Recent Zoning Changes

- Rezone SF 5000 to LR3 (1.2)
- Rezone SF 5000 to LR3 (0.75)
- Rezone SF 5000 to NC2-65 (0.75)
- Rezone NC2-40 to NC2-65 (4.0)
- Rezone NC2-40 to NC2P-65 (4.0)
- Rezone NC2-40 to NC2-65 (4.0)
- Rezone NC2-40 to NC2P-65 (4.0)

North Beacon Hill
Rezone

Site Context
McClellan Apartments

Recommendation Meeting: March 21, 2013 Update

NEIGHBORHOOD LANDMARKS

El Centro de la Raza
Beacon Avenue Commercial
Roberto Maestras Festival Street
Beacon Hill Light Rail Station
Red Apple
Beacon Hill Branch Library

[Images of landmarks and project site]
Traditional Brick Apartment Buildings

Traditional Low-scale Houses

Metal, Wood, Cement Panel Contemporary Houses

NEIGHBORHOOD RESIDENTIAL CHARACTER
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 uses at street relate to Beacon Ave commercial
- Elevation of residential reduces extent of stairs/ramps

CONS:
- More complex construction
Approximate Development Objectives

- 46 Residential units
- 17 Parking stalls
- 2,046 sf Commercial space
Level P1

RESIDENTIAL PARKING
17 STALLS

Levels L2 thru L5

STUDIO

1 BR

2 BR

1 BR

1 BR

1 BR

1 BR

1 BR
BUILDING SECTION

McClellan Apartments

Recommendation Meeting: March 21, 2013 Update
CURRENT SCHEME - DESIGN PRIORITIES

B-1 Height Bulk and Scale Compatibility

**DRB Guidance**
- Modulation necessary for all 4 sides of building
- Upper level setback along 17th endorsed to lessen appearance of height, bulk and scale

**Response**
- Volume of building is modulated by recessing main entry, extending recess all the way to top of building to create 2 main volumes
- 6th floor set back from 17th to respond to residential scale
- Bay windows at McClellan break up mass of building, extend up to 5th floor
- Bay windows at 17th extend to 4th floor to create another setback layer

Glassy storefront windows, canopy providing weather protection, and integrated signage and lighting respond to commercial character of Beacon Avenue to the West

Recess between volumes defines main residential entry and breaks down scale of building, with west volume relating to scale of commercial uses to the West, and the east volume reflecting the transition to a lower residential scale to the East

Bay windows provide further modulation, bring cohesion to two main volumes flanking the main residential entry

Brick cladding, individual dwelling unit entries, and a finer grain of detail respond to the residential character of 17th Avenue to the East

McClellan Apartments  
Recommendation Meeting: March 21, 2013 Update
B-1 Height Bulk and Scale Compatibility

**DRB Guidance**
- Modulation necessary for all 4 sides of building
- Alley facade as important as other facades, should be well modulated

**Response**
- Bay windows at McClellan break up mass of building, extend up to 5th floor
- Alley facade is broken up with window layouts and changes in materials

View from Beacon Ave looking East
B-1 Height Bulk and Scale Compatibility

**DRB Guidance**
- Modulation necessary for all 4 sides of building
- Upper level setback along 17th endorsed to lessen appearance of height, bulk and scale

**Response**
- 6th floor setback from 17th to respond to residential scale
- Bay windows at 17th extend to 4th floor to create another setback layer
- North facade with setback above courtyard space and changes in materials to break up scale
B-1 Height Bulk and Scale Compatibility

**DRB Guidance**
- Modulation necessary for all 4 sides of building
- Alley facade as important as other facades, should be well modulated

**Response**
- Alley facade is broken up with window layouts and changes in materials
- North facade with setback above courtyard space and changes in materials to break up scale
C-4 Architectural Elements and Materials

**DRB Guidance**
- Quality materials important
- Materials should be well-suited for this location
- Consider context of nearby buildings-Sound Transit Station, Library
- Durable, quality materials at ground level near high pedestrian traffic

**Response**
- Storefront windows and concrete bulkhead at commercial space
- Metal ribbed siding above commercial storefront at McClellan and at Alley
- Brick veneer at east portion of McClellan and 17th, provides finer texture to relate to small-scale residential context
- Smooth panel with rich color at recessed surfaces provides textural contrast for metal and brick field
Wood veneer panel siding

Cement panel siding

Brick

Cement panel siding

Wood veneer panel siding

Architectural concrete base
D-6 Screening of Dumpsters

**DRB Guidance**
- Service elements such as dumpsters and mechanical equipment should be located away from the street front

**Response**
- Trash room located along alley, screened from view
- Garage exhaust tucked into corner along alley, away from sidewalk
- Transformer vault exhaust located at north courtyard, 10’ above walking surface and 10’ away from property line
- Restaurant exhaust taken to top of roof
Cement panel siding, smooth
Cement panel lap siding
Metal panel siding
Brick
Architectural concrete base
Wood & metal fence at courtyard
A-2 Streetscape Compatibility

**DRB Guidance**
- Commercial streetscape character important along McClellan
- Development should extend urban commercial character of the Urban Village along McClellan
- At corner of 17th and McClellan provide transition to residential character
- Streetscape considerations include the alley, pedestrian experience, lighting and transparency

**Response**
- Large storefront windows along McClellan commercial and main entry
- Canopy to provide weather protection at commercial entries, main residential entry
- Enhanced landscaping and public seating opportunities along McClellan
- McClellan commercial streetscape character transitions from commercial storefront to residential entry, to leasing office, and finally to dwelling units
D-9 Commercial Signage
D-10 Commercial Lighting
D-11 Commercial Transparency

**DRB Guidance**
- Signage, lighting, and transparency important along McClellan
- Transparency through building at residential entry lobby important for pedestrian experience

**Response**
- Signage and lighting integrated into canopy design at McClellan
- Commercial space and main residential entry primarily storefront windows

D-12 Residential Entries and Transitions

**DRB Guidance**
- Main residential entry should be clearly visible and identifiable

**Response**
- Main entry at McClellan expressed by recess that continues to top of building, creates 2 distinct masses that break down the building's scale
- Main entry emphasized with warm wood siding, integrated lighting, distinct metal canopy

STREETSCAPE AT McCLELLAN
Lilly turf, satin flower, catmint, dwarf red-twig dogwood, leatherleaf mahonia, katsura (fall color), katsura, vine maple, swale with boulders and river rock bottom
D-8 Treatment of Alleys

**DRB Guidance**
- Alley should be designed with pedestrian experience in mind
- Lighting, transparency, and chamfering the corner at McClellan important considerations

**Response**
- McClellan commercial space turns the corner and fronts alley, approx 13’ of storefront window facing alley with dining or retail space
- Screening provided at alley to block views of trash room and provide visual interest
- Special scoring in alley paving to complement Festival Street
- Planter at corner of alley and McClellan
- Artist-made decorative panels at pedestrian level
A-4 Human Activity
A-6 Transition between Residence and Street

Design Review Board Guidance
- Incorporation of stoops between residential units and the street highly favored.
- 17th entries should be recessed from and elevated from sidewalk

Response
- Residential entry porches recessed and slightly raised from sidewalk level
- Layered planting to screen from sidewalk
- Residential porches to feature warm wood siding and integrated lighting to respond to 17th residential character and create a sense of individual apartment identity

D-12 Residential Entries and Transitions

DRB Guidance
- Stoops should have identifiable entry points

Response
- Stoops along 17th slightly above grade, set back from sidewalk 10’ to allow layered planting to provide screening and privacy and security while allowing interactions between residents and neighbors
E-2 Landscaping to Enhance the Building and/or the Site

**DRB Guidance**
- Landscape should be used to enhance building
- Courtyard at north side and stoops along 17th particular areas of landscape opportunity

**Response**
- Landscape areas at McClellan soften building edges, define public spaces and building entrances, provide shade, and slow stormwater flows in a bioswale.
- Landscape at 17th is primarily native plants, with trees and understory emphasizing the rhythm of the facade, help scale down the building for transition to single family zone across the street
- At alley and north facade, planters and maximize limited space to introduce small trees, and lush green to courtyard and building edges.

Landscape Courtyard at North Elevation
**McClellan Apartments**

Recommendation Meeting: March 21, 2013 Update

- Conrete Pavers or Trex
- Fiberglass Planters
- BBQ/Kitchen Counter

**Roof Landscape**

- Wildflower meadow at roof top
- Reed grass, blueberry
EXTERIOR LIGHTING

- LED CYLINDERS AT COMMERCIAL CANOPY & MAIN RESIDENTIAL ENTRY
- WALL-MOUNTED LED FIXTURE AT ALLEY
- WALL-MOUNTED FIXTURE FOR PUBLIC ART-TBD
- SOFFIT-MOUNTED LED ACCENT LIGHTING ABOVE PLANTER
- LED CYLINDERS AT COMMERCIAL CANOPY & MAIN RESIDENTIAL ENTRY
- CANOPY-MOUNTED LED LIGHTING AT R.O.W. SEATING AREAS & SIDEWALK
- WALL MOUNTED LED LIGHT FIXTURE TO ILLUMINATE SIDEWALK
- CANOPY-MOUNTED LED LIGHTING AT COURTYARD ENTRY
- LED STEPLIGHTS AT PLANTER WALL
- SOFFIT-MOUNTED LED ACCENT LIGHTING ABOVE COURTYARD
- WALL MOUNTED LED ACCENT LIGHTING AT DWELLING UNIT ENTRIES
- CANOPY-MOUNTED LED LIGHTING AT R.O.W. SEATING AREAS & SIDEWALK
- EXISTING PEDESTRIAN STANDARD FIXTURE
**EXTERIOR MATERIALS**

- **BRICK VENEER**
  - Color: "TEAL BROWN"

- **CEMENT PANEL SIDING**
  - Color: "CURRY"

- **CEMENT PANEL SIDING**
  - Color: "COOL GRAY"

- **CEMENT PLANK LAP SIDING**
  - Color: "HARDWARE"

- **CEMENT PANEL SIDING**
  - Color: "COOL GRAY"

- **CEMENT PANEL SIDING**
  - Color: "CURRY"

- **METAL CANOPIES**
  - Color: "CURRY"

- **ALUMINUM STOREFRONT WINDOWS AT COMMERCIAL SPACE**
  - Finish: CLEAR ANODIZED

- **VINYL WINDOW**
  - Color: WHITE

- **WOOD VENEER PANEL**
  - Color: "PALE"

- **METAL HORIZONTAL WALL PANEL**
  - Color: "COOL DARK BRONZE"

**McClellan Apartments**

Recommendation Meeting: March 21, 2013 Update
EXTERIOR ARCHITECTURAL ELEMENTS

McClellan Apartments
Recommendation Meeting: March 21, 2013 Update
Departure 1: SMC 23.47A.005 Street Level Uses
Residential uses along McClellan (a principal pedestrian street) at street level limited to 20%, or 24’ out of 120’ total street frontage

Requested Departure
Provide 43.3% or 52’ of residential street frontage.

Justification
• Residential use at 17th Avenue is compatible with existing residential use and scale at 17th
• Residential units will need a feasible depth along McClellan, providing a transition along McClellan between the existing commercial character to the West and the existing residential character of the East
• Community requested dwelling units along 17th to respond to single-family residential character
• Uses along McClellan transition from the alley along the west side with commercial/retail (Public), to apartment entry lobby (Semi-Public), to leasing office (Semi-Private), finally to dwelling unit (Private)
• Frontage of all spaces with commercial character (incl. lobby and leasing office) = 92’ or 76.67%, leaving 23.33% for spaces with residential character

![Diagram of McClellan Apartments]

<table>
<thead>
<tr>
<th>Commercial Frontage</th>
<th>Residential Frontage (incl. Lobby/Leasing)</th>
</tr>
</thead>
<tbody>
<tr>
<td>68’ = 56.7%</td>
<td>52’ = 43.3%</td>
</tr>
<tr>
<td>92’ = 76.7%</td>
<td>28’ = 23.3%</td>
</tr>
</tbody>
</table>

REQUESTED DEPARTURES
McClellan Apartments
Recommendation Meeting: March 21, 2013 Update
**Departure 2: SMC 23.47A.008 Street Development Standards**
The floor of a dwelling unit at street-level street-facing facade shall be at least 4’ above sidewalk level or be set back at least 10’ from sidewalk

**Requested Departure**
Dwelling unit facing McClellan at street level is less than 4’ above sidewalk grade and 5’ horizontally from sidewalk

**Justification**
Dwelling unit along McClellan has entry located 10’ from sidewalk at 17th
Planting will provide a landscape buffer between sidewalk and dwelling unit, creating sense of privacy and security for residents