

3309

3309 BEACON AVENUE S. SEATTLE, WA 98144

SOUTHEAST DESIGN REVIEW BOARD - EARLY DESIGN GUIDANCE

October 21, 2014

DPD # 3018098

OWNER

PACIFIC HOUSING NW
229 BROADWAY AVE EAST
SUITE 21
SEATTLE, WA 98102
PHONE: 408-216-3791

ARCHITECT

STUDIO19 ARCHITECTS
207 1/2 1ST AVE S, SUITE 300
SEATTLE, WA 98104
PHONE: 206-466-1225
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PROJECT INFORMATION

PROPERTY ADDRESS: 3309 Beacon Ave S
ZONING: NC1-40
OVERLAYS: Frequent Transit (50% reduction)
LOT AREA/FAR: 6,766/3.25 = 21,990 (allowed) 14,296 or 2.1 (proposed)
PROPOSED UNITS: 18
PROPOSED STALLS: 12
APPLICABLE GUIDELINES: Seattle Design Guidelines

PART II: SITE AND DEVELOPMENT INFO

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

The site is located on the west side of the primary arterial, Beacon Avenue S., in the Beacon Hill neighborhood. The Beacon Hill Light Rail Station is less than half a mile to the north and Jefferson Park is two blocks to the south. The lot is flat, has no existing structures and is currently used as surface parking lot with a gravel surface. The parcel is located mid-block between Beacon Ave S to the east and Alamo Pl. S to the west. Access to the existing parking lot is off of Alamo Pl. S

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

The site is zoned NC1-40 and is located on a Frequent Transit Corridor (Beacon Ave S) which allows for a 50% reduction in the parking stall requirement. North Beacon Neighborhood Guidelines do not apply.

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

Zoning to the North, South and East is NC1-40. Zoning to the West, across Alamo Pl. S, is SF-5000. On the sites immediate block, the neighboring building uses include the following:

- a two-story apartment building on the adjacent parcel to the North
- two parcels to the South with a one-story commercial building containing an eating/drinking establishment and outdoor seating in mature landscaped courtyard on the West half (Beacon Ave S) and a one-story single family house on the East half (Alamo Pl S.)
- single family homes to the west across Alamo Pl. S

The site is located on a block where the existing physical context lacks cohesion as a result of the varied building types which include low-rise apartment buildings, detached single family homes, and single-story commercial buildings. There are a variety of uses that occur in the immediate vicinity. Along Beacon Ave S. there are apartment buildings, single family houses containing office space, a child care center and one eating and drinking establishment. Alamo Pl. S. is predominantly single family residential and one 2-story apartment building.

The section of Beacon Ave where the site is located is tree lined with large, mature specimens. Alamo Pl. S is a 40' ROW with single family houses with vehicular access from the street. There are no street trees.

Views of Jefferson Park to the South and the Olympic Mountains to the West are anticipated from the upper levels of the development project.

4. Please describe the applicant's development objectives, indicating types of desired uses, structure height (approx), number of residential units (approx), amount of commercial square footage (approx), and number of parking stalls (approx). Please also include potential requests for departure from the development standards.

The development objective is to build a 4-story mixed use building. Uses will include 1200 SF of retail space at street level along Beacon Avenue, vehicular access to screened parking for 12 parking stalls off of Alamo Pl S and 3 levels of apartments above for a total of 18 units. The preferred design scheme includes a central landscaped courtyard which complements the existing courtyard located on the adjacent parcel to the South. Potential departures are requested from the following code sections:

23.47A.008.B.2	TRANSPARENCY
23.47A.032.B	LOCATION OF PARKING



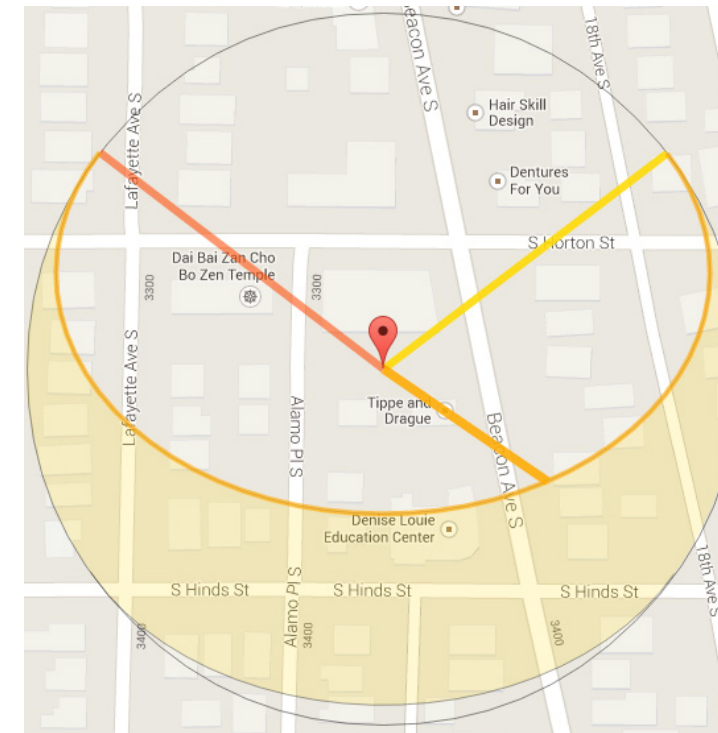
BEACON HILL

SITE ANALYSIS

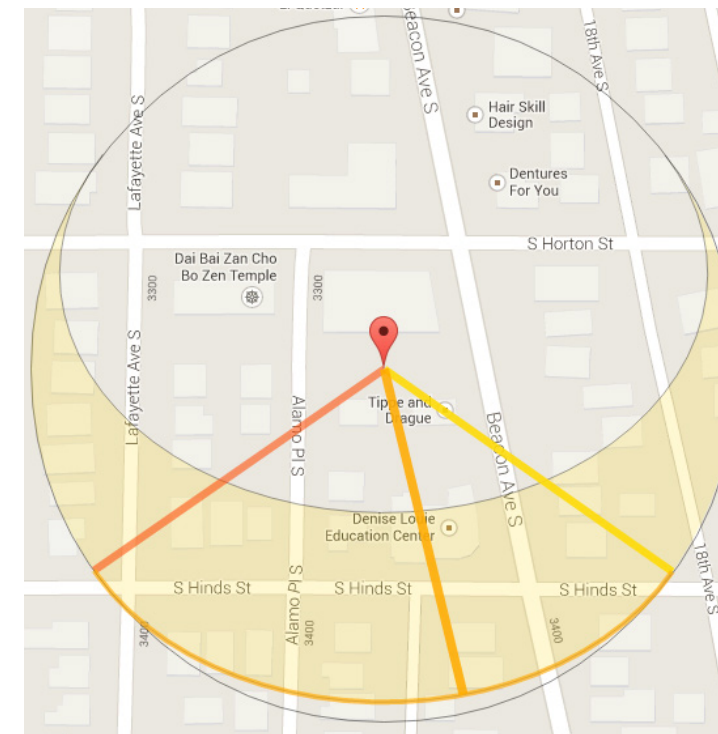




ACCESS OPPORTUNITIES



SUMMER SOLSTICE - JUNE 21



WINTER SOLSTICE - DECEMBER 21

SUN STUDIES

SITE ANALYSIS

STREETSCAPE ALONG BEACON AVE S



A Beacon Ave S - West



B Beacon Ave S - East

SITE ANALYSIS

STREETSCAPE ALONG ALAMO PL S



3309



S Spokane St

S Hinds St

S Horton St



C Alamo Place S - West

S Horton St

3309

S Hinds St

S Spokane St



D Alamo Place S - East

SITE ANALYSIS

STREETSCAPE ALONG S HORTON ST & S HINDS ST



E S Horton St. - South



F S Hinds St. - North

SITE ANALYSIS



1. Dai Bai Zen Cho Bo Zen Ji garden



2. typical single family home



- SINGLE FAMILY
- MIXED USE
- COMMERCIAL
- MULTIFAMILY
- INSTITUTION
- PARKING
- GREEN SPACE

VEHICLE ACCESS

SURROUNDING USES



7. apartments



6. apartments



3. Denise Louie Education Center with playground



4. Alehouse

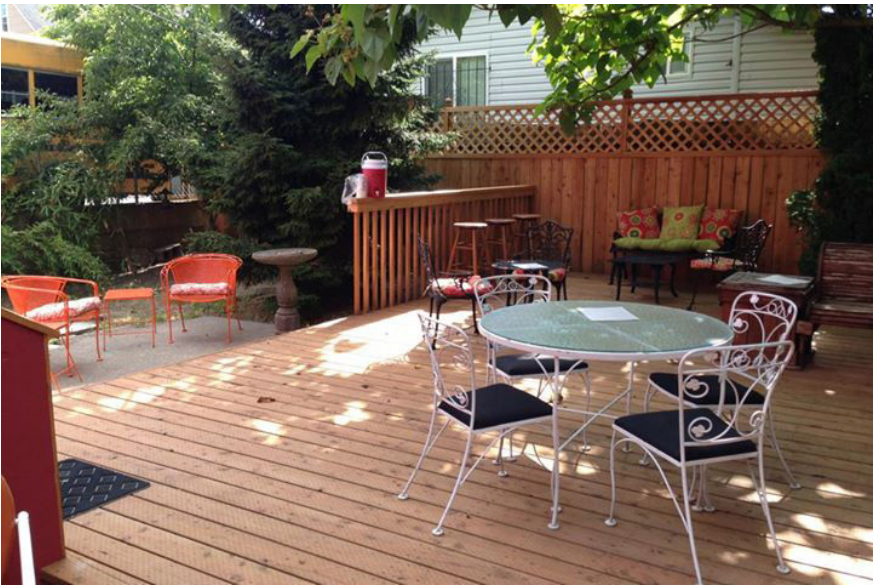


5. artist print shop & apartments

SITE ANALYSIS



Cranmore Apartments



Tippe & Drague Alehouse courtyard seating



Paulownia tree located on adjacent property

ADJACENT USES

ZONING SUMMARY

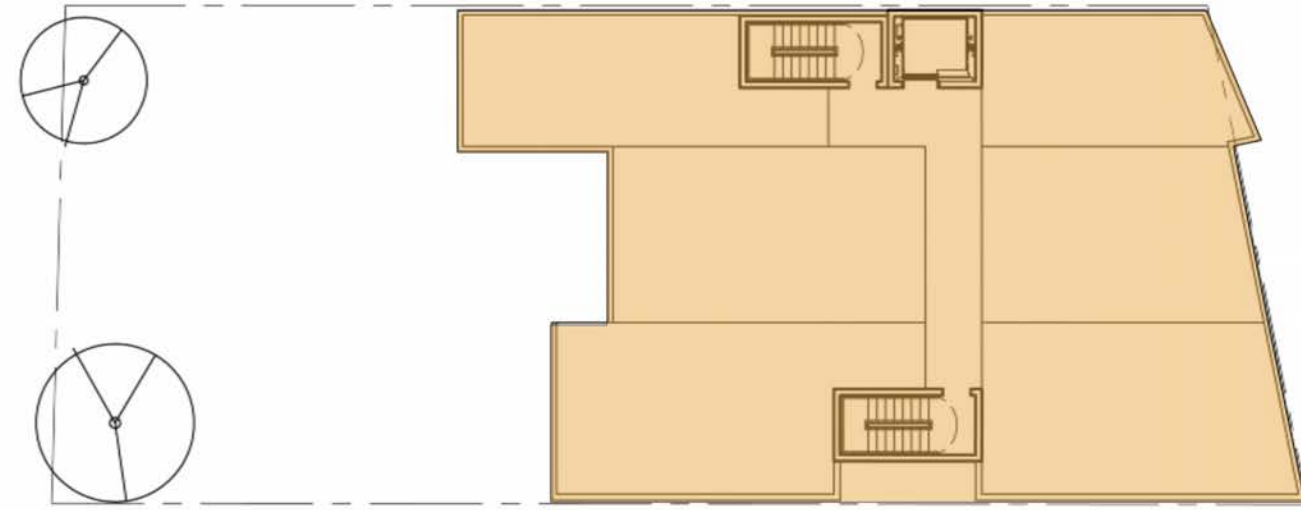
SECTION	NO.	ALLOWED
PERMITTED AND USES	23.47A.004	
	TABLE A	DRINKING ESTABLISHMENT, RESTAURANT, RETAIL, OFFICE - 10,000 SF MAX LIVE-WORK
STREET LEVEL USES	23.47A.005	
	C.1	IN C1 ZONES RESIDENTIAL USES MAY OCCUPY 20% MAX OF THE STREET-LEVEL STREET FACING FAÇADE
STREET LEVEL DEVELOPMENT	23.47A.008	
BLANK FAÇADE	A.2.a.(1-5)	FAÇADE SEGMENTS ARE CONSIDERED BLANK IF THEY DO NOT INCLUDE AT LEAST ONE OF THE FOLLOWING: WINDOWS ENTRY OR DOORWAYS STAIRS/STOOPS/PORTICOS DECKS/BALCONIES SCREENING & LANDSCAPING ON THE FAÇADE ITSELF.
SETBACKS	A.3	STREET-LEVEL STREET-FACING FACADES SHALL BE LOCATED WITHIN 10 FEET OF THE STREET LOT LINE,
HEIGHT AND DEPTH	B.3	HEIGHT AND DEPTH PROVISIONS FOR NEW STRUCTURES WHERE NONRESIDENTIAL USES SHALL EXTEND AN AVERAGE DEPTH OF AT LEAST 30 FEET AND A MINIMUM DEPTH OF 15 FEET FROM THE STREET-LEVEL STREET-FACING FACADE. NONRESIDENTIAL USES AT STREET LEVEL SHALL HAVE A FLOOR-TO-FLOOR HEIGHT OF AT LEAST 13 FEET.
LIVE WORK PROVISIONS	E	WHEN LIVE WORK IS LOCATED ON A STREET-LEVEL STREET-FACING FAÇADE, THE PROVISIONS OF SUBSECTIONS 23.47.008A and B APPLY.
LANDSCAPING & SCREENING	23.47A.016	
STREET TREE REQUIREMENTS	B.4	IF IT'S NOT FEASIBLE TO PLANT TREES IN A R.O.W. PLANTING STRIP, A 5-FOOT SETBACK SHALL BE PLANTED WITH STREET TREES ALONG THE STREET PROPERTY LINE OR LANDSCAPING AOTHER THAN TREES SHALL BE PROVIDED IN THE PLANTING STRIP, SUBJECT TO SDOT APPROVAL.
SCREENING OF SURFACE PARKING	D.1.c	3' HIGH SCREENING IS REQUIRED ALONG STREET LOT LINES
	TABLE D	GARBAGE DUMPSTERS: 6' HIGH SCREENING
	E	BREAKS IN REQUIRED SCREENING ARE PERMITTED TO PROVIDE PEDESTRIAN AND VEHICULAR ACCESS. BREAKS IN REQUIRED SCREENING FOR VEHICULAR ACCESS SHALL NOT EXCEED THE WIDTH OF PERMITTED CURB-CUTS
PARKING LOCATION AND ACCESS	23.47A.032	
ACCESS TO PARKING	A.1.c	IF ACCESS IS NOT PROVIDED FROM AN ALLEY AND THE LOT ABUTS TWO OR MORE STREETS, ACCESS IS PERMITTED ACROSS ONE OF THE SIDE STREET LOT LINES PER 23.47A.32.C
LOCATION OF PARKING	B.1.a	PARKING SHALL NOT BE LOCATED BETWEEN A STRUCTURE AND A STREET LOT LINE
	C	WHEN A LOT FRONTS ON TWO OR MORE STREETS, THE DIRECTOR WILL DETERMINE WHICH OF THE STREETS WILL BE CONSIDERED THE FRONT LOT LINE, FOR PURPOSES OF THIS SECTION ONLY.
EXCEPTIONS TO PARKING LOCATION AND ACCESS REQUIREMENTS	D.1	ACCESS TO OFF STREET PARKING MAY BE FROM A STREET AS DETERMINED BY THE DIRECTOR
REQUIRED PARKING STALLS	23.54.015	
NON-RESIDENTIAL	D.2	NO PARKING IS REQUIRED FOR THE FIRST 1,500 SF OF EACH BUSINESS ESTABLISHMENT
	TABLE A	NO PARKING IS REQUIRED FOR THE FIRST 1,500 SF OF EACH LIVE WORK UNIT
RESIDENTIAL	TABLE B	1 SPACE PER DWELLING UNIT
PARKING QUANTITY EXCEPTIONS	23.54.020	
TRANSIT REDUCTION	F.2.a	THE MINIMUM PARKING REQUIREMENT IS REDUCED BY 50% IF THE USE IS LOCATED WITHIN 1,320 FEET OF A STREET WITH FREQUENT TRANSIT



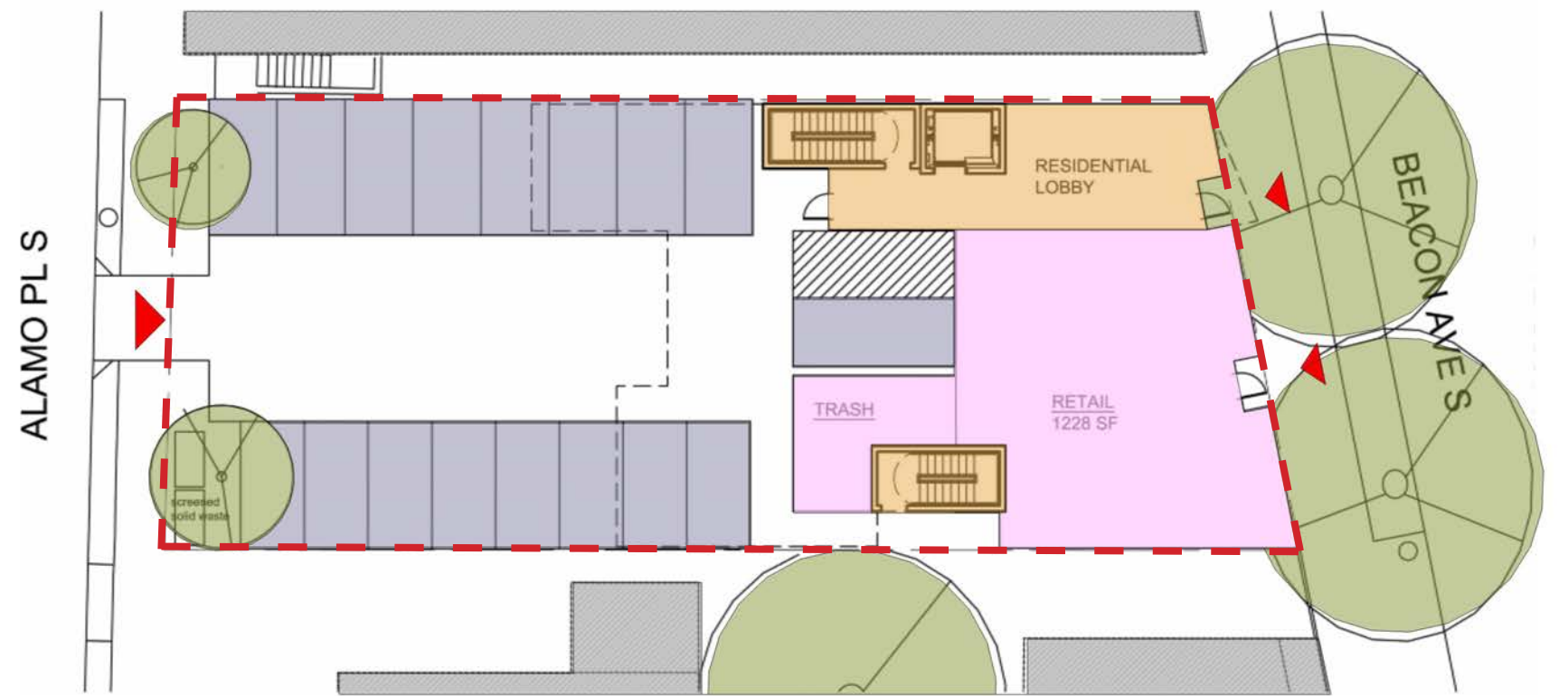
OPTION 1



JANUARY 21 - NOON



RESIDENTIAL LEVELS 2 - 4



STREET LEVEL

AREA CALCULATIONS:

(ALLOWABLE FAR = 3.25)

retail area:	1,228SF
total building area:	15,212 SF
floor area ratio:	2.25
number of units:	18
number of stalls:	17

PROS:

- strong street edge along beacon ave
- efficient unit layout

CONS:

- continuous blank walls on north and south
- light source to all units from one side only
- weak architectural concept
- surface parking

REQUESTS FOR DEPARTURE:

- SMC 23.47A.008.A.2 BLANK FACADES
- SMC 23.47A.008.B.2 TRANSPARENCY
- SMC 23.47A.032.B LOCATION OF PARKING

- RETAIL
- RESIDENTIAL
- ADJACENT BUILDING
- PARKING



SOUTH ELEVATION



BEACON AVE ELEVATION

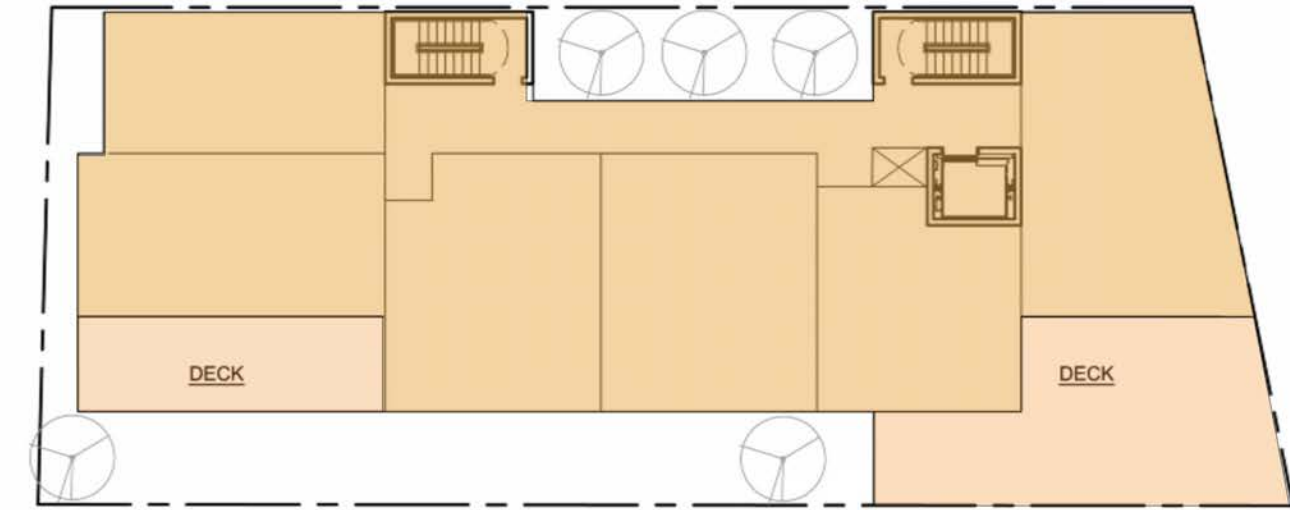
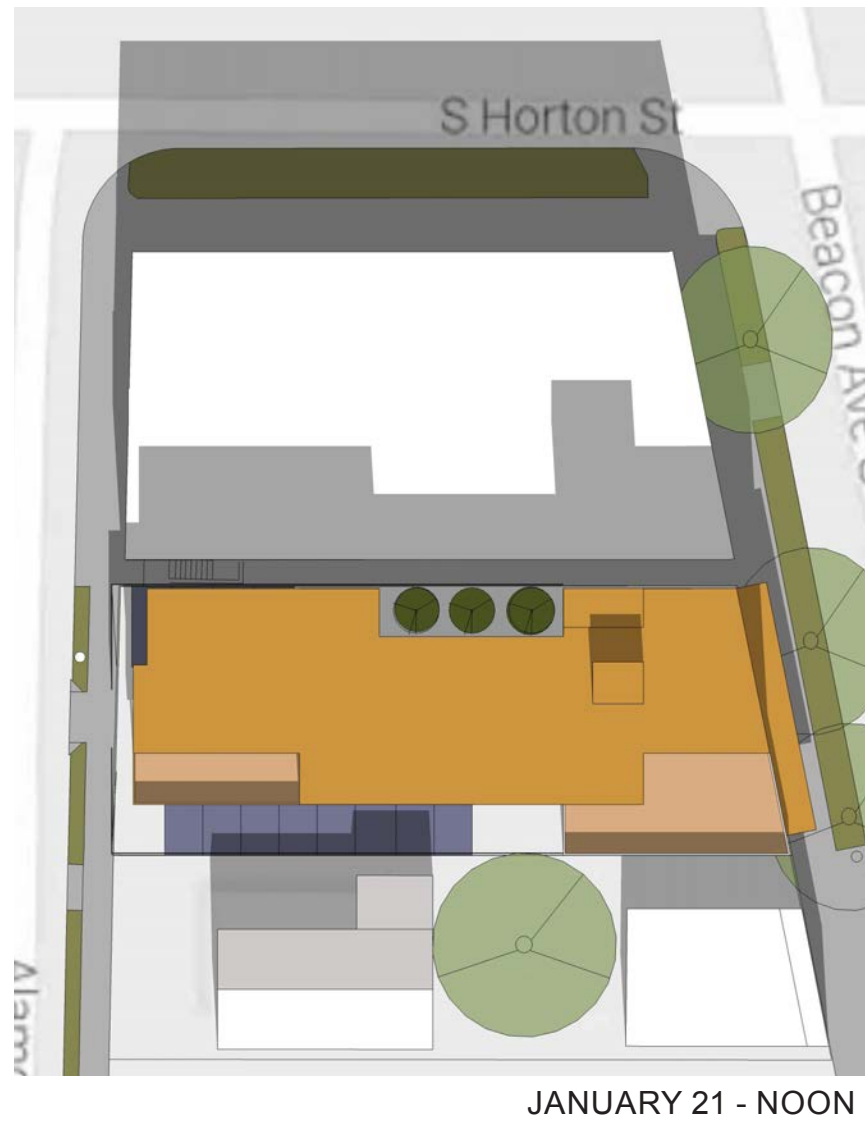


SOUTHWEST VIEW FROM ALAMO PL S

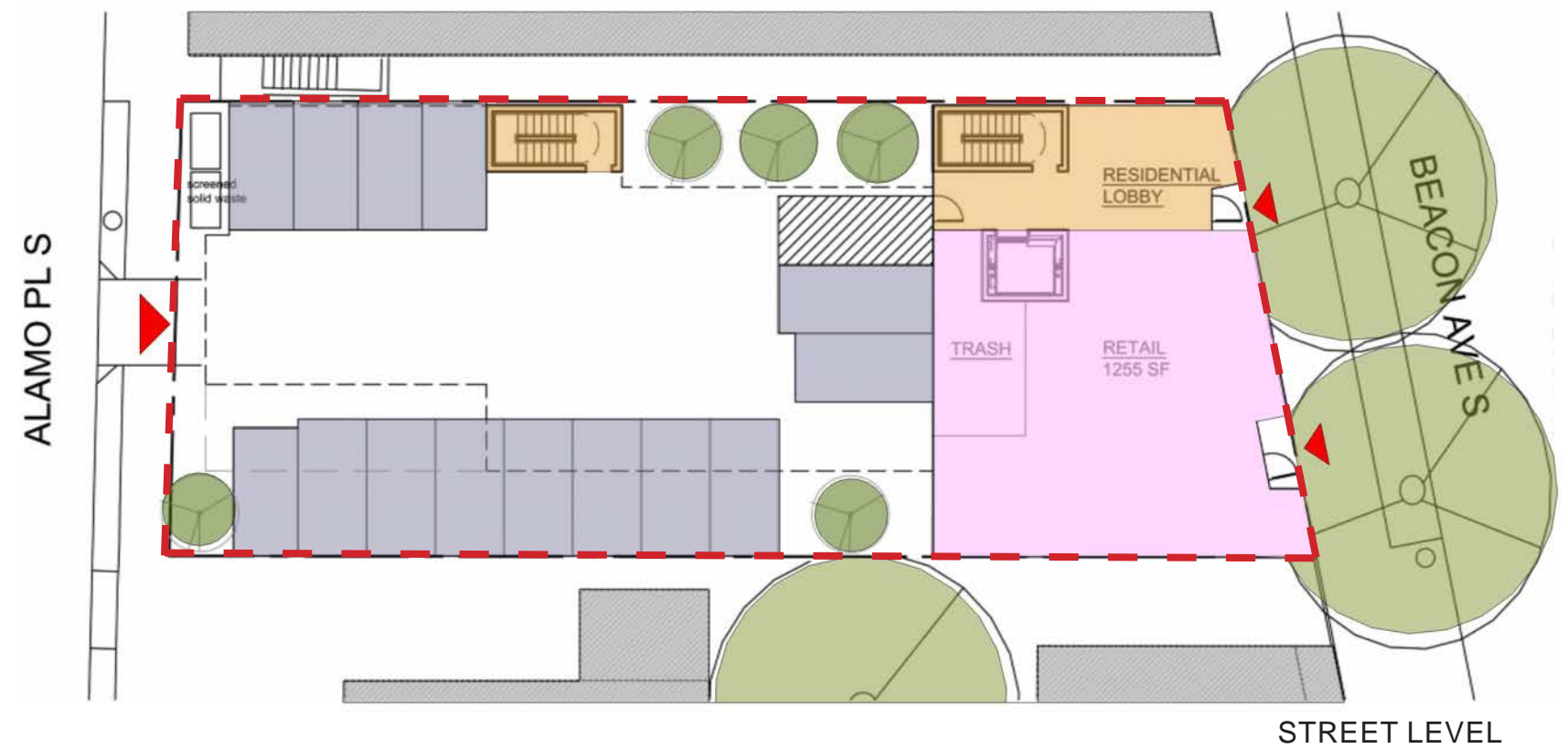


SOUTHEAST VIEW FROM BEACON AVE

OPTION 2



RESIDENTIAL LEVELS 2 - 4



AREA CALCULATIONS:

(ALLOWABLE FAR = 3.25)

retail area: 1,255 SF
total building area: 17,085 SF

floor area ratio: 2.5

number of units: 18
number of stalls: 14

PROS:

- strong street edge along Beacon Ave
- optimized sun exposure and corner units
- no blank wall to the south

CONS:

- potential future development to the south
- mass and bulk

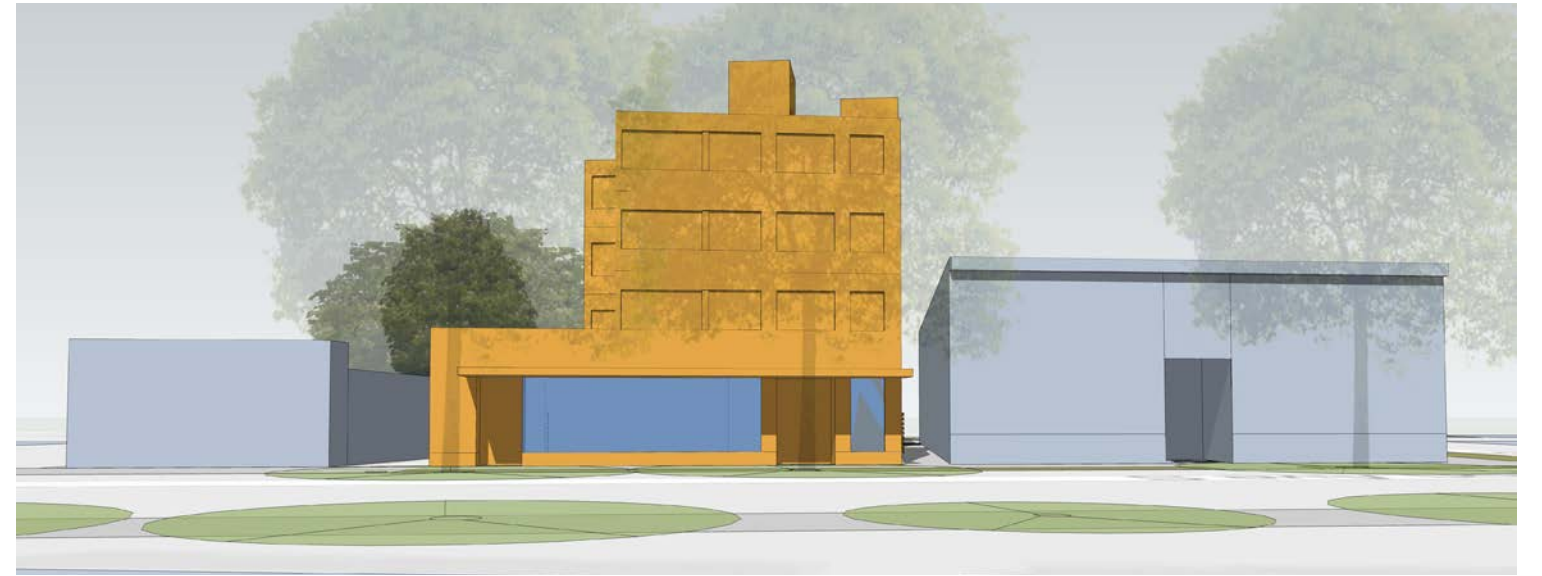
REQUESTS FOR DEPARTURE:

- SMC 23.47A.008.A.2 BLANK FACADES
- SMC 23.47A.008.B.2 TRANSPARENCY
- SMC 23.47A.032.B LOCATION OF PARKING

- RETAIL
- RESIDENTIAL
- ADJACENT BUILDING
- PARKING



SOUTH ELEVATION



BEACON AVE ELEVATION

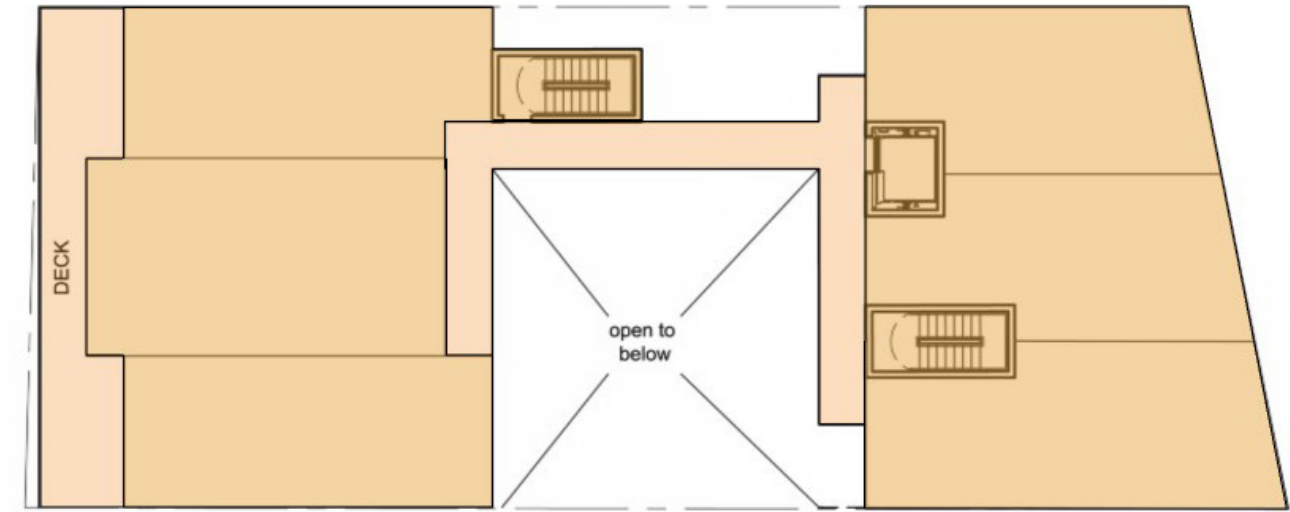
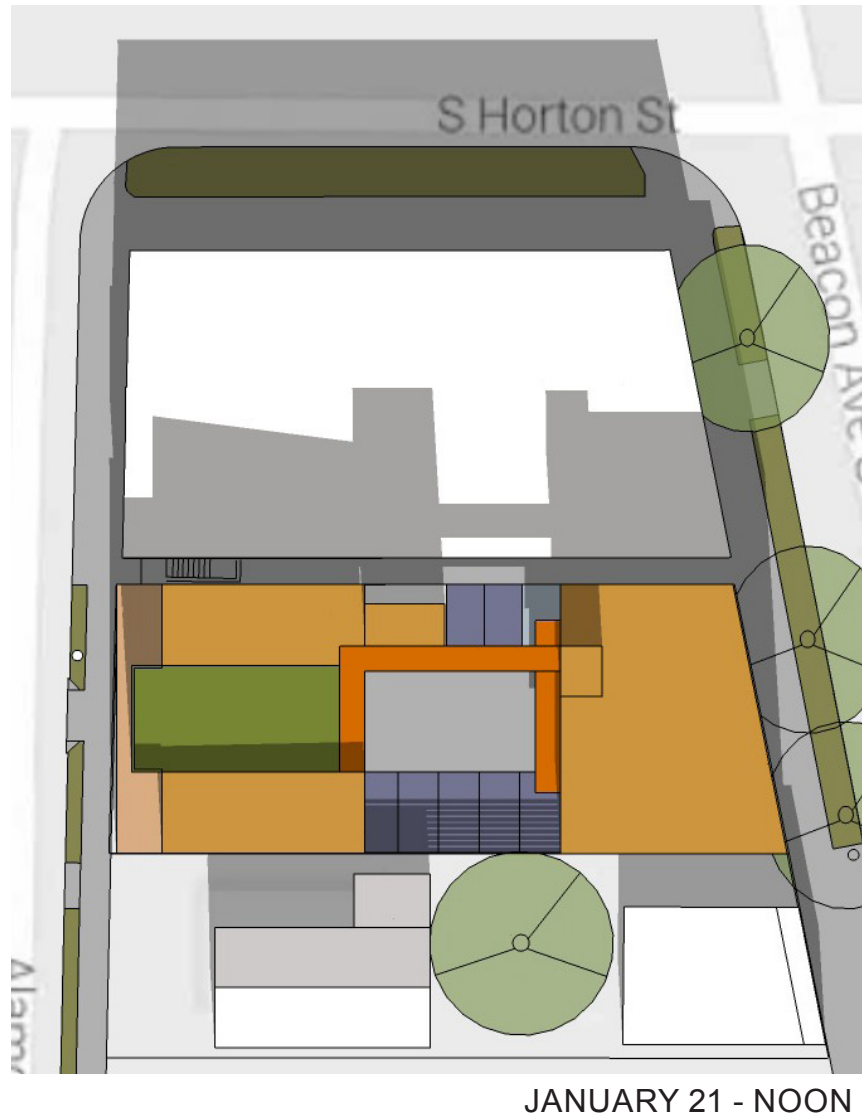


SOUTHWEST VIEW FROM ALAMO PL S

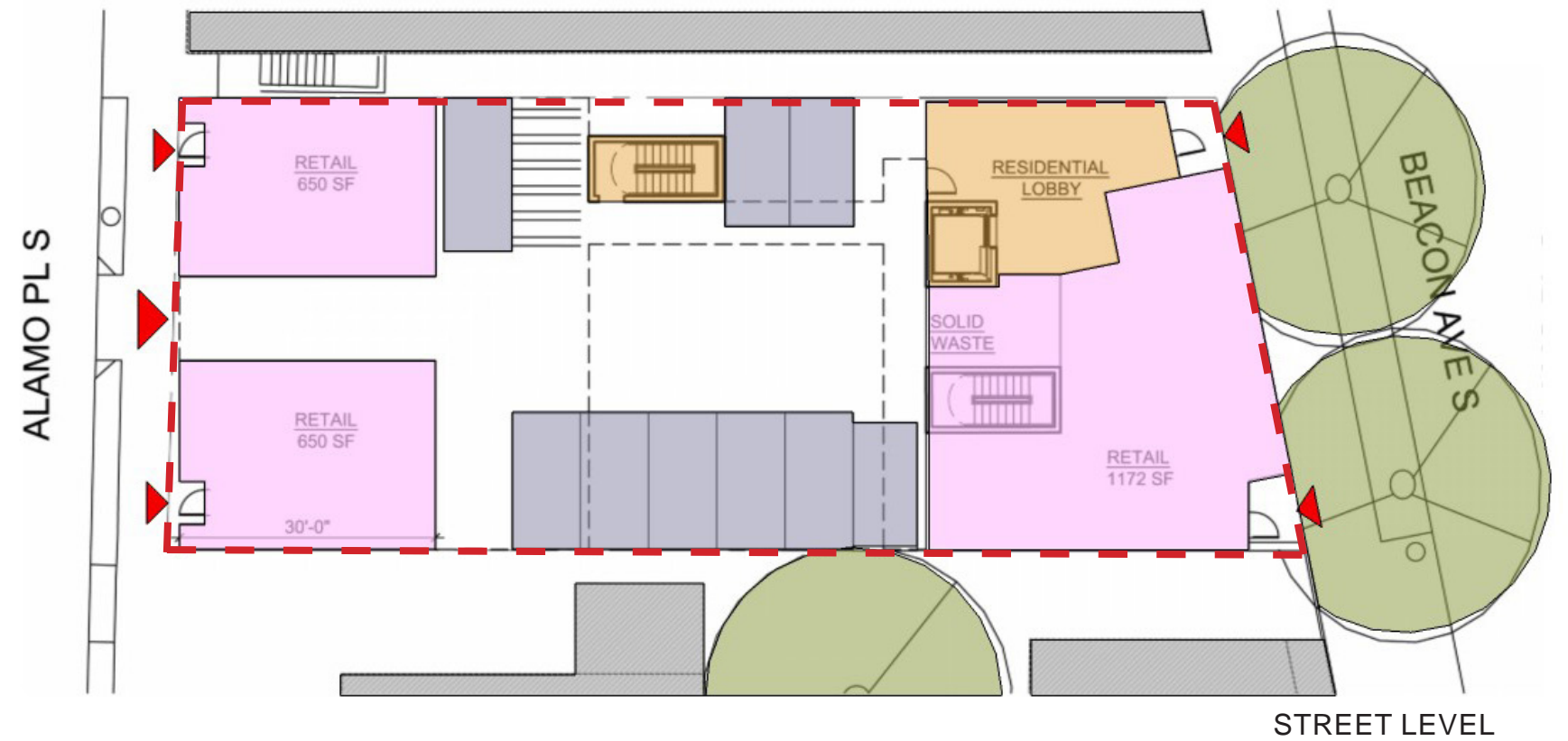


SOUTHEAST VIEW FROM BEACON AVE

OPTION 3 - CODE COMPLIANT



RESIDENTIAL LEVELS 2 - 4



STREET LEVEL

AREA CALCULATIONS:

(ALLOWABLE FAR = 3.25)

retail area:	2,517 SF
total building area:	16,280 SF
floor area ratio:	2.5
number of units:	18
number of stalls:	9

PROS:

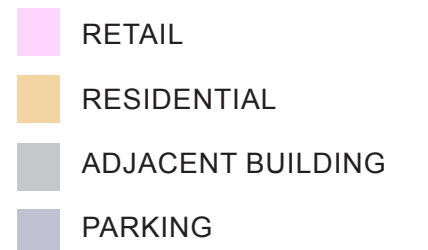
- strong street edge along Beacon Ave
- all residential units receive light from two sides

CONS:

- commercial street use on Alamo Pl. S has no precedent in the existing context and does not respond to the character of the neighborhood.
- the ground level open space is a parking court which does not allow for landscaping or amenities.

REQUESTS FOR DEPARTURE:

- NONE

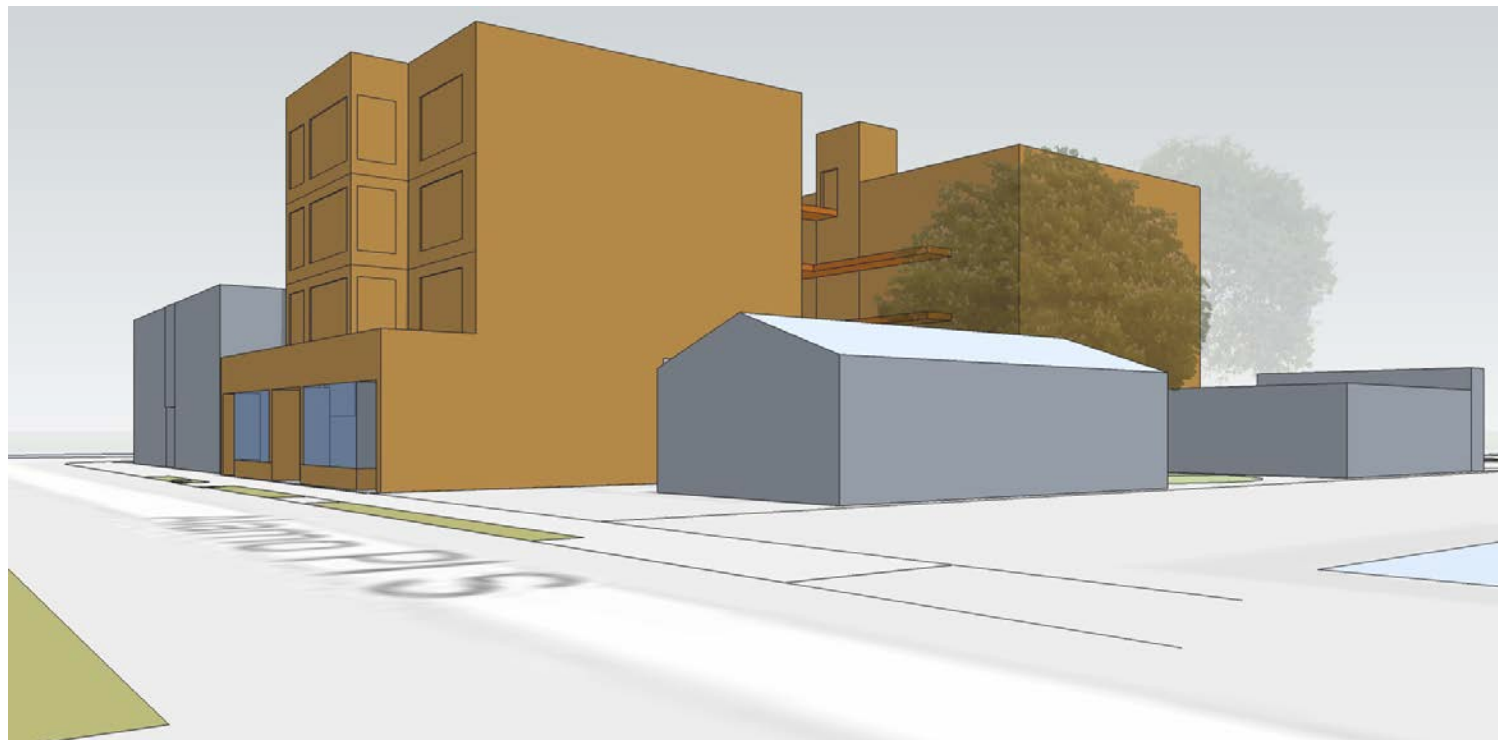




SOUTH ELEVATION



BEACON AVE ELEVATION

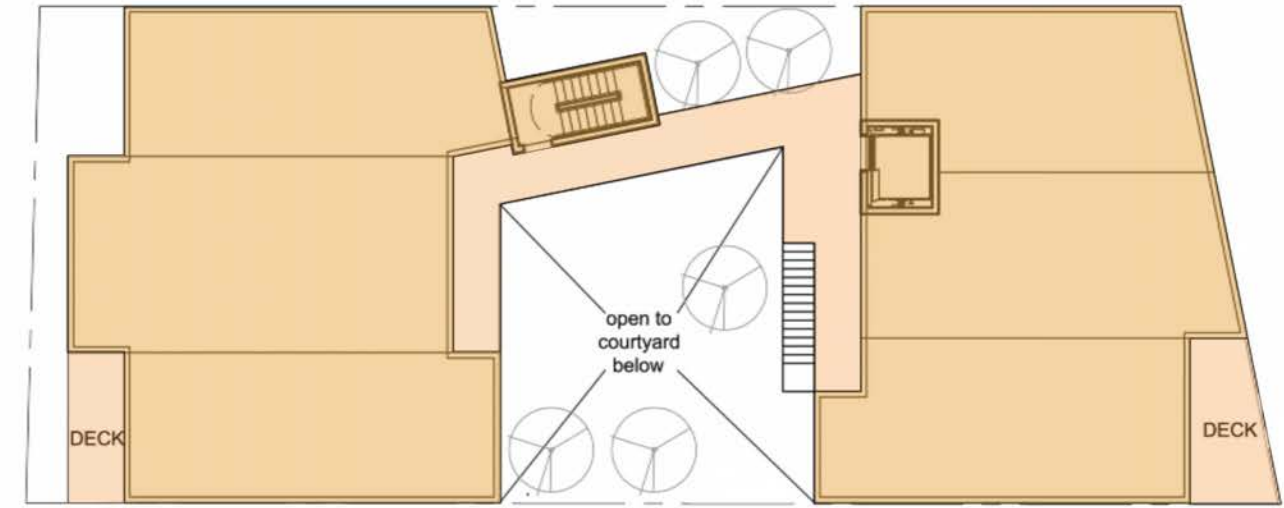
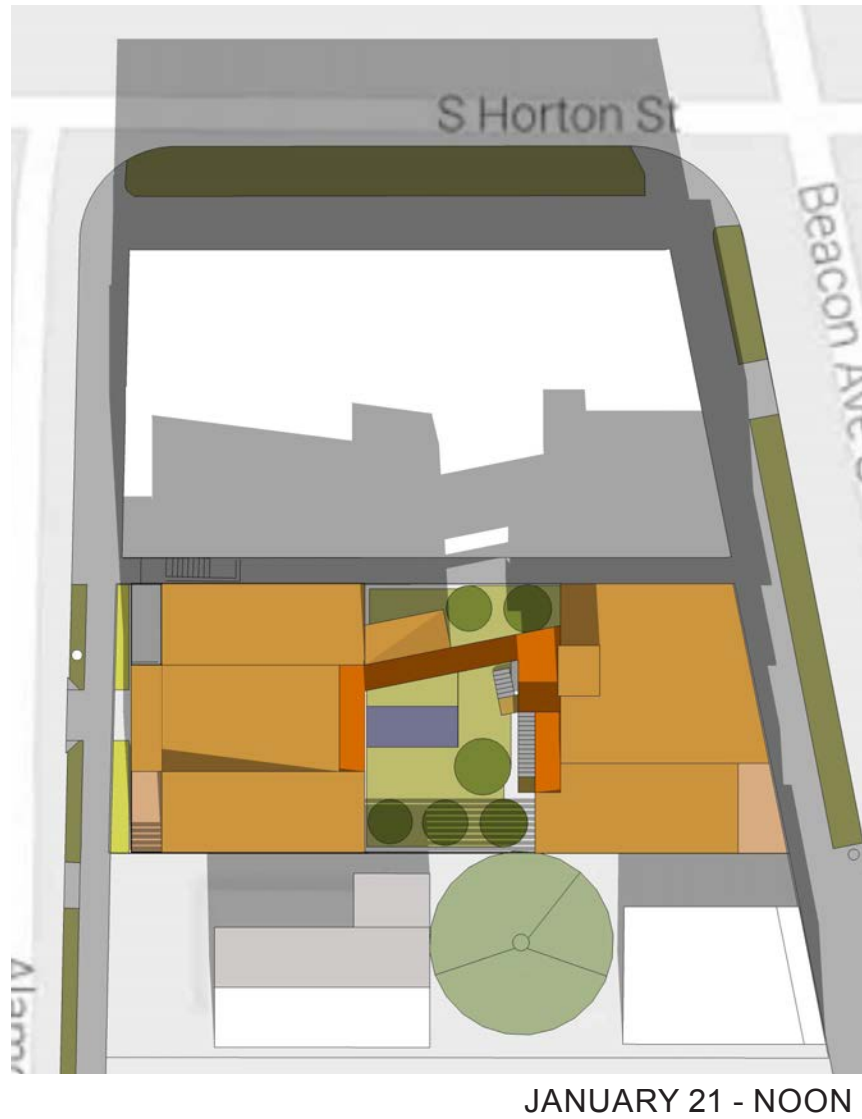


SOUTHWEST VIEW FROM ALAMO PL S

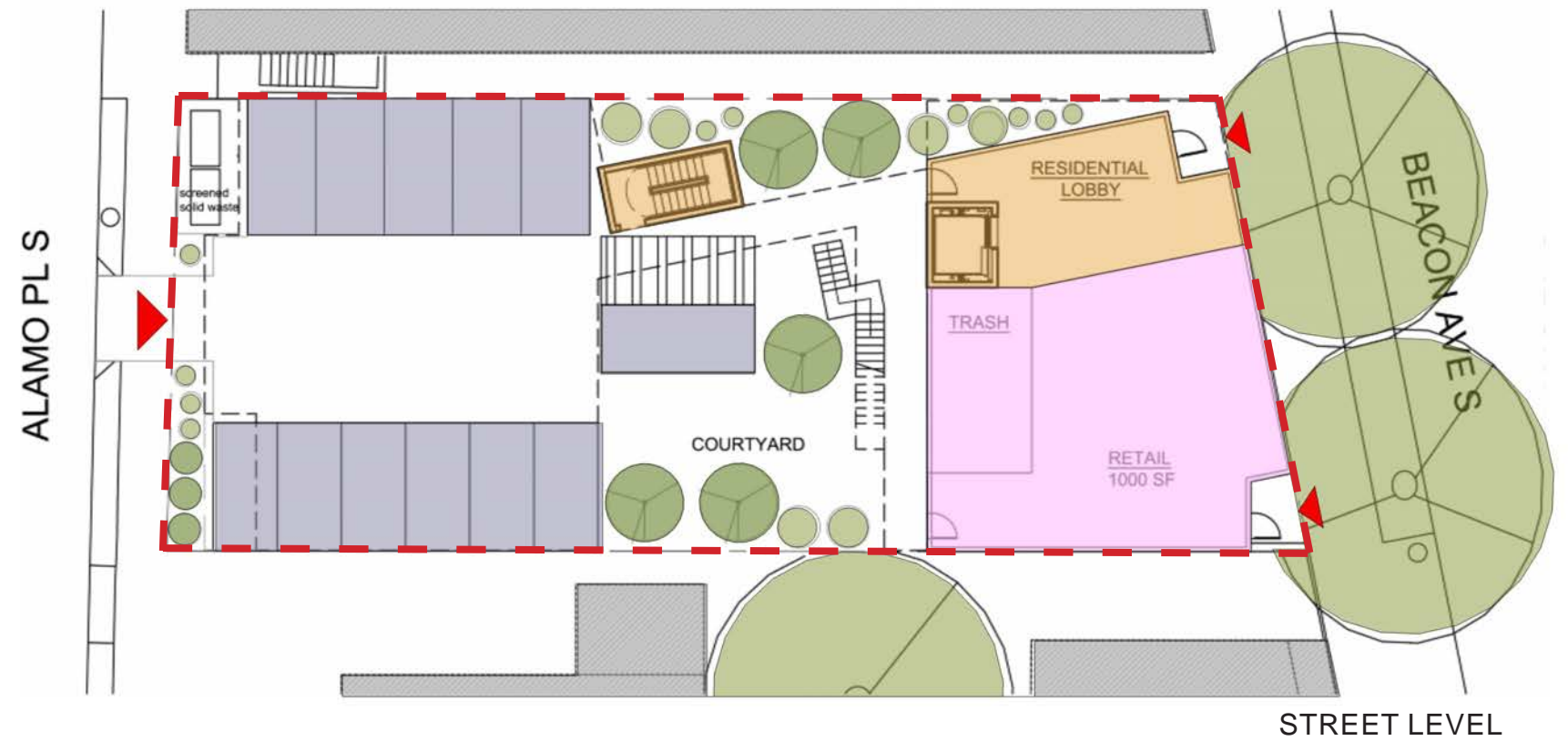


SOUTHEAST VIEW FROM BEACON AVE

OPTION 4 - PREFERRED



RESIDENTIAL LEVELS 2 - 4



AREA CALCULATIONS:

(ALLOWABLE FAR = 3.25)

retail area: 1,085SF
total building area: 14,296 SF

floor area ratio: 2.1

number of units: 18
number of stalls: 12

PROS:

- strong street edge along Beacon Ave and Alamo Pl
- strong architectural concept responds to existing context
- ground level open space complements adjacent properties courtyard space and provides visual interest to the existing apartments to the north
- building siting reduces the bulk and mass of the building
- all residential units receive light from two sides

CONS:

- blank walls to the north and south
- mass and bulk

REQUESTS FOR DEPARTURE:

- SMC 23.47.008.B.2 TRANSPARENCY
- SMC 23.47.032.B LOCATION OF PARKING

- RETAIL
- RESIDENTIAL
- ADJACENT BUILDING
- PARKING



SOUTH ELEVATION



BEACON AVE ELEVATION



SOUTHWEST VIEW FROM ALAMO PL S



SOUTHEAST VIEW FROM BEACON AVE

DESIGN GUIDELINE PRIORITIES

CS2 URBAN PATTERN AND FORM

STRENGTHEN THE MOST DESIRABLE FORMS, CHARACTERISTICS, AND PATTERNS OF THE STREETS, BLOCK FACES, AND OPEN SPACES IN THE SURROUNDING AREA.

...create a sense of place where the physical context is less established. Buildings that contribute to a strong street edge are particularly important to the creation of a quality public realm... Allow characteristics of sites to inform the design... Consider the qualities and character of the streetscape... Evaluate adjacent sites and open spaces, determine how best to support those spaces through project siting and design... Look to the uses and scales of adjacent buildings when designing a mid-block building

CS3 ARCHITECTURAL CONTEXT AND CHARACTER

CONTRIBUTE TO THE ARCHITECTURAL CHARACTER OF THE NEIGHBORHOOD

...in neighborhoods where architectural character is evolving, establish a desirable context to build upon in the future. Site and design new structures to complement or be compatible with the siting patterns of neighborhood buildings.

PL3 STREET LEVEL INTERACTION

ENCOURAGE HUMAN INTERACTION AT THE STREET LEVEL WITH CLEAR CONNECTIONS TO BUILDING ENTRIES AND EDGES

...design primary entries to be obvious, identifiable and distinctive. Entries need to provide privacy and security for residents but also welcoming to visitors... Design the entry as a collection of coordinated elements... Engage passersby with opportunities to interact visually with the building interior using glazing and transparency... consider incorporating space in the project design into which retail can be extended.

DC2 ARCHITECTURAL CONCEPT

DEVELOP AN ARCHITECTURAL CONCEPT THAT WILL RESULT IN A UNIFIED AND FUNCTIONAL DESIGN THAT FITS WELL ON THE SITE AND WITHIN ITS SURROUNDINGS

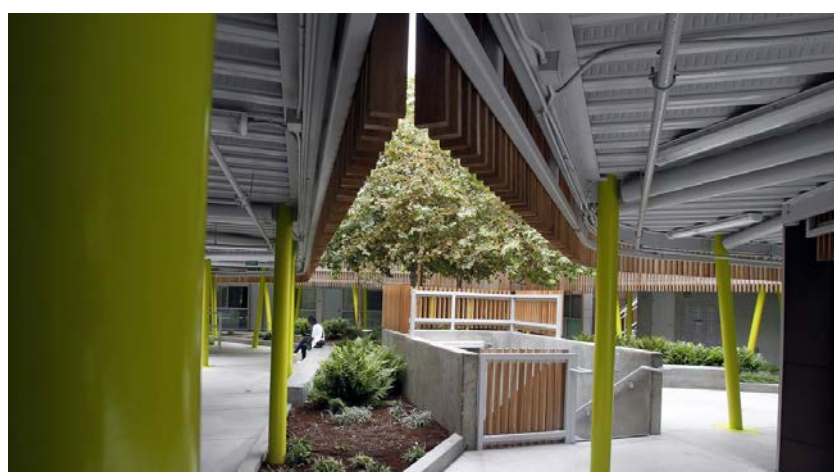
...Arrange the mass of the building taking into consideration the characteristics of the site. ...Reduce the perceived mass. Consider the composition and architectural expression of the building as a whole... Where expanses of blank wall are unavoidable, include design treatments that have human scale... Use trees and landscaping to enhance the building design... Pay special attention to the first three floors to in order to enable an active and vibrant street front... Design buildings such that their primary uses and functions can be readily determined from the exterior.

DC3 OPEN SPACE CONCEPT

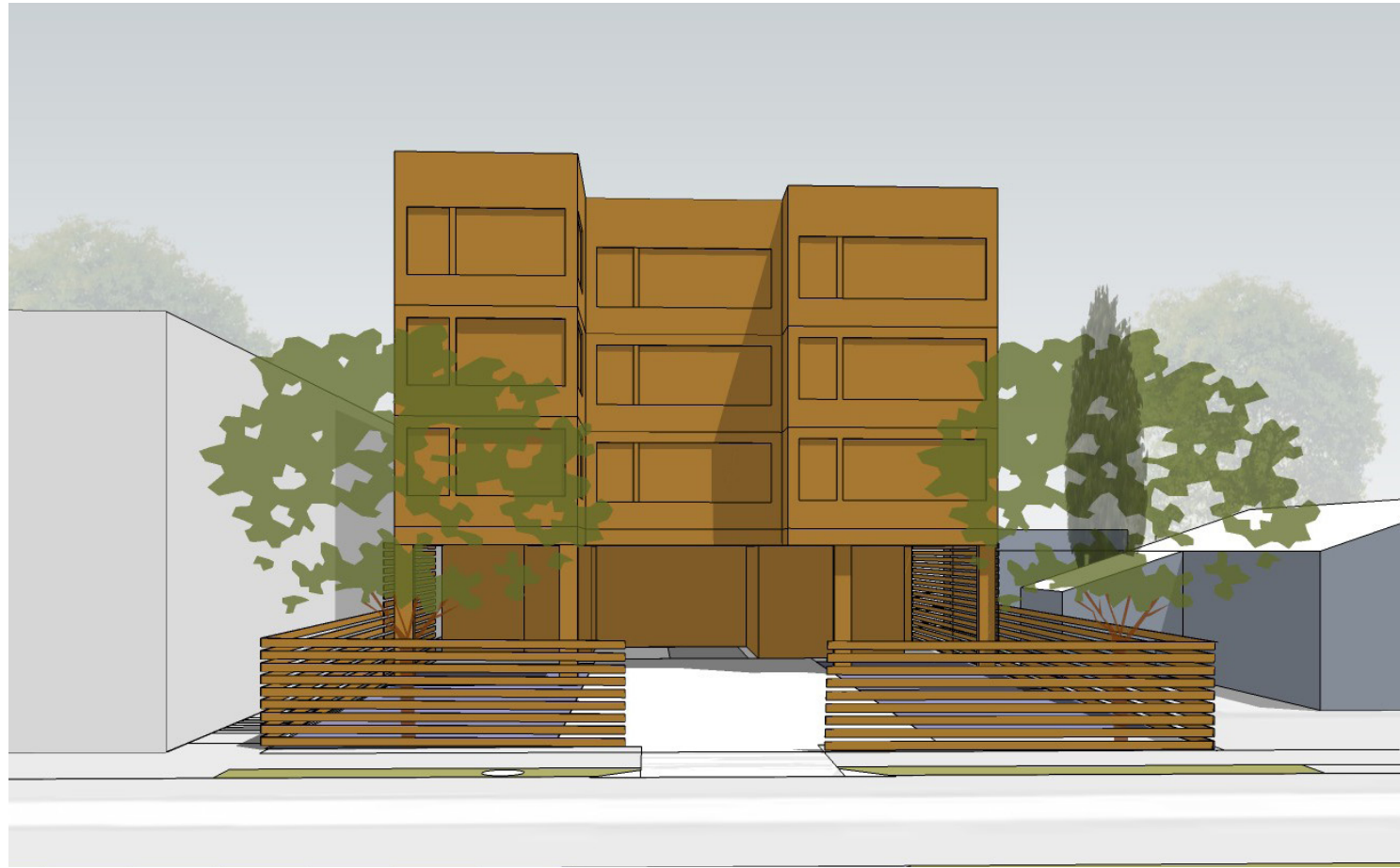
INTEGRATE OPEN SPACE DESIGN WITH THE DESIGN OF THE BUILDING SO THAT EACH COMPLEMENTS THE OTHER

...Develop an open space concept to ensure that interior and exterior spaces relate well and support the functions of the development... Plan the open space to meet the needs of the users... place outdoor seating and gathering spaces where there is sunny exposure and shelter from the wind... Site and design open spaces to connect with, or enhance, nearby public open spaces... look for opportunities to support uses on adjacent properties... Design common spaces for use by all residents to encourage social interaction... Reinforce existing open space.

COURTYARD DESIGN INSPIRATION



DEPARTURES

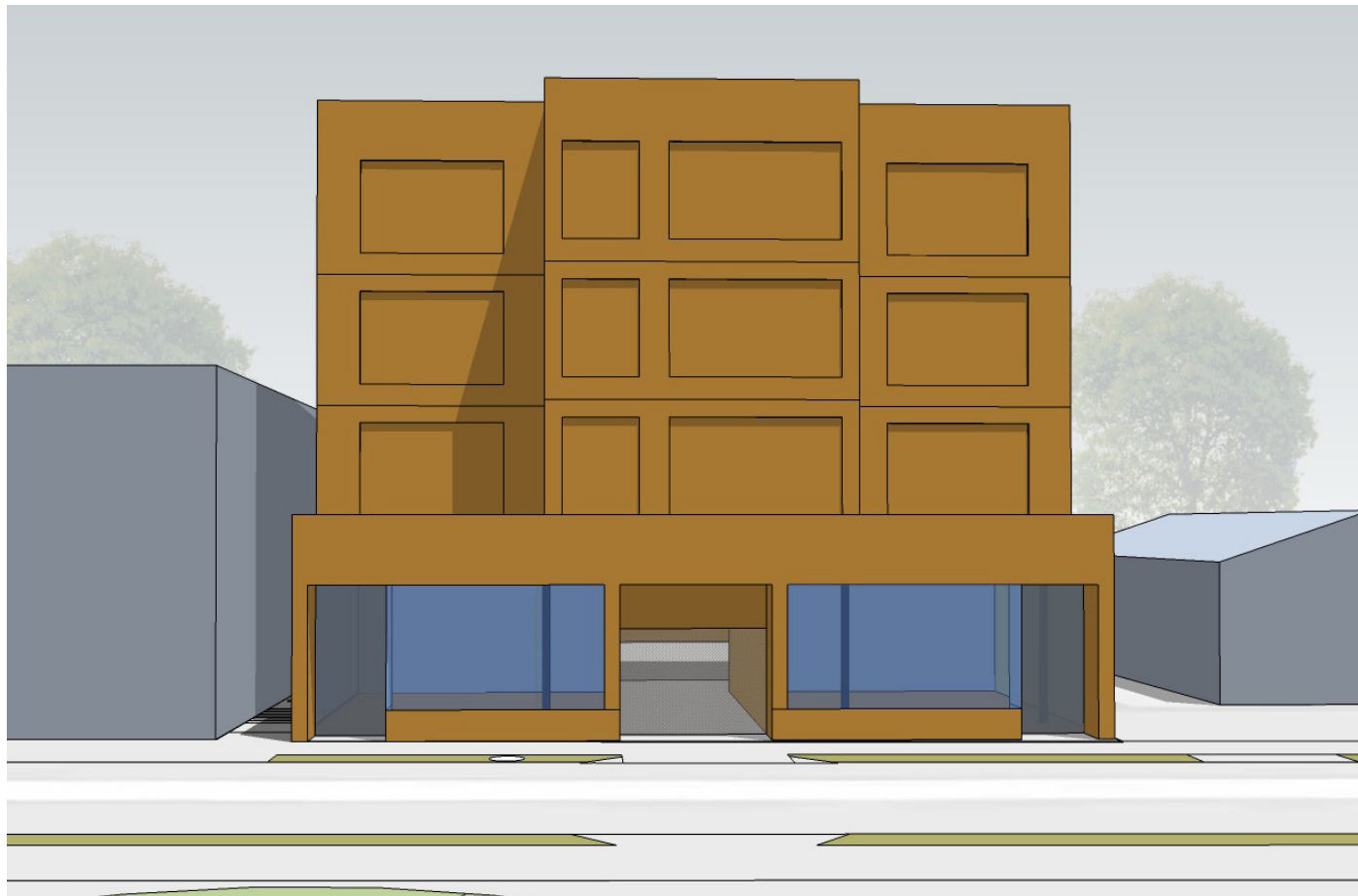


OPTION 1



OPTION 2

OPTIONS 1 and 2 - REQUEST FOR DEPARTURES			
CODE	CODE REQUIREMENT	PROPOSED DEPARTURE	RATIONALE
SMC 23.47A.008.A.2 Blank facades	The total of all blank façade segments may not exceed 40% of the width of the façade.	Request to exceed the required limits of total blank wall segments	<p>SMC 47A0.32.A.1.c <i>If access is not provided from an alley and the lot abuts two streets, access is permitted across one of the side street lot lines.</i></p> <p>CS2 URBAN PATTERN AND FORM: <i>consider the qualities and character of the streetscape.</i></p> <p>CS3 ARCHITECTURAL CONTEXT AND CHARACTER: <i>Site and design new structure to be compatible with the siting patterns of the neighborhood.</i></p> <p>Considering the existing context, the adjacent single family zoning, the lot abutting two streets with no alley access and the parking requirements, locating parking between the street and structure is an appropriate response to the character of street development on Alamo Place South.</p>
SMC 23.47A.008.B.2 Transparency	Sixty percent of the street-facing façade between 2 and 8 feet above the sidewalk shall be transparent.	Request to waive the transparency requirement.	
SMC 23.47A.032.B Location of Parking	Parking shall not be located between a structure and a street lot line.	Request to locate surface parking between the street and the structure.	



OPTION 3 - CODE COMPLIANT



OPTION 4 - PREFERRED

OPTION 4 - REQUEST FOR DEPARTURES			
CODE	CODE REQUIREMENT	PROPOSED DEPARTURE	RATIONALE
SMC 23.47A.008.B.2 Transparency	Sixty percent of the street-facing façade between 2 and 8 feet above the sidewalk shall be transparent.	Request to reduce the transparency requirement.	SMC 47A0.32.A.1.c <i>If access is not provided from an alley and the lot abuts two streets, access is permitted across one of the side street lot lines.</i> CS2 URBAN PATTERN AND FORM: <i>consider the qualities and character of the streetscape.</i> CS3 ARCHITECTURAL CONTEXT AND CHARACTER: <i>Site and design new structure to be compatible with the siting patterns of the neighborhood.</i> DC2 ARCHITECTURAL CONCEPT: <i>Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.</i>
SMC 23.47A.032.B Location of Parking	Within a structure, street-level parking shall be separated from street-level, street-facing facades by another permitted use	No intervening use between garage and street	Considering the existing context and the street development on Alamo Place South, the screened and landscaped facade contributes to the character of the neighborhood and reinforces the overall architectural concept that meets or exceeds multiple Design Guidelines.

