



**ADMINISTRATIVE DESIGN REVIEW**

**2531 16th Ave South  
Seattle, WA 98144**

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**SDCI PROJECT NO:**  
3033531-LU

**SUBMITTAL DATE:**  
05/13/2020

**APPLICANT CONTACT:**  
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**CARON**

CARON REF #2019.062





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## PROJECT TEAM

**OWNER**  
Beaconhill Top LLC

**CARON ARCHITECTURE CONTACT**  
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206.367.1382  
Caron Reference No.: 2019.062

## PROJECT HISTORY

**EDG**  
09/25/2018

## SITE INFORMATION

**ADDRESS:**  
2531 16th Ave South Seattle, WA 98144

**SDCI PROJECT NO.:**  
3033531-LU

**PARCEL(S):**  
0907000105, 0907000120, 0907000130

**SITE AREA:**  
11,014 SF

**OVERLAY DESIGNATION:**  
North Beacon Hill  
Station Overlay District

**PARKING REQUIREMENT:**  
Not Required

## DEVELOPMENT STATISTICS

**ZONING:**  
NC2P-75 (M1)

**BUILDING HEIGHT:**  
75'

**RESIDENTIAL UNITS:**  
84

**PARKING STALLS:**  
20

**BIKE STALLS (LONG-TERM):**  
86

**BIKE STALLS (SHORT-TERM):**  
8



3.0 PROPOSAL

DEVELOPMENT OBJECTIVES

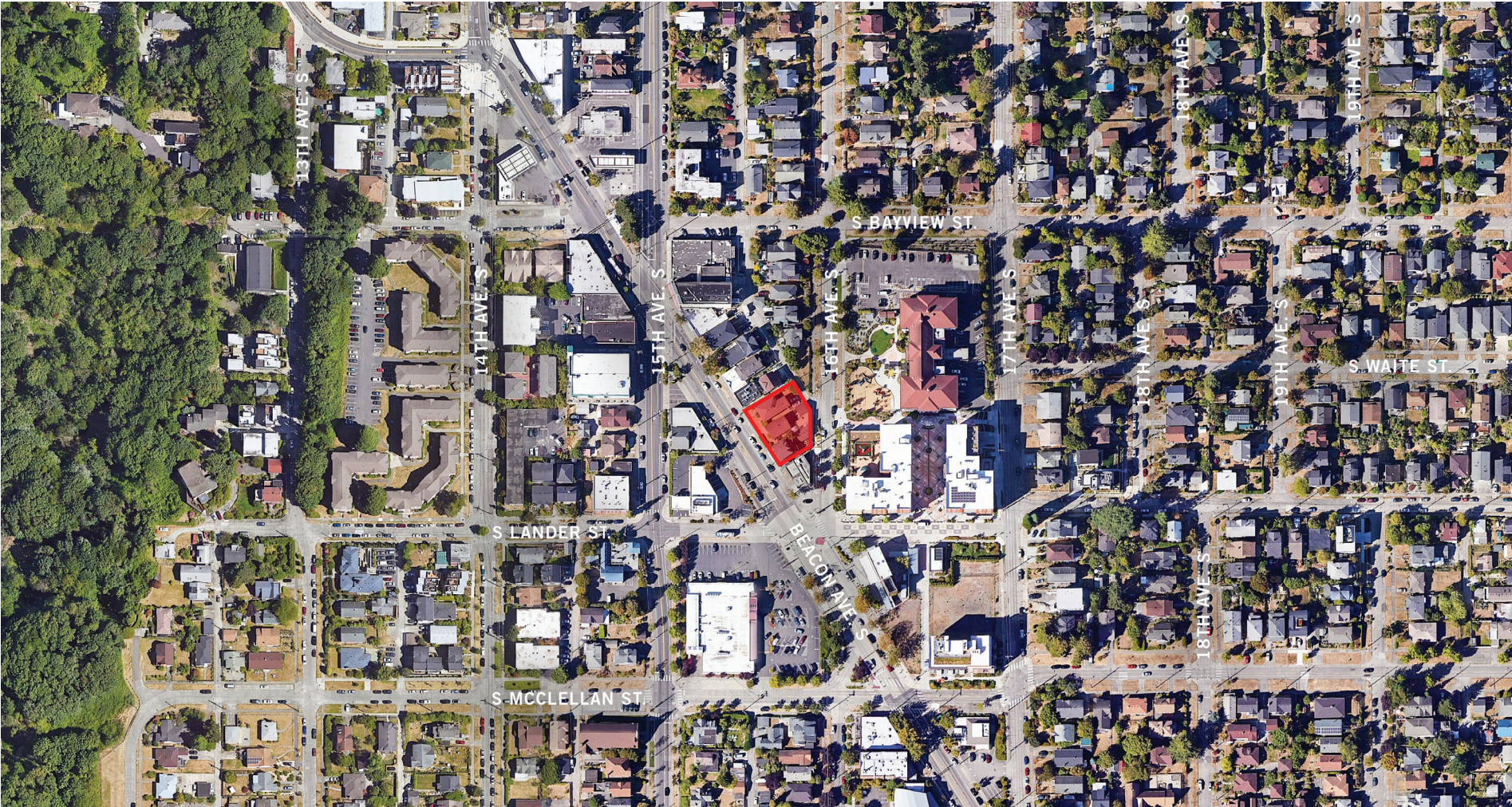
The proposed development will create a 7-story residential building with a one story basement. The ground level contains commercial space, common area, and back of house functions. The commercial space is highly visible from and open to Beacon Ave S. The residential lobby and common areas will be highly visible from 16th Ave S. The remaining 6 floors houses 84 residential units. The roof top contains an outdoor amenity space. The basement contains further back of house functions, bike storage & wash station and 20 parking stalls.

DESIGN OBJECTIVES

Looking at its context, the design team feels that the site is one of the three anchors at this prominent triangular intersection - the first being Beacon Hill Light Rail Station and the second the Plaza Roberto Maestas and El Centro de la Raza. Our project will be very visible with almost no back side with the view from Beacon Ave S, light rail station and from the Plaza Roberto Maestas, El Centro de la Raza and S Roberto Maestas Festival Street. The proposed development needs to have a strong presence. To achieve this goal, a clear geometry, with no superficial decoration, is proposed. The building will be elegant with clean lines. The materials will be simple and the colors subdued. As the first new development on the block, the proposed development strives to set an example by offering an elegant and timeless design, a ‘fabric building’ that does not demand attention or compete with prominent institutional buildings in the neighborhood but that is visually interesting and pleasing to look at.

DEVELOPMENT SUMMARY

LEVEL	TOTAL GROSS SF	TOTAL FAR SF	RESIDENTIAL UNITS	USE
ROOF	632 SF	632 SF	0	Residential Amenity & Mechanical
7	8,618 SF	8,618 SF	14	Residential
6	8,618 SF	8,618 SF	14	Residential
5	8,618 SF	8,618 SF	14	Residential
4	8,618 SF	8,618 SF	14	Residential
3	8,618 SF	8,618 SF	14	Residential
2	8,618 SF	8,618 SF	14	Residential
1	8,582 SF	7,977 SF	0	Residential & Commercial
P1	10,297 SF	0 SF	0	Parking & BOH
TOTAL	70,624 SF	57,633 SF	84 Units	



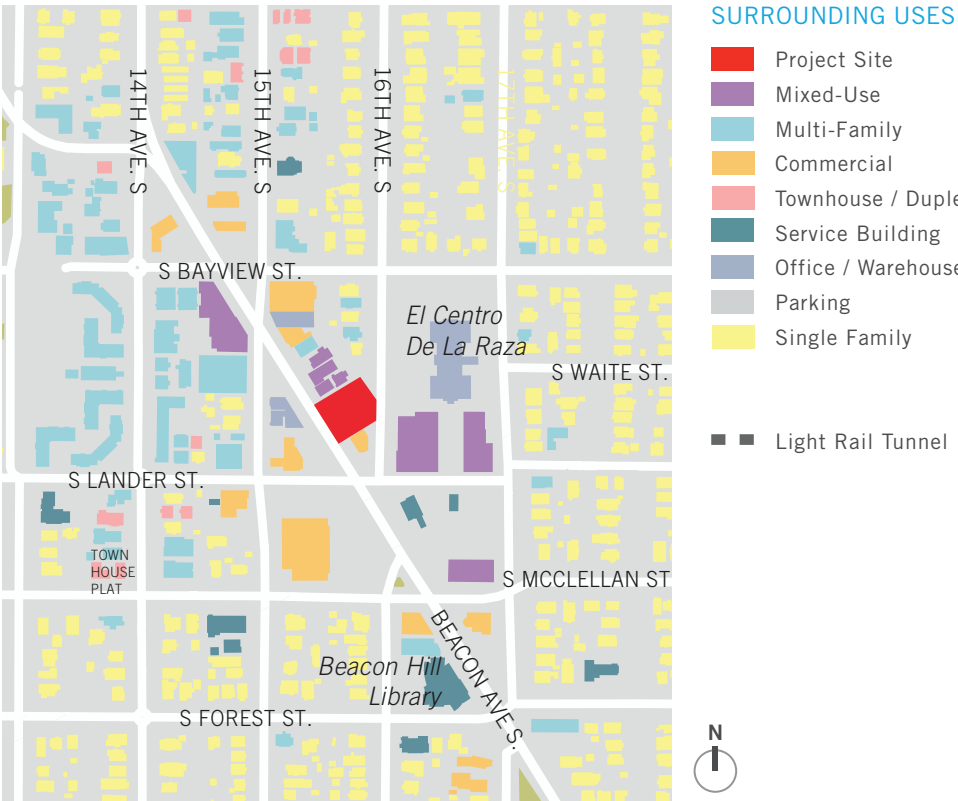
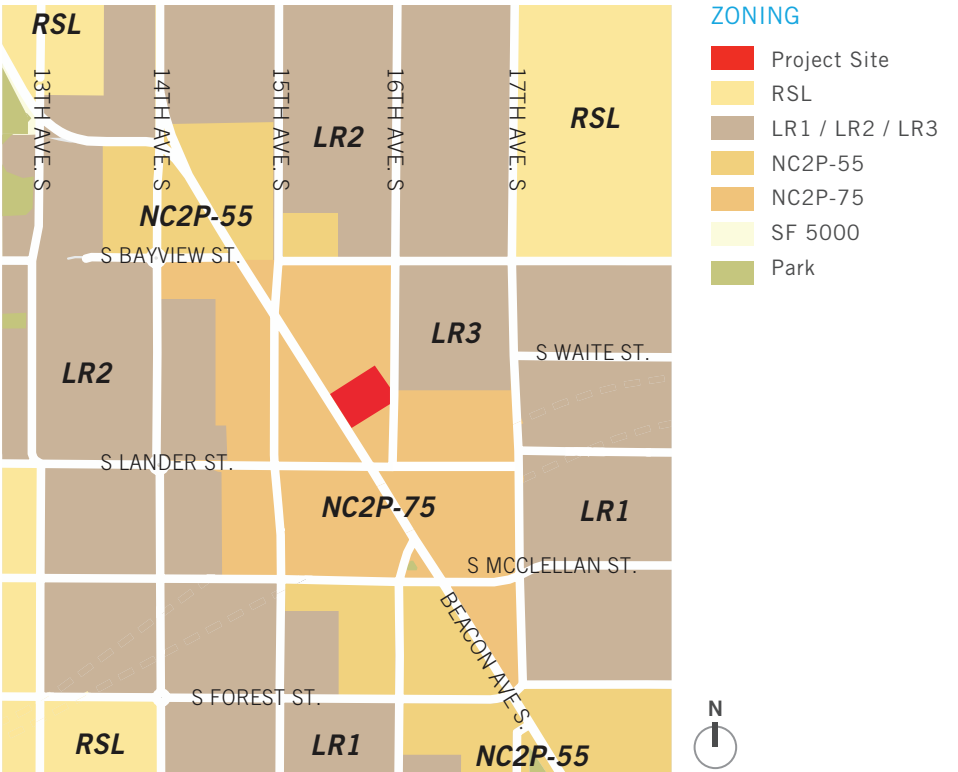
9-BLOCK AERIAL MAP



4.0 SUMMARY CONTEXT ANALYSIS



AXONOMETRIC MAP (GOOGLE EARTH)

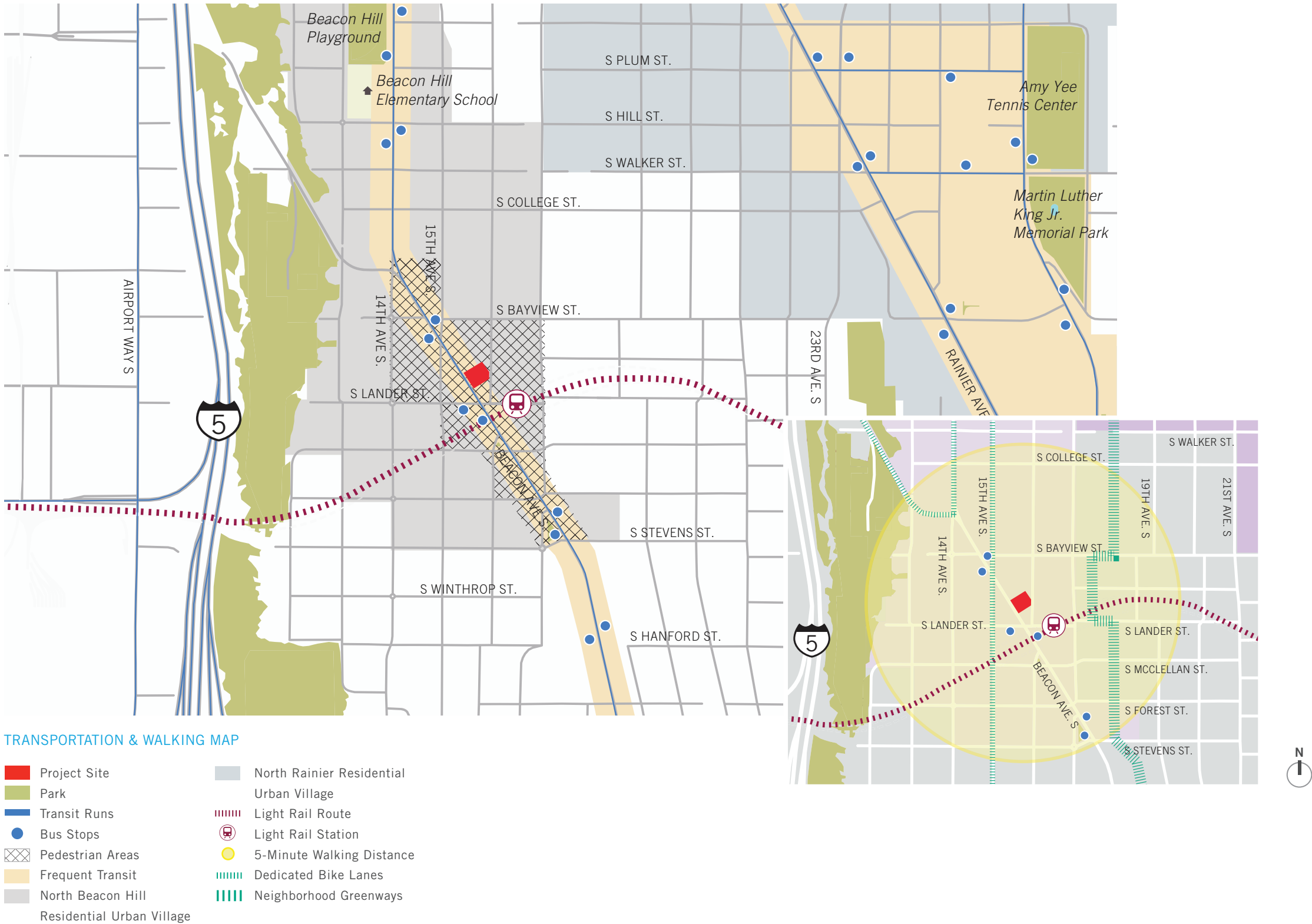




4.0 SUMMARY CONTEXT ANALYSIS

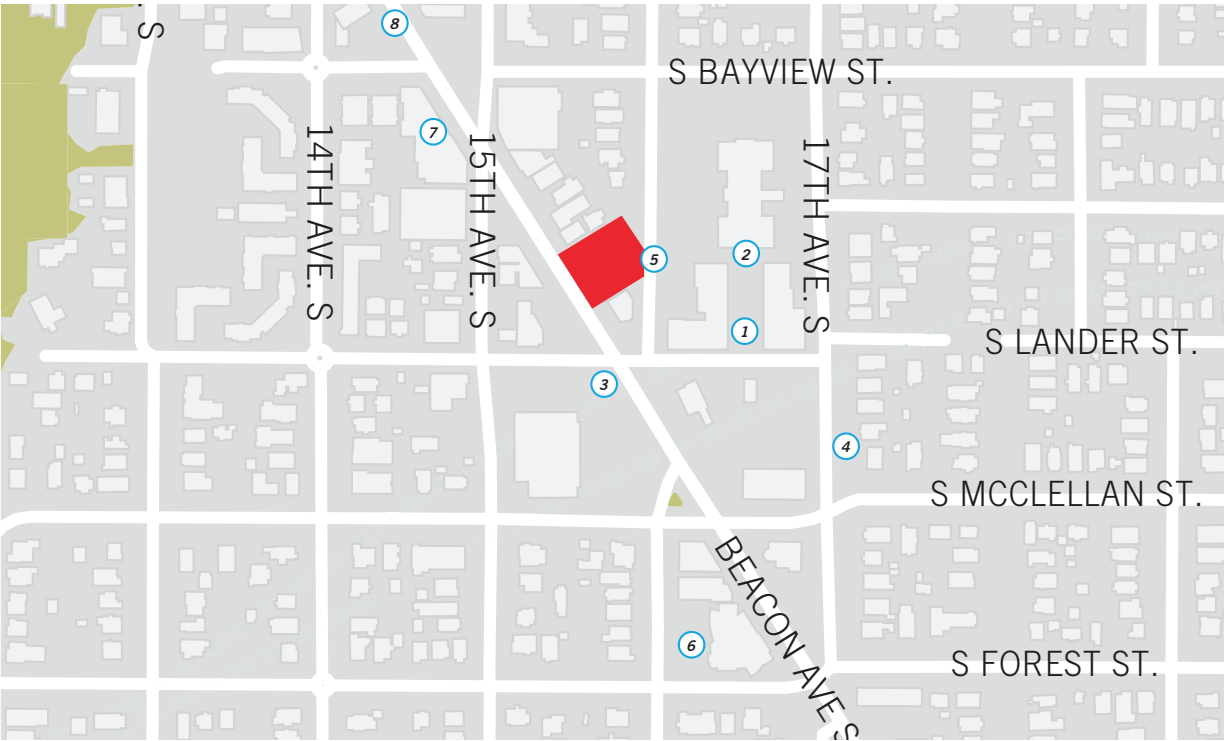
TRANSPORTATION

Proposed development is nearly at the intersection of Beacon Avenue S, S Lander Street and 16th Avenue S, very near the Beacon Hill light rail station. Bus service runs along both Beacon Avenue and S Lander street with stops a short distance from the project site. Project site is easily accessible by bike. A bike lane shares 15th Avenue S one block away and a Neighborhood Greenway along 18th Avenue S two blocks away.





5.0 EXISTING SITE CONDITIONS - SELECT NEIGHBORING BUILDINGS



EXISTING CONDITIONS MAP KEY

- Project Site
- View (community nodes reference images)

COMMUNITY NODES/LANDMARKS:



1 EL CENTRO DE LA RAZA  
(0.1 MILES FROM SITE)



2 PLAZA ROBERTO MAESTAS  
(0.1 MILES FROM SITE)



3 BEACON HILL STATION  
(0.1 MILES FROM SITE)



4 S. ROBERTO MAESTAS FESTIVAL ST  
(0.1 MILES FROM SITE)



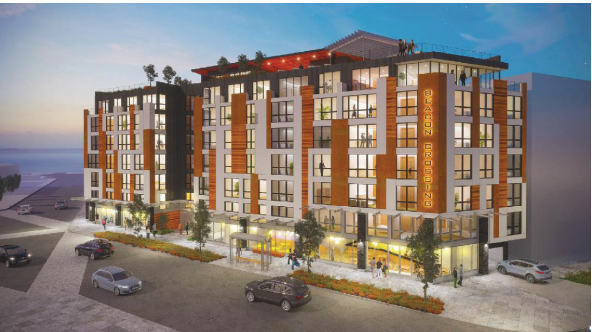
5 EL CENTRO THROUGH-BLOCK ACCESS  
(0.1 MILES FROM SITE)



6 SEATTLE PUBLIC LIBRARY - BEACON HILL  
(0.2 MILES FROM SITE)



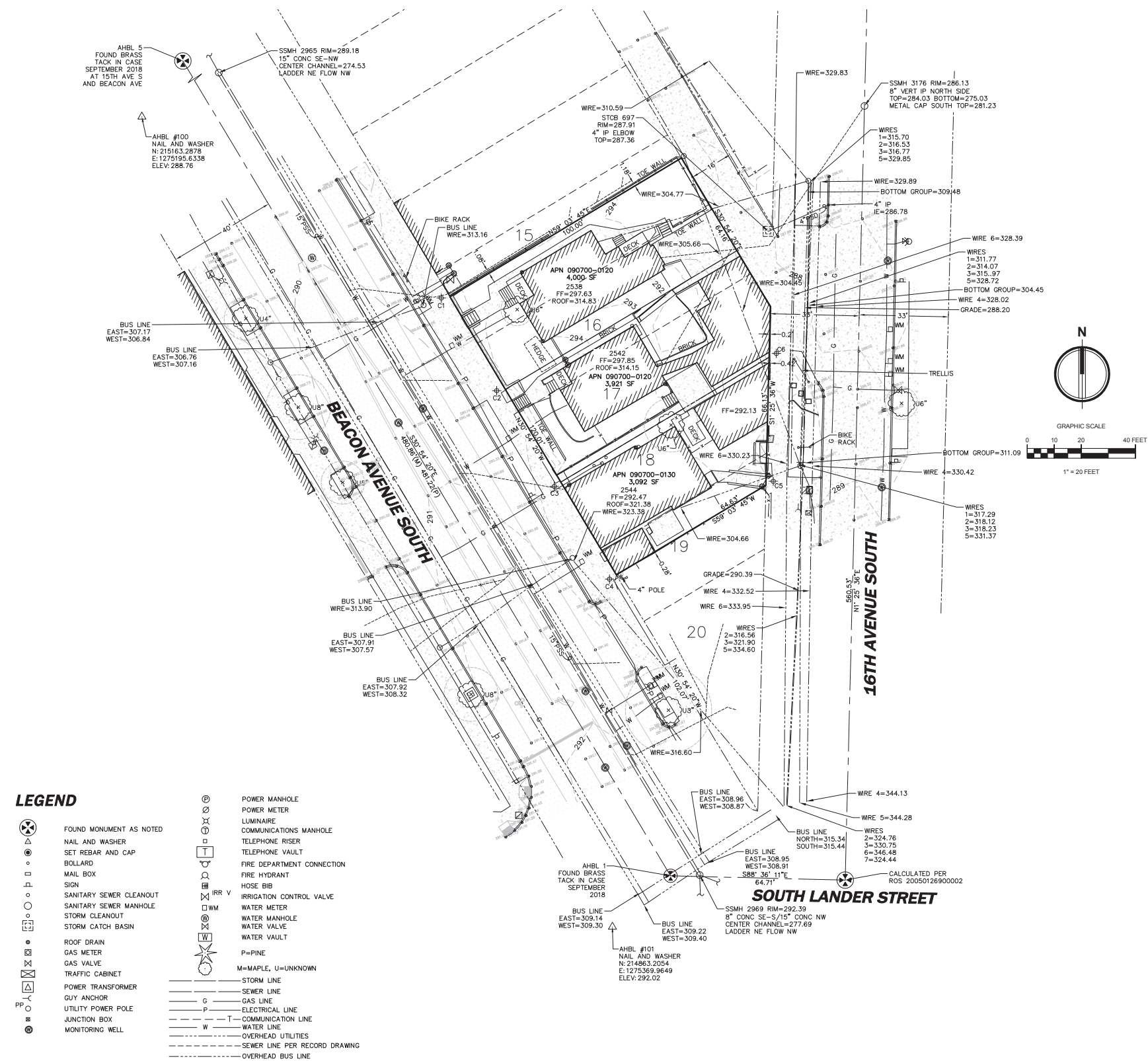
7 LA ESPERANZA MERCADO  
(0.1 MILES FROM SITE)



8 BEACON CROSSING MIXED USE  
(0.2 MILES FROM SITE)  
\*GRAPHIC FROM LEMONS ARCHITECTURE PLLC



5.0 SURVEY





5.0 SITE PHOTOS

SITE DESCRIPTION & ANALYSIS

The site is in neighborhood town center near the Beacon Hill light rail transit station and faces both Beacon Avenue S and 16th Avenue S. Directly across 16th Avenue S. is El Centro De La Raza community center. Beacon Avenue S. is a major thoroughfare that is lined with numerous businesses, restaurants, and shops. The proposed project is within a short walking distance to bus stops and the light rail station. The project site has been up zoned to NC2P-75 since the initial EDG and MUP submittal in 2018 and is within the Station Area Overlay District. The site is currently 3 lots occupied by a few small residential structures housing a couple small businesses. The site is a five sided, irregularly shaped lot that borders an alley in addition to Beacon Avenue S and 16 Avenue S. The site varies in elevation by about 3', the high point being along the north neighbor's property line where the grade is raised behind retaining wall along the sidewalk.



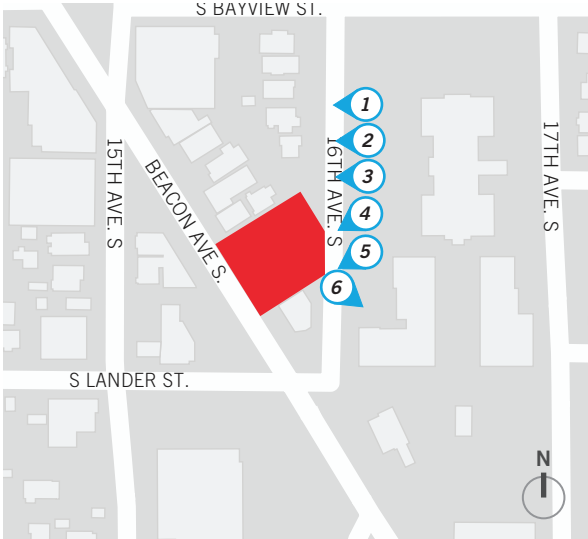
1 ALLEY BEHIND SITE, LOOKING NORTH



2 ALLEY BEHIND SITE, LOOKING NORTHWEST



3 ALLEY BEHIND SITE, LOOKING WEST



MAP KEY

Project Site

View



4 16TH AVE S., LOOKING SOUTHWEST



5 16TH AVE S., LOOKING NORTH



6 16TH AVE S., LOOKING SOUTHEAST



5.0 SITE PHOTOS

OPPORTUNITIES / CONSTRAINTS

An unusual site that borders both Beacon Avenue S and 16th Avenue S allows for commercial and retail space all along Beacon Avenue S with the residential entry and a plaza off 16th Avenue S. A residential entry on 16th Avenue S is directly across from El Centro De La Raza with a direct connection to it and their plaza.



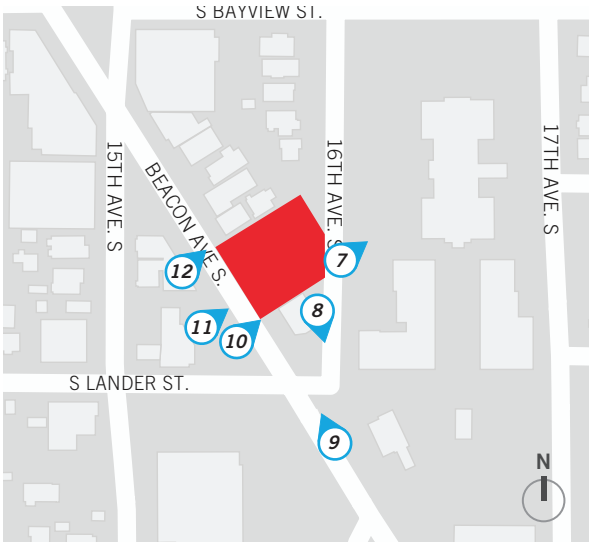
7 16TH AVE S., LOOKING EAST



8 16TH AVE S., LOOKING SOUTHEAST



9 BEACON AVE S., LOOKING NORTH



MAP KEY

- Project Site
- View



10 BEACON AVE S, LOOKING EAST (INTERIOR LOT LINE)



11 BEACON AVE S, LOOKING EAST



12 BEACON AVE S, LOOKING EAST (INTERIOR LOT LINE)



5.0 STREETSCAPES

1 BEACON AVE. S LOOKING SOUTHWEST



- 1-story bank buig with parking lot at street
- 1-story Commercial building
- Parking lot

2 BEACON AVE. S LOOKING NORTHEAST



- 2-story Commercial building • 1-story restaurant • 1-story retail • 2-story residential • 2-story restaurant
- 1-story vacant commercial building • 1-story restaurant
- 1-story retail

\*STREETSCAPE GRAPHIC FROM STUDIO19 ARCHITECTS



5.0 STREETSAPES

3 ALLEY LOOKING SOUTHWEST

OPPOSITE PROJECT SITE



- 1-story residential with shed
- 2-story residential
- 2-story residential
- residential side lot
- 3-story El Centro de la Raza (beyond)

4 ALLEY LOOKING NORTHEAST

PROJECT SITE



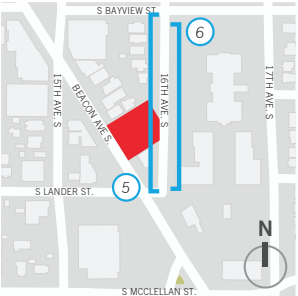
- 1-story retail
- 3-story residential
- 2-story residential
- 3-story residential

*\*STREETSCAPE GRAPHIC FROM STUDIO19 ARCHITECTS*



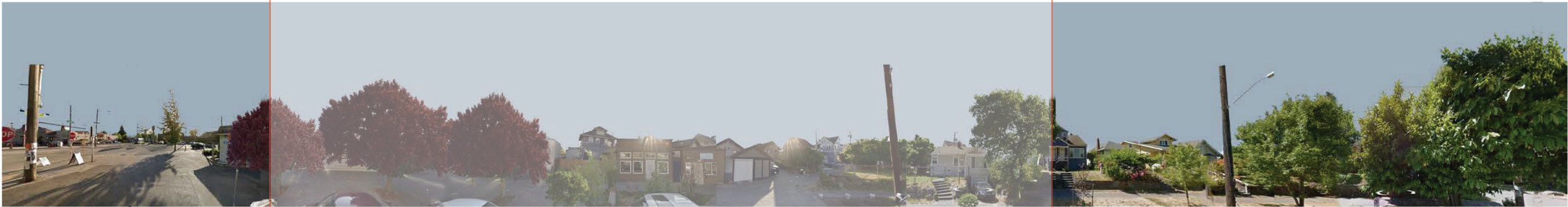
5.0 STREETSCAPES

5 16TH AVE. S LOOKING EAST



- 3-story El Centro de la Raza
- 6-story apartment building

6 16TH AVE. S LOOKING WEST



- Residential buildings (beyond)

*\*STREETSCAPE GRAPHIC FROM STUDIO19 ARCHITECTS*



6.0 ZONING DATA

APPLICABLE ZONING	SMC-SECTION	SUB-SECTION	REQUIREMENT	PROVIDED	COMPLIANCE
Street-level Uses	23.47A.005	C.1a, D.1	NC zones, residential uses may occupy, in the aggregate, no more than 20 percent of the street-level street-facing facade in a pedestrian-designated zone, facing a designated principal pedestrian street.	Site is in a pedestrian-designated zone. We have no residential at street level. Commercial space occupies entire length of Beacon avenue at street level.	√
Street Level Uses	23.47A.008	A.2.b	Blank segments of the street-facing facade between 2 feet and 8 feet above the sidewalk may not exceed 20 feet in width.	Esentially there are no blank facades in the proposed design. Two small wall sections, one 2’ and the other 5’ in length, at the north and south ends of the retail frontage which are not glass and serve to anchor that street frontage.	√
		A.3	Street-level, street-facing facades shall be located within 10 feet of the street lot line, unless wider sidewalks, plazas, or other approved landscaped or open spaces are provided.	Beacon Ave S. Facade is within 5’-4” of the street lot line. Addition-ally, a plaza is proposed on 16th Ave S.	√
		B.2.a	Sixty percent of the street-facing facade between 2 feet and 8 feet above the sidewalk shall be transparent.	93.94% of level 1 street façade along Beacon avenue is transpar-ent windows into the commercial spaces.	√
		B.3.a	Non-residential uses greater than 600 square feet shall extend an average depth of at least 30 feet and a minimum depth of 15 feet from the street-level, street-facing facade.	Average depth of commercial spaces along Beacon Avenue is 32’ and with a depth no less than 15’.	√
		B.4	Non-residential uses at street level shall have a floor-to-floor height of at least 13 feet.	Floor-to-floor height at commercial space along Beacon Avenue is 13 feet.	√
		C.4	Continuous overhead weather protection is required along at least 60 percent of the street frontage of a structure on a principal pedestrian street. The covered area shall have a minimum width of 6 feet and must be provided over the sidewalk, or over a walking area within 10 feet immediately adjacent to the sidewalk. The lower edge of the overhead weather protection shall be a minimum of 8 feet and a maximum of 12 feet above the sidewalk for projections extending a maximum of 6 feet.	8’ wide canopy is provided nearly the entire length of the building along Beacon avenue. It extends 2’-8” over the sidewalk and 5’-4” over the expanded sidewalk inside the lot line. Canopy is 9’-0” above grade level.	√
Structure Height	23.47A.012	A, C.2, C.4	Max Height limit = 75’. Open railings, planters, parapets may extend up to 4 feet above the otherwise applicable height limit. Mechanical equipment, stair and elevator pent-houses may extend above the applicable height limit up to 16 feet if area above the applicable height limit is no more than 25 percent of the roof.	Building height from average grade elevation is 73’-9”. Mechanical screen height extends 4’ above maximum height limit. Stair and elevator penthouses are no higher than 11’-0” above max height limit.	√
FAR (Floor Area Ratio)	23.47A.013	A	From Table B, NC-75 zone, Floor Area Ratio (FAR) in the Station overlay district is 6.	Proposed FAR is 5.26.	√
Setback Requirements	23.47A.014	C	Upper-level setbacks for street-facing facades. For zones with a height limit of 75 feet, 85 feet, or 95 feet, the street-facing facade shall be set back as follows: 1. For zones with a height limit of 75 feet, portions of structures above 65 feet must be set back from the front lot line by an average depth of 8 feet.	Proposed design meets the 8’ average setback requirement at the upper level above 65’ along 16th Avenue	√
Landscaping & Screening	23.47A.016	A.2	Landscaping that achieves a Green Factor score of 0.3 or greater, pursuant to Section 23.86.019, is required for any lot with development containing more than four new dwelling units or a congregate residence.	Landscaping to meet the 0.3 green factor score is provided at plant-ing areas at the ground level plaza and on the roof deck	√
Amenity Area	23.47A.024	A	Amenity areas are required in an amount equal to 5 percent of the total gross floor area in residential use.	Total amenity area is 3,678 SF which exceeds the 5% minimum requirement (2,774 SF). Amenity areas are located on level 1 plaza and a roof top terrace.	√
Required Parking	23.54.015	A	Required parking Table B: no minimum parking required.	20 parking spaces are provided below grade on level P1.	√
Required Bicycle Parking	23.54.015	K	The minimum number of off-street parking spaces for bicycles required, Table D:	Total bicycle parking includes 94 spaces provided for long term parking and 8 spaces provided for short term parking.	√
Parking Location and Access	23.47.032	A.1.a	Access to parking shall be from the alley if the lot abuts an alley	Ramp to below grade parking is accessed off alley.	√



6.0 PROJECT DESIGN HISTORY

				
	OPTION 1	OPTION 2	OPTION 3 - BOARD SUPPORTED	ADR (OPTION 3 - DEVELOPED)
# LEVELS:	6 Levels (65' Height Limit)	6 Levels (65' Height Limit)	6 Levels (65' Height Limit)	7 Levels (75' Height Limit)
# UNITS:	78 Units	81 Units	84 Units	84 Units
RESIDENTIAL AREA SF	44,400 SF	46,700 SF	50,300 SF	66,666 SF
COMMERCIAL RETAIL SF:	3,400 SF	2,770 SF	3,360 SF	3,878 SF
PARKING STALLS:	26 Stalls	26 Stalls	22 Stalls	20 Stalls
BIKE STALLS:	78	81	84	86 Stalls
OPPORTUNITIES:	<ul style="list-style-type: none"><li>• Building broken up into 3 main masses. (CS2, III)</li><li>• Central interior connection from Beacon Ave S. to 16th Ave. (PL, I)</li><li>• Retail plaza / pedestrian connection along north property line from Beacon Ave S. to 16th Ave S. (PL1, I)</li><li>• Residential plaza located along 16th Ave to connect to neighboring developments. (PL1, I)</li><li>• Roof top plaza. (DC3, I), (CS1,I)</li></ul>	<ul style="list-style-type: none"><li>• Enlarged retail plaza located along Beacon Ave S. (PL3, I)</li><li>• Building broken up into 2 main masses along both street fronts. (CS2, III)</li><li>• Continuous storefront designed along Beacon Ave S. (CS3, I)</li><li>• Landscaping added along 16th Ave S. to soften the building edge. (DC3, I)</li><li>• Roof top plaza. (DC3, I), (CS1, I)</li></ul>	<ul style="list-style-type: none"><li>• Building broken up into 2 main masses along both street fronts with a recess between them. (CS2, III)</li><li>• Continuous retail storefront located along Beacon Ave S. (CS3, I)</li><li>• Residential entry and plaza located along 16th Ave S. to connect to neighboring developments. (PL1, I)</li><li>• Building is setback from all property lines to allow glazing along all facades. (CS3, I)</li><li>• Roof top plaza. (DC3, I), (CS1, I)</li></ul>	<ul style="list-style-type: none"><li>• Strong urban edge along Beacon Ave S. (CS3, I)</li><li>• Continuous retail storefront along Beacon Ave S. offering flexibility for retail spill out and dividing into smaller spaces. (CS3, I)</li><li>• Residential entry and plaza located off 16th Ave S and connected to existing network of open space. (PL1, I)</li><li>• Windows overlooking neighbor properties are minimized.(DC2,I)</li><li>• South facade is free of stair and its penthouses, allowing view of Mount Rainier from residential floor corridor. (CS1, I)</li><li>• Rooftop deck to take advantages of views to the south, west and north. (DC3, I), (CS1, I)</li></ul>
CONSTRAINTS:	<ul style="list-style-type: none"><li>• Retail space is divided into 2 smaller spaces, so it is less flexible for tenants.</li></ul>	<ul style="list-style-type: none"><li>• Limited plaza area located along 16th Ave. S.</li><li>• Retail space is divided into 2 smaller spaces, so it is less flexible for tenants.</li></ul>	<ul style="list-style-type: none"><li>• No enlarged retail plaza along Beacon Ave S.</li></ul>	<ul style="list-style-type: none"><li>• None</li></ul>
CODE COMPLIANCE:	Yes, Code Compliant	Yes, Code Compliant	Yes, Code Compliant	Yes, Code Compliant

\*OPTION 1-3 GRAPHIC FROM STUDIO19 ARCHITECTS



7.0 SITE PLAN

KEY

- Commercial
- Live/Work
- Utility/BOH
- Circulation
- Planting
- Residential Amenity
- Parking/Garage
- Residential Access
- Commercial Access
- Vehicular Access





8.0 ITEMIZED RESPONSE TO EDG

EDG BOARD RECOMMENDATIONS		DESIGN TEAM RESPONSE	REFERENCE
1	<p><b>Concepts.</b> The Board began their deliberation with discussion of the three concepts and response to neighborhood context.</p> <p>a. <u>Concept 1.</u> (CS2-B Adjacent Sites, Streets, and Open Spaces, PL1-I Residential Open Space, DC3-C Design)</p> <p>i. Two elements of Concept 1 were discussed, each offering a type of through block connection: the first a ground level pedestrian walkway along the north property line; and the second, a residential lobby and lounge space in the building (EDG Packet, page 18). Both would provide pedestrians and/or residents the opportunity to travel between Beacon Ave S and 16th Avenue.</p> <p>ii. Appreciating the response to the local network of open spaces (EDG Packet, page 7), the Board raised questions regarding safety and concluded that the ground level walkway along the north property line was not necessary given the site's proximity to the corner.</p> <p>iii. The internal programming with residential lobby on Beacon Ave S extending through to a residential lounge at 16th Avenue was described as a positive feature of the ground floor program.</p> <p>b. <u>Concept 2.</u> (CS2-B Adjacent Sites, Streets, and Open Spaces, PL1-I Residential Open Space, DC3-C Design)</p> <p>i. The Board discussed the ground plane of Concept 2 along Beacon Ave S, with a large central residential lobby flanked by two retail spaces, and a nearly 15-foot deep by 73-foot wide ground level plaza area. The Board noted the existing strong street edge along Beacon Avenue S and agreed that a plaza area along Beacon Ave S was not an appropriate response to the context and did not support Concept 2.</p> <p>c. <u>Concept 3.</u> (CS2-B Adjacent Sites, Streets, DC1-B Vehicular Access and Circulation, DC3-C Design)</p> <p>i. The Board supported the preferred Concept 3 and the following elements, agreeing they responded appropriately to the existing context:</p> <p>1. Strong street edge along Beacon Ave S with one continuous retail space that offered flexibility to divide the space into smaller retail spaces, as was recommended in public comment;</p> <p>2. The ground level open space at 16th Avenue, serving as an endpoint to the existing network of open spaces to the east;</p> <p>3. The major massing moves to break up perceived bulk and scale; and</p> <p>4. The location of access to the parking garage.</p>	<p><u>Concept 3 - Board-supported Preferred Option</u></p> <p>i.1. We agree with a strong street and retail edge along Beacon Ave S. We've maintained the continuous retail space along Beacon Ave S, which allows flexibility to divide into smaller spaces. In addition to further strengthening the design by simplifying the massing of the upper levels along Beacon Ave S, we also provide a 5' setback along the entire retail frontage, widening the sidewalk and enhancing pedestrian experience.</p> <p>i.2. We propose maintaining the open space at the 16th Ave S residential entry court on axis with the pedestrian path from the El Centro de la Raza across the street. We propose enhancing the connection by incorporating curvilinear paving patterns and planters that are in keeping with pedestrian path across the street leading to El Centro de la Raza.</p> <p>i.3. To break up the perceived bulk and scale, the proposed project maintains the basic 'L' shaped massing of the preferred Concept 3 and strengthens that design approach by using those masses to reinforce the differences in the building functions - with its strong uninterrupted retail frontage facing Beacon and its welcoming residential entry and plaza facing onto 16th St. The stronger vertical massing, incorporating roof top mechanical screening, located at the 16th Ave S residential entrance will proportionally offset the mass along Beacon Ave S.</p> <p>i.4. We're proposing to move the below grade parking ramp further north down the alley, away from 16th Ave S. This moves the vehicle access point further north away from the entry court and 16th Ave S sidewalk as desired by the board.</p>	<p>See site plan, design concept and renderings on Page 15, 20, 39- 41 and 45. Also see Figure 1 and 2 below.</p>



SUPPORTED EDG MASSING



PROPOSED DESIGN



SUPPORTED EDG MASSING



PROPOSED DESIGN

FIGURE 2 - SETBACK ALONG RETAIL SPACE

FIGURE 1 - MASSING ALONG BEACON AVE S.



8.0 ITEMIZED RESPONSE TO EDG

EDG BOARD RECOMMENDATIONS		DESIGN TEAM RESPONSE	REFERENCE
2	<p><b>Ground Plane.</b> Focusing attention on Concept 3, the Board offered guidance related to the ground plane including 16th Avenue, Beacon Avenue South, and vehicular access.</p> <p>a. <u>16th Avenue.</u> (CS2-B Adjacent Sites, Streets, and Open Spaces, PL1-I Residential Open Space, PL2-D Wayfinding, PL3-B Residential Edges, DC3-C Design)</p> <p>i. The Board supported the ground level open space at 16th Avenue because it offered a logical continuation or terminus or place for respite amid the existing network of open spaces surrounding: El Centro de la Raza, Plaza Roberto Maestas, S Roberto Maestas Festival Street, and the Beacon Hill Light Rail Station (EDG Packet, page 7).The Board described the ground level open space as an appropriate response to the residential nature of 16th Avenue and supported further development of this design.</p> <p>ii. The Board recommended further exploration and careful design of this area to ensure adequate wayfinding for pedestrians and activation of the space.</p> <p>iii. The Board noted the two ground level residential units at the north end of the ground level open space were separated from the open space by a landscape buffer.</p> <p>iv. While this configuration could be supported with intentionally designed, rich landscaping to provide a buffer or security for the units while engaging the space, the Board recommended exploration of removing these units and providing a different use (such as amenity area) to further activate the open space.</p>	<p>a. <u>16th Avenue.</u></p> <p>i. We agree with the board and have maintained the ground level open space as before. We have located the building entry on the north wall and the interior amenity spaces on the west wall facing out to the open space from windows across the entire façade.</p> <p>ii. The curvilinear paving patterns of the plaza draw people into the space and to the building entry with landscaping on either side. Curved bench aligns with a low retaining wall providing a place for respite.</p> <p>iii &amp; iv. Residential units are now all located on the upper levels. We are proposing the building lobby be on the north side of the open space and amenity spaces on the west side of the open space court.</p>	<p>See site plan, ground level floor plan, and landscape plan on Page 15, 22, 26 - 29.</p>
	<p>b. <u>Beacon Avenue South.</u> (CS2-B Adjacent Sites, Streets, and Open Spaces, PL1-I Residential Open Space, PL3-I Human Activity, DC3-C Design)</p> <p>i. Given the existing character along Beacon Avenue South, the Board supported Concept 3’s strong street edge and slight setback.</p> <p>ii. Activation of the street was identified as a priority, and the Board supported the opportunity for retail to spill out into the sidewalk at the slight setback.</p> <p>iii. The Board recommended exploration of providing a larger setback to allow for greater activation at the sidewalk.</p>	<p>b. <u>Beacon Avenue South.</u></p> <p>i. Proposed Design further enhances the strong street edge supported by the Board. The setback for the retail is now continuous along the entire frontage. The strong street edge is further reinforced by the residential massing which holds to the property line along this entire frontage.</p> <p>ii &amp; iii. To further activate the sidewalk, we are proposing a 5’ setback along the entire length of the Beacon Ave S façade. We propose to extend the retail space to the north and south property lines to create a safer pedestrian environment by eliminating any potential hiding spaces on either side of the building. The retail space includes full height storefront windows adding transparency and sidewalk activation.</p>	<p>See ground floor plan, renderings and enlarged section on Page 22, 40 - 42 and 47.</p>
	<p>c. <u>Vehicular Circulation.</u> (PL2-D Wayfinding, DC1-B Vehicular Access and Circulation)</p> <p>i. The vehicular access to the parking garage was proposed from the alley, north of the ground level open space, which was supported by the Board. However, due to its proximity to the ground level open space, the Board identified pedestrian safety as a priority and requested the following be presented at the next meeting: a study of the relationship of vehicular access and adjacent and proposed open spaces. Include a broader look at the context, demonstrating general access patterns and the project’s proposed safety measures.</p> <p>ii. How wayfinding is integrated into the design will be important to the success of pedestrian/vehicular circulation.</p>	<p>c. <u>Vehicular Circulation</u></p> <p>i. In response to the board’s safety concerns, we propose to move the below grade parking ramp further north down the alley, away from 16th Ave S. This moves the vehicle access point further north away from the entry court and 16th Ave S sidewalk.</p> <p>ii. At the plaza, the paving and address signage on the canopy will help provide wayfinding to the residential entry. The garage entry relocation eliminates a cross circulation between pedestrians and cars. Along Beacon Ave S, we’re proposing retail blade signs under the canopy, and signage showing building name on the wall.</p>	<p>See site plan and signage concept on Page 15 and 53.</p>



EDG BOARD RECOMMENDATIONS		DESIGN TEAM RESPONSE	REFERENCE
3	<p><b>Architectural Concept.</b> The Board noted the emerging nature of the area and recommended careful consideration of this larger context to include projects currently proposed. A solidified architectural concept should be presented at the next meeting including material details.</p> <p>a. <u>South Façade.</u> (DC4-A Exterior Elements and Finishes)</p> <p>i. The Board was particularly interested in the south façade, and agreed that it will be visible from adjacent public open spaces such as the light rail station and festival street.</p> <p>ii. The Board recommended the south façade be carefully articulated: expressing the stair tower, material treatments, and a community designed art installation were suggested.</p> <p>iii. The Board recommended the project reach out to the community, local artists, and the Beacon Hill merchants. The following should be presented at the next meeting: ground level perspectives from the east and south looking toward the site.</p>	<p>a. <u>South Façade.</u></p> <p>i, ii &amp; iii. We propose to move the stair inward and off the exterior wall, adding a recess and glazing at the south end of the residential corridor. The wall murals as well as art works in the area have been studied. The design team feels that a more contemporary art works well with the project vision. We incorporate art into the project in three different ways:</p> <ol style="list-style-type: none"> <li>1. A contemporay wall 'mural' is proposed on the south and north facades. Vertical planks with different colored accents in a lively geometric pattern clad both walls.</li> <li>2. The 'Beacon' mass, with its perforated metal panels and subtle lighting design, serves as a glowing art piece at night.</li> <li>3. The plaza's curvilinear paving pattern is an art on the ground plane. The paving pattern and planter configuration are inspired by the existing design vocabulary utilized at the pedestrian path across the street.</li> </ol>	See typical floor plans, landscape plan, north & south exterior elevations, renderings and Beacon lighting on Page 23, 24, 26 - 33, 35 37, 51 and 52.
	<p>b. <u>Residential Entry.</u> (PL3-A Entries, PL3-B Residential Edges)</p> <p>i. The primary residential entry is accessed through the ground level open space off 16th Avenue. The Board supported this location, and recommended the entry be carefully articulated with an ensemble of elements and secondary architectural features to break the perception of mass.</p>	<p>b. <u>Residential Entry.</u></p> <p>i. The residential entry, accessed through plaza, is located on the south wall of the vertical massing element we call the "Beacon." The finish wall material is perforated metal panels which extend up beyond the roof to serve as mechanical screening. Canopy, wih signage on top, is located over the entry door. We are proposing to add subtle lighting to accentuate the "Beacon" element. This is accomplished by incorporating strip lights, facing downward at every other floor/flashing line at the blank wall portions and at the top of the screen wall. The light will filter through the perforations at the screen wall and bounce light off the perforated texture of the solid wall.</p> <p>The amenity spaces on the west side of the entry court is bumped out from the floors above with a bank of windows across the whole façade to help activate the space and visually connect interior to exterior. This 1-story-high space and canopy on the residential entry wall helps create human scale and break the perception of mass.</p>	See site plan, renderings, enlarged section and Beacon lighting on Page 15, 44, 45, 47, 51 and 52.
	<p>c. <u>Roof Deck.</u> (CS2-III Height, Bulk and Scale Compatibility)</p> <p>i. The roof deck was discussed briefly, in the context of view opportunities. The Board recommended the project explore moving the roof deck from the south mass to the north, or if remaining on the south mass, dropping the parapet.</p>	<p>c. <u>Roof Deck.</u></p> <p>i. We are keeping the parapet low at the roof area except for the mechanical screened wall and locating two main roof deck amenity spaces at the south end and west sides off the stair and elevator entry. Railing and planter boxes are set back from the edge. The intent is to capture significant south, west and northern views.</p>	See roof plan and landscape plan on Page 25, 28 and 29 and Figure 1 below.



EDG ROOF DESIGN



PROPOSED DESIGN

FIGURE 1 - ROOF DECK



# 8.0 DESIGN GUIDELINES

## NORTH BEACON HILL DESIGN GUIDELINES

- CS1.I

Residential Open Space

[Architect Response:](#)

The proposed L-shaped plan pushes the building mass away from the 16th Ave S which is a residential street. It also provides a generous plaza that adds to a network of open space in the area. The stair and elevator penthouses are located away from lot lines to help allow as much natural light to the neighbors as possible. Rooftop deck is provided to take advantage of views of Mount Rainier, Downtown Seattle, and Olympic mountain range.
- CS2.I

Streetscape Compatibility

[Architect Response:](#)

To respond to the established street’s character, the proposed design provides a 5’ setback along the entire commercial frontage on Beacon Ave S, widening the sidewalk along a commercial-oriented street. It also provides a generous plaza along the 16th Ave S, adding to a network of existing open space on this residential street. The design creates a strong street edge along Beacon Ave S which is a main commercial street and lets the building open up generously onto the 16th Ave S which is a residential street.
- CS2.III

Height, Bulk and Scale Compatibility

[Architect Response:](#)

Since North Beacon Hill is an emerging neighborhood, the proposed development is designed with the future in mind while respects the existing structures. The stair and elevator penthouses are located away from lot lines to help allow as much natural light to the neighbors as possible. The windows facing neighbor lots are minimized.

The entire block where the project site is located has been upzoned to 75’ height limit from 40’ and 65’ zones. The scale of proposed development is compatible with recent mixed-use developments in the immediate vicinity. Pulling the mass to the Beacon Ave S street edge, the project creates a generous plaza facing the 16th Ave S, a residential street.
- CS3.I

Architectural Context

[Architect Response:](#)

North Beacon Hill is a lively neighborhood with diverse architectural characters - low-rise brick buildings, wood-siding single family residences, handsome institutional buildings and mixed-use development with a contemporary design and materials. The neighborhood is also known for artworks.

With this context in mind and taking the cue from the Beacon Hill Light Rail station building, the design strives to be a good neighbor with quiet but elegant contemporary design utilizing high-quality materials. The design also offers a generous open space that is visually accessible to public. The north and south facade treatment, plaza paving pattern and a glowing ‘Beacon’ mass are our way to offer the subtle arts to the community.
- PL1.I

Residential Open Space

[Architect Response:](#)

A plaza is provided along the 16th Ave S, adding to a network of existing open space in the area. This open space is enhanced by paving pattern, trees, planters and bench seating.
- PL2.I

Personal Safety and Security

[Architect Response:](#)

Ample glazing provided at commercial storefront as well as amenity room and residential lobby facing the plaza provides eyes on the streets. Juliet and full balconies provided at the alley facade and plaza add visual interest to the facades while provide additional eyes on the streets too.

- PL3.I

Human Activity

[Architect Response:](#)

A 5’ setback provided along the entire frontage of the commercial space widens the sidewalk, encouraging pedestrian activities and creating opportunity for retail to spill out into the sidewalk. A plaza facing the 16th Ave S will also encourage community gathering and neighbor interaction.
- DC1.I

Parking and vehicular access

[Architect Response:](#)

The garage entry is accessed from alley and located farthest from the alley entrance and from plaza, increasing pedestrian safety and minimizing conflict between people and cars.
- DC2.I

Respect for Adjacent Sites

[Architect Response:](#)

The number of windows overlooking neighbor buildings is minimized. The stair and elevator penthouses are located away from lot lines to help allow as much natural light to the neighbors as possible. The design also offers a generous open space that is visually accessible to public.
- DC2.II

Architectural Concept and Consistency

[Architect Response:](#)

Facade treatments articulate building base and upper levels. The building base orients to the street and defines public and open space. The amenity area and lobby space embrace the plaza while the ground floor facade treatment in this area creates pedestrian scale with a residential canopy and a bump-out along the plaza west wall. The upper-levels facades offer clean lines while fenestration patterns and balconies add a bit of playfulness and texture to the facades. The building exhibits a clear sense of order with an L-shaped bar and an extruded ‘Beacon’ mass. A simple palette of materials and colors, along with clear geometry of massing, creates unity in a structure.
- DC3.I

Landscaping to enhance the building and/or site

[Architect Response:](#)

Landscaping at plaza consists of both landscape and hardscape. The curvilinear pattern of the plaza’s ground surface is a visual response to the ground pattern used at the through-block street between El Centro de la Raza and Plaza Roberto Maestas apartments, right across from the plaza. Trees, planters and bench seating are provided and together they add liveliness and texture to the plaza.
- DC4.I

Exterior elements and finishes

[Architect Response:](#)

High-quality and durable materials are selected for exterior finish materials. Ample glazing and board-formed concrete comprise the materials for the ground floor facade. Signage and canopies add interest to the street and plaza environment.



8.0 DESIGN CONCEPT

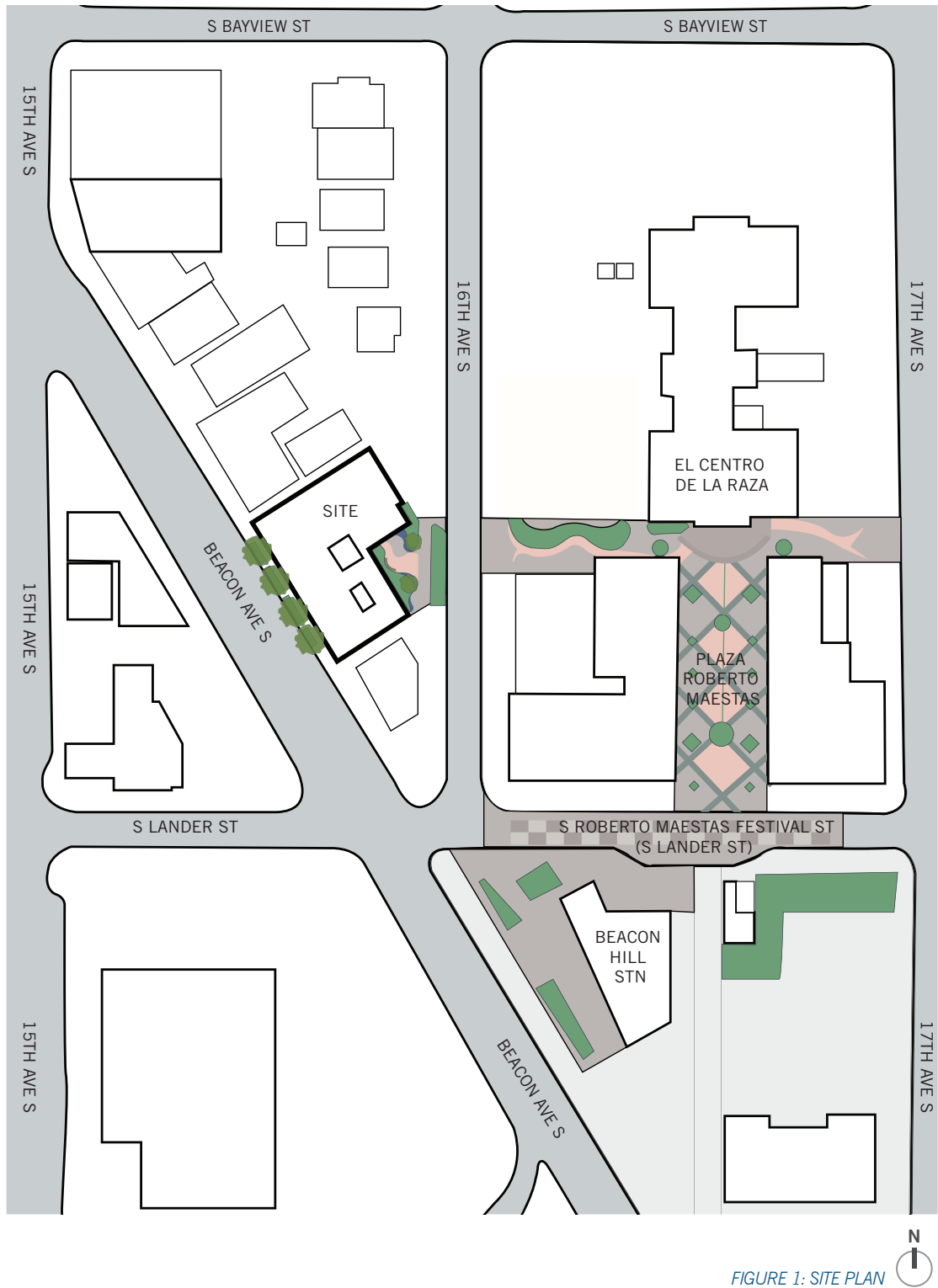


FIGURE 1: SITE PLAN

‘URBAN’

PROJECT VISION AND DESIGN OBJECTIVES

When looking at the site context, the site has the potential to be one of the three anchors at this triangular intersection – the first being Beacon Hill station and the second is Plaza Roberto Maestas (See Figure 1). The project will be highly visible with nearly no back side – the view from Beacon Ave S., from the station and from the Plaza Roberto Maestas/El Centro de La Raza/ Festival street. The project needs to have a strong presence with clear geometry and no superficial decoration. The building will be elegant with clean lines and the colors and façade materials will be kept to a minimum.

The need for this building to have a strong presence inspired the concept of a “Beacon” on Beacon Hill (See Figure 2). Through the manipulation of masses and programs, a clear hierarchy was achieved (See Figure 3). The “Beacon” mass is central to the building layout and is extruded from the “Bar” mass to emphasize the concept and be visible from all angles. Lighting and materiality also adds to the importance of the “Beacon”.

The main façade materials are kept to two materials to strengthen the massing consisting of two elements – the “Bar” and the “Beacon”; The fenestration pattern and vertical siding are weaved together to create a texture on the Bar façade. The weaving idea was inspired by the motif found on the Light Rail Station façade but with a contemporary approach and interpretation. The “wood” finish is chosen for its warmth and color tone that is derived from the existing context that comprises of brick, wood and warm color panels.

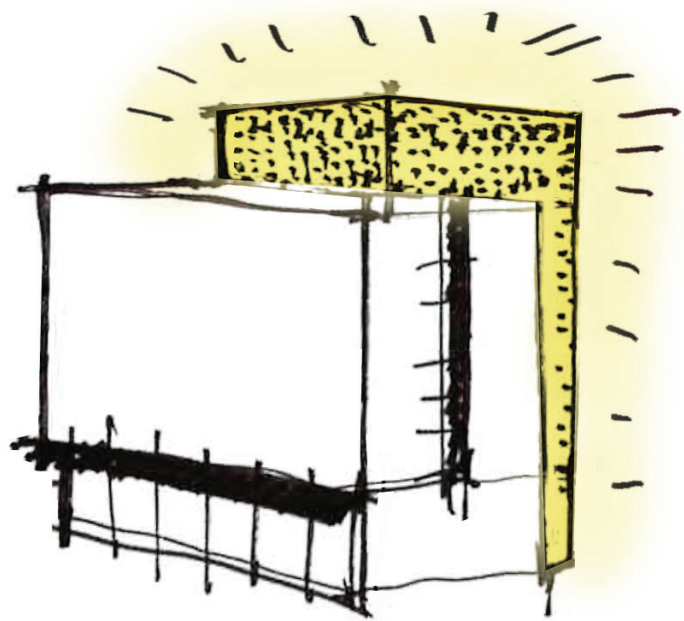
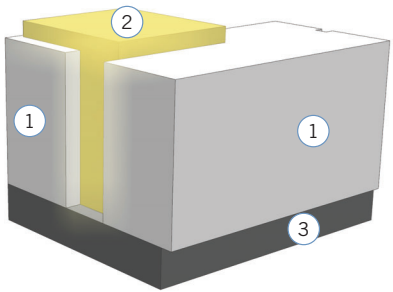
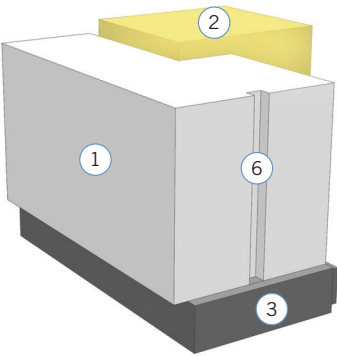


FIGURE 2: ‘BEACON ON BEACON’: STRONG GEOMETRY AND MASSING WITH THE ‘BAR’ AND ‘BEACON’.

‘BUILDING’



NORTHWEST AERIAL VIEW



SOUTHWEST AERIAL VIEW

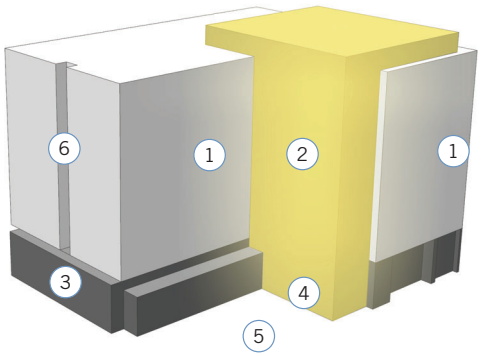


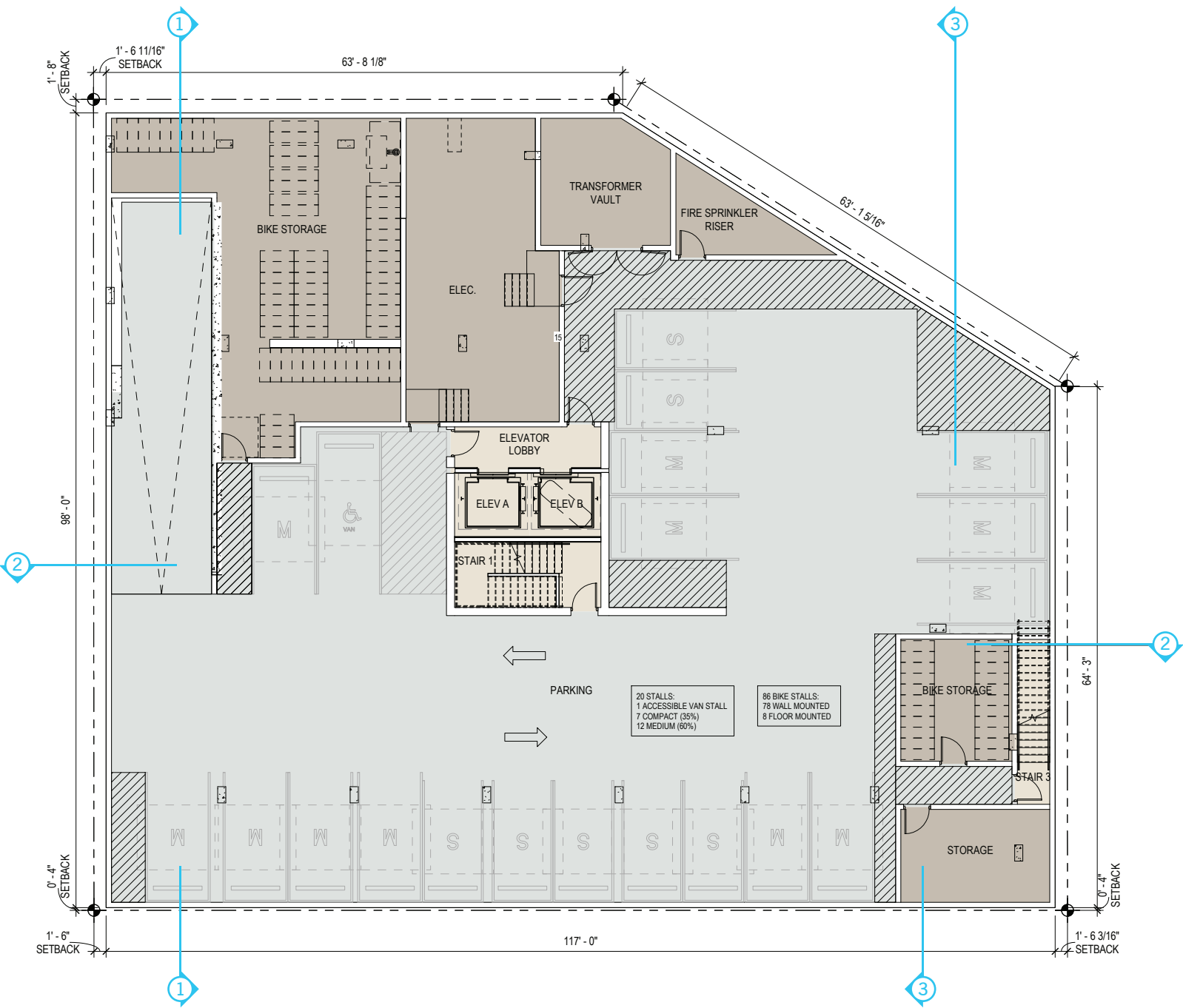
FIGURE 3:  
COMPONENTS:  
1. BAR MASS 2. BEACON MASS 3. COMMERCIAL & 5’ SETBACK  
4. RESIDENTIAL ENTRY 5. PLAZA 6. RECESS

‘COMPONENTS’



9.0 FLOOR PLANS

- KEY
- Commercial
  - Units
  - Utility/BOH
  - Circulation
  - Residential Amenity
  - Parking/Garage



BASEMENT LEVEL



9.0 FLOOR PLANS

- KEY
- Commercial
  - Units
  - Utility/BOH
  - Circulation
  - Planting
  - Residential Amenity
  - Parking/Garage

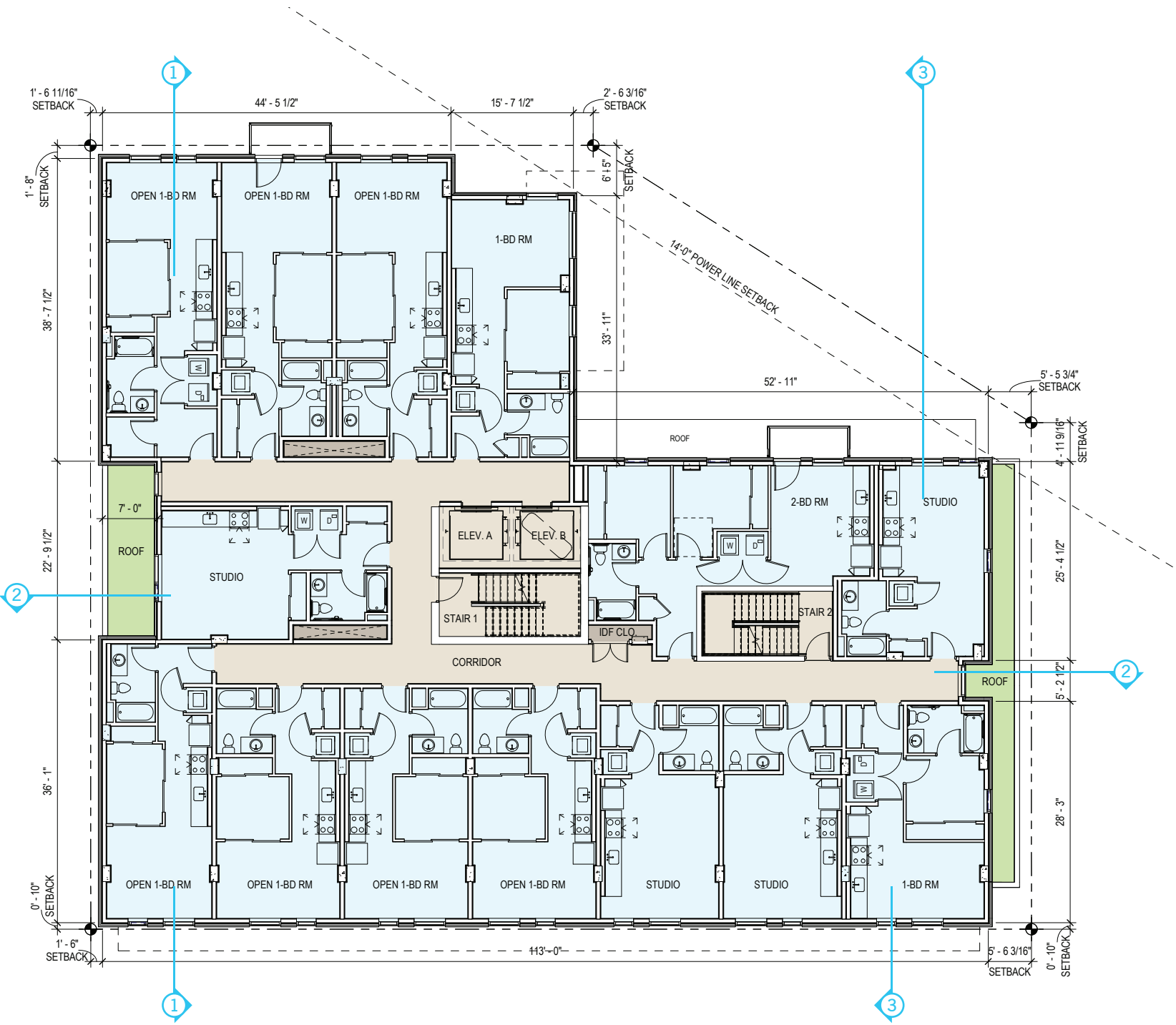


LEVEL 1



9.0 FLOOR PLANS

- KEY
- Commercial
  - Units
  - Utility/BOH
  - Circulation
  - Planting
  - Residential Amenity
  - Parking/Garage

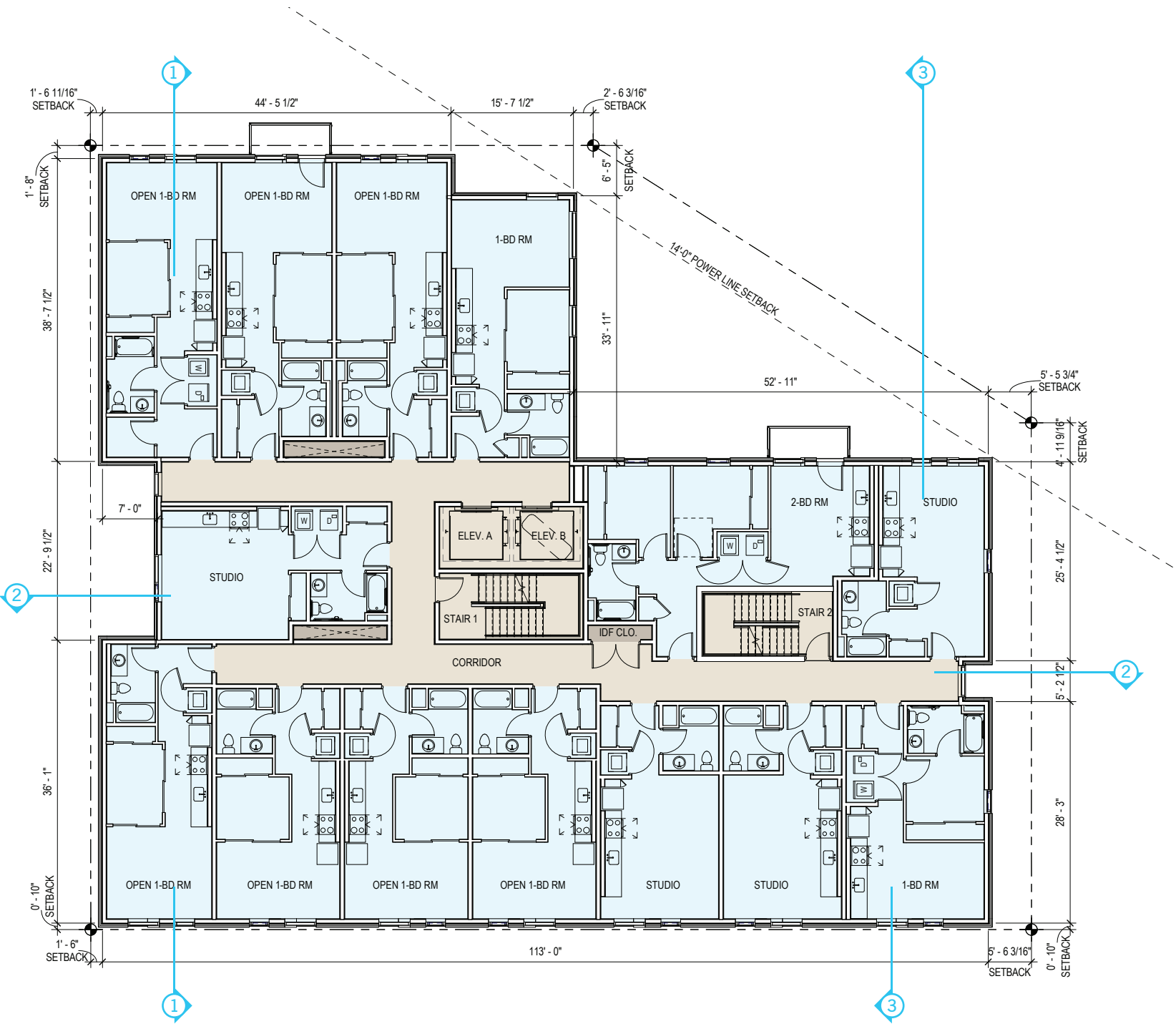


LEVEL 2



9.0 FLOOR PLANS

- KEY
- Commercial
  - Units
  - Utility/BOH
  - Circulation
  - Residential Amenity
  - Parking/Garage



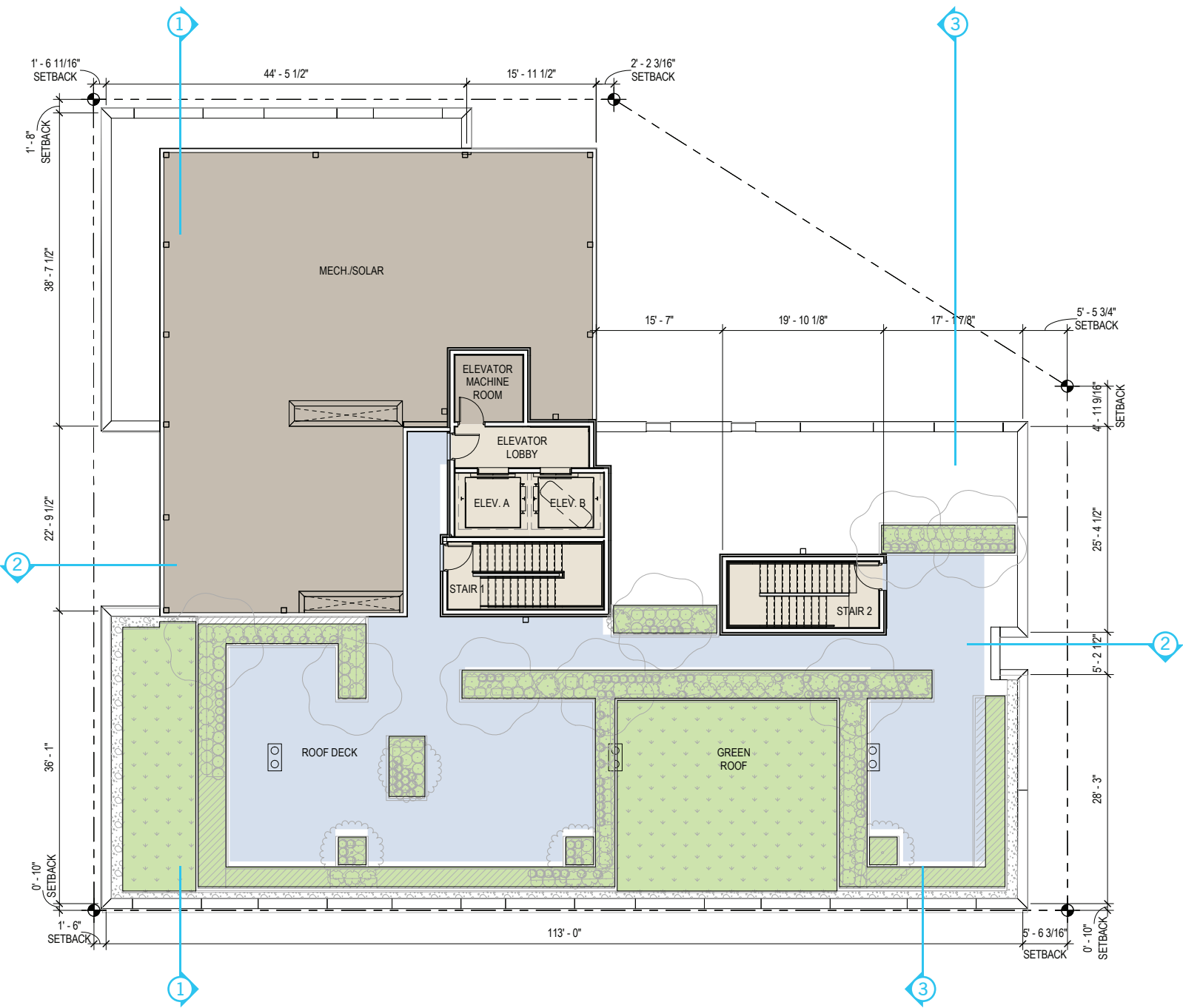
LEVEL 3-7





9.0 FLOOR PLANS

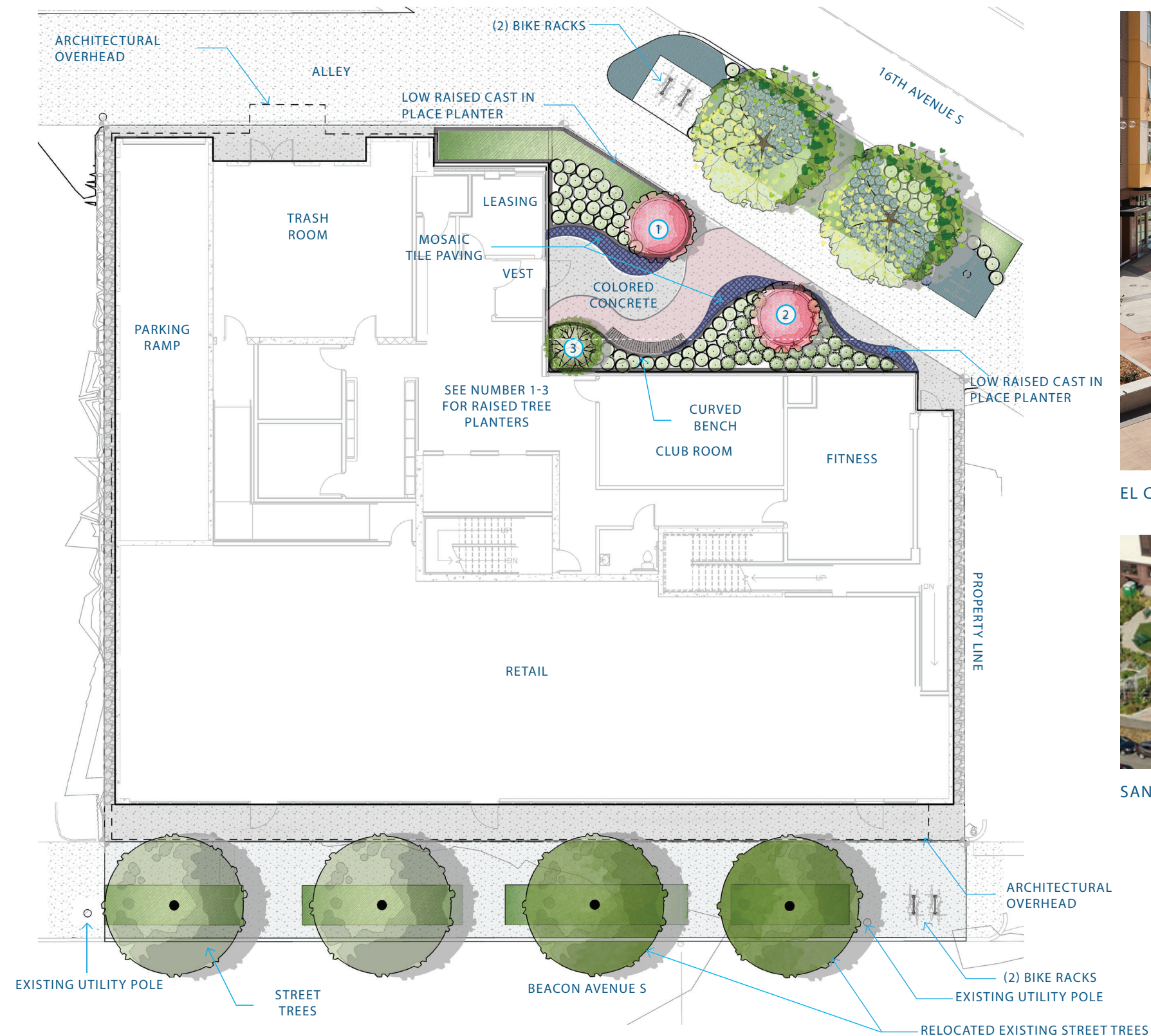
- KEY
- Commercial
  - Units
  - Utility/BOH
  - Circulation
  - Planting
  - Residential Amenity
  - Parking/Garage



ROOF LEVEL 



10.0 COMPOSITE LANDSCAPE / HARDSCAPE PLAN



EL CENTRO DE LA RAZA



SANTOS RODRIGUEZ  
MEMORIAL PARK  
MOSAICS



PLANTER PRECEDENT



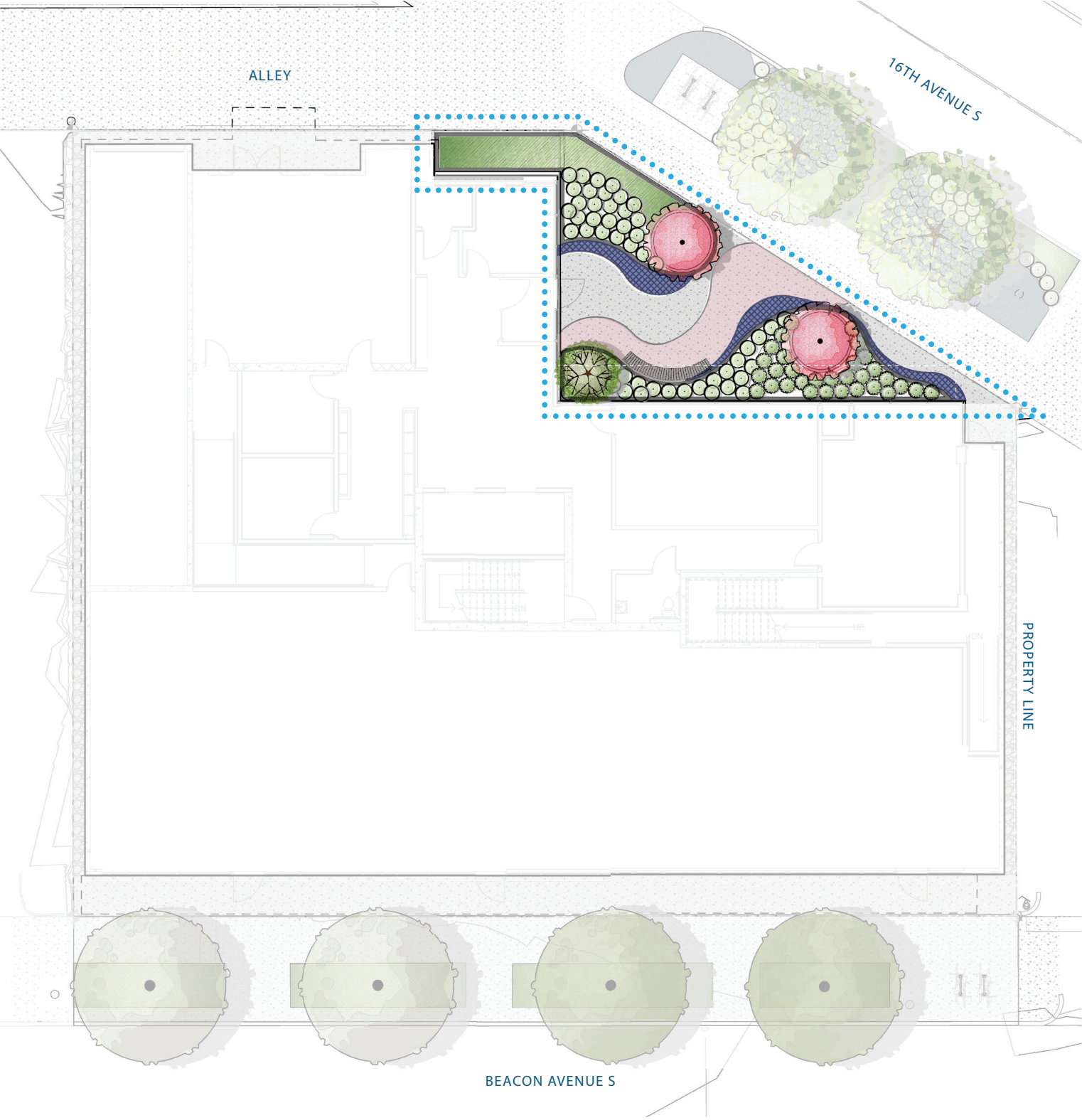
SANTOS RODRIGUEZ MEMORIAL PARK



PLAZA PRECEDENT



10.0 COMPOSITE LANDSCAPE / HARDSCAPE PLAN



MAGNOLIA X LOEBNERI  
'LEONARD MESSEL'



ACER PALMATUM  
'BABY GHOST'



NANDINA DOMESTICA  
'GULFSTREAM'



PRUNUS LAUROCERASUS  
'MOUNT VERNON'



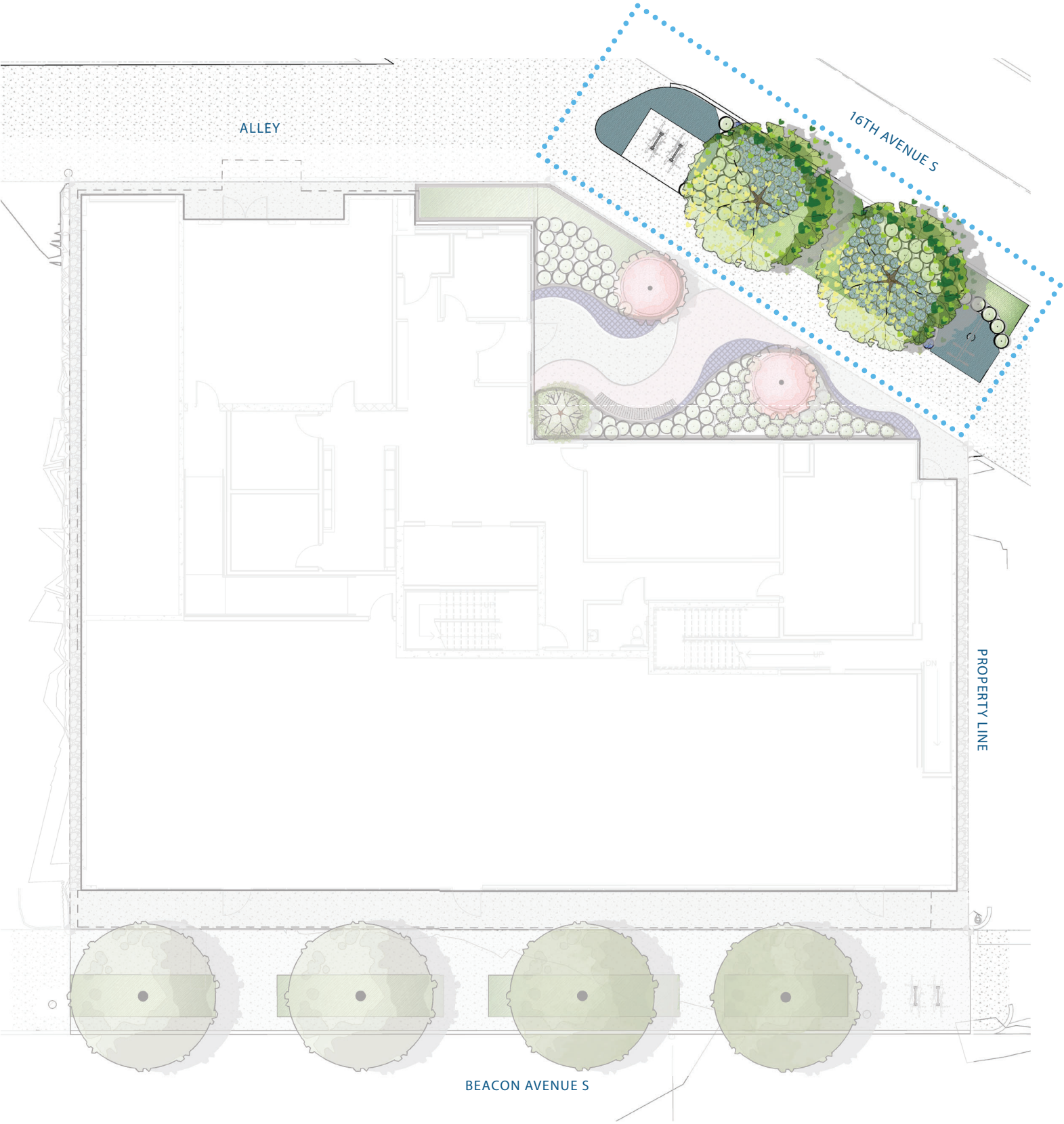
NASSELLA TENUISSIMA



ROSA X NOASCHNEE



10.0 COMPOSITE LANDSCAPE / HARDSCAPE PLAN



PRUNUS LAUROCERASUS  
'MOUNT VERNON'



LAVENDULA ANGUSTIFOLLA  
'THUMBELINA WAY'



NASSELLA TENUISSIMA



ARCTOSTAPHYLOS UVA-URSI  
'MASSACHUSETTS'



CEANOTHUS PROSTRATUS



TILIA CORDATA  
'DE GROOT'



10.0 COMPOSITE LANDSCAPE / HARDSCAPE PLAN



BEACON AVE. S



QUERCUS COCCINEA



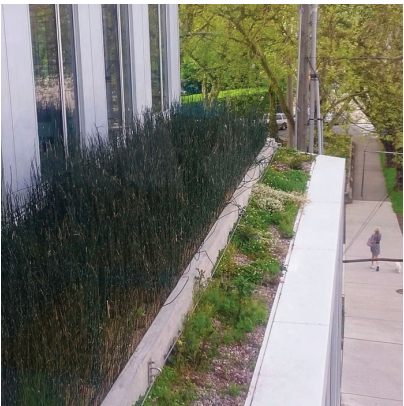
PRUNUS LAUROCERASUS  
'MOUNT VERNON'



10.0 COMPOSITE LANDSCAPE / HARDSCAPE PLAN



LOUNGE SEATING



BIORETENTION



WOOD RAISED PLANTER



GREEN ROOF





10.0 COMPOSITE LANDSCAPE / HARDSCAPE PLAN



ARCTOSTAPHYLOS PATULA  
'SISKIYOU PINK'



LAVENDULA ANGUSTIFOLIA  
'THUMBELINA WAY'



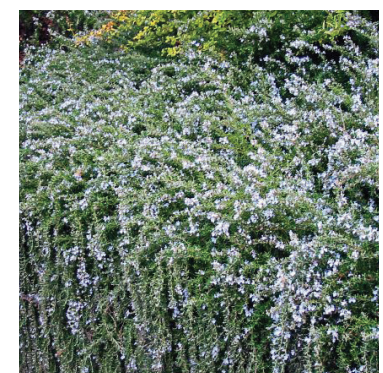
HEBE PINGUIFOLIA  
'SUTHERLANDII'



SALVIA MICROPHYLLA  
'HEATHWAVE' TM



ROSMARINUS OFFICINALIS  
'TUSCAN BLUE'



ROSMARINUS OFFICINALIS  
'IRENE' TM



10.0 COMPOSITE LANDSCAPE / HARDSCAPE PLAN



PRUNUS LAUROCERASUS  
'MOUNT VERNON'



FRAGARIA CHILOENSIS  
'LIPSTICK'



ROSA X  
'NOASCHNEE'



ARCTOSTAPHYLOS UVA-URSI  
'MASSACHUSETTS'



CEANOTHUS PROSTRATUS



10.0 COMPOSITE LANDSCAPE / HARDSCAPE PLAN



TREES



ACER CIRCINATUM



ACER PALMATUM  
'BABY GHOST'

GREEN ROOF



SEDUM MIX

BIORETENTION



CORNUS SERICEA 'KELSEY'  
SUMMER




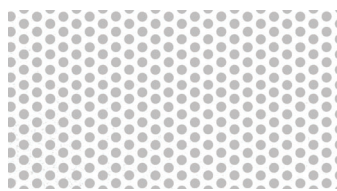

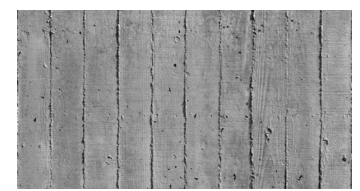
CORNUS SERICEA 'KELSEY'  
WINTER



11.0 WEST ELEVATION | MATERIALS



MATERIALS

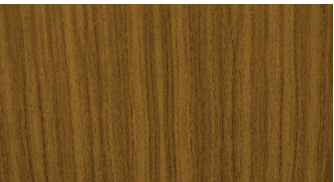
				
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11.0 SOUTH ELEVATION | MATERIALS



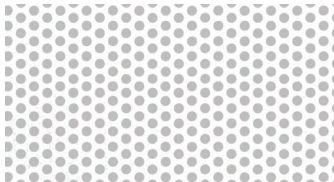
MATERIALS



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Color: Wood Grain



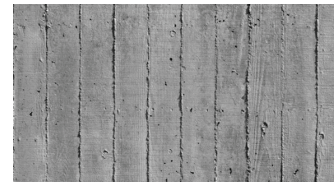
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MTL1 Metal Cladding  
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FC1 Fiber Cement Panel  
Color: Charcoal



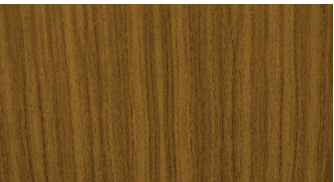
CON1 Board Form Concrete



11.0 EAST ELEVATION | MATERIALS



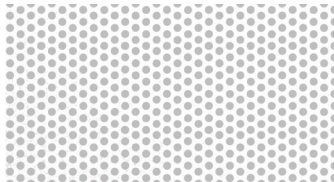
MATERIALS



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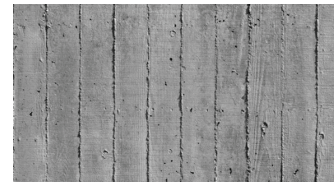
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MTL1 Metal Cladding  
Color: White Perforation



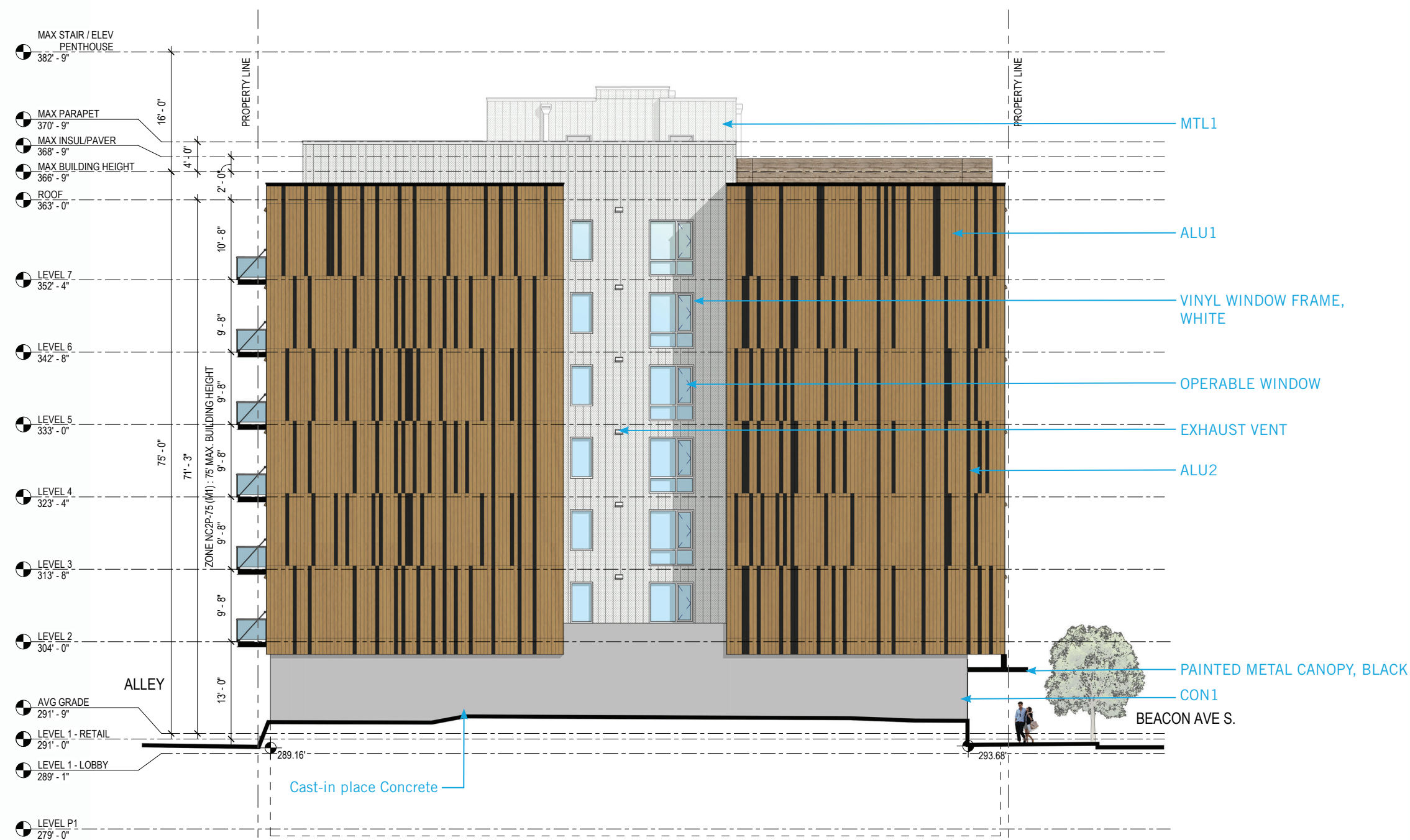
FC1 Fiber Cement Panel  
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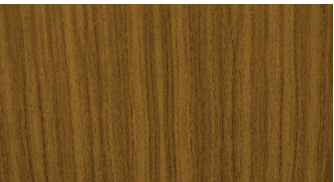
CON1 Board Form Concrete



11.0 NORTH ELEVATION | MATERIALS



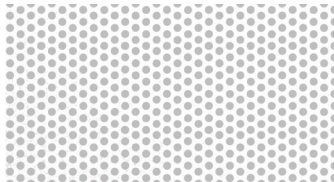
MATERIALS



ALU1 Aluminum Panel  
Color: Wood Grain



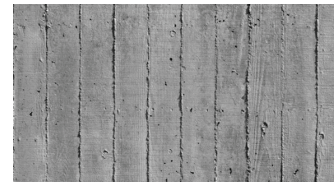
ALU2 Metal Cladding  
Color: Dark Gray



MTL1 Metal Cladding  
Color: White Perforation



FC1 Fiber Cement Panel  
Color: Dark Gray



CON1 Board Form Concrete



12.0 MATERIAL BOARD





## 13.0 RENDERINGS



*VIEW FROM BEACON AVE S. LOOKING SOUTHEAST*



13.0 RENDERINGS



PERSPECTIVE SHOWING RETAIL ENTRY ALONG BEACON AVE S. LOOKING SOUTH



13.0 RENDERINGS



PERSPECTIVE SHOWING RETAIL ENTRY ALONG BEACON AVE S. LOOKING NORTH



13.0 RENDERINGS



VIEW FROM BEACON AVE S. LOOKING NORTHEAST



## 13.0 RENDERINGS



*VIEW FROM BEACON HILL STATION PLAZA LOOKING NORTH ALONG BEACON AVE S. & 16TH AVE S.*



## 13.0 RENDERINGS



PERSPECTIVE SHOWING RESIDENTIAL ENTRY AND PLAZA LOOKING NORTHWEST



13.0 RENDERINGS



VIEW FROM 16TH AVE S. LOOKING NORTHWEST



## 13.0 RENDERINGS



*VIEW FROM 16TH AVE S. LOOKING SOUTHEAST*

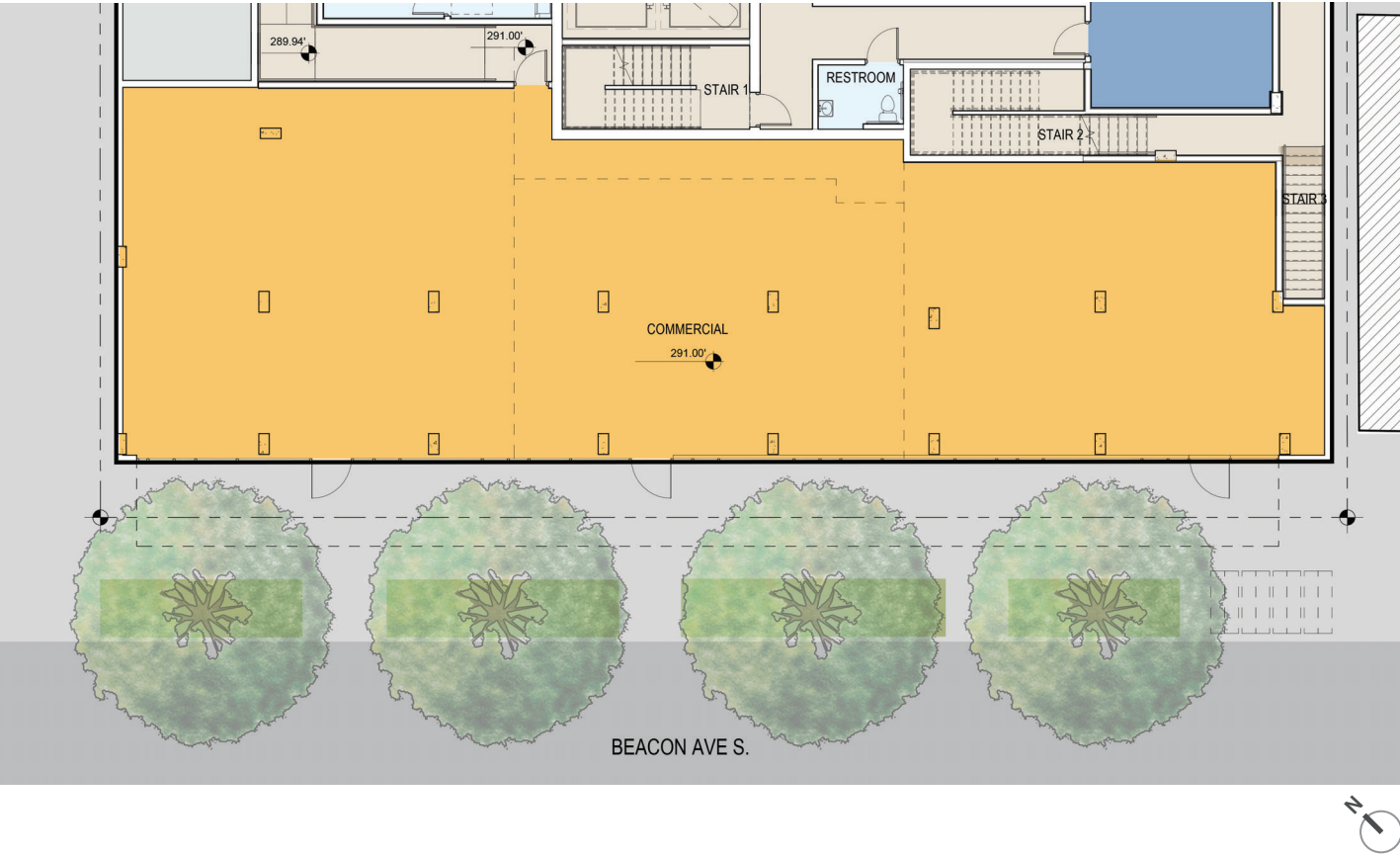


13.0 STREET LEVEL SECTION - BEACON AVE S.

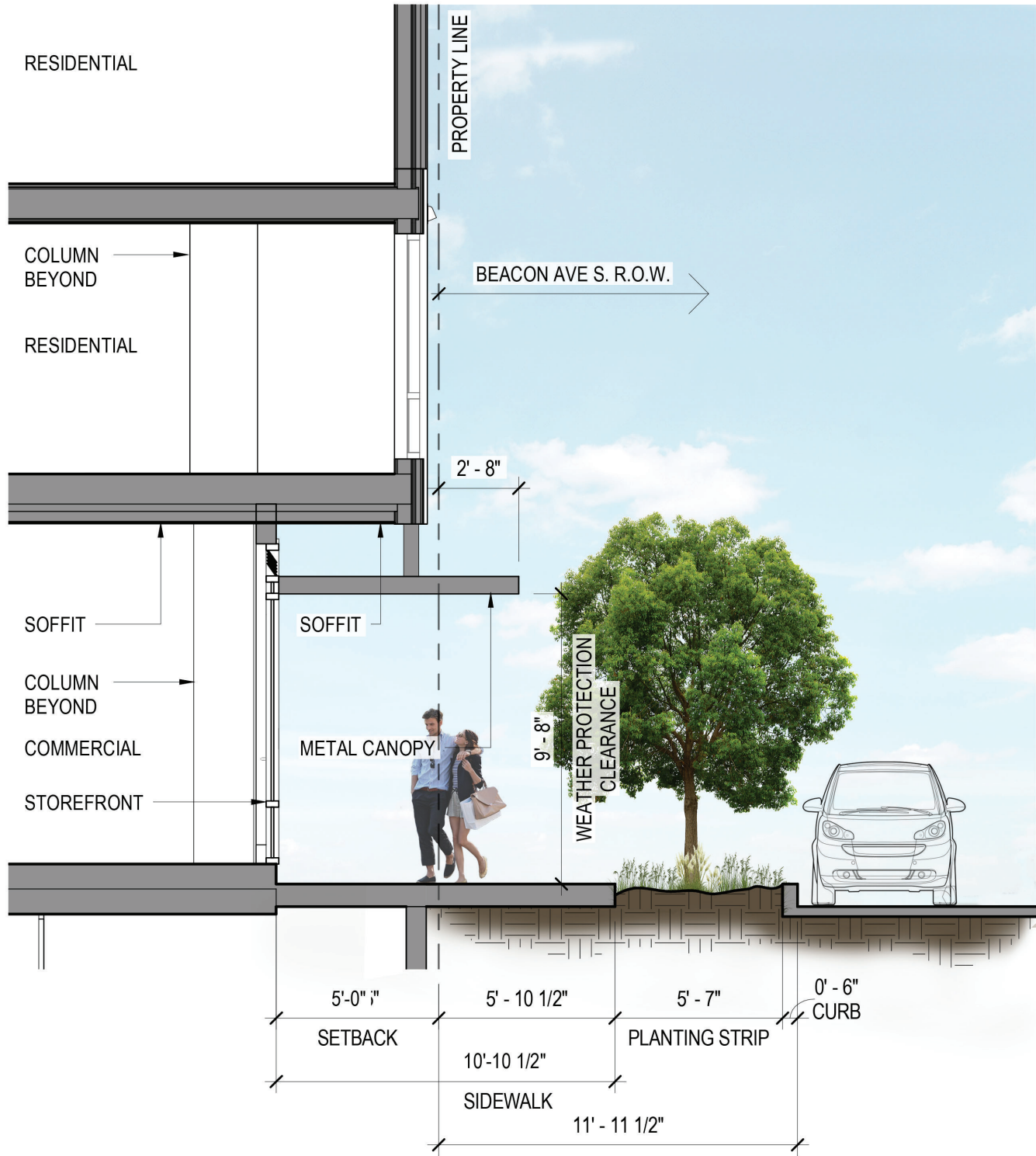
ENLARGED ELEVATION



ENLARGED PLAN



SECTION



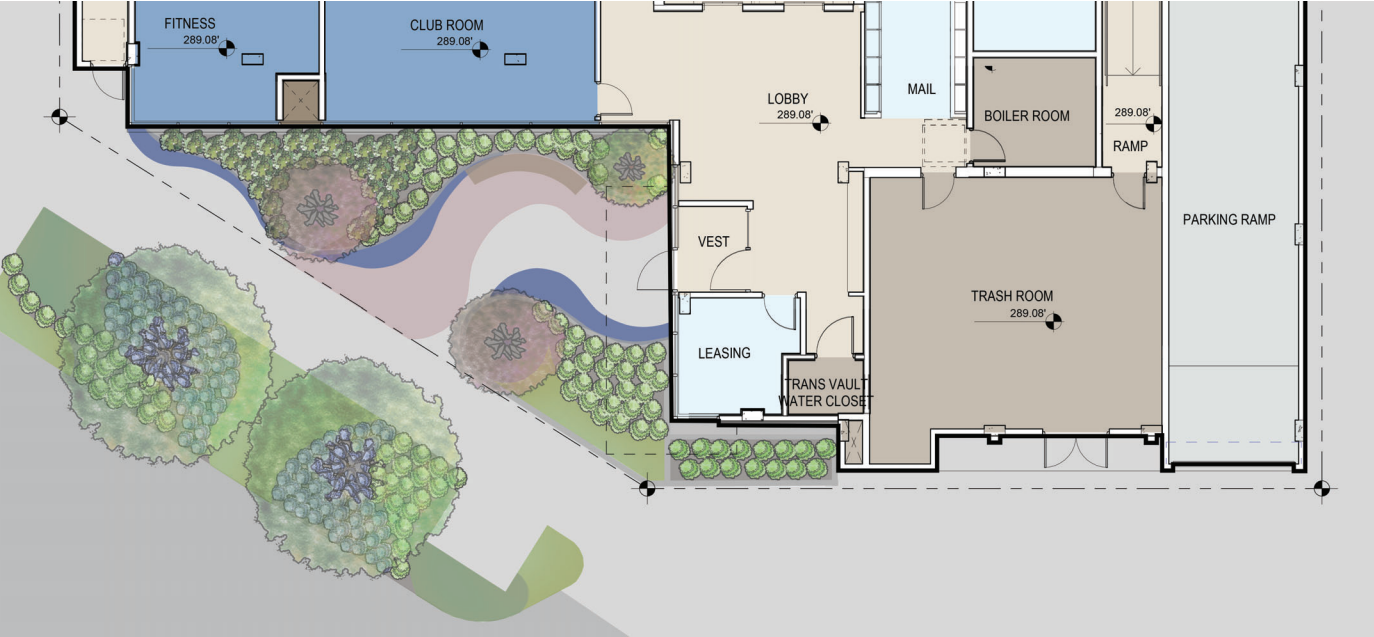


13.0 STREET LEVEL SECTION - ALLEY

ENLARGED ELEVATION



ENLARGED PLAN

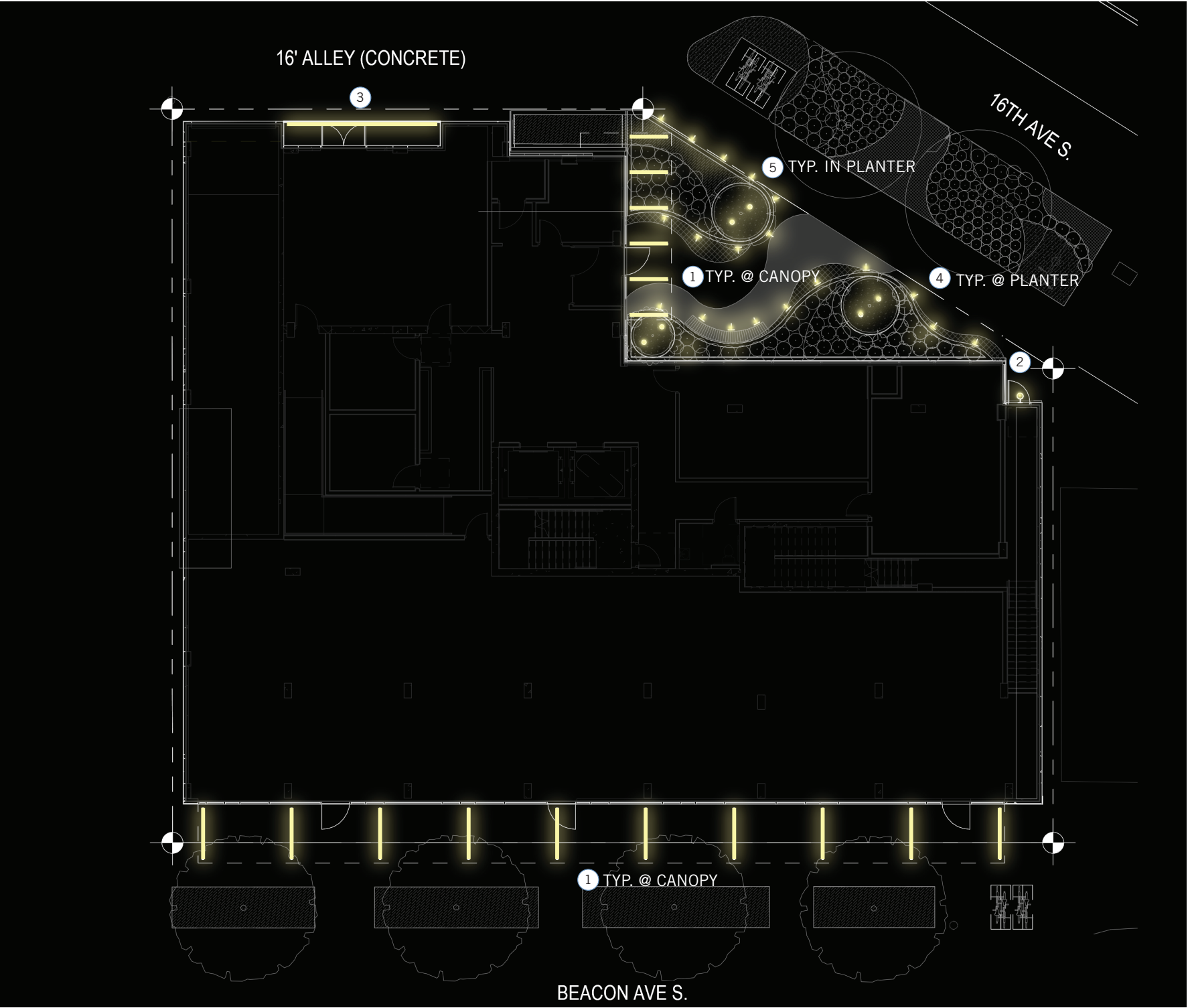


SECTION





14.0 LIGHTING PLAN



LEVEL 1 PLAN

LIGHTING DETAILS



01 Surface Mounted Linear Downlight



02 Wall Mounted Light



03 Surface Mounted Linear Downlight



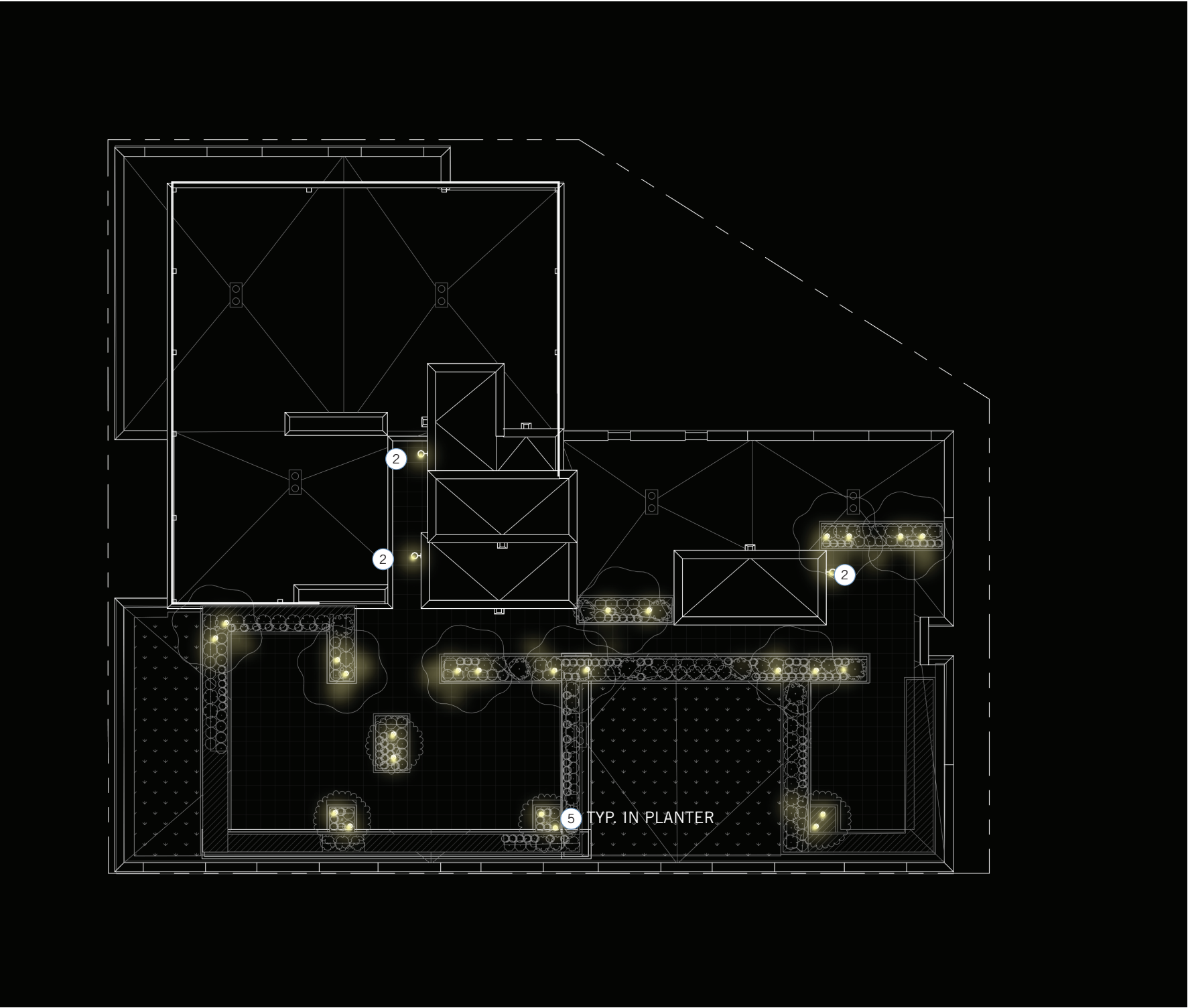
04 Landscape Light



05 Landscape Light



14.0 LIGHTING PLAN



LIGHTING DETAILS



01 Surface Mounted Linear Downlight



02 Wall Mounted Light



03 Surface Mounted Linear Down light



04 Landscape Light



05 Landscape Light

ROOF LEVEL PLAN 



14.0 BEACON LIGHTING

KEY

■ ■ Lighting Location



NORTHWEST NIGHT PERSPECTIVE OF 'BEACON'



14.0 BEACON LIGHTING

KEY

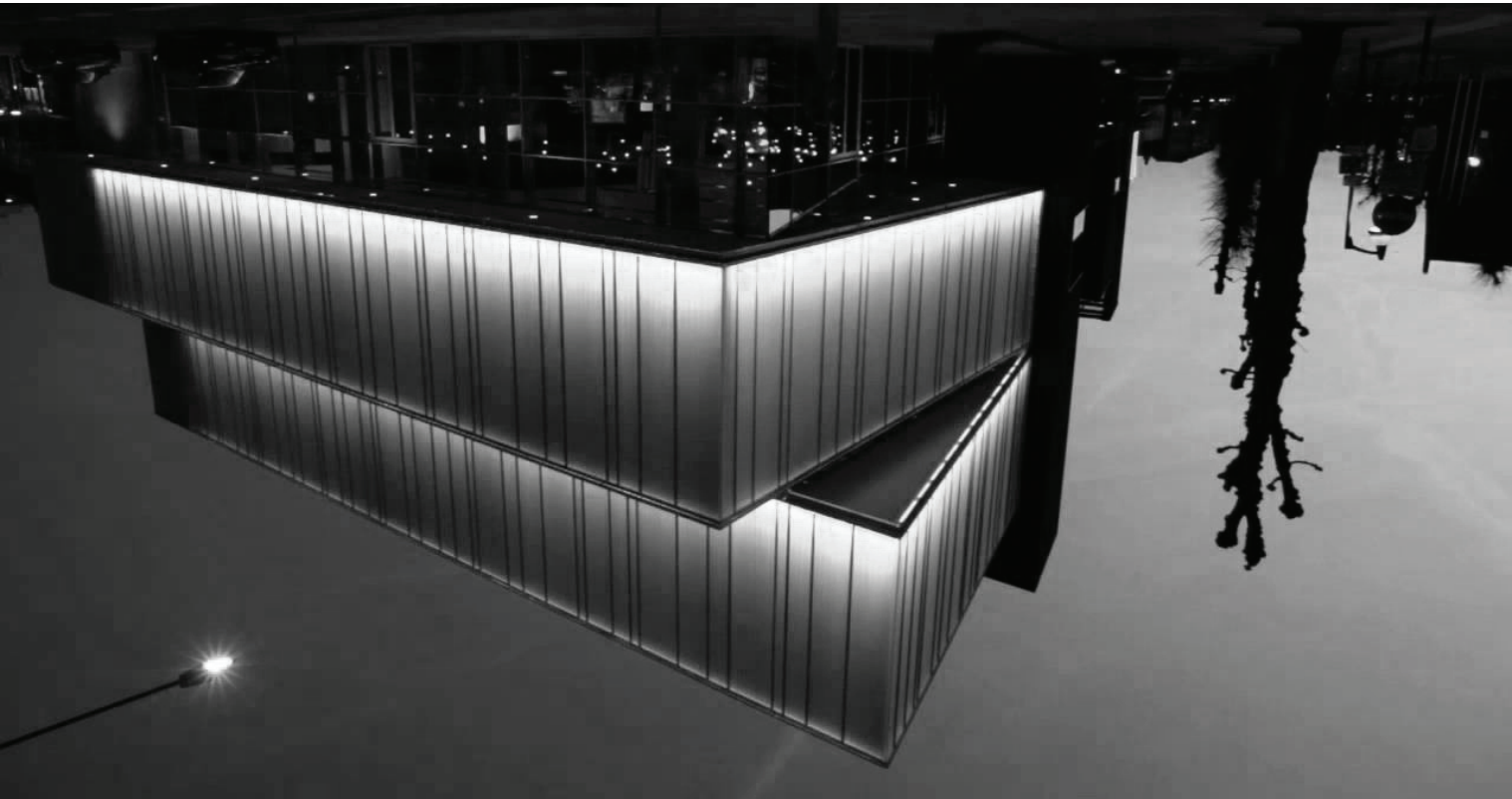
Lighting Location



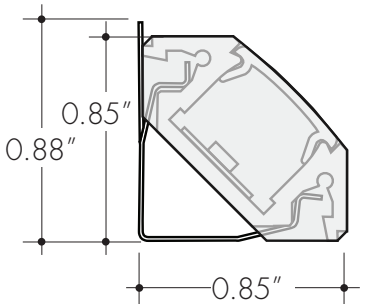
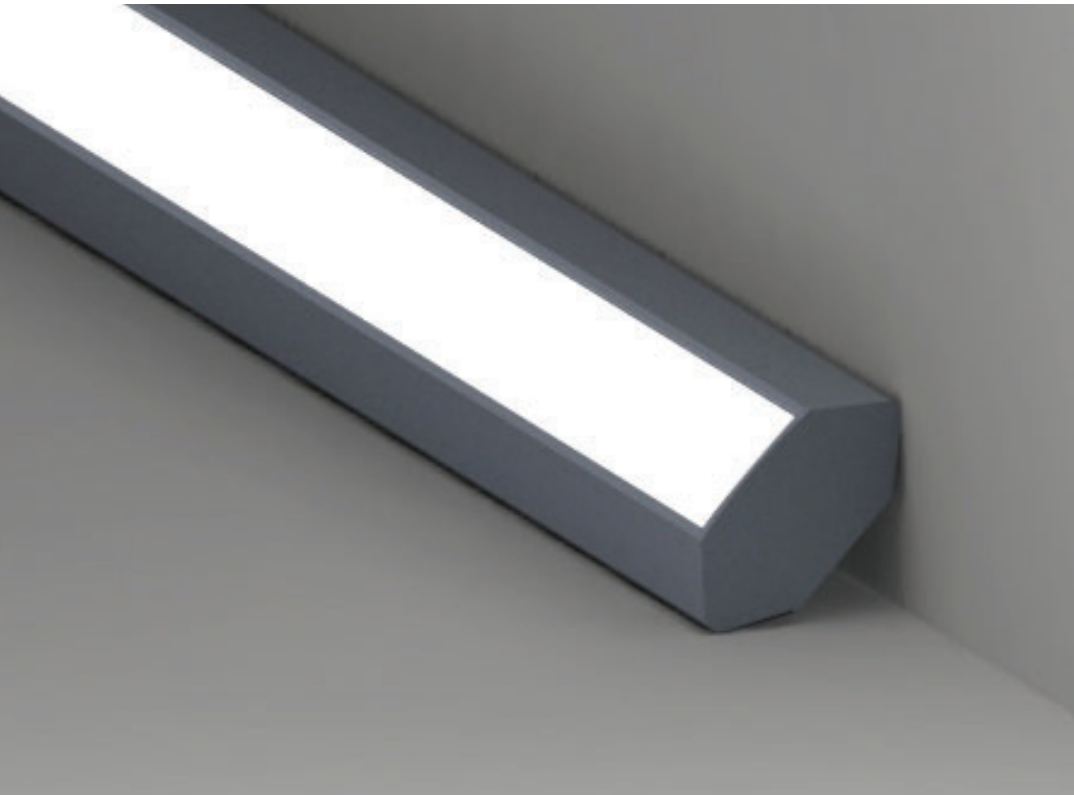
SOUTHEAST NIGHT PERSPECTIVE OF 'BEACON'



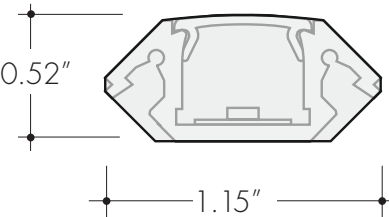
14.0 BEACON LIGHTING



LIGHTING PRECEDENT

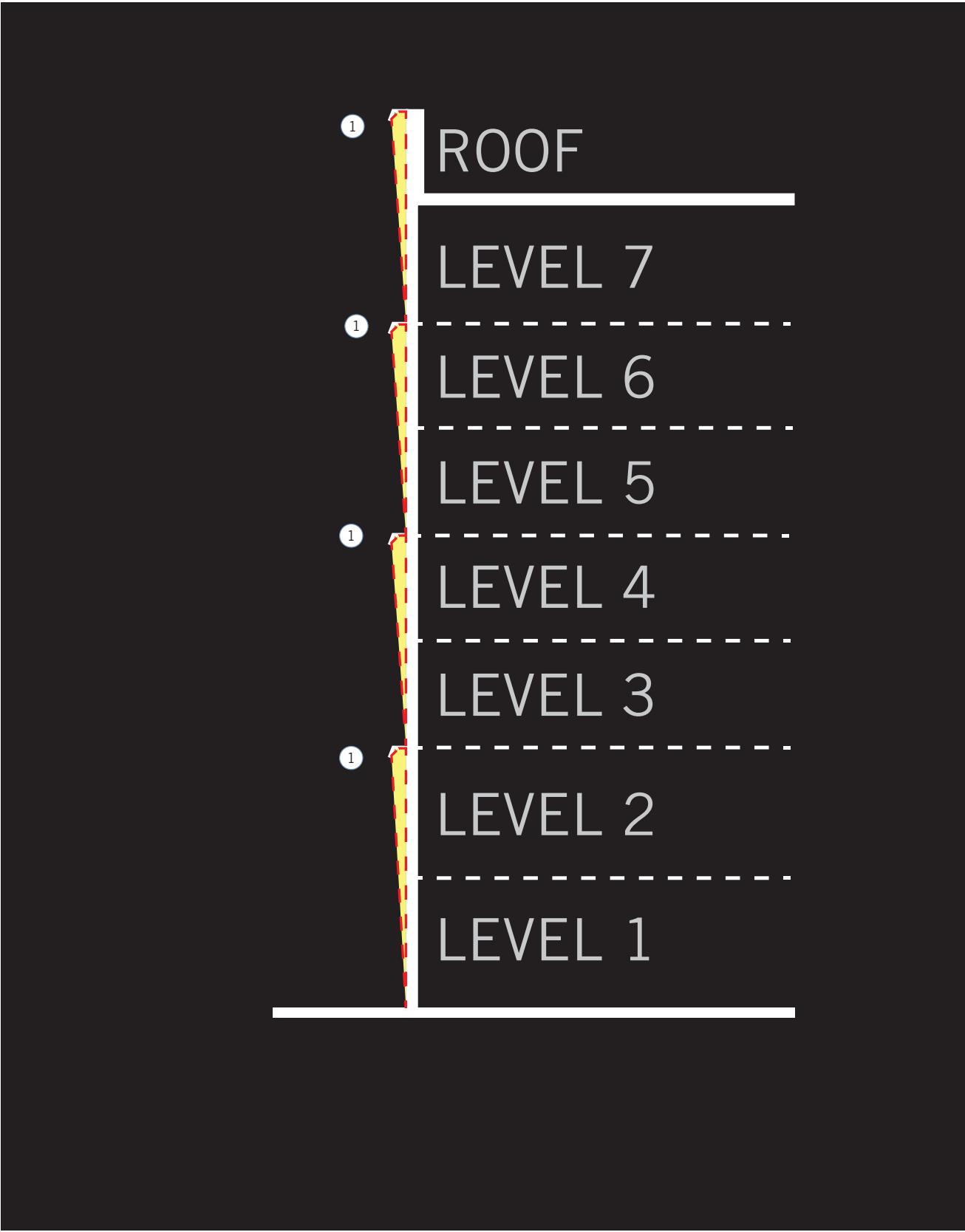


Fixed clip profile



No clip profile

01 PROPOSED LIGHT FIXTURE



LIGHTING SECTION



15.0 SIGNAGE CONCEPT PLAN



RETAIL SIGNAGE ALONG BEACON AVE S.

SIGNAGE DETAIL & EXAMPLES

Signage will be of simple and sophisticated design to complement the building design concept.

The residential signage will be freestanding and mounted on top of canopy for visibility. The commercial signage is a combination of a pedestrian-scaled blade sign, internally lit, and a concrete mounted address sign.



01. METAL CUTOUT SIGNAGE



RESIDENTIAL SIGNAGE ALONG 16TH AVE S.



03. CANOPY SIGN

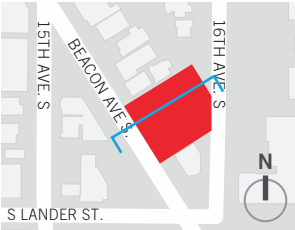
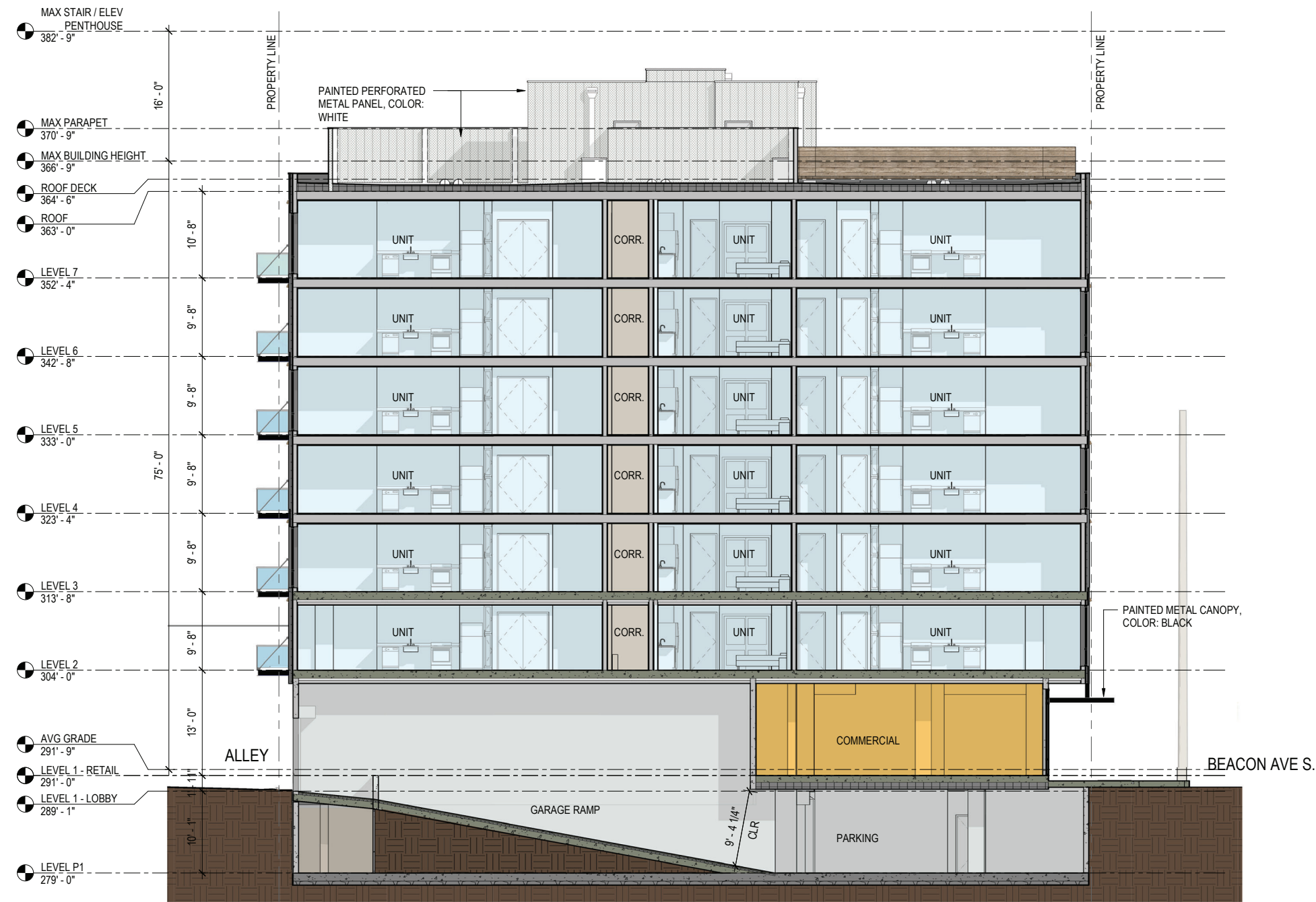


02. BLADE SIGN



16.0 BUILDING SECTION 1

- KEY
- Commercial
  - Units
  - Utility/BOH
  - Circulation
  - Residential Amenity

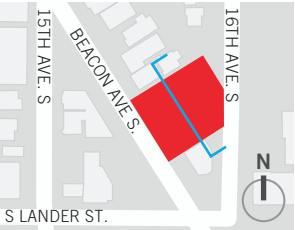
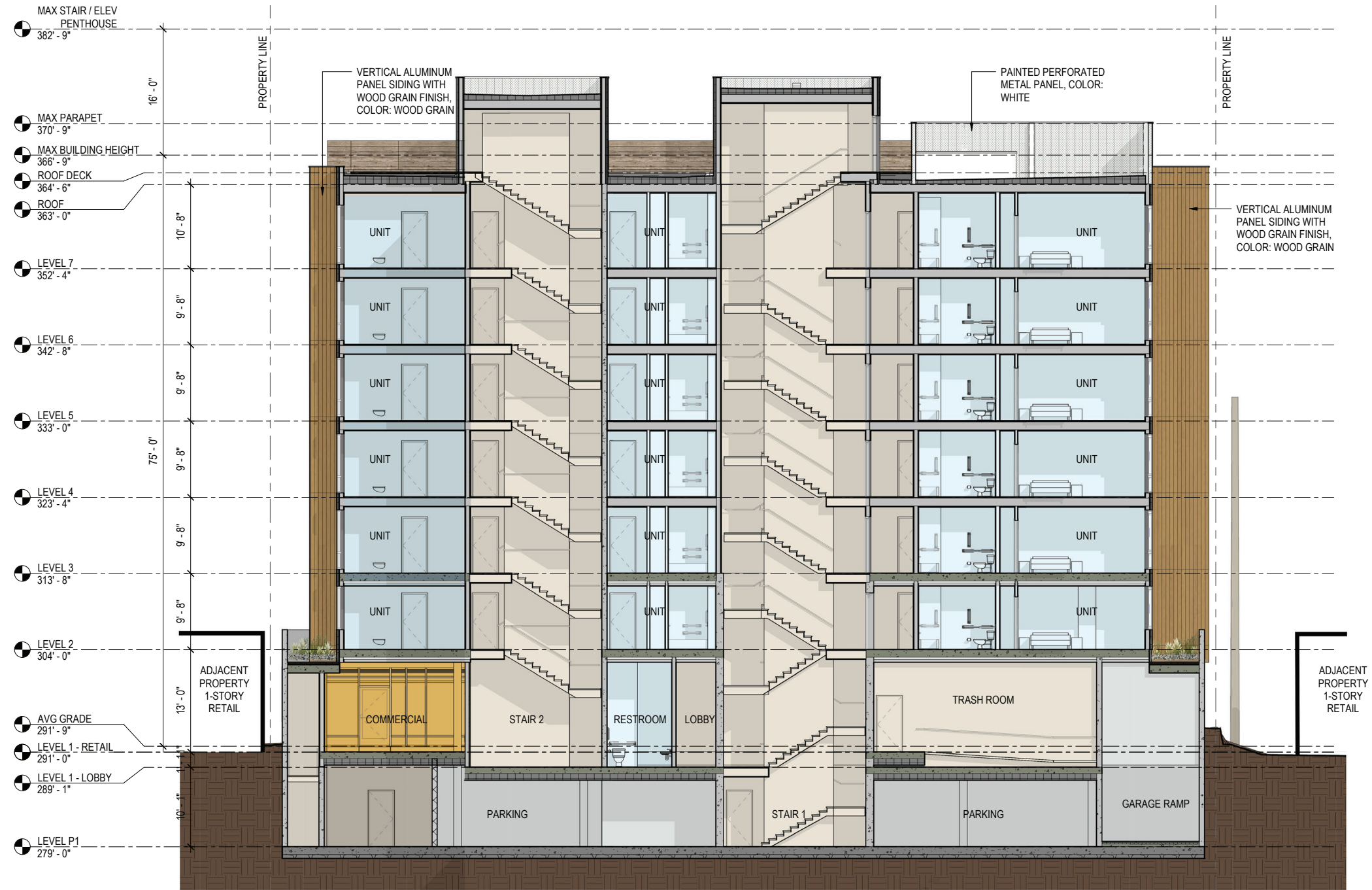




16.0 BUILDING SECTION 2

KEY

- Commercial
- Units
- Utility/BOH
- Circulation
- Residential Amenity

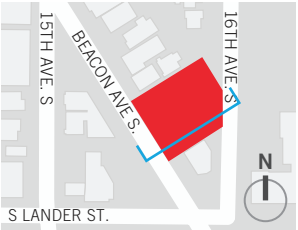
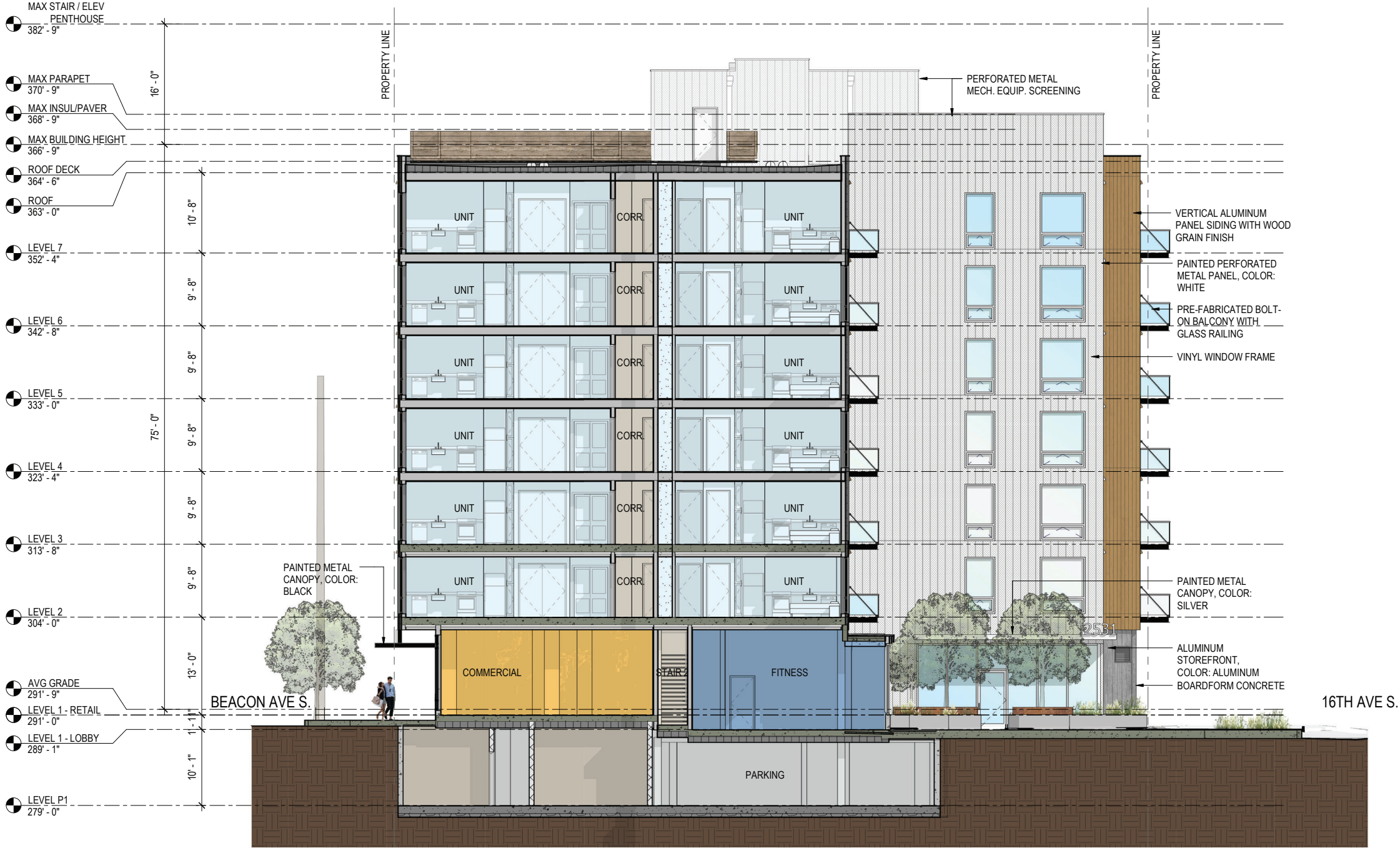




16.0 BUILDING SECTION 3

KEY

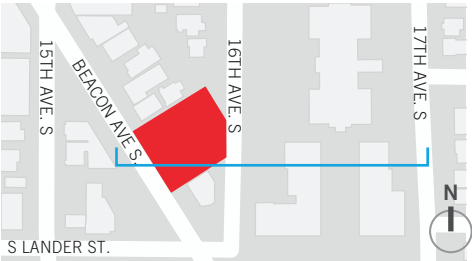
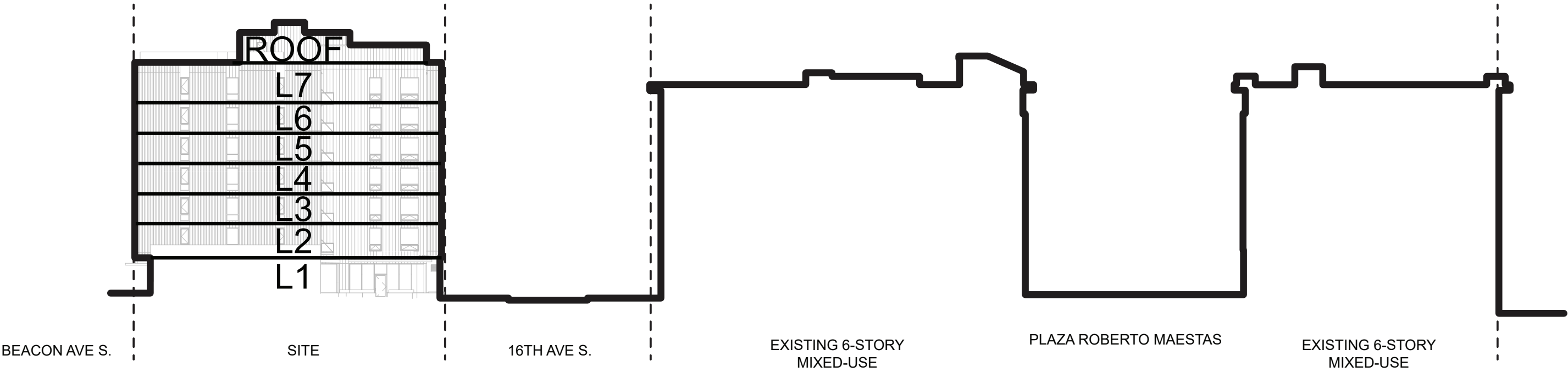
- Commercial
- Units
- Utility/BOH
- Circulation
- Residential Amenity





18.0 ADDITIONAL STUDIES - SITE SECTION

SECTION LOOKING NORTH





18.0 ADDITIONAL STUDIES - SHADOW STUDY

