GENERAL INFORMATION

PROJECT ADDRESS	2033 MINOR AVENUE E. SEATTLE, WA 98102
PROJECT NUMBER	003633-19PA / 3035002-EG
MEETING TYPE	STREAMLINED DESIGN REVIEW
DESIGN REVIEW	01.21.2020
APPLICANT TEAM	DEVELOPER | LAKE UNION LOFTS, LLC. ARCHITECT | SURROUND ARCHITECTURE, INC.

DEVELOPMENT OBJECTIVES AND SUMMARY OF PUBLIC OUTREACH

NUMBER OF RESIDENTIAL UNITS

- 16 UNITS

DEVELOPMENT OBJECTIVES / SUMMARY STATEMENTS

- THE DESIGN OF 2033 MINOR USES THESE KEY STRATEGIES TO FIT WITHIN ITS CONTEXT:
  - A. THE VOLUMES STEP DOWN TOWARD THE LAKE
  - B. THE HEIGHT IS CONSISTENT WITH THE BUILDINGS ACROSS MINOR
  - C. THE MATERIALS AND DETAILS ARE SIMILAR TO PREDOMINANT DESIGN OF THE NEIGHBORHOOD

- THIS PROJECT EMPLOYS THESE SUSTAINABLE DESIGN FEATURES:
  - A. THE ROOFS WILL BE PRIMARILY GREEN ROOFS
  - B. ALL STORM WATER WILL BE TREATED ON SITE
  - C. HVAC WILL BE HIGH EFFICIENCY
  - D. LIGHTING WILL BE 100% LED
  - E. PROJECT WILL BE SET UP FOR FUTURE SOLAR PANELS

SUMMARY OF DESIGN RELATED COMMENTS HEARD DURING REQUIRED PUBLIC OUTREACH

- DESIGN RELATED COMMENTS FROM PUBLIC OUTREACH:
  - A. GENERALLY, THE PUBLIC FAVORED A SMALLER PROJECT, WHICH WE'VE PROVIDED
  - B. THE PUBLIC FAVORED A MORE GENEROUS SETBACK FROM MINOR, WHICH WE'VE PROVIDED
  - C. THE PUBLIC FAVORED RETENTION OF TREES AS POSSIBLE, AND THE REVISED PROPOSAL PROTECTS ADDITIONAL TREES
  - D. THE PUBLIC FAVORED 4 STORIES, INSTEAD OF 5, WHICH WE'VE PROVIDED
  - E. THE PUBLIC LIKED THE GENERAL DESIGN STYLE FROM OUR RENDERINGS. WE'VE MAINTAINED THAT STYLE WITH THIS PROPOSAL

INDEX OF DRAWINGS

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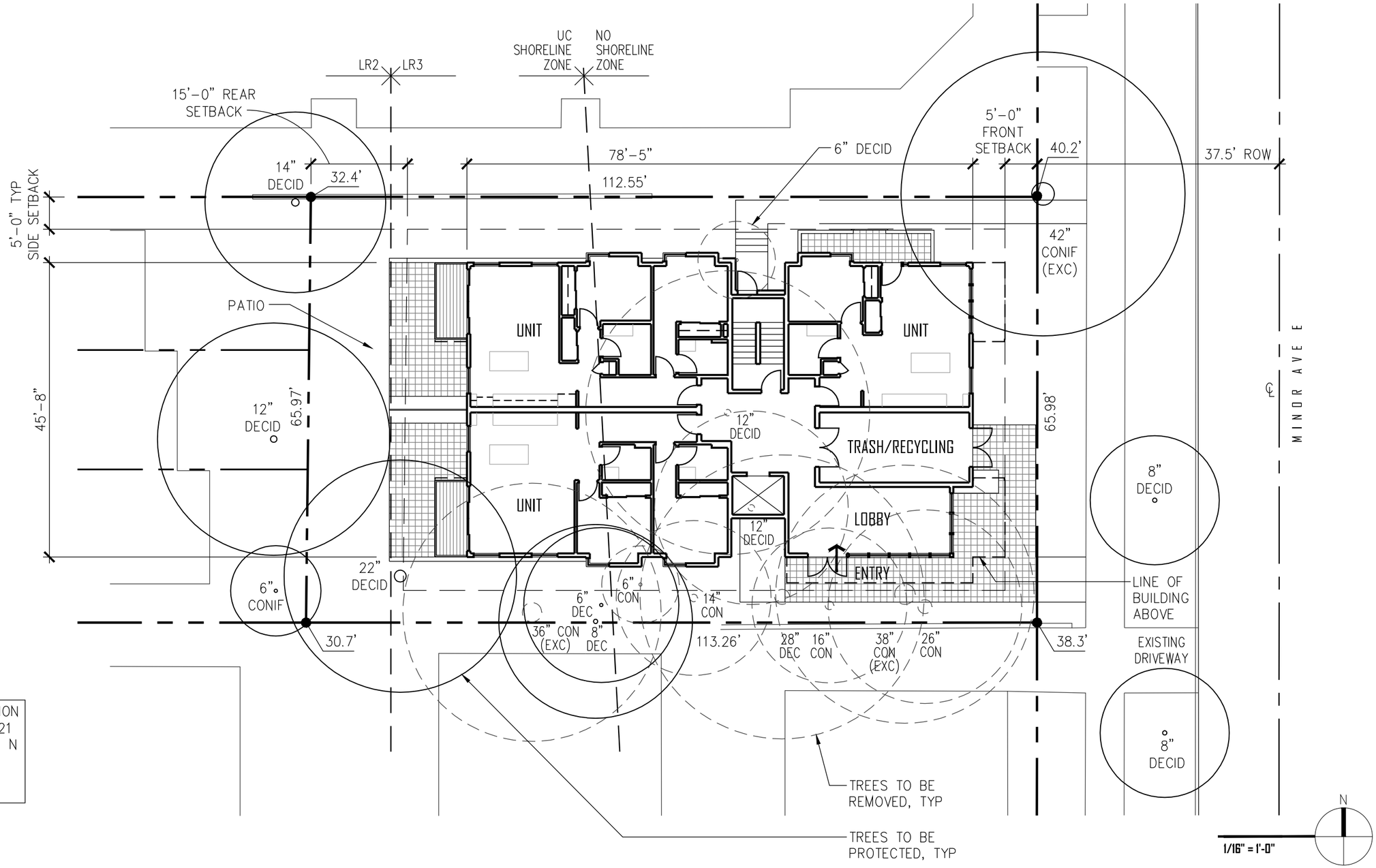
2033 MINOR AVENUE E

project	2033 MINOR AVE.
issue date	01.21.2020
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LEGAL DESCRIPTION: GREENE'S ADDITION LOT A SEATTLE SHORT PLAT #9005621 PER REC #9109230124 SD SP DAF – N 6 FT OF 5 & ALL 6 TGW N 6 FT OF LOT 5 & ALL LOT 6 BLK 57 LAKE UNION SH LDS

TREE LEGEND
(EXC) = EXCEPTIONAL TREE

NOTE: SEE APPENDIX FOR ARBORIST REPORT

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ENHANCED SITE PLAN



VICINITY MAP | ZONING AND USES

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KEYNOTES

- SITE
- SCHOOLS / EDUCATION
- CAFES
- RESTAURANTS
- PLAYGROUNDS
- PARKS / PUBLIC SPACES
- OFFICES / COWORKING
- MARKETS / GROCERIES
- PHARMACIES
- GALLERIES

LEGEND

- SITE
- RESIDENTIAL
- COMMERCIAL
- PUBLIC
- VIEW

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VICINITY MAP | COMMUNITY AND PLACES



LEGEND

BIKE STREET

TRANSIT LINE

BUS STOPS

VICINITY MAP | ACCESS AND MOBILITY

N

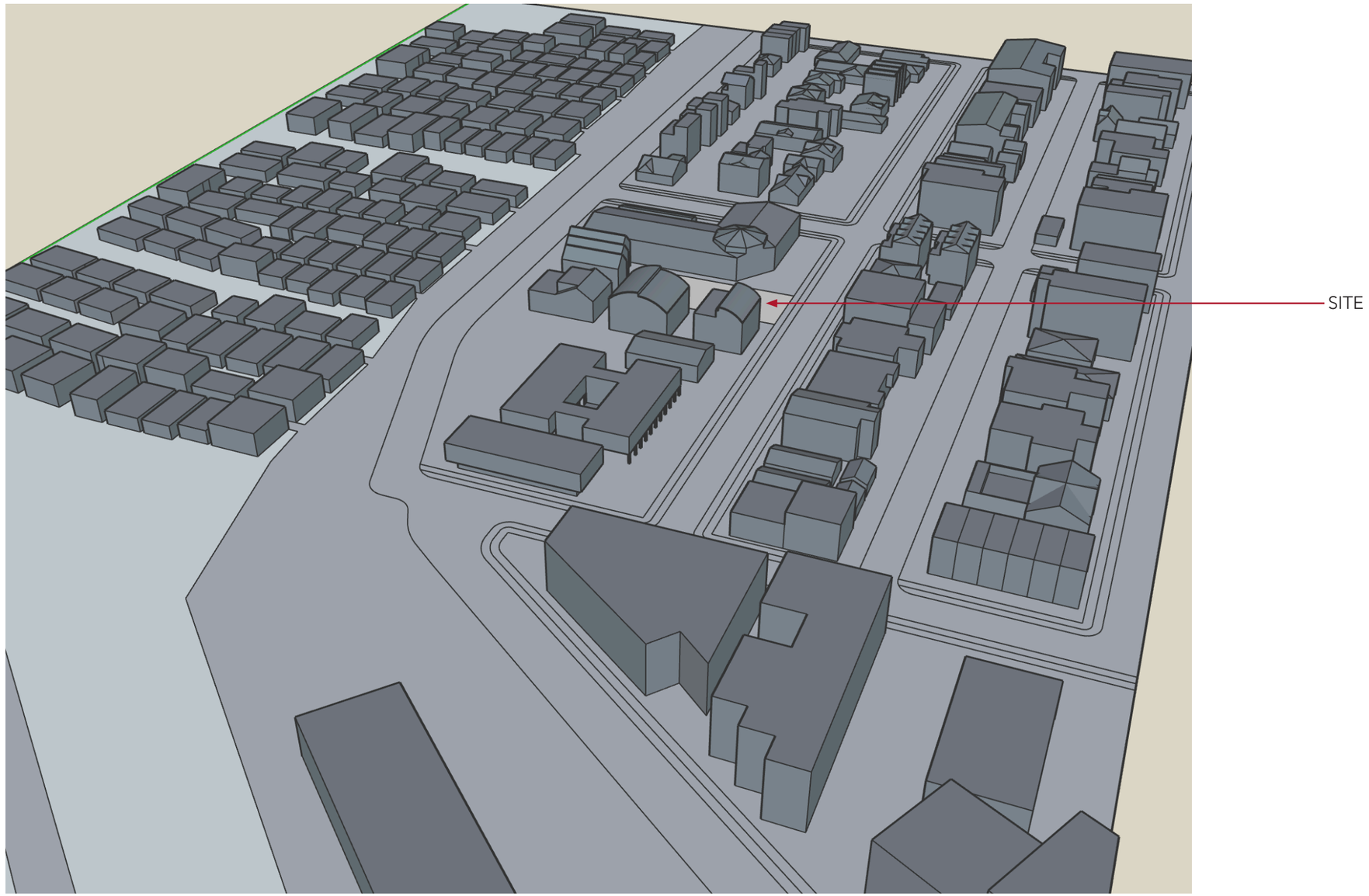
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VICINITY MAP | AXONOMETRIC

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MINOR AVE LOOKING WEST

PHOTO MONTAGE

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PROJECT SITE



MINOR AVE LOOKING WEST

PHOTO MONTAGE

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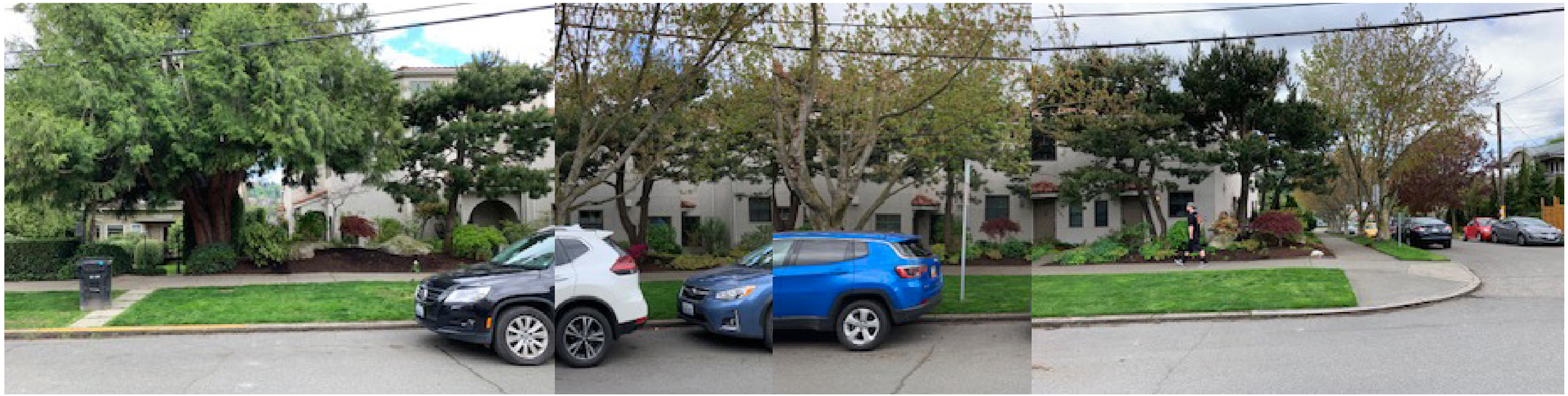
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PROJECT SITE



MINOR AVE LOOKING WEST

PHOTO MONTAGE

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MINOR AVE LOOKING EAST

PHOTO MONTAGE

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MINOR AVE LOOKING EAST

PHOTO MONTAGE

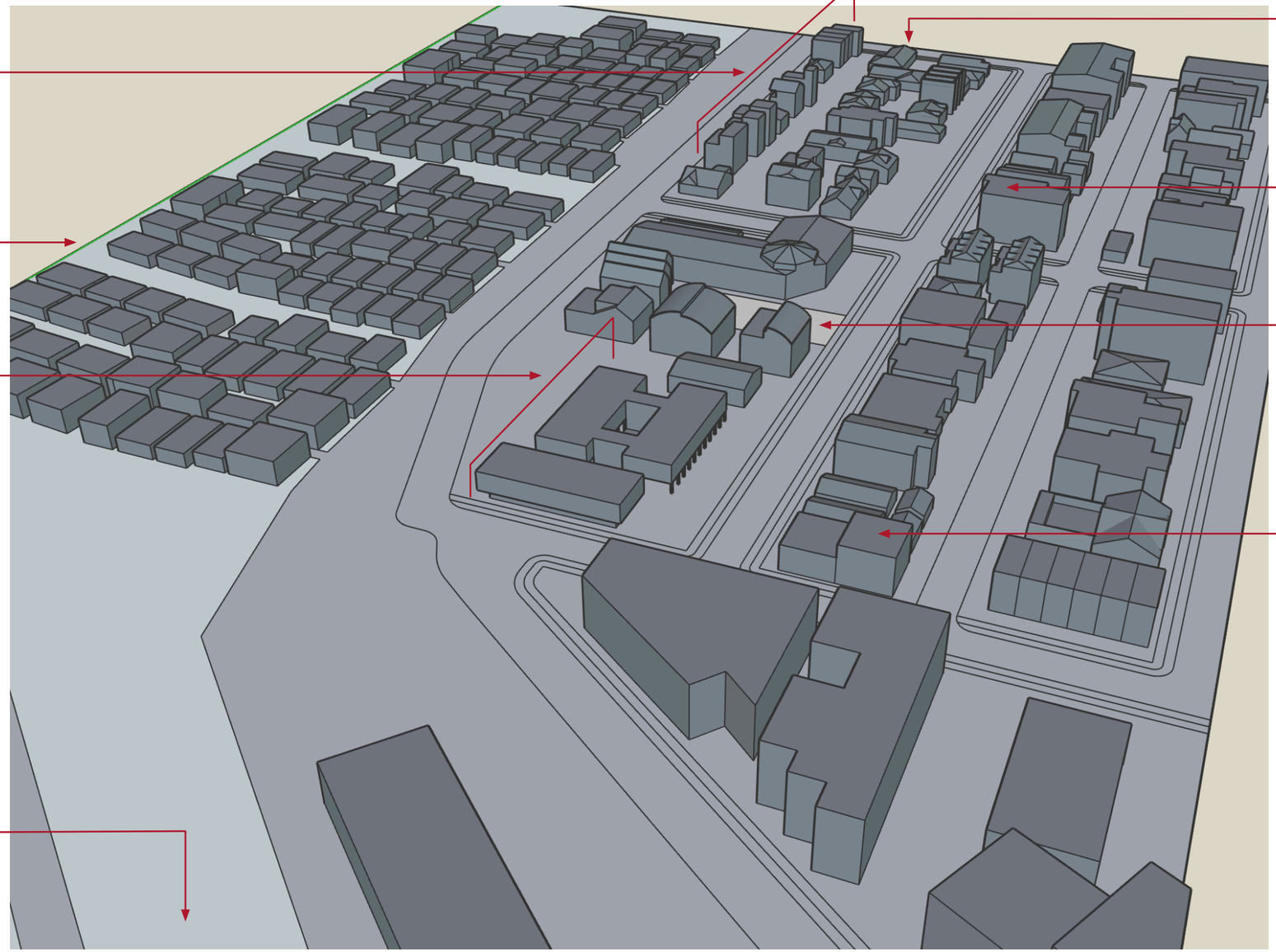
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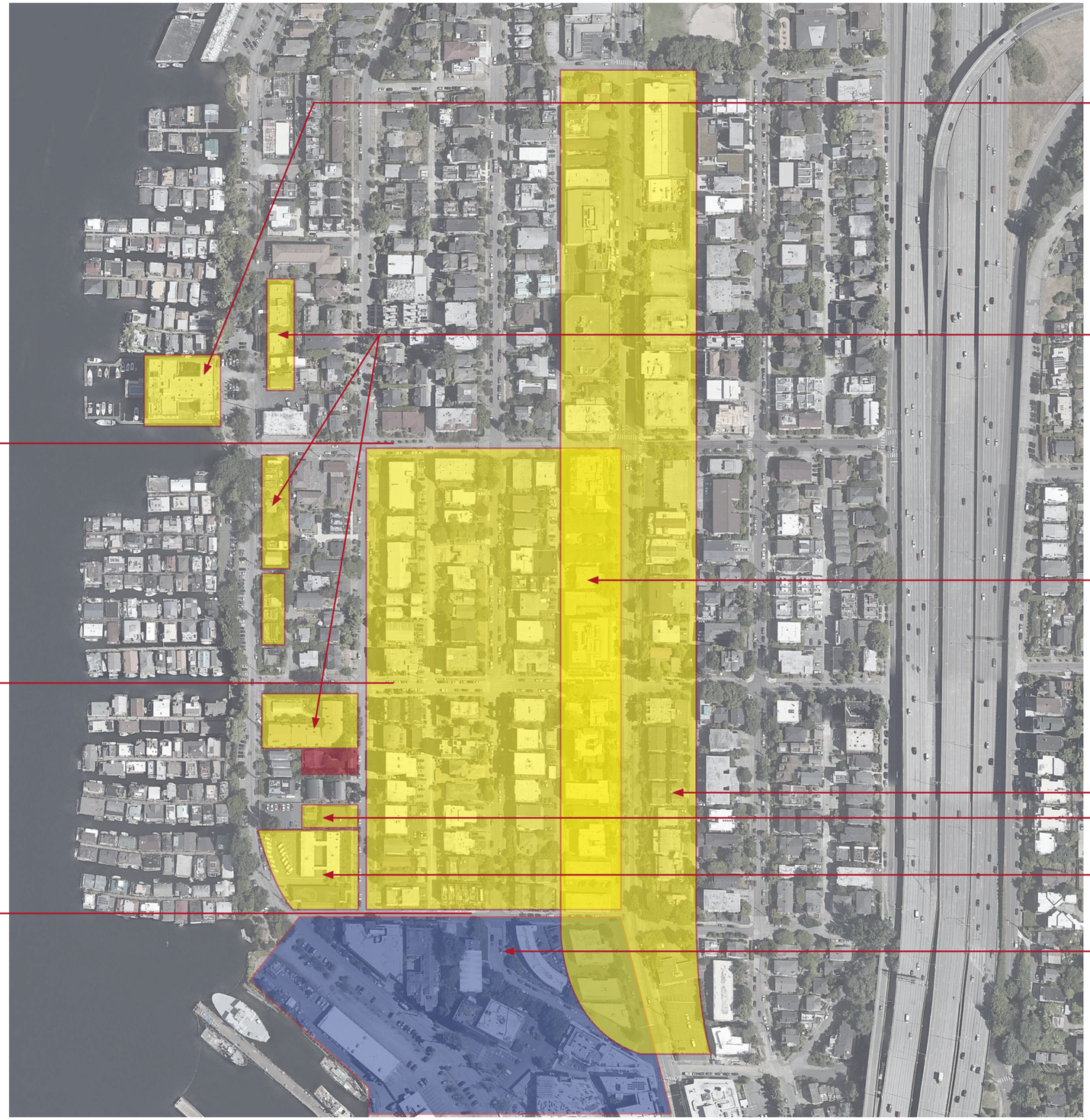


DESIGN NARRATIVE

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SITE PHOTOS

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SITE PHOTOS

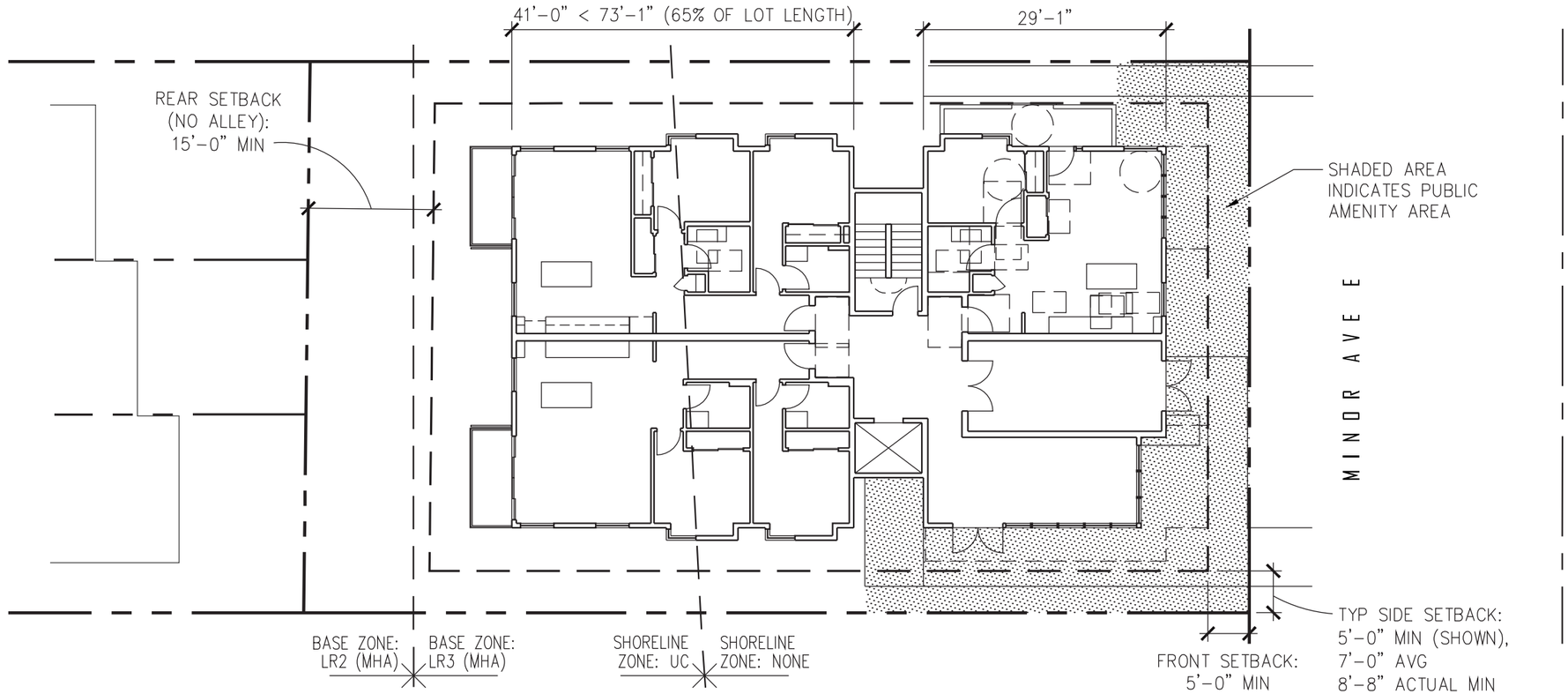
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KEY APPLICABLE ZONING TOPICS:

23.45.510.D ALL UNDERGROUND STORIES, OR PORTIONS OF STORIES (EXTENDING LESS THAN 4' ABOVE EXISTING/FINISHED GRADE), ARE EXEMPT FROM FAR LIMIT.

23.45.524.A LANDSCAPING: GREEN FACTOR SCORE: 0.6 MIN.

23.45.524.B STREET TREES: DIRECTOR TO DETERMINE DIRECTION.

23.45.527 MAXIMUM FACADE LENGTH: FACADE WITHIN 15' OF LOT LINE = MAX FACADE LENGTH TO BE 65% LENGTH OF LOT LINE.

23.45.529 DESIGN STANDARDS: NOT APPLICABLE.

23.45.545.C.3 SOLAR COLLECTION: FUTURE ROOFTOP TBD.

TOTAL SITE AREA:	7,312 SF
REQUIRED AMENITY AREA (25% OF SITE AREA):	1,828 SF
PROPOSED GROUND LEVEL PUBLIC AMENITY AREA:	1,050 SF
PROPOSED PRIVATE AMENITY AREAS (PATIOS/DECKS):	1,975 SF

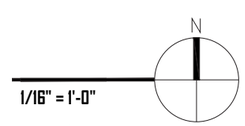
ALLOWED FAR:

LR3 ZONE:	6,500 SF	X 2.3 =		14,950 SF
LR2 ZONE:	812 SF	X 1.4 =		1,137 SF
TOTAL ALLOWED FAR:				16,087 SF

PROPOSED FAR:

BASEMENT – NOT COUNTED AS FAR	(2,164) SF
GROUND LEVEL	3,502 SF
LEVELS 2/3	6,170 SF
LEVEL 4	2,111 SF
ROOF LEVEL	203 SF
TOTAL PROPOSED FAR:	13,328 SF

23.45 MULTIFAMILY	REQUIRED	PROPOSED
BASE ZONE: LR2 (MHA)		
RESIDENTIAL USE:	PERMITTED	
FAR BASE LIMIT:	1.4	SEE CALC
BASE ZONE: LR3 (MHA)		
RESIDENTIAL USE:	PERMITTED	
FAR BASE LIMIT:	2.3	SEE CALC



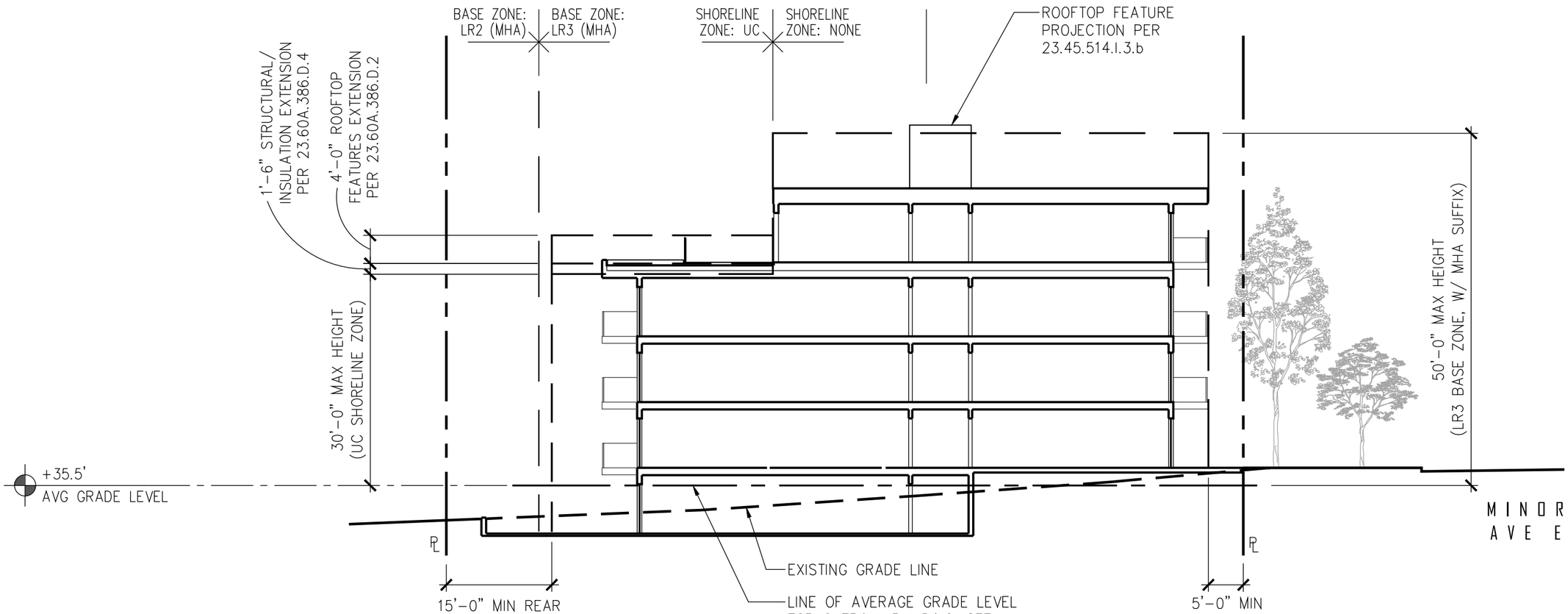
ZONING DATA

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AVERAGE GRADE LEVEL CALCULATION

BUILDING SIDE	AVG GRADE	X	BLDG LENGTH	=	TOTAL
NORTH	+35.95'		87.0'		3127.65
EAST	+38.9		46.5'		1808.85
SOUTH	+35.2'		87.0'		3062.4
WEST	+32.25'		46.5'		1499.6
TOTAL			267.0'		9498.5

AVERAGE GRADE LEVEL: 9498.5 / 267' = +35.5'

23.45.514 STRUCTURE HEIGHT	MAXIMUM	PROPOSED
BASE ZONE: LR2 (MHA)	40'	SEE SECTION
BASE ZONE: LR3 (MHA)	50'	SEE SECTION

ZONING DATA

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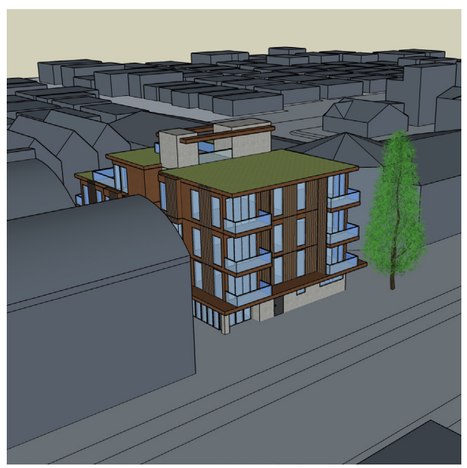
CS1 NATURAL SYSTEMS AND SITE FEATURES
E WATER
2 ADDING INTEREST WITH PROJECT DRAINAGE:
Use project drainage systems as opportunities to add interest to the site through water-related design elements. Features such as trees, rain gardens, bioswales, green roofs, fountains of recycled water, and/or water art installations can create movement and sound, air cooling, focal points for pedestrians, and habitats which may already be required to manage on-site stormwater and allow reuse of potable water for irrigation.

RESPONSE: The project will use green roofs, and permeable paving to address sustainable practices for storm water treatment and detention. Regionally native plantings will reflect the rain forest nature of the Pacific Northwest.



CS2 URBAN PATTERN AND FORM
D HEIGHT, BULK, AND SCALE
2 EXISTING SITE FEATURES:
Use changes in topography, site shape, and vegetation or structures to help make a successful fit with adjacent proper ties; for example siting the greatest mass of the building on the lower part of the site or using an existing stand of trees to buffer building height from a smaller neighboring building.

RESPONSE: This project "steps down" the hillside to provide a natural sloping of mass that reflects the neighborhoods overall massing. In addition, materials unique to the ground floor also step down the hill. Protection of existing trees will additionally buffer the overall effect of new massing.



CS2 URBAN PATTERN AND FORM
D HEIGHT, BULK, AND SCALE
4 MASSING CHOICES:
Strive for a successful transition between zones where a project abuts a less intense zone. In some areas, the best approach may be to lower the building height, break up the mass of the building, and/or match the scale of adjacent properties in building detailing. It may be appropriate in other 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 interesting urban form.

RESPONSE: The project also steps as it relates to the changes in zoning on site, with the lower mass on the west side as part of the Shoreline Masterplan area, and one level step up to the east within the L3 zone. A small penthouse steps up again further east into the L3 zone.



CS3 ARCHITECTURAL CONTEXT AND CHARACTER
A EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES
2 CONTEMPORARY DESIGN:
Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles; as expressed through use of new materials or other means.

RESPONSE: This area of Seattle had much development during the previous mid-century. As such, many buildings are "modern" style, and this project design uses similar contemporary design concepts. Opening and transparency are the primary design devices, while using vertical design elements, and glass guard rails accentuates the modernity.



DC2 ARCHITECTURAL CONCEPT
A MASSING
2 REDUCING PERCEIVED MASS
Use secondary architectural elements to reduce the perceived mass of larger projects. Consider creating recesses or indentations in the building envelope; adding balconies, bay windows, porches, canopies or other elements; and/or highlighting building entries.

RESPONSE: To reduce the perception of the overall mass on the north and south facades the design uses indentations at the midpoint to carve the mass into two halves, uses bay projections for a a similar effect, and on the west and east facades, the design includes deep roof overhangs and balconies.



DC2 ARCHITECTURAL CONCEPT
D SCALE AND TEXTURE
2 TEXTURE
Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or "texture," particularly at the street level and other areas where pedestrians predominate.

RESPONSE: The design concept includes a layered and textured skin that provides detail at a small scale, and depth. The vertical siding shown is a layered and textured design element that projects away from the main envelope a few inches. The siding uses varying depths to achieve the textured effects.

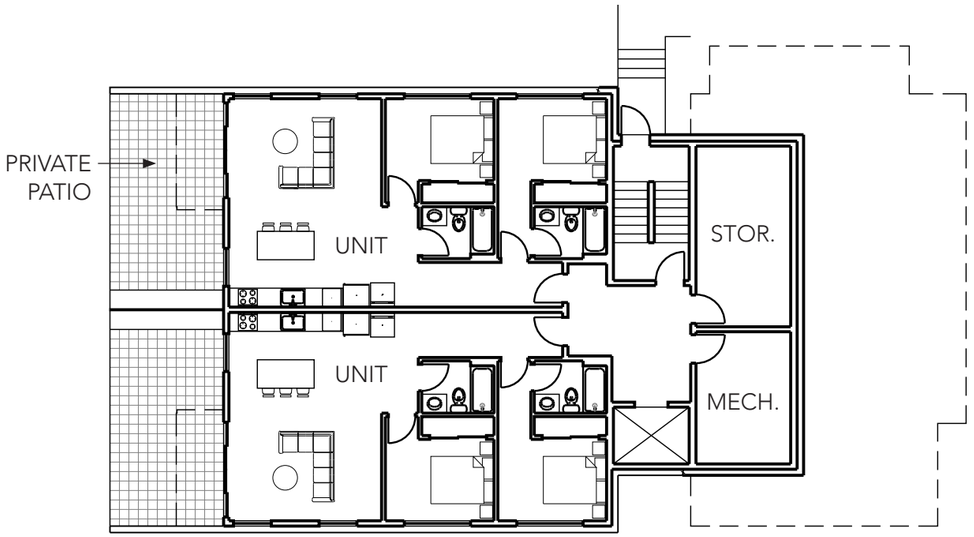
DESIGN GUIDELINES

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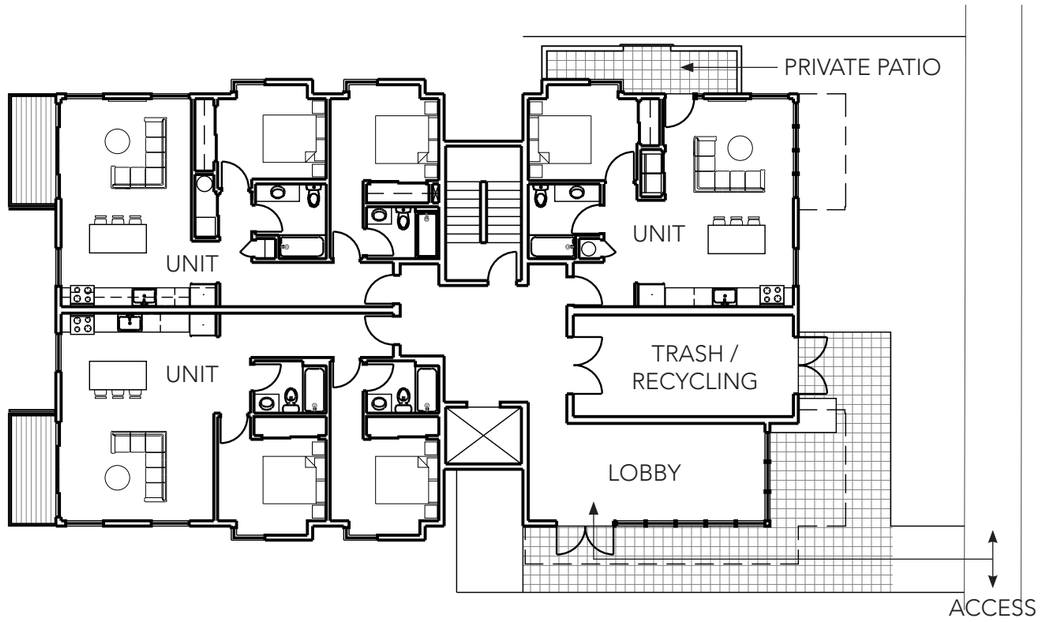
SURROUND

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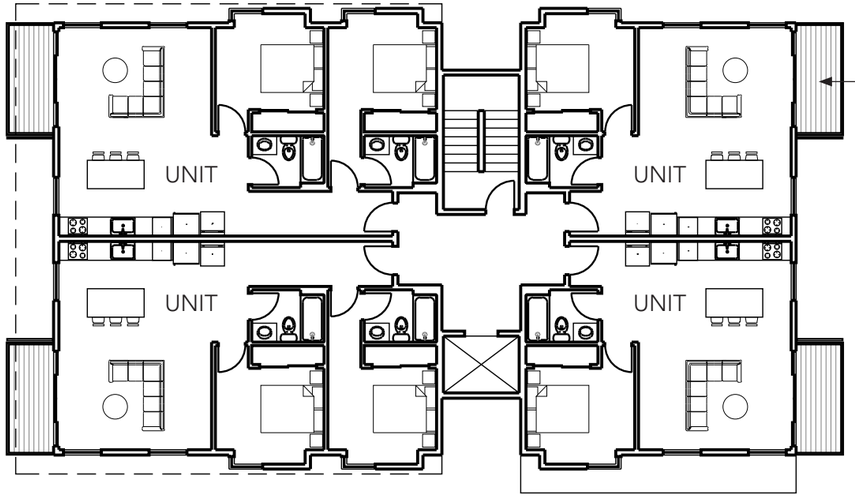
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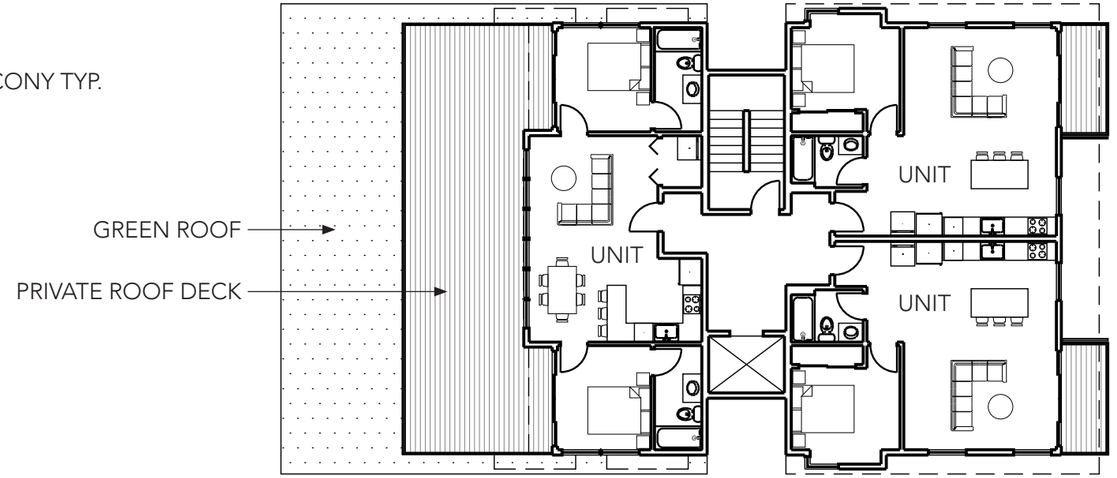
LOWER LEVEL - FLOOR PLAN



GROUND LEVEL - FLOOR PLAN



LEVELS 2/3 - FLOOR PLAN



LEVEL 4 - FLOOR PLAN

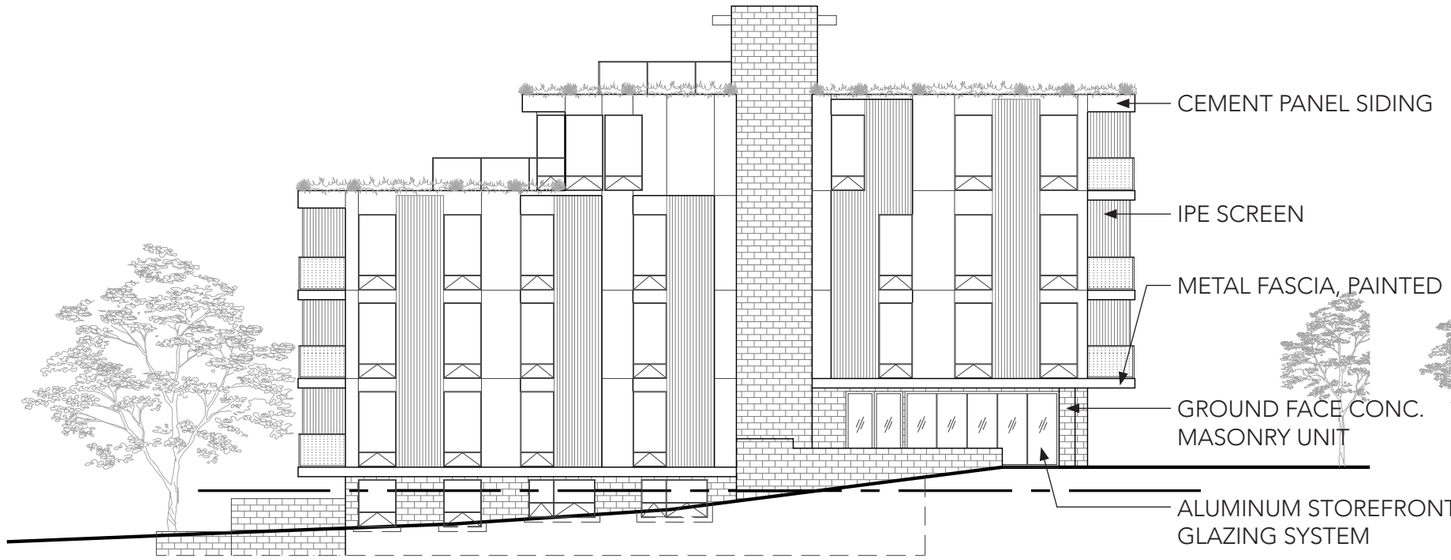
FLOOR PLANS

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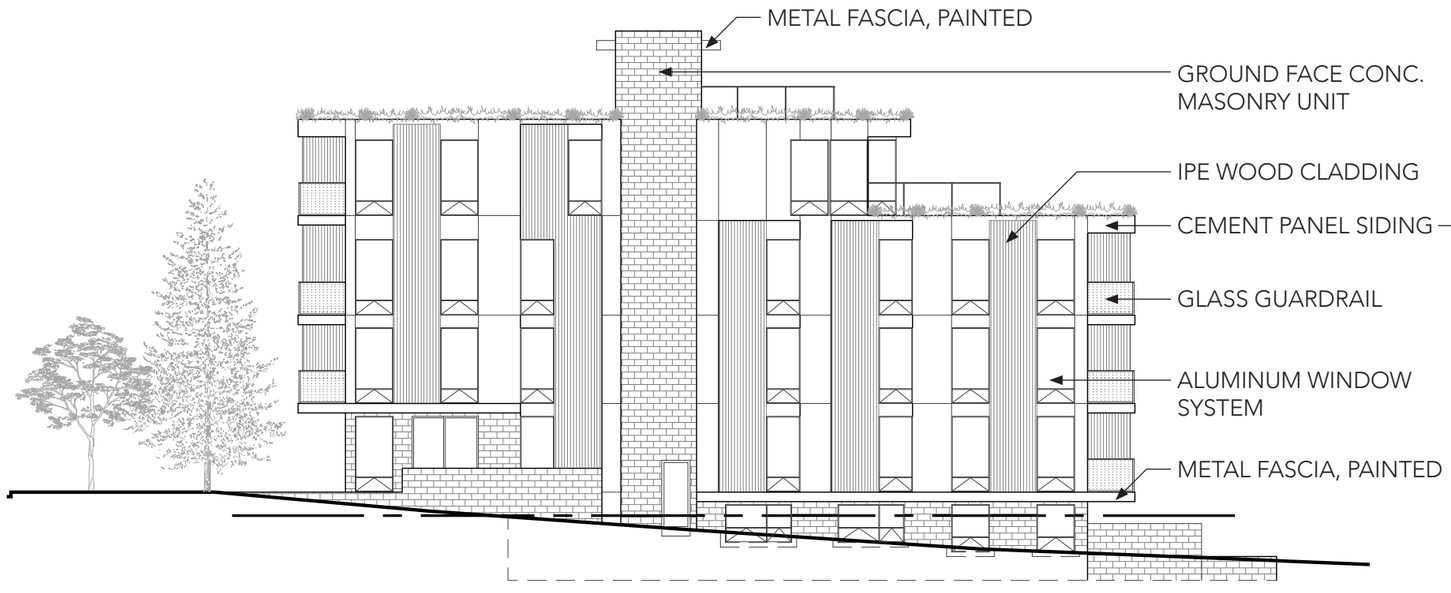
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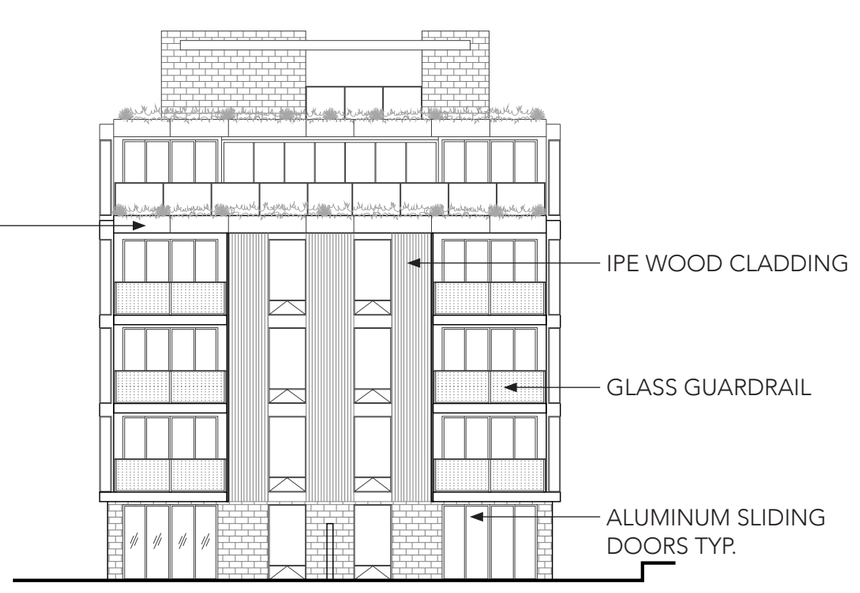
SOUTH - EXTERIOR ELEVATION



EAST - EXTERIOR ELEVATION



NORTH - EXTERIOR ELEVATION



WEST - EXTERIOR ELEVATION

EXTERIOR ELEVATIONS

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AERIAL VIEW, IN CONTEXT

RENDERINGS

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STREET VIEW, IN CONTEXT

RENDERINGS

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VIEW FROM NORTHEAST

RENDERINGS

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VIEW FROM SOUTHEAST

RENDERINGS

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VIEW FROM SOUTHWEST

RENDERINGS

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VIEW FROM NORTH

RENDERINGS

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PRECEDENT IMAGES

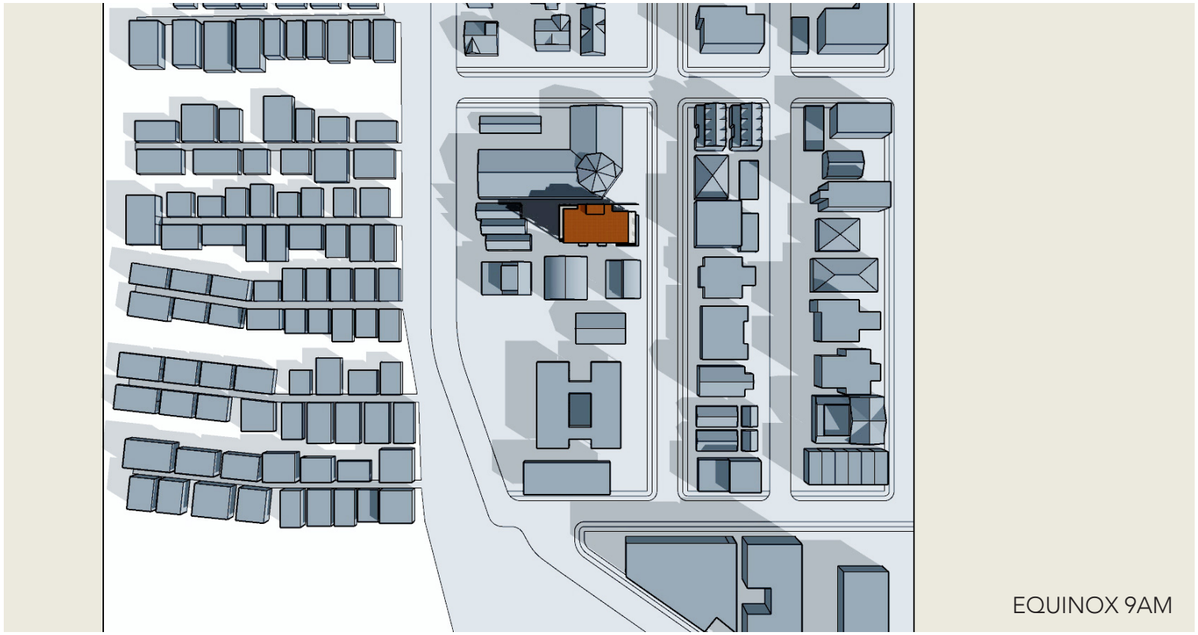
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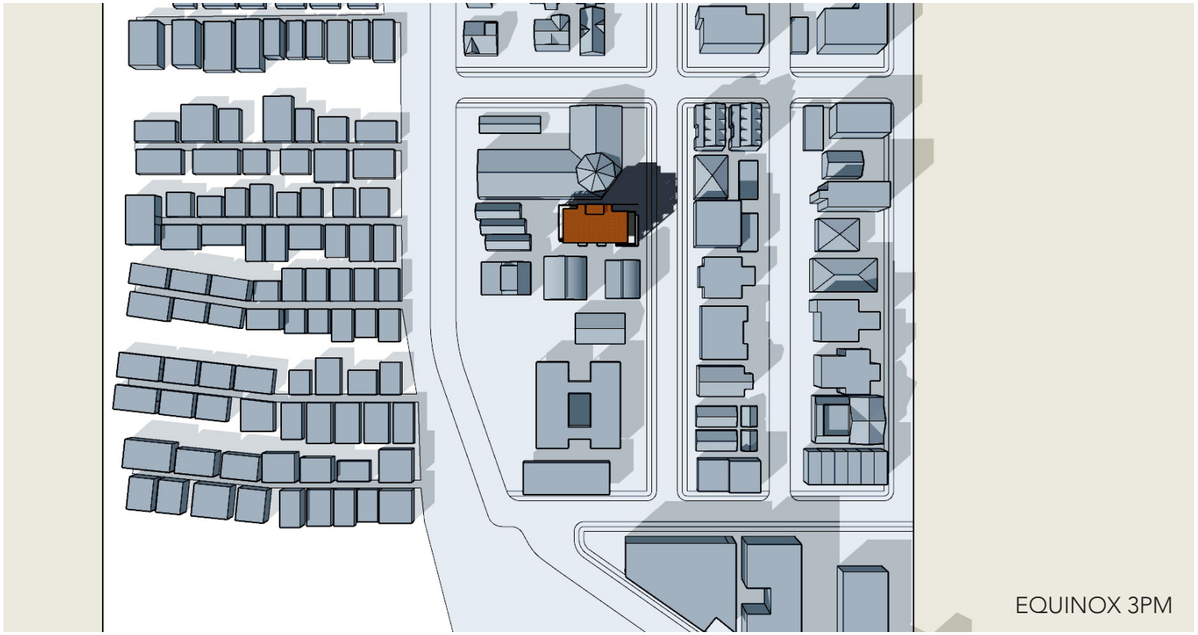
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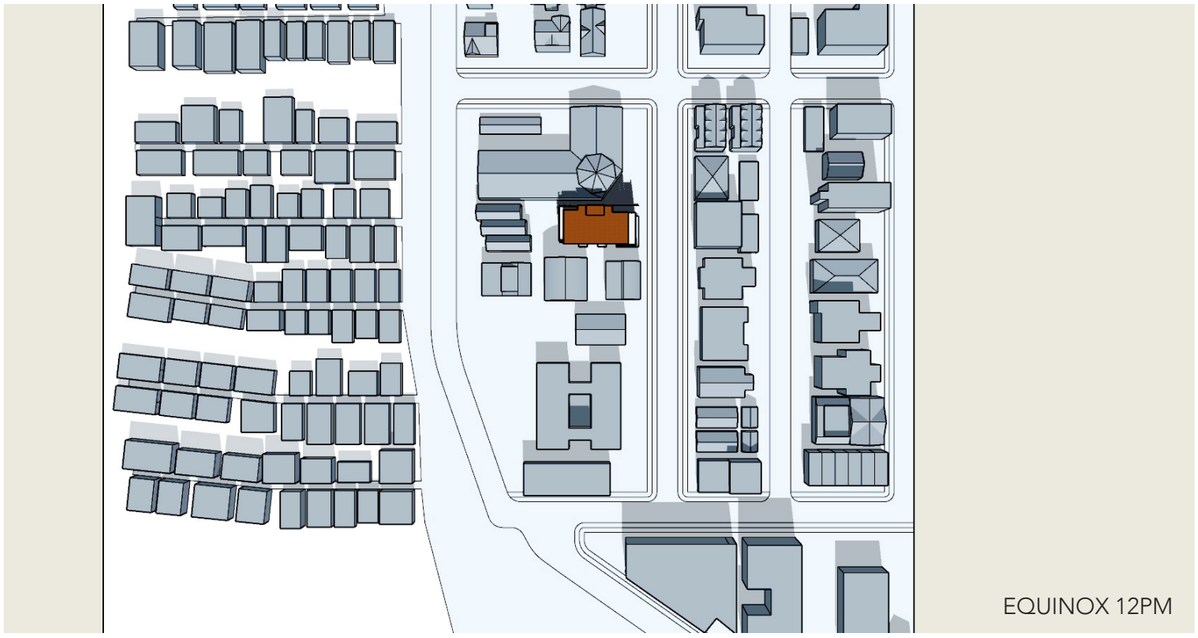
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EQUINOX 9AM



EQUINOX 3PM



EQUINOX 12PM

SUN AND SHADOW GRAPHICS

N

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NONE

DEPARTURE SUMMARY

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ARBORIST REPORT

APPENDIX

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Greenforest Incorporated

Consulting Arborist

TO: Peter Erickson

REFERENCE: Arborist Report

SITE ADDRESS: 2033 Minor Ave. East, Seattle WA

DATE: August 23, 2019

PREPARED BY: Favero Greenforest, ISA Certified Arborist # PN -0143A
ISA Tree Risk Assessment Qualified
ASCA Registered Consulting Arborist® #379

You contacted me and contracted my services as a consulting arborist. My assignment is to identify, inventory and assess the regulated trees at the above referenced site. The purpose of this report is to establish the condition of the regulated onsite trees to satisfy City of Seattle permit submittal requirements.

I visited the site 7/17/2019 and visually inspected 15 regulated onsite trees, 3 offsite trees, and 2 street trees, which are the subject of this report. Attributes for the subject trees are listed in attachment 3, and regulated tree quantities are summarized below.

Summary:

	Onsite	*Offsite*	*Right-of-Way*
Significant	*12*	*2*	
Exceptional	*3*	*1*	
Grove	*0*	*0*	
Hazardous	*0*	*0*	
Street Tree			*2*

There are a total of 15 regulated trees on site: 12 are significant, 3 exceptional. There are 3 regulated trees on abutting parcels: 2 are significant, 1 exceptional. Two trees grow in the parking strip within the street right-of way.

LIMITATIONS AND USE OF THIS REPORT

This tree report establishes, via the most practical means available, the existing conditions of the tree on the subject property. This report is based solely on what is readily visible and observable, without any invasive means.

There are several conditions that can affect a tree's condition that may be pre-existing and unable to be ascertained with a visual-only analysis. No attempt was made to determine the presence of hidden or concealed conditions which may contribute to the risk or failure potential of trees on the site. These conditions include root and stem (trunk) rot, internal cracks, structural defects or construction damage to roots, which may be hidden beneath the soil. Additionally, construction and post-construction circumstances can cause a relatively rapid deterioration of a tree's condition.

TREE INSPECTION METHOD – TREE HEALTH, CONDITION AND VIABILITY

I visually inspected this tree from the ground. I performed a Level 1 risk assessment.[1] This is the standard assessment for populations of trees near specified targets, conducted in order to identify obvious defects or specified conditions such as a pre-development inventory. This is a limited visual assessment focuses on identifying trees with imminent and/or probable likelihood of failure, and/or other visible conditions that will affect tree retention.

High-risk trees can appear healthy in that they can have a dense, green canopy. This may occur when there is sufficient sapwood or adventitious roots present to maintain tree health, but inadequate strength for structural support.

Conversely, trees in poor health may or may not be structurally stable. For example, tree decline due to root disease is likely to cause the tree to be structurally unstable, while decline due to drought or insect attack may not.

One way that tree health and structure are linked is that healthy trees are more capable of compensating for structural defects. A healthy tree can develop adaptive growth that adds strength to parts weakened by decay, cracks, and wounds. This report identifies unhealthy trees based on existing health conditions and tree structure, and specifies which trees are most suitable for preservation.[2]

[1] Companion publication to the *ANSI A300 Part 9: Tree Shrub and Other woody Plant Management – Standard Practices, Tree Risk Assessment*. 2011. ISA.
[2] Companion publication to the *ANSI A300 Part 5: Tree Shrub and Other woody Plant Maintenance – Standard Practices, Managing Trees During Construction.* 2008. ISA.

No invasive procedures were performed on any trees. The results of this inspection are based on what was visible at the time of the inspection.

The attached inventory summarizes my inspection results and provides the following information for each tree:

Regulated Tree Category - Significant, Exceptional (based on size) or Exceptional (based on grove)**,** or Hazardous as defined by municipal code.[3]

Tree number as shown on tag in the field, and on attached exhibit.

DBH Stem diameter in inches measured 4.5 feet from the ground.

Tree Species common name and Latin binomial

Threshold for exceptional status.

Dripline average branch extension from the trunk as radius in feet.

Health and Structure/Form ratings '1' indicates good to excellent condition; no visible health-related problems or structural defects, '2' indicates fair condition; minor visible problems or defects that may require attention if the tree is retained, and '3' indicates poor condition; significant visible problems or defects, the tree is not viable for retention and removal is recommended.

Comments on Condition Obvious structural defects or diseases visible at time of inspection.

Viable Tree - a determination by the arborist whether the tree is viable for retention, regardless of municipal code.

The subject trees are a mix of native red-cedars, invasive English holly, fruit trees (including naturalized sweet cherry) and ornamental species (which are all offsite).

Three onsite trees are exceptional: all native cedars. Another exceptional tree is a Sumac, offsite at the NW parcel corner. This tree stands atop a 6-foot retaining wall, and only its branches have potential of being impacted by redevelopment: it roots are beyond reach.

The cherries are in the poorest condition, being impacted by cherry bark tortrix insect and brown rot fungus.

Two street trees in the parking strip are both Purpleleaf plums.

[3] Director's Rule 16-2008. Seattle DCI.

ATTACHMENTS:

1. Assumptions and Limiting Conditions
2. Certification of Performance
3. Regulated Tree Inventory
4. Tree Number Exhibit

Attachment No. 1 - Assumptions & Limiting Conditions

1. A field examination of the site was made 7/17/2019. My observations and conclusions are as of that date.

2. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the consultant/arborist can neither guarantee nor be responsible for the accuracy of information provided by others.

3. I am not a qualified land surveyor. Reasonable care was used to match the trees indicated on the sheets with those growing in the field.

4. Construction activities can significantly affect the condition of retained trees. All retained trees should be inspected after construction is completed, and then inspected regularly as part of routine maintenance.

5. Unless stated other wise: 1) information contained in this report covers only those trees that were examined and reflects the condition of those trees at the time of inspection; and 2) the inspection is limited to visual examination of the subject trees without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied that problems or deficiencies of the subject tree may not arise in the future.

6. All trees possess the risk of failure. Trees can fail at any time, with or without obvious defects, and with or without applied stress. A complete evaluation of the potential for this (a) tree to fail requires excavation and examination of the base of the subject tree. Permission of the current property owner must be obtained before this work can be undertaken and the hazard evaluation completed.

7. The consultant/appraiser shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made.

Attachment No. 2 - Certification of Performance

I, Favero Greenforest, certify that:

- I have personally inspected the trees and the property referred to in this report and have stated my findings accurately.
- I have no current or prospective interest in the vegetation or the property that is the subject of this report and have no personal interest or bias with respect to the parties involved.
- The analysis, opinion, and conclusions stated herein are my own and are based on current scientific procedures and facts.
- My analysis, opinion, and conclusions were developed and this report has been prepared according to commonly accepted arboricultural practices.
- No one provided significant professional assistance to me, except as indicated within the report.
- My compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client of any other party nor upon the results of the assessment, the attainment of stipulated results, or the occurrence of any subsequent events.

I further certify that I am a member in good standing of International Society of Arboriculture (ISA), and the ISA PNW Chapter, I am an ISA Certified Arborist (#PN-0143A) and am Tree Risk Assessment Qualified, and am a Registered Consulting Arborist® (#379) with American Society of Consulting Arborists. I have worked as an independent consulting arborist since 1989.

Signed:

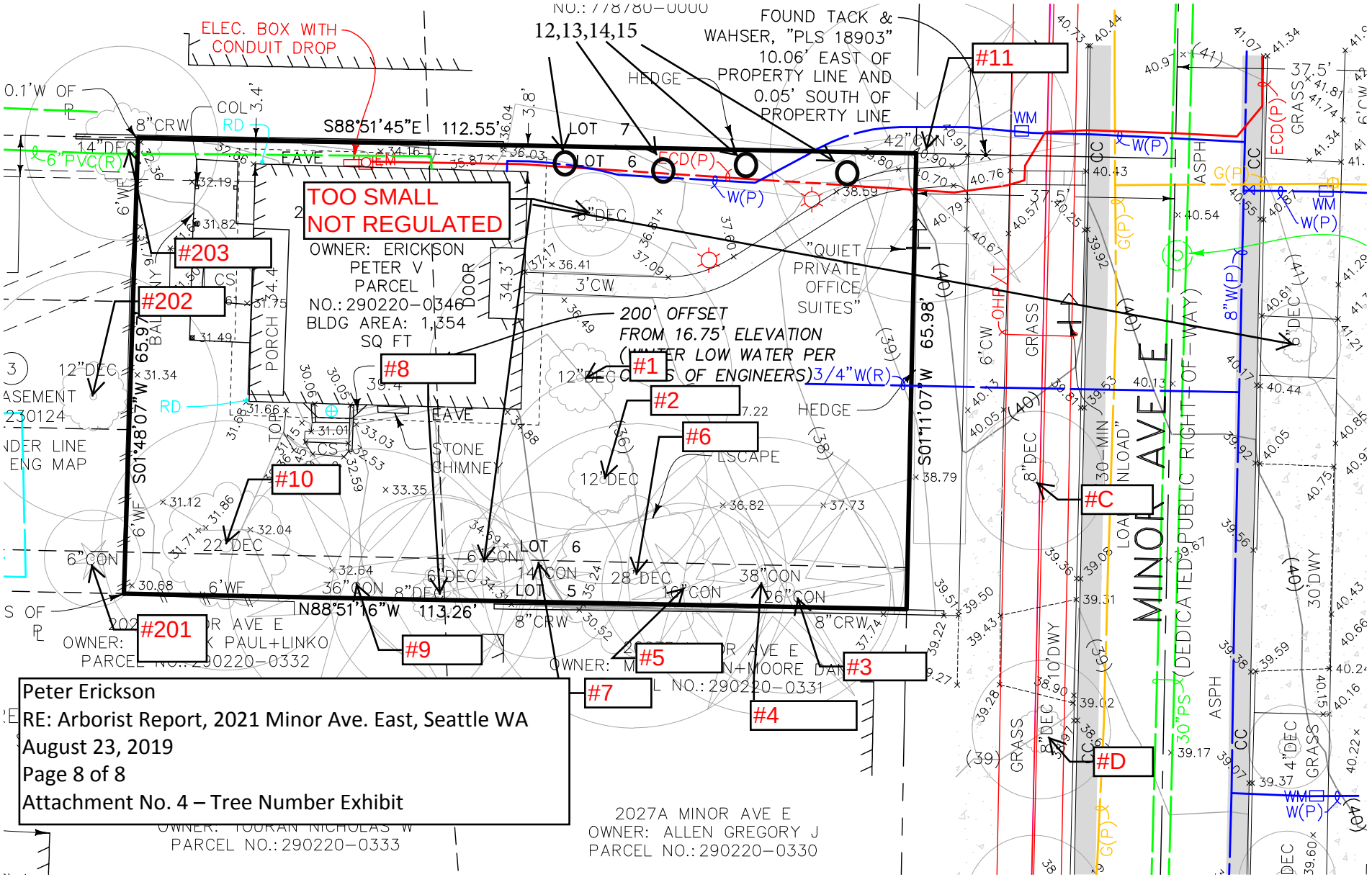
GREENFOREST, Inc.
By Favero Greenforest, M. S.

Date: August 23, 2019

Attachment No. 3 – Regulated Tree Inventory

Significant	Exceptional Size	Exceptional Grove	Hazardous	Tree No.	DBH, Inches (QMD)	Species Common Name and Latin Binomial	Threshold (Inches)	Dripline (Ft. radius)	Health	Structure/Form	Comments on Condition	Viable Tree
Y		N	N	1	12.8”	Sweet cherry, Prunus avium	30"	18’	2	2	Lean, diseased, LCR	Yes
Y		N	N	2	10.1”	Pear, common, Pyrus communis	27.2"	15’	2	2	Asymmetric, diseased	Yes
Y		N	N	3	23.5”	Western red-cedar, Thuja plicata	30"	14’	1	2	Double leader, retaining wall within rootplate	Yes
	Y	N	N	4	18.5,24.6” (30.8”)	Western red-cedar, Thuja plicata	30"	21’	1	2	Double leader, retaining wall within rootplate	Yes
Y		N	N	5	9.0,10.1” (13.5”)	Western red-cedar, Thuja plicata	30"	8’	1	2	Double leader, retaining wall within rootplate	Yes
Y		N	N	6	21.6”	Sweet cherry, Prunus avium	30"	18’	3	2	Double leader, diseased, Cherry bark tortrix infestation	No
Y		N	N	7	7.5,8.2” (11.1”)	Western red-cedar, Thuja plicata	30"	7’	1	2	Lean, double leader	Yes
Y		N	N	8	6.5”	Sweet cherry, Prunus avium	30"	7’	3	2	Diseased, CBT, topped, LCR	No
	Y	N	N	9	12.6,28.1,19.6” (36.5”)	Western red-cedar, Thuja plicata	30"	17’	1	2	Decay, multiple leaders, topped	Yes
Y		N	N	10	6.8,7.8,9.0,9.1” (16.5”)	Sweet cherry, Prunus avium	30"	16’	3	2	Diseased, CBT, multiple leaders	No
	Y	N	N	11	43.0”	Western red-cedar, Thuja plicata	30"	24’	1	2	Multiple leaders, pruned for OHPL	Yes

Significant	Exceptional Size	Exceptional Grove	Hazardous	Tree No.	DBH, Inches (QMD)	Species Common Name and Latin Binomial	Threshold (Inches)	Dripline (Ft. radius)	Health	Structure/Form	Comments on Condition	Viable Tree
Y		N	N	12	6.0”	English laurel, Prunus laurocerasus	26.1"	3’	1	2	Hedgerow	Yes
Y		N	N	13	4,6,7” (10.5”)	English holly, Ilex aquifolium	18.8"	3’	1	2	Hedgerow	Yes
Y		N	N	14	6.0”	English holly, Ilex aquifolium	18.8"	3’	1	2	Hedgerow	Yes
Y		N	N	15	7.0”	English holly, Ilex aquifolium	18.8"	3’	1	2	Hedgerow	Yes
OFFSITE TREES												
Y		N	N	201	7.0”	Hinoki cypress, Chamaecyparis obtusa	16.4"	7’	1	1		Yes
Y		N	N	202	(7) 2-5” (9.6”)	Japanese maple, Acer palmatum	12"	15’	1	2	Multiple leaders	Yes
	YES	N	N	203	8,14” (16.2”)	Staghorn sumac, Rhus typhina	11.2"	15’	1	2	Double leader, above 6' retaining wall	Yes
ROW TREES												
STREET TREES				C	8”	Purpleleaf plum, *Prunus blireiana ‘Thundercloud’*		10’				
				D	7.5”			12’				



Peter Erickson
RE: Arborist Report, 2021 Minor Ave. East, Seattle WA
August 23, 2019
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Attachment No. 4 – Tree Number Exhibit