



# City of Seattle

Department of Construction and Inspections  
Nathan Torgelson, Director



## FIRST EARLY DESIGN GUIDANCE OF THE SOUTHEAST DESIGN REVIEW BOARD

Project Number: 3024602

Address: 2505 Beacon Ave. S.

Applicant: Lemons Architecture

Date of Meeting: Tuesday, August 09, 2016

Board Members Present: Julian Weber  
Carey Dagliano Holmes  
Sharon Kholsa  
David Sauvion

Board Members Absent: Charles Romero

SDCI Staff Present: Joshua Johnson

### SITE & VICINITY

Site Zone: NC2P-65 (4.0) Neighborhood Commercial with a Pedestrian Street Overlay and a 65' Height Limit. A 4.0 FAR is allowed with affordable housing.

Nearby Zones: (North) NC2P-40  
(South) NC2P-65 (4.0)  
(East) NC2P-65 (4.0)  
(West) NC2P-65 (4.0)

Lot Area: 11,298 sq. ft.



### **Current Development:**

The development site is occupied by a strip commercial business and a warehouse.

### **Surrounding Development and Neighborhood Character:**

This site is located on the corner of Beacon Ave S and 15th Ave S. The surrounding built environment is a mixture of residential, both single and multi-family, commercial, and mixed-used buildings. The main commercial buildings are located on Beacon Ave S, and include banks, a shopping center, and gas stations within a couple blocks of the site.

Public transportation is easily accessible from the site with a bus stop directly in front and the Beacon Light Rail station less than a five minute walk away. The site is within close proximity to Interstate 5 and Interstate 90.

Centrally located by downtown Seattle, nearby attractions include Jefferson Park, Safeco Field, Century Link Stadium, and Pike Place Market.

### **Access:**

Vehicular access is accomplished on Beacon Ave. S. Sidewalks on Beacon and Bayview provide pedestrian access.

### **Environmentally Critical Areas:**

No ECA critical areas are present.

### **PROJECT DESCRIPTION**

A 6-story apartment building containing 90 units, 2 live-work units, ground level commercial and parking for 3 vehicles. 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](mailto:PRC@seattle.gov)

## PUBLIC COMMENT

The following comments were offered:

- Retail rather than live/work uses are desired in this location.
- The corner should be a stronger design component.
- Sections should be included showing the buildings relationship to the public realm.
- Scheme 1 is just a zoning envelope.
- Look to the El Centro building as a precedent.
- The project needs to use neighborhood elements and culture.
- The building could be a bridge from traditional Beacon Hill architecture.
- Public spaces need to acknowledge the reality of homelessness.
- Wide clearly defined sidewalks are important along Beacon.
- The applicant should integrate neighborhood area wayfinding into the project.
- Vehicular access at Bayview is too close to the corner.
- Bio swales should be integrated into the site's landscaping.
- The use of Beacon Hill material such as brick and stone should be use in the project.
- The upper floors should be setback per neighborhood guidelines.
- Avoid the use of overly modern design schemes and materials.
- Materials should be of human scale.
- The project should acknowledge the Hispanic community.
- Large units are preferred to encourage families.
- A large public space is needed.
- Carefully consider move-in/move-out space and trash service.

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:** The Board was not pleased that there did not appear to be an adequate exploration of the massing on this site as there were not three distinct massing studies, rather there was one massing shown with some additional secondary elements. There was little articulation at the ground floor or at the parking garage. The Board agreed that the lack of study of the site, at least as presented to them would result in the project returning for a second EDG. The Board specified that at the next meeting, at least one scheme should address the corner. (NBH CS2-II&III) The Board provided the following guidance:

- a. All of the design schemes presented lacked modulation. There should be additional setback at the property lines to allow for more access to light and air for larger units and the interior corridor. (CS1-B)
- b. The massing renderings need to be clearer by explicitly depicting any void spaces. Views from the west, north, and south should be included at the Second EDG. (NBH CS3-I)
- c. A flat building could work with proper application of materials and secondary elements, but the rendering showed a wood building where large transparent curtain walls would not be possible. (CS2-A)
- d. Areas of blank façade should be identified so the Board can assess their impact on the neighborhood. (CS2-A)
- e. Beacon Hill guidelines address upper level setback and articulation. The Board encouraged the applicant to seriously explore these concepts at the Second EDG. (NBH CS1-I)

## **2. Street Level:**

- a. The Board did not support the live/work units and associated departure at the ground level and agreed with the public's request for viable retail spaces to support local businesses. Only 20% of the ground level should be non-retail uses per Code. (NBH PL2-I)
- b. The Bayview parking access may be difficult due to the limited length of frontage. Acknowledging the public's concern, the Board asked the applicant to work with SDOT to insure the garage access could be safe and approved. Business loading and unloading and resident move in will be needed and Beacon is an arterial where a vehicle curb cut is unlikely. (NBH DC1-I)
- c. Conceptual landscaping has not been shown and the plaza concept and could use more detail. It is not large enough for a public gathering area and a residential lobby with landscaping. The Board would support a simple well landscaped entry. (PL3-A&B and NBH DC3-I)
- d. The Board agreed with members of the public when advocating for viable retail space along Beacon. A dialogue with the neighborhood about desired retail spaces and uses could assist the applicant at the Second EDG. (PL3-C)
- e. An east/west section should be included at the Second EDG for the street level through the whole building so the Board can examine the relationship between the building and the sidewalk. (NBH PL3-I)

## **3. Context:** The Board acknowledged public comments and encouraged the applicant to conduct more community outreach and integrate those results into their design.

- a. The applicant should investigate the use of classic Beacon Hill materials such as brick and stone. (NBH DC4-I)
- b. Include an analysis of how the project can respond to historical precedents and local culture. (CS3-B)
- c. The applicant should consider a large gathering space as detailed in the North Beacon Hill guideline PL1-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.

## 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

**CS1 Natural Systems and Site Features: Use natural systems/features of the site and its surroundings as a starting point for project design.**

#### **CS1-B Sunlight and Natural Ventilation**

**CS1-B-1. Sun and Wind:** Take advantage of solar exposure and natural ventilation. Use local wind patterns and solar gain to reduce the need for mechanical ventilation and heating where possible.

**CS1-B-2. Daylight and Shading:** Maximize daylight for interior and exterior spaces and minimize shading on adjacent sites through the placement and/or design of structures on site.

**CS1-B-3. Managing Solar Gain:** Manage direct sunlight falling on south and west facing facades through shading devices and existing or newly planted trees.

#### ***North Beacon Hill Supplemental Guidance:***

#### **CS1-I Residential Open Space**

**CS1-I-i. View Corridors:** Set back development where appropriate to preserve view corridors.

**CS1-I-ii. Upper-Level Setbacks:** Set back upper floors to allow solar access to the sidewalk and/or neighboring properties.

**CS1-I-iii. Street Trees:** Protect existing, healthy street trees.

**CS1-I-iv. Solar Access:** Site outdoor spaces to take advantage of as much sunlight as possible.

**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-A Location in the City and Neighborhood**

**CS2-A-1. Sense of Place:** Emphasize attributes that give a distinctive sense of place.

Design the building and open spaces to enhance areas where a strong identity already exists, and create a sense of place where the physical context is less established.

**CS2-A-2. Architectural Presence:** Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly.

***North Beacon Hill Supplemental Guidance:***

**CS2-II Corner Lots**

**CS2-II-ii. Retail Entry:** Provide for a prominent retail corner entry.

**CS2-II-iii. Corner Characteristics:** Typical corner developments should provide:

- a. a main building entrance located at the corner;
- b. an entrance set back to soften the corner and enhance pedestrian environment; and
- c. use of a hinge, bevel, notch, open bay or setback in the massing to reflect the special nature of the corner and draw attention to it.

**CS2-II-iv. Triangle Lots:** Given the angle of Beacon Avenue, there are several triangle lots located in North North Beacon Hill. Typical triangle lots should provide:

- a. main building entrance oriented toward the sidewalk;
- b. additional landscape to soften angles; and
- c. parking oriented away from sidewalks with a buffer between the sidewalk and parking lot.

**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-iii. Viewsheds:** Consider existing views to downtown Seattle, Puget Sound, Mt. Rainier, the Olympics and the Cascade Mountains, and incorporate site and building design features that help to preserve or enhance those views from public rights of way.

**CS2-III-iv. Shadows:** Incorporate into the design of new buildings studies that document the shadows cast from proposed structures in order to maximize the amount of sunshine on adjacent sidewalks and residences throughout the year.

**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-vi. Articulate Building Facades:** Either vertically or horizontally in intervals that relate to the existing structures or existing pattern of development in the vicinity.

**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-viii. Landscaping:** Soften commercial facades with dense landscaping, where appropriate.

**CS2-III-ix. Domestic Features:** Repeat domestic architectural elements of surrounding buildings (roof lines, window styles, proportions).

**CS2-III-x. Reference Nearby Design:** Use architectural styles and details (such as roof lines or fenestration), color or materials derived from surrounding, less intensive structures.

**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.

**CS3 Architectural Context and Character: Contribute to the architectural character of the neighborhood.**

**CS3-B Local History and Culture**

**CS3-B-1. Placemaking:** Explore the history of the site and neighborhood as a potential placemaking opportunity. Look for historical and cultural significance, using neighborhood groups and archives as resources.

**CS3-B-2. Historical/Cultural References:** Reuse existing structures on the site where feasible as a means of incorporating historical or cultural elements into the new project.

***North Beacon Hill Supplemental Guidance:***

**CS3-I Architectural Context**

**CS3-I-i. Facade Articulation:** To make new, larger development compatible with the surrounding architectural context, facade articulation and architectural detail are important considerations in mixed-use and multifamily residential buildings. When larger buildings replace several small buildings, facade articulation should reflect the original platting pattern and reinforce the architectural rhythm established in the commercial core.

**CS3-I-ii. Respond to Local Design:** New development should respond to several architectural features common in the North North Beacon Hill business district to preserve and enhance pedestrian orientation and maintain an acceptable level of consistency with the existing architecture. To create cohesiveness on North Beacon Hill, identifiable and exemplary architectural patterns should be reinforced. New elements can be introduced but a strong design connection should accompany it.

**PUBLIC LIFE**

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

***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.

**PL1-I-ii. Courtyard:** Create substantial courtyard-style open space that is visually accessible to the public view.

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

**PL3-A Entries**

**PL3-A-1. Design Objectives:** Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street.

**PL3-A-2. Common Entries:** Multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors.

**PL3-A-3. Individual Entries:** Ground-related housing should be scaled and detailed appropriately to provide for a more intimate type of entry.

**PL3-A-4. Ensemble of Elements:** Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features.

### **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-B-3. Buildings with Live/Work Uses:** Maintain active and transparent facades in the design of live/work residences. Design the first floor so it can be adapted to other commercial use as needed in the future.

**PL3-B-4. Interaction:** Provide opportunities for interaction among residents and neighbors.

### **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-I Human Activity**

**PL3-I-i. Sidewalk Retail:** Provide for sidewalk retail opportunities and connections by allowing for the opening of the storefront to the street and the display of goods on the sidewalks.

**PL3-I-ii. Outdoor Dining:** Provide for outdoor dining opportunities on the sidewalk by allowing for the opening of restaurant or cafe windows to the sidewalk and installing outdoor seating.

**PL3-I-iii. Visual Access:** Install clear glass windows along the sidewalk to provide visual access into the retail or dining activities that occur inside.

**PL3-I-iv. Transparent Facades:** Do not block views into the interior spaces with the backs of shelving units or posters.

**PL3-I-v. Window Size:** Maximize window widths and heights along sidewalk face of buildings to create an inviting and interactive atmosphere between indoor and outdoor activities.

**PL4 Active Transportation: Incorporate design features that facilitate active forms of transportation such as walking, bicycling, and use of transit.**

**PL4-A Entry Locations and Relationships**

**PL4-A-1. Serving all Modes of Travel:** Provide safe and convenient access points for all modes of travel.

**PL4-A-2. Connections to All Modes:** Site the primary entry in a location that logically relates to building uses and clearly connects all major points of access.

**PL4-B Planning Ahead for Bicyclists**

**PL4-B-1. Early Planning:** Consider existing and future bicycle traffic to and through the site early in the process so that access and connections are integrated into the project along with other modes of travel.

**PL4-B-2. Bike Facilities:** Facilities such as bike racks and storage, bike share stations, shower facilities and lockers for bicyclists should be located to maximize convenience, security, and safety.

**PL4-B-3. Bike Connections:** Facilitate connections to bicycle trails and infrastructure around and beyond the project.

**PL4-C Planning Ahead For Transit**

**PL4-C-1. Influence on Project Design:** Identify how a transit stop (planned or built) adjacent to or near the site may influence project design, provide opportunities for placemaking.

**PL4-C-2. On-site Transit Stops:** If a transit stop is located onsite, design project-related pedestrian improvements and amenities so that they complement any amenities provided for transit riders.

**PL4-C-3. Transit Connections:** Where no transit stops are on or adjacent to the site, identify where the nearest transit stops and pedestrian routes are and include design features and connections within the project design as appropriate.

**DESIGN CONCEPT**

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

**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.

**DC1-I-iii. Bioretention Cells:** Incorporate bioretention cells into parking lot design in order to enhance design while also reducing the quantity of runoff reaching water treatment facilities and increase the quality of runoff that returns to the water table, and nearby lakes and rivers.

**DC3 Open Space Concept: Integrate open space design with the building design so that they complement each other.**

***North Beacon Hill Supplemental Guidance:***

**DC3-I Landscaping to Enhance the Building and/or Site**

**DC3-I-i. Planting Function:** Give purpose to plantings by incorporating multiple functions of the plantings, i.e., a planting can be a bioretention cell, provide shelter, shade and habitat while enhancing the overall aesthetic of North Beacon Hill

**DC3-I-ii. Native Plants:** Native plants to the Pacific Northwest are encouraged because of their proven ability to perform well in our climate and their regional cultural significance.

**DC3-I-iii. Focal Element:** Consider adding a focal element, for instance, an art piece to outdoor space.

**DC3-I-iv. Tree Retention:** Retain significant trees whenever possible.

**DC4 Exterior Elements and Finishes: Use appropriate and high quality elements and finishes for the building and its open spaces.**

***North Beacon Hill Supplemental Guidance:***

**DC4-I Exterior Finish Materials**

**DC4-I-i. Brick and Stone:** Brick and stone are the most common surface treatment in the commercial areas and are strongly encouraged.

**DC4-I-ii. Signage:** Signs should add interest to the street level environment. They can unify the overall architectural concept of the building, or provide unique identity for a commercial space within a larger mixed-use structure. Design signage that is appropriate for the scale, character and use of the project and surrounding area. Signs should be oriented and scaled for both pedestrians on sidewalks and vehicles on streets.

**DC4-I-iii. Preferred Sign Types:** The following sign types are encouraged:

- a. Pedestrian-oriented blade and window signs
- b. Marquee signs and signs on overhead weather protection
- c. Appropriately sized neon signs
- d. Multilingual signs that reflect the neighborhood's diverse population
- e. Sandwich board signs placed outside of pedestrian pathways

## **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.