



P L A Z A
ROBERTO
MAESTAS
EL CENTRO DE LA RAZA

2524 16TH AVENUE SOUTH
SEATTLE, WASHINGTON 98144

DPD PROJECT # 3013810

EARLY DESIGN GUIDANCE
FEBRUARY 11, 2014



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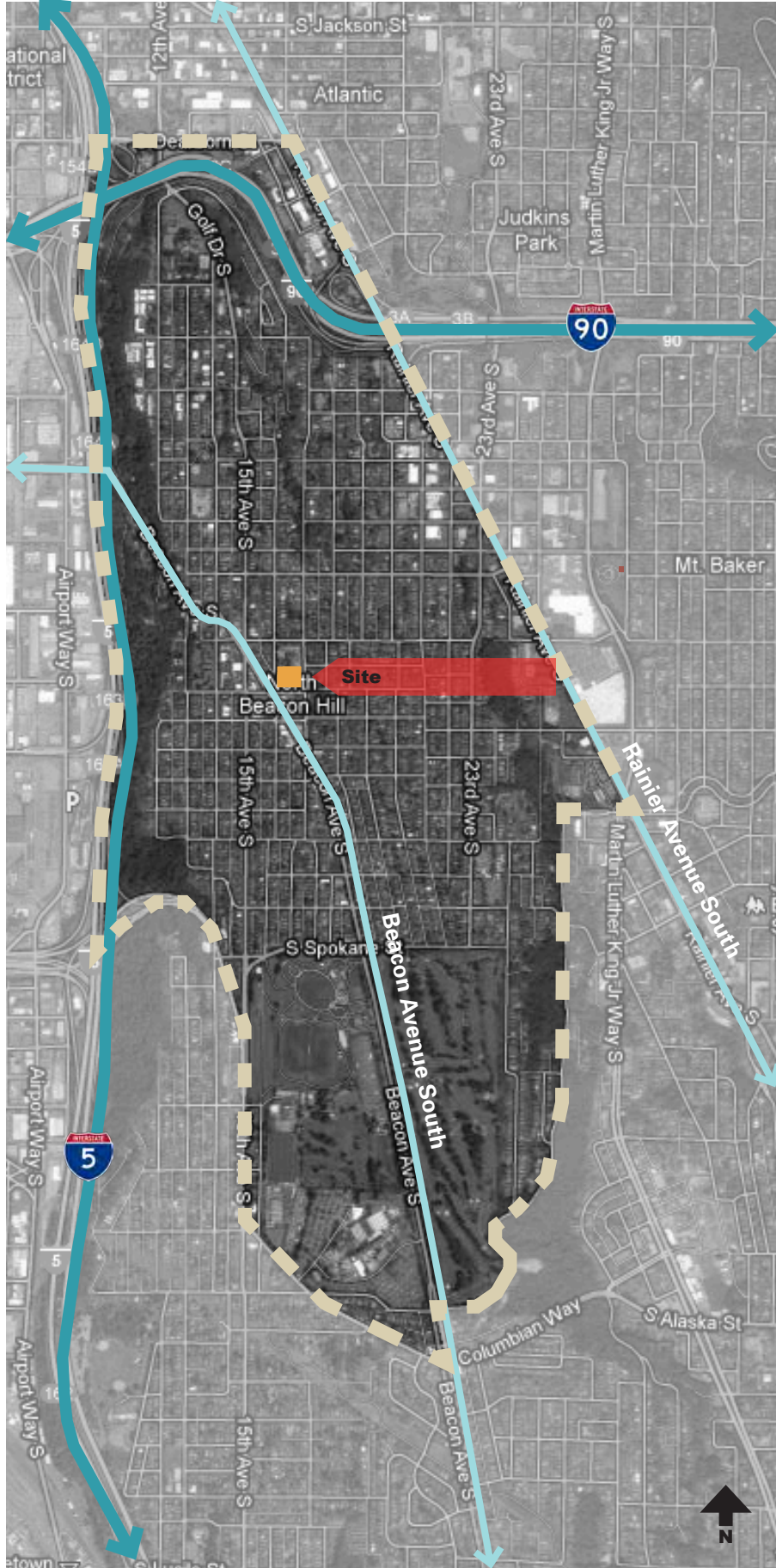
DESIGN TEAM



View of Existing Parking Lot and El Centro de la Raza Facilities from Roberto Maestas Festival Street

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VICINITY MAP



SITE INFORMATION

The parcel is located in Seattle's North Beacon Hill Neighborhood at 2524 16th Avenue South on the south end of the block bordered by 16th Avenue South to the west, Roberto Maestas Festival Street to the south, and 17th Avenue South to the east. The site is currently being used as a surface parking lot owned and operated by El Centro de la Raza. Directly north of the site is a historic school building also owned and operated by El Centro de la Raza. To the south, across Roberto Maestas Festival Street, is the Beacon Hill Light Rail Station and a vacant property. To the west is the commercial core of Beacon Avenue South, and to the east are single-family residences. The topography of the site is fairly flat with the sidewalk sloping down towards the north along 17th Avenue South. The property is zoned Neighborhood Commercial 2 Pedestrian (NC2P-65), in the North Beacon Hill Residential Urban Village and the Beacon Hill Station Area Overlay District. Roberto Maestas Festival is designated a Principal Pedestrian Street.

SITE ZONING

The site is located within the North Beacon Hill Neighborhood Boundary/North Beacon Hill Residential Urban Village. As stated in the North Beacon Hill Neighborhood Design Guidelines, emphasis should be placed on creating streetscape connections that promote human activity and pedestrian safety. In order to achieve this, the project will prioritize the facades facing Roberto Maestas Festival Street at the corner of 16th Avenue South, locating lively commercial uses and public open spaces off this same street, and creating connections to local landmarks such as El Centro de la Raza Schoolhouse, the light rail station, and Beacon Hill Public Library. Overhead weather protection will also be provided to further encourage streetscape activity. Emphasizing the West Building corner facing Beacon Avenue South responds to the retail activity. Stepping down and setting back the East Building along the façade facing the single-family residential zone respects the neighbors. Using materials, found in the neighborhood will also connect the project to the architectural context of the neighborhood, also a priority of the neighborhood-specific design guidelines.

The zoning for the site is Neighborhood Commercial 2 Pedestrian (NC2P-65). Roberto Maestas Festival Street is designated as a Principal Pedestrian Street. In pedestrian-designated zones facing a principal pedestrian street, residential uses may not occupy more than 20% of the street-level street-facing façade; 80% of the street-level street-facing façade is required to be of specific uses (applicable to this project: General Sales and Services, Eating and Drinking Establishments, Community Centers, and Parks and Open Space). 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. The façade between two and eight feet above the sidewalk shall be transparent with a minimum of 60% transparency. Residential amenity space is required equal to 5% of the building square footage in residential use.

NEIGHBORHOOD DEVELOPMENT

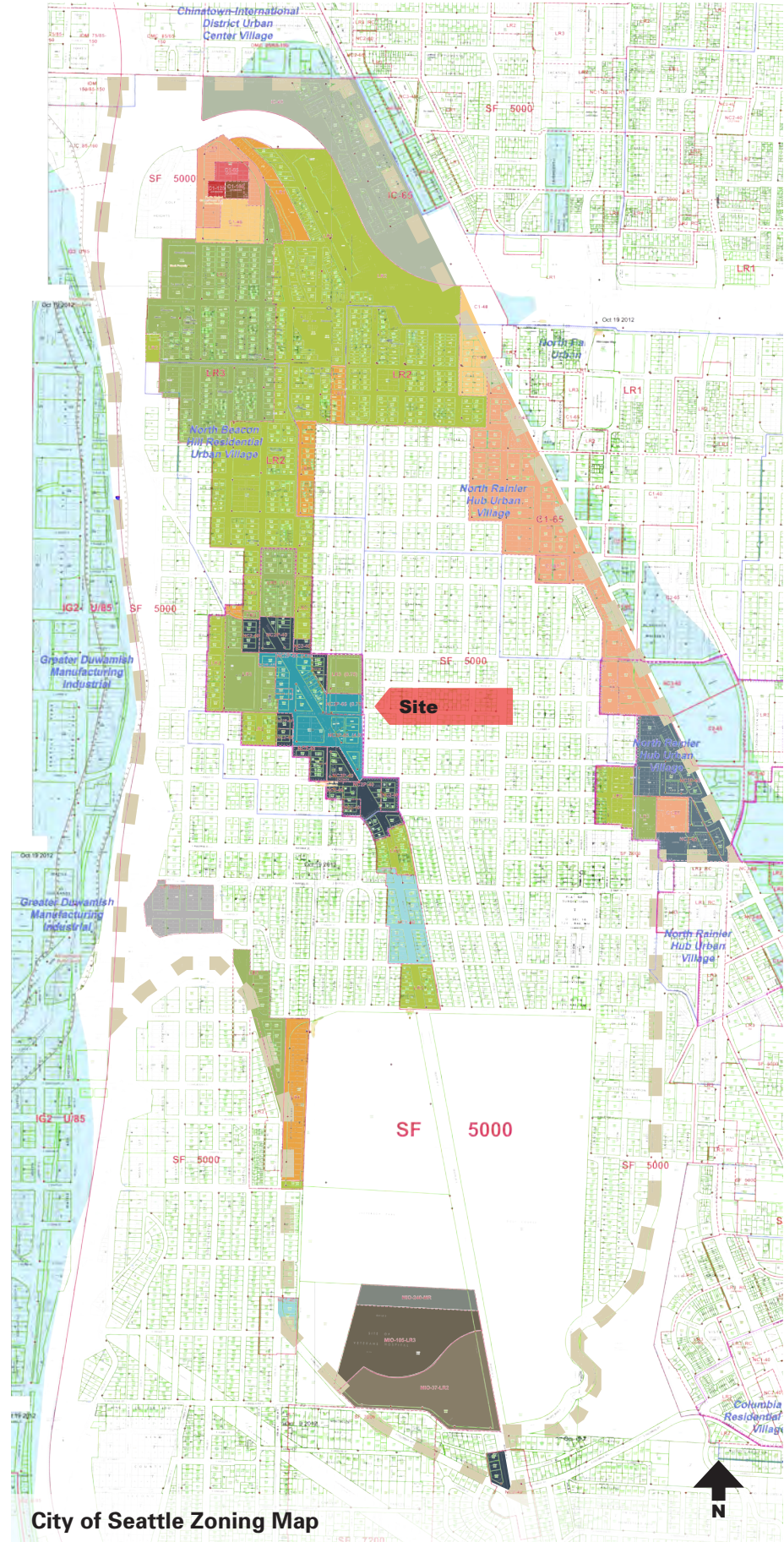
Adjacent zoning directly north is LR3. Adjacent zoning to the south and west is NC2P-65. All blocks to the east of 17th Avenue South are SF 5000. 16th Avenue South connects with Beacon Avenue South at the southwest corner of the site. The immediate adjacent buildings include the El Centro offices and services (historic Beacon Hill School), Beacon Hill Station, small apartment buildings, general retail and offices along Beacon Avenue South, single-family residences, and the Beacon Hill Public Library. From the upper floors of the proposed buildings there are potential views of Lake Washington, Downtown, and Puget Sound. The site and neighborhood have access to other Seattle neighborhoods by public transportation (Metro bus and Link Light Rail).

DEVELOPMENT OBJECTIVES

- Number of Residential Units:**
6 Stories of 112 One, Two and Three Bedroom Units
- Commercial Square Footage:**
± 24,090 SF
- Number of Parking Stalls:**
± 5 Stalls in Below-Grade Parking

The project will consist of 112 units of affordable housing; 44 one-bedroom units, 46 two-bedroom units, and 22 three-bedroom units on levels one to six distributed in West and East Buildings. Exterior residential amenity areas will be provided at the second level of the West Building, and the sixth level of the East Building. Central laundry facilities are provided in each building. Property management offices will be located on the first floor of the West Building. Four micro-retail spaces will be provided in the West Building in addition to a childcare center. The first level of the East Building will include a community center and three residential units. Office space will be located on the second level of the East Building above the community center. The East Building will also include a basement level, accessible from 17th Avenue South, that will include spaces for trash and recycling collection, mechanical and electrical rooms, a vault room for Seattle City Light, storage, bicycle parking, and five parking spaces. In total, there will be 48 long-term bicycle stalls shared between the two buildings and 12 short-term bicycle stalls provided on site. A central plaza between the East and West Buildings will celebrate the 4 Amigos, El Centro de la Raza's history, and create a neighborhood gathering space.

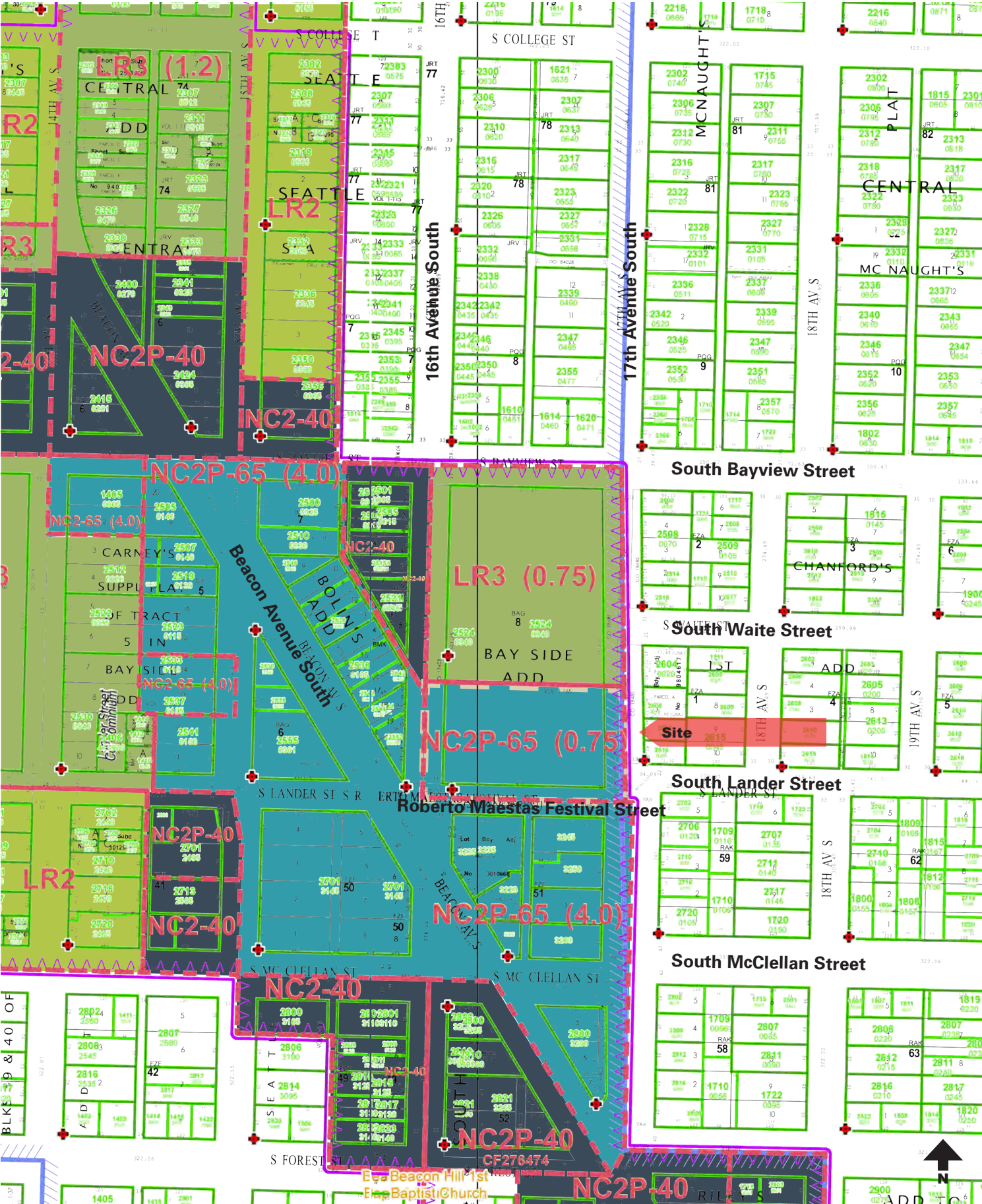
NEIGHBORHOOD & DEVELOPMENT INFORMATION



NORTH BEACON HILL ZONING

- KEY
- C1-160
 - C1-125
 - C1-85
 - C1-65
 - C1-40
 - LR1
 - LR2
 - LR3
 - SF 5000
 - SF 9600
 - NC1-30/NC1-40
 - NC2P-65/NC2-65
 - NC2P-40/NC2-40
 - NC3-65
 - IC-65
 - MIO-240-MR
 - MIO-105-LR3
 - MIO-37-LR2

ENLARGED ZONING DIAGRAM



- KEY
- Project Site
 - Retail
 - Grocery Store
 - Civic/Public Use
 - Office/Bank
 - Residential



NINE BLOCK: USES

NINE BLOCK: DEVELOPMENT



9-BLOCK NEIGHBORHOOD
DEVELOPMENT KEY

- 01 Turner-Koepf House (The Garden House)
- 02 Mixed Use Building
- 03 Single-Family Residential
- 04 Single-Family Residential
- 05 Single-Family Residential
- 06 Salon (EXPO Hair Salon)
- 07 Single-Family Residence
- 08 Office (Insurance Broker)
- 09 Bank (Bank of America)
- 10 Grocery Store (ABC Market)
- 11 Office (Vacant)
- 12 Restaurant (Golden Daisy Restaurant)
- 13 Retail (Kevin Tran's Tailoring)
- 14 Restaurant (Travelers Thali House)
- 15 Retail (JMA Group/Amor Spiritual Center)
- 16 Restaurant (La Cabana Restaurante)
- 17 Single-Family Residence
- 18 Single-Family Residence
- 19 Retail/Market (La Bendicion Tienda Y Torilleria)
- 20 Salon (The Chop House)
- 21 Single-Family Residential
- 22 Office (Zone Four)
- 23 Kumon Learning Center
- 24 Coffee Shop (The Station)
- 25 El Centro de la Raza
- 26 Single-Family Residential
- 27 Single-Family Residential
- 28 Single-Family Residential
- 29 Single-Family Residential
- 30 Grocery Store (Red Apple)
- 31 Beacon Hill Station
- 32 New Mixed Use (In Development)
- 33 Single-Family Residential
- 34 Single-Family Residential
- 35 Salon (Salon Nouveau)
- 36 Multifamily Housing (Beacon Condominiums)
- 37 Beacon Hill Public Library
- 38 Bank (Washington Federal)
- 39 Single-Family Residential
- 40 Beacon Hill Lutheran Church



1. Turner-Koepf House



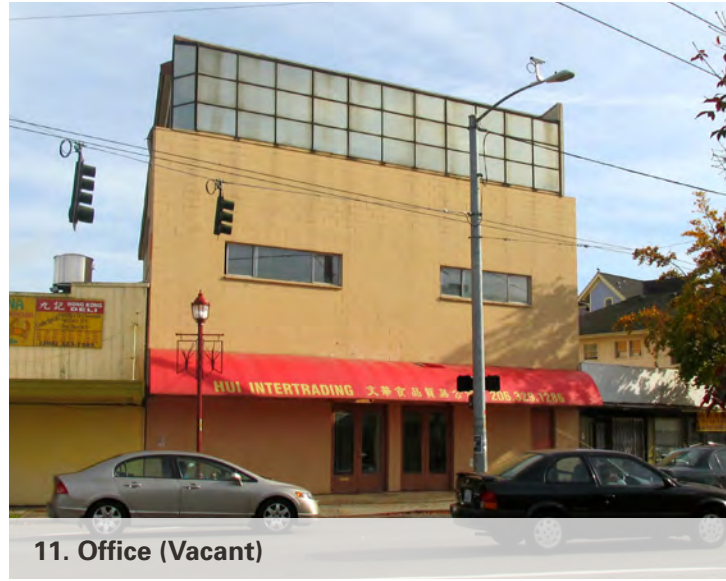
2. Mixed Use Building



8. Office (Insurance Agents)



9. Bank of America



11. Office (Vacant)



14. Restaurant (Travelers Thali House)



19. Retail/Market (La Bendicion Tienda Y Torilleria)



23/24. Kumon Learning Center/The Station



35. Salon Nouveau



36. The Beacon Condominiums

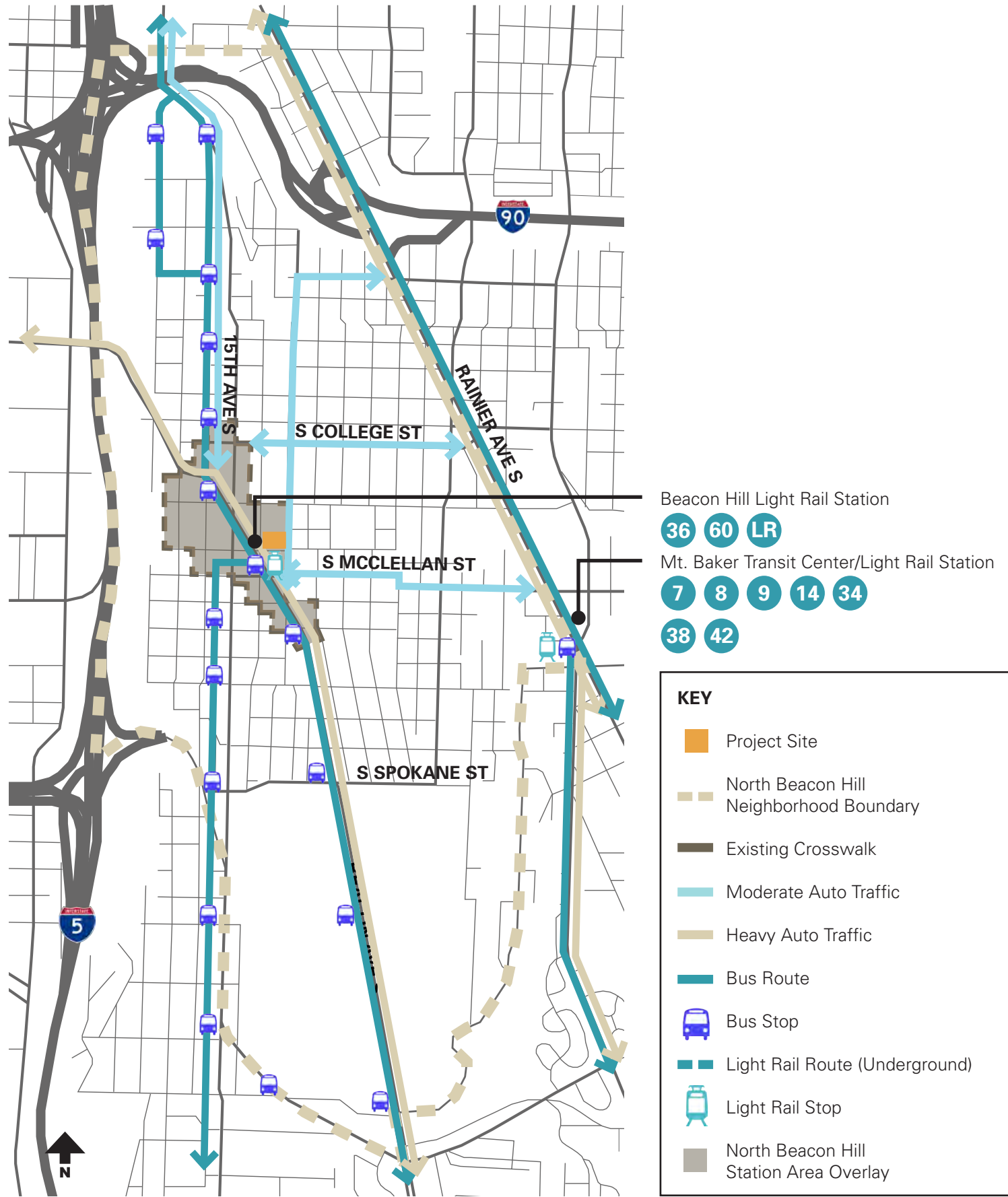


38. Washington Federal



40. Beacon Lutheran Church

NINE BLOCK: DEVELOPMENT



NORTH BEACON HILL: TRANSPORTATION



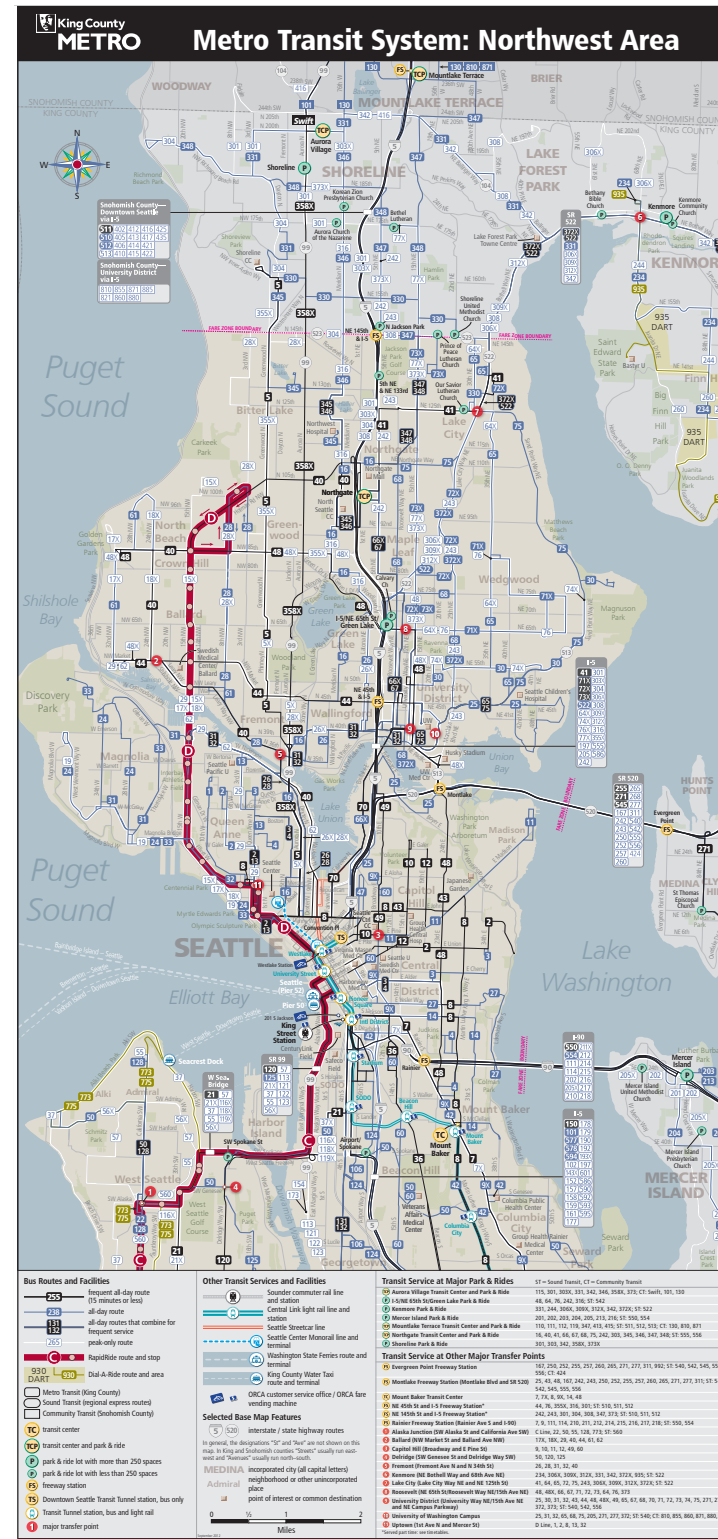
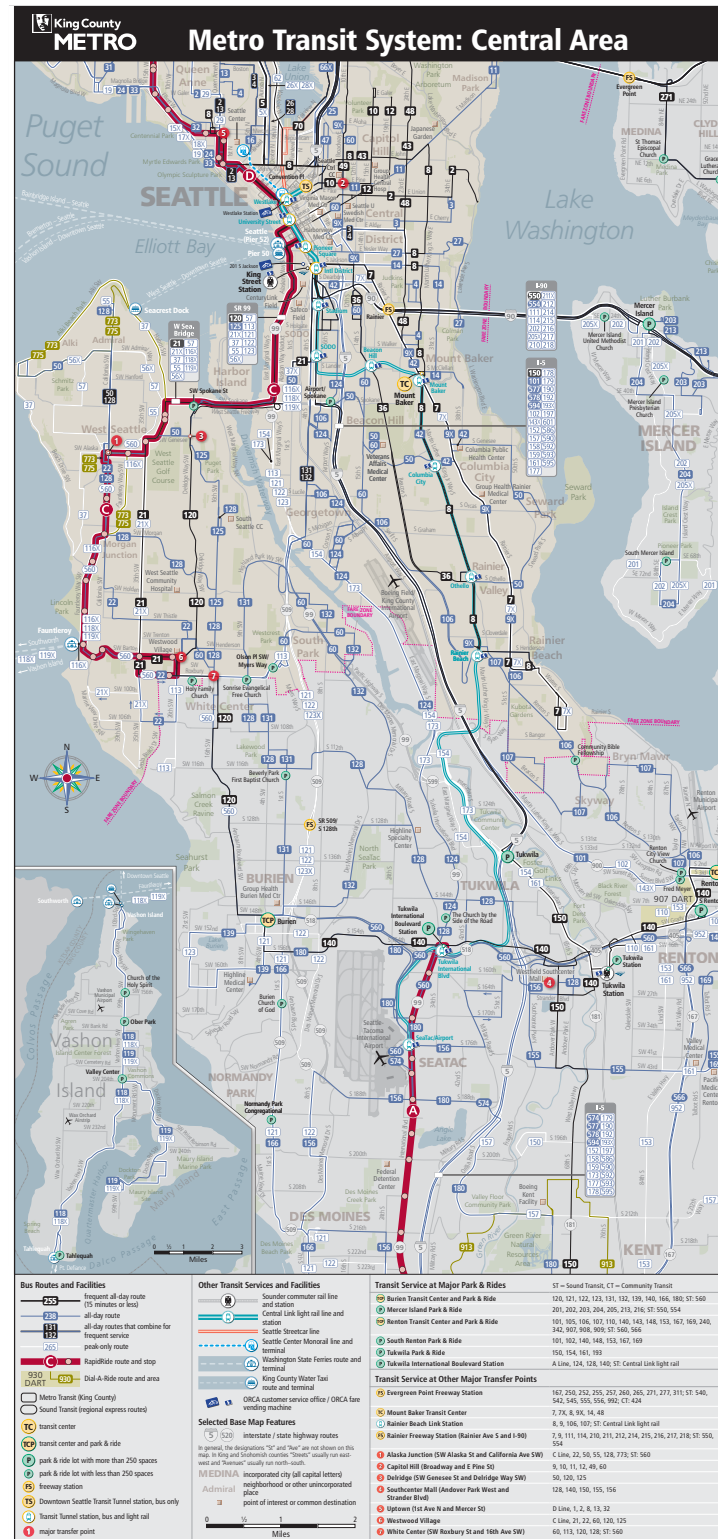
Bus Stop at Beacon Hill Station



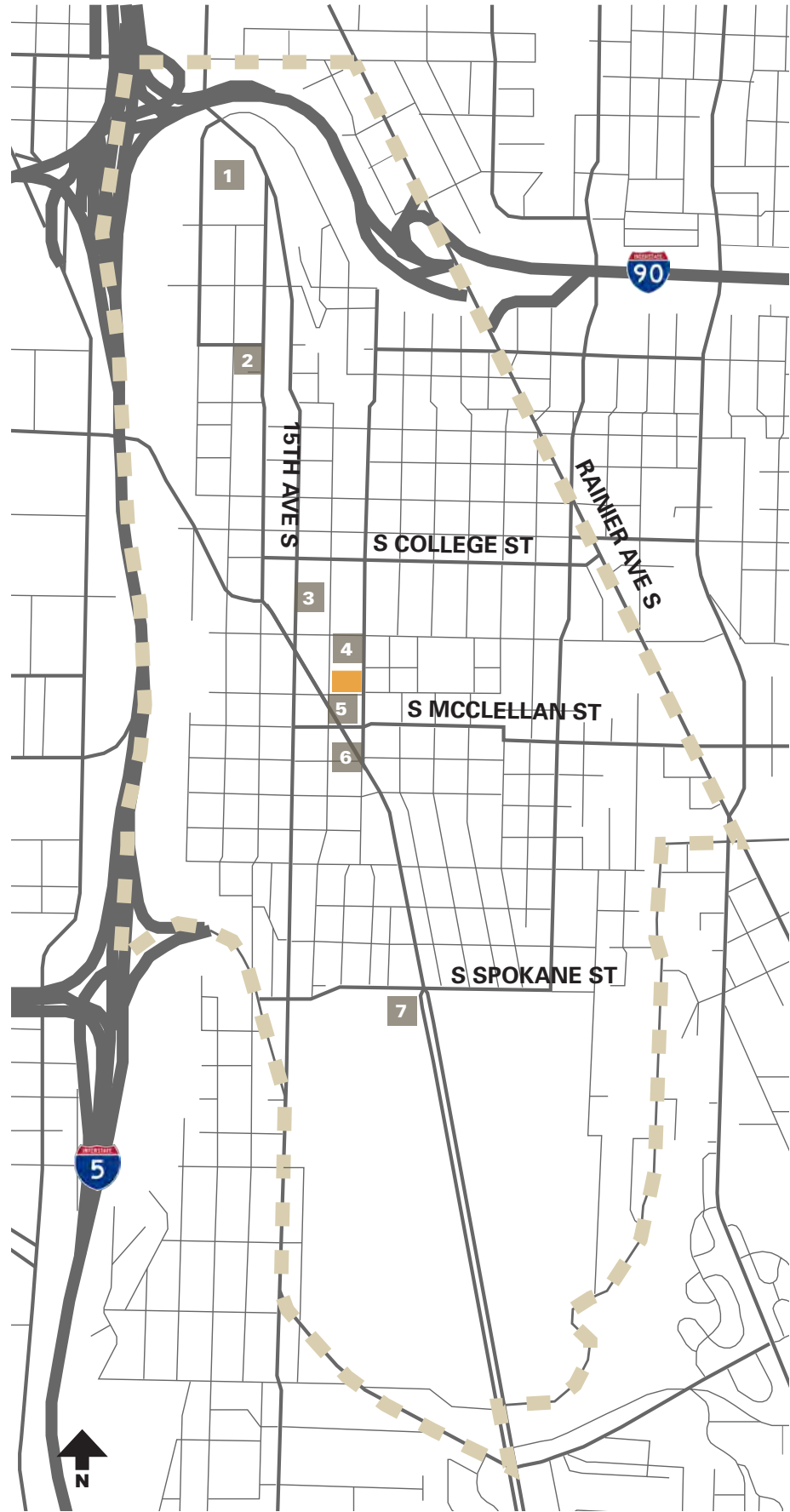
Light Rail Tunnel at Beacon Hill Station



Beacon Hill Station



NORTH BEACON HILL: TRANSPORTATION

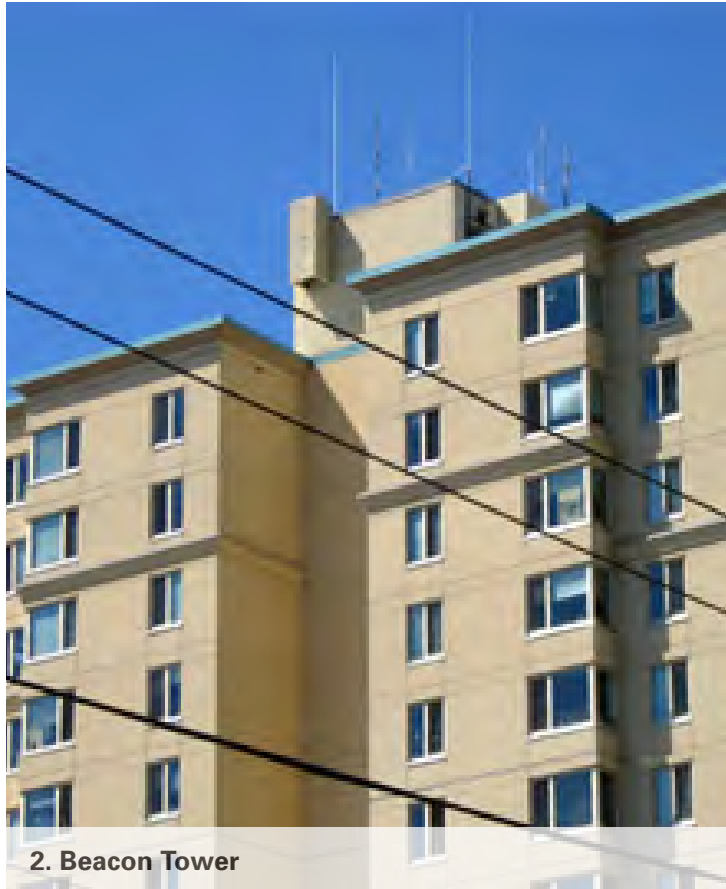


- KEY**
- Project Site
 - North Beacon Hill Neighborhood Boundary
 - 1 Pacific Medical Center
 - 2 Beacon Tower
 - 3 Turner-Koepp House (National Register Listing)
 - 4 El Centro de la Raza
 - 5 Beacon Hill Station
 - 6 Beacon Hill Public Library
 - 7 Fire Station #13

NORTH BEACON HILL: SIGNIFICANT BUILDINGS



1. Pacific Medical Center



2. Beacon Tower



3. Turner-Koepp House (National Register Listing)



4. El Centro de la Raza



5. Beacon Hill Station

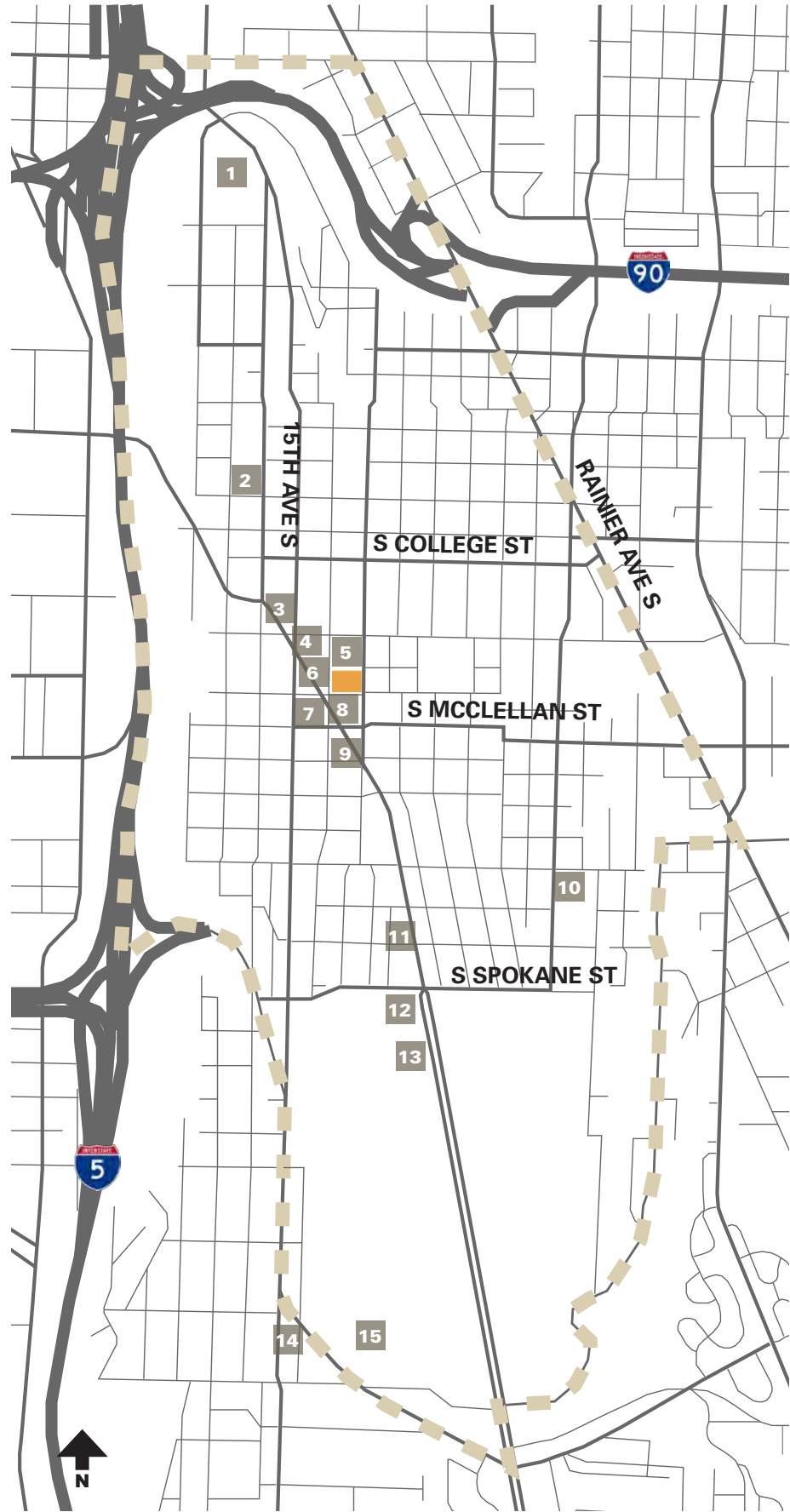


6. Beacon Hill Public Library



7. Fire Station #13

NORTH BEACON HILL: SIGNIFICANT BUILDINGS



- KEY**
- Project Site
 - North Beacon Hill Neighborhood Boundary
 - 1 Pacific Medical Center
 - 2 Beacon Hill International School
 - 3 Shell Gas Station
 - 4 ABC Market
 - 5 El Centro de la Raza
 - 6 The Station/Kumon Learning Center
 - 7 Red Apple Grocery Store
 - 8 Beacon Hill Station
 - 9 Beacon Hill Public Library
 - 10 Kimball Elementary School
 - 11 Denise Louie Education Center
 - 12 Seattle Fire Station #13
 - 13 Jefferson Community Center
 - 14 MacPherson's Produce Stand
 - 15 Veteran's Affairs Medical Center

NORTH BEACON HILL: AMENITIES



1. Pacific Medical Center



2. Beacon Hill International School



3. Shell Gas Station



4. ABC Market



8. Beacon Hill Station



12. Seattle Fire Station #13



5. El Centro de la Raza



9. Beacon Hill Public Library



13. Jefferson Community Center



6. The Station/Kumon Learning Center



10. Kimball Elementary School



14. MacPherson's Fruit and Produce Stand



7. Red Apple Grocery Store



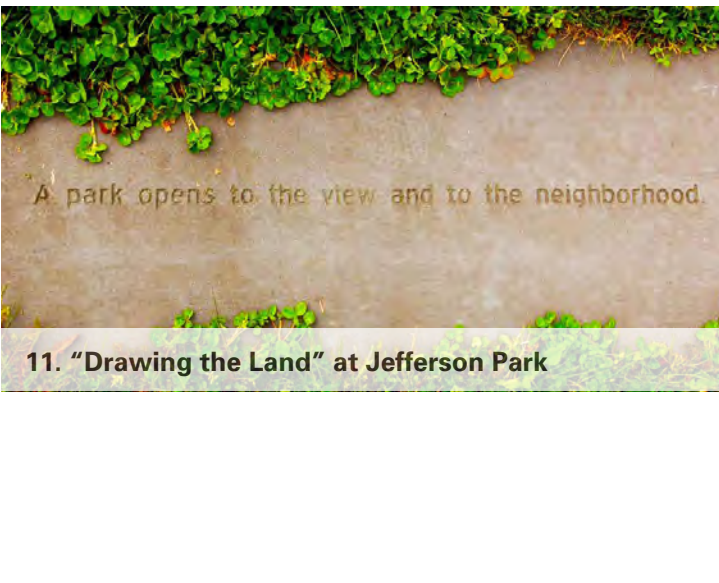
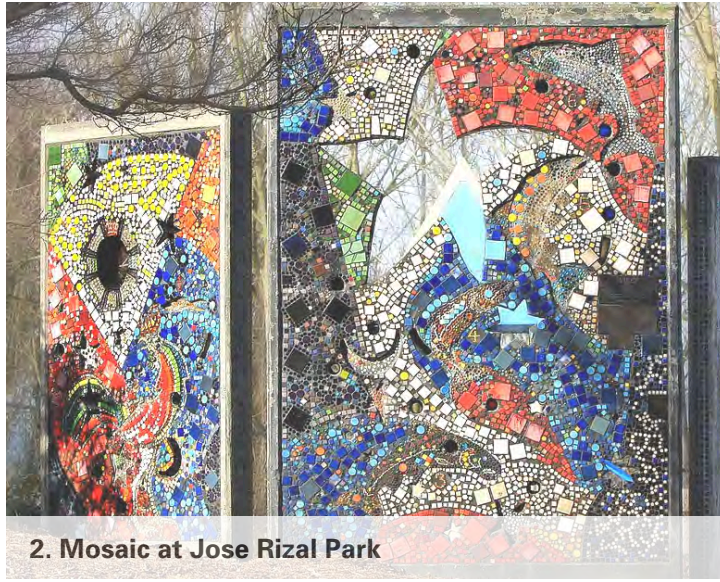
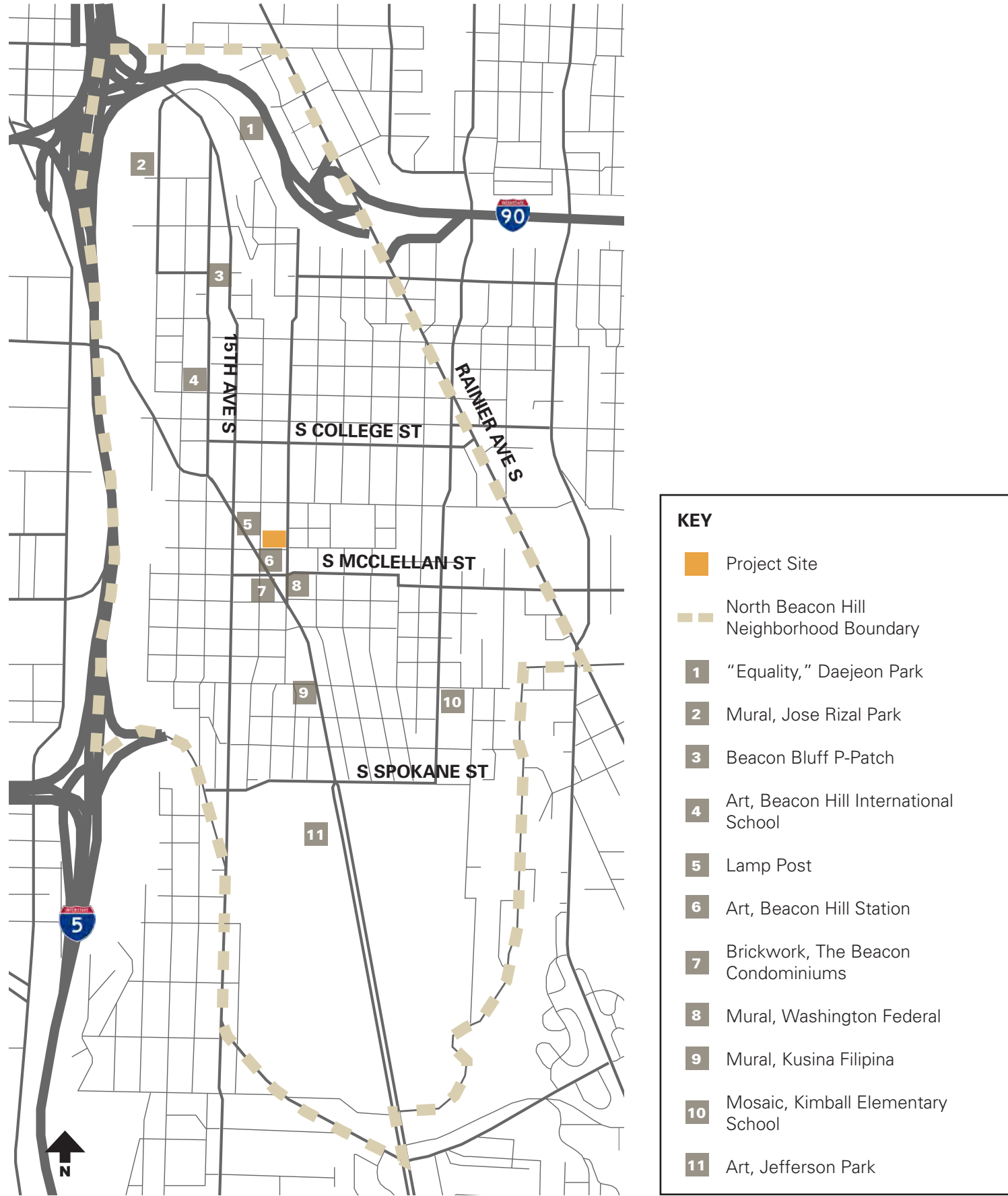
11. Denise Louie Education Center



15. Veterans Affairs Medical Center

NORTH BEACON HILL: AMENITIES

NORTH BEACON HILL: CHARACTER



NORTH BEACON HILL: CHARACTER

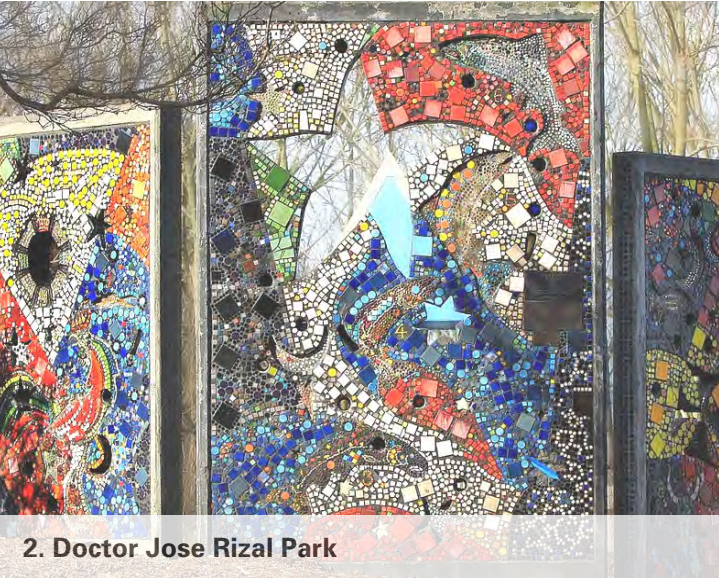


- KEY**
- Project Site
 - North Beacon Hill Neighborhood Boundary
 - Open Space
 - 1 Mountains to Sound Greenway Trail (I-90 Trail)
 - 2 Doctor Jose Rizal Park
 - 3 Daejeon Park
 - 4 Beacon Hill P-Patch
 - 5 Beacon Hill Playground
 - 6 Park at El Centro de la Raza
 - 7 12th Avenue South Viewpoint
 - 8 Stevens Place
 - 9 Jefferson Park
 - 10 Jefferson Park Golf Course

NORTH BEACON HILL: OPEN SPACE



1. Mountains to Sound Greenway Trail (I-90 Trail)



2. Doctor Jose Rizal Park



3. Daejeon Park



4. Beacon Bluff P-Patch



5. Beacon Hill Playground



6. Santos Rodriguez Park at El Centro de la Raza



7. 12th Avenue South Viewpoint



8. Stevens Place



8. Jefferson Park: Skatepark

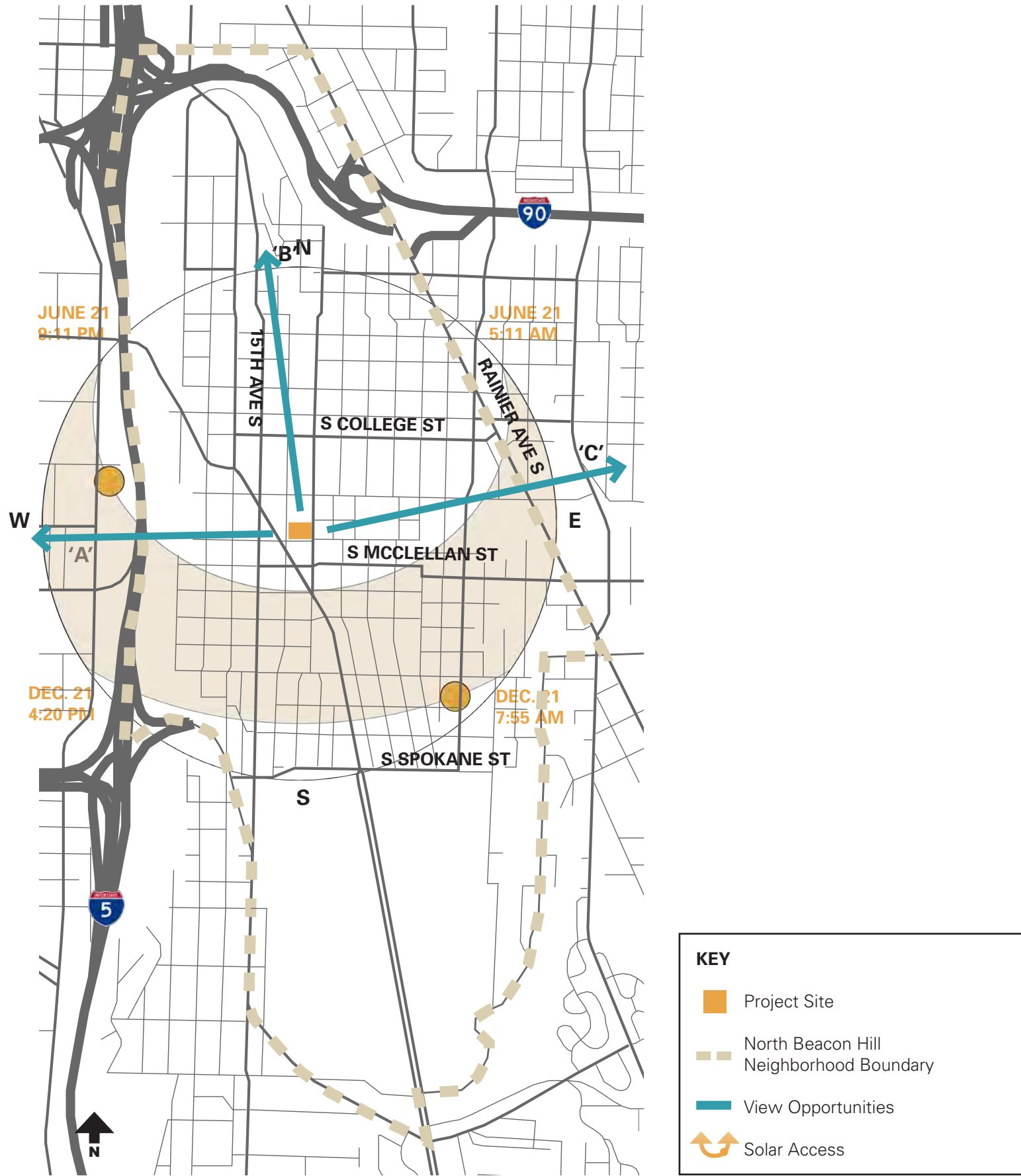


8. Jefferson Park: Spraypark

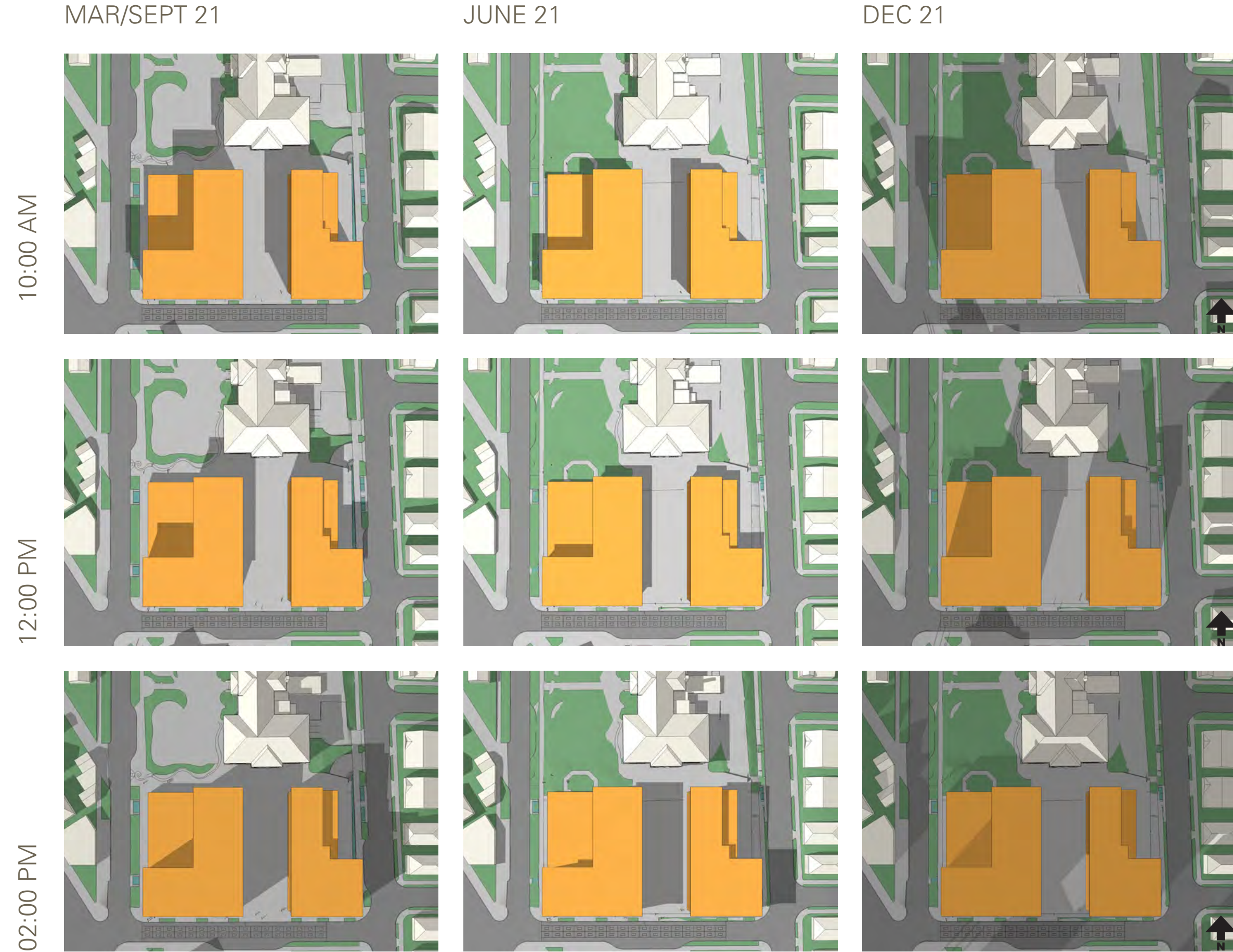
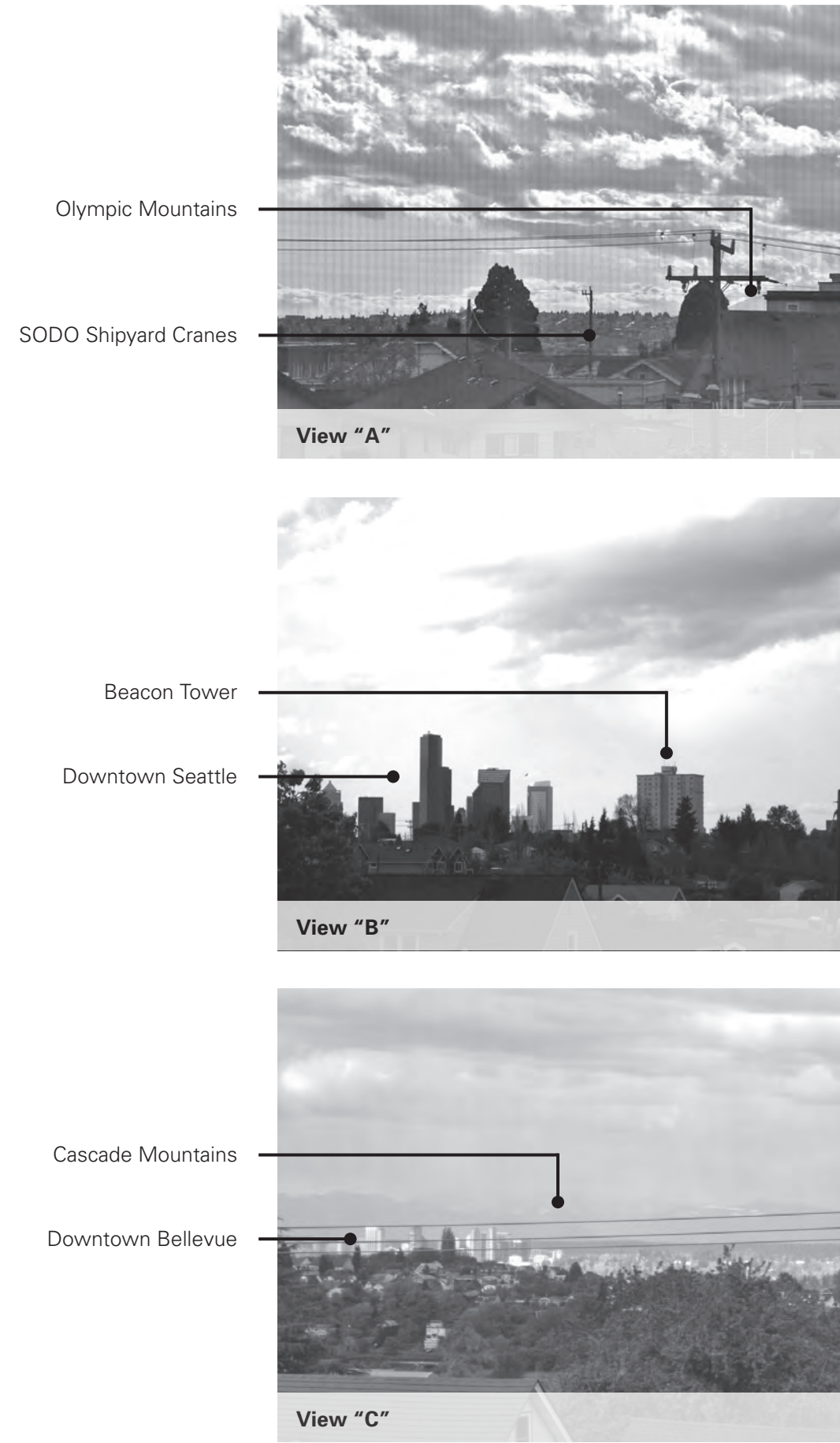


9. Jefferson Park Golf Course

NORTH BEACON HILL: OPEN SPACE



NORTH BEACON HILL: SOLAR ACCESS & VIEWS



PROPOSED MASSING SOLAR ACCESS DIAGRAMS

3. FESTIVAL STREET
NORTH ELEVATION



2. 16TH AVENUE SOUTH
EAST ELEVATION



1. 16TH AVENUE SOUTH
WEST ELEVATION



STREETSCAPES



SOUTH ELEVATION
FESTIVAL STREET

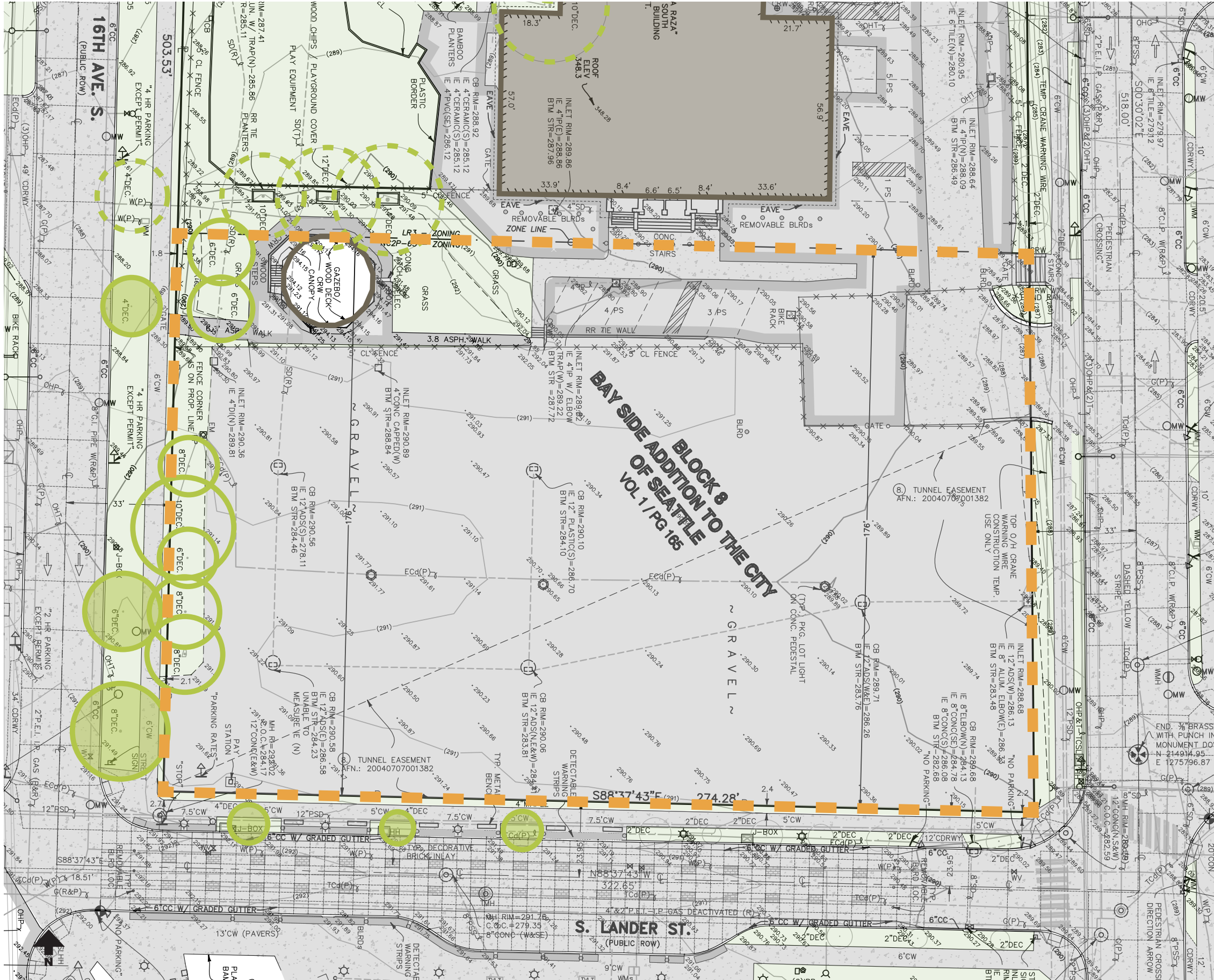


EAST ELEVATION
17TH AVENUE SOUTH



WEST ELEVATION
17TH AVENUE SOUTH

STREETSCAPES



SITE TOPOGRAPHIC SURVEY



Existing Kiosk



View Along West Property Line at 16th Avenue South



View of South Entry of El Centro de la Raza and Gravel Parking Lot at Roberto Maestas Festival Street



View Along North Property Line



View Along East Property Line at 17th Avenue South

SITE DATA

Site Address: 2524 16th Avenue South
Site Area: 47,745 SF
Zoning: Neighborhood Commercial 2 Pedestrian (NC2P-65)
Setbacks: None
Max. Building Height: 65'-0"
Max. Floor Area Ratio: 4.75
Adjacent Buildings Within 30 Feet of Site: El Centro de la Raza (Historic School Building, Zoned LR3), 3 Stories, Approximately ± 54,325 SF.
Adjacent Open Space: Santos Rodriguez Park

GUIDING CONCEPTS

Neighborhood Relationships
Relate to the activity occurring at the intersection of Beacon Avenue South and Roberto Maestas Festival Street (South Lander Street).
Create active relationships between the project site, Beacon Hill Station, and Beacon Hill Public Library through views, connections, and programming.
Respect the residential neighbors along the east facade by stepping back and down the massing of the building.

Site Relationships
Take cues from the existing El Centro de la Raza historic school building datum lines, proportions, and massing.
Create open space that invites public interaction and maintains the connection between El Centro de la Raza with other public amenities.

Commercial
Locate retail, community center, and childcare spaces to relate to existing activities and amenities.
Provide a variety of spaces to attract smaller, micro and community-owned businesses.

Housing
Provide 112 units of affordable rental housing using an efficient, double-loaded corridor system.
Maximize the outdoor amenity space provided for tenants.
Integrate common areas, such as laundry rooms and community rooms with outdoor space and views.

SITE PHOTOS

SEATTLE LAND USE CODE ANALYSIS

Neighborhood Commercial 2 Pedestrian - NC2P 65

Class I Pedestrian Street: South Lander Street (Roberto Maestas Festival Street)

23.47.004 Permitted & Prohibited Uses:

Residential Uses limited to 20% of a street-level street-facing facade. Surface parking prohibited next to principal pedestrian streets.

No surface parking will be provided on site.

23.47A.005 Street Level Uses:

In pedestrian designated zone, facing a principal pedestrian street, residential uses may not occupy (aggregate) more than 20% of the street-level street-facing facade.

Residential uses do not occur along the principal pedestrian street. Any residential uses occurring on the street-level are accessed from 16th Avenue South, 17th Avenue South, or the Main Plaza.

In pedestrian designated zones, 80% of the street-level street-facing facade are required to be of specific uses.

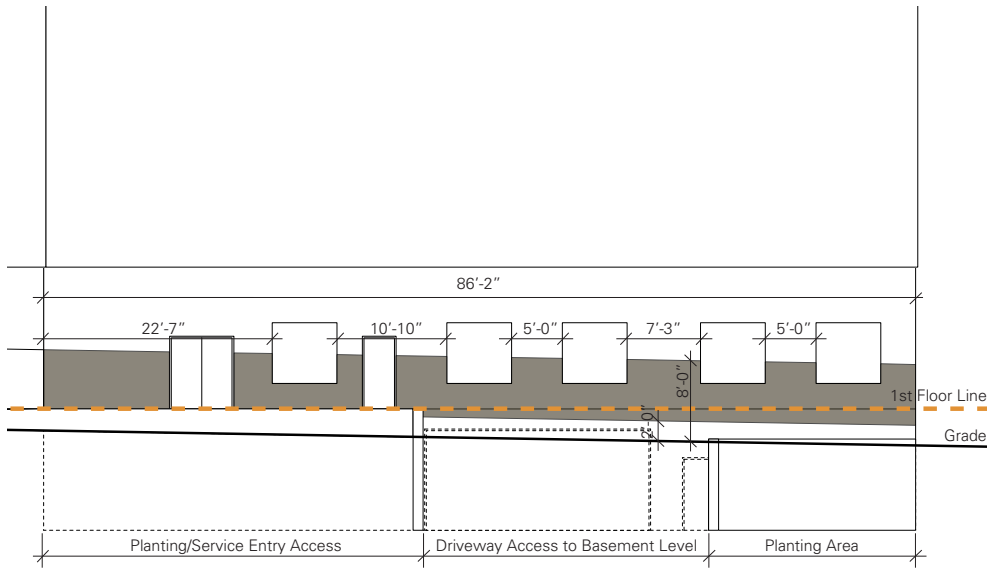
Street-level uses facing the principal pedestrian street are to be general sales and services; eating and drinking establishments, a community centers, and park/open space. These uses are allowed by code.

23.47A.008 Street-Level Development Standards:

Blank Facades: Limited to 20 feet in width between 2 & 8 feet above the sidewalk; Limited to 40% of the width of the facade of the structure along the street. 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.

Departure Request for Scheme C (Preferred):

The north portion of the East Building includes two live/work units. The bedroom windows located on the east facade will not be adequate to meet the 20 blank segment limit.



SEATTLE LAND USE CODE

Departure Request for Scheme C (Preferred) Continued:
The north portion of the East Building is set back at a range of 28'-3" to 25'-5" from the 17th Avenue South street lot line, greater than the 10 foot limit allowed by code. This area will be landscaped to provide visual interest.



Transparency: At nonresidential uses, 60% of the street-facing facade between 2 and 8 feet above the sidewalk shall be transparent and shall be designed to allow unobstructed views from the outside into the structure.

All nonresidential uses at the street level will have 60% transparency between 2 and 8 feet above the sidewalk.

Height & Depth Requirements: Nonresidential uses shall extend an average of at least 30 feet and a minimum of 15 feet in depth and shall have a floor to floor height of 13 feet.

All nonresidential uses will meet the above requirements.

Pedestrian Zones Uses: A minimum of 80% of the street-level use at the principal pedestrian street must be of approved uses, the remaining 20% may contain other permitted uses or pedestrian entrances. If a residential use occurs then it must have a visually prominent entry.

All uses facing the principal pedestrian street will be approved uses.

Residential Uses at Street-Level: The floor of the unit located at street-level must be four feet above or four feet below the sidewalk grade or be set back at least 10 feet from the sidewalk.

The project will meet the requirement for residential uses at the street level.

23.47A.011 Outdoor Activities:

Outdoor sales areas limited to 40% of lot area or 10,000 SF whichever is less. Outdoor storage is prohibited.

The project will meet the requirements for outdoor activities.

23.47A.012 Structure Height:

Rooftop Features allowed: open railings, parapets, and planters up to 4 feet above height limit.

All rooftop features will be no more than 4 feet above the height limit.
Stair & Elevator penthouses may extend 16 feet above the height limit as long as they do not exceed 25% of the roof area.

Stair and elevator penthouses are less than 25% of the roof area.

23.47A.013 Floor Area Ratio:

Maximum floor area ratio for a single use within a mixed-use structure is 4.25.
Maximum floor area ratio for all uses within a mixed-use structure is 4.75.
Area below grade is exempted.

The project will have a floor area ratio of 2.75 for all uses. The floor area ratio for the residential units (the largest single use of the project) is 2.34.

23.47A.014 Setback Requirements:

15 foot triangular setback required at lot lines abutting residential zones.
10 foot setback required at rear or side lot lines. Applies to structure above 13 feet, up to 65 feet.
No entrance, window or other openings permitted closer than 5 feet to residentially zones lot.
Decks with open railings may extend into the required setback up to 5 feet.
Eaves, cornices & gutters may project no more than 18 inches.

The project will meet all of the above requirements.

23.47A.016 Landscaping and Screening Standard:

Green Factor of .3 or greater.

The project will provide a minimum Green Factor of .3.

23.47A.022 Light and Glare Standards:

Full cutoff fixtures required.

The project will use full cutoff fixtures.

23.47A.024 Amenity Area:

Amenity areas required equal to 5% of the gross floor area in the residential use.

All residents shall have access to at least one common or private, unenclosed amenity area.

The common area shall have a minimum horizontal dimension of at least 10 feet and be a minimum of 250 square feet.

Private balconies and decks shall have a minimum of 60 square feet and no horizontal dimension less than 6 feet.

The West Building in Scheme C (Preferred Scheme) is required to provide a minimum of 2,785 SF of exterior amenity space. The size of the exterior courtyard located at the 2nd Level is currently 6,216 SF.

The East Building in Scheme C (Preferred Scheme) is required to provide a minimum of 2,375 SF of exterior amenity space. The size of the Roof Deck located at the 6th Level is currently 1,862 SF. The Main Plaza will be claimed as additional exterior amenity space for the East Building. The 2nd level courtyard at the west building is also available for use by the residents in the east building

23.47A.032 Parking Location and Access:

Access is required from the alley, if no alley is present, then access is allowed from a side street, but not the principal pedestrian street.

Access to the below-grade garage located under the East Building in the preferred scheme is accessed from 17th Avenue South.

23.54.015 Bicycle Parking:

Required to provide a minimum of 29 long term bicycle parking spaces for residential use; 1 long term and 1 short term for Sales & services; 3 long term and 1 short term for Office; and 3 long term and 3 short term for Community Clubs.

The West Building in the preferred scheme will provide the required number of long-term bicycle parking spaces in a secure storage room accessible from the main residential lobby. The East Building will provide the required number of long-term parking spaces in space dedicated in the below-grade parking garage. The remaining short-term bicycle parking spaces will be provided on-site.

23.54.030 Driveways:

Driveway width shall be 22 feet minimum and 25 feet maximum and the slope shall not exceed 15%.

The driveway to the below-grade parking garage from 17th Avenue South will meet the above requirements.

23.54.040 Solid Waste and Recyclable Materials:

Required to provide a minimum of 403 SF for residential use in the West Building and a minimum of 395 SF for residential and 125 SF for commercial use in the East Building. A minimum room dimension is 20 feet.

The West Building in Scheme C will provide at least 403 SF for solid waste and recyclable material storage. The East Building will provide at least 520 SF for solid waste and recyclable material storage.

Right-of-Way

Right-of-way improvements and street trees are not required as part of this development per the Preliminary Site Visit Report and confirmed during a Pre-Application meeting that was held on August 8, 2012.

REQUESTED DEPARTURES

Scheme	Code Section	Justification	Design Guidelines
Scheme A (Code Compliant)	No Departures Requested		
Scheme B	No Departures Requested		
Scheme C (Preferred)	DEPARTURE #1 23.47A.008.A.2 Blank segments of the street-facing facade between 2 feet and 8 feet above the sidewalk may not exceed 20 feet in width. The total of all blank facade segments may not exceed 40 percent of the width of the facade of the structure along the street.	To provide a better transition from the NC2P-65 zone of the site to the SF5000 zone across the street, the north portion of the first floor of the East Building has two live/work units. The units are designed with the entry and main living spaces oriented off the Plaza, and the bedrooms located at the east facade. Because the bedrooms will have smaller windows to maintain privacy, the 20 feet width limit for blank segments will not be met, and a departure is requested. Where possible, green screens and other elements may be provided to limit blank segments.	Existing: A-5, A-6, B-1, D-1 Updated: CS2-D.1, D.3, D.5; DC2-A.1, A.2, C.3
	DEPARTURE #2 23.47A.008.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.	The north portion of the East Building is set back at a range of 28'-3" to 25'-5" from the 17th Avenue South street lot line, greater than the 10 foot limit allowed by code. This departure is requested to better accommodate the live/work units on the first floor and double-loaded corridor on floors two to six. This also allows for a softening of the transition between the building and the single-family homes across the street through landscaping, and reduces the shadows cast by the building on neighboring homes.	Existing: A-5, B-1, D-12 Updated: CS2-D.1, D.3, D.5; DC2-A.1, A.2, C.3



9-Block Upzone Diagram

DEPARTURES

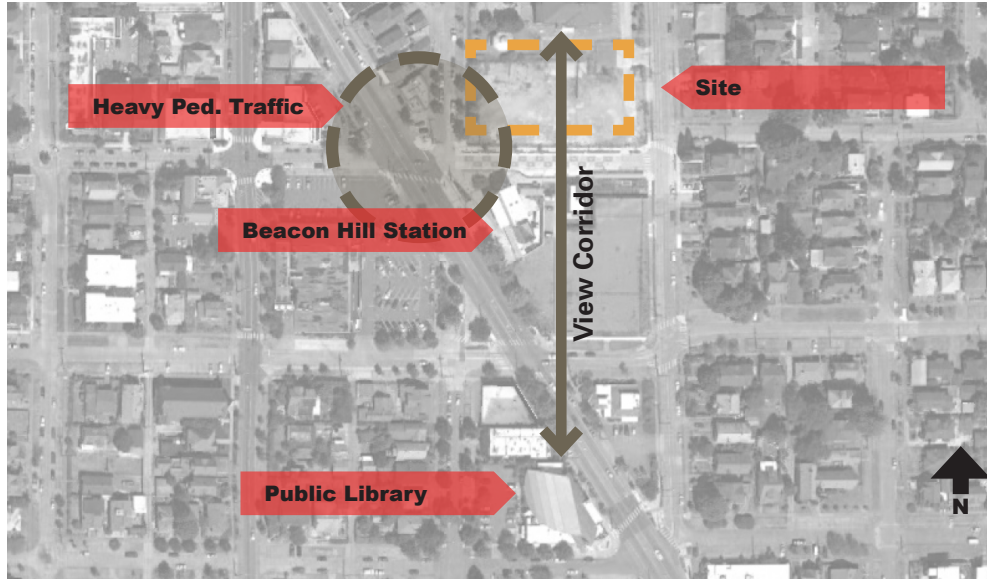
SEATTLE DESIGN GUIDELINES - PRIOR TO 12.05.13 - PROJECT ANALYSIS

(Highlighted in orange are specific to the existing North Beacon Hill Design Guidelines)

A: SITE PLANNING

A-1: Responding to the physical environment.

The full block width property is located directly adjacent to Beacon Hill Station in the midst of the North Beacon Hill Retail Core. The streetscape and building composition will respond to the heavy pedestrian thorough-fair. The southwest corner of the site is an activity hub directly adjacent to the Beacon Hill Station entrance and will have uses that support that activity. The building and open space composition will respond to the priorities established by the North Beacon Hill Neighborhood Plan. Connections to the many view opportunities will be addressed in the massing of the buildings and by providing open space at upper levels. Respect for the existing El Centro de la Raza schoolhouse and its place in the neighborhood will be a priority. The site will have physical connections to the existing Santos Rodriguez Park to the north, and will emphasize view and pedestrian corridors to the Beacon Hill Library to the south.



A-2: Streetscape Compatibility. (NBH Specific)

The streetscape will respond to the heavy pedestrian traffic from the Beacon Hill Station. Weather protection and opportunities for lively commercial uses will be provided.

A-3: Entrances Visible from the Street.

Residential entries will be located away from the principal pedestrian street but clearly visible and identifiable. The multiple residential entries will provide an organizing element for the facades and be identified by canopies or vertical elements.

A-4: Human Activity. (NBH Specific)

A strong connection to the existing Roberto Maestas Festival Street is a priority. Emphasizing and encouraging pedestrian traffic through and around the site will encourage human activity and engage the public in the uses.

A-5: Respect for Adjacent Sites. (NBH Specific)

The East Building steps back from the property line/sidewalk creating a “front

yard” for the level one live/work units. The East Building massing will also step down at level five to the residential uses to the northeast, respecting the existing three story residential scale that is established along 17th Avenue South. The activity areas are located toward the center of the site, providing a buffer to the residential zones.

A-6: Transition Between Residence & Street.

Not applicable.

A-7: Residential Open Space. (NBH Specific)

The buildings of the preferred scheme will be sited to allow ground related retail and open space opportunities, integrated with Roberto Maestas Festival Street. There will be private upper level courtyards for the tenants in each building.



Courtyard Precedent

A-8: Parking & Vehicle Access. (NBH Specific)

Limited parking will be located underground with the garage entry occurring at 17th Avenue South to minimize interaction of cars and pedestrians exiting from the Beacon Hill Station. This parking area serves the mechanical, storage, and refuse related areas. The parking is for maintenance and limited members of staff.

A-9: Location of Parking on Commercial Street Fronts.

Not applicable.

A-10: Corner & Triangle Lots. (NBH Specific)

The lot spans from 16th Avenue South to 17th Avenue South with a corner at each intersection and street fronts on three sides of the property. The corner facing Beacon Avenue South will be emphasized through the use of materials and signage. The corner facing 17th Avenue South partially faces a residential zone so it will be down-played somewhat to further place emphasis on the more urban front of the property facing Beacon Avenue South and Roberto Maestas Festival Street. A mid-block gap in the building structure with open space would be preferable to break down the scale and massing and provide relief and activity connections along the pedestrian street.

B: HEIGHT, BULK, SCALE

B-1: Height, Bulk, & Scale Compatibility. (NBH Specific)

The West Building massing will step down at the northwest corner to accommodate a family courtyard and reduce shadows falling on the adjacent

playground area. Additionally, the East Building massing will be stepped down to the single family zone to the northeast. Material, bays, massing, and fenestration will relate to the adjacent El Centro de la Raza schoolhouse building located to the north.

C: ARCHITECTURAL ELEMENTS & MATERIALS

C-1: Architectural Context. (NBH Specific)

The siting of the structure will relate to the neighboring El Centro de la Raza schoolhouse building and have view and site connections to the surrounding neighborhood. An emphasis on the view corridor from the Beacon Hill Library will be incorporated. Building massing will key off of the El Centro de la Raza building, tying into the datum line created by the very strong hip roof. The Beacon Hill Station and plaza will be recognized as an important element with ties into the site design.



C-2: Architectural Concept & Consistency. (NBH Specific)

The building structure and mass will be of durable, sturdy materials that project a strong connection to the neighborhood. Brick and masonry is used throughout North Beacon Hill and an effort will be made to incorporate this material into the primary street-facades of the structure. The upper residential floors will be identified through the use of materials and different fenestration than the non-residential first floor.



C-3: Human Scale.

Materials, architectural features and elements will be used to relate to the pedestrian experience. The building structure will be defined to relate to the human scale. Art and material placement will be emphasized to create a positive pedestrian experience.

C-4: Exterior Finish Materials. (NBH Specific)

Highly durable materials, conducive to pattern and texture, will be used at the street level. This will enhance the pedestrian experience and provide connection to the surrounding neighborhood.

C-5: Structured Parking Entrances.

The garage entrance will be located to minimize the impact to the street frontage.

D: PEDESTRIAN ENVIRONMENT

D-1: Pedestrian Open Space & Entrances.

Lively, pedestrian-oriented open spaces will be provided. Residential entries will provide secure, comfortable paths and will be adequately lit and protected from the weather through the use of canopies.

D-2: Blank Walls.

Blank walls will be avoided. Where needed, the façade treatment will include green walls and other elements to reduce the scale of the building.

D-3: Retaining Walls.

Retaining walls along the north and east edges of the site facing 17th Avenue South will be minimized. Where required due to topography, the façade treatment will include green walls and other elements to provide a pedestrian scale and visual interest.

D-4: Design of Parking Lots Near Sidewalks.

Not applicable.

D-5: Visual Impacts of Parking Structures.

Not applicable.

D-6: Screening of Dumpsters, Utilities, and Services Areas.

Dumpsters, utilities and service areas will be located on 16th Avenue South for the West Building and 17th Avenue South for the East Building.

D-7: Pedestrian Safety. (NBH Specific)

Pedestrian safety is a priority. CPTED will be implemented.

D-8: Treatment of Alleys.

Not applicable.

D-9: Commercial Signage.

Nonresidential signage will be incorporated into the look and character of the building architecture.

D-10: Commercial Lighting.

Lighting will be provided to enhance security and to allow the commercial spaces to be used during evening hours.

D-11: Commercial Transparency.

Commercial storefronts will be transparent allowing for direct connections between pedestrians and internal activities.



D-12: Residential Entries and Transitions.

Any individual residential entrances located off the street will be designed to provide an adequate buffer between the unit and sidewalk.

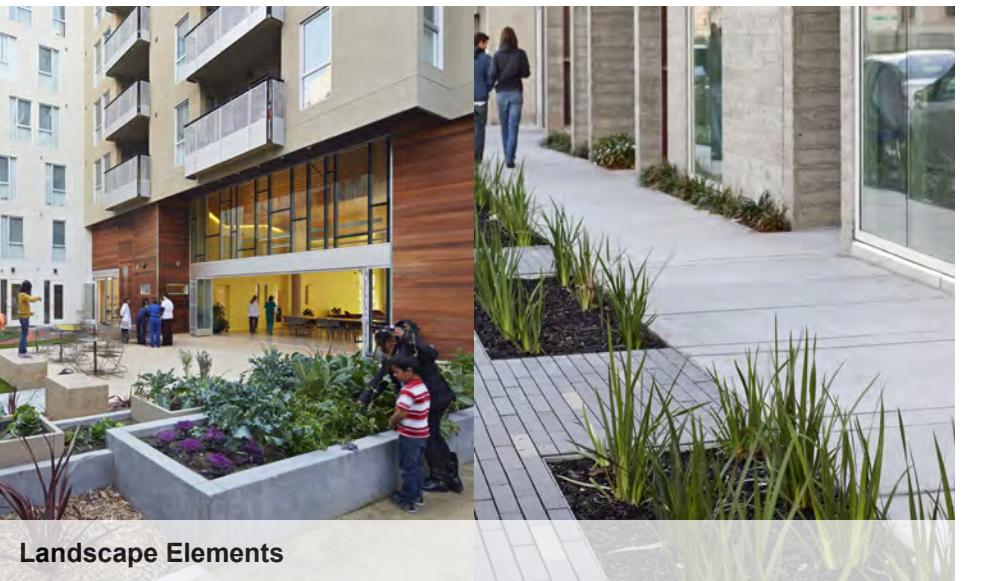
E: LANDSCAPING

E-1: Landscaping to Reinforce Design Continuity with Adjacent Sites.

Connections to the Roberto Maestas Festival Street to the south and Santos Rodriguez Park to the north will be emphasized with the use of planting, concrete score joints, and materials.

E-2: Landscaping to Enhance the Building and/or Site. (NBH Specific)

Living plant material, art, and planters will be utilized to enhance the project and to connect to the cultural art and identity of the surrounding neighborhood.



E-3: Landscape Design to Address Special Site Conditions

Not applicable.

SEATTLE DESIGN GUIDELINES - POST 12.05.13 - PROJECT ANALYSIS

(Highlighted in orange are specific to the updated North Beacon Hill Design Guidelines - 11.22.13)

CONTEXT & SITE

CS1: NATURAL SYSTEMS AND SITE FEATURES

A: ENERGY USE.

1. Energy Choices.

Building massing has been designed to limit the casting of shadows on neighboring buildings and open space.

B: SUNLIGHT & NATURAL VENTILATION.

1. Sun & Wind.

Natural ventilation will be used for residential units. The central plaza has good southern exposure.

2. Daylighting & Shading.

Emphasis will be placed on providing adequate daylight to reduce the lighting requirements during the day.

3. Managing Solar Gain.

Canopies will be used as needed to reduce solar heat gain within the building.

C: TOPOGRAPHY.

1. Land Form.

The project will respond to the natural topography of the site.

2. Elevation Changes.

The East Building includes a basement level that takes advantage of the slope found on-site, which is only visible from 17th Avenue South. All service-oriented activities will be directed away from the principal pedestrian street.

D: PLANTS & HABITAT

1. On-Site Features.

Native and adaptive plants and trees will be used throughout the site.



2. Off-Site Features.

Not applicable.

E: WATER.

1. Natural Water Features.

Not applicable.

2. Adding Interest with Project Drainage.

Site and landscape design will utilize grading in the plaza to collect rainwater run-off. Bio-retention planters will be used throughout the site to handle water collected from the roof structure.



I: RESIDENTIAL OPEN SPACE. (NBH Specific)

i. Buildings are sited in the preferred scheme to maintain the view corridor to the Beacon Hill Public Library.

ii. The northeast corner of the East Building for the proposed scheme steps back at street level from the sidewalk to provide further separation from single-family structures across the street.

iii. When feasible, street trees will be protected.

iv. Open spaces have been oriented to provide adequate sunlight for outdoor activities throughout the year.

CS2: ENTRANCES VISIBLE FROM THE STREET.

A: LOCATION IN THE CITY & NEIGHBORHOOD.

1. Sense of Place.

The lot is adjacent to El Centro de la Raza schoolhouse, and Beacon Hill Station with a view connection to the Beacon Hill Public Library. The proximity of these major neighborhood institutions will be reinforced through the provision of a public plaza that organizes the site and provides for pedestrian-oriented activities.

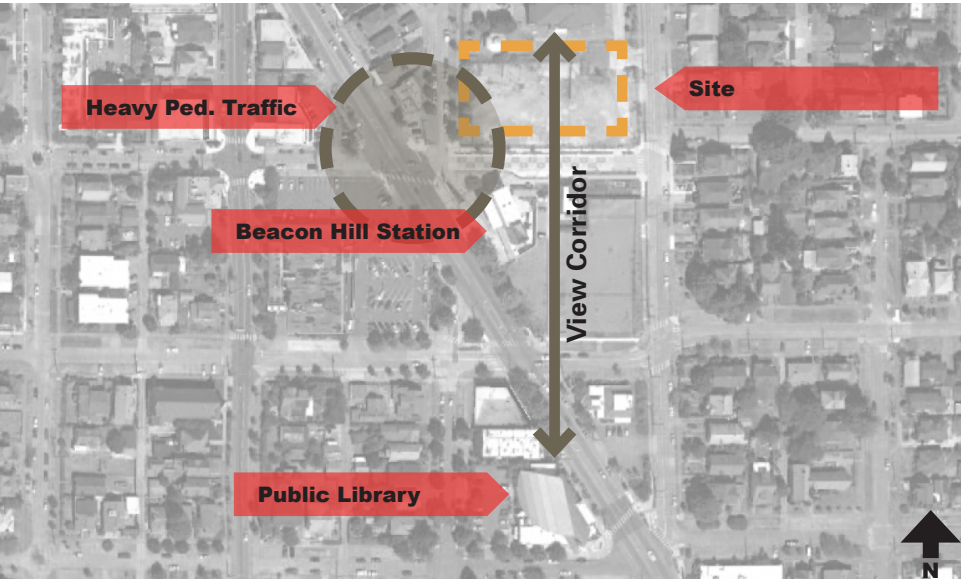
2. Architectural Presence.

Articulation of street frontage, particularly along Roberto Maestas Festival Street, is a priority. Ground-level facades will encourage pedestrian-oriented activity.

B: ADJACENT SITES, STREETS, & OPEN SPACES.

1. Site Characteristics

The full block width property is located directly adjacent to Beacon Hill Station in the midst of the North Beacon Hill retail core. The streetscape and building composition will respond to the heavy pedestrian thorough-fair. The southwest corner of the site is an activity hub directly adjacent to the Beacon Hill Station entrance and will have uses that support that activity. The building and open space composition will respond to the priorities established by the North Beacon Hill Neighborhood Plan. Connections to the many view opportunities will be addressed in the massing of the buildings and by providing open space at upper levels. Respect for the existing El Centro de la Raza School Building and it's place in the neighborhood will be a priority. The site will have physical connections to the existing Santos Rodriguez Park to the north and will emphasize view and pedestrian corridors to the Beacon Hill Library to the south.



2. Connection to the Street.

The siting of the structures will relate to the neighboring El Centro de la Raza schoolhouse. Retail spaces will relate to the Beacon Hill Station, Roberto Maestas Festival Street, and increased pedestrian activity related to the North Beacon Hill retail core. The community center and live/work units in the East Building will relate to the single-family neighborhood.

3. Character of Open Space.

Buildings will be sited to allow retail and open space opportunities that are fully integrated with Roberto Maestas Festival Street. A plaza will be incorporated into the design to maintain an emphasis on the view corridor between the El Centro de la Raza schoolhouse and the Beacon Hill Public Library. The plaza is viewed to be a "hub" of activity for open air markets, community events, and public enjoyment.

C: RELATIONSHIP TO THE BLOCK.

1. Corner Sites.

The lot spans from 16th Avenue South to 17th Avenue South with a corner at each intersection and street fronts on three sides of the property. The corner facing Beacon Avenue South will be emphasized through the use of materials and signage. The corner facing 17th Avenue South partially faces a residential zone so it will be scaled to further place emphasis on the more urban front of the property facing Beacon Avenue South and Roberto Maestas Festival Street.

2. Mid-Block Sites.

Not applicable.

3. Full Block Sites.

To break down the scale and massing in the preferred scheme, a central plaza is provided to allow pedestrians to move freely through the site by connecting a pedestrian pathway along the north property line to Roberto Maestas Festival Street.

D: HEIGHT, BULK, & SCALE.

1. Existing Development and Zoning.

Future development to the south and west of the lot is zoned for multi-use structures with retail and residential elements. Single-family residential will be maintained to the east of the lot. Building massing and articulation will reflect these neighboring conditions.

2. Existing Site Features.

Material, articulation, massing, and fenestration will relate to the adjacent El Centro de la Raza schoolhouse building located to the north.

3. Zone Transitions.

A pedestrian pathway is provided along the north property line to provide a separation between the proposed project and El Centro de la Raza, which is located in a LR3 zone.

4. Massing Choices.

The massing of the East Building will step back from the property line/sidewalk at the northeast corner to create a buffer for level one units and better relate to the single-family residential homes across 17th Avenue South. Both the West and East Buildings will step down to create private courtyards for residential outdoor space.

5. Respect for Adjacent Sites.

East Building massing will step down at level five to the residential uses to the northeast, respecting the existing three-story residential scale that is established along 17th Avenue South.

I: STREETScape COMPATIBILITY. (NBH Specific)

i. Each street-facing facade will receive treatment that responds directly to the nature of the street, pedestrian activity, and internal uses along each facade. Particular attention will be paid to Roberto Maestas Festival Street, a principal pedestrian street.

ii. Grade separations between commercial spaces and the sidewalk will be limited as much as possible.

II: CORNER LOTS. (NBH Specific)

i. Not applicable.

ii. Retail space is provided at the southwest corner of the West Building, located at the intersection of 16th Avenue South, Roberto Maestas Festival Street, and Beacon Avenue South, across from the Beacon Hill Station.

iii. Treatment of the southwest corner of the West Building will be detailed to define this principal corner.

iv. Not applicable.

III: HEIGHT, BULK, AND SCALE COMPATIBILITY. (NBH Specific)

i. The preferred scheme divides the project into two buildings allowing for a more compatible scale with surrounding buildings and the opportunity for a central public open space.

ii. Varied facade treatments and articulation will be used to break up building mass.

iii. Not applicable.

iv. Building massing has been stepped back to reduce shading on neighboring structures and open space. Solar studies have been provided with this packet.

v. The West Building massing will step down at the northwest corner to accommodate a family courtyard and reduce shadows falling on the adjacent playground area at Santos Rodriguez Park. Additionally, the East Building massing will step down to the single family zone to the northeast.

vi. Existing design patterns in the North Beacon Hill Neighborhood will be used to inform the articulation of building facades.

vii. Detailing and architectural elements will be used to reduce building massing.

viii. Landscaping will be used to define building facades where necessary.

ix. Material, bays, massing, and fenestration will relate to the adjacent El Centro de

la Raza schoolhouse building located to the north.

x. Design cues will be taken from surrounding buildings to bring a sense of scale to building articulation.

xi. The northeast corner of the East Building for the proposed scheme steps back at street level to provide further separation from single-family structures across the street, and opportunities for landscaping to break up the building facade.

CS3: ARCHITECTURAL CONTEXT & CHARACTER

A: EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES.

1. Fitting Old & New Together.

Material, articulation, massing, and fenestration will relate to the adjacent El Centro de la Raza schoolhouse building located to the north.



2. Contemporary Design.

Materials and building articulation will be utilized in a contemporary way to distinguish the new building from the surrounding historical context.

3. Established Neighborhoods.

Existing neighborhood character, materials, and patterns will be used to inform building articulation.

4. Evolving Neighborhoods.

Buildings articulation and facade design will be developed to reflect the goals of the Beacon Hill Neighborhood Plan.

B: LOCAL HISTORY & CULTURE.

1. Place Making.

A plaza will be provided at the center of the lot to provide a public gathering place to promote neighborhood interaction and cultural events.

2. Historical/Cultural References.

The design of the plaza will include references to the cultural heritage of El Centro de la Raza and the North Beacon Hill Neighborhood.

I: ARCHITECTURAL CONTEXT. (NBH Specific)

i. Building massing will key off of the El Centro de la Raza schoolhouse building, tying into the datum line created by the very strong hip roof. The Beacon Hill Station and plaza will be recognized as an important element with ties into the site design.



ii. The proposed development will respond to architectural characteristics of the neighborhood including material selection and articulation.

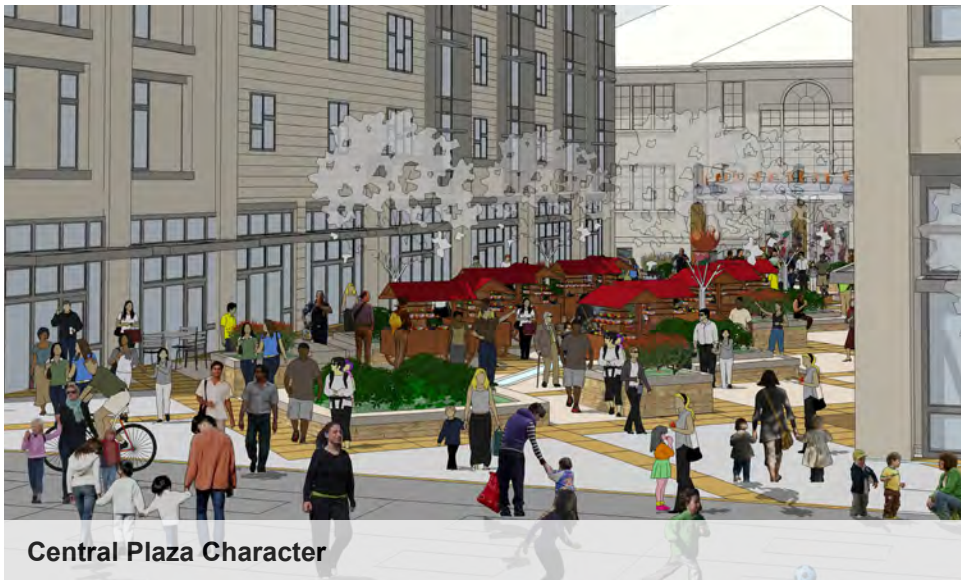
PUBLIC LIFE

PL1: CONNECTIVITY

A: NETWORK OF OPEN SPACES.

1. Enhancing Open Space.

A plaza will be provided at the center of the lot to provide a public gathering place for the North Beacon Hill Neighborhood that is connected to pedestrian activity surrounding the Beacon Hill Station and retail core.



SEATTLE DESIGN GUIDELINES - POST 12.05.13 PROJECT ANALYSIS (CONTINUED)

2. Adding to Public Life.

A pedestrian walkway will be provided along the north property line to encourage connection between the single-family residences and the Beacon Avenue retail core.



B: WALKWAYS & CONNECTIONS.

1. Pedestrian Infrastructure.

The location of pedestrian spaces will connect to current activities around the Beacon Hill Station and retail core along Beacon Avenue South.

2. Pedestrian Volumes.

The central plaza will provide ample space for the circulation of pedestrians through and around the site. Spaces for gathering and events will also be provided.

3. Pedestrian Amenities.

Seating, art work, site furniture, signage, and lighting will all be provided to enhance the pedestrian experience in and around the project site.

C: OUTDOOR USES & ACTIVITIES.

1. Selecting Activity Areas.

The plaza is located to emphasize the view corridor between the El Centro de la Raza schoolhouse and Beacon Hill Public Library. The plaza also defines the main south entry of El Centro de la Raza.

2. Informal Community Uses.

A stage will be located at the north end of the plaza to support community performances and events. Space for cafe seating will be provided adjacent to the retail space at the southeast corner of the West Building in the preferred scheme.

3. Year-Round Activity.

Trees for sound attenuation and shading, and lighting will be provided to allow the plaza to be used regularly throughout the year.

I: RESIDENTIAL OPEN SPACE. (NBH Specific)

i. Residential open space accessible only to tenants will be provided in upper level courtyards for each building in the preferred scheme.

ii. A public plaza will be provided in the center of the site to create connections between major neighborhood landmarks, provide a central event/gathering space for the neighborhood, and support the non-residential activities of the building.

PL2: WALKABILITY

A: ACCESSIBILITY.

1. Access for All.

Entries and public access points will be accessible to people with limited mobility. Site elements will limit the use of stairs to move through the site.

2. Access Challenges.

A through-block connection with site furniture will be provided at the north property boundary, adjacent to the El Centro de la Raza schoolhouse to enhance pedestrian access.

B: SAFETY & SECURITY.

1. Eyes on the Street.

Pedestrian safety is a priority. CPTED will be implemented. Windows of residential units will face public open space to provide additional security.

2. Lighting for Safety.

Lighting will be provided to enhance security at pedestrian pathways and building entries, and to allow the commercial spaces to be used during evening hours.

3. Street-Level Transparency.

Street-level storefronts will be transparent allowing for direct connections between pedestrians and internal activities.

C: WEATHER PROTECTION.

1. Locations & Coverage.

Overhead weather protection will be provided at entries to the residential lobbies, retail spaces, childcare, and community center.

2. Design Integration.

Overhead weather protection and downspouts will be fully integrated with the facade design and rainwater management on site.



3. People-Friendly Spaces.

Art and material placement will be emphasized to create a positive pedestrian experience.

D. WAYFINDING

1. Design as Wayfinding.

Clear directional signage will be used, where needed, to provide a positive pedestrian experience.

I: PERSONAL SAFETY & SECURITY. (NBH Specific)

i. Landscaping and low fencing will be used as necessary to define spaces within the site. Every effort will be made to utilize the principles of CPTED to maximize visibility, encourage safety, and support pedestrian movement around the site.

ii. Clearly visible routes will be provided to all building entrances. Hiding places will be avoided to the full extent possible.

iii. Lighting will be provided to enhance security around the building, pedestrian pathways, and open space.

II: STREETScape COMPATIBILITY. (NBH Specific)

i. Sidewalk widths will be maintained.

ii. Not applicable.

PL3: STREET-LEVEL INTERACTION

A: ENTRIES.

1. Design Objectives.

a. Commercial Lobbies: The childcare and community center entries will be accessed directly from public outdoor spaces, sized appropriately for the population being served at each entrance, and lit adequately for safety.

b. Retail Entries: Each retail space will be accessed directly from the sidewalk with overhead weather protection.

c. Residential Lobbies: Residential lobbies will be accessible from public entry points at the sidewalk or plaza. Each entry will be clearly articulated and identifiable.

d. Ground-Related Residential Entries: Live/work unit entries located on the ground floor will be articulated to provide a balance between public and private activities of each unit.

2. Ensemble of Elements.

A variety of architectural elements will be used to articulate building entries and provide a safe pedestrian experience.

B: RESIDENTIAL EDGES.

1. Security & Privacy.

Not applicable.

2. Ground-Level Residential.

Not applicable.

3. Buildings with Live/Work Uses.

Each Live/Work unit will have a transparent facade that faces the public plaza.

4. Interaction.

An upper level courtyard will be provided in each building as space for tenants to interact away from the public plaza. Courtyards will have a direct connection to tenant common rooms. The plaza will serve as the public interaction point between the tenants and the rest of the North Beacon Hill neighborhood.

C: RETAIL EDGES.

1. Porous Edge.

Ground-related activities will have transparent storefronts to allow a direct connection between pedestrians on the sidewalk and internal activities.



2. Visibility.

When possible, operable storefronts will be provided at retail spaces and the community center to allow internal activities to interact with the public realm.

3. Ancillary Activities.

The plaza will be used as a secondary space for retail activities, potentially farmer's market-type activities. Retail spaces will be able to utilize the plaza for additional seating. Site furniture will be provided to promote retail and pedestrian activities.

I: HUMAN ACTIVITY. (NBH Specific)

i. Where feasible, operable storefront will be provided at retail spaces and the community center.

ii. Outdoor dining activities may be provided in the plaza adjacent to the retail spaces in the preferred scheme.

iii. Clear glass will be installed in windows along the sidewalk to provide a visual connection to internal activities at the street level.

iv. Not applicable.

v. Storefront glazing will be maximized to facilitate interaction between indoor and outdoor activities, particularly along Roberto Maestas Festival Street.

II: STREETScape COMPATIBILITY. (NBH Specific)

Not applicable.

PL4: ACTIVE TRANSPORTATION

A: ENTRY LOCATIONS & RELATIONSHIPS.

1. Serving all Modes of Travel.

All building entries will be easily accessible to pedestrians, people using the Beacon Hill Station, bicyclists, and other modes of travel. Loading zones are planned to support childcare and community center activities.

2. Connections to All Modes.

The residential building lobbies for each building will be located to provide easy access for tenants arriving by foot or public transportation.

B: PLANNING AHEAD FOR BICYCLISTS.

1. Early Planning.

Bicycle traffic will be accommodated for both public and private uses. Bicyclists will be able to easily connect to existing arterials along Beacon Avenue South.

2. Bike Facilities.

Bicycle storage facilities will be provided for the residential tenants of each building. Additional, bike racks will be provided in the public realm to promote neighborhood access.

3. Bike Connections.

The project will promote connections to existing bicycle infrastructure along Beacon Avenue South.

C: PLANNING AHEAD FOR TRANSIT.

1. Influence on Project Design.

Retail spaces are placed directly opposite the Beacon Hill Station to take advantage of transit-oriented pedestrian activity.

2. On-Site Transit Stops.

Not applicable.

3. Transit Connections.

Not applicable.

DESIGN CONCEPT

DC1: PROJECT USES & ACTIVITIES

A: ARRANGEMENT OF INTERIOR USES.

1. Visibility.

Retail and community center uses are located along Roberto Maestas Festival Street to take advantage of the pedestrian activity between Beacon Hill Station, the neighborhood retail core, and single-family residential zone.

2. Gathering Places.

The community center will be able to take advantage of pedestrian traffic along Roberto Maestas Festival Street. The plaza will also serve as additional outdoor gathering space for large events.

3. Flexibility.

Not applicable.

4. Views & Connections.

The courtyard at the West Building will have a direct connection to Santos Rodriguez Park located just north of the building. The courtyard at the East Building will be able to take advantage of views of the Cascade Mountains. Residential units will have views onto all public areas including sidewalks, the plaza, and pedestrian walkway.



B: VEHICULAR ACCESS & CIRCULATION.

1. Access Location & Design.

Vehicle access will be provided along 17th Avenue South, away from pedestrian traffic associated with the Beacon Hill Station.

2. Facilities for Alternative Transportation.

Not applicable.

C: PARKING & SERVICE USES.

1. Below-Grade Parking.

A basement level with limited parking for staff will be located below-grade and take advantage of the change in topography along 17th Avenue South. The basement level will not be visible from any other vantage point on the site.

2. Visual Impacts.

Entrance to the basement level will work with grade as much as possible to reduce any blank walls and maximize landscaping opportunities.

3. Multiple Uses.

Not applicable.

4. Service Uses.

All service uses are located away from the main pedestrian traffic along Roberto Maestas Festival Street and the plaza. Where necessary, architectural features will be used to integrate these spaces into the facade design.

I: PARKING & VEHICULAR ACCESS. (NBH Specific)

i. Continuous sidewalks will be maintained around the project site.

ii. Only one curb cut will be provided along 17th Avenue South for access to the basement level of the preferred scheme.

iii. Not applicable.

DC2: ARCHITECTURAL CONCEPT

A: MASSING.

1. Site Characteristics & Uses.

The streetscape and building composition will respond to the heavy pedestrian traffic related to the activity hub directly adjacent to the Beacon Hill Station entrance. The building and open space composition will respond to the priorities established by the North Beacon Hill Neighborhood Plan. The site will have physical connections to the existing Santos Rodriguez Park to the north,

SEATTLE DESIGN GUIDELINES - POST
12.05.13 PROJECT ANALYSIS (CONTINUED)

El Centro de la Raza, and will emphasize view and pedestrian corridors to the Beacon Hill Library to the south.

2. Reducing Perceived Mass.
To reduce building mass, the West Building will step back above the ground-level to maintain solar access to Santos Rodriguez Park. The East Building will step back at the northeast corner to better relate to the single-family residential homes across 17th Avenue South. Articulation and architectural elements will be used to provide a human scale to the facades.

B: ARCHITECTURAL & FACADE COMPOSITION.

1. Facade Composition.
The buildings will be designed to be attractive and well proportioned along all facades. The building structure and articulation will be of durable, sturdy materials that project a strong connection to the neighborhood. The upper residential floors will be identified through the use of materials and different fenestration than the non-residential ground level.



Facade Articulation

2. Blank Walls.
Blank walls will be avoided. Where needed, the façade treatment will include green walls, art, and other architectural elements to reduce building scale.

C: SECONDARY ARCHITECTURAL FEATURES.

1. Visual Depth & Interest.
Depth and visual interest will be provided through canopies and other elements at street-level to add interest and encourage pedestrian activity.

2. Dual Purpose Elements.
Canopies will be used as overhead weather protection, shading devices, and a means of articulating a human scale at the street-level.

3. Fit with Neighboring Buildings.
Material, bays, massing, and fenestration will relate to the adjacent El Centro de la Raza schoolhouse building located to the north. Brick and masonry are used throughout North Beacon Hill and an effort will be made to incorporate this material into the primary street facades of the buildings.

D: SCALE & TEXTURE.

1. Human Scale.
Materials, architectural features and elements will be used to relate to the pedestrian experience.

2. Texture.
Art and material articulation will be emphasized to create a positive pedestrian experience and texture to the street-level facade.

E: FORM & FUNCTION

1. Legibility & Flexibility.
An effort will be made to make the building easily accessible and understandable while to maintaining flexibility that would allow the ground related activities to change over time.

I: RESPECT FOR ADJACENT SITES. (NBH Specific)

i. Not applicable.

ii. Both the West and East Buildings in the preferred scheme step back at upper levels to reduce the perceived mass of the building.

iii. Not applicable.

II: ARCHITECTURAL CONCEPT & CONSISTENCY. (NBH Specific)

i. The base of the structures will be oriented to the street and work to define the public space. The upper residential floors will be identified through the use of materials and different fenestration than the non-residential first floor.

ii. Architectural features, building materials, and fenestration patterns will work together to create a cohesive architectural concept that gives the structures a sense of order.

DC3: OPEN SPACE CONCEPT

A: BUILDING-OPEN SPACE RELATIONSHIP.

1. Interior/Exterior Fit.
All exterior spaces support interior activities. Public open space will directly relate to street-level, non-residential uses, and provide a connection to the surrounding neighborhood. Upper level courtyards provide private exterior space to support residential activities.

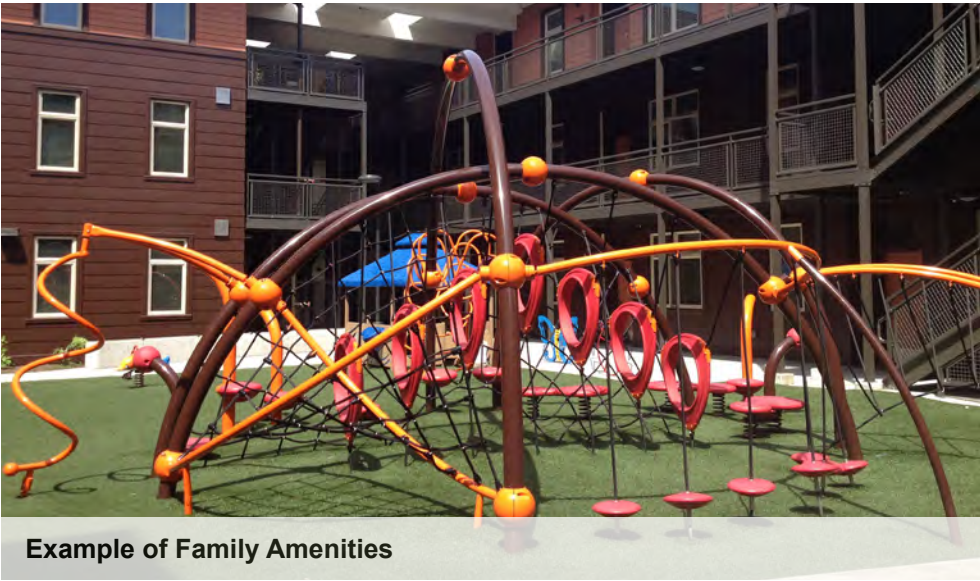
B: OPEN SPACE USES & ACTIVITIES.

1. Meeting User Needs.
Each open space provided has been adequately sized to meet the programmatic needs of the building, everyday uses, and projected neighborhood events.

2. Matching Uses to Conditions.
Landscaping and site elements will respond to the seasonal changes experienced throughout the year. Additional elements may be added to further support year-round use of the plaza.

3. Connections to Other Open Spaces.
Connections to Roberto Maestas Festival Street to the south and Santos Rodriguez Park to the north will be emphasized with the use of planting, concrete score joints, and materials.

4. Multifamily Open Space.
A children's play area will be provided in the larger upper level courtyard of the West Building. Outdoor dining/communal space will also be provided for both buildings to facilitate tenant interaction.



Example of Family Amenities

C: DESIGN.

1. Reinforce Existing Open Space.
The plaza will serve as a strong open space concept that other neighborhood projects can build upon in the future.

2. Amenities & Features.
A variety of living plant material, green screens, art, planters, and hardscape will be utilized to enhance the buildings and open space, and to connect with the cultural art and identity of the surrounding neighborhood.

3. Support Natural Areas.
Not applicable.

I: LANDSCAPING TO ENHANCE THE BUILDING AND/OR SITE. (NBH Specific)

i. Planting will be given a variety of functions including stormwater management and shading.

ii. Native plants will be prioritized to reduce irrigation and replacement needs.

iii. A focal point will be provided in the plaza to orient the space and provide a center for activity. The focal point will serve as an opportunity for artwork relating to the cultural heritage of El Centro de la Raza and the North Beacon Hill Neighborhood.

iv. Effort will be made to maintain site trees when feasible.

II: STREETScape COMPATIBILITY. (NBH Specific)
Planting strip locations will relate to pedestrian activity and expected traffic.

DC4: EXTERIOR ELEMENTS & FINISHES

A: BUILDING MATERIALS.

1. Exterior Finish Materials.
The building facade will be articulated through durable, sturdy materials that project a strong connection to the North Beacon Hill Neighborhood.

2. Climate Appropriateness.
Climate appropriate materials that are easy to maintain will be selected to increase durability and reduce replacement costs.

B: SIGNAGE.

1. Scale & Character.
Non-residential signage will be incorporated into the look and character of the

building architecture.

2. Coordination with Project Design.
A signage plan will be developed in coordination with the facade and open space design that reinforces the project design and neighborhood character.



Signage Integration

C: LIGHTING.

1. Functions.
Lighting will be provided to enhance security and to allow the commercial spaces to be used during evening hours.



Lighting Inspiration

2. Avoiding Glare.
Effort will be made to properly illuminate the site while avoiding glare and light pollution to surrounding properties and residential units above the plaza.

D: TREES, LANDSCAPE, & HARDSCAPE MATERIALS.

1. Choice of Plant Materials.
Plant materials will be chosen for their native qualities, drought resistance, and ability to provide greenery year-round.

2. Hardscape Materials.
Pattern and texture will be provided in hardscape areas through material selection, concrete scoring, and color when possible.

3. Long Range Planning.
A long-term landscape plan will be developed to ensure all plant materials are appropriately sized for the conditions on-site. Special attention will be paid to the landscaping selected for the plaza to ensure views are maintained.

4. Place Making.
Site furniture, art, trees and other elements will be used to define spaces within the overall landscape concept.

E: PROJECT ASSEMBLY & LIFESPAN.

1. Deconstruction.
Not applicable. Project is designed to be a 100-year building.

I: EXTERIOR FINISH MATERIALS. (NBH Specific)

i. An effort will be made to incorporate masonry into the primary street-facades of the buildings.

ii. Signage will be integrated into the overall architectural concept of the building that is appropriate in scale and character of the building and surrounding context.

iii. Pedestrian-oriented blade and window signs will be used to articulate retail spaces. Overall building signage will follow similar signage seen in the North Beacon Hill Neighborhood.

COMMUNITY ENGAGEMENT MEETING: JUNE 19, 2012

A co-hosted community meeting with the North Beacon Hill Council and El Centro de la Raza.

COMMUNITY FEEDBACK	DESIGN RESPONSE
Retail spaces should cater to small/local businesses.	Retail spaces have been provided with the opportunity to divide. The spaces face Beacon Avenue South, Roberto Maestas Festival Street, and the Main Plaza to increase activity and exposure.
Create an outdoor public space for community events and small local vendor - make it a destination.	The Main Plaza will be designed with the flexibility to accommodate various community events, dedicated spaces for small cart vendors, while reflecting the spirit of El Centro de la Raza.
Community Center should be designed to accommodate various types of events such as performances, art shows, community meetings, weddings, cooking classes, etc.	The community center has been designed with the most flexibility, with a dividing partition and openings on to the Main Plaza.
Provide active spaces using color and cultural influences.	Integrate Latino cultural elements while creating a space for all. The plaza and buildings will draw from Latino imagery and colors.
Create vibrant landscaping and rainwater re-use opportunities.	Site run-off will be integrated into site features.

BEACON HILL MERCHANTS ASSOCIATION MEETING: JULY 21, 2012

A meeting with the Beacon Hill Merchants Association and the Owner/Developer/Design Team to discuss the retail aspects of the project.

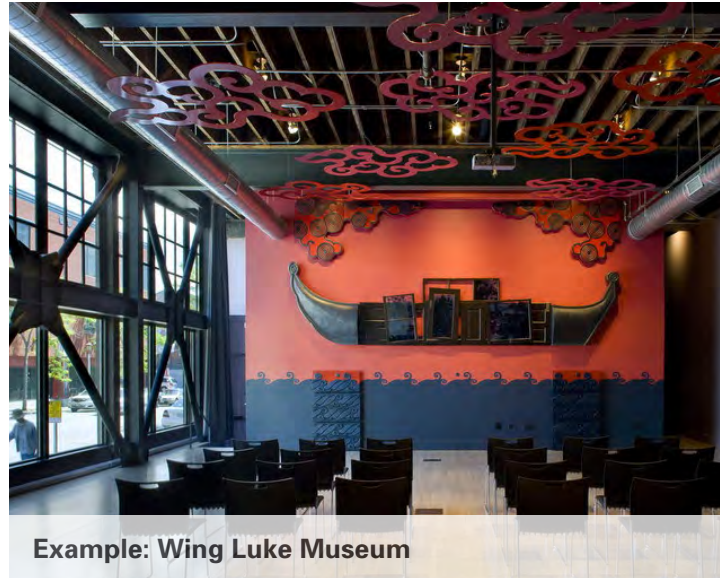
COMMUNITY FEEDBACK	DESIGN RESPONSE
Design the corner retail space as an anchor space; Possible larger than the rest to encourage a restaurant to lease.	All the retail bays are designed to be subdivided to meet the needs of the lessee. The facade of the corner retail bay will be designed to anchor the building and draw pedestrians to the retail spaces from Beacon Avenue South.
Promote different levels of business opportunities.	Other than the retail spaces provided, retail and food cart locations will be provided in the plaza with electrical accommodations. In addition, "slabs" that also are used for seating may be reserved to sell wares as well.
Use canopies to identify retail entrances different from the community center and residential entrances.	Signage and canopies will be integrated to distinguish the retail, community, and residential entries.



Plaza - Pedestrian Zone



Plaza - Gathering Space



Example: Wing Luke Museum



Plaza - Market Carts



Stage/Gathering Space in Plaza



Plaza - Gathering Space



Plaza - Outdoor Dining Space



Rainbow Haven Community Meeting



Plaza - Retail Zone



Materials to Reflect Building Culture

COMMUNITY CENTER CHARRETTE: DECEMBER 10, 2012

An interactive meeting where the public planned three events that could take place in the proposed community center. Logistics and use of space were considered.

COMMUNITY FEEDBACK	DESIGN RESPONSE
Connect the community center space with the Main Plaza.	Many doors, swing or overhead, will face onto the Main Plaza from the community center that can be opened up to combine the indoor with the outdoor. The whole block is envisioned as a campus, with the new community center, the Main Plaza, and the existing El Centro de la Raza building all being available for use during large community events.
Create a space that is flexible to accommodate various events. Appropriate storage, kitchen, and circulation will make the space successful.	The community center will be able to be divided into different arrangements. Storage has been provided to support the various uses.
Acoustics and a variety of lighting options are important for flexibility.	Acoustics will be studied with the space as a whole and divided. Lighting and black-out shades will be considered for various purposes.

COMMUNITY INFORMATIONAL MEETING: FEBRUARY 21, 2013

A meeting with the community and Owner/Developer/Design Team to update the neighbors on the progress of the design and receive feedback.

COMMUNITY FEEDBACK	DESIGN RESPONSE
Main Plaza: Provide variety, consider using curved forms, correctly light the Plaza so that there are no under-lit areas.	A variety of size and shaped spaces defined by the Plaza elements will create movement through the Plaza. Lighting is integral to create a safe and successful Plaza.
Incorporate larger landscaping, trees, along 17th Avenue South to help soften the building across the street from its residential neighbors.	The building will be set back to provide a landscape buffer along the building as well as along the curb. Street trees will be included.
Incorporate artwork, mosaics, into the building.	Artwork will be incorporated throughout the site, taking inspiration from Latino culture.

OTHER ATTENDED EVENTS WITH THE COMMUNITY: (No formal neighborhood input.)

El Centro de la Raza Cinco de Mayo Celebration; May 2012
Beacon Rocks!; June 2012
Rainbow Haven's Neighborhood Night Out, August 2012

NORTH BEACON HILL
NEIGHBORHOOD PLAN GOALS

- Goal 1**
A well defined mixed-use residential neighborhood where the lives of Beacon Hill residents are enhanced, in part, through affordable and diverse housing options available throughout the neighborhood. (NBH-G1 amended)
- Goal 2**
A vibrant mix of housing close to the light rail station.
- Goal 3**
An urban village with a strong overall business district image and identity that is home to a variety of commercial services, including a grocery store and a mix of small, local and ethnic businesses. (NBH-G9 amended)
- Goal 4**
A range of well-maintained parks, community and open spaces in the urban village core with programs that accommodate a variety of uses and diversity of users.
- Goal 5**
North Beacon Hill is an active and safe neighborhood for a diversity of people, throughout the day and evening.
- Goal 6**
A civic gathering space appropriate and flexible for the diversity of cultures living in the neighborhood.
- Goal 7**
Higher density development surrounds the light rail station and is responsive to the neighborhood context at a variety of scales, from single family houses to multistory buildings.
- Goal 8**
A redevelopment of El Centro de la Raza that builds on the site's history and serves as a defining civic element of the Town Center.
- Goal 9**
A Town Center urban form that transitions from denser development at the Town Center core to less dense and single family residential neighborhoods in a manner that is responsive to the context and character of the North Beacon Hill neighborhood.
- Goal 10**
An urban village that is a pleasant place to walk, with good access to alternative transportation; where lively, friendly and safe streetscapes encourage pedestrians and bicyclists and where roadways are seen as public access for walkers, bicycles and buses as well as cars. (NGH-G3)



SCHEME A (CODE COMPLIANT)

- Opportunities:**
Fully code compliant.
No departures required.
Utilizes full capacity of the site.
Distance between El Centro de la Raza and the new development is 53'-6".
- Constraints:**
No public plaza is provided on the site due to programmatic constraints.
To meet the required unit count, the entire building reaches the full, allowable height.
No basement utilized.



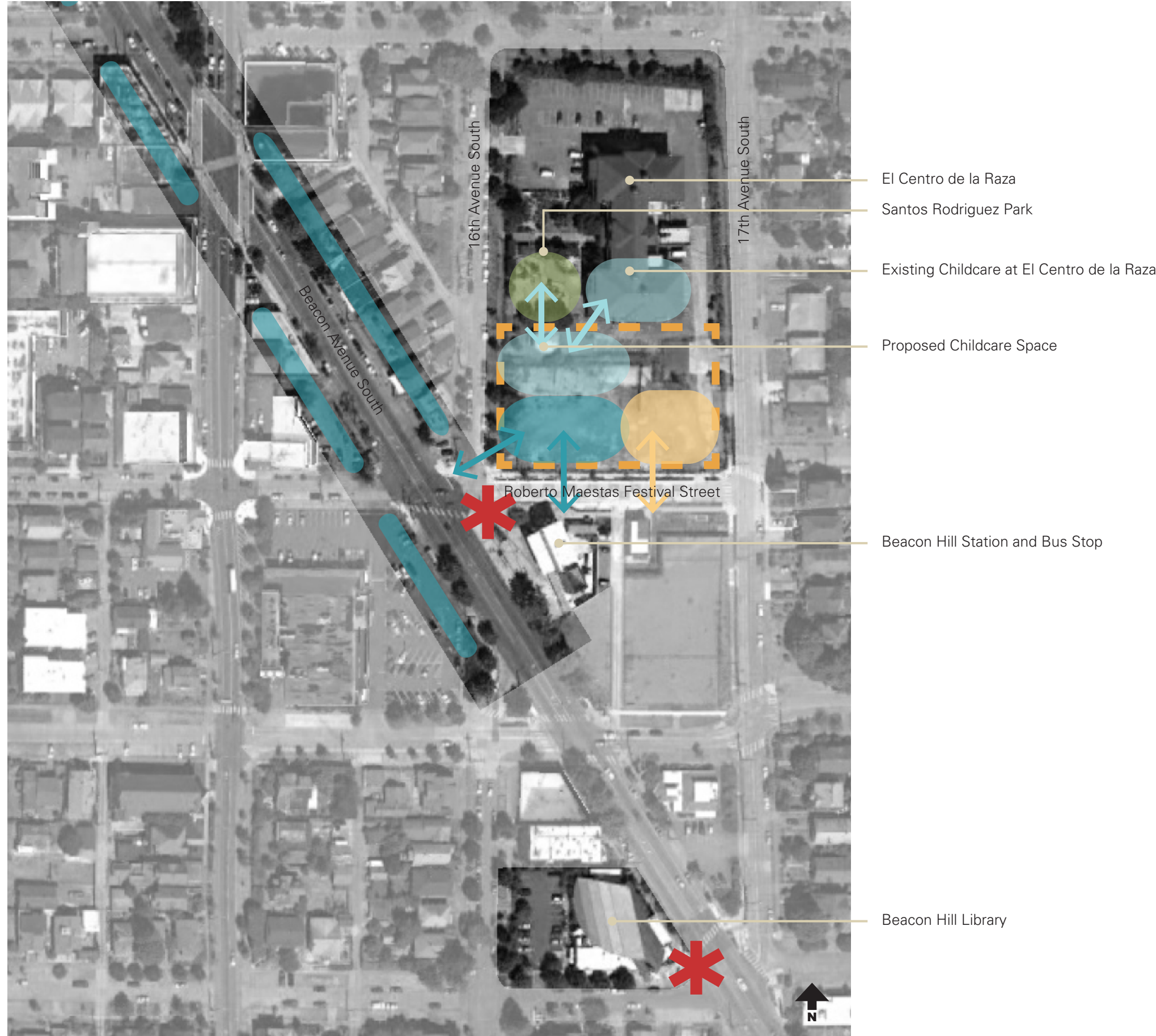
SCHEME B

- Opportunities:**
Fully code compliant.
No departures required.
The provided Public Plaza connects with the Plaza located in front of the Beacon Hill Station.
- Constraints:**
Garage entry can be located at 17th Avenue South only.
Distance between El Centro de la Raza and the new development is 31'-6" (minimum distance provided in the three schemes).
To meet the required unit count, the entire building reaches the full, allowable height.
No basement utilized.

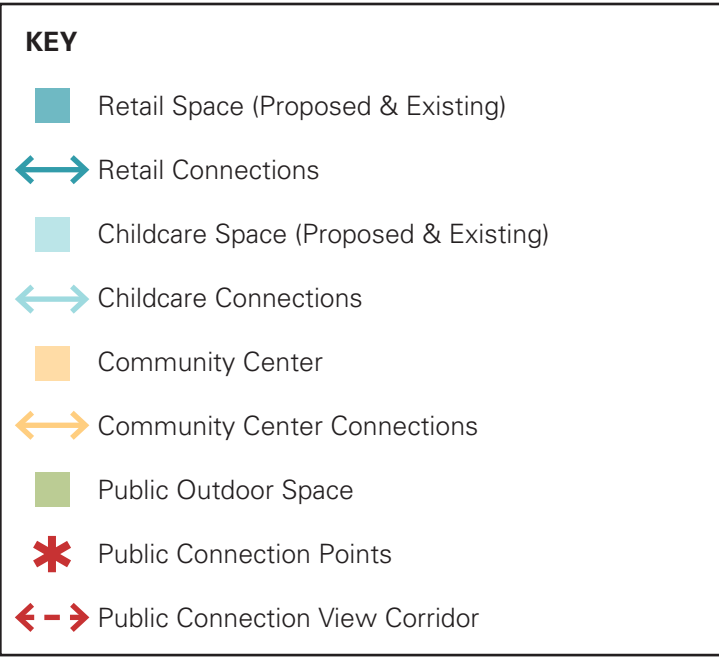


SCHEME C (PREFERRED)

- Opportunities:**
The provided Public Plaza connects El Centro de la Raza, Beacon Hill Station, and Beacon Hill Library as stated in the Neighborhood Plan.
Distance between El Centro de la Raza and the new development is 32'-5"
- Constraints:**
Departure: Transparency and Blank Facades on East Facade of East Building.
To meet the required unit count, the entire west building reaches the full, allowable height.



SCHEME A: SITE CONNECTIONS



SCHEME A: PLAN ENTRIES & CANOPIES



SCHEME A: OVERVIEW

PROPOSED PROGRAM

Scheme A maximizes the ground floor plan and height limit for the property's zoning. The retail spaces are located along Roberto Maestas Festival Street and wrap around the corner of 16th Avenue South. The childcare center is located across from Santos Park which will be used by the childcare center. The childcare center is an expansion of the existing facilities at El Centro de la Raza; making this connection along the north as well. The community center is located along the east portion of the building facing Roberto Maestas Festival Street and 17th Avenue South. The offices are located on the first floor north of the community center. There is one main residential entry along 16th Avenue South

The residential units on Levels 2-6 are arranged around a central courtyard. The courtyard is at Level 2 with exterior walkways connecting the residential units above. An interior common room and laundry room are located at each floor facing the courtyard connecting the interior and exterior residential common spaces.

While this Scheme maximizes the site, the desired unit count and distribution is not met. Design Guideline B is also not achieved since the massing is not able to step down towards the residential neighbors to the northeast as desired. Ground level exterior space is also not available for the neighborhood or the residents. The massing is not in-line with the previous studies incorporated into the North Beacon Hill Neighborhood Plan.

OPPORTUNITIES

Fully code compliant; No departures required.

Utilizes full capacity of the site.

Distance between El Centro de la Raza and the new development is 53'-6" (maximum distance provided in the three schemes).

CONSTRAINTS

No public plaza is provided on the site.

To meet the required unit count, the entire building reaches the full, allowable height.

No basement utilized.

DEPARTURES

Scheme A does not require any departures and is fully code compliant.

BUILDING DATA

Building Footprint: 31,037 SF

Setbacks: None

Building Height: 65'-0"

Building Area: 116,821 SF

Commercial Area: 24,302 SF

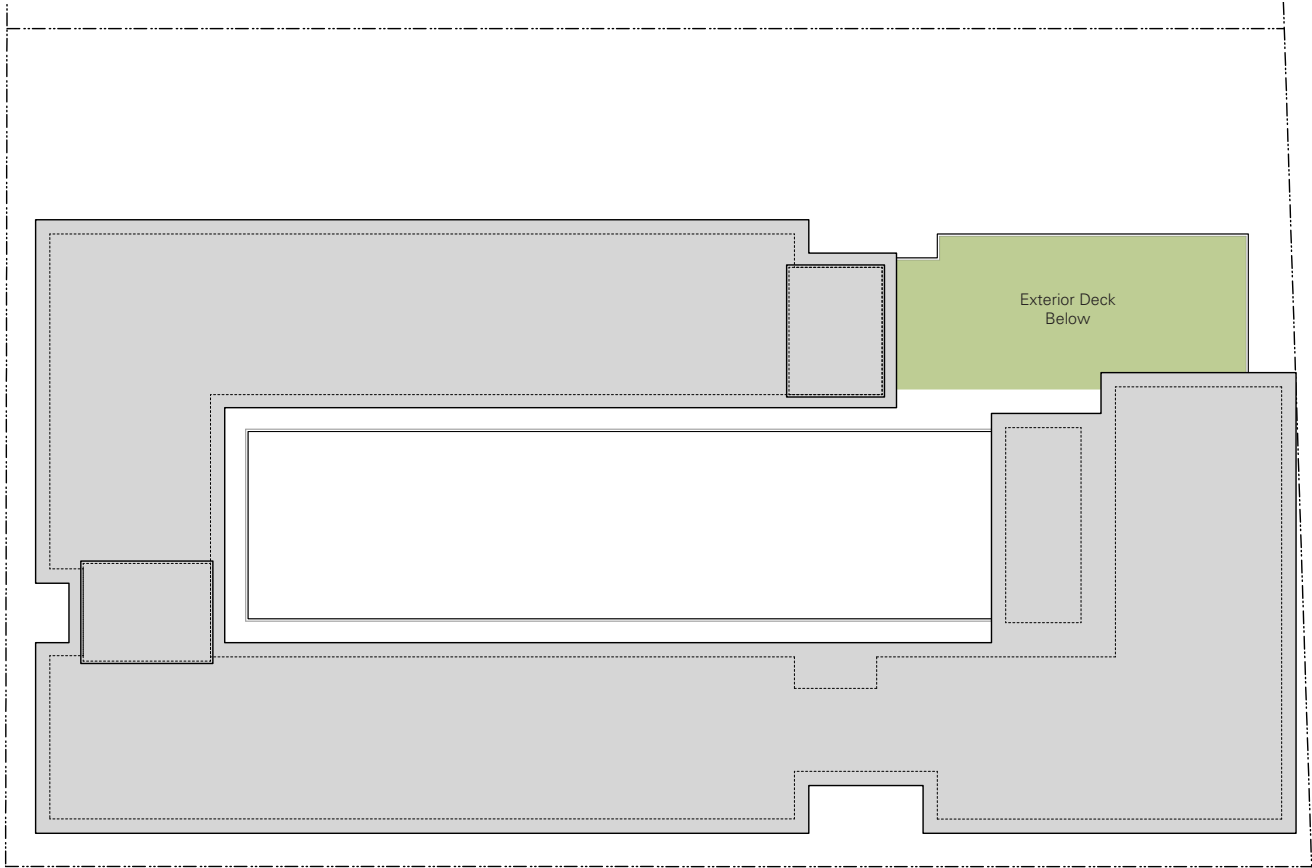
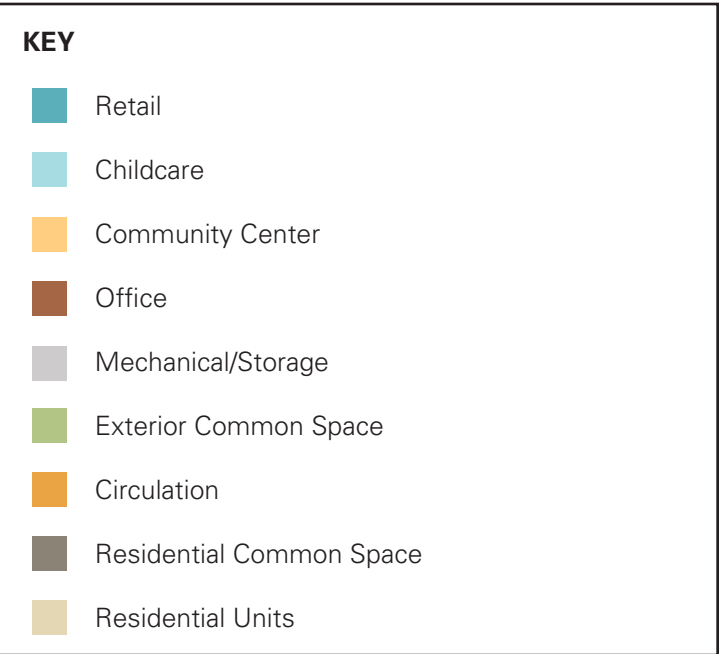
Residential Use Area: 73,027 SF

Exterior Residential Amenity Area: 3,651 SF Min.

Bike Storage: 48 long-term stalls located within the building.

Construction: Five levels of Type V-A over two levels of Type I-A construction.

Proposed Number of Units: 90 one, two and three-bedroom units.

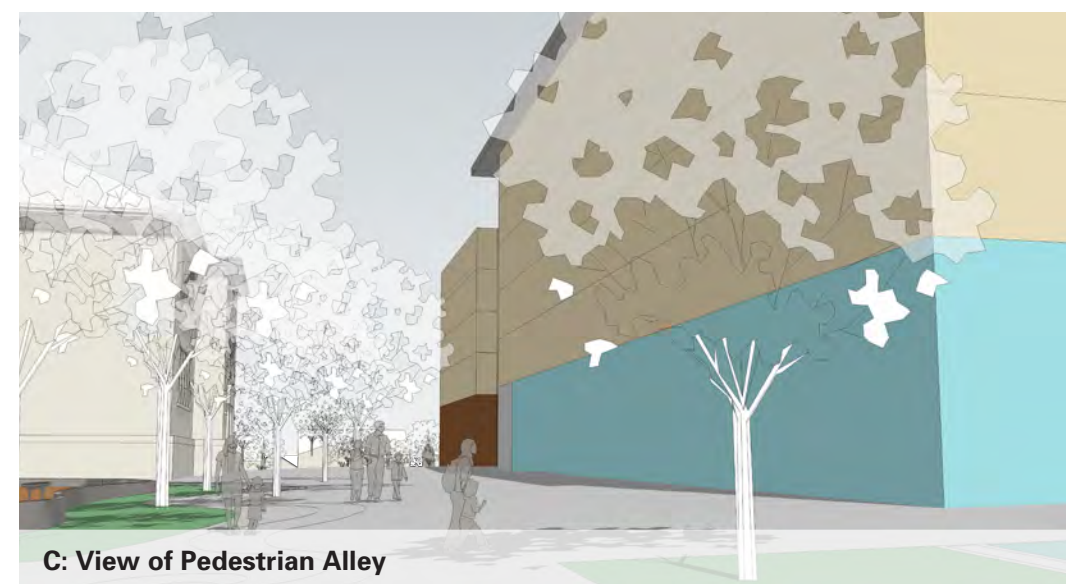


SCHEME A: FLOOR PLANS

OVERALL MASSING



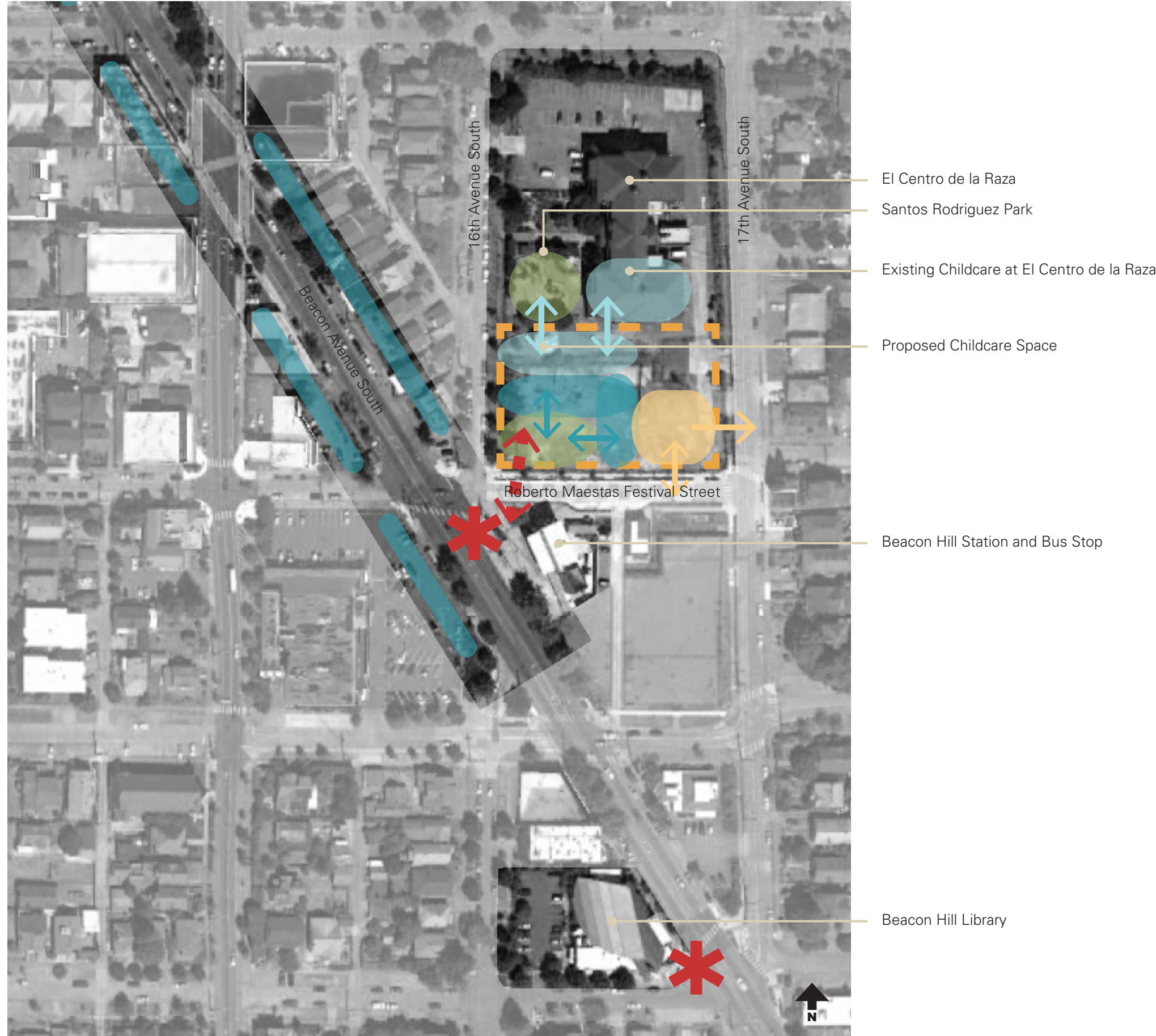
SCHEME A: MASSING MODEL



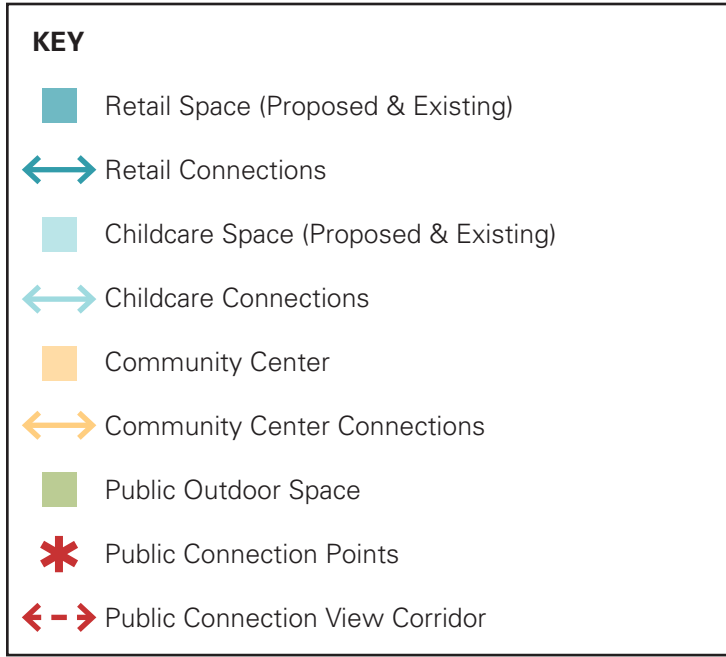
KEY	
■	Retail
■	Childcare
■	Community Center
■	Office
■	Mechanical/Storage
■	Exterior Common Space
■	Circulation
■	Residential Common Space
■	Residential Units



SCHEME A: MASSING MODEL



SCHEME B: SITE CONNECTIONS



SCHEME B: PLAN ENTRIES & CANOPIES



SCHEME B: OVERVIEW

PROPOSED PROGRAM

Scheme B allows for a plaza at the ground level facing the five-point corner at Beacon Avenue South. The retail spaces wrap the plaza area facing Roberto Maestas Festival Street and 16th Avenue South. The childcare center is located across from Santos Park which will be used by the childcare center. The childcare center is an expansion of the existing facilities at El Centro de la Raza; making this connection along the north as well. The community center is located at the southeast corner of the building facing Roberto Maestas Festival Street and 17th Avenue South. The offices are located on the ground level at the northeast corner (office is not an allowed use along a principal pedestrian street = Roberto Maestas Festival Street). There are two main residential entries at 16th Avenue South and Robert Maestas Festival Street.

The residential units on Levels 2-6 are accessed off of a double-loaded corridor. The units wrap a second level courtyard facing east.

While this Scheme allows for a ground level plaza, El Centro de la Raza school building is cut off from its access. The desire is to have the entire block act more like a campus. Design Guideline B is also not achieved since the massing is not able to step down towards the residential neighbors to the northeast, as desired. The massing is not in-line with the previous studies incorporated into the North Beacon Hill Neighborhood Plan.

OPPORTUNITIES

Fully code compliant; No departures required.

The Public Plaza connects with the Plaza located in front of the Beacon Hill Station.

CONSTRAINTS

Distance between El Centro de la Raza and the new development is 31'-6" (minimum distance provided in the three schemes).

To meet the required unit count, the entire building reaches the full, allowable height.

No basement utilized.

DEPARTURES

Scheme B does not require any departures, is fully code compliant, and meets the priority of the North Beacon Hill Neighborhood Plan to provide public open space on the site.

BUILDING DATA

Building Footprint: 27,586 SF

Setbacks: None

Building Height: 65'-0"

Building Area: 137,930 SF

Commercial Area: 24,536 SF

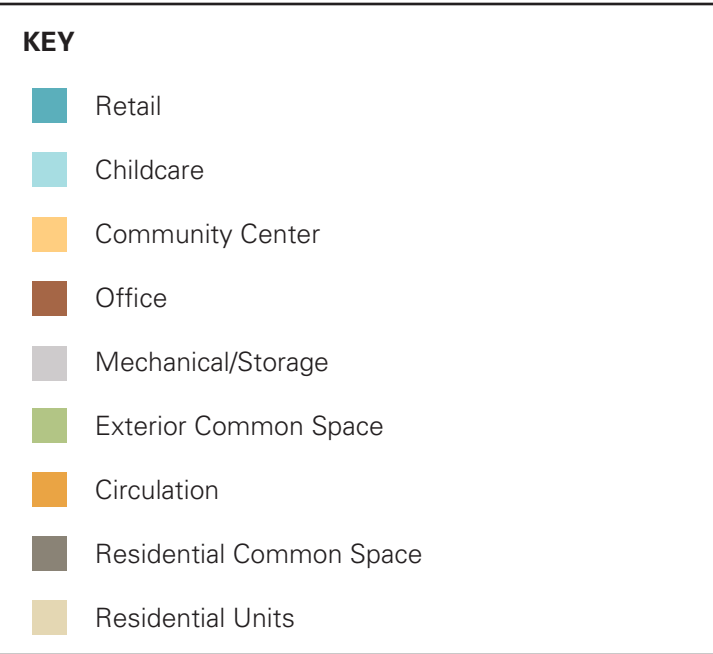
Residential Use Area: 89,223 SF

Exterior Residential Amenity Area: 4,461 SF Min.

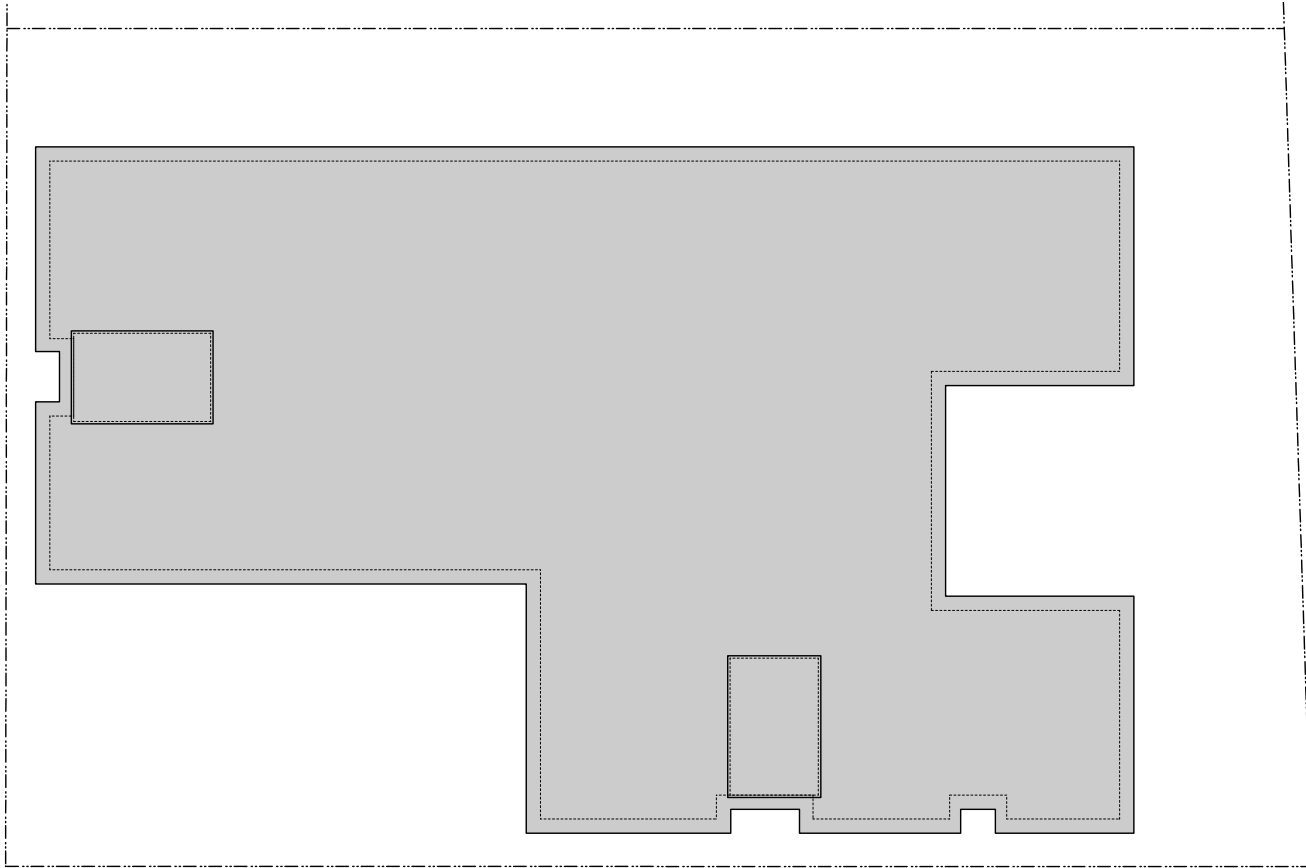
Bike Storage: 48 long-term stalls located within the building and 6 short-term stalls located on the site.

Construction: Five levels of Type V-A over two levels of Type I-A construction.

Proposed Number of Units: 110 one, two and three-bedroom units.



ROOF



TYPICAL RESIDENTIAL FLOOR



SECOND FLOOR



FIRST FLOOR



SCHEME B: FLOOR PLANS

OVERALL MASSING



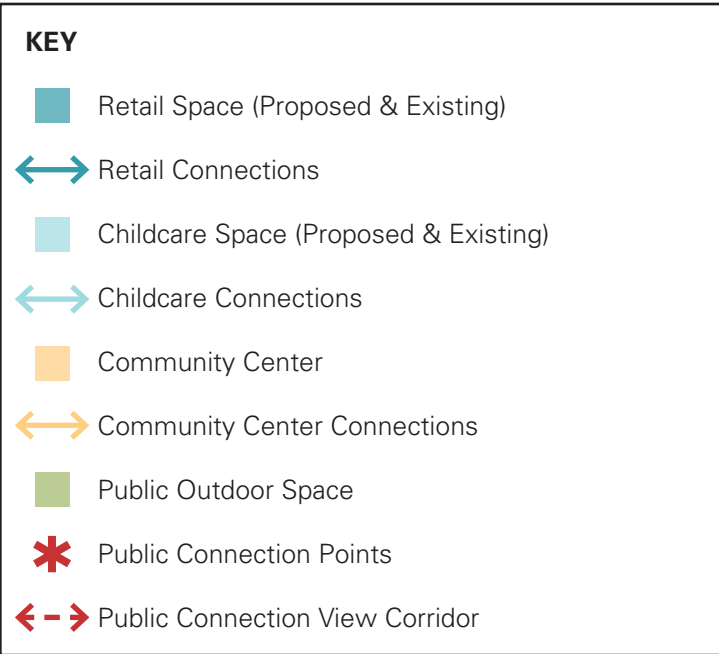
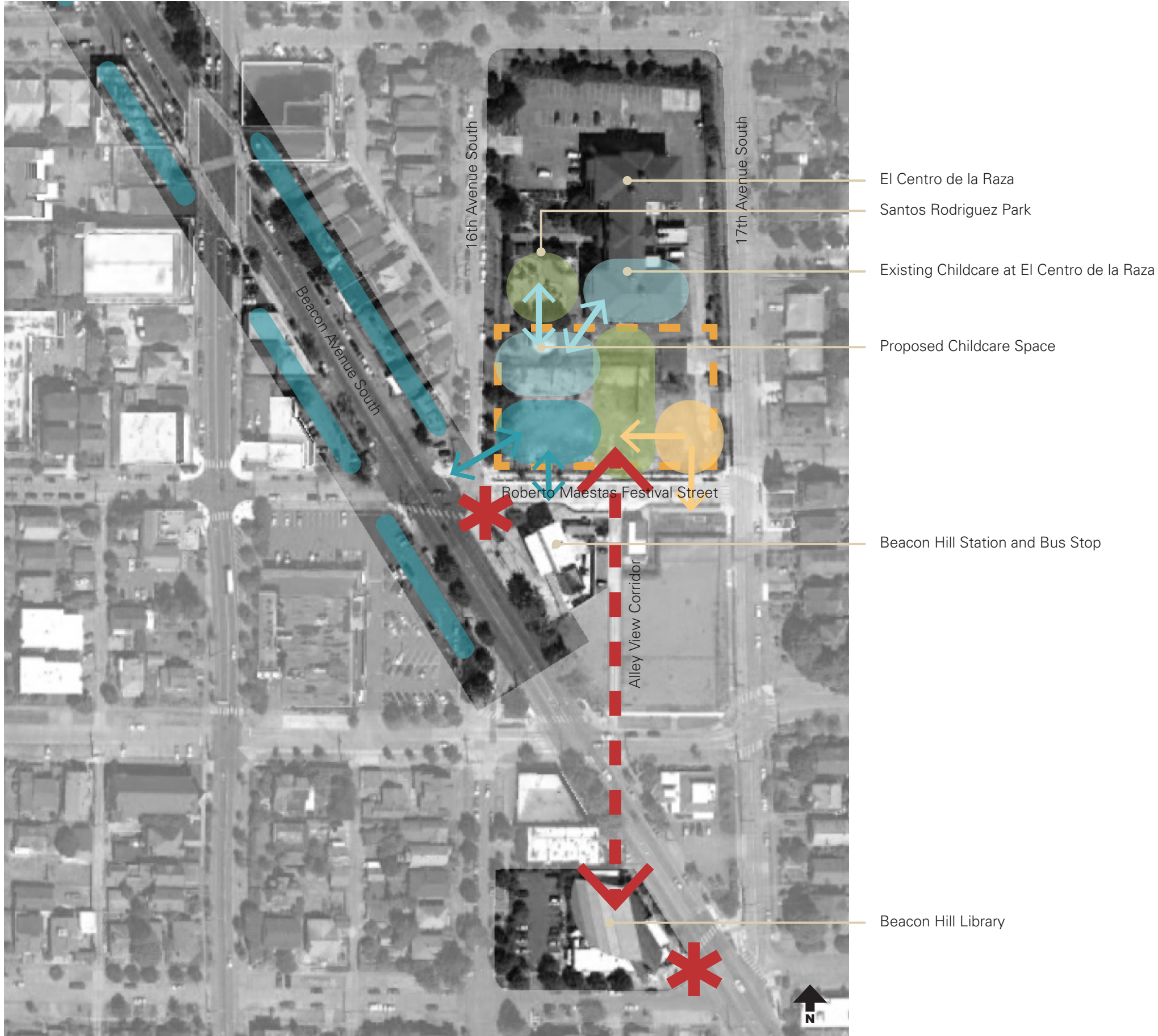
SCHEME B: MASSING MODEL



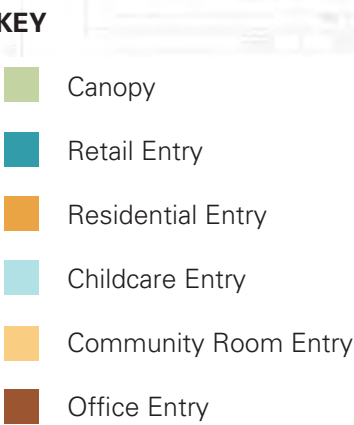
KEY	
■	Retail
■	Childcare
■	Community Center
■	Office
■	Mechanical/Storage
■	Exterior Common Space
■	Circulation
■	Residential Common Space
■	Residential Units



SCHEME B: MASSING MODEL



SCHEME C: SITE CONNECTIONS



SCHEME C: PLAN ENTRIES & CANOPIES



SITE PLAN



SCHEME C: OVERVIEW

PROPOSED PROGRAM

Scheme C allows for a Plaza at the ground level creating a connection to the Beacon Hill Library to the south and El Centro de la Raza school building to the north. The central plaza creates openness throughout the site as well as the buildings. The retail spaces wrap the southwest corner of the West Building facing Roberto Maestas Festival Street, 16th Avenue South, and into the Plaza. The childcare center is located across from Santos Park which will be used by the childcare center. The childcare center is an expansion of the existing facilities at El Centro de la Raza. Classrooms face the Plaza creating activity at the north end of the plaza. The community center is located at the ground floor of the East Building facing Roberto Maestas Festival Street, 17th Avenue South and the Plaza. The offices are located above the community center allowing for facade distinction between the commercial uses and the residential units. There is a main residential entry for each building. For the West, the main entry is accessed from 16th Avenue South. For the East, the main entry is accessed from the Plaza.

West Building Levels 2-6: The residential units are access from an interior double-loaded corridor. There is a common courtyard on the second level.

East Building Level 2-6: The residential units are accessed from an interior double-loaded corridor. There is an exterior common roof deck at the northeast corner of Level 6. This allows the building to step down and create a softer edge to transition to the residents along 17th Avenue South.

The massing and location of the ground level plaza incorporates into the existing El Centro de la Raza campus. All of the Design Guidelines are met with this massing scheme. The massing is in-line with the previous studies incorporated into the North Beacon Hill Neighborhood Plan.

OPPORTUNITIES

The provided Public Plaza connects El Centro de la Raza, Beacon Hill Station, and Beacon Hill Library as stated in the Neighborhood Plan.

CONSTRAINTS

Distance between El Centro de la Raza and the new development is 32'-5".

To meet the required unit count, the entire west building reaches the full, allowable height.

Not code compliant. See departures.

DEPARTURES

Scheme C will require departures the following departures:

23.47A.008.A.2
Blank segments of the street-facing facade between 2 feet and 8 feet above the sidewalk may not exceed 20 feet in width. The total of all blank facade segments may not exceed 40 percent of the width of the facade of the structure along the street.

23.47A.008.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.

BUILDING DATA

Building Footprint: 27,265 SF (West Building = 17,338 SF; East Building = 9,927 SF)

Setbacks: None

Building Height: 65'-0"

Building Area: 137,220 SF

Commercial Area: 24,090 SF

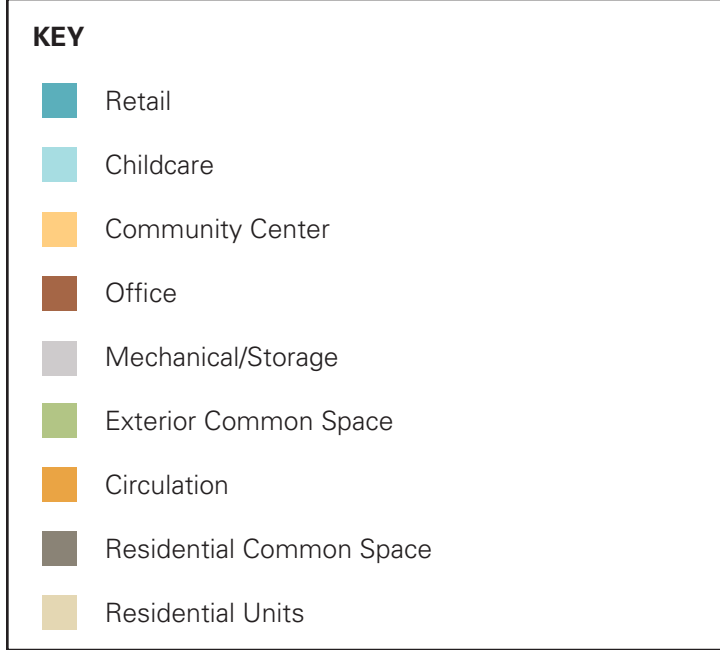
Residential Use Area: 86,695 SF

Exterior Residential Amenity Area: 8,055 SF

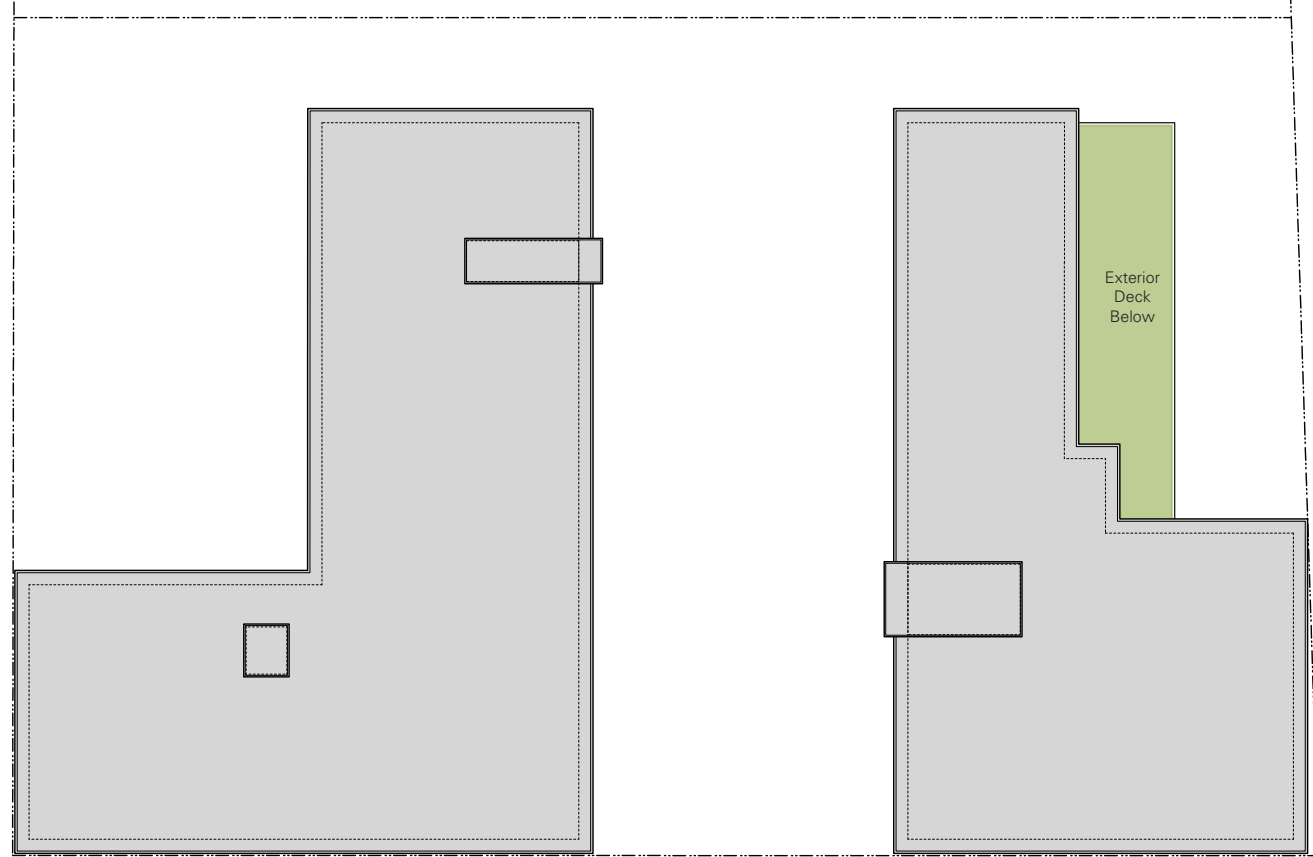
Bike Storage: 50 long-term stalls located within the building and 6 short-term stalls located on the site.

Construction: Five levels of Type V-A over two levels of Type I-A construction.

Proposed Number of Units: 112 one, two and three-bedroom units.



ROOF



TYPICAL RESIDENTIAL FLOOR



SECOND FLOOR

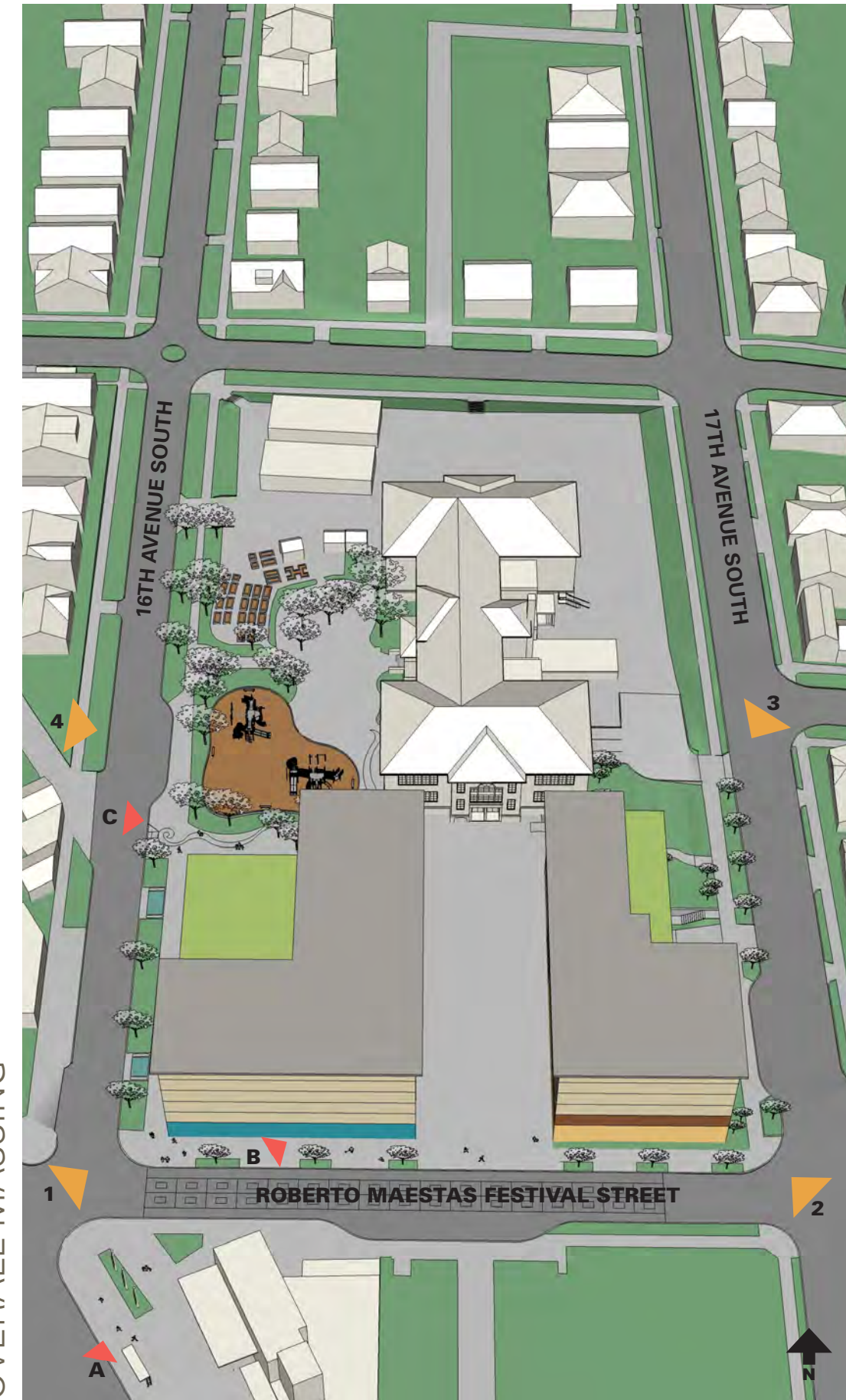


FIRST FLOOR



SCHEME C: FLOOR PLANS

OVERALL MASSING



SCHEME C: MASSING MODEL & EXTERIOR CONCEPT



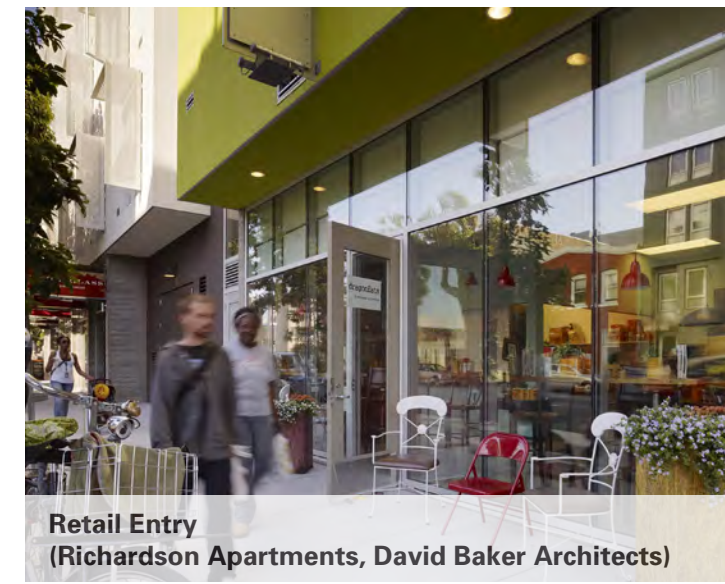
A: View from Bus Stop at Beacon Hill Station



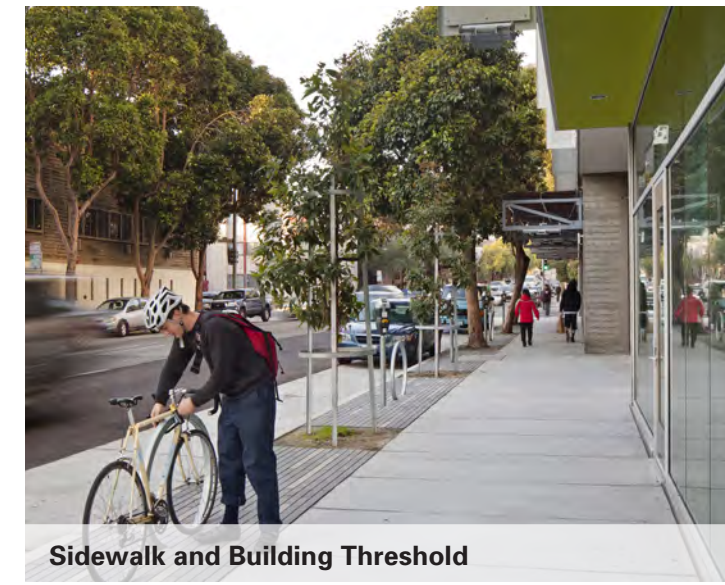
B: View Along Roberto Maestas Festival Street



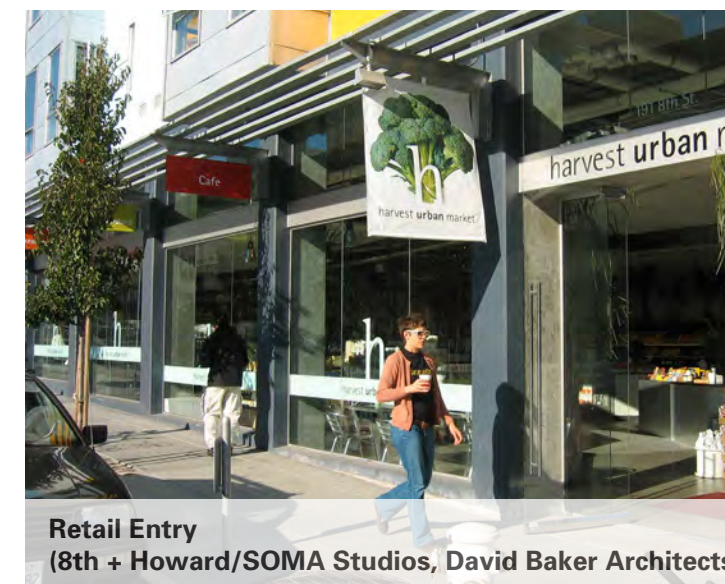
C: View of Pedestrian Alley



Retail Entry
(Richardson Apartments, David Baker Architects)



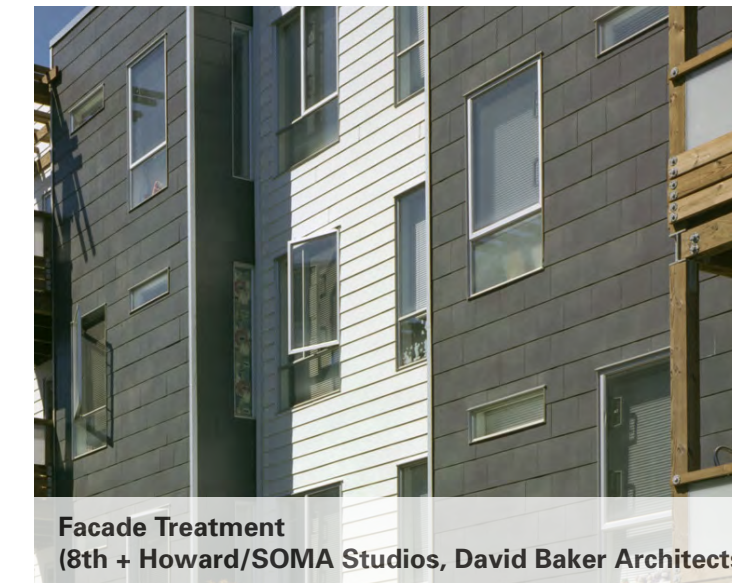
Sidewalk and Building Threshold



Retail Entry
(8th + Howard/SOMA Studios, David Baker Architects)



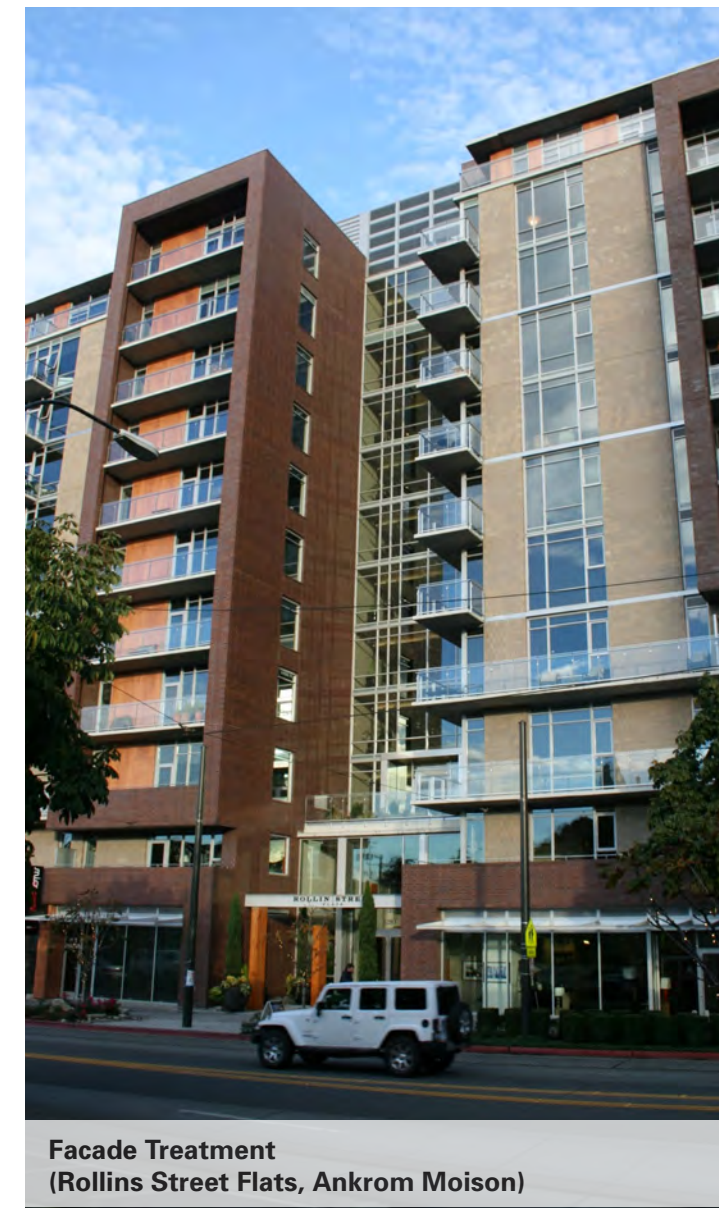
Facade Treatment and Outdoor Space
(Merritt Crossing, LMS Architects)



Facade Treatment
(8th + Howard/SOMA Studios, David Baker Architects)



Facade Treatment
(Rivermark, David Baker Architects)



Facade Treatment
(Rollins Street Flats, Ankrom Moison)



1: Looking Northeast from Beacon Avenue South



3: Looking Southwest from 17th Avenue South

SCHEME C: MASSING MODEL & EXTERIOR CONCEPT



4: Looking East from 16th Avenue South Along Pedestrian Alley



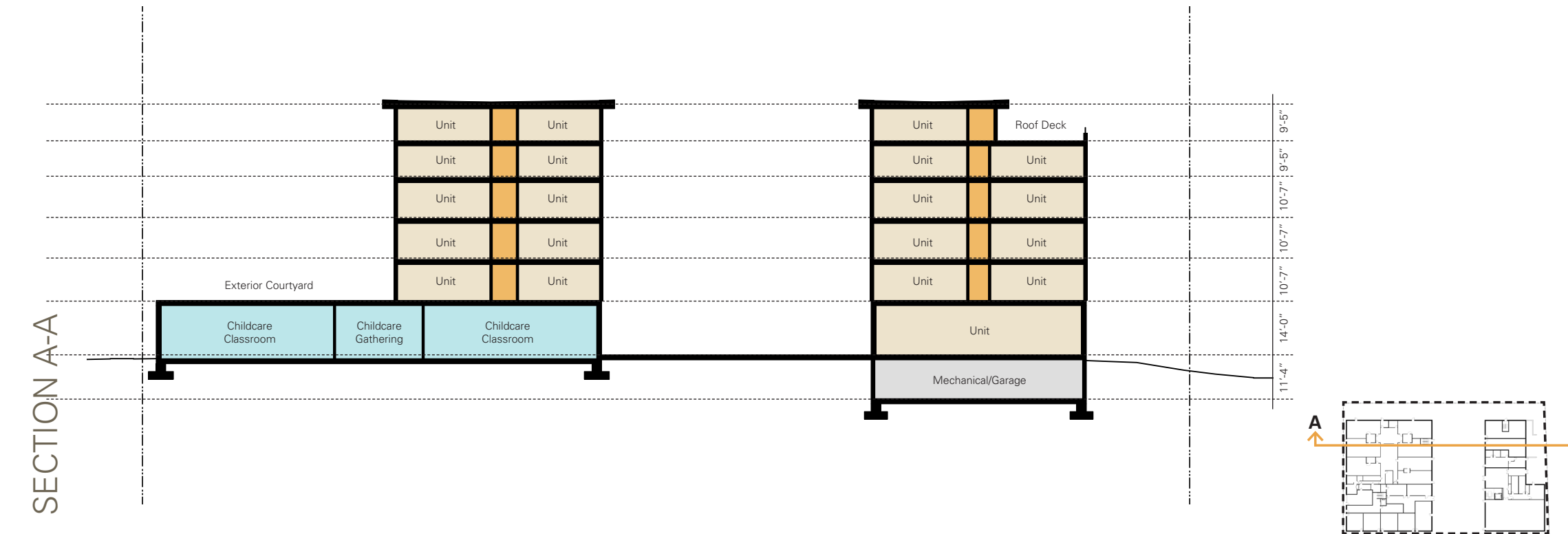
Corner Treatment and Facade Articulation
(Ironhorse at Central Station, David Baker Architects)



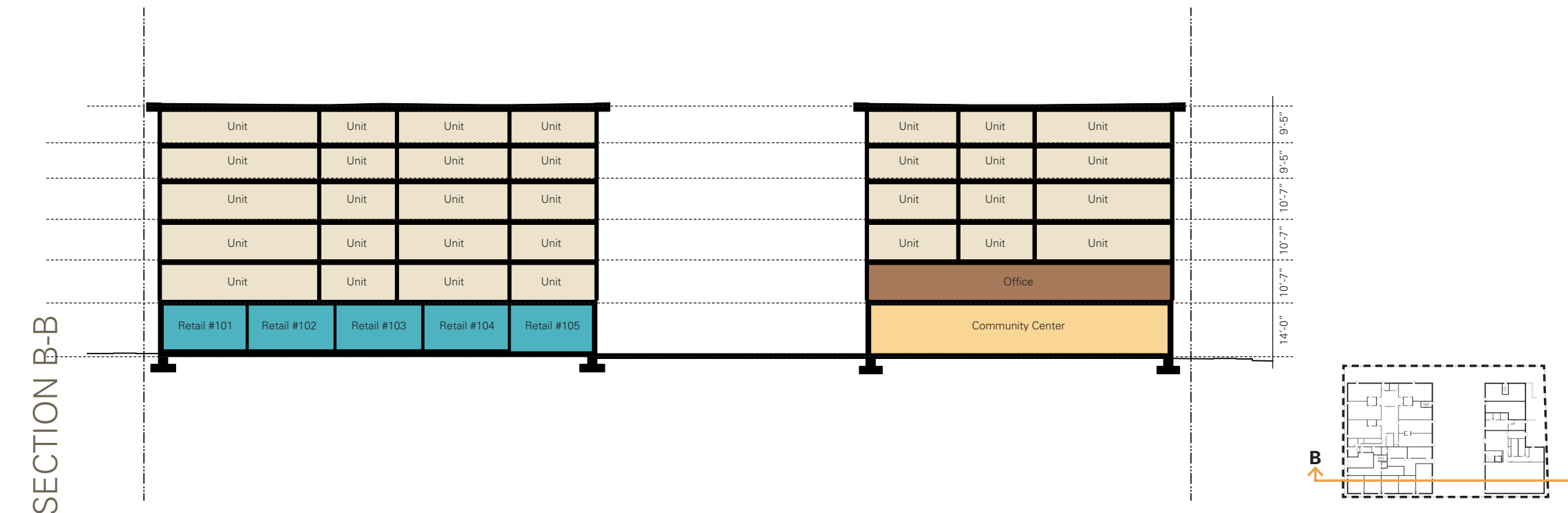
Facade Treatment
(Richardson Apartments, David Baker Architects)



Facade Treatment
(Richardson Apartments, David Baker Architects)



SECTION A-A



SECTION B-B

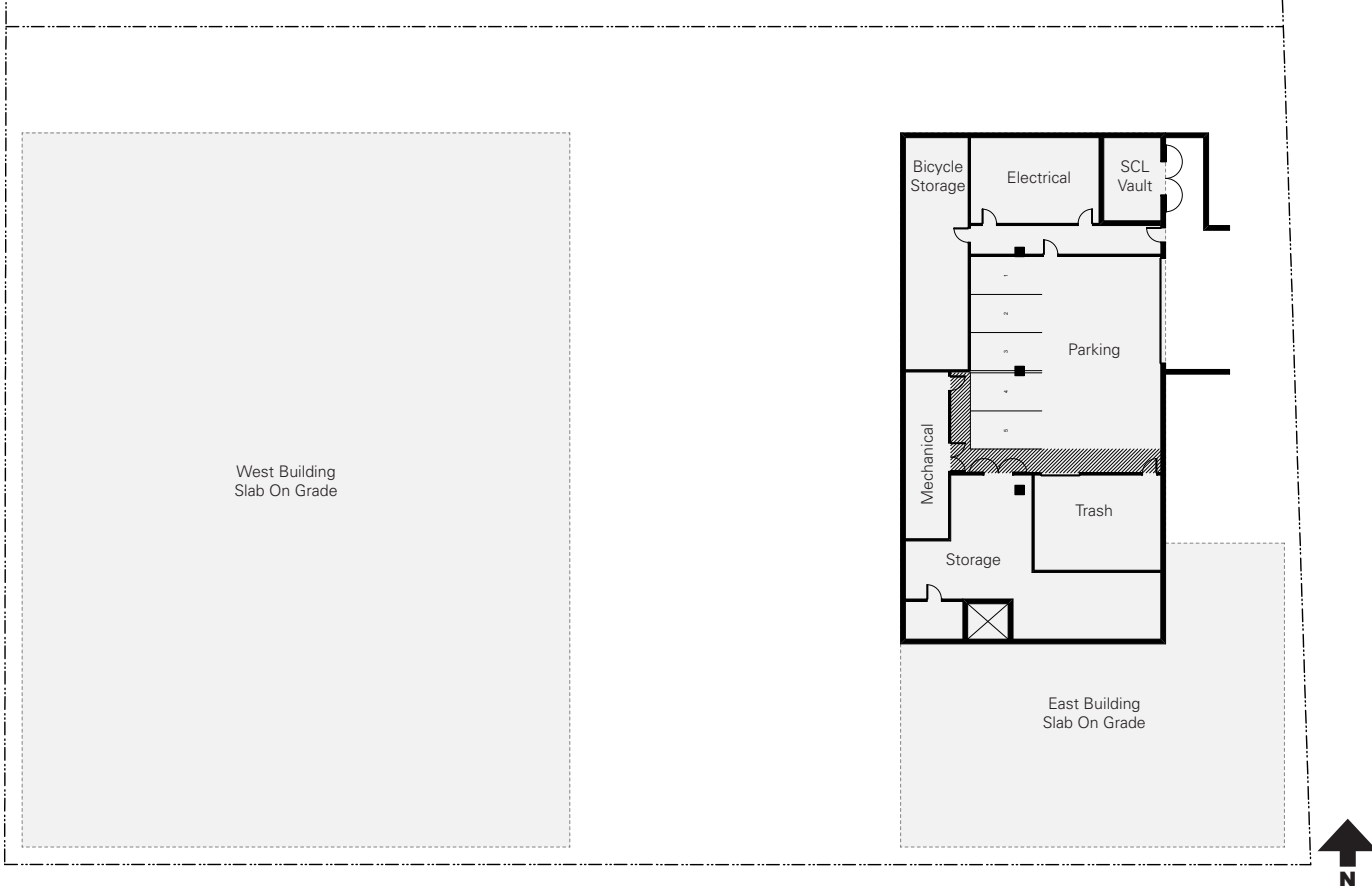
- KEY**
- Retail
 - Childcare
 - Community Center
 - Office
 - Mechanical/Storage
 - Exterior Common Space
 - Circulation
 - Residential Common Space
 - Residential Units

SCHEME C: MASSING MODEL & EXTERIOR CONCEPT

SCHEME C: BUILDING SECTIONS



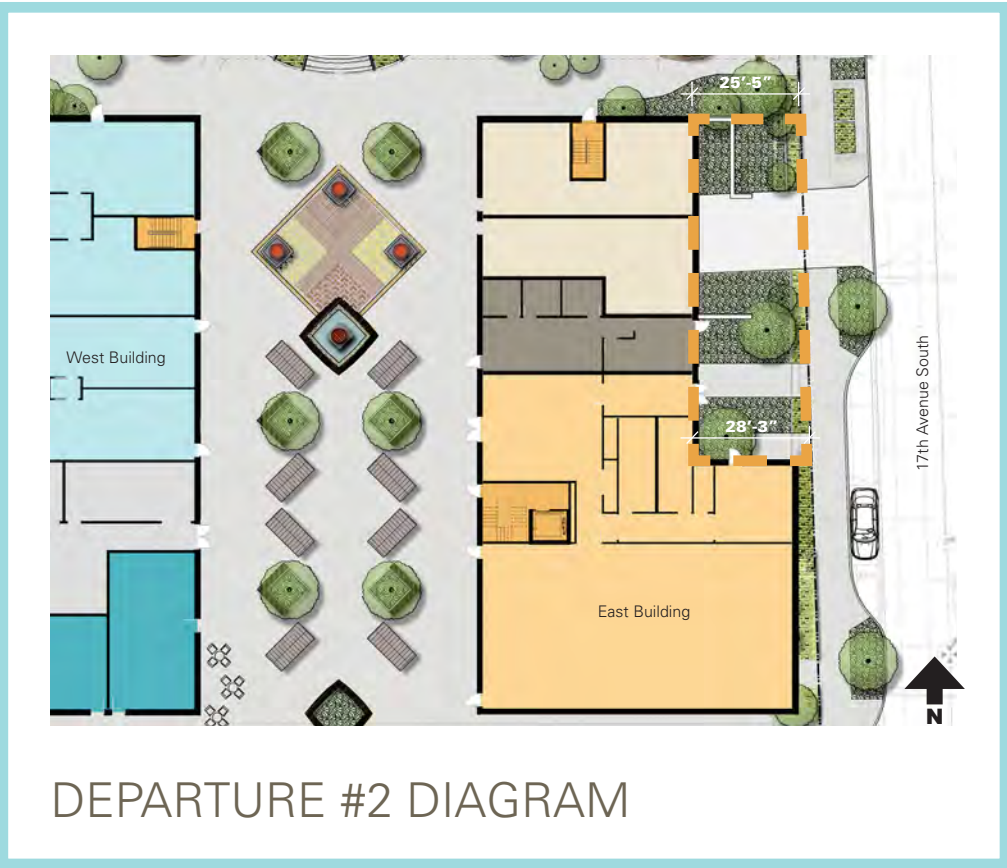
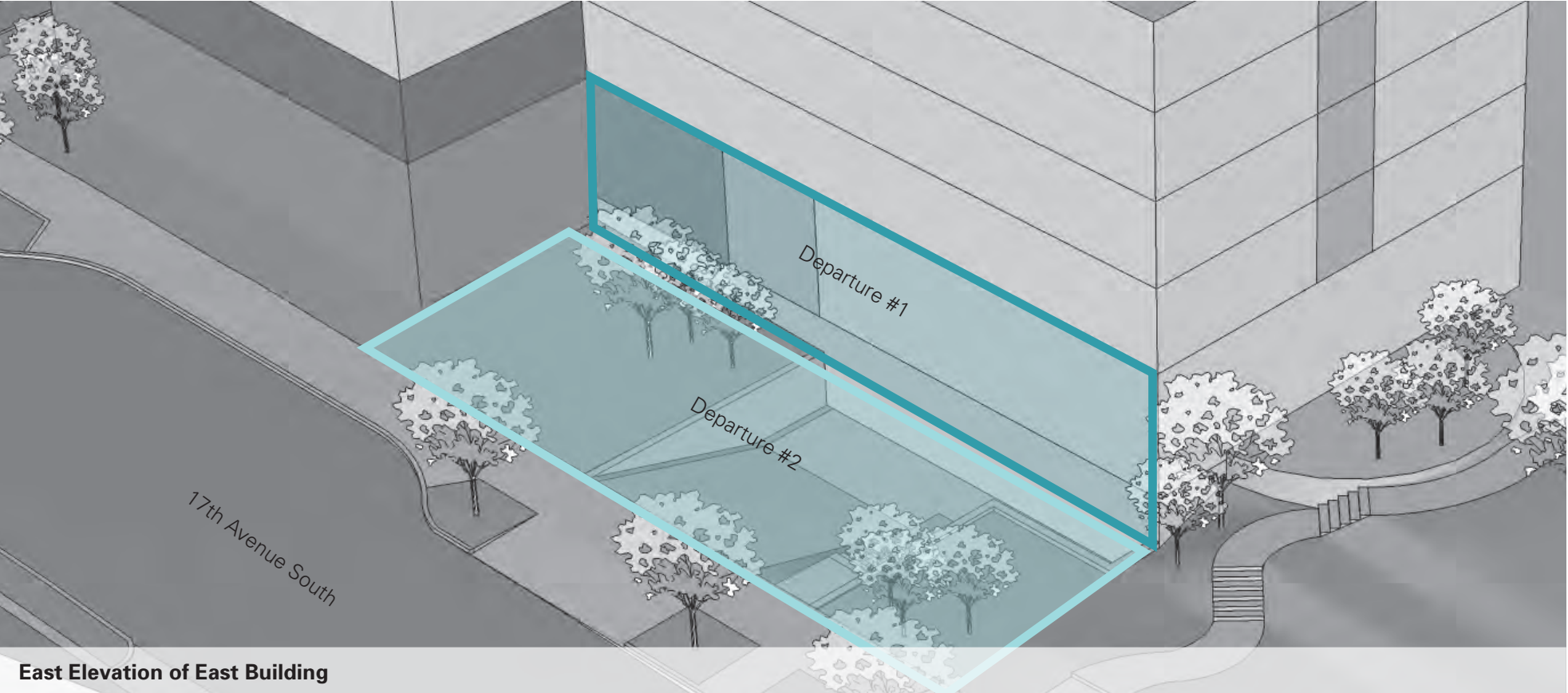
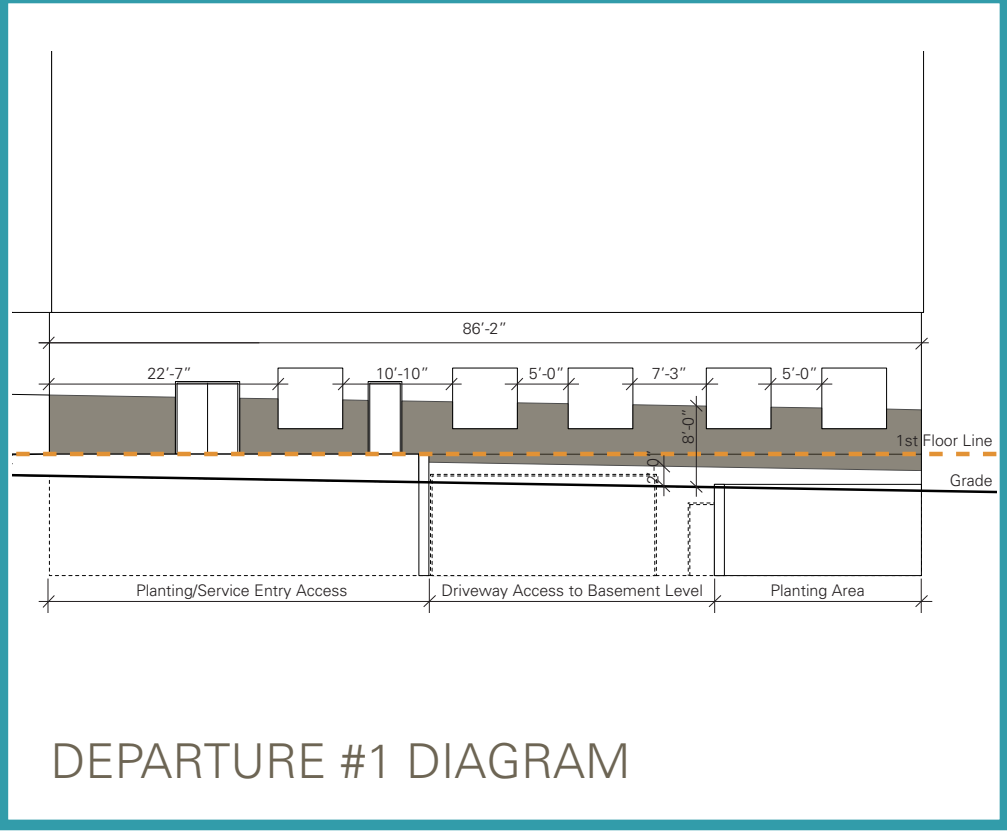
BELOW-GRADE GARAGE



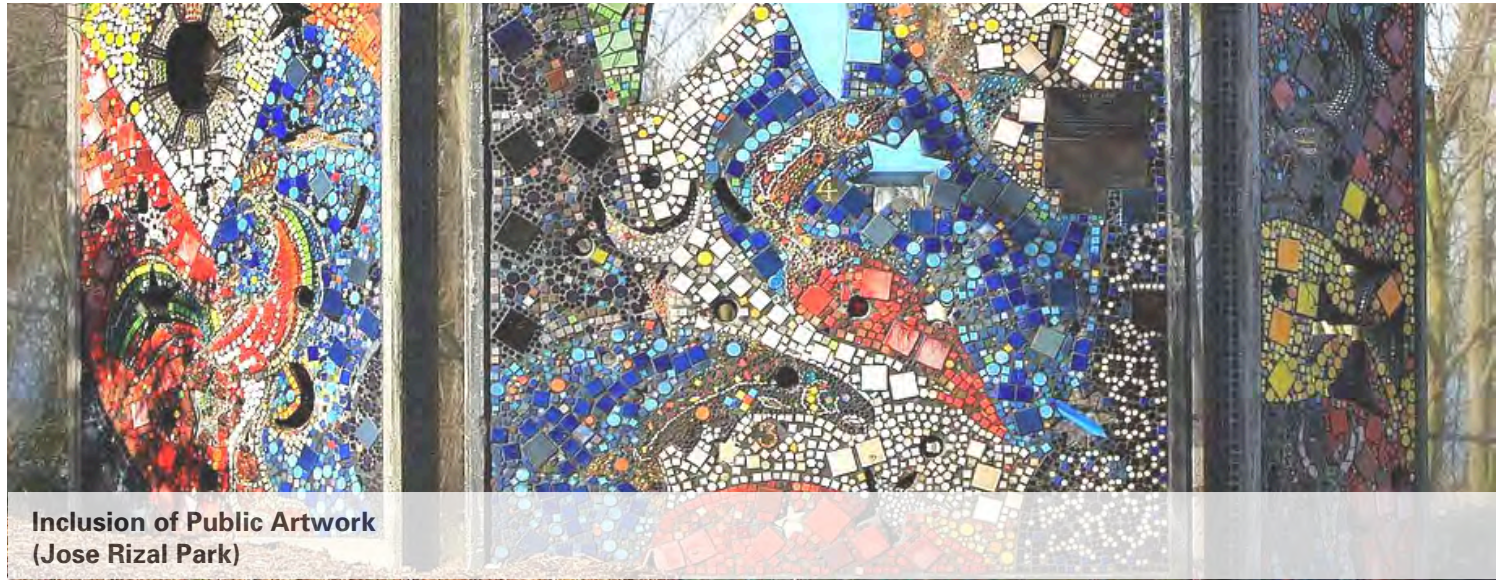
SCHEME C: GARAGE DESIGN

REQUESTED DEPARTURES

Scheme	Code Section	Justification	Design Guidelines
Scheme A (Code Compliant)	No Departures Requested		
Scheme B	No Departures Requested		
Scheme C (Preferred)	DEPARTURE #1 23.47A.008.A.2 Blank segments of the street-facing facade between 2 feet and 8 feet above the sidewalk may not exceed 20 feet in width. The total of all blank facade segments may not exceed 40 percent of the width of the facade of the structure along the street.	To provide a better transition from the NC2P-65 zone of the site to the SF5000 zone across the street, the north portion of the first floor of the East Building has two live/work units. The units are designed with the entry and main living spaces oriented off the Plaza, and the bedrooms located at the east facade. Because the bedrooms will have smaller windows to maintain privacy, the 20 feet width limit for blank segments will not be met, and a departure is requested. Where possible, green screens and other elements may be provided to limit blank segments.	Existing: A-5, A-6, B-1, D-1 Updated: CS2-D.1, D.3, D.5; DC2-A.1, A.2, C.3
	DEPARTURE #2 23.47A.008.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.	The north portion of the East Building is set back at a range of 28'-3" to 25'-5" from the 17th Avenue South street lot line, greater than the 10 foot limit allowed by code. This departure is requested to better accommodate the live/work units on the first floor and double-loaded corridor on floors two to six. This also allows for a softening of the transition between the building and the single-family homes across the street through landscaping, and reduces the shadows cast by the building on neighboring homes.	Existing: A-5, B-1, D-12 Updated: CS2-D.1, D.3, D.5; DC2-A.1, A.2, C.3



SCHEME C: DEPARTURES



Inclusion of Public Artwork
(Jose Rizal Park)



Inclusion of Public Artwork
(Beacon Hill Station)



Use Culturally Appropriate Materials / Colors



Provide Areas for Seating in the Plaza



Create Opportunities for Pedestrian Activity



Create Opportunities for Pedestrian Activity



Create Opportunities for Pedestrian Activity



Informing the Public of Seattle's Cultural History
(Seattle's 4 Amigos - Bernie Whitebear, Larry Gossett, Roberto Maestas, and Bob Santos)



Use Existing Elements as Inspiration
(Existing Kiosko at El Centro de la Raza)



Use Culturally Appropriate Materials / Colors



Plaza - Retail Zone



Create a Market Atmosphere



Create a Market Atmosphere



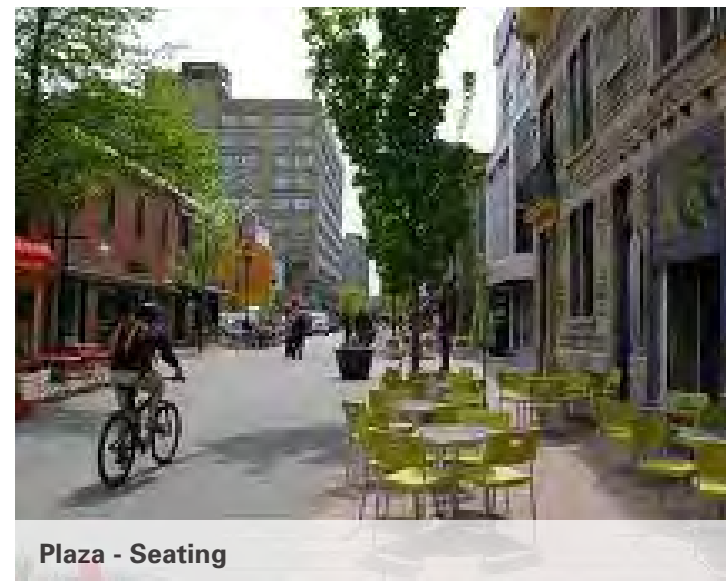
Create a Market Atmosphere



Provide Space for a Public Market



Inclusion of Public Artwork
(Beacon Hill Station)



Plaza - Seating



Building and Public Space Interaction



Create the Infrastructure to Support Market Carts in the Plaza



Locate an Eternal Flame and Public Art in the Plaza to Honor the Work of Roberto Maestas and the 4 Amigos

CULTURAL INSPIRATION

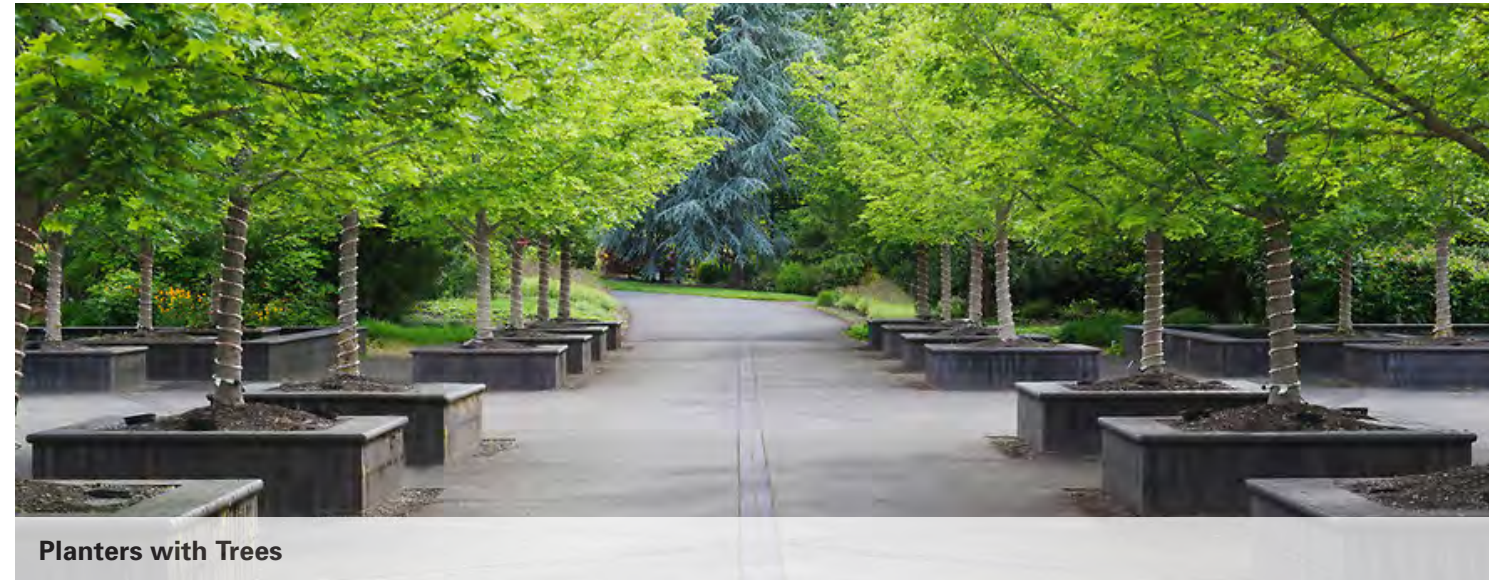
PLAZA DESIGN CONCEPT



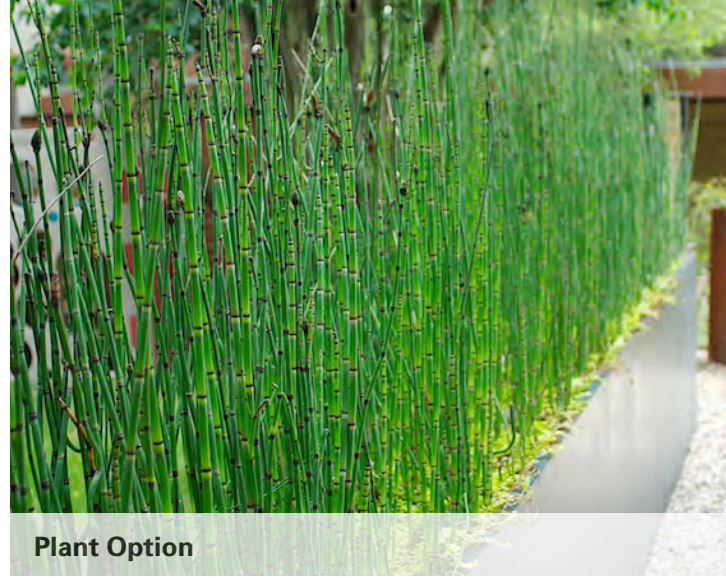
Planter Option



Native Plants



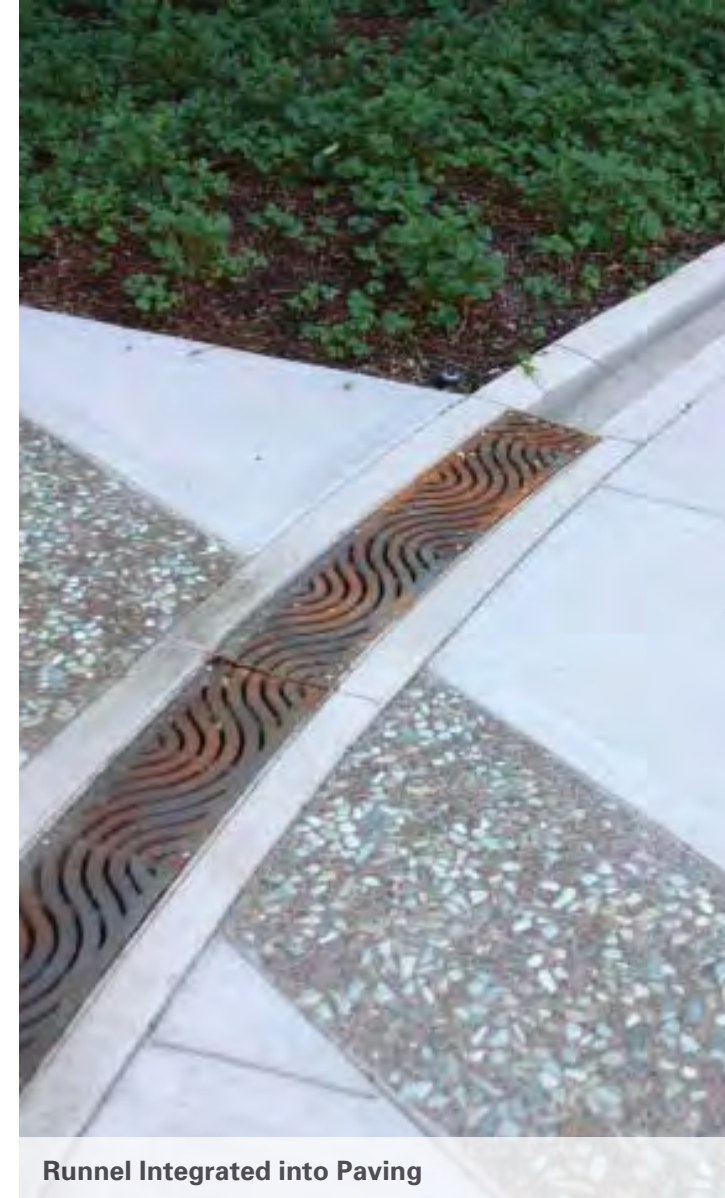
Planters with Trees



Plant Option



Integrated Seating and Plantings



Runnel Integrated into Paving



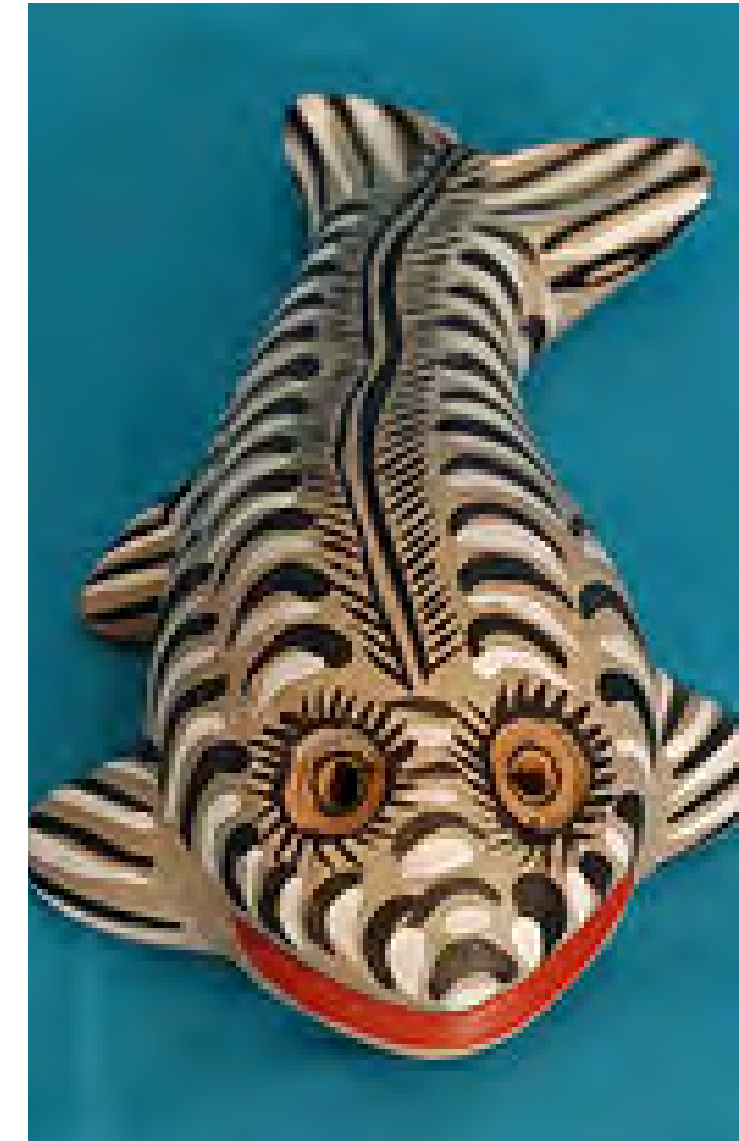
Planter Option



Plant Option



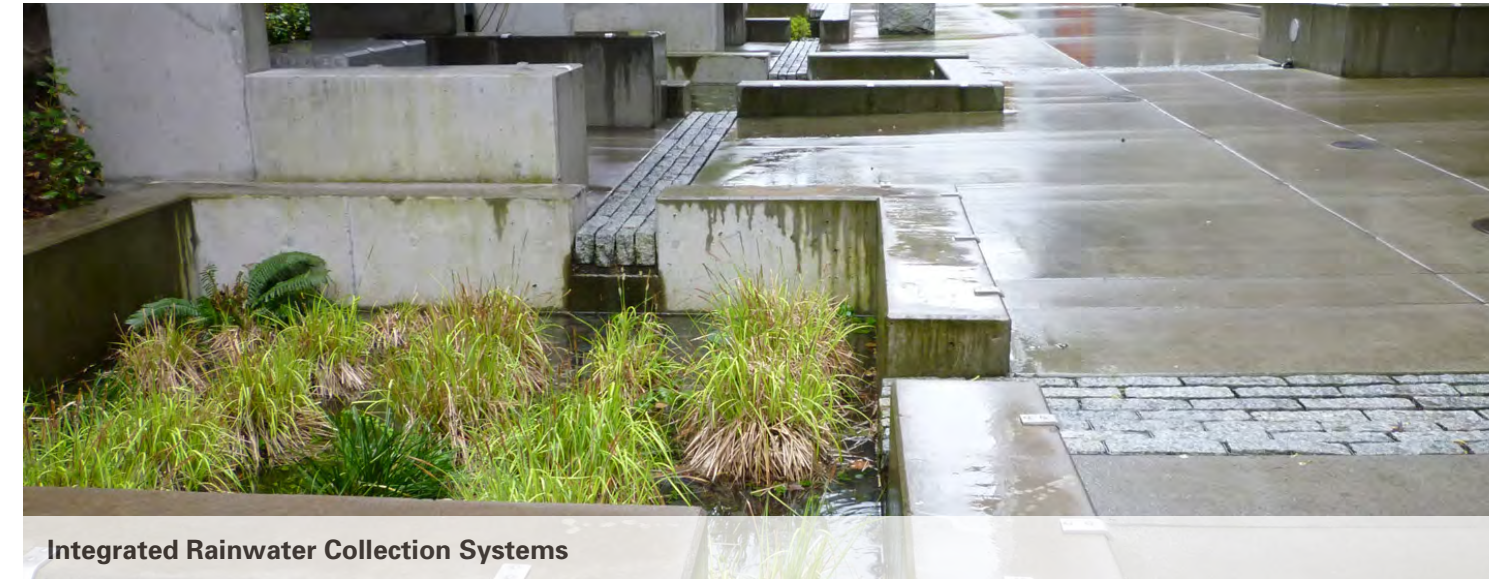
Runnel at Edge of Paving



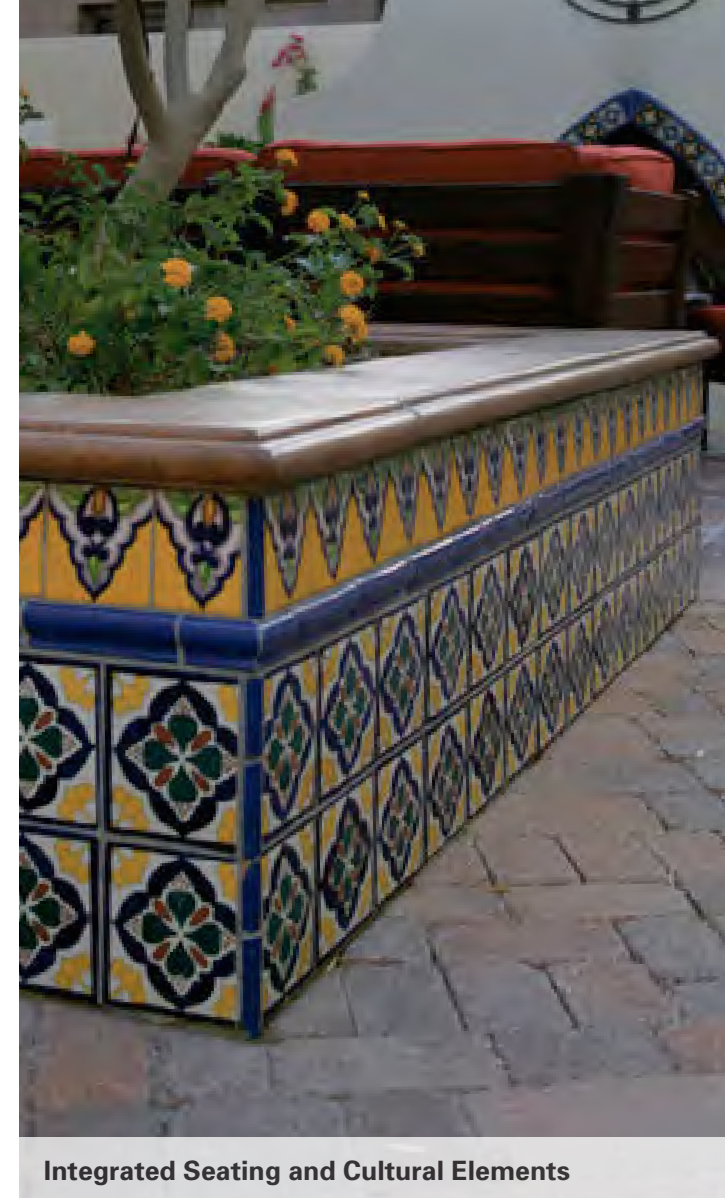
Cultural Artwork



Cultural Artwork



Integrated Rainwater Collection Systems



Integrated Seating and Cultural Elements



Bio-Retention Planters



Integrated Artwork and Water Feature



Tile Mural Representing Cultures of Four Amigos



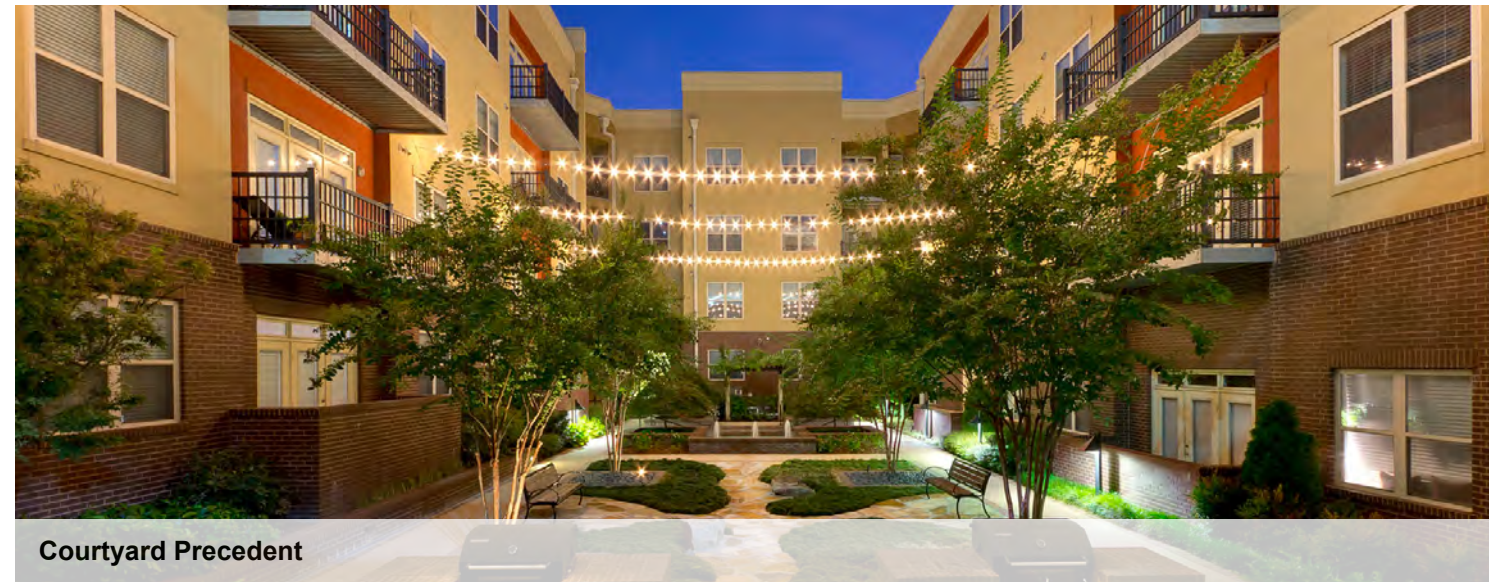
Educational Elements

PROPOSED LANDSCAPE CONCEPT: PLANTS & PAVING

PROPOSED LANDSCAPE CONCEPT: ARTWORK & WATER FEATURES



Courtyard Precedent



Courtyard Precedent



Roof Deck Precedent



Courtyard Precedent



YWCA Family Village Issaquah



YWCA Family Village Issaquah



New Tacoma Apartments



YWCA Family Village Issaquah



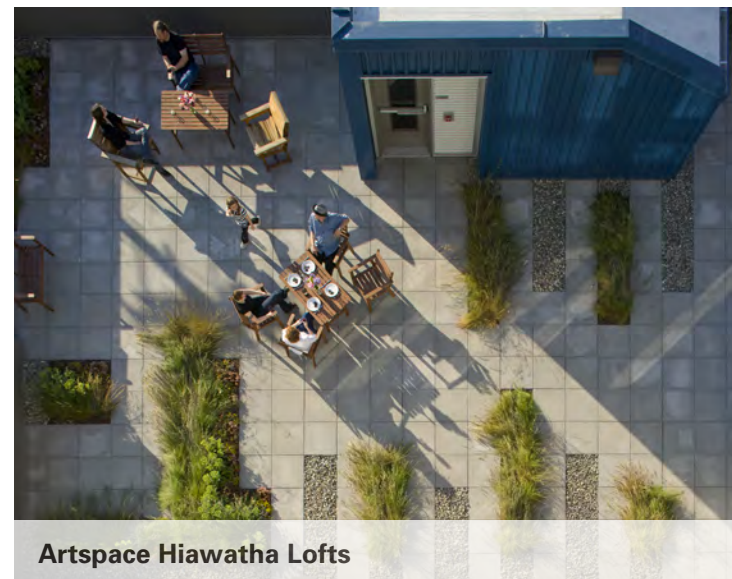
Artspace Hiawatha Lofts



New Tacoma Apartments



Pontedera Condominiums



Artspace Hiawatha Lofts

EXTERIOR AMENITY SPACE CONCEPT

SMR ARCHITECTS RELEVANT PROJECTS