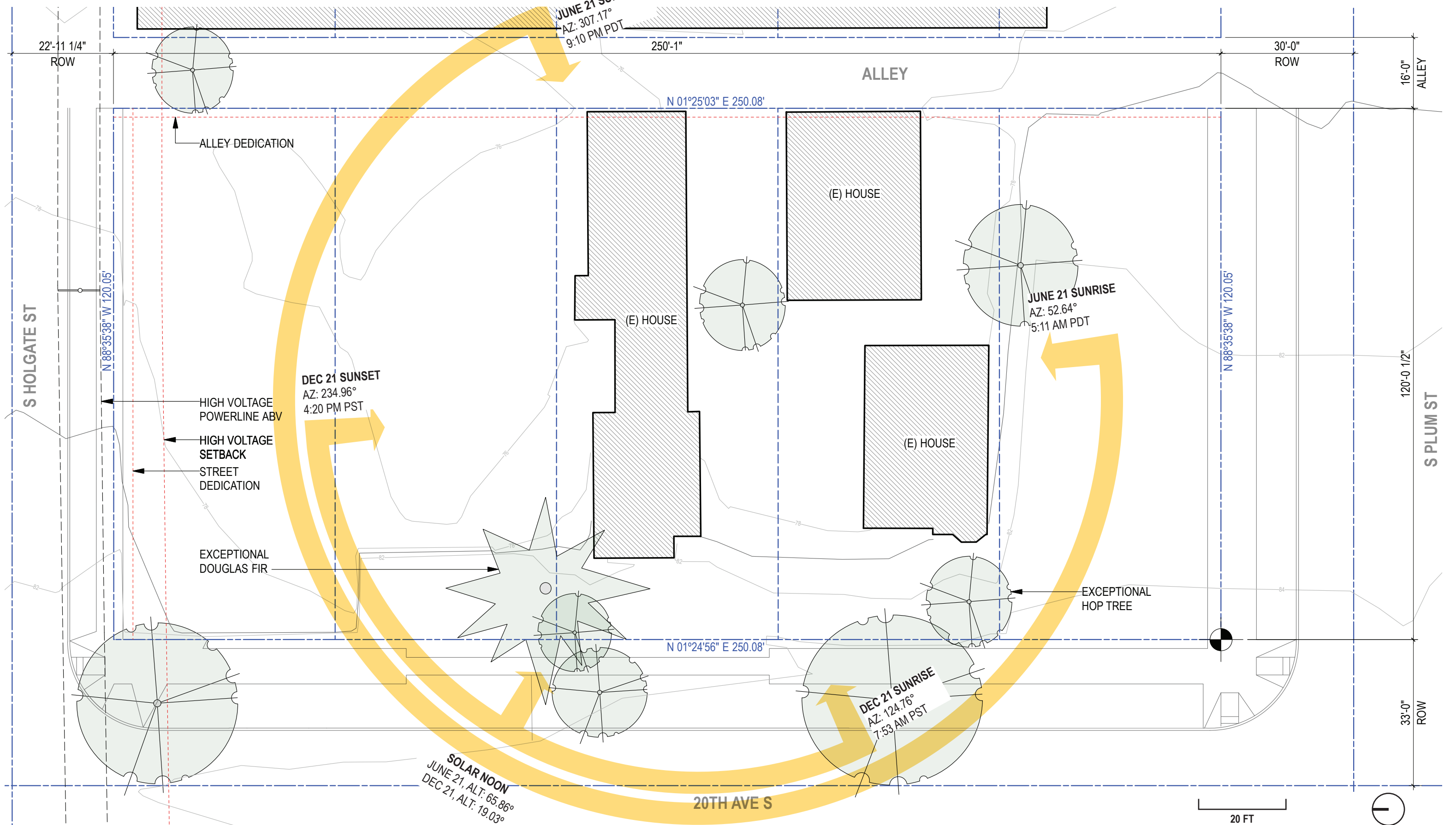
- Multi Family
- Single Family
- Institutional
- Commercial
- Mixed-Use



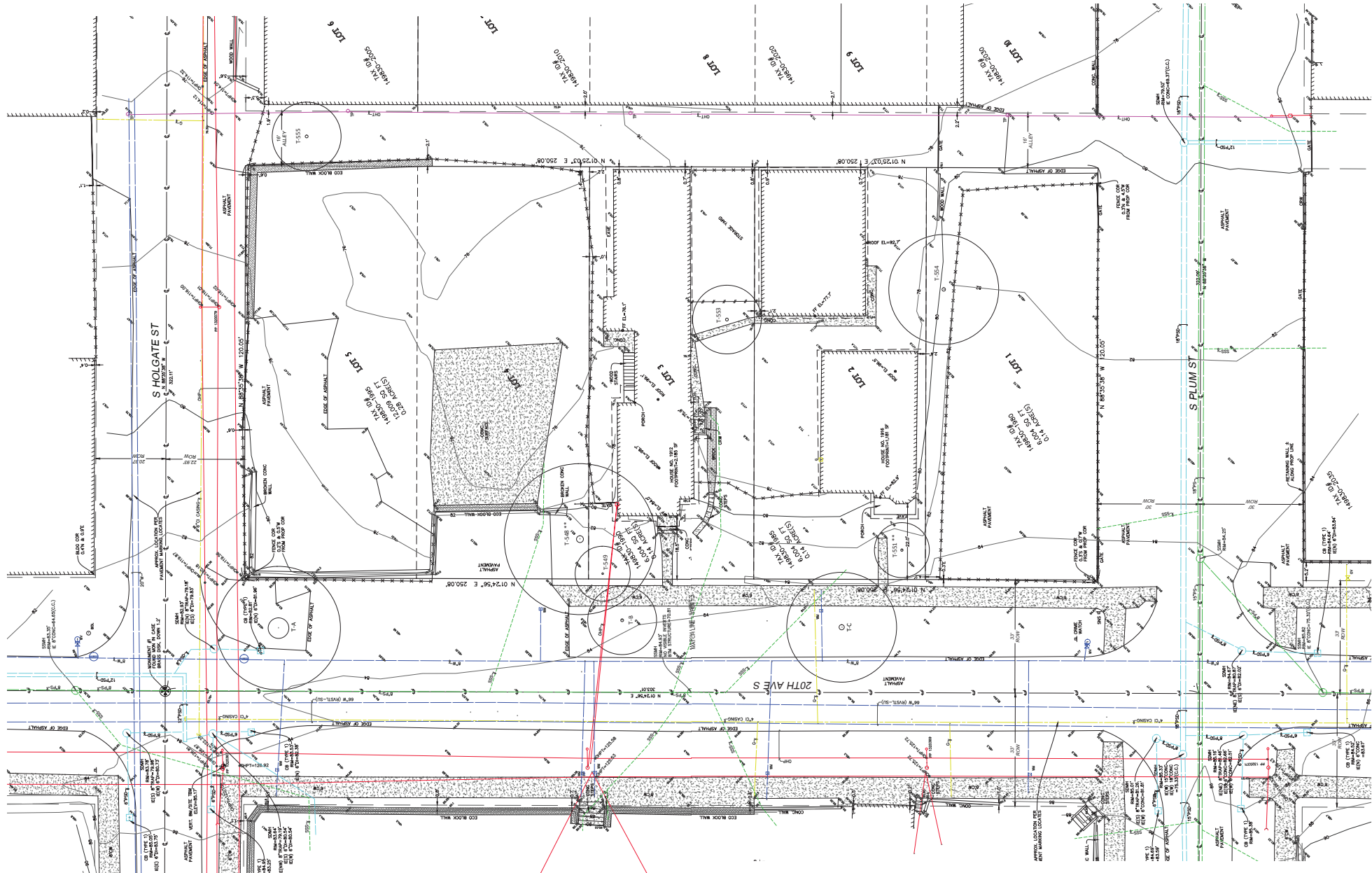
EXISTING LAND USE MAP



ZONING MAP

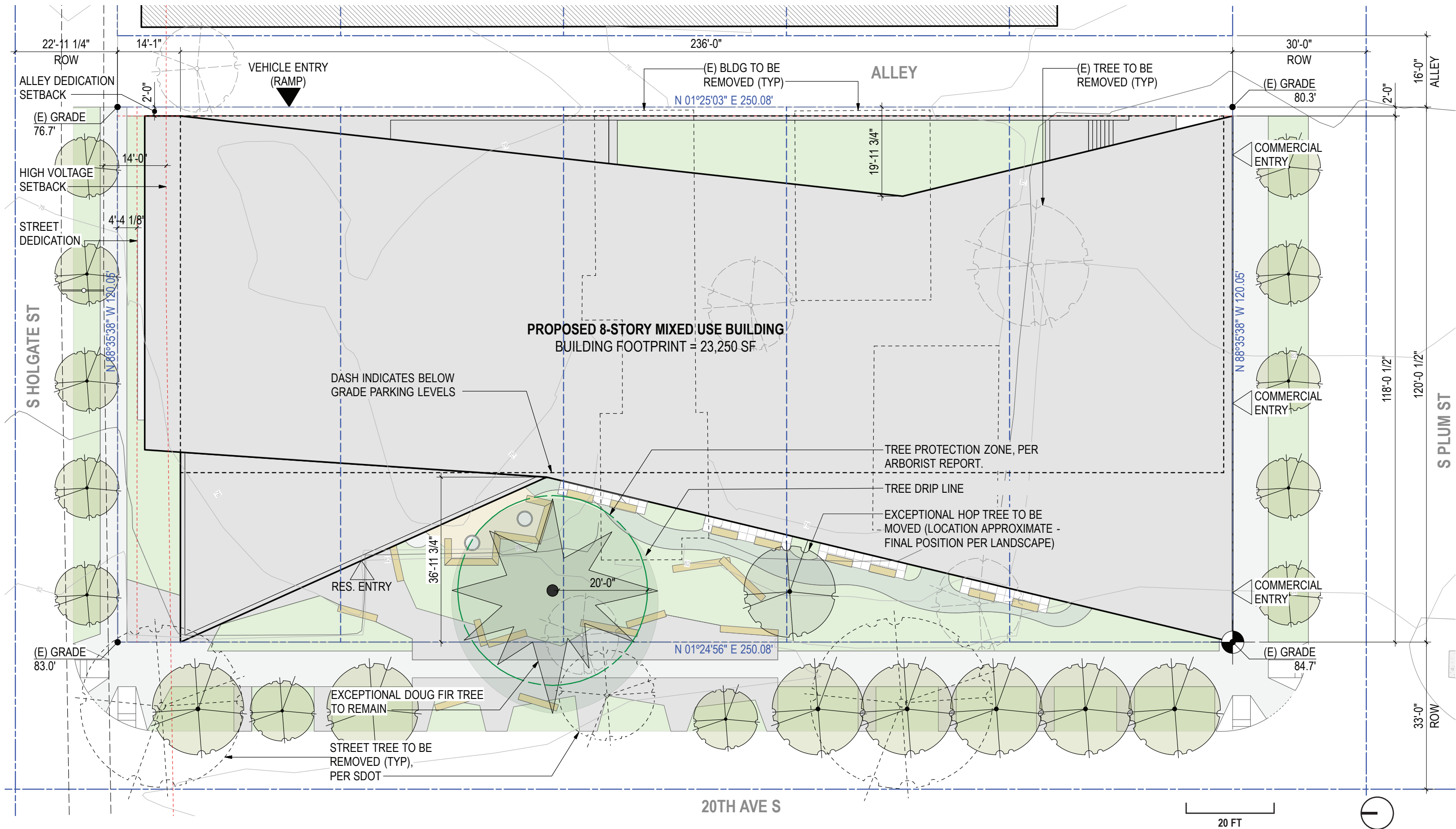


ZONING SUMMARY



Address:	1906 20th Ave S
Legal Description:	LOTS 1, 2, 3, 4, AND 5, BLOCK 34, CENTRAL SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 57, IN KING COUNTY, WASHINGTON. SITUATE IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON
Associated APN:	1498301980, 1498301985, 1498301990, 1498301995
Zoning:	C1-75 (M)
Overlay:	Mount Baker Hub Urban Vilage
Pedestrian Zone:	N/A
Site Area:	30.022 SF
FAR:	5.5
MHA Fee Area:	M (Medium)
Amenity:	5% total gross floor area in residential use
Green Factor:	0.3
Height Limit:	75'-0"
Zoning Setbacks:	Yes 4' Street Dedication
Upper Level Setback:	Portions of structures above 65ft must be setback from the front lot line 8' avg. 14' High Voltage Setback
Dedications:	4.345' Street Dedication on S Holgate St 2' Alley Dedication
Parking:	Not Req'd (Urban hub + Frequent Transit)
Parking Location and Access:	Access to parking is not permitted from principal pedestrian street; there are no principal pedestrian streets adjacent to project site, parking proposed to be accessed from Alley. Parking stalls not permitted between principal structure and street lot line.
Street Level Standards:	Yes
Blank Facades:	Limited to 20' segments / 40% of overall facade length
Non-Residential Depth:	15' min; 30' min avg.
Non-Residential Height:	13' floor to floor
Bicycle Parking:	1 long term per 1 unit; 1 short term per 20 units

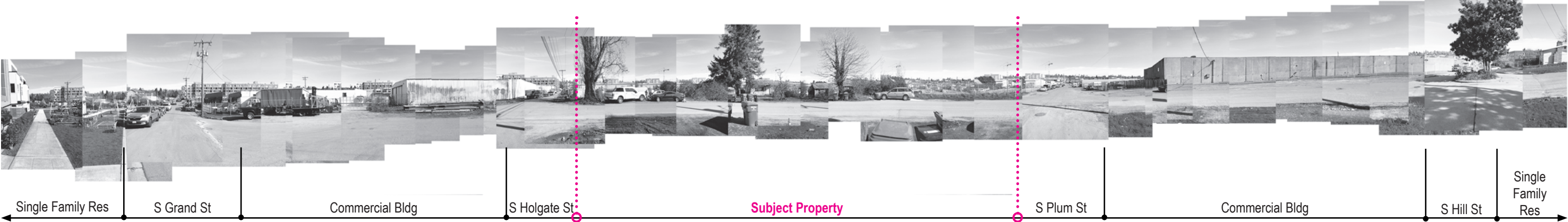
PRELIMINARY SITE PLAN



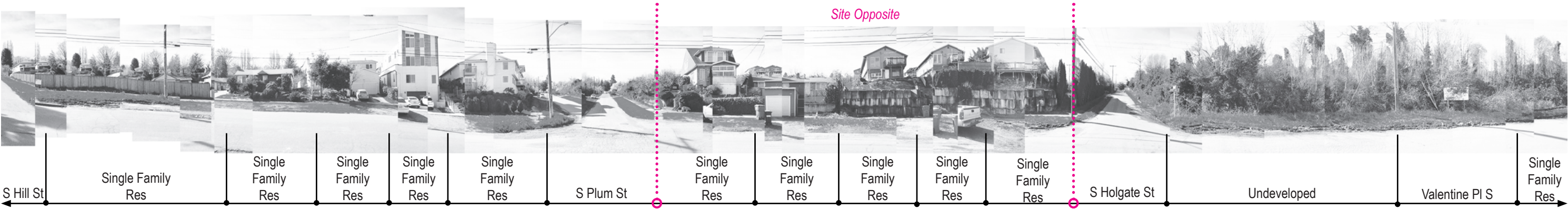
URBAN DESIGN ANALYSIS

20th Ave South is a flat and relatively tranquil street, given its close proximity Rainier Ave S. The following are distinguishing characteristics:

- Mix of single-family homes of varying age
- Newer 3-story townhouse projects are replacing older houses
- Recent townhouses are more modern, older houses are more traditional.
- unimproved sidewalks



3 20TH AVE S PHOTO-MONTAGE LOOKING EAST



4 20TH AVE S PHOTO-MONTAGE LOOKING WEST



6 S PLUM ST PHOTO-MONTAGE LOOKING NORTH

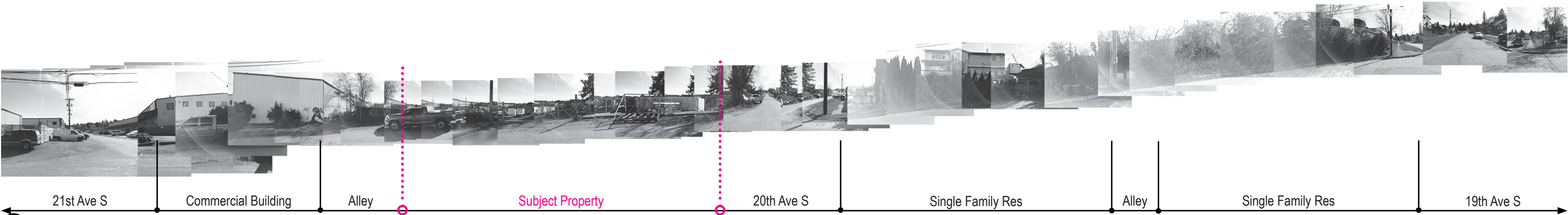


7 S PLUM ST PHOTO-MONTAGE LOOKING SOUTH

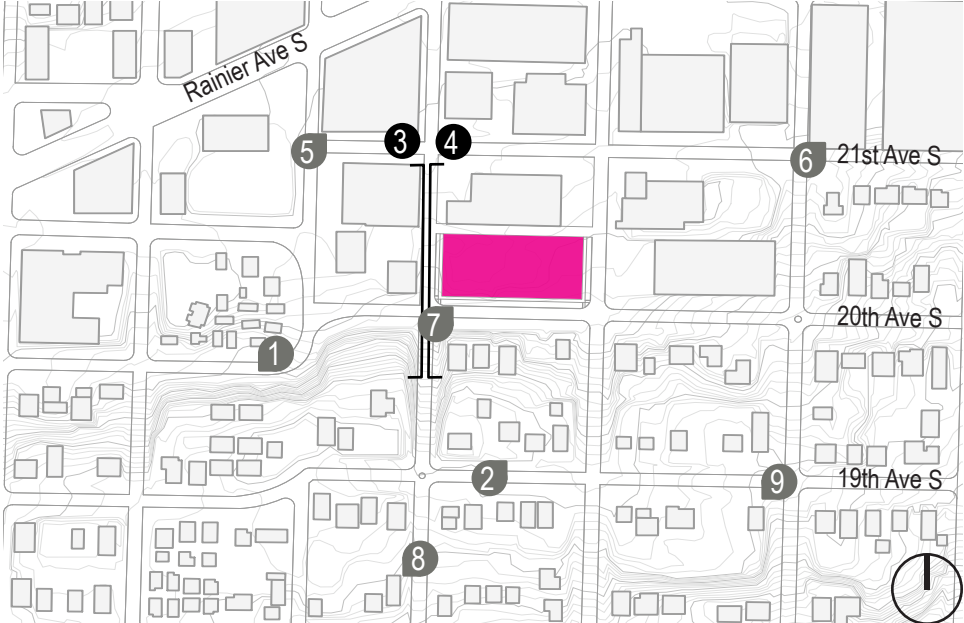
URBAN DESIGN ANALYSIS



3 S HOLGATE ST PHOTO-MONTAGE LOOKING NORTH

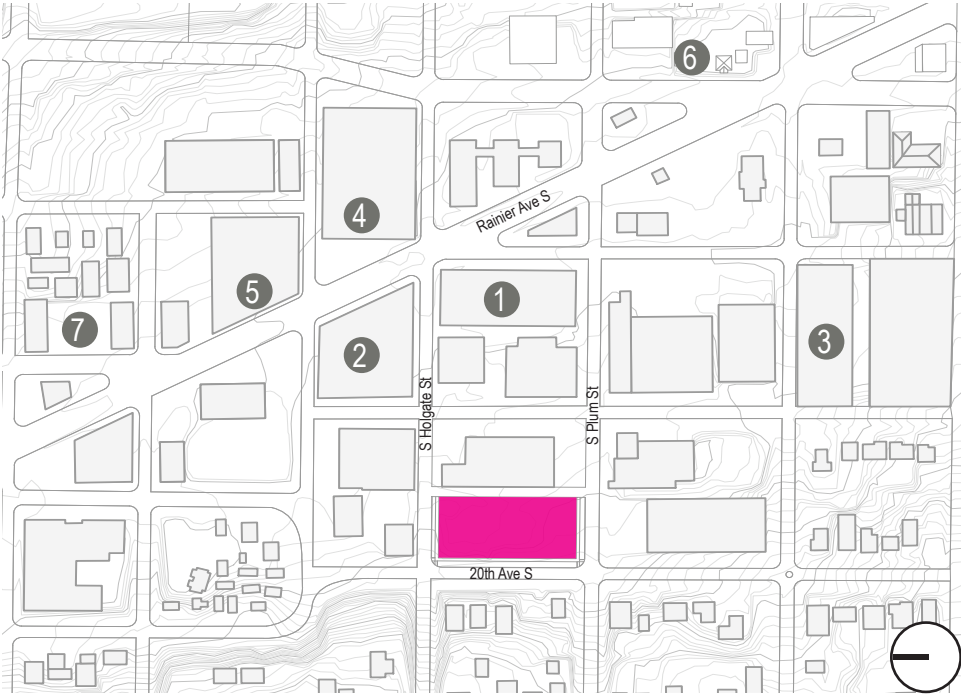


4 S HOLGATE ST PHOTO-MONTAGE LOOKING SOUTH



- 1 Recent townhome Infill
- 2 Older style Single Family Res
- 3 S Holgate St Montage
- 4 S Holgate St Montage
- 5 New mixed use building
- 6 Recently completed Giddens School
- 7 Project Site: Exceptional Fir Tree
- 8 Recent Infill Single Family
- 9 Older Craftsman style Single Family Residence

URBAN DESIGN ANALYSIS • RECENT PROJECTS / IN DEVELOPMENT



- 1 1900 23rd Ave S // Mixed-Use // Construction // **6 Stories - 177 Units**
- 2 1801 Rainier Ave S // Mixed-Use // Construction // **6 Stories - 186 Units**
- 3 2101 22nd Ave S // Mixed-Use // Permitting // **7 Stories - 128 Units**
- 4 2201 S Grand Street (South) // Mixed-Use // Permitting // **7 Stories - 202 Units - 202 Affordable Units**
- 5 2201 S Grand Street (West) // Mixed-Use // Permitting // **7 Stories - 282 Units - 78 Affordable Units**
- 6 2016 23rd Ave S // Mixed-Use // Permitting // **6 Stories - 95 Units**
- 7 1700 21st Ave S // Mixed-Use // Permitting // **8 Stories - 154 Units**





PRIORITY GUIDELINES

CS-1
Natural Systems and Site Features

Use natural systems and features of the site and its surroundings as a starting point for project design | Plants + Habitats: On-Site Features

Response: The project seeks to respond to the existing 80’ tall Exceptional Douglas Fir, using it as a point of departure and focus of the site and massing concepts.

CS-2
Urban Pattern and Form

For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone(s). Strive for a successful transition between zones where a project abuts a less intense zone. It may be appropriate in areas to differ from the scale of adjacent buildings but preserve natural systems or existing features, enable better solar exposure or site orientation, and/or make for more interesting urban form.

Response: The half-block proposal pulls back from the western edge, creating a large landscaped courtyard that provides a transition to the less intensive zones to the west in alternatives 2 and 3.

PL-1
Connectivity

Design the building and open spaces to positively contribute to a broader network of open spaces throughout the neighborhood.

Response: The east and west courtyards provide unexpected and engaging landscaped spaces that are intended to enhance the neighborhood and provide cues for future development in alternative 3.

PL-2
Walkability

Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

Response: The proposed commercial space will feature a highly transparent façade while the proposed residential building entrance engages the courtyard and Douglas Fir, creating an interesting semi-public zone that provides privacy while connecting the interior building uses to the surrounding ROW with clear sight lines improving security.



Design Cue: Street Level Interaction



Design Cue: Balconies as Secondary Elements



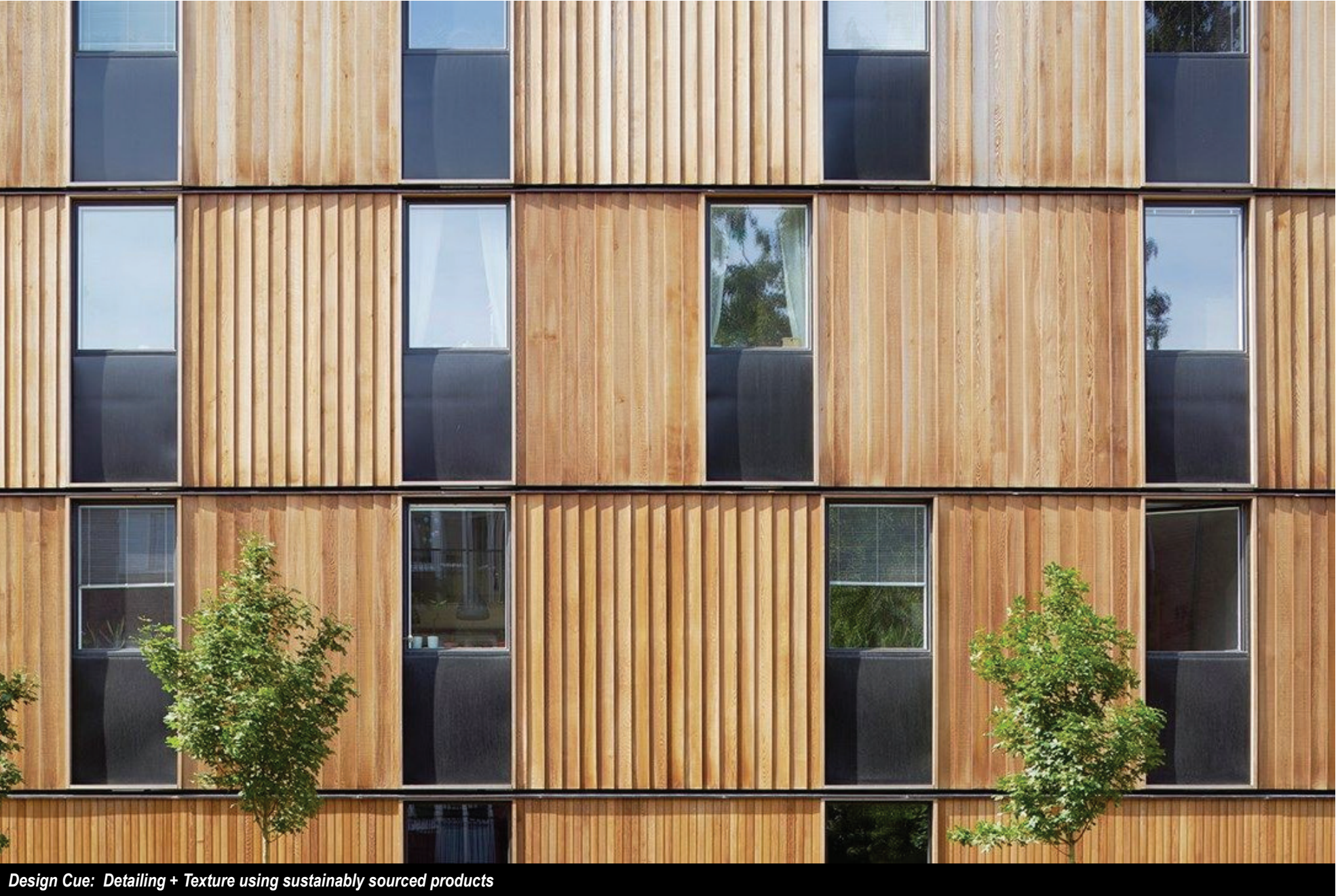
Design Cue: Natural Systems and Site Features



Design Cue: High Quality Exterior Materials



Design Cue: High Quality Exterior Materials



Design Cue: Detailing + Texture using sustainably sourced products

PL-3
Street-Level Interaction

Encourage human interaction and activity at the street-level with clear connections to building entries and edges. Engage passerby with opportunities to interact visually with the building interior using glazing and transparency.

Response: The project will present highly transparent edges, with commercial spaces on Plum Street and a clear primary building entry that is inviting, secure, and experienced through the landscaped courtyard with the mature Fir tree.

DC-2
Architectural Concept

Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space.

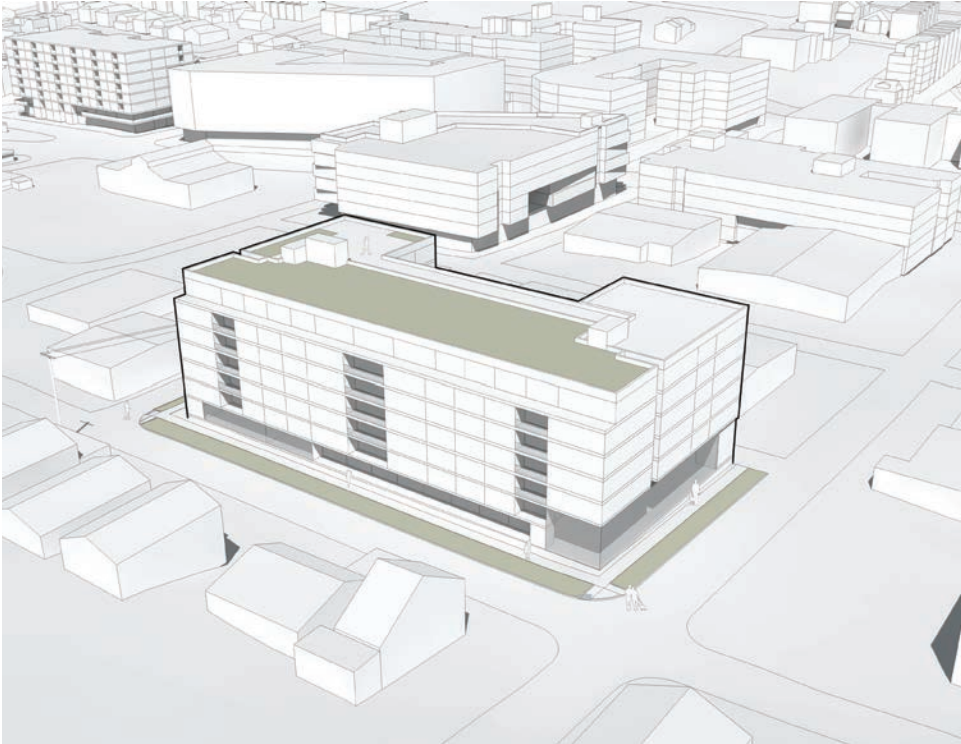
Response: The massing concept takes its inspiration from the Exceptional Fir tree on site, which becomes the organizing element for the block.

DC-4
Exterior Elements and Finishes

Use appropriate and high-quality elements and finishes for the building and its open spaces | Building Materials: Exterior Finish Materials + Trees, Landscape, and Hardscape Materials: Choice of Plant Materials.

Response: The building will be well detailed, high quality, and durable. Low-level lighting will be used to provide a safe and attractive building entry sequence, while avoiding glare into the units and adjacent properties. Landscaping will include drought-tolerant plants and native species and be thoughtfully integrated into the project.

MASSING CONCEPTS • COMPARISON OF SCHEMES



Alternative 1

Description
Alternative 1 proposes a 7-story building composed of street level commercial and residential units. Below grade garage accessed from Alley.

GSF
156,447 SF

- Advantages**
- Code-compliant scheme does not require development standard departures
 - Functional ground floor commercial space
 - Raised Courtyard for units off of Alley

- Challenges**
- Requires removal of exceptional Douglas Fir tree & Hop tree on property
 - Results in bulky massing along 20th Ave S
 - Elevation facing RSL(M) zone does not provide a gentle zone transition
 - Upper level setback does not provide adequate zone transition to West



Alternative 2

Description
Alternative 2 proposes a 8-story building composed of street level commercial and ground level residential units. Below grade garage accessed from Alley.

GSF
182,935 SF

- Advantages**
- Maintains Exceptional Doug Fir and Hop Tree (relocated) on site
 - Protecting On-site exceptional trees allows for extra level of units
 - Functional ground floor commercial space
 - Raised Terrace for Units off of Alley
 - Push/Pull strategy on 20th Ave S provides relief to single family homes
 - Location of Amenity Deck Space on SW corner reduces bulk
 - Courtyard on West provides zone transition

- Challenges**
- Many units located along the alley, with little relief to future development on the adjacent parcel
 - Departure Required for height & FAR for retaining Exceptional Trees on site



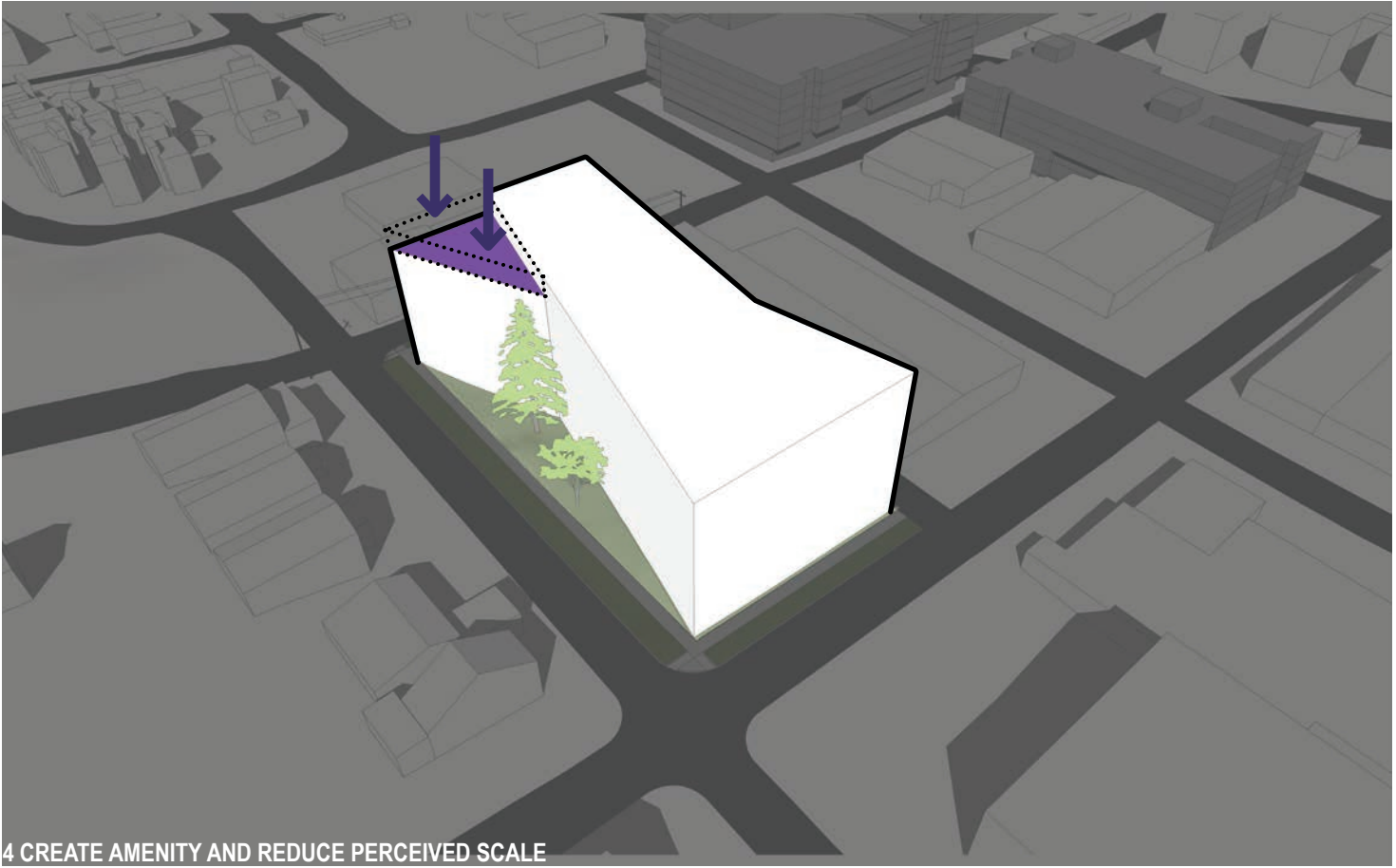
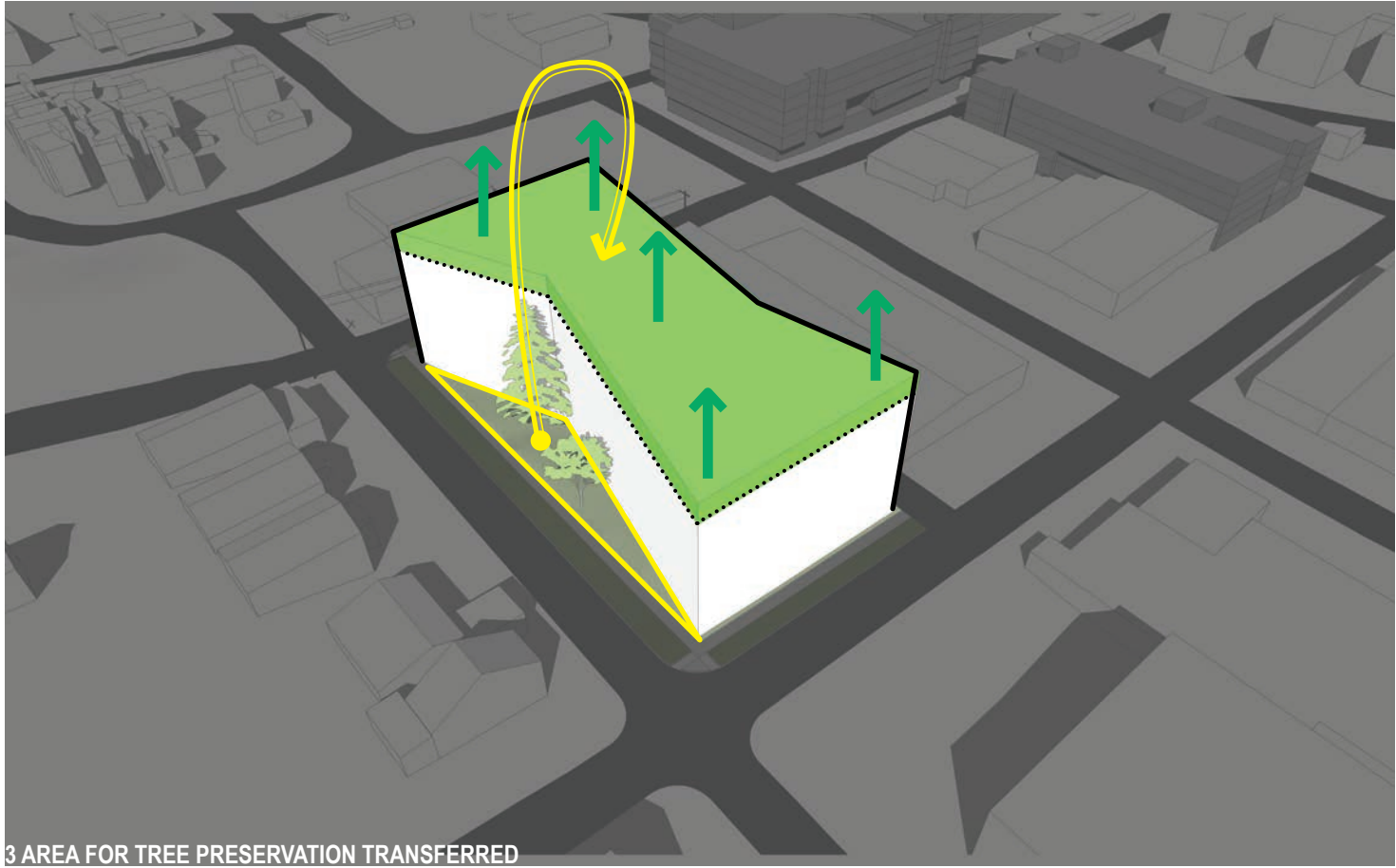
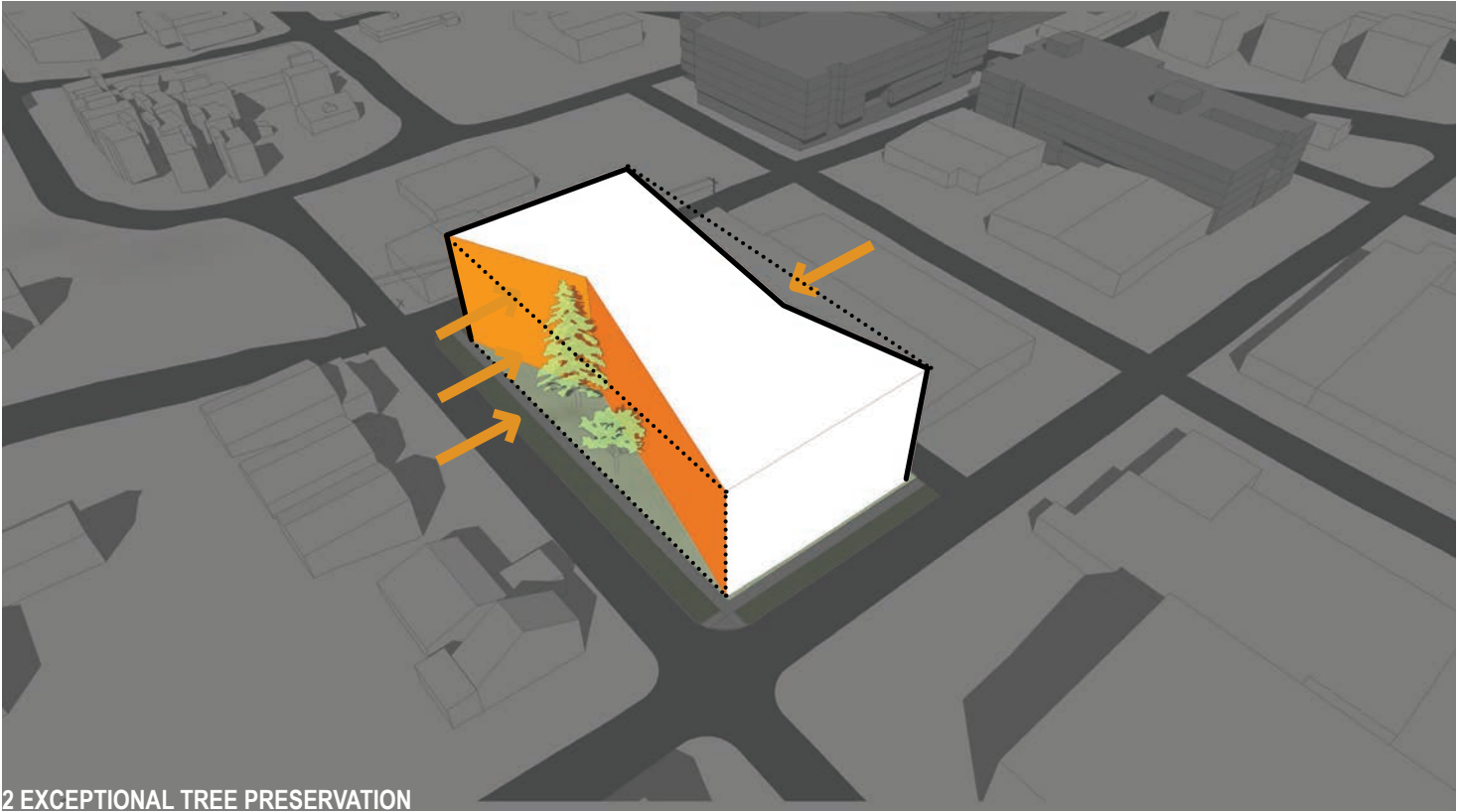
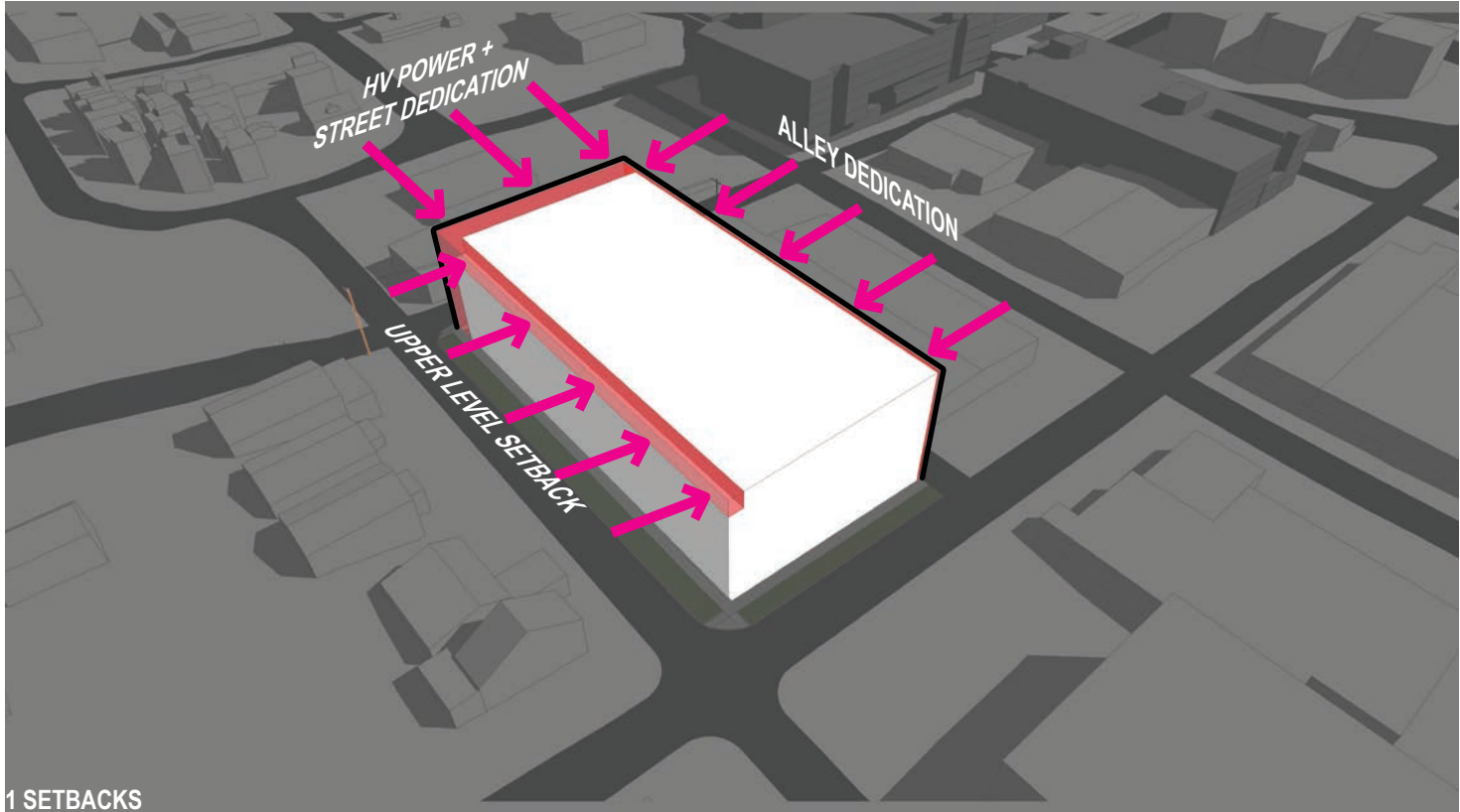
Alternative 3 (Preferred Scheme)

Description
Alternative 3 proposes a 8-story building composed of street level commercial and ground level residential units. Below grade garage accessed from Alley.

GSF
188,741 SF

- Advantages**
- Maintains Exceptional Doug Fir and Hop Tree (relocated) on site
 - Protecting On-site exceptional trees allows for extra level of units
 - Functional ground floor commercial space
 - Raised Terrace for Units off of Alley
 - Residential Units off of alley face courtyard and are pulled back from alley
 - Angled elevation on 20th Ave S creates generous courtyard for Doug Fir and provides relief to single family homes
 - Location of Amenity Deck Space on NE corner reduces bulk

- Challenges**
- Departure Required for height & FAR for retaining Exceptional Trees on Site
 - Complex geometry potentially increases construction costs



MASSING CONCEPT • ALTERNATIVE 1

Description
Alternative 1 proposes a 7-story building composed of street level commercial and residential units. Below grade garage accessed from Alley.

GSF
156,447 SF

- Advantages**
- Code-compliant scheme does not require development standard departures
 - Functional ground floor commercial space
 - Raised Courtyard for units off of Alley

- Challenges**
- Requires removal of exceptional Douglas Fir tree & Hop tree on property
 - Results in bulky massing along 20th Ave S
 - Elevation facing RSL(M) zone does not provide a gentle zone transition
 - Upper level setback does not provide adequate zone transition to West.

PROGRAM

- Approx. 169 Apartment Units
- 10% Lofts
- 12% Studio
- 37% Open One Bedroom
- 23% One Bedroom
- 11% One Bedroom + Den
- 6% Two Bedroom
- A

5,250 sf Commercial Space
- B

Ramp to Parking Garage
- C

Trash Room (+SCL Vault)
- D

Bike Storage Room
- E

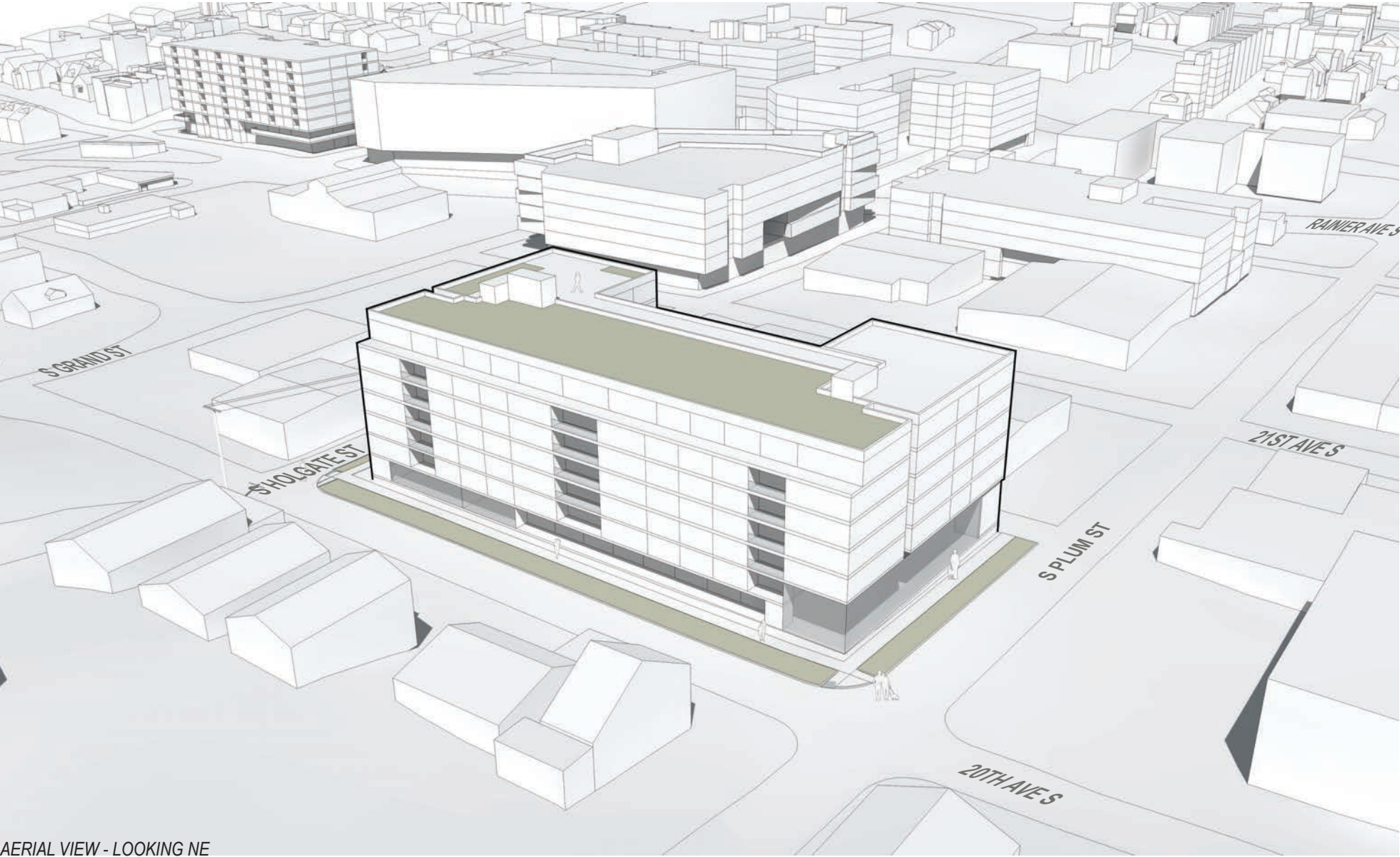
Package Room
- F

Leasing Office
- G

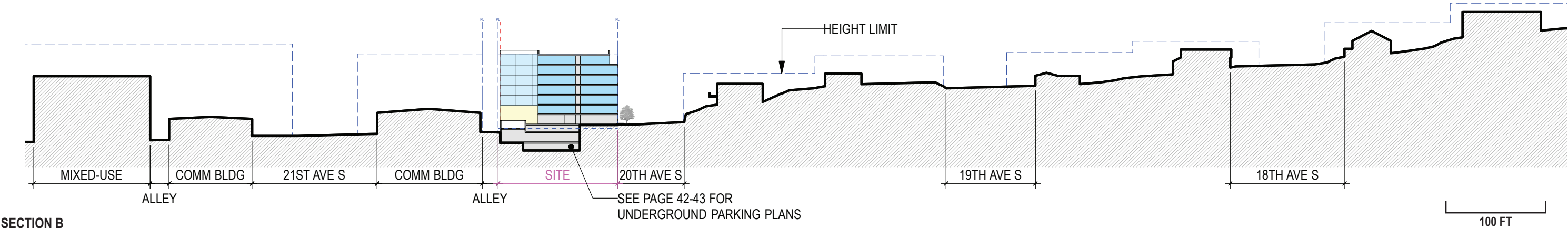
Below Grade Parking
- H

Fitness Room
- I

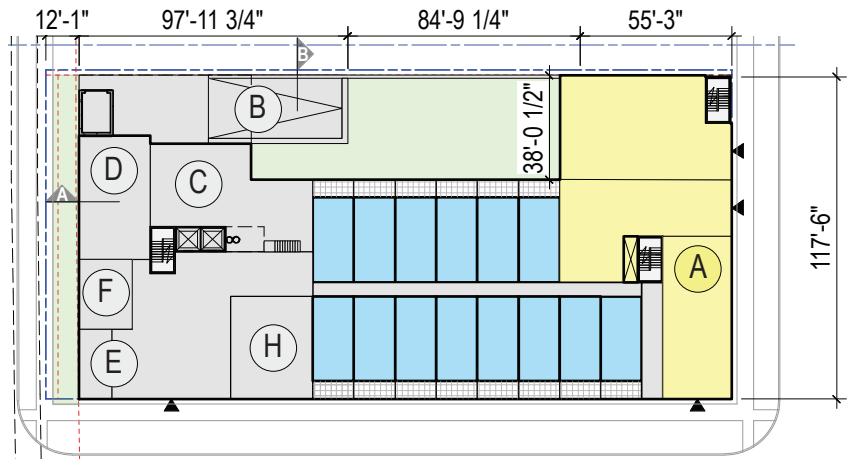
Amenity - Outdoor Deck



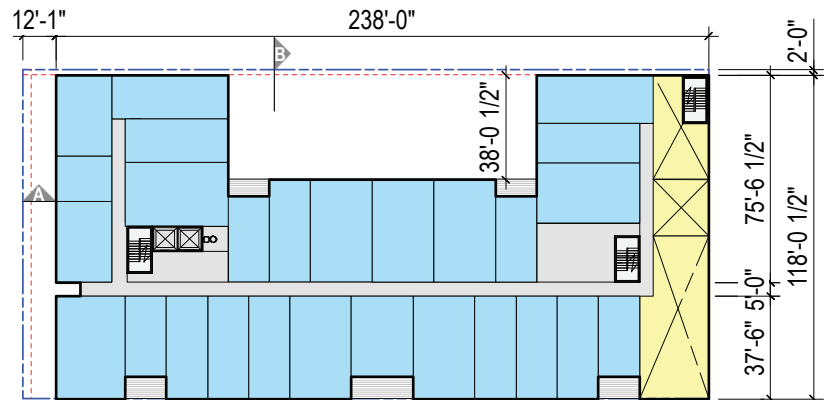
AERIAL VIEW - LOOKING NE



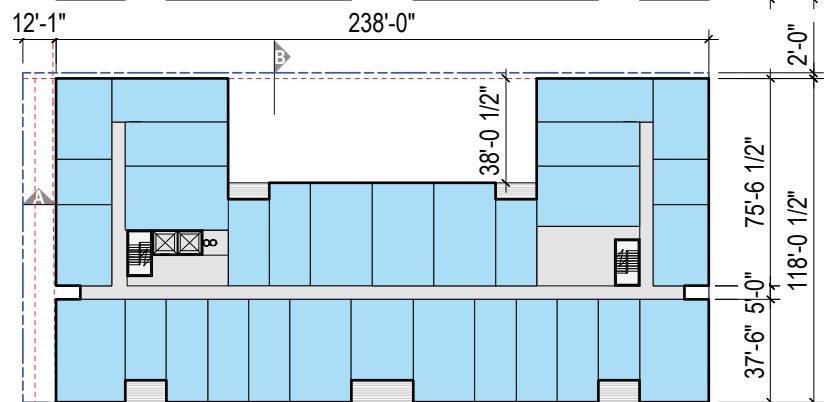
SECTION B



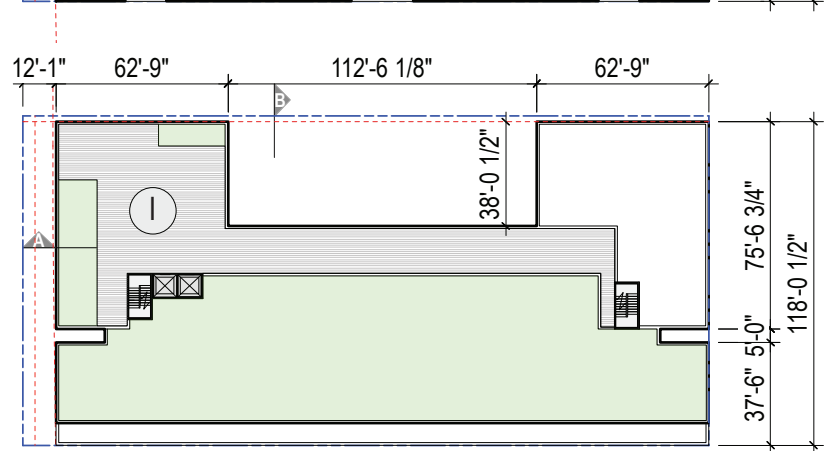
FLOOR 01



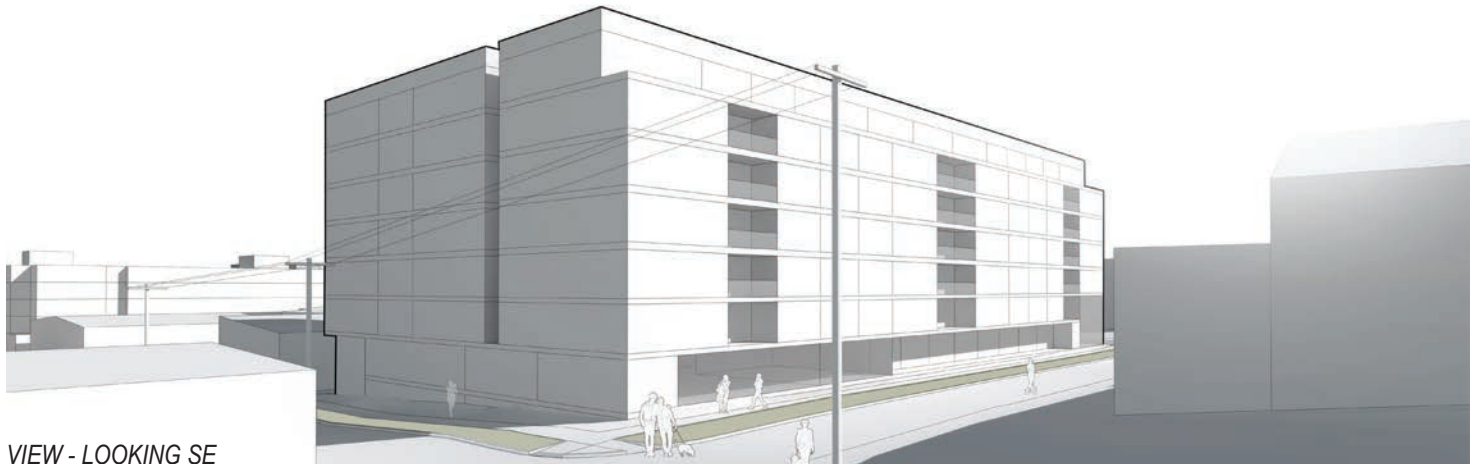
FLOOR 02



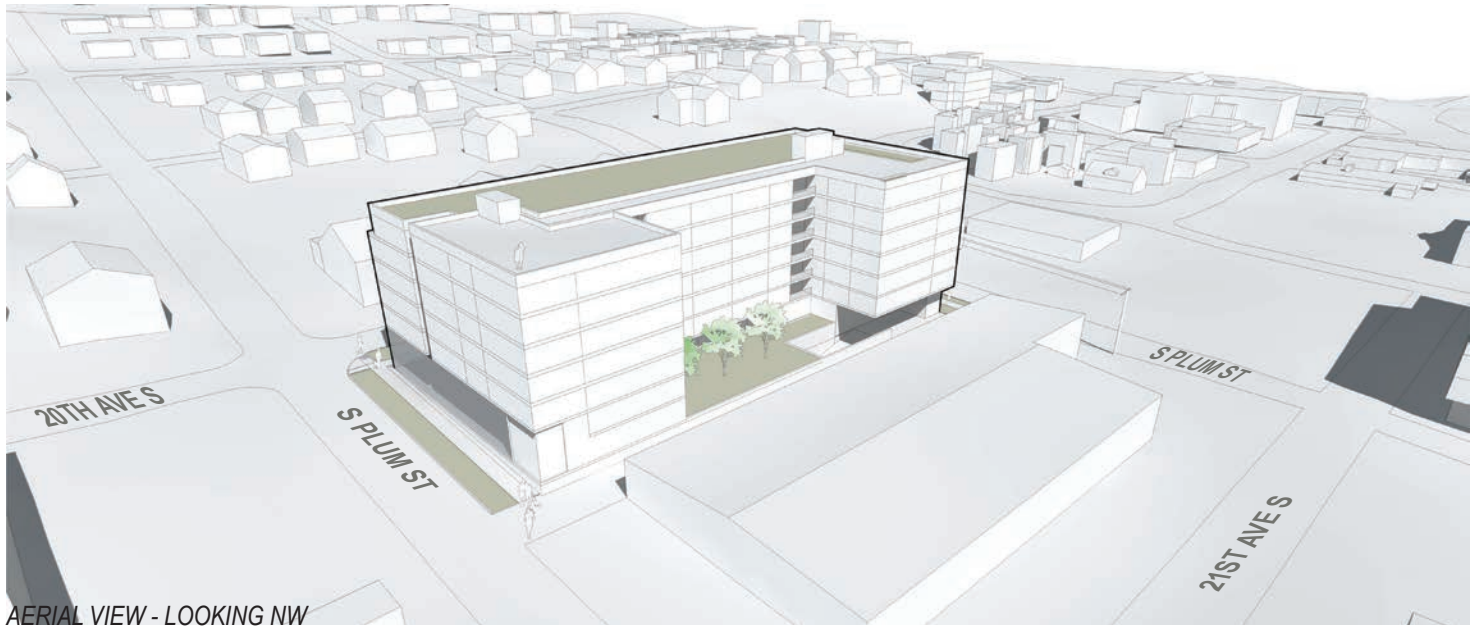
FLOOR 03-06



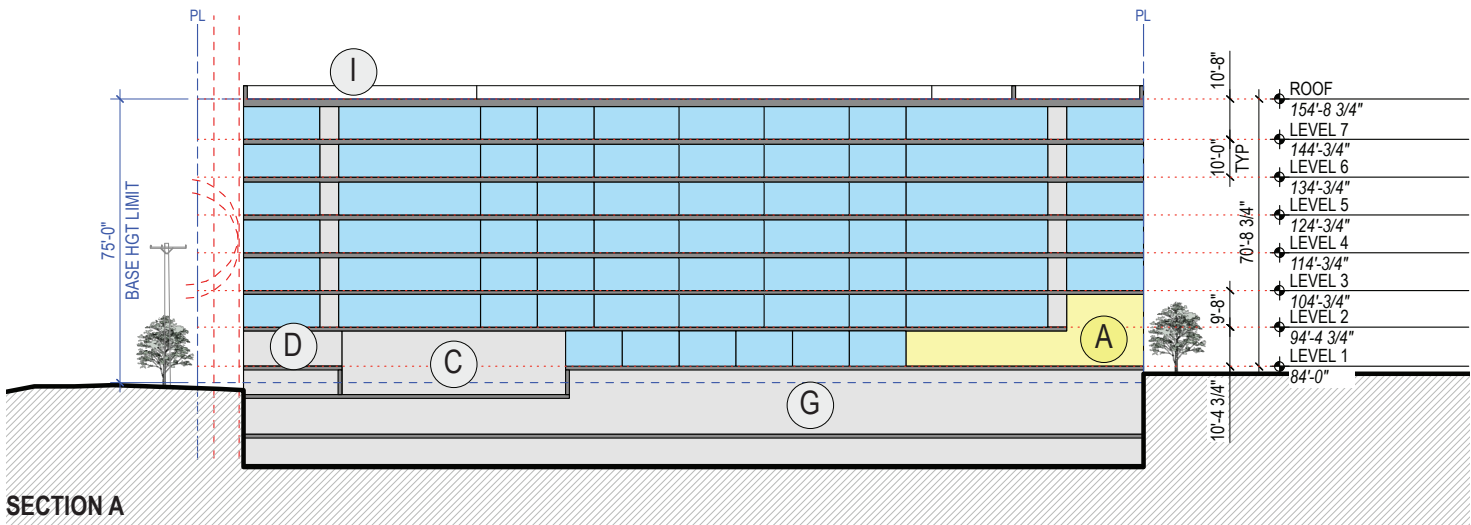
ROOF



VIEW - LOOKING SE



AERIAL VIEW - LOOKING NW



SECTION A



MASSING CONCEPT • ALTERNATIVE 2

Description
Alternative 2 proposes a 8-story building composed of street level commercial and ground level residential units. Below grade garage accessed from Alley.

GSF
182,935 SF

- Advantages**
- Maintains Exceptional Doug Fir and Hop Tree (relocated) on site
 - Protecting On-site exceptional trees allows for extra level of units
 - Functional ground floor commercial space
 - Raised Terrace for Units off of Alley
 - Push/Pull strategy on 20th Ave S provides relief to single family homes
 - Location of Amenity Deck Space on SW corner reduces bulk
 - Courtyard on West provides zone transition

- Challenges**
- Many units located along the alley, with little relief to future development on the adjacent parcel
 - Departure Required for height & FAR for retaining Exceptional Trees on site

PROGRAM

- Approx. 218 Apartment Units
- 15%

Studio
- 45%

Open One Bedroom
- 33%

One Bedroom
- 14%

Two Bedroom
- Amenity Space
- Ⓐ

5,495 sf Commercial Space
- Ⓑ

Ramp to Parking Garage
- Ⓒ

Trash Room (+SCL Vault)
- Ⓓ

Bike Storage Room
- Ⓔ

Package Room
- Ⓕ

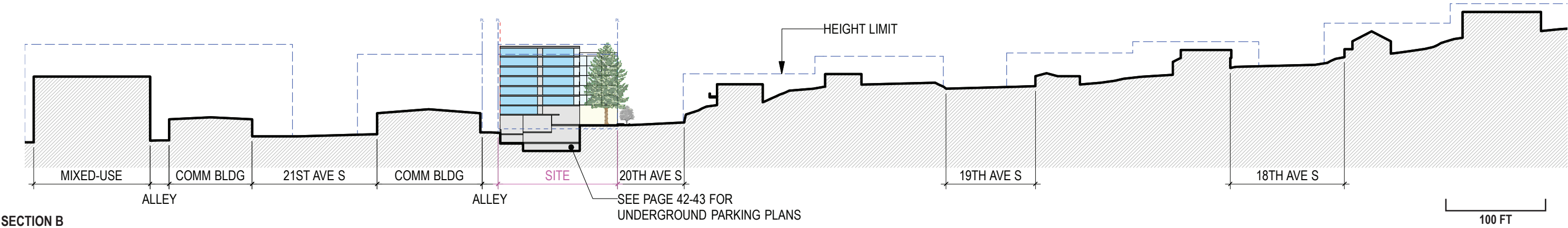
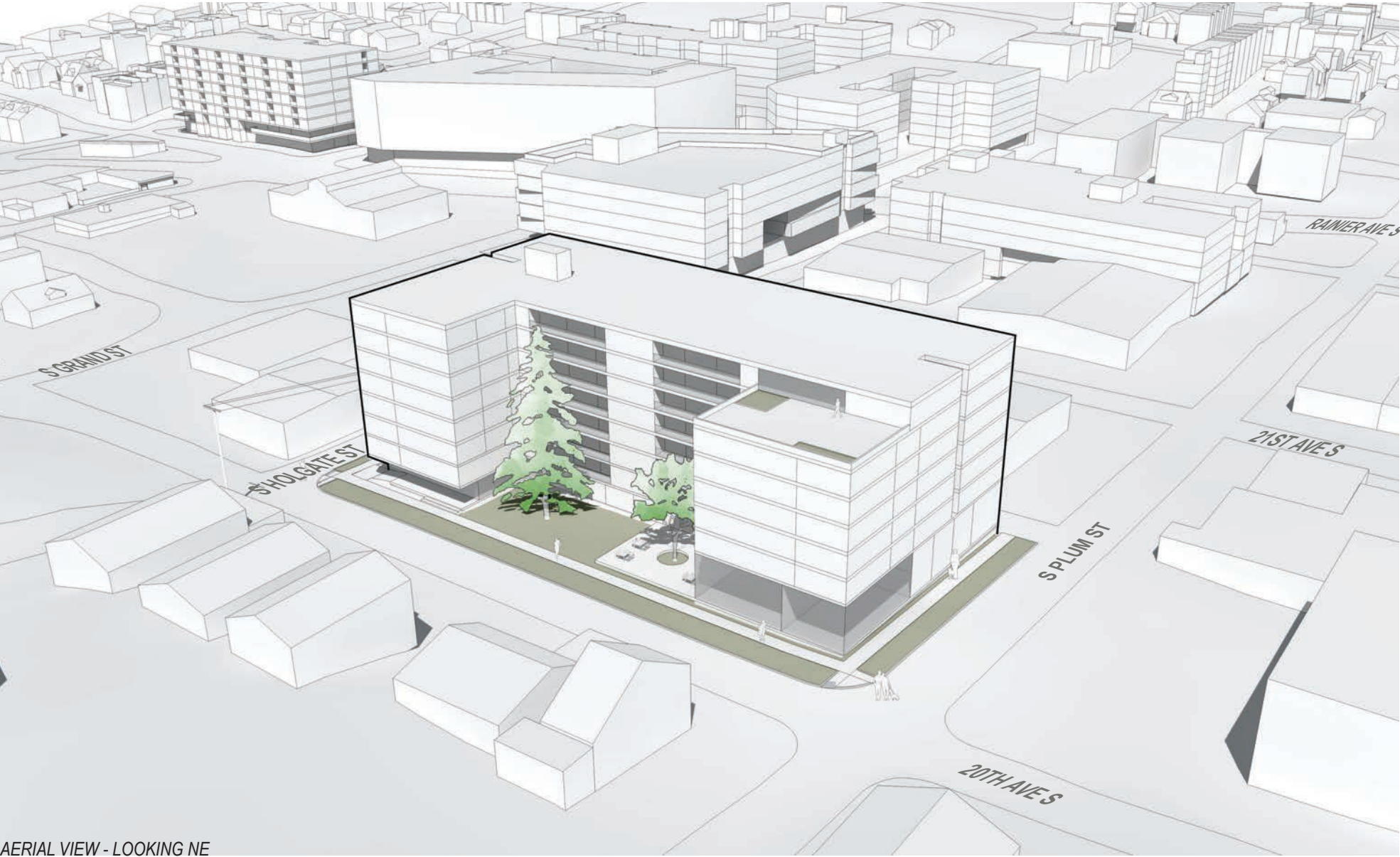
Leasing Office
- Ⓖ

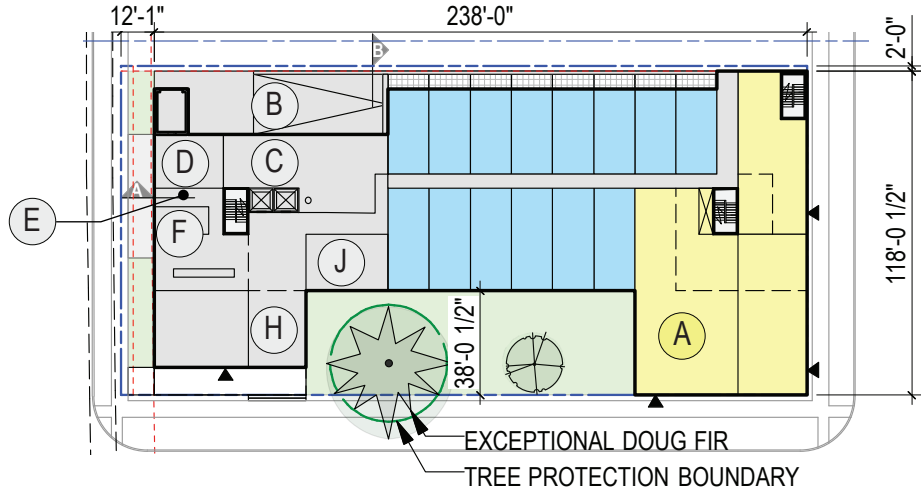
Below Grade Parking
- Ⓗ

Fitness Room
- Ⓘ

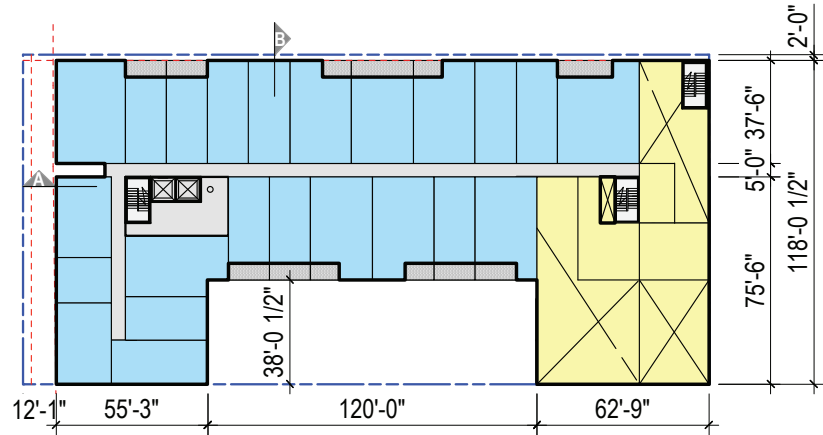
Amenity - Outdoor Deck
- Ⓙ

WFH Lounge

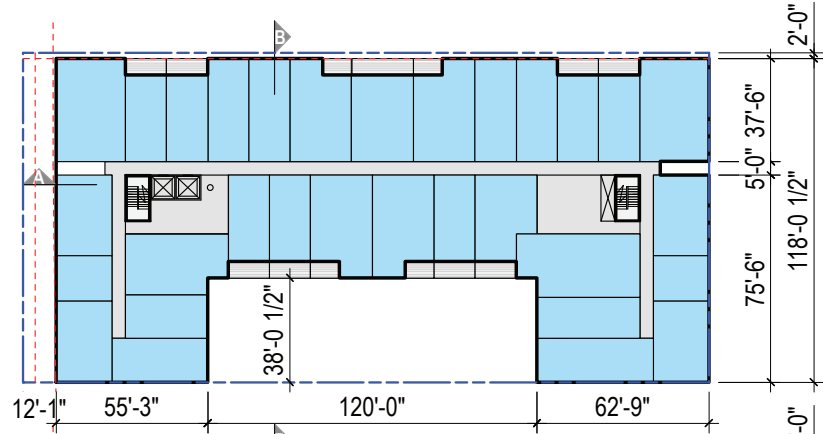




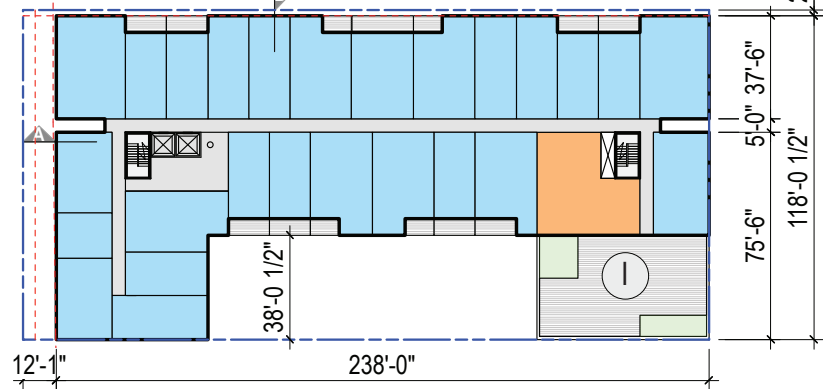
FLOOR 01



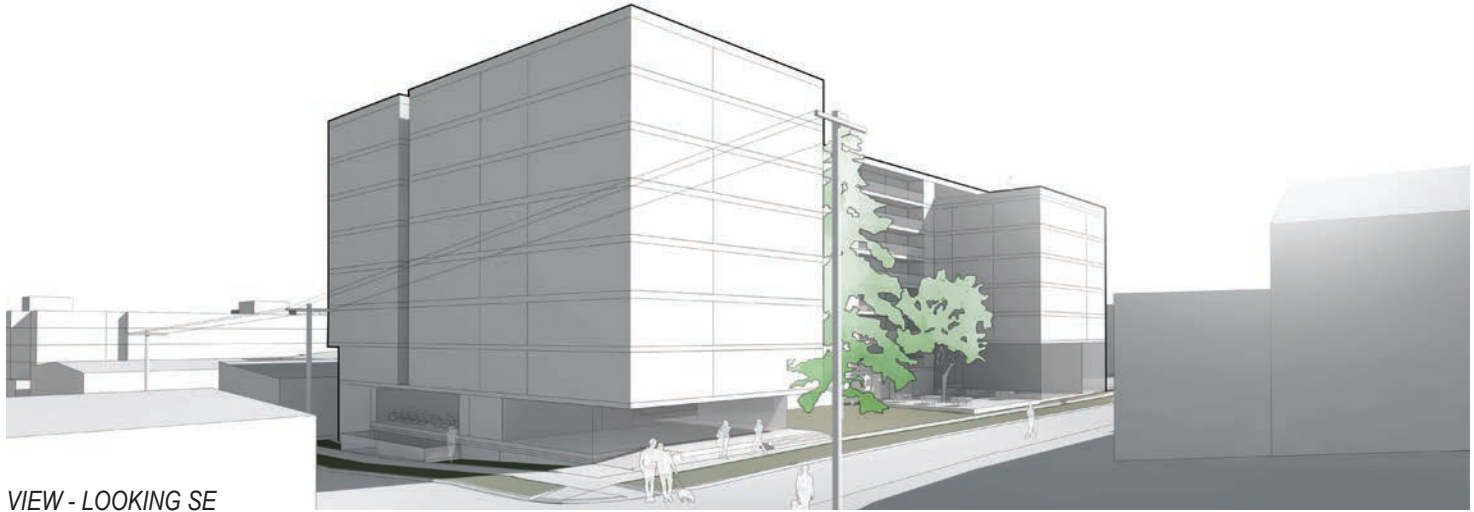
FLOOR 02



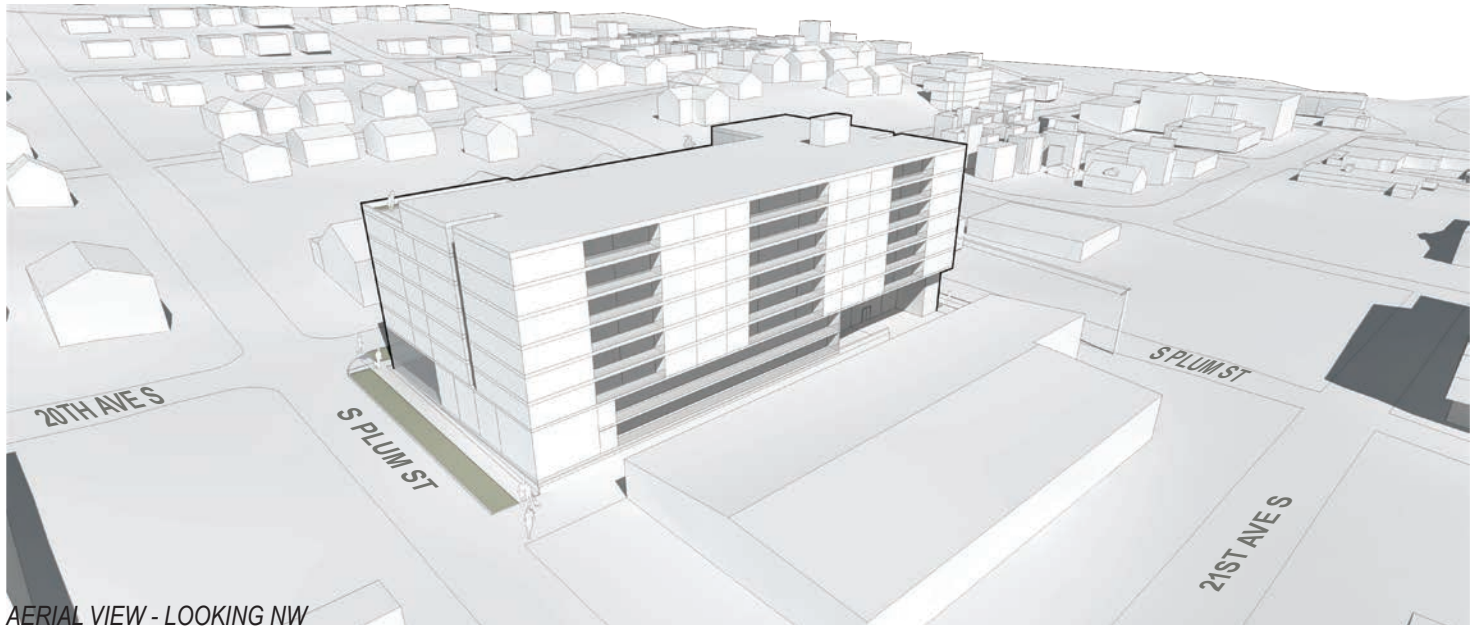
FLOOR 03-07



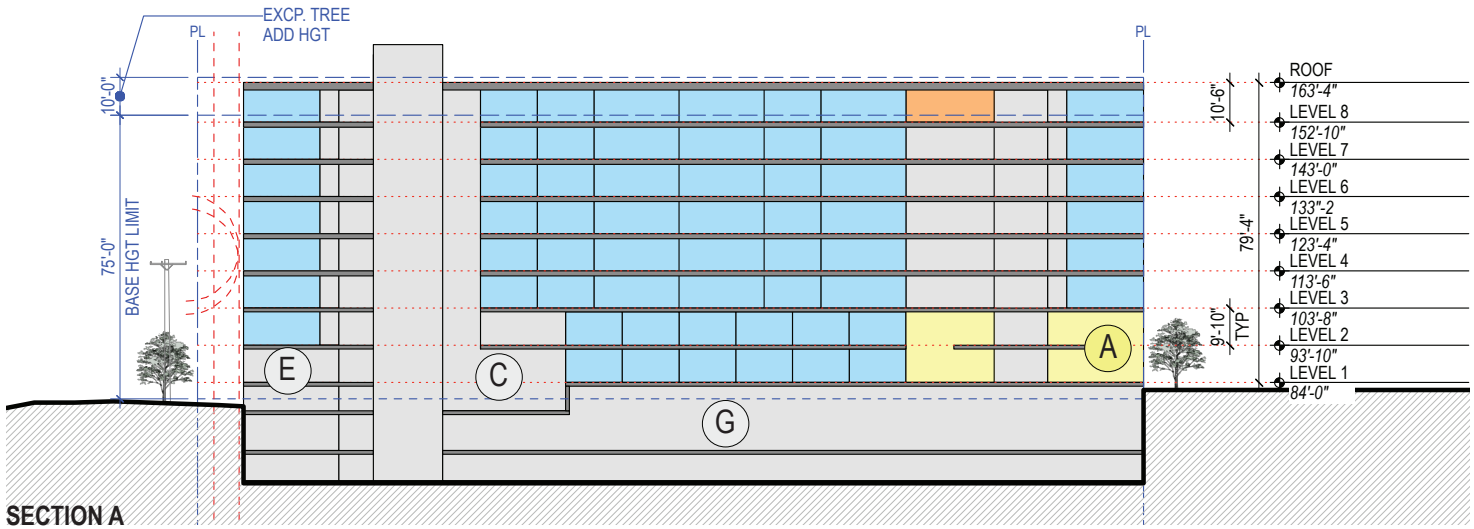
FLOOR 08



VIEW - LOOKING SE



AERIAL VIEW - LOOKING NW



MASSING CONCEPT • ALTERNATIVE 3 (PREFERRED SCHEME)

Description
Alternative 3 proposes a 8-story building composed of street level commercial and ground level residential units. Below grade garage accessed from Alley.

GSF
188,741 SF

- Advantages**
- Maintains Exceptional Doug Fir and Hop Tree (relocated) on site
 - Protecting On-site exceptional trees allows for extra level of units
 - Functional ground floor commercial space
 - Raised Terrace for Units off of Alley
 - Residential Units off of alley face courtyard and are pulled back from alley
 - Angled elevation on 20th Ave S creates generous courtyard for Doug Fir and provides relief to single family homes
 - Location of Amenity Deck Space on NE corner reduces bulk

- Challenges**
- Departure Required for height & FAR for retaining Exceptional Trees on site
 - Complex geometry potentially increases construction costs

PROGRAM

- Approx. 203 Apartment Units
- 28% Studio
- 38% Open One Bedroom
- 10% One Bedroom + Den
- 14% One Bedroom
- 9% Two Bedroom
- Amenity Space
- Ⓐ

2,590 sf Commercial Space
- Ⓑ

Ramp to Parking Garage
- Ⓒ

Trash Room (+SCL Vault)
- Ⓓ

Bike Storage Room
- Ⓔ

Package Room
- Ⓕ

Leasing Office
- Ⓖ

Below Grade Parking
- Ⓗ

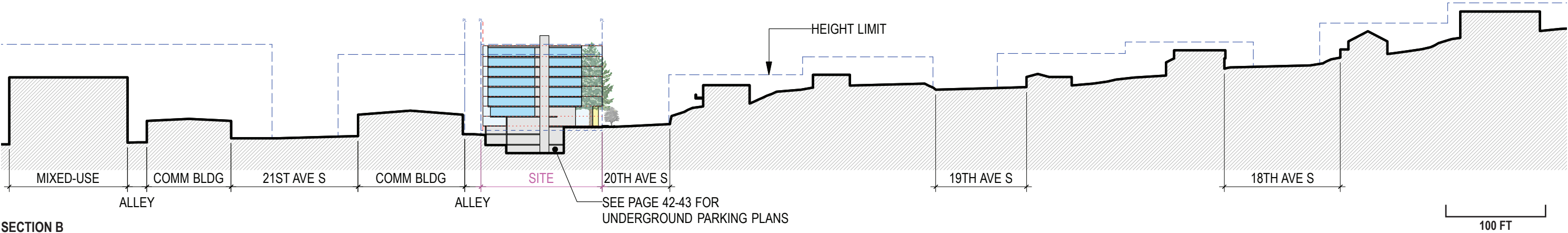
Fitness Room
- Ⓘ

Amenity - Outdoor Deck
- ⓵

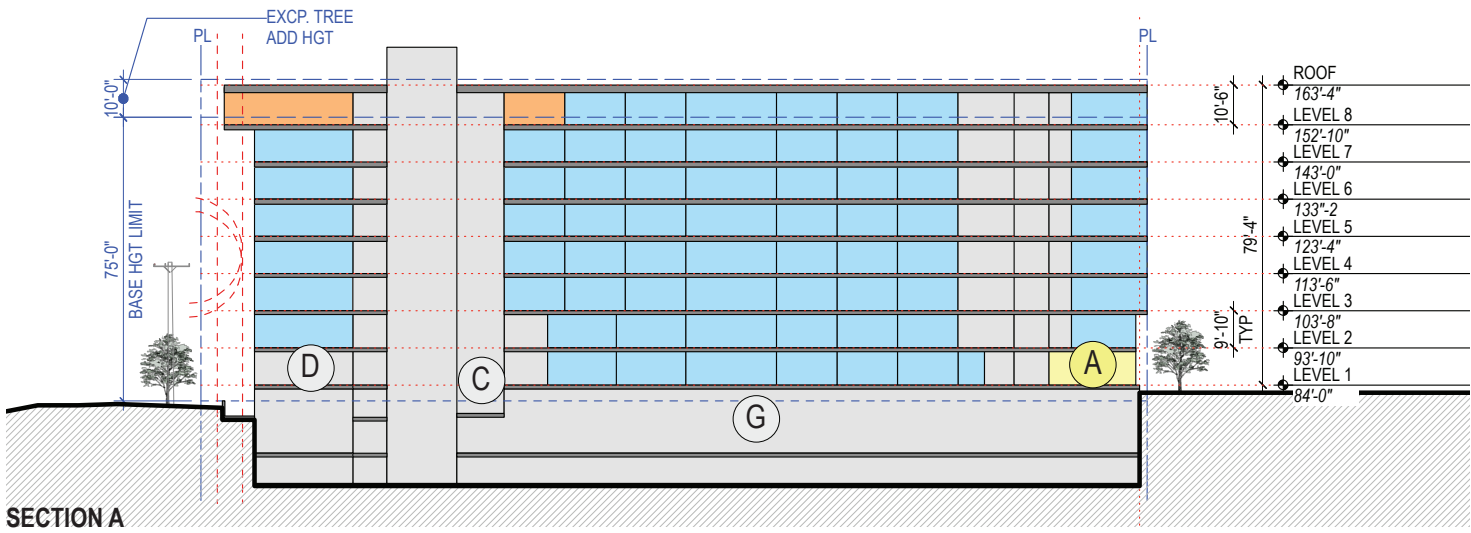
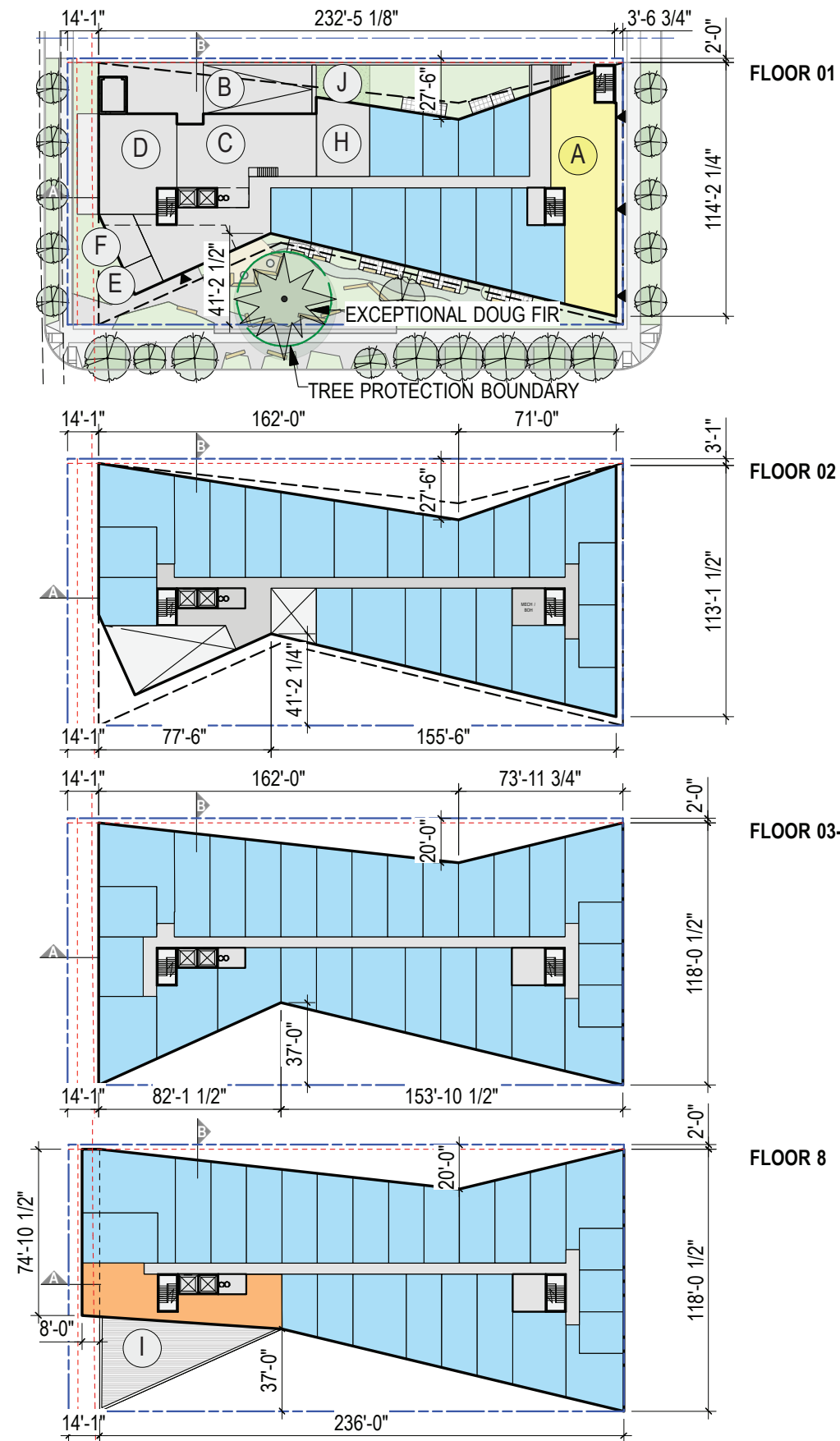
Dog Walk Area



AERIAL VIEW - LOOKING NE

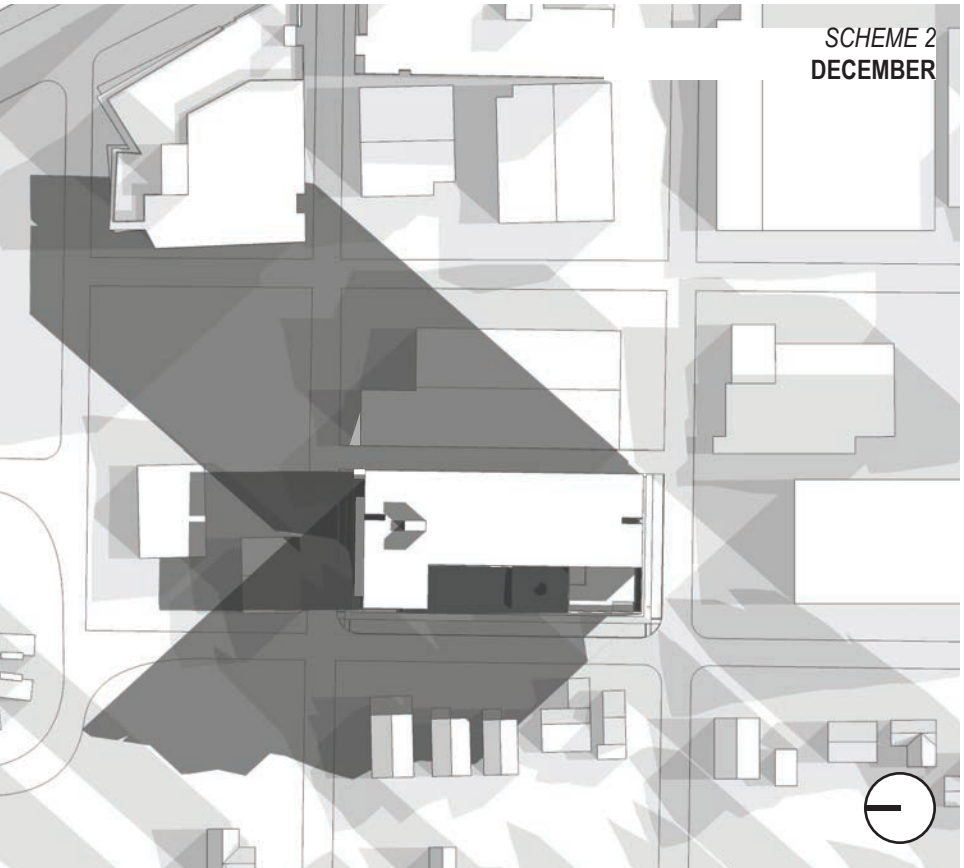
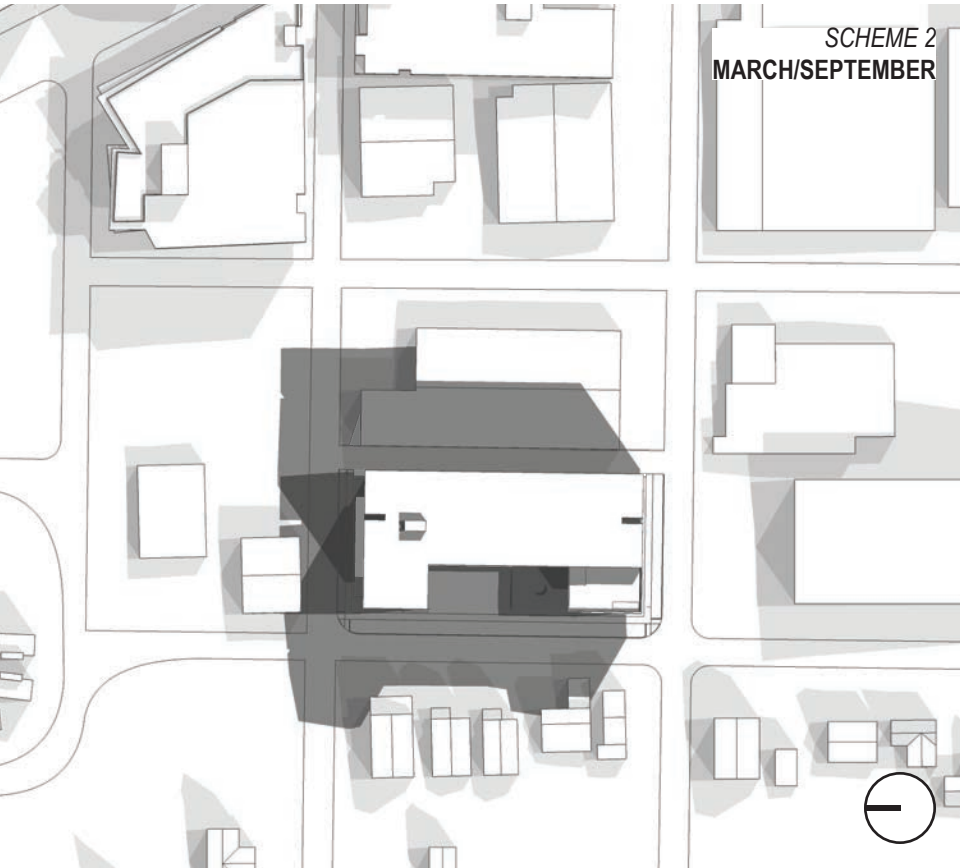
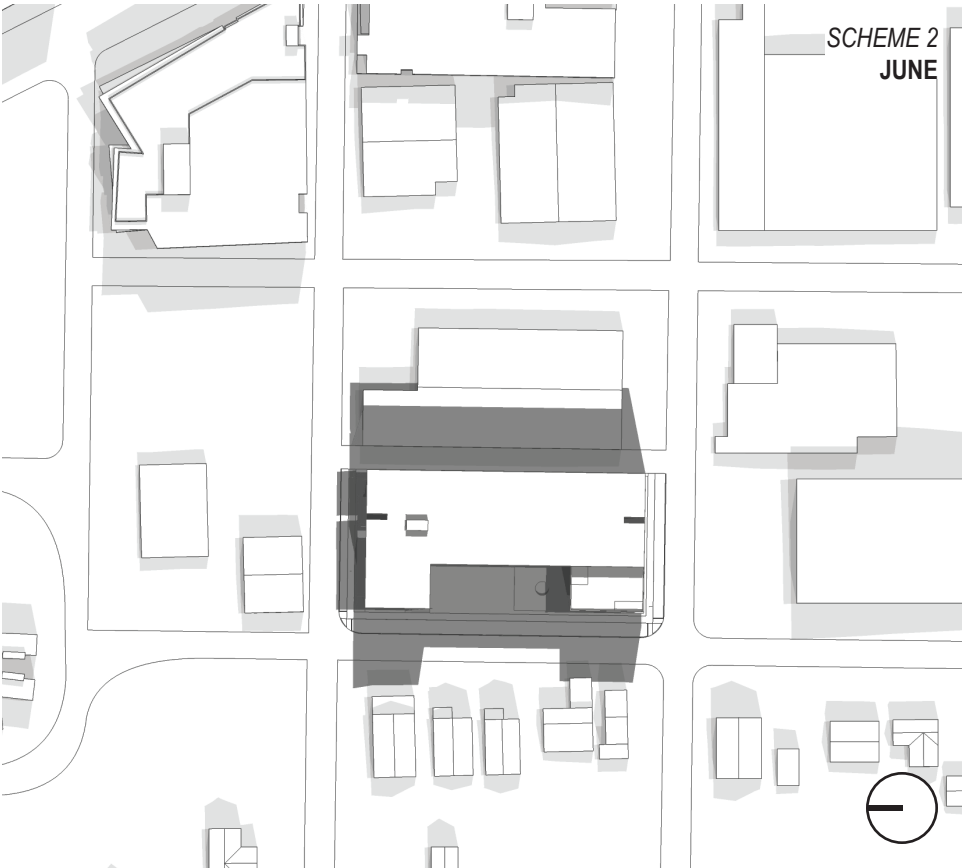
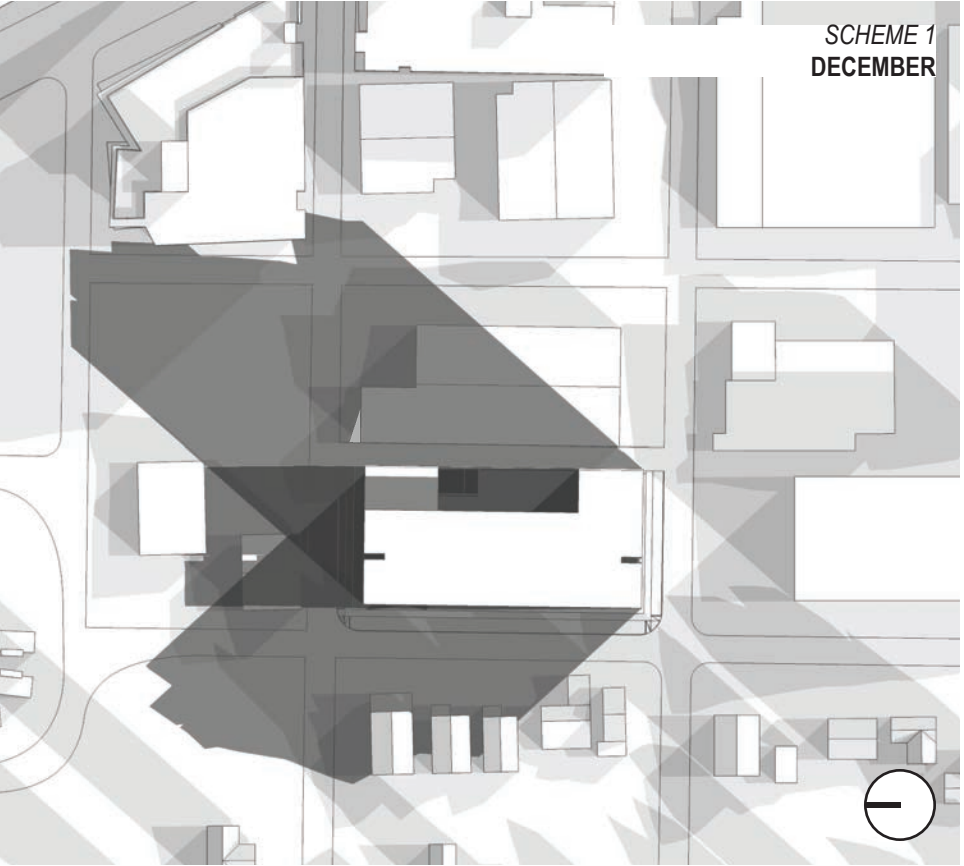
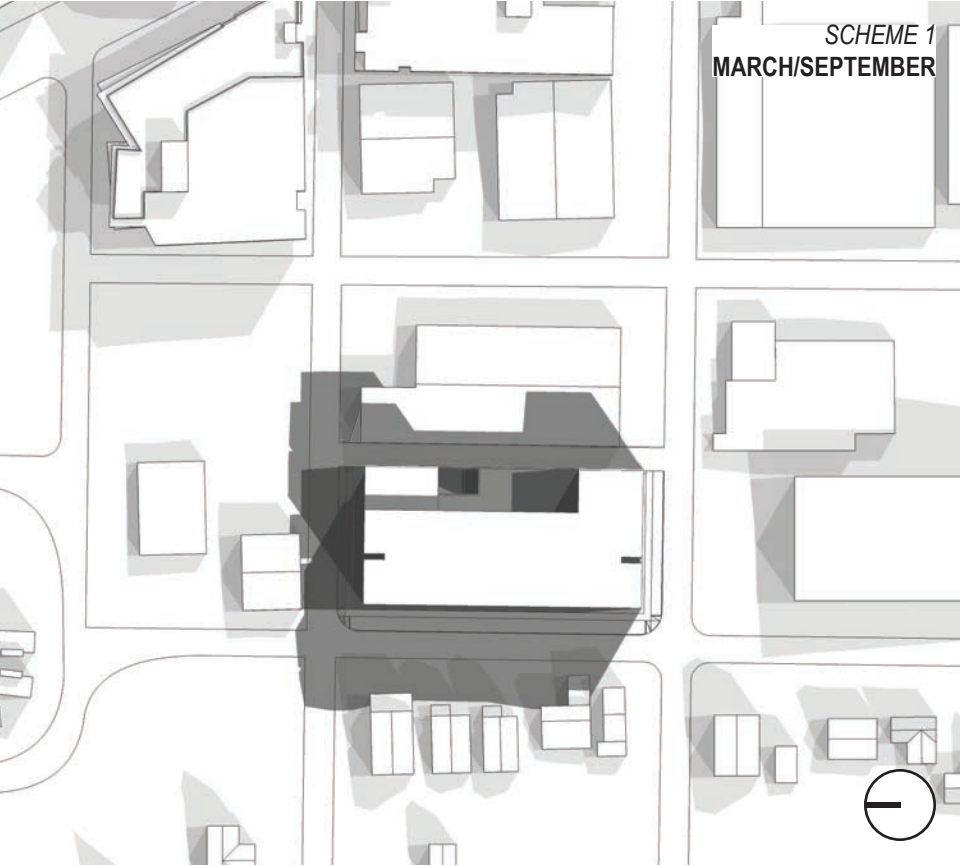


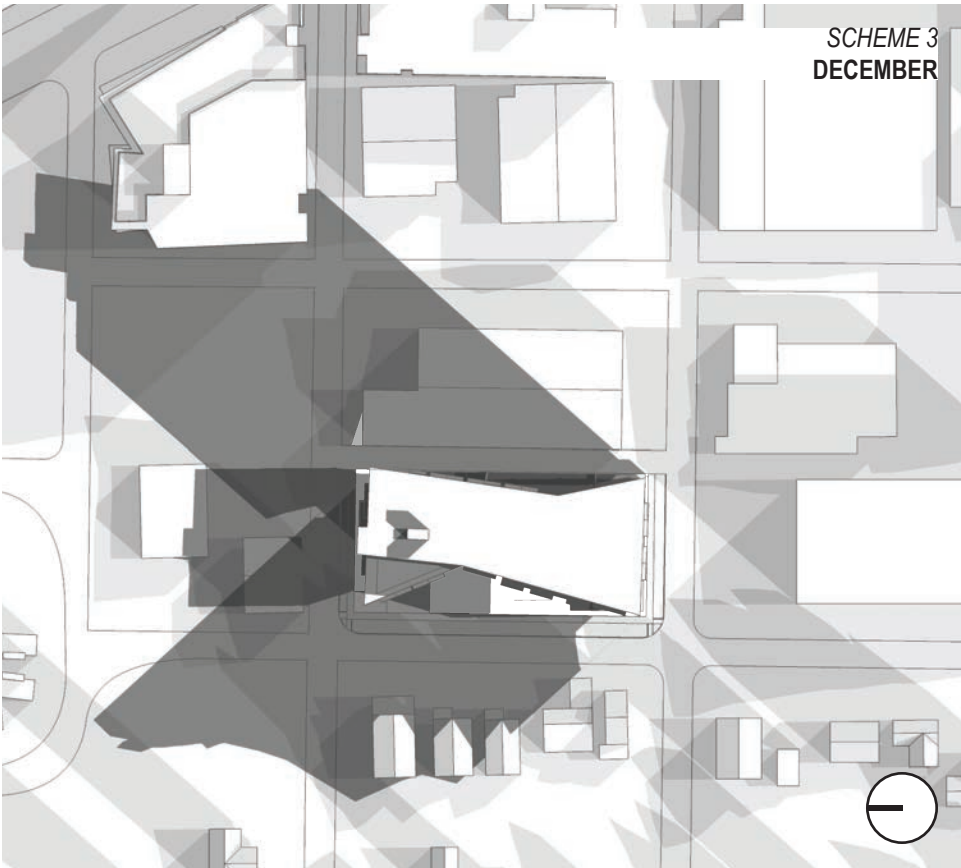
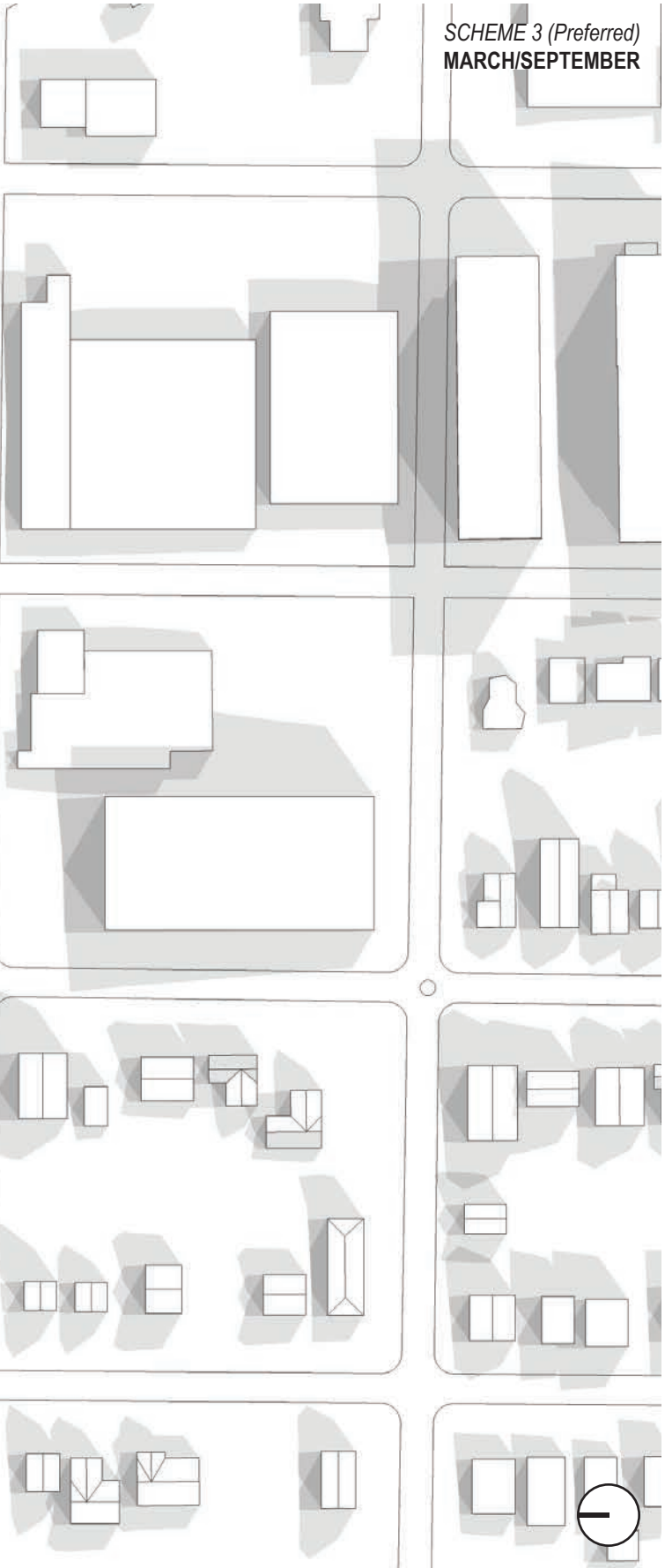
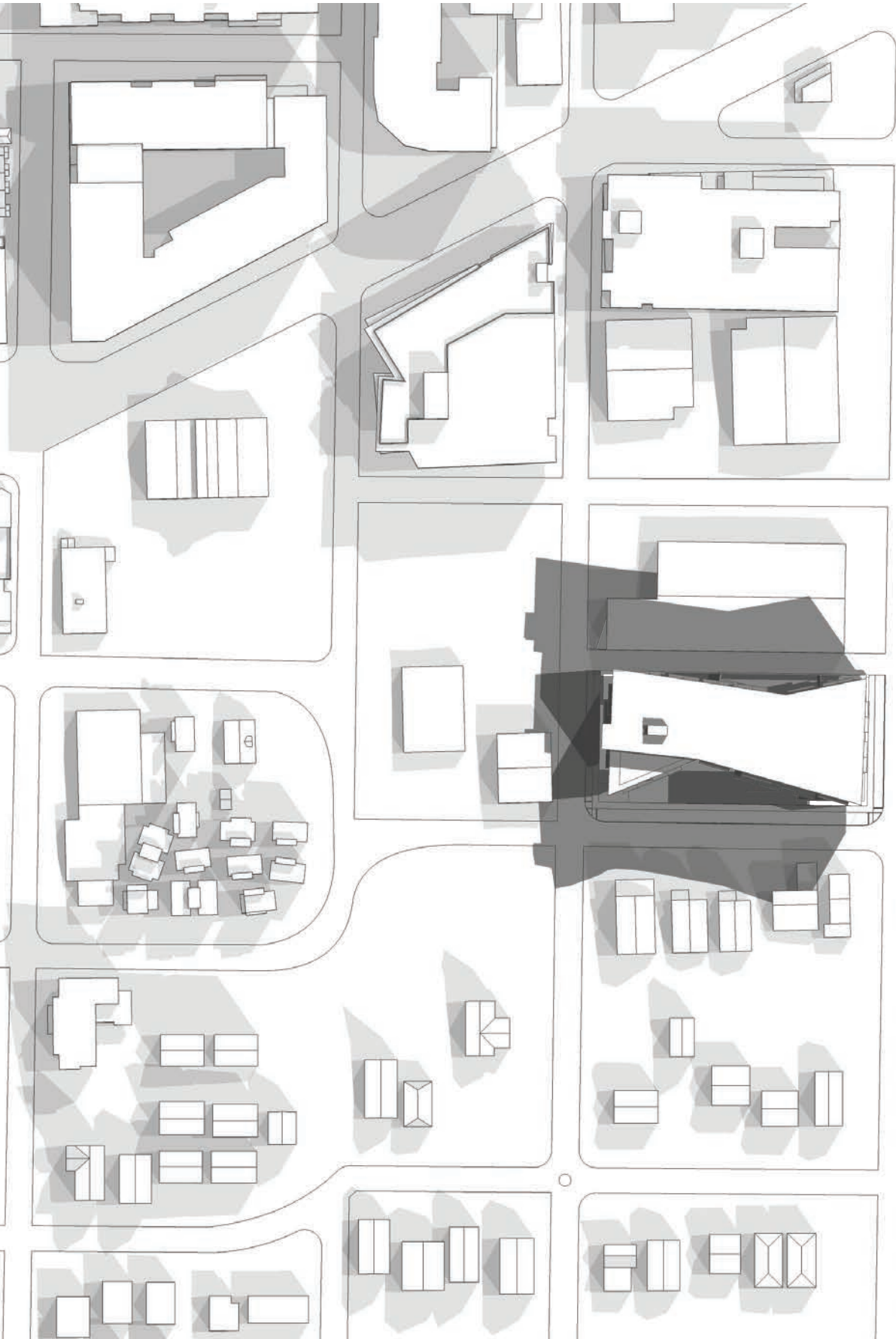
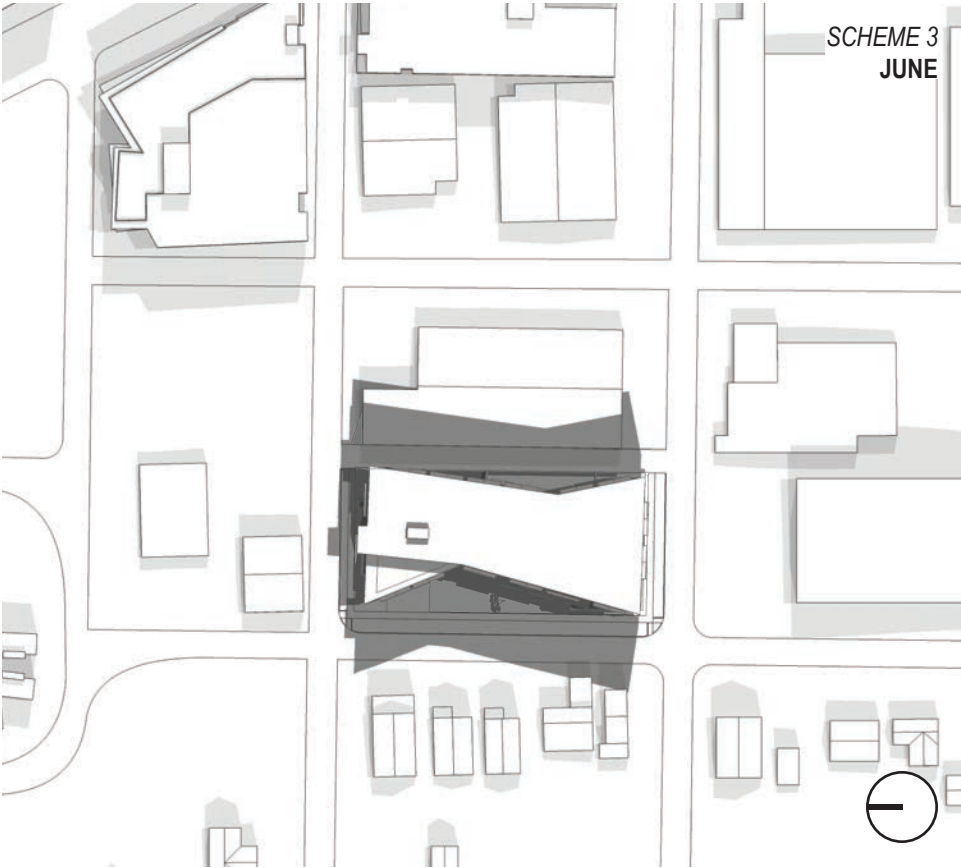
SECTION B

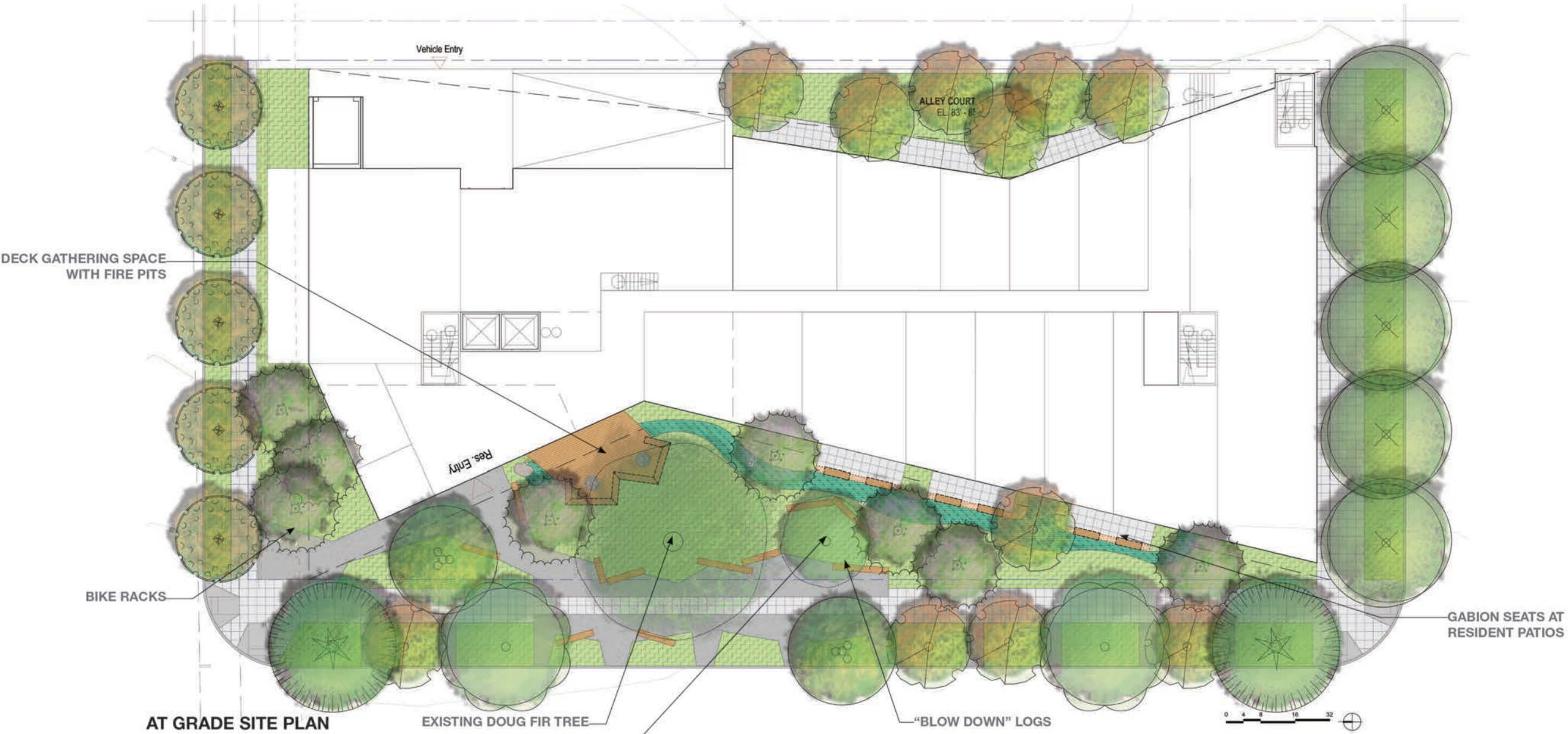


1

MASSING CONCEPT • SUN STUDY, SCHEME 1 + 2







UNIT TERRACES ADJACENT TO BIORETENTION



SEAT OVER GABION WALL



NATIVE PLANT PALETTE



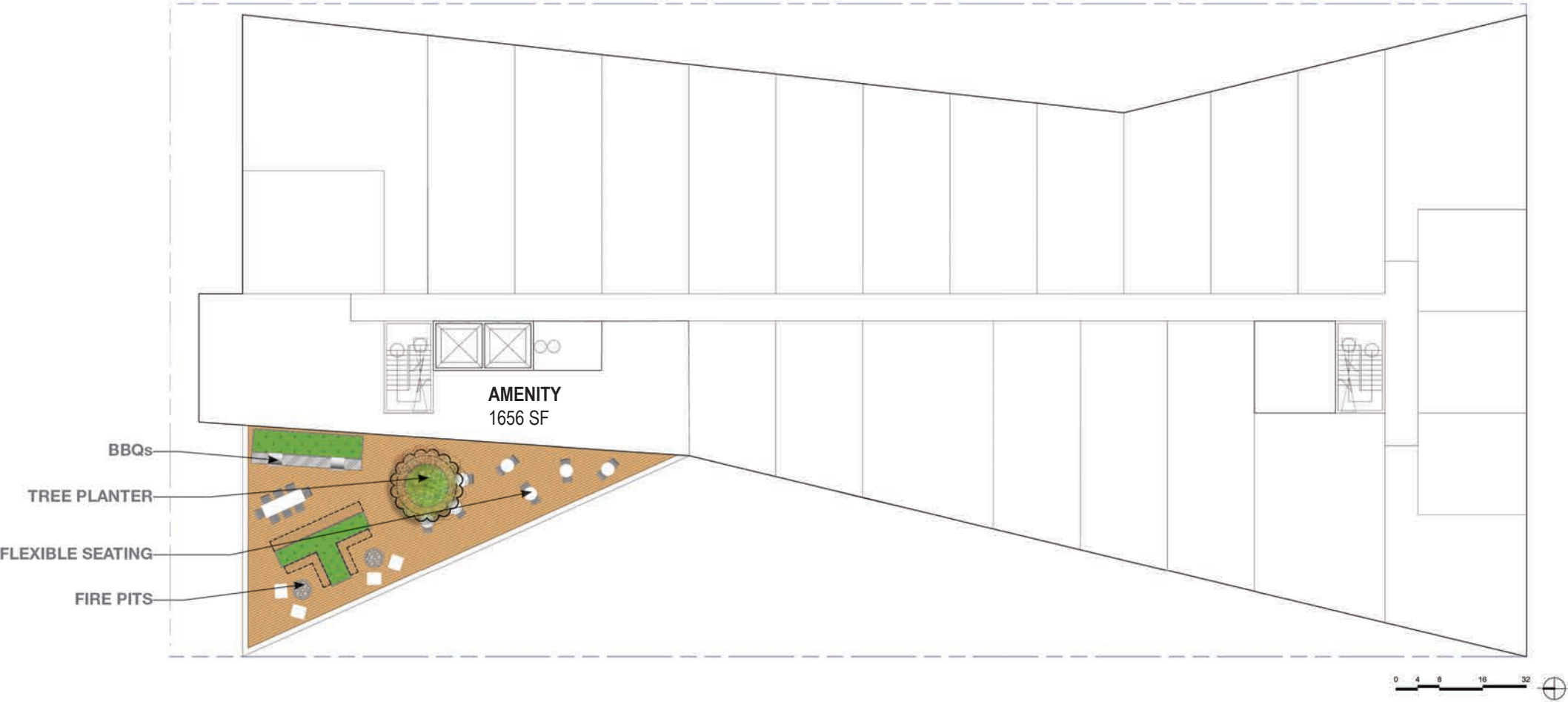
FIRE PIT AT GATHERING AREAS



"BLOW DOWN" LOGS INFORMAL SEATING



BIKE RACKS



ROOF AMENITY PLAN



PRECEDENTS FOR DESIGN DEVELOPMENT



CS2/DC2 Mass Concept + Building Wholeness



DC2/DC4 Texture + Scale // Material and Language



CS1/DC2 Plants + Habitats + Landscape



CS2/DC2 Mass Concept and Building Wholeness

AERIAL VIEW - LOOKING NE



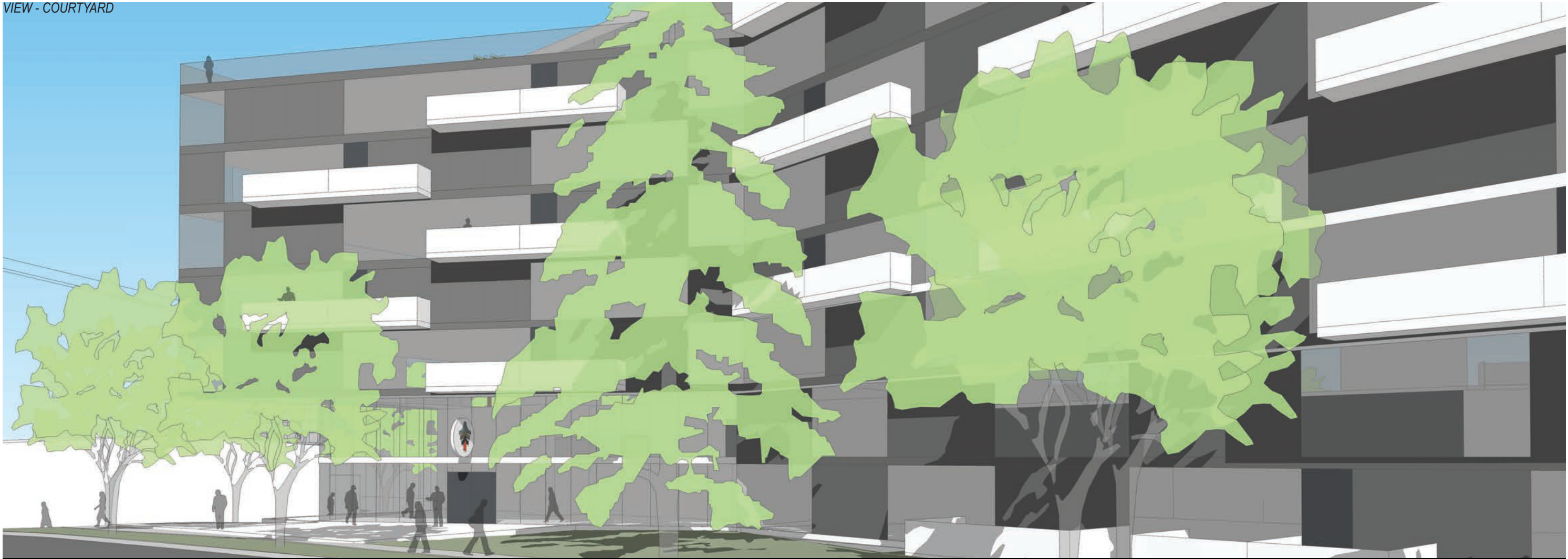
CS2/CS3 Corner Site and Relationship to Block // Relationship to Existing Site Features // Courtyard Reduces Perceived Mass

VIEW - LOOKING SE



CS1/CS3 Building Entry // Connection to Existing Site Features

VIEW - COURTYARD



PL2/PL3 Pedestrian Experience // Landscaped Edges

POTENTIAL DEPARTURES // SCHEME 2

Standard:
Per 23.41.012.B.10.b + 11.f
Departures of up to 10 feet of additional height and 0.5 FAR may be granted if the applicant demonstrates that:

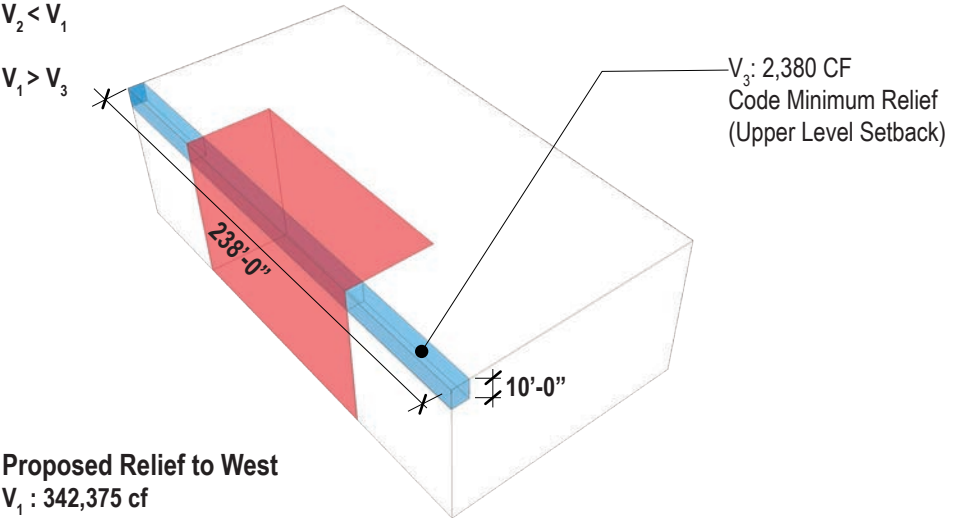
The departure is needed to protect a tree that is located on the lot that is either an exceptional tree, as defined in Section 25.11.020, or a tree greater than 2 feet in diameter measured 4.5 feet above the ground; and avoiding development in the tree protection area will reduce the total development capacity of the site.

Proposed:
Allow up to 10'-0" of additional structure height and up to 0.5 additional FAR in order to preserve an Exceptional Douglas Fir tree as well as an Exceptional Hop Tree on the subject property and accommodate loss of development capacity in the tree protection area.

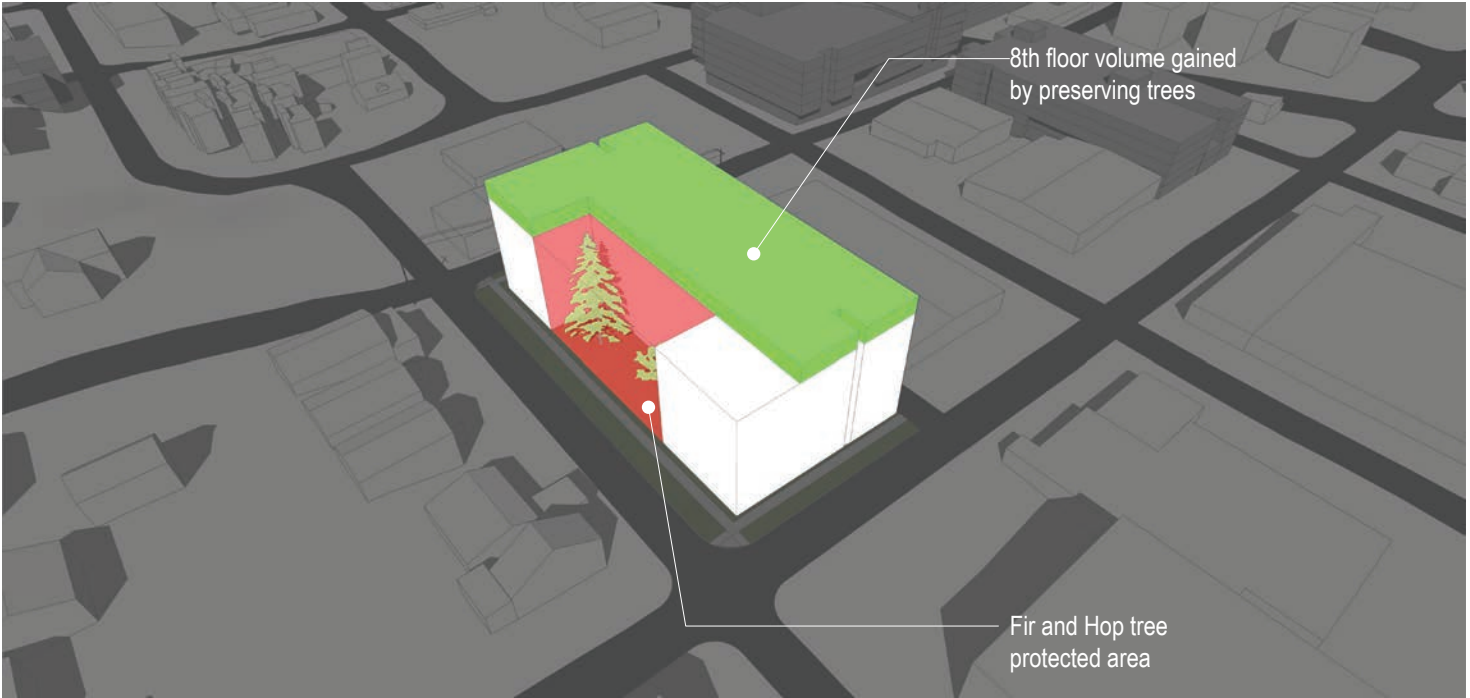
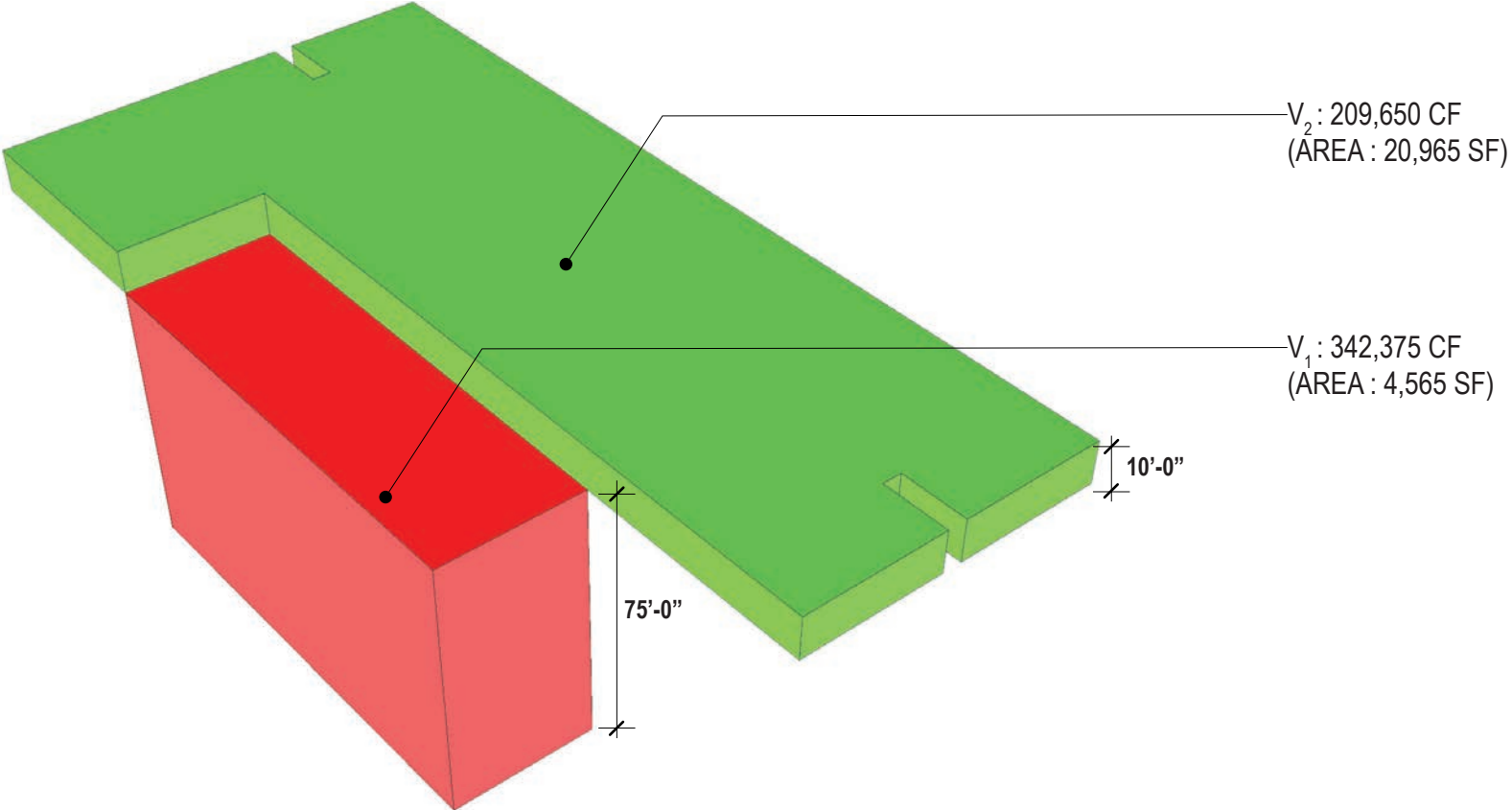
Rationale:
Preserving and Protecting the existing Douglas Fir tree reduces the development capacity of the site, as indicated by the red volume (V₁) on the adjacent diagram. The existing tree is the starting point for the massing concept (per CS-1 Natural Systems and Site) and preserving the tree provides a gracious and natural zone transition to the RSL zoned properties to the west (per CS-2 Urban Pattern and Form). The additional height and volume afforded by this departure are also used to create a landscaped courtyard off the alley, contributing to a more unified whole with integrated open spaces (per DC-3 Open Space Concept). In addition the landscaped courtyard created around the Douglas Fir is a key site feature, visible from adjacent public spaces and part of the pedestrian entry and lobby experiences. Therefore, retaining the exceptional trees and incorporating this departure also better meets the intent of the design guidelines.

V₁ = Volume lost from tree preservation
V₁ = (4,565 square feet * 75 feet)
V₁ = 342,375 cf

V₂ = Volume gained from departure
V₂ = 20,965 square feet * 10.0 feet
V₂ = 209,650 cf



Comparison of Code Required Relief to West and Proposed Relief



POTENTIAL DEPARTURES // SCHEME 3 (PREFERRED)

Standard:

Per 23.41.012.B.10.b + 11.f

Departures of up to 10 feet of additional height and 0.5 FAR may be granted if the applicant demonstrates that:

The departure is needed to protect a tree that is located on the lot that is either an exceptional tree, as defined in Section 25.11.020, or a tree greater than 2 feet in diameter measured 4.5 feet above the ground; and avoiding development in the tree protection area will reduce the total development capacity of the site.

Proposed:

Allow up to 10'-0" of additional structure height and up to 0.5 additional FAR in order to preserve an Exceptional Douglas Fir tree as well as an Exceptional Hop Tree on the subject property and accommodate loss of development capacity in the tree protection area.

Rationale:

Preserving and Protecting the existing Douglas Fir tree reduces the development capacity of the site, as indicated by the red volume (V_1) on the adjacent diagram. The existing tree is the starting point for the massing concept (per CS-1 Natural Systems and Site) and preserving the tree provides a gracious and natural zone transition to the RSL zoned properties to the west (per CS-2 Urban Pattern and Form). The additional height and volume afforded by this departure are also used to create a landscaped courtyard off the alley, contributing to a more unified whole with integrated open spaces (per DC-3 Open Space Concept). In addition the landscaped courtyard created around the Douglas Fir is a key site feature, visible from adjacent public spaces and part of the pedestrian entry and lobby experience as indicated on the Landscape plans and 3D vignettes. Therefore, retaining the exceptional trees and incorporating this departure also better meets the intent of the design guidelines.

V_1 = Volume lost from tree preservation

$$V_1 = (4,366 \text{ square feet} \times 75 \text{ feet})$$

$$V_1 = 327,450 \text{ cf}$$

V_2 = Volume gained from departure

$$V_2 = 20,216 \text{ square feet} \times 10.0 \text{ feet}$$

$$V_2 = 202,160 \text{ cf}$$

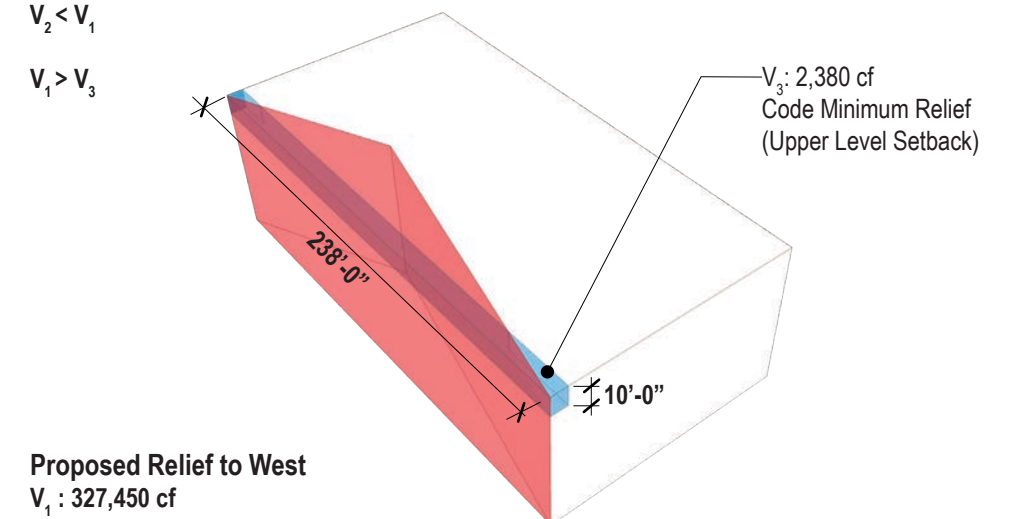
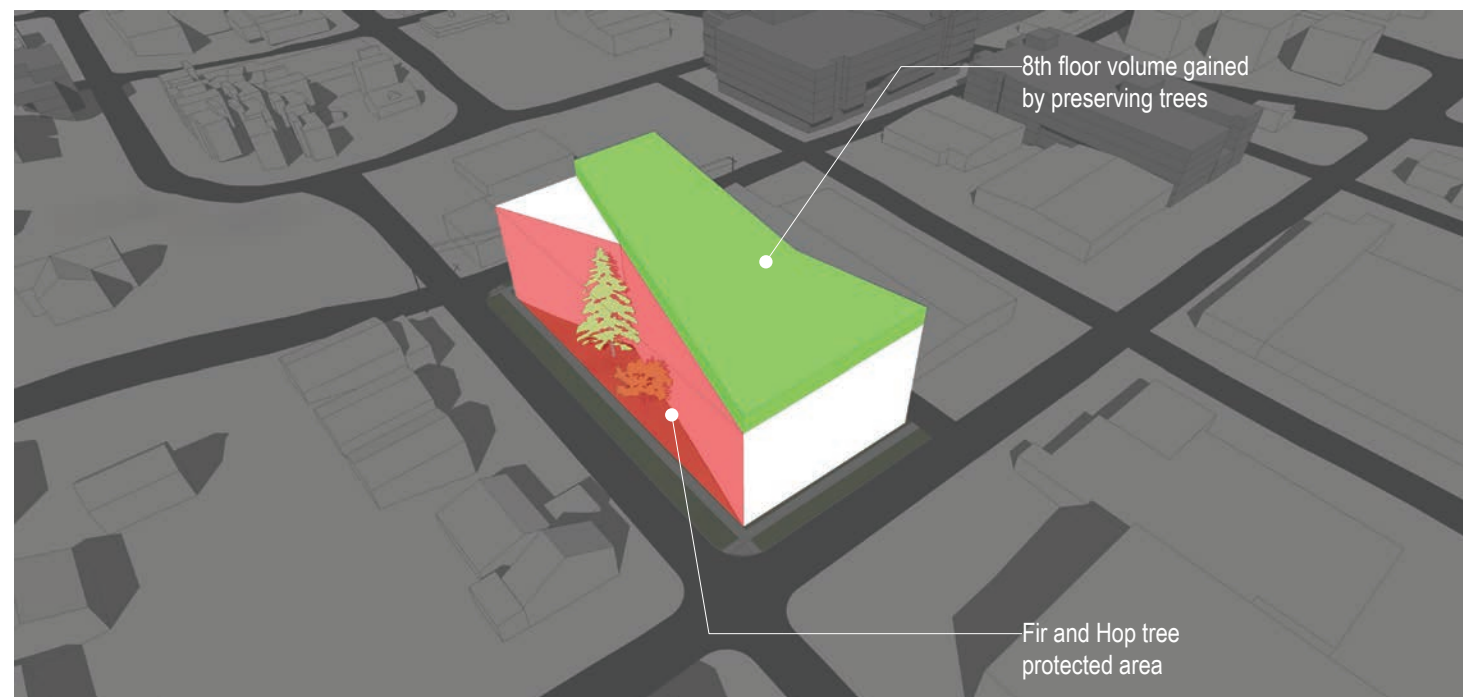
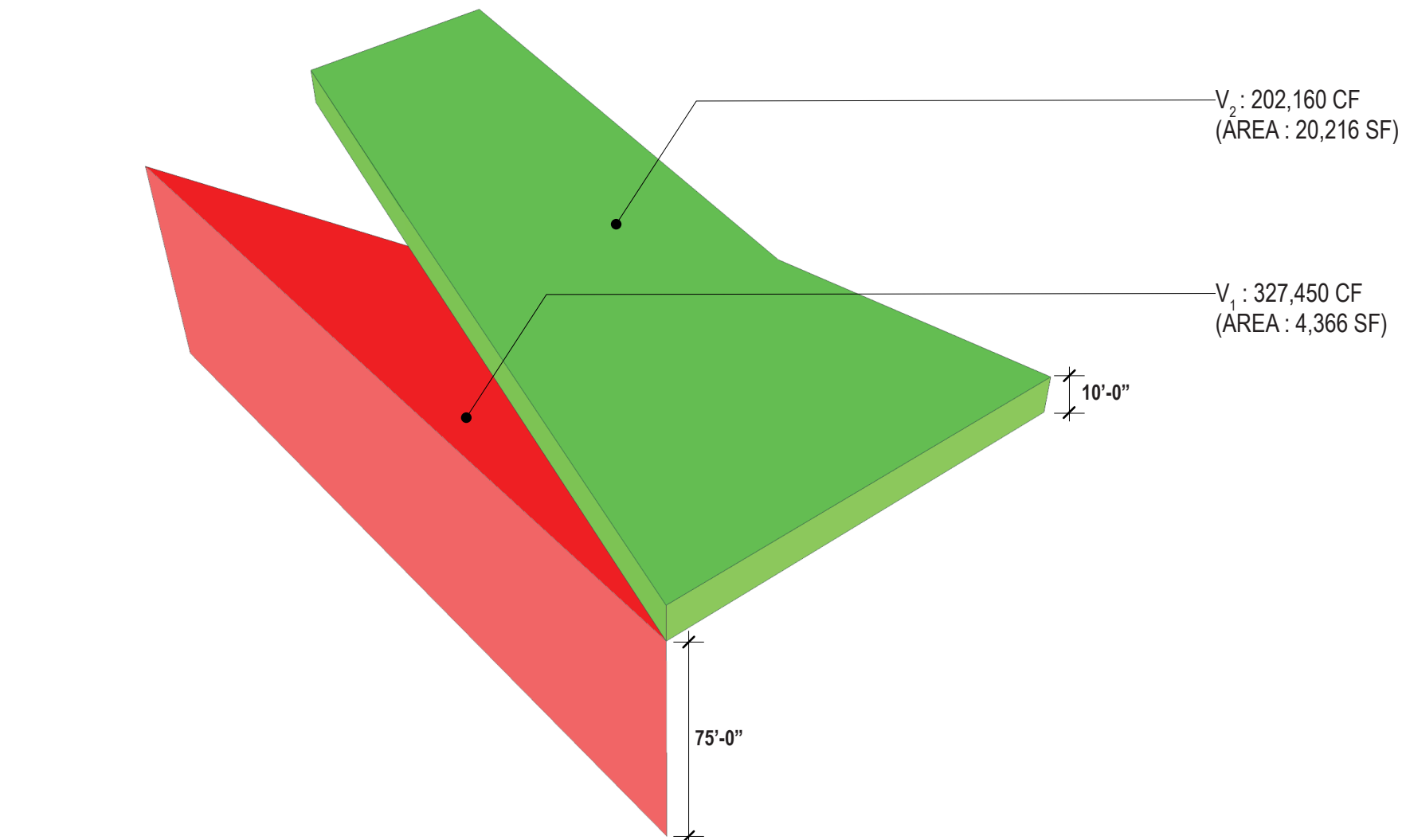
$$V_2 < V_1$$

$$V_1 > V_3$$

Proposed Relief to West

$$V_1 : 327,450 \text{ cf}$$

Comparison of Code Required Relief to West and Proposed Relief



EXAMPLES OF PAST WORK

Anhalt Apartment Renovation
and Addition
Seattle, WA



2016 NW & Pacific Region AIA Merit Award
2015 Seattle AIA Honor Award
2015 People's Choice Urban Design Awards, Sec-
ond Place
2015 Historic Seattle Preserving Neighborhood
Character Award



Henry Apartments
Seattle, WA



2017 Seattle AIA Honorable Mention Award



EXAMPLES OF PAST WORK

Inspire Apartments
Seattle, WA



2020 AIA Award for meeting 2030 Challenge



Shelton Apartments
Seattle, WA





Project No. TS - 7346

Arborist Report

To:	Kamiak Real Estate c/o Justin Merriman
Site:	1901 21 st Ave S, 1906-1918 20 th Ave S, 1920 21 st Ave S, Seattle, WA
Re:	Haug Property Development
Date:	June 15, 2021
Project Arborist:	Andrea Starbird ISA Certified Arborist #PN-9084A Josh Petter ISA Board Certified Master Arborist #PN-8406B ISA Qualified Tree Risk Assessor
Attached:	Table of Trees Site Survey identifying tree locations, Terrane (10/1/2020)
Referenced:	Site Plan, Public47 Architects (undated)

Summary
There are six trees of regulated size on the subject site made up of adjacent addresses 1901 21st Ave South, 1906-1918 20th Ave South, and 1920 21st Ave South which consists of nine parcels. Based on the City of Seattle Municipal Code (SMC), trees measuring 6-inches or greater in diameter at standard height (DSH) are required to be assessed for development projects. We tagged each tree with an aluminum tree tag. Tree identifier corresponds to the number on each tag.

Of the trees assessed, two met the exceptional tree criteria outlined in the Seattle Director’s Rule 16-2008. Both of these trees are proposed for retention on the site. Tree 548 will remain and be protected in place, and tree 551 is proposed for transplant on the site.

We found no exceptional tree groves on the site. The city defines an exceptional grove as eight or more trees each with a diameter measuring 12-inches or greater with continuously overlapping canopies.

There were three adjacent trees that required documentation for this property. Trees in the right-of-way (ROW) or on neighboring properties were documented if they appeared to be greater than 6-inches diameter and their driplines extended over the property line. All trees on adjacent properties were estimated from the subject site or public property such as the adjacent ROW. We used an alphabetical tree identifier for trees off site.

Assignment and Scope of Work
This report documents initial site visit by Josh Petter and Andrea Starbird, of Tree Solutions Inc., on September 21, 2020, and a follow-up site inspection by Andrea Starbird on January 19, 2021, to the

above-referenced site. We were asked to complete a tree inventory and assessment by Justin Merriman, of Kamiak Real Estate, in preparation for development.

Observations & Discussion

Site
The subject site is made up of nine parcels (#1498302305, #1498302005, #1498302010, #1498302020, #1498302030, #1498301995, #1498301990, #1498301985, and #1498301980) between 20th Ave South, South Holgate Street, South Plum Street, and the alley between 21st Ave and 22nd Ave South. These lots are located in the Mount Baker neighborhood of Seattle.

Multiple commercial warehouse buildings, vehicle lots, and two small houses exist on the subject site, as well as several detached garage structures. According to the Seattle Department of Construction and Inspections (SDCI) GIS, one parcel is zoned NC3-75 (M) (#1498302305), and the rest are zoned C1-75M. All parcels fall within a liquefaction zone environmentally critical area (ECA5).

We observed several invasive plant species across the site, including invasive ivy (*Helix* spp.), Himalayan blackberry (*Rubus bifrons*), English holly (*Ilex aquifolium*), knotweed (*Polygonum* spp.), and morning glory (*Convolvulus arvensis*).

1910 21st Ave S:
There is one parcel (#1498302305) at this address, it is a 25,500 square foot lot that fronts both 21st Ave S and S Holgate St. It covers three-quarters of the northern portion of the block that spans 21st Ave S to the alley between 21st and 22nd, between S Holgate St. and S Plum St. Two commercial warehouses and associated parking areas exist on this parcel.

1901 21st Ave S
Four parcels make up the area of the site that is east of the alley that runs parallel to 21st Ave S northward to S Holgate from S Plum. Each of these parcels contains a portion of a commercial warehouse and associated parking areas that spans the eastern half of the block, from the alley to 21st Ave S, between S. Holgate and S. Plum St. According to SDCI, all of these parcels are zoned C1-75 (M) and fall within a liquefaction zone environmentally critical area (ECA).

Parcel #1498302005 is a 6000 square foot lot that fronts 21st Ave S and is the most northern part of the block at the corner of S Holgate and 21st Ave S.

Parcel #1498302010 is a 9,660 square foot lot that fronts 21st Ave S and makes up the center-north portion of the block between S Holgate and S Plum, east of the alley.

Parcel #1498302020 is a 5,340 square foot lot and makes up the center-south portion of the block between S Holgate and S Plum, east of the alley.

Parcel #1498302030 is a 9,000 square foot lot and is the southernmost lot on the block between S Holgate and S Plum, east of the alley.

1906-1918 20th Ave S:
Four parcels make up the area of the site that is west of the alley parallel to 21st Ave S and S 20th St. According to SDCI, these four parcels are zoned C1-75 (M) and fall within a liquefaction zone ECA.

Parcel #1498301995 is a 12,000 square foot lot at the northwest corner of S Holgate and 20th Ave S. The address associated with this parcel is 1906 20th Ave S. There is a parking lot with vehicles on the site.

Parcel #1498301990 is a 6,000 square foot lot and makes up the center-north section of the block. The address associated with this parcel is 1912 20th Ave S. A duplex with attached garage structures and garden exist on site.

Parcel #1498301985 is a 6,000 square foot lot that makes up the center-south section of the block. The address associated with this parcel is 1916 20th Ave S. A single-family home and detached garage exists on site.

Parcel #1498301980 is a 6,000 square foot lot at the southernmost corner of the block at the corner of 20st Ave S and S Plum St. The address associated with this parcel is 1918 20th Ave S. This lot is currently vacant with a parking lot and vehicles on site.

Trees
Two stumps of removed non-exceptional trees were observed during the follow-up site inspection on January 19, 2021.

There are 6 trees of regulated size on the subject site, located on 1906 20th Ave S, 1912 20th Ave S, 1916 20th Ave S, and 1918 20th Ave S. There are no trees of regulated size on 1910 21st Ave S or 1901 21st Ave S.

We inventoried a mix of native and ornamental tree species. Two trees (#548 and 551) meet the exceptional tree criteria outlined in the Seattle Director’s Rule 16-2008.

Tree 548 is a 30.5-inch DSH Douglas-fir (*Pseudotsuga menziesii*) in good health and structural condition.

Tree 551 is a 9-inch DSH hop tree (*Ptelea trifoliata*) in good health and fair structural condition.

Tree 555 is an 11.7 DSH hawthorn (*Crataegus monogyna*) in fair health and structural condition. This tree may be located in the alley or unimproved ROW.

Off-site Trees
There were three off-site trees that required documentation for this site.

All three trees off site are located in the ROW and are regulated by the Seattle Department of Transportation (SDOT).

I have attached a survey of the site to serve as the site map and a table of trees that has detailed information about each tree.

Discussion—Construction Impacts

This report is preliminary as we have not reviewed finalized construction plans for the site. To finalize this report, provide Tree Solutions Inc. a full plan set including demolition, civil, utility, architectural, and landscape plans for review.

Any exceptional tree, or tree 24-inches DSH or greater, planned for removal must be approved by SDCI and replaced by one or more trees.

Based on a site plan (undated) provided by Scot Carr of Public47 Architecture, the two exceptional trees on the site are proposed for retention. Tree 548, an exceptional Douglas-fir will be retained and protected in place; tree 551, an exceptional hop tree, is proposed to be transplanted on the site.

The remaining trees on the site are proposed for removal, including the adjacent right-of-way trees A, B, and C. Removal of ROW trees will require approval from SDOT.

Tree Protection

Tree 548

This tree is proposed for retention, and as drawn, the building courtyard is designed around the tree. To successfully retain this tree in a healthy and stable condition, the tree protection specifications provided in Appendix F must be implemented in addition to the measures below.

Tree Protection Fencing & Demolition

Seattle Municipal code restricts construction impacts to the outer one third of the outer half of the dripline of exceptional trees, however, we recommend installing tree protection fencing 20 feet from the face of the trunk. The location of tree protection fencing may be reduced if necessary to accommodate construction but may require alternative excavation methods and must involve arborist coordination.

Install tree protection fencing prior to any site demolition activities. When the existing buildings and hardscape are demolished, all equipment, storage and access must occur from outside the tree protection area.

Any soils that must be traversed within the tree protection areas shall be protected with a 6-inch layer of coarse arborist wood chips and covered with a composite mat material such as AlternaMATS or ¾-inch thick plywood.

Civil, Utility and Grading

Plan utilities so that excavation remains outside of the tree protection area.

Avoid grade changes within the tree protection area. No grade cuts may occur within the tree protection areas without arborist coordination and approval. Limit any fill to uncompacted, well-draining soil, no more than one foot deep; fill must be kept at least one foot from the base of the tree. In situations where this is not possible arborist coordination is required.

Building Foundation and Garage

Excavation for the garage and basement of the building should remain outside the tree protection area. No materials, including excavated soils, may be staged within tree protection areas. No over-excavation or layback should occur within the tree protection area.

Landscape Planning

Design landscape improvements to limit plant sizes to 1 gallon or below within the dripline of tree 548.

If any irrigation is proposed within the dripline of retained trees, it should be surface mounted rather than trenched below the soil. If irrigation lines must be trenched, pneumatic air excavation or hand digging should be used to install lines to avoid damaging roots; all trenching within the tree protection areas will require arborist coordination.

Tree Transplant

Tree 551 is an exceptional hop tree proposed to be transplanted on the site. A contractor familiar with transplanting large trees should be engaged early in the project to consult on best practices, tree staging on or off the site, and any access requirements. In areas where the tree is proposed to be transplanted, the soils should be protected from construction impacts, particularly compaction.

Prior to transplant

To maintain the health of this tree and help minimize stress and transplant shock, we recommend improving the existing site conditions and planning to provide supplemental irrigation after transplant. The location proposed for transplant should have the soil protected throughout the project.

Invasive plant species growing near the base of the tree and into the canopy should be controlled on the site as soon as possible. After invasive plants are removed, install 4 inches of coarse arborist chips throughout the dripline of the tree but kept at least 6 inches from the base. This will help minimize summer drought stress.

Post-transplant

Once the tree is transplanted, it will require supplemental irrigation while it reestablishes. We recommend the transplanting contractor or Tree Solutions performs inspections every 9 months during the first three years to ensure successful retention of the tree on the site.

Recommendations

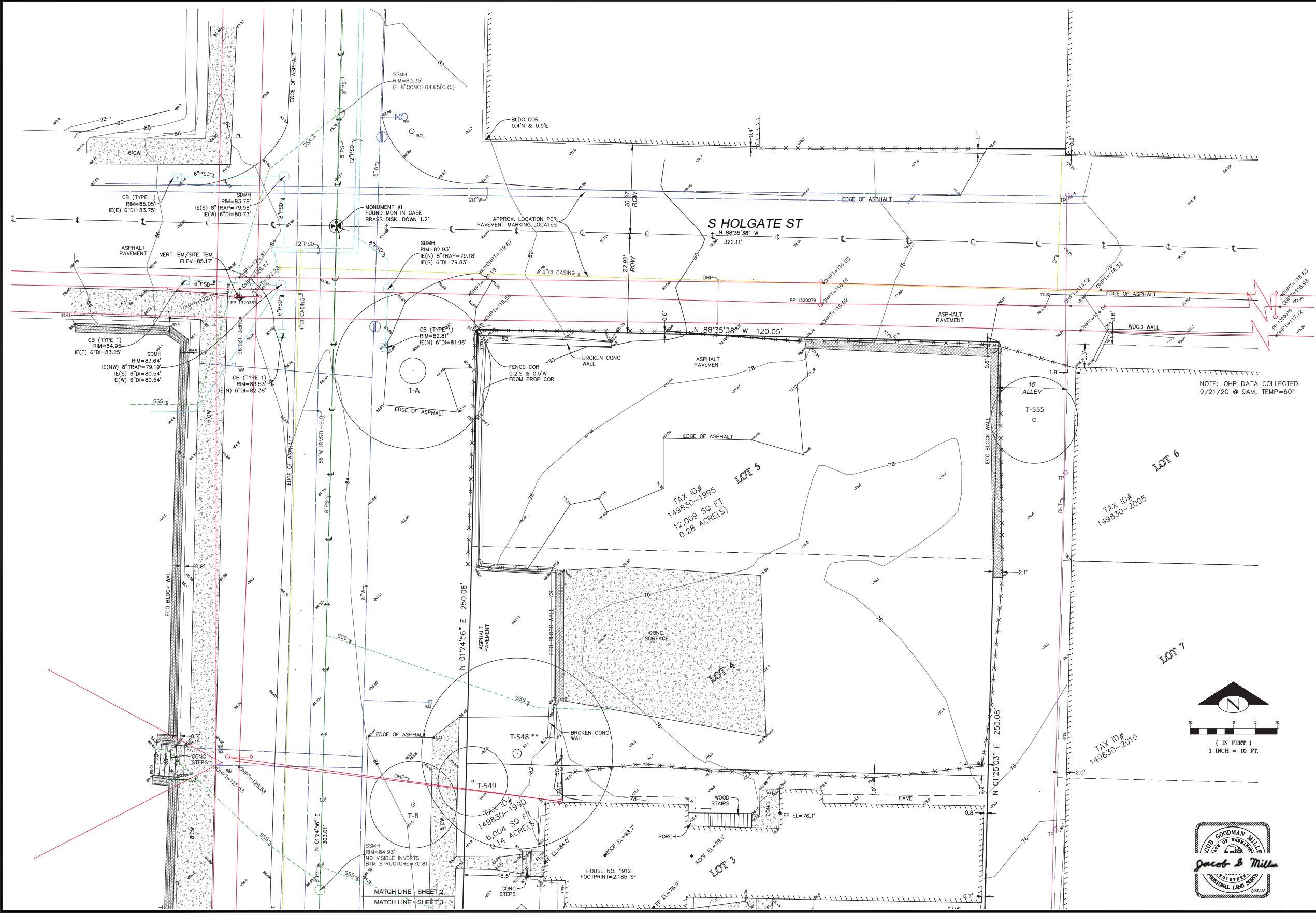
- Site planning around exceptional trees must follow the guidelines outlined in SMC 25.11.050.¹
- Update design and construction plans, including demolition, civil, grading, and landscape plans, to include accurate driplines, tree numbers, and exceptional status of on-site trees.
- All retained trees and all off-site trees should be protected throughout development according to specifications provided in Appendix F. Included tree protection specifications on plans and when soliciting bids for work, including demolition.
- Tree protection consisting of chain-link fencing should be installed at the edge of the tree protection area for all retained trees prior to any demolition work on the site; Tree Solutions or the project arborist should inspect fencing prior to the start of site work.
- Improve the site conditions around tree 551 prior to transplant; remove invasive weeds and install arborist wood chips throughout the dripline.

¹ Seattle Municipal Code 25.11.050. General Provisions for Exceptional Trees

- Protect the soil in the area where tree 551 is proposed for transplant; the soil should remain uncompacted.
- Plan for supplemental irrigation during and after construction to help mitigate stress from construction impacts.
- Any required clearance pruning should be conducted by an ISA certified arborist and following current ANSI A300 specifications.²

Respectfully submitted,
Andrea Starbird & Josh Petter
Consulting Arborists

² Accredited Standards Committee A300 (ASC 300). [ANSI A300 \(Part 1\) Tree, Shrub, and Other Woody Plant Management – Standard Practices \(Pruning\)](#). Londonderry: Tree Care Industry Association, 2017.



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

NO	REVISION	DATE
2	REV TREE INVENTORY	1/18/21
1	CORRECT STREET NAMES ON CONTROL MAP, MON DESC.	10/27/20

TOPOGRAPHIC & BOUNDARY SURVEY
NE 1/4 & SE 1/4, NW 1/4 SEC 9, TWP. 24N., RGE 04E., W.M.
HAUG PROPERTY
1906, 1912, 1916 & 1918 20TH AVE S
SEATTLE WA 98144

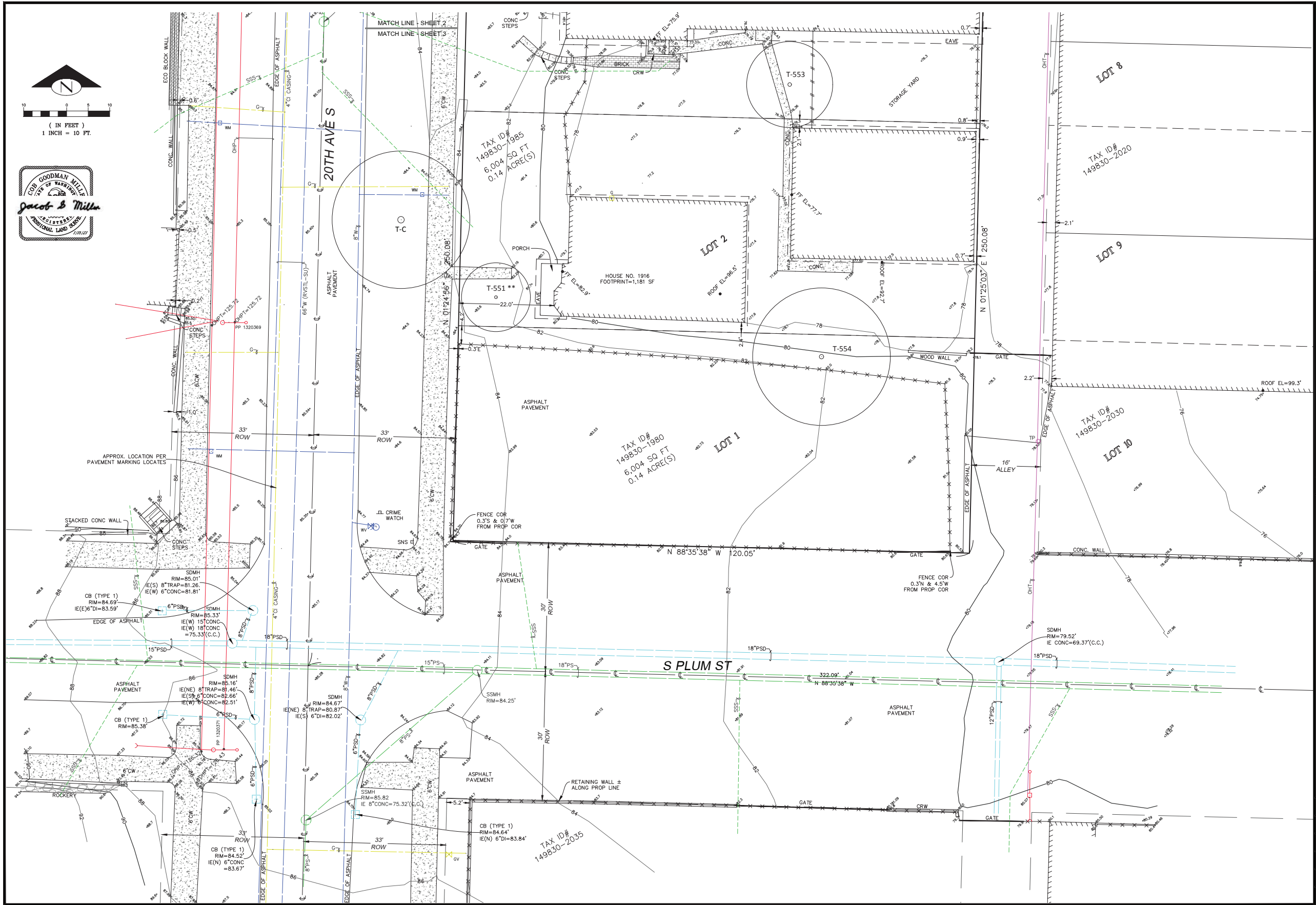
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DATE:	10/1/20
DRAFTED BY:	TLR
CHECKED BY:	JGM
SCALE:	1" = 10'
2 OF 3	

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

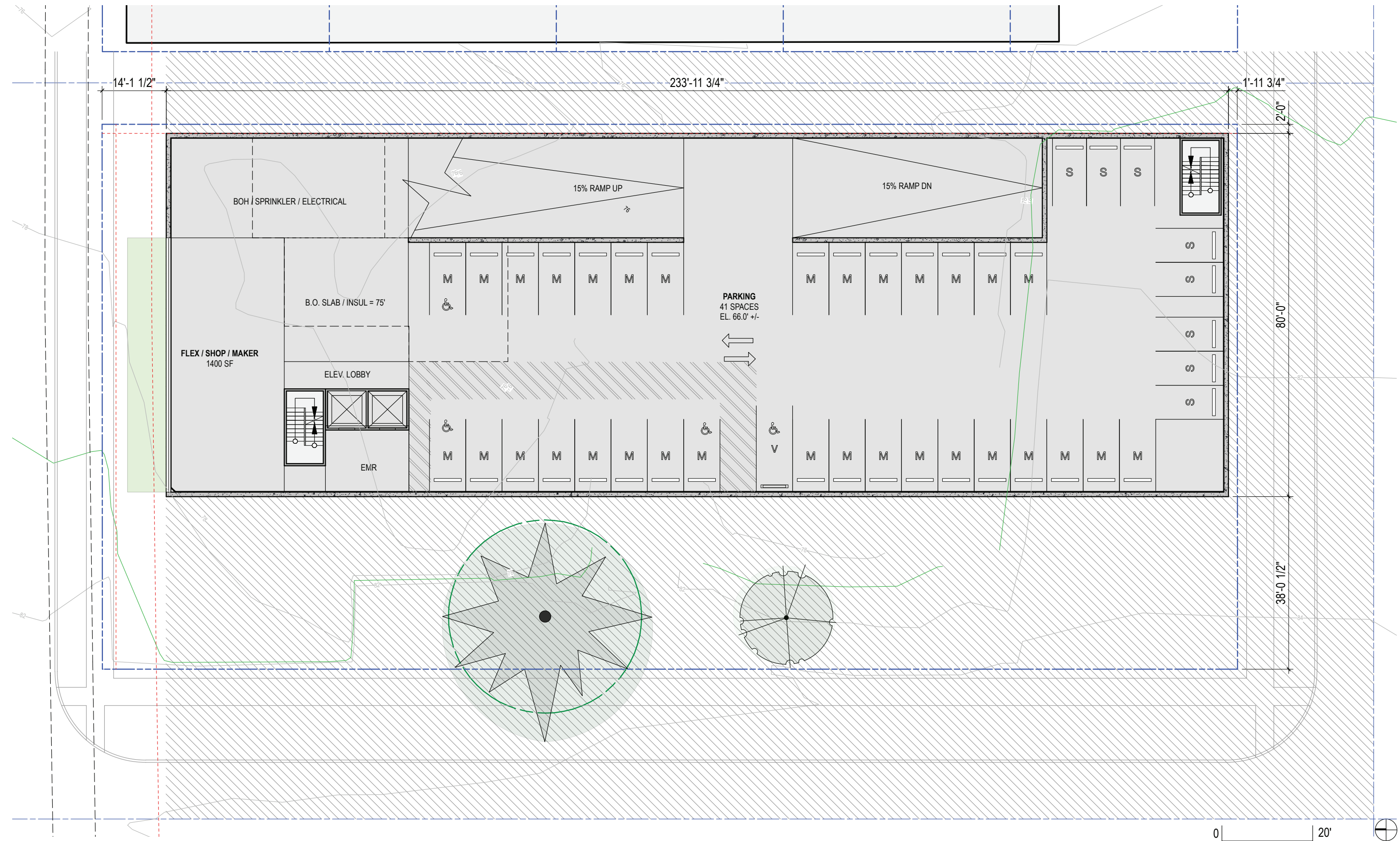
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2	CORRECT STREET NAMES ON CONTROL MAP, MON. ESC.	10/27/20

TOPOGRAPHIC & BOUNDARY SURVEY
NE 1/4 & SE 1/4, NW 1/4 SEC 9, TWP. 24N., RGE 04E., W.M.
HAUG PROPERTY
1906, 1912, 1916 & 1918 20TH AVE S
SEATTLE WA 98144

JOB NO.:	201555
DATE:	10/1/20
DRAFTED BY:	TLR
CHECKED BY:	JGM
SCALE:	1" = 10'
3 OF 3	



PRELIMINARY PREFERRED PARKING PLAN



PRELIMINARY PREFERRED PARKING PLAN

