



DESIGN REVIEW BOARD RECOMMENDATION MEETING PACKET

Meeting Date - September 27, 2016, DPD #3022459

**2902 Beacon Ave S
Seattle, WA 98144**

JEFFERSON PARK, LLC

ENCORE architects

KAREN KIEST LANDSCAPE ARCHITECTS

PAGE INTENTIONALLY BLANK



CONTENTS

- 3 TABLE OF CONTENTS
- 4 PROJECT TEAM
- 5 PROJECT OVERVIEW
- 6 PROJECT INFORMATION
- 7 EDG REVIEW + SUMMARY OF EDG MEETING
- 10 RENDERINGS
- 12 RESPONSE TO BOARD COMMENTS
- 22 MATERIALS
- 24 BUILDING ELEVATIONS
- 29 COMPOSITE SITE PLAN
- 30 LANDSCAPE PLAN: LEVEL 1
- 31 LANDSCAPE STREET PALETTE
- 32 PARKING LEVEL PLAN
- 33 FLOOR PLANS: LEVEL 2-4
- 34 ROOF PLAN
- 35 LANDSCAPE PLAN: ROOF
- 36 BUILDING SECTIONS
- 38 LIGHTING CONCEPT
- 39 SIGNAGE CONCEPT
- 40 DEPARTURE REQUEST
- 42 RENDERINGS

APPENDIX I

- 45 CONTEXT ANALYSIS
- 47 NINE-BLOCK STUDY
- 49 SURVEY
- 50 CONTEXT PHOTOS
- 51 STREETScape PHOTO MONTAGES
- 53 ZONING SUMMARY
- 55 COMMENTS AND BOARD DIRECTION



Featured Projects shown designed or developed by members of the project team

PROPONENT

Jefferson Park, LLC
1225 S. Weller St
Seattle, WA 98144

Contact: Don Mar
donm@marpac.com
206.779.5948

ARCHITECT

Encore Architects
1402 3rd Avenue, Suite 1000
Seattle, WA 98101

Contact: Chris Lamb, AIA
chrisl@encorearchitects.com
206.484.4281

LANDSCAPE ARCHITECT

Karen Kiest
111 W. John St, Suite 306
Seattle, WA 98119

Contact: Karen Kiest
kkiest@kk-la.com
206.323.6032

Enhance the Neighborhood

- Sets a precedent for future development in the North Beacon Hill Urban Village.
- Define the urban edge by reinforcing the corner
- Increase safety with eyes on the Street
- Provide active neighborhood serving commercial space

Create an Enduring Building

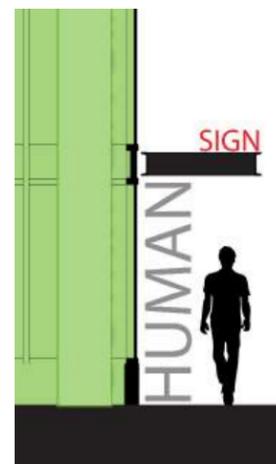
- Architectural design that references context
- Incorporate high quality, durable materials
- Create high-quality living spaces

Respond to the Unique Needs of Beacon Hill Residents

- Create appropriate buffers for street level occupants
- Provide security and safety at exterior, access and interior spaces



^^ Beacon Hill is growing through Transit Oriented Development



^^ Key Elements: street level interaction, historic architectural lineage, and entries

Site Area	11,016 SF
Residential Units	49 +/-
Parking Stalls	15 +/-
Retail Area	2,800 SF +/-

Project Objectives

The vision for this development is to create a mixed-use community that supports and sets a precedent for future development in the North Beacon Hill Urban Village, and is a timeless and elegant design that provides a comfortable place for residents and visitors.

The proposed project is a 4 story residential building with ground floor retail space on Beacon Avenue South and ground floor residential entry and lobby on South Forest Street. The project will have approximately 49 apartment units and approximately 15 underground parking stalls. Parking access is proposed from Forest Street at the NE corner of the site.



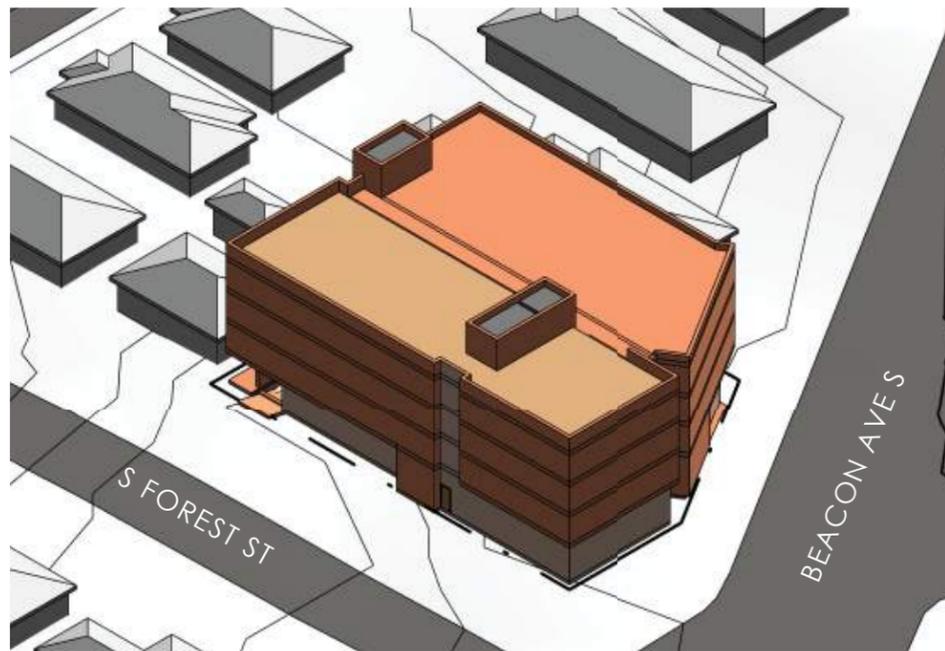
^^ Immediate Location: Aerial Photo



^^ Key Elements: Exterior Materials



^^ Key Elements: Street Level Interaction



VIEW FROM 17TH AVE S - FACING EAST

**APPROVED MASSING
PREFERRED OPTION 3 - 'TWIN BAR'**

BOARD SUPPORTED THE PREFERRED MASSING:

- ① - TWIN BAR
- DISTINCT PROMINENT URBAN CORNER
- FOLLOWS THE ORGANIZING GEOMETRY OF STREETS

BOARD SUPPORTED THE BUILDING PROGRAM / SPACE PLANNING:

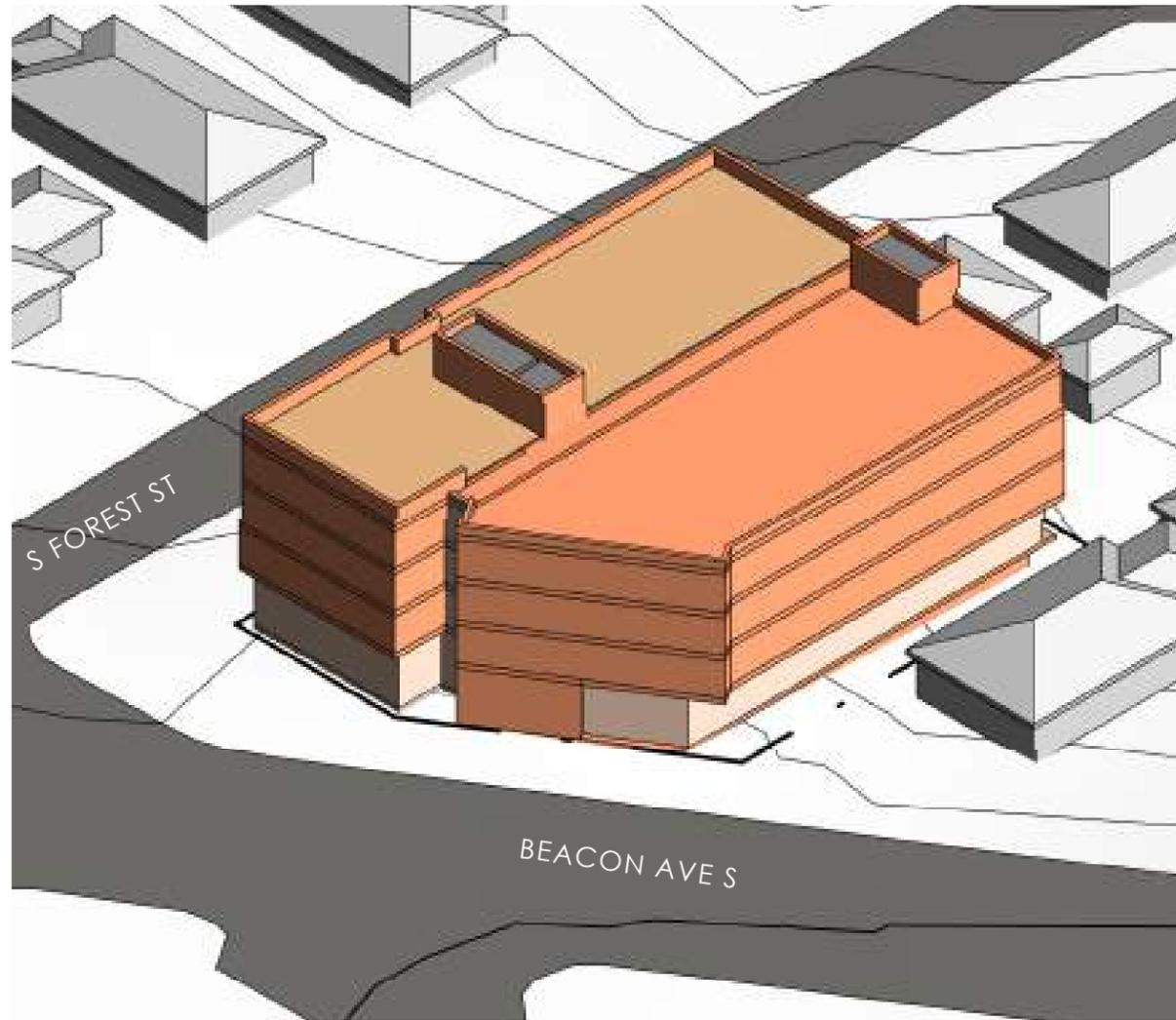
- ② - RETAIL ON BEACON
- RESIDENTIAL LOBBY ON FOREST

BOARD PROVIDED GUIDANCE:

- Ⓐ - MASSING
 - PROVIDE MORE ARTICULATION
 - CORNER MASSING SHOULD BE VISUALLY DISTINCT
- Ⓑ - MASSING
 - RESIDENTIAL LOBBY SHOULD HAVE A SUBSTANTIAL PRESENCE ON FOREST
 - NORTH FACADE SHOULD HAVE MORE ARTICULATION TO INTERACT WITH RESIDENTIAL ACROSS FOREST.
- Ⓒ - URBAN DESIGN
 - GROUND RESIDENTIAL UNITS SHOULD BE SEPARATED FROM GRADE TO REFERENCE NEIGHBORHOOD SINGLE FAMILY RESIDENTIAL WITH STOOPS.
- Ⓓ - URBAN DESIGN
 - SECURE THE OPEN SPACE @ THE SOUTH EDGE.
 - 10' SETBACK SHOULD BE MAINTAINED TO THE SKY DUE TO FUTURE DEVELOPMENT TO THE SOUTH.
- Ⓔ - URBAN DESIGN
 - STREET LEVEL INTERACTION IS CRITICAL
 - CONSIDER GREATER CORNER SETBACK FOR RETAIL SIDEWALK USES.
 - ANALYZE HOW BUILDING COULD TIE TOGETHER THE BUS SHELTER AND THE CORNER PARK ACROSS THE STREET.
- Ⓕ - MATERIALS
 - PREFERENCE FOR HISTORIC BEACON HILL MATERIALS

DEPARTURE RECOMMENDATION DEFERRED:

- Ⓖ - APPLICANT REQUESTS A COMBINATION OF SETBACK AND GRADE DIFFERENTIAL LESS THAN THE PRESCRIBED DIMENSIONS BE APPLIED TO DWELLING UNITS LOCATED ALONG THE FOREST STREET FRONTAGE.



APPROVED EDG MASSING



CURRENT DESIGN



VIEW LOOKING SOUTH EAST



VIEW LOOKING NORTH EAST

CURRENT DESIGN:

- ①
- ②

- TWIN BAR
- DISTINCT PROMINENT URBAN CORNER
- FOLLOWS THE ORGANIZING GEOMETRY OF STREETS
- RETAIL ON BEACON
- RESIDENTIAL LOBBY ON FOREST





A

MASSING/INCREASED ARTICULATION:

- PATIOS
- BALCONIES
- VARIETY OF MATERIALS
 - BRICK
 - WOOD
 - TEXTURED FIBER CEMENT PANELS
 - SMOOTH FIBER CEMENT PANELS
- VARIETY OF COLORS
- STEPPED PARAPET HEIGHTS



NORTH ELEVATION



WEST ELEVATION

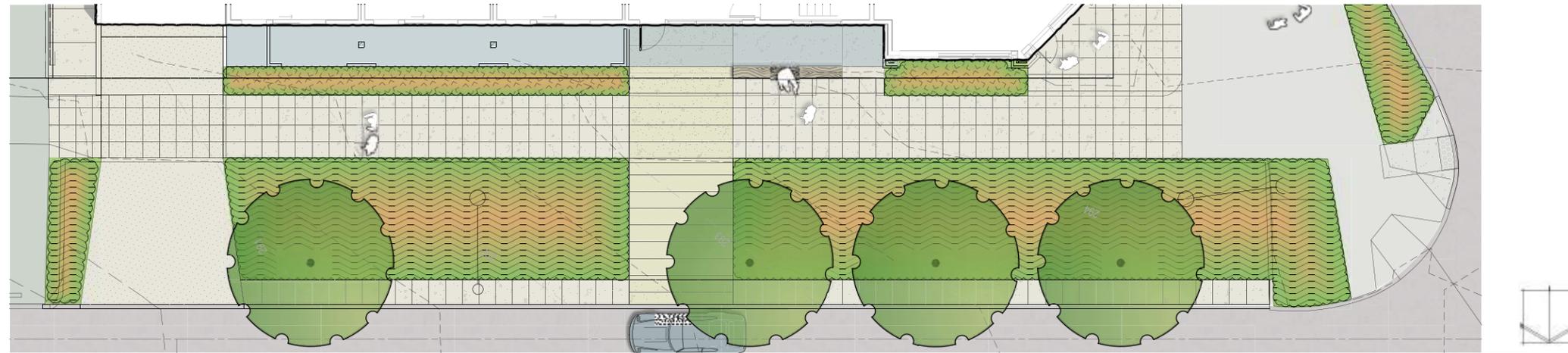
B

LOBBY PRESENCE ON FOREST:

- DEEP, DISTINCT PROJECTING CANOPY WITH SIGNAGE
- WIDE, GRACIOUS STEPS FRONT FOREST
- LONG, WOOD-TOPPED BENCH AT ENTRY

FACADE ARTICULATION / RELATION TO RESIDENTIAL ACROSS STREET

- JULIET BALCONIES WITH DISTINCT TEXTURE/COLOR
- WOOD MATERIAL DEFINING RESIDENTIAL AT LEVEL 1
- ARTICULATION OF INDIVIDUAL UNITS
- RAISED PORCHES



STREETSCAPE PLAN



NORTH ELEVATION

PAGE INTENTIONALLY BLANK



GROUND LEVEL RESIDENTIAL UNITS:

- RAISED, PRIVATE PATIOS SEPARATED FROM GRADE
- PATIOS SCREENED WITH HORIZONTAL 'FENCE' ELEMENTS
- LANDSCAPE PLANTINGS PROVIDE PRIVACY AND SEPARATION
- DISTINCT DEFINITION OF INDIVIDUAL UNITS
- WOOD SIDING DEFINES GROUND FLOOR RESIDENTIAL
- ROW PLANTING BUFFER MIRRORS ROW BUFFER TO THE NORTH



Photo of residences located across the street from new development shows raised patios at entries and landscaping as a buffer.

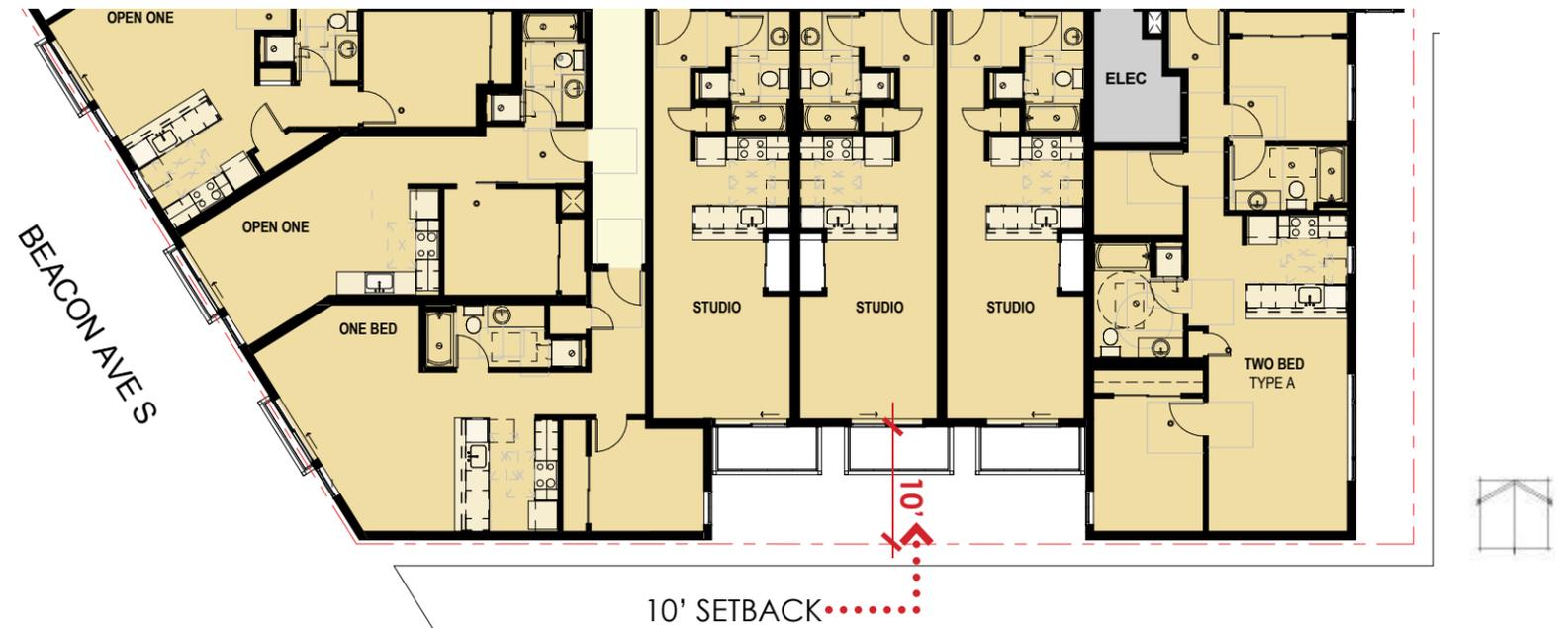
SCREEN ELEMENT.....
FACADE SETBACK.....



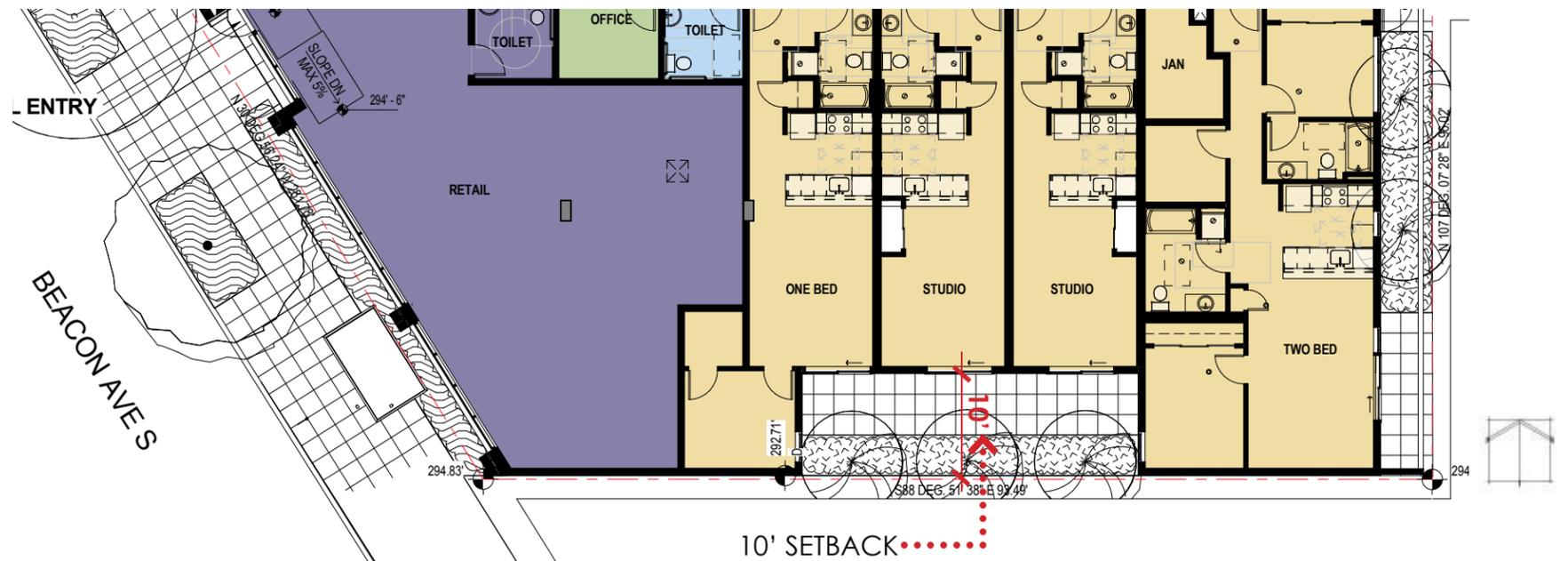
PLANTING BUFFER..... RAISED PATIOS..... BENCH..... WOOD SIDING.....

D URBAN DESIGN:

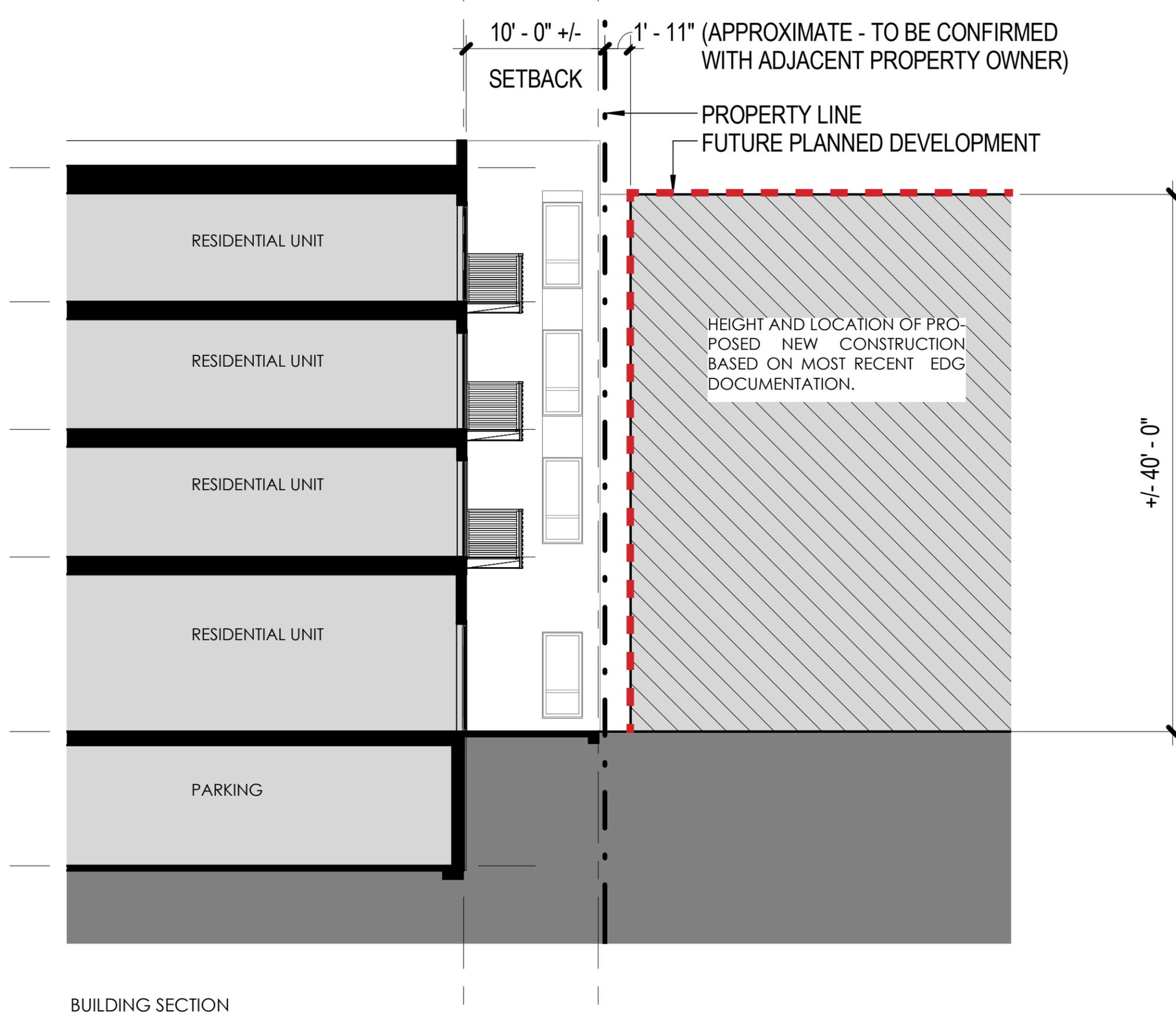
- RETAIL EXTENDED SOUTH ON BEACON
- UNITS REORIENTED TO ACCOMODATE NEIGHBOR
- UNITS REORIENTED FOR VIEWS
- 10' SETBACK MAINTAINED
- SECURE, PRIVATE COURTYARD PROVIDED



TYPICAL FLOOR PLAN



GROUND FLOOR PLAN



E URBAN DESIGN:

- STREET LEVEL INTERACTION PROVIDED BY EXTENDED RETAIL AND GLAZING
- PROMINENT CORNER ENTRY REFERENCING HISTORIC CONDITION
- GREATER RETAIL SETBACK FOR PEDESTRIAN REFUGE ON BEACON
- SETBACK FURTHER EMPHASIZES CORNER ELEMENT ABOVE
- CANOPIES FLANKING ENTRY FURTHER EMPHASIZE CORNER



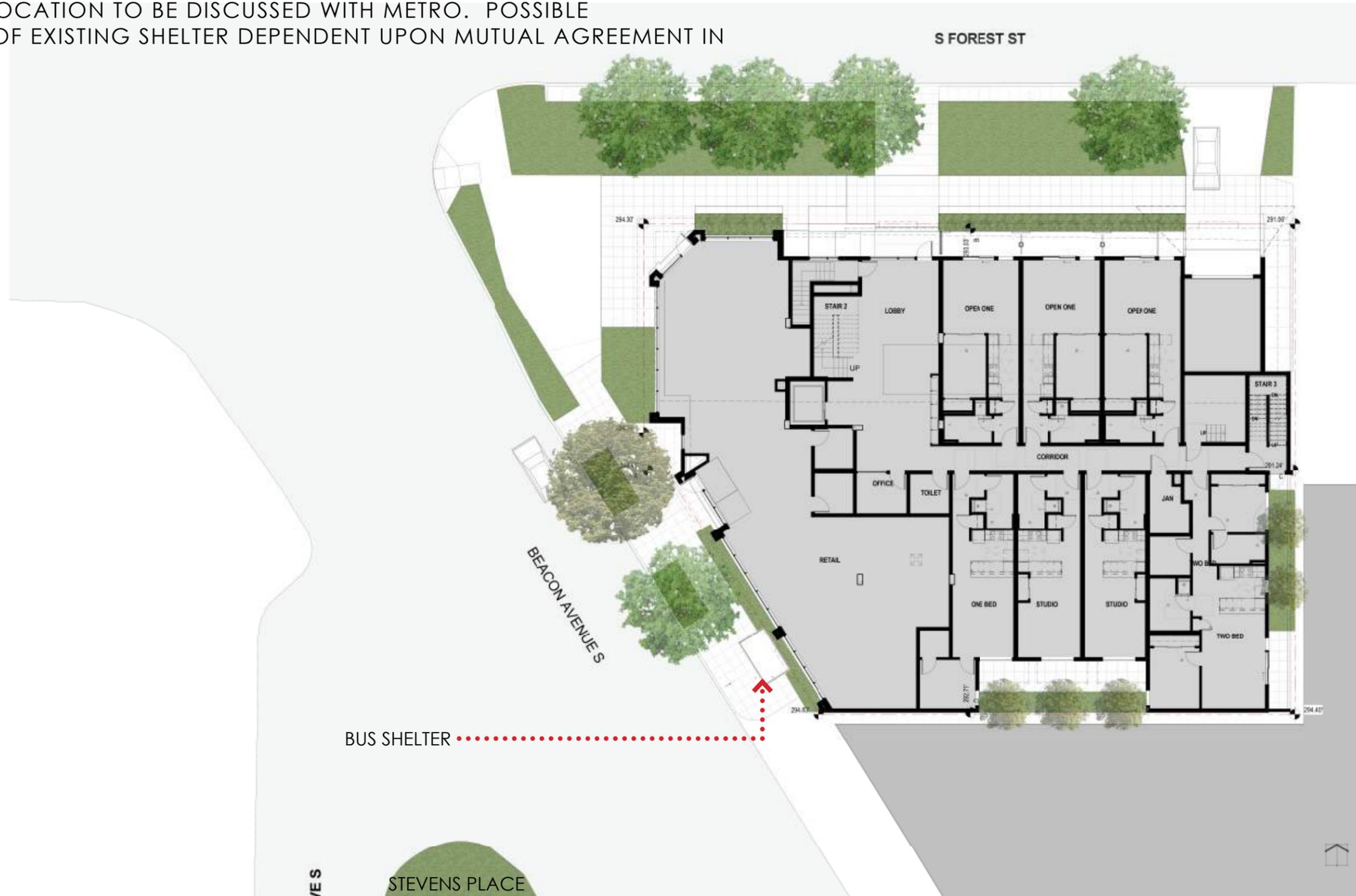
CORNER RETAIL ENTRY

RETAIL SETBACK PROVIDING REFUGE

E

URBAN DESIGN:

- BUILDING MASSING MAINTAINS URBAN EDGE, ALLOWING RETAIL AND RESIDENTIAL UNITS TO ORIENT TOWARDS AND OVERLOOKING THE PARK
- SIGNIFICANT LANDSCAPE ADJACENT TO BUILDING AND IN ROW PROVIDES IMMEDIATE CONNECTION TO PARK
- BUS SHELTER LOCATION TO BE DISCUSSED WITH METRO. POSSIBLE RELOCATION OF EXISTING SHELTER DEPENDENT UPON MUTUAL AGREEMENT IN PLACE.



F MATERIALS:

- BRICK REFERENCES HISTORIC BEACON HILL CONTEXT
- RED TONED BRICK REFERENCES NEARBY STRUCTURES
- BRICK USED AT GRADE TO DEFINE RETAIL SPACE

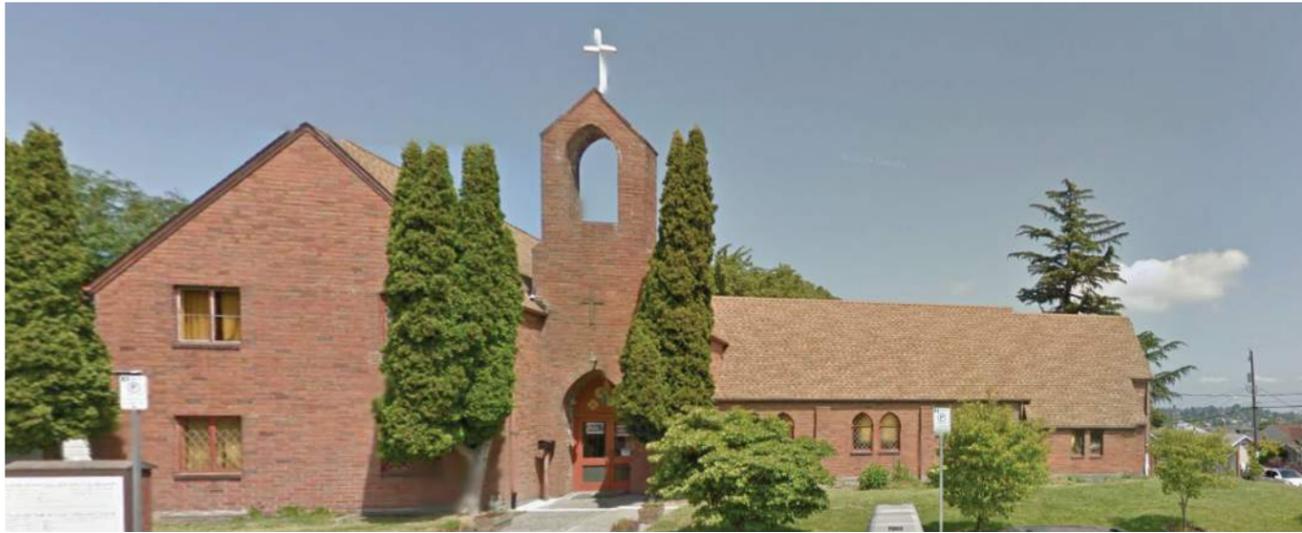
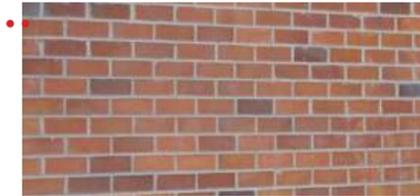


Photo of church and residences across Forest Street.



Proposed brick color in Autumn Forest blend at the retail facades blends with the brick of the church and residences in the immediate vicinity.



MATERIALS AT GRADE



MATERIALS:

- WOOD SIDING DEFINES RESIDENTIAL AT LEVEL 1 UNITS
- WOOD MATERIAL PROMINENT AT RESIDENTIAL ENTRY AND PATIOS
- WOOD PROVIDES HISTORIC CONNECTION TO SINGLE FAMILY HOMES



Wood siding prominent on surrounding single family homes.



Beacon Hill Library's exposed wood ceiling and structure.

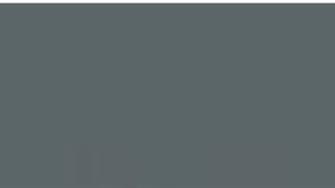
WOOD SIDING



EXTERIOR CONDITIONS | MATERIALS PALETTE



FIBER CEMENT PANEL
LINEN



FIBER CEMENT PANEL
MIDNIGHT BLUE



TEXTURED FIBER CEMENT PANEL
CERACLAD - 8 REVEAL
SAFFRON



CEDAR SIDING
STAIN FINISH



MUTUAL MATERIALS
SMOOTH TEXTURE
AUTUMN BLEND



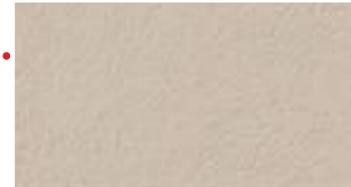
CEDAR SIDING
STAIN FINISH



TEXTURED FIBER CEMENT PANEL
CERACLAD - 8 REVEAL
SAFFRON



MUTUAL MATERIALS
SMOOTH TEXTURE
AUTUMN BLEND

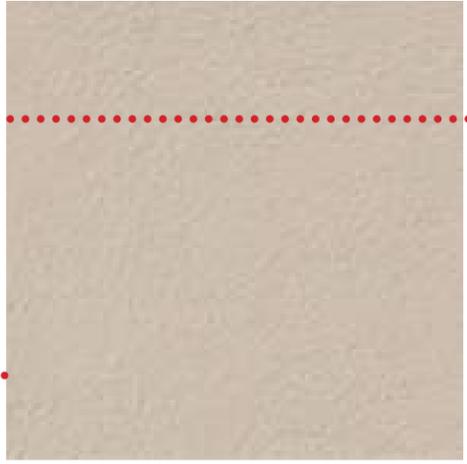


FIBER CEMENT PANEL
LINEN



FIBER CEMENT PANEL
MIDNIGHT BLUE

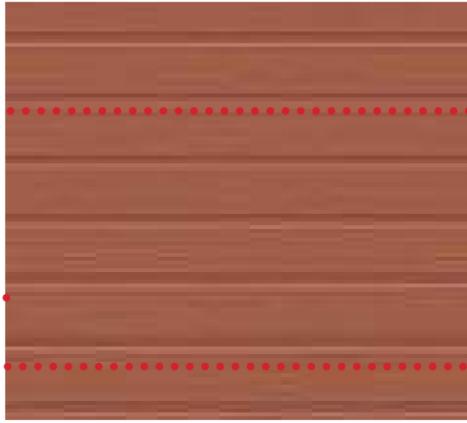
EXTERIOR CONDITIONS | MATERIALS PALETTE



FIBER CEMENT PANEL
LINEN



FIBER CEMENT PANEL
MIDNIGHT BLUE



TEXTURED FIBER CEMENT PANEL
CERACLAD - 8 REVEAL
SAFFRON



STOREFRONT VINYL WINDOWS
MEDIUM BRONZE VPI WINDOWS
ADOBE



CEDAR SIDING
STAIN FINISH

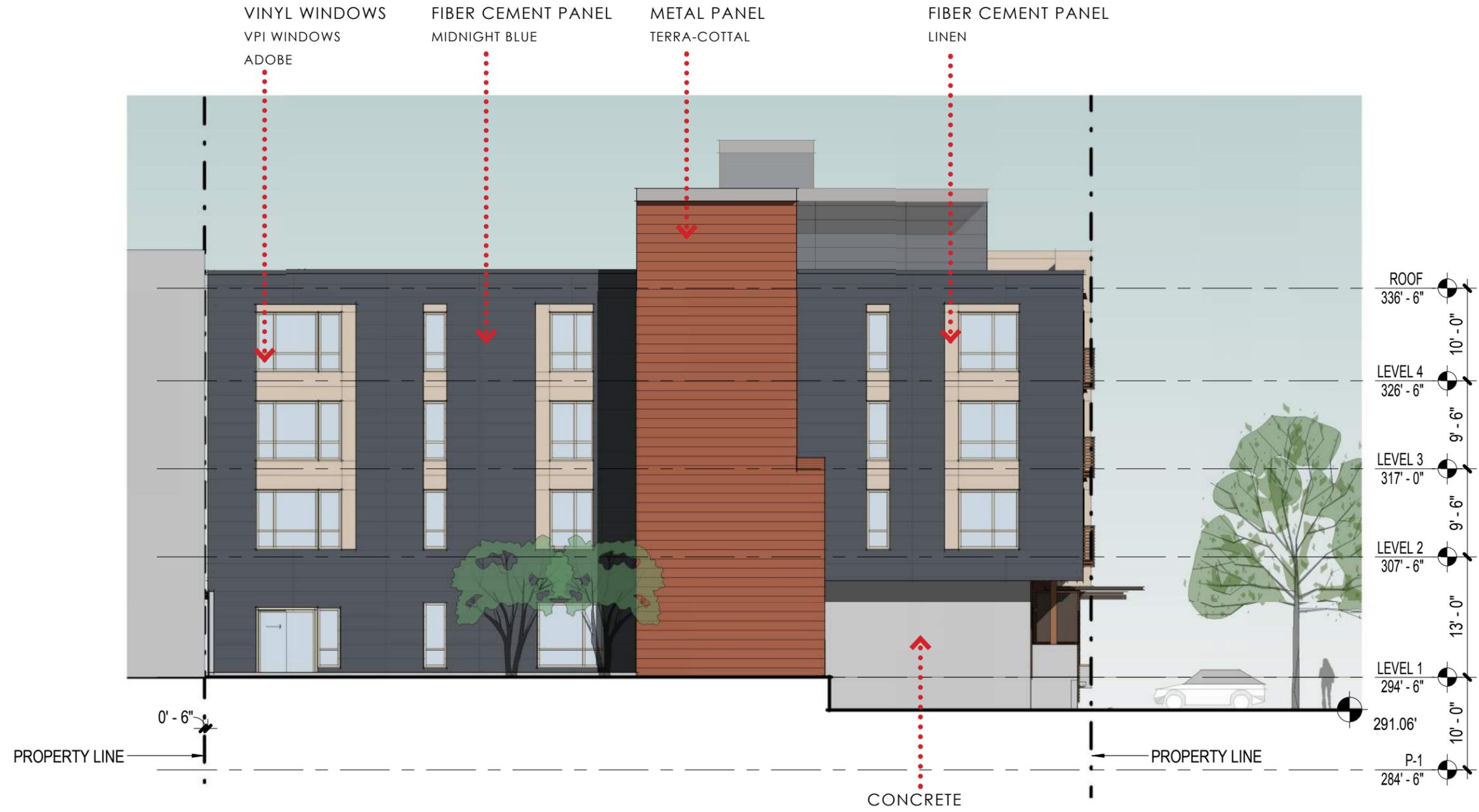


MUTUAL MATERIALS
SMOOTH TEXTURE
AUTUMN BLEND

PARTIAL NORTH ELEVATION

ELEVATIONS | NORTH FACADE



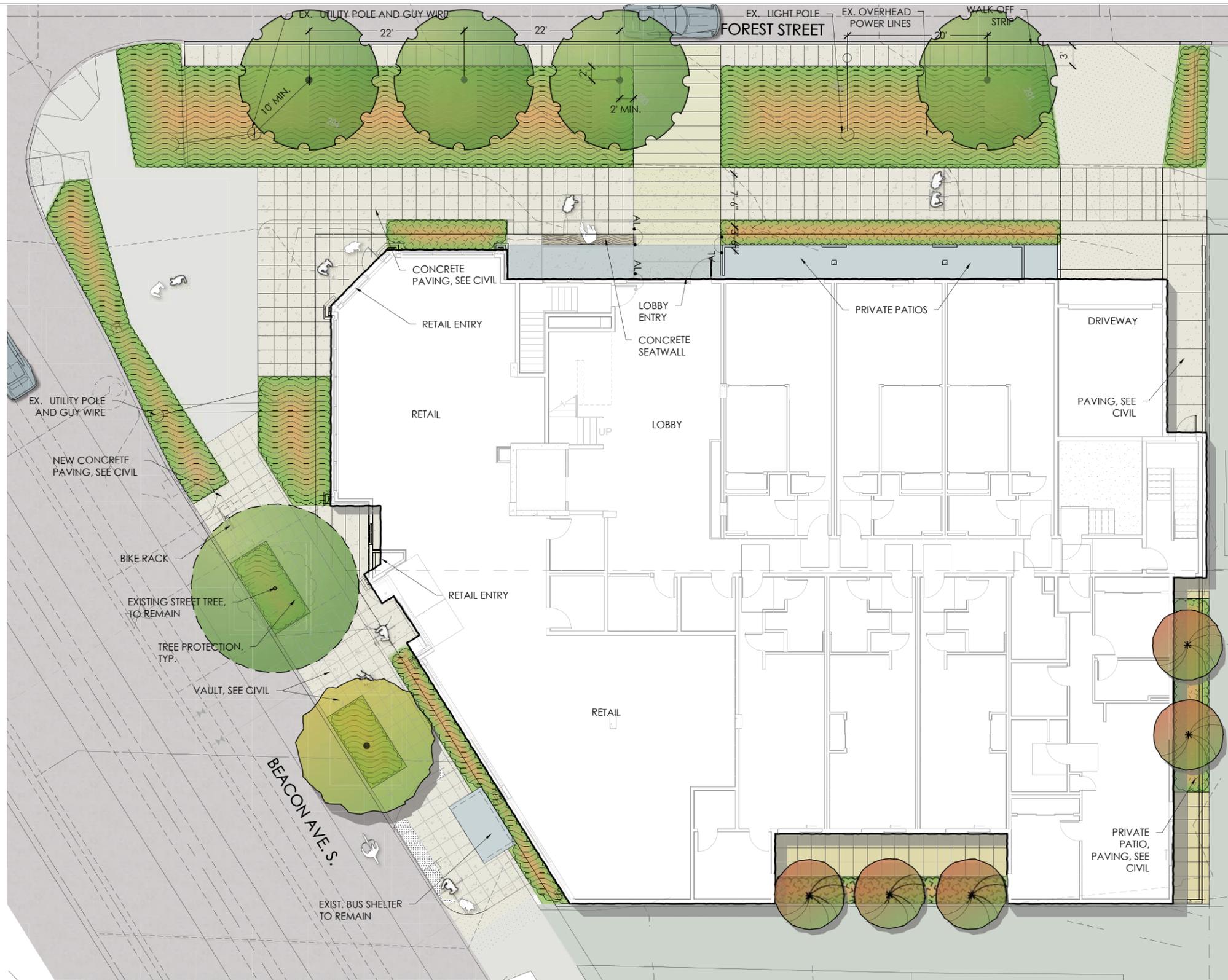






PAGE INTENTIONALLY BLANK





protective streetscape



inside outside dining



active retail edge

MATERIALS LIST - STREET LEVEL

- 

CONCRETE PAVING
PER COS STD. PLAN 420 W/ THE FOLLOWING EXCEPTIONS:
-SAND COATED EXPANSION JOINTS
-SAW CUT CONTROL JOINTS
- 

CONCRETE PAVING
PER COS STD. PLAN 420 W/ THE FOLLOWING EXCEPTIONS:
-LIGHT SANDBLAST FINISH
-SAND COATED EXPANSION JOINTS
-SAW CUT CONTROL JOINTS
- 

THROUGH JOINT
- 

BIKE RACK
WESTPORT NO SCRATCH BIKE RACK BY SPORTWORKS, INSTALL PER MFG. RECOM.
888.661.0555
- 

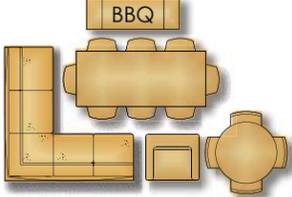
BENCH
CIP CONCRETE SEATWALL WITH WOOD TOP, SEE DETAILS
- 

TREE PROTECTION
PER COS STANDARD DETAILS 132 & 133



MATERIALS LIST - ON STRUCTURE

- 

CONCRETE PAVERS
24"X24" HYDRAPRESSED SLABS W/ AWS PEDESTAL SYSTEM
COLOR/FINISH: TEXADA - NATURAL BY ABBOTSFORD CONCRETE PRODUCTS 1.800.663.4091
- 

PEDESTAL SYSTEM
AWS PEDESTAL SYSTEM AVAIL. FROM ABBOTSFORD CONCRETE PRODUCTS 1.800.663.4091

SITE FURNITURE
OWNER FURNISHED
- 

PLANTERS
SQUARE PLANTER, 48" X 48" HT
RECTANGLE PLANTER, 72" L X 24" W X 24" HT
- 

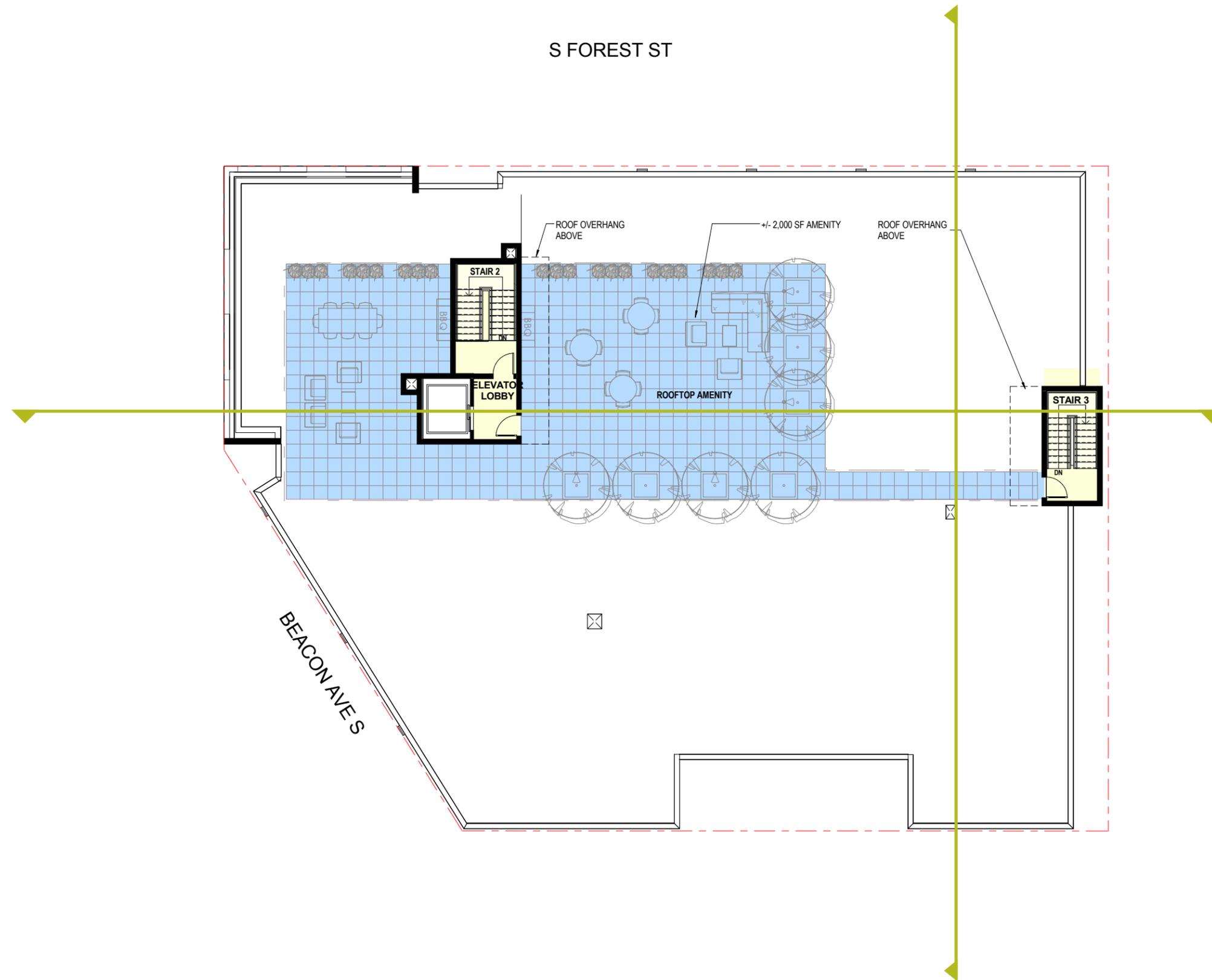
WILSHIRE COLLECTION, FIBERGLASS
COLOR: FLAT BLACK, OR SUBMIT ALT. FOR OWNER APPROVAL BY TOURNESOL SITEWORKS 800.542.2282

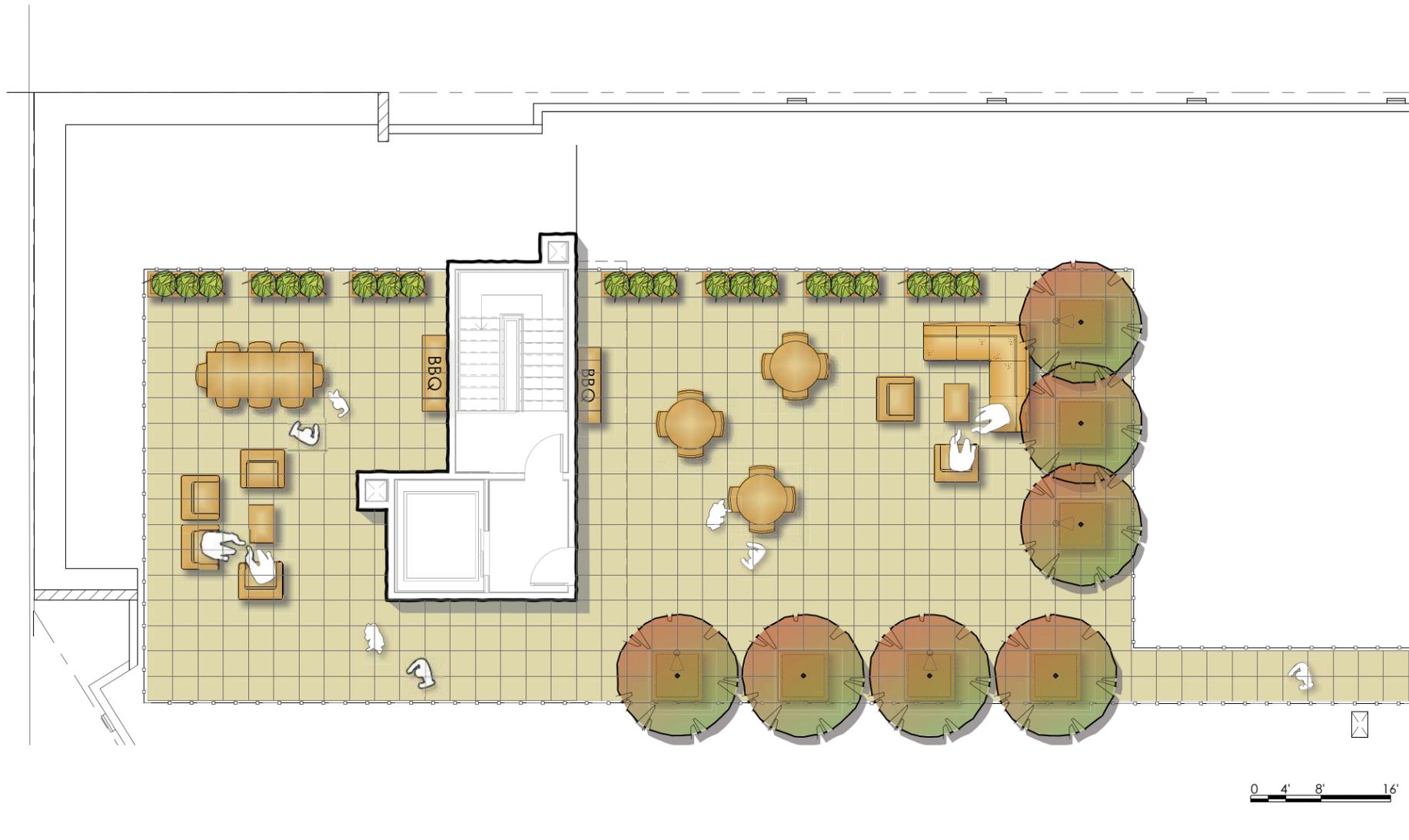
LIGHTING
TREE UPLIGHTS:
BK LIGHTING, 559.438.5800
MODEL: DS-LED-E36-SP-A7-BLP-12-11-A



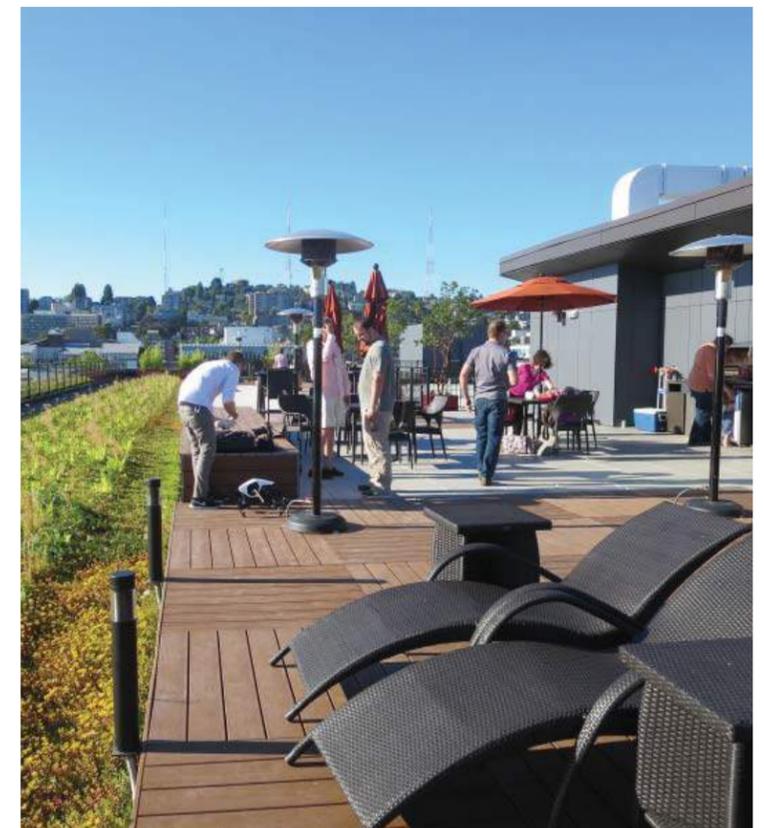








fire and view and sun



view and sun access



trees in pots



container planting

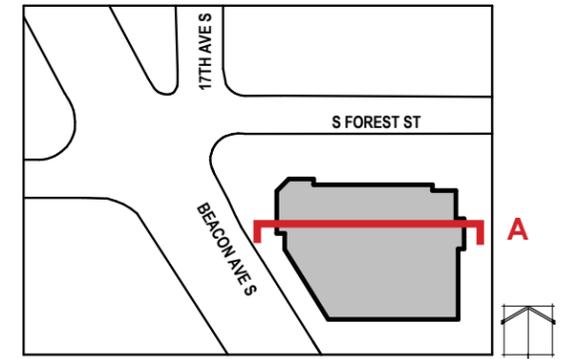


outdoor gathering



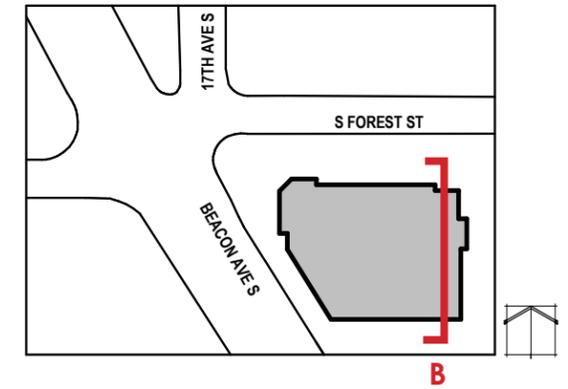
outdoor kitchen

BUILDING SECTION | EAST - WEST LONGITUDINAL

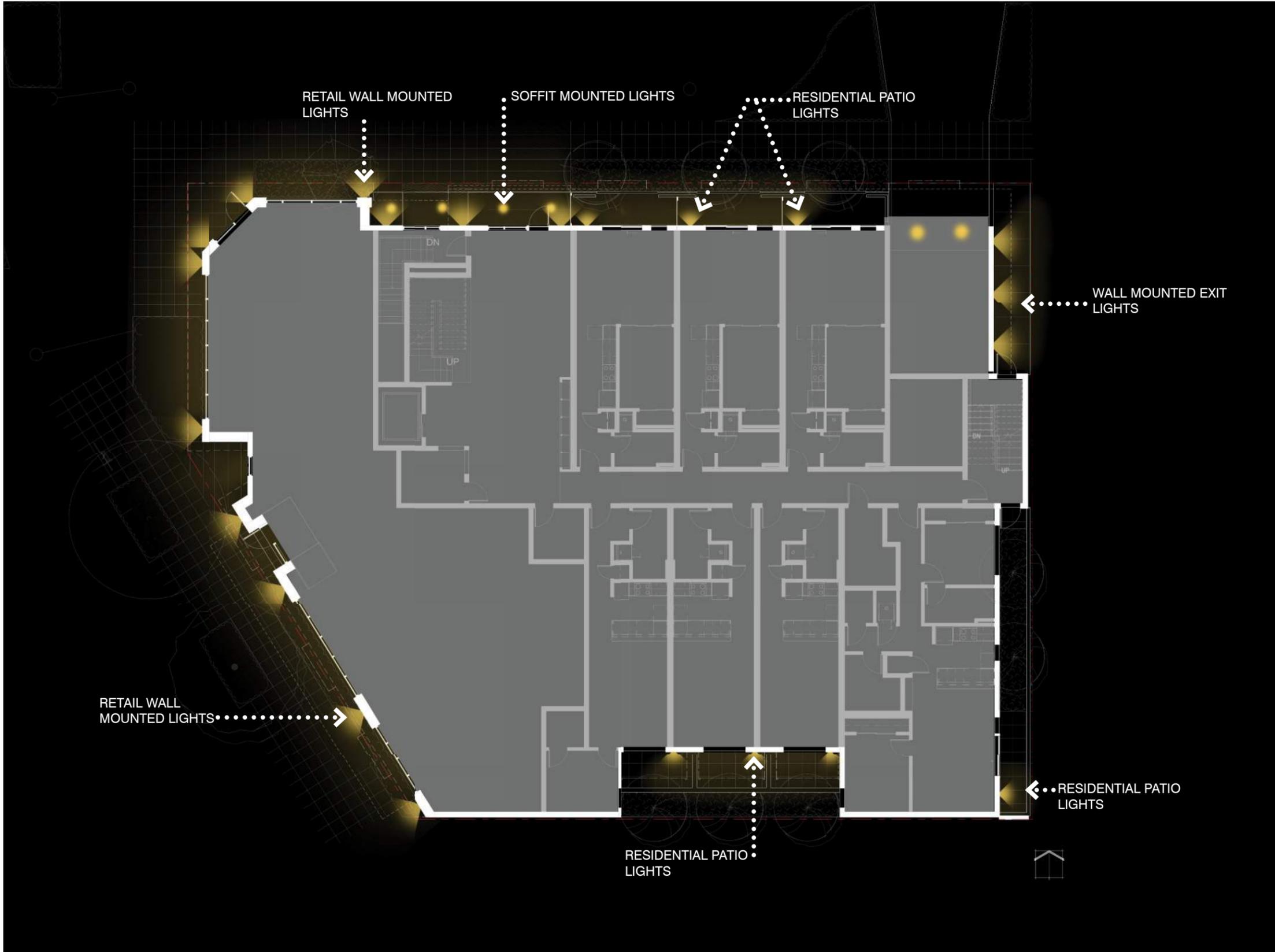


A

BUILDING SECTION | NORTH - SOUTH TRANSVERSE



B



^ EXIT LIGHTS



^ RESIDENTIAL PATIO LIGHTS



^ SOFFIT LIGHTS



^ EXTERIOR WALL MOUNTED LIGHTS



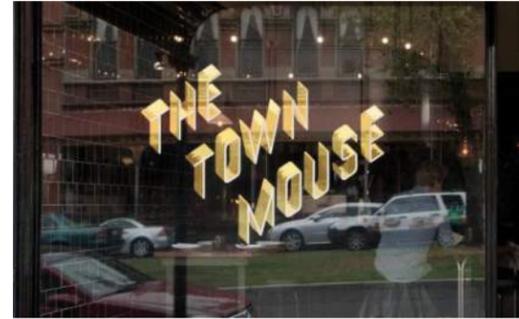
**EXTERIOR LIGHTING CONCEPT. ACTUAL FIXTURES WILL BE SIMILAR STYLES.

SIGNAGE | PROPOSED CONCEPT

Images represent the signage design concepts. Signage will be located within visual proximity to building entrances and along typical sight-lines around the project for visual prominence for tenants and pedestrians. Signage may be of varying styles - wall mounted, stand-off lettering, blade signs, canopy mounted or other connection.



STAND-OFF LETTERING



GLASS MOUNTED



AT BOTTOM OF CANOPY



FOREST ST ENTRY



BEACON AVE S ENTRY



HUNG BLADE



PROFILE LETTERING ON CANOPY



WALL MOUNTED BLADE

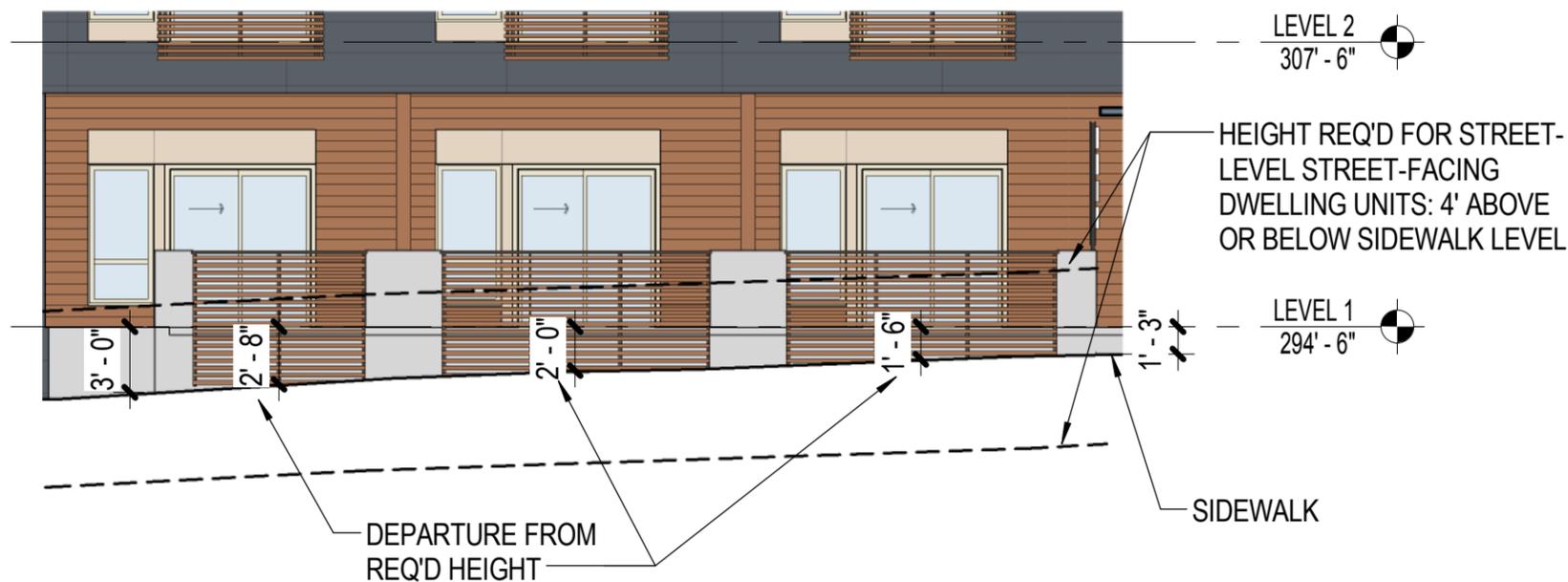
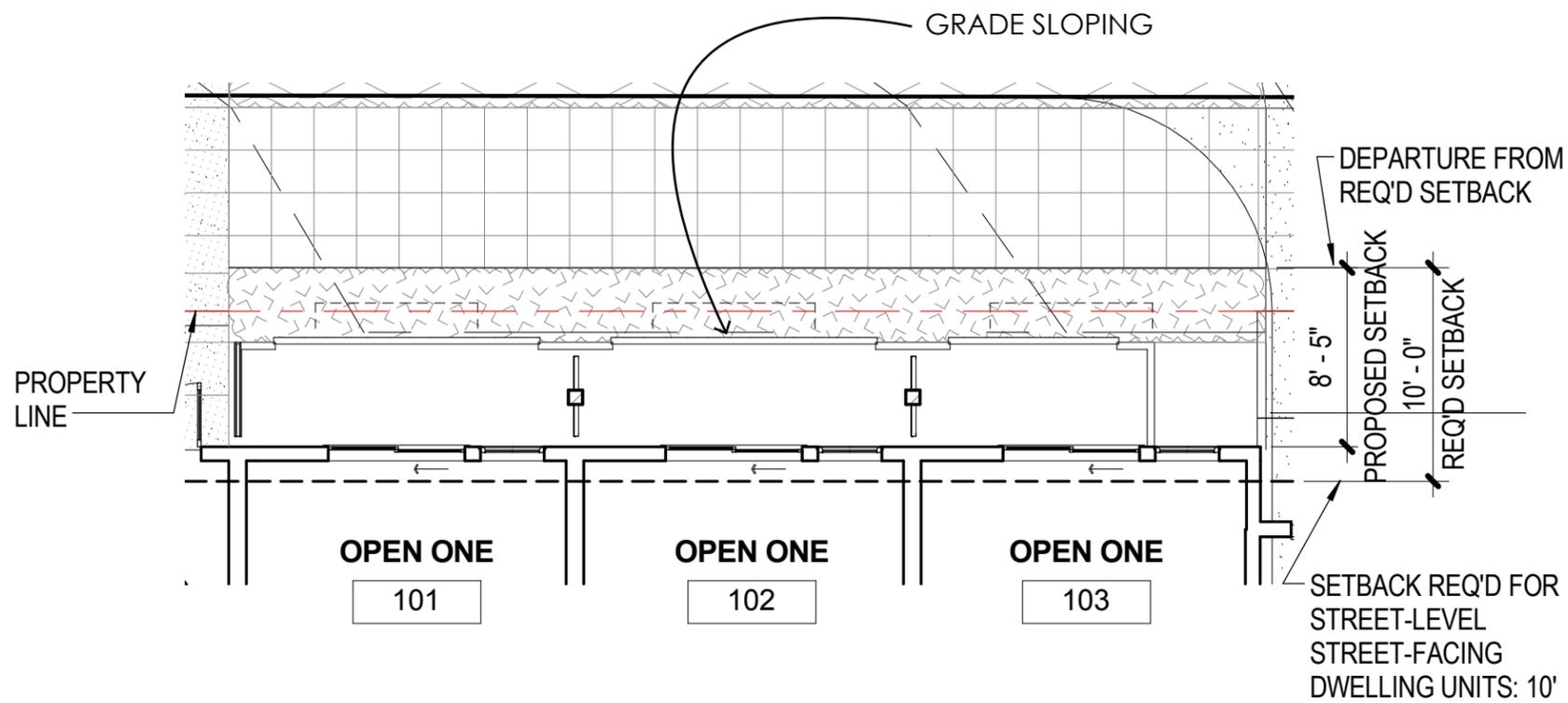
**EXTERIOR SIGNAGE CONCEPT. ACTUAL SIGNAGE QUANTITY, STYLE AND LOCATION WILL VARY.

DEPARTURE RECOMMENDATION DEFERRED:



- APPLICANT REQUESTS A COMBINATION OF SETBACK AND GRADE DIFFERENTIAL LESS THAN THE PRESCRIBED DIMENSIONS BE APPLIED TO DWELLING UNITS LOCATED ALONG THE FOREST STREET FRONTAGE.

	STANDARD	REQUIREMENT	REQUEST	DESIGN GUIDELINES JUSTIFICATION
1	Street-level Development Standards (SMC 23.47A.008)	<p>Where residential uses are located along a street-level street-facing facade the following requirements apply unless exempted by subsection 23.47A.008.G:</p> <p>2. The floor of a dwelling unit located along the street-level street-facing facade shall be at least 4 feet above or 4 feet below sidewalk grade or be set back at least 10 feet from the sidewalk.</p>	<p>The project proposes a combination of setback and grade differential less than the prescribed dimensions be applied to dwelling units located along the Forest Street frontage. These measures, combined with landscape screening, are proposed to provide privacy separation for residents.</p> <p>Units are set back 8'-5" from the sidewalk, and are raised above sidewalk grade a minimum of 1'-3" and a maximum of 3'-0"</p>	<p>CS3.A3 - Established Neighborhoods <i>"Established Neighborhoods: In existing neighborhoods with a well defined architectural character, site and design new structures to complement or be compatible with the architectural style and siting patterns of neighborhood buildings."</i></p> <p>PL3.B1 - Residential Edges, Security and Privacy <i>"Provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development and the street or neighboring buildings. Consider design approaches such as elevating the main floor, providing a setback from the sidewalk, and/or landscaping to indicate the transition from one type of space to another."</i></p> <p>DC2.C3 - Fit with Neighboring Sites <i>"Use design elements to achieve a successful fit between a building and its neighbors, such as using trees and landscaping to enhance the building design and fit with the surrounding context, and creating a well-proportioned base, middle and top to the building in locations where this might be appropriate. Consider how surrounding buildings have addressed base, middle, and top, and whether those solutions—or similar ones—might be a good fit for the project and its context."</i></p>



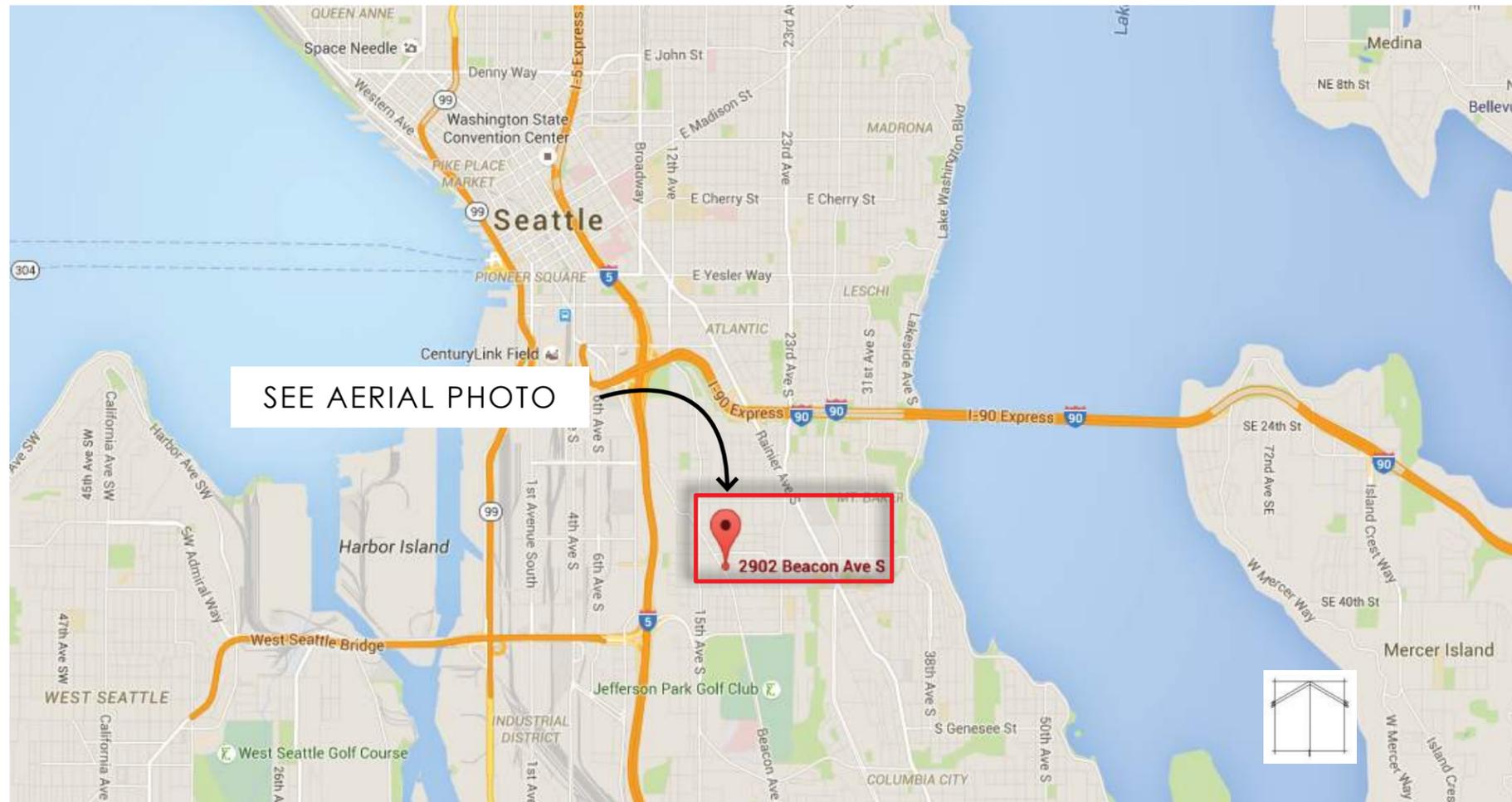
SUMMARY OF DEPARTURE REQUEST:

In order to provide a stronger relationship with neighboring single family development, and to provide activity and eyes on the street, a departure to use a combination of setback and grade differential for street level residential uses is requested. This departure allows activity on the street, while maintaining privacy for residents. Safe and secure spaces along the street frontage provides eyes on the street, a key element of CPTED design.





PAGE INTENTIONALLY BLANK



REGIONAL LOCATION - MAP



IMMEDIATE LOCATION - AERIAL PHOTO

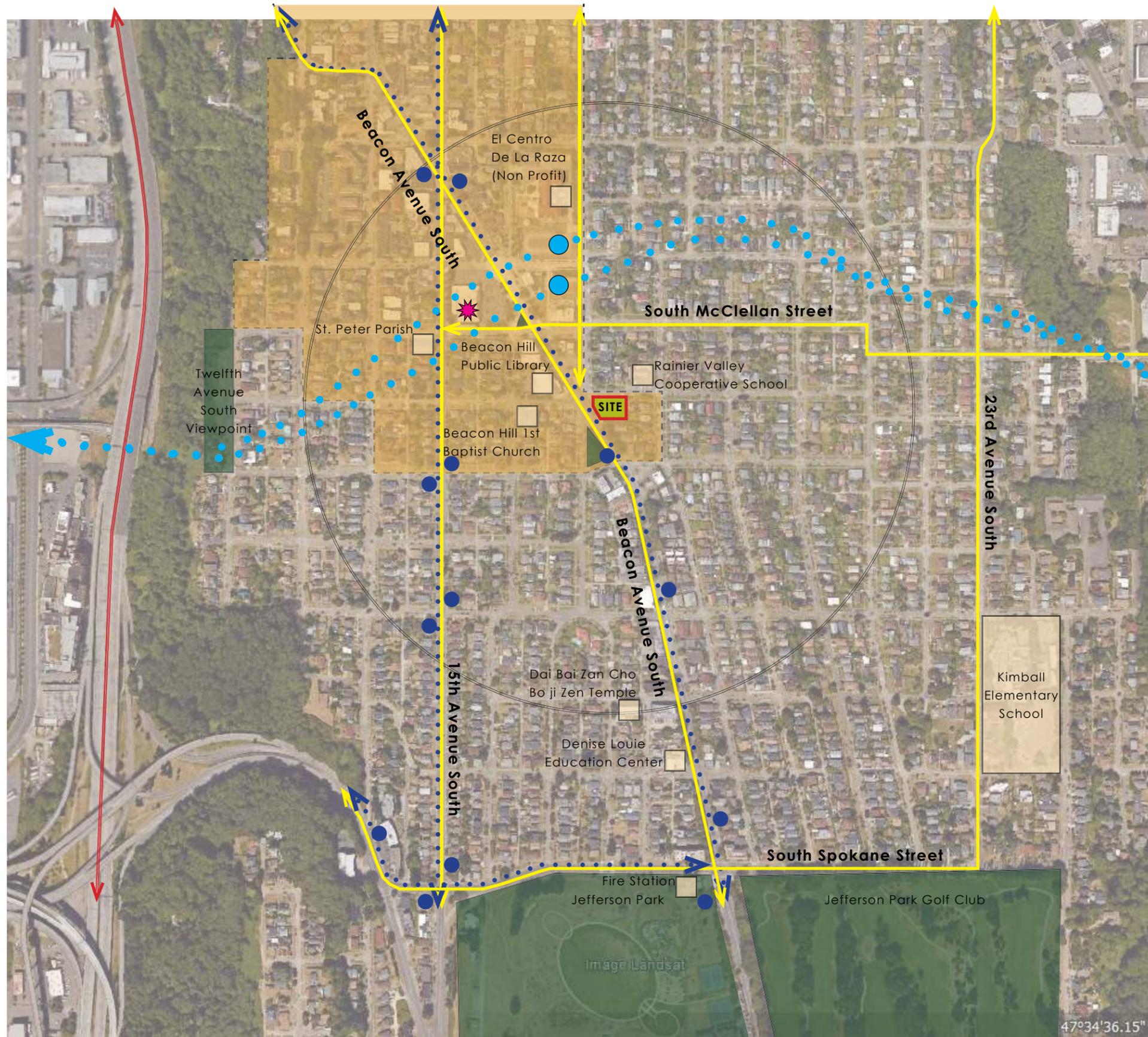
Beacon Hill is a diverse community comprised of North Beacon Hill, Mid-Beacon Hill, Holly Park and South Beacon Hill. Each area has a different character with public parks, civic zones, pedestrian retail corridors and residential buildings mostly of single family scale. As Seattle's growth boom continues this neighborhood is increasingly attractive to developers for its combination of proximity to Downtown and its typically low-rise, suburban density. The eastern skyline features views of Mt. Rainier and the Cascade Range, while to the west, territorial views of Puget Sound and the Olympic Mountains reign. Convenient access to the Olmstead-designed Jefferson Park and Cheasty Boulevard Trail make Beacon Hill fantastic location for walkers, runners and cyclists.

There are several landmarks in Beacon Hill such as the historic U.S. Marine Hospital, recently declared historic Fire Station

13, the old Beacon Hill School. Like many Seattle neighborhoods, North Beacon Hill is resplendent with natural beauty. Hillsides rising from the east and west to the commercial core on Beacon Avenue are crowned with trees. A proposed extension of the Mountains to Sound Greenway Trail will create bicycle and pedestrian trails through an inner-city forested area. Also, the Chief Sealth Trail will be the first off-street, multi-use trail in southeast Seattle. The trail will provide a fully separated surface and appeal to a broad range of users.

Beyond the Seattle Citywide Design Guidelines, there is currently a neighborhood plan which provides an expanded framework for specific goals, policies and recommendations aimed at helping the area realize its full potential as a thriving social, educational, residential and business community. The intention of the plan is preserving and enhancing the existing character of

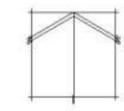
North Beacon Hill, maintaining the unique features of our mixed use housing and commercial neighborhood and improving the pedestrian environment.

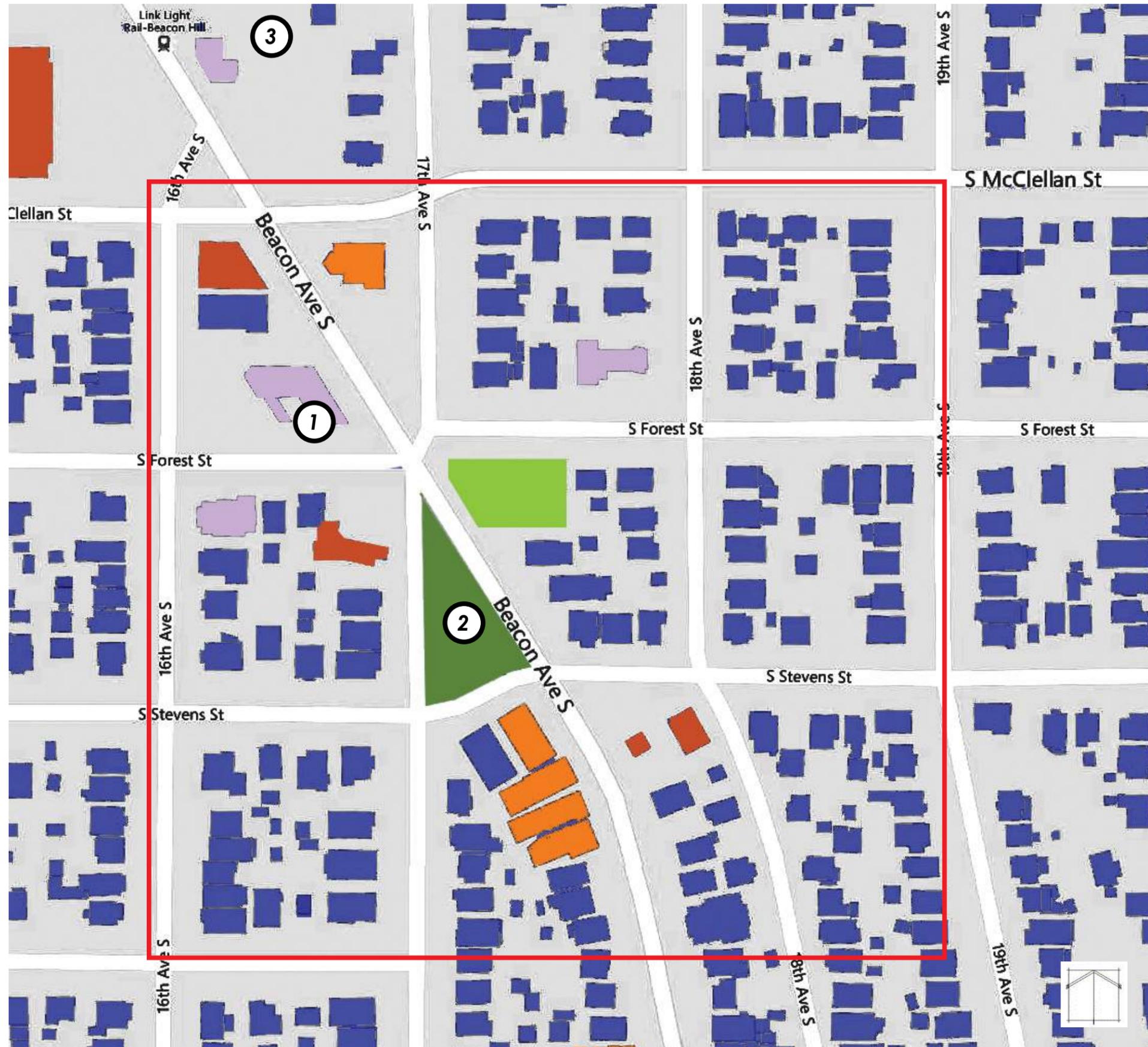


DRAWING KEY

-  SITE
-  Beacon Hill Urban Village
-  Institution or Notable Structure
-  Public Park or Golf Course
-  Area or Zone As Labeled
-  Freeway
-  Frequent Bus Route
-  Frequent Route Bus Stop
-  Link Light Rail
-  Link Light Rail Station
-  Protected Bike Lane
-  Main Arterial Route
-  Supermarket
-  Five Minute Walkshed

Walk score: 81 Transit score: 68 Bike score: 88



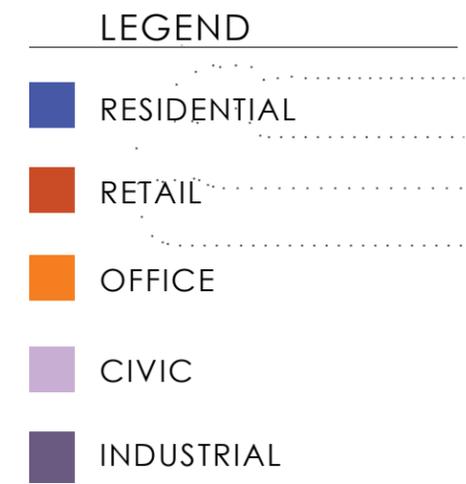


NEIGHBORHOOD LANDMARKS

1. BEACON HILL PUBLIC LIBRARY
2. STEVENS PLACE
3. BEACON HILL STATION

LEGEND

- RESIDENTIAL
- RETAIL
- OFFICE
- CIVIC
- INDUSTRIAL

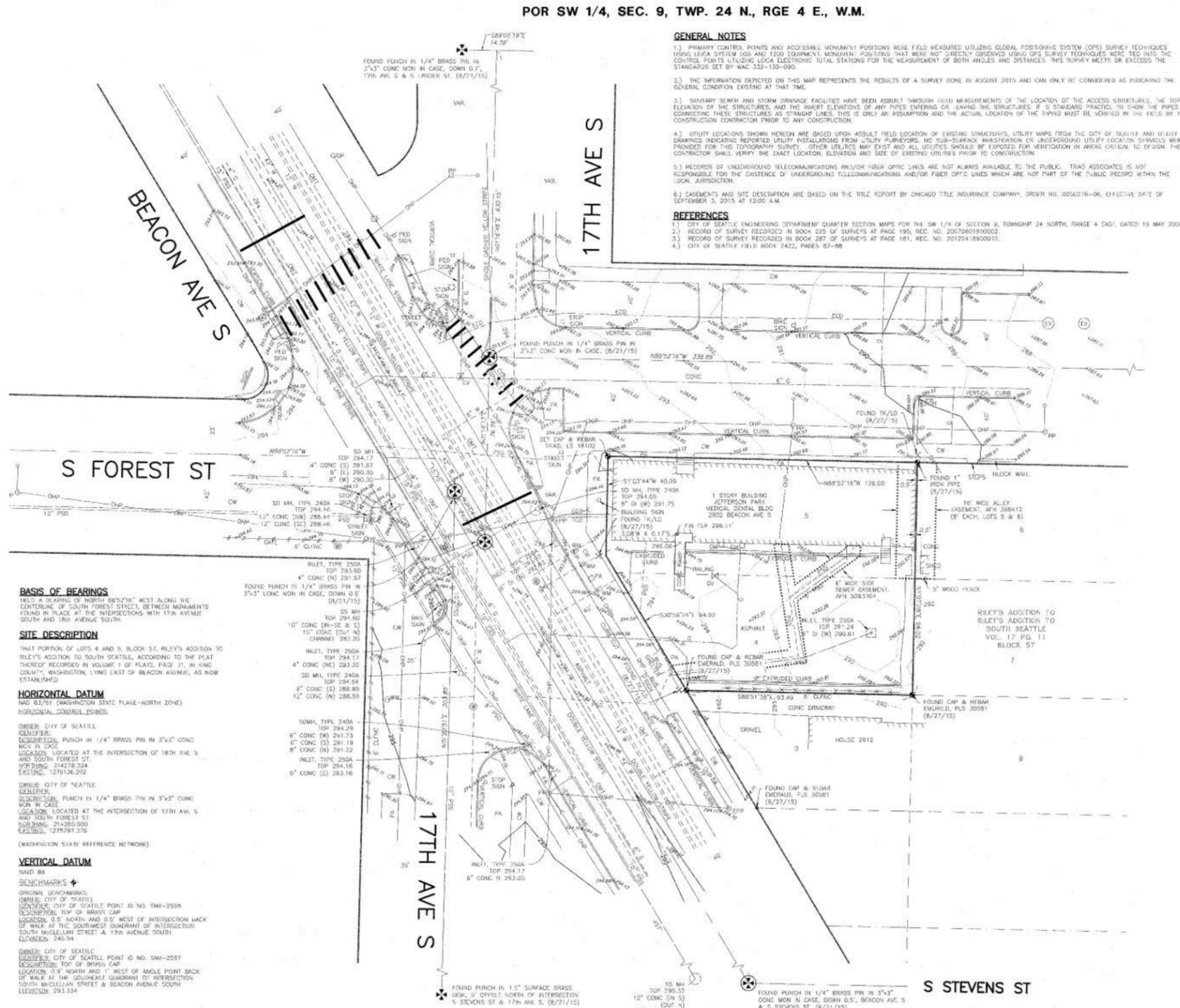


PROJECT SITE

The site is located on the east side of Beacon Ave South at 2902 Beacon Avenue South. The 11,016 SF site is currently occupied by a 1-story brick medical office structure on the north portion and a surface parking lot serving the building on the south end. The parcel on this site is zoned NC2-40 and due to being within the Link Light Rail overlay, the FAR is increased from 2 to 4.

The site slopes down along South Forest Street approximately 4' from the northwest corner (295') to the northeast corner (291'). Along Beacon Avenue South, the site slopes down approximately 1' from the northwest corner (295') to the southwest corner (294'). On the south side of the parcel, the site slopes down approximately 2' from the southwest corner to the southeast corner (292').

Directly adjacent to the east and south are single family dwellings.





New Apartment Building in Neighborhood



Retail Shops Along Beacon Avenue



The Beacon Condominiums



Beacon Hill Station



Beacon Hill Public Library



Existing Apt Building South of Stevens Place



BEACON AVE.

RECENTLY COMPLETED APT. BUILDING

SITE (CURRENTLY WITH ONE-STORY OFFICE BUILDING)



FOREST STREET SEVERAL SINGLE FAMILY RESIDENCES

SITE (EXISTING OFFICE, NORTH ENTRANCE)



BEACON AVE.

STEVENS PLACE

ACROSS FROM THE SITE

BEACON HILL LIBRARY



FOREST STREET

SINGLE FAMILY RESIDENCE

ACROSS FROM THE SITE

RAINIER VALLEY COOPERATIVE SCHOOL

Zoning Code: City of Seattle Zoning Code

Zone: NC2P-40

Lot Area: approx. 11,100SF

23.47A.004- PERMITTED AND PROHIBITED USES

- Residential use is permitted outright.

23.47A.005- STREET LEVEL USES

- In all NC and C zones, residential uses may occupy, in the aggregate, no more than 20 percent of the street-level street-facing façade in a pedestrian-designated zone.
- Along designated principal pedestrian streets, one or more of the following uses are required along 80 percent of the street-level street-facing façade... Eating and drinking establishments are just one of the many listed uses.

23.47A.008- STREET LEVEL DEVELOPMENT STANDARDS

- Blank facades for purposes of this section are not considered blank if they include at least one of the following:
 - Windows
 - Entryways or doorways
 - Stairs, stoops, or porticos
 - Decks or balconies; or
 - Screening and landscaping
- Blank segments of the street-facing facade between 2 feet and 8 feet above the sidewalk may not exceed 20 feet in width
- Total of all blank facade segments may not exceed 40 percent of the width of the facade of the structure along the street
- Street-level street-facing facades shall be located within 10 feet of the street lot line, unless wider sidewalks, plazas, or other approved landscaped or open spaces are provided.
- Non-residential street-level requirements:
 - Sixty percent of the street-facing facade between 2 feet and 8 feet above the sidewalk shall be transparent.
 - Non-residential 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.
 - Height provisions for new structures or new additions to existing structures. Non-residential uses at street level shall have a floor-to-floor height of at least 13 feet.
- Where residential uses are located along a street-level street-facing facade the following requirements apply unless exempted by subsection 23.47A.008.G:
 - At least one of the street-level street-facing facades containing a residential use shall have a visually prominent pedestrian entry; and
 - The floor of a dwelling unit located along the street-level street-facing facade shall be at least 4 feet above or 4 feet below sidewalk grade or be set back at least 10 feet from the sidewalk. **departure requested**
- When a live-work unit is located on a street-level street-facing facade, the provisions of subsections 23.47A.008.A and 23.47A.008.B, and the following requirements, apply:
 - The portion of each such live-work unit in which business is conducted must be located between the principal street and the residential portion of the live-work unit. The non-residential portions of the unit shall extend the width of the street-level street-facing facade, shall extend a minimum depth of 15 feet from the street-level street-facing facade, and shall not contain any of the primary features of the residential (live) portion of the live-work unit, such as kitchen, bathroom, sleeping, or laundry facilities. These basic residential

features shall be designed and arranged to be separate from the work portion of the live-work unit.

- Each live-work unit must include an exterior sign with the name of the business associated with the live-work unit. Such signage shall be clearly associated with the unit and visible to pedestrians outside of the building.
- The owner of each live-work unit must keep a copy of the current business license associated with the business located in that unit on file.

23.47A.012- STRUCTURE HEIGHT

- The height limit for the structure is 40 feet.
- In zones with a 30 foot or 40 foot mapped height limit:
 - The height of a structure may exceed the otherwise applicable limit by up to 4 feet, subject to subsection 23.47A.012.A.1.c, provided the following conditions are met:
 - Either:
 - A floor-to-floor height of 13 feet or more is provided for non-residential uses at street level; or
 - A residential use is located on a street-level, street-facing facade, provided that the average height of the exterior facades of any portion of a story that is partially below-grade does not exceed 4 feet, measured from existing or finished grade, whichever is less, and the first floor of the structure at or above grade is at least 4 feet above sidewalk grade; and
 - The additional height allowed for the structure will not allow an additional story beyond the number that could be built under the otherwise applicable height limit
 - Rooftop elements: there are numerous additional height allowances for rooftop elements, appurtenances, or features in Section 23.47A.012.C.4
 - Stair and elevator penthouses may extend above the applicable height limit up to 16 feet. When additional height is needed to accommodate energy-efficient elevators in zones with height limits of 125 feet or greater, elevator penthouses may extend the minimum amount necessary to accommodate energy-efficient elevators, up to 25 feet above the applicable height limit. Energy-efficient elevators shall be defined by Director’s Rule. When additional height is allowed for an energy-efficient elevator, stair penthouses may be granted the same additional height if they are co-located with the elevator penthouse.

23.47A.013- FLOOR AREA RATIO

- Max FAR in the Station Area Overlay District: 40’ = Max. FAR = 4
- The following gross floor area is not counted toward max FAR:
 - All underground stories or portions of stories
 - All portions of a story that extend no more than 4 feet above existing or finished grade, whichever is lower, excluding access;

23.47A.014- SETBACK REQUIREMENTS

- Lot abuts NC zones to the east and south. No setbacks required.

23.47A.016- LANDSCAPING AND SCREENING STANDARDS

- Landscaping that achieves a Green Factor score of 0.3 or greater, pursuant to Section 23.86.019, is required for any lot with:
 - development containing more than four new dwelling units or a congregate residence
- Street trees are required when any development is proposed, except as provided in subsection 23.47A.016.B.2 and Section 23.53.015. Existing street trees shall be retained unless the Director of Transportation approves their

removal. The Director, in consultation with the Director of Transportation, will determine the number, type and placement of street trees to be provided:

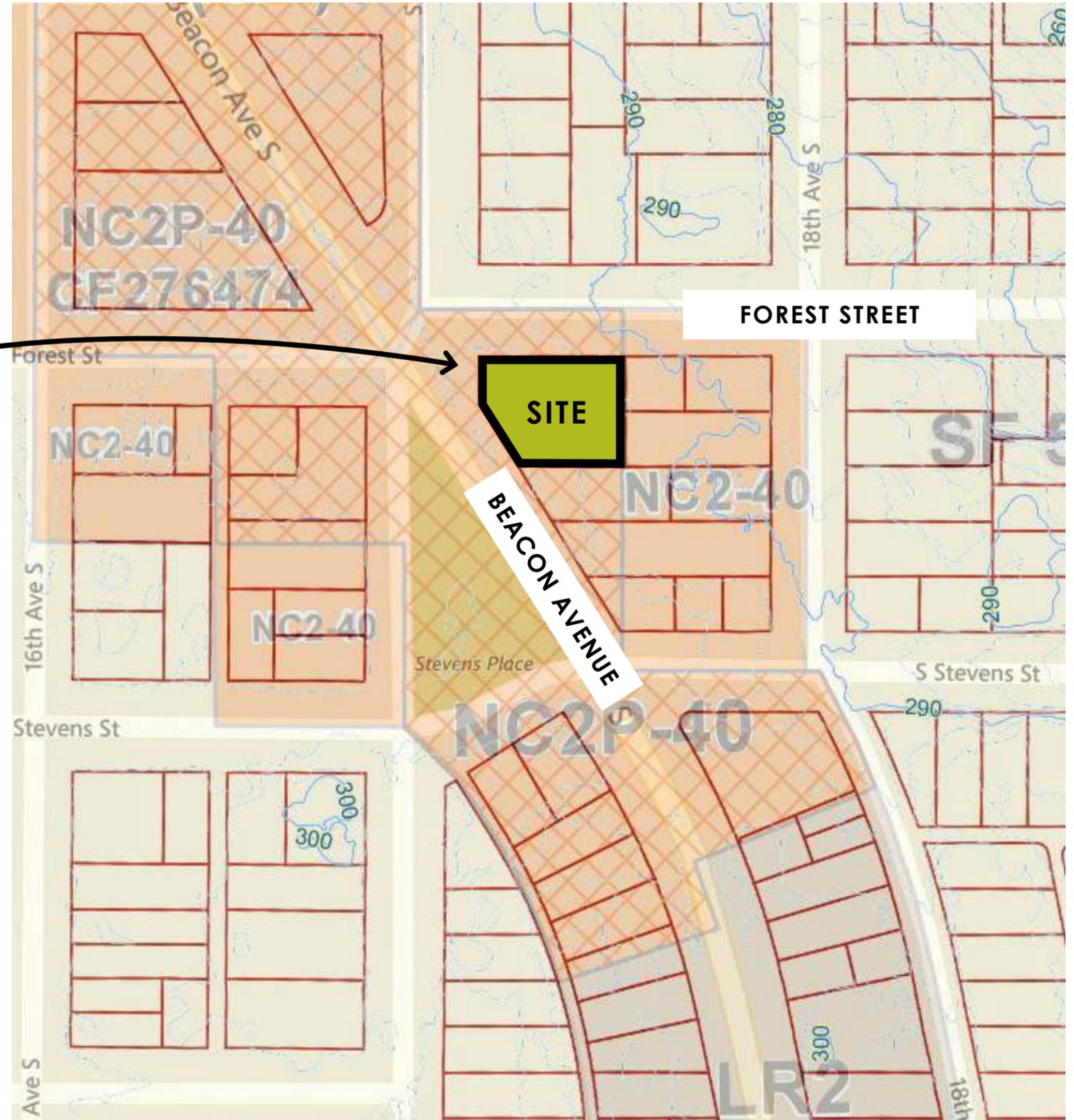
- to improve public safety;
 - to promote compatibility with existing street trees;
 - to match trees to the available space in the planting strip;
 - to maintain and expand the urban forest canopy;
 - to encourage healthy growth through appropriate spacing;
 - to protect utilities; and
 - to allow access to the street, buildings and lot.
- General standards for screening and landscaping where required for specific uses.
 - Screening shall consist of fences, walls, hedges, or landscaped berms. Any type of screening shall be at least as tall as the height specified in subsection 23.47A.016.D.
 - Landscaped areas and berms required under subsection 23.47A.016.D must meet rules promulgated by the Director pursuant to subsection 23.47A.016.A.1. Decorative features such as decorative pavers, sculptures or fountains, or pedestrian access meeting the Seattle Building Code, Chapter 11, may cover a maximum of 30 percent of each landscaped area or berm used to satisfy requirements under subsection 23.47A.016.D.

23.47A.024- AMENITY AREA

- Amenity areas are required in an amount equal to 5 percent of the total gross floor area in residential use, except as otherwise specifically provided in this Chapter 23.47A. Gross floor area, for the purposes of this subsection, excludes areas used for mechanical equipment and accessory parking.
- Required amenity areas shall meet the following standards, as applicable:
 - All residents shall have access to at least one common or private amenity area;
 - Amenity areas shall not be enclosed;
 - Parking areas, vehicular access easements, and driveways do not count as amenity areas, except that a woonerf may provide a maximum of 50 percent of the amenity area if the design of the woonerf is approved through a design review process pursuant to Chapter 23.41;
 - Common amenity areas shall have a minimum horizontal dimension of 10 feet, and no common amenity area shall be less than 250 square feet in size;
 - Private balconies and decks shall have a minimum area of 60 square feet, and no horizontal dimension shall be less than 6 feet.
 - Rooftop areas excluded because they are near minor communication utilities and accessory communication devices, pursuant to Section 23.57.012.C.1.d, do not qualify as amenity areas.

23.47A.030- REQUIRED PARKING AND LOADING

- Off street parking spaces may be required as provided in Section 23.54.015, Required parking.
- From table A 23.54.015: Non-residential Uses in urban centers or the Station Area Overlay District: No minimum requirement.
- From table B 23.54.015: All residential uses within urban centers or within the Station Area Overlay District – No minimum requirement.



^ PROJECT IS IN AN NC2-40 ZONE WITH SLOPING GRADE FROM WEST TO EAST

Note: Design Review does not apply to all zones. See the Seattle Municipal Code, section 23.41.004 for more details. Additionally, zoning areas shown on this map are for general reference only. For confirmation of a specific property's zoning, contact the Department of Planning and Development.

CS2 - URBAN PATTERN AND FORM
CS2. B.2 - Connection to the Street

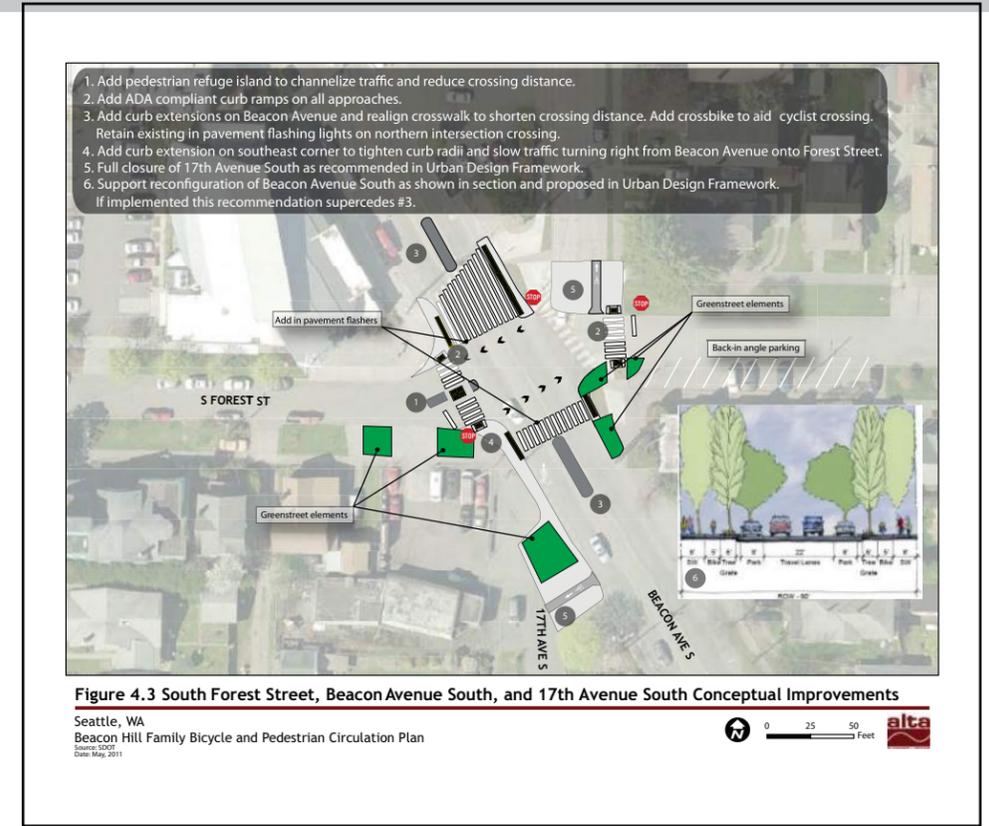
Identify opportunities for the project to make a strong connection to the street and carefully consider how the building will interact with the public realm. For buildings that span a block and face two streets, each street frontage should receive individual and detailed site planning as well as architectural design treatments to complement the established streetscape character. This is especially important for through streets and triangular shaped lots. Build at or near the edge of the sidewalk and restrict grade separation where commercial uses occupy the ground floor.

RESPONSE:

The project addresses the differing characters of the street frontages: Beacon Avenue S. will be primarily commercial at grade level with larger expanses of glazing and separate retail entries. Forest Street will be primarily residential and will employ setbacks, planters and grade difference to provide privacy separation for ground level units.



^^ Example of an open corner with high ceilings



^^ Beacon Hill Family Bicycle and Pedestrian Circulation Plan

CS2. C.1 - Corner Lots

Consider using a corner to provide extra space for pedestrians and a generous entry, or build out to the corner to provide a strong urban edge to the block.

Provide for a prominent retail corner entry. Typical corner developments should provide: a main building entrance at the corner, an entrance set back to soften the corner and enhance the pedestrian environment; and use of a hinge, bevel, notch or open bay or setback in the massing to reflect the special nature of the corner and draw attention to it.

RESPONSE:

The project provides a strong corner presence at the intersection of Beacon Ave S and S Forest St. by carving the mass of the building in a way that creates relief along both street exposures and also creates an apex at the corner. By locating retail space at the ground level of this corner, the street frontage will remain active and lively. Glazing and lighting will offer "eyes on the street" and promote neighborhood safety.



^^ A sketch rendering of the preferred design option that marks the corner with a distinct volume. The rectangular shape also mimics the scale and quality of the Beacon Hill Light Rail Station which is nearby.

CS2 - URBAN PATTERN AND FORM (CONT'D)
CS2. D.5 - Height, Bulk and Scale Compatibility

Review the height, bulk and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition.

Large, monolithic buildings are discouraged. Proper consideration of the scale, massing, and detail of individual buildings will contribute to a project's compatibility with surrounding residential areas and a satisfying public environment.

RESPONSE:

As an area in transition, the project builds upon similar scale mixed-use developments to the north while reinforcing the existing 3 & 4 story mid-rise apartment buildings nearby. Setbacks and canopies are proposed to define a clear transition between street level base and upper residential floors.



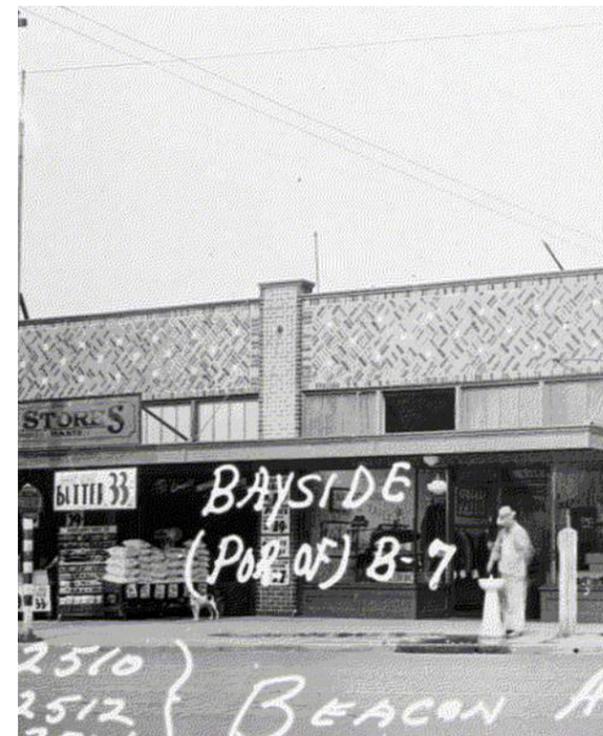
^^ These buildings are the typical, existing multi-unit apartment buildings in the neighborhood. The proposed project continues this lineage of scale and will potentially also include brick in order to relate to the material quality.

CS3 - ARCHITECTURAL CONTEXT AND CHARACTER
CS3. A.4 - Evolving Neighborhoods

New buildings in existing neighborhoods should be compatible with the architectural character and siting pattern of neighboring buildings. Facade articulation and architectural detail are important considerations... New development should respond to several architectural features common in the North Beacon Hill business district to preserve and enhance pedestrian orientation and maintain an acceptable level of consistency with the existing architecture.

RESPONSE:

The project will contribute to the architectural context by taking inspiration from historical organization and proportions while remaining true to a "clean" and contemporary aesthetic. By successfully implementing modern materials and attention to detail, a coherent design that not only responds to the new developments of the neighborhood, but also to those that are historic in nature can be created. A strong base element through the use of materiality can be achieved, while clear organization of the fenestration patterns above can allude to classical proportions that are simple and timeless.



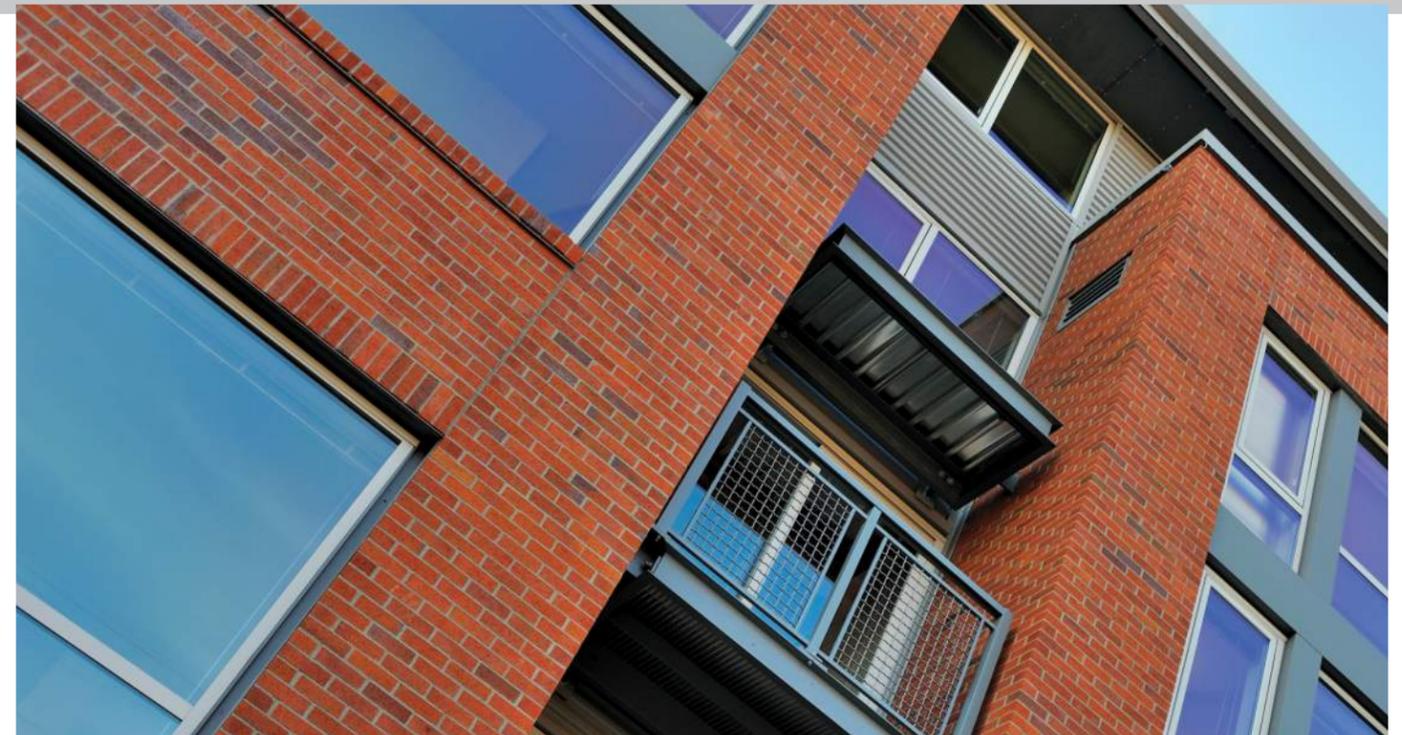
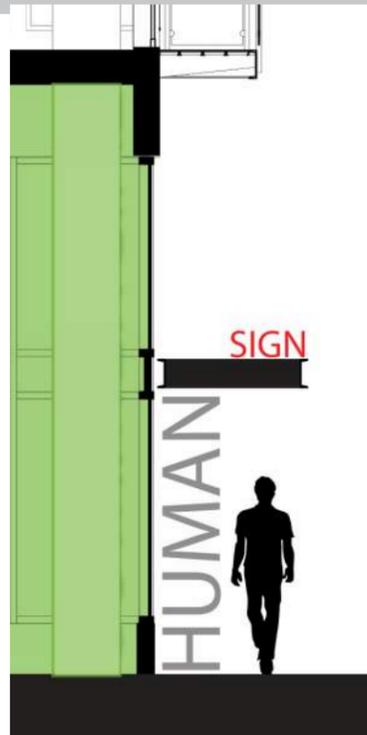
^^ Referencing the historical context in the Beacon Hill neighborhood by having the building facades follow the the street geometry. Also, using natural materials like wood and brick to relate to the adjacent buildings like the Beacon Hill Library. Photo of Beacon Hill Library's exposed wood ceiling is above, right.

DC2 - ARCHITECTURAL CONCEPT
DC2. B.1 - Architectural and Facade Composition

New multi-story developments are encouraged to consider methods to integrate a building's upper and lower levels. Mixed-use buildings are encouraged to create a building base that orients to the street and/or defines public space. Establish a building's overall appearance on a clear and pleasing set of proportions. A building should exhibit a sense of order. The use and repetition of architectural features and building materials, textures and colors can help create unity in a structure.

RESPONSE:

Upper level overhangs and canopies are proposed to define a clear base to the building and reinforce the street level retail while also providing pedestrian friendly signage and weather protection.



^^ Proposed project will incorporate finely detailed facades that consider fenestration, material joints, balconies or decks and human scale at the ground level. The photo above represents a previous project completed by the architect

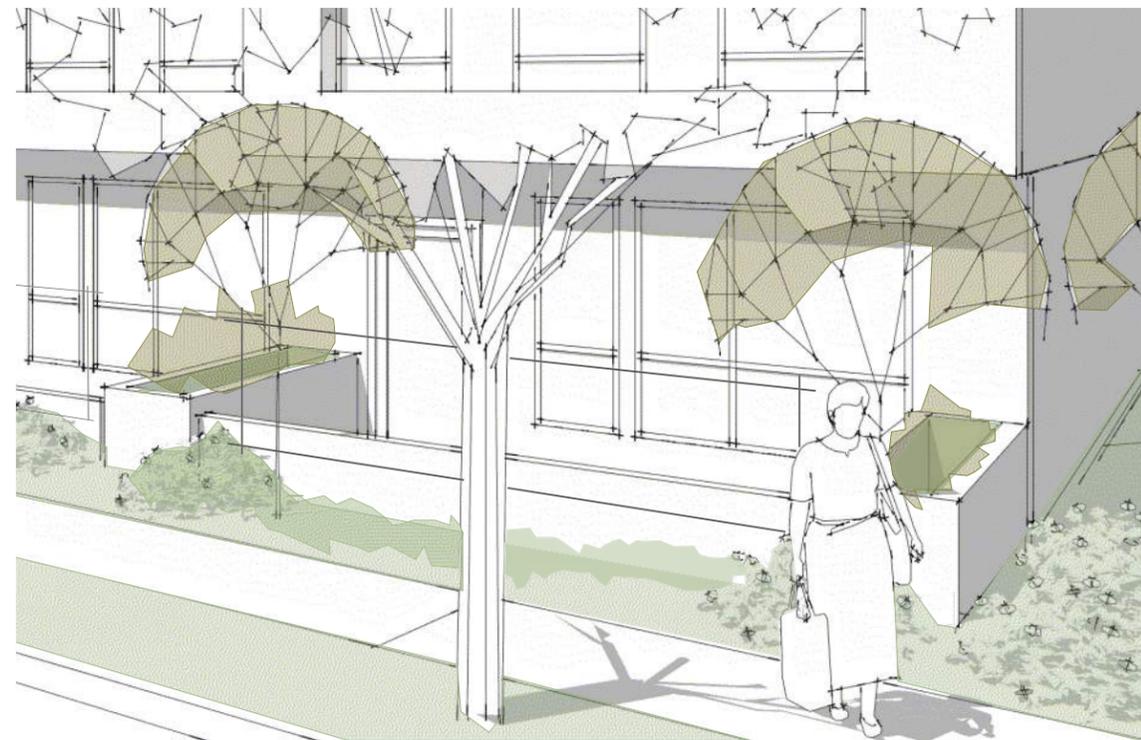
PL2 - WALKABILITY
PL2. B.1 - Eyes on the Street

Eyes on the Street: Create a safe environment by providing lines of sight. Lighting for Safety: Provide lighting at sufficient lumen intensities and scales. Street-Level Transparency: Ensure transparency of street-level uses, where appropriate.

The principles of Crime Prevention Through Environmental Design (CPTED) are highly encouraged. Good design is one of the most effective crime deterrents. Implement defensible space, access control, and surveillance.

RESPONSE:

Highly prominent retail at the corner and frontage along Beacon Ave will enhance visibility through glazing and lighting treatments. Grade separation and landscape screening will provide effective privacy boundary for ground level residential units.



^^ Residential units on the ground level that do not have exterior access provide the ideal combination of CPTED design: eyes on the street without compromising security. Photo is a previously completed project by the architect.

PL3 - STREET-LEVEL INTERACTION
PL3. C.1,2 - Retail Edges

Provide for sidewalk retail opportunities and connections by allowing for the opening of the storefront to the street and the display of goods on the sidewalks.

Install clear glass windows along the sidewalk to provide visual access into the retail or dining activities that occur inside.

Maximize window widths and heights along the sidewalk face of buildings to create an inviting and interactive atmosphere between indoor and outdoor activities.

RESPONSE:

Retail storefronts and glazing are maximized at the corner intersection and along the Beacon Avenue frontage. Upper level overhangs and canopies are proposed to extend retail activity out to the sidewalk.



^^ Retail on the ground level, along Beacon Avenue and at the prominent corner of the site will be a significant addition to the neighborhood's pedestrian quality. New retail will help draw people to the area and be a convenient amenity for residents.

PL3. A.1 - Entries

Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street. Scale and detail them to function well for their anticipated use and also to fit with the building of which they are a part, differentiating residential and commercial entries with design features and amenities specific to each.

RESPONSE:

Commercial/retail entries are focused along the Beacon Avenue frontage. Common residential entry and lobby are from Forest St, adjacent to the prominent retail corner. Clear definition of entry will be achieved using design elements such as canopies, signage and lighting. Glazing transparency at both commercial and residential entries is proposed to simultaneously promote street level activation and provide visual security.



^^ These images represent projects completed by the architect that particularly highlight the entries. Creating an open, light atmosphere is essential for conveying a sense of community. The canopies provide weather protection as well.