

BEACON HILL APARTMENTS

2538 Beacon Avenue South
DPD Project #3029045

Early Design Guidances
September 25, 2018

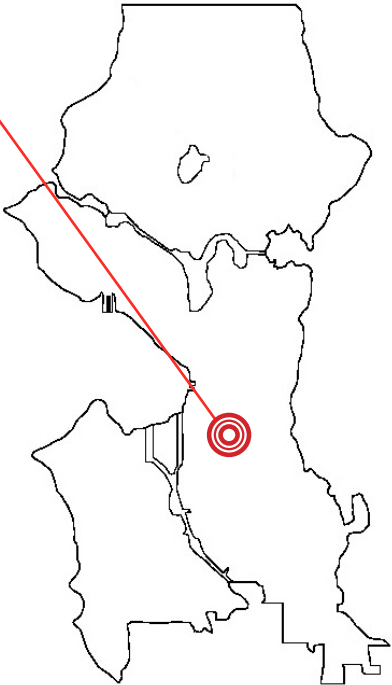
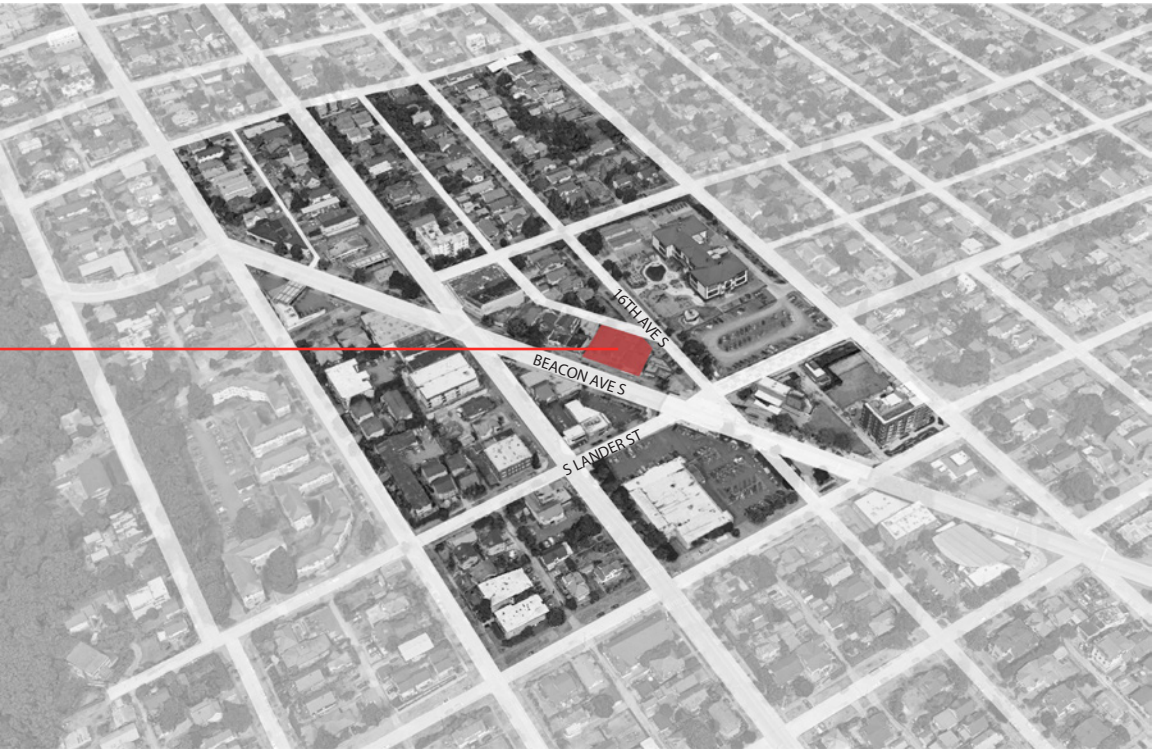
Southeast Design Review Board

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PROJECT SITE



PROJECT TEAM

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ZONING SUMMARY (ZONE NC2P-65)

Permitted Uses 23.47.004

- Residential (except congregate housing "micro-units")
- Restaurants - Limited to 25,000 SF
- Drinking Establishments - Conditional Use - limited to 25,000 SF
- Offices - Limited to 25,000 SF
- Retail sales, multipurpose - Limited to 50,000 SF
- Live-work units, parks and open space, community gardens

Street-level Development Standards 23.47A.008

- Blank segments of the street-facing facade between 2 feet and 8 feet above sidewalk may not exceed 20 feet in width. Sixty percent of the street-facing facade between 2 feet and 8 feet above the sidewalk shall be transparent.
- Non-residential uses at street level shall have a floor-to-floor height of at least 13'
- 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

Structure Height 23.47A.012

The height limit is: 65'-0"

The structure might exceed the limit by 7 feet provided all of the following conditions are met:

- The total gross floor area of at least one multi-purpose retail sales use exceeds 12,000 square feet
- A floor-to-floor height of 16 feet or more is provided for the multi-purpose retail sales use at street level;
- 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

Open railings, planters, parapets etc. may extend up to 4 feet above the applicable height limit. Insulation, rooftop decks, and soil - 2 feet. Mechanical equipment - 15 feet, stair and elevator penthouses - 16 feet.

Floor Area Ratio 23.47A.013

Maximum FAR for building with height limit 65' within Station Overlay District is 5.75.

The following gross floor area is not counted toward maximum FAR:

- All underground stories and all portions of a story that extend no more than 4 feet above grade

Setback Requirements 23.47A.014

Where access to a loading berth is from the alley, a setback of 12 feet is required for the loading berth, measured from the centerline of the alley.

Landscaping and Screening Standards 23.47A.016

Green Factor Requirement: .30 or greater determined as set forth in Section 23.86.019

Residential Amenity Areas 23.47A.024

Required Area: 5% of the total gross floor area in residential use

Minimum horizontal dimension of the amenity: 10 feet, minimum area: 250 SF

Private balconies: min horizontal dimension - 6 feet, minimum area 60 SF

Required parking 23.54.015

No minimum parking required for all uses except hospitals (Station Area Overlay)



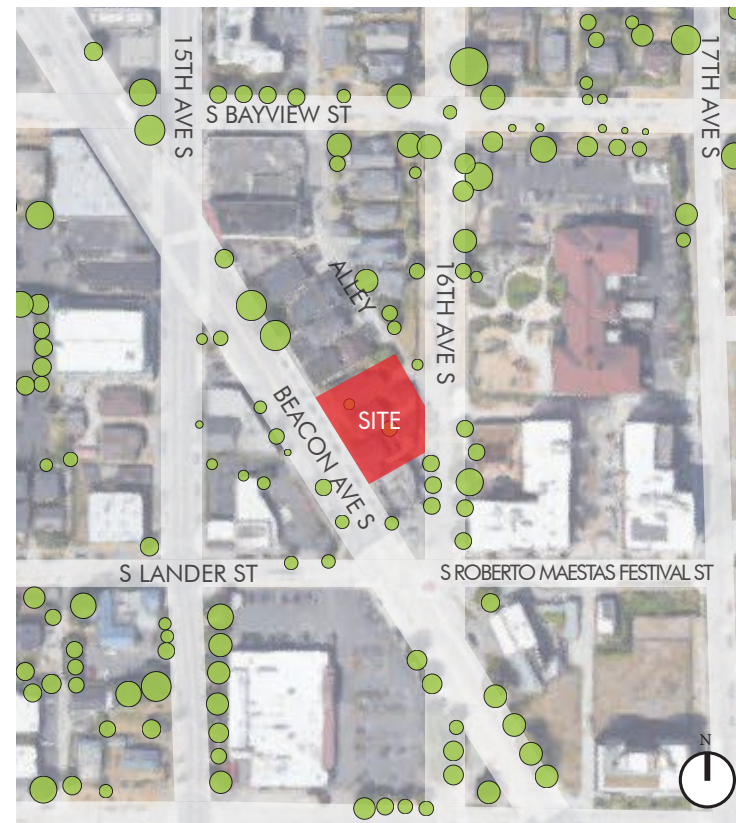
SITE ANALYSIS CONTEXT MASSING/USES



SITE ANALYSIS

TREES

Two non-significant trees have been identified within the boundaries of our site. There are more street trees in the residential area than in the more urban areas.

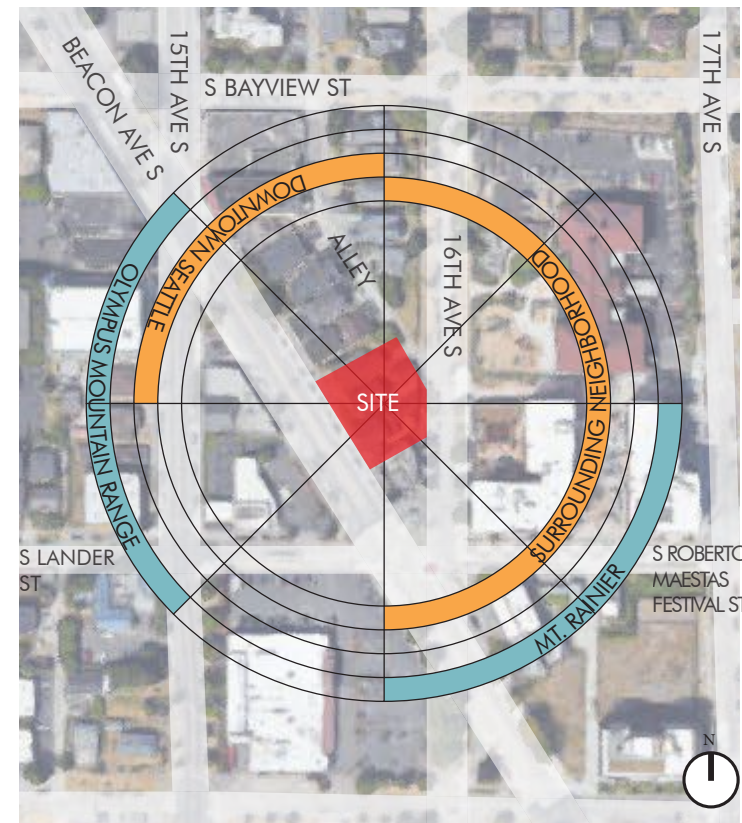


TREES LEGEND

- Site
- Trees

SIGNIFICANT VIEWS

There are a few significant ground level views on the boundaries of the site. To the north and northwest of the site are views of downtown Seattle. To the southeast of the site is a direct view of Mount Rainier. The upper floors and the building's rooftop will also have views of Downtown Seattle, Mount Rainier, the surrounding neighborhoods, and the Olympic Mountain range.



VIEWS LEGEND

- Site
- Neighborhoods and Structures
- Natural Surroundings

ACCESS OPPORTUNITIES + CONSTRAINTS

The site is located on a diagonal site between two streets. The surrounding streets include Beacon Ave S and 16th Ave S. Beacon Ave S is the most active of the surrounding streets and is a major arterial in this area. There are three bus stops nearby. Route 36, one of the surrounding stops, will take you north into Downtown Seattle or south to Othello Station. Route 60 will take you north to Broadway or southwest to White Center. The Lightrail can take you north all the way to University of Washington or south to SeaTac airport.

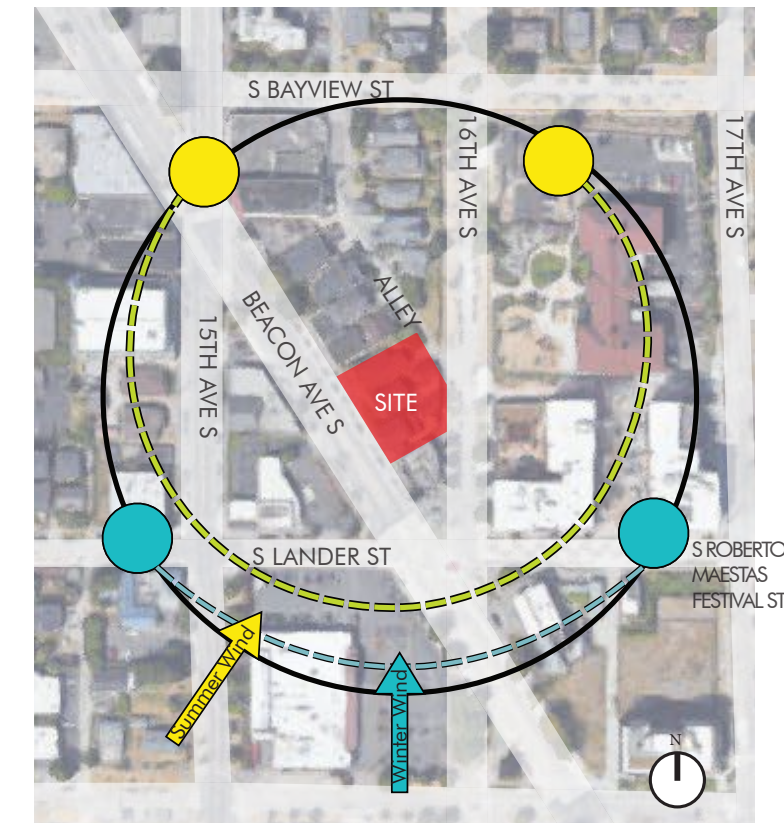


ACCESS/CIRCULATION LEGEND

- Site
- Direction of Traffic
- Arterial Streets
- Bus Stops
- Light Rail Station

SOLAR EXPOSURE + PREVAILING WINDS

There are some 1-story retail buildings and multi-story residential buildings next to the site. While there is no significant building to the north of the site, there is a 6-story residential building to the east and a proposed 7-story building to the northwest creating potential blockage of northern light. Due to the building's height and location on the south side of the block, the proposed design will also have full sun exposure on the south façade.



SOLAR/WINDS LEGEND

- Site
- Summer Sun and Winds
- Winter Sun and Winds

SITE ANALYSIS SURROUNDING BUILDINGS



1 - EL CENTRO DE LA RAZA
2524 16TH AVE S | SOCIAL SERVICE AGENCY

This is a non profit organization that provides several services some of which are education, healthcare, and community and building development. This organization hosts events at this location and also the ground floor their neighboring building, the Plaza Roberto Masestas.



2 - PLAZA ROBERTO MAESTAS
2601 17TH AVE S | APARTMENTS

This is a low income mixed use multi-housing building with 112 living units. It is a community-inspired transit oriented project that has a central plaza in which several events are hosted. There is also retail and restaurant space as well as a commercial kitchen for event and community use.



3 - BEACON HILL STATION
2702 BEACON AVE S | LIGHTRAIL STATION

The Beacon Hill Station is connected to the Central Link line, which runs from Seatac Airport to downtown Seattle and University of Washington.



4- S ROBERTO MAESTAS FESTIVAL ST

The Festival Street which is designed for both cars and pedestrians, but can be transformed into an event venue for community activities.



5- EL CENTRO THROUGH-BLOCK ACCESS

The though-block access between El Centro De La Raza and Plaza Roberto Maestas is lanscaped and furnished, providing an extra community open space.



6- BANK OF AMERICA FINANCIAL CENTER

2555 BEACON AVE S | BANK
Bank of America Financial Center with a large parking.



7- RED APPLE
2701 BEACON AVE S | GROCERY STORE

This supermarket is the only building around the site that has a large public parking lot. Because of this, it behaves as a hub for vehicular traffic in this area.



8- BEACON HILL MARKET
2500 BEACON AVE | MARKET

Grocery Store and Fruit & Vegetable Store



9- BEACON CROSSING MIXED USE
2505 BEACON AVE S | APARTMENT

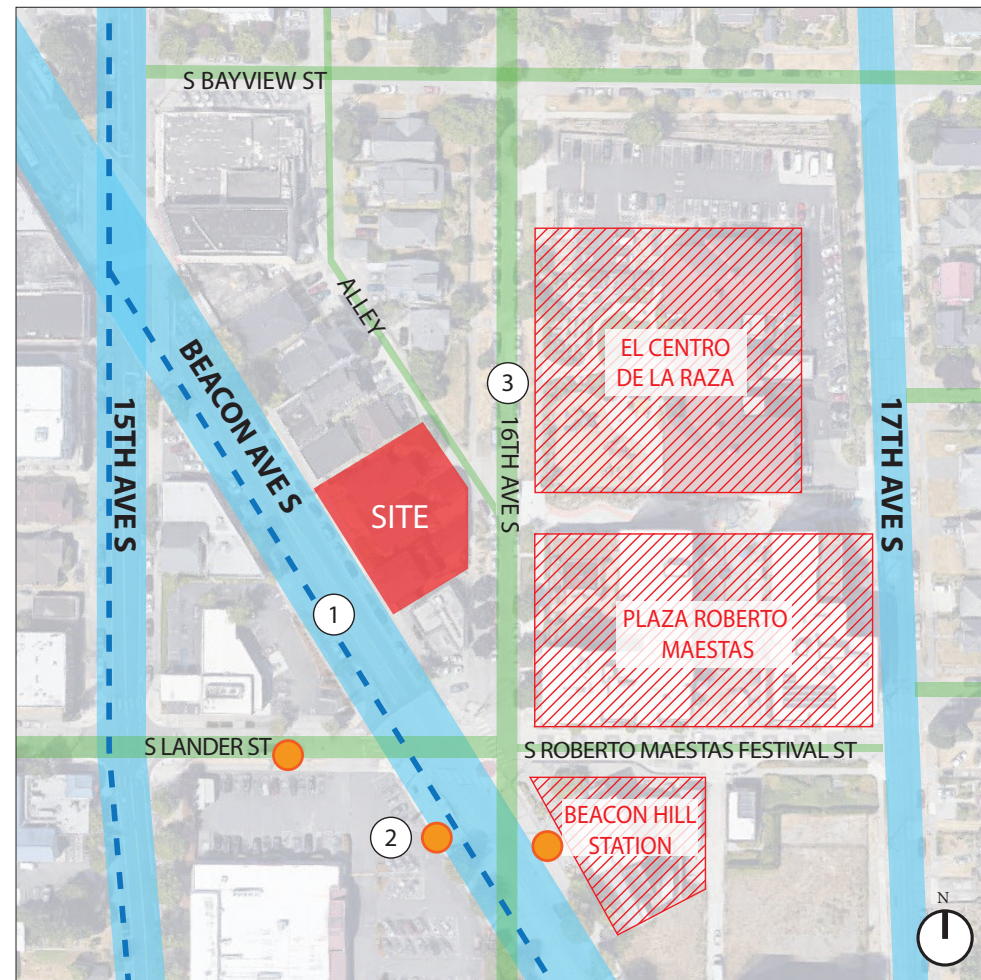
This is a proposed, 7 story multi-use apartment complex with commercial retail space on the ground floor. The retail on the ground floor contributes to developing streetscape along Beacon Ave.

SITE CIRCULATION ANALYSIS

VEHICULAR CIRCULATION

The project site has one facade facing a major arterial, Beacon Ave S. It is within very close proximity to a major public transit hub.

1. Beacon Avenue S has very heavy vehicle volume throughout the day.
2. The bus stops in front of the Beacon Hill Light Rail Station are crowded during peak times.
3. 16th Ave S is a relatively quiet street in the neighborhood with little vehicular activity even during peak hours.



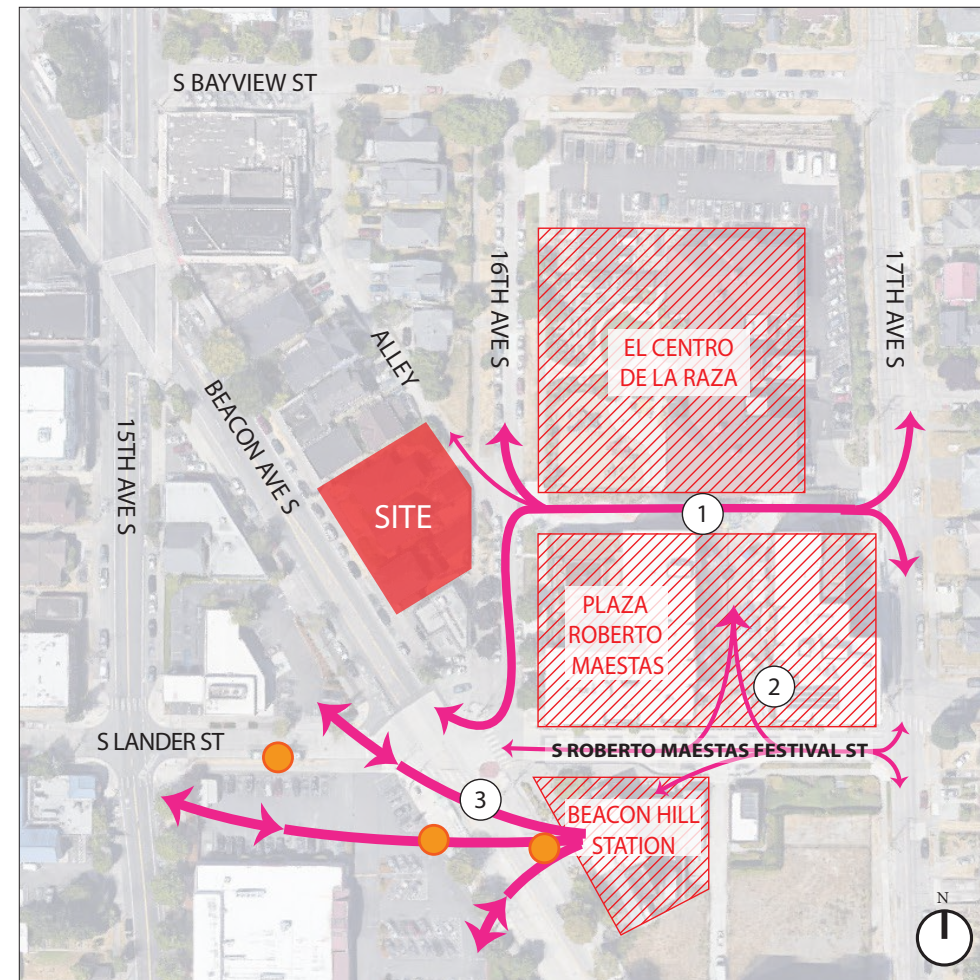
LEGEND

- Major Arterial Streets (heavy traffic)
- Non-arterial Streets
- Bicycle Routes
- Bus Stops

PEDESTRIAN CIRCULATION

The south and east side of the site are facing towards more pedestrian activities.

1. The through-block access path south of El Centro has been frequently used by pedestrians.
2. The plaza between the two mixed-use residential buildings provides another direct access to El Centro, and creates more space for activities.
3. During peak hours, large volume of pedestrian traffic has been observed to and from the light rail station.



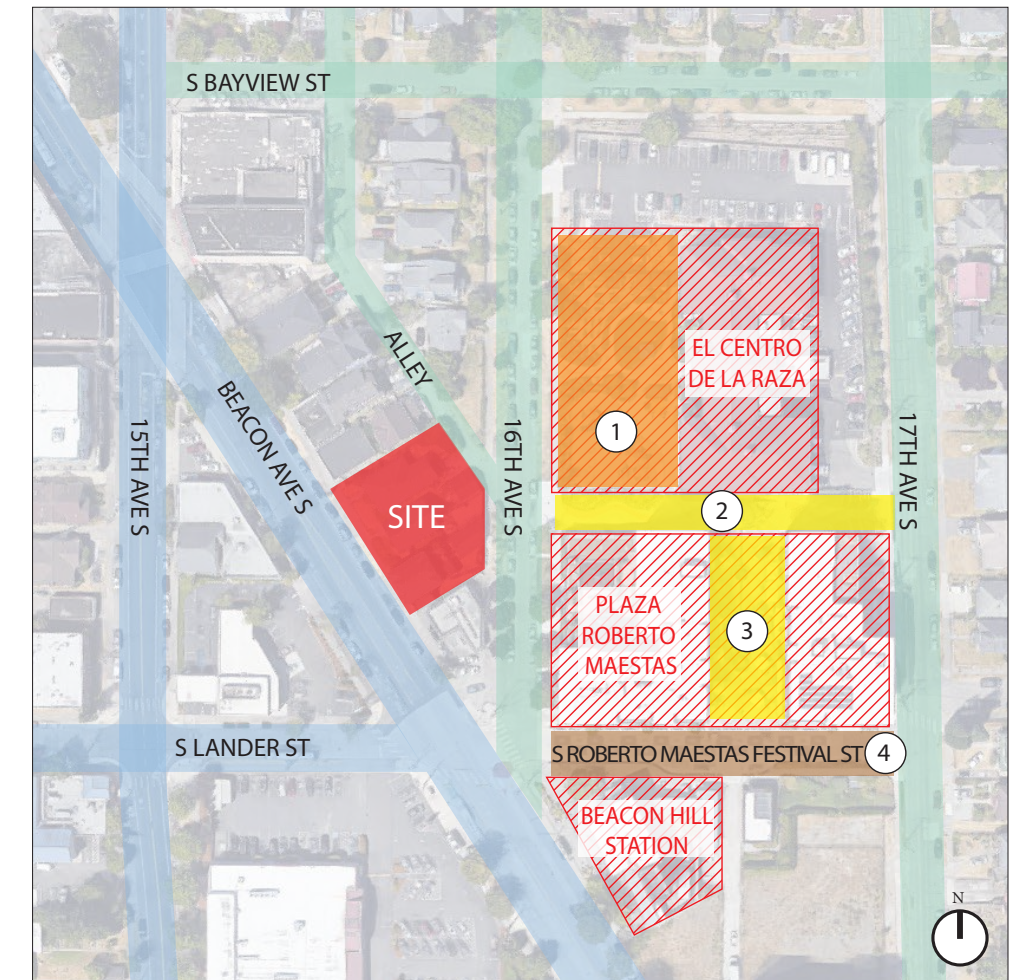
LEGEND

- Direction of Major Pedestrian Flow
- Bus Stops

ACTIVITIES AND GATHERINGS

There are many major open space located in close proximity to the site serving the community.

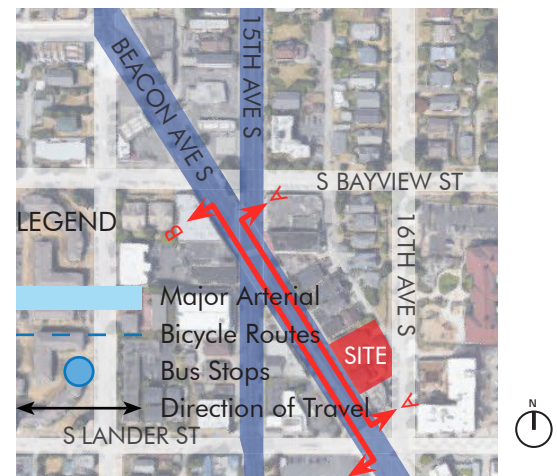
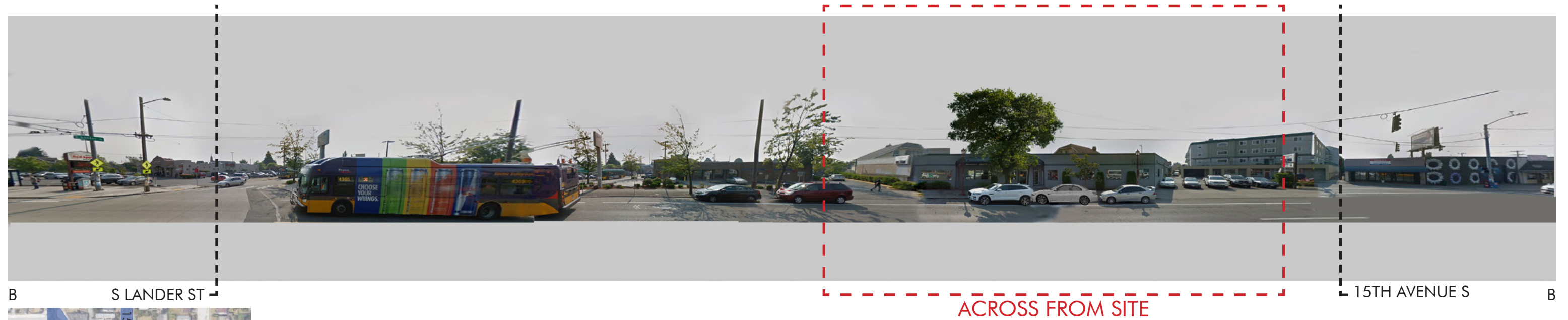
1. The playground at El Centro De La Raza.
2. The landscaped and furnished through-block pathway.
3. The plaza which is populated by artwork, outdoor seating for surrounding retail, small food vendors, and community members.
4. The S Roberto Maestas Festival St could be converted into an open space in time of events.



LEGEND

- Private Open Space
- Public Open Space
- Conditional-use Open Space
- Residential-Uses Oriented Street Frontage
- Commercial-Uses Oriented Street Frontage

SITE CONTEXT STREETScape: BEACON AVE



SITE CONTEXT STREETScape: ALLEY



C

C

2538 SITE



D

D



SITE CONTEXT STREETScape: 16TH AVE



BEACON AVE

S BAYVIEW ST

2538 SITE



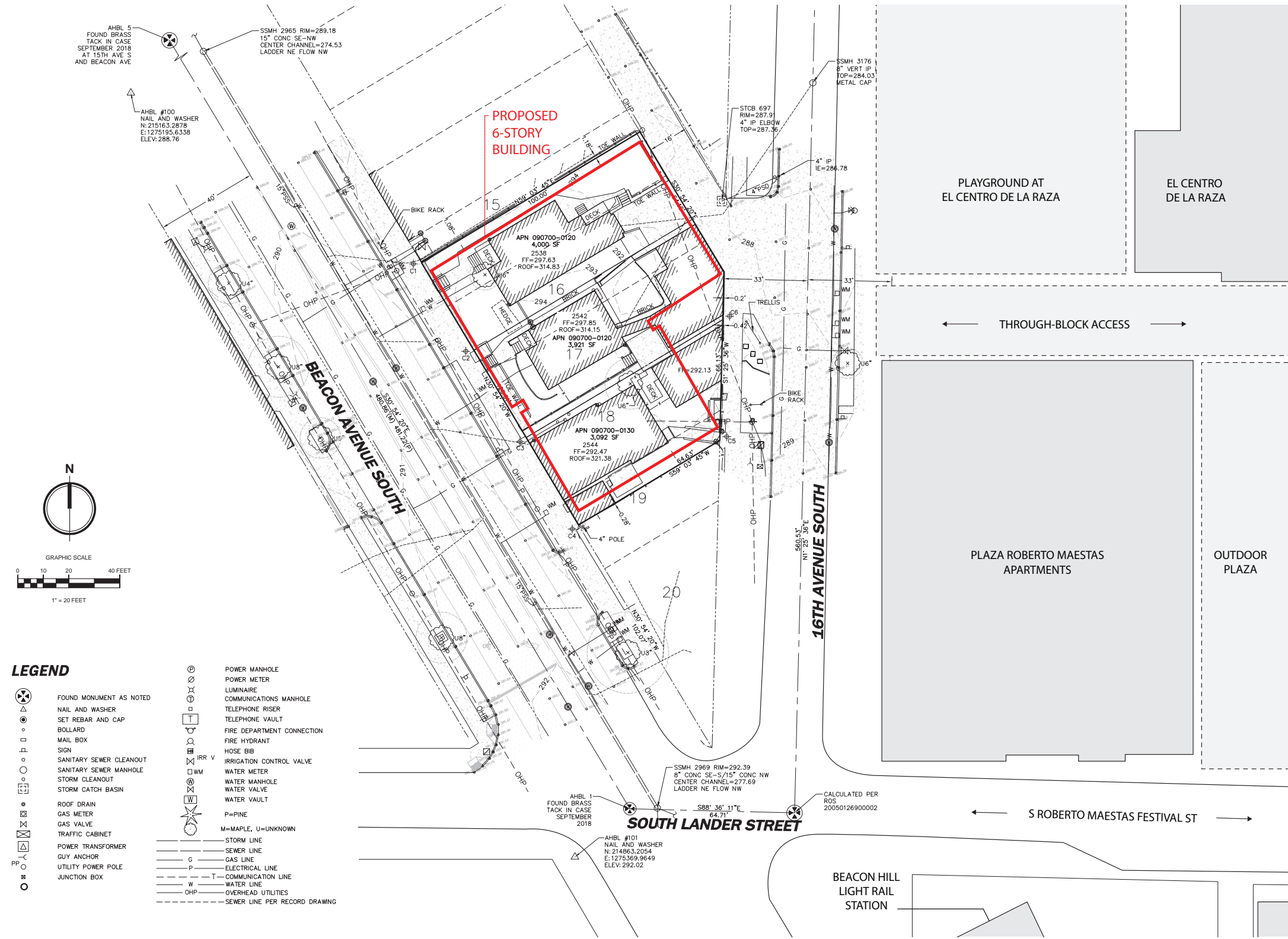
S BAYVIEW ST

S LANDER ST

ACROSS FROM SITE



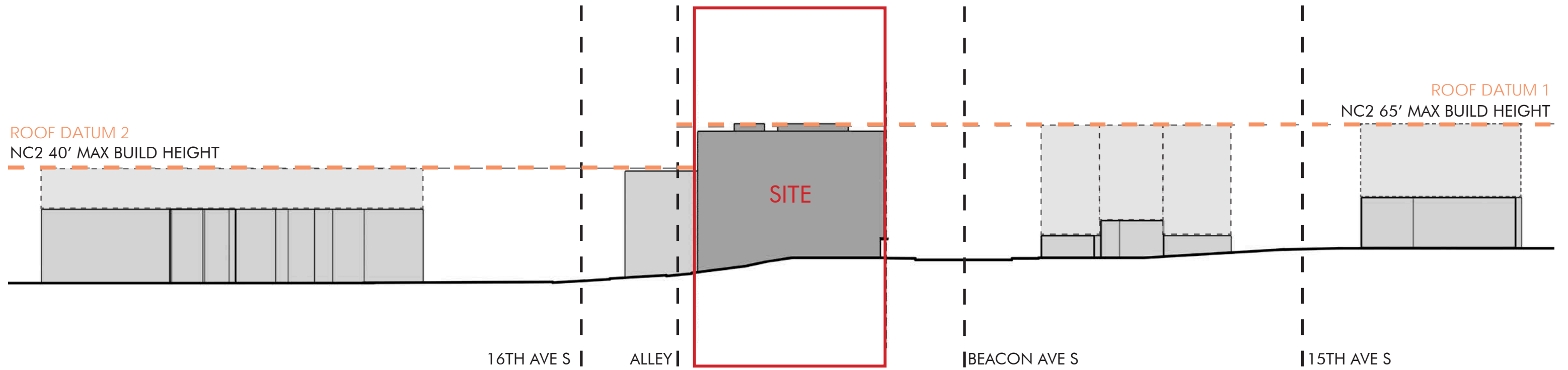
SITE SURVEY



LEGEND

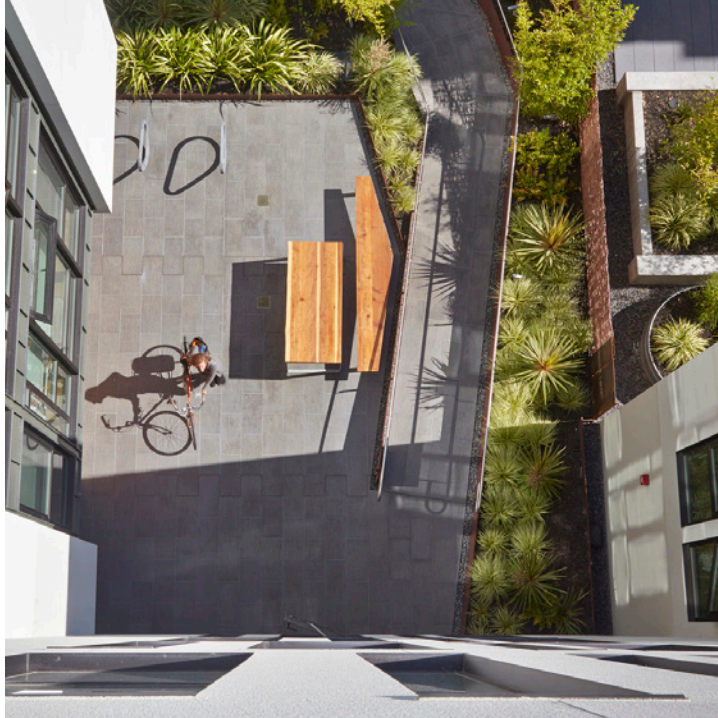
	FOUND MONUMENT AS NOTED		POWER MANHOLE
	NAIL AND WASHER		POWER METER
	SET REBAR AND CAP		LUMINAIRE
	BOLLARD		COMMUNICATIONS MANHOLE
	MAIL BOX		TELEPHONE RISER
	SIGN		TELEPHONE VAULT
	SANITARY SEWER CLEANOUT		FIRE DEPARTMENT CONNECTION
	SANITARY SEWER MANHOLE		FIRE HYDRANT
	STORM CLEANOUT		HOSE BIB
	STORM CATCH BASIN		IRRIGATION CONTROL VALVE
	ROOF DRAIN		WATER METER
	GAS METER		WATER MANHOLE
	GAS VALVE		WATER VALVE
	TRAFFIC CABINET		WATER VAULT
	POWER TRANSFORMER		P=PINE
	GUY ANCHOR		M=MAPLE, U=UNKNOWN
	UTILITY POWER POLE		STORM LINE
	JUNCTION BOX		SEWER LINE
			GAS LINE
			ELECTRICAL LINE
			COMMUNICATION LINE
			WATER LINE
			OVERHEAD UTILITIES
			SEWER LINE PER RECORD DRAWING

SITE SURVEY HEIGHT ANALYSIS



NORTH BEACON HILL DESIGN GUIDELIENS

*Below are our responses to the most relevant Design Guidelines. Priority Design Guidelines are highlighted in red.



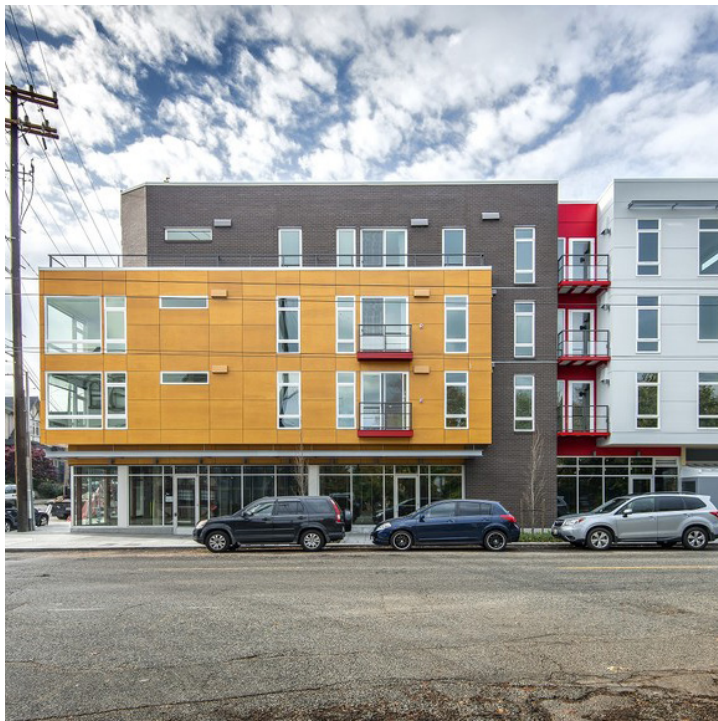
CS1: RESIDENTIAL OPEN SPACE

CS1 NATURAL SYSTEMS AND SITE FEATURES I. RESIDENTIAL OPEN SPACE

- i. Set back development where appropriate to preserve view corridors, particularly to mountains, water and skyline.
- ii. Set back upper floors to allow solar access to the sidewalk and/or neighboring properties.
- iii. Protect existing, healthy street trees.
- iv. Site outdoor spaces to take advantage of as much sunlight as possible.

RESPONSE:

In all options the building has been pushed back from the street to allow for wider sidewalks, landscaping and seating in some options. This will allow for additional sunlight as well. The preferred scheme has a residential courtyard located away from the street behind the building that will allow a connection to the developments across the street and promote interaction between the sites. Roof top open space is also provided in all options.



CS2: HEIGHT, BULK, & SCALE

CS2 URBAN PATTERN AND FORM III. HEIGHT, BULK AND SCALE

Much of the North Beacon Hill business district is zoned for 65-foot tall mixed-use buildings. Most of the existing commercial structures in the area are one-and two-stories adjacent to single-family houses. 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.

Consider the following methods and techniques in the design of new developments.

- i. Break larger (particularly longer) buildings into separate volumes to maintain a compatible scale with smaller commercial buildings nearby.
- ii. Break up building mass by incorporating different façade treatments to give the impression of multiple, small-scale buildings, in keeping with the established development pattern.
- iii. Consider existing views to downtown Seattle, Puget Sound,

CS2 URBAN PATTERN AND FORM I. STREETScape COMPATIBILITY

- i. 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.
- ii. Build at or near the edge of the sidewalk and restrict grade separations where commercial uses occupy the ground floor.

RESPONSE:

The site faces both Beacon Ave and 16th Ave S as well as partially along an alley. The preferred option has retail developed along Beacon Ave as that is the main commercial street frontage. The residential entrance is located along 16th Ave and is visually connected the more residential developments along this street. The preferred option also has a small residential plaza located at the entrance to allow users to activate the street front.

- iv. Incorporate into the design of new buildings studies that document the shadows cast from proposed structures in order to maximize the amount of sunshine on adjacent sidewalks and residences throughout the year.
- v. Step back elevation at upper levels of large-scale development to take advantage of views and increase sunlight at street level.
- vi. Articulate the building facades vertically or horizontally in intervals that relate to the existing structures or existing pattern of development in the vicinity.
- vii. Employ architectural measures to reduce building scale such as: landscaping, trellises, complementary materials, detailing and accent trim.
- viii. Soften commercial facades with dense landscaping, where appropriate.
- ix. Repeat domestic architectural elements of surrounding buildings (roof lines, window styles, proportions).
- x. Use architectural styles and details (such as roof lines or fenestration), color or materials derived from surrounding,

- less intensive structures.
- xi. Locate features, such as required open space, on the zone edge to create further separation and buffering of lower intensive structures.

RESPONSE:

All options have the massing broken down into multiple masses to reduce the scale of the building. The preferred option has one mass along the north property line and another mass along the south property line and both are separated by a recessed volume in the façade. The larger scale mass is developed along the north away from the street corner and the smaller mass is placed near the smaller scaled building to the south. The first floor will be designed to have glazing along the street front to respond to the other developments along Beacon Ave. The main masses will be developed in a similar scale to the residential development across 16th Ave and will have similar fenestrations. Modulation in the façade and material changes will respond to the existing developments along both Beacon Ave and the newer developments across 16th Ave.

NORTH BEACON HILL DESIGN GUIDELIENS



CS3: ARCHITECTURAL CONTEXT

CS3 ARCHITECTURAL CONTEXT AND CHARACTER I. ARCHITECTURAL CONTEXT

New buildings proposed for existing neighborhoods should be compatible with, or complement the architectural character and siting pattern of neighboring buildings. New developments are encouraged to pay special attention to neighboring historic buildings, i.e. Pacific Medical Building and Fire Station 13. New developments can be more compatible with their neighbors by addressing the historic building's character through its details and/or architectural traits while remaining autonomous in stature.

i. To make new, larger development compatible with the surrounding architectural context, facade articulation and architectural detail are important considerations in mixed-use and multifamily residential buildings. When larger buildings replace several small buildings, facade articulation should reflect the original platting pattern and reinforce the architectural rhythm established in the commercial core

ii. 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. To create cohesiveness on Beacon Hill, identifiable and exemplary architectural patterns should be reinforced. New elements can be introduced but a strong design connection should accompany it.

RESPONSE:

The design of the building will fit in well with the other new mixed use apartment buildings in the area. There is a newer multifamily development across 16th Ave that will be of comparable scale to this project and we will use similar fenestration patterns to align with that project. The scale of the building will be broken up with horizontal and vertical recesses and projections to break up the massing as well as color and material changes to respond to other developments in the area, both along Beacon Ave and 16th Ave. Pedestrian scaled features and plazas will be located along both street fronts as well to keep a similar pattern in the area.



PL1: RESIDENTIAL OPEN SPACE

PL1 CONNECTIVITY I. RESIDENTIAL OPEN SPACE

i. Incorporate quasi-public open space into new residential development or redevelopment with special focus on corner landscape treatments and courtyard entries

ii. Create substantial courtyard-style open space that is visually accessible to the public view.

RESPONSE:

Wider sidewalks, open space and courtyard areas are developed around both Beacon Ave and 16th Ave street fronts as well as along the Alley. These areas will be used by the retail development as well as the residential users of the building. A roof deck is designed for all design options and the preferred option includes a private outdoor plaza on the ground level for use by the residents along 16th Ave. The residential courtyard is designed to connect visually to the other residential development across the street and the adjacent plaza and festival street.

PL2 WALKABILITY I. PERSONAL SAFETY AND SECURITY

The principles of Crime Prevention Through Environmental Design (CPTED) are highly encouraged to be implemented into any design on North Beacon Hill. Good design is one of the most effective crime deterrents. Design can discourage criminal activity, enhance natural surveillance opportunities, and reduce fear. Design can influence an individual's feelings about his environment from an aesthetic as well as a safety standpoint.

i. Defensible Space

a. A territorial definition is good to create awareness of the boundary between public and private space. Using low fences or landscaping can aid in making the delineation readily apparent while aesthetically transparent. Define property lines and distinguish private space from public space using landscape plantings, pavement designs and gateway treatments.

b. Allow for clear lines of sight.

c. Prevent spaces of entrapment.

d. Maximize visibility of people, parking areas and building entrances with doors and windows that look out on to the streets and parking areas; this encourages pedestrian-friendly sidewalks and streets while avoiding blank, windowless walls that attract graffiti and prevent "eyes on the street."

e. Clearly indicate public routes and discouraging access to private areas with structural elements.

ii. Access Control

a. Providing safe routes with clearly visible spaces into and through entrances.

b. Prevent hiding places and scaffolding that may be used to climb into structures.

c. Prevent confusion between public and private pathways while reducing "mazelike" pathways.

iii. Surveillance. Provide lighting on buildings and in open spaces, paying particular attention to exterior lighting fixtures above entries, lighting in parking areas and open spaces, and pedestrian street lights near sidewalks. Illuminating Engineering Society (IES) handbook recommends 5 foot-candles for active building entrances, 3 foot-candles for pedestrian walkways in parks and 1-3 foot-candles for alleys.

RESPONSE: The building will be designed keeping the CPTED principles in mind with regards to safety of the building residents and safety for the pedestrian along the street fronts. Residents will have secure access from multiple points along the street and lighting will be located in all areas along the streets and sides of the building. Gates will be utilized along the perimeter of the lot lines where necessary and the parking entrance will be secure along the alley. Glazing will be implemented along the entire facade facing Beacon Ave as well as the residential entry along 16th Ave. The design will make sure that blank walls are not part of the facade treatment as well.

NORTH BEACON HILL DESIGN GUIDELIENS



PL3: HUMAN ACTIVITY

PL2 WALKABILITY II. STREETScape COMPATIBILITY

- i. Retain or increase the width of sidewalks wherever feasible with consideration for bicycles creating a more comfortable environment for pedestrians and bicyclists.

RESPONSE: Sidewalks have been widened on both Beacon Ave and 16th Ave to allow for outdoor seating, landscaping and bicycle parking for pedestrians.

PL3 STREET-LEVEL INTERACTION I. HUMAN ACTIVITY

- i. 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.
- ii. Provide for outdoor dining opportunities on the sidewalk by allowing for the opening of restaurant or café windows to the sidewalk and installing outdoor seating.
- iii. Install clear glass windows along the sidewalk to provide visual access into the retail or dining activities that occur inside.
- iv. Do not block views into the interior spaces with the backs of shelving units or posters.
- v. Maximize window widths and heights along sidewalk face of buildings to create an inviting and interactive atmosphere between indoor and outdoor activities.

RESPONSE:

Sidewalks have been widened along both Beacon Ave and 16th Ave to allow for spill out retail space, plazas and pedestrian connections to the development. In the preferred option retail is provided along all of Beacon Ave and the residential entrance is located along 16th Ave, which is the smaller scaled quieter location of the building. Outdoor dining and seating can be incorporated along both street fronts and glazing is also provided along the facades of all pedestrian areas.



DC2-I: RESPECT FOR ADJACENT SITEA

DC1 PROJECT USES AND ACTIVITIES I. PARKING AND VEHICULAR ACCESS

- i. Preserve and enhance the pedestrian environment in residential and commercial areas by providing for continuous sidewalks that are unencumbered by parked vehicles and are minimally interrupted by vehicular access within a block.
- ii. Minimize the number and width of driveways and curb cuts.

RESPONSE:

Sidewalks along the street fronts are continuous and open up to retail and residential plazas where possible. The parking entrance is located along the alley as far away from the street as possible in order to not disrupt pedestrian walkways.

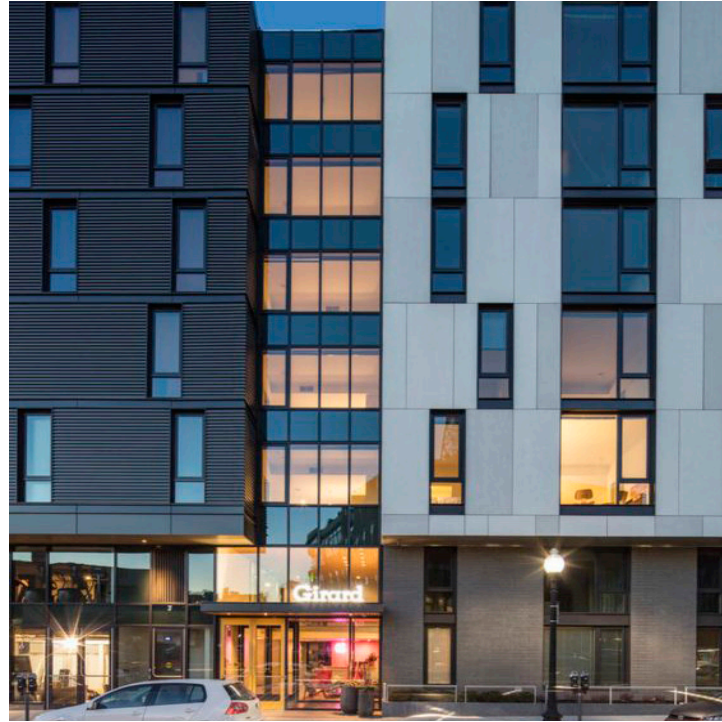
DC2 ARCHITECTURAL CONCEPT I. RESPECT FOR ADJACENT SITES

- i. Redirect the number of windows and decks on proposed buildings that overlook neighboring residences.
- ii. Step back upper floors or increase side and rear setbacks to pull windows farther away from neighboring residence
- iii. Stagger windows to not align with adjacent windows and minimize the impact of windows in living spaces that may infringe on the privacy of adjacent uses.

RESPONSE:

The majority of the windows and decks face Beacon Ave and 16th Ave so they will not be focused toward the residential properties around the site. Windows located along the side of the development will be carefully designed so that they will not be located across from adjacent developments. The neighboring buildings are single and 2-story buildings so the upper windows will not be aligned with any current developments in the area.

NORTH BEACON HILL DESIGN GUIDELIENS



DC2-II: ARCHITECTURAL CONCEPT AND CONSISTENCY

DC2 ARCHITECTURAL CONCEPT II. ARCHITECTURAL CONCEPT AND CONSISTENCY

- i. New multi-story developments are encouraged to consider methods to integrate a building's upper and lower levels. This is especially important in NC-65'-zoned areas. Mixed-use buildings are encouraged to create a building base that orients to the street and/or defines public space. This can be achieved by building the ground floor commercial level, and possibly one more level, out to the front property line.
- ii. 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. Consider how the following can contribute to a building that exhibits a cohesive architectural concept; a) façade modulation and articulation, b) windows and fenestration patterns, c) trim and moldings, d) grilles and railings, and e) lighting and signage.

RESPONSE:

The ground floor along Beacon Ave is designed to have retail along the entire façade for the preferred option while the ground floor along 16th Ave will be residential, both responding to the contextual nature of the street fronts. The upper levels will be residential and have a different feel to them in terms of the materiality and proportions. Architectural details along all facades will help to break down the scale of the building and the proportions of the upper levels. This will be seen in the canopies and signage along both street fronts, the modulation, material and color changes along the upper facades and masses as well as the fenestration details along the upper facades.



DC3 STREETScape COMPATIBILITY

DC3 OPEN SPACE CONCEPT

I. LANDSCAPING TO ENHANCE THE BUILDING AND/OR SITE

- i. Give purpose to plantings by incorporating multiple functions of the plantings, i.e., a planting can be a bioretention cell, provide shelter, shade and habitat while enhancing the overall aesthetic of Beacon Hill.
- ii. Native plants to the Pacific Northwest are encouraged because of their proven ability to perform well in our climate and their regional cultural significance.
- iii. Consider adding a focal element, for instance, an art piece to out-door space.
- iv. Retain significant trees whenever possible.

RESPONSE:

Plantings are located along the street front as well as along the residential plaza and roof top deck. They will be native to the area so that they will compliment other plantings and perform better in the climate. There will be a focal element in the residential plaza along 16th Ave and smaller scaled planting areas on the roof. There are no significant trees located on the site.

DC3 OPEN SPACE CONCEPT

II. STREETScape COMPATIBILITY

- i. Place planting strips smartly to incorporate a more pleasing environment for all modes of transportation and incorporate Low Impact Development (LID) interventions in the same space.

RESPONSE:

Planting strips are designed along Beacon Ave and 16th Ave as well as in the residential plaza along 16th Ave.

DC4 EXTERIOR ELEMENTS & FINISHES

I. EXTERIOR FINISH MATERIALS

- i. Brick and stone are the most common surface treatment in the commercial areas and are strongly encouraged.
- ii. Signs should add interest to the street level environment. They can unify the overall architectural concept of the building, or provide unique identity for a commercial space within a larger mixed-use structure. Design signage that is appropriate for the scale, character and use of the project and surrounding area. Signs should be oriented and scaled for both pedestrians on sidewalks and vehicles on streets.
- iii. The following sign types are encouraged: a) pedestrian-oriented blade and window signs, b) marquee signs and signs on overhead weather protection, c) appropriately sized neon signs, d) multilingual signs that reflect the neighborhood's diverse population, e) sandwich board signs placed outside of pedestrian pathways.

RESPONSE:

High quality materials will be designed into the project to reflect other new buildings in the area. Brick or stone will be utilized as an accent material and along the base of the building to help bring the scale down and respond to the pedestrian scale of the area. Signage will be located along the retail development on Beacon Ave and a residential scale sign will be utilized at the entrance to the apartments along 16th Ave.

DESIGN PROPOSAL DESIGN CUES

As our site is located on Beacon Ave S along a designated pedestrian street, our goal is to maintain the strong pedestrian culture that currently exists in the area. Our building will be one of the smaller apartment buildings in the area, so we are proposing to keep the massing and form simple and clearly articulated. The use of finer grain materials, unexpected pops of color, and pockets of landscaping at the street edge will enliven and strengthen the pedestrian connection on our site and along Beacon Ave S. Providing transparency in the retail spaces at the first floor will provide eyes on the street and create activity both during the day and at nighttime. Our design intent of this development, inspired by the context of the site and future growth of the area, is:

- Coalesce with architectural elements of surrounding buildings
- Create a development coherent to the walkability of the Beacon Ave S
- Strong street presence and transparency with emphasis on pedestrian interaction
- Tie into the context of Beacon Ave S and the future growth of the area



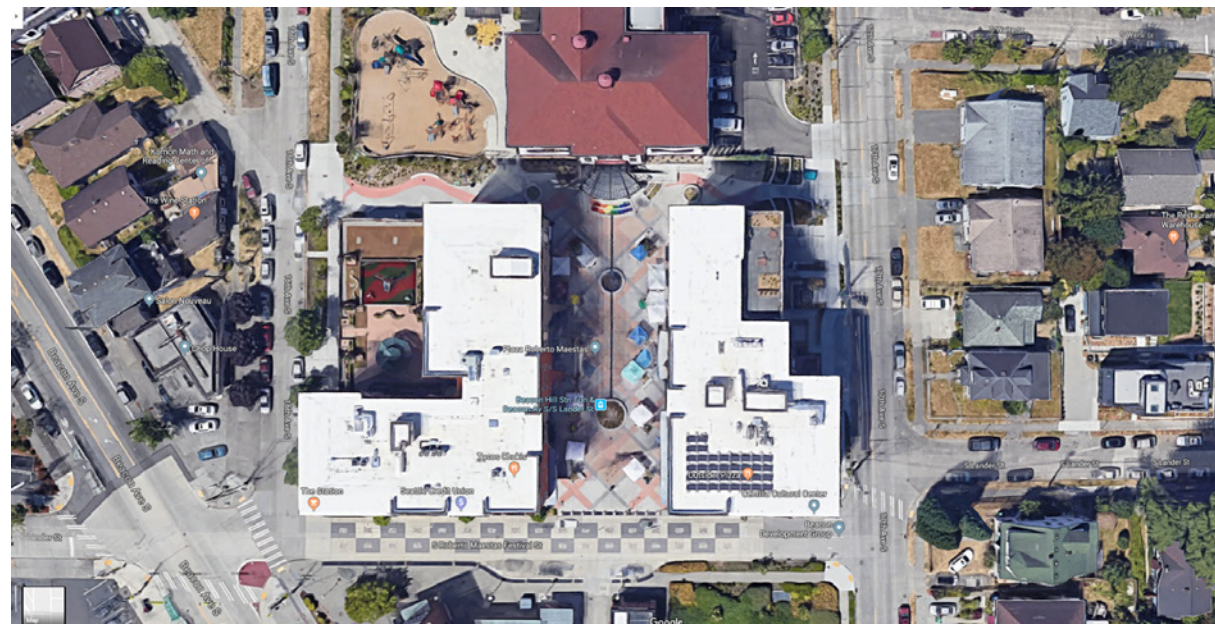
POPS OF COLOR AND METAL



BEACON HILL STATION



PAVER MATERIALS AND COLOR










OPEN PLAZA AND CIRCULATION SPACES

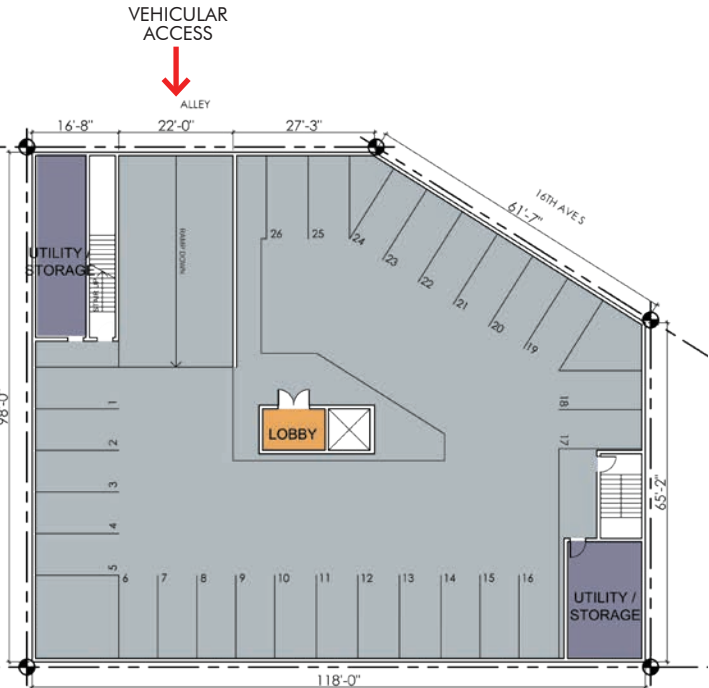
DESIGN PROPOSAL MASSING CONCEPT 1

CONCEPT 1

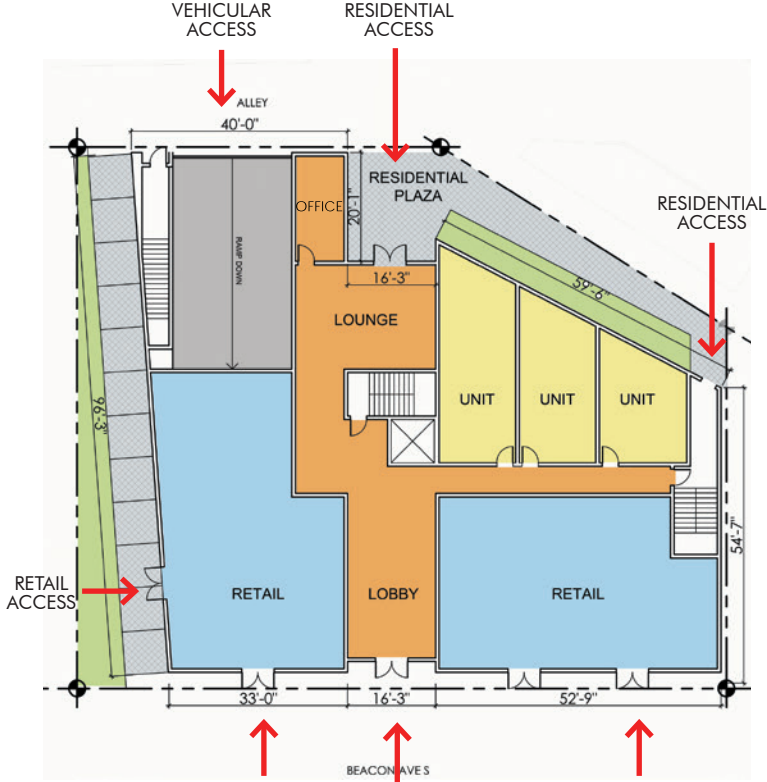
- Unit Count: 78 units
- Parking: 26 stalls
- Retail Area: 3,400 SF
- Total Area: 60,000 SF
- FAR (residential): 44,400 SF
- FAR (total): 47,700 SF

KEY

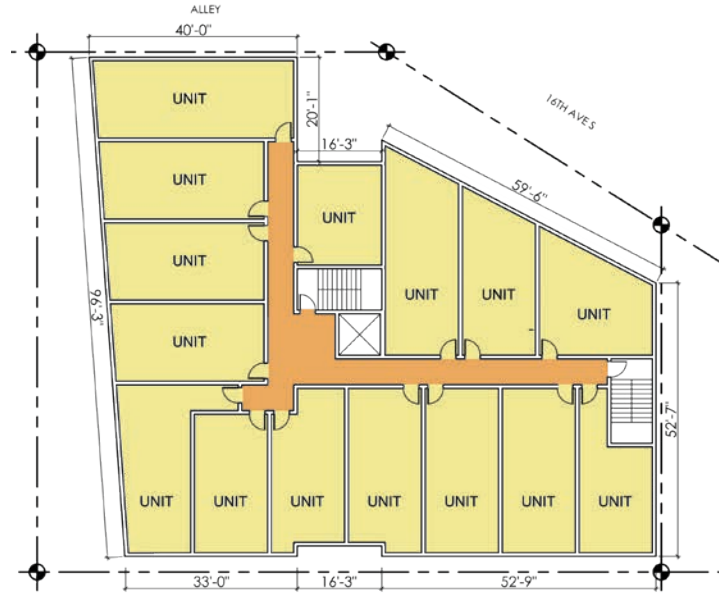
	PARKING
	RETAIL
	RESIDENTIAL
	UTILITY
	AMENITY
	LANDSCAPING
	PAVEMENT



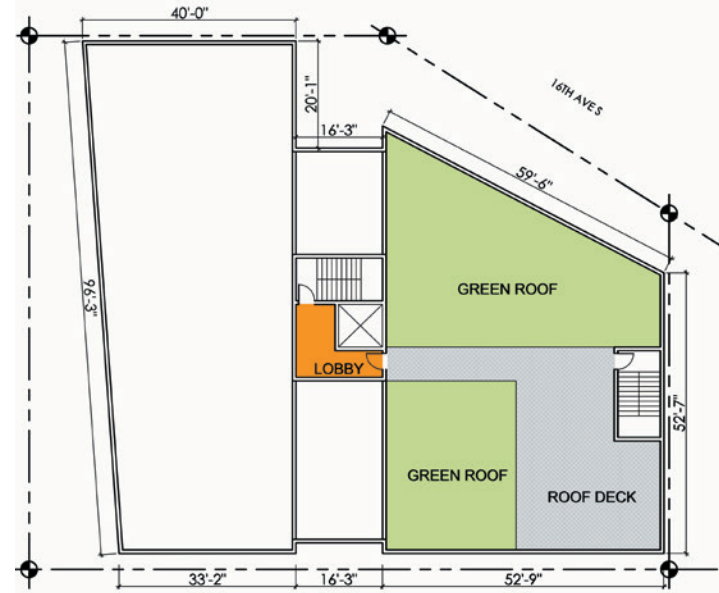
PARKING LEVEL 1



GROUND FLOOR



SECOND THROUGH SIXTH FLOOR



ROOF PLAN



DESIGN PROPOSAL MASSING CONCEPT 1

PROS:

- Building broken up into 3 main masses. (CS2, III)
- Central interior connection from Beacon Ave to 16th Ave. (PL1, I)
- Retail plaza / pedestrian connection along north property line from Beacon Ave to 16th Ave. (PL1, I)
- Residential plaza located along 16th Ave to connect to neighboring developments. (PL1, I)
- Roof top plaza. (DC3, I), (CS1, I)

CONS:

- Retail space is divided into 2 smaller spaces, so it is less flexible for tenants.



FROM 16TH AVENUE FACING WEST

DESIGN PROPOSAL MASSING CONCEPT 1



BEACON AVE S ELEVATION



FROM BEACON AVENUE FACING EAST



FROM 16TH AVENUE STREET VIEW



FROM BEACON AVENUE STREET VIEW

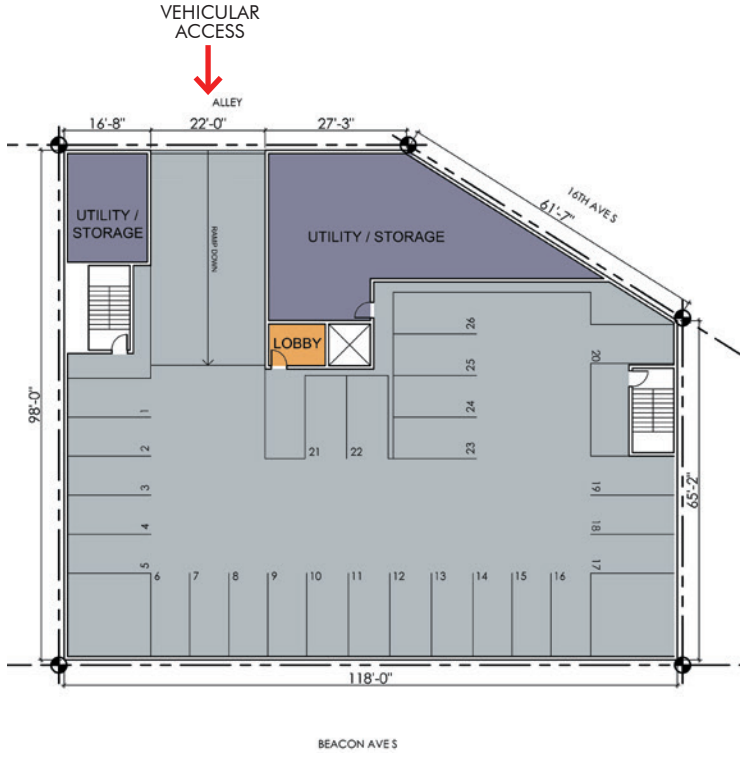
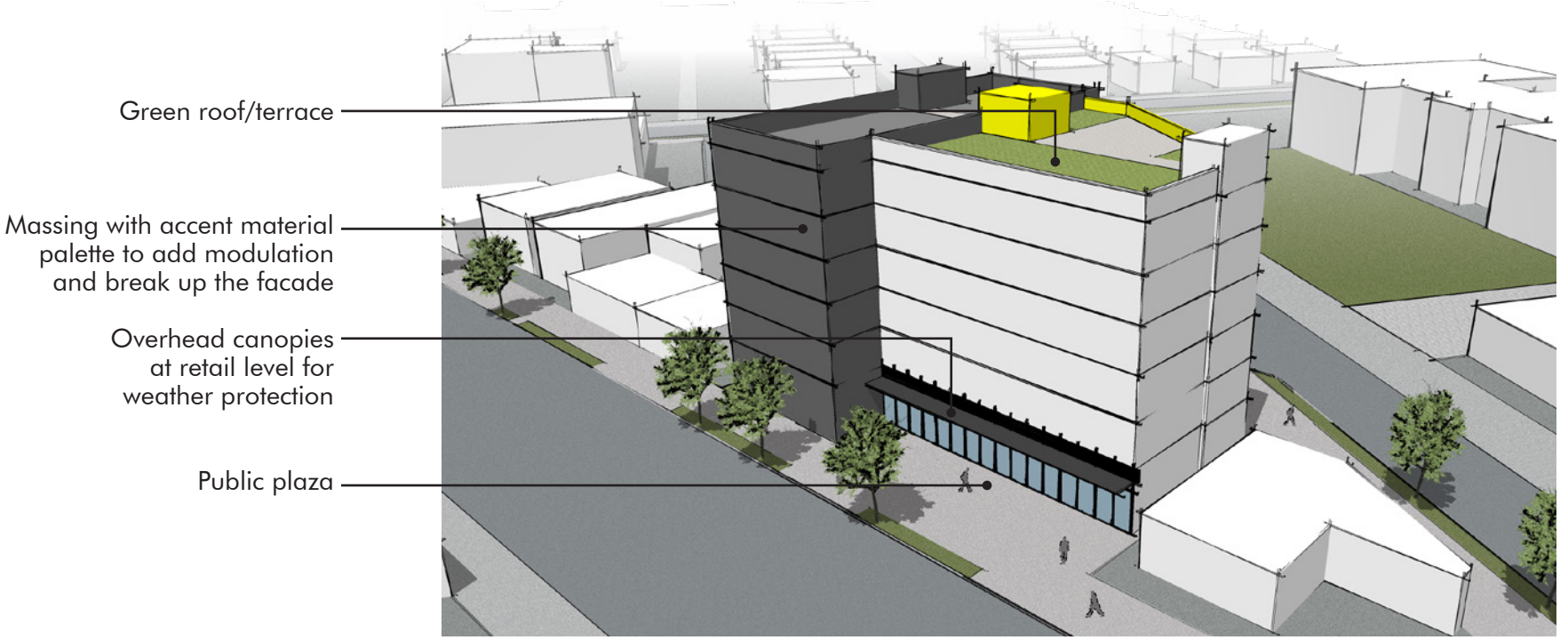
DESIGN PROPOSAL MASSING CONCEPT 2

CONCEPT 2

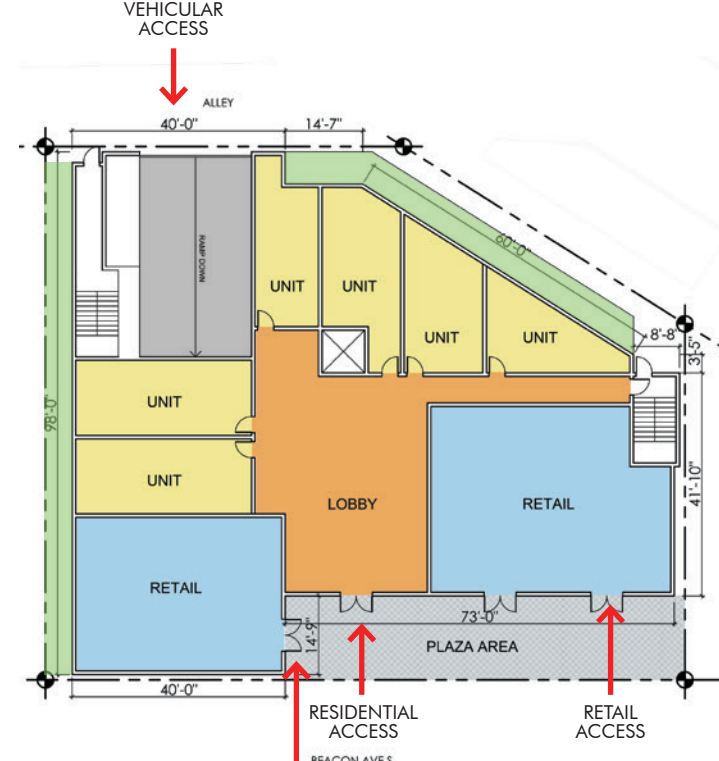
- Unit Count: 81 units
- Parking: 26 stalls
- Retail Area: 2,770 SF
- Total Area: 61,700 SF
- FAR (residential): 46,700 SF
- FAR (total): 49,400 SF

KEY

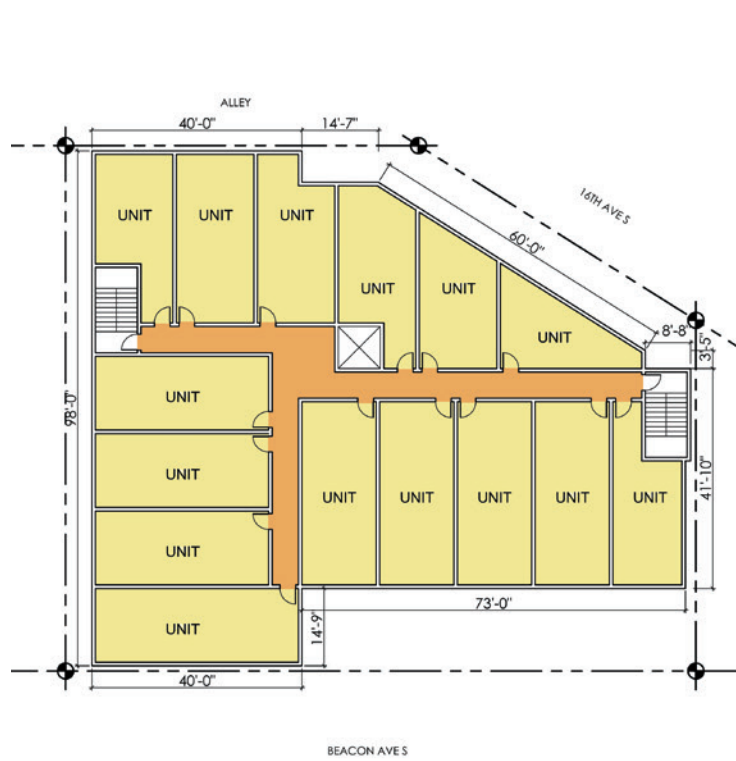
	PARKING
	RETAIL
	RESIDENTIAL
	UTILITY
	AMENITY
	LANDSCAPING
	PAVEMENT



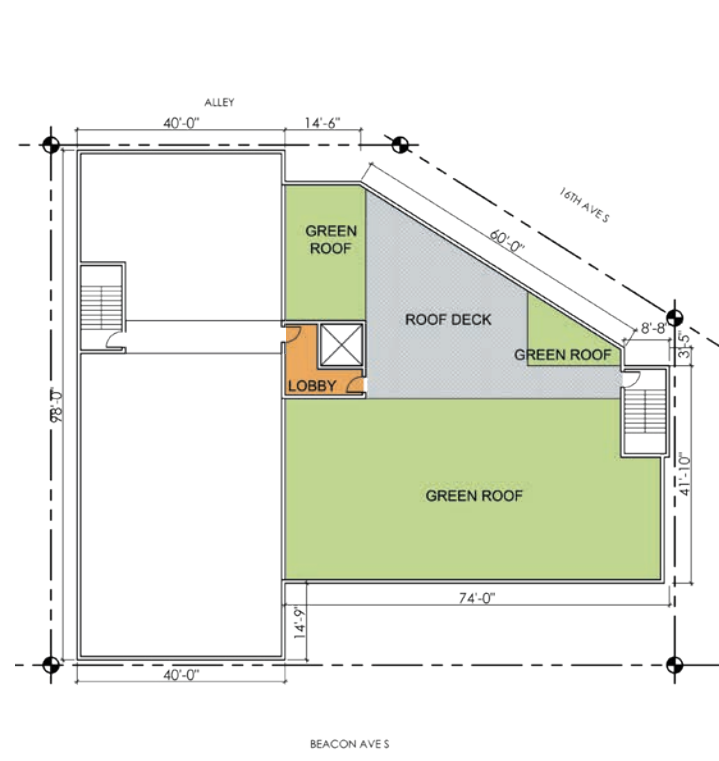
PARKING LEVEL 1



GROUND FLOOR



SECOND THROUGH SIXTH FLOOR



ROOF PLAN

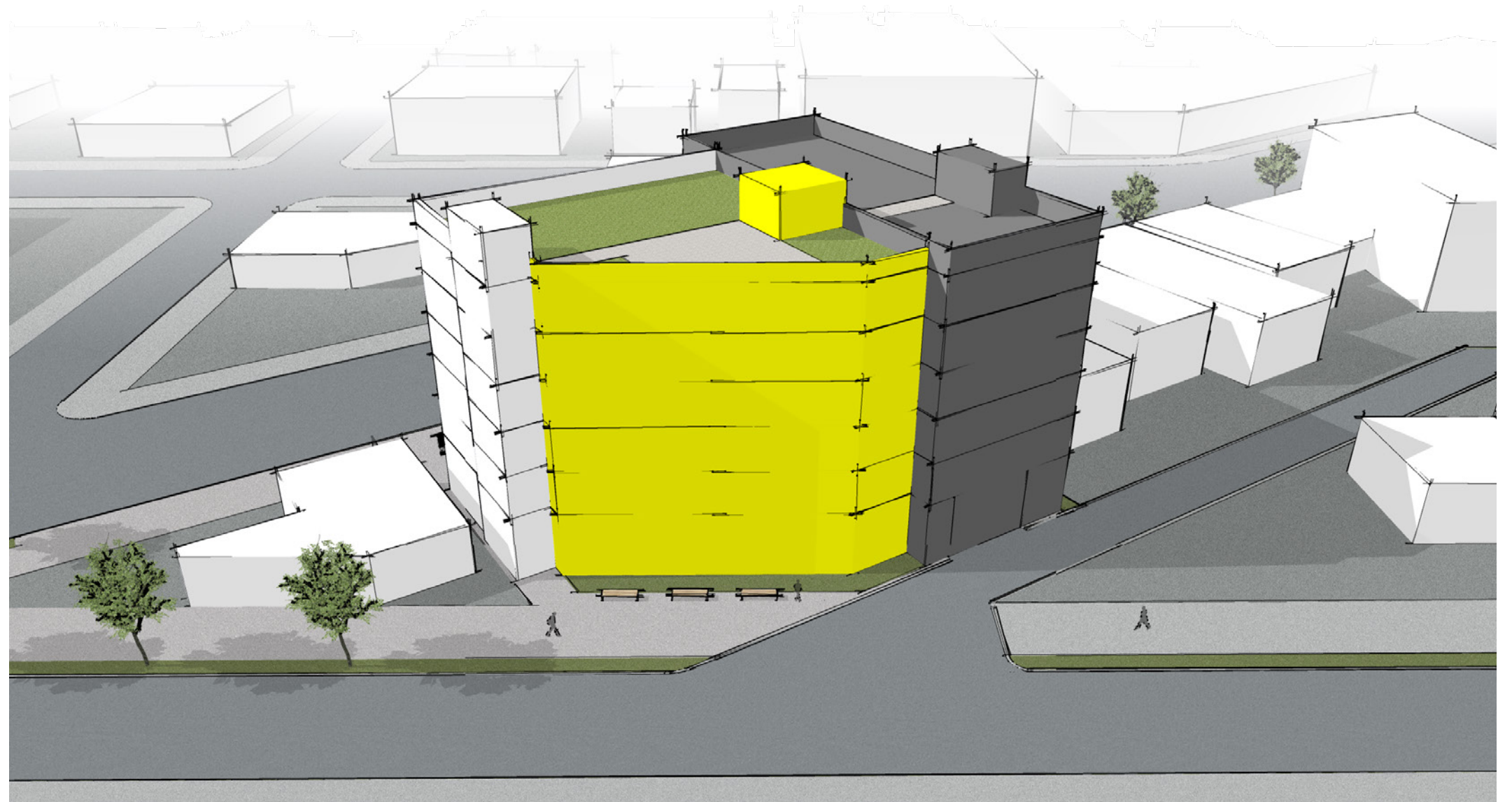
DESIGN PROPOSAL MASSING CONCEPT 2

PROS:

- Enlarged retail plaza located along Beacon Ave. (PL3, I)
- Building broken up into 2 main masses along both street fronts. (CS2, III)
- Continuous storefront designed along Beacon Ave. (CS3, I)
- Landscaping added along 16th Ave to soften the building edge. (DC3, I)
- Roof top plaza. (DC3, I), (CS1, I)

CONS:

- Limited plaza area located along 16th Ave.
- Retail space is divided into 2 smaller spaces, so it is less flexible for tenants.



FROM 16TH AVENUE FACING WEST

DESIGN PROPOSAL MASSING CONCEPT 2



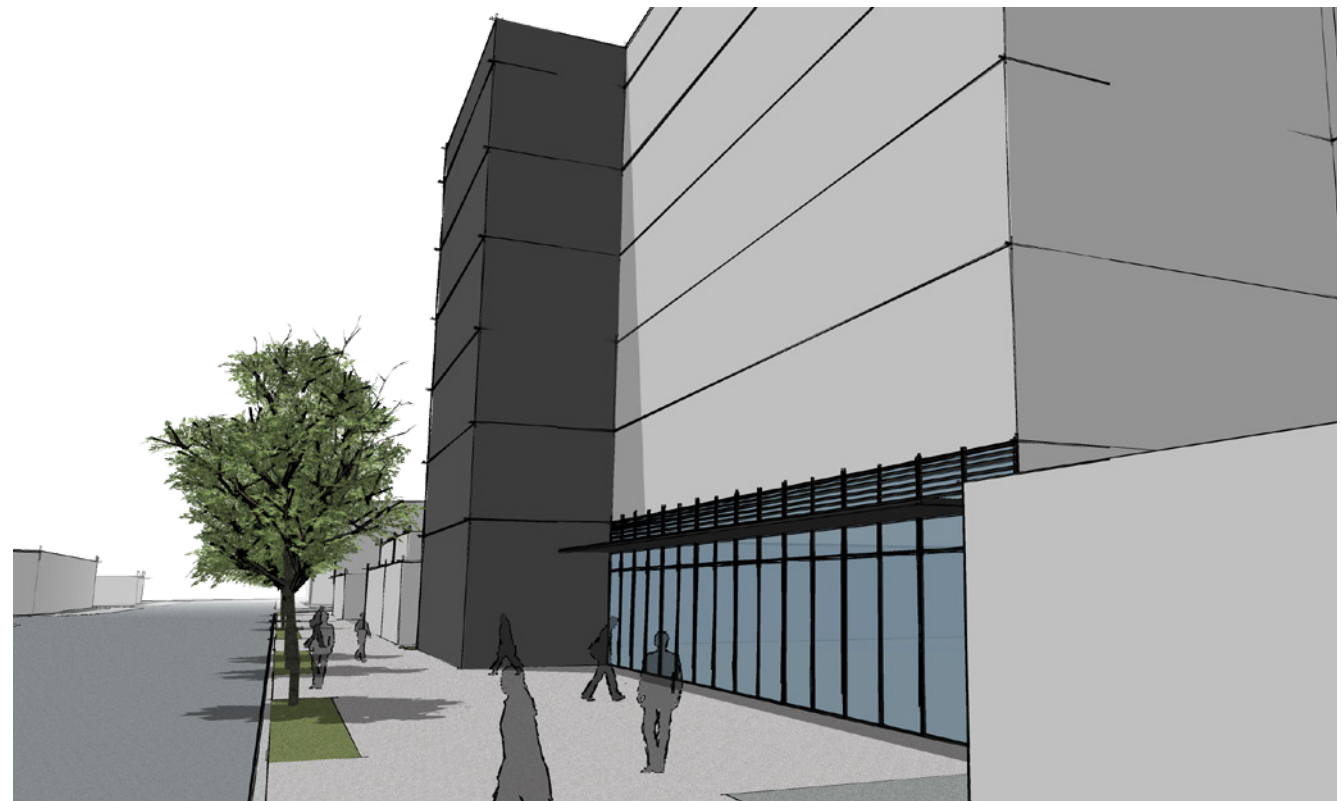
BEACON AVE S ELEVATION



FROM BEACON AVENUE FACING EAST



FROM 16TH AVENUE STREET VIEW



FROM BEACON AVENUE STREET VIEW

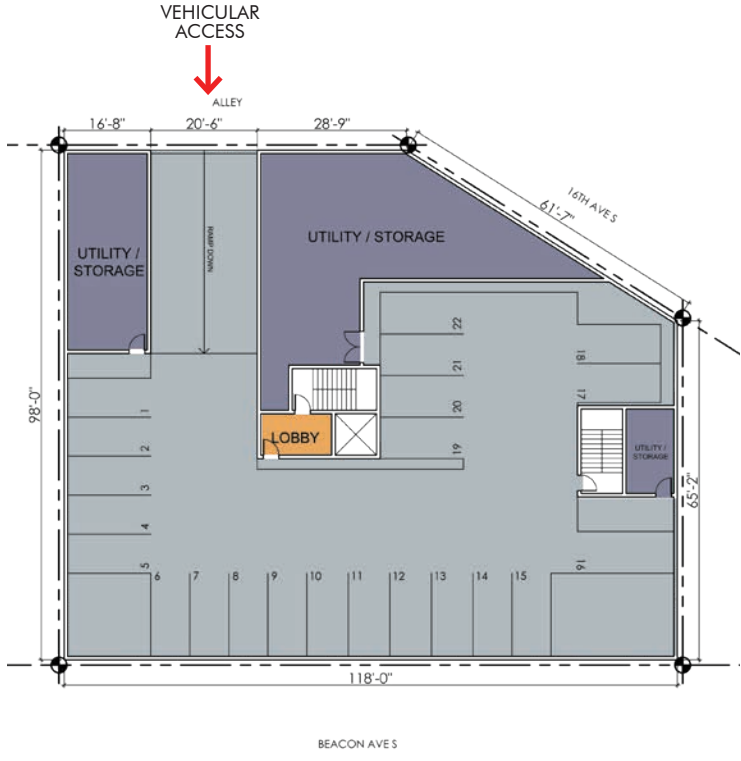
DESIGN PROPOSAL MASSING CONCEPT 3 (PREFERRED)

CONCEPT 3

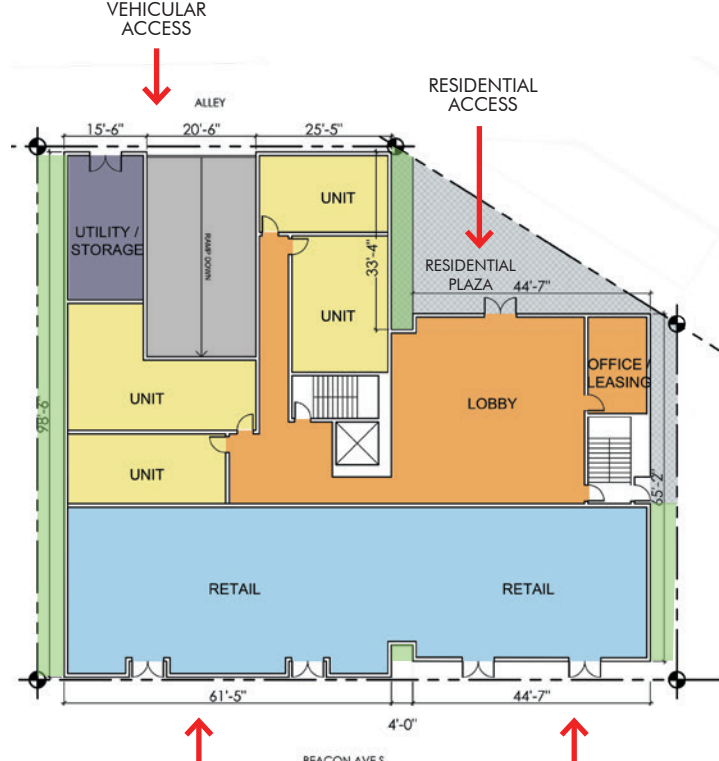
- Unit Count: 84 units
- Parking: 22 stalls
- Retail Area: 3,360 SF
- Total Area: 65,900 SF
- FAR (residential): 50,300 SF
- FAR (total): 53,500 SF

KEY

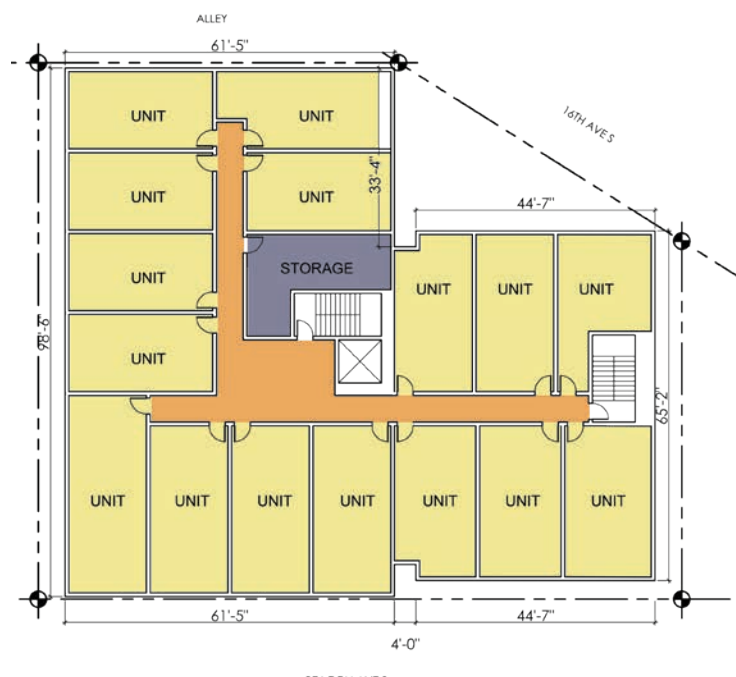
	PARKING
	RETAIL
	RESIDENTIAL
	UTILITY
	AMENITY
	LANDSCAPING
	PAVEMENT



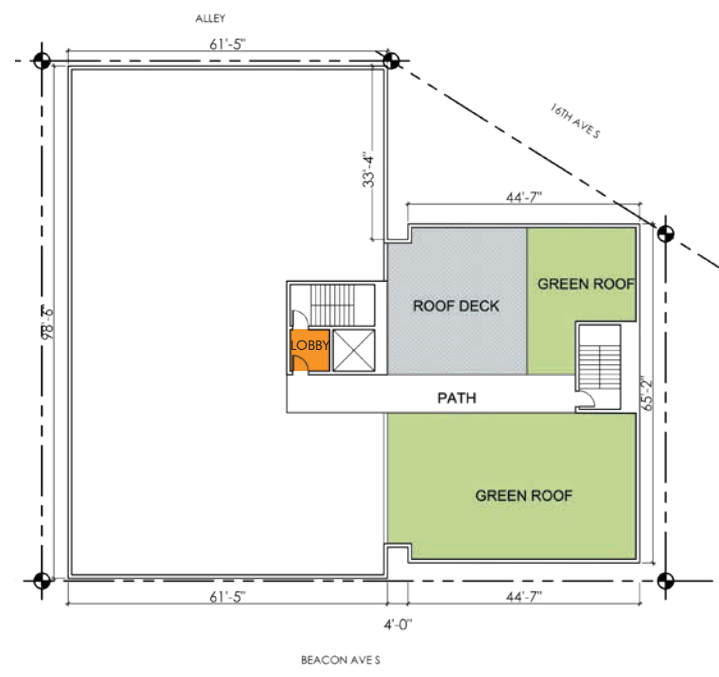
PARKING LEVEL 1



GROUND FLOOR



SECOND THROUGH SIXTH FLOOR



ROOF PLAN



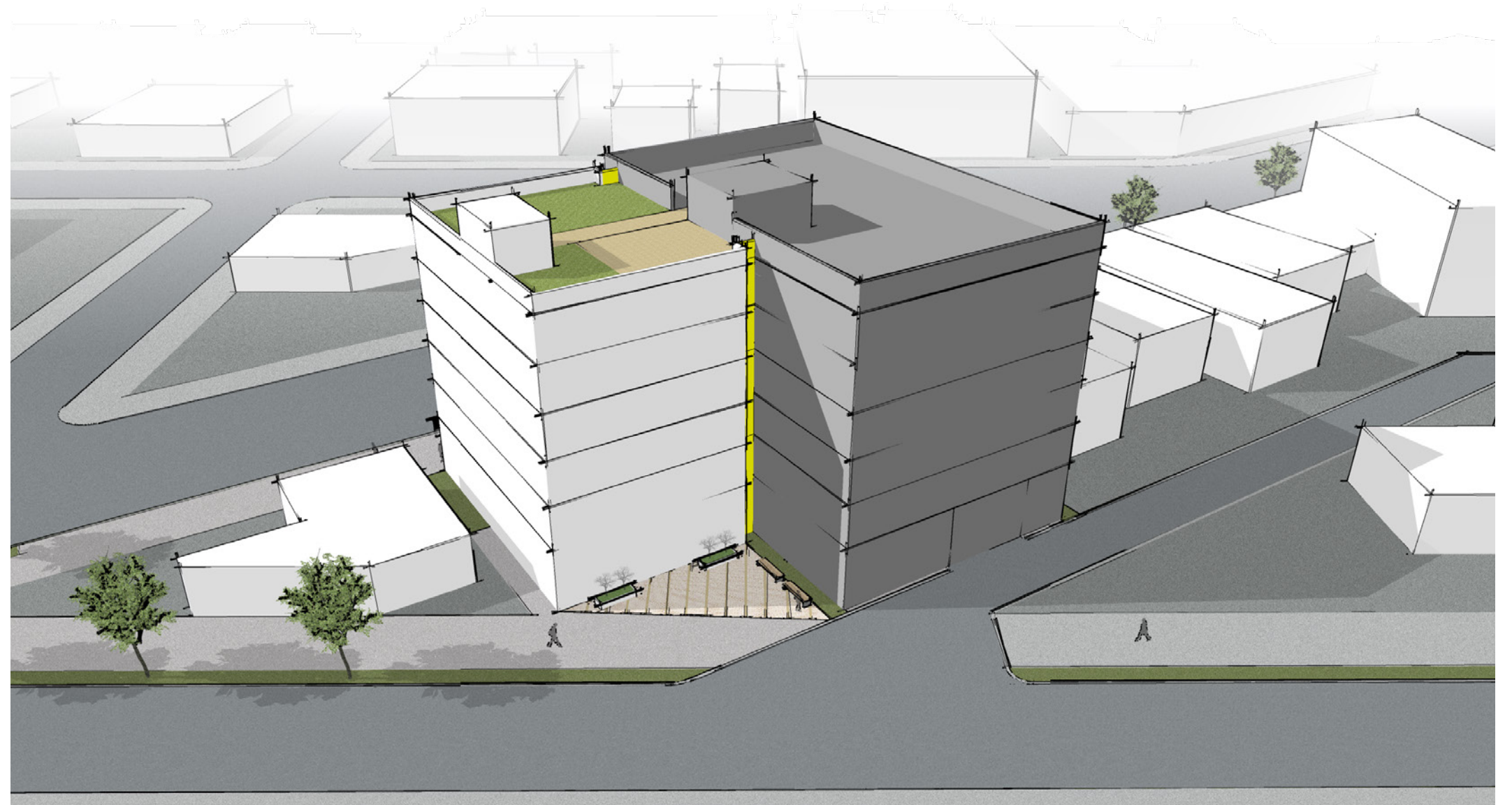
DESIGN PROPOSAL MASSING CONCEPT 3 (PREFERRED)

PROS:

- Building broken up into 2 main masses along both street fronts with a recess between them. (CS2, III)
- Continuous retail storefront located along Beacon Ave. (CS3, I)
 - Residential entry and plaza located along 16th Ave to connect to neighboring developments. (PL1, I)
 - Building is setback from all property lines to allow glazing along all facades. (CS3, I)
 - Roof top plaza. (DC3, I), (CS1, I)

CONS:

- No enlarged retail plaza along Beacon Ave.



FROM 16TH AVENUE FACING WEST

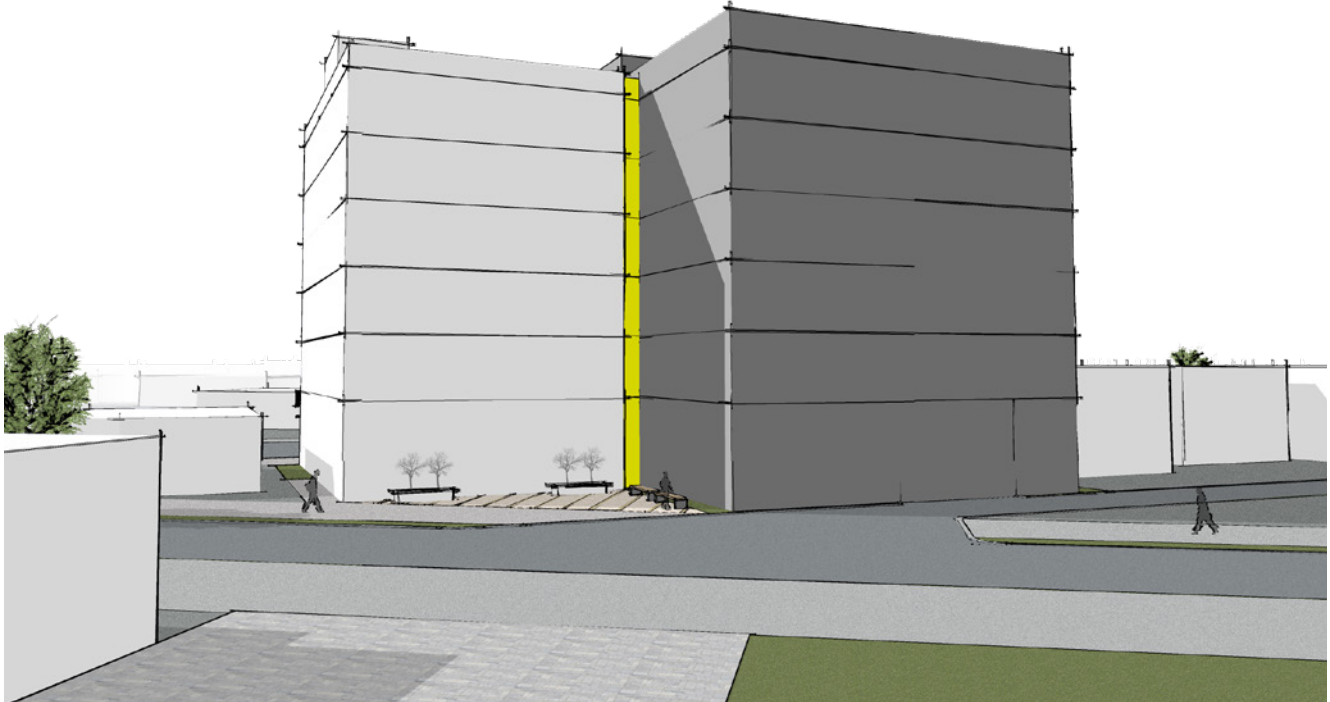
DESIGN PROPOSAL MASSING CONCEPT 3 (PREFERRED)



BEACON AVE S ELEVATION



FROM BEACON AVENUE FACING EAST



FROM 16TH AVENUE STREET VIEW



FROM BEACON AVENUE STREET VIEW

DESIGN PROPOSAL MASSING OPTIONS



OPTION 1

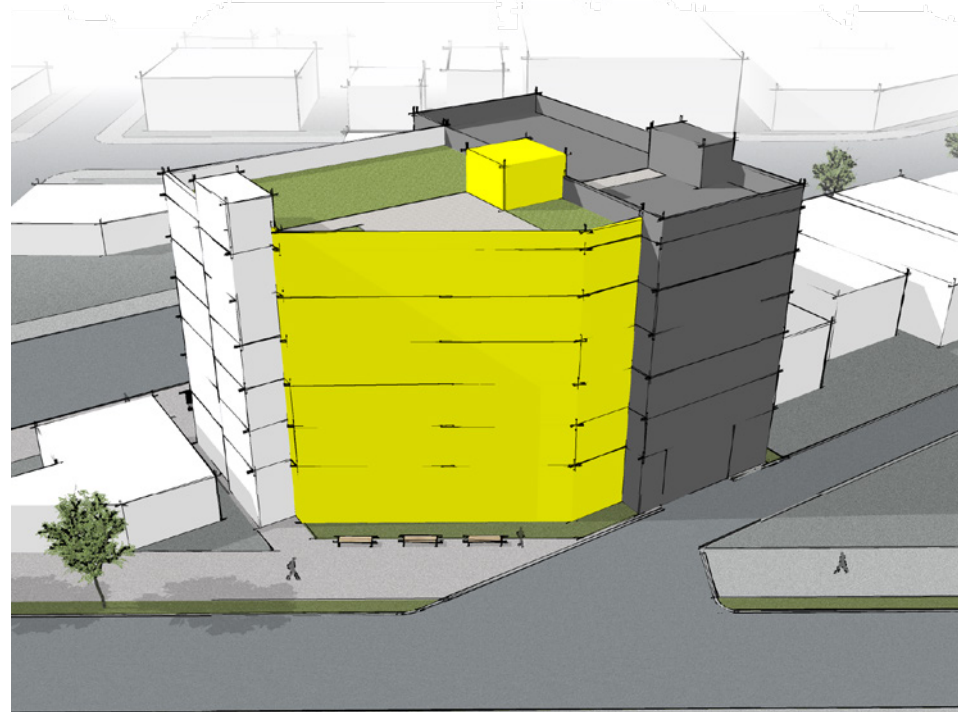
PROS:

- Building broken up into 3 main masses. (CS2, III)
- Central interior connection from Beacon Ave to 16th Ave. (PL1, I)
- Retail plaza / pedestrian connection along north property line from Beacon Ave to 16th Ave. (PL1, I)
- Residential plaza located along 16th Ave to connect to neighboring developments. (PL1, I)
- Roof top plaza. (DC3, I), (CS1, I)

CONS:

- Retail space is divided into 2 smaller spaces, so it is less flexible for tenants.

No departures



OPTION 2

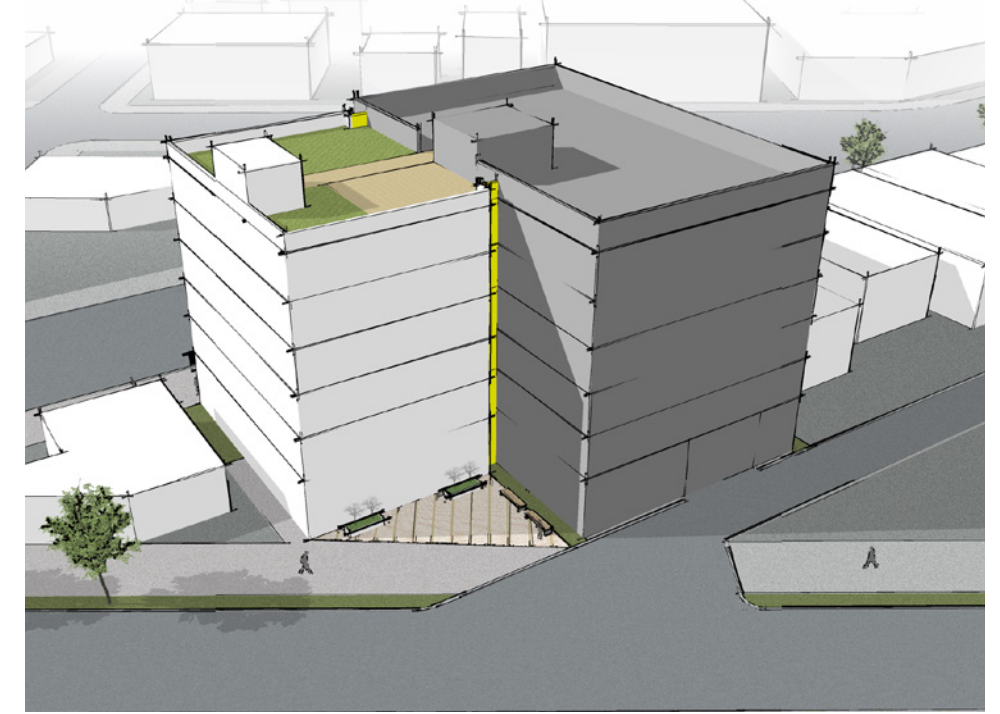
PROS:

- Enlarged retail plaza located along Beacon Ave. (PL3, I)
- Building broken up into 2 main masses along both street fronts. (CS2, III)
- Continuous storefront designed along Beacon Ave. (CS3, I)
- Landscaping added along 16th Ave to soften the building edge. (DC3, I)
- Roof top plaza. (DC3, I), (CS1, I)

CONS:

- Limited plaza area located along 16th Ave.
- Retail space is divided into 2 smaller spaces, so it is less flexible for tenants.

No departures



OPTION 3 (PREFERRED OPTION)

PROS:

- Building broken up into 2 main masses along both street fronts with a recess between them. (CS2, III)
- Continuous retail storefront located along Beacon Ave. (CS3, I)
- Residential entry and plaza located along 16th Ave to connect to neighboring developments. (PL1, I)
- Building is setback from all property lines to allow glazing along all facades. (CS3, I)
- Roof top plaza. (DC3, I), (CS1, I)

CONS:

- No enlarged retail plaza along Beacon Ave.

No departures

DESIGN PROPOSAL DESIGN CONCEPTS

Our design concepts are centered around three priorities:

- treatment of the ground plane at the street level
- creation of outdoor space and residential interaction
- modulation of the building facade to reduce perceived mass

We studied precedents of other well-designed building entries and plazas. We investigated outdoor green space options, both at the ground level and at the roof level and the pros and cons of both of these locations. The following three concepts explore multiple options for outdoor green space both at lower floor levels and on the roof.

Our proposed material palette consists of fiber cement panel as the primary material, with accents of wood, corrugated & perforated metals. Pops of bright color and sculptural architectural elements will add vibrancy to the massing and modulation.



TRANSPARENCY AT GROUND LEVEL TO VISUALLY INTEGRATE WITH STREETFRONT



FIBER CEMENT PANEL



RUSTIC CORRUGATED METAL



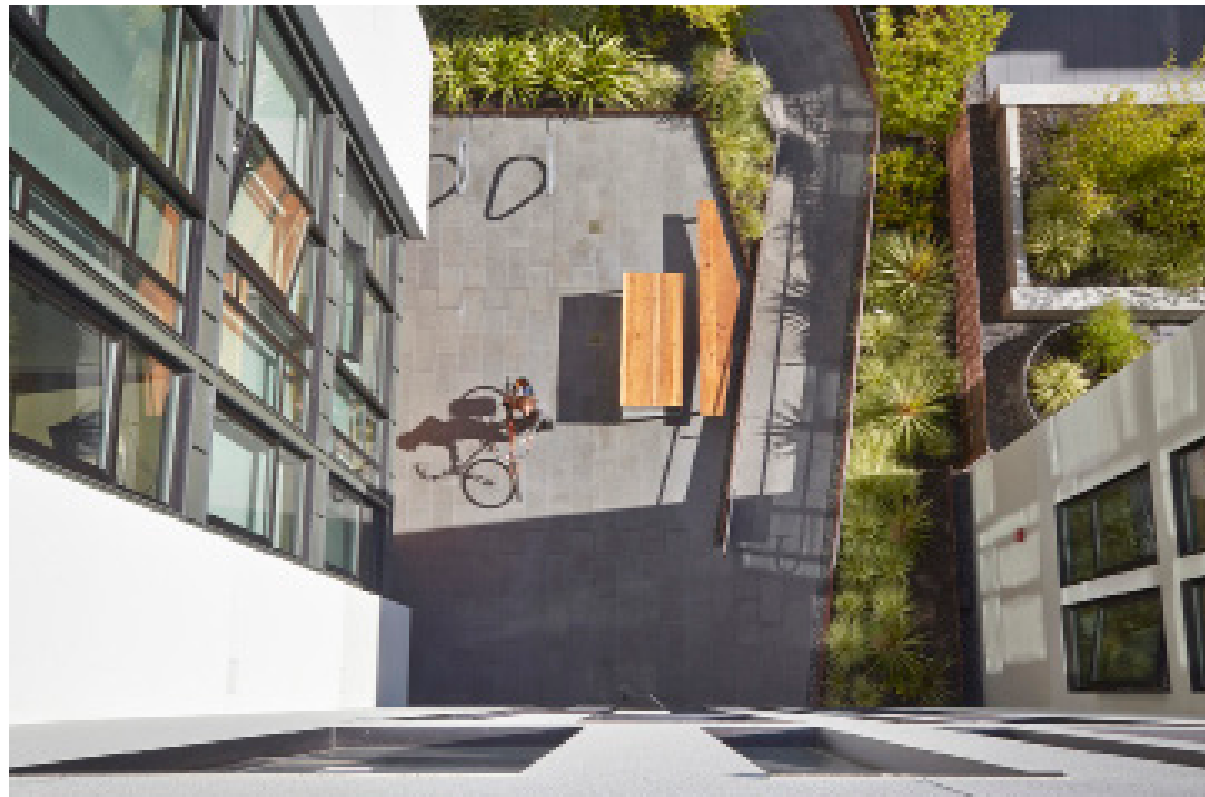
BRICK



WOOD ACCENTS



PERFORATED METAL PANEL



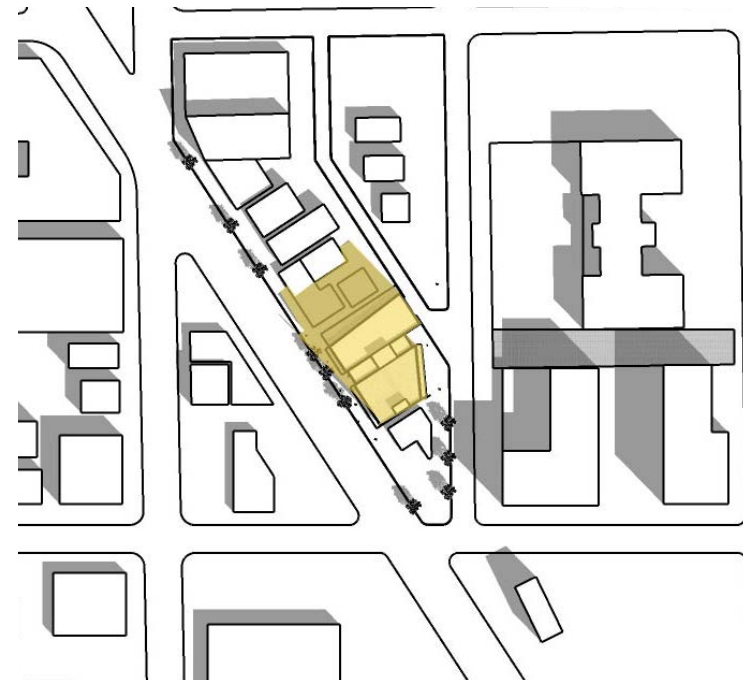
STRATEGIC PLAZAS AND LANDSCAPING TO PROMOTE STREET-LEVEL ENGAGEMENT



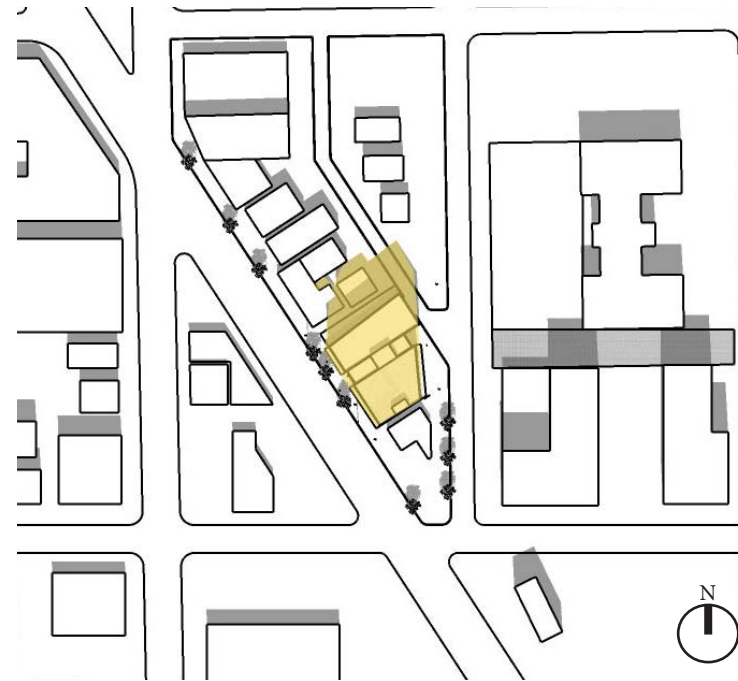
DOUBLE MASSING CONCEPT TO REDUCE PERCEIVED SIZE



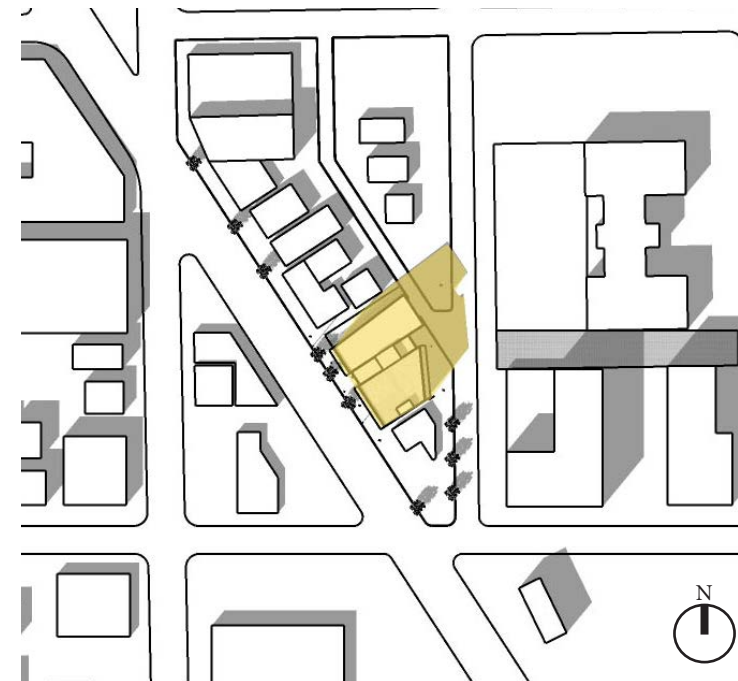
DESIGN PROPOSAL SEASONAL SHADOW ANALYSIS - OPTION 1



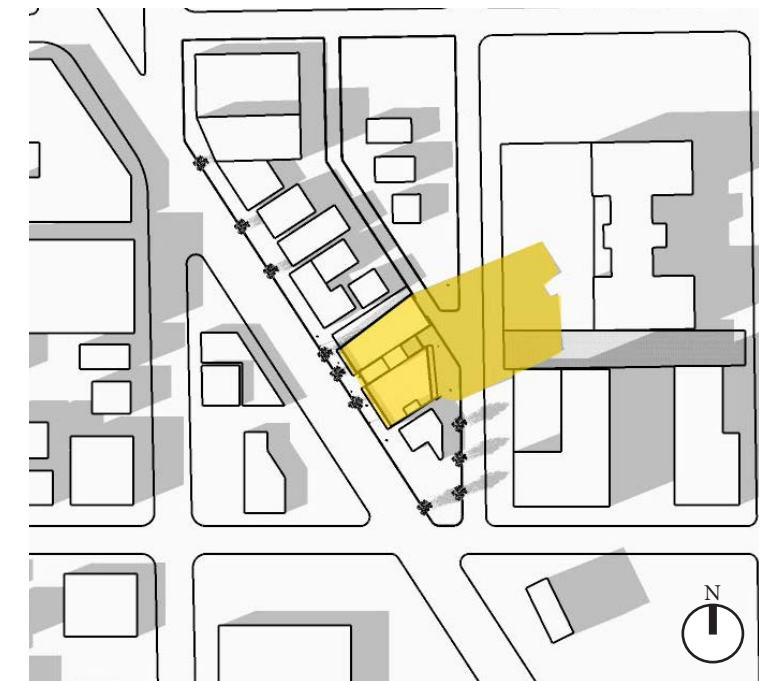
10 AM - SPRING EQUINOX
March 20, 2018



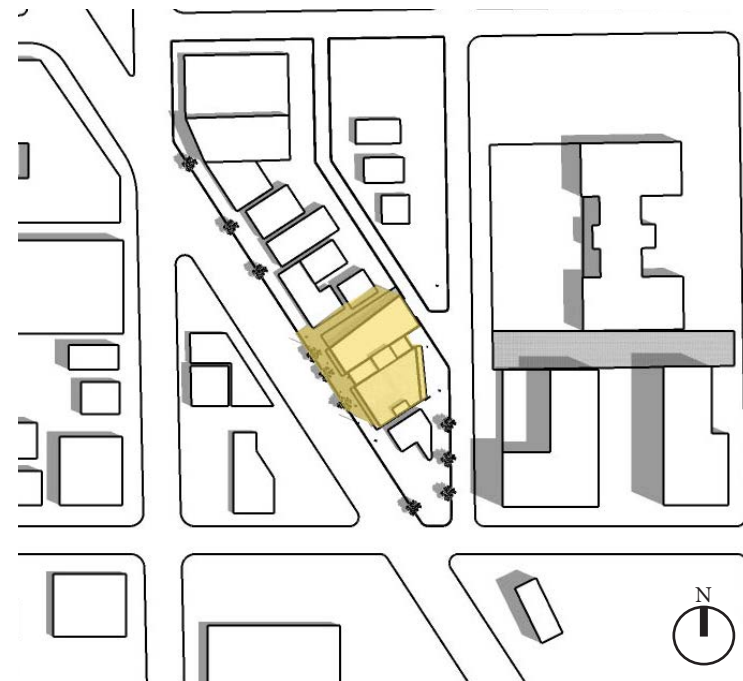
12 PM - SPRING EQUINOX
March 20, 2018



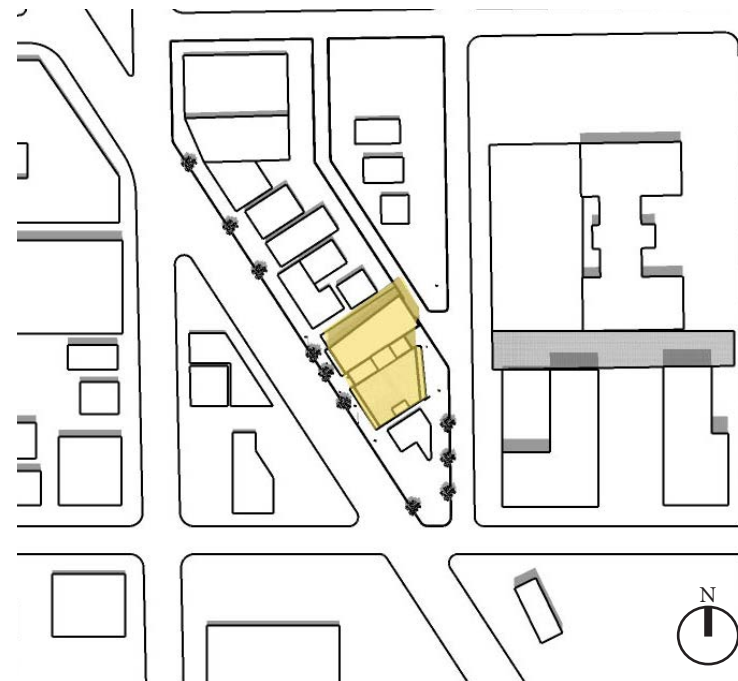
2 PM - SPRING EQUINOX
March 20, 2018



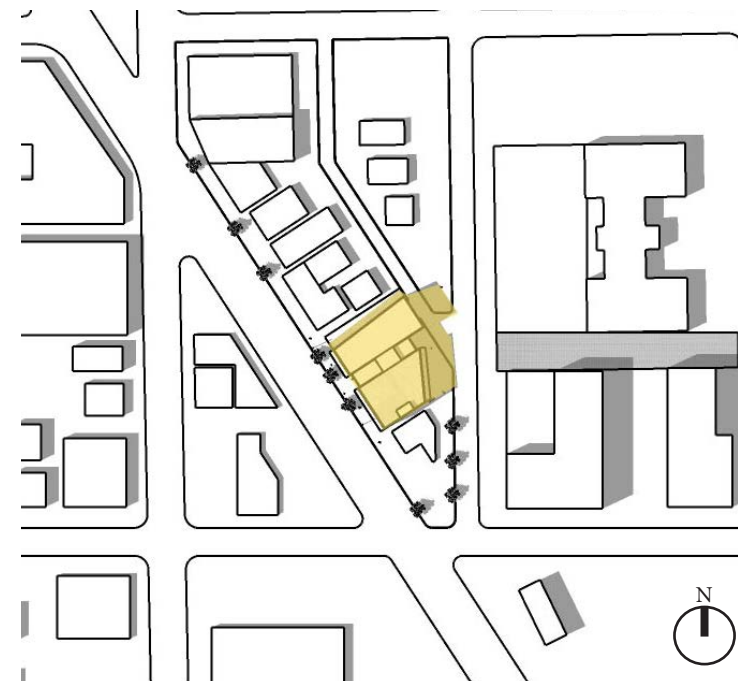
4 PM - SPRING EQUINOX
March 20, 2018



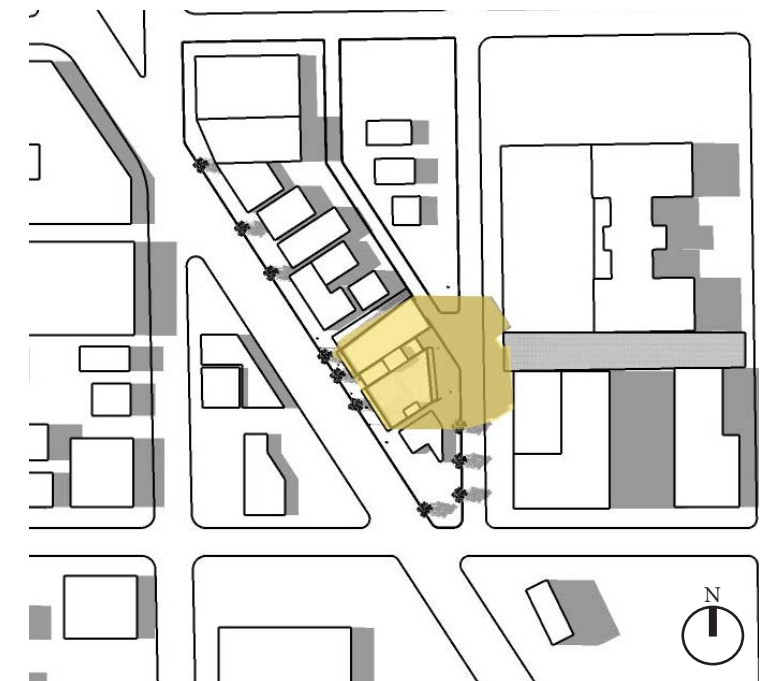
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June 21st, 2018



12 PM - SUMMER SOLSTICE
June 21st, 2018

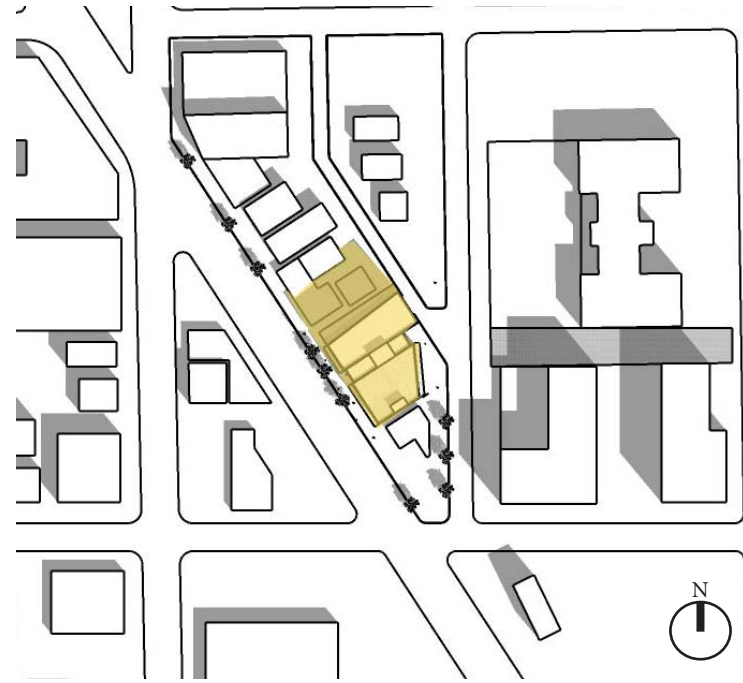


2 PM - SUMMER SOLSTICE
June 21st, 2018

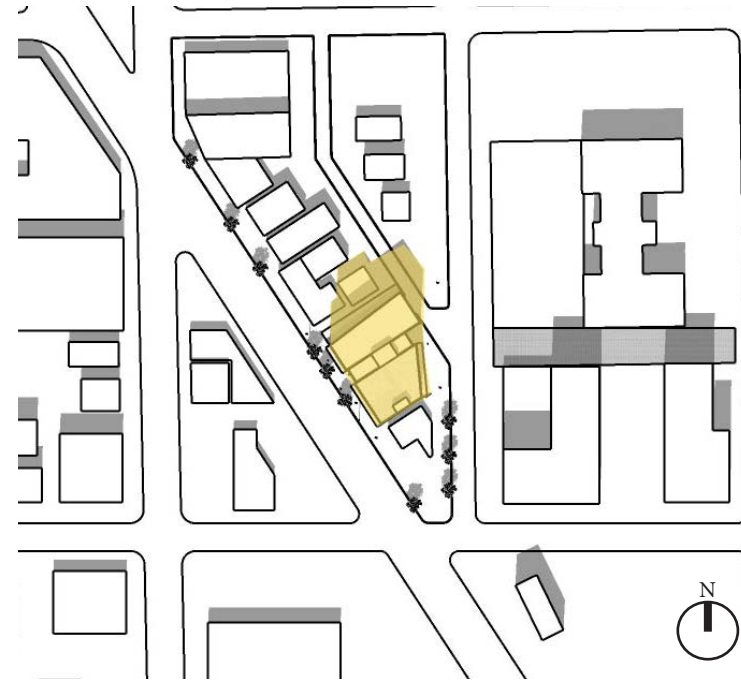


4 PM - SUMMER SOLSTICE
June 21st, 2018

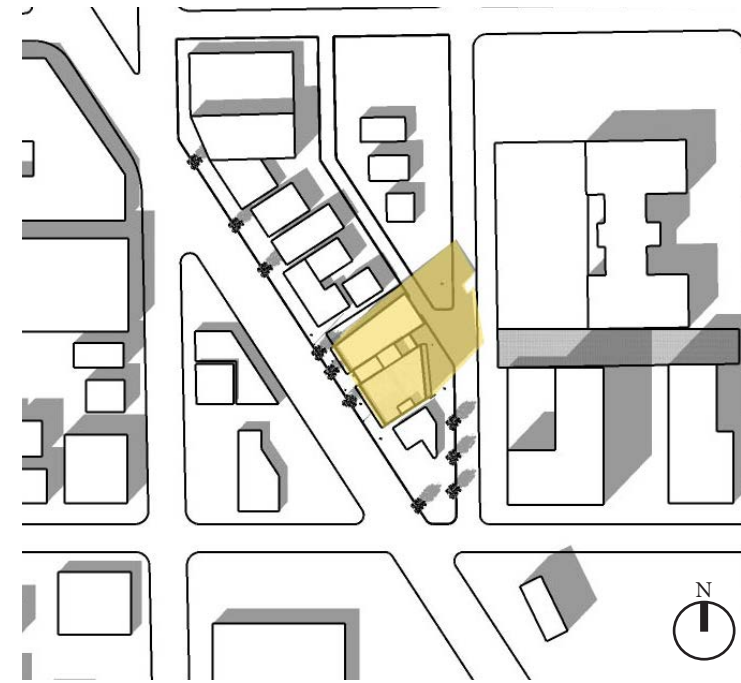
DESIGN PROPOSAL SEASONAL SHADOW ANALYSIS - OPTION 1



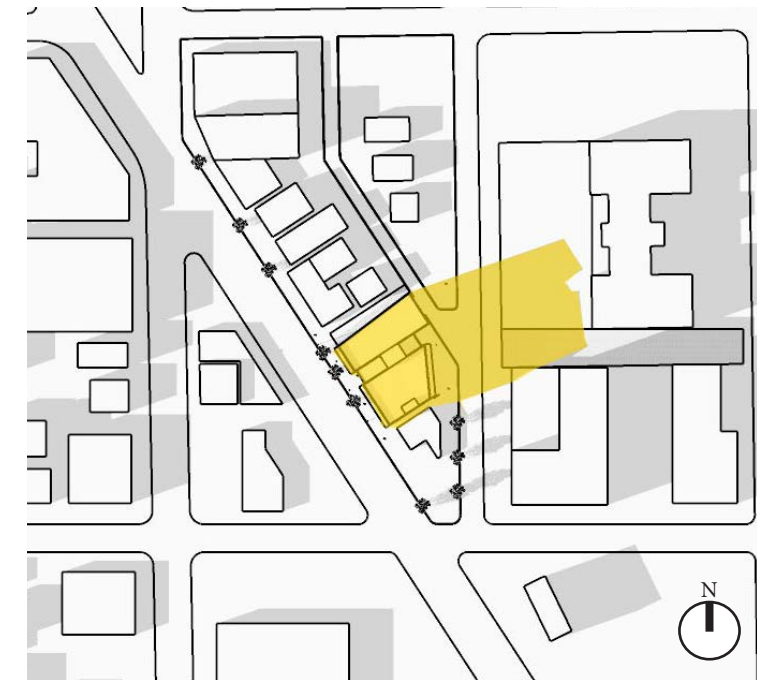
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September 23, 2018



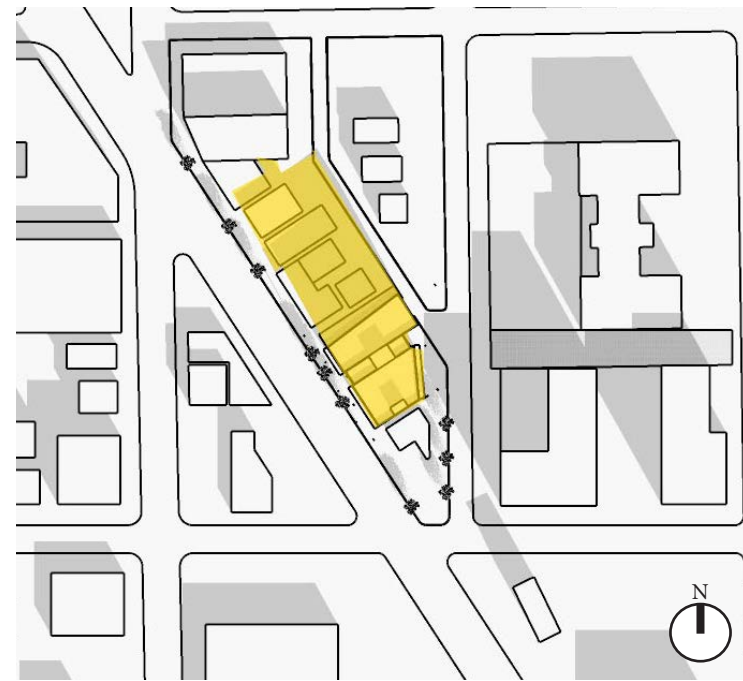
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September 23, 2018



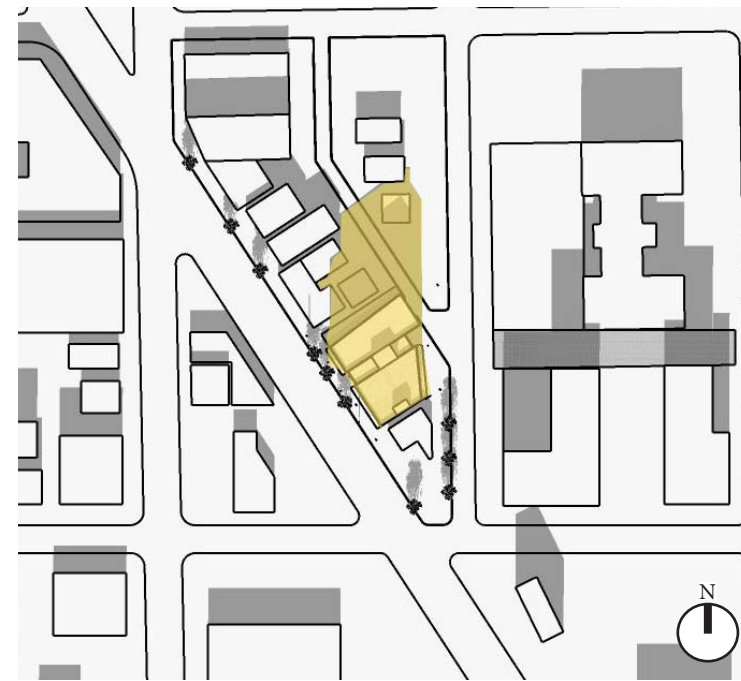
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September 23, 2018



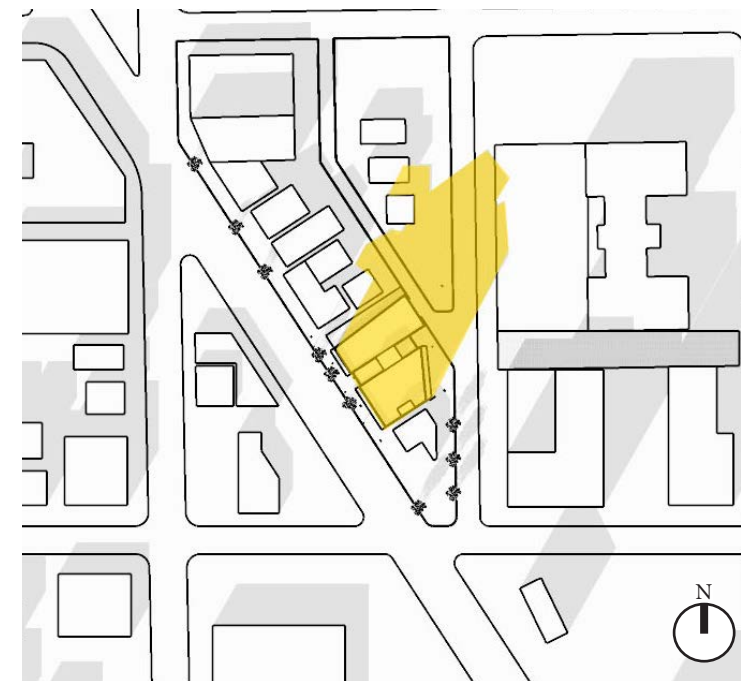
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September 23, 2018



10 AM | WINTER SOLSTICE
December 21st, 2018



12 PM | WINTER SOLSTICE
December 21st, 2018

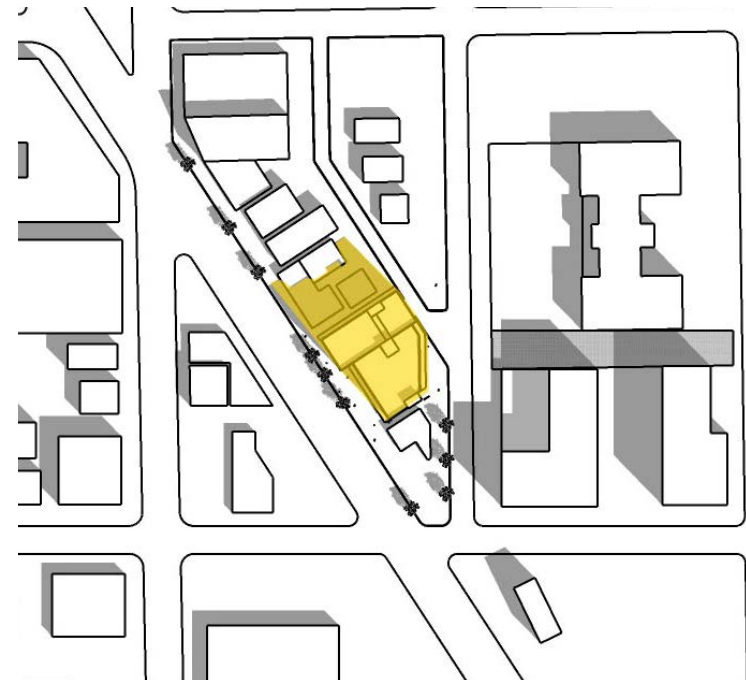


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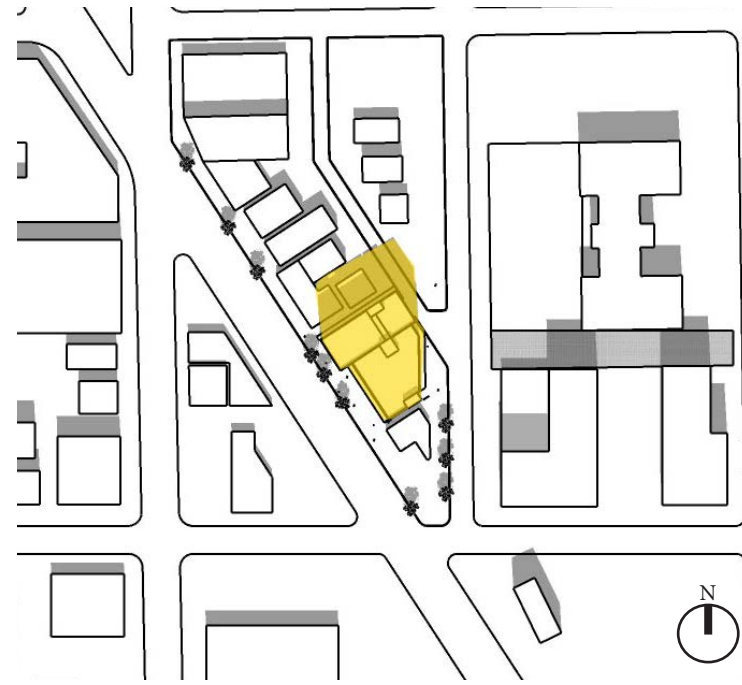


4 PM | WINTER SOLSTICE
December 21st, 2018

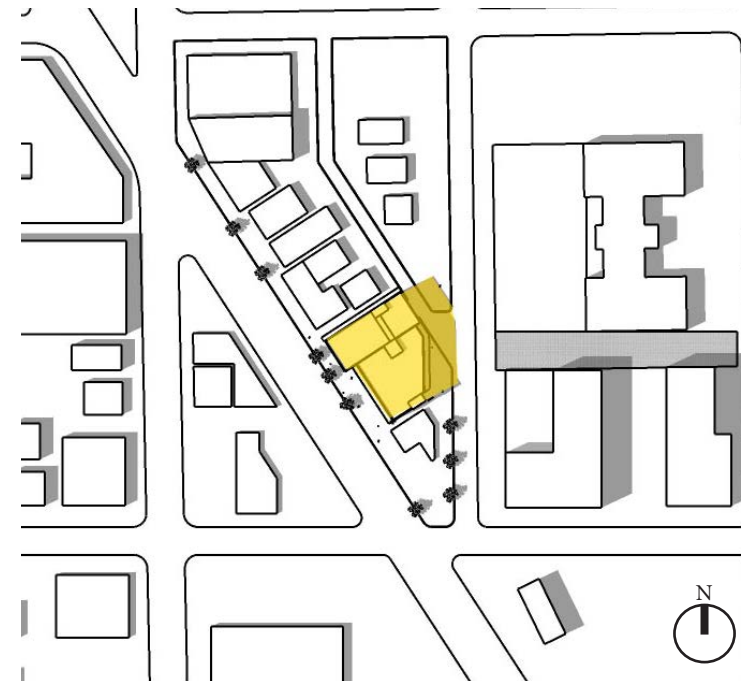
DESIGN PROPOSAL SEASONAL SHADOW ANALYSIS - OPTION 2



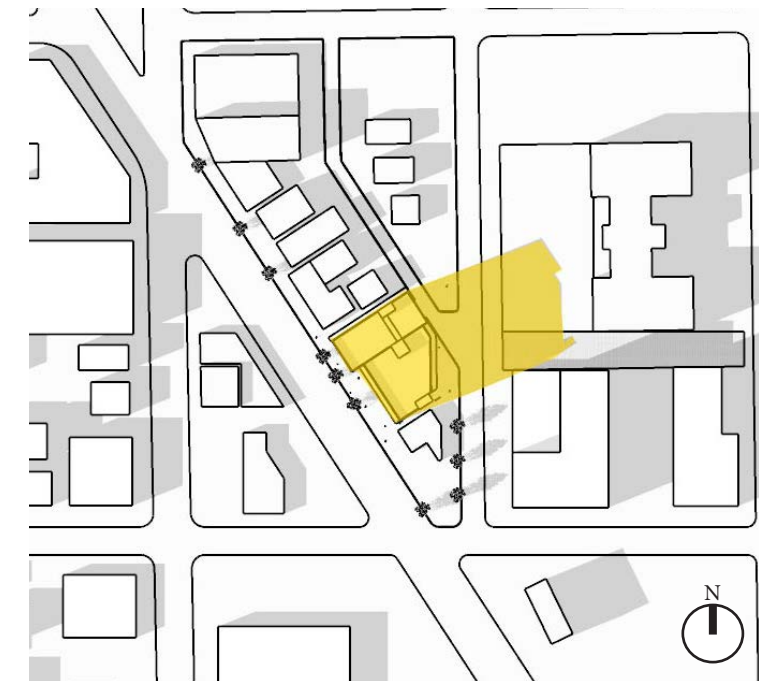
10 AM - SPRING EQUINOX
March 20, 2018



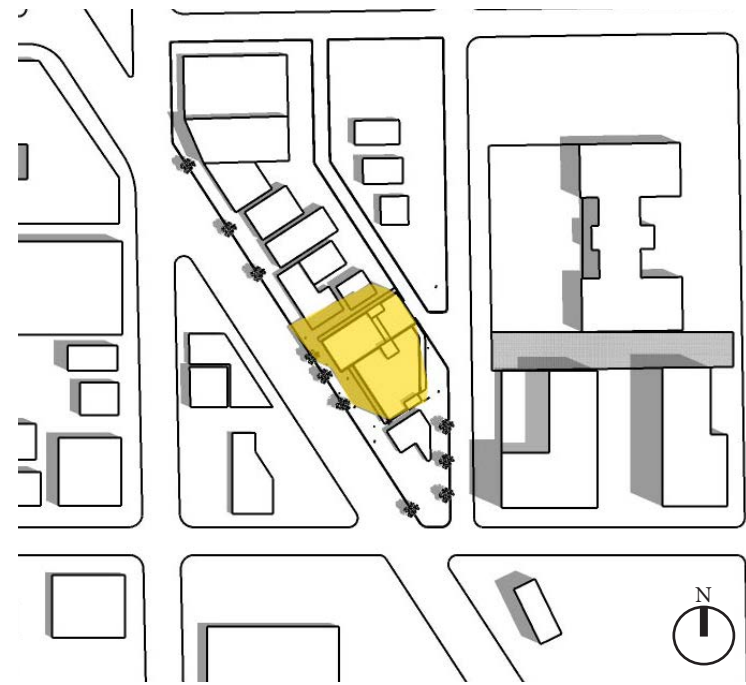
12 PM - SPRING EQUINOX
March 20, 2018



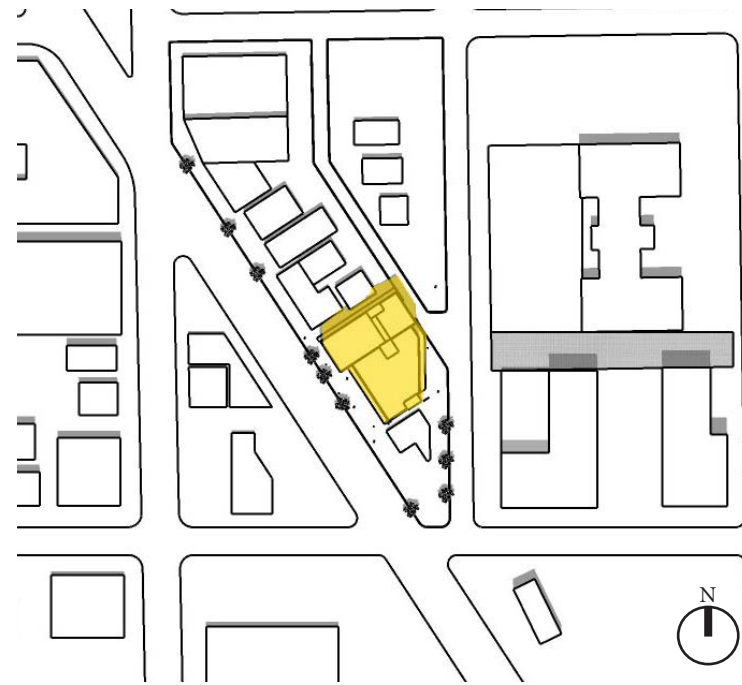
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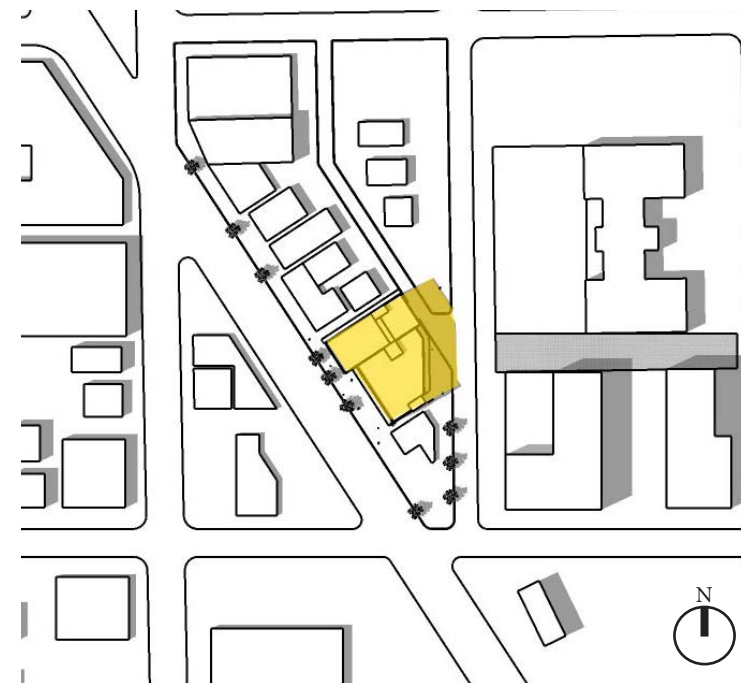
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March 20, 2018



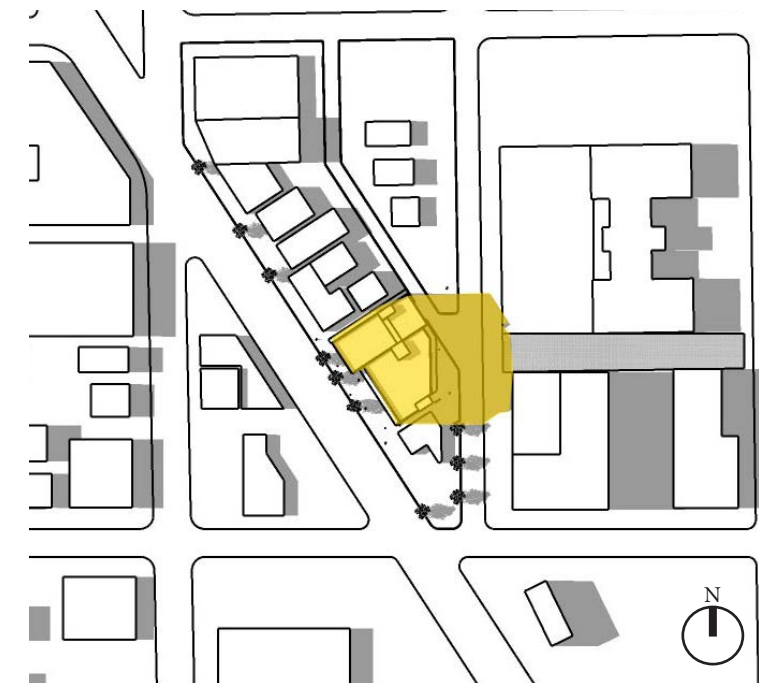
10 AM - SUMMER SOLSTICE
June 21st, 2018



12 PM - SUMMER SOLSTICE
June 21st, 2018

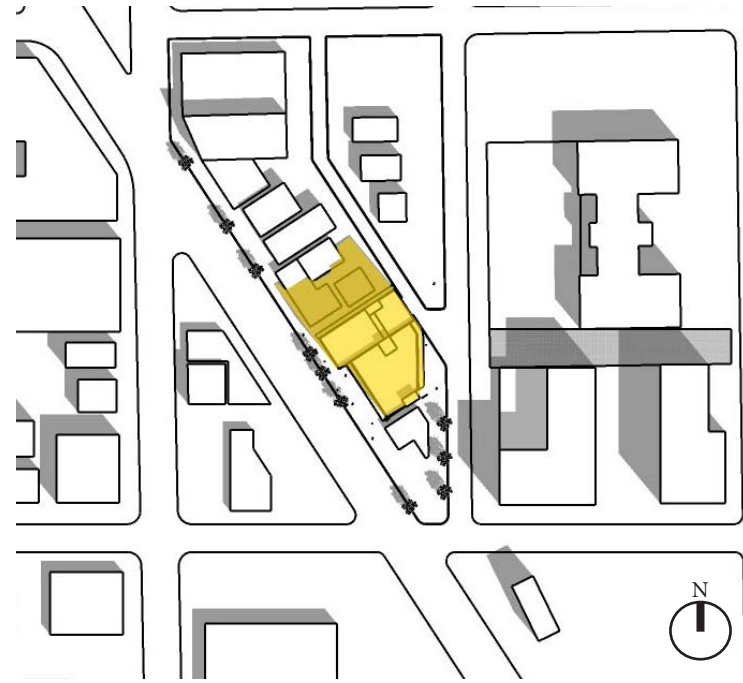


2 PM - SUMMER SOLSTICE
June 21st, 2018

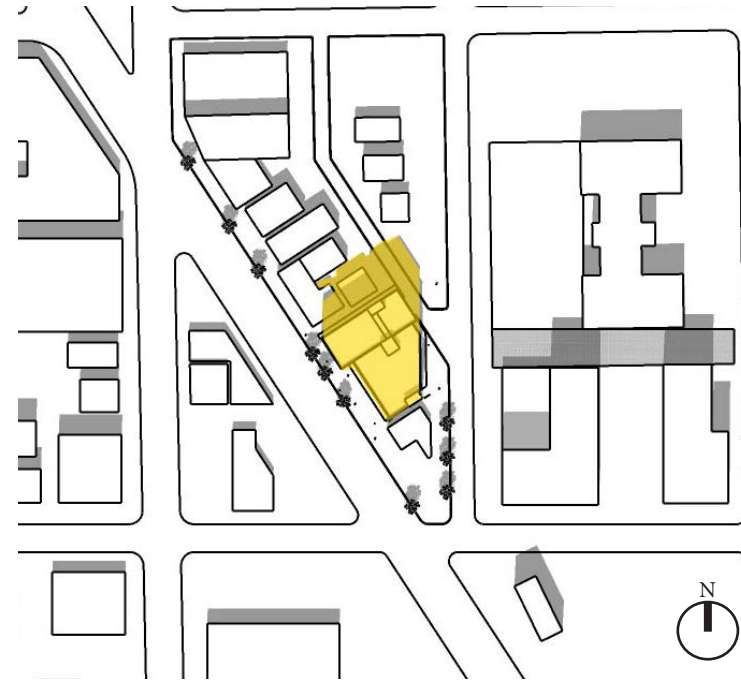


4 PM - SUMMER SOLSTICE
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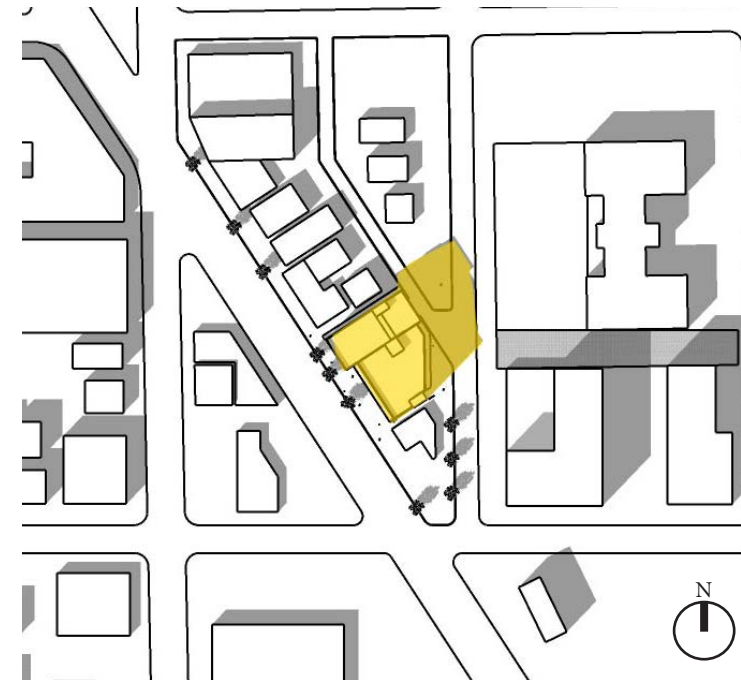
DESIGN PROPOSAL SEASONAL SHADOW ANALYSIS - OPTION 2



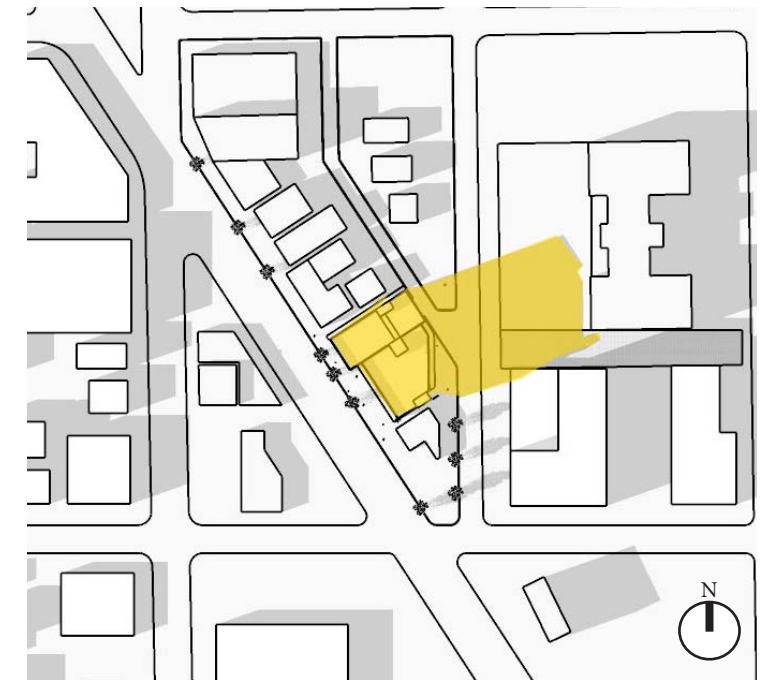
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September 23, 2018



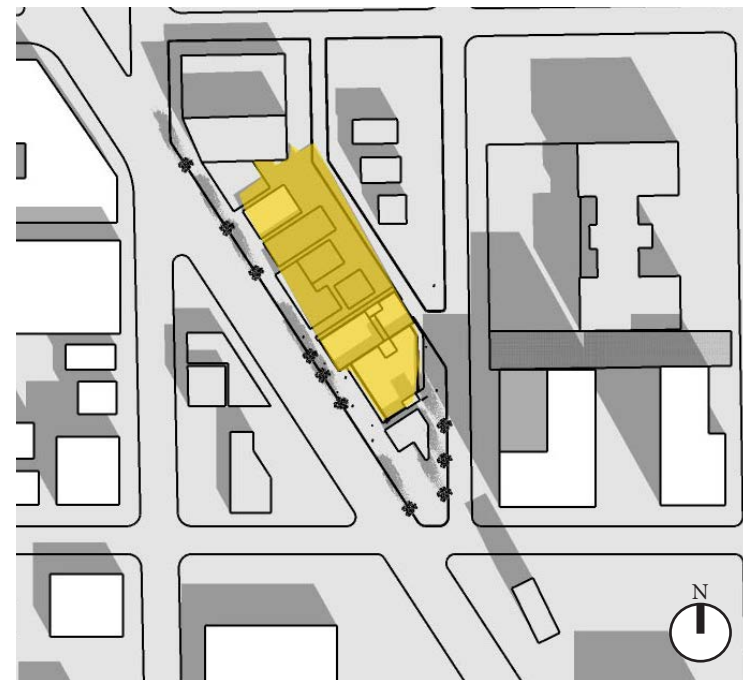
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September 23, 2018



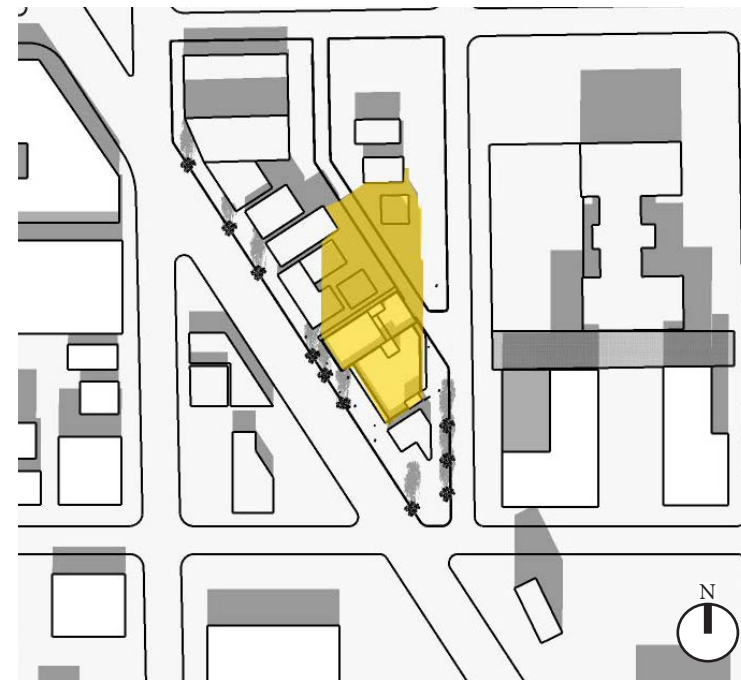
2 PM | AUTUMN EQUINOX
September 23, 2018



4 PM | AUTUMN EQUINOX
September 23, 2018



10 AM | WINTER SOLSTICE
December 21st, 2018



12 PM | WINTER SOLSTICE
December 21st, 2018

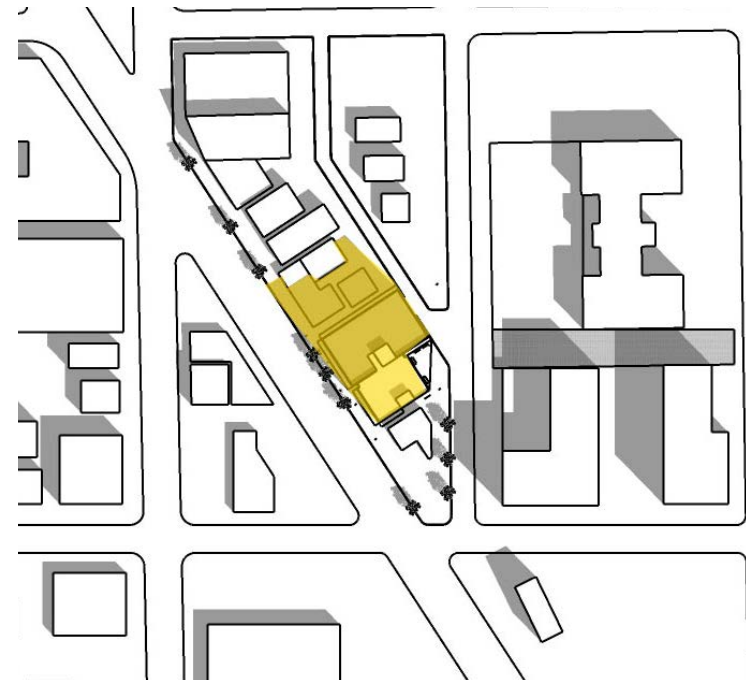


2 PM | WINTER SOLSTICE
December 21st, 2018

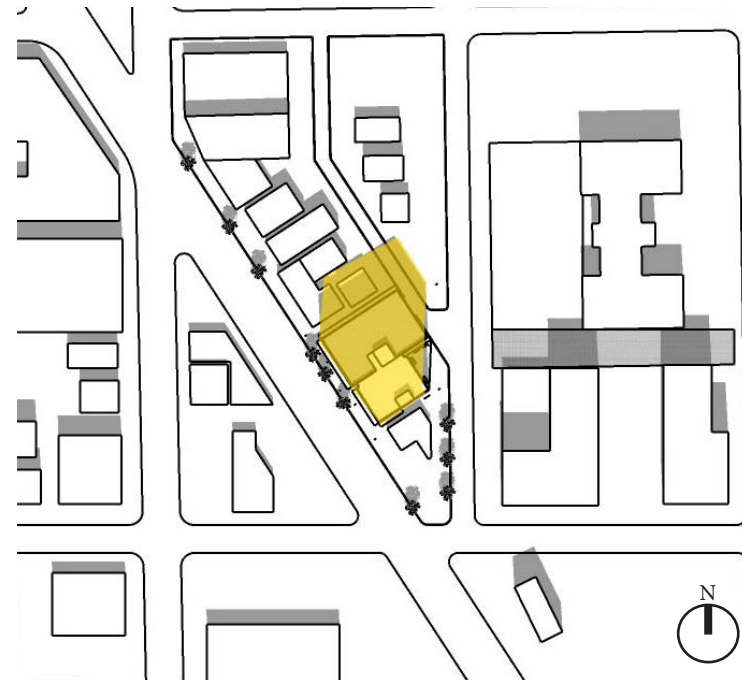


4 PM | WINTER SOLSTICE
December 21st, 2018

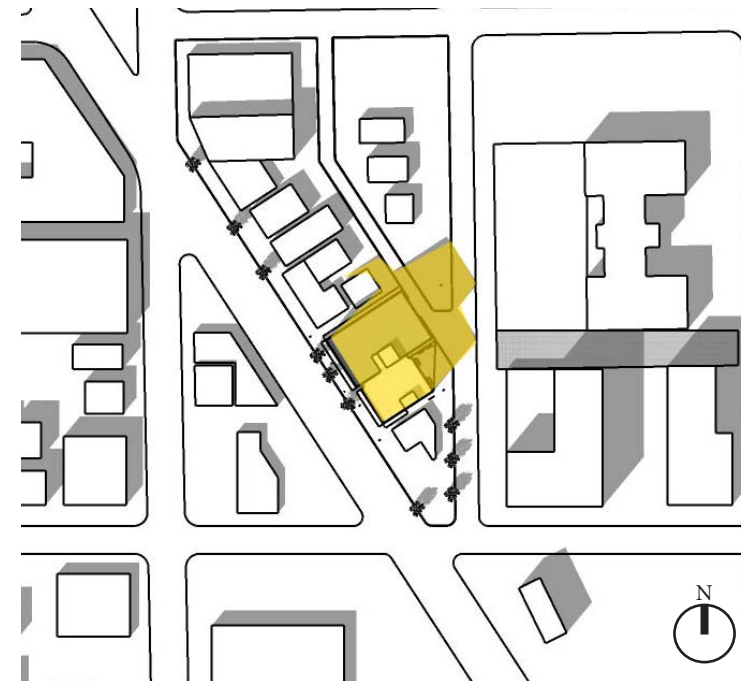
DESIGN PROPOSAL SEASONAL SHADOW ANALYSIS - OPTION 3



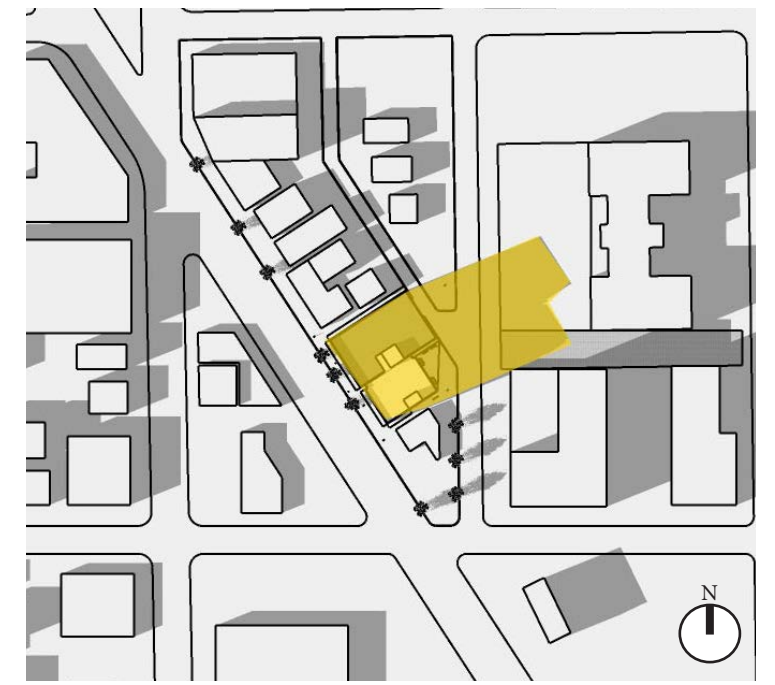
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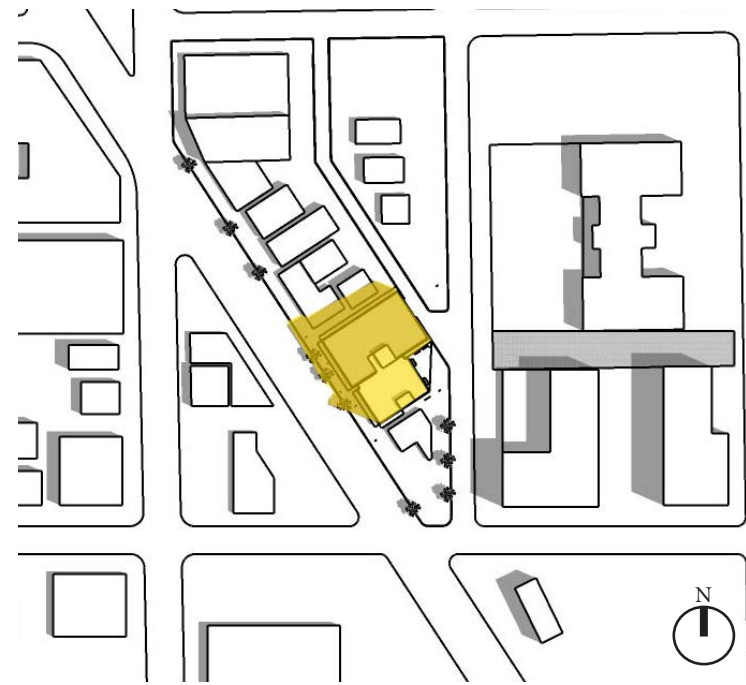
12 PM - SPRING EQUINOX
March 20, 2018



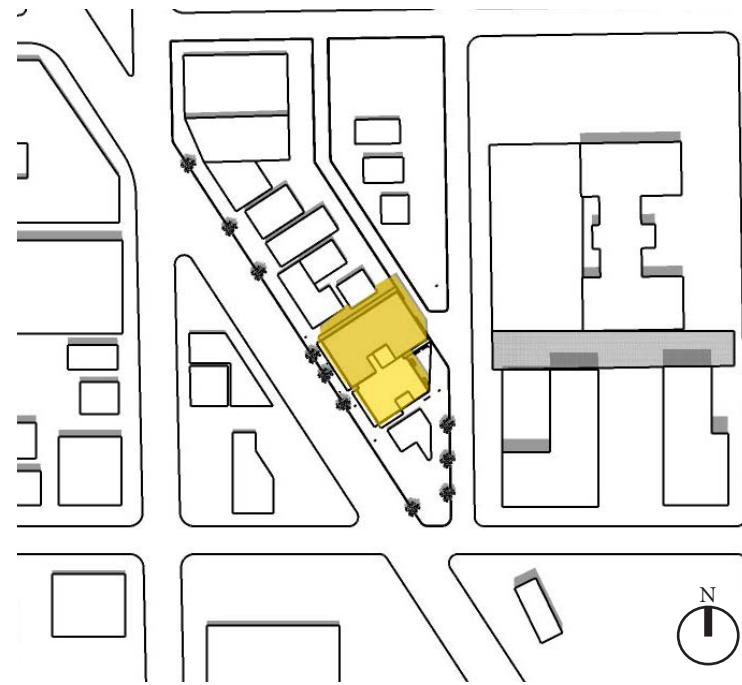
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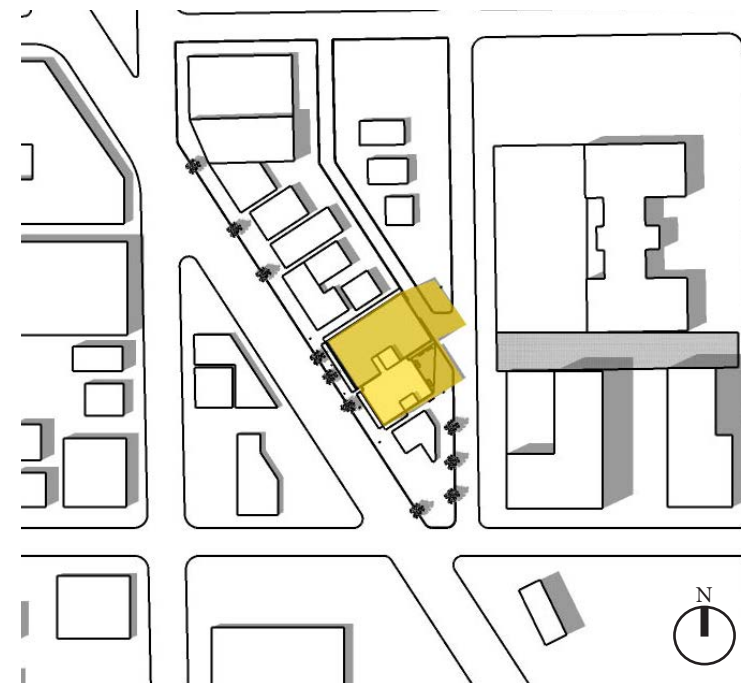
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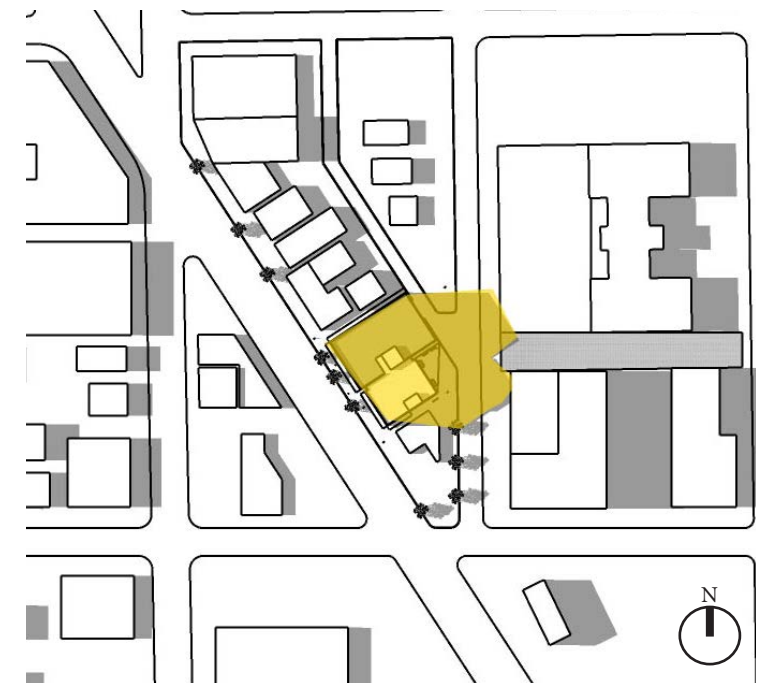
10 AM - SUMMER SOLSTICE
June 21st, 2018



12 PM - SUMMER SOLSTICE
June 21st, 2018

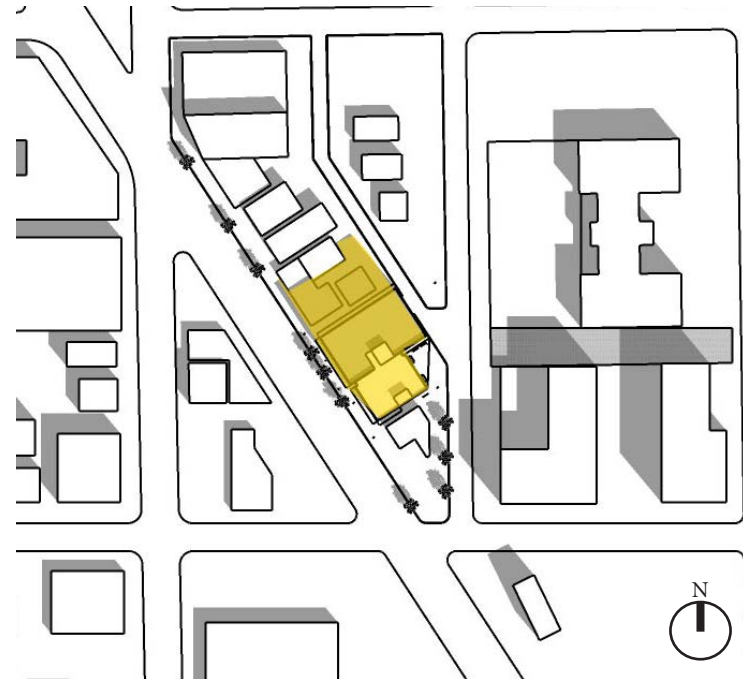


2 PM - SUMMER SOLSTICE
June 21st, 2018

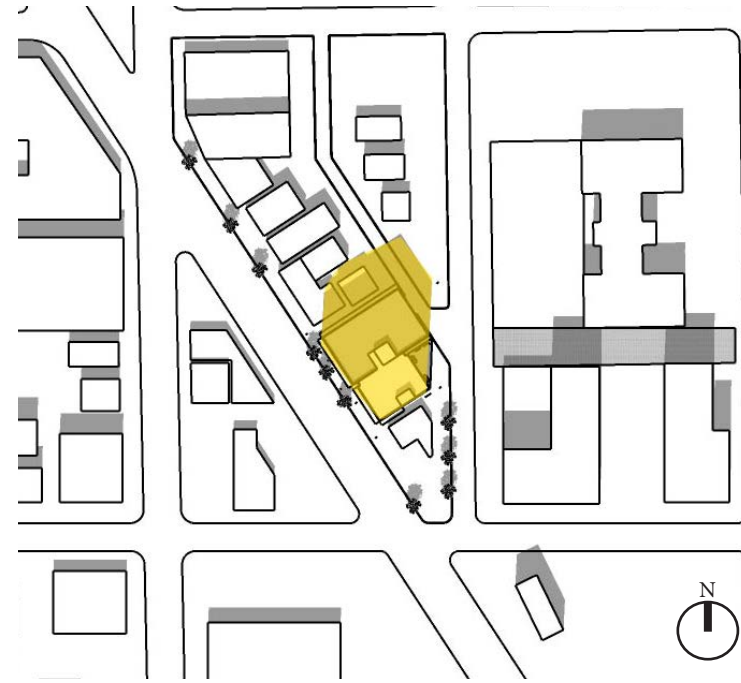


4 PM - SUMMER SOLSTICE
June 21st, 2018

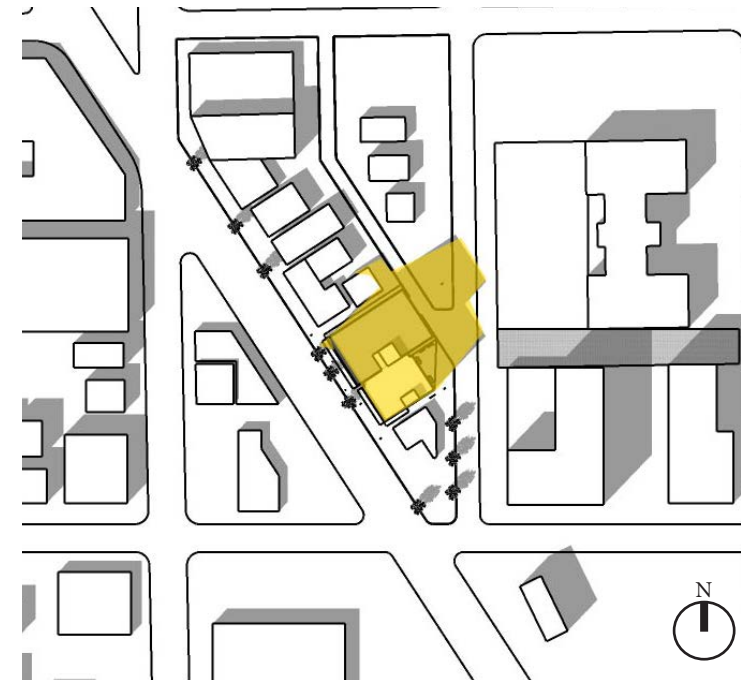
DESIGN PROPOSAL SEASONAL SHADOW ANALYSIS - OPTION 3



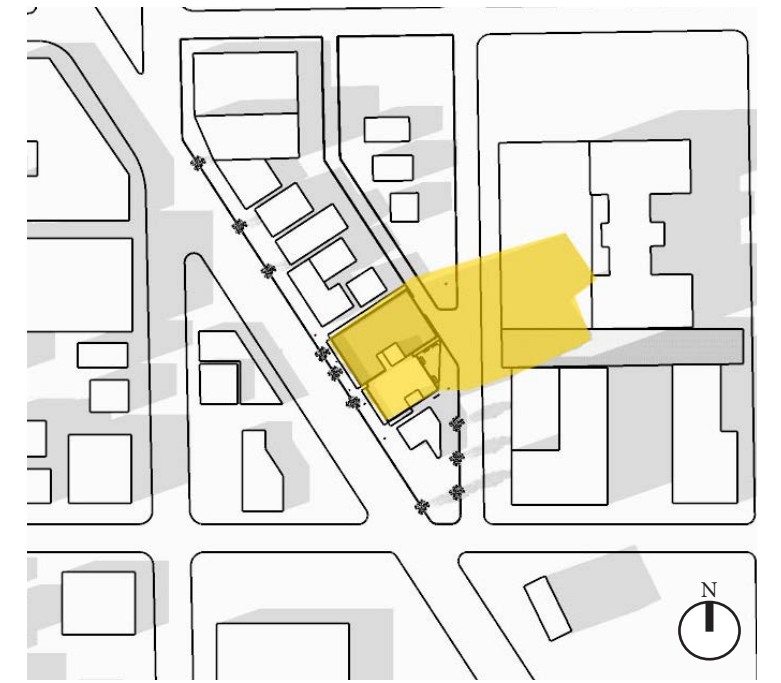
10 AM | AUTUMN EQUINOX
September 23, 2018



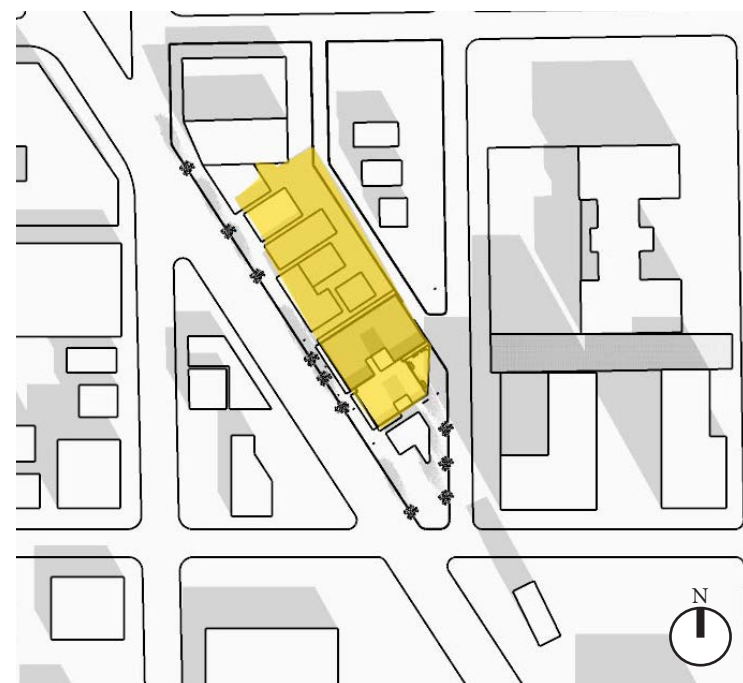
12 PM | AUTUMN EQUINOX
September 23, 2018



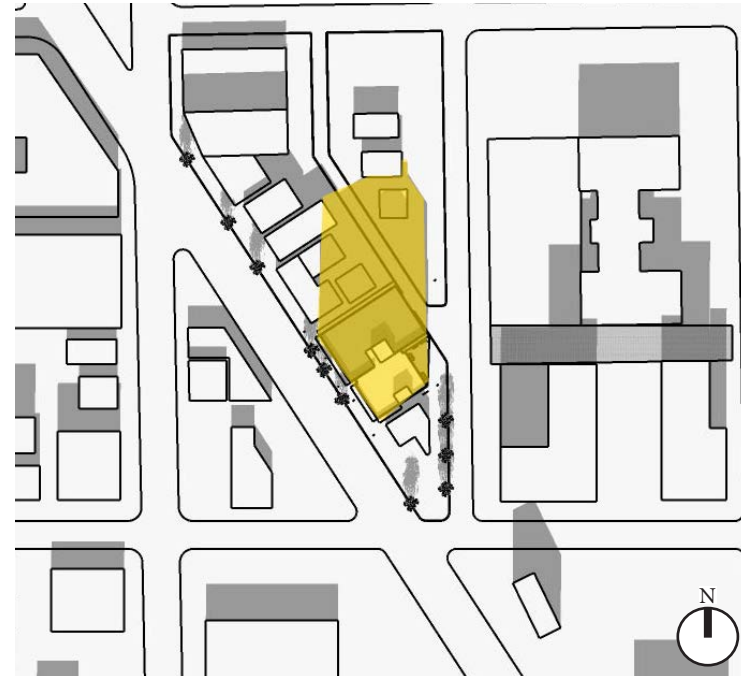
2 PM | AUTUMN EQUINOX
September 23, 2018



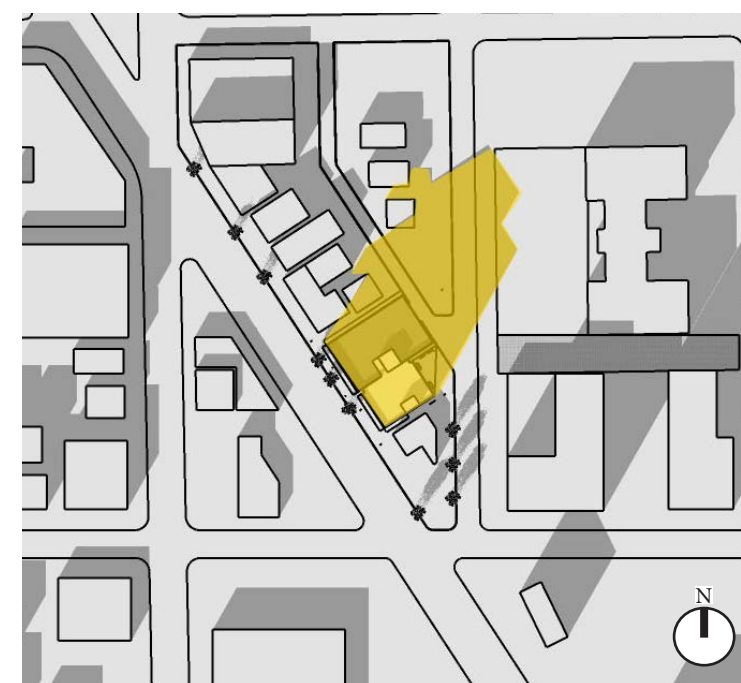
4 PM | AUTUMN EQUINOX
September 23, 2018



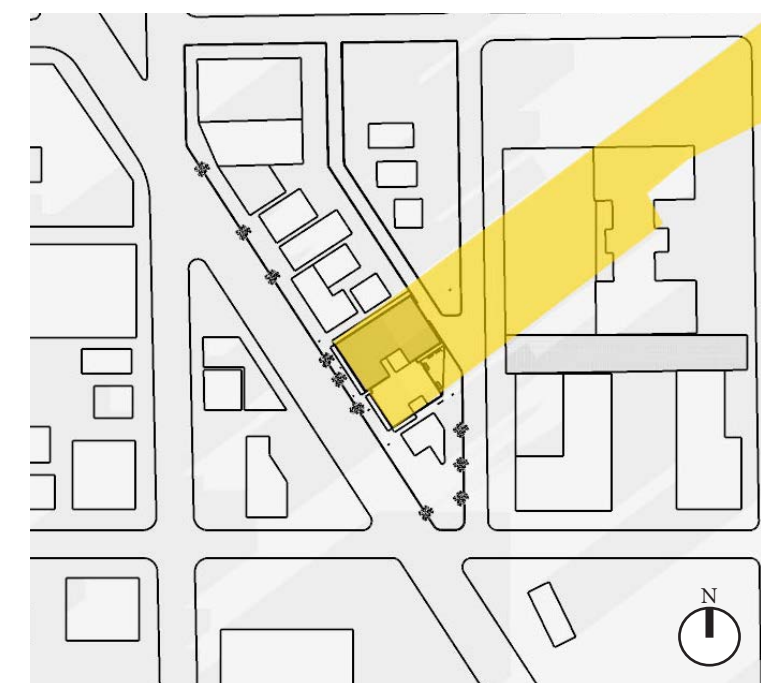
10 AM | WINTER SOLSTICE
December 21st, 2018



12 PM | WINTER SOLSTICE
December 21st, 2018

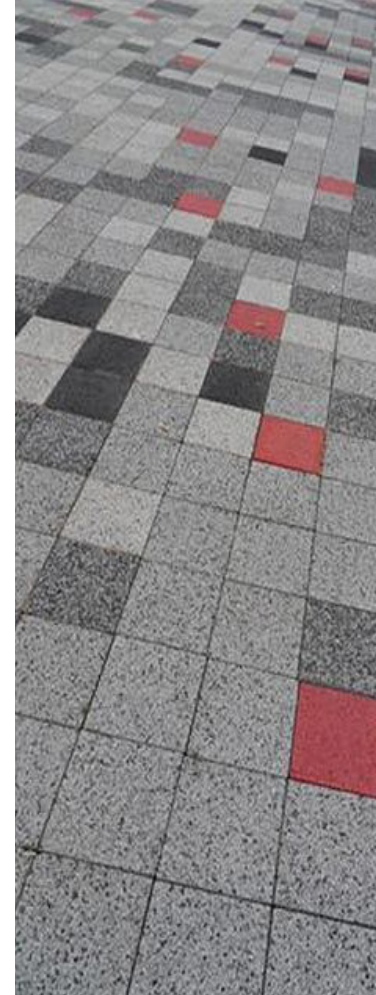


2 PM | WINTER SOLSTICE
December 21st, 2018



4 PM | WINTER SOLSTICE
December 21st, 2018

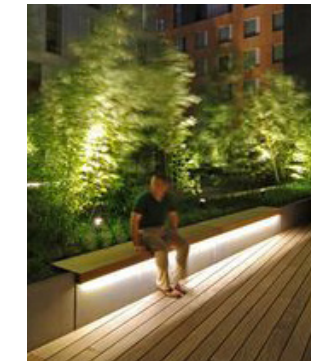
DESIGN PROPOSAL LANDSCAPE DESIGN - GROUND FLOOR



SPECIAL PAVING PATTERN



WALKWAYS



LIGHTING



BENCH



PLANTERS

DESIGN PROPOSAL LANDSCAPE DESIGN - ROOF DECK



RAISED PLANTERS



LOUNGE CHAIRS



GREEN ROOF & DECKING



FIRE PIT

