

Beacon Hill

SCALE: N.T.S.

E.D.G. PACKET

PROJECT# 3008621

EARLY DESIGN GUIDANCE

APPLICANT:
BRANDON SKINNER

4351 15th Ave South, Seattle, WA 98108

DATE:
03.11.08

H+dIT
collaborative, llc
architecture + planning + design
3400 phinney avenue n.
seattle washington 98103
tel 206.545.0700 fax 206.545.0702

DEVELOPEMENT OBJECTIVES

From Attachment A, Part II: Application for Early Design Guidance

1. Please describe the existing site, including location, existing uses and/or structures, topographical or other physical features, etc...

This site is located in the Beacon Hill Area at 4351 15th Avenue South. The site occupies 14,400 SF on the northwest corner of 15th Avenue South and South Oregon Street. There is an alley to the west and to the north is a single story retail structure with on grade parking on the western half of the property.

The site is currently occupied by a vacant single story brick facade structure that was originally a grocery store and has had various recent tenants. The southern half of the property is on-grade parking that is accessed by both 15th Avenue South and South Oregon Street.

The site slopes mildly from east to west with the lowest point on the northwest corner of the lot. The southeast corner of the lot is approximately seven feet higher than the lowest corner. There are no existing landscaping or street trees.

2. Please indicate the site's zoning and any other overlay designations, including applicable Neighborhood-Specific Guidelines.

The site is zoned NC1-40 (Neighborhood Commercial 1 - 40 foot height limit). The FAR limit for mixed-use of residential and non-residential is 3.25. 15th Avenue South and South Oregon Street are designated as secondary streets per SDOT. The site is not a part of any overlay designations, urban villages or has applicable neighborhood-specific guidelines.

3. Please describe neighboring development and uses, including adjacent zoning, physical features, existing architectural and siting patterns, views, community landmarks, etc...

The adjacent property to the north is also NC1-40 zoned and the properties across the alley to the west are SF 5000 zoned. The NC1-40 designation in this area consists of 14 properties surrounded by SF 5000.

The development in the area is primarily single family residential with a mix of single and two story retail and multifamily residential in the higher density zoning. Most have surface on grade parking. To the east are two larger structures, ASA Mercer Middle School and the VA Hospital that are both separate campuses with little visual or physical adjacency to the site. This will be the first new significant structure and redevelopment project in the area that fully utilizes the zoning allowable area and height. The project will have commanding territorial and Olympic mountain views due to the natural slope of the land to the east.

The site is uniquely located on a prominent corner situated between the growing Columbia City neighborhood and the redeveloping north Beacon Hill. It reflects the convergence of commuters and a well established neighborhood. A local landmark is the popular produce store to the south east of the site. Nearby Asa Mercer Middle School and the VA Hospital are the largest developments in the near vicinity.

The site is well served by multiple bus routes on 15th Avenue South and South Columbian Way and will be with commuting distance of the future light rail stations in the Rainier Valley.

4. Please describe the proponent's development objectives for the site, indicating types of desired uses and approximate structure size(s), as well as any potential requests for departure form development standards.

The development proposes to construct a 4 1/2-story building on the site consisting of one level of retail, parking and residential lobby, one half level of alley accessed parking and three levels of residential with approximately 30 market rate housing units. See adjacent area breakdown and unit mix.

Vehicular access to the site will be from the alley for the majority of the residential users and from South Oregon Street for the retail users and some residential users. The two access points utilize the natural grade of the lot to make two levels of parking while minimizing cut/fill of traditional parking garages. It also will remove the existing curb cut and access from the more heavily trafficked 15th Avenue South.

The general massing intent of this development is to encourage pedestrian activity and access along 15th Avenue South and South Oregon Street with proposed retail space and the residential main entry from these two facades. The massing also purposefully minimizes towards the single family residential zoning with an open space terrace buffering the main structure from the alley and backyards of the less dense zoning.

No zoning departures are requested for the preferred scheme.

PROJECT DATA

SITE AREA
14,400 SF (NC1-40)

BUILDING FOOTPRINT
14,400 SF maximum allowable

MAXIMUM BUILDING HEIGHT
40 FT height limit (NC1-40) + 4 FT additional per 23.47.008 C3 + 4 FT allowance for parapets

RESIDENTIAL FLOOR AREA RATIO
14,400 SF x 3.25 = 46,800 SF per 23.47A.013; exempt from calculation, all gross floor area below existing or finished grade, whichever is lower.

RESIDENTIAL UNITS
Total 30 UNITS

UNIT MIX	Studio	1bd/bth	2bd/2bth	Totals
Level 2	2	3	5	10
Level 3	2	3	5	10
Level 4	2	3	5	10
	6	9	15	30

TYPE A UNITS
2 required
2 ADA parking stalls required

AREA SF	Level	Parking	Retail	Amenity	Mech	Core	Residential	Total
P2		6229			97	583		6909
P1/C1		5220	6286	230	455	956		13147
LEVEL 2					67	967	8064	9208
LEVEL 3					67	936	8064	9177
LEVEL 4					67	936	8064	9177
Totals		11449	6286	230	753	4378	24192	47618

Decks	Open Space
306	4344
614	614
614	614
1534	5572

ZONING DATA

PROPERTY ADDRESS: 4351 15th Ave South, Seattle WA, 98108
 SITE LOCATION: Corner lot at 15th Ave South and South Oregon Street
 URBAN VILLAGE/ NEIGHBORHOOD: N/A
 SITE SIZE: 14,400 sf
 SITE ZONING: NC1-40
 ZONING MAP: 143
 PARCEL #: Parcel # 3679400970
 LEGAL DESCRIPTION: 16-17-18 14 Jefferson Park Division #2
 FLOOR AREA RATIO 23.47A.013: For structures containing both residential and nonresidential uses 40' = 3.25. 14,400 x 3.25 = 46,800 sf
 MAXIMUM BUILDING HEIGHT 23.47A.012: 40ft height limit (NC1-40) + 4ft additional per 23.47A.012 A1 + 4ft allowance for parapets per 23.47A.012 D2
 23.47A.012 A1 = the ht of a structure may exceed the otherwise applicable limit by up to 4ft provided that the floor to floor ht of 13ft or more is provided for nonresidential uses at street level
 23.47A.012 D2 = open railings, planters, skylights, clerestories, greenhouses, parapets and firewalls may extend up to 4ft above the otherwise applicable ht limit
 PERMITTED USES 23.47A.004 CHART A Residential uses (in-mixed use) is permitted outright. Retail Sales and Services (Personal and household retail sales and Services, Medical Services (conditional Use), Animal Services (excluding kennels and shelters), Auto. Retail sales and services (excluding towing services), Marine retail sales and services (excluding repair), Eating and drinking establishments (fast-food over 750 SF conditional use, and Taverns and Brew Pubs s conditional use in NC2 only), Lodging in NC3 only, Principal Use Parking, Non-household sales and services (business support services, sales, service and rental of office equipment), Offices, Entertainment, Food Processing and Craft Work, Light manufacturing, Institutions, Parks and Playgrounds.
 SETBACK REQUIREMENTS 23.47A.014: Required along any rear line which abuts a lot line of a residentially zones lot or *which is across an alley from a residentially zoned lot* . (Note: one-half alley width may be counted as part of the req. setback).
 a. Zero (0) feet ... structures thirteen (13) feet or lower.
 b. Fifteen (15) feet... structures above thirteen (13) feet... to a max. of forty (40) feet.
 c. For portions of structures above forty (40) feet in ht., an additional two (2) feet of setback shall be required for every ten (10) feet in excess of forty (40) feet.
 One-half (1/2) alley width may be counted as part of the required setback.
 No entrance, window, or other opening shall be permitted closer than five (5) feet to a residentially zoned lot.

Structures allowed in required setbacks. 1. Decks and balconies with open railings. 2. Eaves, cornices and gutters projecting no more than eighteen (18) from ...façade. 5. Fences, freestanding walls and other similar Structures. 6. Decks which are accessory to residential uses and are no more than eighteen (18) inches above grade. 7. Underground structures. 9. Dumpsters. (Not permitted within ten (10) feet of lot line which abuts res. Lot.

Setback Req. for Spec. Uses or Structures. 4. Where access to a loading birth is from the alley, and truck loading is parallel to the alley, a setback of twelve (12) feet shall be req., measured from the centerline of the alley. Maintained up to a height of sixteen (16) feet.

RESIDENTIAL AMENITY AREAS 23.47A.024:

Residential amenity areas, including but not limited to decks, balconies, terraces, roof gardens, plazas, courtyards, play areas, or sport courts, are required in an amount of 5% of the total gross floor area in residential use. Gross Floor Area excludes areas used for mechanical equipment, accessory parking and residential amenity areas.

All residents must have access to at least one residential amenity areas; Residential amenity areas may not be enclosed; Parking areas, driveways, and pedestrian access to building entrances, except for pedestrian access meeting the SBC, accessibility does not count as res. amenity areas; Common recreational areas must have a minimum horizontal dimension of at least ten (10) feet, and no common recreational area can be less than 250 sf; Private balconies and decks must have a minimum area of 60 sf, and no horizontal dimension shall be less than 6ft

PARKING REQUIREMENTS 23.54.015:

- None for first 2,500 SF of structure containing non-residential uses.
- Multi-Purpose Convenience Store = 1 space for each 350 SF.
- Office, customer service = 1 space for each 350 SF.
- Restaurant = 1 space for each 200 SF.
- Brew Pub/Tavern = 1 space for each 200 SF.
- 1.1 spaces for each dwelling unit
- Development sites containing 11-30 dwelling units* • None for human services or daycare * For Multi-family whose average gross floor area per dwelling unit excluding decks and all portions of structures shared by multiple dwellings, exceeds 500 S.F., an additional .0002 spaces per foot in excess of 500 shall be required up to a max. of 0.15 spaces per unit. When more than five (5) spaces are provided, minimum of sixty (60) percent to be for *medium* vehicles.

BICYCLE PARKING 23.54.016D:

1/10 car parking spaces

ACCESS TO PARKING 423.47.032:

In order of preference; 1) Alley, 2) Non-arterial access street, 3) Principal Pedestrian Street / Principal Arterial

NC1 Neighborhood Commercial 1

A small shopping area that provides primarily convenience retail sales and services to the surrounding residential neighborhood

Typical Land Uses

Small grocery store, hair salon, coffee shop, and apartments above.



Building Types

Small commercial structures, multi-story mixed-use and residential structures. Non-residential uses typically occupy the street front.

Street-level Uses

Non-residential uses required at street-level on arterial streets. Residential uses are limited to 20% of the facade on an arterial street, but may occupy 100% of the facade on non-arterial streets.

Street-level Non-residential Design

Transparency required for 60% of a street-facing facade. Nonresidential uses at street level must have an average depth of 30', and have a minimum height of 13'.

Street-level Residential Design

Must contain at least one visually prominent pedestrian entry for residential uses. Must be at least 4' above, or 10' back, from a sidewalk.

Maximum Size of Commercial Use

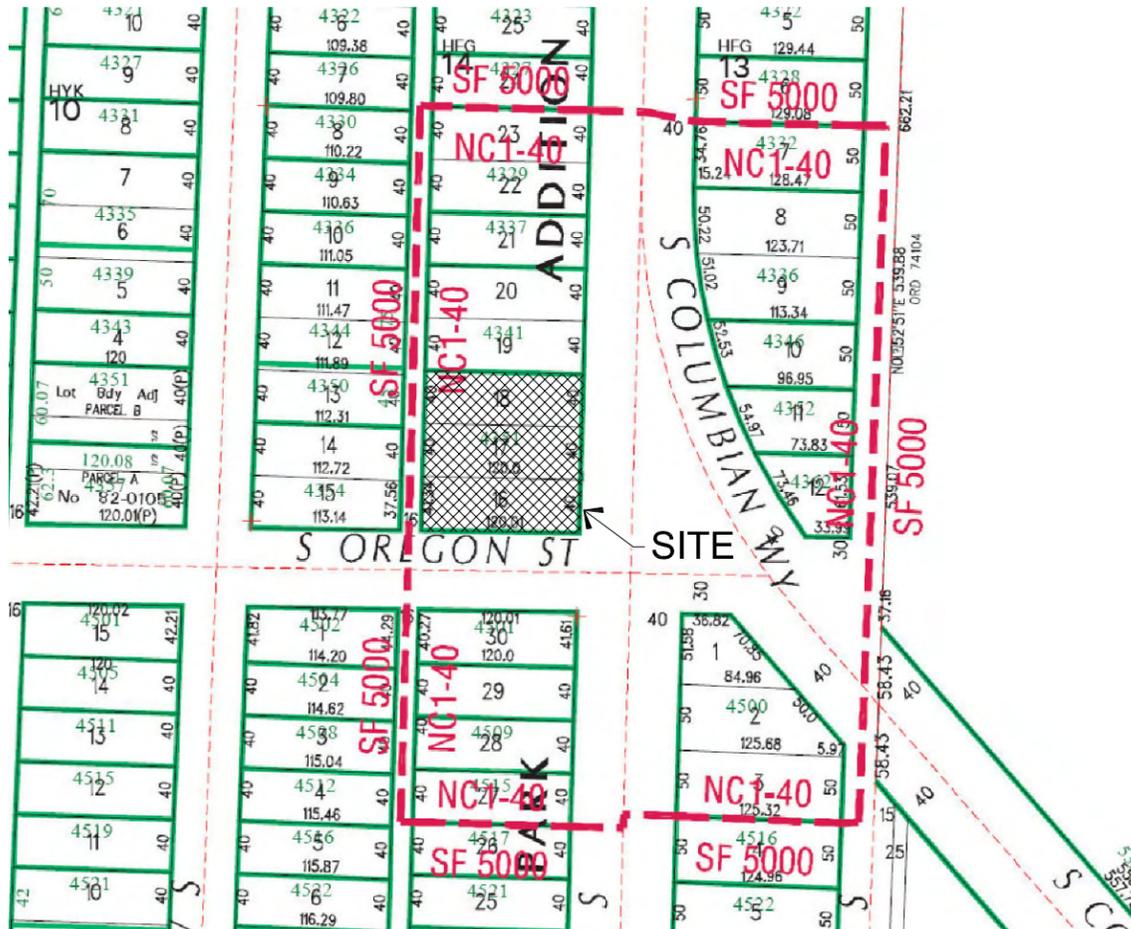
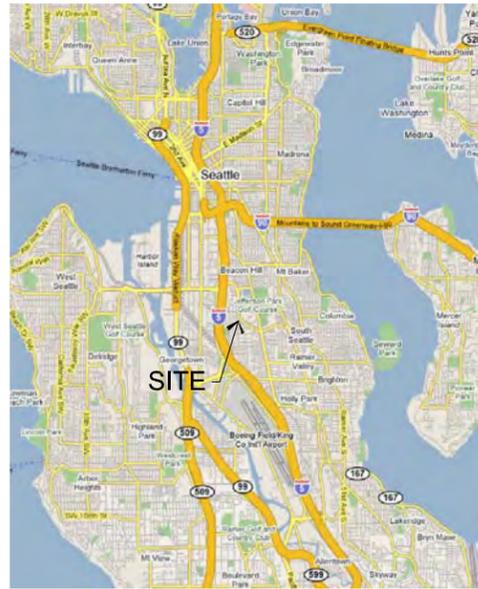
10,000 square feet for most uses.

Parking Location

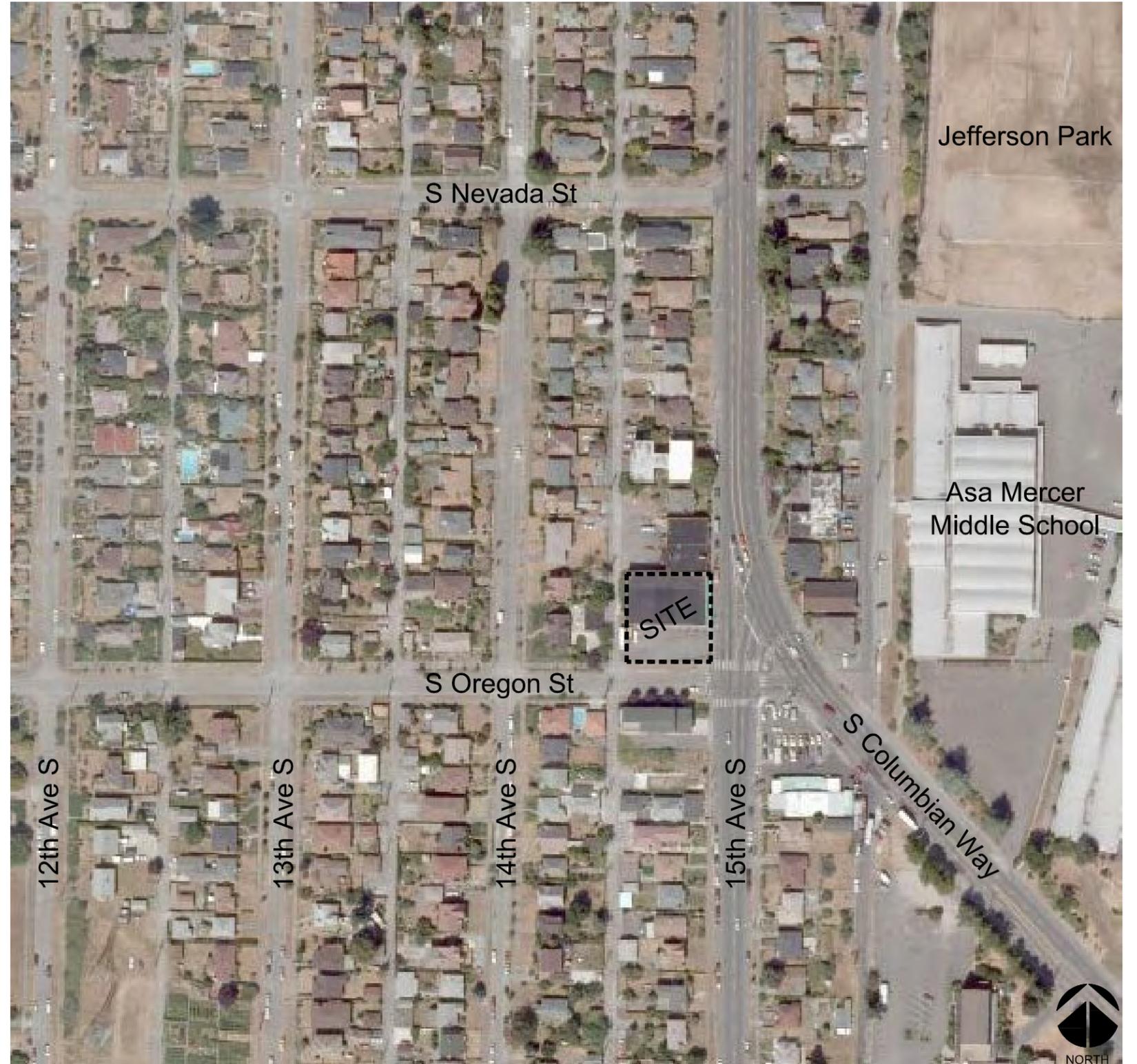
At the rear or side of a building, within a structure, or off-site within 800'. Parking between a building and a street is not allowed. Parking between buildings along the street is limited to 60'.

Parking Access

Must be from the alley if feasible. Curbcuts are limited.



ZONING
 - NC1-40 = Neighborhood Commercial 1
 - SF 5000 = Single Family



VICINITY MAP

Beacon Hill

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SITE INFORMATION

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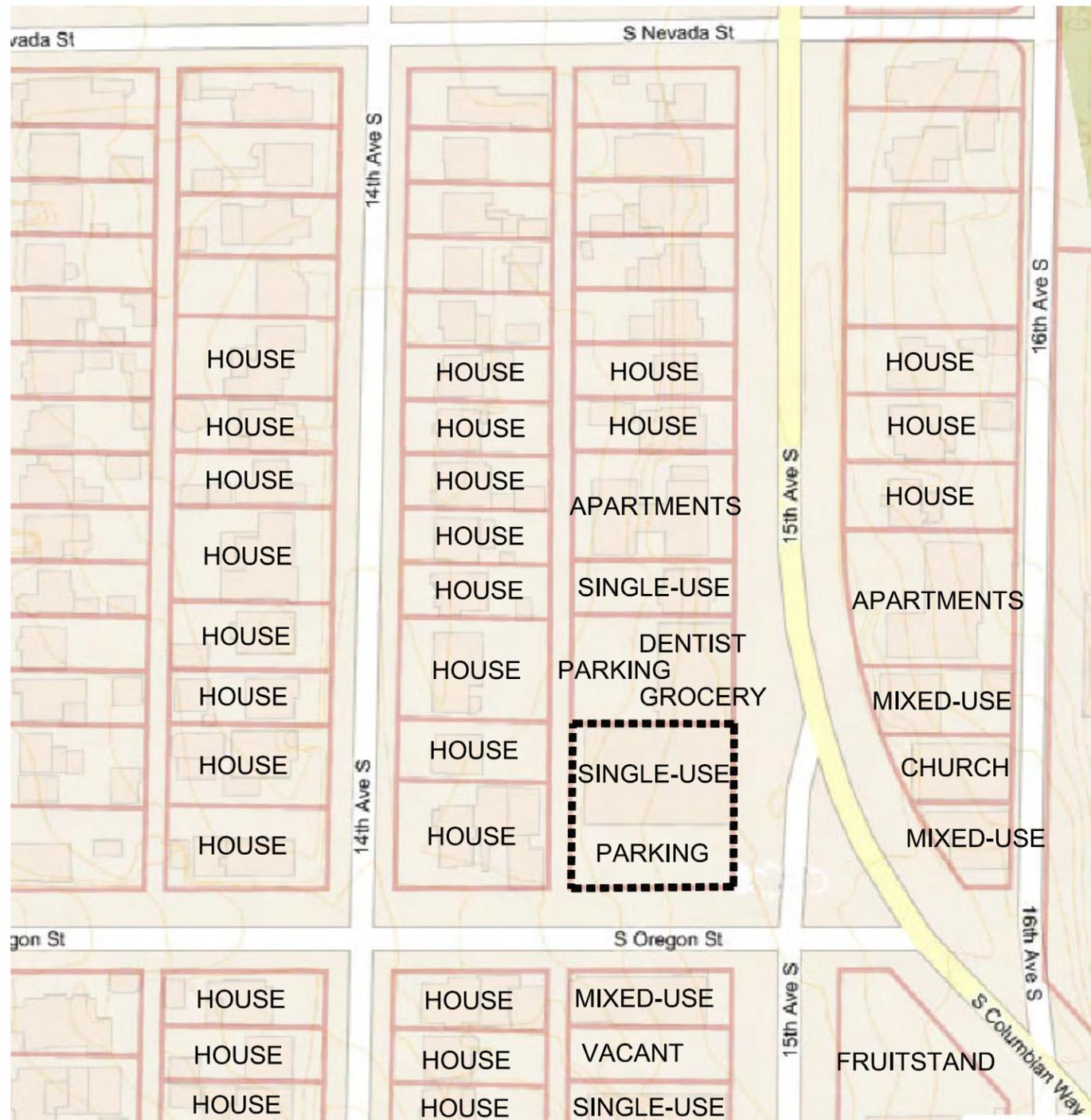
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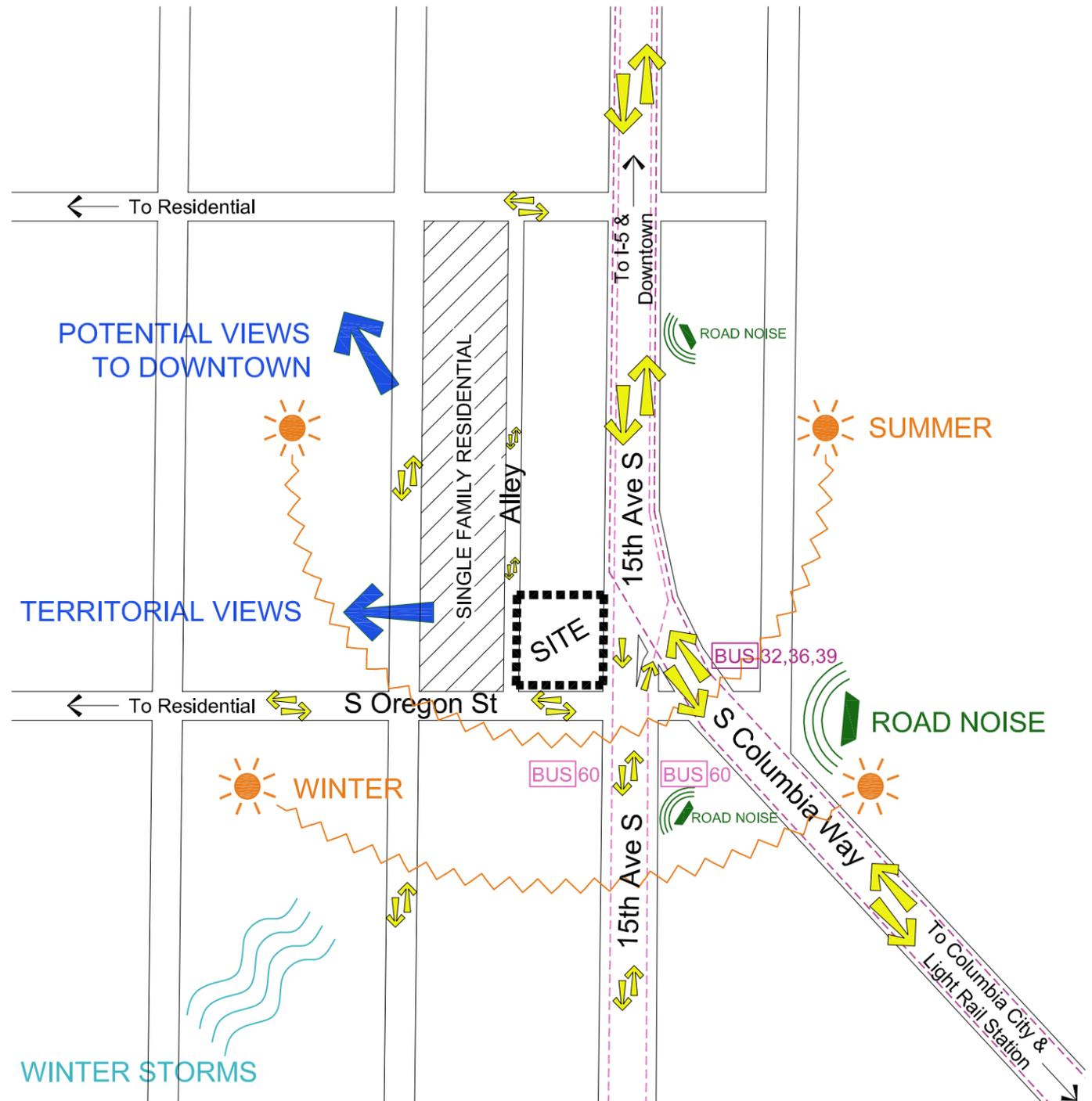
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 collaborative, llc
 architecture + planning + design
 3400 phinney avenue n.
 seattle washington 98103
 tel 206.545.0700 fax 206.545.0702



SITE ANALYSIS



NORTH



URBAN ANALYSIS



NORTH

Beacon Hill

SCALE: N.T.S.

SITE ANALYSIS

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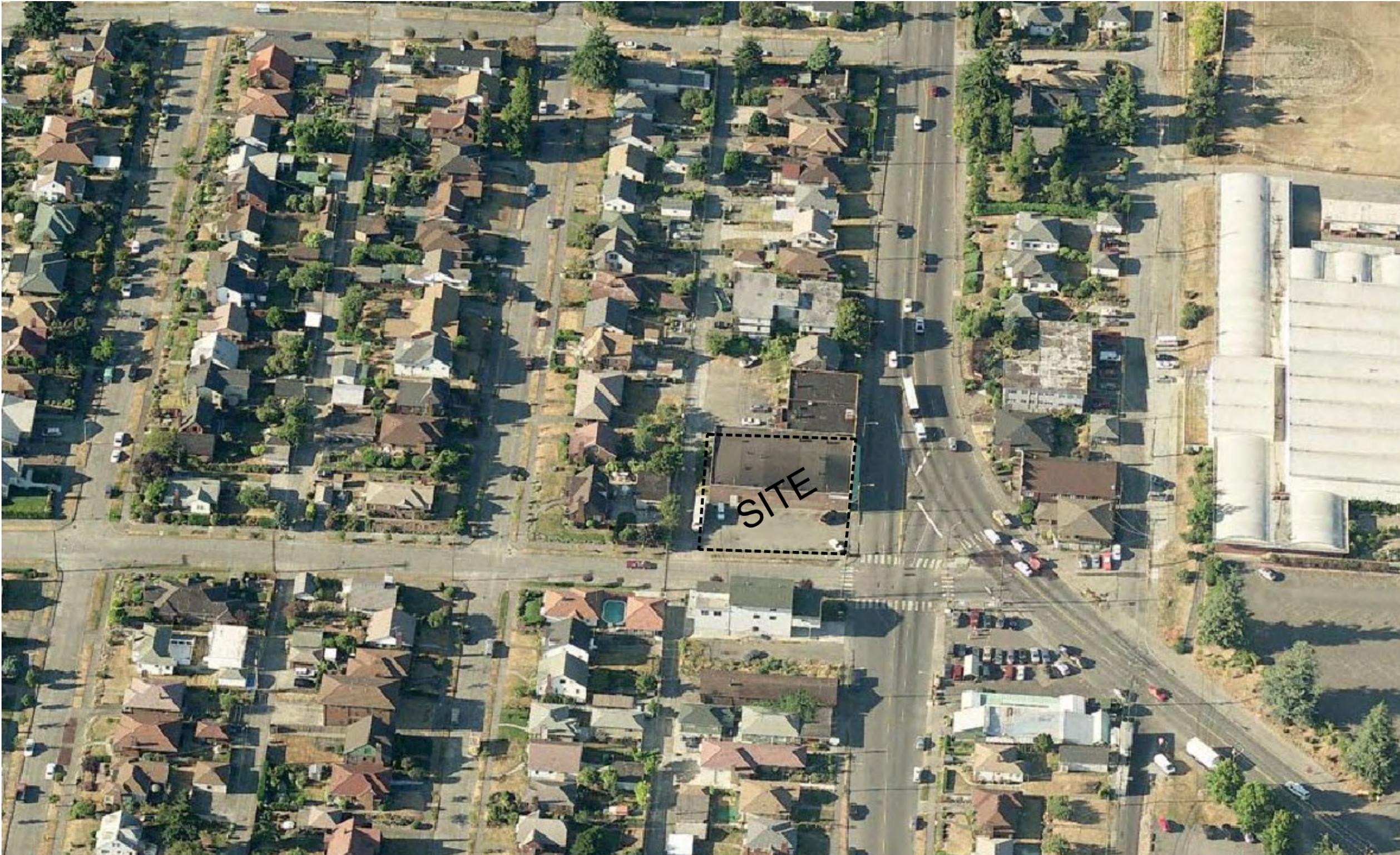
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EXISTING USES: The site currently consists of a single-use, one story building with parking on the South side of the lot. To the West is an alley and single family homes. To the North is a single use building with parking accessed from the alley.

TOPOGRAPHY: The site is gently sloped down to the alley from 15th Ave South.

ACCESS: The site is accessible from the South and East with curb cuts on South Oregon Street and 15th Ave South. The busy, main arterial is where South Columbia Way turns into 15th Ave South. The site is located just to the side of this main arterial and is shielded by a median.

TREES: The site does not contain any trees. An empty planting strip exists on South Oregon Street.



AXONOMETRIC PHOTO

Beacon Hill

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AXON PHOTO

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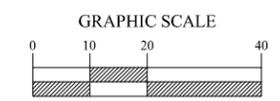
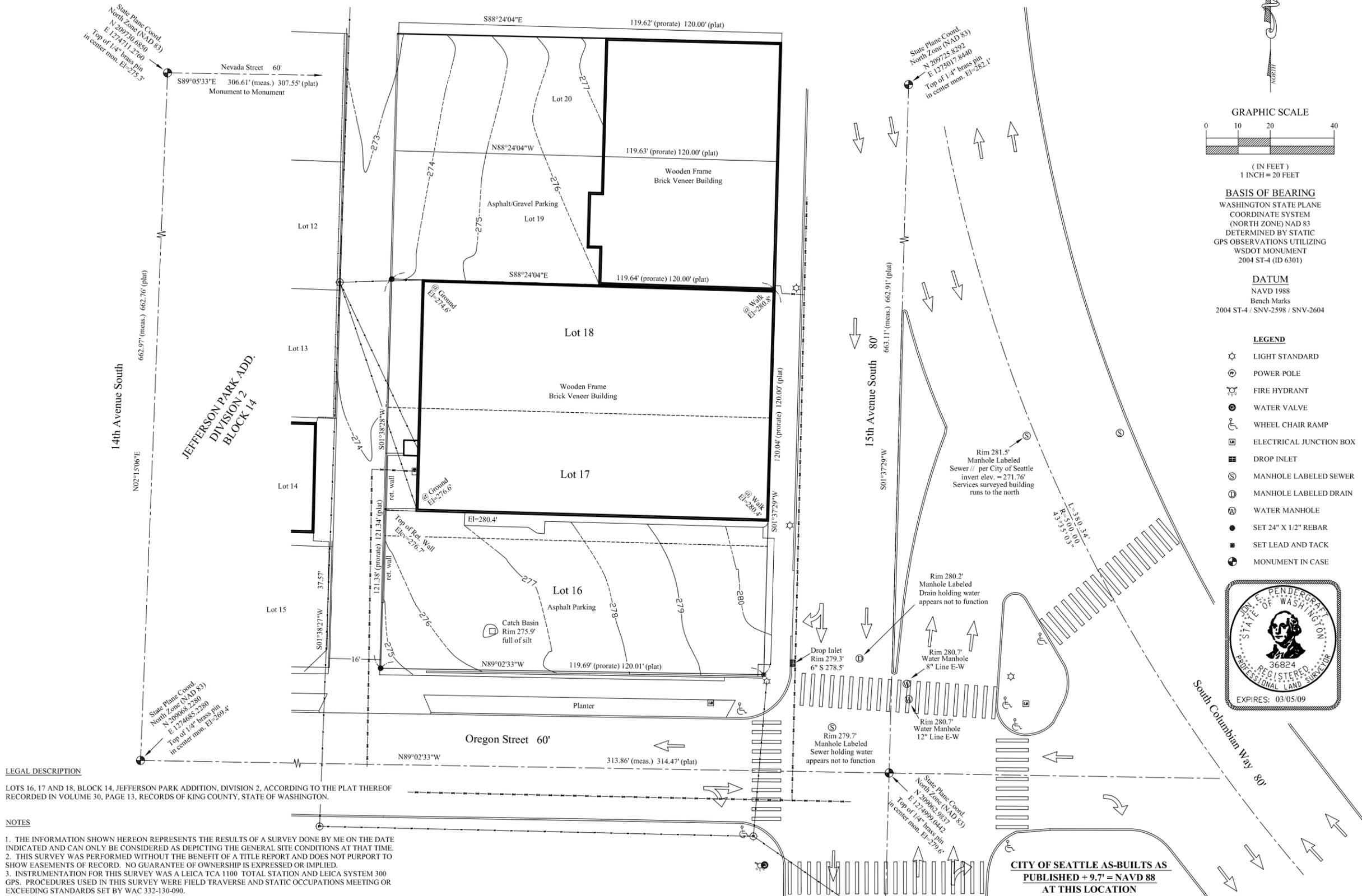
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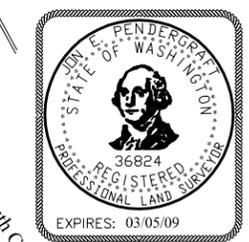
A Portion of the SE 1/4 of the SE 1/4 of Section 17,
Township 24 North, Range 4 East, W.M.



BASIS OF BEARING
WASHINGTON STATE PLANE
COORDINATE SYSTEM
(NORTH ZONE) NAD 83
DETERMINED BY STATIC
GPS OBSERVATIONS UTILIZING
WSDOT MONUMENT
2004 ST-4 (ID 6301)

DATUM
NAVD 1988
Bench Marks
2004 ST-4 / SNV-2598 / SNV-2604

- LEGEND**
- ☼ LIGHT STANDARD
 - ⊕ POWER POLE
 - ⊕ FIRE HYDRANT
 - ⊕ WATER VALVE
 - ♿ WHEEL CHAIR RAMP
 - ⊕ ELECTRICAL JUNCTION BOX
 - ⊕ DROP INLET
 - ⊕ MANHOLE LABELED SEWER
 - ⊕ MANHOLE LABELED DRAIN
 - ⊕ WATER MANHOLE
 - SET 24" X 1/2" REBAR
 - SET LEAD AND TACK
 - ⊕ MONUMENT IN CASE



LEGAL DESCRIPTION
LOTS 16, 17 AND 18, BLOCK 14, JEFFERSON PARK ADDITION, DIVISION 2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 30, PAGE 13, RECORDS OF KING COUNTY, STATE OF WASHINGTON.

NOTES

1. THE INFORMATION SHOWN HEREON REPRESENTS THE RESULTS OF A SURVEY DONE BY ME ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS DEPICTING THE GENERAL SITE CONDITIONS AT THAT TIME.
2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT PURPORT TO SHOW EASEMENTS OF RECORD. NO GUARANTEE OF OWNERSHIP IS EXPRESSED OR IMPLIED.
3. INSTRUMENTATION FOR THIS SURVEY WAS A LEICA TCA 1100 TOTAL STATION AND LEICA SYSTEM 300 GPS. PROCEDURES USED IN THIS SURVEY WERE FIELD TRAVERSE AND STATIC OCCUPATIONS MEETING OR EXCEEDING STANDARDS SET BY WAC 332-130-090.

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SURVEY

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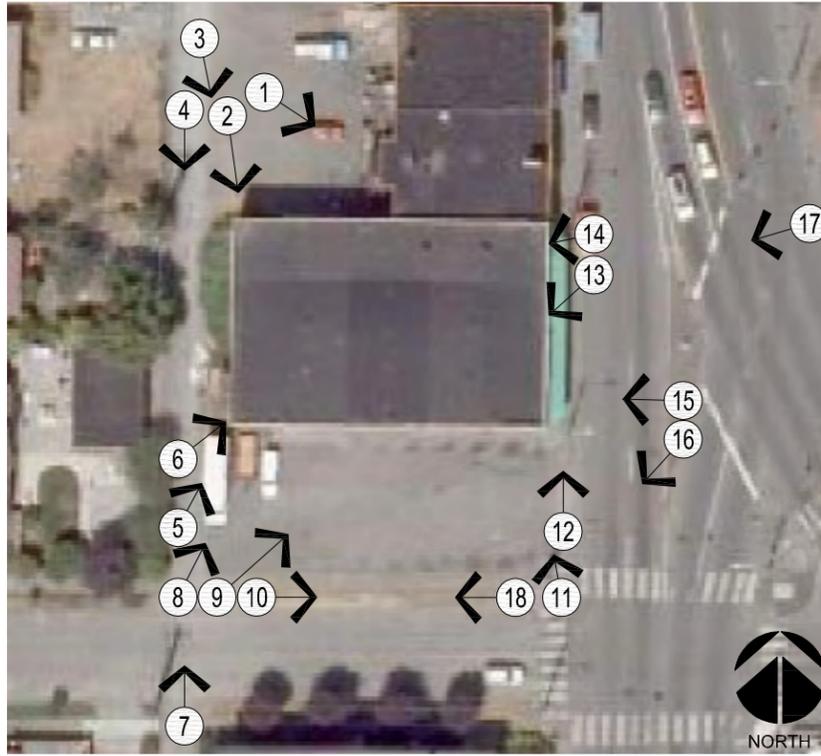
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Beacon Hill

SCALE: N.T.S.

SITE PHOTOS

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SITE CONTEXT PHOTOS

PAGE # 8

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SITE CONTEXT PHOTOS

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SCALE: N.T.S.

SITE CONTEXT PHOTOS

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A-1: RESPONDING TO SITE CHARACTERISTICS

the siting of buildings should respond to specific site conditions and opportunities such as non-rectangular lots, location on prominent intersections, unusual topography, significant vegetation and views or other natural features.

A-2: STREETScape COMPATIBILITY

the siting of buildings should acknowledge and reinforce the existing desirable spatial characteristics of the right-of-way.

A-3: ENTRANCES VISIBLE TO THE STREET

entries should be clearly identifiable and visible from the street.

A-4: HUMAN ACTIVITY

new development should be sited and designed to encourage human activity on the street.

A-5: RESPECT FOR ADJACENT SITES

buildings should respect adjacent properties by being located on their sites to minimize disruption of the privacy and outdoor activities of residents in adjacent buildings.

A-10: CORNER LOTS

building on corner lots should be oriented to the corner and public street fronts. parking and automobile access should be located away from corners.

B-1: HEIGHT, BULK AND SCALE COMPATIBILITY

projects should be compatible with the scale of development anticipated by the applicable Land Use Policies for the surrounding area and should be sited and designed to provide a sensitive transition to near-by, less-intensive zones. projects on zone edges should be developed in a manner that creates a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zones.

C-1: ARCHITECTURAL CONTEXT

new buildings proposed for existing neighborhoods with a well-defined and desirable character should be compatible with or complement the architectural character and sitting pattern of neighboring buildings.

C-3: HUMAN SCALE

the design of new buildings should incorporate architectural features, elements and details to achieve a good human scale.

D-7: PERSONAL SAFETY AND SECURITY

project design should consider opportunities for enhancing personal safety and security in the environment under review.

D-12: RESIDENTIAL ENTRIES AND TRANSITIONS

for residential projects in commercial zones, the space between the residential entry and the sidewalk should provide security and privacy for residents and be visually interesting for pedestrians. residential building should enhance the character of the streetscape with small gardens, stoops, and other elements that work to create a transition between the public sidewalk and private entry.



photo by GGLO

A-10



D-12



C-1



A-1



D-7



A-4



C-3



VIEW FROM SOUTHWEST



VIEW FROM SOUTHEAST

DESCRIPTION

4 story building consisting of 3 stories of residential with approximately 30 units over 6,000 sf of street level retail. Two tiers of parking at and below grade accessed from S Oregon St and the alley. Residential entry from S Oregon St.

ADVANTAGES

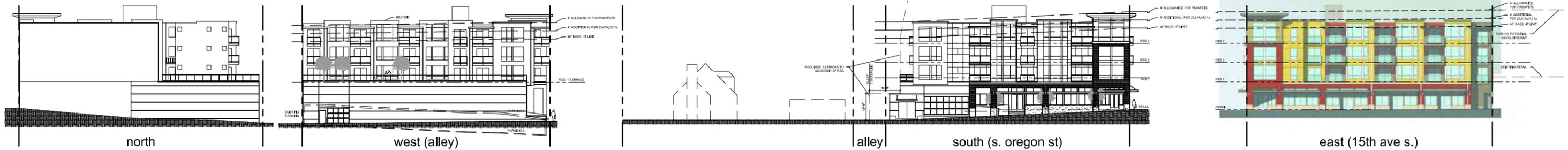
- Strong emphasis @ corner to create a visual landmark and entry marker
- Orientation of building to corner and public street fronts
- Retail and upper levels reinforce the main right of way activity
- Mass of building setback from adjacent lower density SF residential lots improves impact and natural light
- Landscaped terrace buffers residential units from potential development on adjacent lot and creates a green transition space to SF lots
- Dual automobile access points minimizes need for major excavation and site disturbance
- Oregon Steet entry setback and landscape to minimize impact

CHALLENGES

- Ensure material selections are compatible w/ surrounding buildings
- Ensure with the sloped site all height requirements are met
- Minimize impact of enclosed parking area to alley

DEPARTURES

- None



ELEVATIONS

Beacon Hill

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SCHEME 1

PAGE # 12

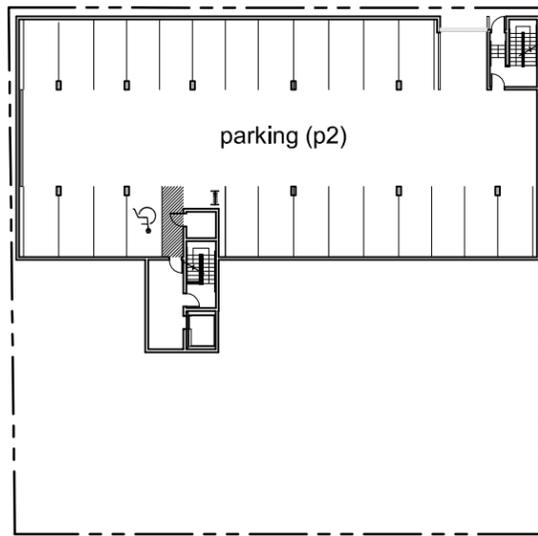
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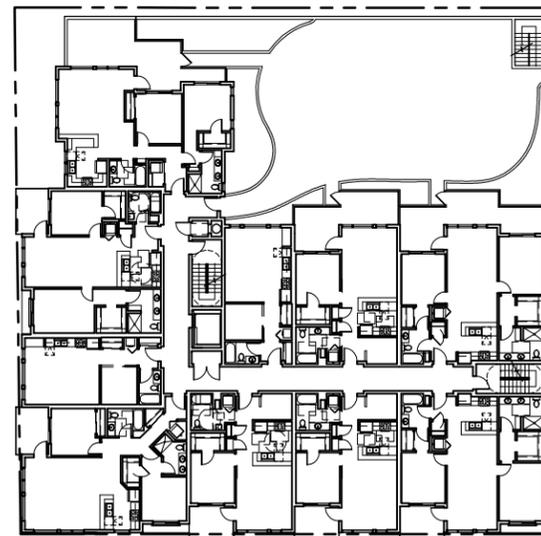
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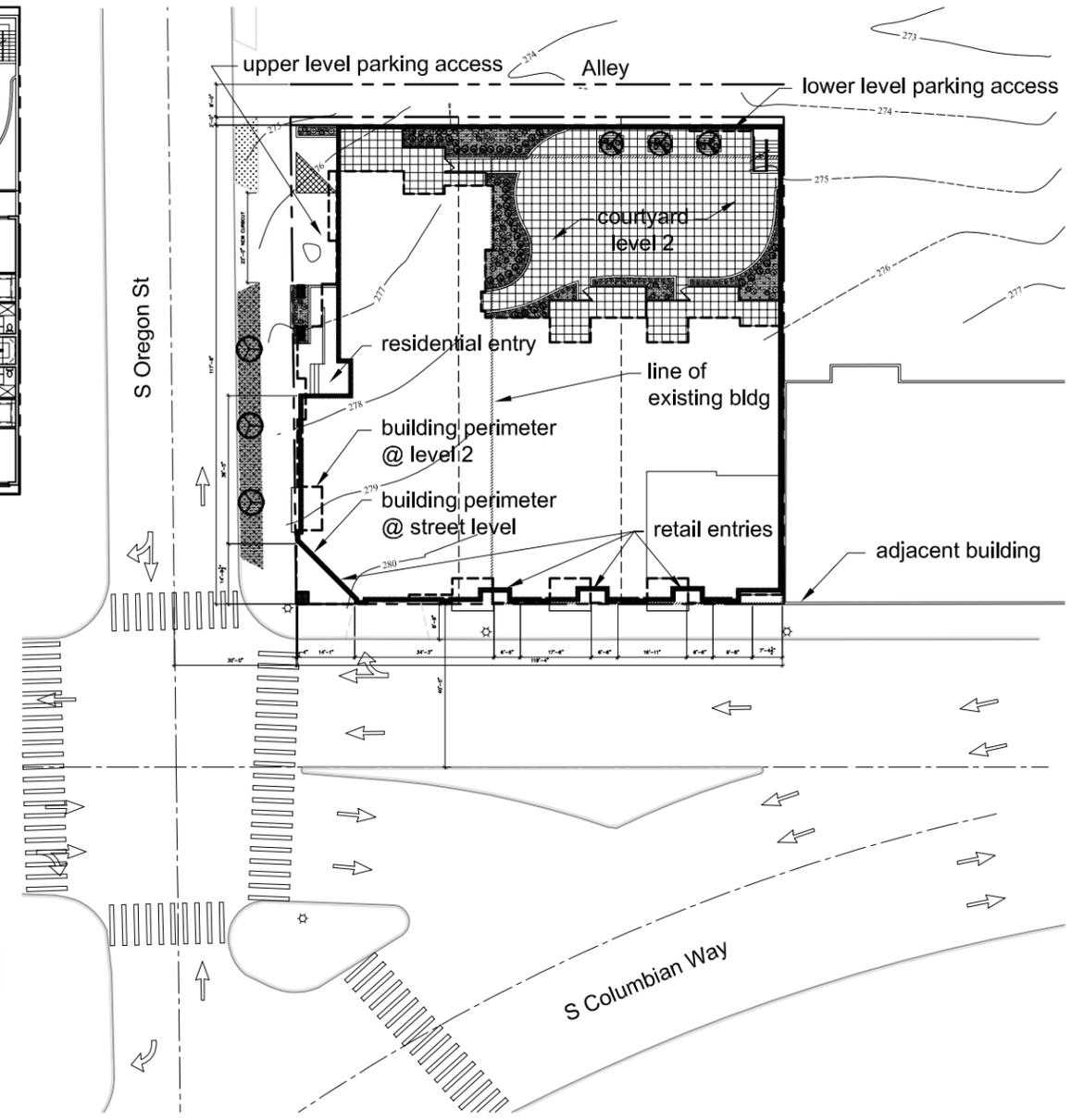
PARKING PLAN



GROUND FLOOR



TYPICAL UPPER FLOOR



SITE PLAN



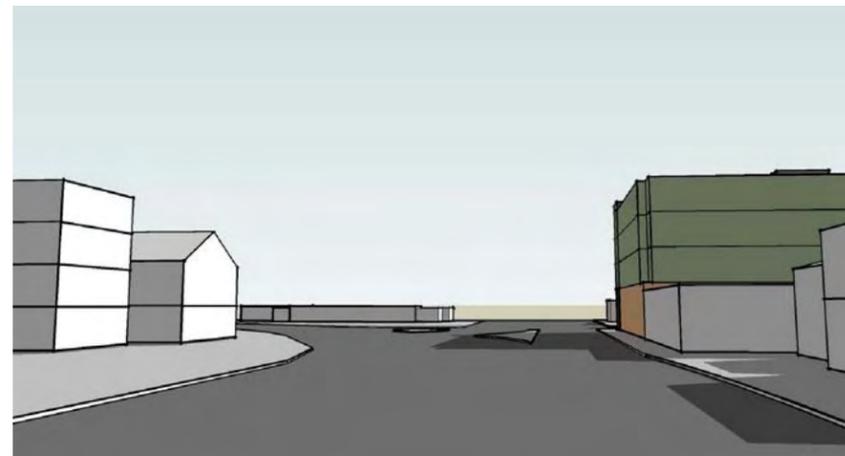
view heading north on 15th Ave S towards S Oregon St intersection



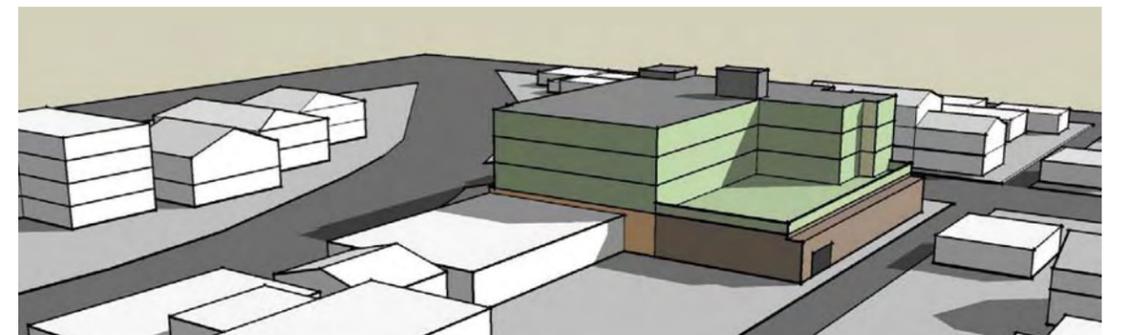
view heading northwest on S Columbian Way towards S Oregon St intersection



view heading east on S Oregon St towards 15th Ave S intersection



view heading south on 15th Ave S towards S Oregon St



view heading from northwest

PERSPECTIVES

Beacon Hill

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SCHEME 1

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VIEW FROM SOUTHWEST

DESCRIPTION

4 story building consisting of 3 stories of residential with approximately 30 units over 6,000 sf of street level retail. Two tiers of parking at and below grade accessed from S Oregon St and the alley. Residential entry from S Oregon St.

ADVANTAGES

- Setback from main street corner may minimize sound impact on units
- unique corner feature to address presence as a landmark
- retail scale remains the same with adjacent property



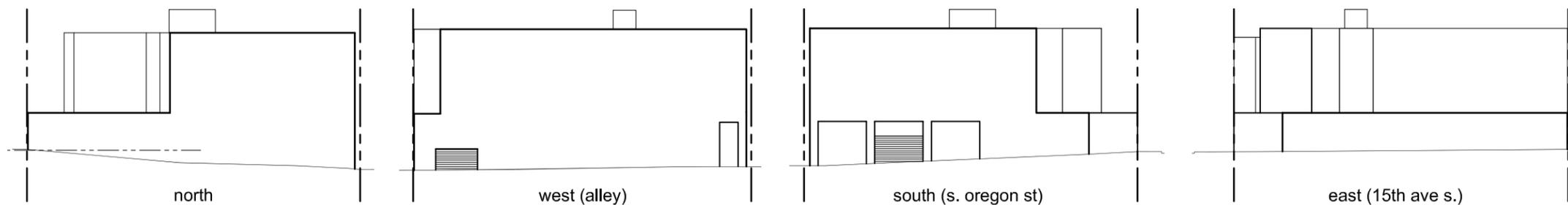
VIEW FROM SOUTHEAST

CHALLENGES

- No street presence or emphasis to right of way
- Negative impact on adjacent SF residential lots with majority of mass on alley
- Heights would be difficult with majority of structure on bottom of slope
- Common space has noise impact and minimal views
- No entry delineation at retail

DEPARTURES

- Required for alley height and alley setback



ELEVATIONS



VIEW FROM SOUTHWEST

DESCRIPTION

4 story building consisting of 3 stories of residential with approximately 30 units over 6,000 sf of street level retail. Two tiers of parking at and below grade accessed from S Oregon St and the alley. Residential entry from S Oregon St.

ADVANTAGES

- Building setback from potential development at adjacent lot
- Strong corner element could be developed for landmark presence and entry element



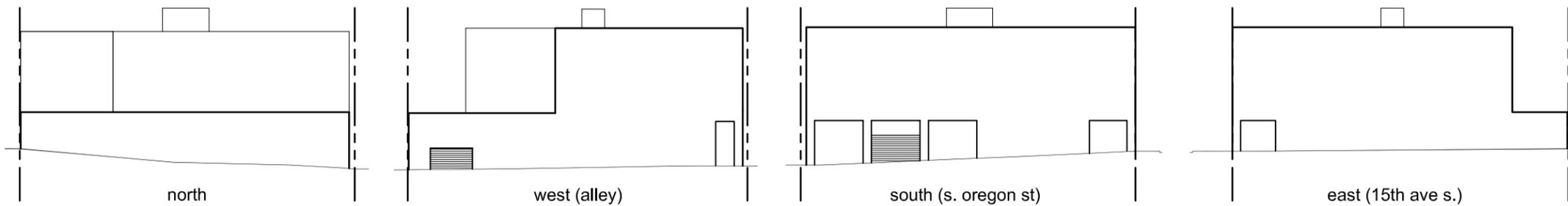
VIEW FROM SOUTHEAST

CHALLENGES

- Partial streetscape emphasis with mass at only a portion of the right of way frontage
- Building mass extends to alley and impacts adjacent SF residential - may be difficult to slope
- Common area completely blocked to the south - minimal light infiltration
- Main portion of building mass fronts secondary right of way

DEPARTURES

- Required for alley height and alley setback



ELEVATIONS



1. Retail / Storefront existing at site and next door has a strong street presence with a lot of glass and recessed doorways. Located at edge of right of way.



2. Mixed-use buildings and Church directly across the street are made of brick.



3. Territorial Views are off to the west with the Olympic Mountain range in the background.



4. VA Hospital is the largest/ tallest building in the area.



5. Asa Mercer Middle School has a substantial amount of brick.



6. Mixed-use building located across the street. Not a very good example of an NC1-40 development. Brick used along the first floor.



7. Single Family brick house on the other side of the alley.

DESIGN CONTEXT SUMMARY

This project will be the first in the immediate area to fully utilize the site zoning and lot capacity. A retail frontage with brick, storefront windows and awnings will create a strong street presence and appealing streetscape scale that ties into the neighborhood context. As retail runs along the 15th Avenue S, the residential entry is located along S Oregon St. By orientating the bulk of the residential units on 15th Avenue S and S Oregon St, the building's mass decreases towards the adjacent residences to the West. Also, the presence of people living above these streets increases sidewalk safety by having eyes on the street.



- Responds to corner.
- Retail faces R.O.W.
- Awnings, materials, and landscaping encourage activity.
- Main building maximizes upper level setbacks to adjacent property.
- Strong corner articulation.
- Height within zoning allowable. Facade broken into smaller massing elements. Taller portion held back from SF zoning.
- Brick material and retail scale complements adjacent property.
- Residential density to R.O.W. to ensure safety of users and pedestrians. Well lit entrances and minimal hidden alcoves.
- Residential entry on secondary street with landscaped and protected foyer.

Beacon Hill

SCALE: N.T.S.

SCHEME 1 RENDERING

PAGE # 17

EARLY DESIGN GUIDANCE

APPLICANT:
BRANDON SKINNER

4351 15th Ave South, Seattle, WA 98108

DATE:
03.11.08

H+dIT
collaborative, llc
architecture + planning + design
3400 phinney avenue n.
seattle washington 98103
tel 206.545.0700 fax 206.545.0702



ALKI CONDOMINIUMS Seattle, WA

This new condominium project consists of 5 residential stories above grade level parking. Ample glazing throughout this carefully designed floor plan allow for natural light to reach every part of the unit. The plans include a centrally located elevator for direct "New York" style access to each unit decreasing building common space while maximizing privacy and convenience. The elevator will be equipped with key cards and call buttons for secure access by residents and visitors. Each floor features 2 side by side units with over 1500 gross square feet: 1350 interior square feet with a 150 square foot exterior deck facing the Puget Sound. These smart designs provide room size, layout, and luxury more commonly found in units over 1600 square feet

H+dIT Collaborative, LLC Seattle, WA

H+dIT collaborative was established in Seattle in 2003 to provide a fresh vision for architectural, planning, development and interior design services for all project scales and types. In pursuit of this goal, there are no boundaries to their creative expression from the design of a logo to comprehensive construction documentation and administration.

H+dIT's fundamental principle is an attempt to discover opportunities for design in every project with which they are associated. When approached with rigorous inquiry and artistry, architecture can enhance and redefine the relationship between individuals and their environment. H+dIT operates from the belief that everyone is entitled to buildings and spaces that support their activities, inspire their actions and delight their senses. In striving for their clients' satisfaction, they also seek to engage and educate the owners, clients and users in every aspect of the process of creating their environment.



COLUMBIA 12 TOWNHOMES Seattle, WA

This design bridges commercial and residential areas of a historic Columbia City neighborhood in its application of architectural elements, scale and mix of density with open spaces in the construction of a two phase, 12-unit Townhome development. The division of the project into four separate buildings creates the open spaces more common in residential areas. Architecturally, individual units are distinguished through roof pitch, modulation and materials palette. By orientating buildings, green spaces and roof decks toward the street and moving vehicle access to the alleys with garages on interior facades, the design invites community interaction and pedestrian interest. Additionally, the design seeks to preserve mature landscaping and create common green space as well as semi-private yards.



GRAPEVIEW RESIDENCE

This waterfront 3100 square foot home uses modern architecture to maximize the views of Hood Canal.



VIDA CONDOMINIUMS Bellevue, WA

This Mixed-Use high rise project features a landscaped ground floor retail plaza and 239 modern living condominiums with 5 levels of parking. The 12 story structure features private rooftop gardens, efficient, flexible unit plans, & floor to ceiling glass to make the most of the livable area. This design, a collaboration with Huntsman Architectural Group, enables a more affordable price point than is found elsewhere in downtown Bellevue. The junior 1-bedroom, two story penthouse & townhouse style units incorporate plenty of in-unit storage, European style kitchens, rolling wall panels and operable windows. Project amenities include environmentally responsible storm water management, green roofs, high efficiency appliances, and performance based building envelope/ HVAC systems.



MODA CONDOMINIUMS Seattle, WA

The MODA Condominiums project is a seven story 251-unit residential project with commercial uses at street level and three underground parking levels. The street front was designed to appear like three smaller buildings with intermediate roof top gardens separating the main residential masses. There is also a shared main roof top garden for the residents use.



QUEEN ANNE RESIDENCE Seattle, WA

This residence combines Contemporary and Modern aspects to create a striking home that maximizes the square footage of a small 30' wide lot. The main floor consists of an open living room, dining room, kitchen and den. The floors are connected by a custom steel and concrete staircase that ends at a rooftop deck with views to downtown Seattle.

Beacon Hill

SCALE: N.T.S.

EXAMPLES OF WORK EXPERIENCE

PAGE # 18

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tel 206.545.0700 fax 206.545.0702