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2200 Eastlake Avenue East
Seattle, Washington 98102
(206) 324-9492 F: (206) 324-5589
Landscape Architecture/Construction

Clayton Smith AIA LEED
Architect

516 East Union, Suite 203
Seattle, WA 98122
Tel.: 206.915.6404

PACIFIC HOUSING NW

229 Broadway East, Suite 21
Seattle, Washington 98102
Tel.: 206.382.1780

Project Title:
**McClellan
Apartments**

Sheet Title:
Title/Cover

Date:
September 16, 2011

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Sheet
1

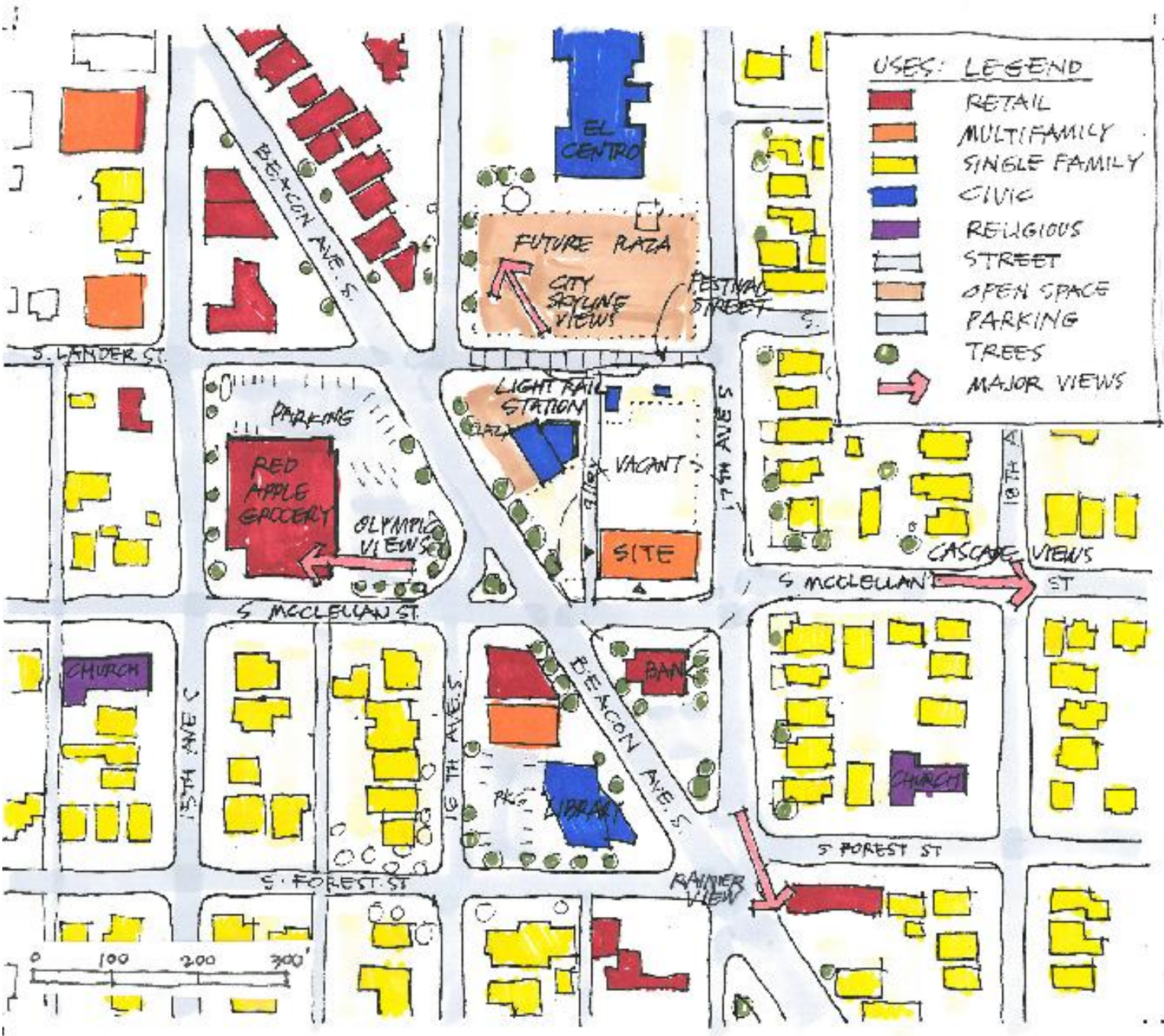
Property Location and Description



Project description

The project is located in the heart of the North Beacon Hill neighborhood, adjacent to Beacon Avenue, the community’s retail and civic spine. Across Beacon Avenue from the site is the Red Apple grocery store, one block to the south is the neighborhood branch library, with cafes, coffee houses, restaurants and pizza parlors steps away along Beacon Avenue. El Centro de la Raza is located one block to the north, providing a variety of social services to the community. El Centro anticipates developing a town center style plaza facing the project block. On the project block, across the alley from the site, is the newly developed Beacon Avenue light rail station.

The 7,200 sq ft site, currently vacant, sits on a high point of Beacon Hill affording stunning views in every direction. To the east, are Lake



Washington and the Cascades, to the west the views are of the Olympic range and Elliot Bay, to the south is Mount Rainier, to the north the impressive Seattle skyline.

The project, under current zoning, is a 40 foot, four story building. The total square footage will be approximately 33,000 sf. The project in the DPD proposed re-zone is a six story building with approximately 44,000 sf. In the station area overlay, commercial at

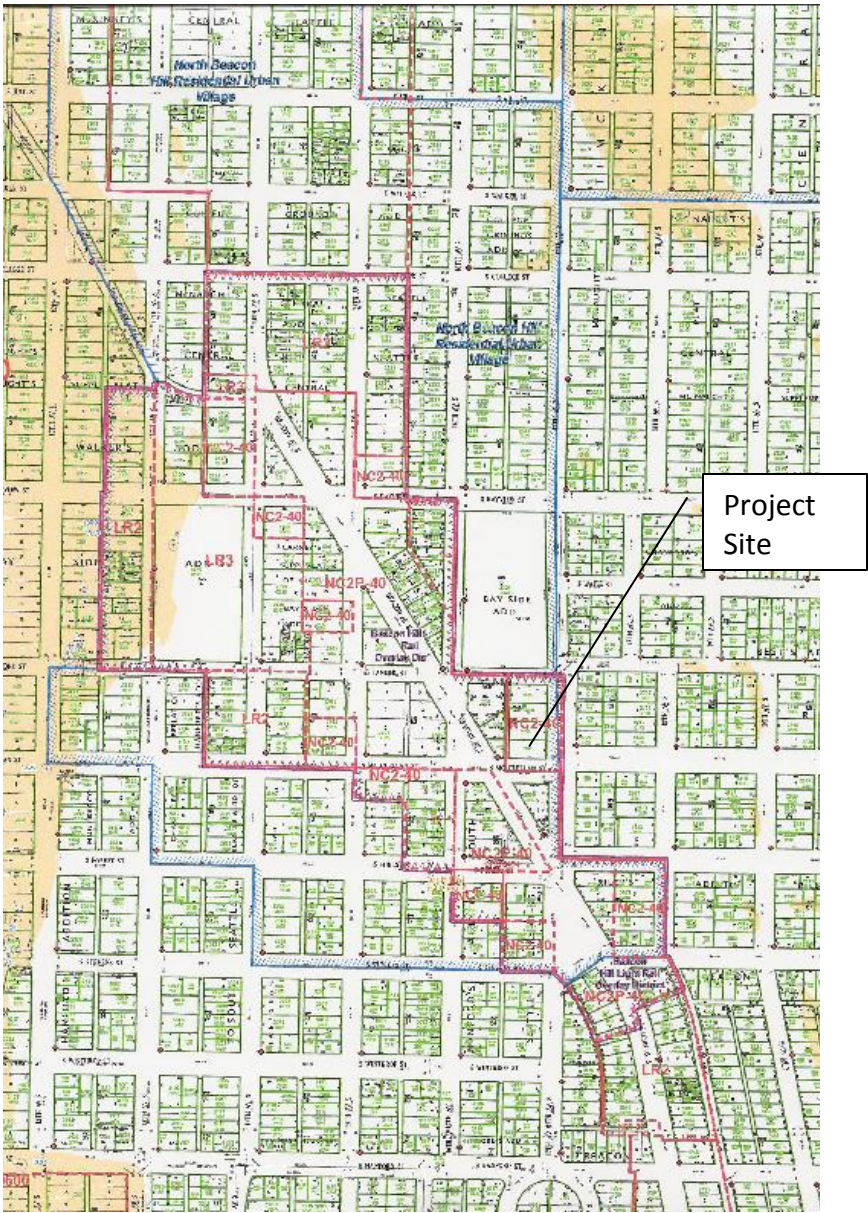
outdoor seating areas, a garden, solar collectors and wind generators. On the first floor is a small courtyard open to the residents. The project will harvest rain water for irrigation and utilize bio-swales for storm water infiltration. The project will reduce it s energy consumption through an efficient envelope, passive solar design and renewable energy opportunities.

Grade level is not required. McClellan is a Designated Principal Pedestrian Street, and a small retail space could be located at this frontage, close to Beacon Avenue. Live work spaces are another option. The apartment lobby completes the uses on McClellan. The residential nature of 17th Avenue is complemented by the proposed residential uses near grade level. The parking entry, trash / recycling and move-ins occur off the alley.

On the upper three levels will be approximately 30 apartments with a mix of studios, one bedroom units, two bedroom units. Each unit will either have a deck, terrace, or a bay window. Parking will be below grade for cars and bikes. The main focus of the building amenities will be on the roof, with a greenhouse / solarium,

Current Zoning
Neighborhood Commercial 2– 40 Feet

No required setbacks

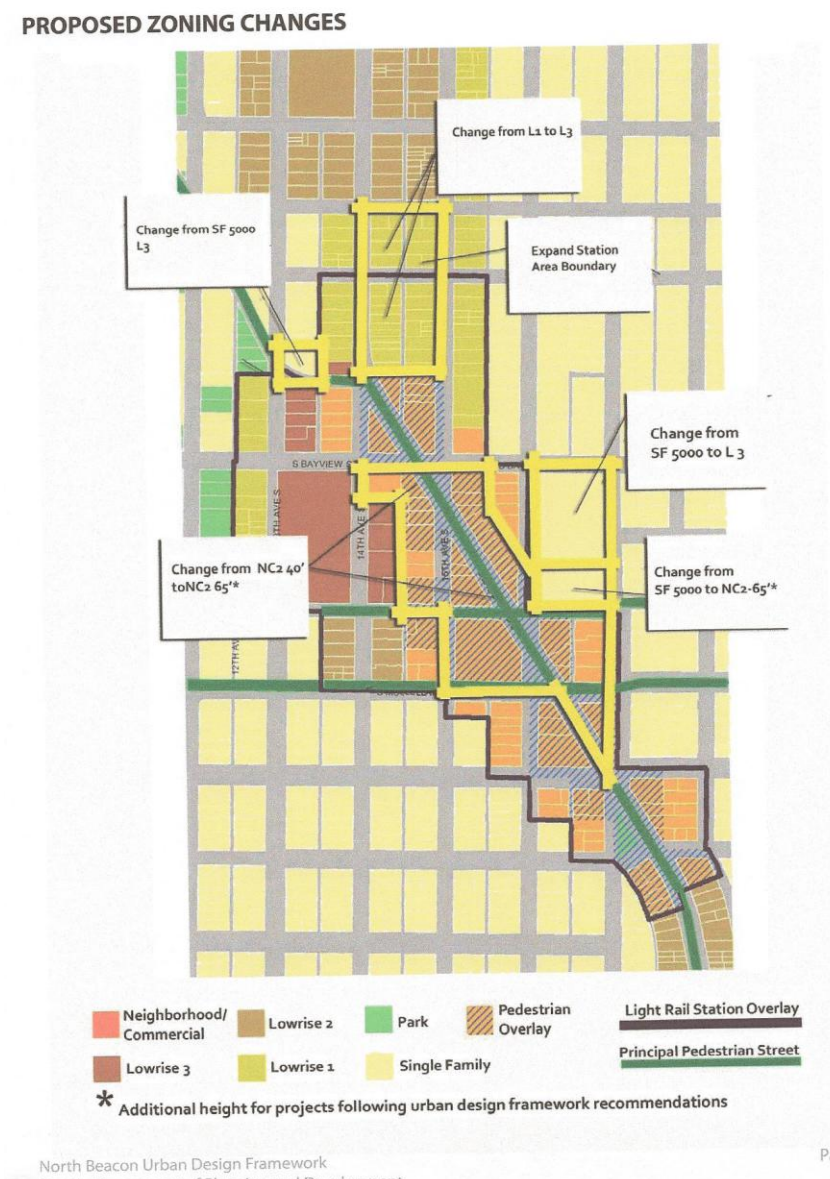


Zoning Map

Proposed Zoning per
North Beacon Hill Town Center
Urban Design Framework: 4/21/11 draft

Neighborhood Commercial 2-65 Feet

Draft recommendation includes setback of ten feet above 55 feet
in height on streets



Proposed Rezones

Zoning Excerpts

Parcel	# 308600326000		
Zoning	Neighborhood Commercial 2-40 (NC2-40)		
Overlay	Beacon Hill Light Rail Station Overlay District North Beacon Hill residential Urban Village Designated-Principal Pedestrian Street		
Site area	7,200 sf		
Permitted Uses	NC2-40 NC2-65		
Residential uses	Permitted outright		
Live work lofts	Permitted outright		
Accessory parking	Permitted outright		
Retail	Permitted outright	Limited to 50,000 sf	
Restaurant	Permitted outright	Limited to 25,000 sf	

Structure Height	SMC 23.47A-012		
NC-2-40	40 feet plus additional 4 feet	Existing	
The height of a structure may exceed the otherwise applicable limit by up to 4 feet, provided the following conditions are met: Floor to floor height of 13 feet or more is provided for nonresidential uses at street level or a residential use is located on a street-level, street-facing façade and the first floor is at least 4 feet above sidewalk grade and the additional height allowed for the structure will not allow an additional story beyond the number that could be built under the otherwise.			
NC-2-65	65 feet allowed	Proposed by DPD	

Beyond the building height, the following rooftop features are allowed:

2. Open railings, planters, skylights, clerestories, greenhouses, solariums, parapets and firewalls may extend as high as the highest ridge of a pitched roof permitted by subsection 23.47A.012.B or up to 4 feet above the otherwise applicable height limit, whichever is higher.

(continued)

Zoning Excerpts, Continued

3. Solar Collectors.
- a. In zones with mapped height limits of 30 or 40 feet, solar collectors may extend up to 4 feet above the otherwise applicable height limit, with unlimited rooftop coverage.
- b. In zones with height limits of 65 feet or more, solar collectors may extend up to 7 feet above the otherwise applicable height limit, with unlimited rooftop coverage.
4. Except as provided below, the following rooftop features may extend up to 15 feet above the applicable height limit, as long as the combined total coverage of all features ...does not exceed 20 percent of the roof area, or 25 percent of the roof area...:Solar collectors; Mechanical equipment; Wind-driven power generators; Stair and elevator penthouses may extend above the applicable height limit up to 16 feet.
6. Greenhouses that are dedicated to food production are permitted to extend 15 feet above the applicable height limit if the combined total coverage of all features gaining additional height listed in this subsection 23.47A.012.C does not exceed 50 percent of the roof area, ...
7. The rooftop features listed in this subsection 23.47.A.012.C.7 shall be located at least 10 feet from the north edge of the roof unless a shadow diagram is provided that demonstrates ...

Floor Area Ratio (FAR) SMC 23.47A-013-c

Maximum FAR allowed in NC zones in the Station Overlay District

NC-2-40	4 FAR
NC-2-65	5.75 FAR
Minimum density limit:	None

Required setbacks SMC 23.47A.014

None in this zone,...

However residential uses either need to be raised above the street by 4 feet or setback from the sidewalk 10’.

Required Parking SMC 23.54.015 Required Parking

Residential and commercial uses in NC zones within Station Area Overlay District have no minimum automobile parking requirement. Bicycle parking of one stall per every four residential units are required.

Landscaping SMC 23.47A.016

Landscaping that achieves a Green Factor score of .30 or greater, pursuant to the procedures set forth in Section 23.86.019, is required for any lot with a development containing more than four new dwelling units.

Street trees are required when any development is proposed.

Amenity Area SMC 23.47A.024

A. Amenity areas are required in an amount equal to 5 percent of the total gross floor area in residential use, except as otherwise specifically provided in this Chapter 23.47A. Gross floor area, for the purposes of this, excludes areas used for mechanical equipment and accessory parking.

1. All residents shall have access to at least one common or private amenity area;
2. Amenity areas shall not be enclosed;
4. Common amenity areas shall have a minimum horizontal dimension of 10 feet, and no common amenity area shall be less than 250 square feet in size;

Solid Waste and Recycling Material Storage SMC 23.54.040

Minimum area for the trash storage for multi-family projects of 26 to 50 units is 375 square feet.

List of potential departures

Street level development standards SMC 23.47A.008

Residential floor level

SMC 23.47A.008 states that the floor of a dwelling unit located along the street-level street-facing façade shall be at least 4 feet above or below sidewalk grade or be set back at least 10 feet from the sidewalk. In order to reduce the amount of ramping and stairs, and therefore increase the landscaping area, we request that the residential floor level be raised, however less than the standard, thereby saving 12 feet of ramping and tread depths. To mitigate the decreased elevation, “layers” of landscaping will be added to the exterior to create privacy for the occupants of the residential units.

Retail depth SMC 23.47A-008-B2a

According to the SMC 23.47A-008-B2a, nonresidential uses shall extend an average of at least 30 feet and a minimum of 15 feet in depth from the street-level street –facing façade. This regulation is difficult to conform to because the depth of the lot is only 60 feet. The parking entrance is strongly encouraged to be off the alley, and needs to be centered on the parking aisle to achieve a modicum of efficiency in layout. The trash, maintenance, and move-in entrance is to be off the alley. This will make the pedestrian experience on McClellan, a Designated Pedestrian Street safer and more rewarding. The retail component will be most successful, and therefore not vacant, if the retail is located closest to Beacon Avenue, which is closest to the alley. Because these competing uses are in the same area, we are requesting a departure to allow an average depth of retail to be approximately 19 feet instead of the 30 feet as per the SMC.

Sidewalk revision on McClellan to accommodate stormwater feature and residential setback will be requested of SDOT. The Design Review Board endorsement of this revision is requested.

Summary of Departures

Scheme/Departure	A	B	C	D
Residential Floor Level		X	X	X
Retail Depth		X	X	X

Project Design Goals as they Relate to Beacon Hill and City of Seattle Design Guidelines

- 1) **Relate to Change in Zones:** The project is in a NC2-40 zone, possibly to be up-zoned to an NC2-65 zone. On all adjacent sites the same NC2 zone exist and therefore no transition treatment is required except across 17th Street where the zoning changes from an NC-2 zone to a Single Family (SF) zone. The transition needs to be treated with care.

Mitigation measures to ease the transition will include landscaping between sidewalk and building which will be carefully thought out for privacy screening and to lend a residential character to the project. The ground floor residential units will perhaps have sidewalk accessible units with raised stoops creating activity and residential scale. The upper levels will have setbacks and the architectural detailing will reflect a residential character with balconies, railings and window detailing.

Relevant Guideline Priorities

B-1 Height Bulk Scale
Projects on zoning boundaries should be developed in a manner that creates a step in perceived height, bulk and scale between the anticipated development potential of adjacent zones. In mixed-use projects site more compatible uses near the zone edge.
Articulate the building façade vertically or horizontally in intervals that conform to existing structural or patterns.

C-2 Architectural Concept and Consistency
Building design elements, details and massing should create a well proportioned, unified building form and exhibit an overall architectural concept. ...
Mixed-use buildings are encouraged to create a building base that orients to the street and defines public space. This can be achieved by building out to the property line.

Establish a building’s overall appearance on a clear and pleasing set of proportions. A building should exhibit a sense of order. The use of a repetition of architectural features and building materials, textures and colors can contribute to a building that exhibits a cohesive architectural concept. Architectural devices include façade modulation, fenestration patterns, lighting et cetera.

- 2) **Transition along McClellan: from the commercial character of Beacon Avenue to the residential SF aspect of 17th Street.** The McClellan Street façade of the building connects the commercial street, Beacon Avenue, to the residential aspect of 17th Street.

The uses transition from the Beacon Avenue side starting with

Retail space with outdoor seating	Public
Loft units	Semi-public
Apartment lobby	Semi-private
Town homes	Private

Relevant Design Guideline Priorities

A-3 Entrances visible from the street.

A-4 Human Activity
Ground floor shops
Lobby entrances
Residential entries
Balconies and bays
Sidewalk scape with tables, benches, chairs, bike racks

- A-2 Streetscape Compatibility**
A strong relationship between the building and the street adds character and quality to the North Beacon Hill business district and surrounding residential streets.
- a) Orient townhouse structures to provide pedestrian entrances to the sidewalk.
 - b) For buildings that span a block and face two streets, each street frontage should receive individual and detailed site planning as well as architectural design treatments to complement the established streetscape character.
 - c) Build at or near the edge of the sidewalk and restrict grade separations where commercial uses occupy the ground floor.
 - d) Provide a minor grade separation between the first floor and the sidewalk where residential uses occupy the ground floor; this will promote privacy and .. entry porches and stoops.

- 3) **Landscaping: The landscaping should be an intergral part of the design process.** Use landscape design to enhance the building appearance and as a scaling device. Landscaping should delineate and transition between the public / pedestrian realm and the private areas. Landscape elements will be used to help identify the entrances and commercial spaces. The ecological functions of the landscape such as habitat, storm water retention and treatment, will be emphasized. When possible.

Relevant Design Guideline Priorities

- A-2 Streetscape Compatibility**
e) Place planting strips smartly to incorporate a more pleasing environment for all modes of transportation and incorporate LID interventions in the same place.

A-6 Transition between residences and street

- C-3 Human scale**
1. Benches, bike racks, newspaper stands, tables, chairs, pedestrian lighting, bio-swales, landscaping.

Landscaping - new Seattle Design Guidelines

CS1-E.2. Adding Interest with Project Drainage:
Consider using project drainage systems as opportunities to add interest to the site through water-related design elements. Features such as rain gardens, bio-swales, green roofs, fountains of recycled water, ... etc.

PL3-C.1. Security and Privacy:
Provide security and privacy for residential units at street level.

DC3-B.4. Multifamily Open Space:
Incorporate common and private open spaces in multifamily projects for use by all residents and design them to encourage interaction.

AL 101: Plant big trees!

McClellan Streetscapes



North side of McClellan Street 15th Ave Red Apple Grocery Store Beacon Avenue Station block Site 17th Ave



South side of McClellan to the west Bank Beacon Avenue Retail 16th Avenue S 15th Avenue S church



South side of McClellan to the east..... 18th Avenue 17th Avenue



North side of McClellan to the east 17th Street 18th Avenue 19th Avenue

Streetscapes: 17th Avenue South



17th Avenue looking east

Lander Street

McClellan Street



17th Avenue looking west

McClellan Street

Site

Adjoining vacant lots

station in background

Roberto Maestas “Festival” Street

vacant lot

El Centro de la Raza



17th Avenue looking east

McClellan

Forest Street

Pocket Park



17th Avenue looking west

Auto repair

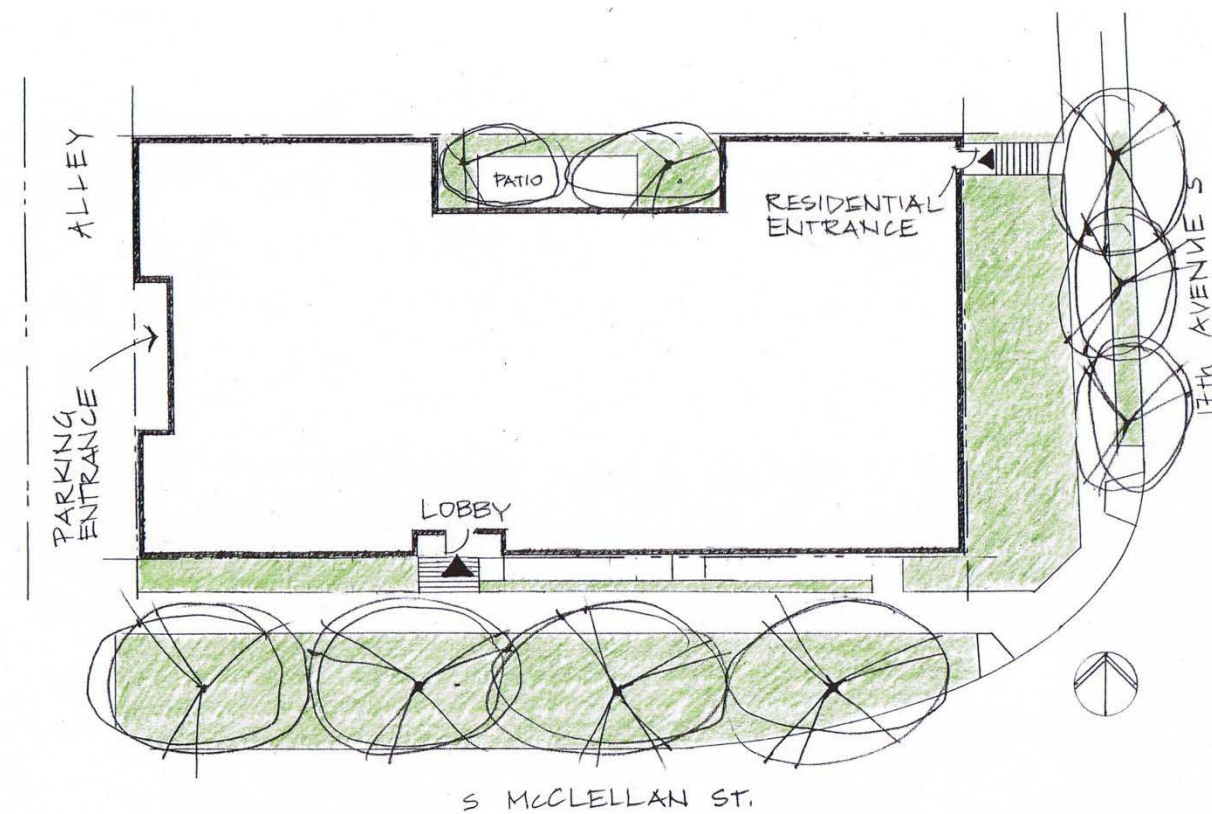
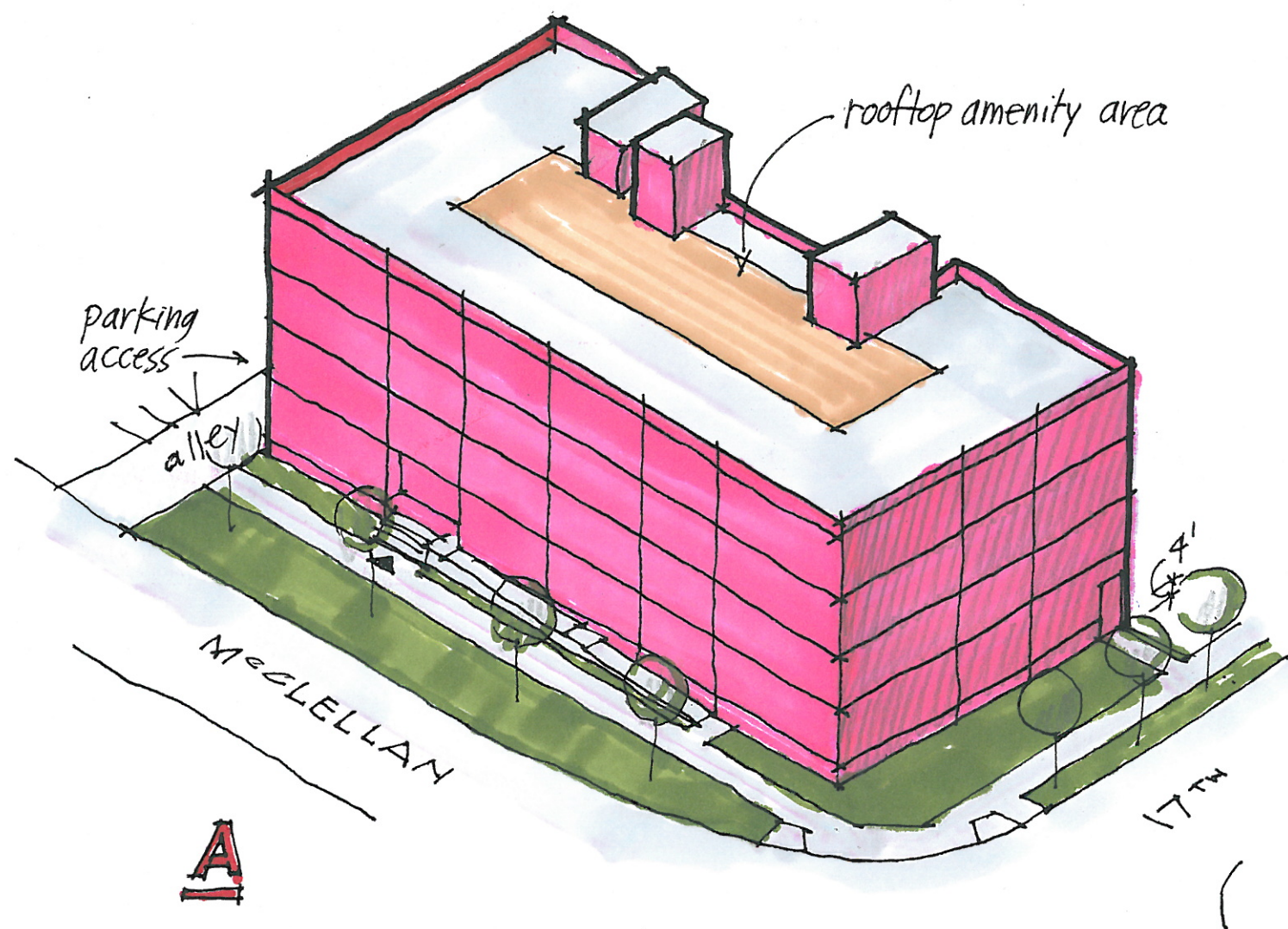
Forest Street

Public library

Bank

McClellan Street

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SITE PLAN

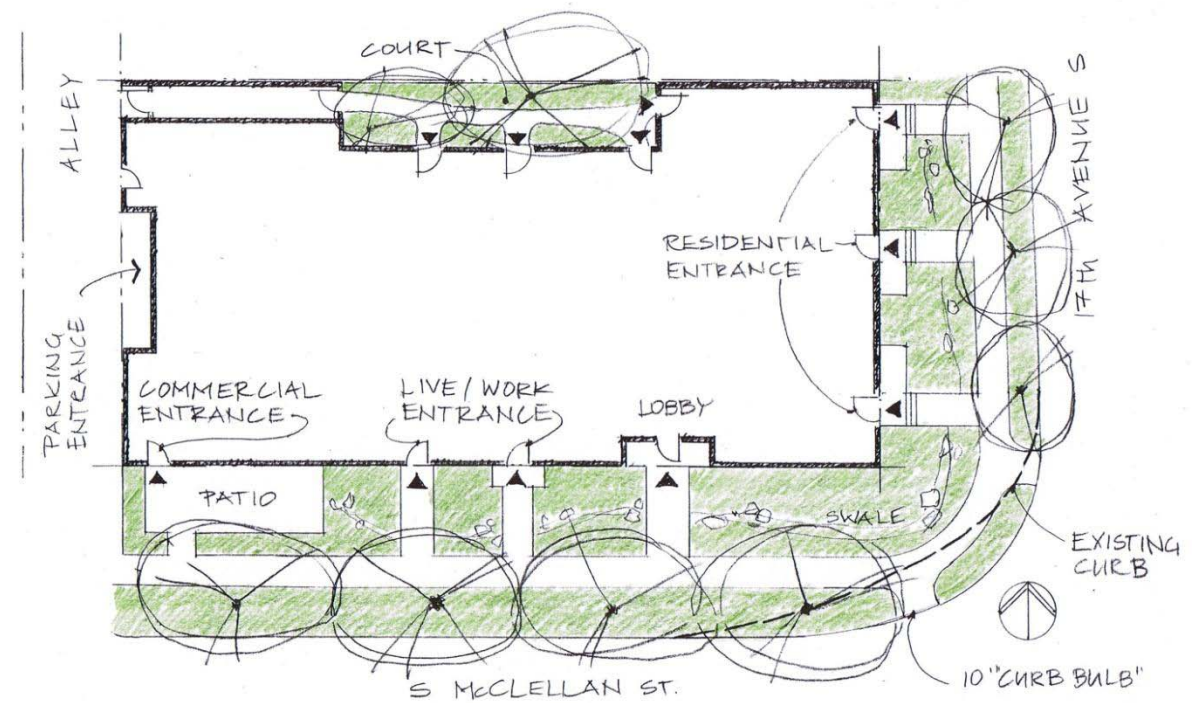
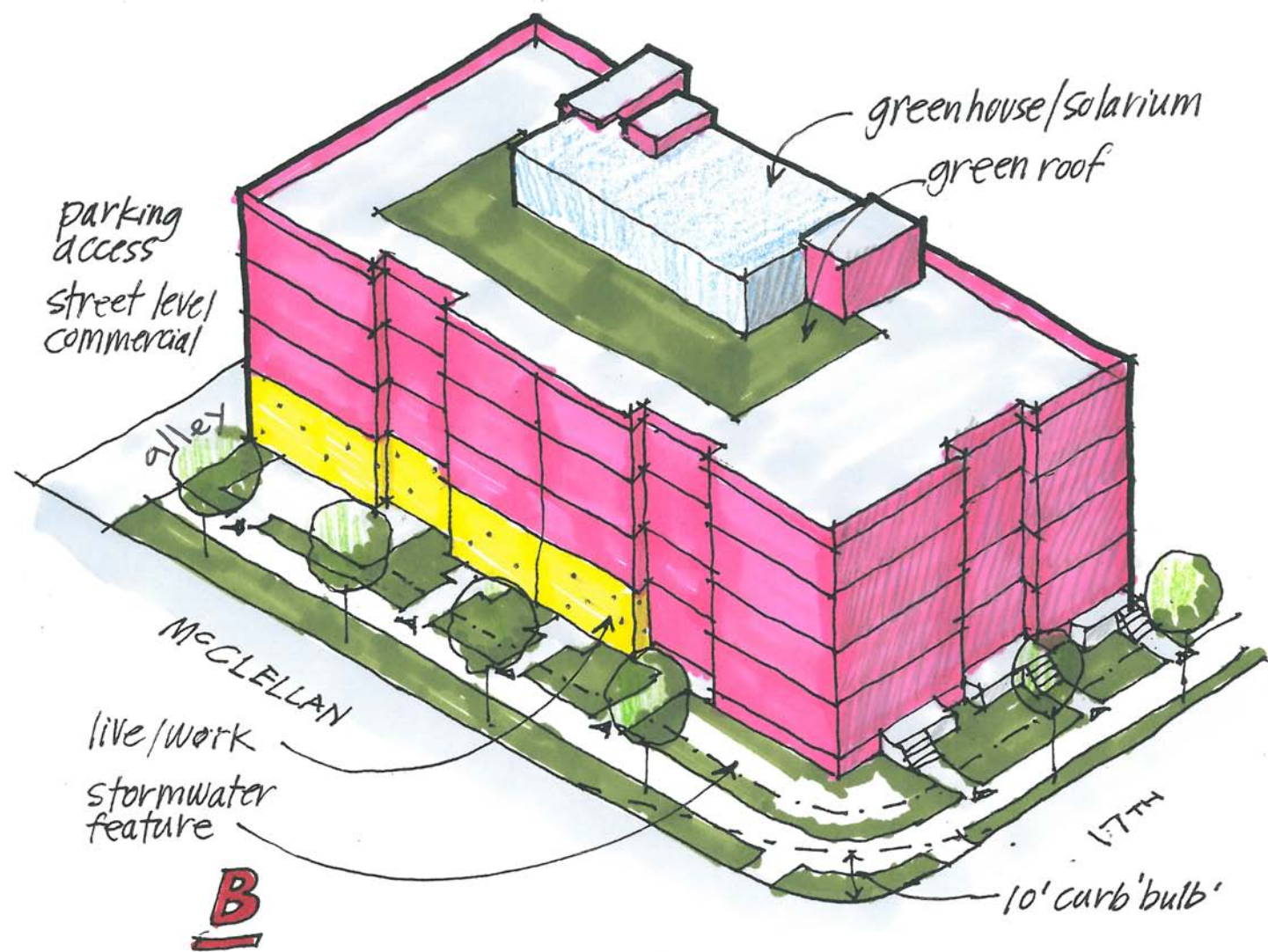
SCHEME 'A':

PROS:

- Code compliant in NC2'-40' with Overlays
- Driveway Access from Alley
- Simple Massing/Affordable construction
- Residential Uses at Street Level relate to residential context
- Balconies, Bays, Railings can add scale

CONS:

- Public facades lack modulation
- 4' elevation of residential units increases length of ramp to over 50'
- Uses existing sidewalk- is 5' from building on south elevation.
- No commercial uses at street level



SITE PLAN

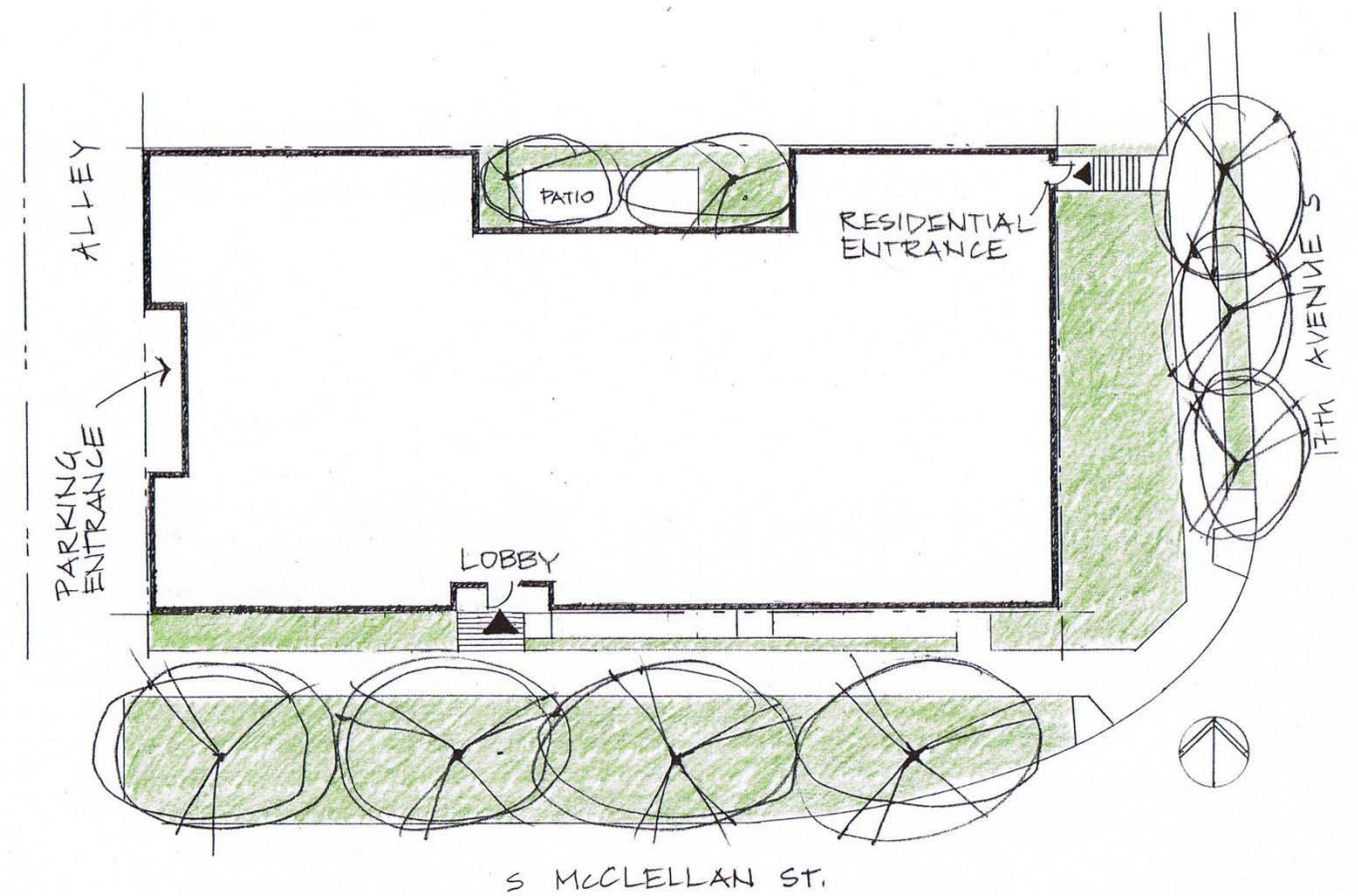
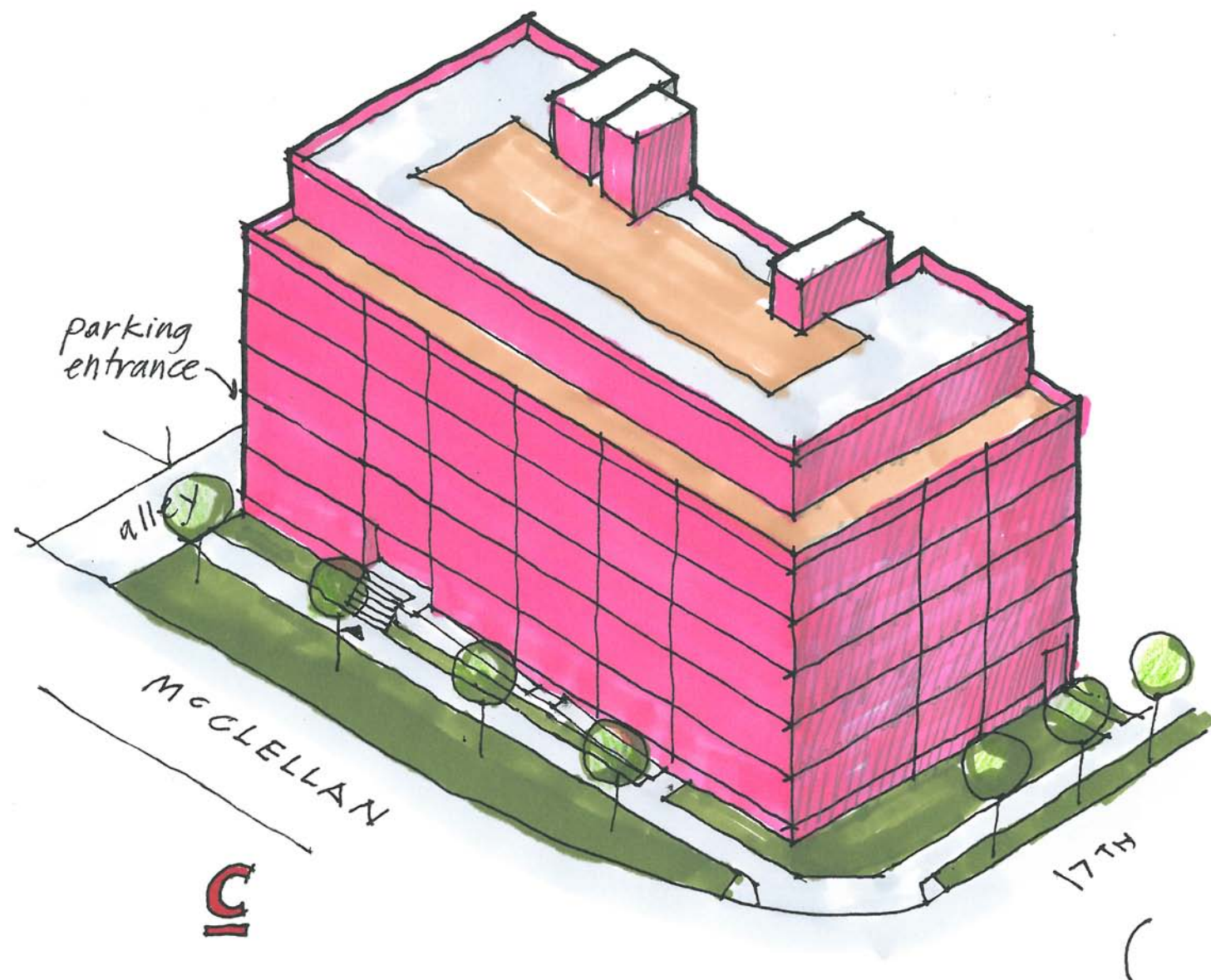
SCHEME 'B':

PROS:

- Code compliant in NC2'-40' with Overlays
- Simple Modulation reduces scale, relates to scale of residential context
- Sidewalk relocation allows stormwater feature and residential setback
- Balconies, Railings can add scale to massing
- Residential Uses at Street Level relate to neighboring uses
- Commercial Use at street relates to Beacon Ave commercial
- 3' elevation of residential reduces extent of stairs/ramps
- Curb revision shortens crosswalk, calms traffic

CONS:

- More complex construction
- Requires SDOT approval to reconfigure sidewalk, curb, storm drainage
- Commercial use could be a liability on this site
- departure for residential floor elevation



SITE PLAN

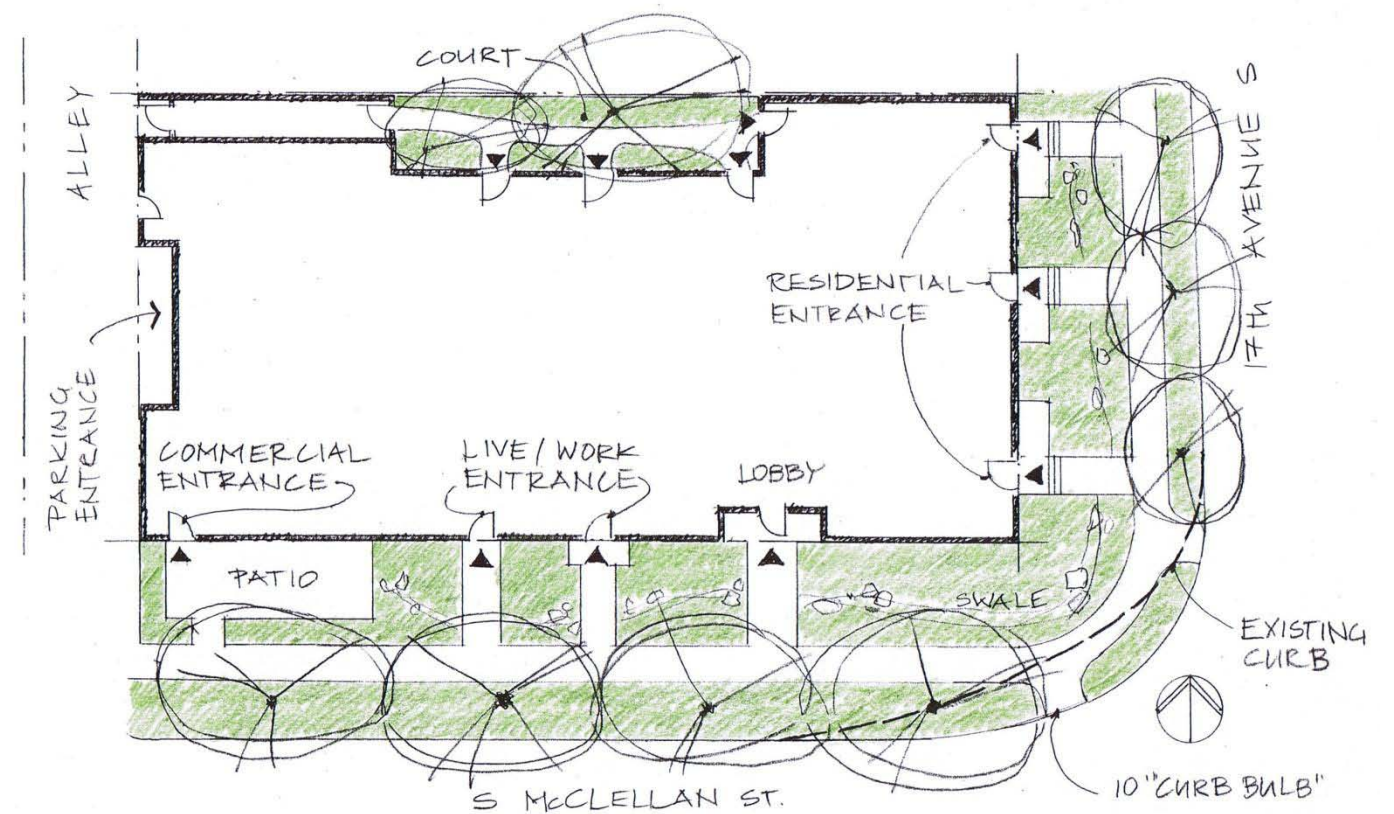
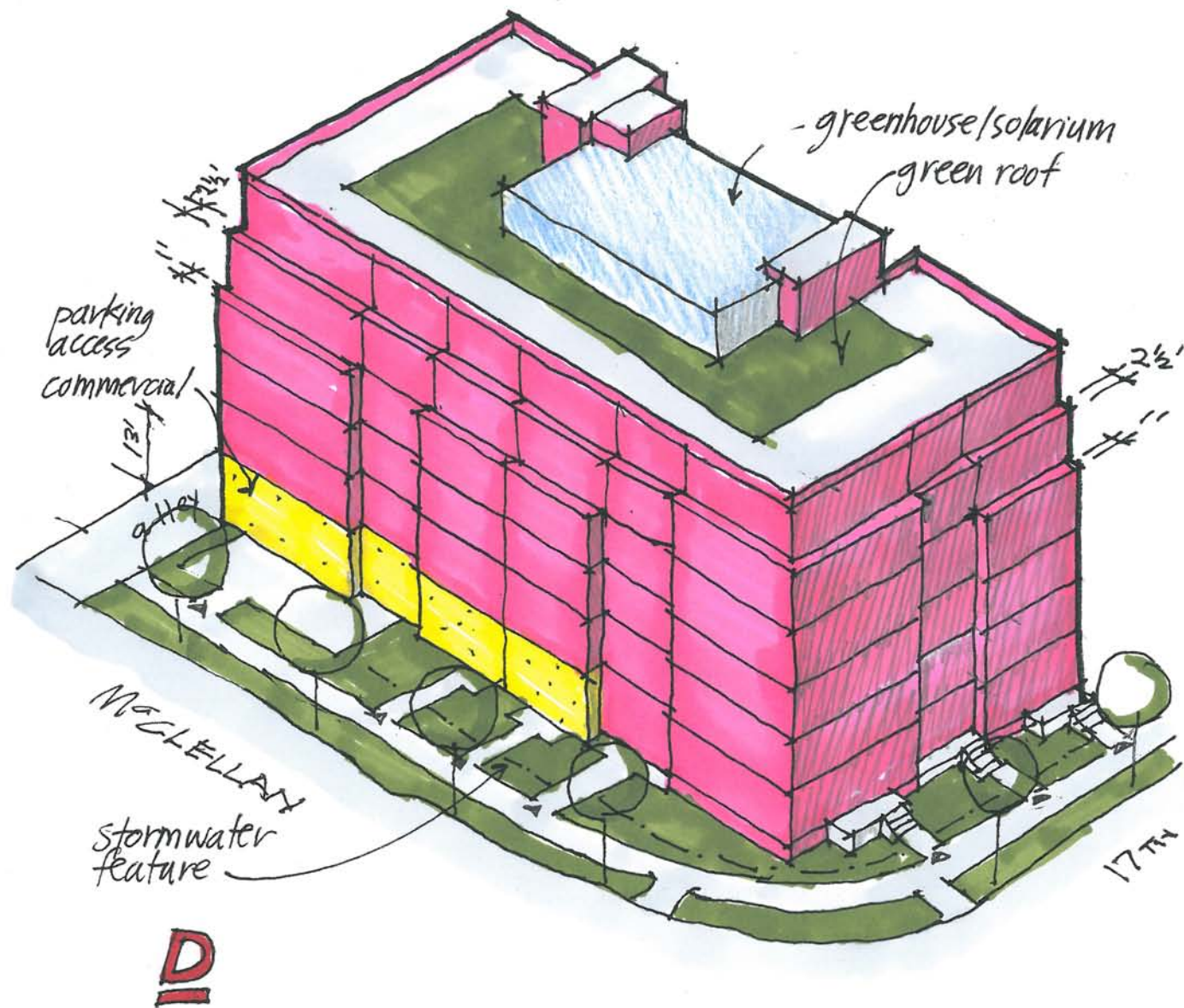
SCHEME 'C':

PROS:

- Compliant with DPD recommendd rezone to NC2'-65'
- 10' setback responds to recommendations of North Beacon Hill Urban Design Framework
- Increased density near rail station
- ten foot setback reduces apparent height
- Residential Uses at Street Level relate to neighboring uses
- 4' residential elevation produces greater privacy

CONS:

- No commercial uses
- Top floor set back reduces top floor residential area by about 25% in a small building.
- increased cost and complexity for a small project



SITE PLAN

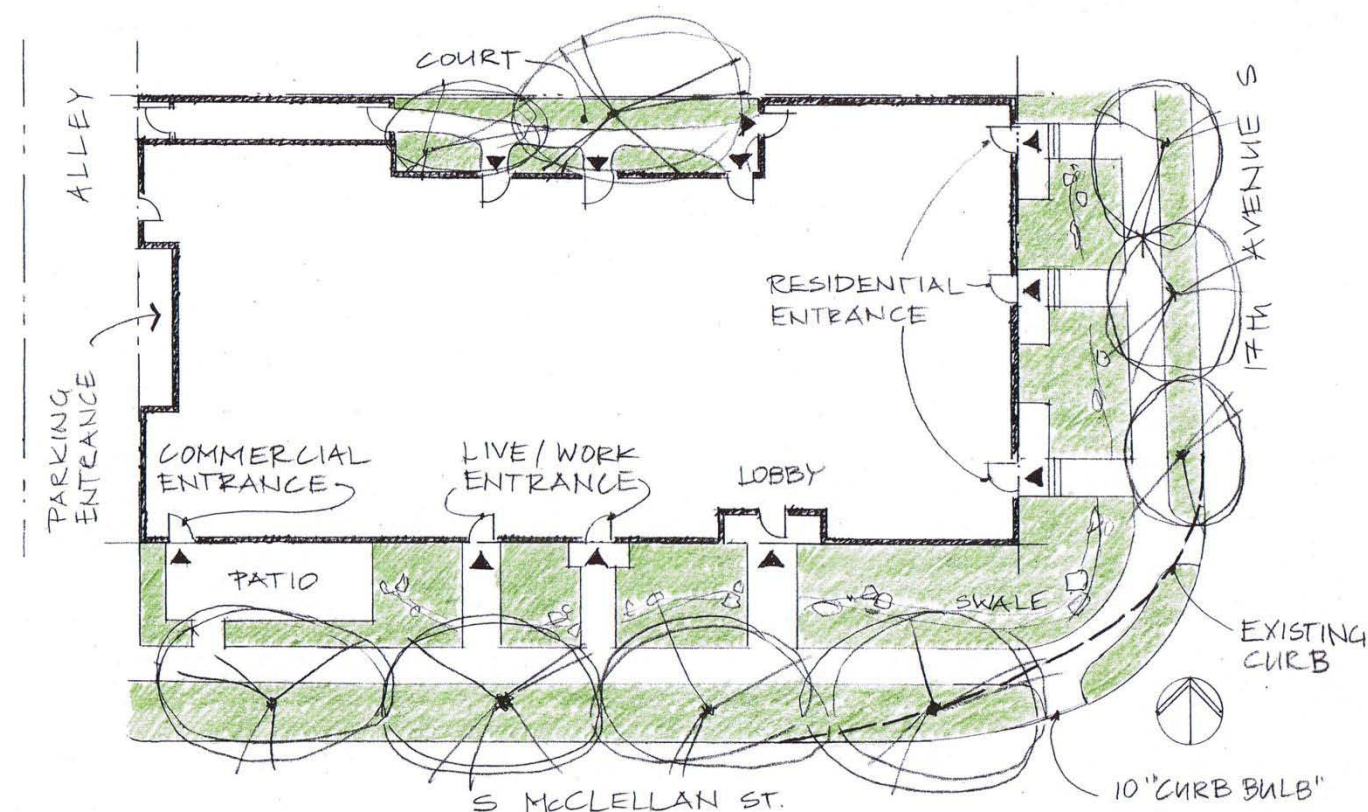
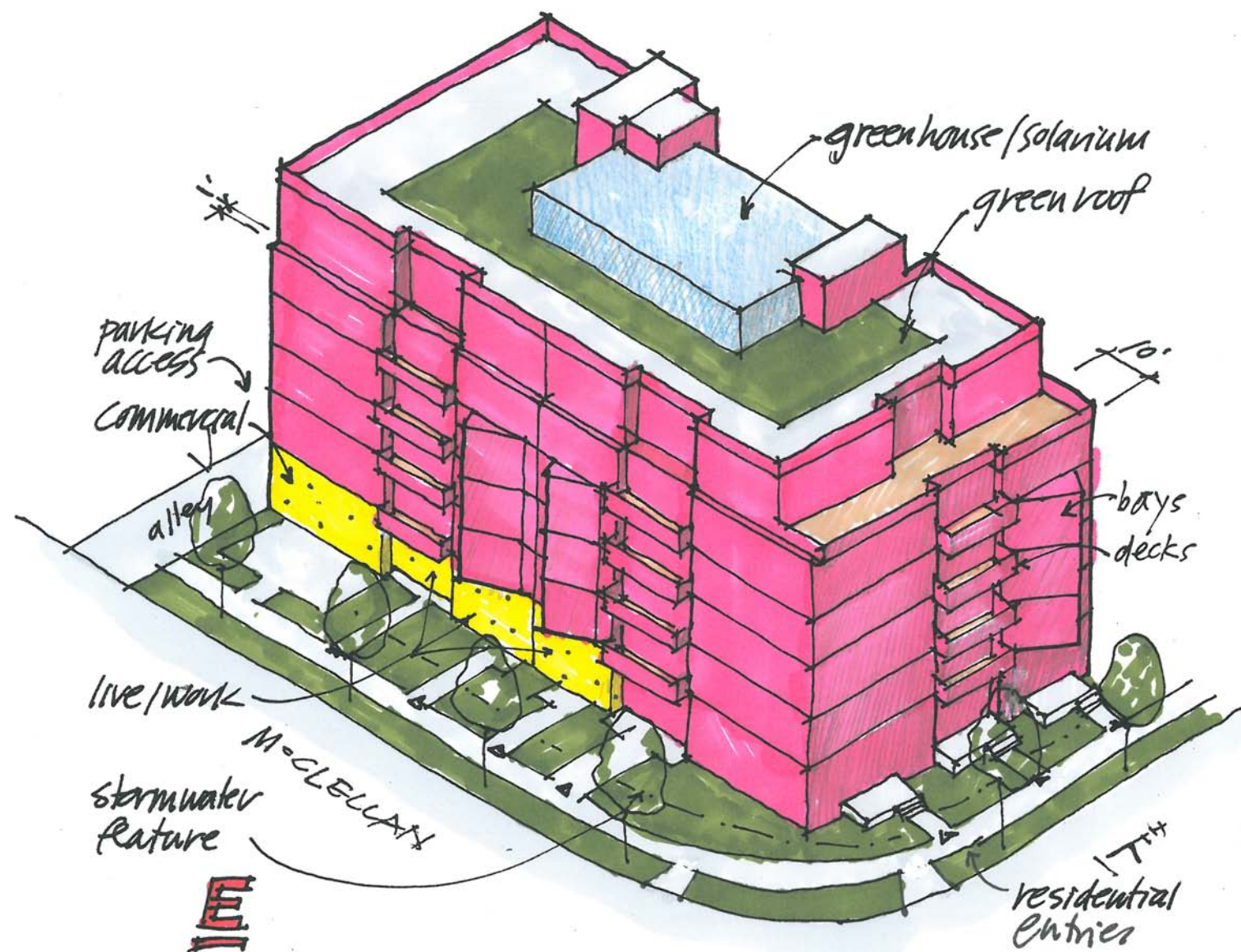
SCHEME 'D':

PROS:

- -65' with Overlays
- Smaller setbacks at top 2 floors respond to intent of North Beacon Hill Urban Design Framework
- Increased density near rail station
- Two set backs reduce apparent height more than one
- Commercial/Live work uses at street relate to Beacon Ave commercial
- 3' elevation of residential reduces extent of stairs/ramps

CONS:

- More complex construction



SITE PLAN

SCHEME 'E':

PROS:

- Generally compliant with proposed rezone to NC2'-65' with Overlays
- Smaller setbacks at top floor respond to intent of North Beacon Hill Urban Design Framework
- Varied set backs at top respond to conditions on adjacent streets
- Bays and Decks add interest and modulation to simple massing
- Commercial/Live work uses at street relate to Beacon Ave commercial
- Elevation of residential reduces extent of stairs/ramps

CONS:

- More complex construction

P. David Adams
2200 Eastlake Avenue East
Seattle, Washington 98102
(206) 324-9492 F: (206) 324-5589
Landscape Architecture/Construction

Clayton Smith AIA LEED
Architect
516 East Union, Suite 203
Seattle, WA 98122
Tel.: 206.915.6404

PACIFIC HOUSING NW
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Sheet Title:
**Design
Alternatives**

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Sheet
11A

Design References



Setbacks

Rhythm.....bays.....balconies.....



shading devices



Setbacks with exceptions, e.g., Strong corners



Art in the building fabric



Residential entry stoops.....



Live work / Landscape separation



Small retail



Structure expression

Reference Images: Sustainable Features



Rain water cisterns



Green roof with Solar panels



Green roof with Greenhouse / solarium



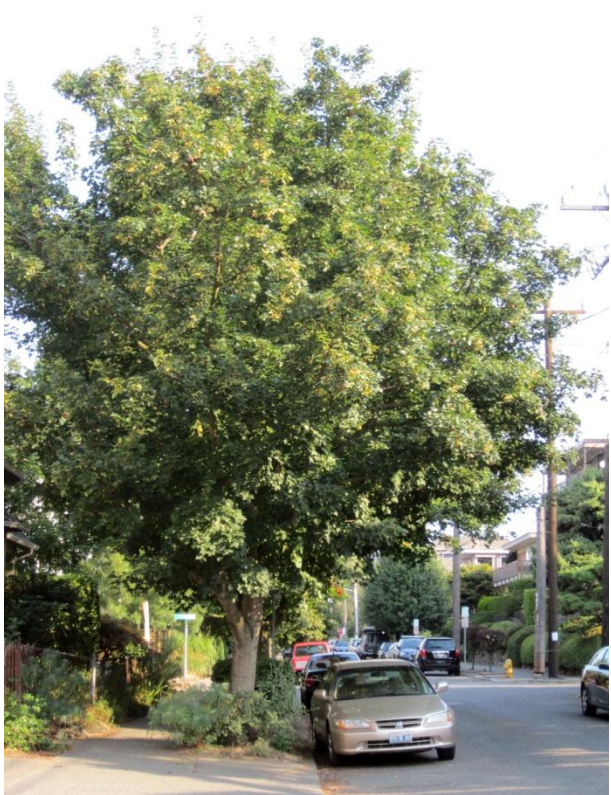
Passiv haus: shading and superinsulation



Stormwater Features



Bio-swales/Infiltration



Street trees!!



VIEW FROM SOUTHEAST



VIEW FROM SOUTH



VIEW FROM WEST