



2912 BEACON AVENUE SOUTH

SEATTLE, WA

LANDMARK PROPERTY HOLDINGS
SDCI # 3019955
EDG 2 | 9.20.2016

PREPARED BY:
SIGNAL ARCHITECTURE + RESEARCH
BERGER PARTNERSHIP

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2912 BEACON AVENUE SOUTH

EARLY DESIGN GUIDANCE 2

9.20.2016

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1 DESIGN OVERVIEW
PROJECT TEAM



PROJECT TEAM:



Signal
Architecture + Research

LANDMARK PROPERTY HOLDINGS

John Scrofano
Guy Bennett
Bob Miller

SIGNAL ARCHITECTURE + RESEARCH

Mark Johnson
Alden Mackey



BERGER PARTNERSHIP

Jonathan Morley

Build a foundation for future development in Beacon Hill that bridges existing neighborhood character with the a vibrant, dense, transit oriented future.



DESIGN GOALS:

Foundation for Future development

- Respond to and enhance architectural character of North Beacon Hill through attention to form, scale, and material
- Engender connectivity between new and existing residents
- Provide secure spaces, safety at access points
- Create vibrancy along the Beacon Ave corridor

Neighborhood Character

- Transition between NC2-40 and SF 5000 zoning
- Enhance pedestrian experience along Beacon Ave
- Establish retail destination for local residents
- Increase safety through activity and transparency along street edge

Mixed Use, LEED Certified

- Provide mix of vibrant commercial and residential spaces for a mix of families, couples, and individuals
- MFTE program compliant
- LEED Multi-Family

PROPERTY SUMMARY:

Residential

- Approximately 40,000 sf of residential space including 63-67 units (73 in EDG1)
- 2,000+ sf of amenity space
- Accessible rooftop area

Commercial

- 2,200 sf of storefront space (+100% from EDG1)
- 55 linear feet of 13' height storefront along Beacon Ave

Support

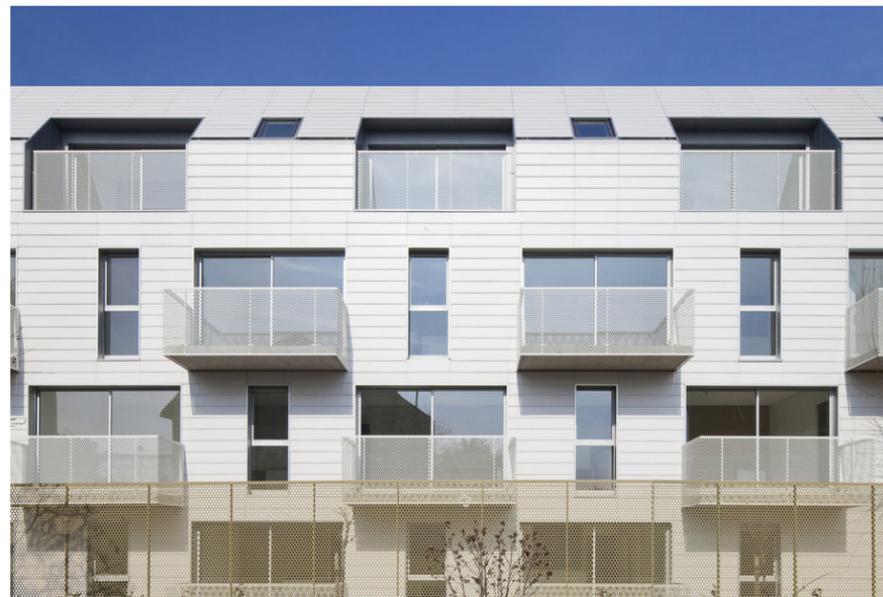
- 4,000 sf of mechanical and building support
- Approximately 20 below-ground parking spots (10,000 sf)



LANGANO APARTMENTS

Portland, OR - Works Partnership

- Parallel masses addressing two different street fronts and contexts



SOCIAL HOUSING

Bondy, France - Atelier DuPont

- Punctured facade with pushed and pulled balconies reduces overall mass



VIVRE ENSEMBLE

Eaubonne, France - Atelier DuPont

- Project uses massing configuration to create vibrant outdoor spaces



19TH + MERCER

Seattle, WA - Weinstein AU

- Differentiate the plinth from upper stories to stratify the building massing on all elevations
- Use of materials to break up massing of facade

CHOPHOUSE ROW

Seattle, WA - Graham Baba Architects

- Mews alleyway provides unique pedestrian/commercial experience
- Connect commercial and residential tenants/customers

4730 CALIFORNIA

Seattle, WA - Weber Thompson

- Entrance off the main street creates more private entry while maximizing commercial space along street front

2 CONTEXT + SITE ANALYSIS

ZONING ANALYSIS

ZONING CLASSIFICATION

NC2-40

Neighborhood Overlay

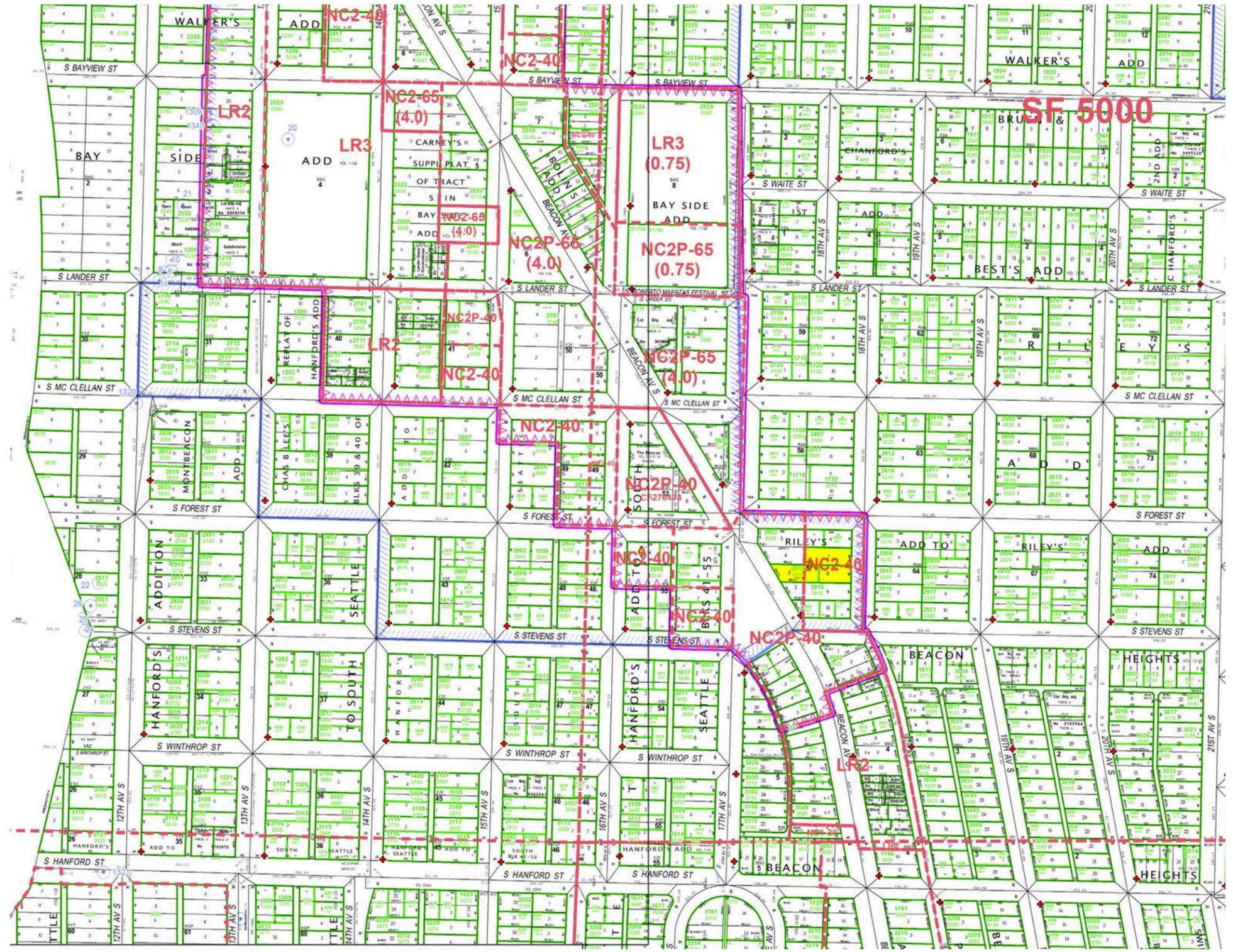
- North Beacon Hill Residential Urban Village
- Frequent Transit Corridor (per DPD GIS)
- Site Partially within Pedestrian area (per DPD GIS)
- Beacon Hill Station Area Overlay

Environmental Critical Areas

None per DPD GIS map

Topography

Site survey indicates the site has an approximate 2.5% slope downward to the east. Total elevation drop is approx. 6.7 feet from Beacon Avenue S. eastward to 18th Ave. S. Average site elevation is +/-291 feet above sea level.



FAR

Floor Area Ratio (FAR) [Seattle Municipal Code 23.47A.013]

Maximum FAR is 4

16,080 SF site area X 4 FAR = 63,320 SF max Gross Floor Area (GFA)

Gross area not counted toward maximum FAR:

- Underground gross floor area
- All portions of a story that extend no more than 4' above existing or finished grade (whichever is lower), excluding access

Minimum FAR is 1.5

Gross floor area not counted toward minimum FAR:

- Gross floor area below grade

STRUCTURE HEIGHT

Maximum structure height is 40'. An additional 4' in height is allowed under 23.47A.012.1.a for providing a floor-to-floor height of 13' or more for nonresidential uses at street level. 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.

Certain rooftop features may extend up to 15 feet above the applicable height limit, as long as the combined total coverage of all features gaining additional height listed does not exceed 20 percent of the roof area, or 25 percent of the roof area if the total includes stair or elevator penthouses or screened mechanical equipment:

- Mechanical equipment;
- Minor communication utilities and accessory communication devices, except that height is regulated according to Section 23.57.012; and
- Stair and elevator penthouses may extend above the applicable height limit up to 16 feet.

The rooftop features listed in this subsection 23.47A.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 that locating such features within 10 feet of the north edge of the roof would not shade property to the north on January 21st at noon more than would a structure built to maximum permitted height and FAR:

- Planters;
- Minor communication utilities and accessory communication devices permitted pursuant to the provisions of Section 23.57.012
- Non-firewall parapet

PERMITTED USES

Offices: Permitted

Eating and Drinking Establishments: Permitted

Restaurants: Permitted

Sales and Services, General: Permitted

Amenity Areas

Amenity areas for residential uses shall be at least 5% of GFA

STREET LEVEL USES

Residential use may occupy no more than 20% of street-level, street facing façade in a pedestrian-designated zone, facing a designated principal pedestrian street (Beacon Avenue S).

Street Level Development Standards

Blank segments of street-facing facades between 2' and 8' above the sidewalk may not exceed 20' in width. The total of all blank façade segments may not exceed 40% of the width of the street-facing façade.

Street-level street-facing facades shall be located within 10' of the street lot line, unless wider sidewalks, plazas, or other approved landscaped or open spaces are provided.

Non-Residential Street-Level Requirements

Transparency: 60% of street-facing facade between 2' and 8' shall be transparent, i.e. designed and maintained to allow unobstructed views from outside into structure.

Non-residential uses shall extend an average depth of 30' and a minimum depth of 15' from street-level street-facing facade.

Non-residential uses at street level shall have a floor-to-floor height of 13' min.

Non-Residential Street-Level Requirements (continued)

80% minimum of the street-level, street-facing façade shall be occupied by a use as laid out in 23.47A.005.D.1

Residential uses on a street-level, street-facing façade shall have a visually prominent pedestrian entry.

Landscaping and Screening Standards

Green Factor score of 0.3 or greater required per 23.86.019. Street trees are required and existing street trees retained unless approved by SDOT.

Parking Requirements

No vehicle parking required within Station Overlay District.

No bicycle parking required within Station Overlay District

2 CONTEXT + SITE ANALYSIS

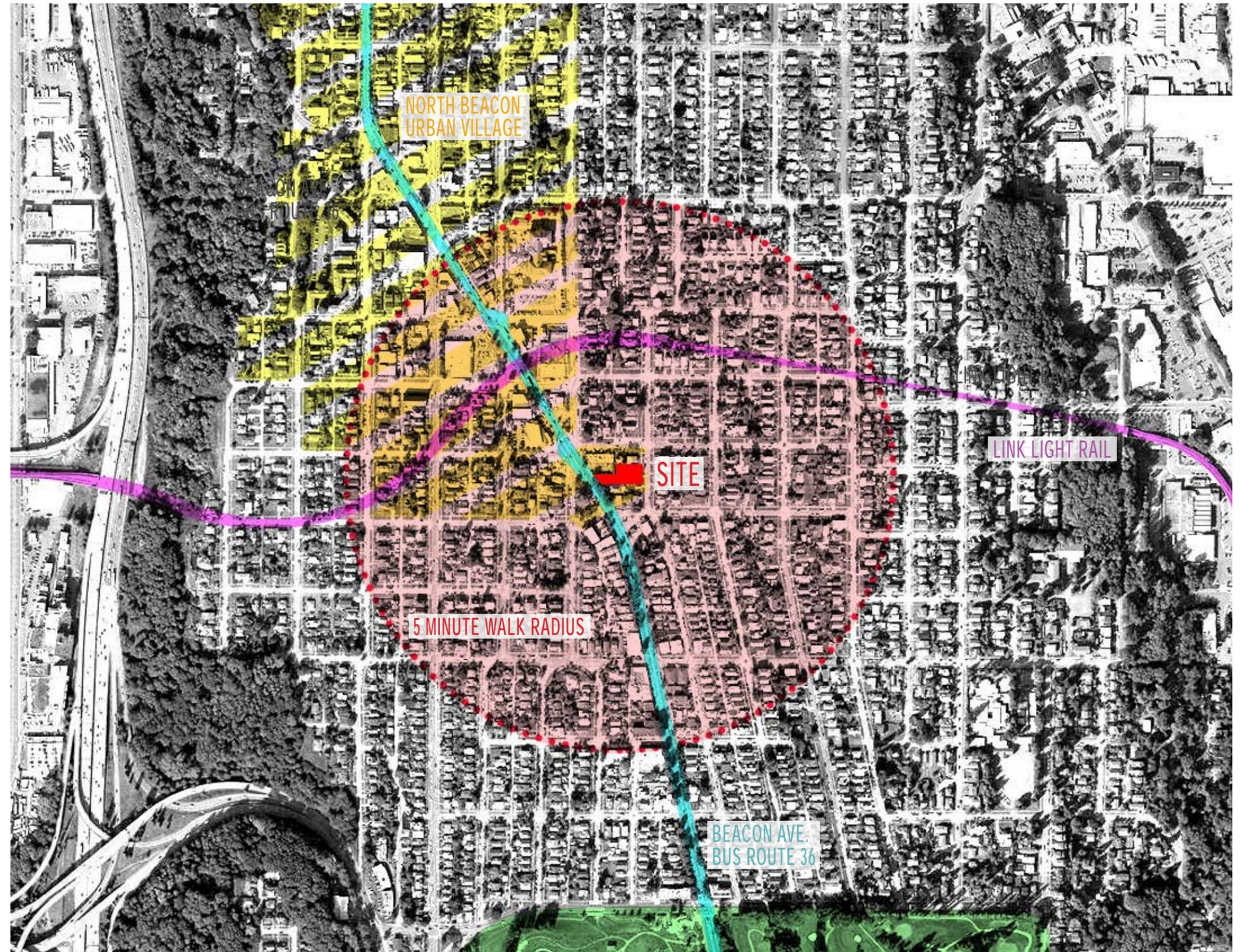
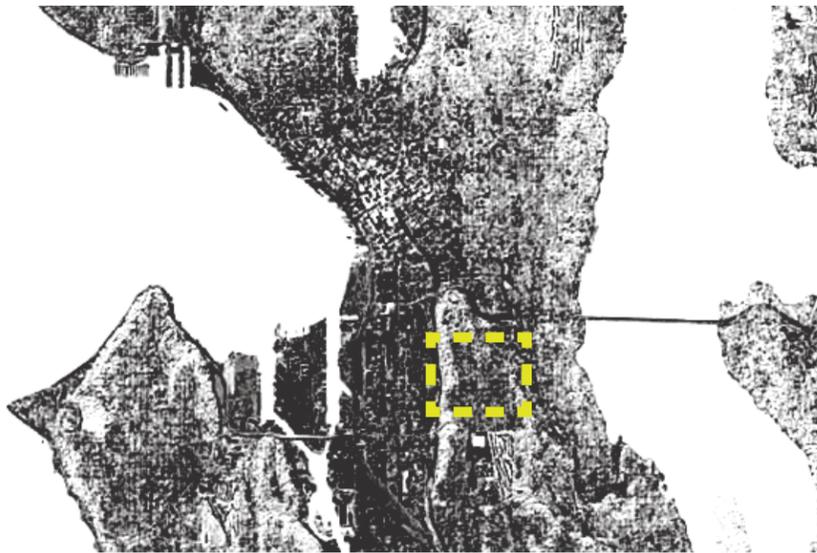
CONTEXT AREA

NORTH BEACON HILL

Seattle, WA

The neighborhood of North Beacon Hill is primarily composed of single family detached residences and small commercial structures. Many homes date from the early 1900's, with an overwhelming character of primarily Craftsman and "Seattle Box", a local variant of the Foursquare style. Beacon Hill was named as one of 30 Great Places in America by the American Planning Association in 2012, in part for its diversity, community participation, memorable character, and multiple forms of transportation available. This neighborhood is marked by a high level of community involvement in local planning. Such involvement has created many neighborhood action groups, such as the Beacon Hill Family Bicycle and Pedestrian Circulation Plan, the 7-acre 'food forest' on the western edge of Jefferson Park to the south of the site, and the neighborhood wide "Beacon Art Walkabout" put on by Beacon Arts multiple times during the year to showcase local artists and musicians.

Rapid population growth throughout the Seattle region compounded with the introduction of the light-rail station has already had its affect on the neighborhood of North Beacon Hill. Large mixed use projects have been built in both the NC2-65 and NC2-40 zones of the neighborhood. It is therefore imperative that designs proposed in this neighborhood aimed at addressing the increasing demand for housing meet the two goals of providing additional residential spaces, while also integrating the new structures harmoniously into the existing fabric of North Beacon Hill.



1" = 500'-0"

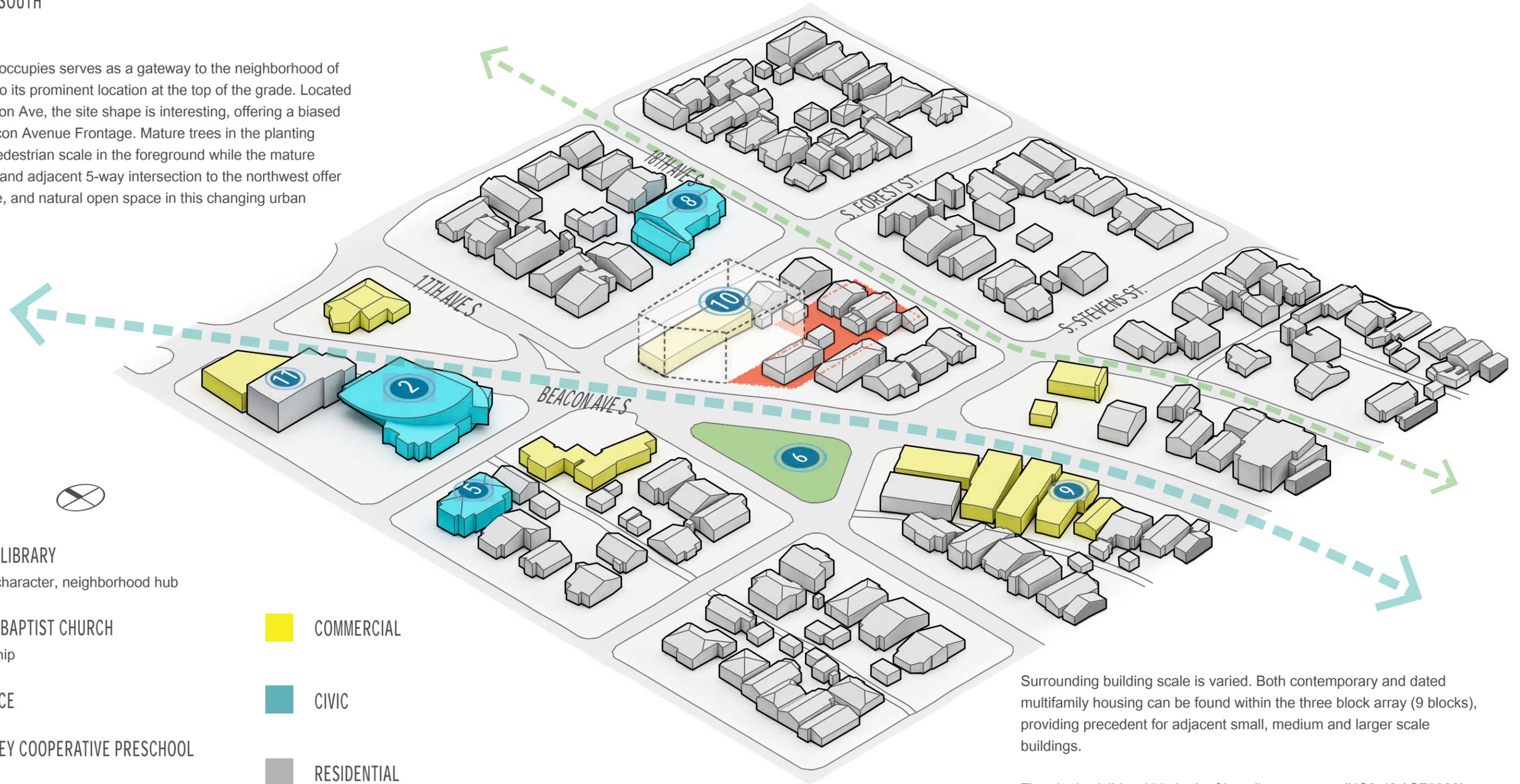


NOTABLE FEATURES

- ① BEACON HILL LIGHT RAIL STATION
Scale, urban character, neighborhood hub
- ② BEACON HILL LIBRARY
Scale, urban character, neighborhood hub
- ③ RED APPLE GROCERY STORE
- ④ EL CENTRO DE LA RAZA
• Scale, juxtaposition of modern + historic without mimicry
- ⑤ BEACON HILL BAPTIST CHURCH
• Craftsmanship
- ⑥ STEVENS PLACE
- ⑦ ST. PETER'S PARISH
- ⑧ RAINIER VALLEY COOPERATIVE PRESCHOOL
- BEACON AVENUE
• Urban corridor, transit and bike route, gateway to Beacon Hill
- NORTH BEACON HILL URBAN VILLAGE
• Increased future density
- DESIGNATED BIKE ROUTE
- LINK LIGHT RAIL
- BUS STOPS ALONG BEACON AVENUE

1925 BEACON AVENUE SOUTH
Seattle, WA

The block that this site occupies serves as a gateway to the neighborhood of North Beacon Hill due to its prominent location at the top of the grade. Located at the diagonal of Beacon Ave, the site shape is interesting, offering a biased relationship to the Beacon Avenue Frontage. Mature trees in the planting strip provide a link to pedestrian scale in the foreground while the mature trees at Stevens Place and adjacent 5-way intersection to the northwest offer shade, seasonal foliage, and natural open space in this changing urban neighborhood.



LEGEND



- ② BEACON HILL LIBRARY
Scale, urban character, neighborhood hub
- ⑤ BEACON HILL BAPTIST CHURCH
• Craftsmanship
- ⑥ STEVENS PLACE
- ⑧ RAINIER VALLEY COOPERATIVE PRESCHOOL
- ⑨ OAK PUB
- ⑩ NEW DEVELOPMENT
- ⑪ RESIDENTIAL BUILDING

- COMMERCIAL
- CIVIC
- RESIDENTIAL

Surrounding building scale is varied. Both contemporary and dated multifamily housing can be found within the three block array (9 blocks), providing precedent for adjacent small, medium and larger scale buildings.

The site is visible within both of its adjacent zones (NC2-40 / SF5000). The Beacon Ave context is transitioning from single family housing stock to an urban, commercial edge while the 18th Ave. S context is held back from the property line, with a granular, varied housing stock ranging from 1900 through contemporary, three story homes.



COMMERCIAL BUILDING

Bar Del Corso

- Use of masonry and glazing on facade



CHURCH ⑤

Beacon Hill Baptist Church

- Attention to detail, craftsmanship of religious structure



CIVIC BUILDING

Beacon Hill Station

- Scale of public space, open plaza



CIVIC BUILDING ②

Beacon Hill Library

- Diversity of materials, glazing for public spaces, exterior public spaces



APARTMENT BUILDING ⑪

Victor Apartment Building

- Punched logical/symmetrical openings, rectangular mass



SINGLE FAMILY HOME

- Repeated gable massing, simple material pallet

2 CONTEXT + SITE ANALYSIS

SITE PLAN

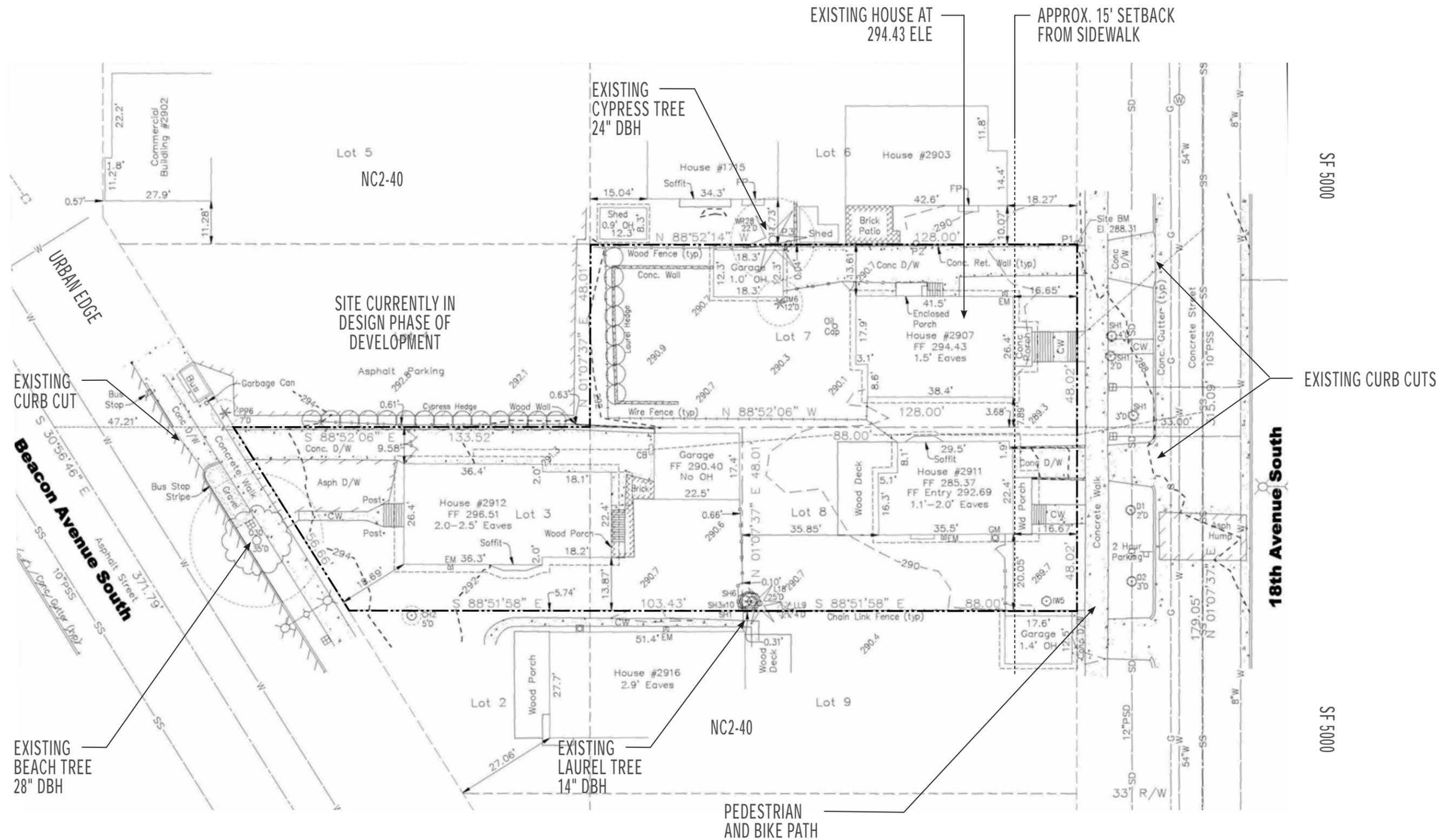
1925 BEACON AVENUE SOUTH

Seattle, WA

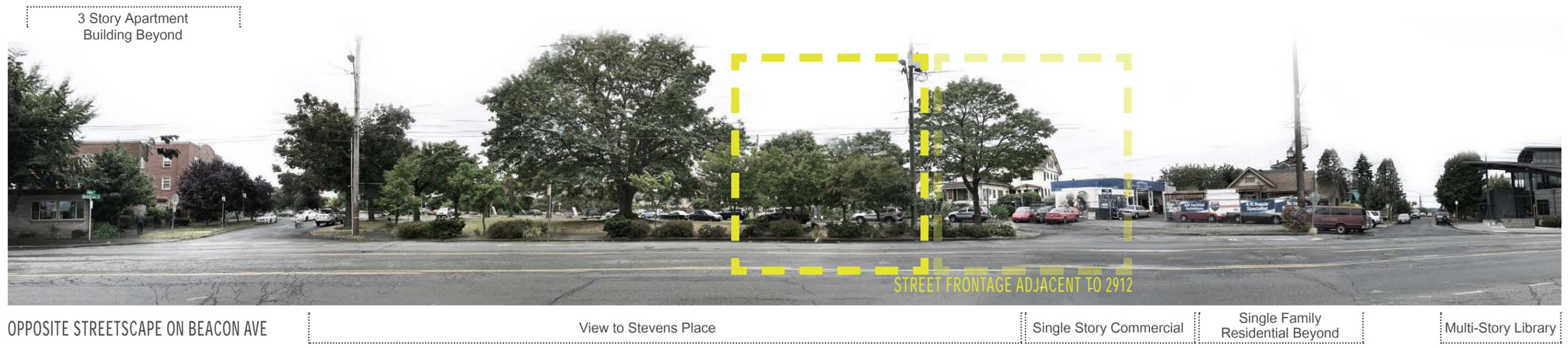
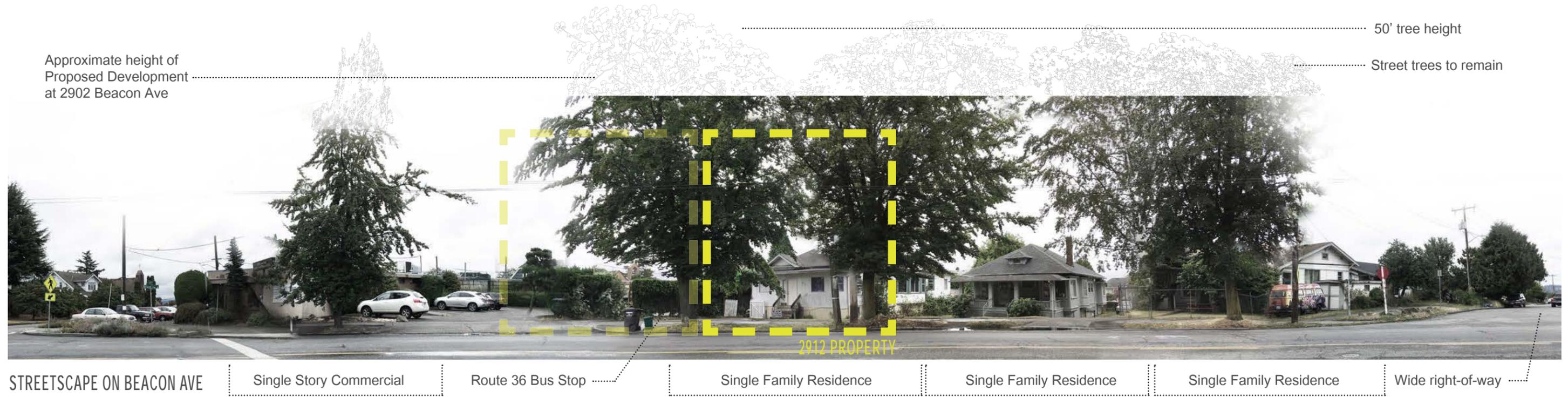
The three lots making up the site along Beacon Ave add up to an approximate total of 16,000 sf. The slight slopes gently towards the east, with about 5' of elevation lost. The site is sandwiched between the commercial corridor along Beacon Ave that is heavily trafficked and provides access to bus and light rail public transportation. The east side of the site abuts 18th Ave S, which comprises the border between the NC2-40 zoning along Beacon and the SF 5000 zoning to the east.

Currently the lots to the south and north are occupied by small 1-2 floor residential and commercial structures. Structures to the east on the opposite side of Beacon Ave. are 2-3 story single family homes. The triangular lot on the other side of Beacon Ave is a small public park, known as Stevens Place. The canopy of a medium sized tree covers much of the sidewalk space along the Beacon Ave. edge of the site. The site directly to the northwest of the site is undergoing design development on a 4 story mixed use project that will be built there.





2 CONTEXT + SITE ANALYSIS
SITE PANORAMAS





STREETSCAPE ON 18TH AVE. S.

Single Family Residence

Church parking

Modern form



OPPOSITE STREETSCAPE ON 18TH AVE. S.

Single Family Residence

EDG1 PREVIOUS DESIGN APPROACH

Casey Dechant Architects

- 72 Residential Units
- 1,100 sf Commercial Space
- 2,000+ sf Rooftop Amenity Space
- 23 Auto Parking Stalls
- 24+ Bike Parking Stalls

DRB + PUBLIC COMMENT

Building Massing

- Proposed massing between three schemes is too similar, requires further development
- Massing is not compatible with rhythm or scale of existing context buildings
- Massing along 18th does not adequately transition to SF 5000 zoning across the street
- Massing along Beacon fails to maintain street edge
- Massing schemes fail to respond to unique conditions along Beacon Ave S and 18th Ave S
- 24+ Bike Parking Stalls

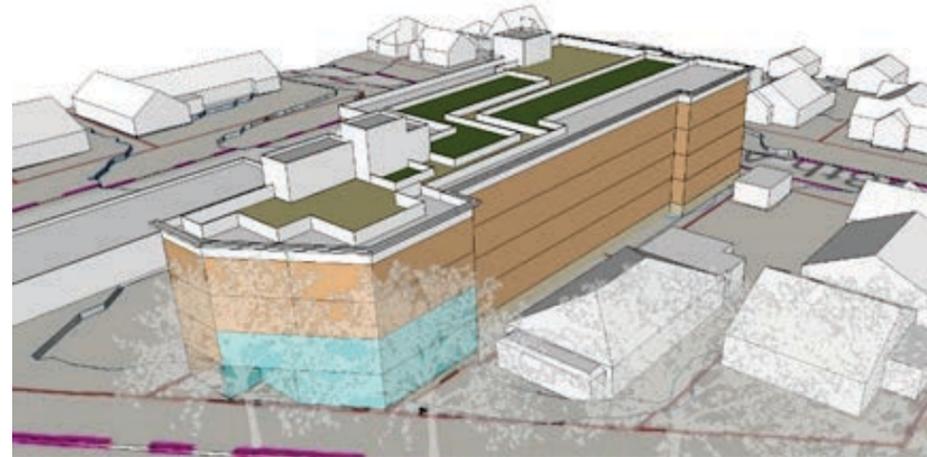
Pedestrian + Community Connectivity

- Increase the amount of commercial space along Beacon Ave S
- Do not threaten pedestrian or biker safety along 18th Ave S with garage entry/exit
- Increase setback along 18th
- Concerned with development's impact on street parking
- Schemes lack landscape design, ground level entrances along 18th

Facade Articulation

- Current facade articulations in three massing schemes are too monolithic
- Use fenestration and balconies to break up building mass
- Facade along 18th Ave S looks too much like the back of building

**FOR MORE IN-DEPTH RESPONSES FROM EDG1
SEE APPENDIX A ON PAGE 42**



EDG1 Massing Scheme A



EDG1 Massing Scheme B



EDG1 Massing Scheme C



EDG2 DESIGN APPROACH

The conceptual approach to 2912 Beacon Ave. S. is founded in balance. Using the zoning contrasts and eccentrically shaped site as form generating elements, the concepts sought expression that aims to connect residents to the place, providing ample commercial space to the Beacon Hill neighborhood, gathering space at the sidewalk, a rooftop gathering space, and a merger between garden apartments, site circulation, and neighborhood scale.

Guidelines interpreted from the EDG 1 comments included improvements in Building Massing, Pedestrian + Community Connectivity, and Facade Articulation. Bullets below illustrate the means used to improve these aspects of the approach, with further detailed methods outlined in each of the concepts.

Building Massing

- Reduce building massing using irregular site geometry, existing lot lines/patterns of development and cues from context structures
- Apply setbacks to massing along south, east, and west facades to reduce impact on neighboring structures
- Focus massing moves along 18th Ave S to transition building scale to SF 5000 zoning
- Maintain commercial street edge along Beacon Ave S
- Respond to unique conditions along 18th Ave S and Beacon Ave S
- Beacon Ave S and 18th Ave S
- 24+ Bike Parking Stalls

Pedestrian + Community Connectivity

- Double the amount of commercial space along Beacon Ave S
- Provide exterior spaces along Beacon Ave S for outdoor seating
- Integrate pedestrian routes for tenants and commercial patrons to encourage community integration and connectivity
- Provide spaces for landscaping, especially along 18th Ave S
- Push back garage entry to ensure pedestrian and biker safety along 18th Ave S
- Fill unused curb cuts to provide additional street parking and landscaping along 18th Ave S and Beacon Ave S
- Include garden-style stoop entrances to ground floor units
- Increase "eyes on the street" along both Beacon Ave S and 18th Ave S

Facade Articulation

- Break down facades with fenestration and balconies
- Use materials, especially on the ground floor that resonate with existing context structures of the same type
- Ensure the east facade does not appear to be back of building with emphasis on composition, materials and landscaping

3 UNIT STACKS

Create a rational exterior expression by stacking units in groups, relieving long elevations with balconies, glazed gaskets, or relief. The diagram below illustrates a method of collaging simple, nearby building masses to create a clear expression of program in a rational composition.



GROUND FLOOR COMMERCIAL ON BEACON AVE.

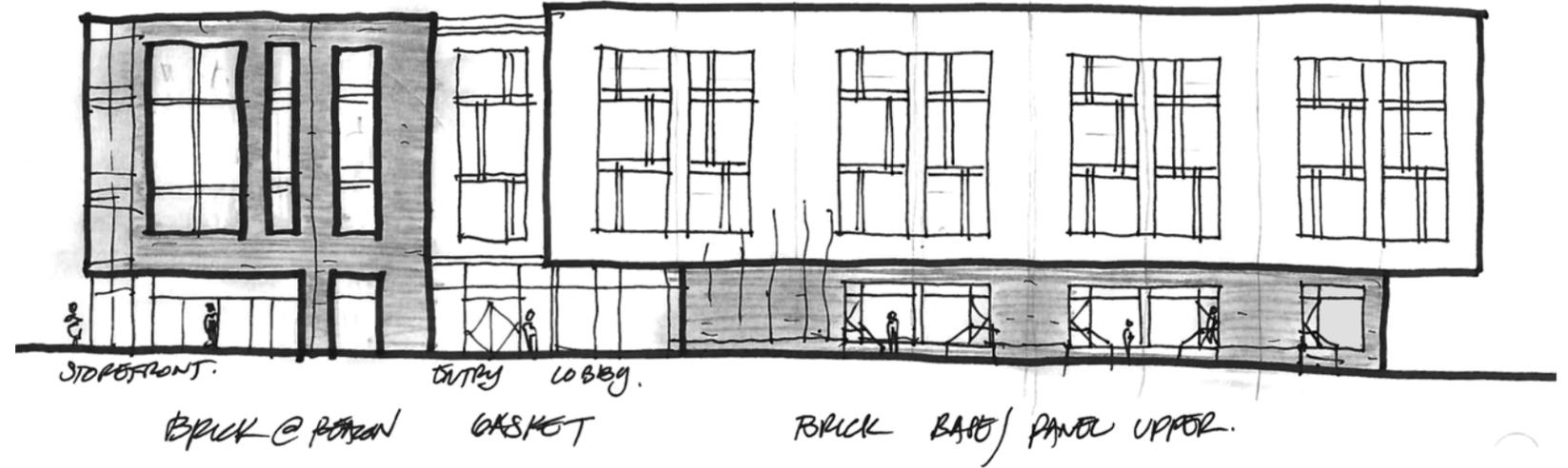
Primarily composed of transparent storefronts, the commercial spaces along Beacon Ave. are comprised of clustered glazing units framed within a heavy material base, grounding the spaces within a robust sidewalk edge. Consider clustered glass or distinct glass volumes at grade.

ARCHITECTURAL CONCEPT

DC2-B.1, B.2. Facade Composition, Blank Walls

Facades are composed to break down the building massing in height and width. Using materials, proportion, relief, and stacked fenestration, the elevations present rational expressions to the adjacent zoning. Each elevation requires a distinct expression, due to the differential zoning east and west of the property. The following approaches break down the mass and compose facades as contributing elements in the adjacent character:

- A set back plinth with stoops invites pedestrian access at grade and resolves the building to grade interface
- A rational, modernized masonry volume on Beacon Ave references historic and contemporary character of the corridor
- Different materials of the base (mineral) and residential volumes (panel) visually differentiate the programmatic mass of the building
- Two volumes on the east elevation reduces the building volume adjacent to SF5000

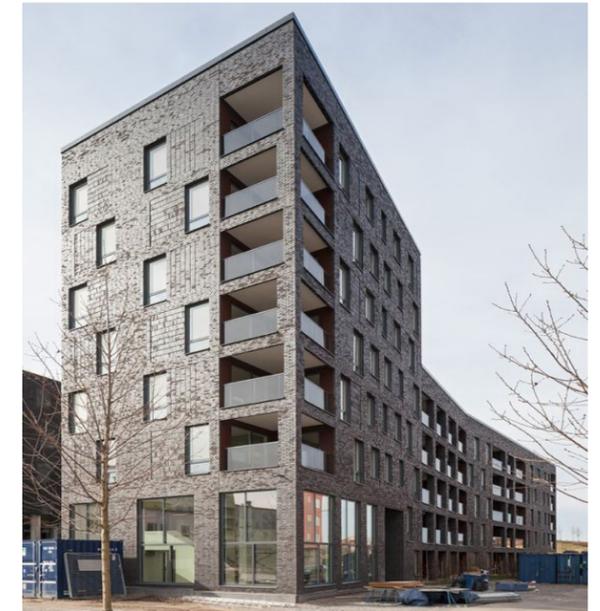


URBAN PATTERN AND FORM (NORTH BEACON HILL SUPPLEMENTAL GUIDANCE)

CS2-I-i. Buildings with Multiple Street Fronts

Building massing has been emphasized along the commercial, higher-volume street front on Beacon Ave S, while strategies aimed and reducing massing have been incorporated along the 18th Ave S street front. Additionally, set the massing away from 18th Ave S, The flowing concepts have been integrated:

- Present strong, masonry edge to the Beacon Ave. corridor, maintaining adjacent development and vernacular commercial position to street edge. Entrance into commercial space is from Beacon Ave. elevation.
- Break massing into distinct programmatic elements as it transitions toward SF5000 zone. Elevation facing SF5000 zone is two separate volumes, set back 15' and 40'+/- from the property line.

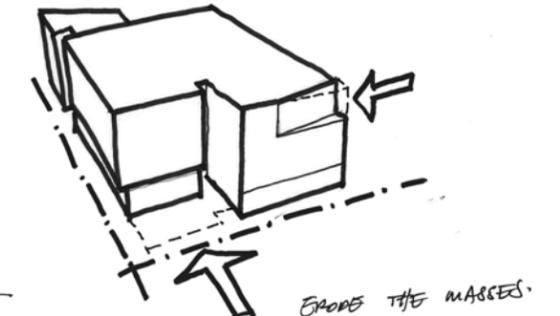
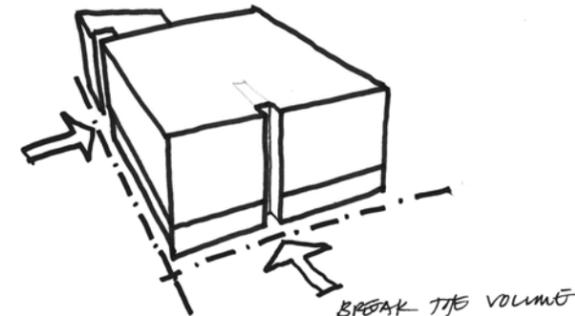
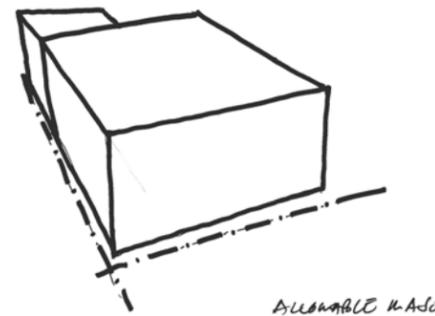


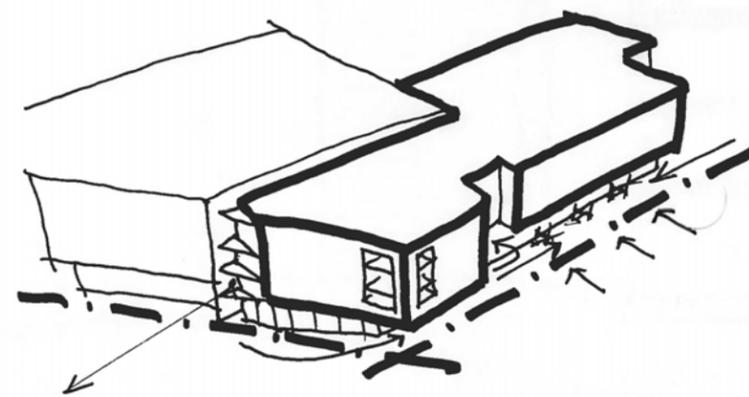
URBAN PATTERN AND FORM (NORTH BEACON HILL SUPPLEMENTAL GUIDANCE)

CS2-III-i, III-ii. B Separate Mass Volumes, Differentiate Facades

All schemes, explore strategies of using existing site cues like lot lines, site geometry, and surrounding scale and rhythms of development to break up massing on the site. The differentiation of facade treatments respond to both the programmatic use as well as the different characteristics of the two street fronts.

- Clustered and stacked fenestration volumes present an ordered approach, implying a townhouse scale fronted by a stoop
- Preferred SHIFT scheme illustrates a combination of strategies in a unified expression.

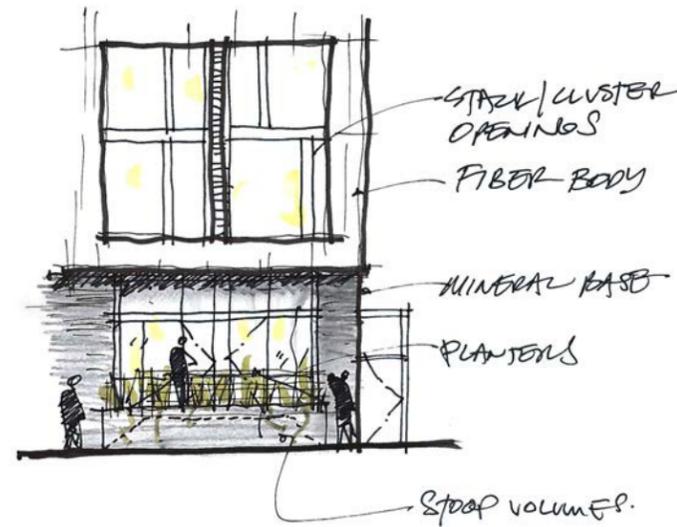




WALKABILITY

PL2-B-1, B.3. Safety and Security, Street level Transparency

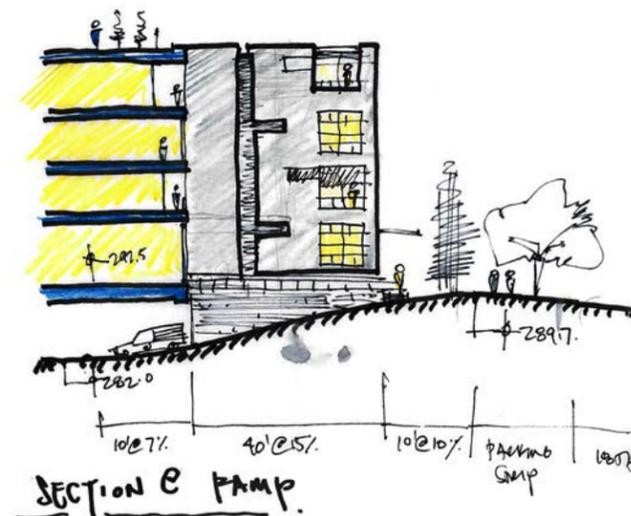
A covered setback will wrap around the west and south sides of the glazed commercial space on Beacon Ave., offering public outdoor seating, or spillover cafe space for the commercial tenant. All ground floor units can be accessed via outdoor entrances and individual stoops located along a semi-private mews, or linear courtyard around the building. These secure entries from Beacon Ave or 18th Ave S., put eyes and people on the street at all edges of the building. Visibility is considered for resident access, limiting alcoves or blind spots. CPTED principles will be reviewed for the 18th Ave. setback, maintaining visibility, limitation of alcoves or blind spots, and good sight lines.



STREET LEVEL INTERACTION

PL3-A-2, A-3. Common Entries, Individual Entries

Entry to residence lobby and outdoor seating share same exterior space along the building's south facade, accessed from Beacon Ave. Individual entries to ground-floor units are also provided along the exterior of the building, but are located behind an additional layer of security and privacy in the linear courtyard spanning the site. Ground floor entries will have a covered stoop aligned with clustered fenestration of floors above, providing a vertical expression that connects the building to grade.



PROJECT USES AND ACTIVITIES

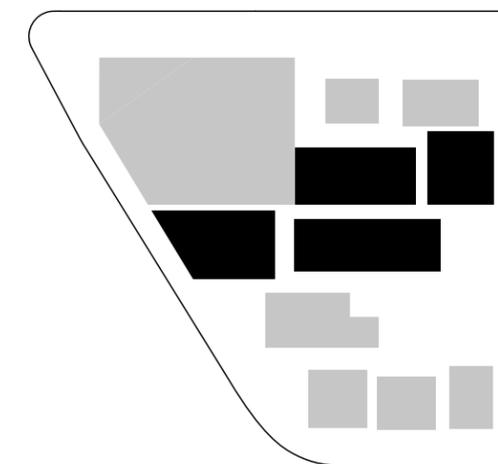
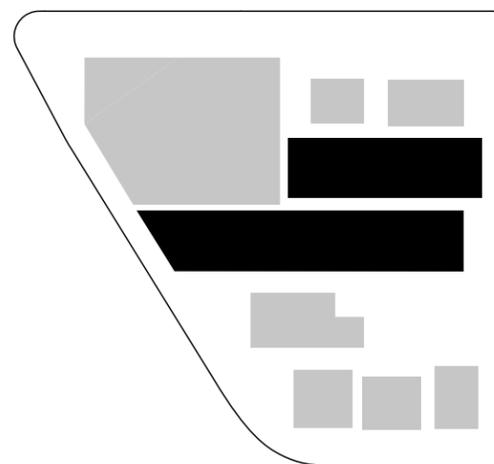
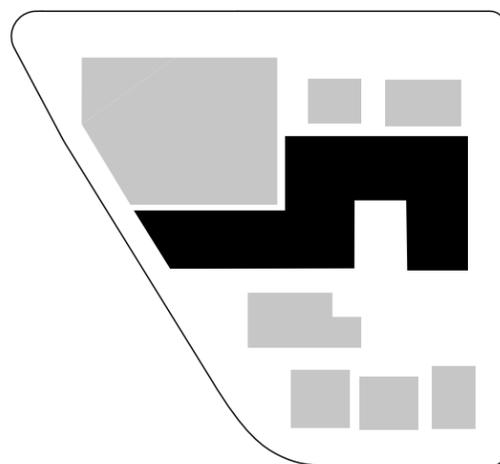
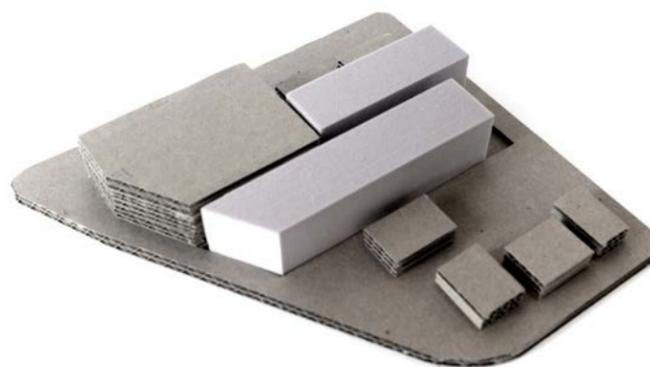
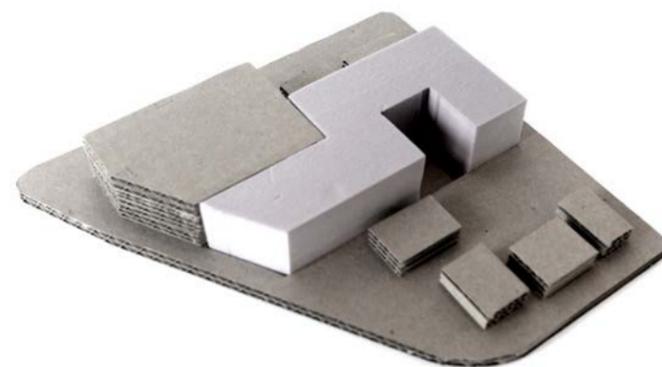
DC1-C. Vehicular Access and Circulation

All vehicular access to the building has been moved to the east side of the site, allowing for uninterrupted pedestrian circulation along the Beacon Ave S edge of the site. Two of the three existing curb cuts adjacent to the site will be removed in accordance with North Beacon Hill Supplemental Guidance DC1-I-ii. Garage access has been recessed back from the sidewalk to provide greater line of sight for drivers exiting and entering the garage as well as pedestrians and bicyclists along 18th Ave S.

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3 MASSING OPTIONS

The three massing options were the result of 10+ volumetric studies on the site. The irregular site shape became an asset as the mass progressively retracts from the property lines, allowing exterior, ground level circulation to hug the perimeter as it provided access to garden apartments. The resulting reduction in scale also translated in an improved adjacency of the building mass and houses along 18th Avenue S.



FOLDED

One program bar folded into the irregular geometry of the site creating a south-facing courtyard

PARALLEL

Two program bars based on existing plot lines break up the massing along 18th

SHIFT (Preferred)

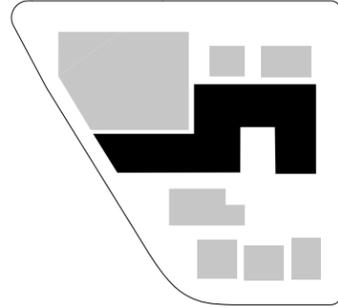
Multiple program masses transition between the commercial edge along Beacon and the residential neighborhood along 18th

4 MASSING OPTIONS - FOLDED MASSING

FOLDED

Overview

- 63 Residential Units
- 2,200 sf Commercial Space
- 2,000+ sf Rooftop Amenity Space
- 20+ Auto Parking Stalls
- 24+ Bike Parking Stalls

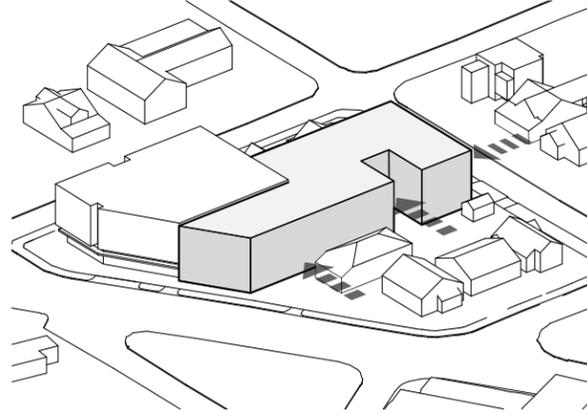


Pros

- Massing creates internal courtyard for circulation and daylighting
- Increased commercial space and outdoor seating benefits pedestrian activity along Beacon Ave S
- Terracing on the east facade of the building breaks up massing
- Setback along 18th pushes garage entry back from 18th Ave S, increasing biker and pedestrian safety
- Fenestration and balconies break up north and south facades

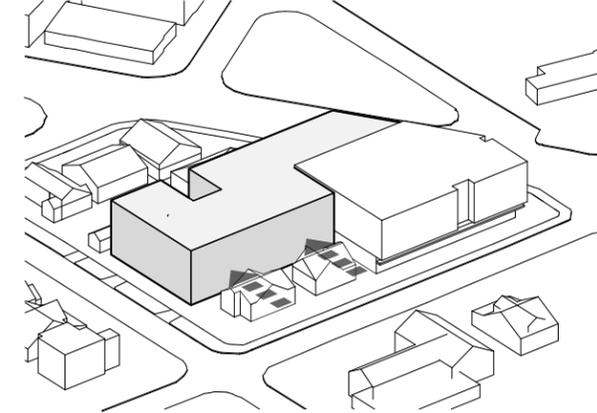
Cons

- Massing creates large facades along the north and south edges of the site
- Building footprint limits landscape opportunities and directs them towards the interior of the site instead of along 18th Ave S
- Building form does not resonate with context structures
- Pedestrian access from Beacon Ave interrupts commercial street edge

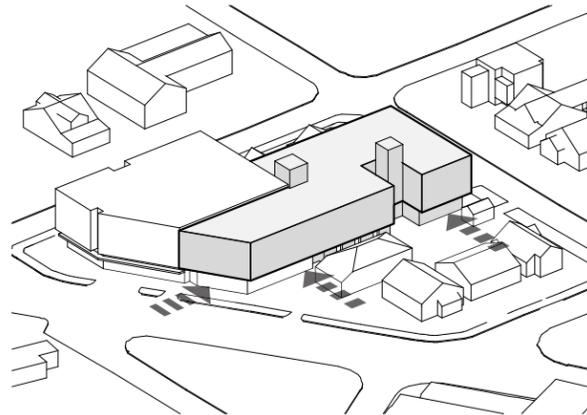


SW BIRDSEYE VIEW

Building Massing: The program massing is folded into the irregular geometry of the site, creating a south-facing alcove courtyard.

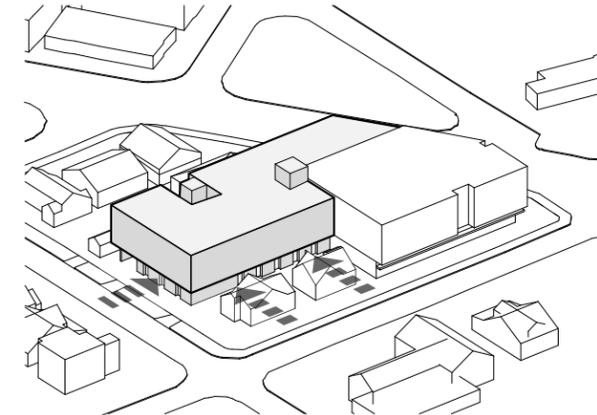


NE BIRDSEYE VIEW

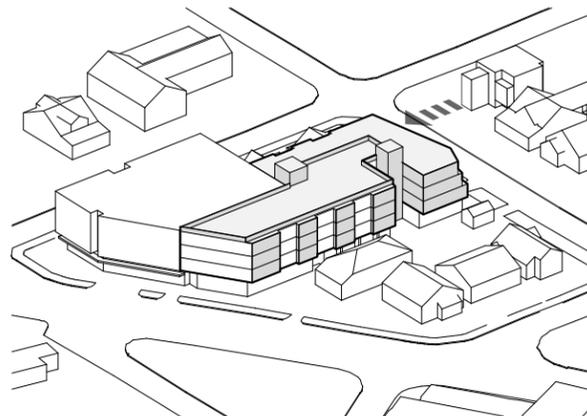


SW BIRDSEYE VIEW

Pedestrian Connectivity + Circulation: Provide additional setbacks on the ground floor for outdoor seating by introducing exterior circulation at grade.

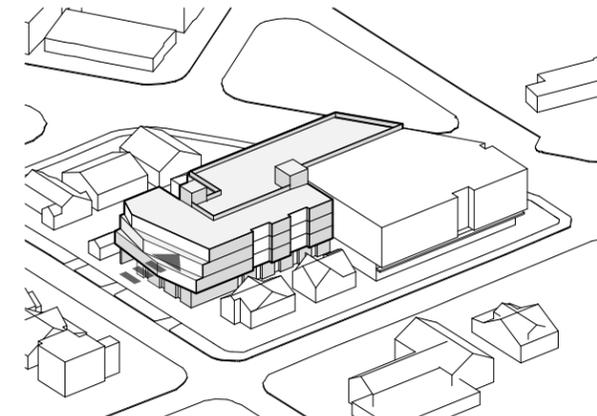


NE BIRDSEYE VIEW



SW BIRDSEYE VIEW

Facade Articulation: Terrace the east facade to reduce building scale along 18th Ave S and stack fenestration to break down long facades.



NE BIRDSEYE VIEW



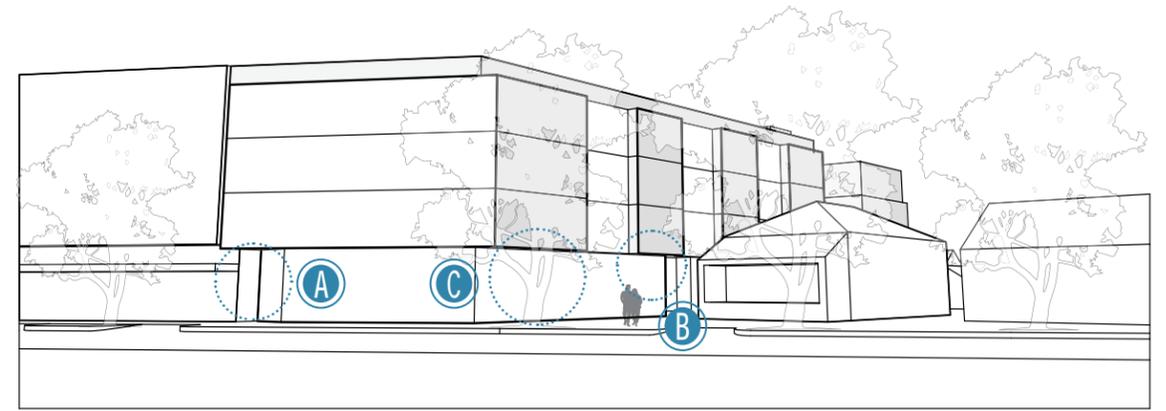
A COMMERCIAL ENTRANCE



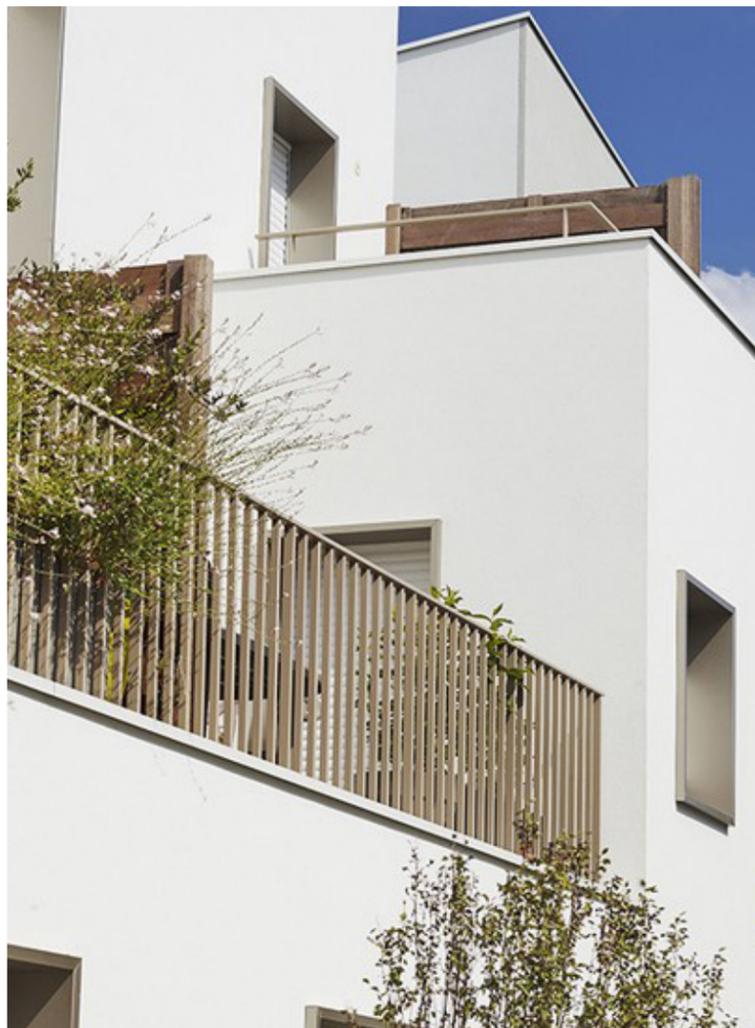
B LOBBY ENTRANCE



C OUTDOOR SEATING



VIEW FROM ACROSS BEACON AVE.



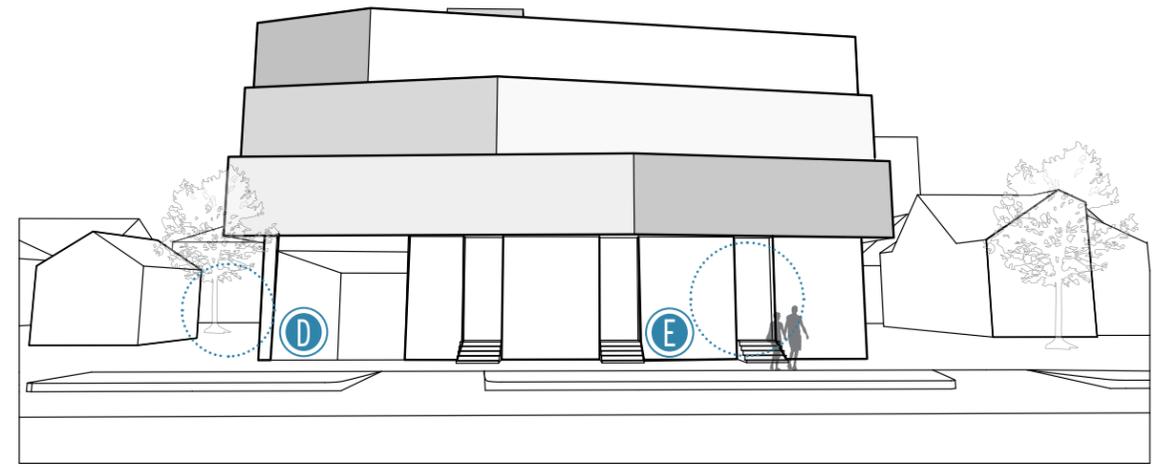
F BALCONY TERRACING



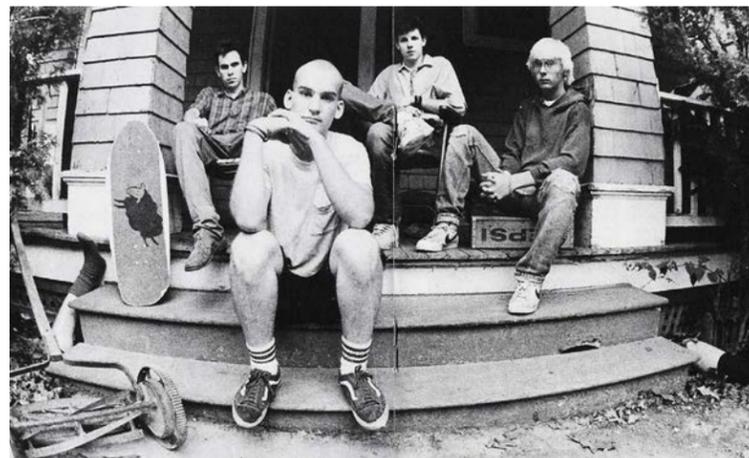
D MEWS ALLEYWAY



E GARDEN APARTMENTS



VIEW FROM ACROSS 18TH AVE. S.



E APARTMENTS STOOP

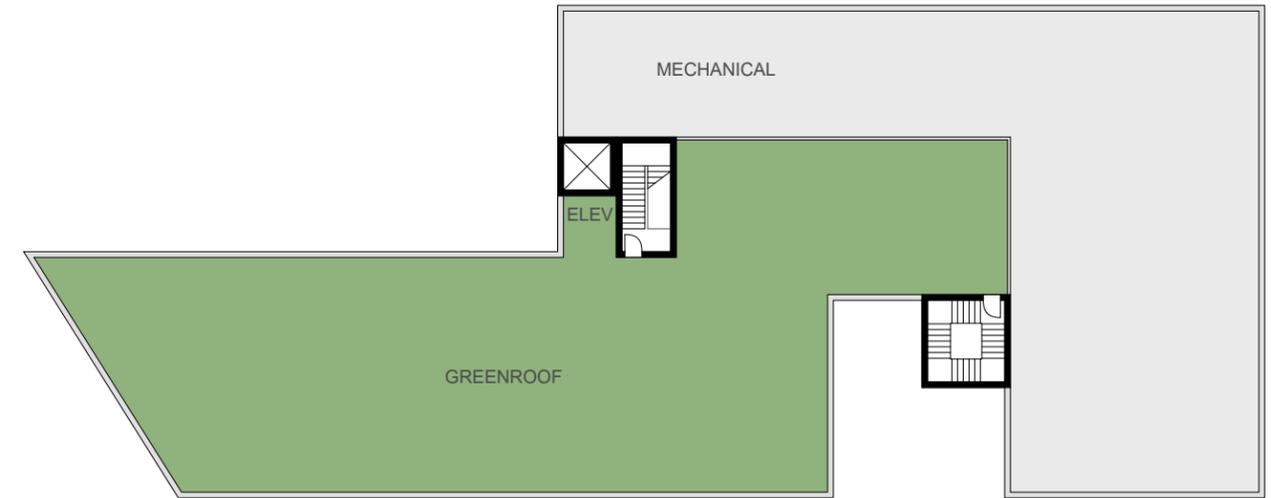


VIEW FROM CORNER OF S. FOREST ST. AND 18TH AVE. S.

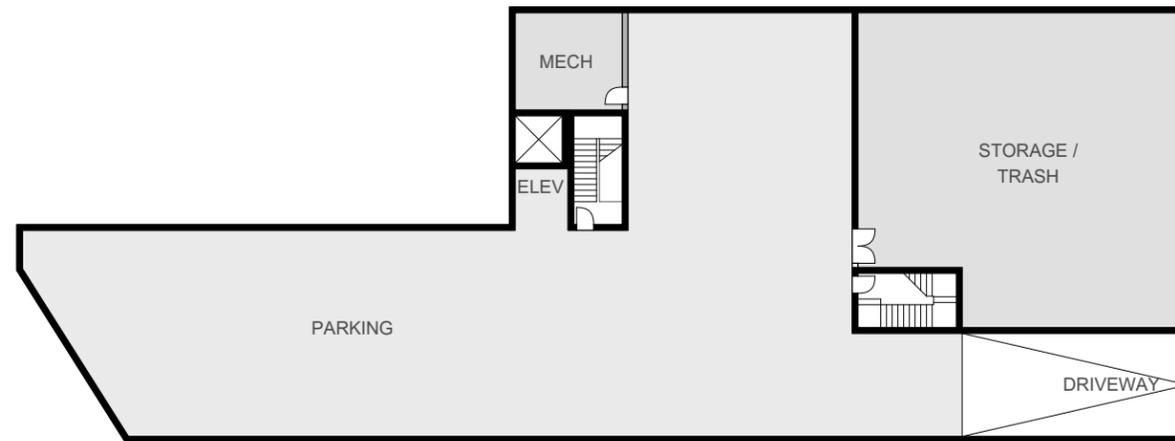
4 MASSING OPTIONS - FOLDED
FLOOR PLANS + SECTIONS



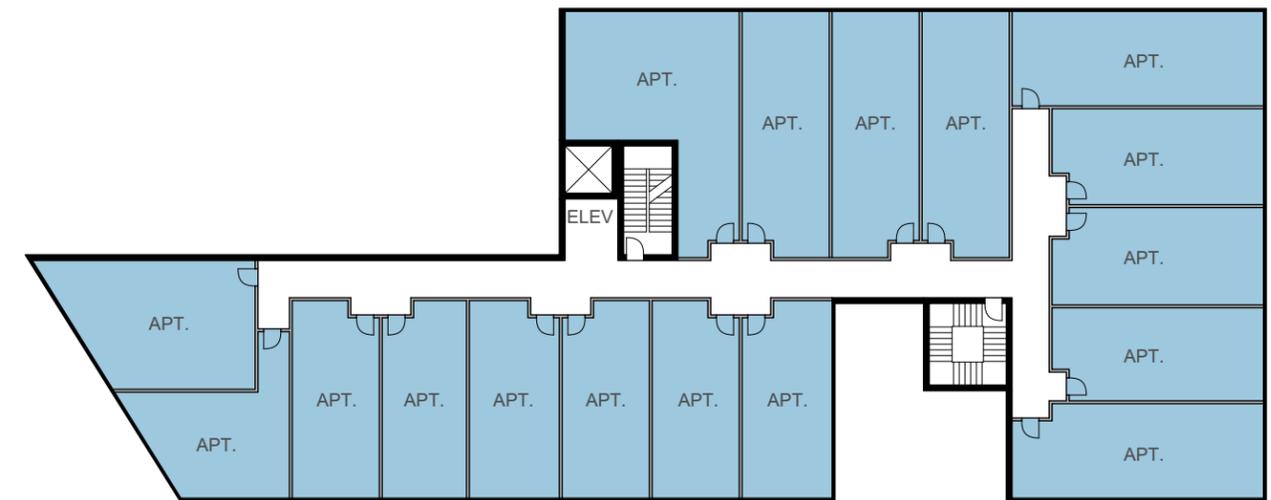
FIRST FLOOR PLAN
NORTH 1/32" = 1'-0"



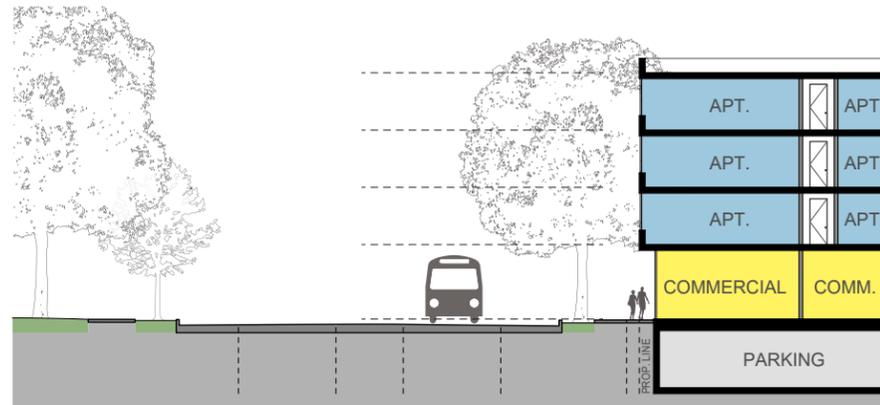
ROOF PLAN



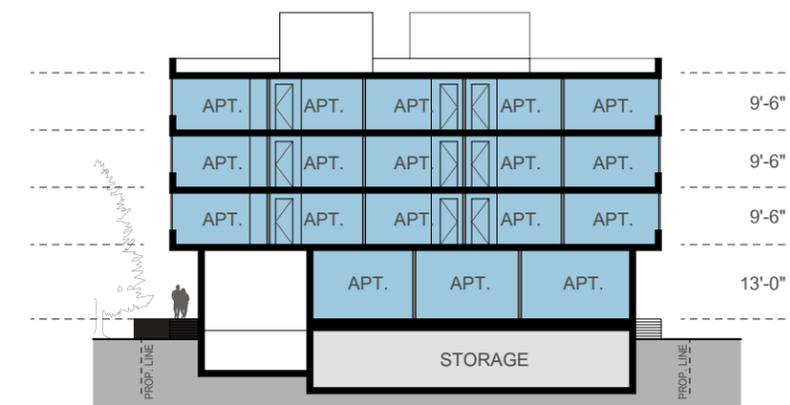
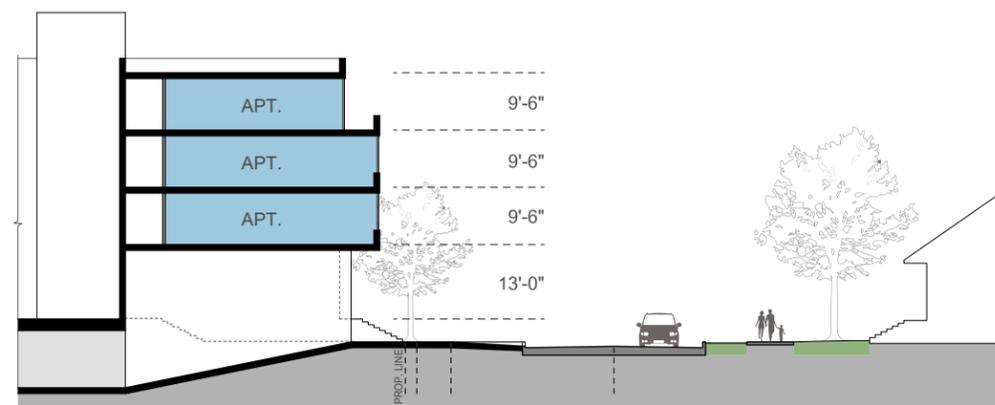
BASEMENT FLOOR PLAN



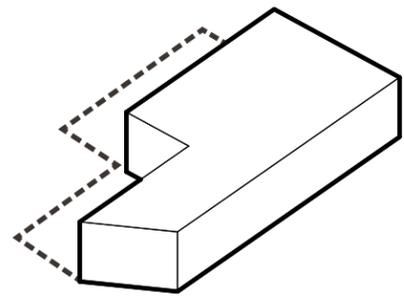
TYPICAL FLOOR PLAN



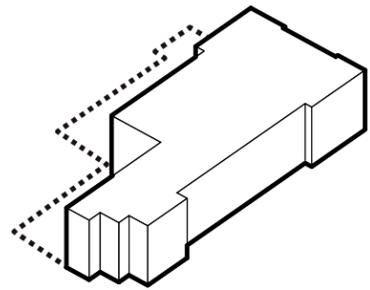
LONGITUDINAL SECTION - EAST/WEST



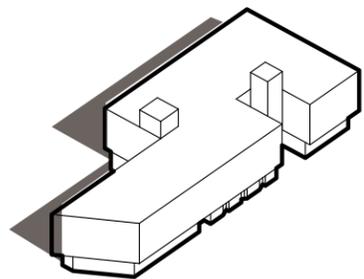
TRANSVERSE SECTION - NORTH/SOUTH



NC2-40 FULL MASSING



EDG1 PREFERRED MASSING



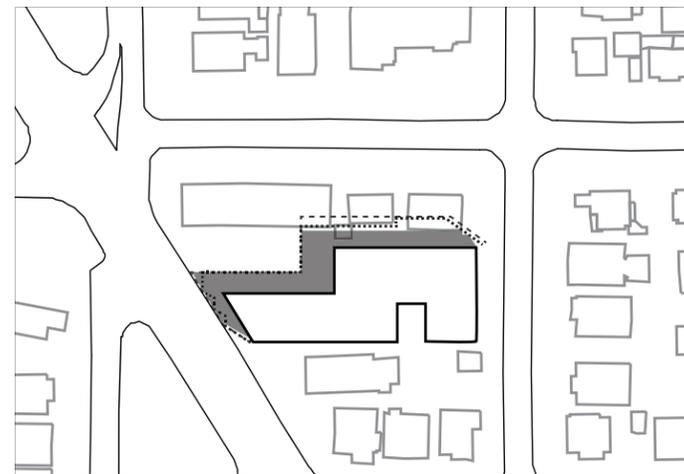
FOLDED

Solar Analysis

- Jun 21 - 10am, 12pm, 2pm
- Sep/Mar 21 - 10am, 12pm, 2pm
- Dec 21 - 10am, 12pm, 2pm



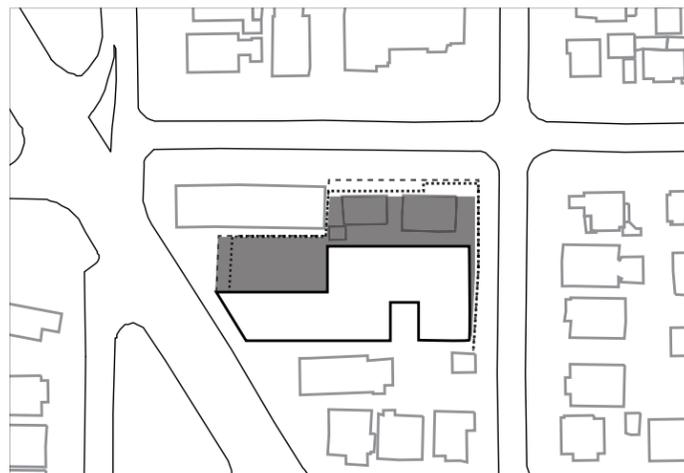
SEP/MAR 21, 2PM



JUNE 21, 2PM



DEC 21, 2PM



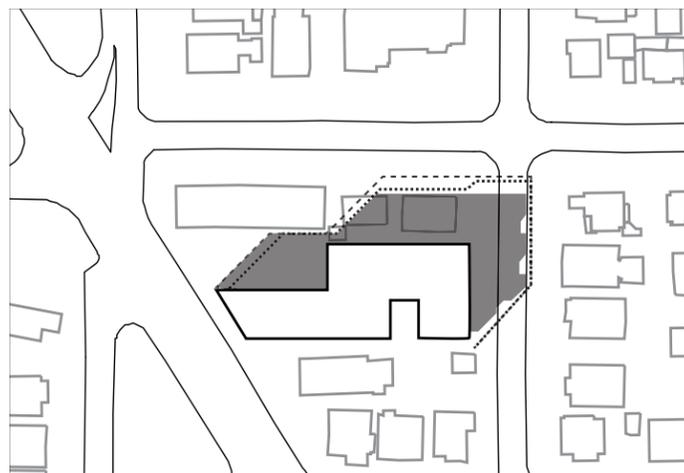
SEP/MAR 21, 12PM



JUNE 21, 12PM



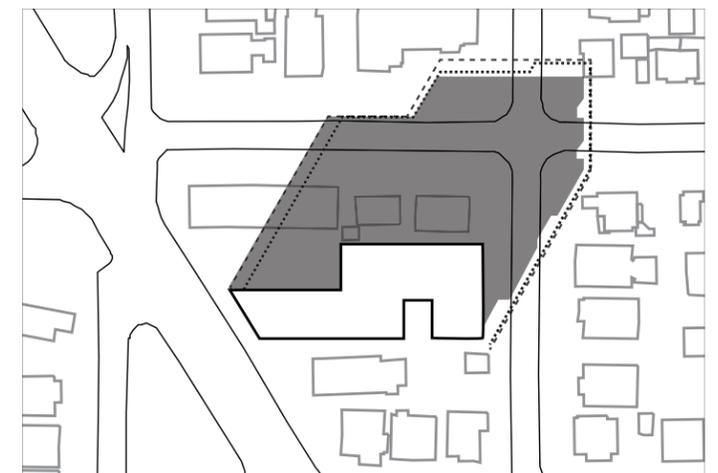
DEC 21, 12PM



SEP/MAR 21, 10AM



JUNE 21, 10AM



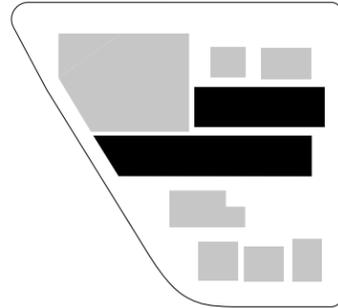
DEC 21, 10AM

4 MASSING OPTIONS - PARALLEL MASSING

PARALLEL

Overview

- 67 Residential Units
- 2,200 sf Commercial Space
- 2,000+ sf Rooftop Amenity Space
- 20+ Auto Parking Stalls
- 24+ Bike Parking Stalls

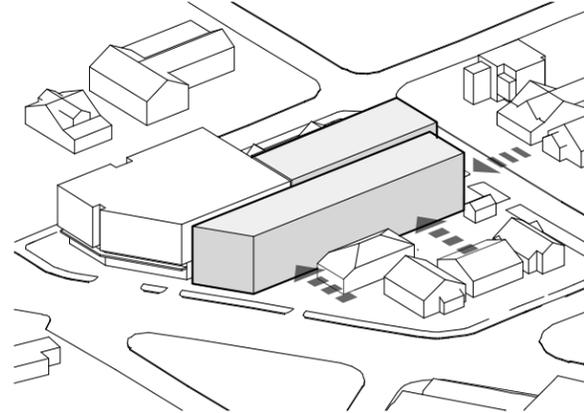


Pros

- Massing, based on existing lot lines, breaks down massing along 18th Ave S
- Increased commercial space and outdoor seating benefits pedestrian activity along Beacon Ave S
- Setback along 18th pushes garage entry back from 18th Ave S, increasing biker and pedestrian safety
- Gabled form responds to vernacular residential structures along 18th Ave S
- Garage entry coincides with existing curb cut, allowing cut to the north to be filled in and increase street parking on 18th Ave S
- Fenestration and balconies break up north and south facades
- 24+ Bike Parking Stalls

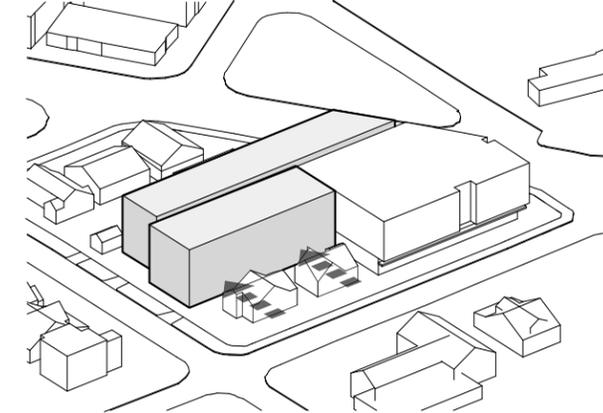
Cons

- Massing creates large facades along the north and south edges of the site
- Building footprint limits landscape opportunities
- Gabled form not in keeping with traditional commercial structures
- Massing along Beacon Ave does not maintain commercial edge due to setback along south facade

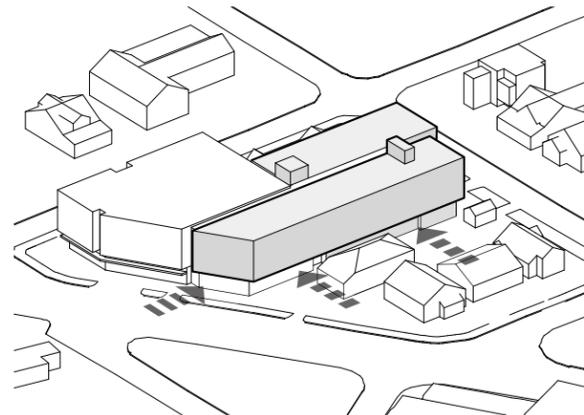


SW BIRDSEYE VIEW

Building Massing: The program massing is split into two parallel blocks that run along the existing lot lines to 18th Ave. S

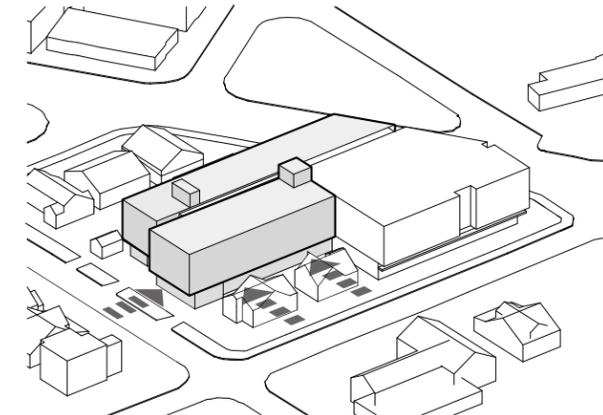


NE BIRDSEYE VIEW

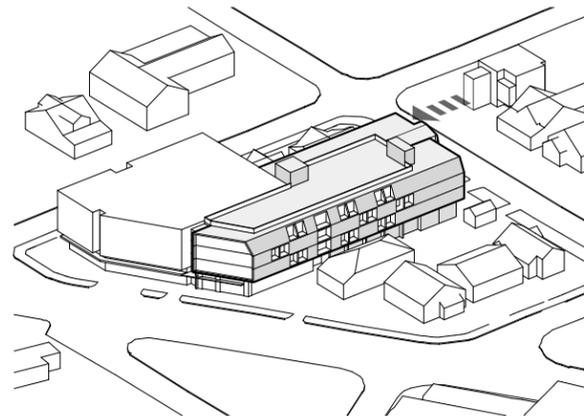


SW BIRDSEYE VIEW

Pedestrian Connectivity + Circulation: Provide additional setbacks on the ground floor for outdoor seating and landscaping by introducing exterior circulation at grade..

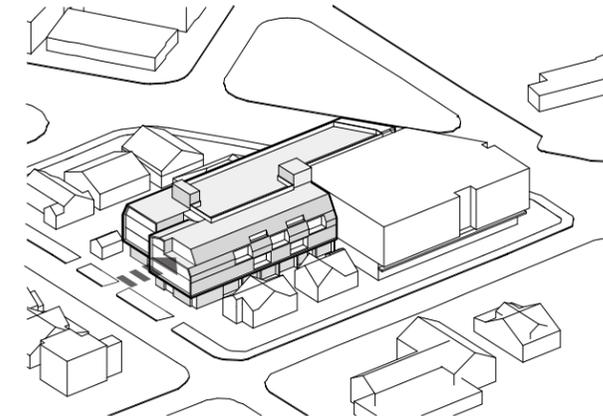


NE BIRDSEYE VIEW



SW BIRDSEYE VIEW

Facade Articulation: Step back the 4th floor and introduce recessed balconies on South/East facade to reduce building mass on 18th Ave. S.



NE BIRDSEYE VIEW



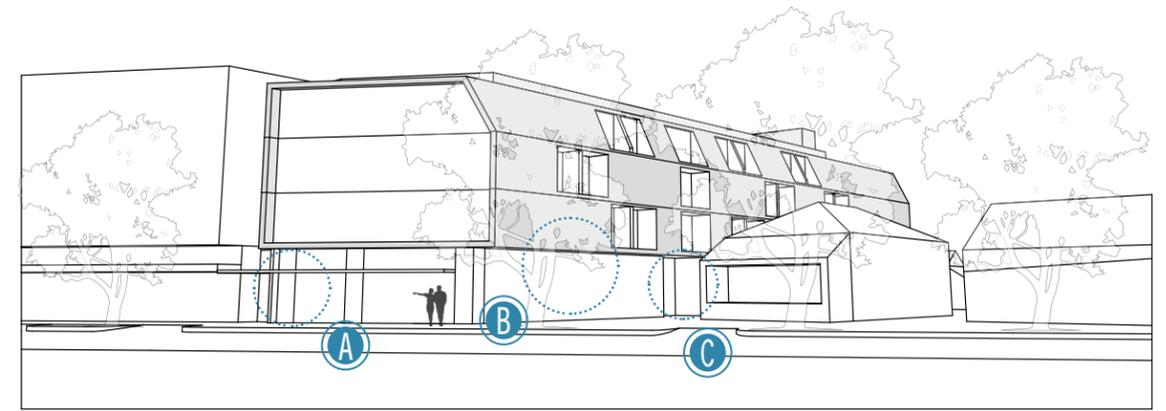
A COMMERCIAL ENTRY



B OUTDOOR SEATING



C LOBBY ENTRY



VIEW FROM ACROSS BEACON AVE.



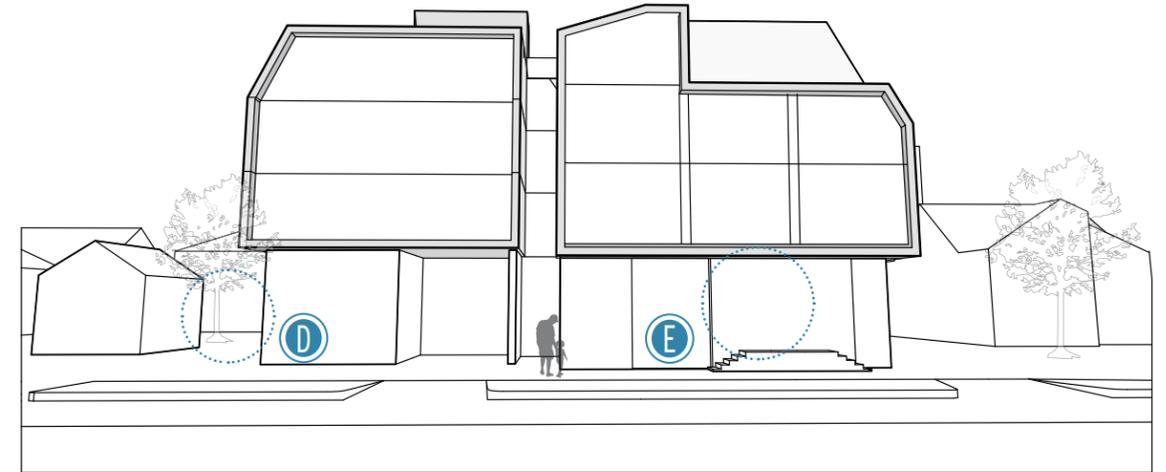
F BALCONIES



D MEWS ALLEYWAY



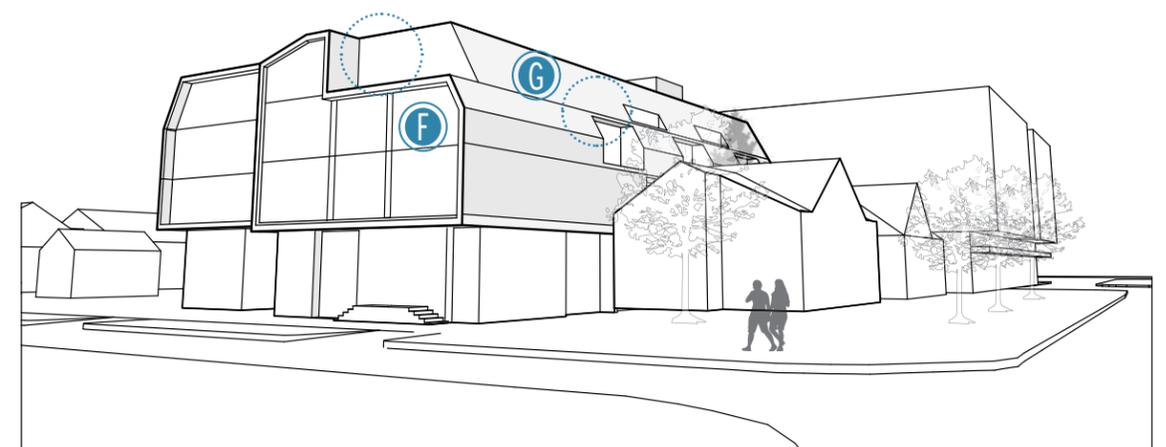
E GARDEN APARTMENTS



VIEW FROM ACROSS 18TH AVE. S.



G FENESTRATION

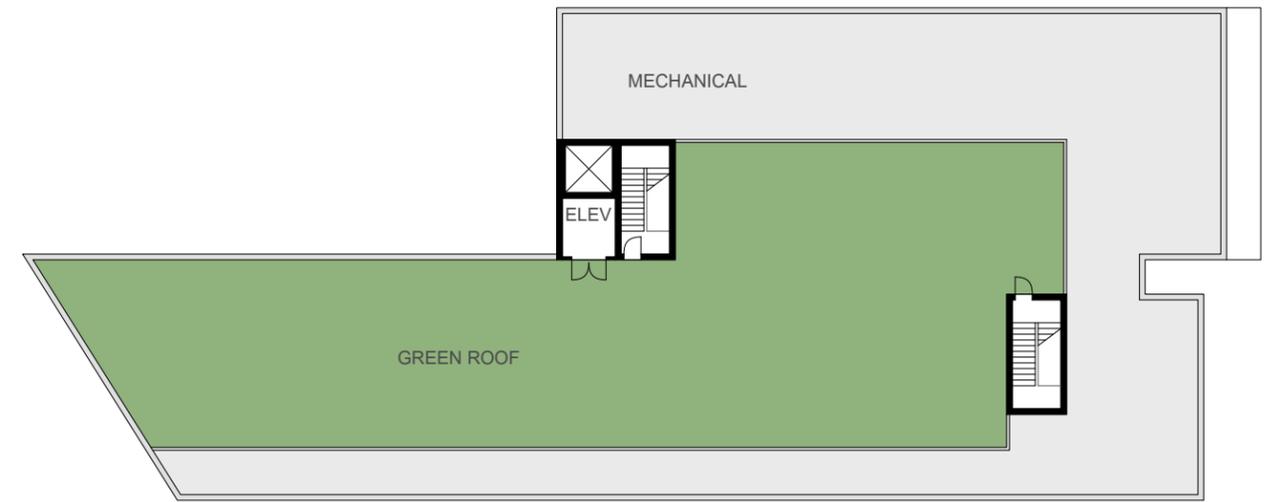


VIEW FROM CORNER OF S. FOREST ST. AND 18TH AVE. S.

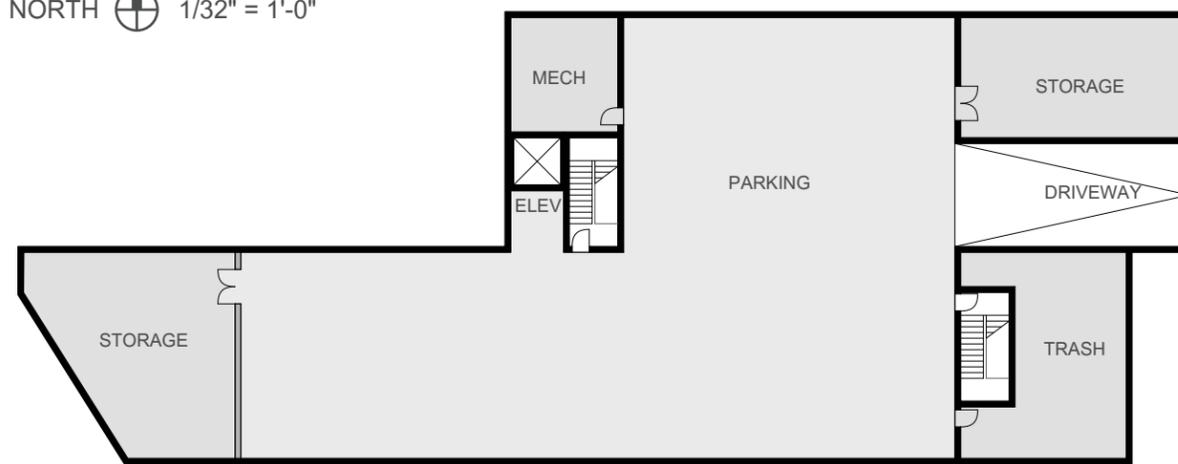
4 MASSING OPTIONS - PARALLEL
FLOOR PLANS + SECTIONS



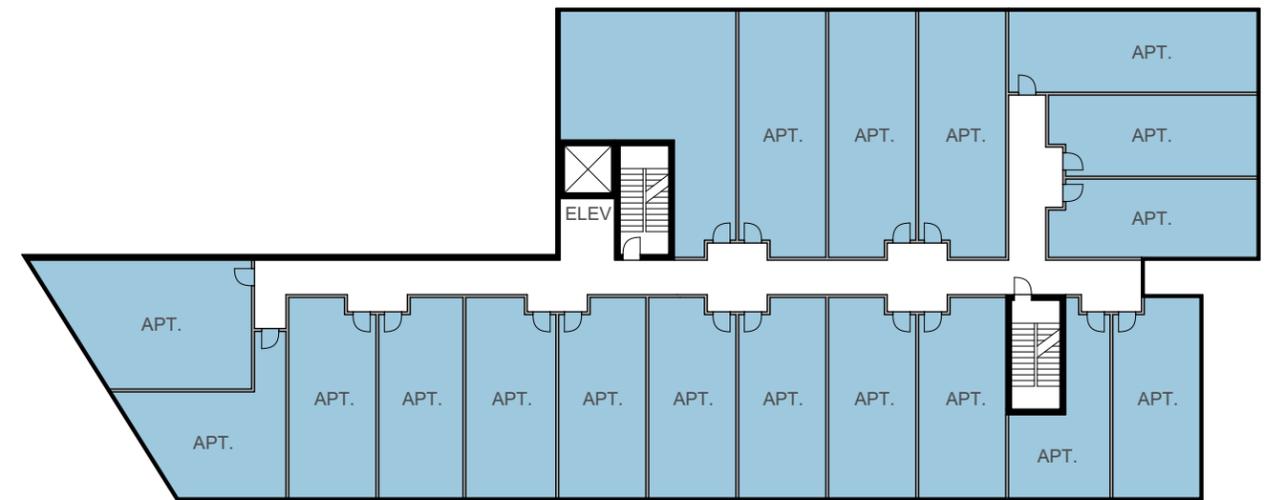
FIRST FLOOR PLAN
NORTH 1/32" = 1'-0"



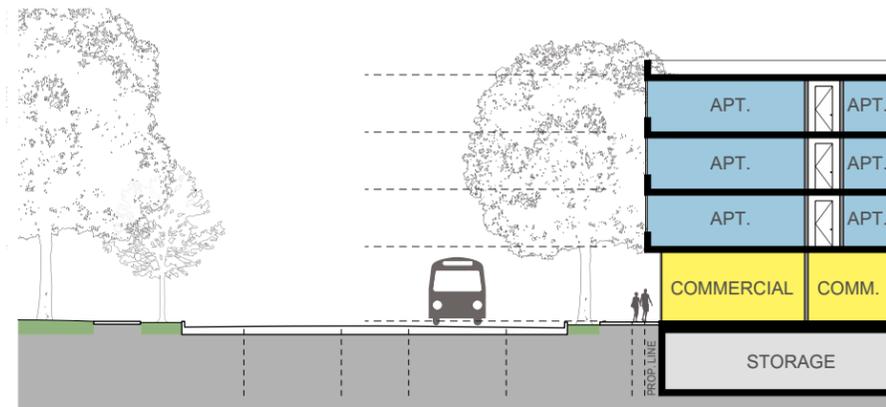
ROOF PLAN



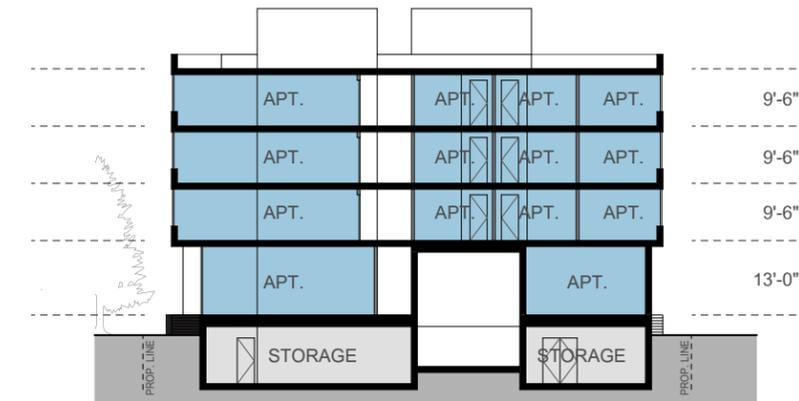
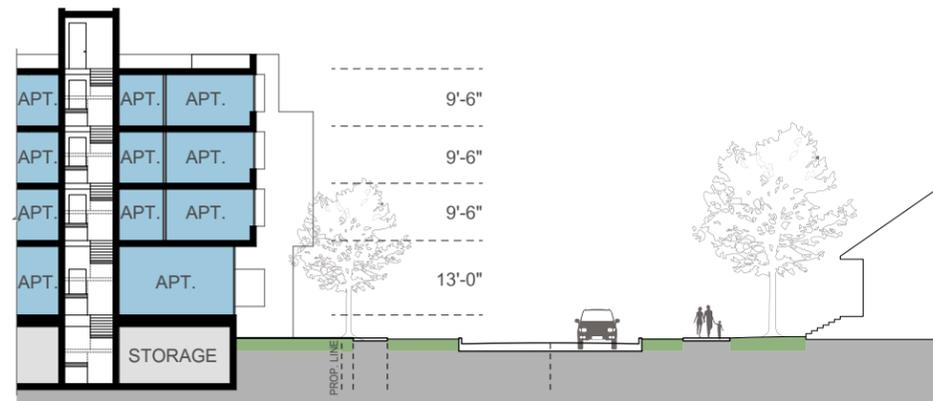
BASEMENT FLOOR PLAN



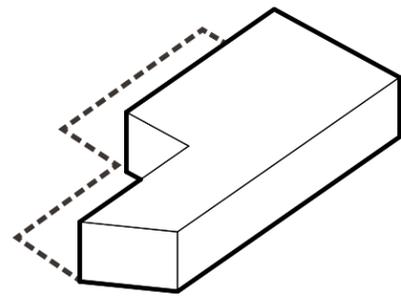
TYPICAL FLOOR PLAN



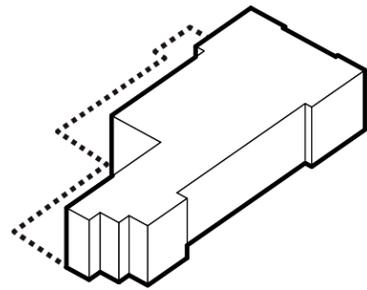
LONGITUDINAL SECTION - EAST/WEST



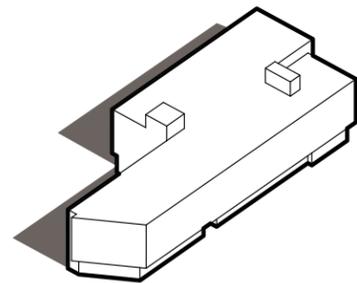
TRANSVERSE SECTION - NORTH/SOUTH



NC2-40 FULL MASSING



EDG1 PREFERRED MASSING



PARALLEL OPTION MASSING

Solar Analysis

- Jun 21 - 10am, 12pm, 2pm
- Sep/Mar 21 - 10am, 12pm, 2pm
- Dec 21 - 10am, 12pm, 2pm



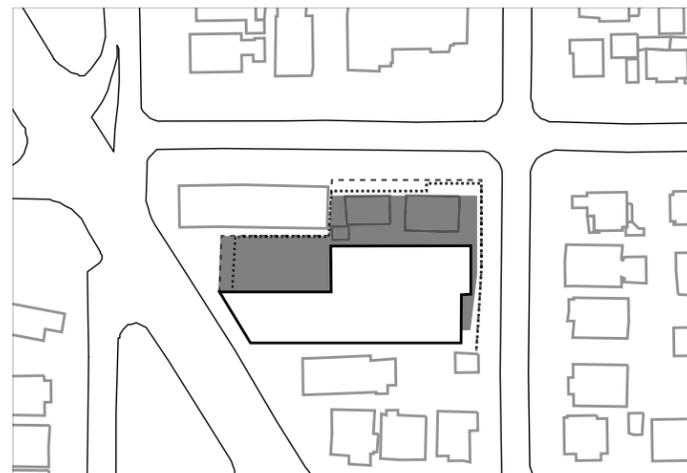
SEP/MAR 21, 2PM



JUNE 21, 2PM



DEC 21, 2PM



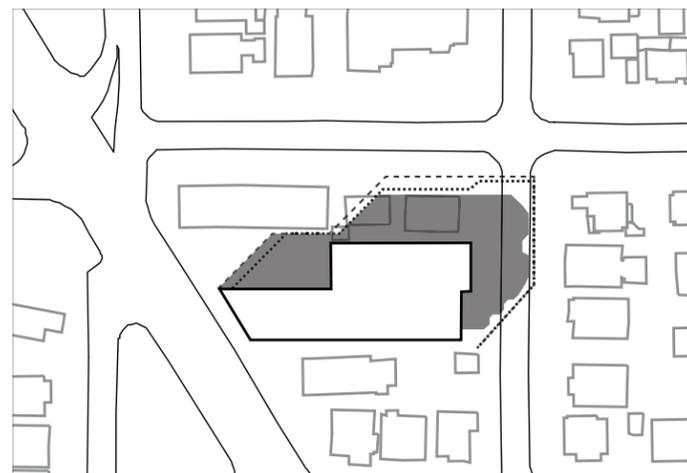
SEP/MAR 21, 12PM



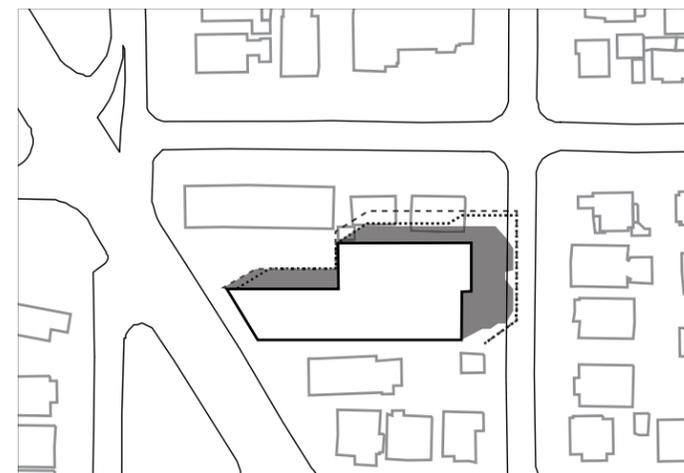
JUNE 21, 12PM



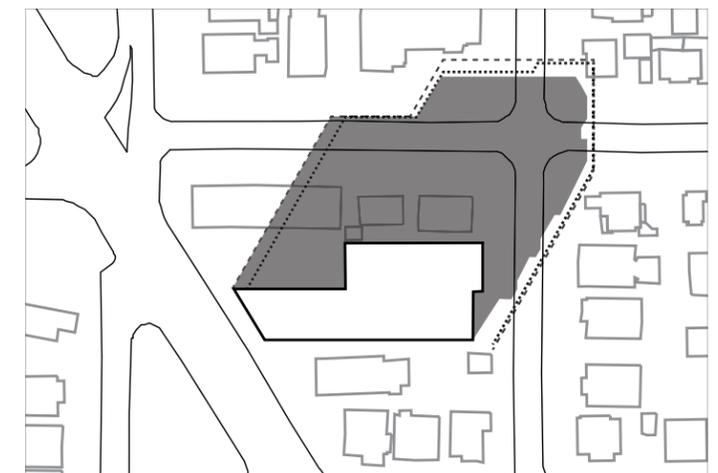
DEC 21, 12PM



SEP/MAR 21, 10AM



JUNE 21, 10AM

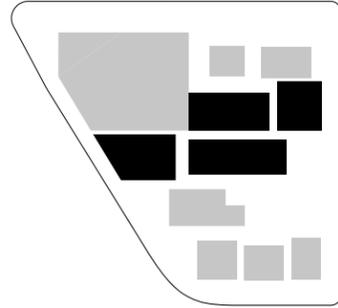


DEC 21, 10AM

4 MASSING OPTIONS - SHIFT (PREFERRED)

MASSING

SHIFT (PREFERRED)



Overview

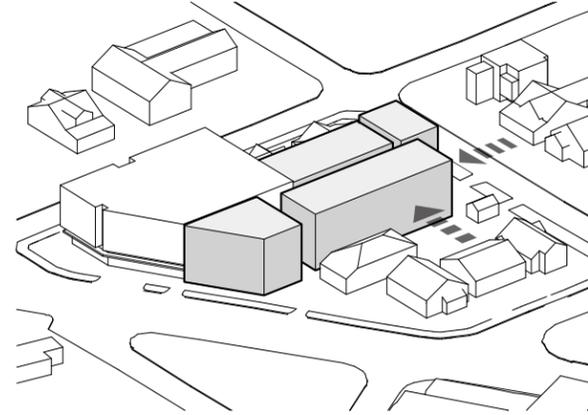
- 65 Residential Units
- 2,200 sf Commercial Space
- 2,000+ sf Rooftop Amenity Space
- 20+ Auto Parking Stalls
- 24+ Bike Parking Stalls

Pros

- Massing, based on existing lot lines, breaks down massing along 18th Ave S while maintaining commercial street edge along Beacon Ave S
- 30' setback for the southern massing block on 18th Ave S significantly reduces massing along 18th Ave S while also providing landscaping opportunity
- Increased commercial space and outdoor seating benefits pedestrian activity along Beacon Ave S
- Recessed garage entry increases biker and pedestrian safety along 18th Ave S
- Massing of top three floors mirrors similar scale and form of modern houses in neighborhood
- Garage entry coincides with existing curb cut, allowing cut to the north to be filled in and increase street parking on 18th Ave S
- Fenestration and balconies break up north and south facades
- Setback on 4th floor of north massing bar further reduces building scale along 18th Ave S
- Breaks in building massing along north and south edge break up north and south facades

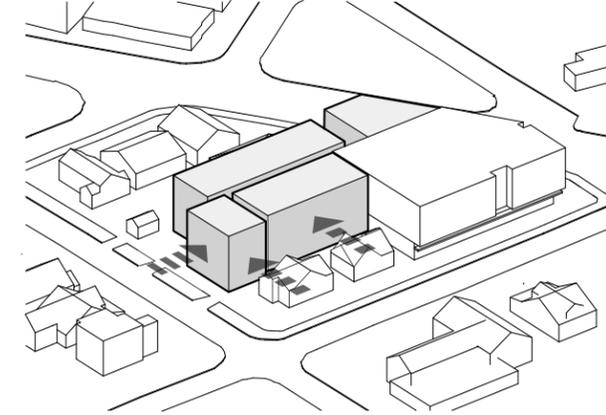
Cons

- Building mass on the north east corner increases solar impact from other two schemes

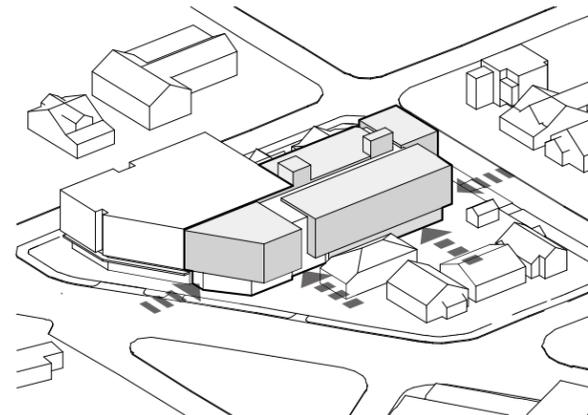


SW BIRDSEYE VIEW

Building Massing: Shift programming into massing blocks that respond to existing site lines and transition between Beacon Ave and 18th Ave. S.

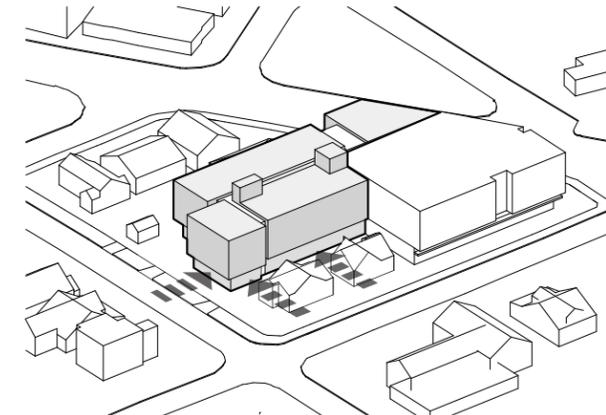


NE BIRDSEYE VIEW

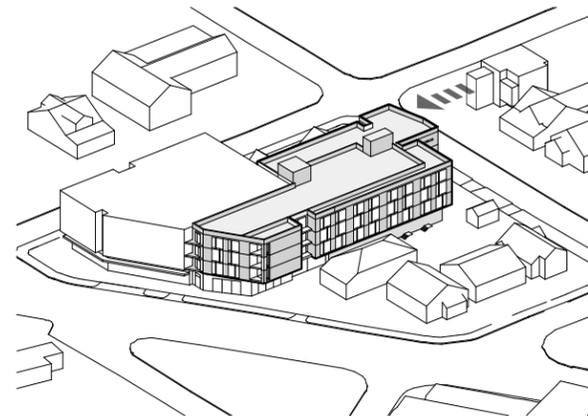


SW BIRDSEYE VIEW

Pedestrian Connectivity + Circulation: Provide additional setbacks for outdoor seating and landscaping by introducing exterior circulation on ground floor.

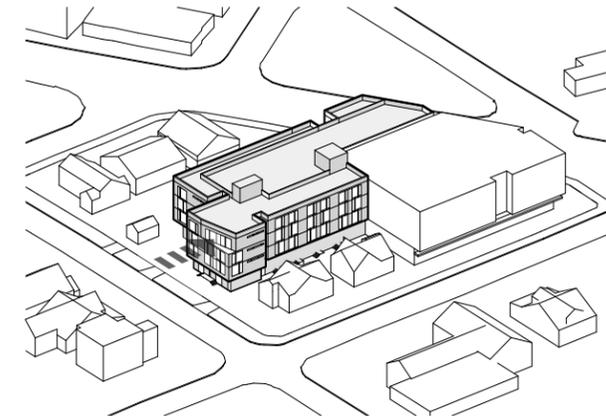


NE BIRDSEYE VIEW



SW BIRDSEYE VIEW

Facade Articulation: Use tapered walls, fenestration composition and recessed balconies to reduce massing along South, North and East facades.



NE BIRDSEYE VIEW



A COMMERCIAL ENTRANCE



B OUTDOOR SEATING



C LOBBY ENTRANCE



F BALCONY



D MEWS ALLEYWAY



E GARDEN APARTMENTS



G FENESTRATION



VIEW FROM ACROSS BEACON AVE.

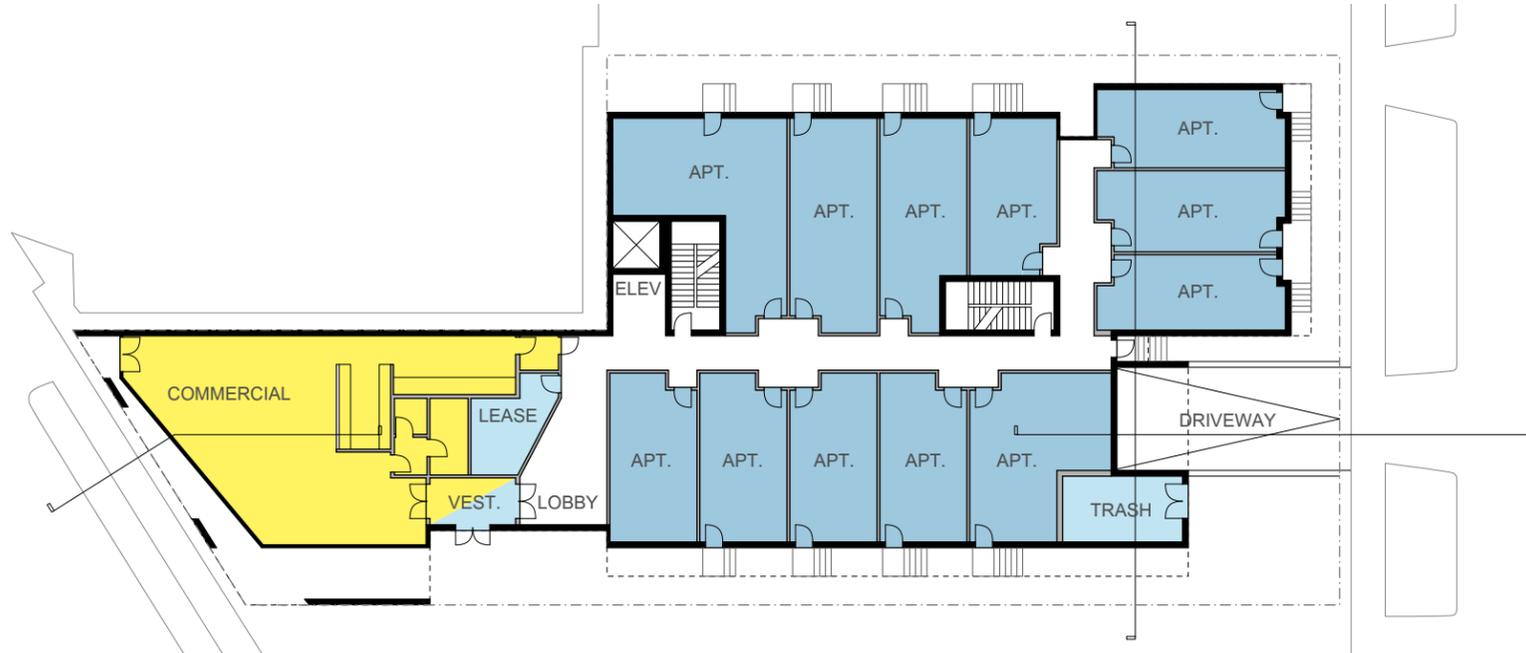


VIEW FROM ACROSS 18TH AVE. S.

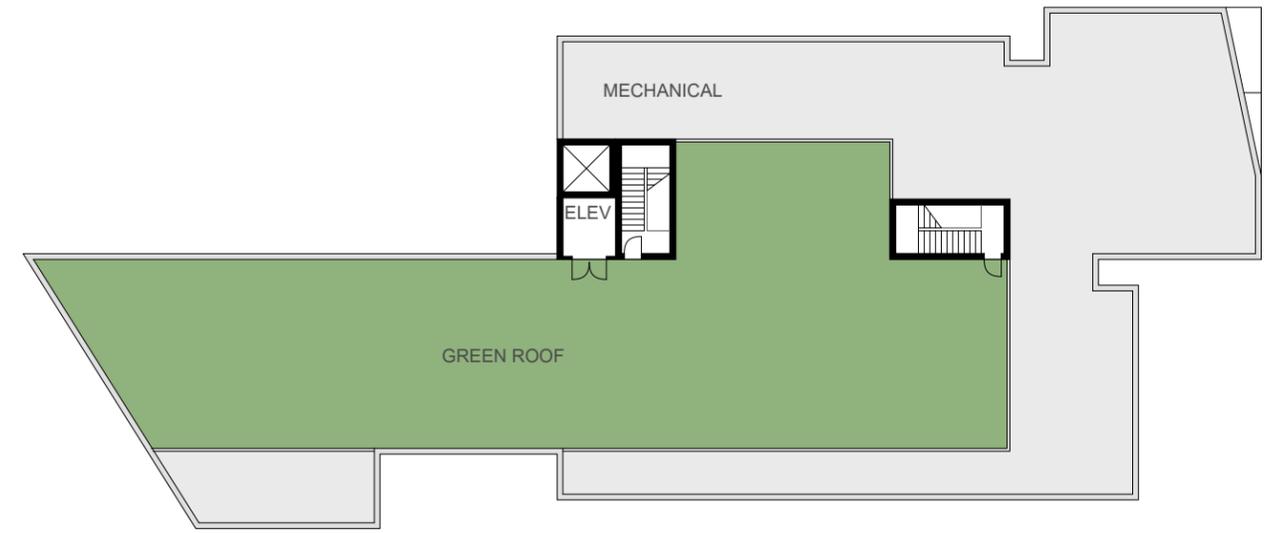


VIEW FROM CORNER OF S. FOREST ST. AND 18TH AVE. S.

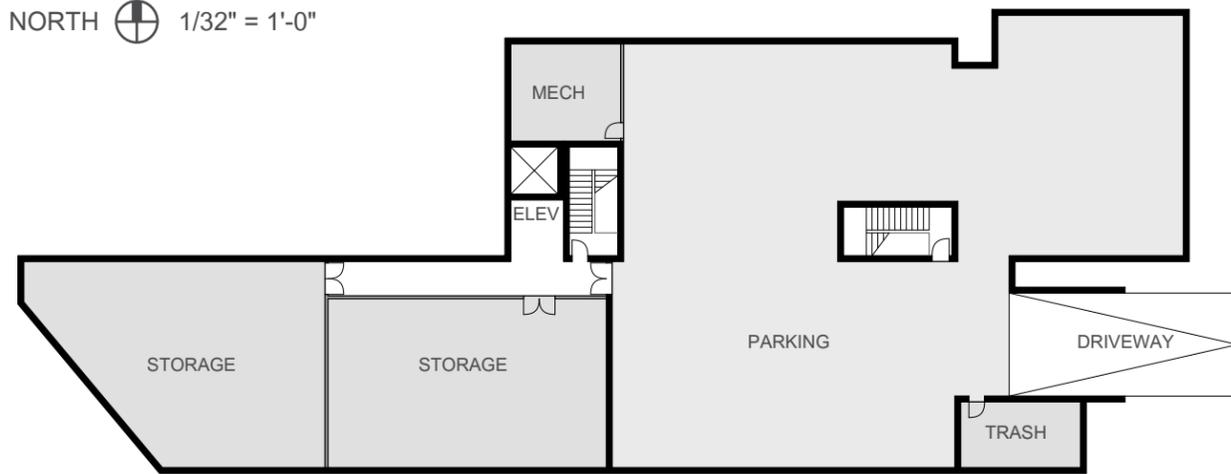
4 MASSING OPTIONS - SHIFT (PREFERRED)
FLOOR PLANS + SECTIONS



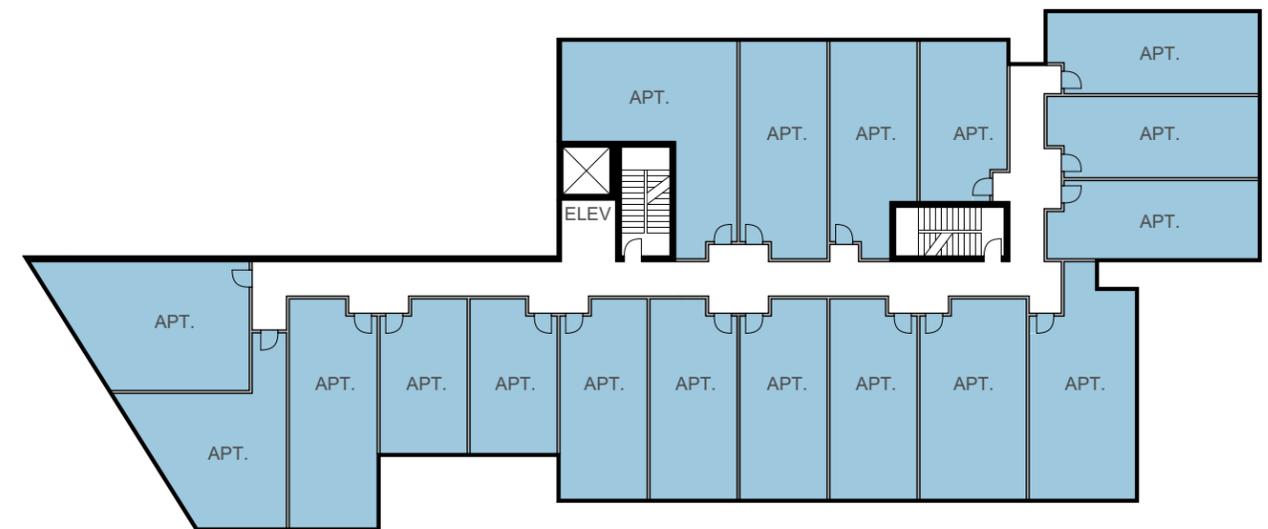
FIRST FLOOR PLAN
NORTH 1/32" = 1'-0"



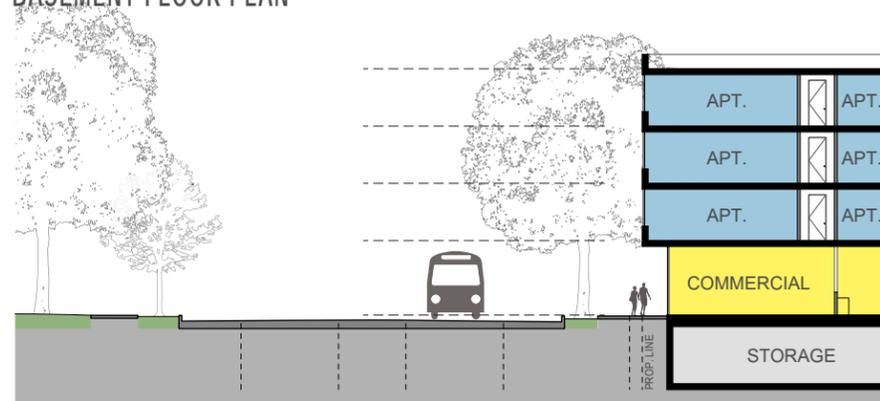
ROOF PLAN



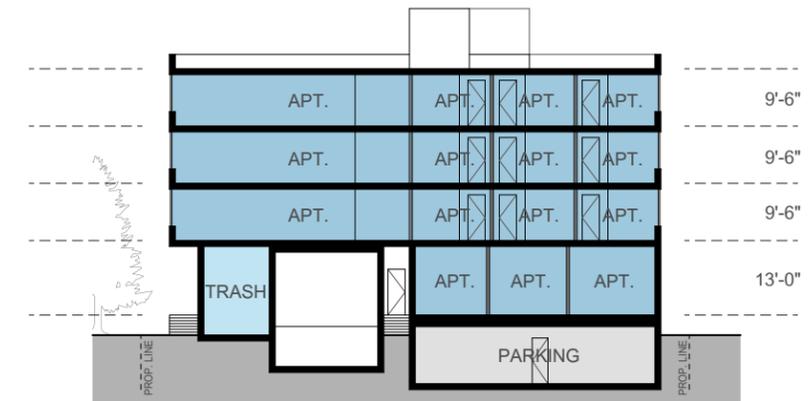
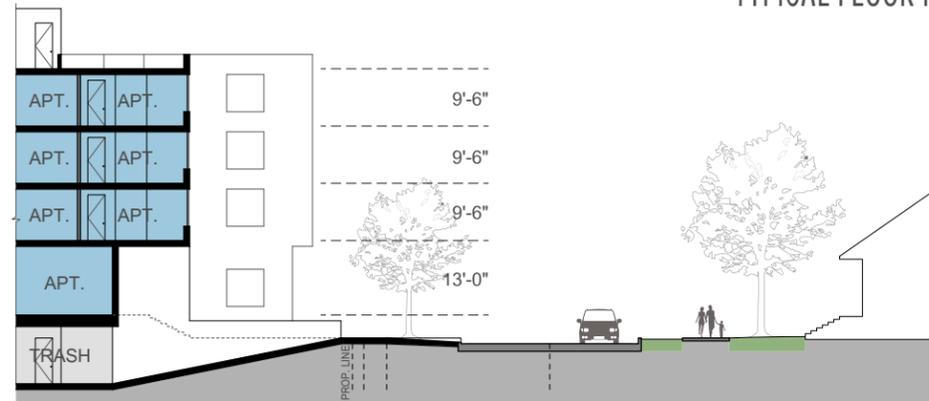
BASEMENT FLOOR PLAN



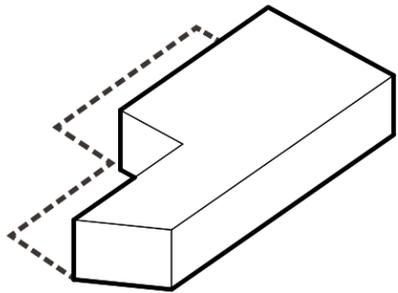
TYPICAL FLOOR PLAN



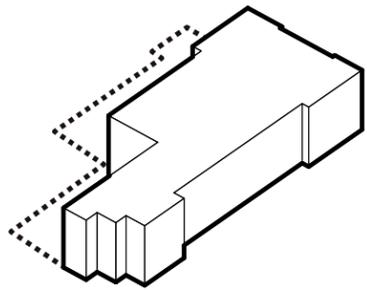
LONGITUDINAL SECTION - EAST/WEST



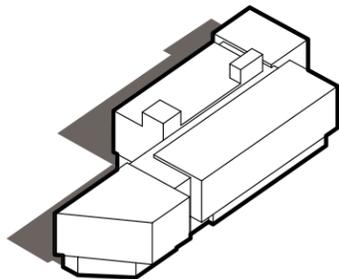
TRANSVERSE SECTION - NORTH/SOUTH



NC2-40 FULL MASSING



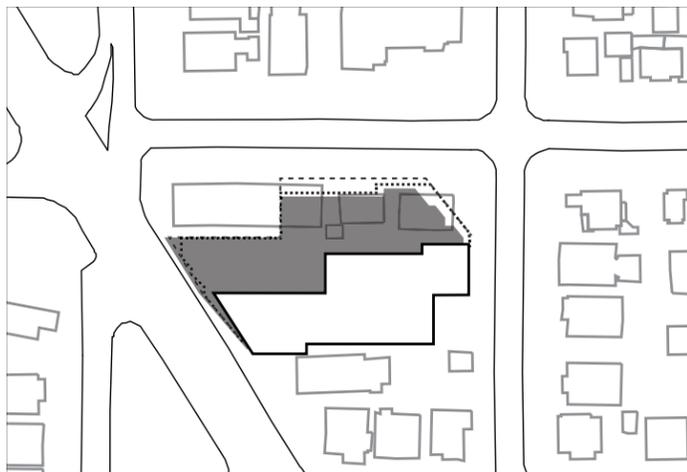
EDG1 PREFERRED MASSING



SHIFT

Solar Analysis

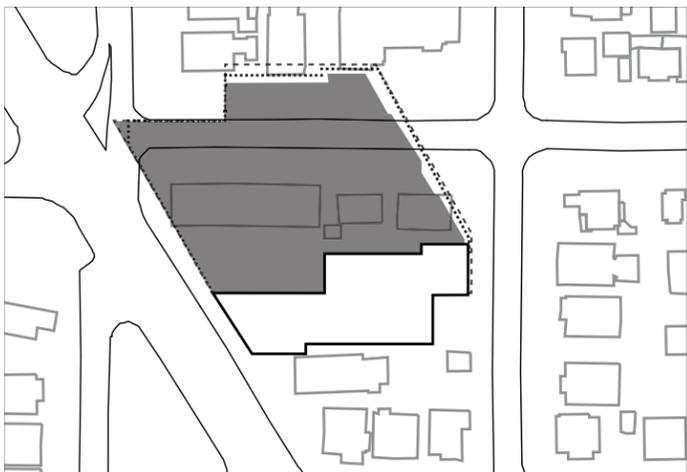
- Jun 21 - 10am, 12pm, 2pm
- Sep/Mar 21 - 10am, 12pm, 2pm
- Dec 21 - 10am, 12pm, 2pm



SEP/MAR 21, 2PM



JUNE 21, 2PM



DEC 21, 2PM



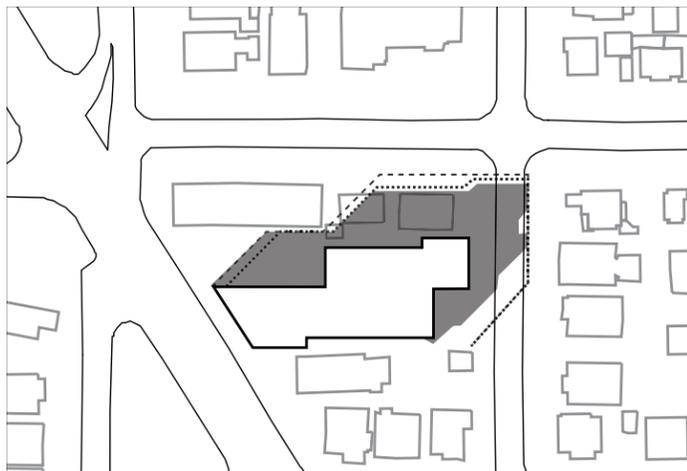
SEP/MAR 21, 12PM



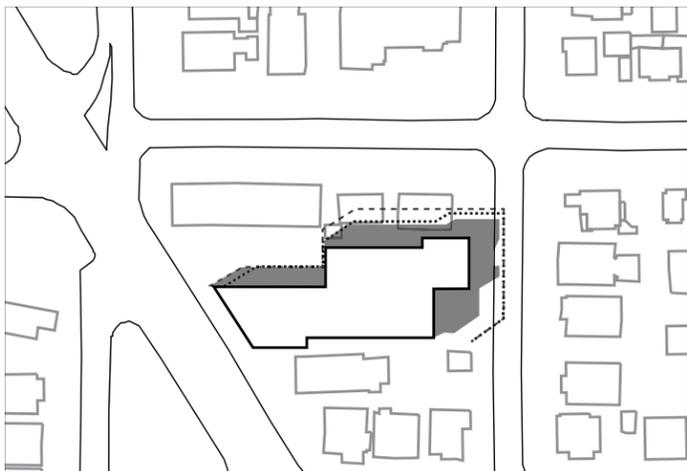
JUNE 21, 12PM



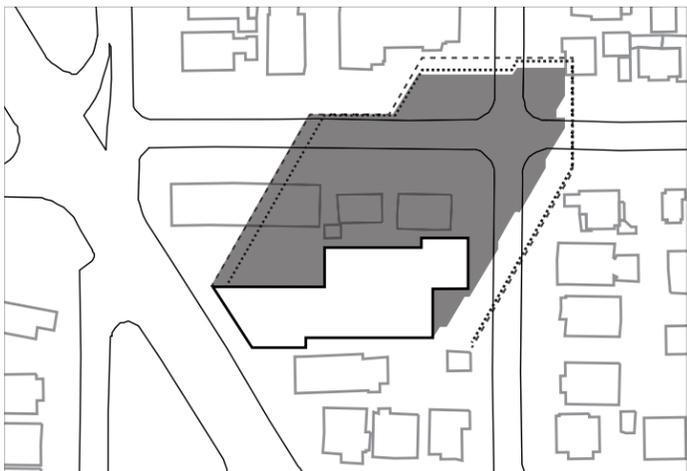
DEC 21, 12PM



SEP/MAR 21, 10AM



JUNE 21, 10AM



DEC 21, 10AM

ARCHITECTURAL CONCEPT

Outdoor, at-grade access provides a connection for the urban pedestrian, where a resident can walk from the train, stop in the cafe, and stroll right to their front door, all within the cool evening breeze.

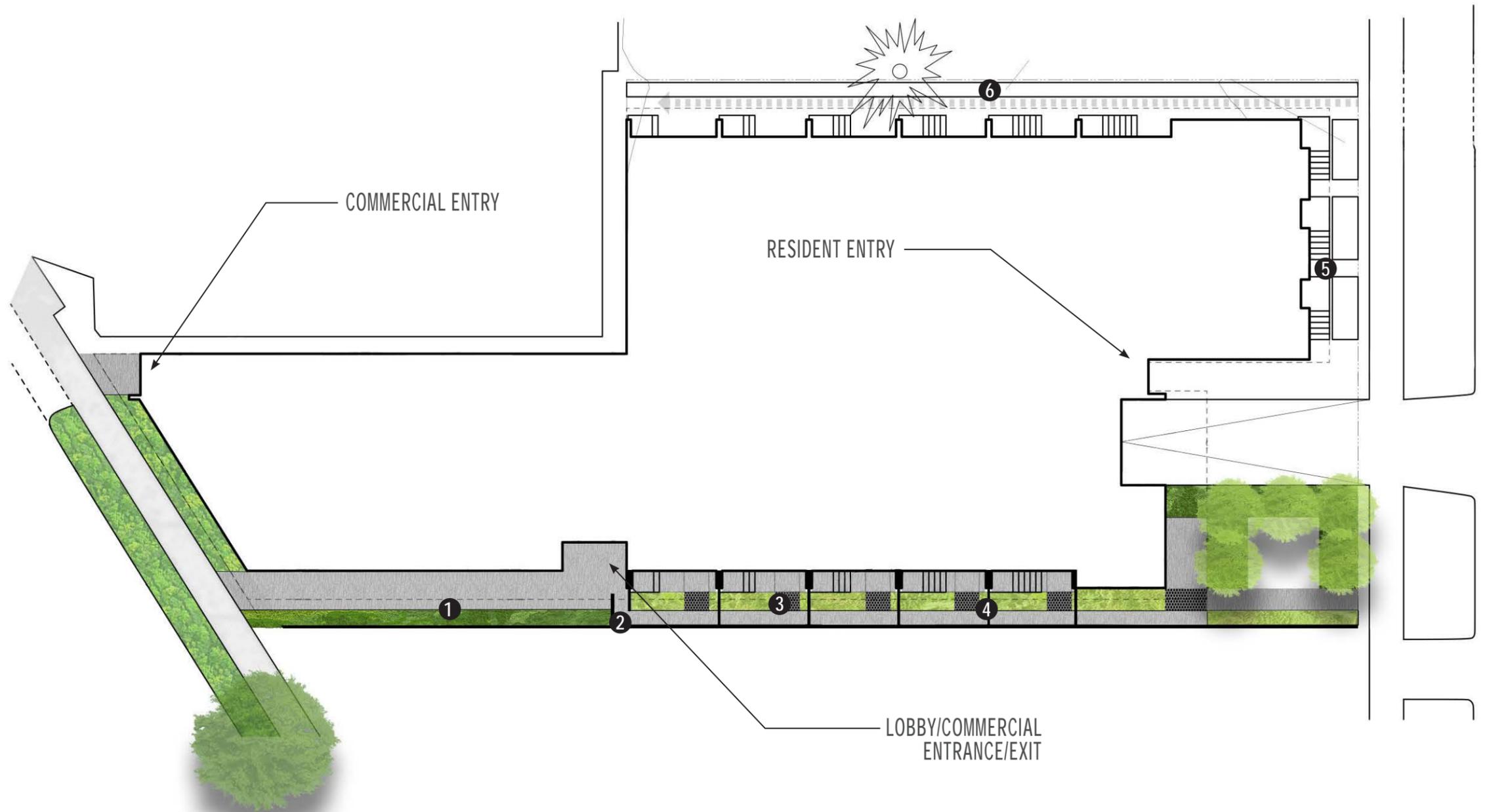
Along Beacon Ave., the ground floor facade pulls back from the property line, with space for covered cafe seating or benches. Continuing east towards the lobby, the walkway passes under the building mass, with outdoor gathering, seating, or cafe seating from the commercial space.

A secure mews, or garden path extends east, serving residences and connecting through to 18th Ave. S. (for garden residents only).

Individual stoops along the south, east, and west facades break down the building mass and bring residents outside, creating a community link between Beacon and 18th Avenues.

Plantings at the eastern end of the site provide an at-grade yard for neighborhood gathering while screening the building service area.

Stormwater will be directed along the south property line, utilizing the slope to provide grade level stormwater infrastructure and landscape opportunities.



1



2



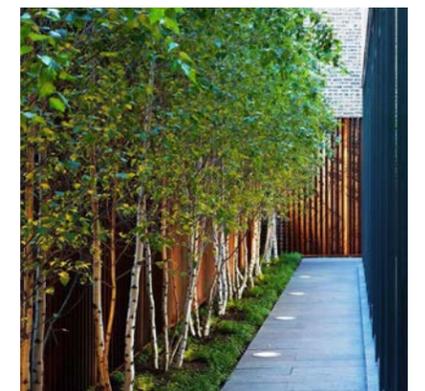
3



4



5



6

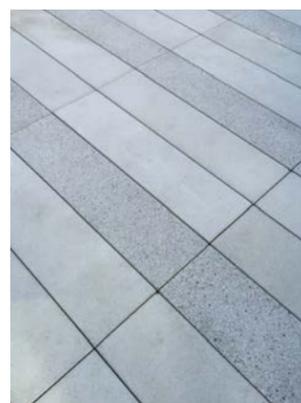
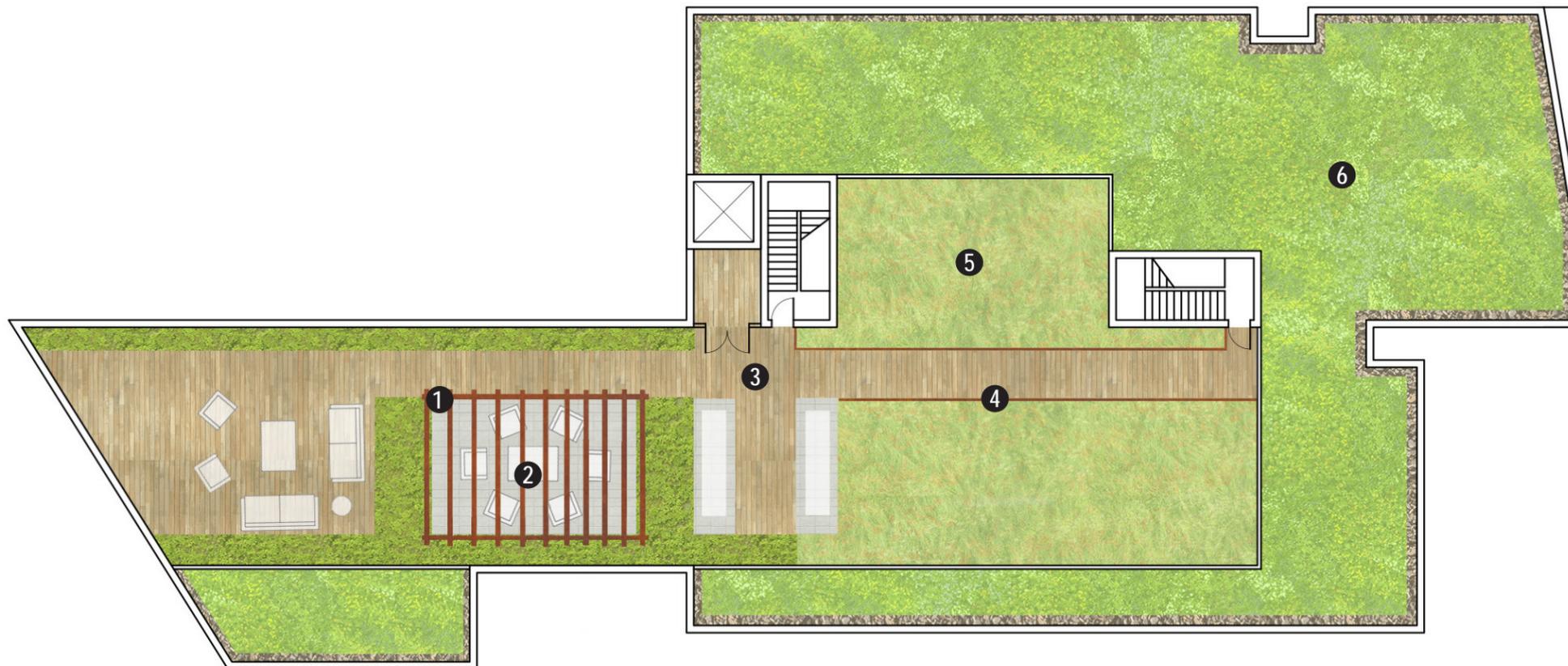
ROOF PLAN

Overview

The roof is a working level of the building, offering vistas to downtown, the Olympic and Cascade Mountains, and territorial views of Beacon Hill across the Duwamish Valley to West Seattle. Served by stair and elevator, a 2000sf amenity space is located at the west end of the building, providing the following functions:

- Gathering space
- Grill / cooktop
- Arbor -Boardwalk

An intensive vegetative roof will cover portions of the roof, depending on rainwater reuse strategies. The vegetative roof will provide pollinator species support, stormwater filtration, heat island reduction, and a great foreground to the view.



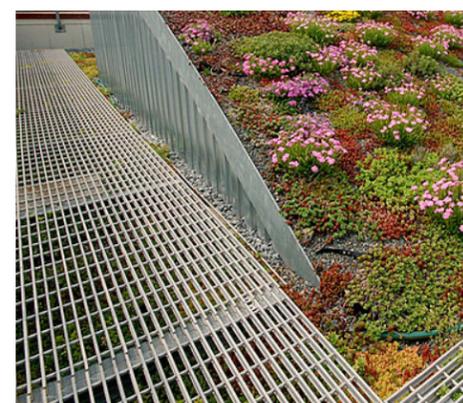
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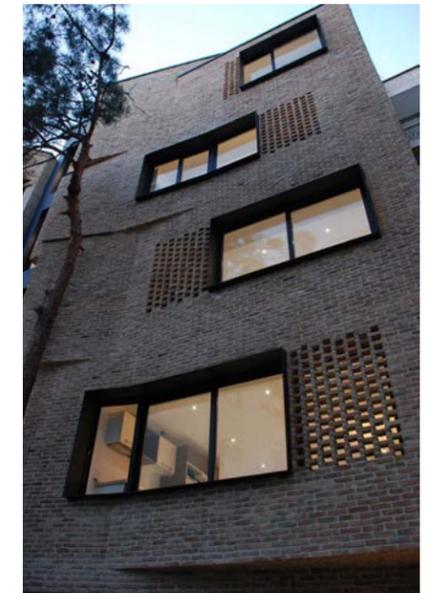
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VIEW OF 2912 FROM NW





EDG1 - PUBLIC COMMENT

1. Concerned with the proposed size of the commercial spaces.

Suggested one larger space in lieu of two smaller commercial tenants or constructing the commercial space to allow for flexibility of two separate space or a combined larger space.

Proposed commercial space is 2200sf (vs. EDG1 at 1000). Aggregate commercial / service / support space is 4800sf (1/3 of total ground floor area)

2. Concerned with the bulk and scale of the proposed massing,

specifically along the 18th Avenue South frontage. Suggested eroded the massing along this street frontage to reduce the bulk and scale and create a more compatible massing.

East massing is broken down to reflect the existing single family property scale. Two volumes, similar in scale to adjacent modern houses comprise the east massing of the building in the preferred scheme.

3. Concerned with impacts to the pedestrian and bicycle safety/

functionality along 18th Avenue South. Suggested minimizing the garage entry as much as possible.

Curb cut to be located in similar location to existing curb cut. Garage entry is moved west 40' from property line to allow visibility of cars exiting the garage and driver line of sight from exiting cars to oncoming peds / bikes / cars.

4. Concerned with the compatibility of the proposed massing with the single family neighborhood across 18th Avenue South.

East massing is broken down to reflect the existing single family property scale. Two volumes, similar in scale to adjacent modern houses comprise the east massing of the building.

5. Concerned with the north edge and proposed setback (from the project for the proposed development to the north located at 2901 Beacon Avenue South).

2901 Beacon Ave S. has a zero lotline setback, which 2912 matches. 2912 sets back 10 feet at grade / 5 feet above grade level east of the 2901 development.

6. Concerned with the 18th Avenue South street frontage and massing.

Suggested pushing the commercial portion of the building to the minimum setback allowed and provide a greater setback along the 18th Avenue South frontage.

18th Ave S. setbacks have been revised to allow 16 feet at the north bar and 40 feet at the south bar.

EDG1 - BOARD RECOMMENDATIONS

1. Height, Bulk, Scale/Massing and Design: The Board expressed concerns that the applicant had not yet fully explored design and massing solutions which adequately responded to the site conditions and surrounding context. The Board requested that the applicant return for a second EDG and directed the applicant to provide 3 distinct options. The Board offered the following guidance:

a. The Board directed further development the massing and design of the proposed development to respond to the distinct character along each street frontage. CS2-I-i

Please see the three schemes provided for review. Each of the three schemes explores common themes:

- *Massing: volume, articulation, solid / void, placement on the site, setbacks*
- *Commercial / Residential continuity: Contextual character with the adjacent zoning (Single Family and Neighborhood Commercial)*
- *Access and site integration: Pedestrian / bicycle / automobile ingress egress*

The preferred scheme achieves success at all three levels while contributing a greater level of design integrity.

b. The Board suggested the applicant explore splitting the massing into two buildings which would allow for more opportunities for light/air access as well as the potential for a courtyard/amenity space. In addition, a two building configuration may create a better solution to the future development on adjacent properties. CS2-B-1; CS2-D-2; CS2-III-I; CS2-III-II

Please see the three schemes as they all attempt to break down the massing of the building. Three modes were employed to differentiate the schemes:

Parallel: *Utilizes a two building massing with vertical articulation to break down the volume.*

Folded: *Creates a gap in the long elevation to reduce the overall building mass while exploring an alcove courtyard*

c. (REVISED COMMENT) The Board recommended pushing the upper residential stories along Beacon Avenue to the street and pulling back to create an increased buffer at grade on Beacon Avenue between the sidewalk and the commercial entries. PL3-I-i

Please see preferred concept 'Shift', which extends the upper levels to the setback while setting the ground floor back. This setback continues around the southwest corner to an outdoor seating area and mews to the lobby entry and mews to garden entries at ground floor units.

d. The Board encouraged further development of the 18th Street façade to create a stronger compatibility with the residential character across the street. Specifically, the Board encouraged the applicant to erode the massing and setting back the upper floors as a means to reducing the bulk and scale. CS2-D-3; CS2-D-4; CS2-D-5; CS2-III-v; CS2-III-vii, Beacon Hill DC2-I

Please see response to b. and c., as well as preferred option 'Shift', which creates a horizontal break at the third floor to reduce the mass presented to 18th. Fenestration of the two volumes visible to 18th Ave are treated differently to break the monotony of stacked units shown in the EDG1 submittal. Instead, the scheme presents one volume with ground level stoops with stacked openings above, referencing townhouses, and an adjacent volume with punched openings set beyond a 40' deep yard.

e. Board members expressed concerns with the 18th Avenue street façade appearing like too much like the back side of the building. The Board encouraged the applicant to explore a different typology along 18th Avenue in order to create a more fluid transition from NC to the single family homes across the street. The Board suggested integrating street entries for the ground floor units; creating "eyes on the street" and improving safety/security. CS2-D-3; CS2-D-4; CS2-D-5; CS3-A-3; PL2-B-1; PL3-A-2-4; PL3-B-2; Beacon Hill PL3-II

Outdoor entries are provided for all ground level units. A secure mews, or linear courtyard extends from 18th to Beacon Ave

providing secure walkable, at-grade connections to the north, east, and south sides of the building, offering eyes on the street as well as fine grain articulation at ground level.

f. Board members noted that the articulation of the north and south facades were better articulated in scheme B than in the preferred scheme.

Please see revised schemes.

The driveway will remain in its existing location, to be widened for ingress / egress. By setting the SE volume back from 18th in response to SF5000 context, visibility both of passers-by and egressing cars is improved.

f. Board members noted that the articulation of the north and south facades were better articulated in scheme B than in the preferred scheme.

Please see revised schemes

2. Commercial Use/Commercial Entry

a. The Board supported the highly glazed commercial entry and two story gesture and directed the applicant to carry this feature into future iterations. CS3-A-2; CS3-A-4; PL2-B-3; PL3-C-1-2; Beacon Hill PL3-I

Please see revised schemes. The preferred option wraps the glazed commercial facade around the SW corner of the site, mixing tenant and commercial functions in a 10' wide entry court that may provide covered outdoor seating, gathering, or other functions.

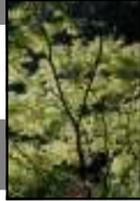
b. The Board expressed general support for the articulation of the commercial entry as shown in the provided character sketches with the integration of Board suggestions for the Beacon Avenue South frontage. Beacon Hill CS3-I-ii; CS3-I-ii

Please see revised schemes.

c. The Board expressed concerns with the scale of the commercial space in relation to the scale of the building. The Board encouraged the applicant to explore creating larger commercial spaces or designing for a flexible commercial space that could be combined dependent upon the tenant needs. DC1-A; DC2-E

The commercial space in all options has been increased to 2,200sf from the 1,100sf commercial space previously proposed.

3. Garage Entry/Pedestrian Safety: The Board directed the applicant to further resolve the garage entry focusing on minimizing sidewalk interrupt and visual impacts, and resolving how solid waste pickup/drop-off would function. DC1-B; DC1-C; Beacon Hill DC1-I



**Robert W. Williams and Associates
Consulting Arborists**

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John Scrofano
Landmark Property Holdings
7531 11th Ave NE
Unit D
Seattle, WA 98115

8 / 31 / 16

Overview



Plans are underway for the developments of three adjacent locations and are in the early stages of design and permitting. The addresses are 2907 & 2911 18th Avenue South and 2912 Beacon Avenue South in

Seattle. Identification of trees by genus and species and an assessment of the trees are required by Seattle Department of Construction and Inspection. The assessment is to determine tree health, structural stability and whether or not any of the trees can be considered “exceptional” per Director’s Rule 16-2008.

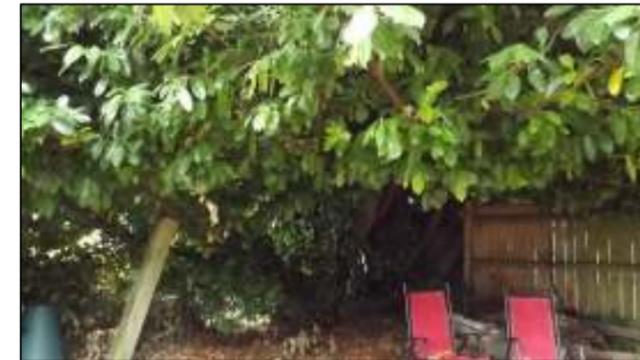
This is the report of a site visit which took place on 8 / 30 / 16 to carry out the tree evaluation based on the criteria described above.

Observations

The plans showed three trees on the project sites; one at each of the street addresses. One tree appears to straddle the property line of the neighboring home to the east. The three homes are all currently occupied and are located on 18th Avenue South and on Beacon Avenue South. The trees on 18th comprise landscape plantings and the sole tree on Beacon is in the sidewalk planting strip.

Three species were found. The species are:

- English Laurel (*Prunus laurocerasus*)
- European Beech (*Fagus sylvatica*)
- Lawson Cypress (*Chamaecyparis lawsoniana*)



The trees show moderate vitality and have grown in tight, restrictive quarters. They have all received some type of maintenance, primarily periodic pruning.



The Laurel is heavily limbed and in the process of collapsing. As shown in the photograph, a makeshift prop has been maneuvered in place to hold a large stem.

The Cypress, growing between the properties is restricted and



impacts to the roots are to be expected. It is in a tight space, growing next to the garage on the subject property and across the neighboring property-line.



The beech tree is in the planting strip; between the sidewalk and the street curb. Roots are lifting the sidewalk and street. There is turf up to the base of the tree, as shown.

The Directors Rule 16- 2008

The Director’s Rule 16- 2008 contains standards and procedures to provide protection for trees in the City of Seattle.

A list of species and **Threshold Diameters** is provided in the Directors Rule. Individual trees are measured at 4.5’ above the ground, the Diameter at Breast Height (DBH). The intent of the procedure is to identify **Exceptional Trees**. These are trees of particular species, of significant size, in good condition. The Directors rule states that exceptional tree determination will be attributed to trees *by virtue of size, species, condition, cultural/historic importance, age, and/or contribution as part of a grove of trees.* In designating a tree as exceptional, threshold diameters are established. Trees equal or greater than the threshold diameter are assessed for condition, historical value, projected life-span, survivability and hazard potential as determined by Risk Assessment.

To determine whether the trees on site meet the criteria outlined in the Director’s Rule 16- 2008, information was gathered on the attached field work forms. The form delineates into the following categories:

- **Tree Number** Identification number as shown on the attached plan
- **Species and Origin** Tree species common name and origin N=native nn= non-native.
- **DBH** Diameter of the trunk at 4.5’ Diameter at Breast Height = **DBH**

- **Threshold Diameter** DBH at which species are considered exceptional in reference to Table 1 of Directors Rule 16-2008 or if not listed in Table 1 the threshold diameter is 30” or 65% - 75% of the largest documented tree of the same species, whichever is less

Tree Number	Species	DBH	Threshold Diameter	Health & Structural Condition	Directors rule status	Dripline radius
1	Cypress	28”	30”	Moderate	Non - Si	12’
2	Laurel	14”	30”	Moderate	Non - Si	14.5’
3	Beech	24”	30”	Moderate	Non - Si	23’

Conclusions



The future project located at three locations; two on 18th Avenue South and one on Beacon Avenue South is in the design and permitting stages. The trees on site were assessed for health and condition and

species was identified. Measurements were taken of the DBH in order to determine whether any of the trees were to be deemed “exceptional” per DR 16-2008. No trees were determined “exceptional” per the rule.

Dripline measurements were also taken to assist in developing a tree protection plan based on those that are to be retained. As plans are finalized any of the trees that are to be retained require the protection in compliance with SMC25.11.050.B. Project specific tree protection can then be refined. General Tree Protection in compliance with SMC 25.11 is attached.

Robert W. Williams, Consulting Arborist
 Certified Arborist #0176A
 Tree Risk Assessor Qualified #362



Tree Protection

Zone A Inner root zone 1/2 x the dripline

Protection Schedule 1

No disturbance allowed

Zone B: The Dripline

Protection Schedule 2

Disturbance to be limited to 1/3 of the area between Zone A and Zone B

No disturbance allowed without site-specific Arborist inspection and approval and supervision

All excavation to be completed by hand or with the use of micro-excavator or airspade

All roots severed above 1" must be cut clean, back to laterals where possible

Severance of roots larger than 2" prohibited

No grade changes

No heavy equipment access or stockpiling of materials

Tunneled excavations may be allowed, 3' below ground level or deeper

Zone C Feeder root zone 2 x the dripline

Protection Schedule 3

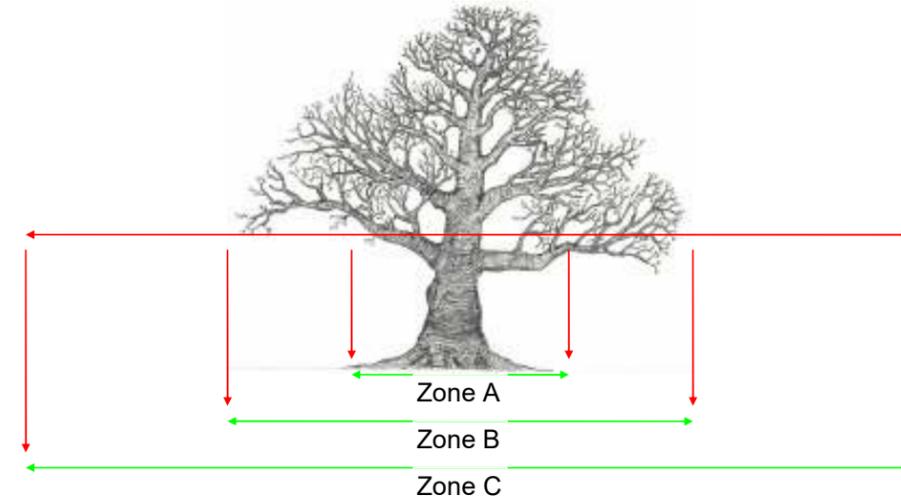
Apply a 1' layer of wood chip mulch to minimize compaction from heavy equipment

Open trenching allowed with heavy equipment

Minimize trench width

All roots severed above 1" must be cut clean, back to laterals where possible

**Zones of Construction Impact on existing trees
Recommendations to limit Construction Damage**



ZONE A Inner Root Zone (Half the area from the trunk to the dripline) Critical Root Zone

ZONE B The area from the trunk to the dripline (The edge of the canopy) Tree Protection Zone

ZONE C Feeder Root Zone; (Twice the area of Zone B) extent of the absorbing root system

Zone A - Protection Schedule 1

No Disturbance Allowed

Zone B - Protection Schedule 2

Disturbance to be limited to 1/3 of the area between Zone A and Zone B; Arborist's supervision required when working within the TPZ

No heavy equipment traffic on roots

No stacking of materials

Apply 6" layer of wood chip mulch

No severance of roots over 4" in diameter

Hand digging or hand guided trencher

Limit trench width

Any roots above 1" should be cut clean back to laterals where possible

Minimize grade change

6' Driven post Chain link fence around perimeter

Zone C - Protection Schedule 3

Apply 1' layer of wood-chip mulch

Open trenching allowed with heavy equipment

Minimize trench width

All roots severed above 1" in diameter must be cut clean back to laterals where possible

General Recommendations:

Minimize heavy traffic on native soils throughout the site.

Flag or mark exposed roots and overhanging limbs

Prune back overextending limbs using Ansi A300 & Z133 Standards

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