



**BUMGARDNER**  
architecture • planning • interiors

# Colina East

**2709 17th Ave S, Seattle, WA 98121**

Applicant Team:

DEVELOPER | Pacific Housing NW LLC

ARCHITECT | Bumgardner

LANDSCAPE | Karen Kiest Landscape Architects

EARLY DESIGN GUIDANCE

SDCI NUMBER: 3029888

05.01.2018



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## Development Objectives

**Colina East** is one of two adjacent projects being developed concurrently by the Applicant Team. The Early Design Guidance packages for both projects **Colina East** (SDCI Number 3029888) and **Colina West** (SDCI Number 3029887) - are submitted separately per SDCI request, on May 1, 2018. Both of these projects are adjacent to the Denning Apartments, previously developed and completed by the same developer, Pacific Housing NW LLC. Information in each of these EDG packages reference its companion projects as well as The Denning Apartments, with the goal of providing a synergistic whole to all three project sites.

### Project Stats:

- 6 stories
- Approximately 95 residential units
- Approximately 84,960 gross commercial/residential SF above grade
- 39 Parking Stalls (None required)

### Development Objectives:

1. A 6-Story mixed-use building with 1,500 SF ground level commercial space, 95 residential units, and one level below-grade parking of about 39 stalls for the residents.
2. Continue the urban residential pattern on 17th Avenue S with entries and front yard like landscape facing the single family residential across the street by continuing the architectural patterns established by the existing Denning Apartments.
3. Design in conjunction with other buildings to “connect the dots” and improve exterior connections and spaces on our block and adjacent blocks:
  - Improve a shared courtyard connection with The Denning
  - Share parking and bike storage with Colina West
  - Share alley connection to Colina West
  - Enhance Festival Street and connection to El Centro de la Raza
4. Provide a pedestrian-oriented design next to the Beacon Hill Light Rail station that will utilize the existing mass transportation system, and be adjacent to local attractions like parks, library, retail and restaurants.
5. Respect the surroundings and contribute to the neighborhood.
6. Provide small community-oriented commercial space close to the Festival street
7. Capture the view wherever possible.



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# The Site & Immediately Adjacent Context

## LEGAL DESCRIPTION:

PARCEL C; TAX LOT 3086003250

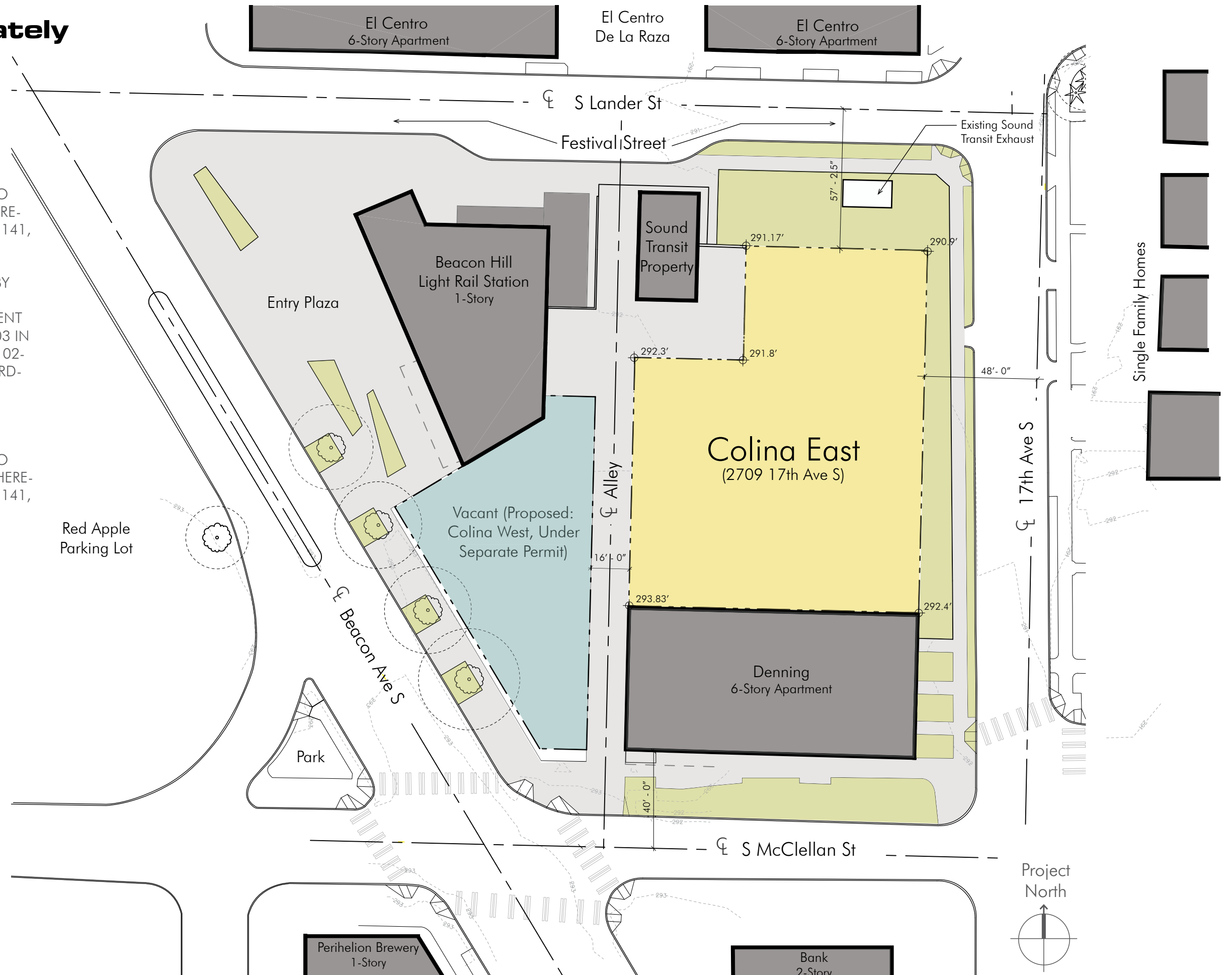
LOT 6, BLOCK 51, T. HANFORD'S ADDITION TO SOUTH SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 141, IN KING COUNTY, WASHINGTON;

EXCEPT THAT PORTION THEREOF ACQUIRED BY CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY PURSUANT TO STIPULATED CONSENT DECREE OF APPROPRIATION FILED JULY 8, 2003 IN KING COUNTY SUPERIOR COURT CAUSE NO. 02-2-30207-6SEA AND RECORDED UNDER RECORDING NO. 20030709002226

PARCEL D; TAX LOT 3086003255

LOT 7, BLOCK 51, T. HANFORD'S ADDITION TO SOUTH SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 141, IN KING COUNTY, WASHINGTON.

- Existing
- Project Site
- Adjacent Proposed





# 9 Block Area





# Zoning

**ZONING:** NC2P-65 Incentive (4.0) Base FAR  
**OVERLAYS:** North Beacon Urban Village; Beacon Hill Hill Light Rail Station Overlay Pedestrian  
**STREET:** 17th Avenue S non-arterial, not pedestrian street

## ZONING SUMMARY

**223.47A.004 Permitted Uses:**  
 Residential and associated parking are permitted outright.  
 General retail. Service, office, restaurant under 25,000 sf are permitted.

**23.47A.005 Street Level Use**  
 Non-residential use not required at 17th Avenue South (not a principal pedestrian street).

**23.47A.008 B4 Street level Floor-to-floor Height**  
 Street level non-residential use shall have minimum 13' floor-to-floor height.

**23.47A.008 D2 Street level Dwelling**  
 Street level dwelling shall be minimum 4' above or below sidewalk, or setback minimum 10' from sidewalk.

**23.47A.012 Structure Height:**  
 Maximum structure height 65'  
 Rooftop features above maximum structure height:  
 Railing, planters, clerestory, solarium: 4'  
 Insulation, roof deck, landscape soil: 2'  
 Solar collectors, mechanical equipment, play equipment and fence: 15'  
 Stair and elevator penthouse: 16'  
 All setback min 10' from north lot line unless shadow study proves such feature(s) will not shade north adjacent property.

**23.47A.013 Floor Area Ratio (FAR):**  
 4.0 Base without incentive zoning suffix  
 5.75 Within Station Overlay District

**23.54.015 Parking:**  
 Non-residential: parking not required in Station Overlay District  
 Residential: parking not required in Station Overlay District

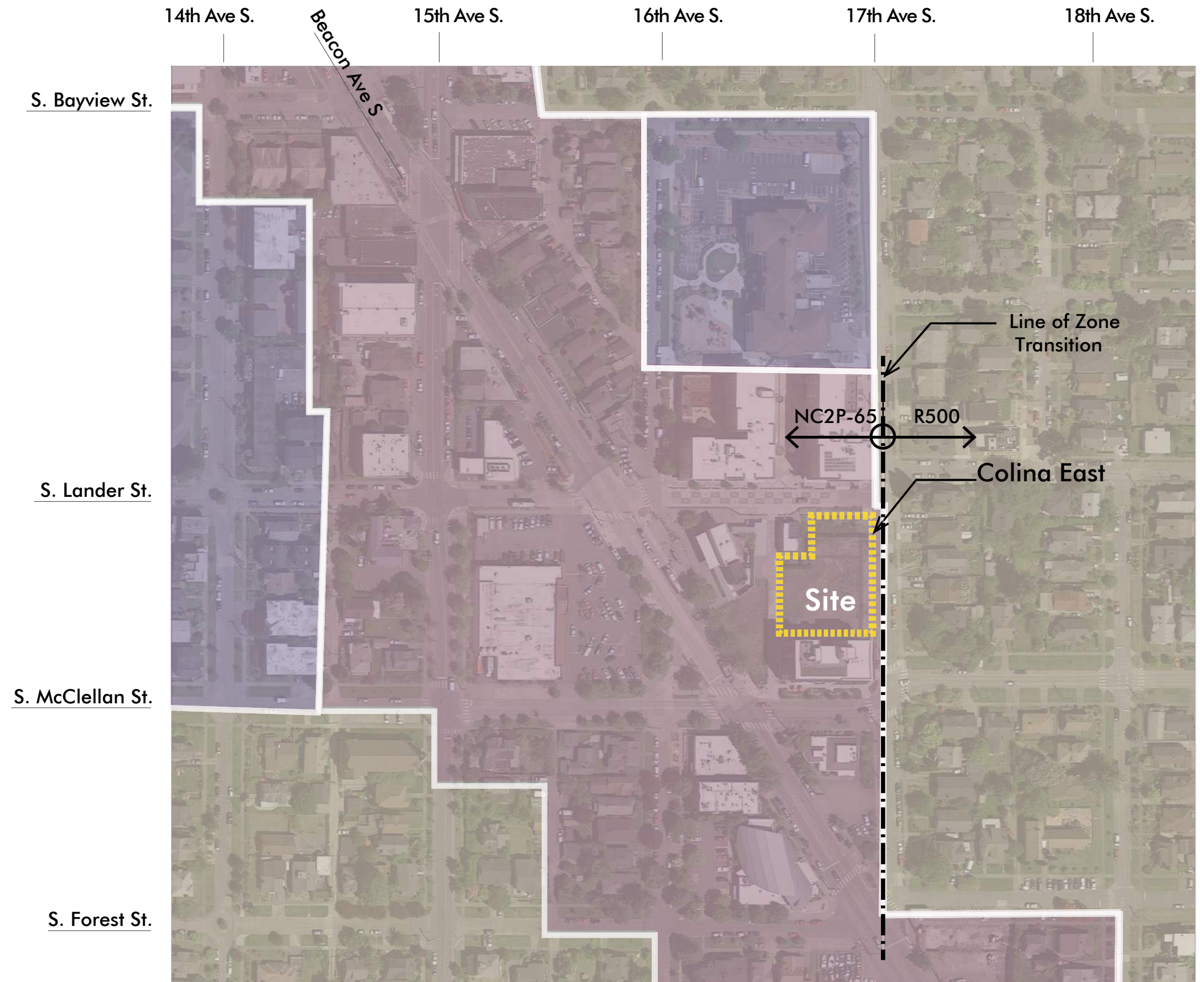
LOT AREA = 7,166 SF  
 FAR (5.75):  $7,166 \text{ SF} \times 5.75 = 42,205 \text{ SF}$

**23.54.015: REQUIRED PARKING**  
 TABLE A : Non - residential parking not required in station overlay district  
 TABLE B : Residential parking not required in station overlay district

## Zoning

Site: NC2P-65(4.0).

- Low Rise Multi-Family
- Neighborhood Commercial
- Single Family





# Streetscapes: Blockfront



Beacon Avenue S.

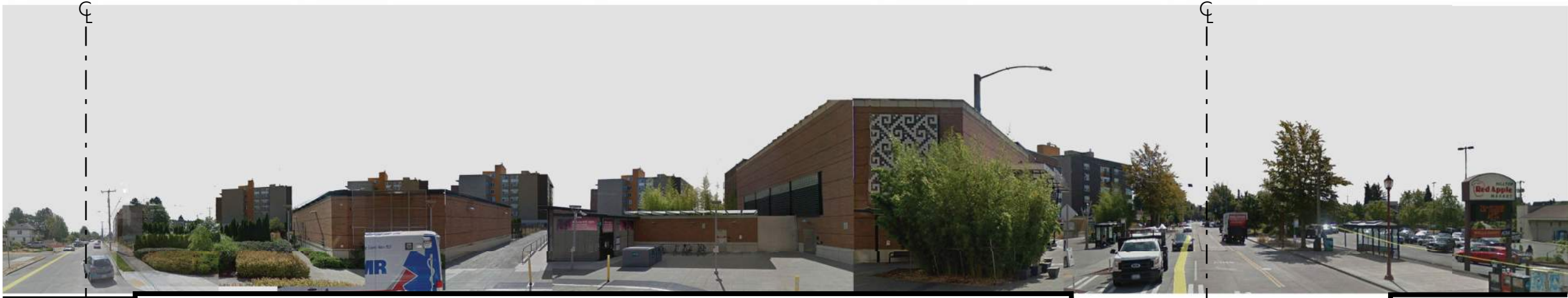
El Centro Apartments

El Centro De La Raza

El Centro Apartments

17th Ave S.

View looking north on S. Lander Street



17th Ave S.

Project Site

Beacon Avenue S

View looking south on S. Lander Street



# Streetscapes: Blockfront



View looking east on 17th Ave S.



View looking west on 17th Ave S.

# Streetscapes: Blockfront



Red Apple

Park

Beacon Ave S

Project Site

Alley

The Denning

View looking north on S. McClellan St.



17th Ave S

Beacon Ave S

Perihelion Brewery

16th Ave S

View looking south on S. McClellan St.



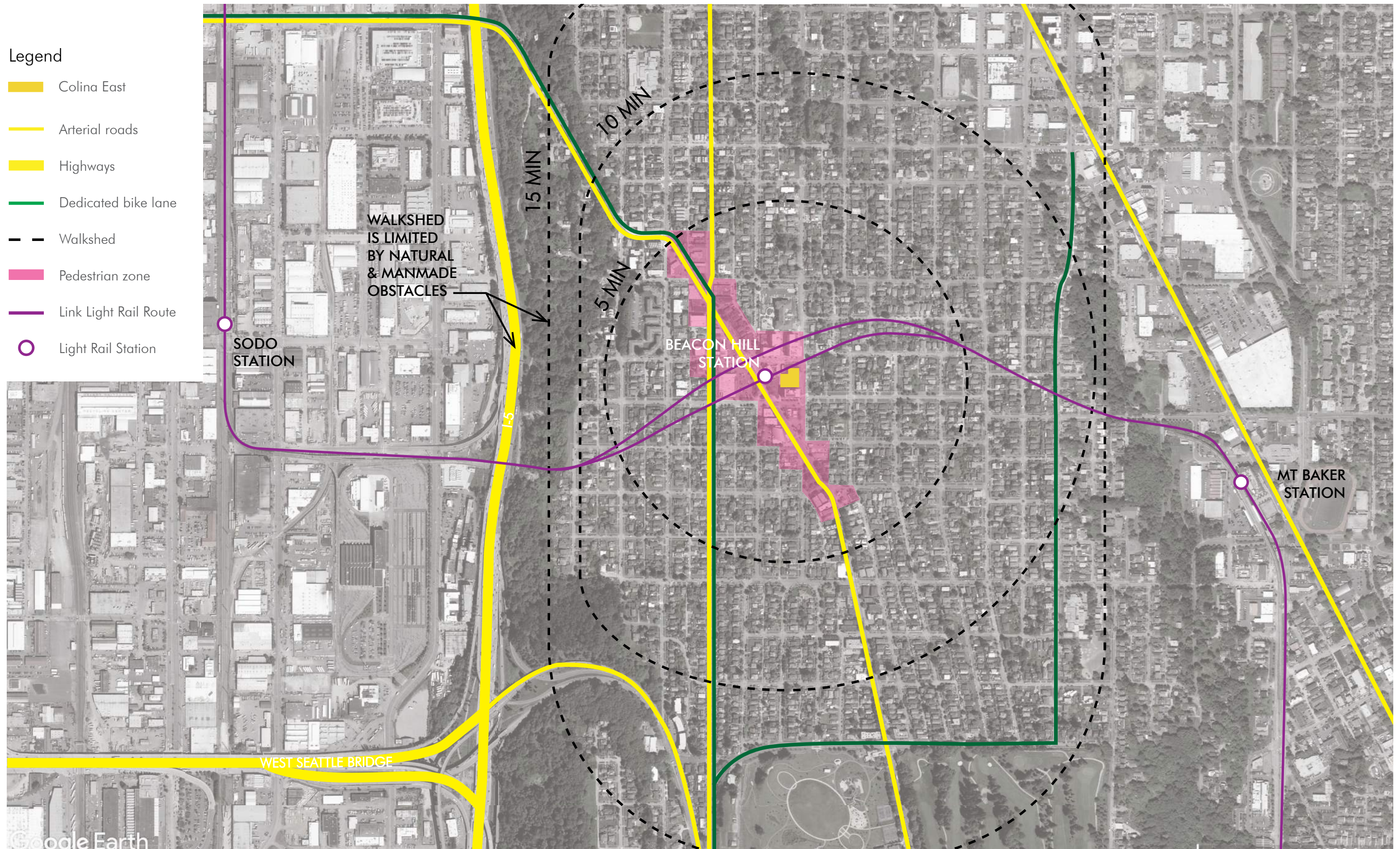
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# Transportation & Topography





# Beacon Hill Precedents



Beacon Hill Library - Civic Scale and Entry Plaza



El Centro Apartments - Neighborhood Density & Modulation



Beacon Hill Light Rail Station - Civic Scale and Entry Plaza



El Centro de la Raza - Activated Urban Use



El Centro de la Raza - Civic Community Gathering



The Denning - Streetside Retail along McClellan



# Beacon Hill Precedents



Beacon Avenue - Tree Lined Arterial



Beacon Avenue - Tree Lined Arterial



Beacon Hill Light Rail Plaza



Colina West Site, Alley, El Centro (Beyond), and Existing Denning Apartments



The Denning Apartments



Townhome



# Priority Guidelines

## PL - Public Life

### PL1 Connectivity

Complement and contribute to the network of open spaces around the site

- Incorporate quasi-public open space into new residential development or redevelopment with special focus on corner landscape treatments and courtyard entries.
- Create substantial courtyard-style open space that is visually accessible to the public view.

### Response

- Ground floor commercial is strategically placed along Roberto Maestas (Festival Street), enabling additional plaza and open space along Lander, and fulfills community desire for additional retail. The outdoor space and landscaping tie into the ceremonial Centro de la Raza to the north, providing potential overflow area of heavy pedestrian use and traffic.
- A proposed internal landscaped courtyard provides light and air adjacent to the existing Denning light court, in addition to providing a generous amount of light and air to new residences. This courtyard also ties to the existing alley, providing additional eyes and activation. The new project across the alley also shares the courtyard by focusing apartment windows and a shared bike court.



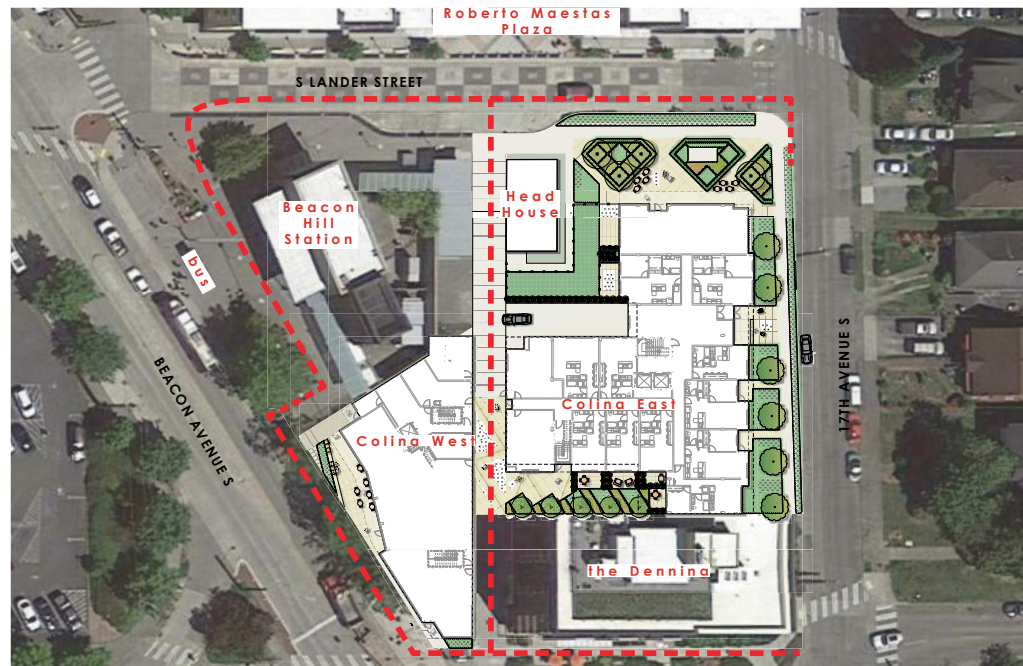
## PL - Public Life

### PL2 Walkability

Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

### Response

- The character of the 17th Avenue S streetscape continues the scale, setback, and rhythm of the existing Denning Apartments. Commercial use, open space, and plaza facing S Lander Street is described in the Connectivity Guidelines.
- Concurrent development of adjacent sites (Colina West; 2710 Beacon Avenue S and Colina East; 2709 17th Avenue S) allows a rare opportunity to design connections between the two with improvements to the alley - including lighting and lively paving - that will provide an enjoyable pedestrian experience between the Centro de la Raza and McClellan/Beacon intersection. Projects will also share bike storage, parking and courtyard.



## PL - Public Life

### PL3 Street-Level Interaction

Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

### Response

- The transparent commercial facade facing S Lander Street will provide interest and activity along the Festival Street. Ground floor private residential entries and terraces along 17th Avenue S provide interest and scaled elements along the residential-scaled street.





# Priority Guidelines

## DC - Design Concept

### DC2 Architectural Concept

Develop an architectural concept that will result in a unified design that fits well within its surroundings.

#### Response

- The proposed development is sculpted by its unique context. The 17th Avenue S facade and massing continues the vocabulary of the Denning Apartments to the south. The S Lander street facade features commercial retail that responds to the Festival Plaza and a scale that responds to the Centro Apartments that flank the Centro de la Raza to the north. The west facade provides an open courtyard against the Denning that expands and enhances the existing light well and links activity and eyes to the alley.



## DC - Design Concept

### DC3 Open Space Concept

Integrate open space design with the design of the building so that each complements the other

#### Response

- Open space facing S Lander Street is integrated with Centro de la Raza to the North and is suitably located adjacent to commercial retail. Internal courtyard not only provides light and air to new residences, but also expands existing Denning Apartments light court to the south while linking activity and eyes to the alley to the west.



## CS - Context And Site

### CS2 Urban Pattern & Form

Strengthen the most desirable forms, characteristics and patterns in the surrounding area

#### Response

- Strong massing of existing Denning Apartments is continued along 17th Avenue S and S Lander Street, facing the Centro de la Raza and similar-scaled apartment buildings to the north. Smaller-scaled rhythm, bays, balconies, and recesses along 17th Avenue S continue Denning form and mass repetition.





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# Massing Option Comparisons



## Option 1:

### Opportunities

- Continuous residential use facing single family residential across street
- Courtyard
- Continues massing pattern of the Denning

### Constraints

- No commercial space
- Appears more massive from 17th Ave
- Unit Mix does not meet development objective
- No break on alley side massing
- Courtyard can only be accessed by ground level units, and is too small for large scale vegetation.



## Option 2:

### Opportunities

- Commercial Space at street level along 17th Street
- Large private courtyard for residents, expands the existing courtyard @ Denning

### Constraints

- Commercial space across from single family residential use on a mostly residential street
- Massing does not respond to existing urban pattern and context



## Option 3: Preferred

### Opportunities

- Residential entries continue existing pattern
- Massing, articulation, height, bulk, scale compliments Denning and firmly anchors NE corner
- Commercial appropriate for the site and responds to community desires and requests
- Courtyard continues to alley
- Unit mix meets development objectives

### Constraints

- Ground floor height for non-residential use



# Option 1: Ground Floor Plan

Stories: 6  
 Area: 72,255sf  
 Unit Count: ~105  
 Parking: 36 (Not Required)  
 Commercial: 0 sf  
 FAR: 4.7  
 Departures: None










## Opportunities

- Continuous residential across from single family residential across street
- Courtyard
- Continues massing pattern of the Denning

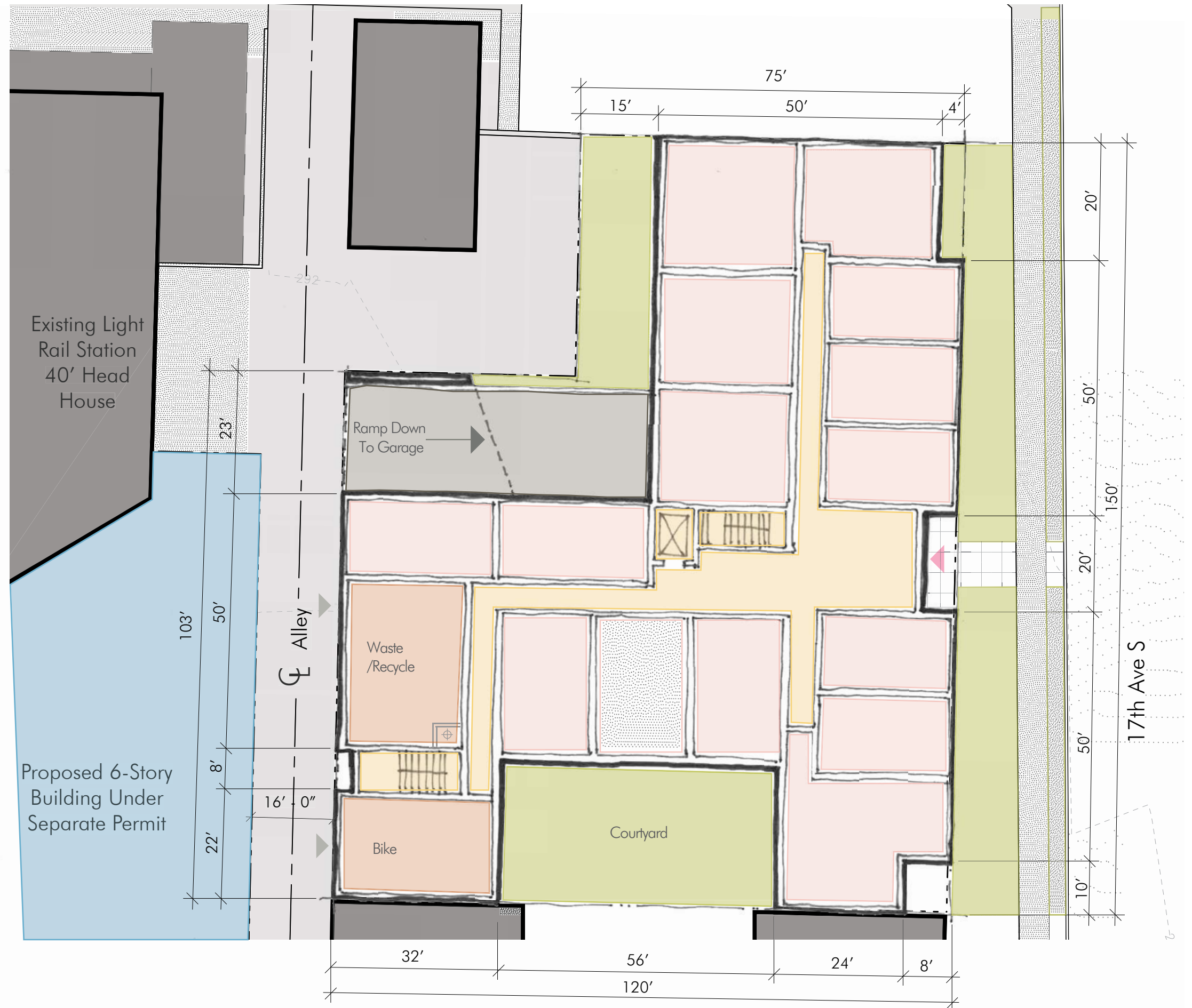
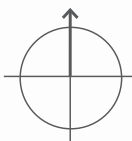
## Constraints

- No commercial space
- Appears more massive from 17th Ave
- Unit Mix does not meet development objective
- No break on alley side massing
- Courtyard can only be accessed by ground level units, and is too small for large scale vegetation.

## Key

- |   |                      |   |                             |
|---|----------------------|---|-----------------------------|
|  | Residential Entry    |  | Residential                 |
|  | Vehicular Entry/Exit |  | Retail                      |
|  | Service Entry        |  | Amenities                   |
|  | Retail Entry         |  | Back of House / Circulation |
|   |                      |  | Vehicular Circulation       |

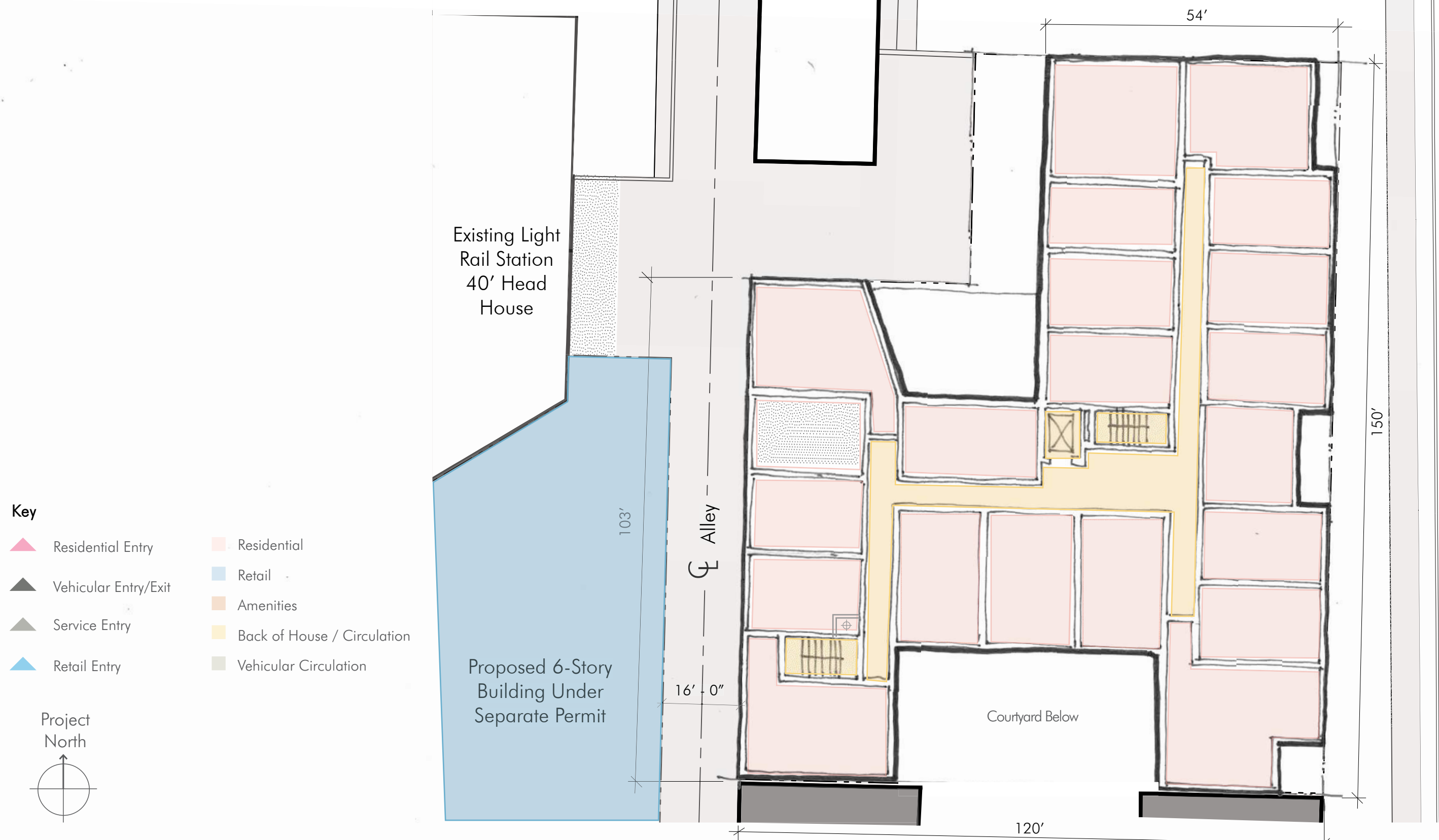
Project North





# Option 1:

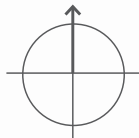
## Typical Residential Level



### Key

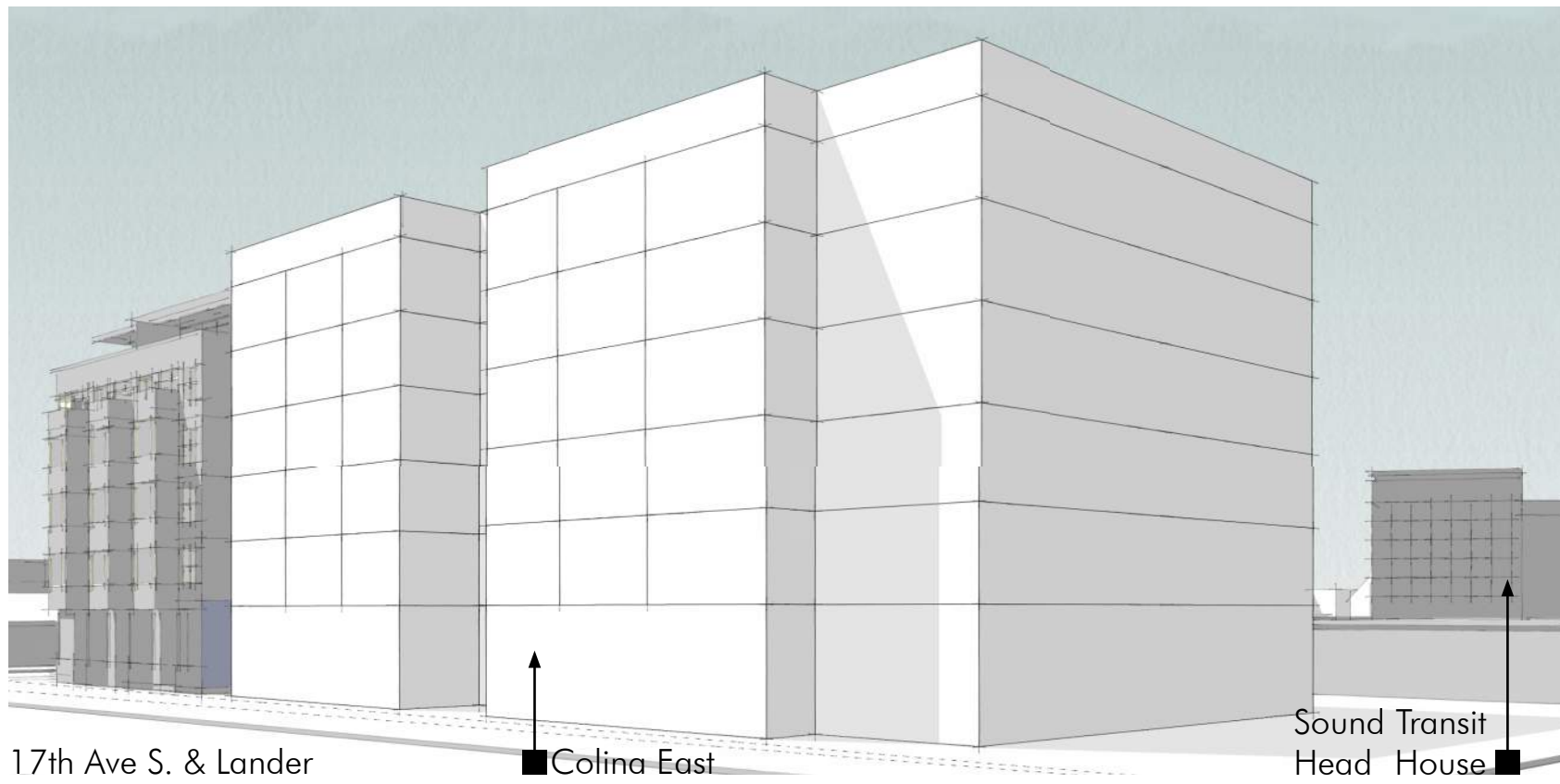
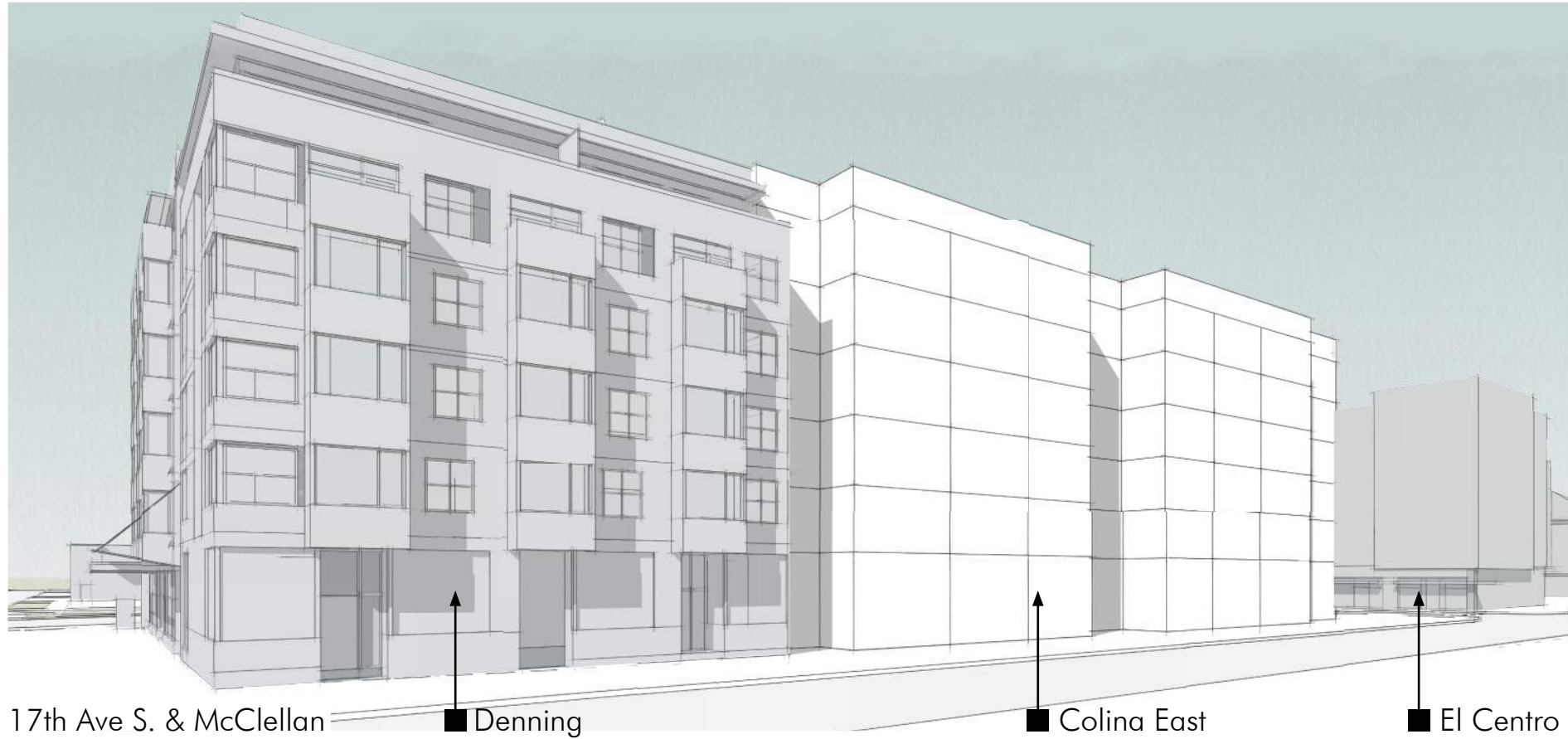
- ▲ Residential Entry
- ▲ Vehicular Entry/Exit
- ▲ Service Entry
- ▲ Retail Entry
- Residential
- Retail
- Amenities
- Back of House / Circulation
- Vehicular Circulation

Project North



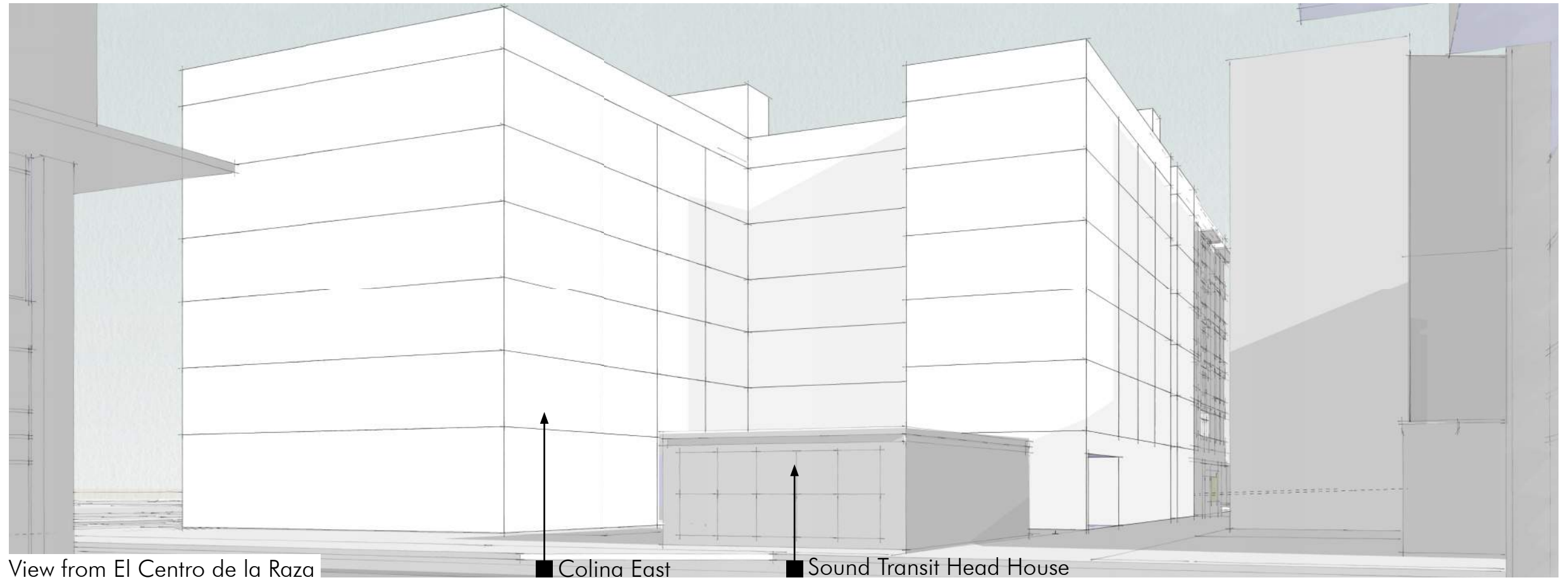


**Option 1:**





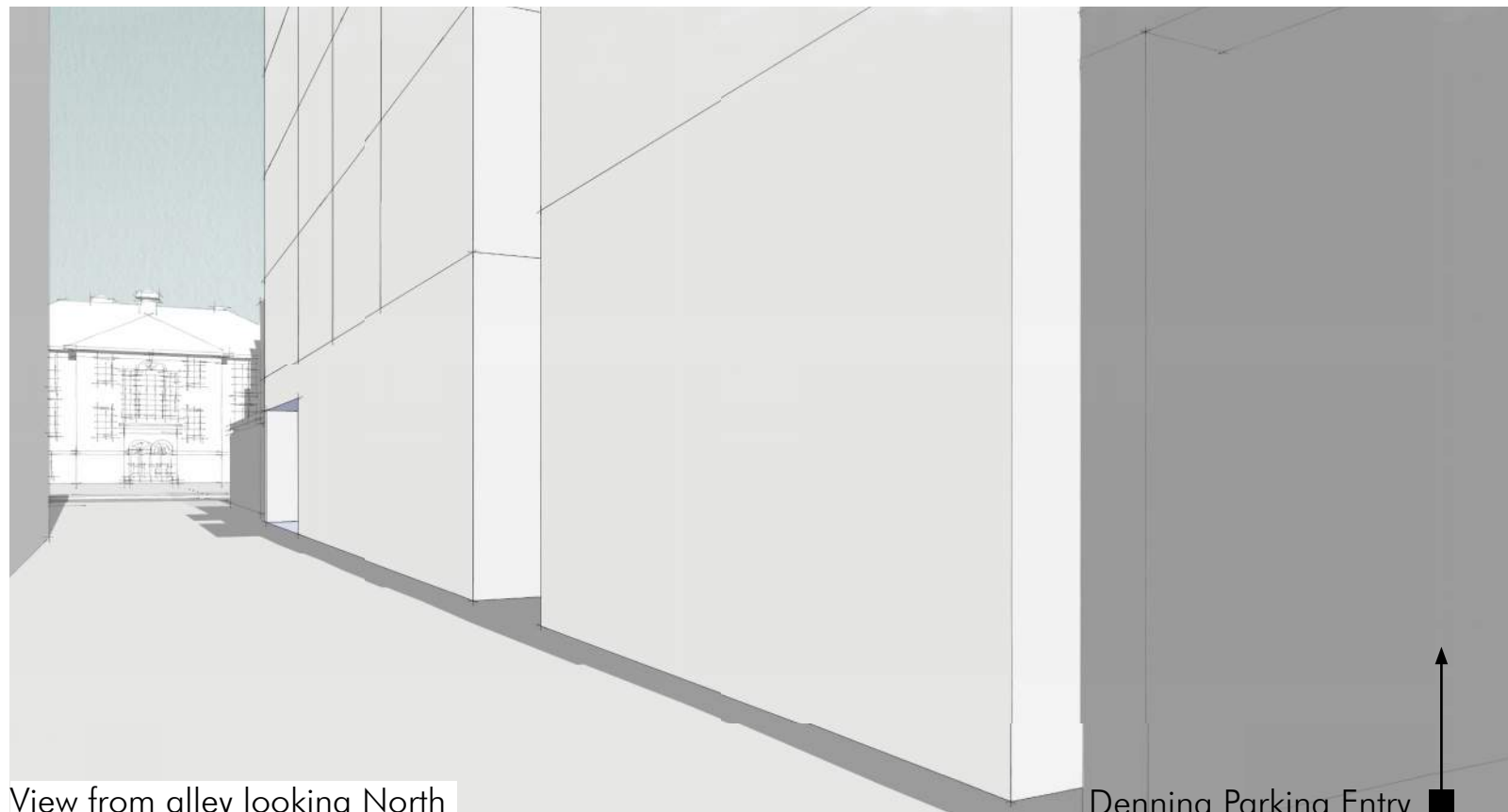
# Option 1:



View from El Centro de la Raza

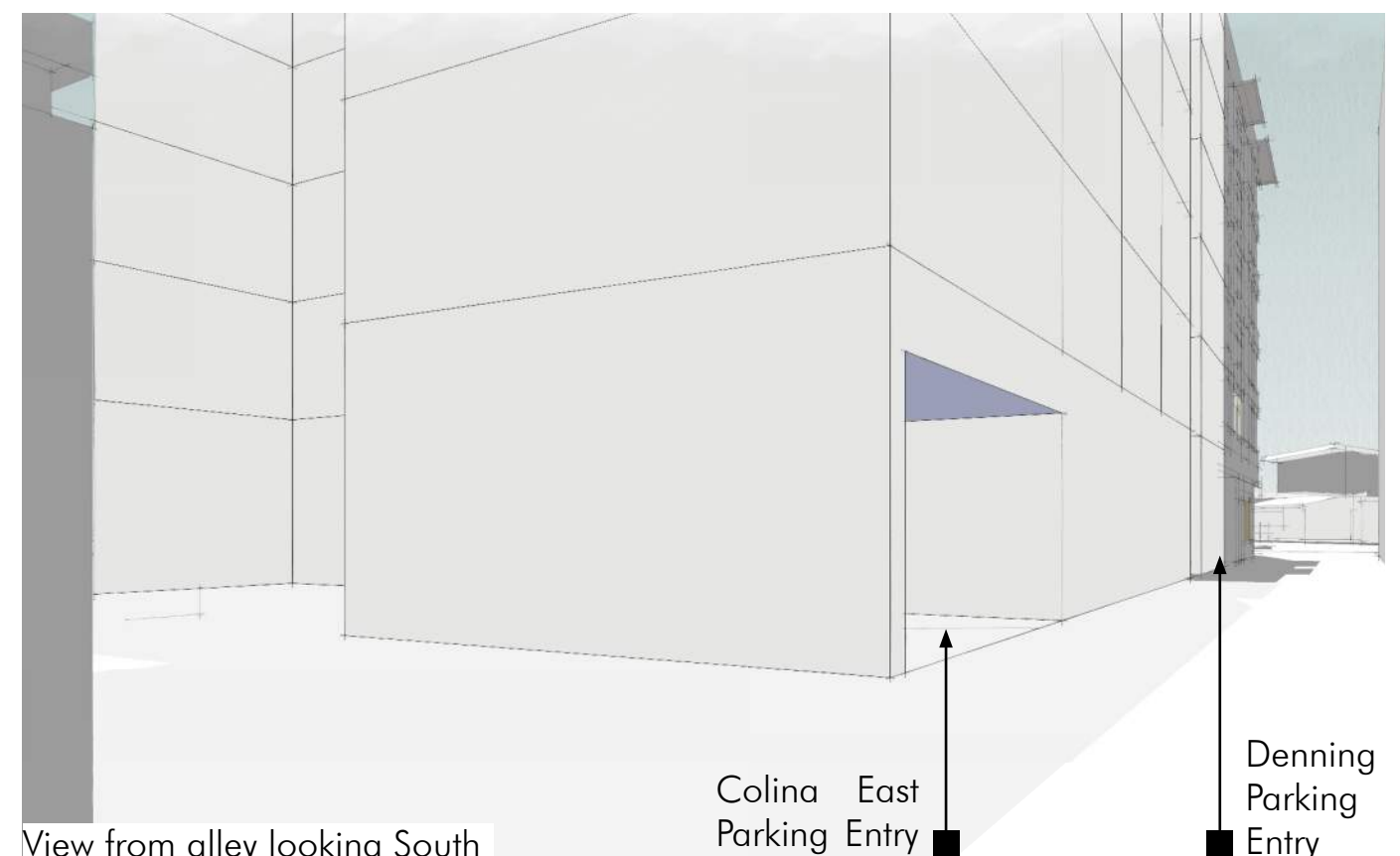
Colina East

Sound Transit Head House



View from alley looking North

Denning Parking Entry



View from alley looking South

Colina East  
Parking Entry

Denning  
Parking  
Entry



# Option 2: Ground Floor Plan

Stories: 6  
 Area: 72,339sf  
 Unit Count: ~93  
 Parking: 36 (NoT required)  
 Commercial: 2,964 sf  
 FAR: 4.6  
 Departures: None










## Opportunities

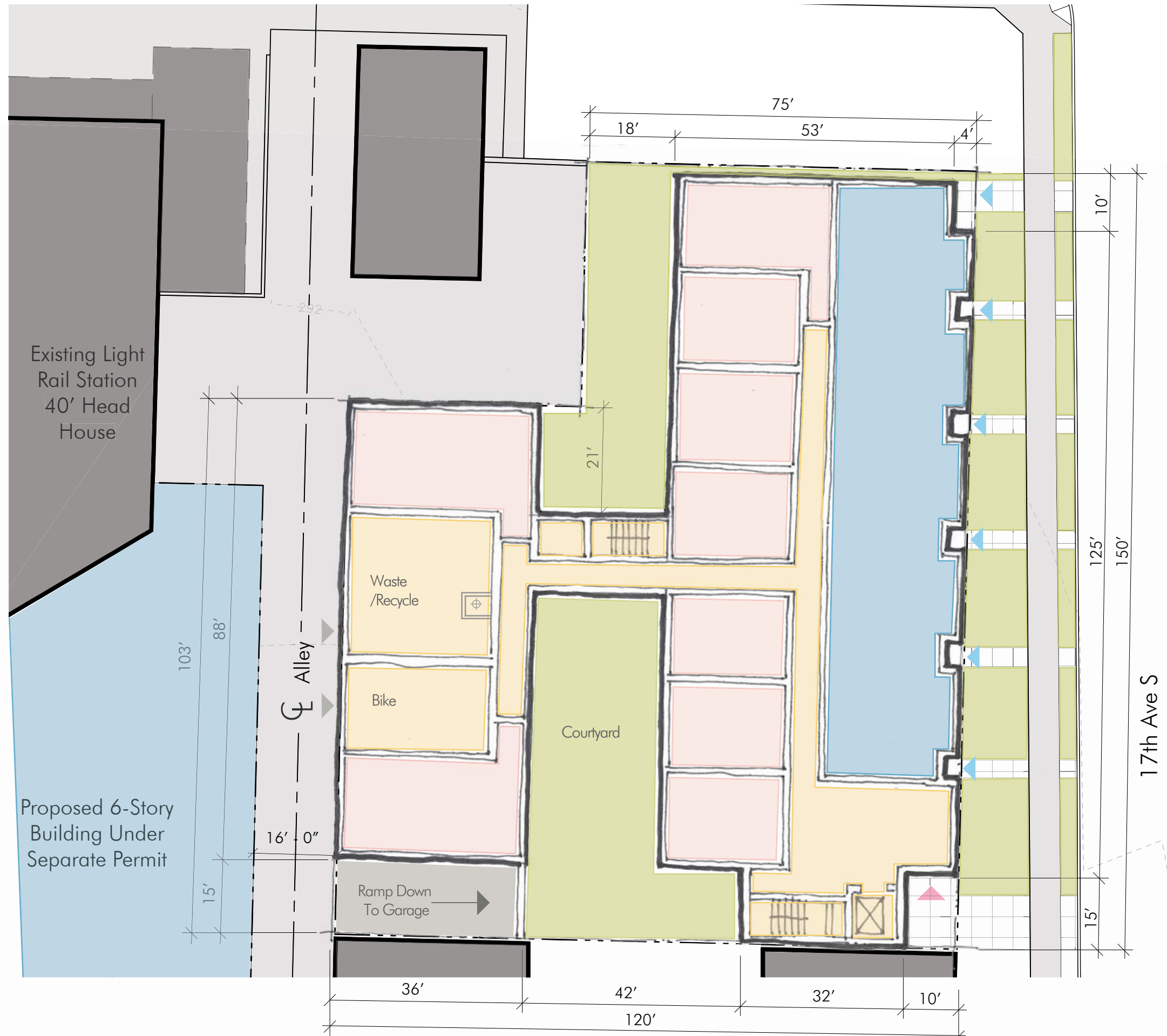
- Commercial Space at street level along 17th Street
- Large private courtyard for residents, expands the existing courtyard at Denning

## Constraints

- Commercial space across from SF across street on a mostly residential street
- Massing does not respond to existing urban pattern and context

## Key

- |   |                      |   |                             |
|---|----------------------|---|-----------------------------|
|  | Residential Entry    |  | Residential                 |
|  | Vehicular Entry/Exit |  | Retail                      |
|  | Service Entry        |  | Amenities                   |
|  | Retail Entry         |  | Back of House / Circulation |
|   |                      |  | Vehicular Circulation       |





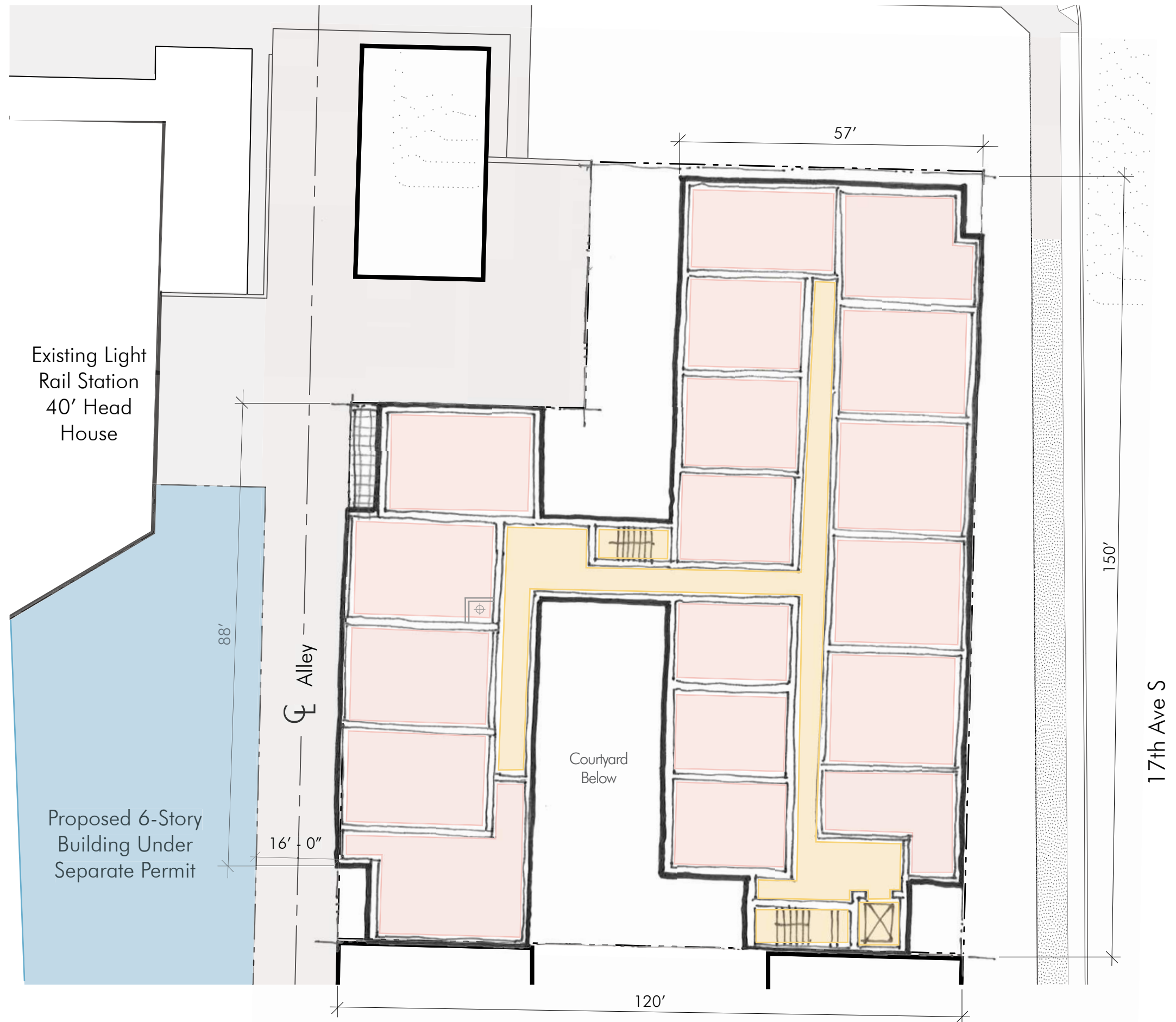
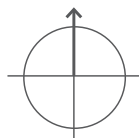
# Option 2:

## Typical Residential Level

### Key

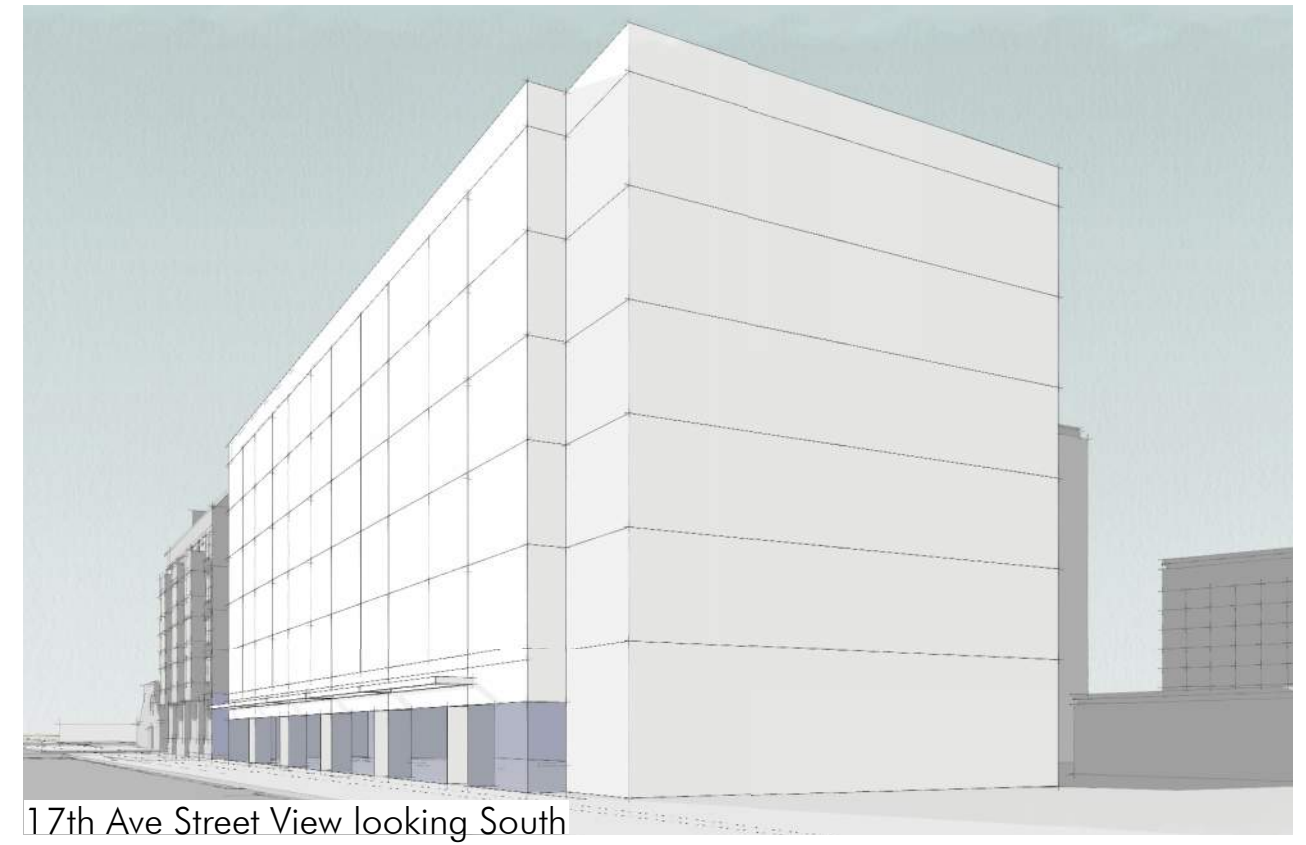
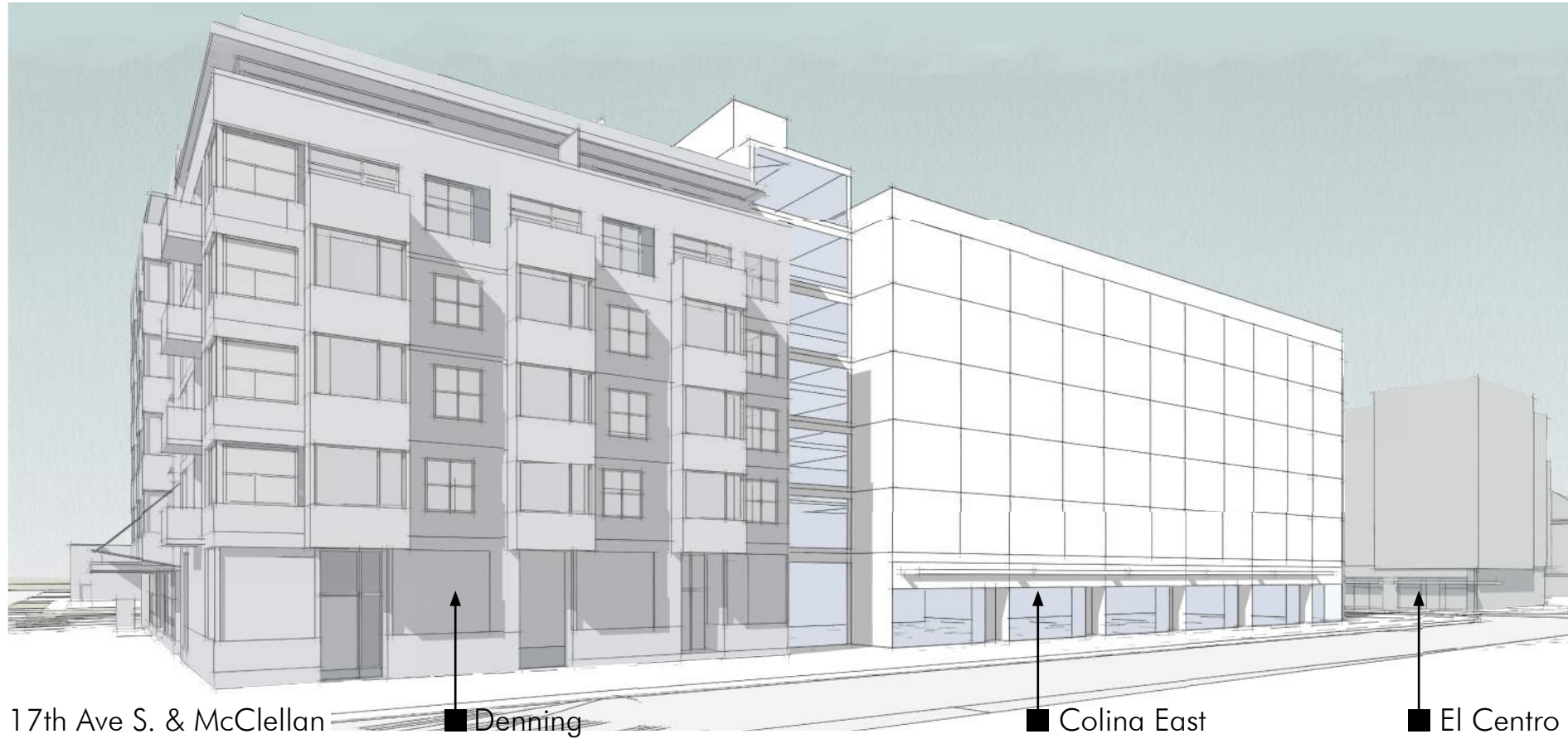
- ▲ Residential Entry
- ▲ Vehicular Entry/Exit
- ▲ Service Entry
- ▲ Retail Entry
- Residential
- Retail
- Amenities
- Back of House / Circulation
- Vehicular Circulation

Project North



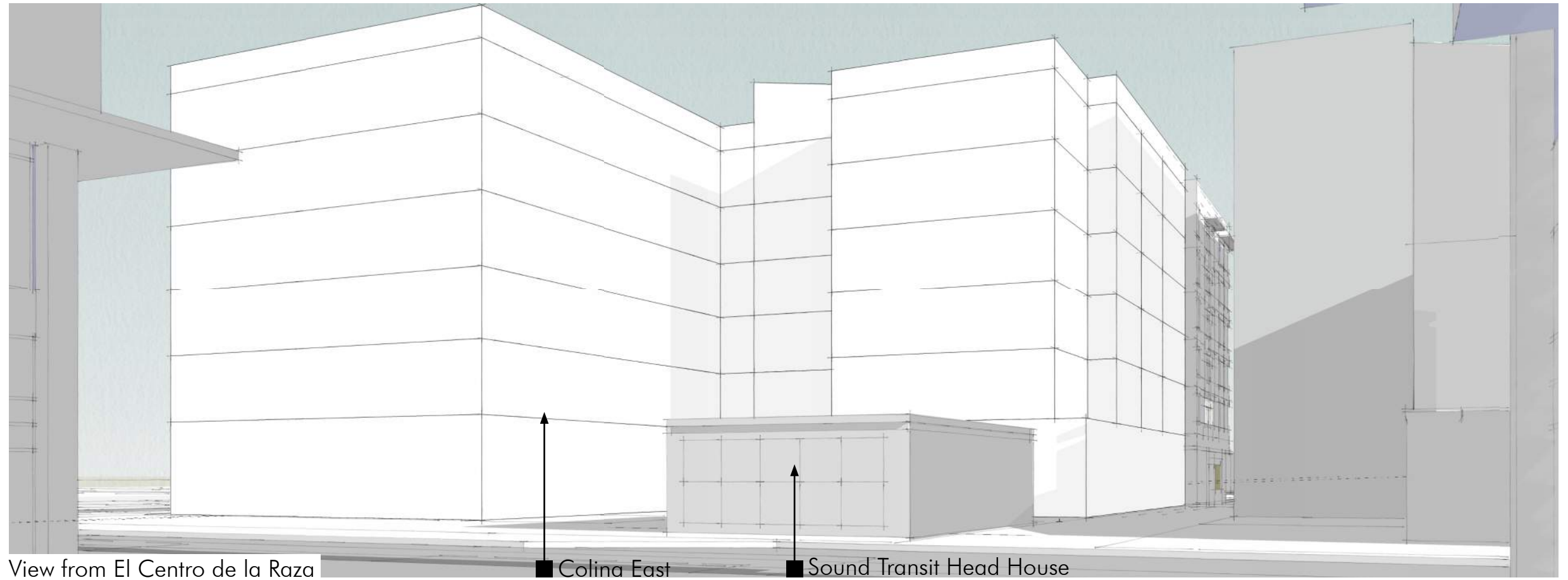


# Option 2:





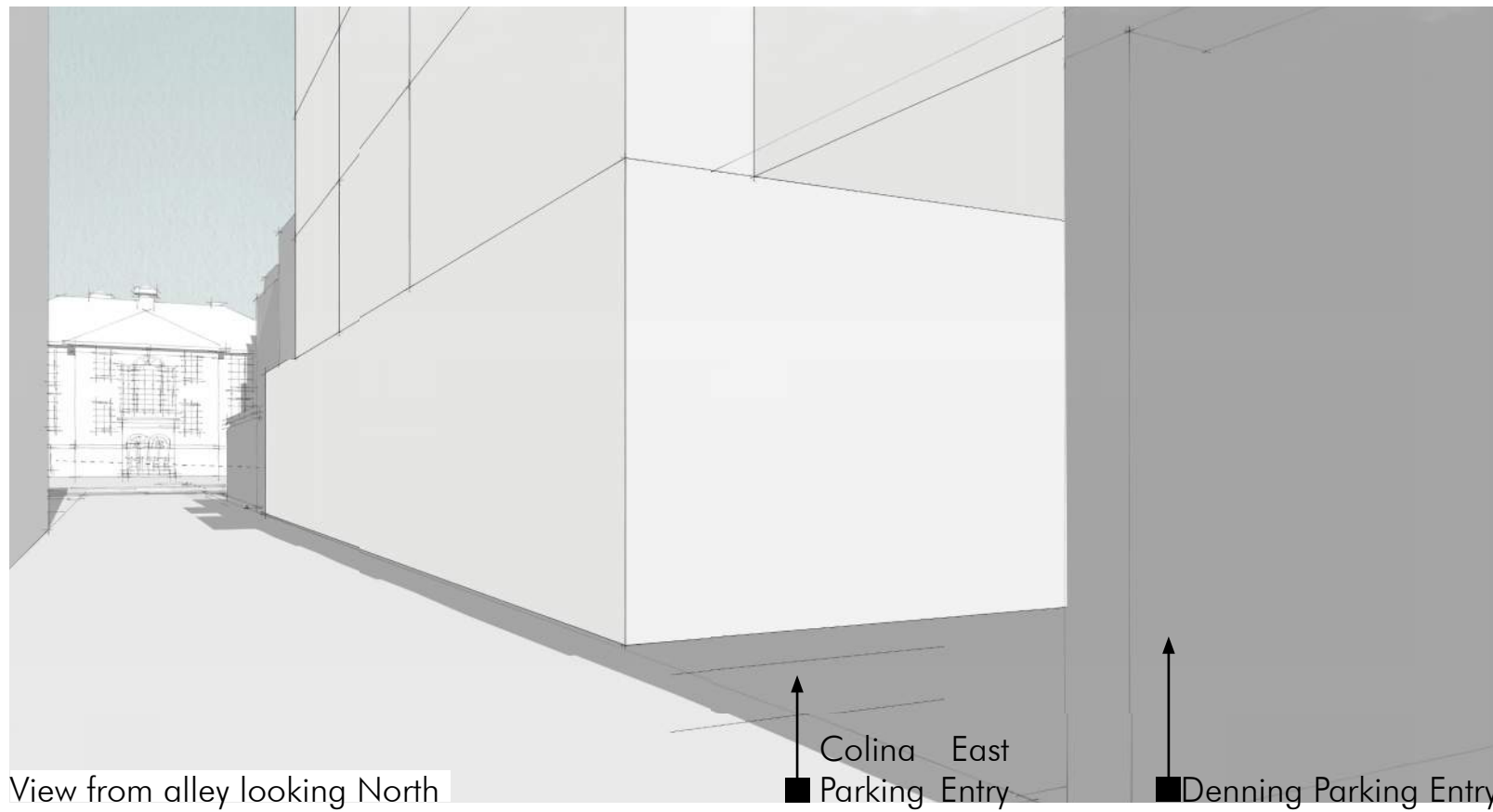
# Option 2:



View from El Centro de la Raza

Colina East

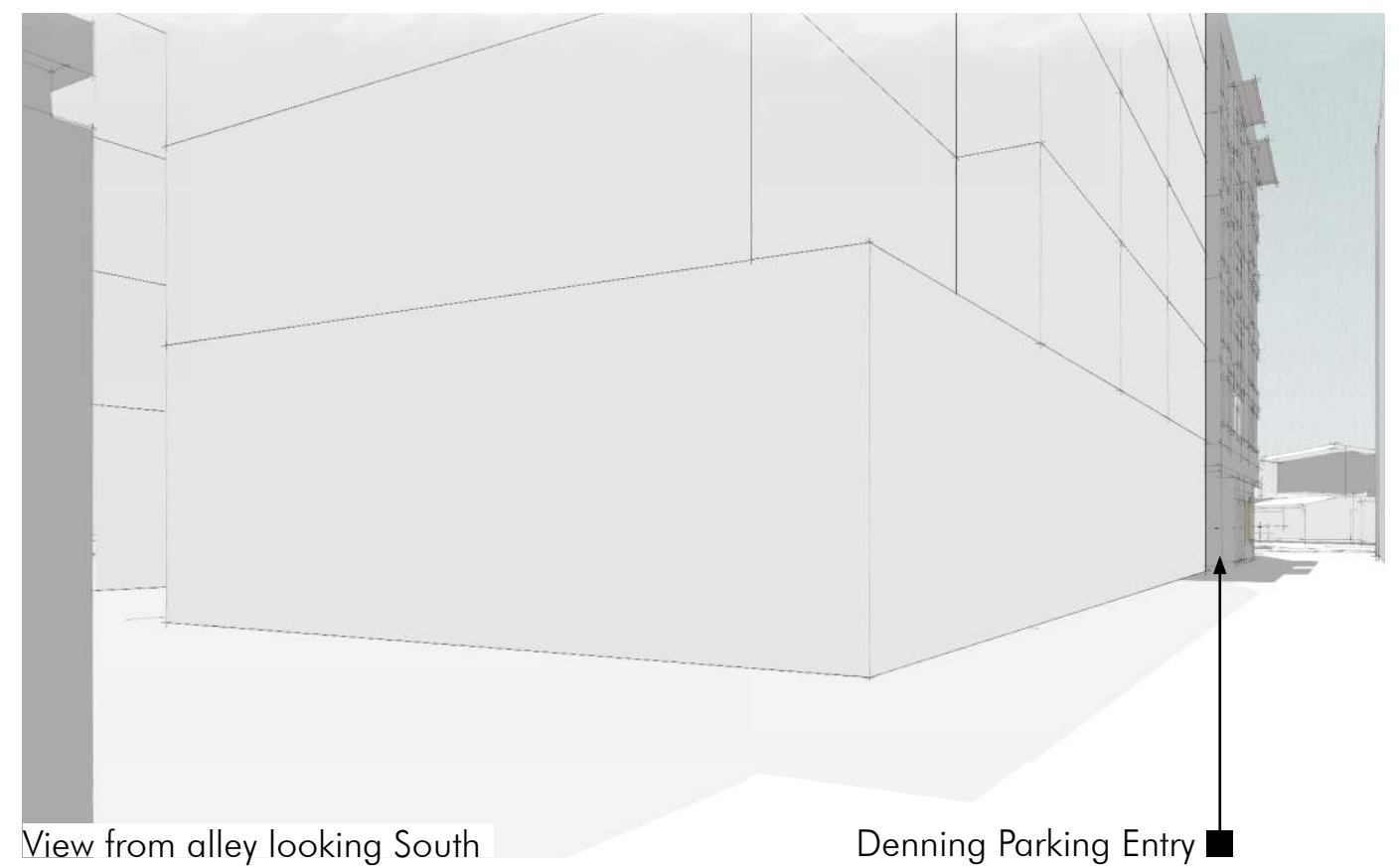
Sound Transit Head House



View from alley looking North

Colina East  
Parking Entry

Denning Parking Entry



View from alley looking South

Denning Parking Entry



# Option 3: Preferred Ground Floor Plan

Stories: 6  
 Area: 84,962sf  
 Unit Count: ~95  
 Parking: 39 (No required)  
 Retail Space: 1,476 sf  
 FAR: 4.5  
 Departures: 13' floor height of non-residential use at street level

## Opportunities

- Commercial Street edge
- Commercial Plaza at north
- Maximum units (development objective)
- Simple form and pleasing proportions
- Potential to eventually convert unneeded parking to other uses, if parking demand lessens over time.
- Residential modulation with bays & balconies

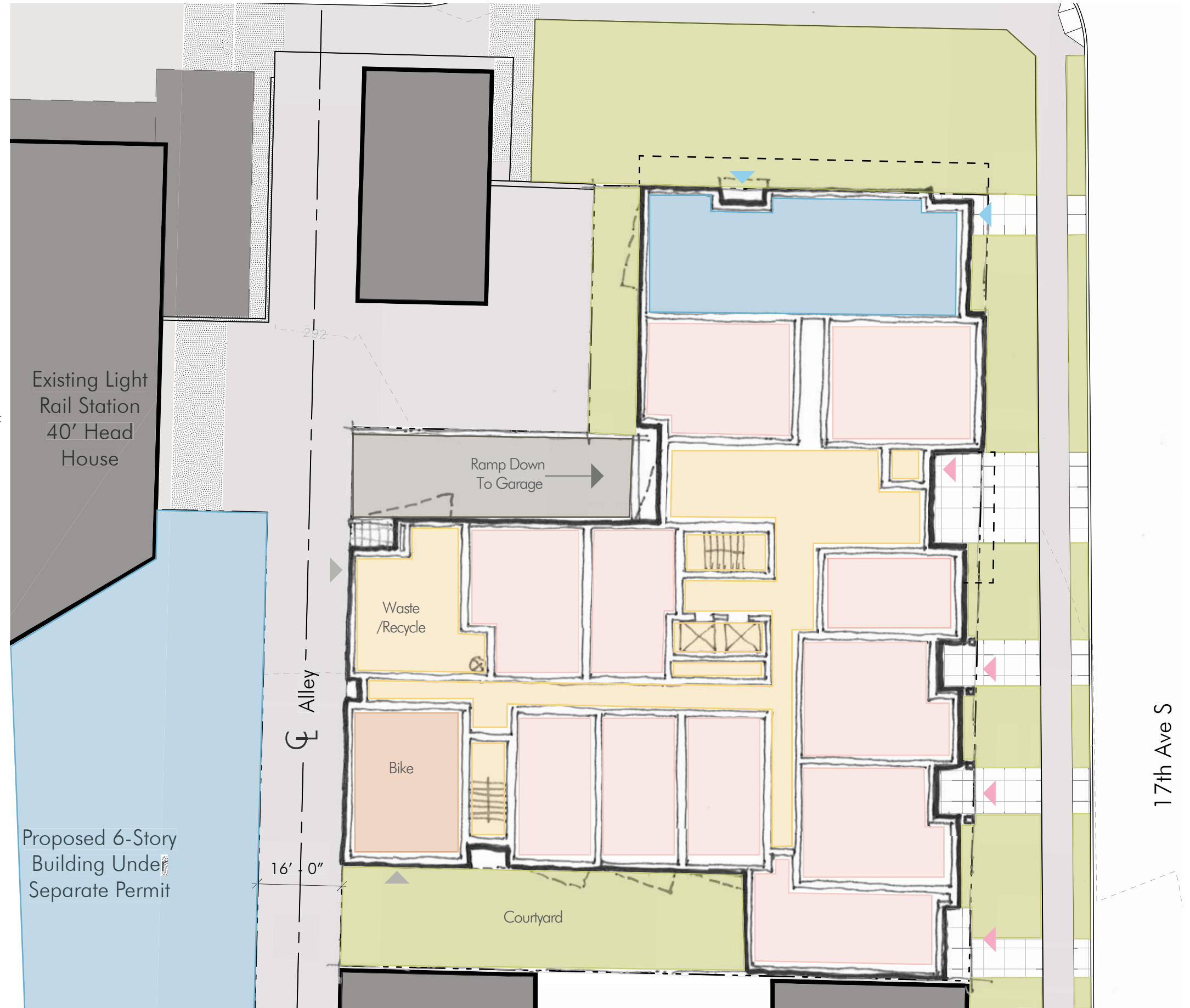
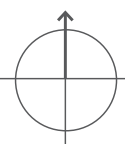
## Constraints

- Ground floor height for non-residential use

## Key

- |                        |                               |
|------------------------|-------------------------------|
| ▲ Residential Entry    | ■ Residential                 |
| ▲ Vehicular Entry/Exit | ■ Retail                      |
| ▲ Service Entry        | ■ Amenities                   |
| ▲ Retail Entry         | ■ Back of House / Circulation |
|                        | ■ Vehicular Circulation       |



Project North



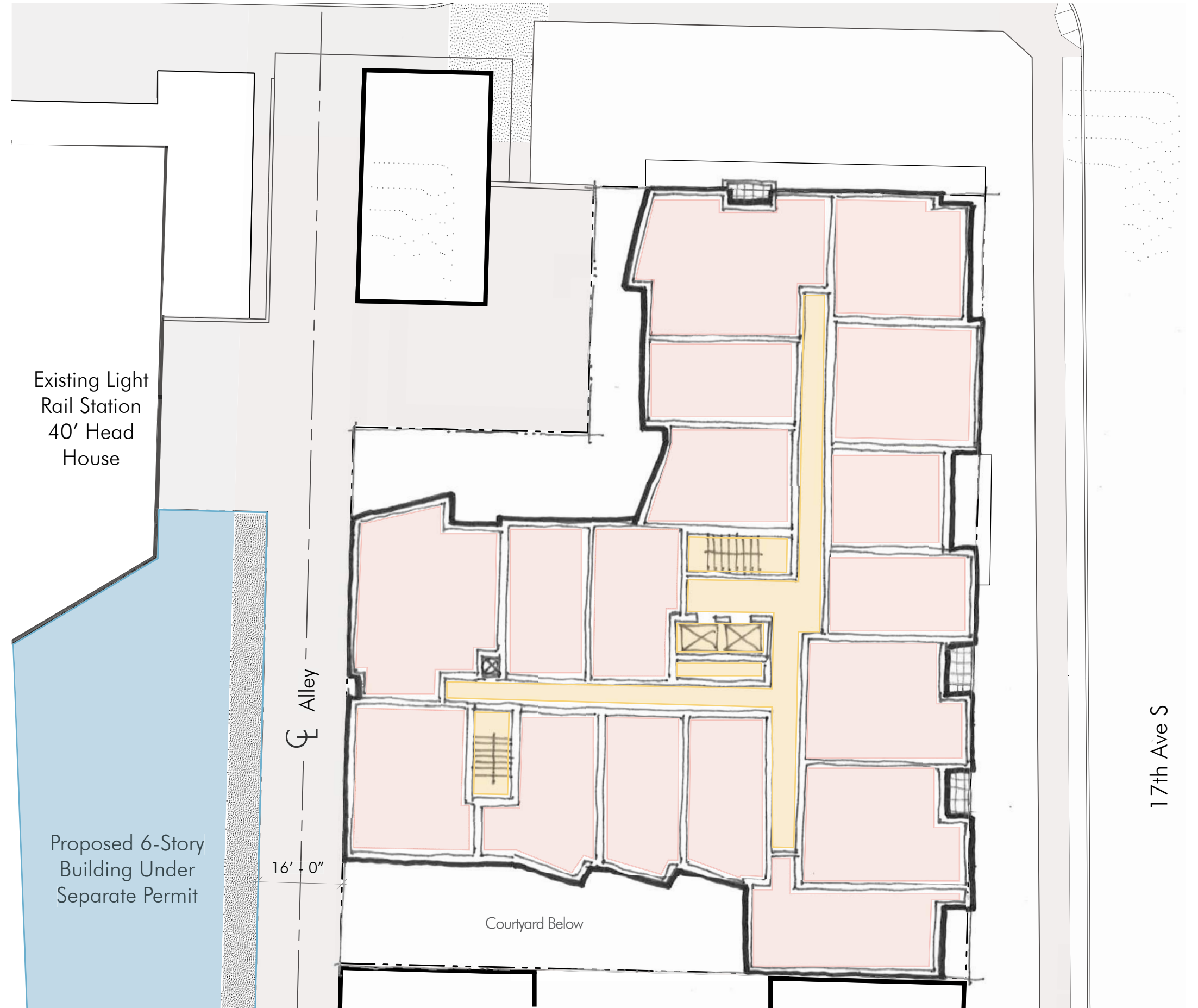


**Option 3:** Preferred  
Typical Residential Level

**Key**

-  Residential Entry
-  Vehicular Entry/Exit
-  Service Entry
-  Retail Entry
-  Residential
-  Retail
-  Amenities
-  Back of House / Circulation
-  Vehicular Circulation

Project North



**Option 3:** Preferred



17th Ave S. & McClellan

■ Denning

■ Colina East

■ El Centro



17th Ave Street View looking North



17th Ave S. & Lander

■ Colina East

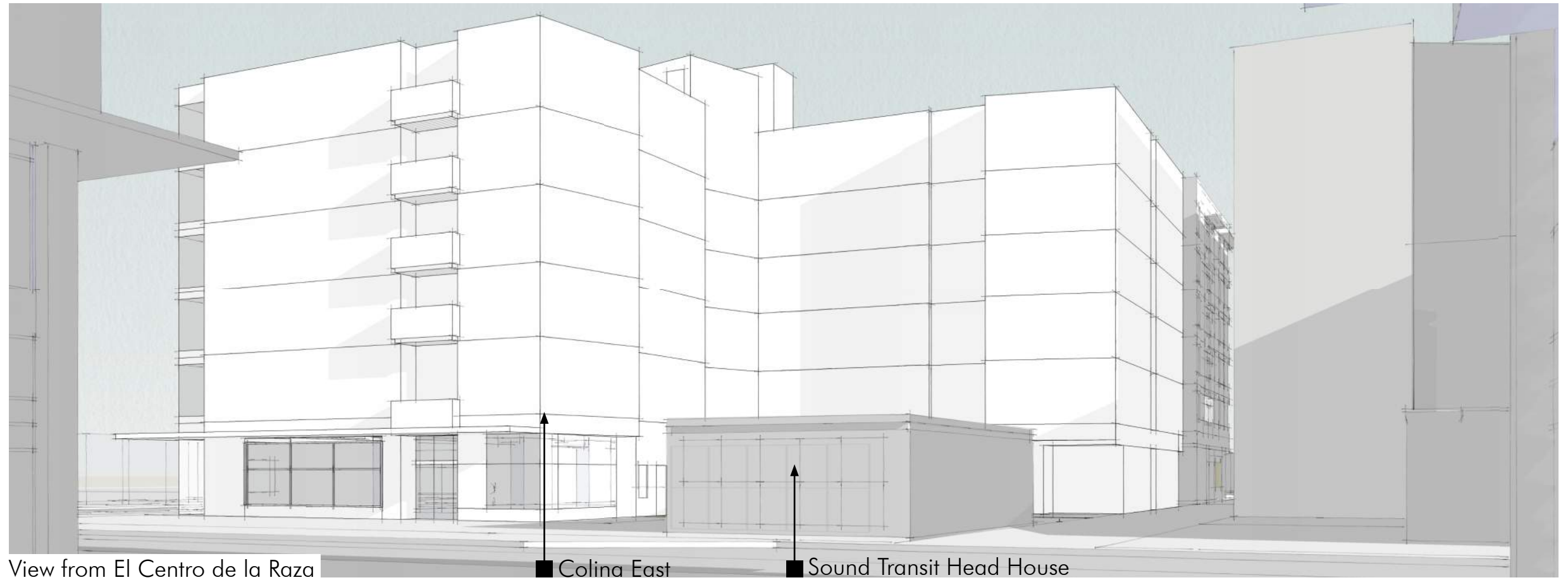
■ Sound Transit  
Head House



17th Ave Street View looking South



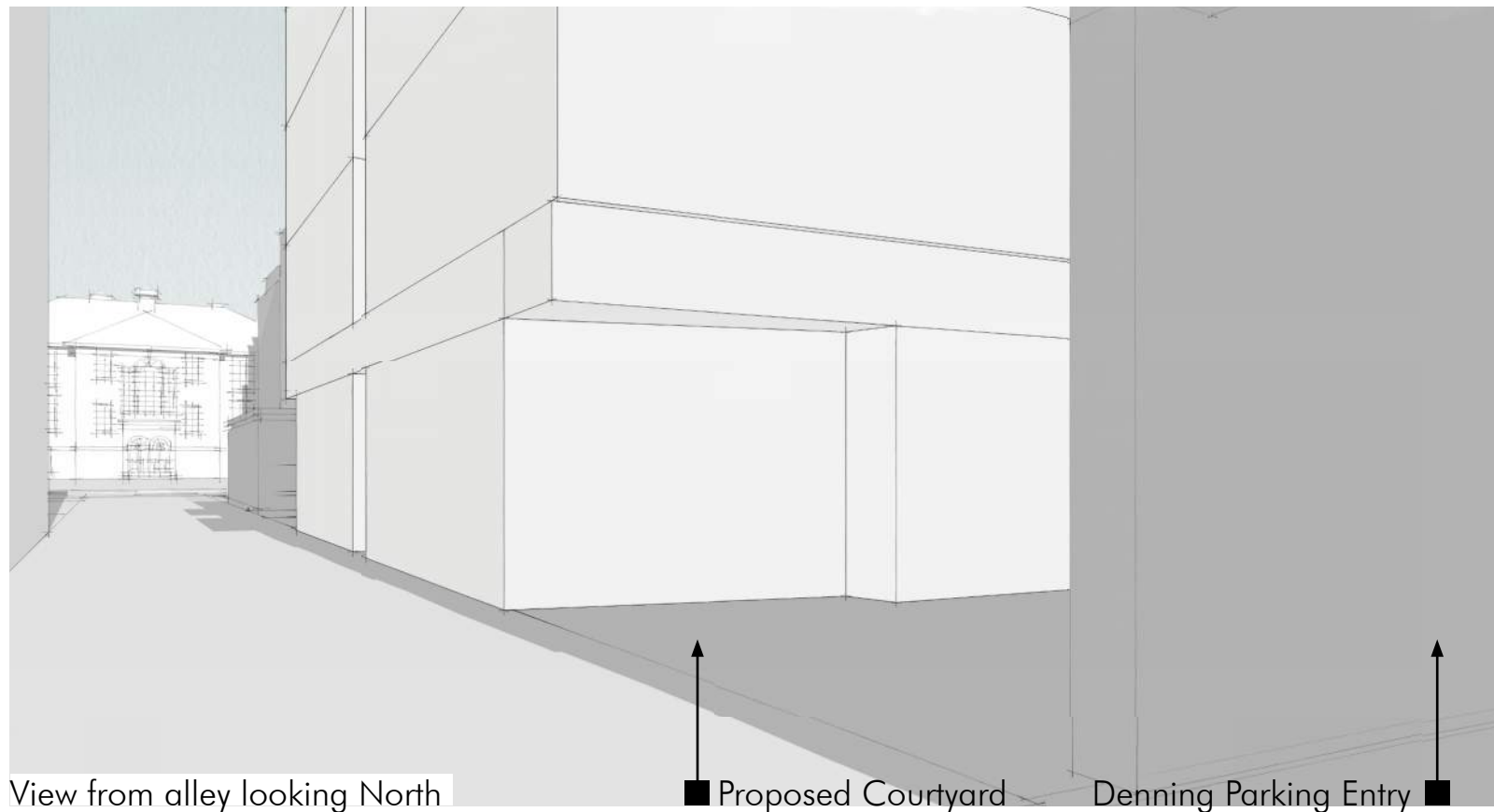
**Option 3:** Preferred



View from El Centro de la Raza

■ Colina East

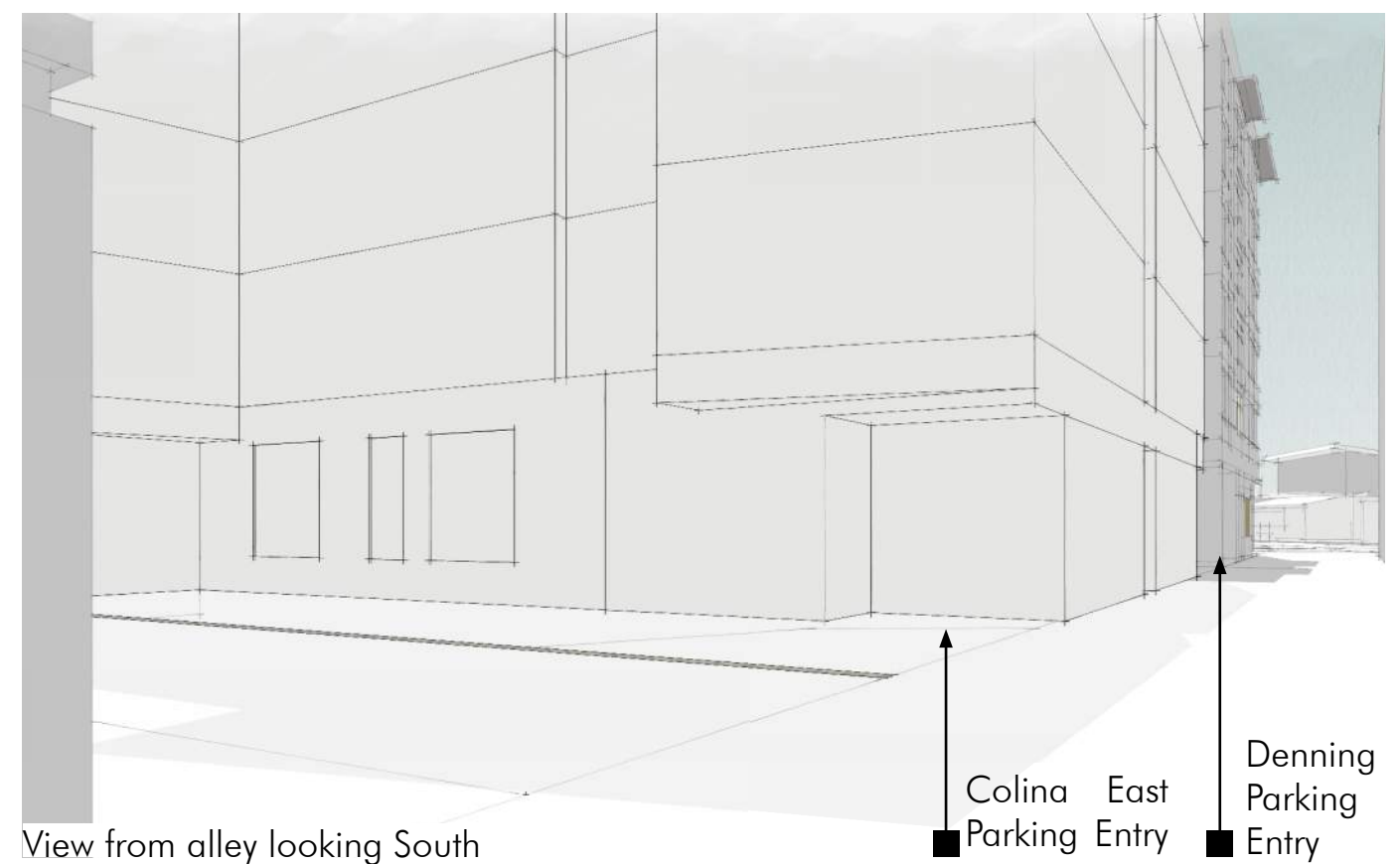
■ Sound Transit Head House



View from alley looking North

■ Proposed Courtyard

■ Denning Parking Entry



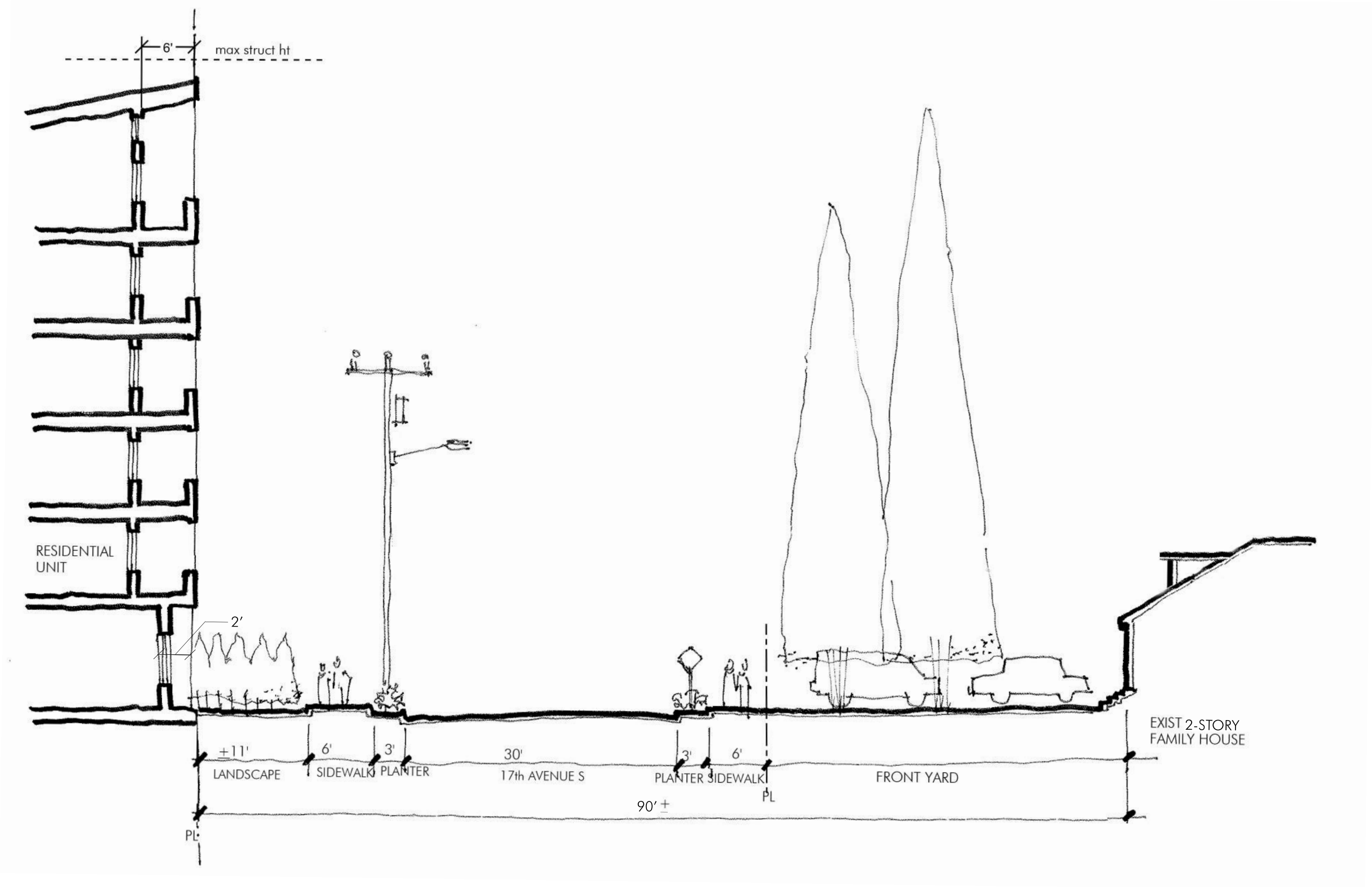
View from alley looking South

■ Colina East Parking Entry

■ Denning Parking Entry

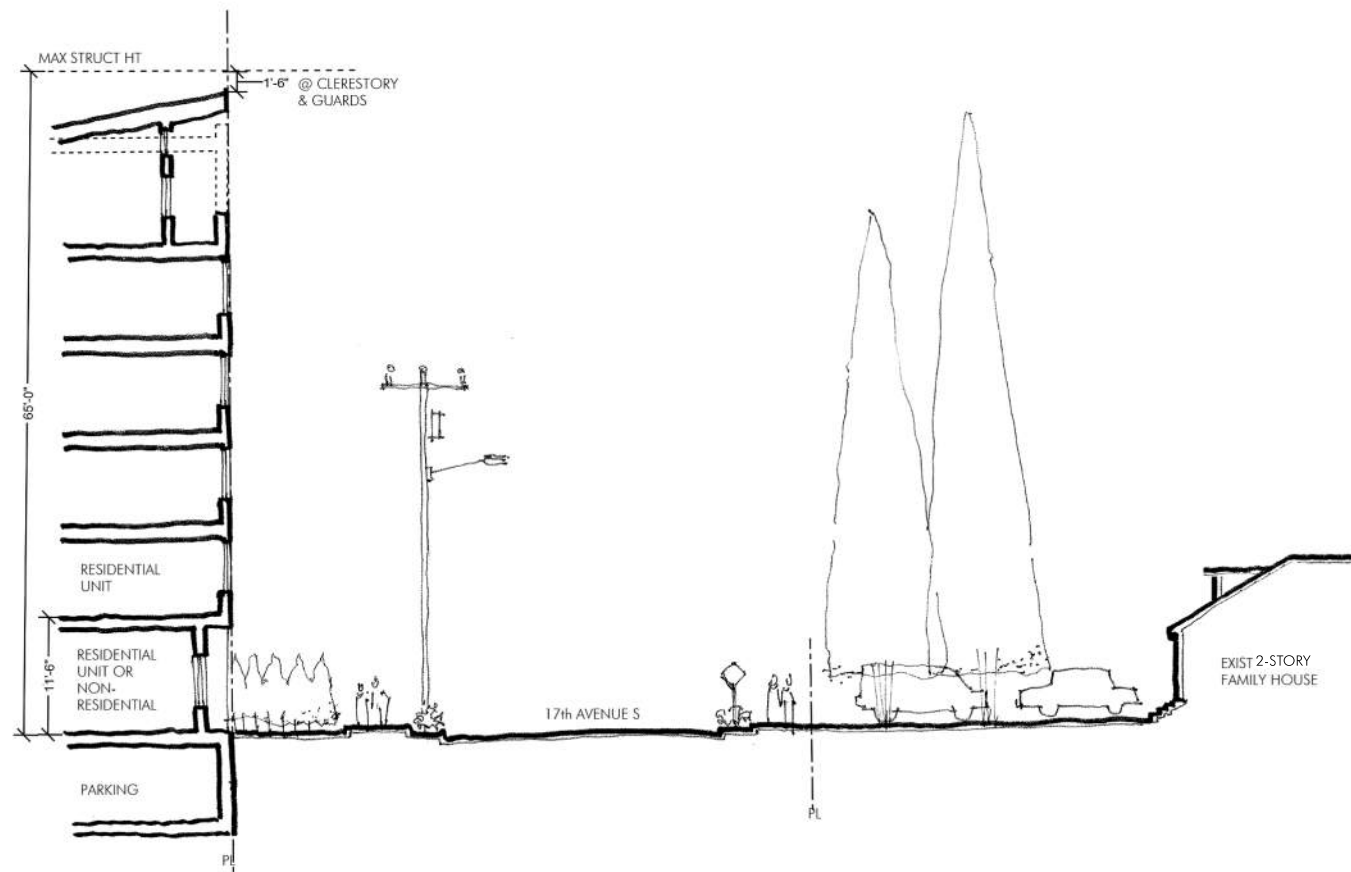


# Section through 17th Ave S.





# Anticipated Departures



23.47A.008.B4

a. 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.

a. Reduce the floor-to-floor height at street level to 11'-6"

1. The non-residential use of 1,476 sf is not required. The space is primarily for community-orientated services, which don't benefit from high ceiling
2. 13' floor-to-floor will push the building to the maximum structure height, which makes it appear too massive for the single family residences across 17th Avenue S
3. By reducing the floor-to-floor height at street level to 11'-6", the non-residential use and common use for the residential area still retain a comfortable ceiling height but the overall building height will be reduced by 1'-6"

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# Option 3: Sun Studies

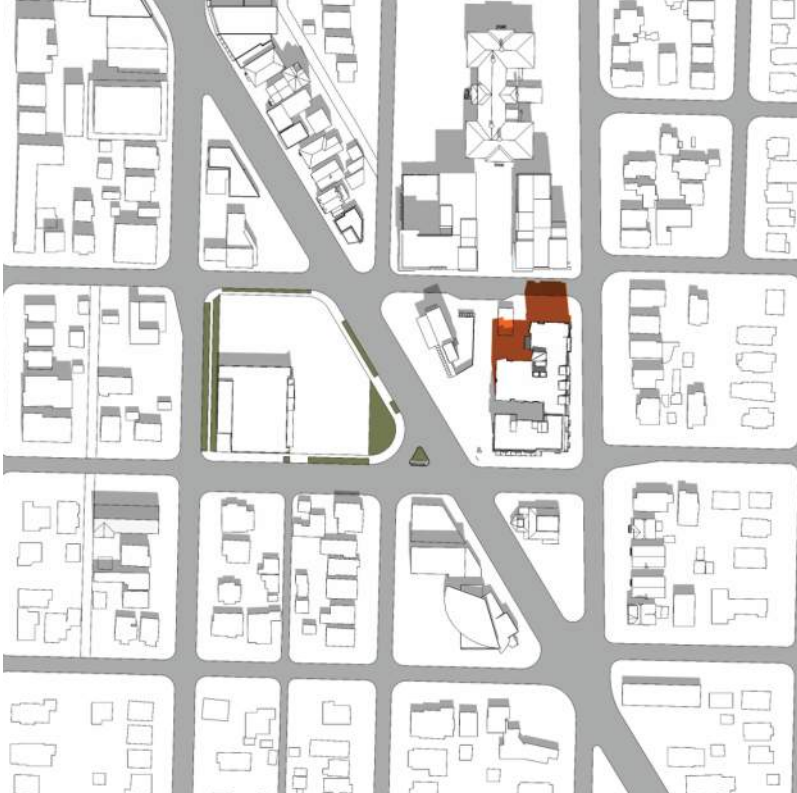
The shadows cast by the building in June were not significant enough to include in this study as the sun is almost directly overhead during this time of year.

10.00 AM

Noon

2.00 PM

March/ Sept 21st



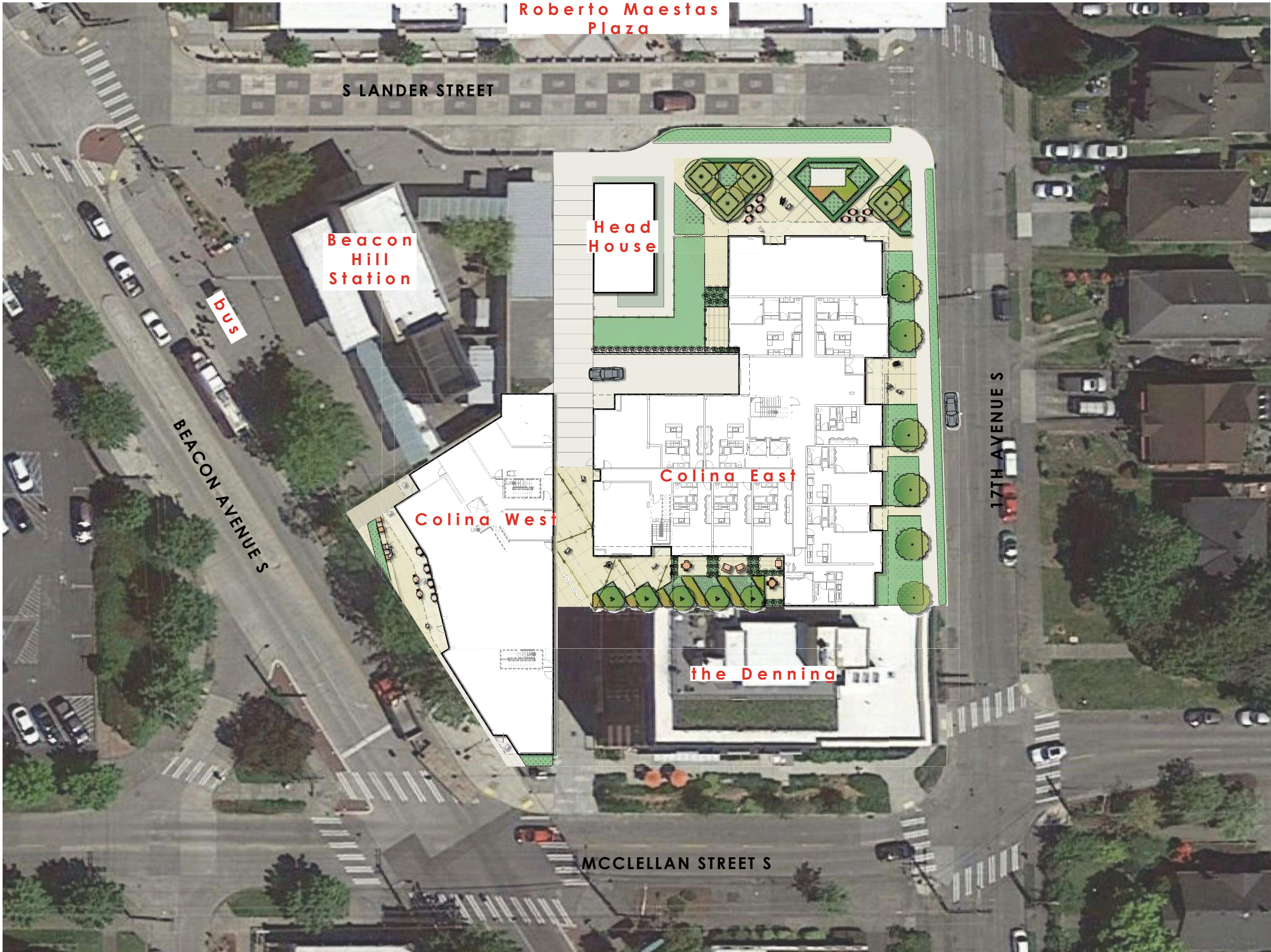
December 21st



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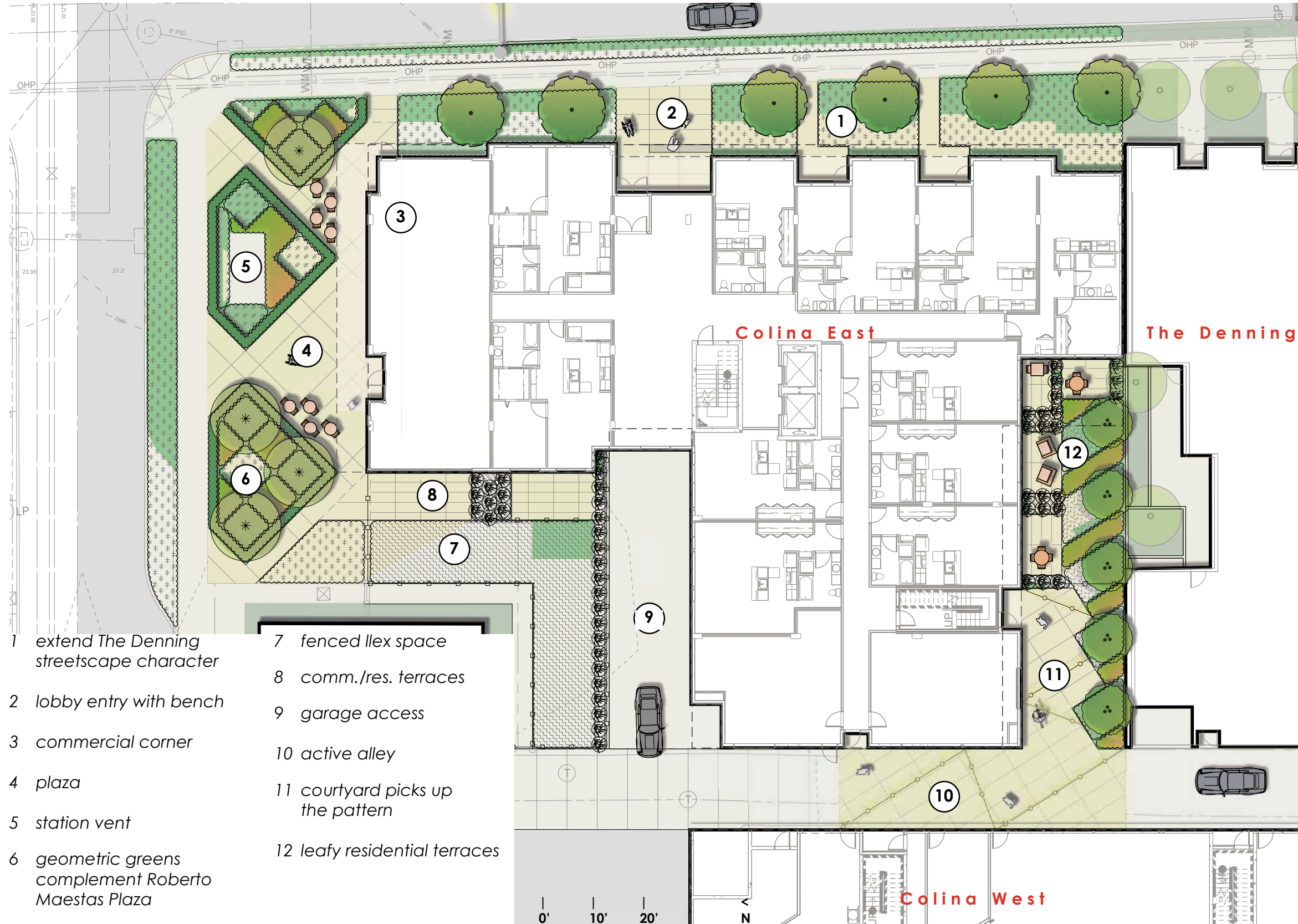


Option 3: Landscape





# Option 3: Landscape Ground Floor Plan



Active Alley: Alley24

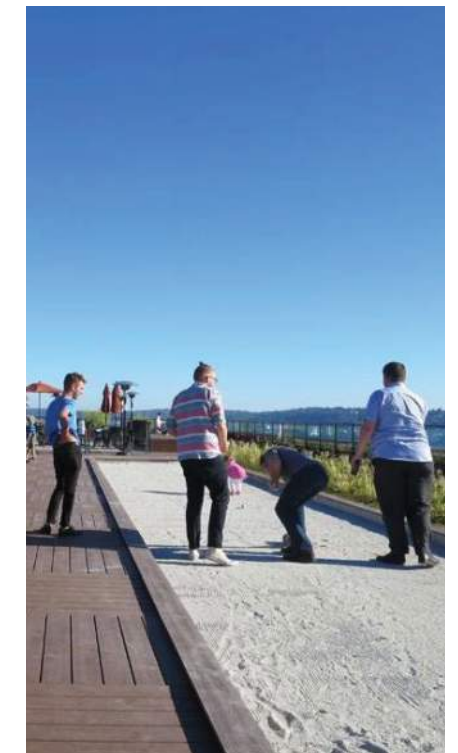
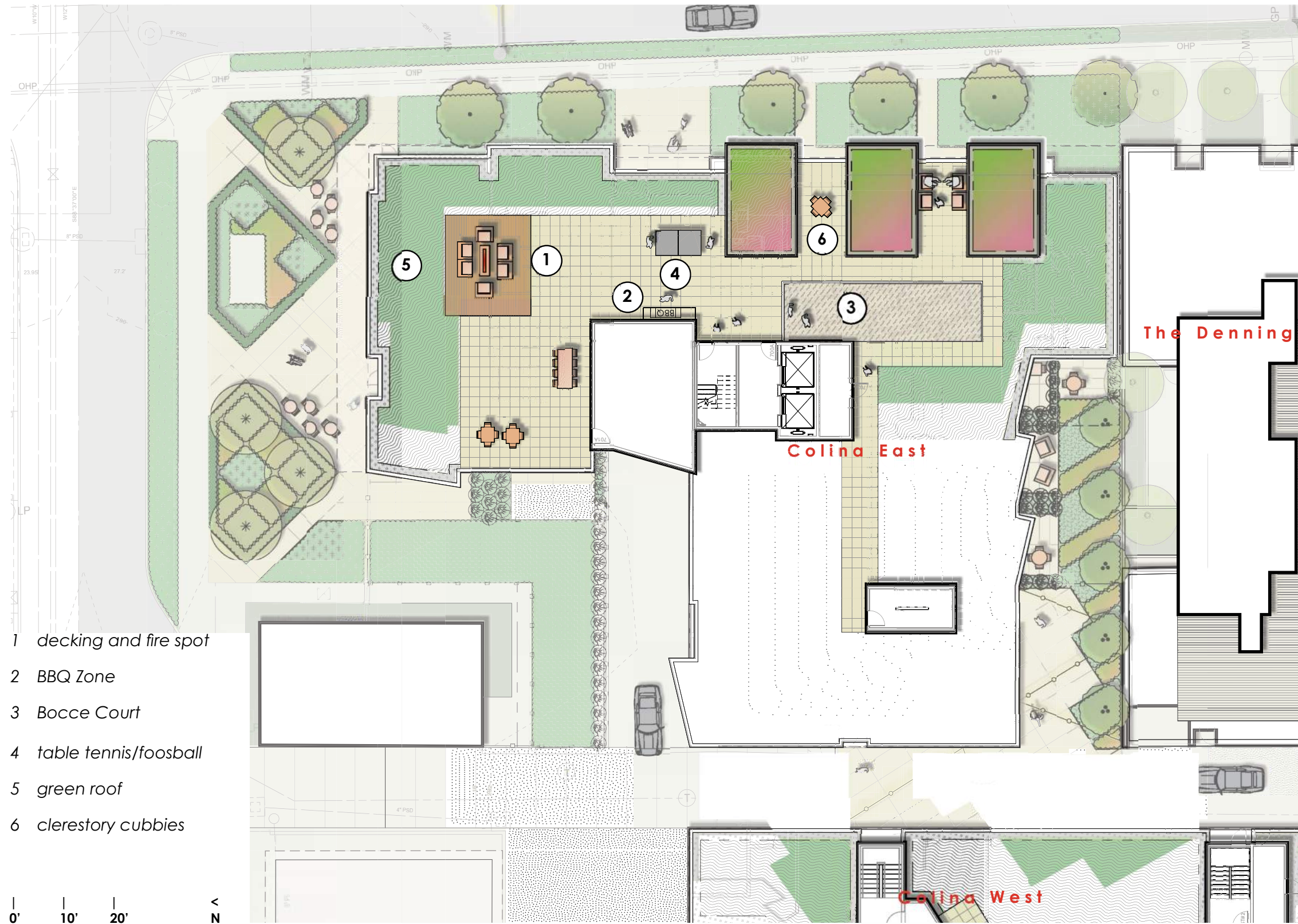


Geometric Greens



# Option 3: Landscape

## Roof Level Plan

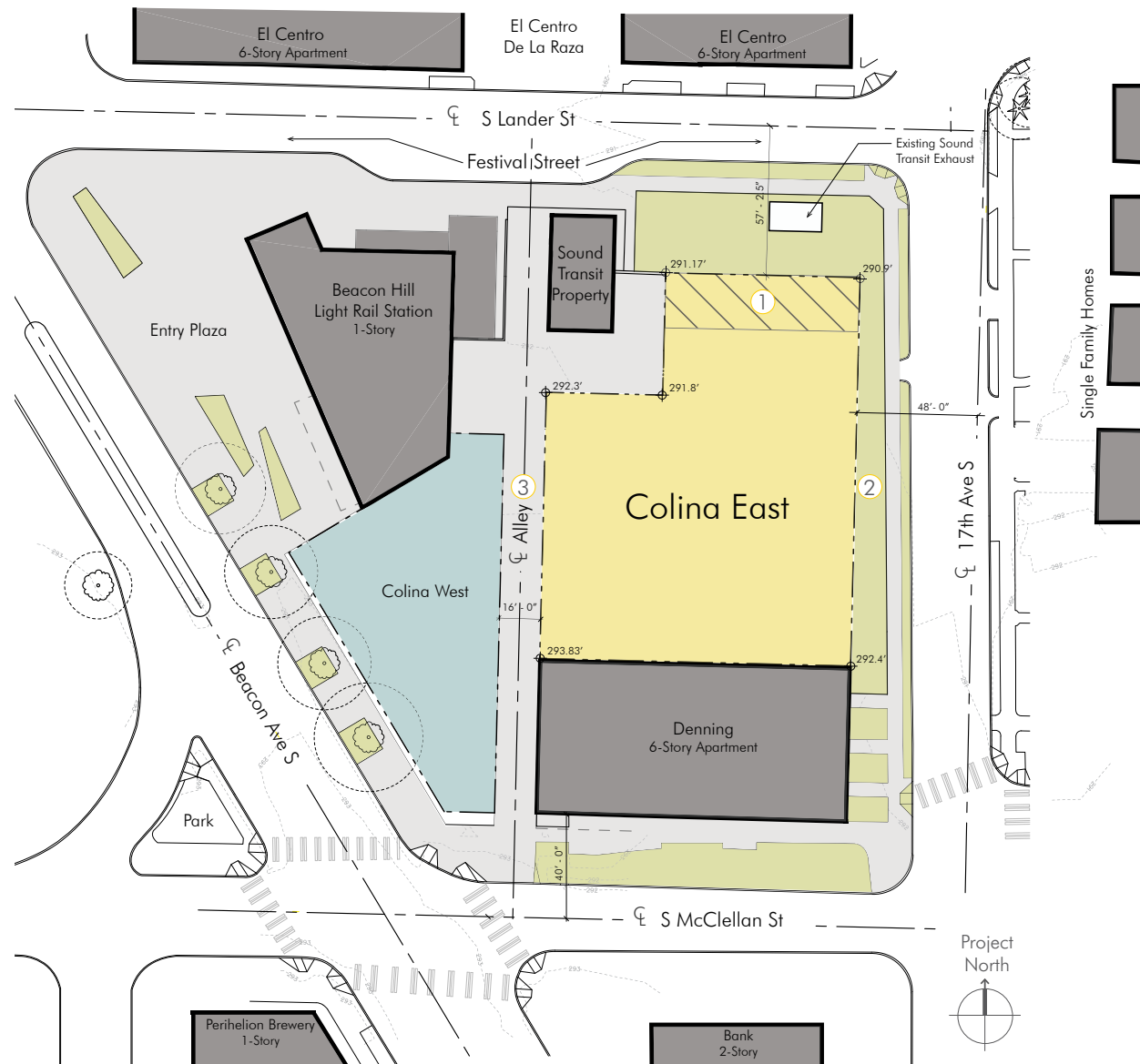


Bocce Court



Clerestory Cubbies

# Community Outreach



## Beacon Hill Community Meeting 1/24/18

### Community Feedback

- ① Desire for Commercial Space
  - Shared office
  - Community learning/tutoring center
- ② Support for the bays along 17th similar to Denning. Support for landscaping similar to Denning along 17th.
- ③ Support alley improvement with paving and lighting. Alley improvement shall enhance but not distract from the Festival Street and El Centro Plaza
- ④ Support for the Festival Street connection and plaza at the north end.

### Design Responses

- Proposed approximately 1,500 SF non-residential use space on ground floor, facing Lander Street
- Entries to ground floor units are proposed with landscape
- The proposed alley improvement enhance the connections within the block, improve pedestrian access around the Sound Transit Station, Festival Street and El Centro Plaza. A private courtyard connected to the alley also enhance the pedestrian experience.

## Sound Transit Meeting 4/9/18

### Community Feedback

- Support for connection to Festival Street
- Support for commercial space at Festival Street
- Support for landscaping plan at Festival Street and around the head house



# About Bumgardner



Peleton - Adjacent single family residential



Angeline - Rainier Ave S



Janus - NW 85th Street



Ballard on the Park - NW 58th Street



Angeline - PCC Parking Lot



Janus - Alley facing single family residential

Bumgardner is a 60 year old Planning, Architecture and Interior Design firm with a focus on urban mixed use and residential high-rise.