



City of Seattle

Department of Construction and Inspections
Nathan Torgelson, Director

DESIGN
REVIEW

SECOND EARLY DESIGN GUIDANCE OF THE SOUTHEAST DESIGN REVIEW BOARD

Project Number: 3019955

Address: 2912 Beacon Avenue South

Applicant: Mark Johnson for Signal Architecture and Research

Date of Meeting: Tuesday, September 20, 2016

Board Members Present: Julian Weber (Chair)
Carey Dagliano Holmes
Sharon Khosla
Charles Romero

Board Members Absent: David Sauvion

SDCI Staff Present: Crystal Torres

SITE & VICINITY

Site Zone: NC2P-40

Nearby Zones: (North) SF 5000
(South) LR2
(East) NC2-40 and SF 5000
(West) NC2-40 and NC1P-40

Lot Area: 5,712 SF



Current Development:

The midblock site currently contains 3 single family homes and a parking lot.

Surrounding Development and Neighborhood Character:

The site is located south of the intersection of South Beacon Avenue and South Forest Street within the North Beacon Hill Residential Urban Village and Beacon Hill Family Bicycle and Pedestrian Circulation Plan. The site located near the Beacon Hill Station, Beacon Hill Library, and historic Beacon Hill First Baptist Church. The project site consists of 3 tax parcels situated as a through block site. One tax parcel fronts the Beacon Avenue South commercial corridor and the two east parcels front 18th Avenue South. Across 18th Avenue South, the zoning changes from Neighborhood Commercial (40' height) to Single Family (30' height). As such, there are two distinct characters on each frontage; an evolving commercial corridor along Beacon Avenue South and an established single family neighborhood across 18th Avenue South. The surrounding architectural character includes a mix of 1-2 story craftsman style single family homes and 3-4 story turn-of-the century traditional brick apartment buildings. New development along Beacon Avenue consists of mixed use building with commercial spaces along the ground floor and residential.

Access:

Existing vehicular access is from both Beacon Avenue South and 18th Avenue South. The proposed plan will include 23 below-grade parking spaces with access along 18th Avenue South.

Environmentally Critical Areas:

No mapped environmentally critical areas.

PROJECT DESCRIPTION

The application is for a 4 story structure containing 72 residential units above 1100 square feet of commercial space. Parking for 24 vehicles and 23 bike stalls to be provided below grade. Existing structures to be demolished.

The design packet includes information presented at the meeting, and is available online by entering the project number at this website:

<http://www.seattle.gov/DPD/aboutus/news/events/DesignReview/SearchPastReviews/default.aspx>

The packet is also available to view in the file, by contacting the Public Resource Center at SDCl:

Mailing Public Resource Center
Address: 700 Fifth Ave., Suite 2000

P.O. Box 34019
Seattle, WA 98124-4019

Email: PRC@seattle.gov

FIRST EARLY DESIGN GUIDANCE March 22, 2016

PUBLIC COMMENT

The following public comments were offered at this meeting:

- Concerned with the proposed size of the commercial spaces. Suggested one larger space in lieu of two smaller commercial tenants or constructing the commercial space to allow for flexibility of two separate space or a combined larger space.
- Concerned with the bulk and scale of the proposed massing, specifically along the 18th Avenue South frontage. Suggested eroded the massing along this street frontage to reduce the bulk and scale and create a more compatible massing.
- Concerned with impacts to the pedestrian and bicycle safety/functionality along 18th Avenue South. Suggested minimizing the garage entry as much as possible.
- Concerned with the compatibility of the proposed massing with the single family neighborhood across 18th Avenue South.
- Concerned with the north edge and proposed setback (from the project for the proposed development to the north located at 2901 Beacon Avenue South).
- Concerned with the 18th Avenue South street frontage and massing. Suggested pushing the commercial portion of the building to the minimum setback allowed and provide a greater setback along the 18th Avenue South frontage.

All public comments submitted in writing for this project can be viewed using the following link and entering the project number: <http://web6.seattle.gov/dpd/edms/>

PRIORITIES & BOARD RECOMMENDATIONS

After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment, the Design Review Board members provided the following siting and design guidance.

1. Height, Bulk, Scale/Massing and Design. The Board expressed concerns that the applicant had not yet fully explored design and massing solutions which adequately responded to the site conditions and surrounding context. The Board requested that the applicant return for a second EDG and directed the applicant to provide 3 distinct options. The Board offered the following guidance:

- a. The Board directed further development the massing and design of the proposed development to respond to the distinct character along each street frontage. **CS2-I-i**
- b. The Board suggested the applicant explore splitting the massing into two buildings which would allow for more opportunities for light/air access as well as the potential for a courtyard/amenity space. In addition, a two building configuration may create a

- better solution to the future development on adjacent properties. **CS2-B-1; CS2-D-2; CS2-III-I; CS2-III-ii**
- c. The Board suggested pushing the commercial portion to the street edge; creating a continuous commercial façade along Beacon Avenue and pulling back the building along 18th to further reduce the bulk/scale of the building along the residential street. **CS2-B-2; CS2-C-2; CS2-D-1**
 - d. The Board encouraged further development of the 18th Street façade to create a stronger compatibility with the residential character across the street. Specifically, the Board encouraged the applicant to erode the massing as a means to reducing the bulk and scale. **CS2-D-3; CS2-D-4; CS2-D-5; CS2-III-v; CS2-III-vii, Beacon Hill DC2-I**
 - e. Board members expressed concerns with the 18th Avenue street façade appearing like too much like the back side of the building. The Board encouraged the applicant to explore a different typology along 18th Avenue in order to create a more fluid transition from NC to the single family homes across the street. The Board suggested integrating street entries for the ground floor units; creating “eyes on the street” and improving safety/security. **CS2-D-3; CS2-D-4; CS2-D-5; CS3-A-3; PL2-B-1; PL3-A-2-4; PL3-B-2; Beacon Hill PL3-II**
 - f. Board members noted that the articulation of the north and south facades were better articulated in scheme B than in the preferred scheme.

2. Commercial Use/Commercial Entry

- a. The Board supported the highly glazed commercial entry and two story gesture and directed the applicant to carry this feature into future iterations. **CS3-A-2; CS3-A-4; PL2-B-3; PL3-C-1-2; Beacon Hill PL3-I**
- b. The Board expressed general support for the articulation of the commercial entry as shown in the provided character sketches with the integration of Board suggestions for the Beacon Avenue South frontage. **Beacon Hill CS3-I-ii; CS3-I-ii**
- c. The Board expressed concerns with the scale of the commercial space in relation to the scale of the building. The Board encouraged the applicant to explore creating larger commercial spaces or designing for a flexible commercial space that could be combined dependent upon the tenant needs. **DC1-A; DC2-E**

- 3. Garage Entry/Pedestrian Safety.** The Board directed the applicant to further resolve the garage entry focusing on minimizing sidewalk interrupt and visual impacts, and resolving how garage pickup/drop-off would function. **DC1-B; DC1-C; Beacon Hill DC1-I**

DEVELOPMENT STANDARD DEPARTURES

The Board’s recommendation on the requested departure(s) will be based on the departure’s potential to help the project better meet these design guidelines priorities and achieve a better overall project design than could be achieved without the departure(s). The Board’s recommendation will be reserved until the final Board meeting.

At the time of the **FIRST** Early Design Guidance no departures were requested.

RECOMMENDATIONS

BOARD DIRECTION

At the conclusion of the FIRST EARLY DESIGN GUIDANCE meeting, the Board recommended the project return for another meeting in response to the guidance provided.

SECOND EARLY DESIGN GUIDANCE September 19, 2016

PUBLIC COMMENT

The following public comments were offered at this meeting:

- Acknowledged the work done since the first meeting and felt these changes addressed many of the initial comments.
- Concerned with the height, bulk, and scale.
- Suggested additional landscape buffering and setbacks to further reduce the scale and create more compatibility with the neighborhood.
- Asked for clarification on the change in size of the commercial space.
- Concerned with how the project would address homelessness and use of the 18th Ave front patio space.
- Supported the preferred design and consideration of context in the design.

All public comments submitted in writing for this project can be viewed using the following link and entering the project number: <http://web6.seattle.gov/dpd/edms/>

PRIORITIES & BOARD RECOMMENDATIONS

After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment, the Design Review Board members provided the following siting and design guidance.

1. **Massing and Design:** The Board unanimously acknowledged the thoughtful design work and improvements done to address guidance given at the first EDG meeting. The Board unanimously supported the preferred option (Shift scheme) and offered the following guidance:
 - a. **General.**
 - i. The Board supported the preferred scheme (Shift), as this scheme responded to the distinct context along each edge of the project (single family to the east, commercial corridor to the west, and existing/future development along the north/south). **CS2-D, CS2-I, North Beacon Hill CS2-I-I, CS2-III**
 - ii. The Board acknowledged public comment and encouraged emphasis of the “slices” (breaks in massing) presented in the Shift scheme to further break down the height, bulk, and scale. **CS2-III-i**
 - iii. The Board stressed material application as a critical element to the successful evolution of the proposed design. At the next meeting clarify how materials will be utilized to further break down the scale, differentiate the volumes, and

provide a fine grained application along the ground floor. **DC2-D-2, North Beacon Hill CS2-III-vii, CS3-I**

- b. **18th Avenue.** Along 18th Ave, the Board, the Board recognized and was pleased with the efforts made to reduce the scale of the building mass and create further compatibility with the single family zone across 18th Ave. The Board discussed the following elements as being successful and offered the following feedback regarding the 18th Ave frontage:
- i. The Board commented the Shift scheme was most successful at reducing the height, bulk, and scale along this edge, as this option emphasized two volumes and eroding the volumes, compared to other options, which emphasis the 3-4 story volume more along 18th Ave. **CS2-C-2, CS2-D, North Beacon Hill CS2-III**
 - ii. The Board supported creating two distinct forms and encouraged the further distinction between the two volumes through material application. **North Beacon Hill CS2-III-ii**
 - iii. The Board supported use of the residential entry as a gasket, which further emphasized the two massing volumes. **North Beacon Hill CS2-III-i**
 - iv. The Board supported pulling away from the curb in two separate forms, especially pulling back the south massing form significantly in order to further distinguish each massing volume, as well as, creating a “front yard” gathering space which related to the single family home typology across 18th Ave. **North Beacon Hill CS2-III-I, CS2-III-xi**
 - v. The Board heard public concerns regarding the building bulk and scale and supported eroding the north massing volume at the upper stories and encouraged further emphasis of this through material and secondary architectural elements at the next meeting. The Board encouraged use of glass railings or other thoughtful treatment. **North Beacon Hill CS2-III-v**
 - vi. The Board encouraged exploration of further eroding the south massing volume as shown on the north massing volume along 18th Ave. **North Beacon Hill CS2-III-v**
 - vii. The Board supported integration of stoops as this enhanced the residential character and scale of the proposed design. **North Beacon Hill PL3-II**
 - viii. Further resolve trash location, path, and staging area for pick-up. **DC1-C-4**
 - ix. Overall the Board supported the improvements made along 18th Ave. At the next meeting the design should further resolve the height, bulk, and scale of the building along 18th Ave. Use of secondary architectural elements (railings, parapet heights etc.) and articulation of this façade should further emphasis the eroding of the upper stories, gasket, and create the perception of two distinct massing forms in order to create a more fluid transition from Neighborhood Commercial zoning into single family zoning across the street. **North Beacon Hill CS2-III**

c. **South Side.**

- i. The Board supported the mews corridor design concept along the south side as this provided visual openness and connection through the site, as well as a greater setback. **CS2-D, North Beacon Hill CS2-III-xi**
- ii. The Board supported integration of ground floor entries and stoops along the south side which enhanced the residential scale. **North Beacon Hill PL3-II**
- iii. The Board discussed exploration of possibly increasing the setback along this edge, however, acknowledge the need to balance the setbacks and unit designs. **North Beacon Hill CS2-III-xi**
- iv. The Board discussed visual openness along the south side as important even if gated. Maintain visual openness to aide in softening of that edge. Continuing the street edge adds to the neighborhood. **PL2-B North Beacon Hill PL2-I**

d. **Beacon Ave.**

- i. The Board expressed concern regarding the cut building edge on the NW corner as this design reduced the appearance of a strong street edge. The Board suggested creating a solid building edge by carrying the roof edge over on the NW edge. **CS2-C-2**

2. Landscaped Area 18th Ave.

- a. The Board supported the “front yard” gathering space (along 18th Ave) as a quasi-public space and successful transition to the single family neighborhood scale across the street. However, the Board echoed the public’s concern for the safety and security of this outdoor space. At the next meeting demonstrate how buffering will be provided while maintaining visibility in order to ensure safety/security of this area. Consider the layout and plant selection when designing this area. **PL1-A, North Beacon Hill CS2-III-xi, PL1-I-I, PL2-B**
- b. The Board expressed support for the occupiable landscaped area over a purely landscaped area. **North Beacon Hill CS2-III-xi**
- c. Consider a possible adjacent interior amenity space to help keep “eyes on street” and activate this space. **DC1-A, PL2-B-1 North Beacon Hill PL2-I**
- d. Consider additional landscape along existing residential edges and thoughtfully select vegetation which offers year-round buffering. **North Beacon Hill PL2-I**

3. Garage Entry/Pedestrian Safety.

- a. The Board supported the relocated garage entry presented at EDG 2. The Board encouraged further development and integration of the garage entry, pedestrian safety, and landscaping. **DC1-C, North Beacon Hill DC1-I**

DEVELOPMENT STANDARD DEPARTURES

The Board’s recommendation on the requested departure(s) will be based on the departure’s potential to help the project better meet these design guidelines priorities and achieve a better overall project design than could be achieved without the departure(s). The Board’s recommendation will be reserved until the final Board meeting.

At the time of the **SECOND** Early Design Guidance no departures were requested.

DESIGN REVIEW GUIDELINES

The priority Citywide and Neighborhood guidelines identified as Priority Guidelines are summarized below, while all guidelines remain applicable. For the full text please visit the [Design Review website](#).

CONTEXT & SITE

CS2 Urban Pattern and Form: Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

CS2-C Relationship to the Block

CS2-C-2. Mid-Block Sites: Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge and respond to datum lines of adjacent buildings at the first three floors.

CS2-D Height, Bulk, and Scale

CS2-D-1. Existing Development and Zoning: Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition.

CS2-D-2. Existing Site Features: Use changes in topography, site shape, and vegetation or structures to help make a successful fit with adjacent properties.

CS2-D-3. Zone Transitions: For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone(s). Projects should create a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development.

CS2-D-4. Massing Choices: Strive for a successful transition between zones where a project abuts a less intense zone.

CS2-D-5. Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.

North Beacon Hill Supplemental Guidance:

CS2-I Streetscape Compatibility

CS2-I-i. Buildings with Multiple Street Fronts: 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.

CS2-III Height, Bulk and Scale Compatibility

CS2-III-i. Separate Mass Volumes: Break larger (particularly longer) buildings into separate volumes to maintain a compatible scale with smaller commercial buildings nearby.

CS2-III-ii. Differentiate Facades: 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.

CS2-III-v. Upper-Level Setbacks: Step back elevation at upper levels of large-scale development to take advantage of views and increase sunlight at street level.

CS2-III-vii. Visual Mass Reduction: Employ architectural measures to reduce building scale such as: landscaping, trellises, complementary materials, detailing and accent trim.

CS2-III-xi. Zone Buffer: Locate features, such as required open space, on the zone edge to create further separation and buffering of lower intensive structures.

PUBLIC LIFE

PL1 Connectivity: Complement and contribute to the network of open spaces around the site and the connections among them.

PL1-A Network of Open Spaces

PL1-A-1. Enhancing Open Space: Design the building and open spaces to positively contribute to a broader network of open spaces throughout the neighborhood.

PL1-A-2. Adding to Public Life: Seek opportunities to foster human interaction through an increase in the size and quality of project-related open space available for public life.

North Beacon Hill Supplemental Guidance:

PL1-I Residential Open Space

PL1-I-i. Quasi-public Open Space: Incorporate quasi-public open space into new residential development or redevelopment with special focus on corner landscape treatments and courtyard entries.

PL2 Walkability: Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

PL2-B Safety and Security

PL2-B-1. Eyes on the Street: Create a safe environment by providing lines of sight and encouraging natural surveillance.

PL2-B-2. Lighting for Safety: Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and/or security lights.

North Beacon Hill Supplemental Guidance:

PL2-I Personal Safety and Security

PL2-I-i. Defensible Space:

- a. Create awareness of the boundary between public and private space.
- 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 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.

PL2-I-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.

PL2-I-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.

PL3 Street-Level Interaction: Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

PL3-B Residential Edges

PL3-B-1. Security and Privacy: Provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development and the street or neighboring buildings.

PL3-B-2. Ground-level Residential: Privacy and security issues are particularly important in buildings with ground-level housing, both at entries and where windows are located overlooking the street.

PL3-C Retail Edges

PL3-C-1. Porous Edge: Engage passersby with opportunities to interact visually with the building interior using glazing and transparency. Create multiple entries where possible and make a physical and visual connection between people on the sidewalk and retail activities in the building.

PL3-C-2. Visibility: Maximize visibility into the building interior and merchandise displays. Consider fully operational glazed wall-sized doors that can be completely opened to the street, increased height in lobbies, and/or special lighting for displays.

PL3-C-3. Ancillary Activities: Allow space for activities such as sidewalk vending, seating, and restaurant dining to occur. Consider setting structures back from the street or incorporating space in the project design into which retail uses can extend.

North Beacon Hill Supplemental Guidance:

PL3-II Streetscape Compatibility

PL3-II-i. Entry Porches/Stoops: Provide a shallow setback and a minor grade separation between the first floor and the sidewalk where residential uses occupy the ground floor; this will promote privacy and also accommodate entry porches and stoops.

DESIGN CONCEPT

DC1 Project Uses and Activities: Optimize the arrangement of uses and activities on site.

DC1-A Arrangement of Interior Uses

DC1-A-1. Visibility: Locate uses and services frequently used by the public in visible or prominent areas, such as at entries or along the street front.

DC1-A-2. Gathering Places: Maximize the use of any interior or exterior gathering spaces.

DC1-A-4. Views and Connections: Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses.

DC1-B Vehicular Access and Circulation

DC1-B-1. Access Location and Design: Choose locations for vehicular access, service uses, and delivery areas that minimize conflict between vehicles and non-motorists wherever possible. Emphasize use of the sidewalk for pedestrians, and create safe and attractive conditions for pedestrians, bicyclists, and drivers.

DC1-C Parking and Service Uses

DC1-C-2. Visual Impacts: Reduce the visual impacts of parking lots, parking structures, entrances, and related signs and equipment as much as possible.

DC1-C-4. Service Uses: Locate and design service entries, loading docks, and trash receptacles away from pedestrian areas or to a less visible portion of the site to reduce possible impacts of these facilities on building aesthetics and pedestrian circulation.

North Beacon Hill Supplemental Guidance:

DC1-I Parking and Vehicular Access

DC1-I-i. Continuous Sidewalks: 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.

DC1-I-ii. Curb Cuts: Minimize the number and width of driveways and curb cuts.

DC2 Architectural Concept: Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

DC2-A Massing

DC2-A-1. Site Characteristics and Uses: Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space.

DC2-A-2. Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects.

DC2-B Architectural and Facade Composition

DC2-B-1. Façade Composition: Design all building facades—including alleys and visible roofs— considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned.

DC2-C Secondary Architectural Features

DC2-C-1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).

DC2-D Scale and Texture

DC2-D-2. Texture: Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or “texture,” particularly at the street level and other areas where pedestrians predominate.

North Beacon Hill Supplemental Guidance:

DC2-I Respect for Adjacent Sites

DC2-I-ii. Upper-Floor Setbacks: Step back upper floors or increase side and rear setbacks to pull windows farther away from neighboring residences.

RECOMMENDATIONS

BOARD DIRECTION

At the conclusion of the SECOND EARLY DESIGN GUIDANCE meeting, the Board recommended moving forward to MUP application.