



Looking NW from 15th Ave S



Lemons Architecture PLLC

Beacon Urban Village
2813 15th Ave S
SDCI# 3034456-EG

Streamline Design Guidance Package

2019.09.04

Table of Contents

Project Information3

Area Schedules4

Survey5

Context Map 6

Existing Site Conditions9

Design Guidelines11

Graphic Narrative12

Building Plans13

Adjustment Request21

Building Elevations.....22

Building Section26

Material Board29

Project Information

Address: 2813 15th Ave S, Seattle, WA 98144

Project Number: 3034456-EG

Legal Description: HANFORDS T TO SOUTH BLK 41-55

Parcel #: 3086002585

Site Area: 3,608sf

Zoning: LR3 (M2)

Overlays: North Beacon Hill (Residential Urban Village)

Misc: Freq Transit, Infiltration Eval Req'd

ECA: None

Existing Use: Single Family Residence and Attached Garage

Max FAR: TH 2.3 - (3,608sf x 2.3 = 8,298.4 sf)

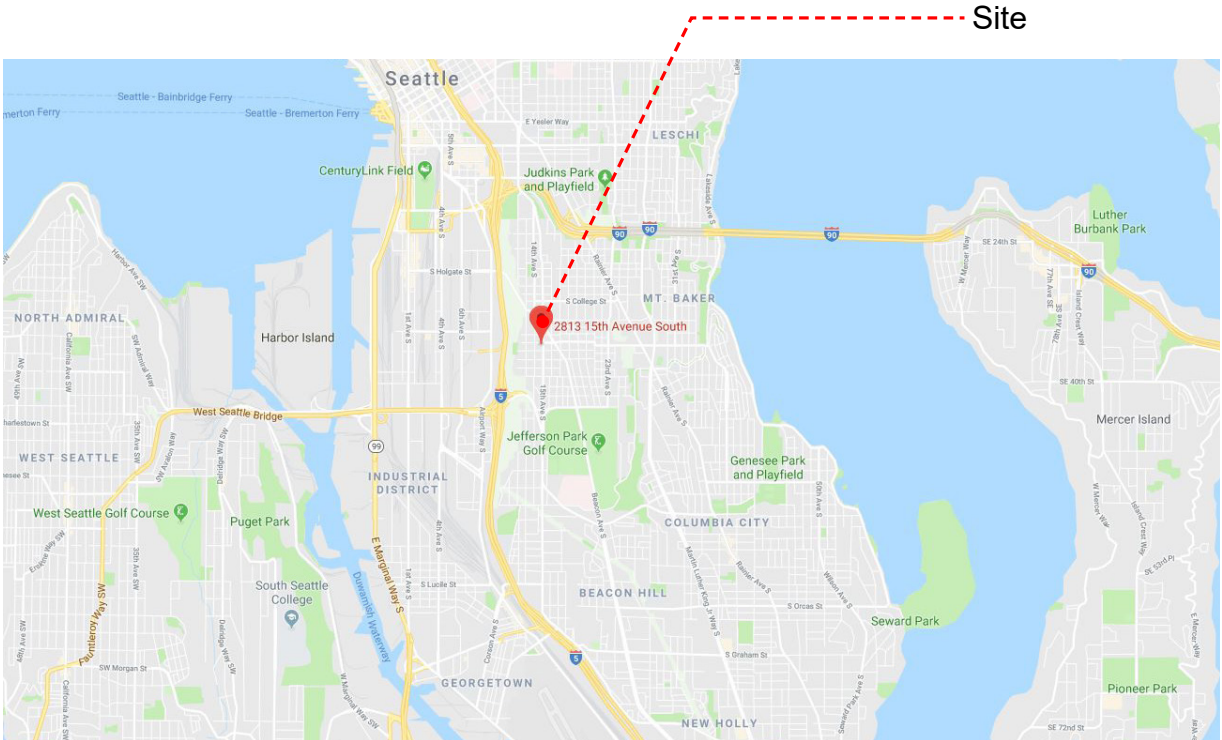
Max Density: No Limit

Height: 50' Above AGP Allowed / Provided

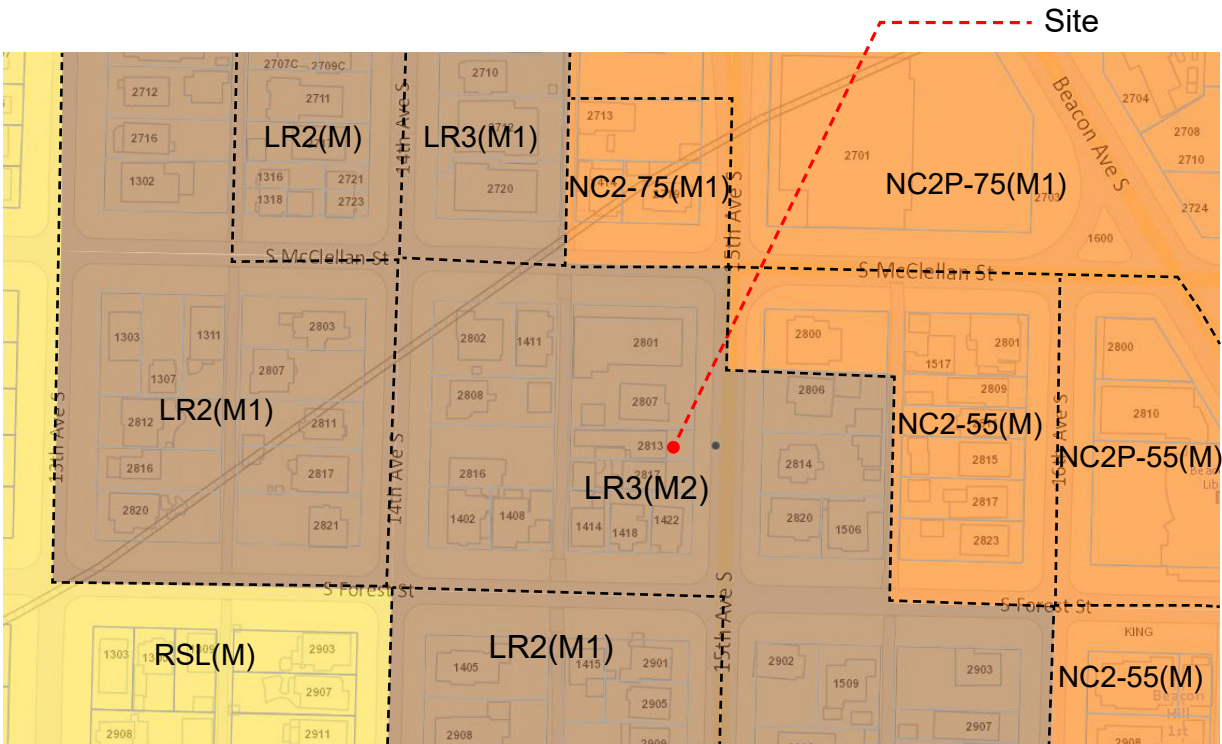
Proposed Project Description: Construct 6 townhouses. Existing structures to be demolished

Proposed FAR: 7,902 sf < 8,298.4 sf, Complies

Parking: None Required/ 2 Provided (Freq Transit Verified, Urban Village Overlay)



Context Map



Zoning Map

Gross Floor Area Summary (Inside Face of Wall)

Gross Floor Area Summary (Inside Face of Wall)		
Name	Area	Number
TH 1		
Level 1	257 SF	TH 1
Level 2	257 SF	TH 1
Level 3	257 SF	TH 1
Level 4	257 SF	TH 1
Level 5	257 SF	TH 1
Roof Deck Penthouse	38 SF	TH 1
TH 1: 6	1323 SF	
TH 2		
Level 1	257 SF	TH 2
Level 2	257 SF	TH 2
Level 3	257 SF	TH 2
Level 4	257 SF	TH 2
Level 5	257 SF	TH 2
Roof Deck Penthouse	38 SF	TH 2
TH 2: 6	1323 SF	
TH 3		
Level 1	257 SF	TH 3
Level 2	257 SF	TH 3
Level 3	257 SF	TH 3
Level 4	257 SF	TH 3
Level 5	257 SF	TH 3
Roof Deck Penthouse	38 SF	TH 3
TH 3: 6	1323 SF	
TH 4		
Level 1	257 SF	TH 4
Level 2	257 SF	TH 4
Level 3	257 SF	TH 4
Level 4	257 SF	TH 4
Level 5	257 SF	TH 4
Roof Deck Penthouse	38 SF	TH 4
TH 4: 6	1323 SF	
TH 5		
Level 1	257 SF	TH 5
Level 2	257 SF	TH 5
Level 3	257 SF	TH 5
Level 4	257 SF	TH 5
Level 5	257 SF	TH 5
Roof Deck Penthouse	38 SF	TH 5
TH 5: 6	1323 SF	
TH 6		
Basement (Excluded from FAR)	227 SF	TH 6
Level 1	257 SF	TH 6
Level 2	257 SF	TH 6
Level 3	257 SF	TH 6
Level 4	257 SF	TH 6
Level 5	257 SF	TH 6
TH 6: 6	1512 SF	
Grand total: 36	8129 SF	

Gross Floor Area: 8,129 SF

Area Towards FAR Summary (Inside Face of Wall)

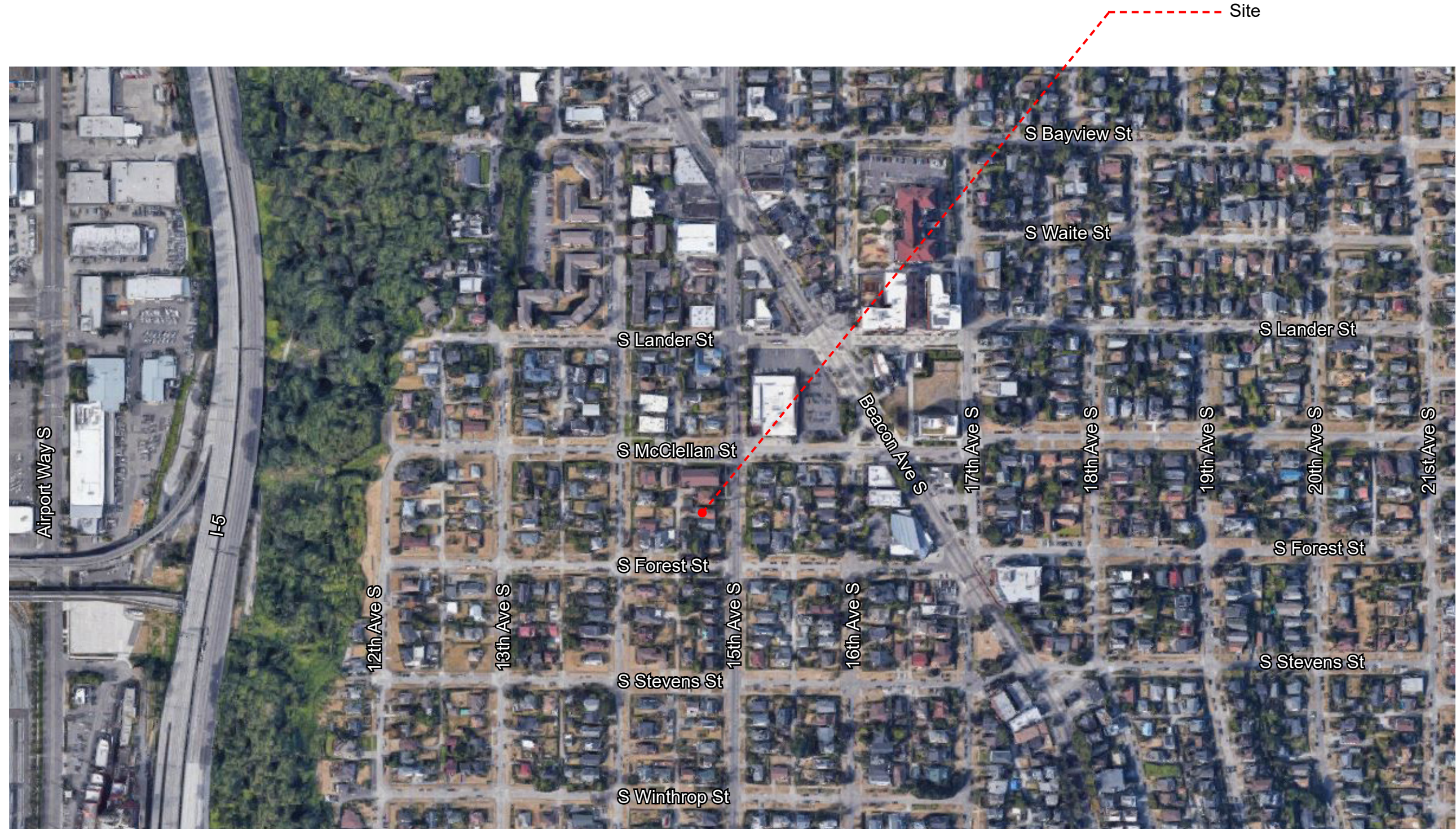
FAR Summary (Inside Face of Wall)		
Name	Area	Number
TH 1		
Level 1	257 SF	TH 1
Level 2	257 SF	TH 1
Level 3	257 SF	TH 1
Level 4	257 SF	TH 1
Level 5	257 SF	TH 1
Roof Deck Penthouse	38 SF	TH 1
TH 1: 6	1323 SF	
TH 2		
Level 1	257 SF	TH 2
Level 2	257 SF	TH 2
Level 3	257 SF	TH 2
Level 4	257 SF	TH 2
Level 5	257 SF	TH 2
Roof Deck Penthouse	38 SF	TH 2
TH 2: 6	1323 SF	
TH 3		
Level 1	257 SF	TH 3
Level 2	257 SF	TH 3
Level 3	257 SF	TH 3
Level 4	257 SF	TH 3
Level 5	257 SF	TH 3
Roof Deck Penthouse	38 SF	TH 3
TH 3: 6	1323 SF	
TH 4		
Level 1	257 SF	TH 4
Level 2	257 SF	TH 4
Level 3	257 SF	TH 4
Level 4	257 SF	TH 4
Level 5	257 SF	TH 4
Roof Deck Penthouse	38 SF	TH 4
TH 4: 6	1323 SF	
TH 5		
Level 1	257 SF	TH 5
Level 2	257 SF	TH 5
Level 3	257 SF	TH 5
Level 4	257 SF	TH 5
Level 5	257 SF	TH 5
Roof Deck Penthouse	38 SF	TH 5
TH 5: 6	1323 SF	
TH 6		
Level 1	257 SF	TH 6
Level 2	257 SF	TH 6
Level 3	257 SF	TH 6
Level 4	257 SF	TH 6
Level 5	257 SF	TH 6
TH 6: 5	1286 SF	
Grand total: 35	7902 SF	

FAR:

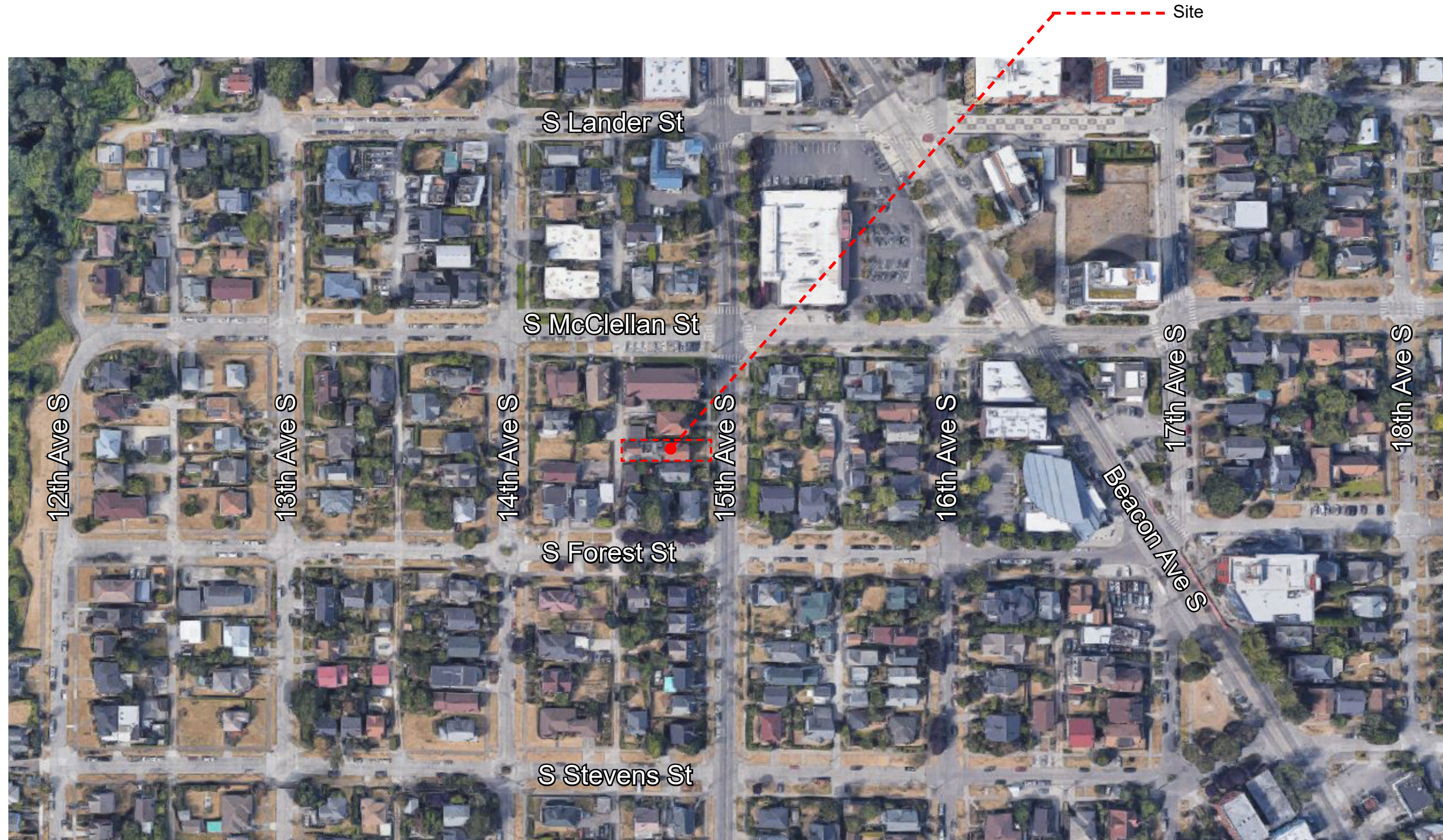
FAR Allowed: (TH 2.2): 3,608 sf x 2.2 = **7,937.6 sf Max**

FAR Proposed: TH 1: 1,323 sf
TH 2: 1,323 sf
TH 3: 1,323 sf
TH 4: 1,323 sf
TH 5: 1,323 sf
TH 6: 1,286 sf

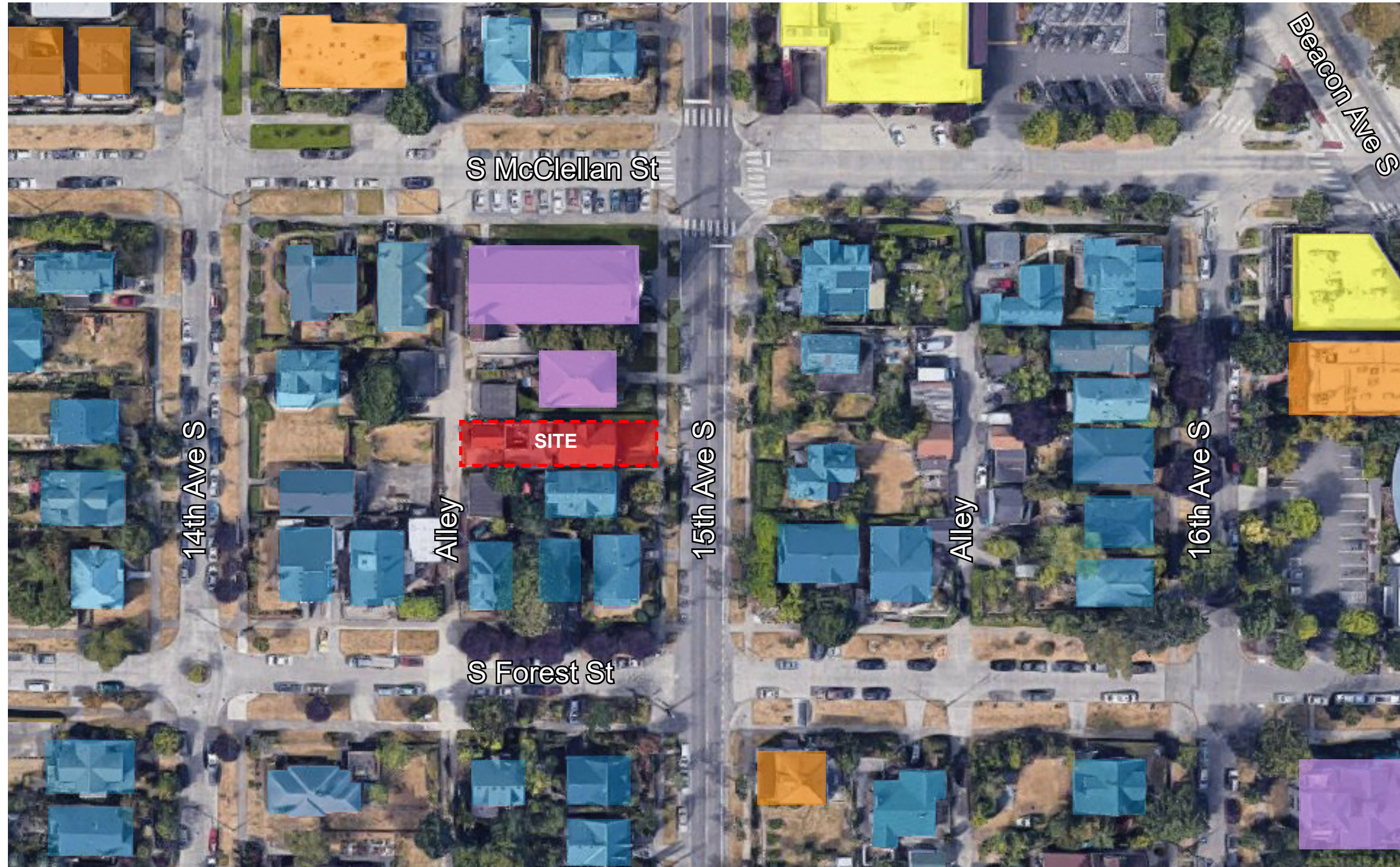
Total Proposed: 7,902 sf < 7937.6 sf, **COMPLIES**



Context Map 



Context Map 



- Site
- Single Family
- Multi-Family
- Church Property
- Commercial

Surrounding Use Map 



Looking West on 15th Ave S

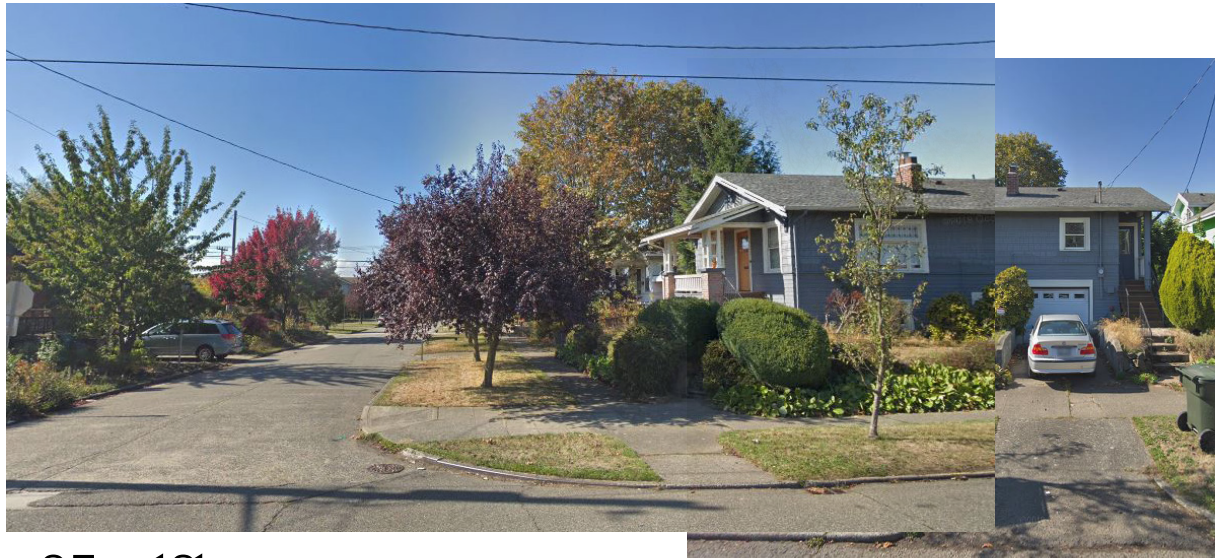


Lemons Architecture PLLC

Beacon Urban Village
2813 15th Ave S
SDCI# 3034456-EG

Existing Site Conditions
Streamline Design Guidance Package

Page 9
2019.09.04



S Forest St



Site

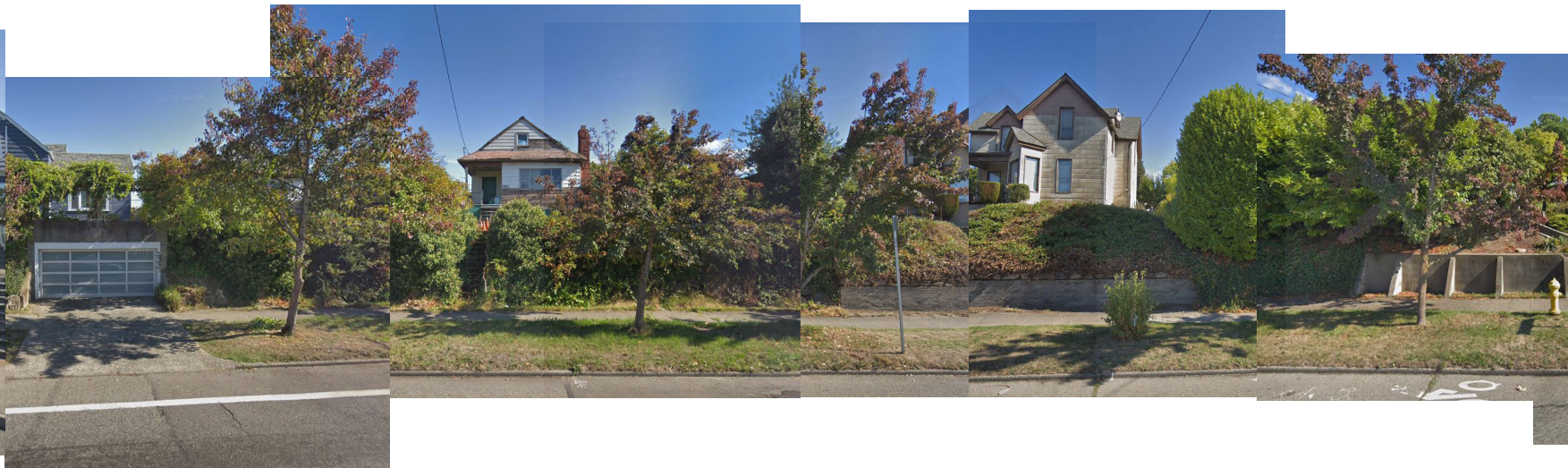


S McClellan St

Looking West on 15th Ave S



S McClellan St



Across from Site



S Forest St

Looking East on 15th Ave S

Seattle Design Guidelines

Design Response

CS2. Urban Pattern and Form B. Adjacent Sites, Streets, and Open Spaces	There are pathways with pavers connecting 15th Ave S to the alley along the North and South property lines. These pathways include appropriate lighting and signage to enhance wayfinding throughout the site.
CS2. Urban Pattern and Form C. Relationship to the Block	Project is located mid block between S McClellan St and S Forest St along the West side of 15th Ave S. We focus large amounts of glazing along the street for a successful street presence and smaller windows along the North and South facades to better respect the adjacent buildings.
CS3. Architectural Context and Character A. Emphasizing Positive Neighborhood Attributes	The proposed massings are appropriately scaled to fit in the with existing and future context since this site and the adjacent properties to the North and South have the same height limit. To reduce the perceived height of the proposed massings we eliminated the penthouses. Additionally, we are emphasizing a contemporary design to influence future development in the area and create positive neighborhood attributes.
PL1. Connectivity B. Walkways and Connections	Open spaces are created around the site including an open courtyard between the two buildings that will be used as a residential P-Patch. This P-Patch connects the adjacent landscape areas to foster neighborhood interaction. Appropriately scaled pavers, benches, compost gardens and additional landscaping elements encourage outdoor activities and interactions among residents.
PL2. Walkability A. Accessibility	Every unit has access from the street to their private entry via appropriately scaled pavers. All entries are located on ground level and well lit pathways lead residents to their entry.
PL2. Walkability B. Safety and Security	Each of the individual units have their own private entry with address numbers and sconce lighting to help distinguish the unit entrances. At night, each entry is further illuminated with additional lighting fixtures on the ground as well as on each building.
DC2. Architectural Concept A. Massing	The massing is broken down by the use architectural elements and material variations. Along the East and West facades of each building we introduced cedar wood projections to enhance the massing concept. Additionally, open railings along the street facade help reduce the height, bulk and scale of the mass.
DC2. Architectural Concept B. Architectural and Façade Composition	The street-facing facade has been designed to be visually appealing with large amounts of glazing, cedar wood projections and contrasting materials. These cedar wood projections help create a successful facade composition by emphasizing the fenestration.
DC2. Architectural Concept C. Secondary Architectural Features	Secondary architectural elements such as over-framing, appropriately scaled materials and open railings at the roof deck enhance the architectural concept and bring residential character to each building. The cedar wood over-framing projections add depth and rhythm to the street facade to enhance the fenestration and materials.
DC4. Exterior Elements and Materials	An overarching goal of the project throughout the design phase was to keep the building form inherently simple for scale, rhythm, and tectonics in order to use durable and high quality building materials. All finished materials will be durable and easy to maintain in Seattle’s climate.



Looking NW on 15th Ave S

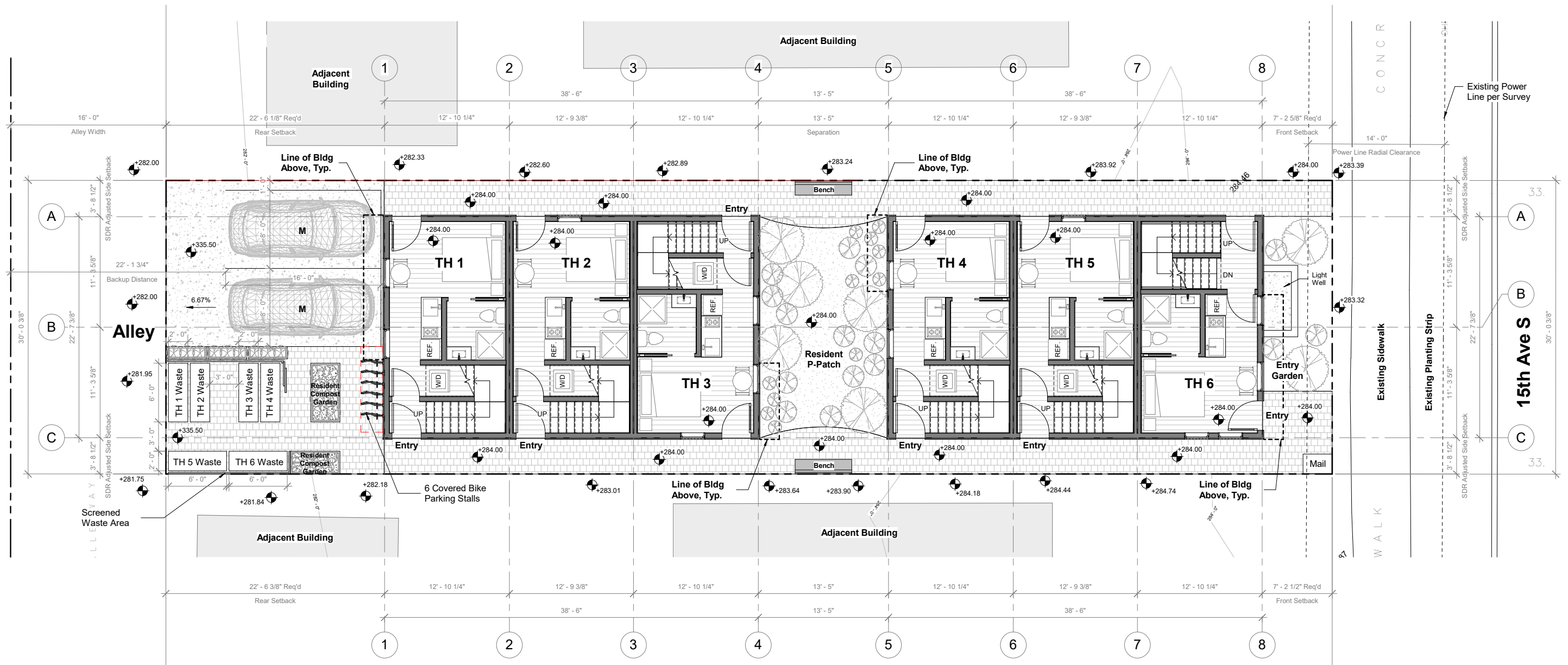


Lemons Architecture PLLC

Beacon Urban Village
2813 15th Ave S
SDCI# 3034456-EG

Graphic Narrative
Streamline Design Guidance Package

Page 12
2019.09.04



Site Plan
3/32" = 1'-0"



Wood Bench



Juniper Tree



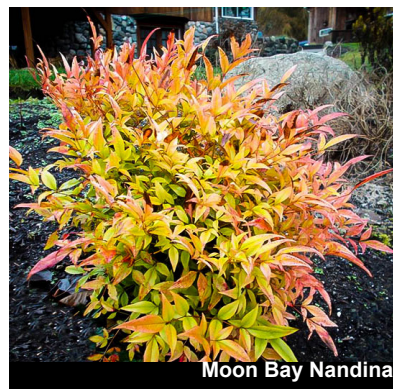
Mexican Feather Grass



P-Patch



Lavender Cotton



Moon Bay Nandina



Compost Garden



Cedar Wood Slat Screening



Grasscrete Pavers



Landscape Plan

3/32" = 1'-0"

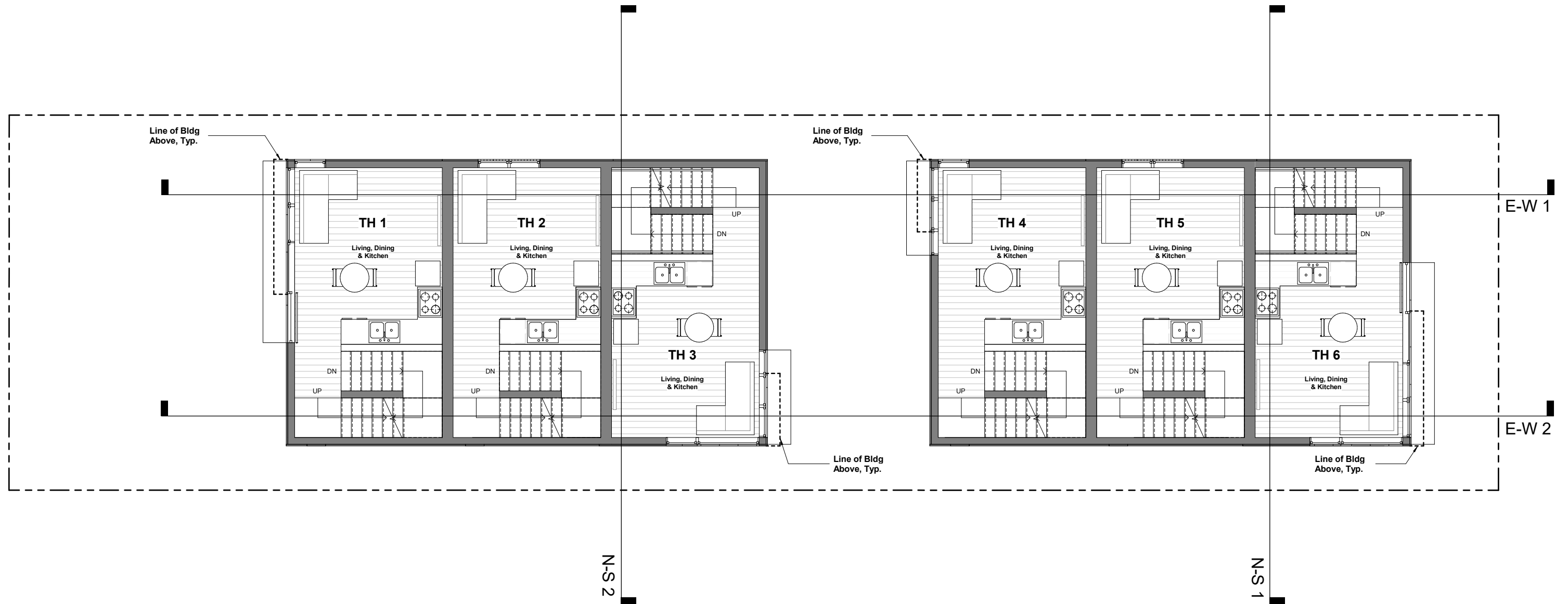


Lemons Architecture PLLC

Beacon Urban Village
2813 15th Ave S
SDCI# 3034456-EG

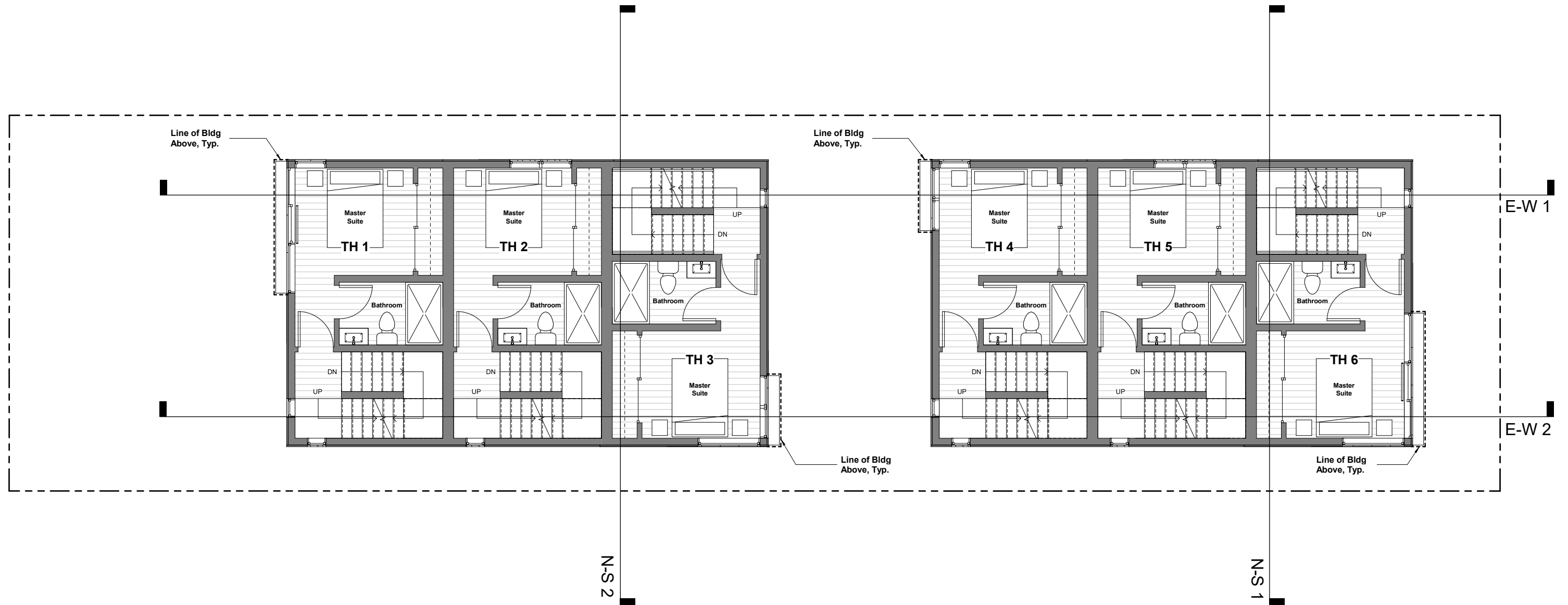
Landscape Concept
Streamline Design Guidance Package

Page 14
2019.09.04



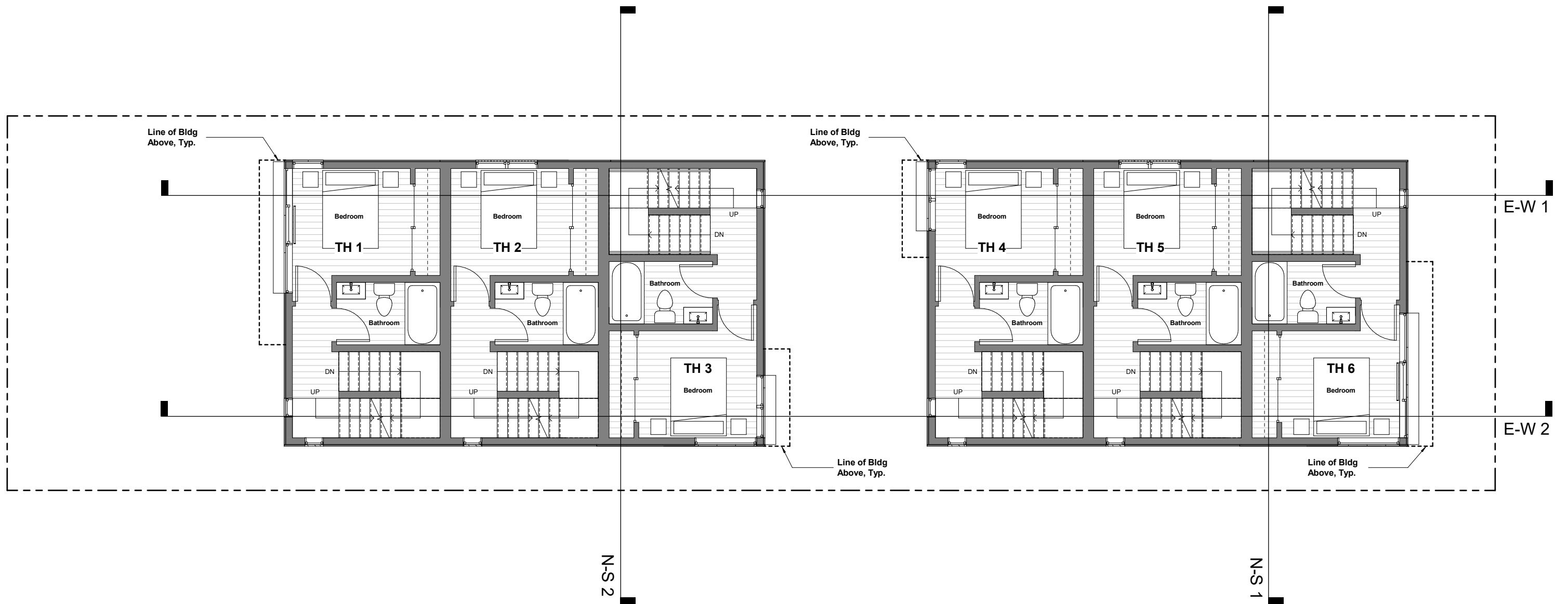
Level 2 Plan
1/8" = 1'-0"



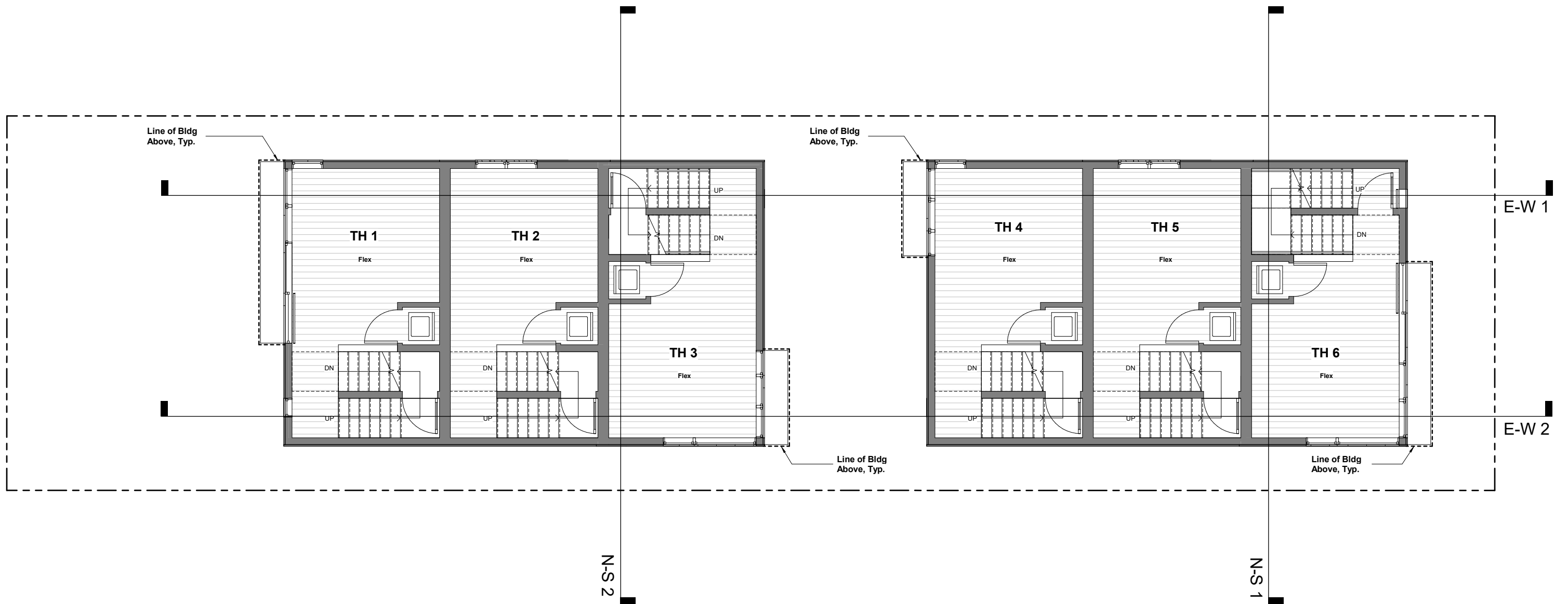


Level 3 Plan
 1/8" = 1'-0"

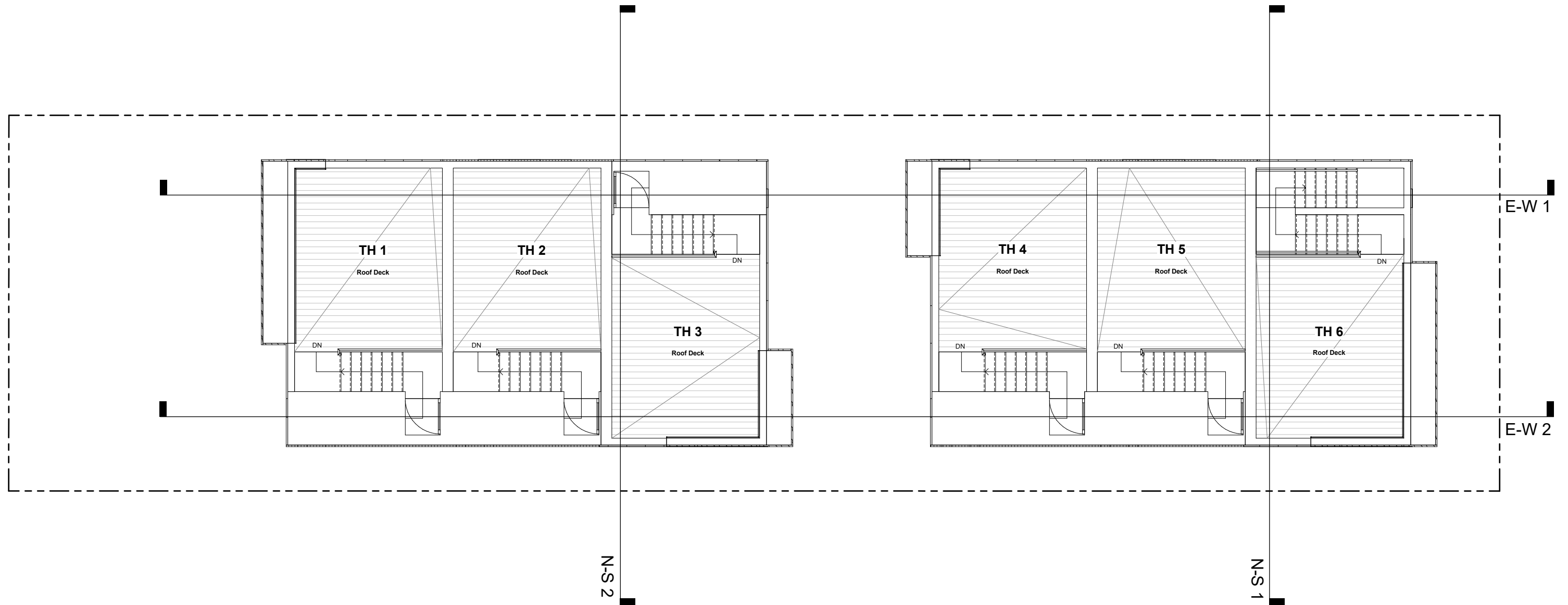




Level 4 Plan
 1/8" = 1'-0"

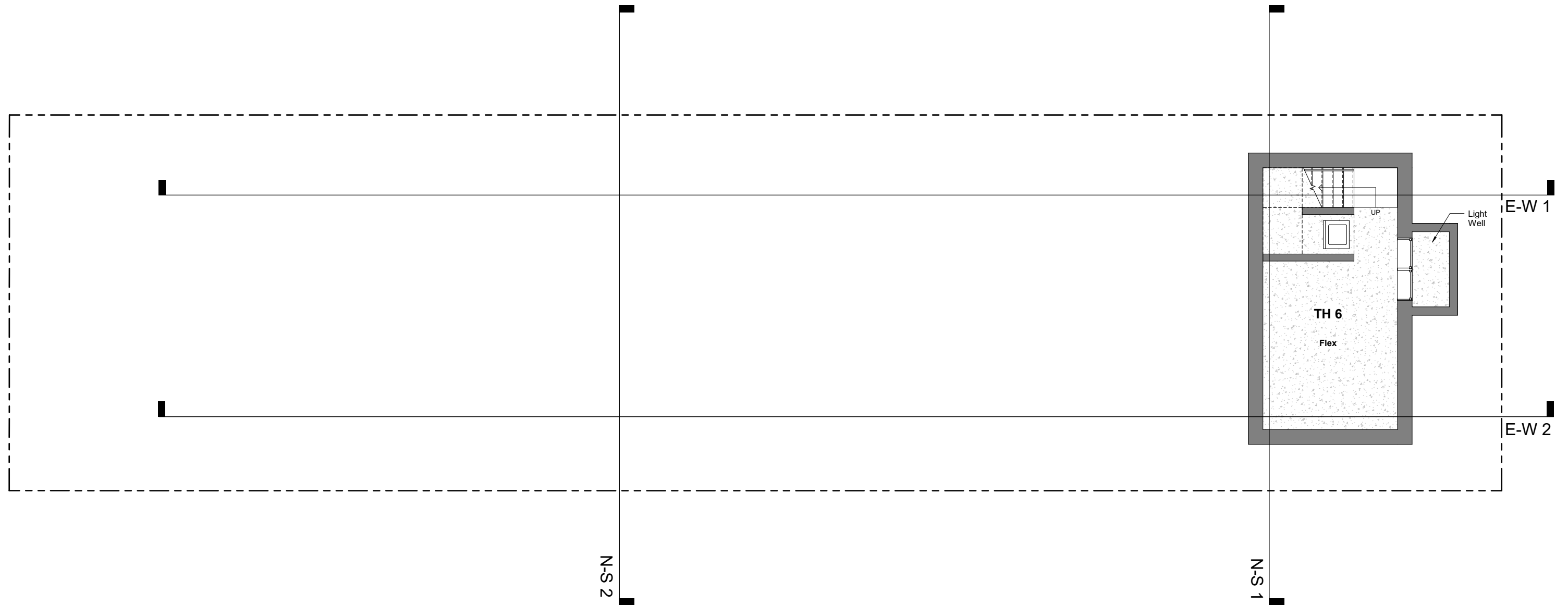


Level 5 Plan
 1/8" = 1'-0"



Roof Deck Plan
1/8" = 1'-0"

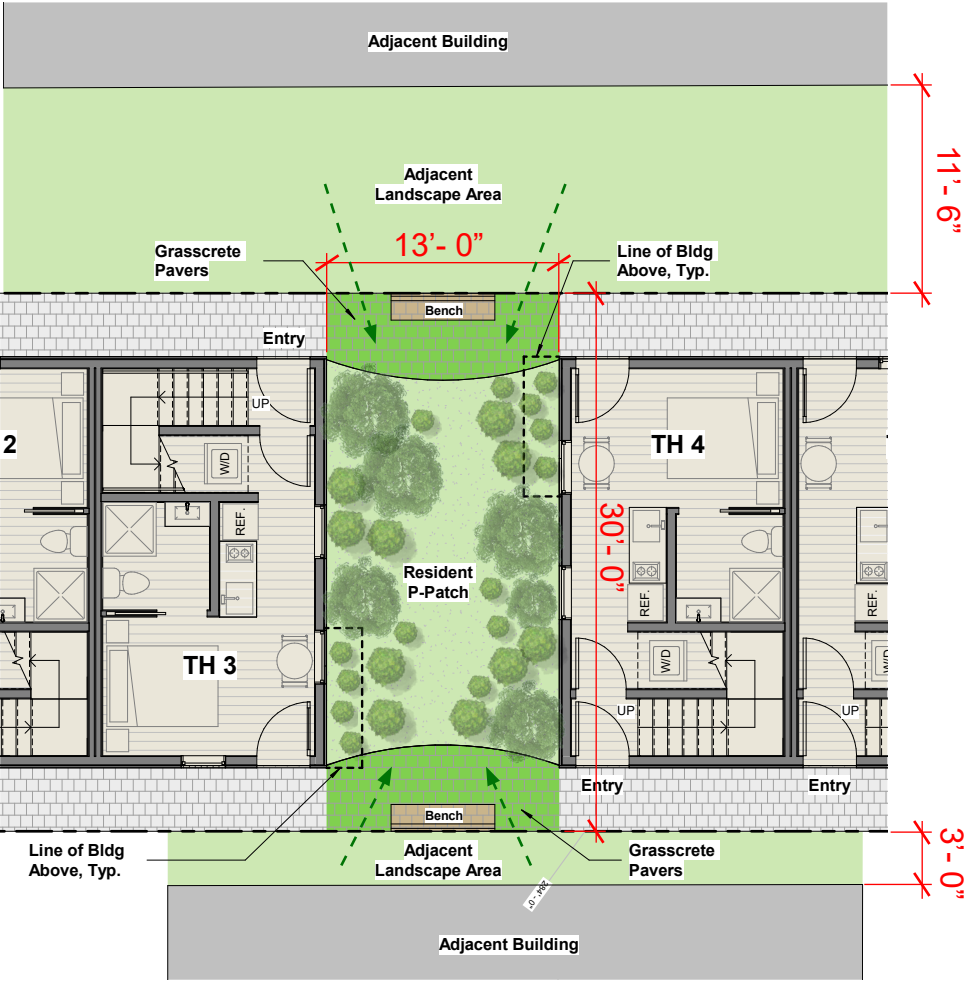




Basement Level Plan
 1/8" = 1'-0"



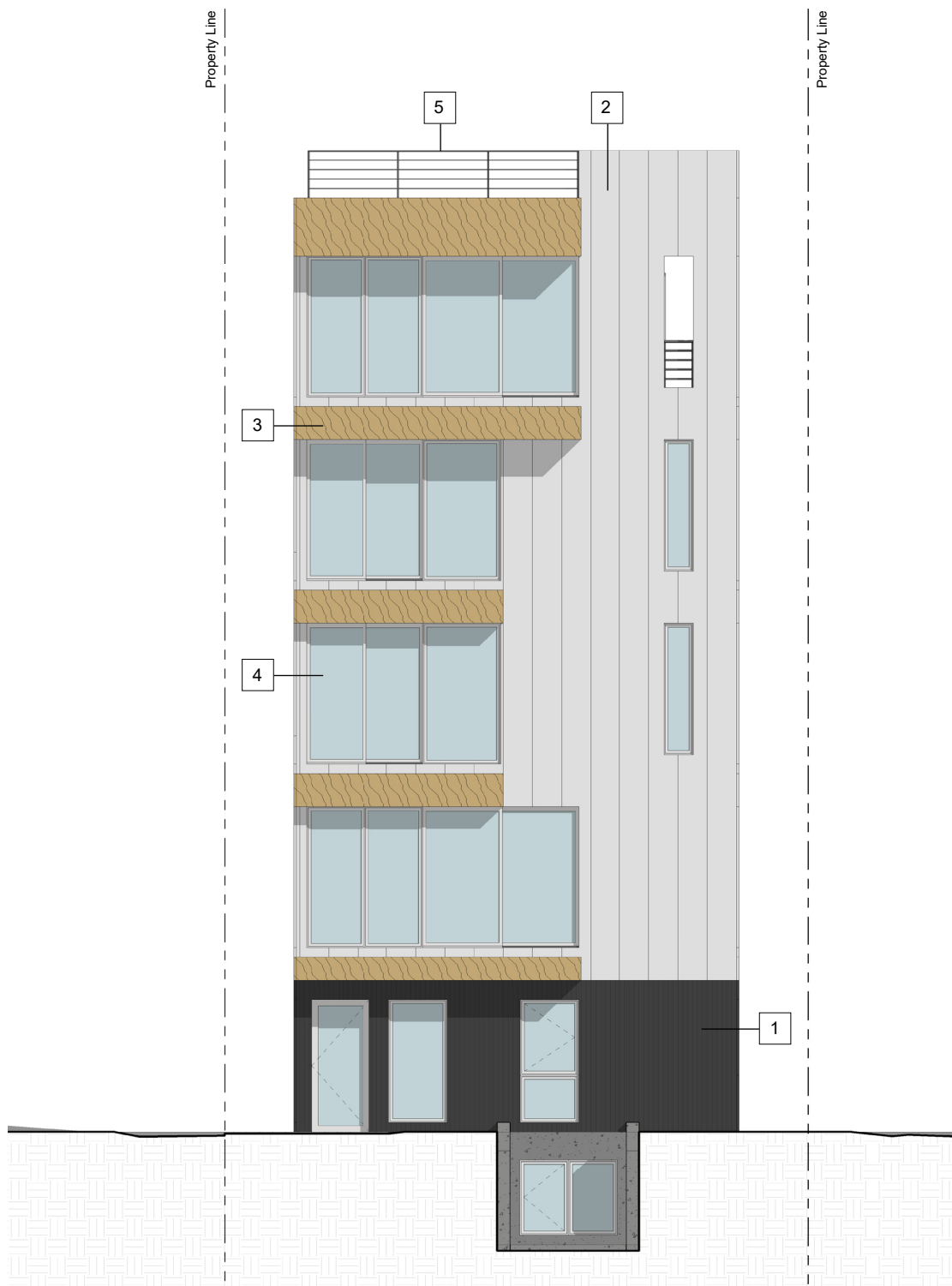
Adjustment Request



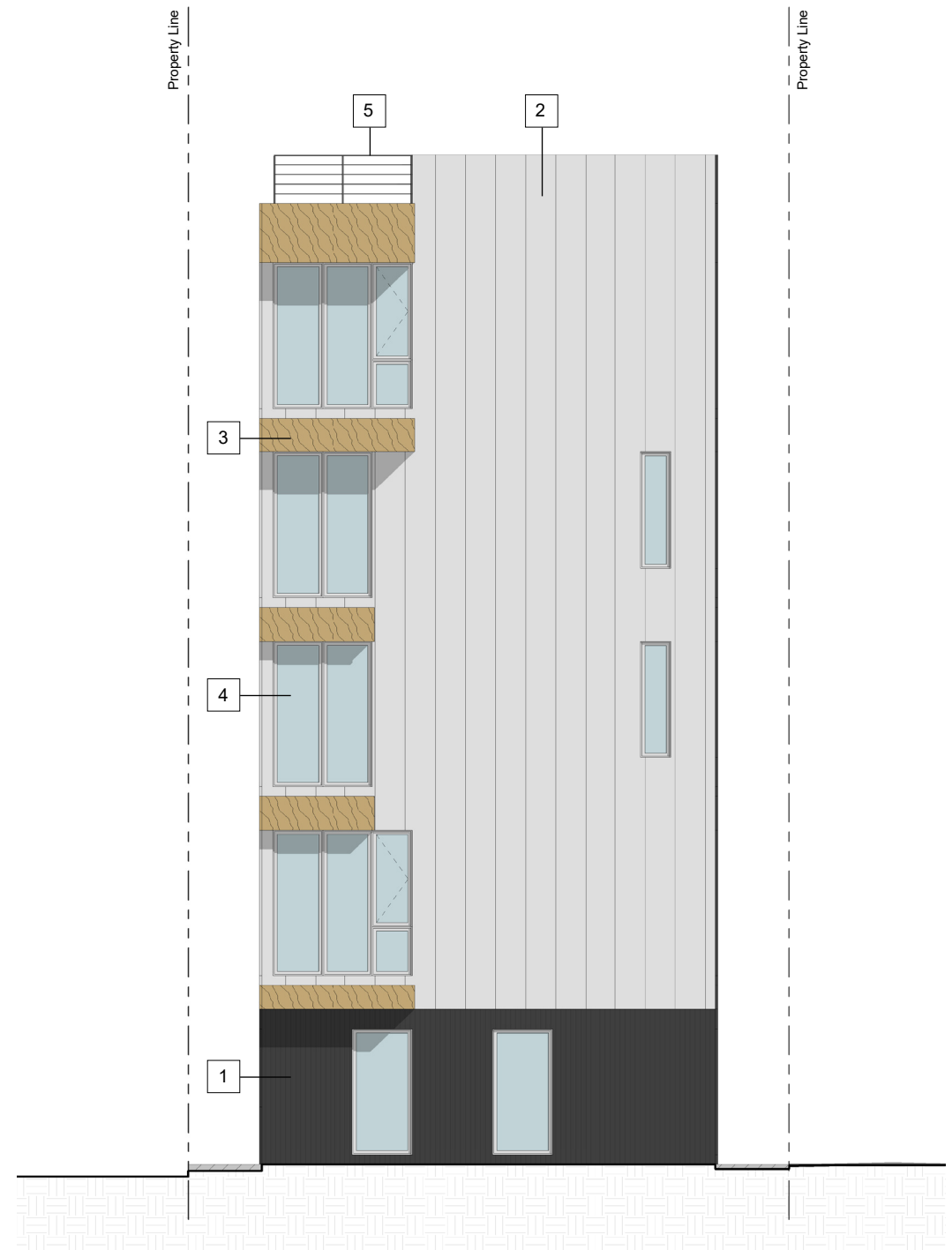
Landscape Plan Diagram
3/32" = 1'-0"



#	Adjustment Request
1	Side setback adjustment requested to side setbacks for townhouse developments. Reducing the side setbacks from 5 feet to 3.5 feet at levels 1 to the roof deck. This is a 30% reduction to the required side setbacks.
	Code Requirements
	SMC. 23.45.518.A Side setback for facades 40 feet or less in length for Townhouse developments (5 feet)
	Explanation for Adjustment Reducing the side setbacks by 30% allows us to create a 30' x 13' Resident P-Patch courtyard open to the 2 proposed buildings and the 2 existing neighboring buildings to the North and South. This P-Patch acts as an extension of the adjacent landscape areas to the North and South. This new extension / connection enhances the landscape areas to foster interaction among neighbors. A new, vibrant open space will be important to the lifestyle of future residents and it will help connect the community to St. Peter's Catholic Church just North of the site. (CS2-B, CS2-C, CS3-A) The well-lit pathways along the North and South properties lines are designed at an appropriate residential scale. The pattern and texture of the Grasscrete pavers lead residents into the P-Patch area and help connect the adjacent landscape areas, see landscape diagram to the left. (CS2-B) Additionally, we are proposing durable, high quality materials to enhance the architectural concept articulation and to encourage well designed projects and materials in the neighborhood. (CS3-A, DC4-A)

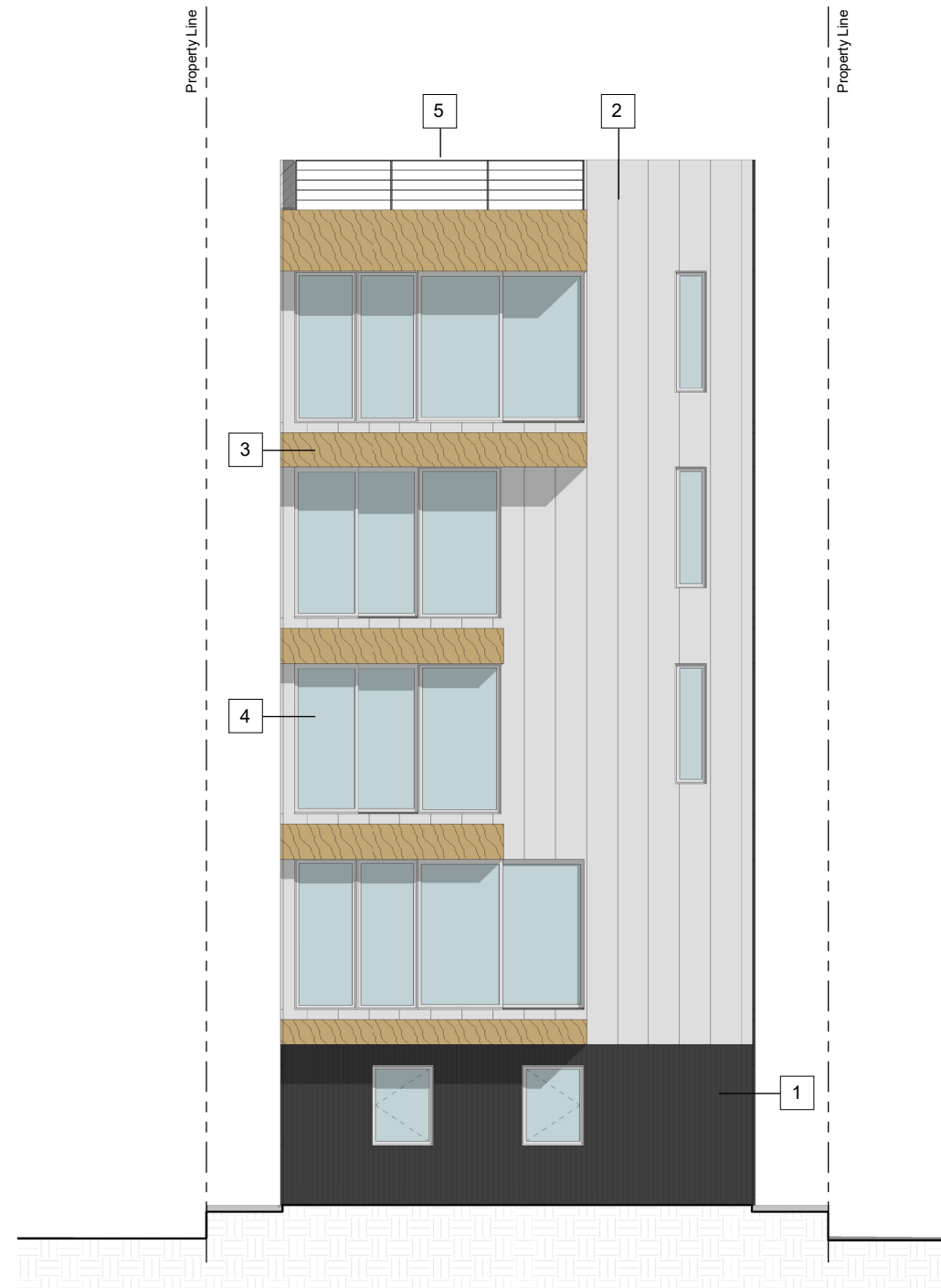


East Building East Elevation
 1/8" = 1'-0"

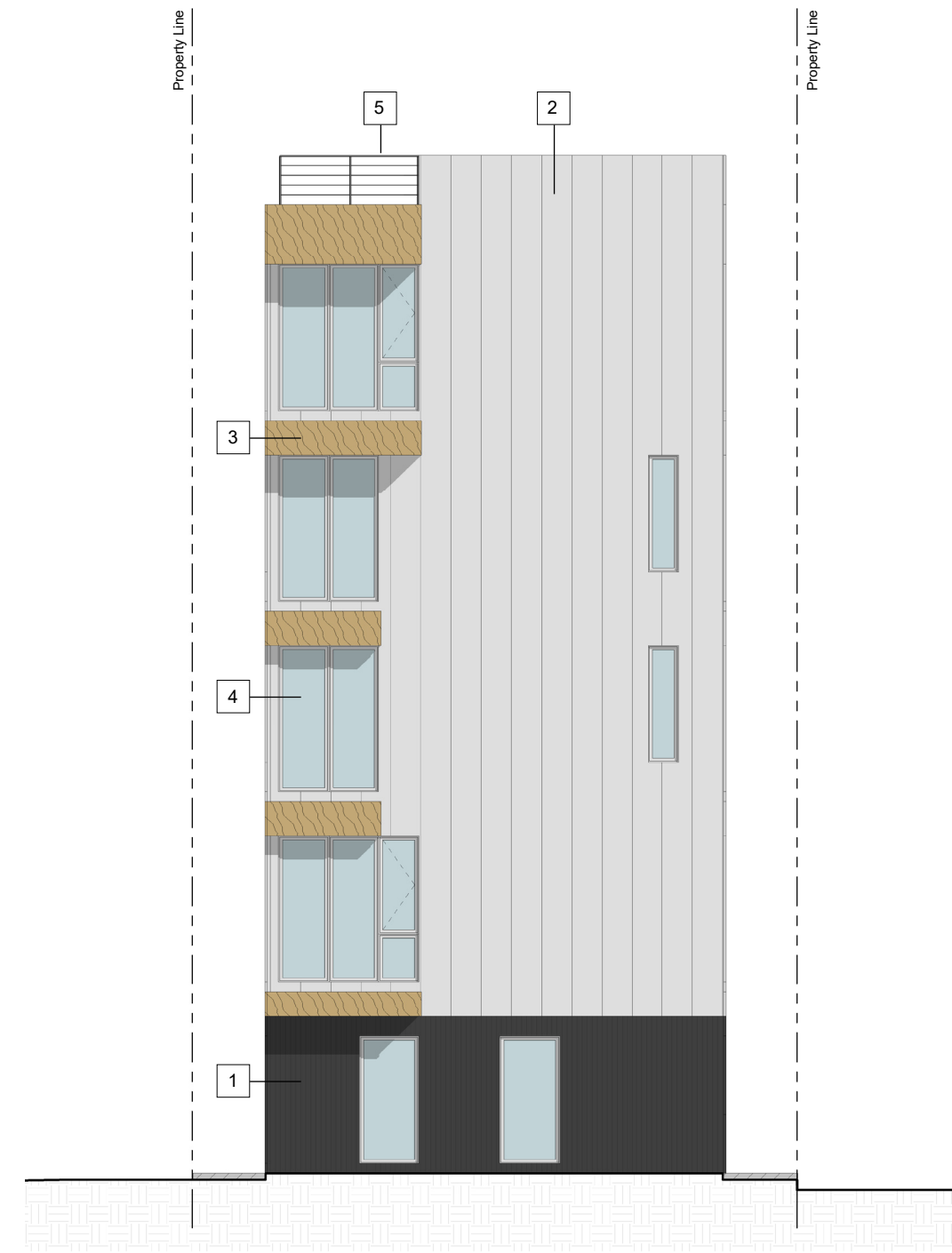


East Building West Elevation
 1/8" = 1'-0"

- Material Legend**
- 1. Black Vertical S-Corrugated Metal Panel
 - 2. White Vertical Fiber Cement Panel
 - 3. Clear-Sealed Cedar Horizontal Board
 - 4. White Vinyl Window
 - 5. Black Powder Coated Alum Guardrail



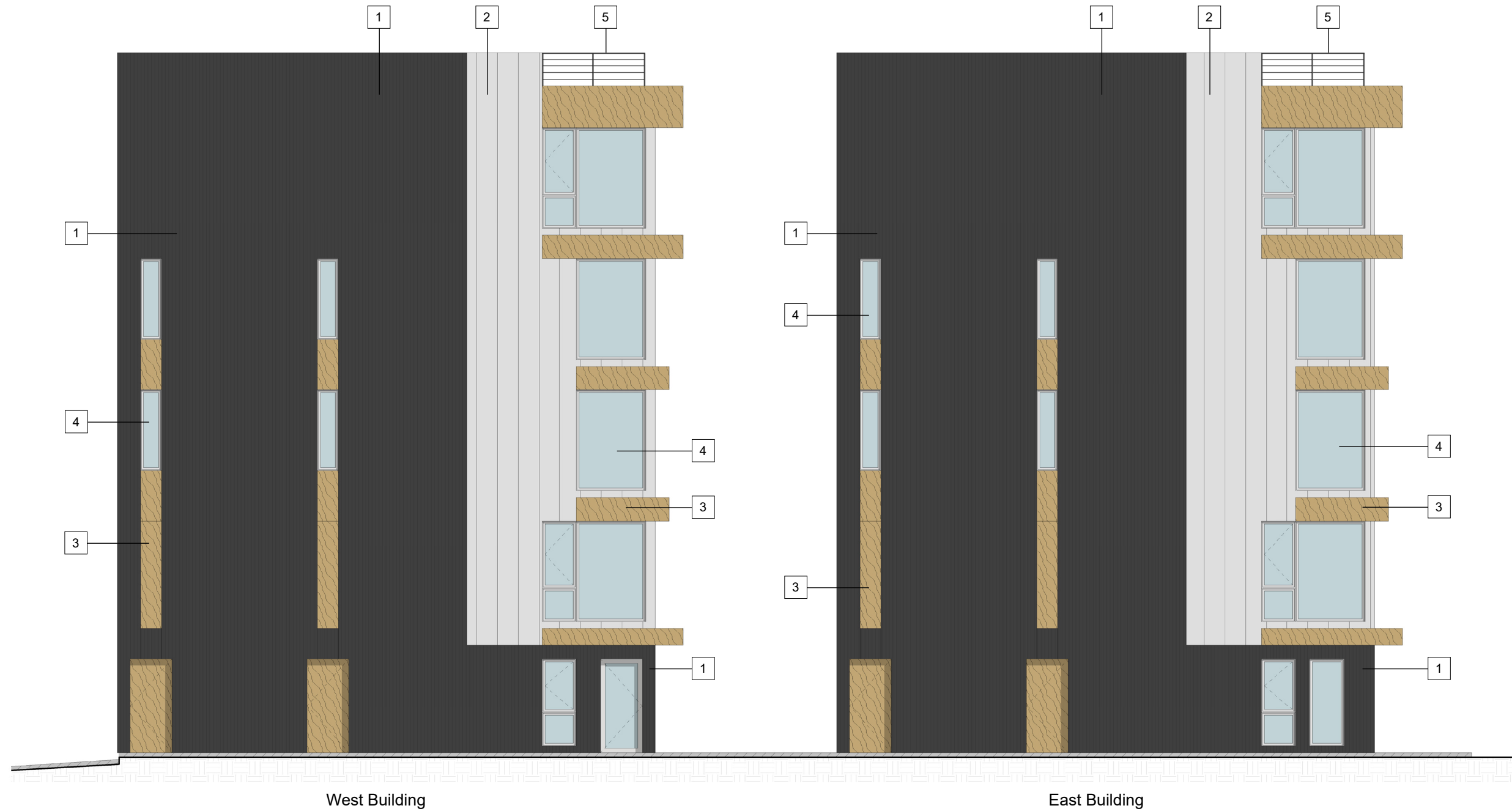
West Building West Elevation
 1/8" = 1'-0"

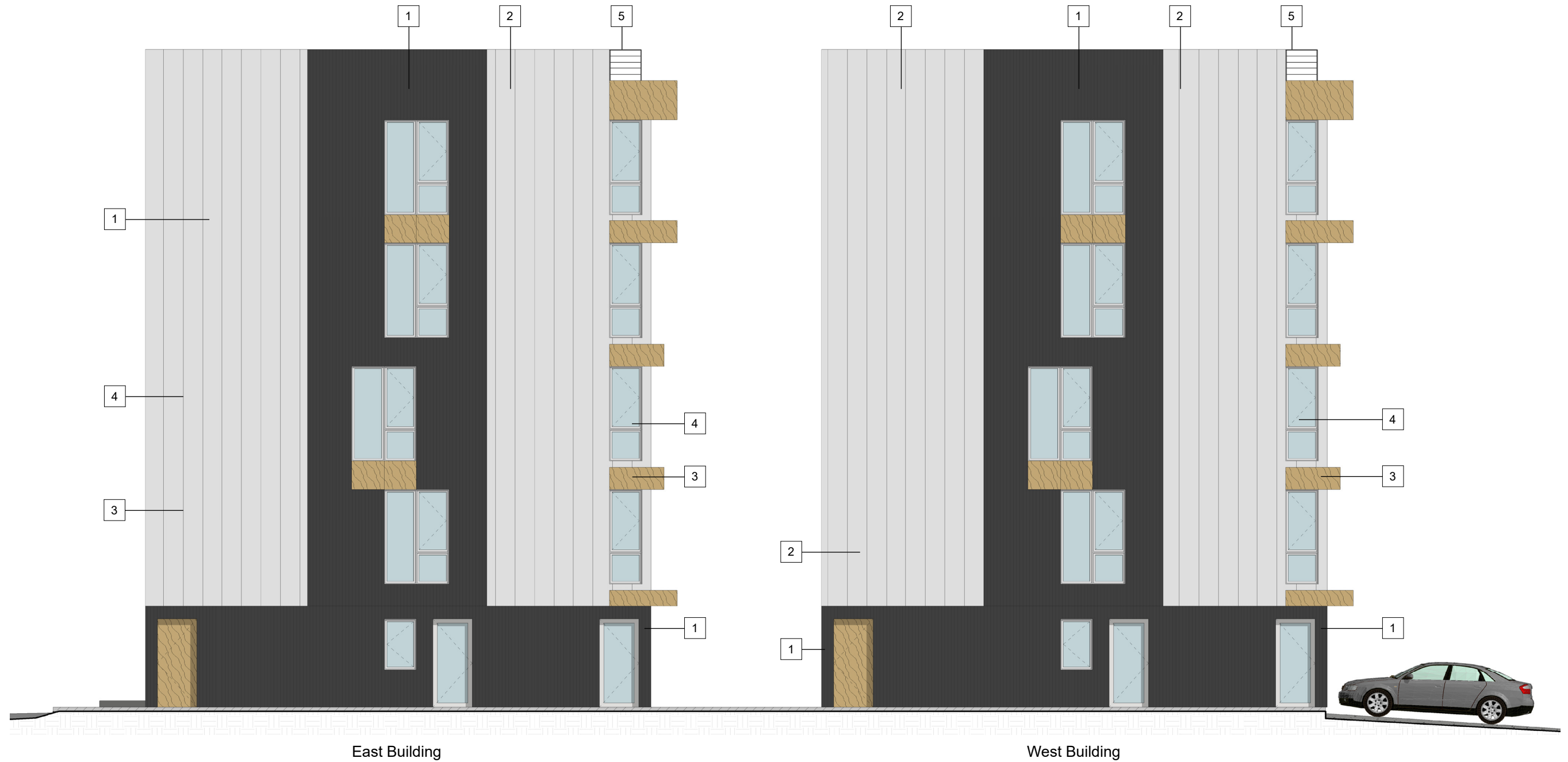


West Building East Elevation
 1/8" = 1'-0"

Material Legend

- 1. Black Vertical S-Corrugated Metal Panel
- 2. White Vertical Fiber Cement Panel
- 3. Clear-Sealed Cedar Horizontal Board
- 4. White Vinyl Window
- 5. Black Powder Coated Alum Guardrail





North Elevation

1/8" = 1'-0"

Material Legend

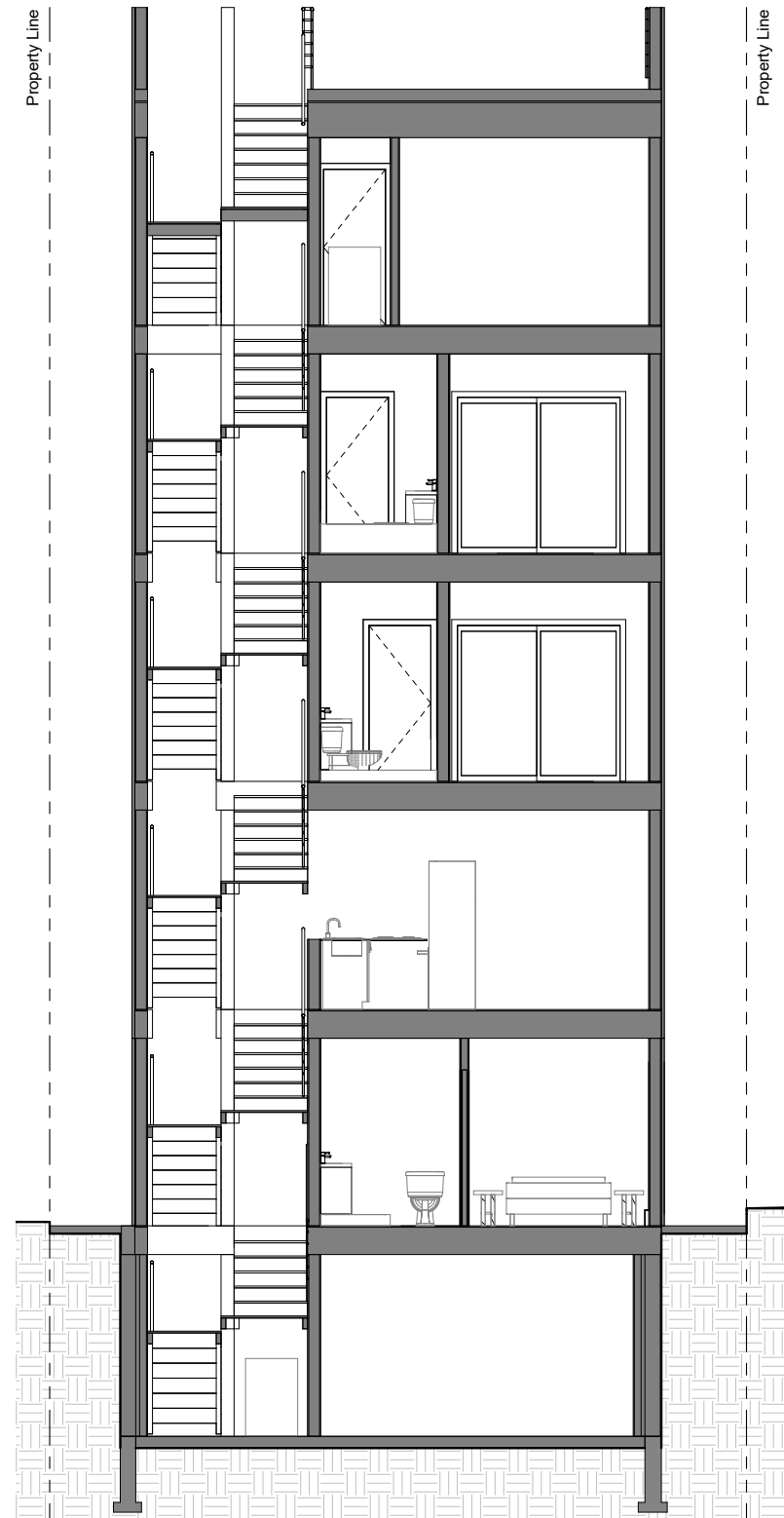
1. Black Vertical S-Corrugated Metal Panel
2. White Vertical Fiber Cement Panel
3. Clear-Sealed Cedar Horizontal Board
4. White Vinyl Window
5. Black Powder Coated Alum Guardrail



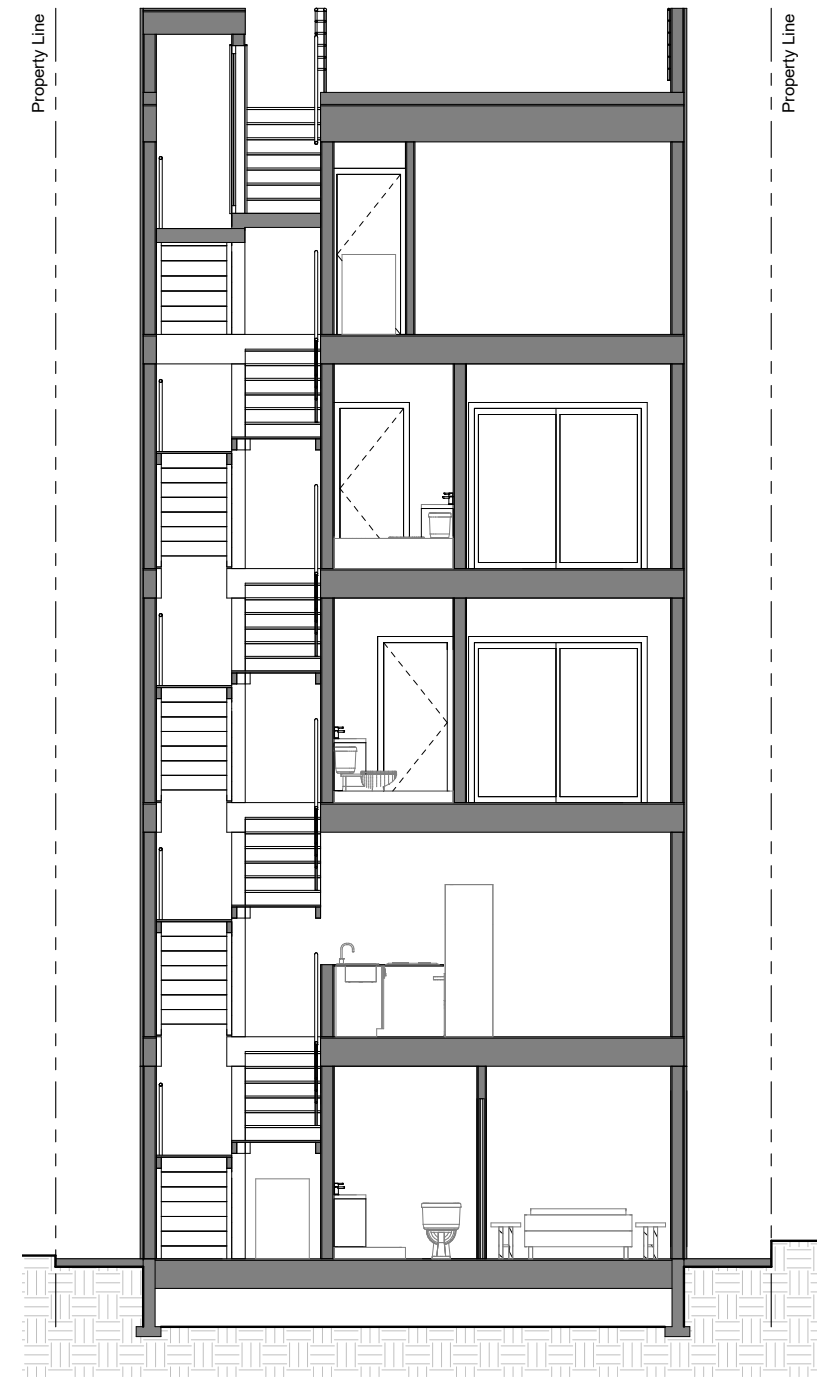
E-W Section 1
 1/8" = 1'-0"



E-W Section 2
 1/8" = 1'-0"

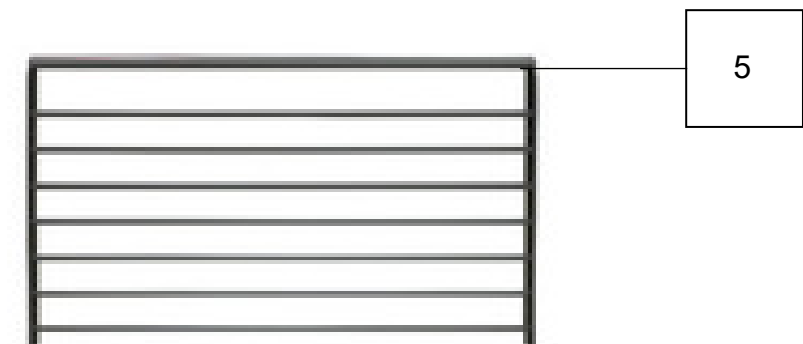
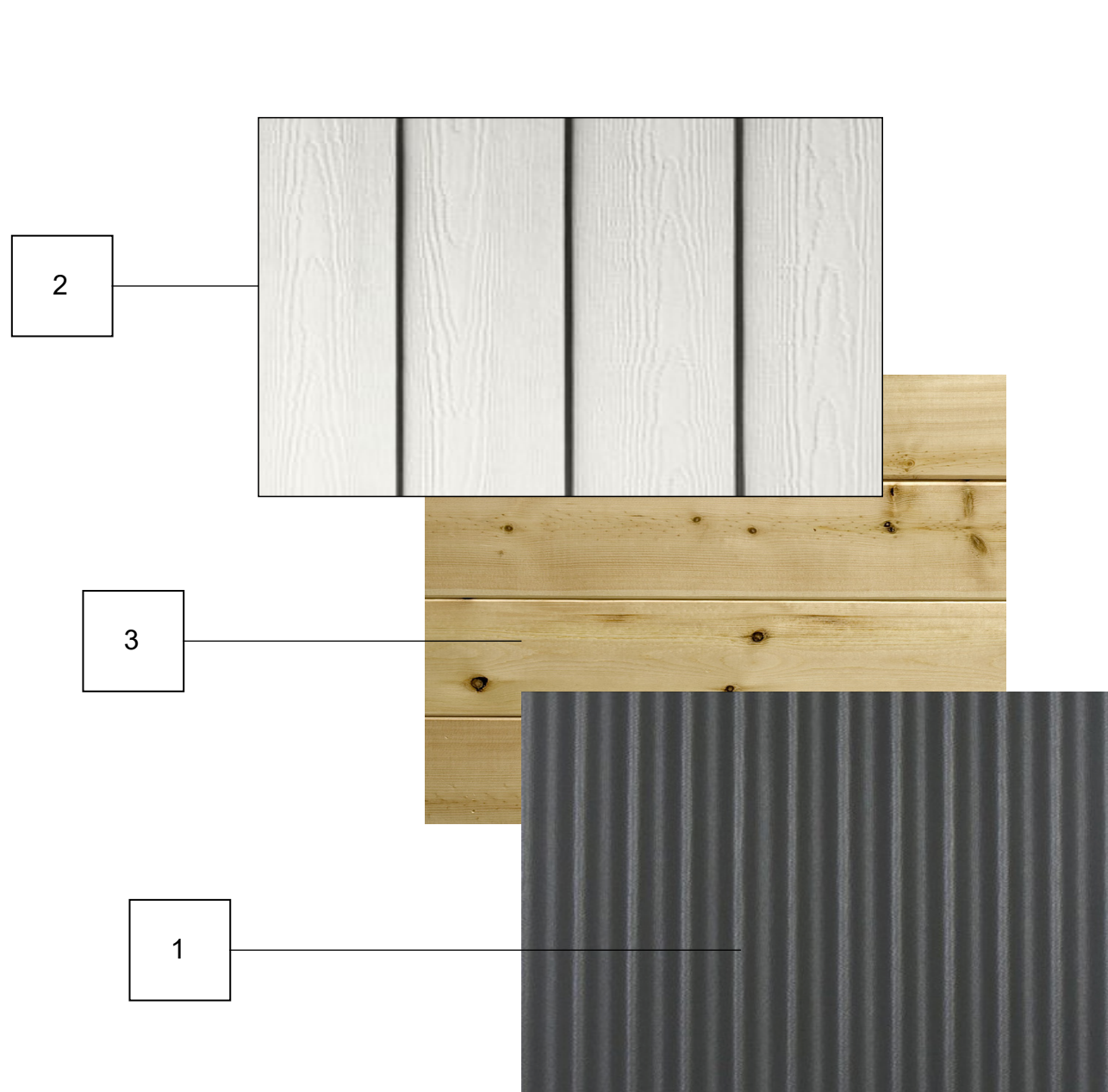


N-S Section 1
1/8" = 1'-0"



N-S Section 2
1/8" = 1'-0"





Material Legend

- 1. Black Vertical S-Corrugated Metal Panel
- 2. White Vertical Fiber Cement Panel
- 3. Clear-Sealed Cedar Horizontal Board
- 4. White Vinyl Window
- 5. Black Powder Coated Alum Guardrail