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Project Information

Addresses: 2505 & 2507 Beacon Ave S.
Seattle, WA 98144

SDCI Project Number: 3024602

Legal Description: Carneys Sulp of TR 5 Bayside

Parcel #: 2505 - 1389800146
2507 - 1389800140

Site Area: 2505 - 6,891sf
2507 - 4,407sf
Total - 11,298sf

Zoning: NC2P-65 (4.0)

Overlays: North Beacon Hill (Residential Urban Village), Pedestrian Area, BH Light Rail, Station Overlay District

Misc: Frequent Transit, Conical Surface Airport Height Overlay (Heights not restricted to less than 65' in conical)

ECA: None

Existing Use: Retail with Storage Warehouse

FAR Limits: 4.0 FAR base limit, if no affordable housing per incentive zoning suffix. If 14% of bonus floor area complies with affordable housing, and 50 year agreement provisions, FAR grows to 5.75 in Station Overlay (No Purchase option because < 85' ht limit)

Max FAR Allowed: 5.75 (FAR) x 11,298sf (Site) = **64,963.5sf**

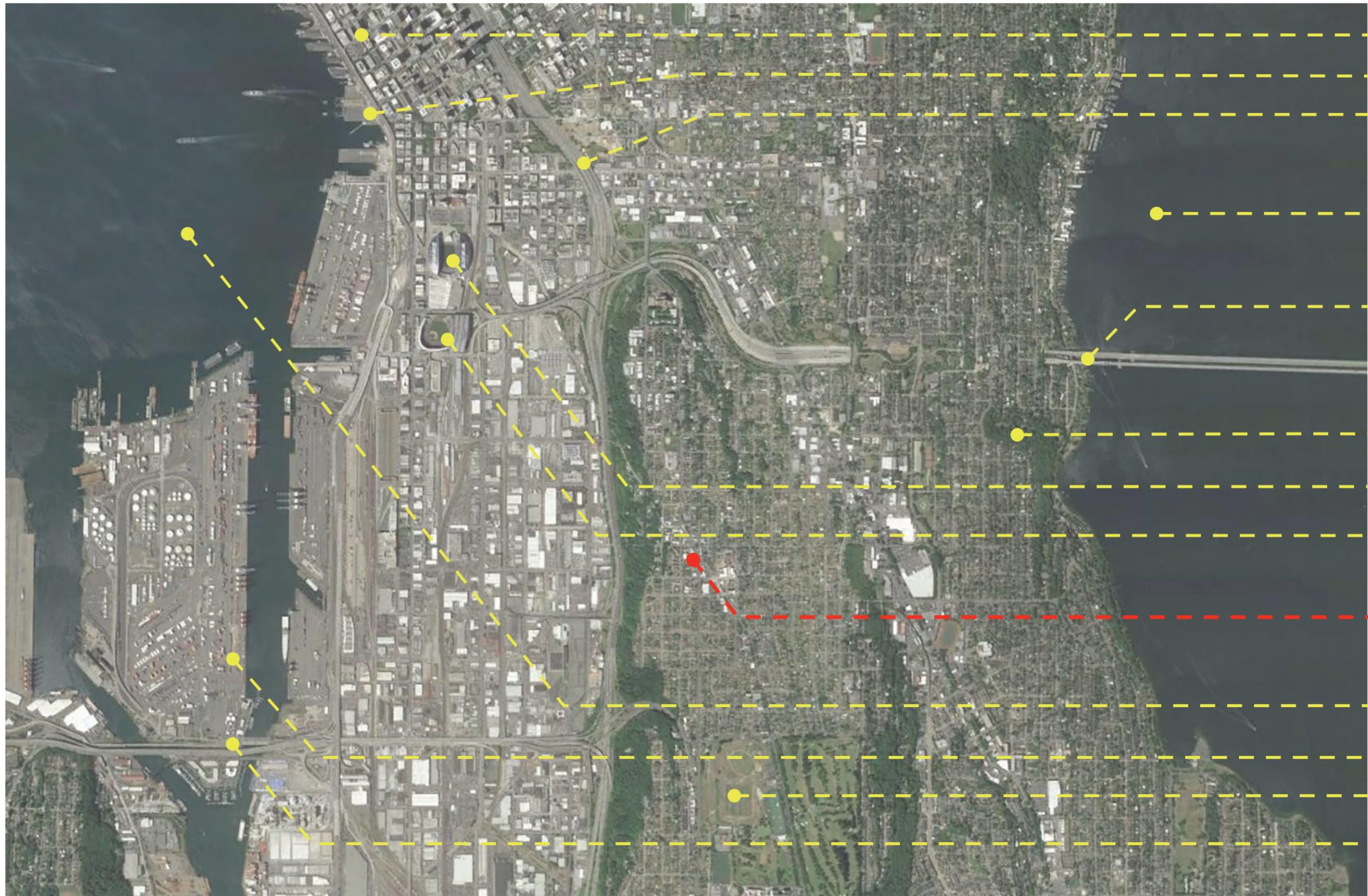
Height: 65' Above AGP Allowed/Provided

Parking: None required for residential or non-residential uses per Frequent Transit/ Light Rail & Urban Village.

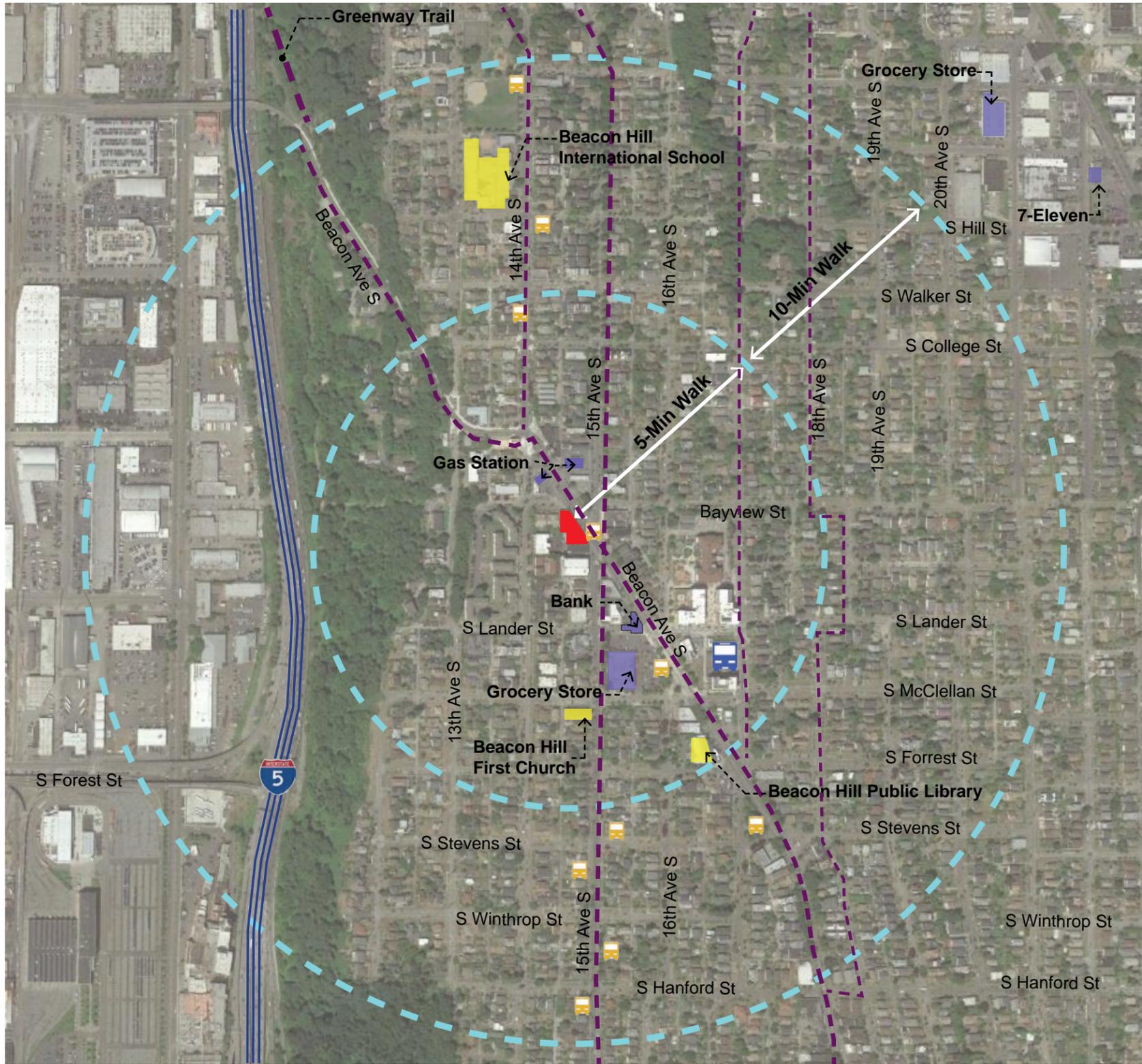
Project Team:

Owner Claremont Partners LLC

Architect Lemons Architecture PLLC

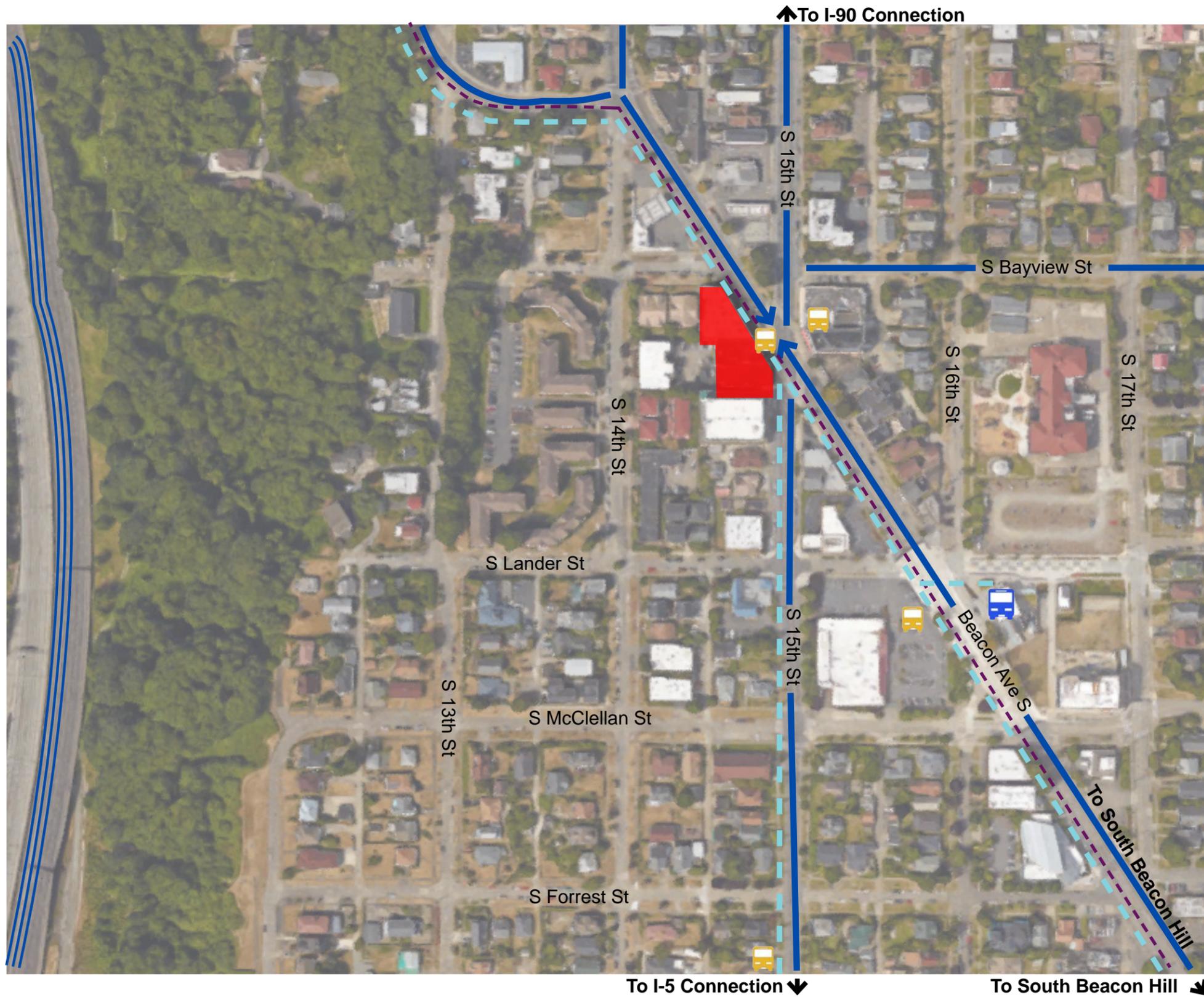


- - - - - Pike Place Market
 - - - - - WSDOT - Colman Dock
 - - - - - I-5
 - - - - - Lake Washington
 - - - - - I-90 Express
 - - - - - Colman Park
 - - - - - CenturyLink Field
 - - - - - Safeco Field
 - - - - - **Project Site**
 - - - - - Elliot Bay
 - - - - - Harbor Island
 - - - - - Jefferson Park
 - - - - - West Seattle Bridge
- 



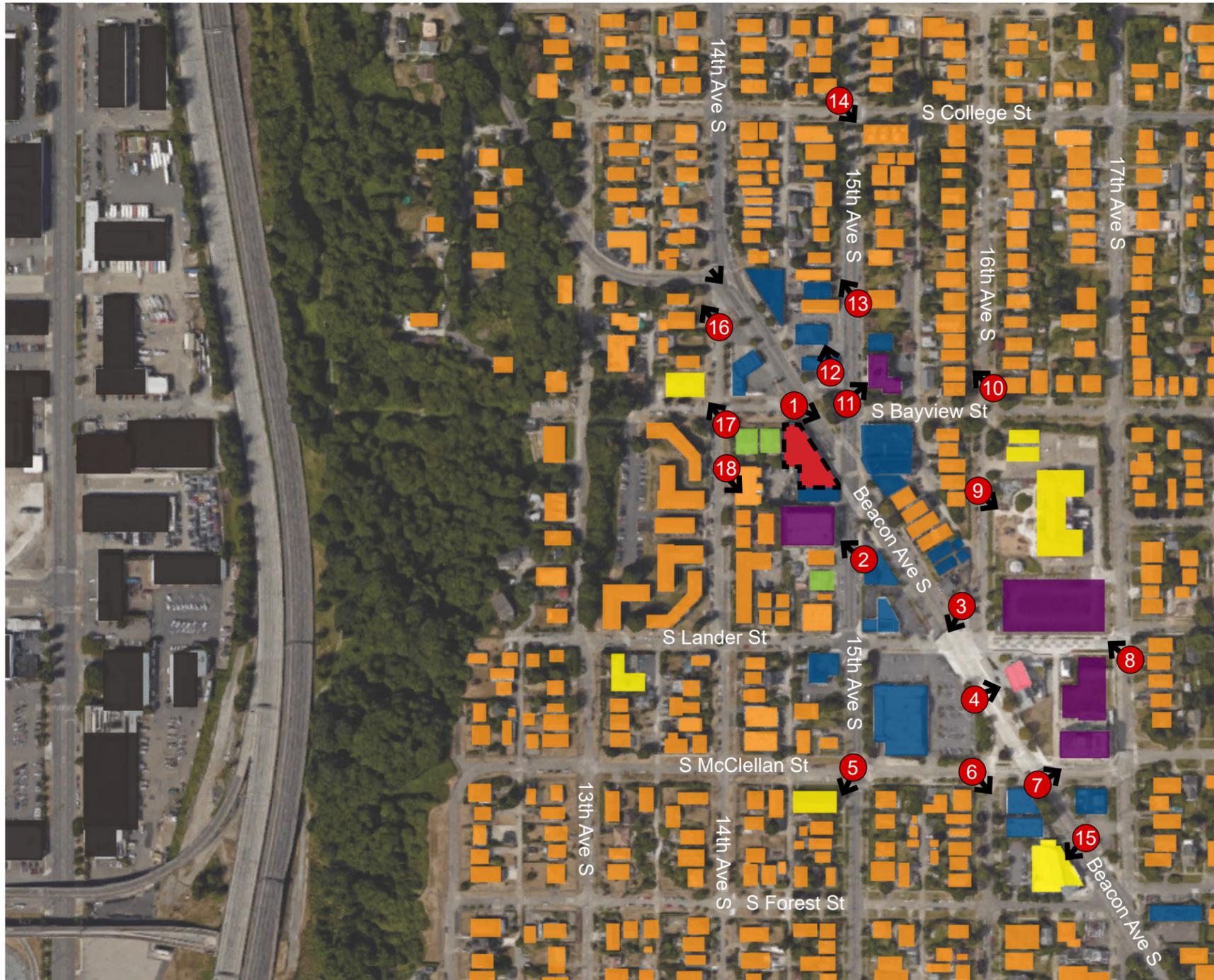
- Site
- Commercial
- Institutional
- Beacon Hill Light Rail Station | SeaTac - UW
- Bus Stop
- Pedestrian Circulation 5/10 Min Radius
- Bicycle-Friendly Roads
- Interstate 5





- Site
- Beacon Hill Light Rail Station | 0.1 mi
- Bus Stop | Route 36 Downtown-Othello Station, Route 60 Broadway-Beacon Hill-Georgetown-Westwood Village
- Pedestrian Circulation
- Bicycle-Friendly Roads
- Main Vehicular Circulation
- Interstate 5

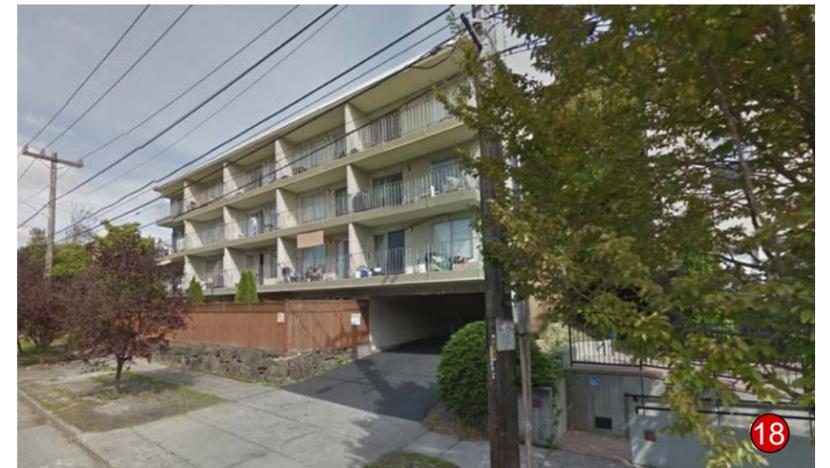


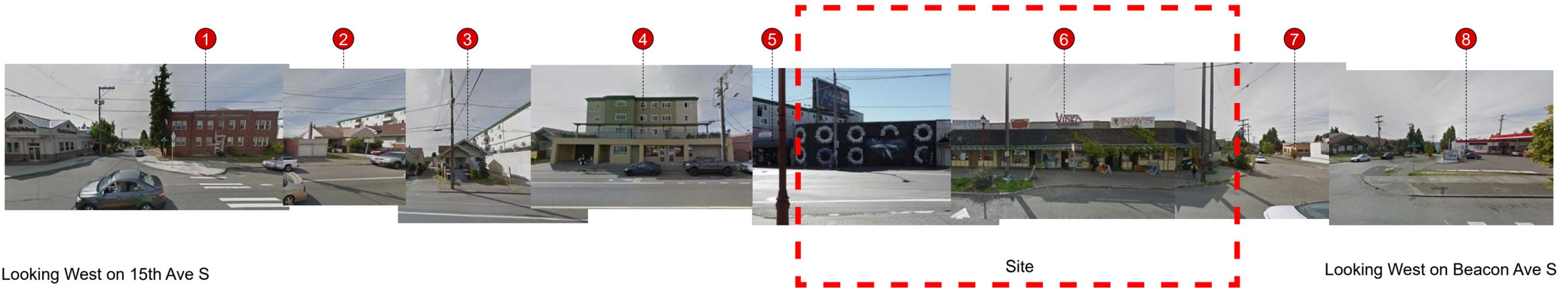


-  Site
 -  Residential / Multi-Family
 -  Mixed Use
 -  Commercial
 -  Institutional
 -  Proposed Mixed-Use Project
 -  Transit
 -  Industrial
- 1 Commercial Building (3-Story)
 - 2 Mixed-use Building (4-Story)
 - 3 Grocery Store - Red Apple Market
 - 4 Beacon Hill Light Rail Station
 - 5 St. Peter Parish
 - 6 Perihelion Brewery
 - 7 Mixed-Use Building (6-Story)
 - 8 Mixed-Use Building (6-Story)
 - 9 El Centro de la Raza
 - 10 Single Family Residence
 - 11 Mixed-Use Building (4-Story)
 - 12 Gas Station
 - 13 Single Family Residence
 - 14 Townhouses (3-Story)
 - 15 Beacon Hill Public Library
 - 16 Townhouses (3-Story - Under Construction)
 - 17 Religious - Welcome Table
 - 18 Multi-Family (4-Story)









Looking West on 15th Ave S

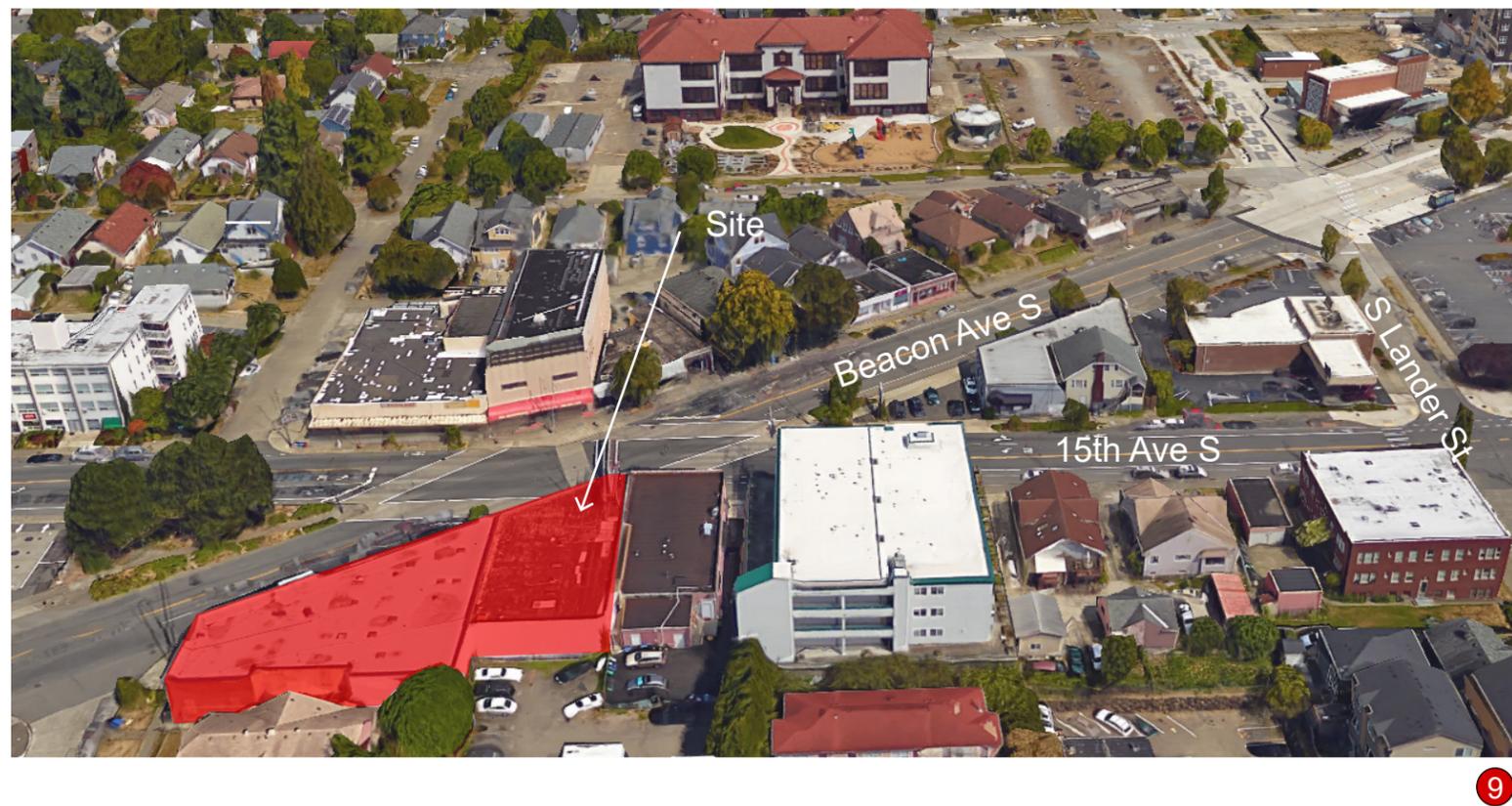
Site

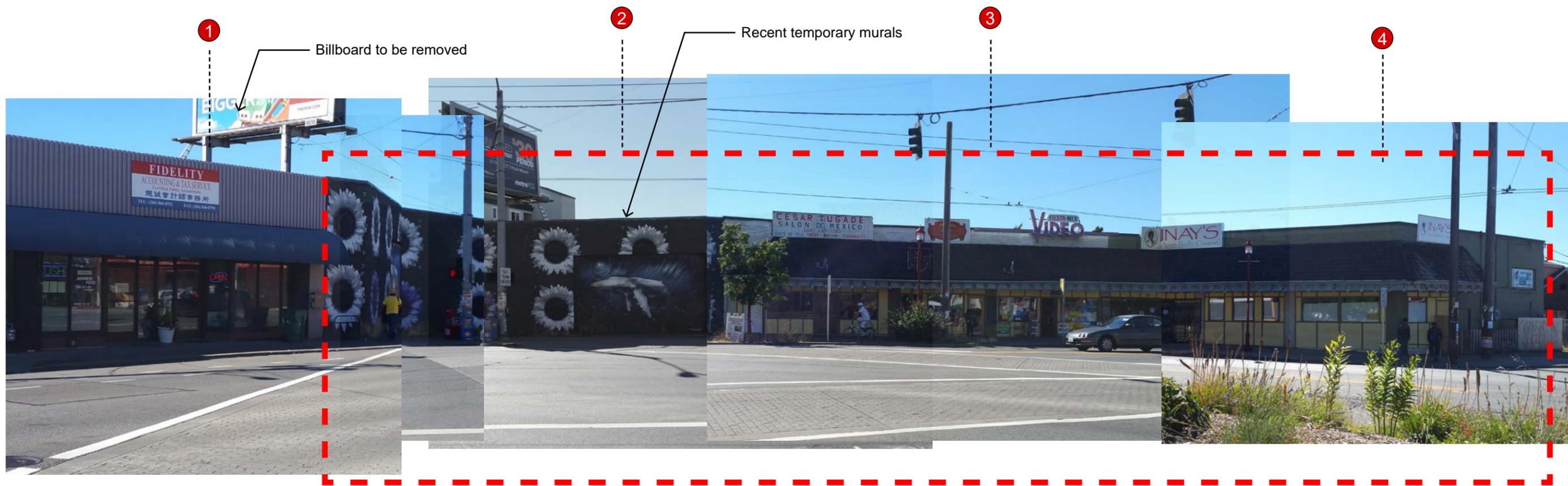
Looking West on Beacon Ave S



9







Project Site Along Beacon Ave S



NOTE: Working with current tenants on temporary or permanent relocations. Artists and non-profits being considered for any vacant spaces prior to construction.



North of the Project Site

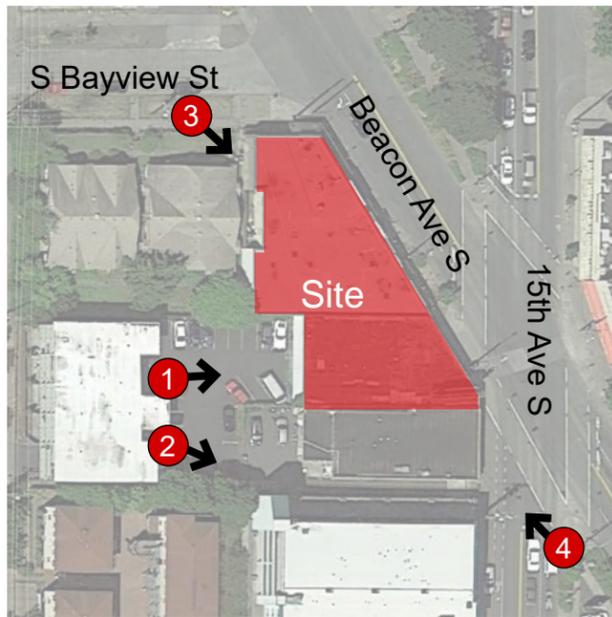




Behind the Site ①



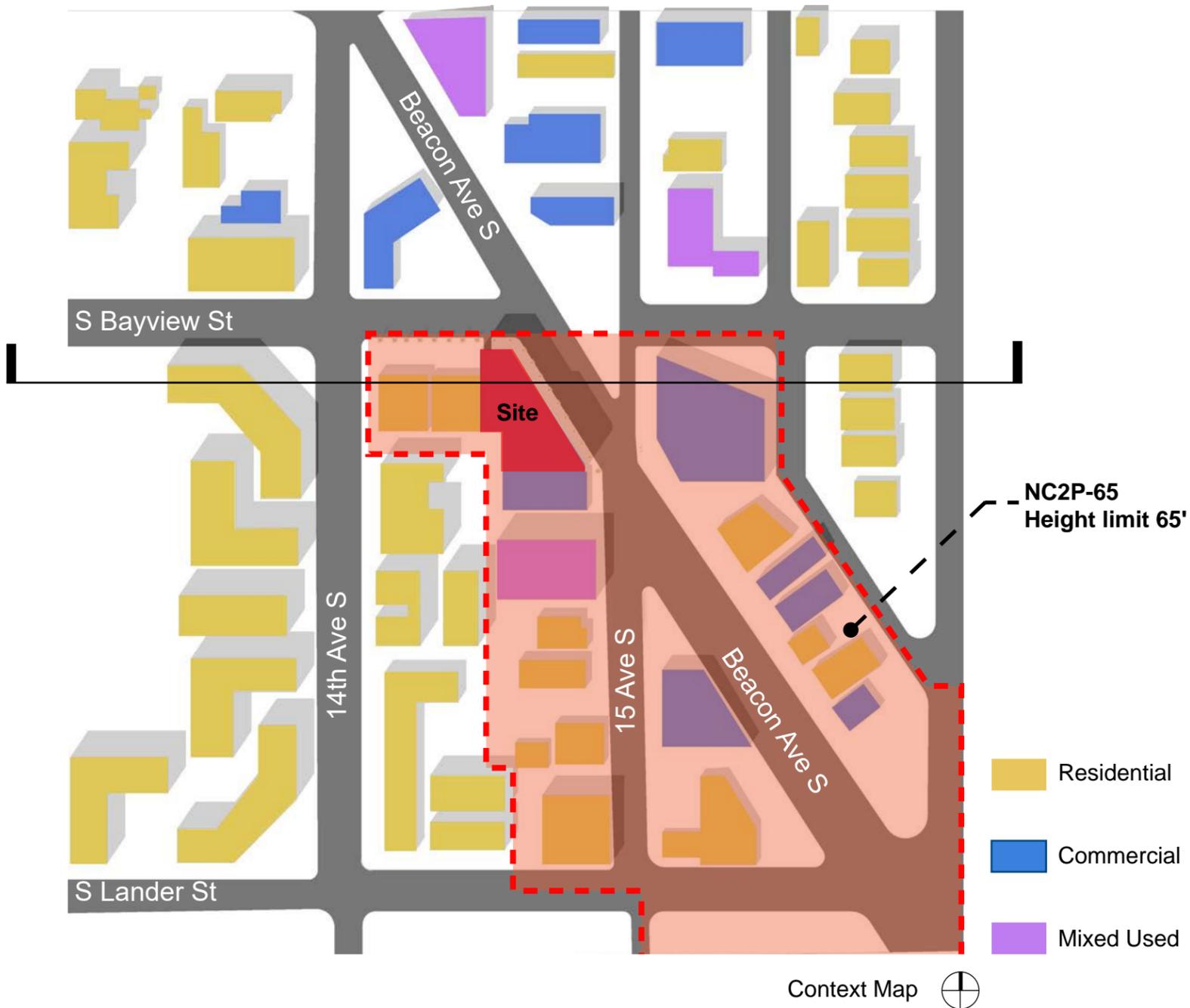
4-Story Mixed-Use Building Adjacent to the Site ②



NW Corner of the Site ③



SE Corner and the Retail Store Adjacent to the Site ④



Site Surroundings

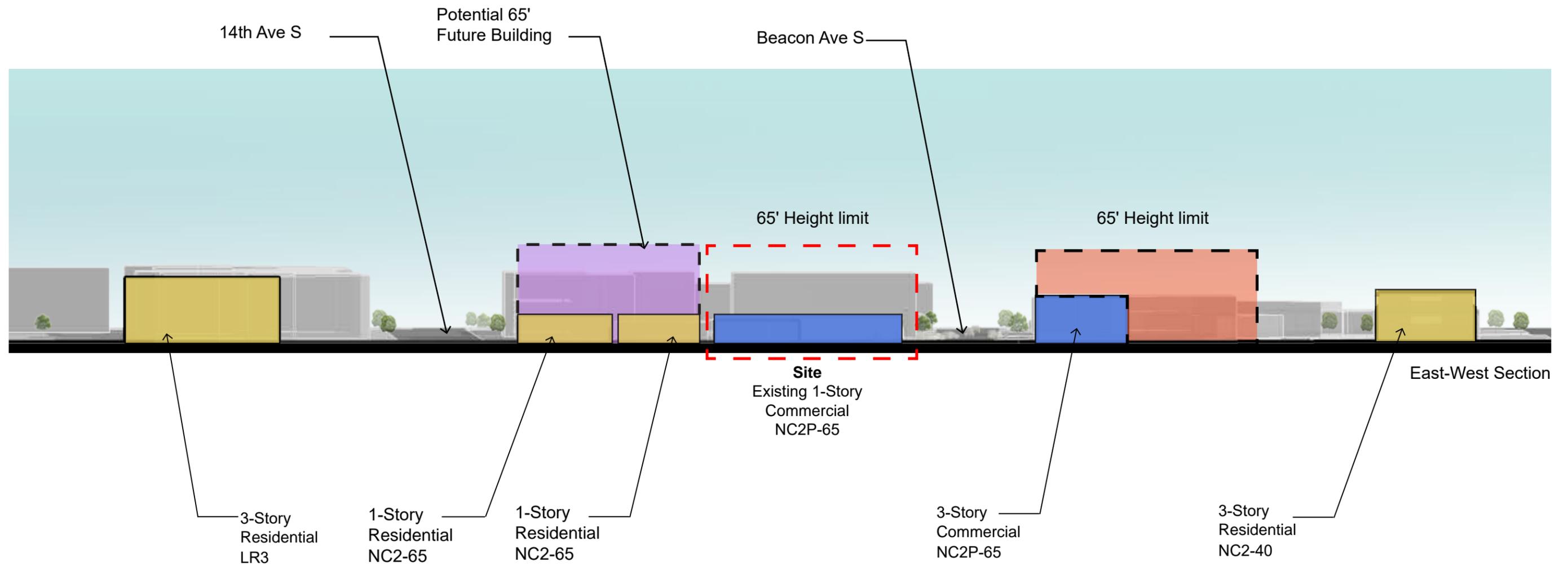
This site is located on the corner of Beacon Ave S and 15th Ave S. The surrounding built environment is a mixture of residential, both single and multi-family, commercial, and mixed-used buildings. The main commercial buildings are located on Beacon Ave S, and include banks, a shopping center, and gas stations within a couple blocks of the site.

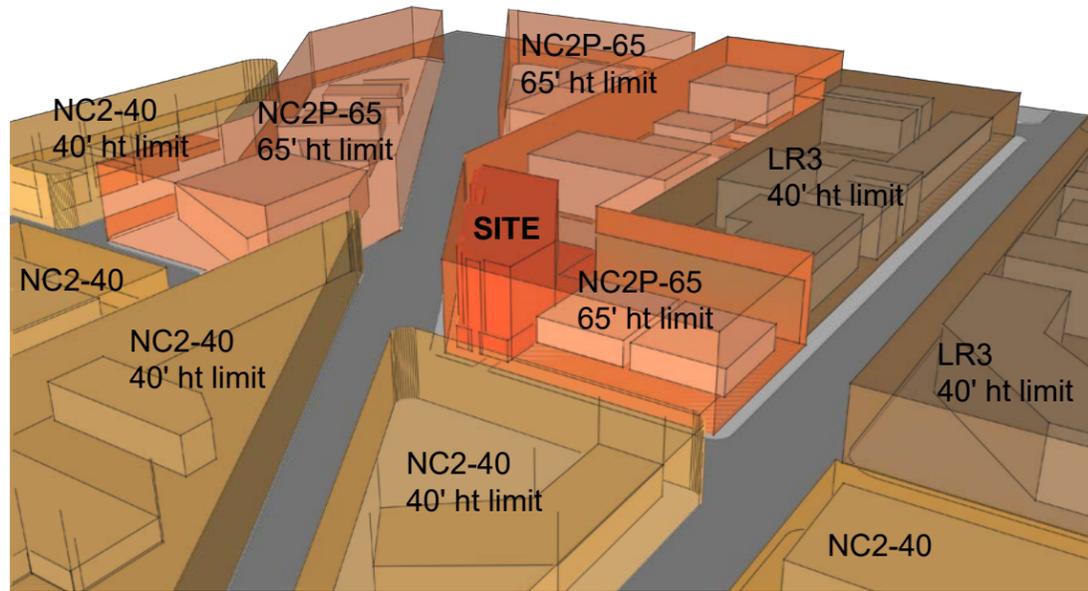
Public transportation is easily accessible from the site with a bus stop directly in front and the Beacon Light Rail station less than a five minute walk away. The site is within close proximity to Interstate 5 and Interstate 90.

Centrally located by downtown Seattle, nearby attractions include Jefferson Park, Safeco Field, Century Link Stadium, and Pike Place Market.

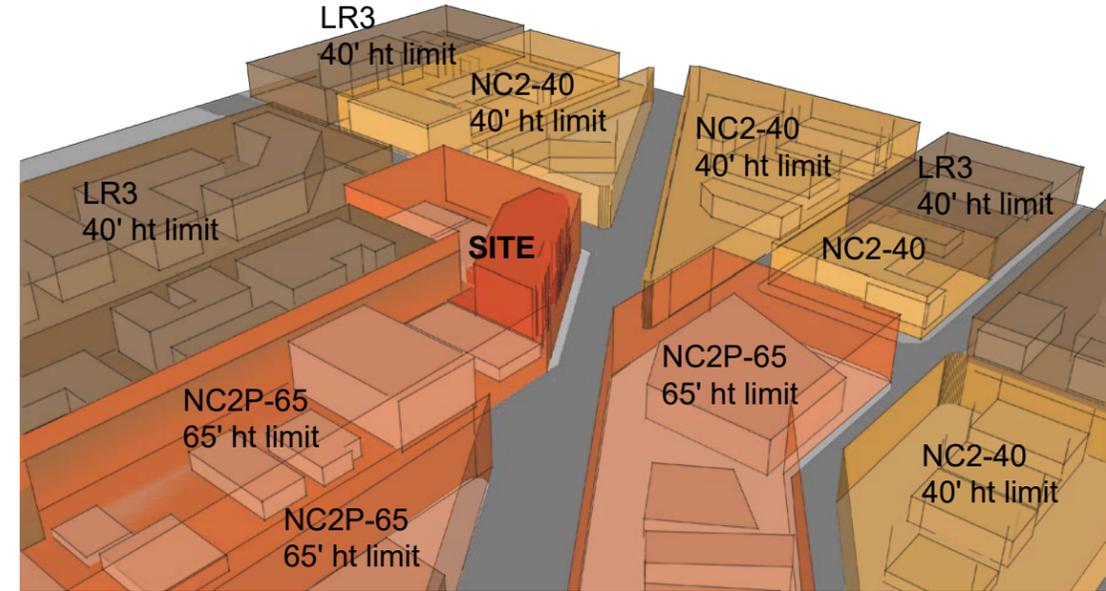


View of site with downtown skyline.

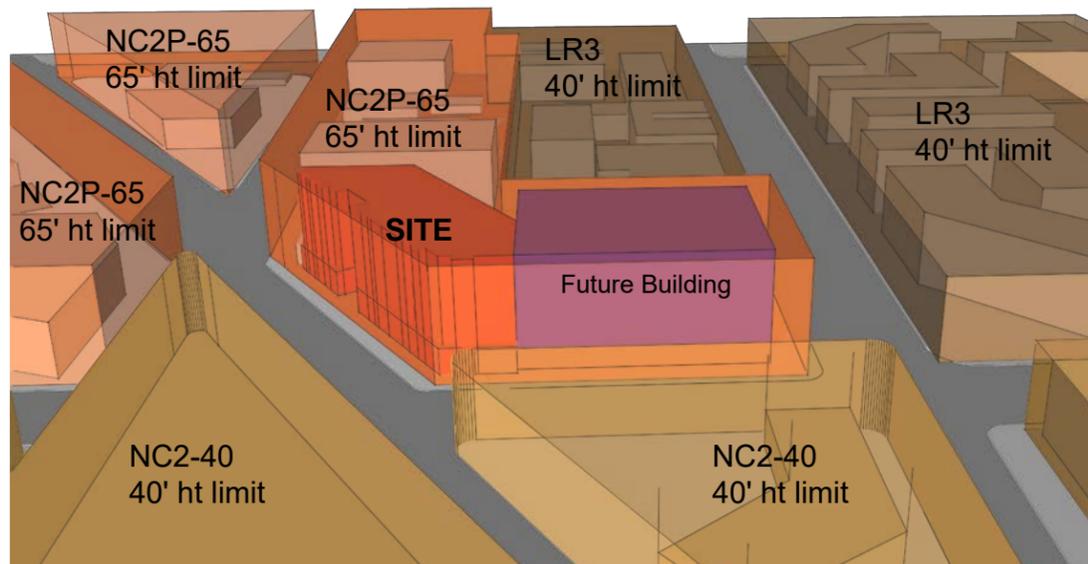




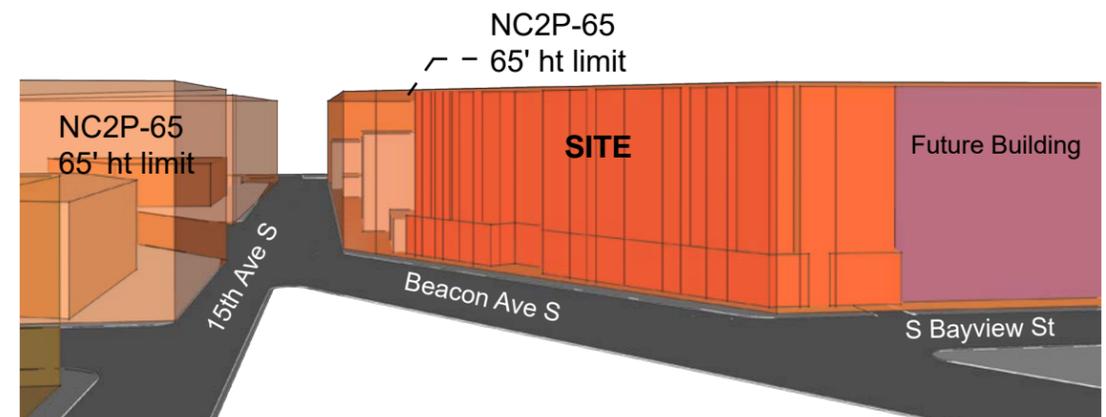
Massing with Current NC2P-65 Zoning - SE View



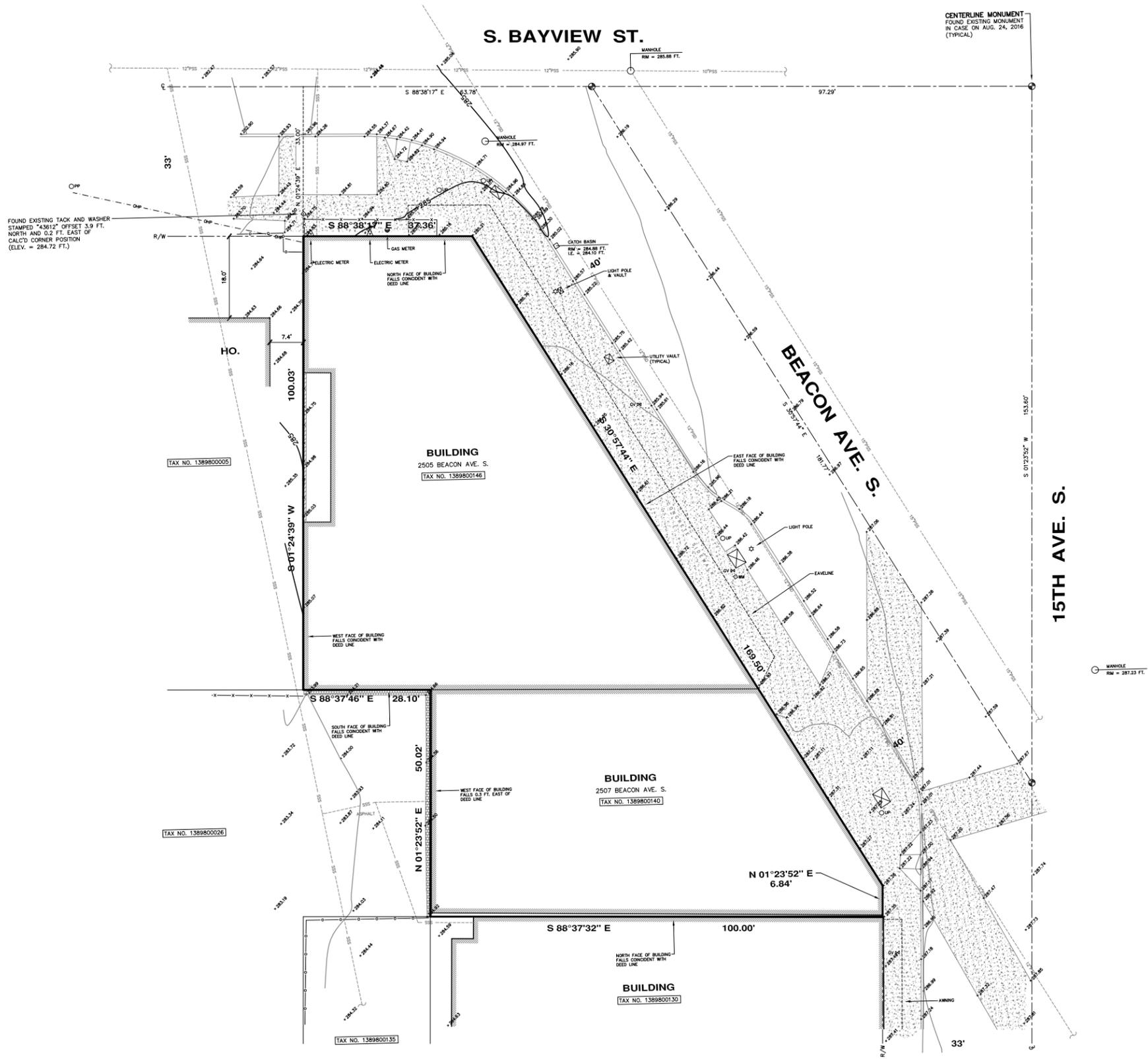
Massing with Current NC2P-65 Zoning - NW View



Massing with Future Mixed-Use Development - North View



Massing with Future Mixed-Use Development - Street View



NOTES

1. THIS SURVEY WAS PERFORMED BY FIELD TRAVERSE USING A 10 SECOND "TOTAL STATION" THEODOLITE SUPPLEMENTED WITH A 100 FT. STEEL TAPE. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS FOR LAND BOUNDARY SURVEYS AS SET FORTH IN WAC CHAPTER 332-130-090.
2. CONTOUR INTERVAL = 1 FT.
3. ELEVATION DATUM = NAVD'88, AS PER DIRECT OBSERVATIONS USING GPS EQUIPMENT ON AUGUST 24, 2016.
4. PARCEL AREA = 11,319 SQ. FT.
5. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THEREFORE EASEMENTS AFFECTING THE PROPERTY, IF ANY, ARE NOT SHOWN HEREON.
6. UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS APPROXIMATE ONLY AND IS BASED UPON CITY OF SEATTLE SEWER CARD NO. 1053, CITY OF SEATTLE GIS AND ALSO AS PER TIES TO ABOVE GROUND STRUCTURES.
7. TAX PARCEL NO. 1389800140
8. TREE DIAMETERS AND DRILINES DISPLAYED HEREON ARE APPROXIMATE. FOR SPECIFIC GENUS AND DIAMETER, TREES SHOULD BE EVALUATED BY A CERTIFIED ARBORIST.
9. WE HAVE DETERMINED TO THE BEST OF OUR ABILITY THE OVERHEAD HIGH VOLTAGE POWERLINE WHICH IS CLOSEST TO THE PROJECT SITE AND HAVE DISPLAYED ITS HORIZONTAL AND VERTICAL LOCATION HEREON. HOWEVER, ADDITIONAL OVERHEAD SERVICE LINES MAY EXIST WHICH ARE NOT OBVIOUS TO US BY FIELD OBSERVATION AND POTENTIALLY IMPACT PROJECT DESIGN. THEREFORE, PRIOR TO DESIGN AND CONSTRUCTION WE RECOMMEND THAT SEATTLE CITY LIGHT BE CONSULTED REGARDING THE POSSIBLE EXISTANCE OF ADDITIONAL SERVICE LINES NOT DISPLAYED HEREON WHICH SHOULD BE CONSIDERED FOR PROJECT DESIGN.
10. HORIZONTAL DATUM = NAD 83/91, AS PER DIRECT OBSERVATIONS USING GPS EQUIPMENT ON AUGUST 24, 2016.

PROPERTY DESCRIPTION

LOTS 19 AND 20 AND THE EAST 100 FEET OF LOT 18, BLOCK 5, CARNEY'S SUPPLEMENTAL PLAT OF TRACT 5, BAYSIDE ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 75, IN KING COUNTY, WASHINGTON;

EXCEPT THAT PORTION THEREOF HERETOFORE CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NUMBER 25333 FOR PIPELINE RIGHT OF WAY, AS PROVIDED BY ORDINANCE NUMBER 3990 OF THE CITY OF SEATTLE.

Beacon Hill Design Guidelines

CS2 Urban Pattern and Form

- B. Adjacent Sites, Streets, and Open Space
- C. Relationship to the Block

North Beacon Hill Supplemental Guidance

- I. Streetscape Compatibility
- II. Corner Lots
- III. Height, Bulk, and Scale Compatibility

DC2 Architectural Concept

North Beacon Hill Supplemental Guidance

- I. Respect for Adjacent Sites

Design Response

The combination of setbacks, well thought out landscaping, and façade articulation with complimenting materials reduces the building's bulk and scale to provide a positive impact on the neighborhood with respect to the adjacent sites.

With the project being located on a corner lot, it will be an architectural focal point. It will provide a strong corner edge with a double height retail space setback two feet to create a larger sidewalk and a prominent retail entry. The street front façades have detailed landscaping and architectural design elements that enhance the streetscape. Cedar wood extends from the interior residential lobby to the large exterior entry area to help visually connect the main residential entry to the public.



SW View Showing Relationship to the Block



East View Showing Residential Entrance and Retail Storefronts

Beacon Hill Design Guidelines

PL4 Active Transportation

- A. Entry Locations and Relationships
- B. Planning Ahead for Bicyclists
- C. Planning Ahead For Transit

DC1 Project Uses and Activities

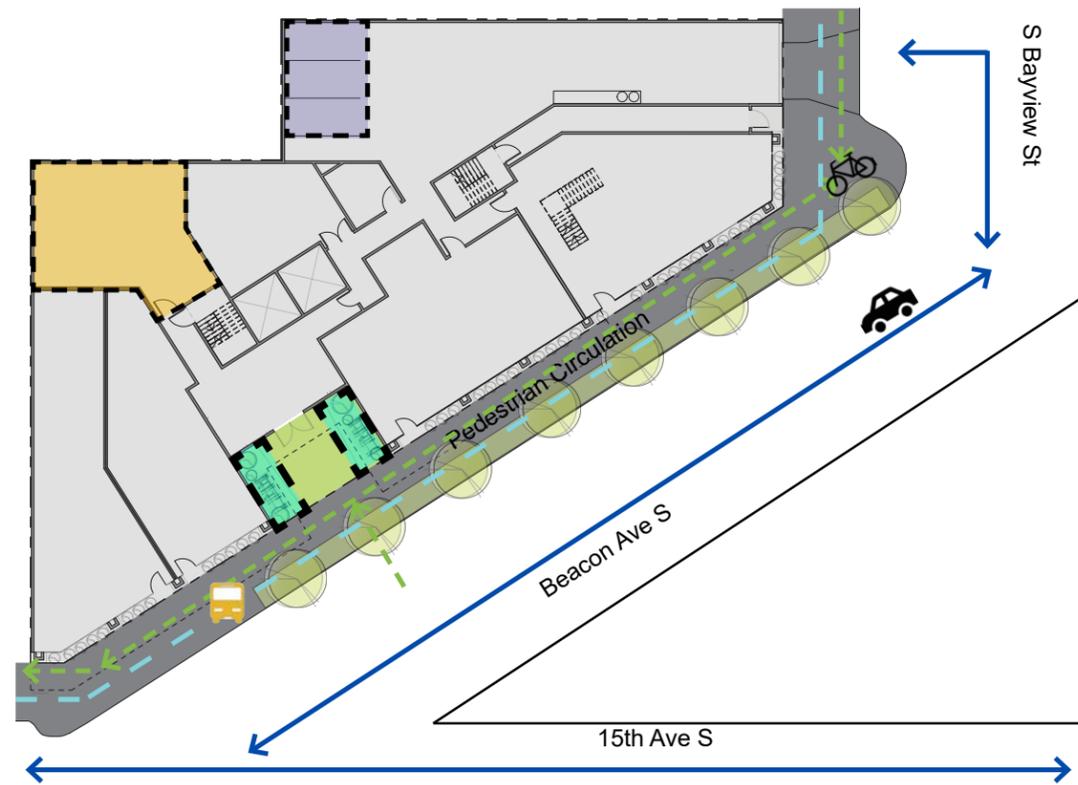
- B. Vehicular Access and Circulation
- C. Parking and Service Uses

North Beacon Hill Supplemental Guideline

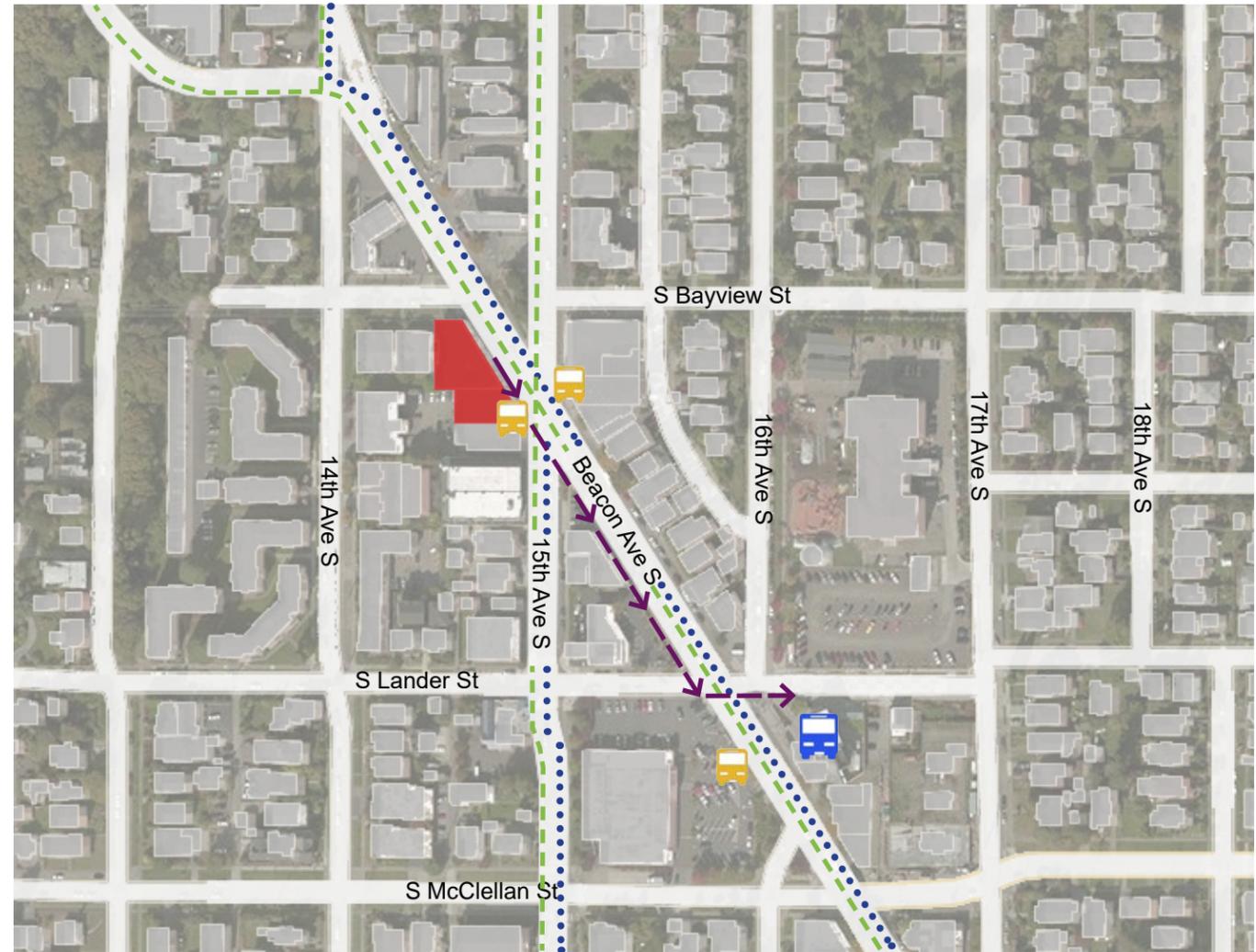
- I. Parking and Vehicular Access

Design Response

The project will be easily accessible to nearby public transportation. Private circulation will directly connect residents with public walkways to alternative modes of transportation. The proposed design allows parking and charging stations for 3 electric cars that could be shared amongst the residents. Loading and unloading for commercial is accessed through the parking garage. The building is located in a transit oriented zone with a bus stop on the sidewalk in front of the site and Beacon Hill Light Rail station located within very close walking distance (0.1mi). Residential bike parking is provided within the building, and guest bike parking is located in the outdoor plaza.



Beacon Hill Mixed-Use TOD
 2505 Beacon Ave S
 SDCI #:3024602



- - - Bicycle Circulation
- - - Pedestrian Circulation
- - - → Circulation to Light Rail Station (0.1mi)
- Vehicular Circulation
- Public Transportation Circulation
- Light Rail Station
- Bus Stop
- EV Parking (3)
- Residential Bike Parking
- Guest Bike Parking
- Site

Design Guidelines
 Early Design Guidance Proposal

Beacon Hill Design Guidelines

PL1 **Connectivity**
B. Walkways and Connections

North Beacon Hill Supplemental Guidance
I. Residential Open Space

PL2 **Walkability**
A. Accessibility
B. Safety and Security

North Beacon Hill Supplemental Guidance
I. Personal Safety and Security
II. Streetscape Compatibility

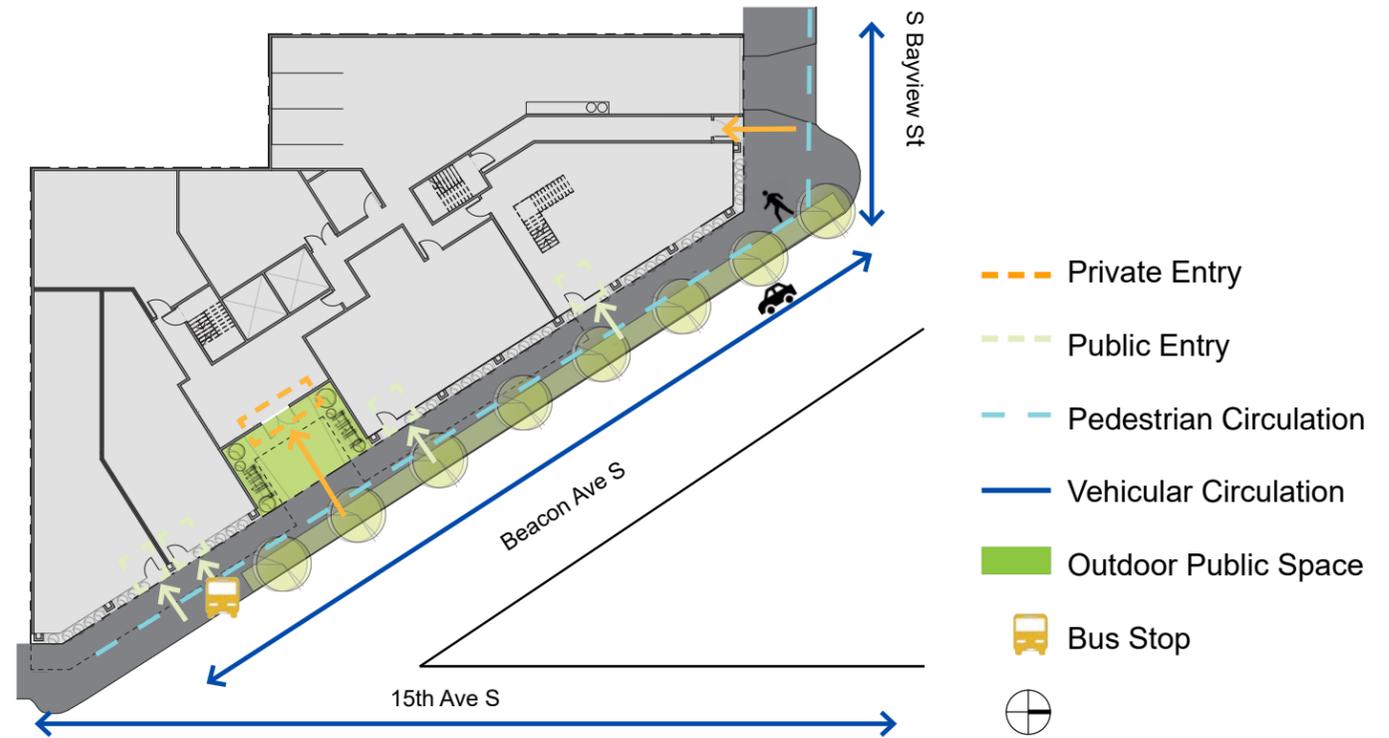
PL3 **Street-Level Interaction**
A. Entries
B. Residential Edge
C. Retail Edge

North Beacon Hill Supplemental Guidance
I. Human Activity
II. Streetscape Compatibility

Design Response

A common entrance for the multi-story residential building will provide both resident privacy and security by being offset from the main pedestrian pathway. The lobby entrance to the residential space is located on the main level, having a distinctive clear line of sight to the street. At night, the entry canopies and sidewalks will be illuminated with light fixtures to enhance aesthetics and make wayfinding easier. Pedestrian circulation, and both private and public entries will be well-lit at night to ensure safety for residents and the general public.

Glazed retail storefronts setback two feet for a larger sidewalk provide outdoor dining opportunities and allow retail spaces to open large garage door-like windows. These retail storefronts create an inviting and interactive atmosphere between indoor and outdoor activities. Overall, this project creates a strong retail edge enhanced by landscaping, complementing materials, and open retail areas easily visible and accessible to the public.



Retail Storefronts and Residential Entry

Beacon Hill Design Guidelines

DC2 Architectural Concept

A. Massing

DC3 Open Space Concept

A. Building-Open Space Relationship

B. Open Space Uses and Activities

North Beacon Hill Supplemental Guidance

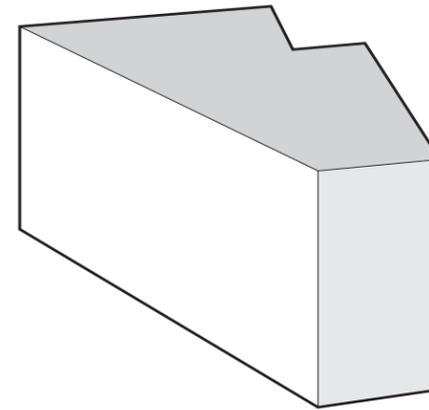
I. Landscaping to Enhance the Building and/or Site

II. Streetscape Compatibility

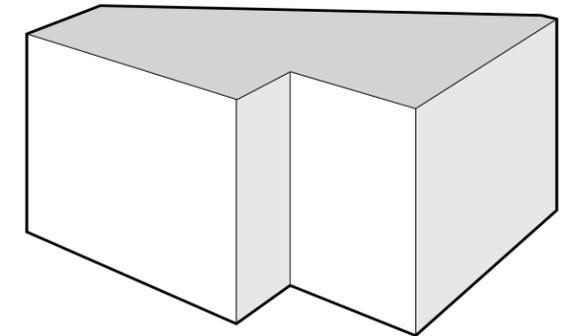
Design Response

The irregular shape of the site helps inform the design, creating a unique building mass. The void created on the East façade provides a large entry area on Beacon Ave S. The retail spaces are setback two feet to allow for a larger sidewalk, giving a stronger connection to the public and enhancing their environment. The upper floor is set back to pull windows farther away from neighboring residences and allow more natural light. The West façade is setback to allow for more light and air to the West units and help create a common deck on Level two as well as private decks for units above.

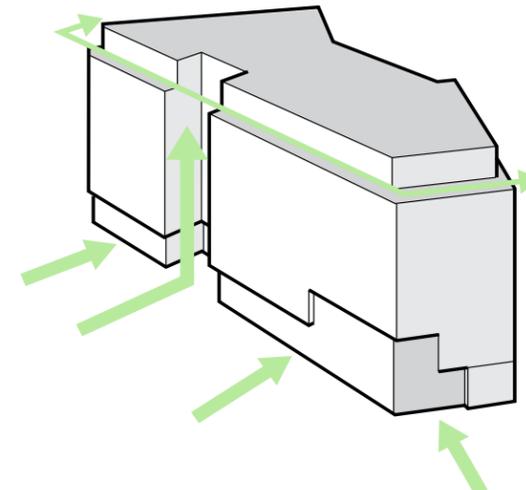
The vertical sign above the double-height retail storefront on the corner of the building will draw attention from the street level and unifies the overall architectural concept of the facade. The sign is appropriately scaled for both pedestrians on sidewalks and vehicles on streets. Well thought out landscaping enhances the building at multiple levels. At the ground level street, Japanese maple trees provide shade for the public sidewalk. Landscaping on the common deck and the roof deck enhances the views and makes the spaces more relaxing. Urban agriculture on the roof deck improves the experience for the residential community as a desired amenity.



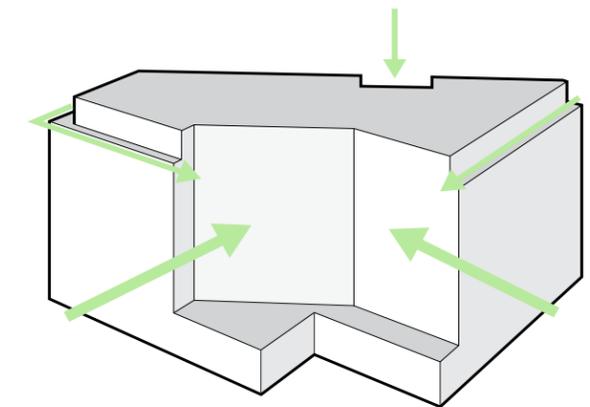
Massing - Looking SW



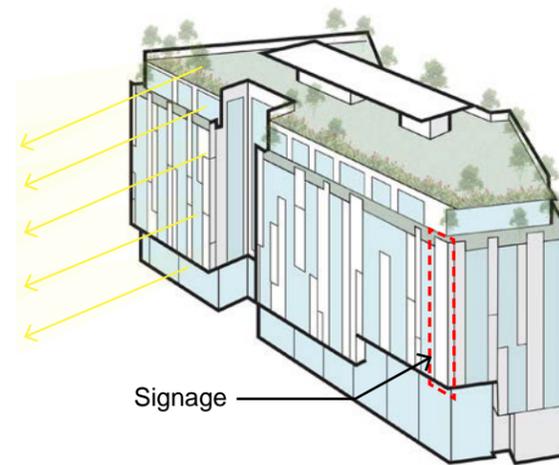
Massing - Looking NE



Carved Out Massing - Looking SW

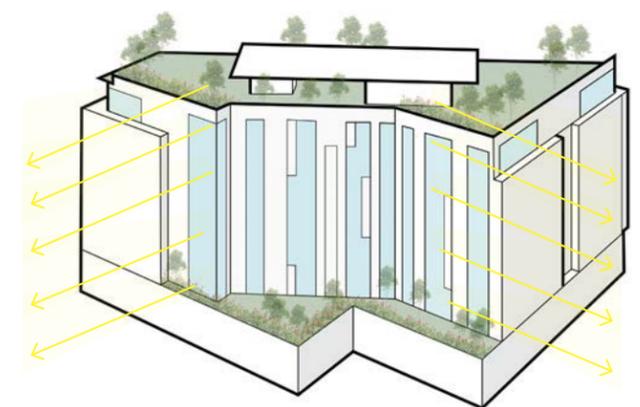


Carved Out Massing - Looking NE



Signage

Massing with Openings - Looking SW



Massing with Openings - Looking NE

Beacon Hill Design Guidelines

CS3 Architectural Context and Character A. Emphasizing Positive Neighborhood Attributes

DC2 Architectural Concept B. Architectural Facade and Composition C. Secondary Architectural Features D. Scale and Texture

North Beacon Hill Supplemental Guidance II. Architectural Concept and Consistency

Design Response

The volume is broken by the outdoor plaza area that is created by recessing a section of the Eastern facade, by doing this the mass is reduced in scale and better responds to the surroundings. Balconies and material modulation will help reinforce the scale, in addition to providing private outdoor spaces with views to the neighborhood, downtown and beyond. The facade will be well proportioned, it will promote a more active and vibrant street front, and the primary street edge will be articulated with a high level of detail at a hybrid urban and human scale. Lighting will be used to highlight the architectural and landscape details, while avoiding off-site glare and pollution. Landscape will accent the building materials and help create a more inviting courtyard and interior gathering spaces.

Upper floor is set back to pull windows farther away from neighboring residences and the building base orients to the street with the ground floor commercial level.

DC4 Exterior Elements and Finishes A. Building Materials and Finishes C. Lighting

North Beacon Hill Supplemental Guidance I. Exterior Finish Materials

Design Response

The overarching goal of the project through the design phase was to keep the building form inherently simple in order to use high quality materials and finishes that will be durable and easy to maintain in Seattle's climate. The facade design, lighting and landscape are coordinated to complement the concept and provide a strong overall design to users and public in general. The conceptual render to the right shows how the Japanese maple trees complement the corten steel and cedar wood panels above.



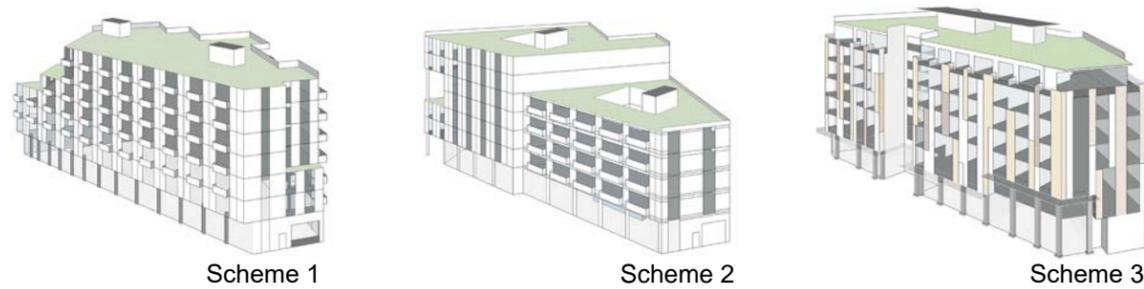
Conceptual Massing and Materials

Priorities and Board Recommendations

1. Massing

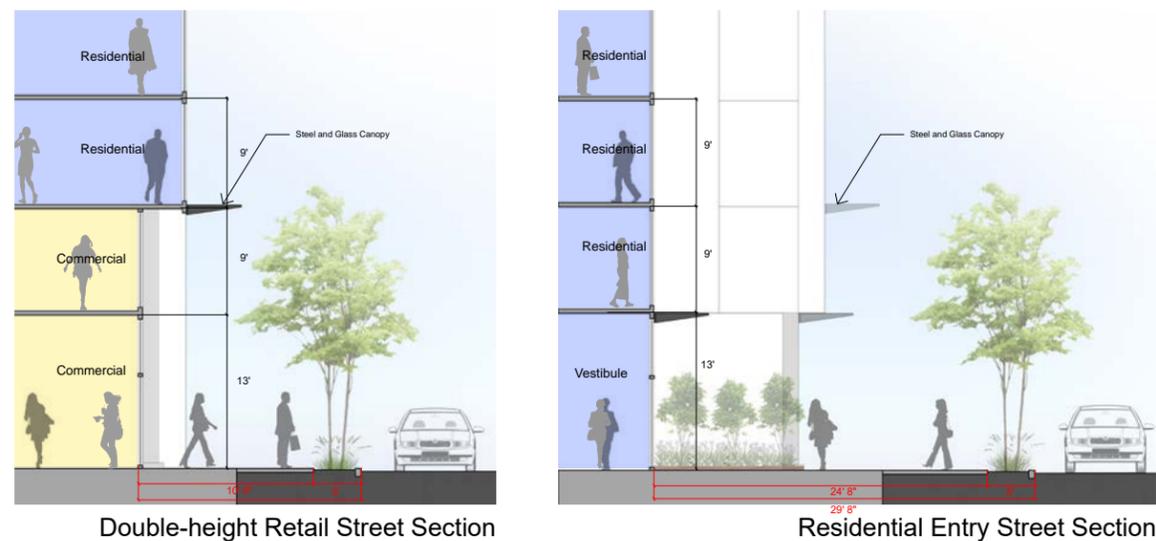
Thorough exploration of different massing's on the site was executed with three distinct massing studies each examining different opportunities for open spaces and modulation. Each scheme has different setbacks from the property line, creating open spaces that gives more access to light and air for larger units and the interior corridor. The third scheme articulates the ground floor and addresses the corner of the site with double-height detail in the retail storefront. This scheme also articulates an upper level setback into the design to help reduce the bulk and scale.

The massing renderings clearly depict all void spaces and give a better understanding of the massing and material modulation. Areas of blank facades have been thought through to please the neighborhood aesthetically and have a positive impact. The façades of scheme three are designed by a successful modulation of materials that help inform the areas of glazing.



2. Street Level

The ground floor consists of four retail spaces now and one more retail space on the second floor that connects to the retail space in the ground floor below. The two live/work units were replaced by these additional retail spaces. Street sections at the street level examine the relationship between the building and the sidewalk. Business loading and unloading as well as resident move in will be accessed through the parking garage. Conceptual landscaping and identification of the specific areas and uses have been defined in the entry area, second level common deck, and the roof deck. We have worked hand in hand with the Beacon Hills Merchants association, other local businesses and the neighbors to determine the most desired retail spaces



3. Context

The vertical facade articulation with historical and natural materials such as corten steel, cedar wood, and brick incorporate the architectural characteristics of historical precedents, Pacific Marine Hospital and the Streetcar track in Beacon Hill. Furthermore, this project has been analyzed to show how it responds to historical precedents, local culture, and architectural context. The retail spaces on the ground level are setback to allow for retail gathering areas on the exterior of the building.

Design Review Guidelines

CS1-I Residential Open Space

Upper floor setback allows solar access to the sidewalk and neighboring properties. Balconies and roof decks are added to take advantage of as much sunlight as possible.



Solar Orientation Diagram

CS2-II Corner Lots

The building is setback at the ground level and has a prominent double height retail space on the corner helping enhance the pedestrian environment and drawing attention to the building. Landscaping and planting strips soften the edges.



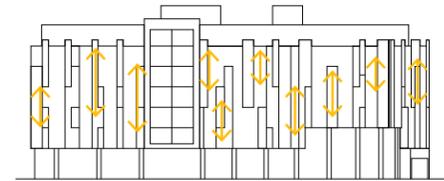
Double-height SW Corner



SW Perspective View

CS2-III Height, Bulk, and Scale Compatibility

The building mass is broken down by incorporating different modulating, vertically articulated facades to give the impression of multiple, small-scaled buildings. Roof decks enhance the views of downtown Seattle and beyond. The combination of setbacks, landscaping, and façade modulation make this project compatible with the surrounding areas and help satisfy the public environment.



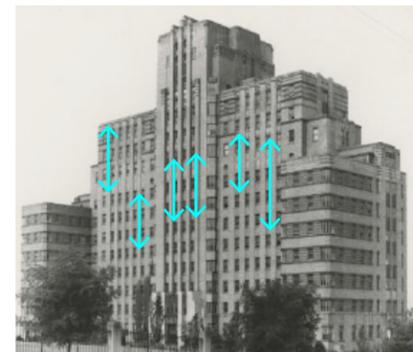
Vertically Articulated Facade with Variation



Vertically Articulated Facade with Materials

CS3-B Local History and Culture

Studies in the history of the site and neighborhood was done. Pacific Marine Hospital and the Streetcar track in Beacon Ave S in the 20th century were used as precedents and inspirations for the project. Furthermore, the local culture has been analyzed and has helped influence the design.

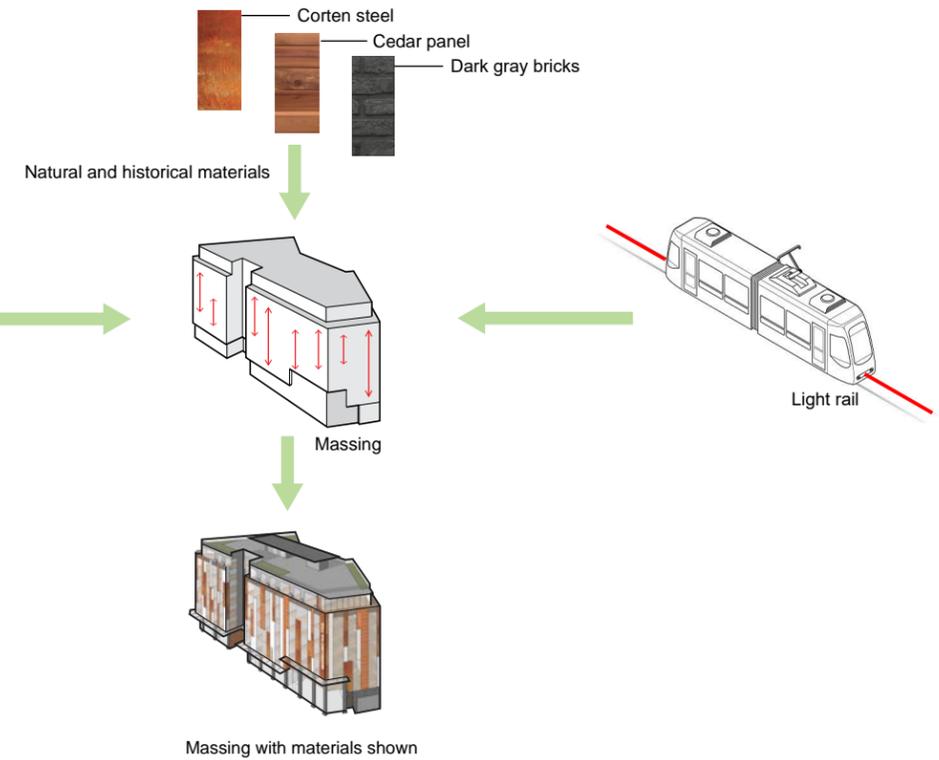


Marine Hospital with Vertical Facade in 1913



Building Mass Showing Vertical Facade Articulation

Beacon Hill Mixed-Use TOD
2505 Beacon Ave S
SDCI #:3024602



Streetcar and Light Rail as Inspirations for Design

CS3-I Architectural Context

Vertical facade articulation help reinforce the architectural rhythm established in commercial and mixed-use buildings in Beacon Hill. Street-facing public and private entries enhance pedestrian orientation and retail storefronts create an invigorating retail street in the neighborhood.

PL1-I Residential Open Space

A large residential entry provides privacy and creates open space for bike parking and landscaping that is accessible from Beacon Ave S. Pushing the retail façade back a couple feet allows for a larger sidewalk and retail gathering areas for the public.



Residential Entry Street Perspective



Retail Storefront Street Perspective

Responses to EDG Report on 2016.08.09

PL3-I Human Activity

Street-facing retail storefronts with clear lines of sight encourage human activity on the sidewalk. Transparent retail storefronts and storefronts opening up engage the public with opportunities to interact visually with the building interior and merchandising displays. It also establishes a physical and visual connection between people on the sidewalk and retail activities in the building. Recessed residential entry provides privacy and security for residents and also identifiable by visitors.



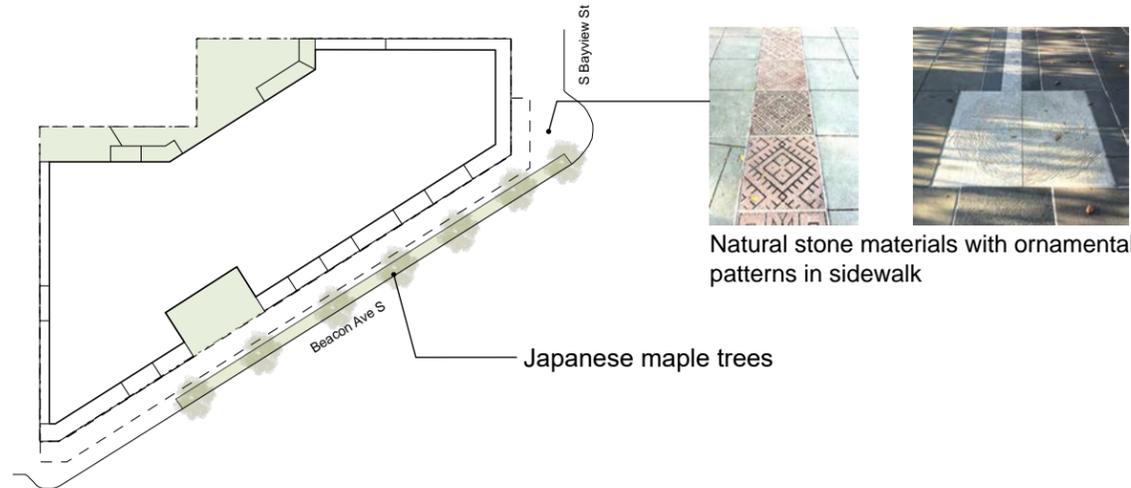
Residential Entry and Retail Storefront Street Perspective

DC1-1 Parking and Vehicular Access

Beacon Ave S maintains a continuous sidewalk and enhances the pedestrian environment. Only one, small curb cut on S Bayview Street is on the site.

DC3-I Landscaping to Enhance the Building and/or Site

The site is enhanced by street trees and landscaping in a planting strip on Beacon Ave S. Natural stone materials with ornamental patterns will be used in sidewalks. This helps naturally shade the sidewalk and softens the environment.



Natural stone materials with ornamental patterns in sidewalk



Beacon Hill Mixed-Use TOD
2505 Beacon Ave S
SDCI #:3024602

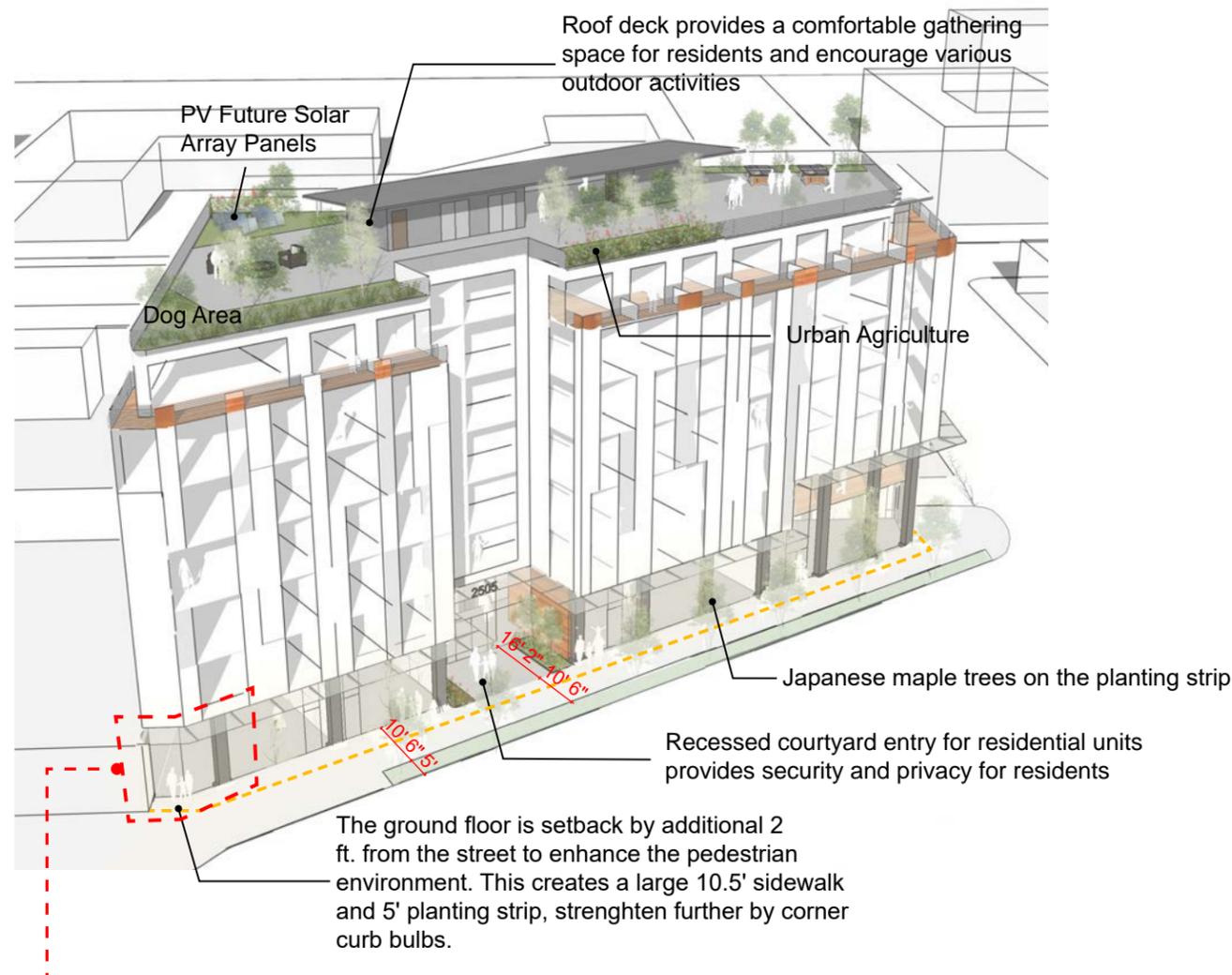
DC4-I Exterior Finish Materials

Brick is used at the ground level in the commercial areas to be consistent with Beacon Hill. The sign located above the double-height detailed corner of the building add interest to the street level environment. The vertical sign follows the vertical facade articulation and appropriately scaled for both pedestrians on sidewalks and vehicles on streets.



Massing with Materials and Signage

EDG Report Response
Early Design Guidance Proposal



Signage at the corner of the building draws attention to pedestrians on the streets and vehicles on the roads to visually announce this gateway



Facade gives the impression of multiple, small-scaled buildings to fit the context of Beacon Hill

Double-height retail storefront draws attention from S Bayview St and Beacon Ave S as a gateway to the neighborhood

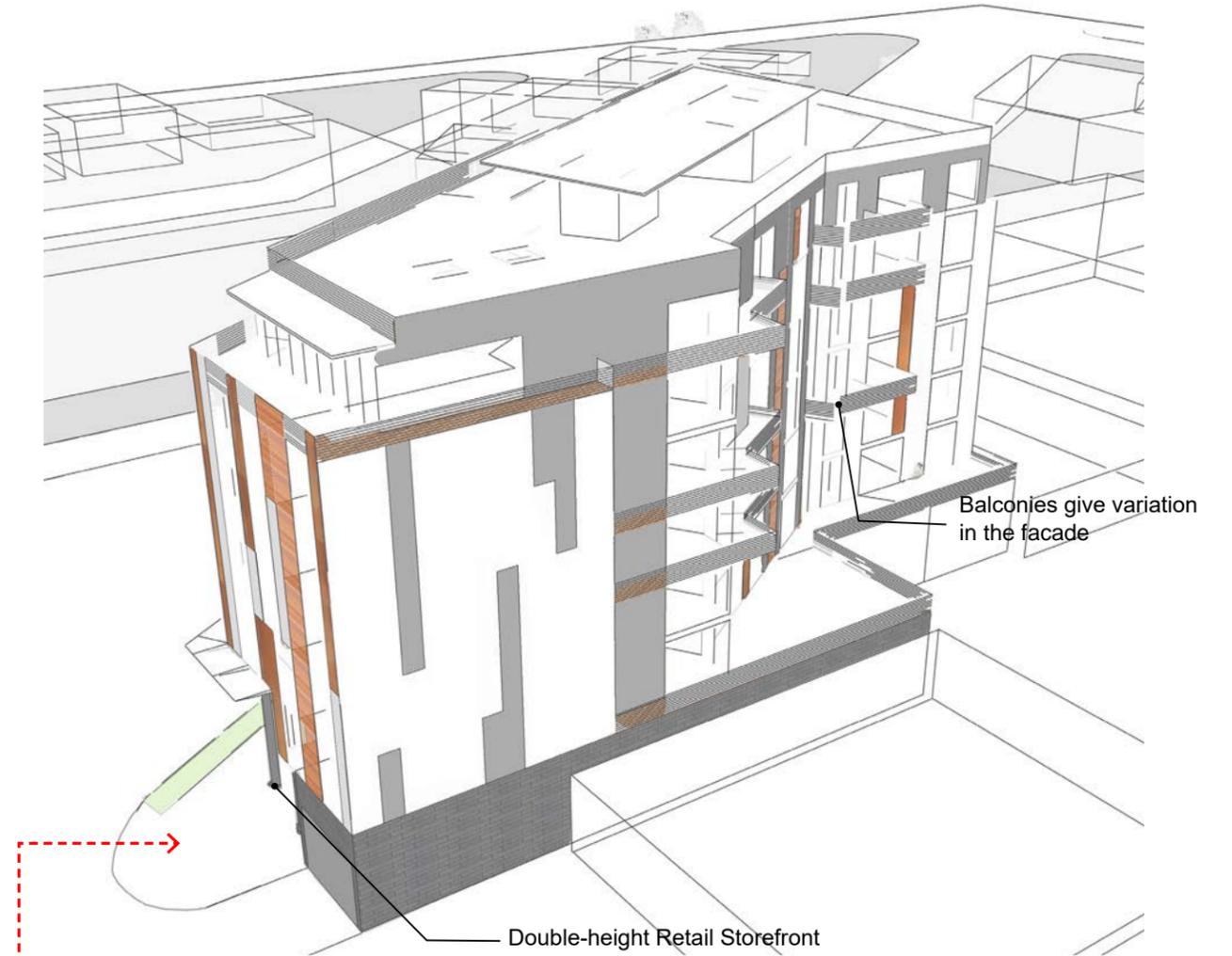
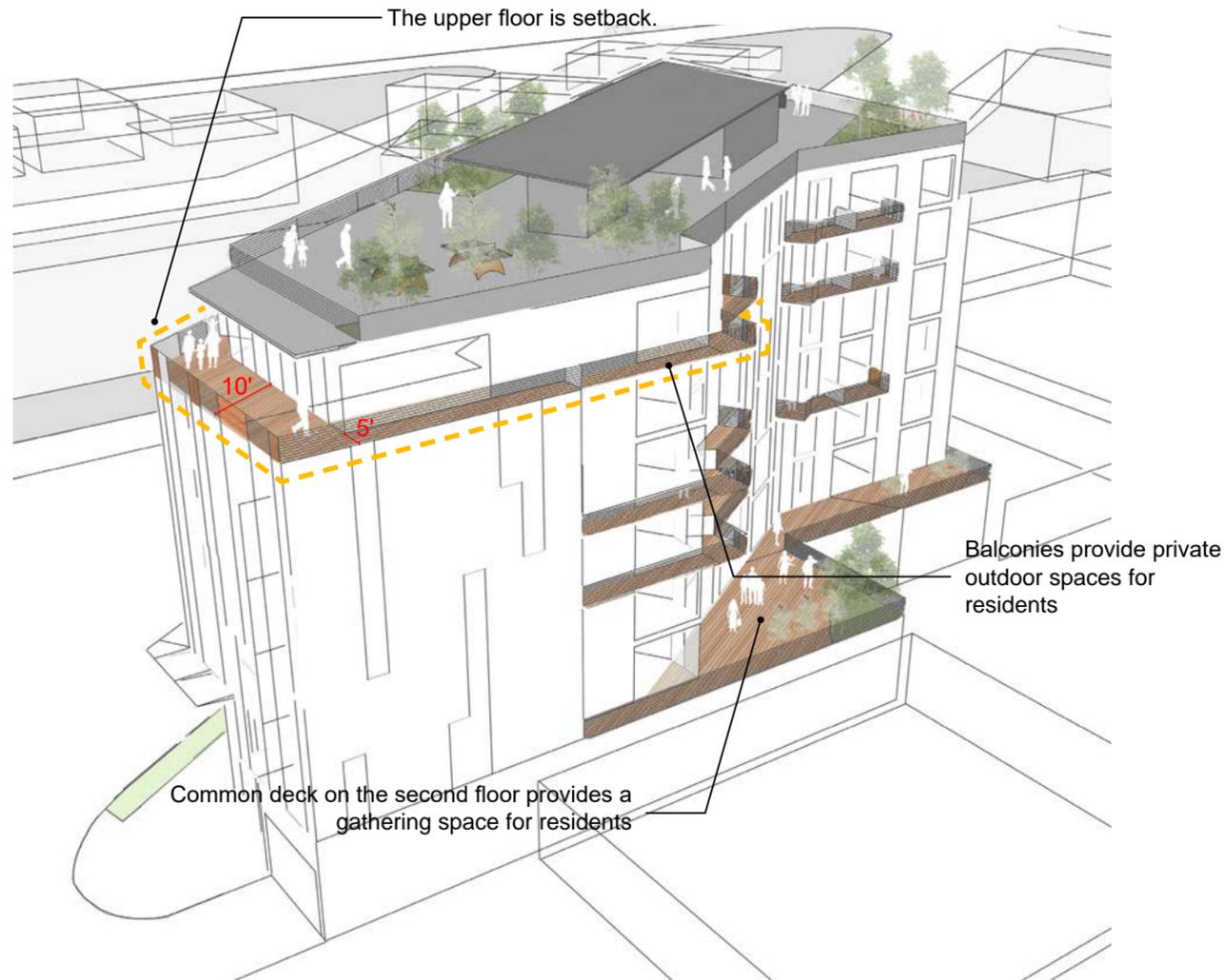
Building mass is broken down by vertically articulated facades using corten steel panels and cedar panels. They are organized in a varied pattern to help minimize and reduce the appearance of the mass. This articulation is inspired by the historical streetcar tracks, materials, and language, and now reinterpreted with the new light rail hub.



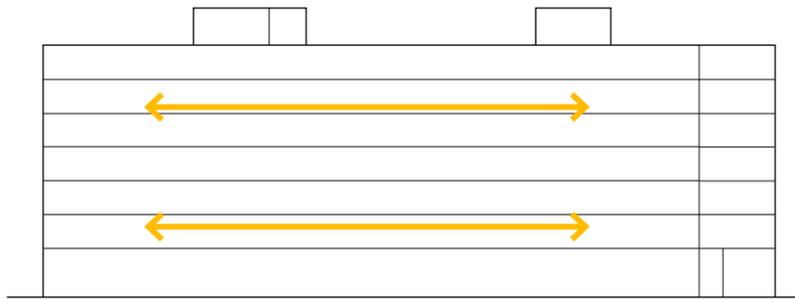
South Corner of the Project Site



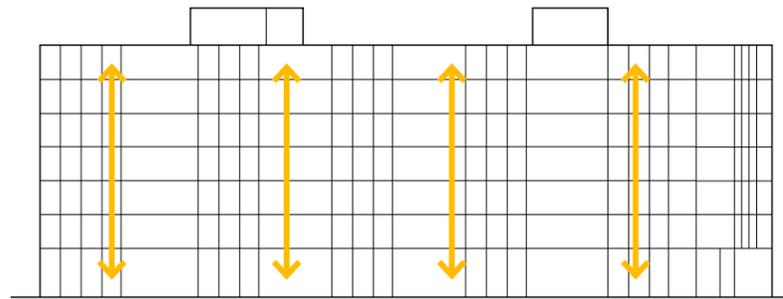
NE Corner of the Project Site



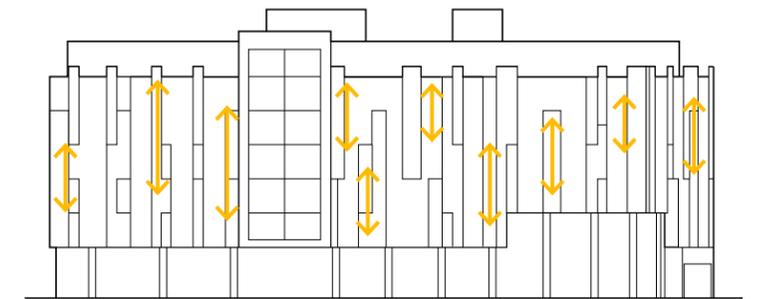
Natural stone materials with ornamental patterns in sidewalk



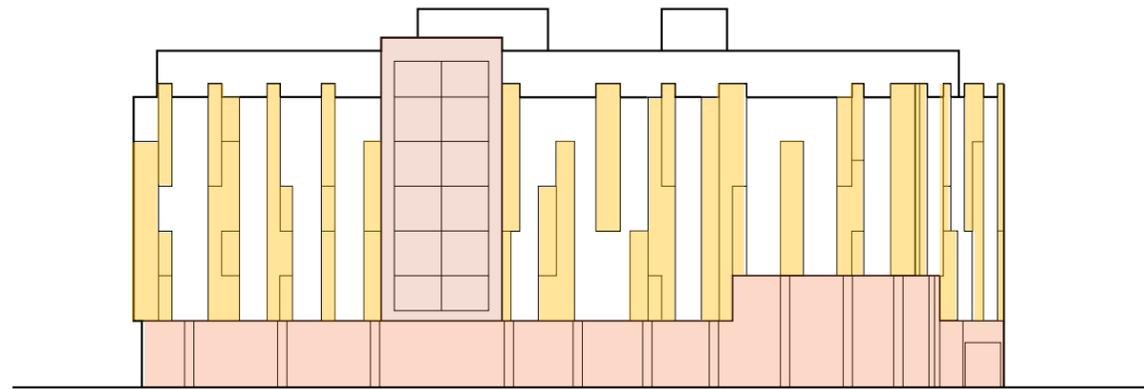
Massing with Blank Facade



Massing with Vertically Articulated Facade without Variation



Massing with Vertically Articulated Facade with Variation



Massing Breaking Down with Facade Variation



Massing with Vertically Articulated Facade with Materials



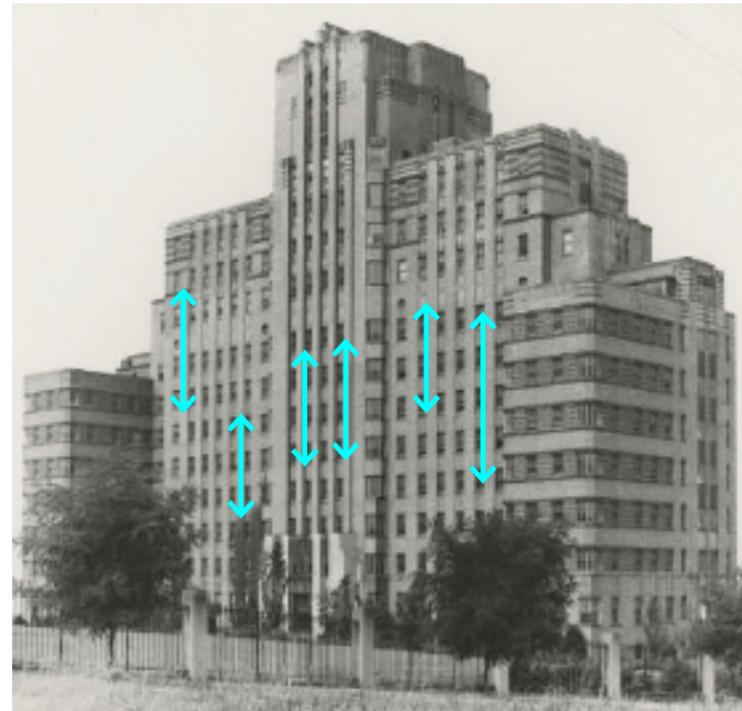
Solar Orientation and Downtown View

Overview of Beacon Hill History

In early years of its history, Beacon Hill was known for Marine Hospital and Jefferson Park. To complement the architectural character, the building is paying special attention to one of the historic buildings, Pacific Medical Center Beacon Hill on 12th Ave S. The building is addressing the historic building's character through its vertically articulated facade details while also introducing modern building materials, such as corten steel, to the neighborhood.



Pacific Medical Center with Vertical Facade Today



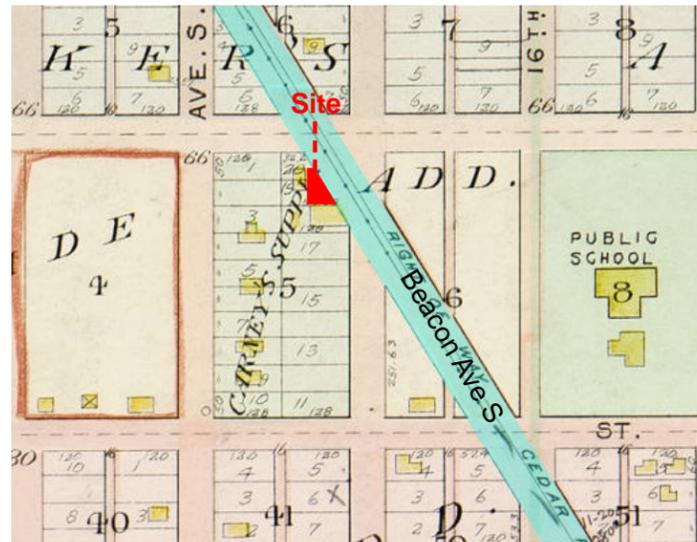
Marine Hospital with Vertical Facade in 1913



Building Mass Showing Vertical Facade Articulation

Beacon Hill Streetcar Tracks and Light Rail Hub

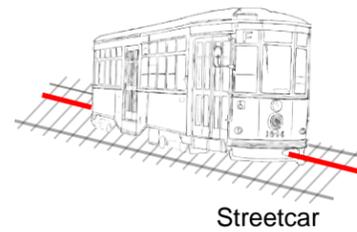
Beacon Avenue South, facing the project site, has a historical significance in Beacon Hill. In the 20th century, Beacon Ave S was streetcar tracks with small-scaled buildings on the street. Incorporating the industrial linear characteristics of the streetcar track, the building is broken down by vertically articulated facade details with different materials to give the impression of multiple, small-scaled buildings.



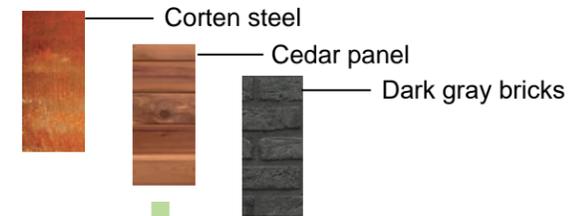
Streetcar tracks along Beacon Ave S in 1940



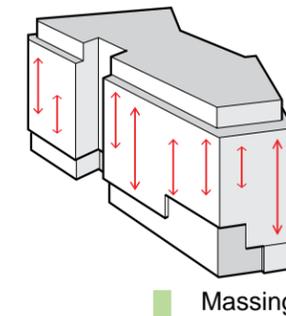
Linear Steel Streetcar Tracks in 1932



Streetcar



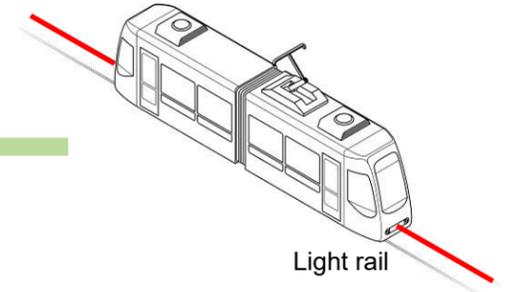
Natural and historical materials



Massing



Massing with materials shown



Light rail



Beacon Hill Light Rail Hub



Concept Massing - SW View

Architectural Context in Beacon Hill

Facade articulation and use of natural materials follow the modern architectural movement in Beacon Hill.



SE Corner and Adjacent 4-Story Building with Site Context



6-Story Mixed-Use Building in McClellan St



Townhouses in S College St



Seattle Public Library Beacon Hill Branch



Seattle Public Library Beacon Hill Branch

Use of natural materials such as wood, stone, and steel to convey warmth into the library space



Beacon Hill Light Rail Hub

Use of warm colors in materials and black steel to convey warmth and modernity of the hub

Cultural Context in Beacon Hill

Beacon Hill is a community where immigrants from all over the globe settled side by side for over 100 years. Because of its proximity to Chinatown and Japantown, which is today's International District, Asian immigrants have settled in Beacon Hill area for a long time. According to 2013 Census Bureau figures, about 46% of Beacon Hill's population accounts for people of Asian heritage and 8.5% for Hispanic heritage.

Beacon Hill is very diverse in its ethnic makeup today, and the area includes building associated with Asian, Chicano, and Italian-American communities in Seattle. Important themes to be addressed in Beacon Hill area include ethnic heritage, architecture, landscape architecture, and transportation. For architecture in the area, there are relatively few architect-designed buildings.

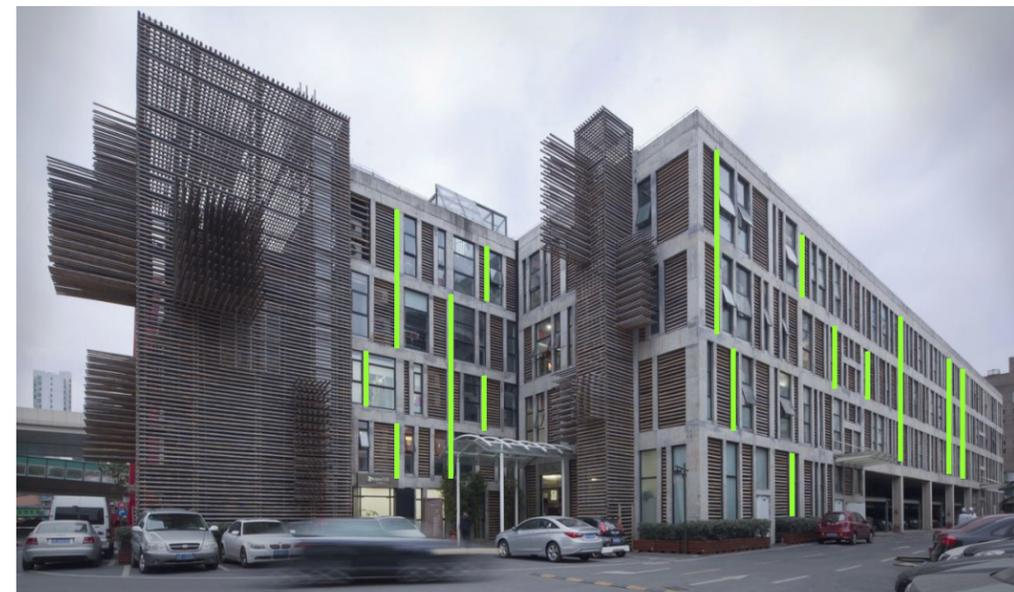


Building Mass Showing Vertical Facade Articulation



Mixed-use Building in Tokyo

With vertically articulated facade, the building serves as a showcase to demonstrate the possibilities of wood as an urban construction material



Mixed-use Building in Shanghai, China

Use of industrial materials to fit the context of the industrial site and vertically articulated facade that gives a unique character of the Chinese metropolis



Mixed-use Building in Wuxi, China

Uses industrial steel panels to give texture feel to the building

Cultural Context in Beacon Hill

In 16th Ave S, El Centro de la Raza, an organization that supports Latino community and advocates social justice in the global community, is located. Adjacent to El Centro de la Raza is Plaza Roberto Maestas, first Latino-inspired plaza in Seattle. The mixed-use building provides a gathering place for both the organization and residents. Also, the design of the building reflects Chicano/Latino culture.

This project is inspired by the contemporary architectural movement in Mexico and other Latin countries including its use of natural steel materials and vertically articulated facades.

Breaking down building mass with different materials/colors



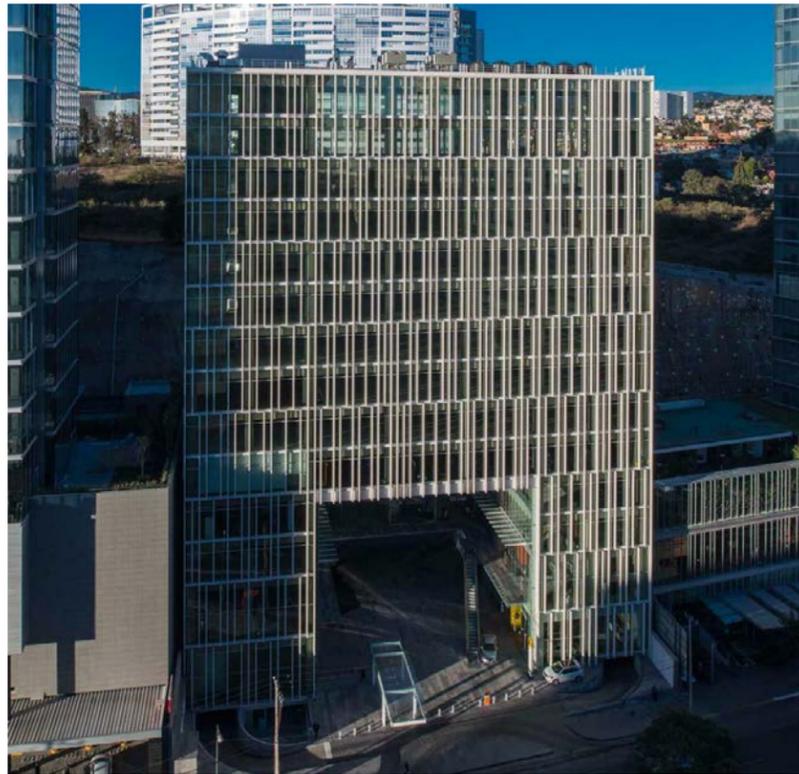
Plaza Roberto Maestas

Mixed-Use Building and first Latino-inspired Plaza in Seattle



El Centro de la Raza

Supports Latino communities and advocates social justice in global community



Contemporary Mixed-Use Building in Mexico City

The building has a void that encourages gatherings and interactions among users. Vertically articulated facade draws attention to the building



Contemporary Office Building in Chile

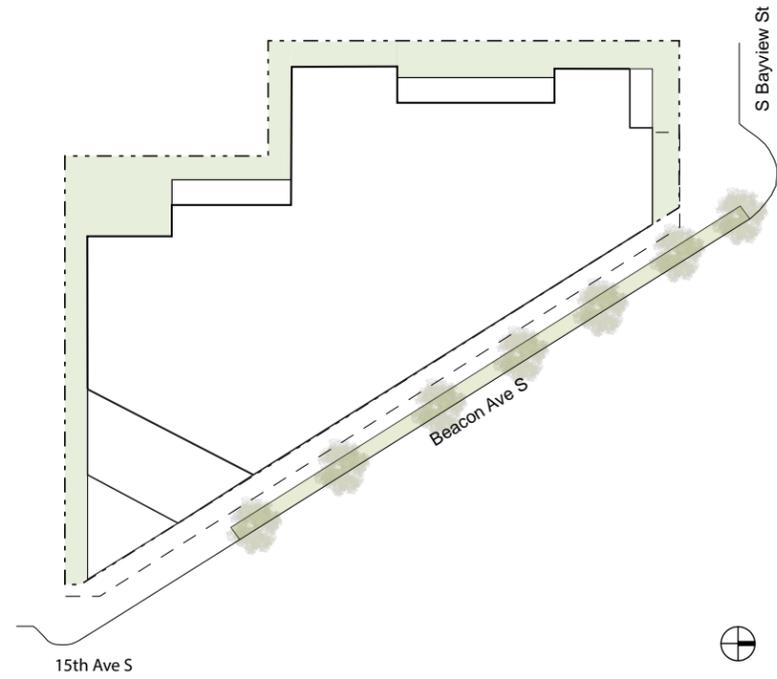
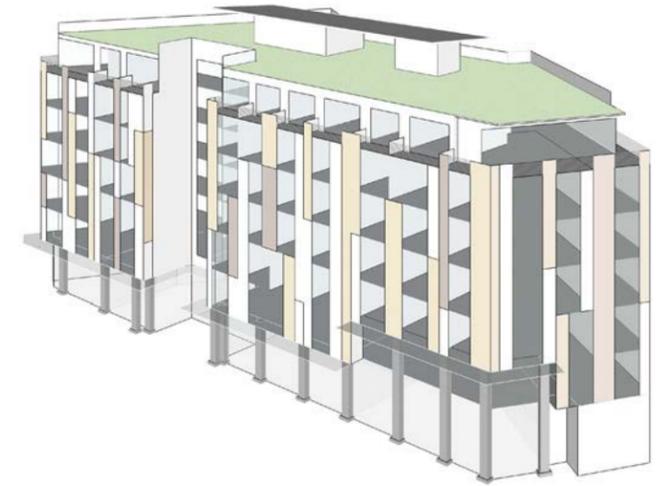
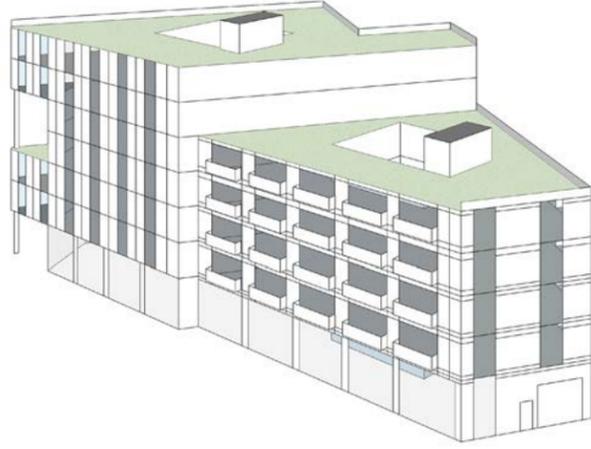
The facade made out of corten steel wraps around the building and creates an avant-garde image. It contrasts with other materials on the building to break the monotony of the design

Breaking down building mass with different materials

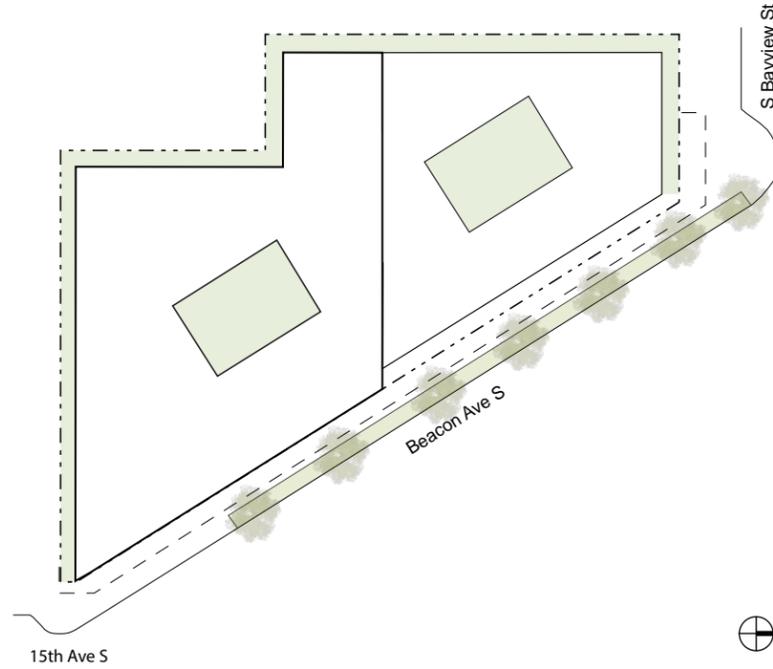


Building Mass with Articulated Facade

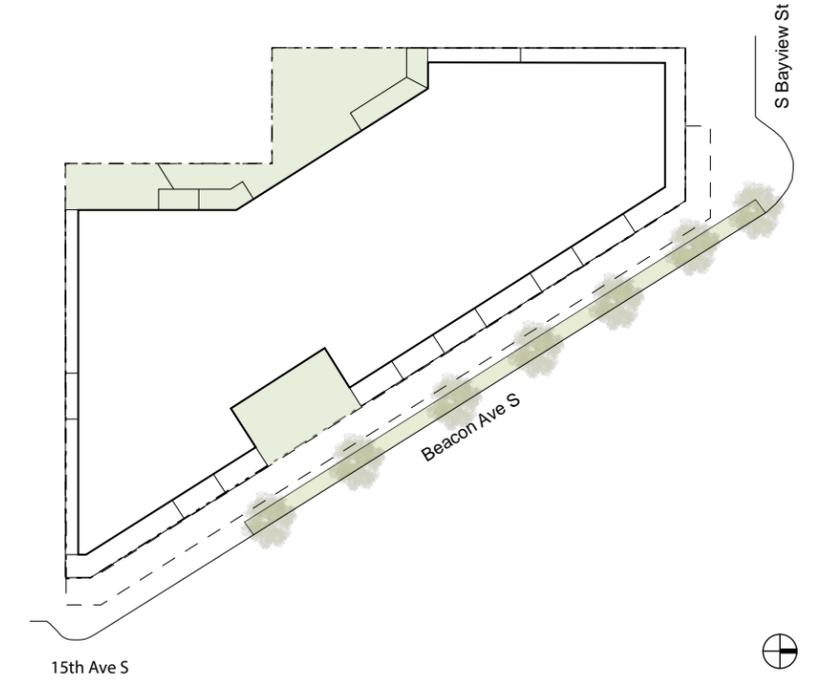
By incorporating different materials, the massing breaks down and also articulating the facade in a modern way



Scheme ①



Scheme ②



Scheme ③

Scheme 1

Scheme 1 makes a statement along Beacon Ave South by taking advantage of the strong site visibility utilizing a flat façade with balconies. The front of the building provides no variation except the voids created on the south corner. The entrances to the retail and residential spaces are at the same level, placed directly on the sidewalk for ease of access. There are private open spaces to the west and south. The variety of setbacks on the west facade allows for more natural light.

Total Area: 53,967 sf

Number of Units: 75 residential units, 4 commercial/retail units

Number of Small Business Retail Areas: 4 Areas

Retail/Commercial Area: 3,303 gsf

Number of Parking Stalls: 3 EV Stalls

Notes:

1. 14% of 1.75 FAR = 2,768 gsf, 2,768 gsf meet affordable incentives

Positives:

1. Strong corner presence and visibility along Beacon Ave S
2. Maximum utilization of site
3. High-profile building
4. Residential space located above first level to provide security and privacy
5. Courtyards and cloisters for gathering
6. Large private roof deck

Negatives:

1. No facade variation along Beacon Ave S
2. Courtyards near property line will get minimal light
3. Reduced number of residential units
4. Minimal bike storage
5. Small amount of parking
6. West units close to property line
7. Driveway disrupts the sidewalk

No Departures requested



Looking NE



Looking SW



Looking North



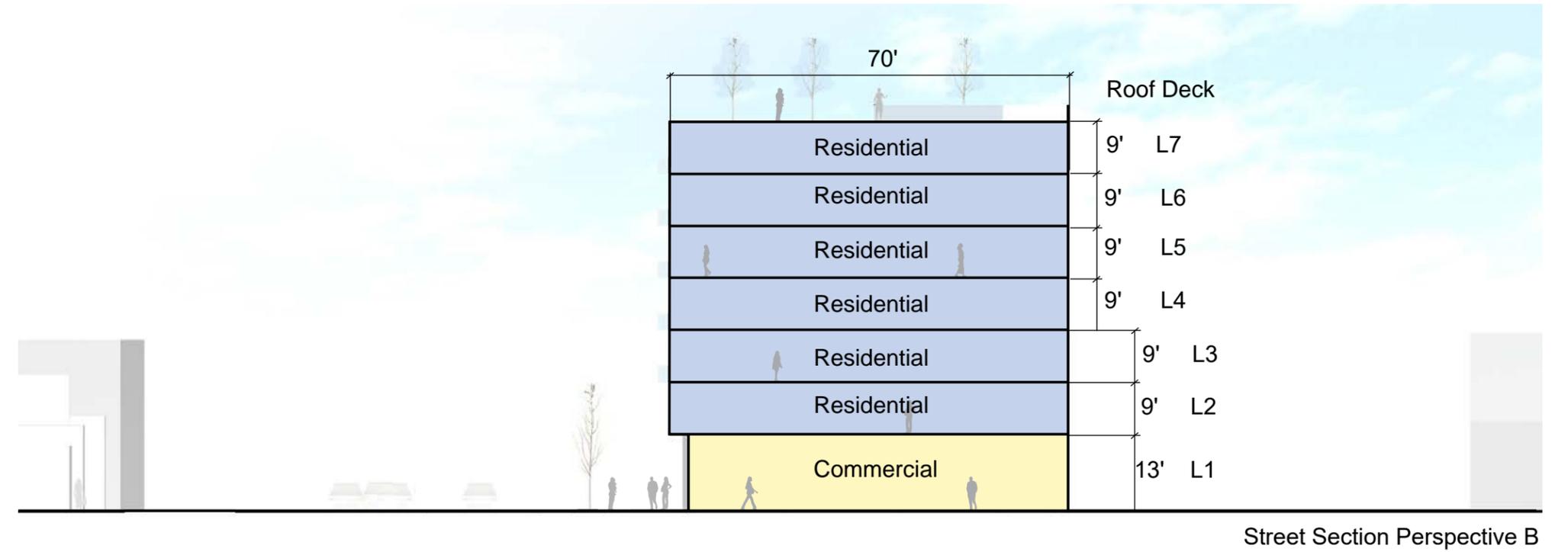
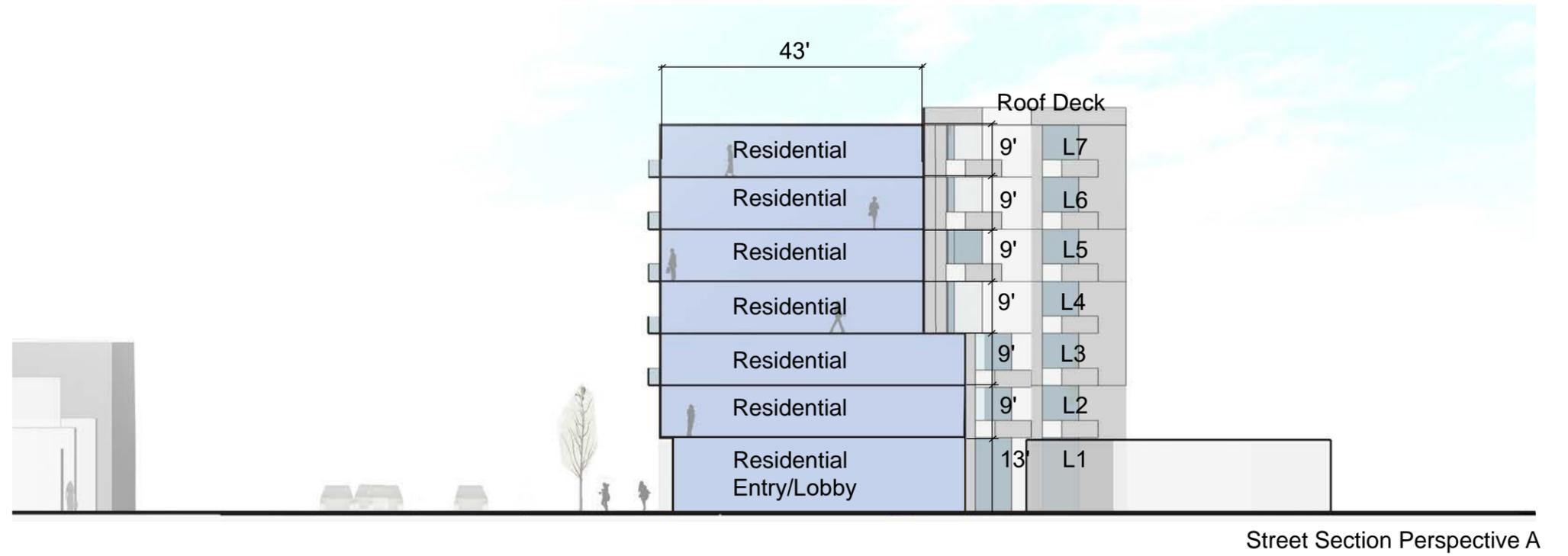
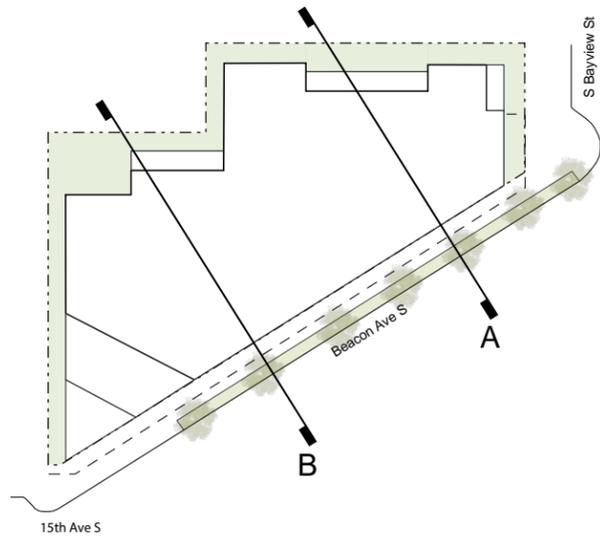
Looking SE



SW Street Perspective



West Street Perspective





- Courtyard/ Green Space
- Parking/ Support
- Residential
- Commercial/ Retail

EDG Scheme 1: Site Plan
 1" = 20' - 0"



EDG Scheme 1: Roof Deck
 1" = 20' - 0" 

Scheme 2

Scheme 2 creates two cloisters in the massing and 2 voids on the south corner to provide ventilation and natural lights into the units. The north half of the building steps down two levels to allow variation in the facade and creates two different roof decks for residents while also reducing the volume of the massing. Balconies on Beacon Ave S allow for views of downtown and creates facade variation.

Total Area: 56,908 sf

Number of Units: 70 residential units, 4 commercial/retail units

Number of Small Business Retail Area: 4 Areas

Retail/Commercial Area: 3,617 gsf

Number of Parking Stalls: 3 EV Stalls

Notes:

1. 14% of 1.75 FAR = 2,768 gsf, 2,768 gsf meet affordable incentives

Positives:

1. More light and ventilation opportunities for residential units around the cloisters
2. Cloisters become outdoor gathering spaces to foster greater sense of community for the residents
3. Two different levels of private roof decks
4. Strong corner presence and visibility along Beacon Ave S
5. Maximum utilization of site

Negatives:

1. Light and ventilation opportunities available for units around cloisters only
2. Fewer number of residential units
3. Reduced areas for commercial/retail units
4. Roof decks and cloisters are private access only
5. No privacy for residential entry
6. Driveway disrupts the sidewalk

Departures requested

1. Less than 30' non-residential depth at L1 to allow for cloisters and parking



Looking NE



Looking SW



Looking North



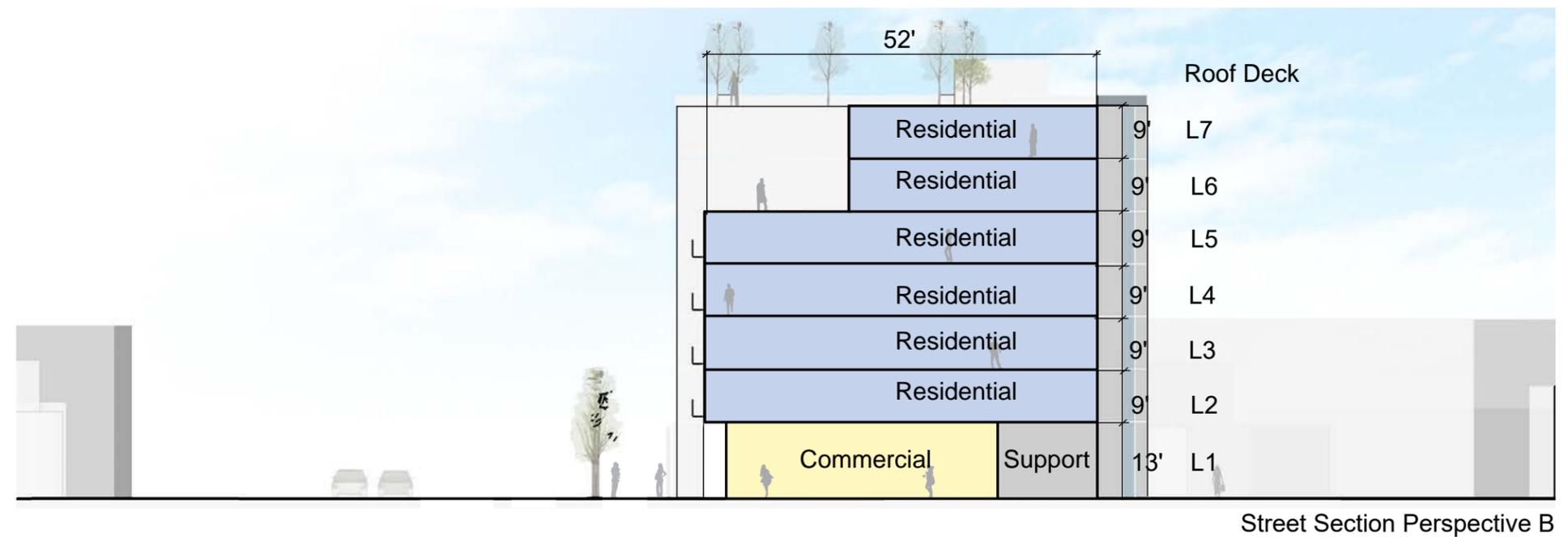
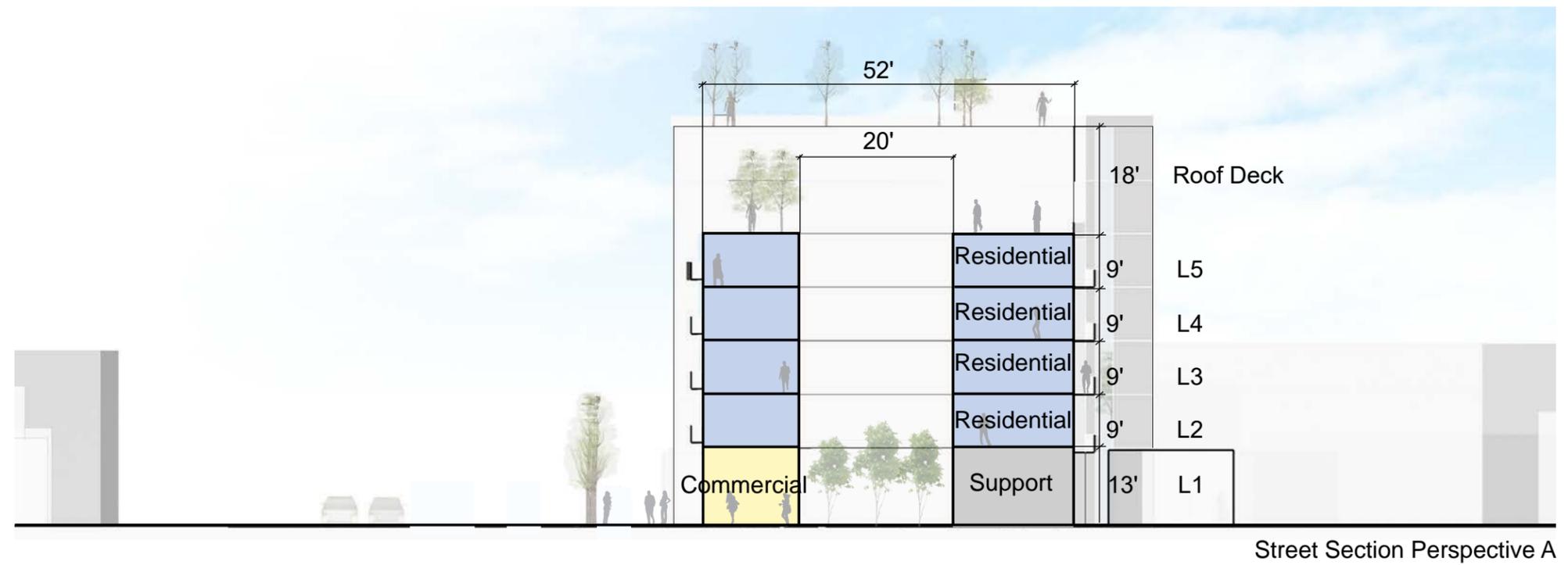
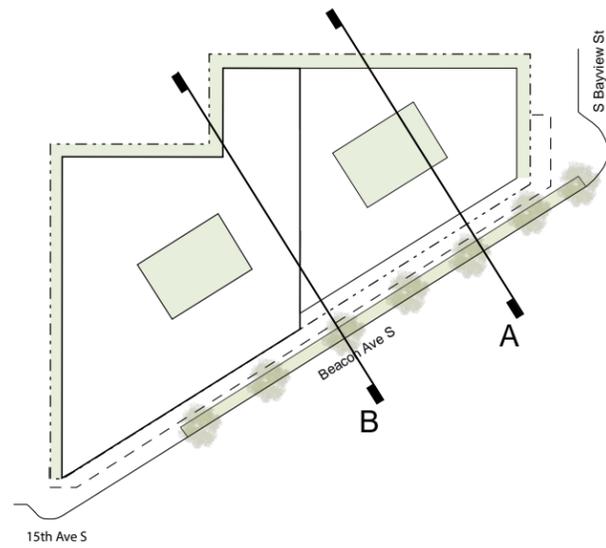
Looking SE

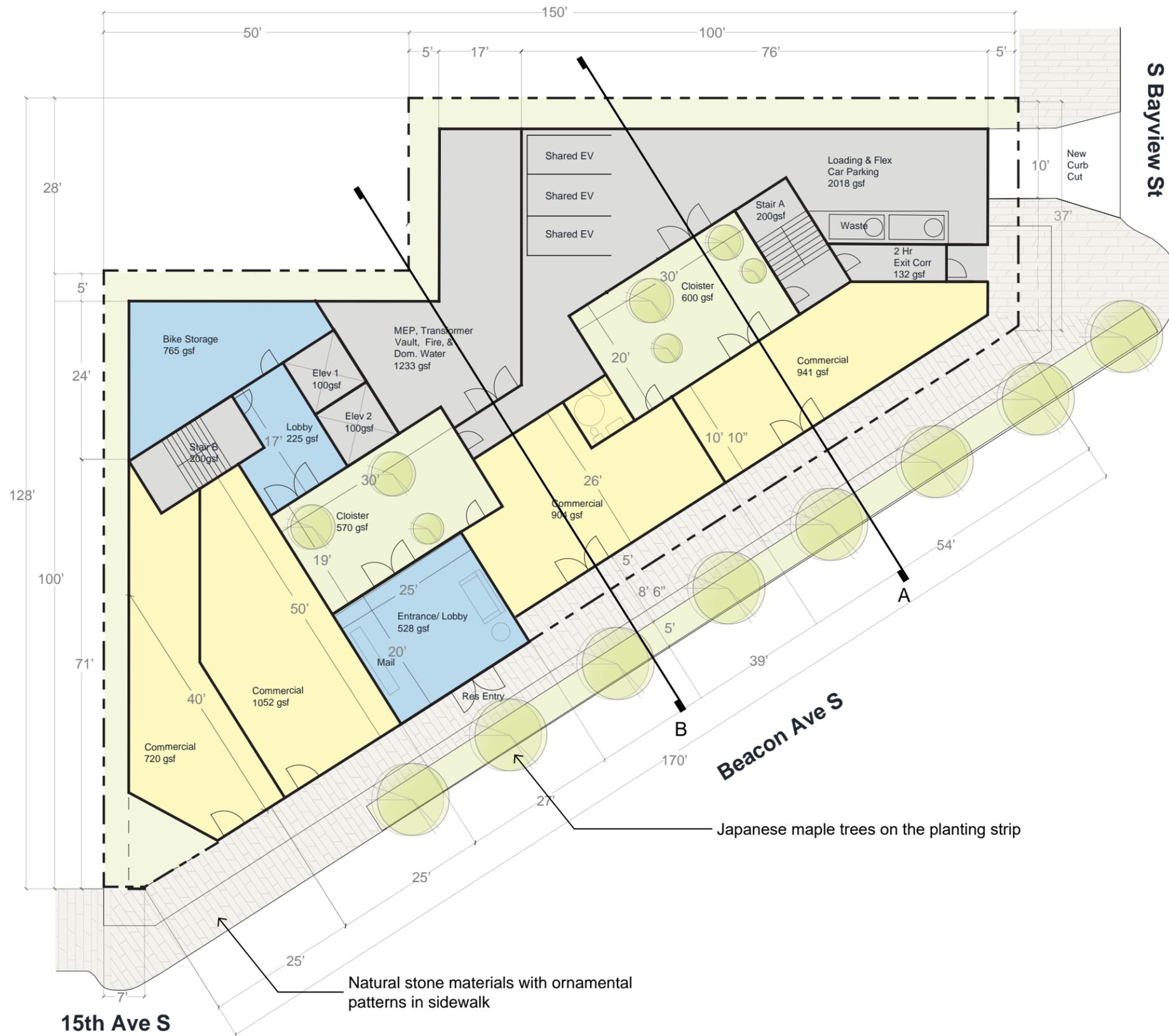


SW Street Perspective



SE Street Perspective





- Cloister/ Green Space
- Parking/ Support
- Residential
- Commercial/ Retail

EDG Scheme 2: Site Plan
1" = 20' - 0"



EDG Scheme 2: Roof Deck
 1" = 20' - 0" 

Scheme 3 - Preferred

The massing is broken down by sculpting out a large entry area on Beacon Ave S, as well as stepping back the top floor to reduce the scale and provide balconies. Commercial/retail spaces along Beacon Ave S are setback to provide a large sidewalk for access and activity. The northeast corner is expressed by a double-height retail space contrasted by vertical natural and historical materials. The modulated vertical panels provide facade variation and break down the scale of the building.

Total Area: 64,903 sf

Number of Units: 97 Residential Units, 4 Commercial/Retail Units

Number of Small Business Retail Areas: 4 Areas

Retail/Commercial Area: 5,894 gsf

Number of Parking Stalls: 3 EV Stalls

Notes:

1. 14% of 1.75 FAR = 2,768 gsf, 2,768 gsf meet affordable incentives

Positives:

1. Vertical panels provide facade variation
2. Private entry for residential units to provide privacy and security
3. Double-height retail to express corner
4. Strong corner presence draws attention from S Bayview St and Beacon Ave S as a gateway to the neighborhood corner
5. Private balconies for residential units
6. Private deck on level 2 for gathering
7. Roof deck encourages outdoor activities and interactions among residents
8. Top floor is setback to reduce scale
9. Retail is setback to create a larger sidewalk
10. Lounge area on the north corner of level 7 provides views of downtown for all residents.

Negatives:

1. Small amount of parking
2. Northwest corner on property line
3. Driveway disrupts sidewalk
4. Roof deck is private access only

No Departures requested



Looking NE



Looking SW



Looking NW



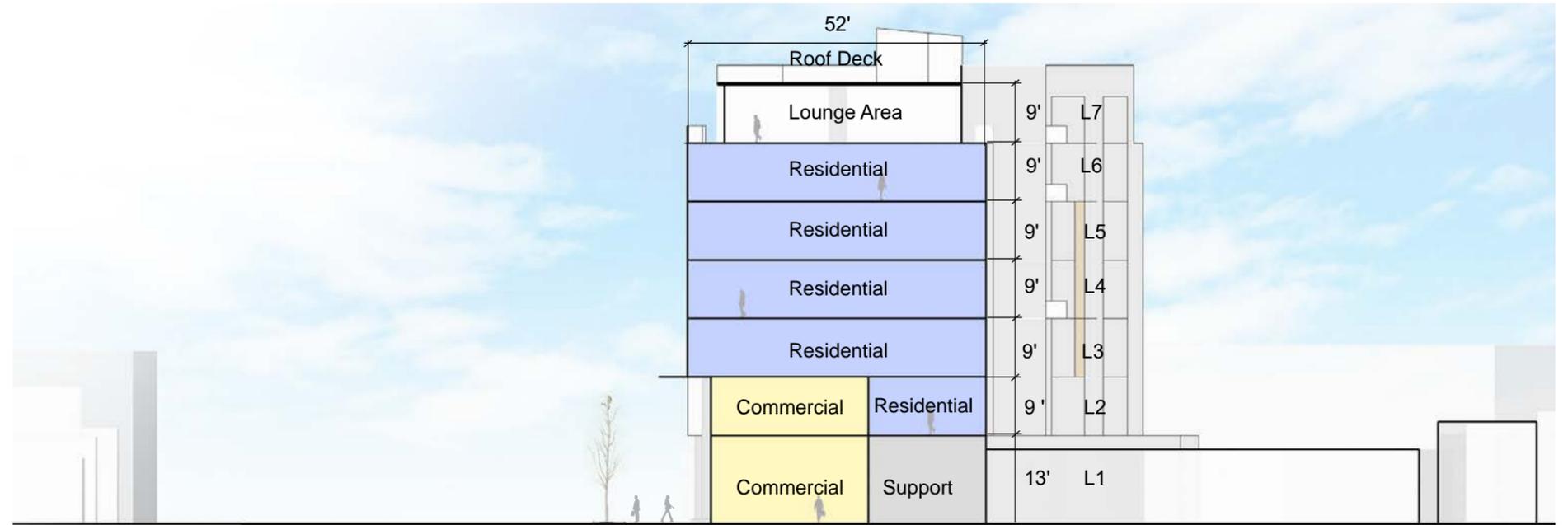
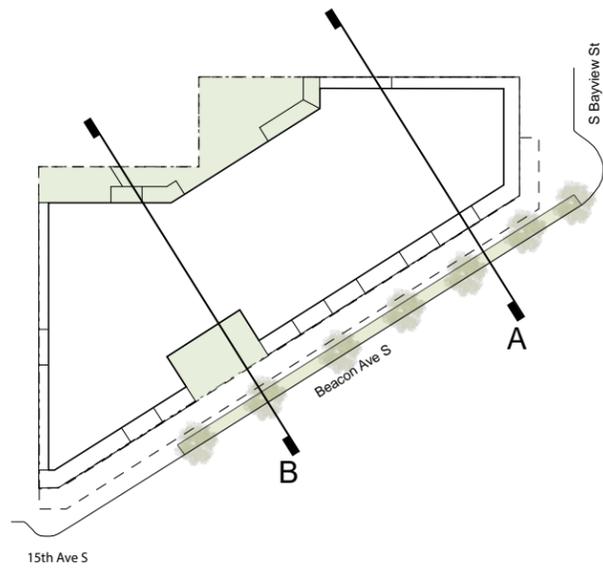
Looking SE



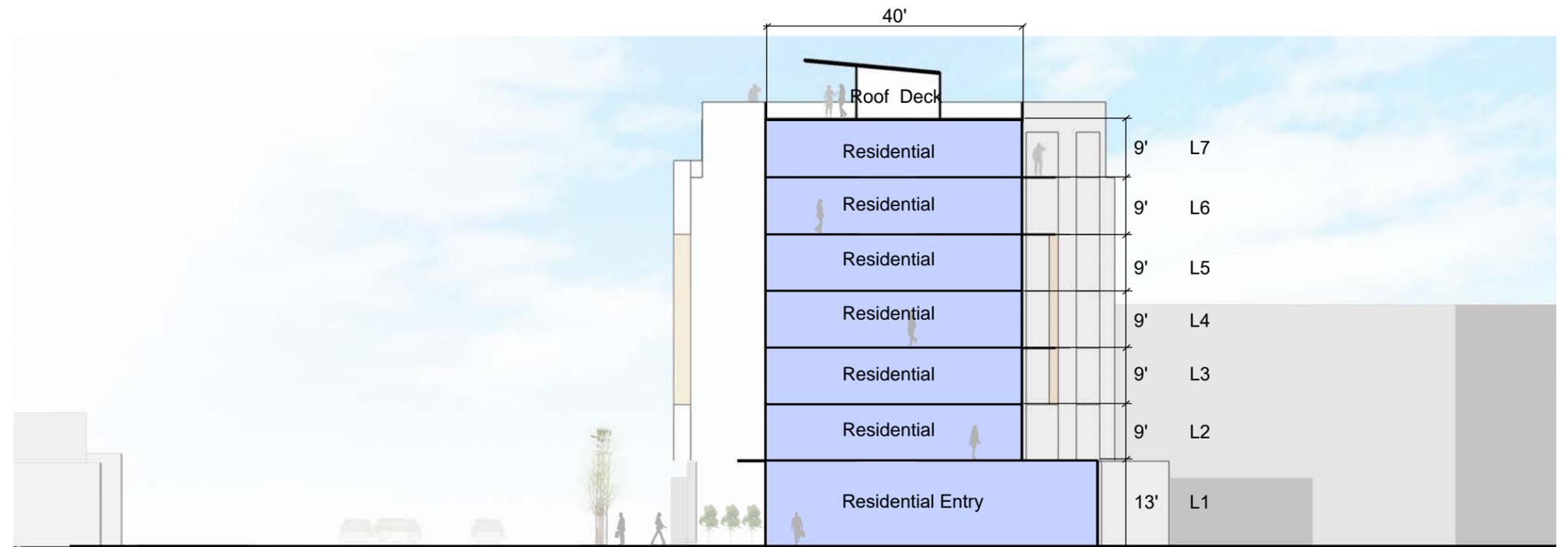
NW Street Perspective



SW Street Perspective



Street Section Perspective A



Street Section Perspective B



EDG Scheme 3: Site Plan
1" = 20' - 0"



Commercial/Retail Concept Imagery



Commercial/Retail Concept Imagery



Commercial/Retail Concept Imagery



Commercial/Retail Concept Imagery



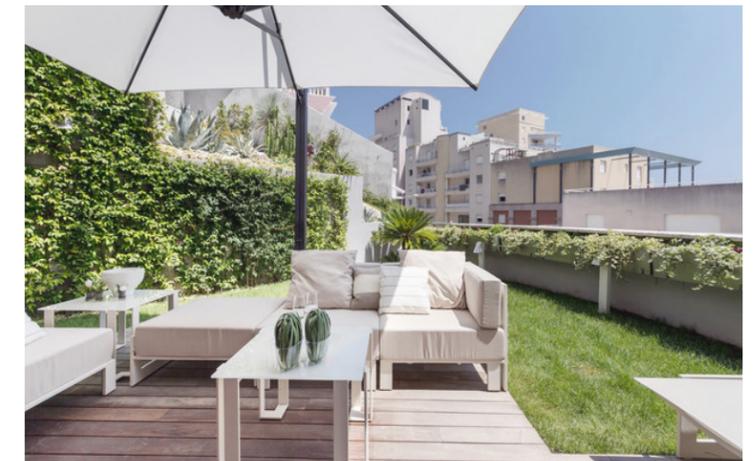
NOTE: Diverse residential unit sizes ranging from 300+ sf to 800+ sf

EDG Scheme 3: Level 2
1" = 20' - 0"

- Deck
- Circulation/ Support
- Residential
- Commercial/ Retail



Private Deck Concept Imagery



Private Deck Concept Imagery



Residential Balcony Concept Imagery



NOTE: Diverse residential unit sizes ranging from 300+ sf to 800+ sf

- Circulation/Support
- Residential



Residential Unit Concept Imagery



Residential Unit Concept Imagery



Residential Unit Concept Imagery



NOTE: Diverse residential unit sizes ranging from 300+ sf to 800+ sf



Sky Lounge Concept Imagery



Sky Lounge Concept Imagery



Sky Lounge Concept Imagery



Roof Deck Concept Imagery



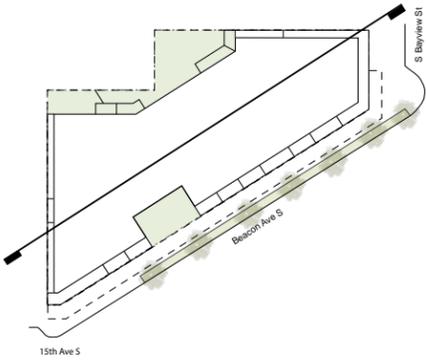
Roof Deck Concept Imagery



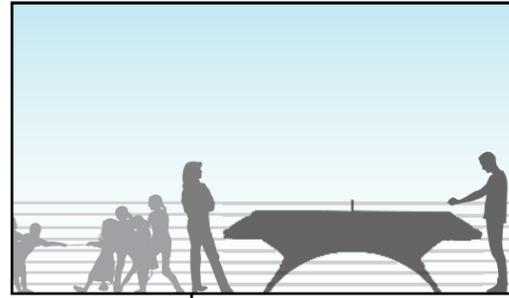
Roof Deck Concept Imagery



Roof Deck Concept Imagery



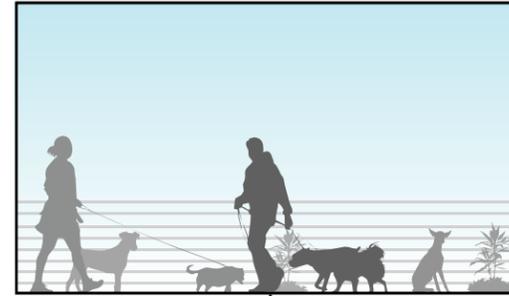
Roof Deck BBQ



Roof Deck Game Area



Urban Agriculture



Roof Deck Dog Area



Lounge for Viewing



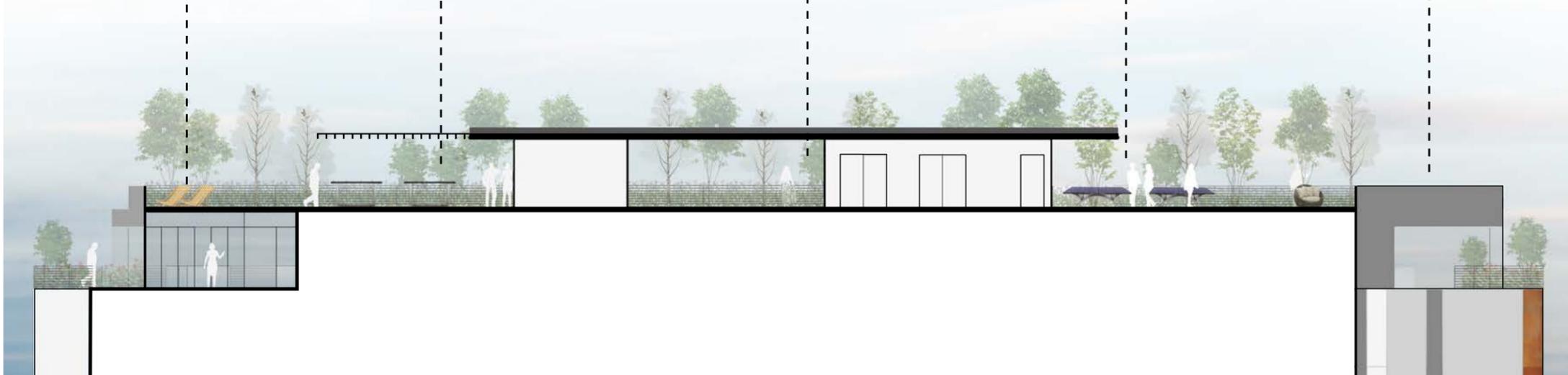
Roof Deck for Viewing Skyline



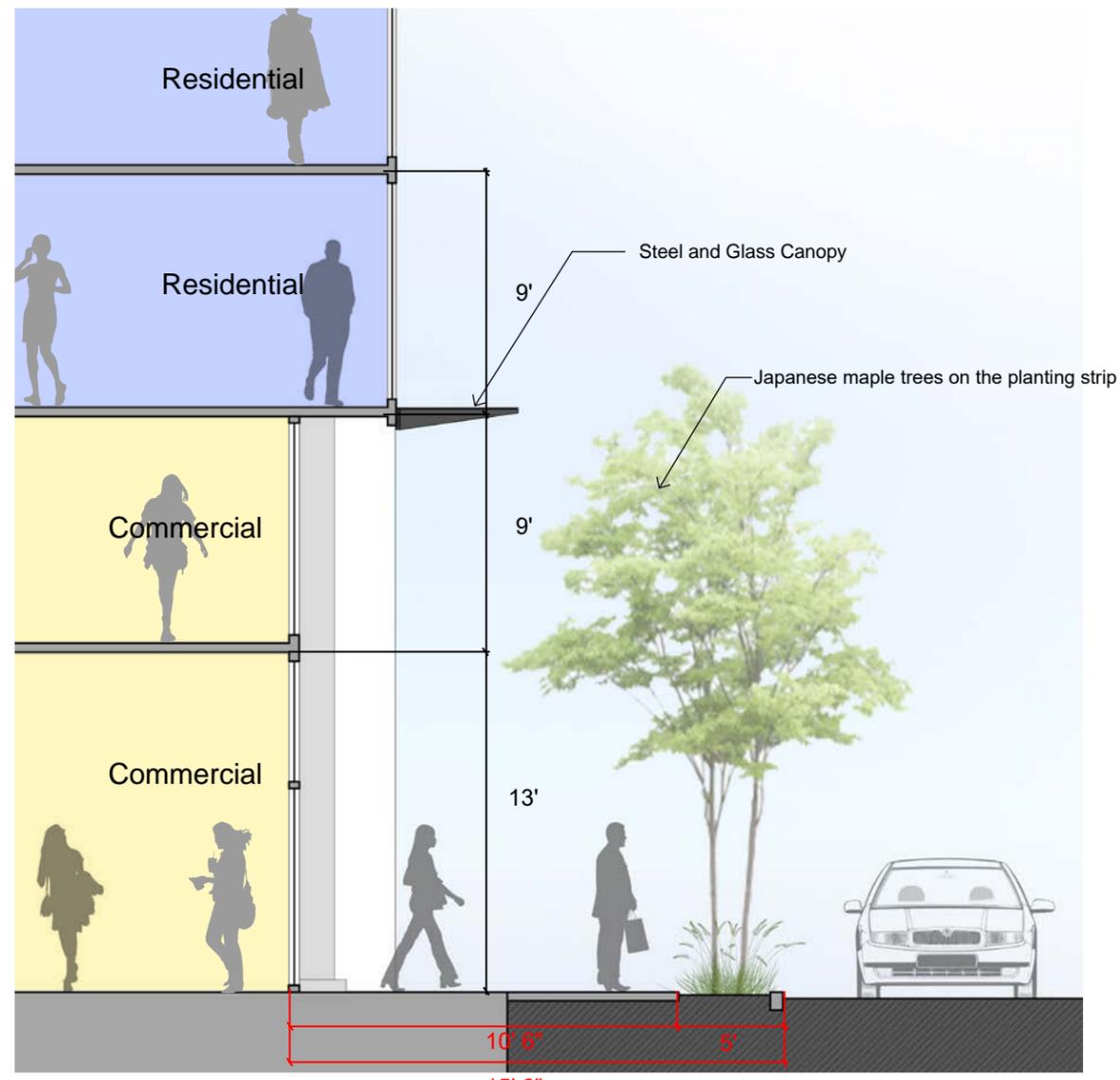
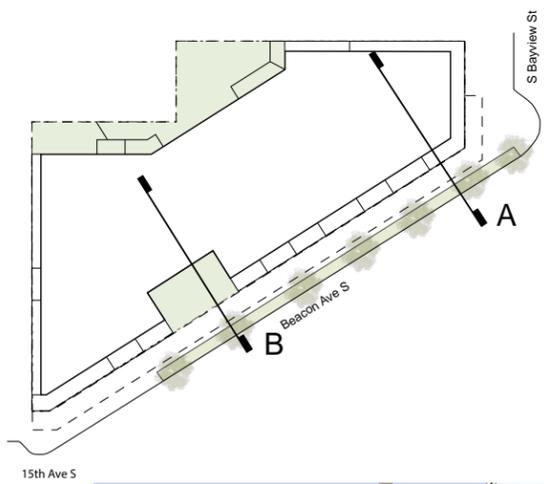
Roof Deck for Outdoor BBQ



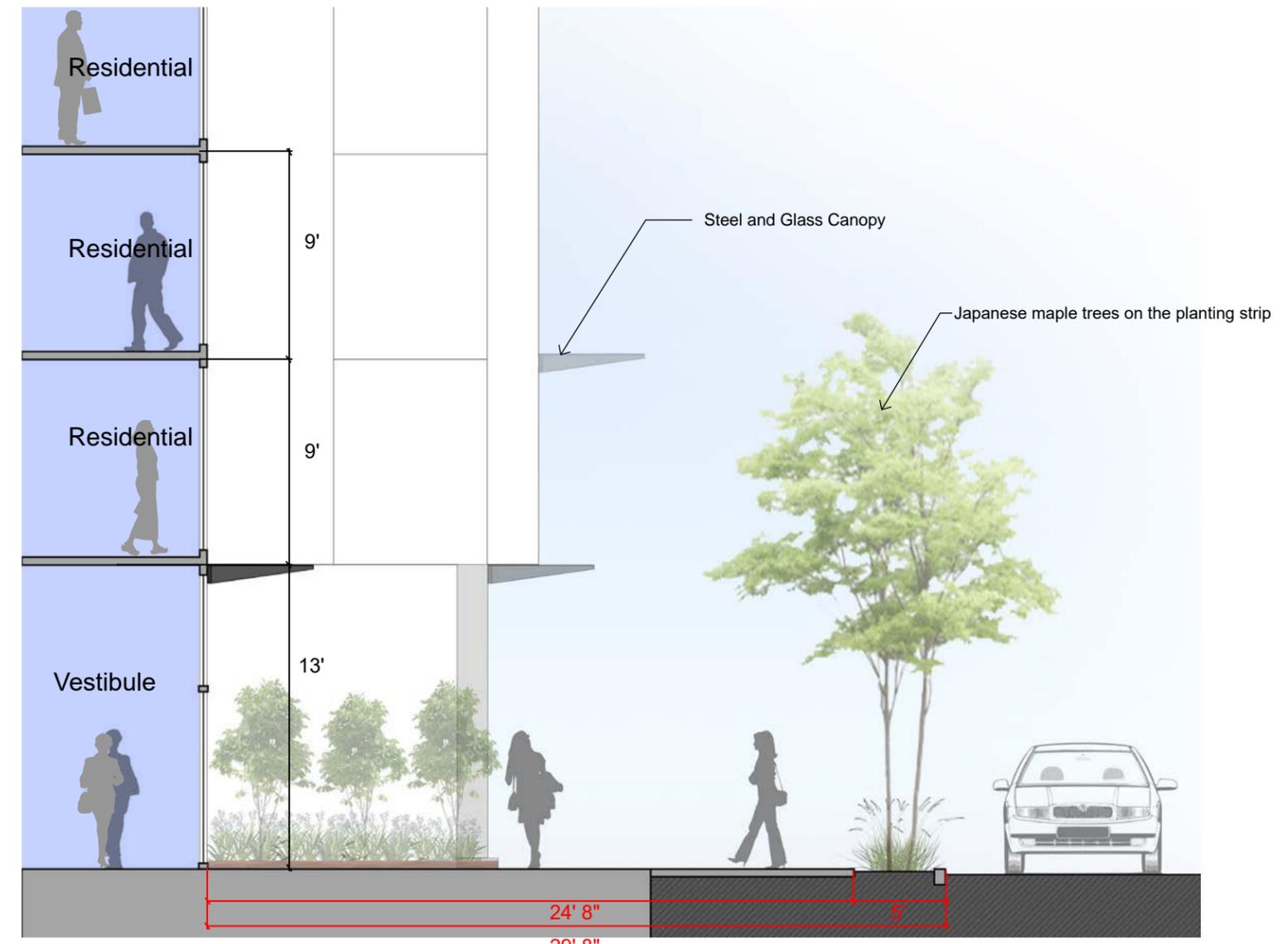
Roof Deck for Outdoor BBQ



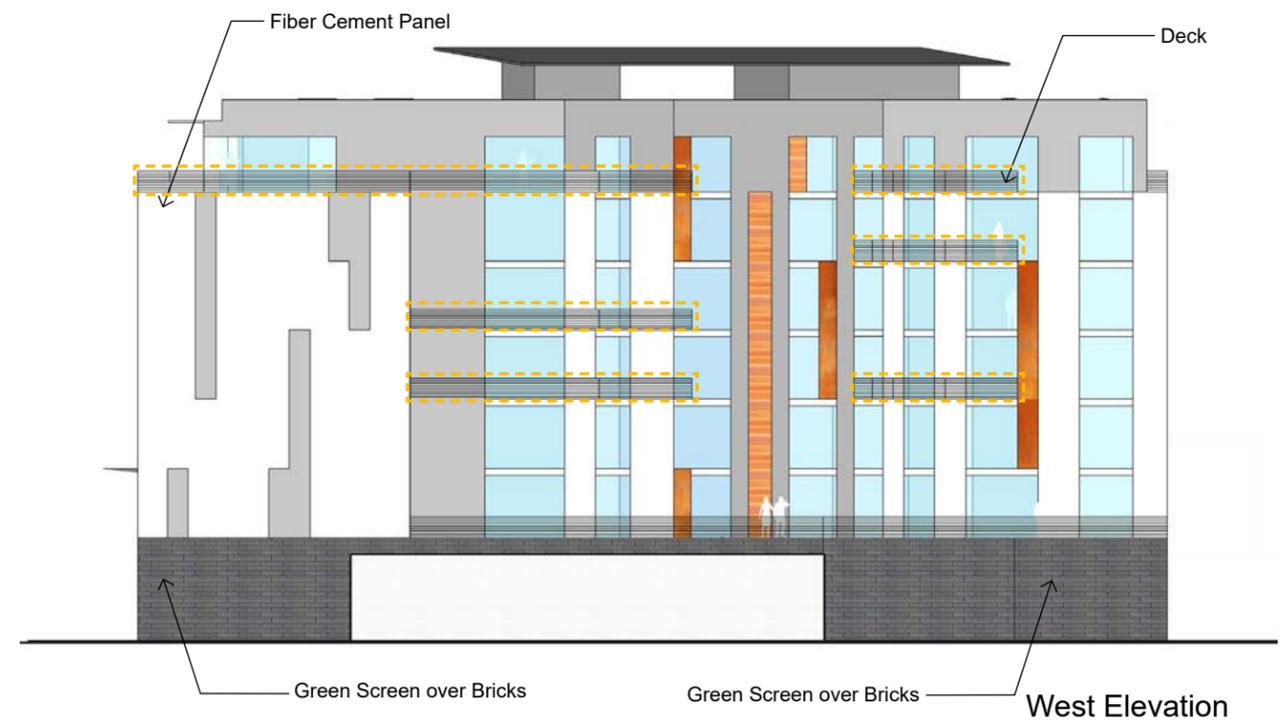
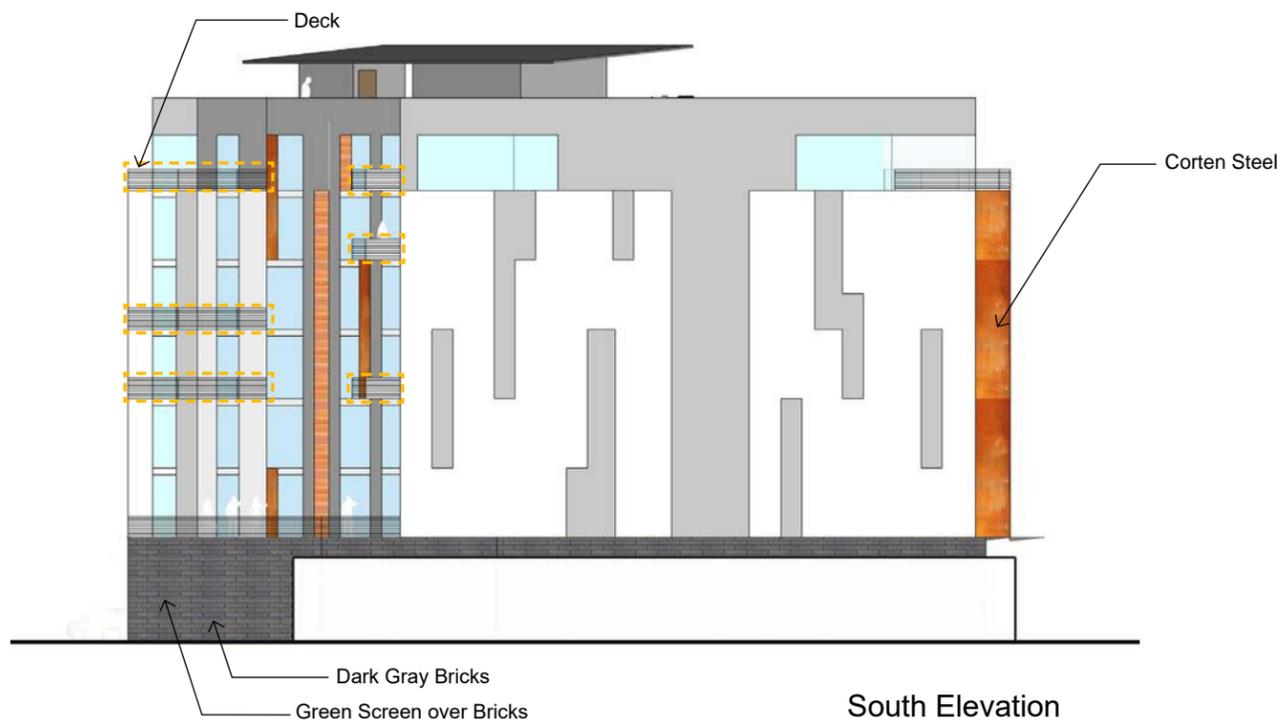
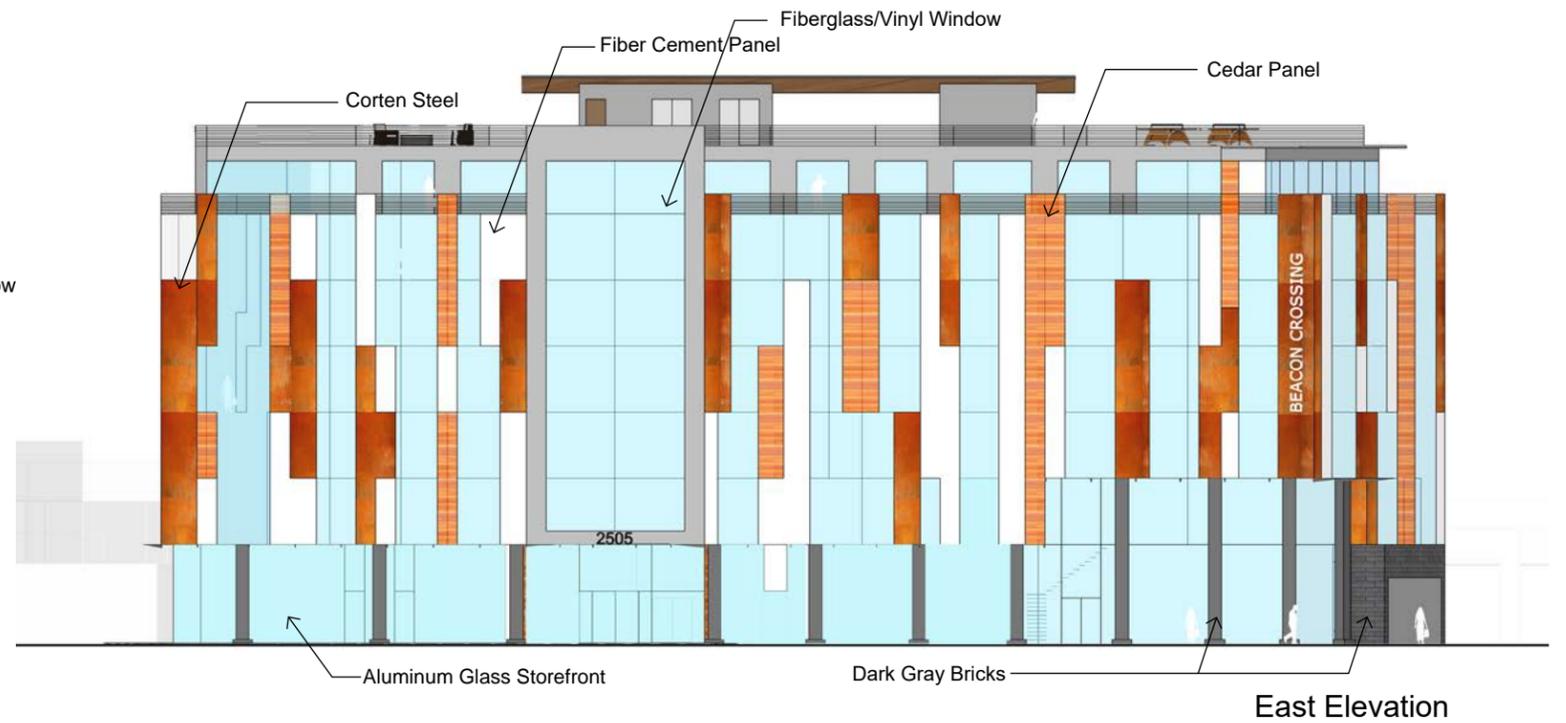
Roof Deck Section ⊕

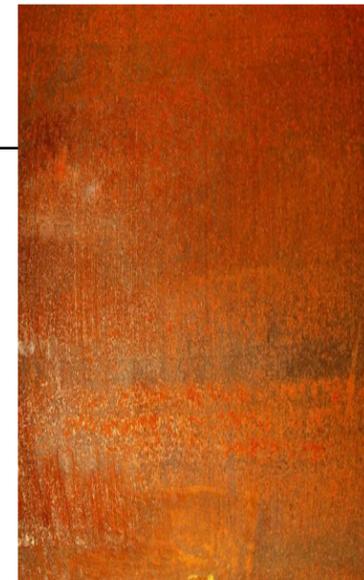


Pedestrian Street Section A



Pedestrian Street Section B

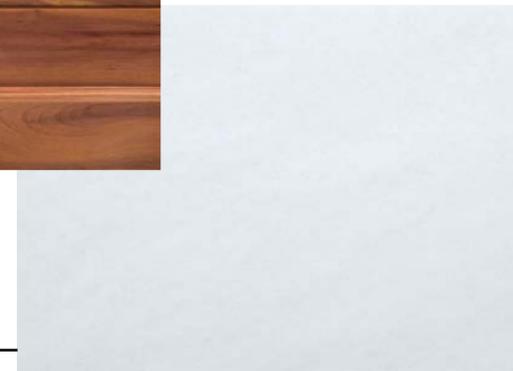




Corten steel



Cedar panel



Fiber cement panel



Aluminum glass storefront door/frames
At ground level



Fiberglass/Vinyl window
At upper levels



Dark gray bricks



Concept Massing - SW View



Concept Massing - SE View



Lower Deck and Upper Deck Perspective



Roof Deck Perspective



Retail Storefront Street Perspective



Residential Entry Perspective



Residential Entry and Retail Storefront Street Perspective



NW Corner Perspective



Double-height SW Corner Perspective



Vibrant Double-Height Retail Storefront Corner



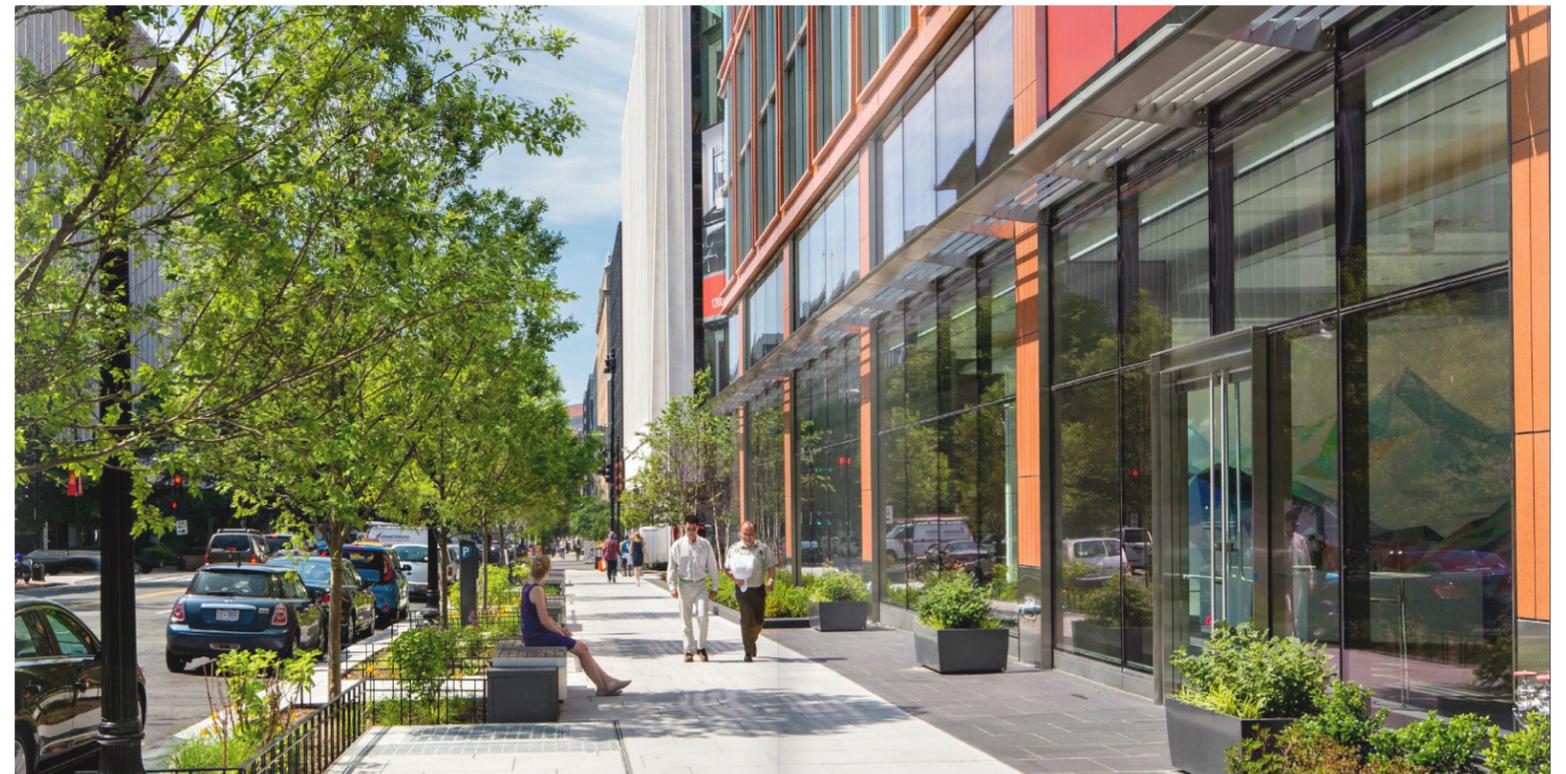
Lively Double-Height Retail Cornerscape



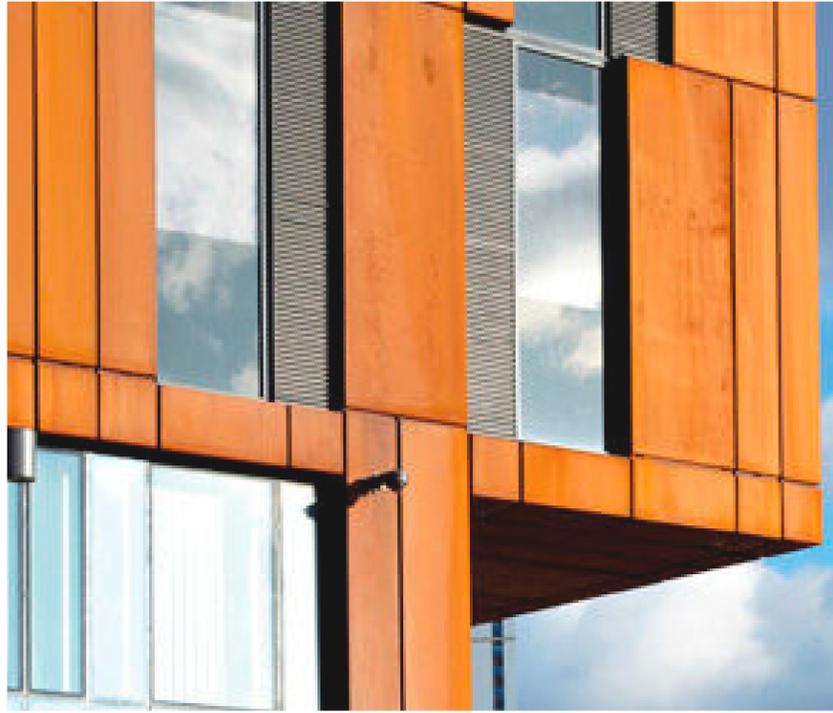
Relaxing Roof Deck Lounge



Vibrant Double-Height Retail Storefront Corner



Vibrant Streetscape with Double-Height Retail Storefront



Corten Steel Panel Facade



Recessed Courtyard Entry

Active Cornerscape with Attention to Detail on Corner



Corten Steel Panel Facade



Double-Height Retail Entry



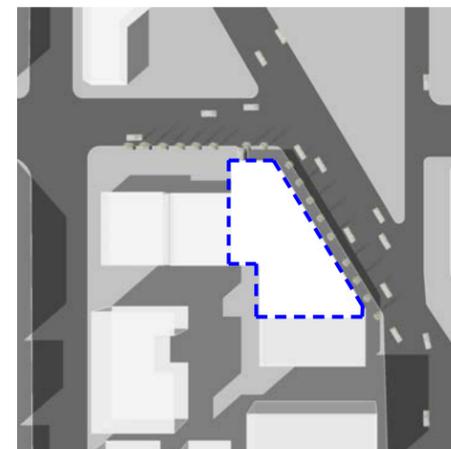
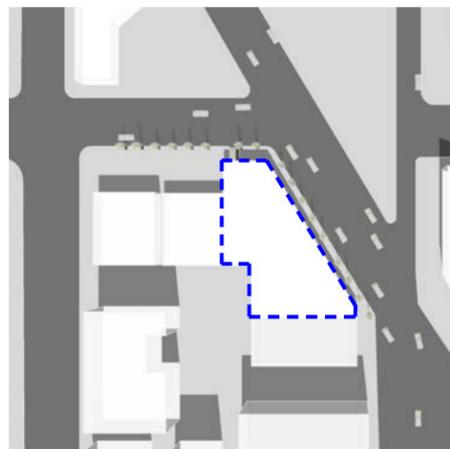
Retail Entry with Overhang

9:00 am

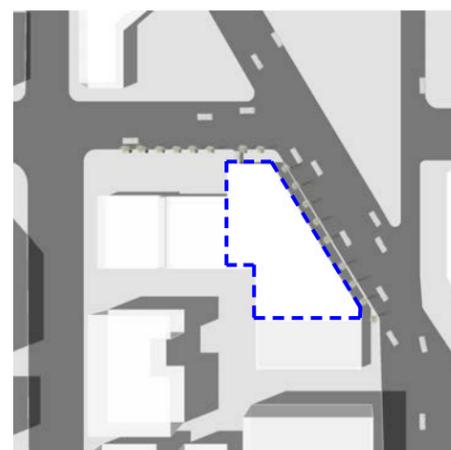
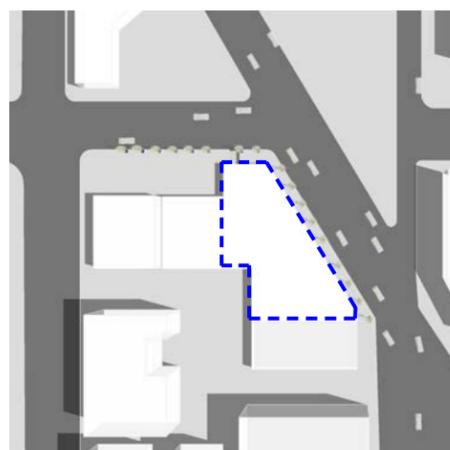
12:00 pm

3:00 pm

March 21
(Vernal/ Autumnal
Equinox)



June 21
(Summer Solstice)



December 21
(Winter Solstice)



9:00 am

12:00 pm

3:00 pm

March 21
(Vernal/ Autumnal
Equinox)



June 21
(Summer Solstice)



December 21
(Winter Solstice)



Solar Orientation Diagram



Scheme 1



Scheme 2



Scheme 3: Preferred



Positives:

1. Strong corner presence and visibility along Beacon Ave S
2. Maximum utilization of site
3. High-profile building
4. Residential space located above first level to provide security and privacy
5. Courtyards and cloisters for gathering
6. Large private roof deck

Negatives:

1. No facade variation along Beacon Ave S
2. Courtyards near property line will get minimal light
3. Reduced number of residential units
4. Minimal bike storage
5. Small amount of parking
6. West units close to property line
7. Driveway disrupts the sidewalk

No Departures requested

Positives:

1. More light and ventilation opportunities for residential units around the cloisters
2. Cloisters become outdoor gathering spaces to foster greater sense of community for the residents
3. Two different levels of private roof decks
4. Strong corner presence and visibility along Beacon Ave S
5. Maximum utilization of site

Negatives:

1. Light and ventilation opportunities available for units around cloisters only
2. Fewer number of residential units
3. Reduced areas for commercial/retail units
4. Roof decks and cloisters are private access only
5. No privacy for residential entry
6. Driveway disrupts the sidewalk

Departures requested

1. Less than 30' non-residential depth at L1 to allow for cloisters and parking

Positives:

1. Vertical panels provide facade variation
2. Private entry for residential units to provide privacy and security
3. Double-height retail to express corner
4. Strong corner presence draws attention from S Bayview St and Beacon Ave S as a gateway to the neighborhood corner
5. Private balconies for residential units
6. Private deck on level 2 for gathering
7. Roof deck encourages outdoor activities and interactions among residents
8. Top floor is setback to reduce scale
9. Retail is setback to create a large sidewalk
10. Lounge area on the north corner of level 7 provides views of downtown for all residents.

Negatives:

1. Small amount of parking
2. Northwest corner on property line
3. Driveway disrupts sidewalk
4. Roof deck is private access only

No Departures requested