

1807 13TH AVE S

ARCHITECT | SKIDMORE JANETTE ARCHITECTURE PLANNING & DESIGN

OWNER | BUILD URBAN LLC.

MASTER USE PERMIT # | 3023990

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EARLY DESIGN GUIDANCE RESPONSES

BOARD GUIDANCE: HEIGHT, BULK, AND SCALE

a) The staff prefers option 2 for its simple massing and articulation of windows as shown on page 25 of the EDG packet. The large front yard amenity space will reference the park and provide an area for residents to gather.

b) The corner windows are a positive feature allowing a well detailed contemporary design to contribute to the neighborhood. The corner windows should be carried forward into the design at the recommendation stage of review.

c) Staff likes the central location of the roof deck in Options 1 and 2 meet design guidelines better than option 3, due to its ability to preserve the privacy of neighboring buildings.

d) Staff was not in favor of option 3 as it offered less front yard amenity space to the park than option 2. Option 3's shed roof is out of character with historic neighborhood context.

e) Option 2 could benefit from larger windows facing the park to provided more natural light for the SEDU units.



Early Design Guidance Option B



Proposed Design

APPLICANT RESPONSE :

The proposed design reflects an evolution of option 2 presented in the EDG packet. The simple massing, exterior stair, and articulated window details at the corner have all been carried forward from EDG to the proposed design. The roof deck is centrally located, with planted green roof along both the north & south edges to maximize the privacy of adjacent residential buildings. Large sliding glass doors with juliette balconies have been added on the east façade to maximize the unit's view onto the adjacent courtyard and park beyond, as well as increasing the amount of light into the units. The balconies provide visual interest and function.

BOARD GUIDANCE : MATERIALS

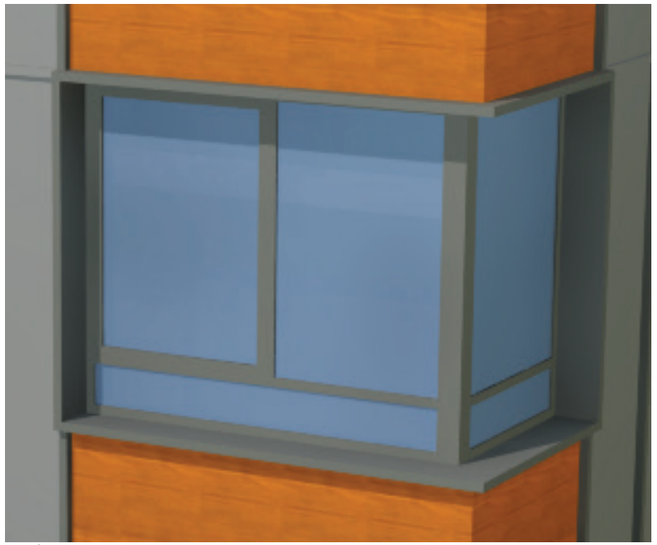
a) The simple massing of Option 2 should be developed further with high-quality, color integrated materials at recommendation.

b) Detailing of façade materials should relate to the window layout and help mask exhaust vents.

c) The rear exterior staircase should be well designed and relate to the rest of the building design concept.

APPLICANT RESPONSE :

The proposed material palette is clean, timeless, and appropriate for the simple massing. Durable fiber cement panels of varying widths are oriented vertically on all four facades. The panel expression offers visual interest by prioritizing a "verticality" on the modest building mass. In contrast, a more "natural", warm wood composite panel occurs at both the corner and field windows, and is oriented horizontally to provide counterpoint to the vertical siding pattern. Deep set windows with projecting trim, as well as expressed trim pieces at the vertical fiber cement panel joints provide shade, shadow, and relief to add depth and interest to the facades. The exterior staircase is constructed of painted steel. Infill wood composite panels give a rich, simple, sophisticated composition that's highly compatible with the rest of the façade's palette.



▲ Deep set windows with projecting trim provide visual interest to the facades through shade, shadow, and relief.



▲ The exterior staircase uses the same materials as the rest of the structure: black accents and wood composite panels, to integrate with the overall design of the building.

EARLY DESIGN GUIDANCE RESPONSES

BOARD GUIDANCE : GROUND PLANE

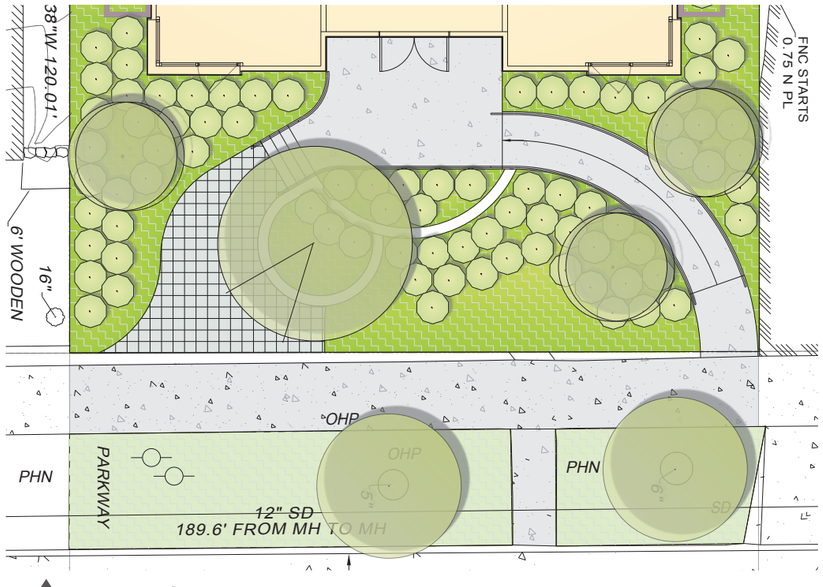
a) The large courtyard facing the entrance facing the park responds to context and design guidelines. The design at the recommendation stage of review should include the courtyard as part of the proposal. The area should be designed as a gathering space, supported by landscape and paving, and expanded to the full width of the building so it can be used as an amenity area.

b) Grade the site so basement units can directly access the exterior and have true exterior windows.

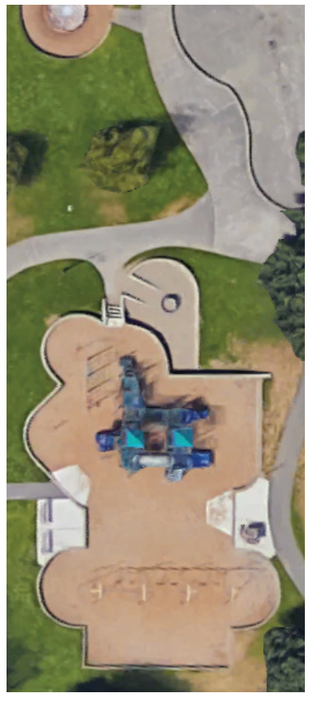
c) The EDG packet did not show the location of bike parking. At the recommendation stage of review the project's bike parking should be included in lobby area for security.

APPLICANT RESPONSE :

The large eastern courtyard proposed in option 2 of the EDG packet extends from the north to the south property line and has been evolved to include additional landscape, an accessible ramp, pavers, and planter walls for seating. The simple geometries of the adjacent Beacon Hill park inspired the patterning of the circulation and siting of the active and passive open spaces. The ensemble of elements provides an open space that is pleasant and usable for residents, as well as visible to the public.



A large front setback creates a verdant, landscaped entry plaza, with circular, sweeping geometry inspired by features in the adjacent Beacon Hill park.







The basement units have been provided with small private amenity patios to the extent feasible. These patios give the residents direct access to the outside and provide opportunities for individualization of their own exterior spaces.

Bicycle parking is located in the basement to provide a safe, secure storage location that also protects the bicycles from the elements. The storage room is easily accessed from the main lobby on 13th via the elevator, or by the alley entry on the basement level as this is the likely primary approach from 12th.



PROPOSED DESIGN

AERIAL VIEWS



LOOKING SOUTHWEST



LOOKING NORTHWEST



LOOKING NORTHEAST



LOOKING SOUTHEAST

STREET VIEWS



VIEW LOOKING SW ACROSS 13TH AVE S



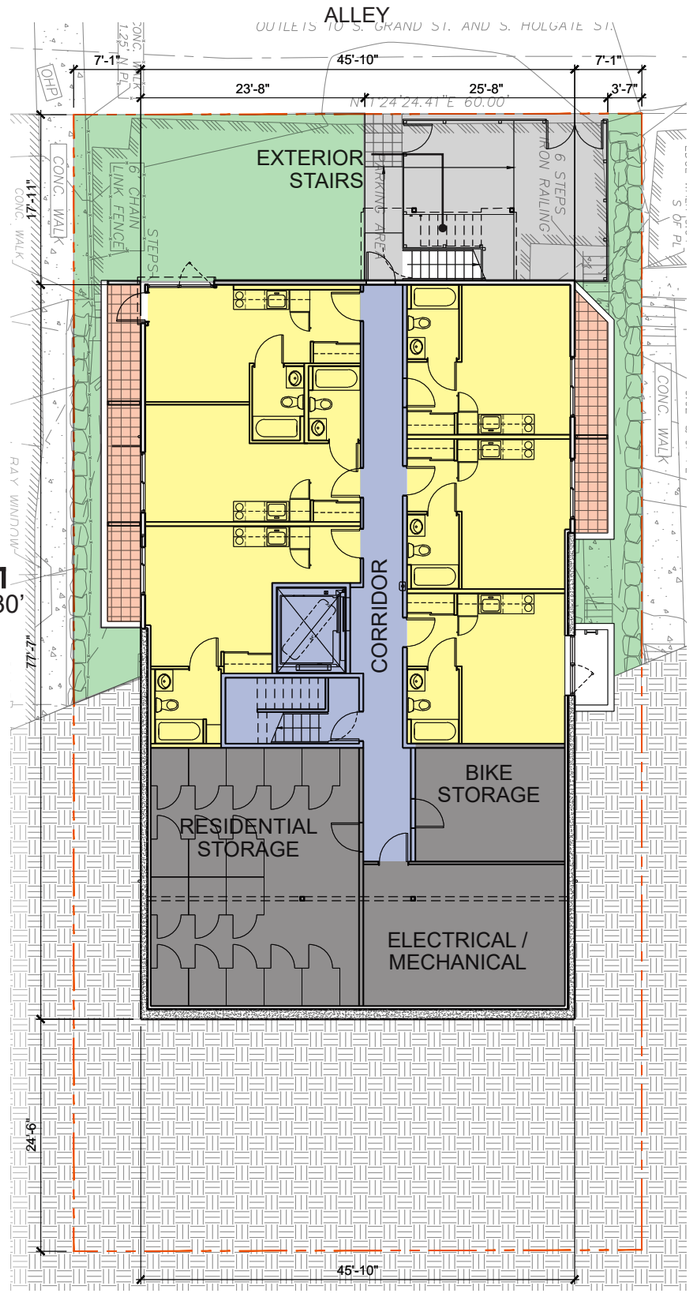
VIEW LOOKING NORTH ALONG 13TH AVE S

FLOOR PLANS

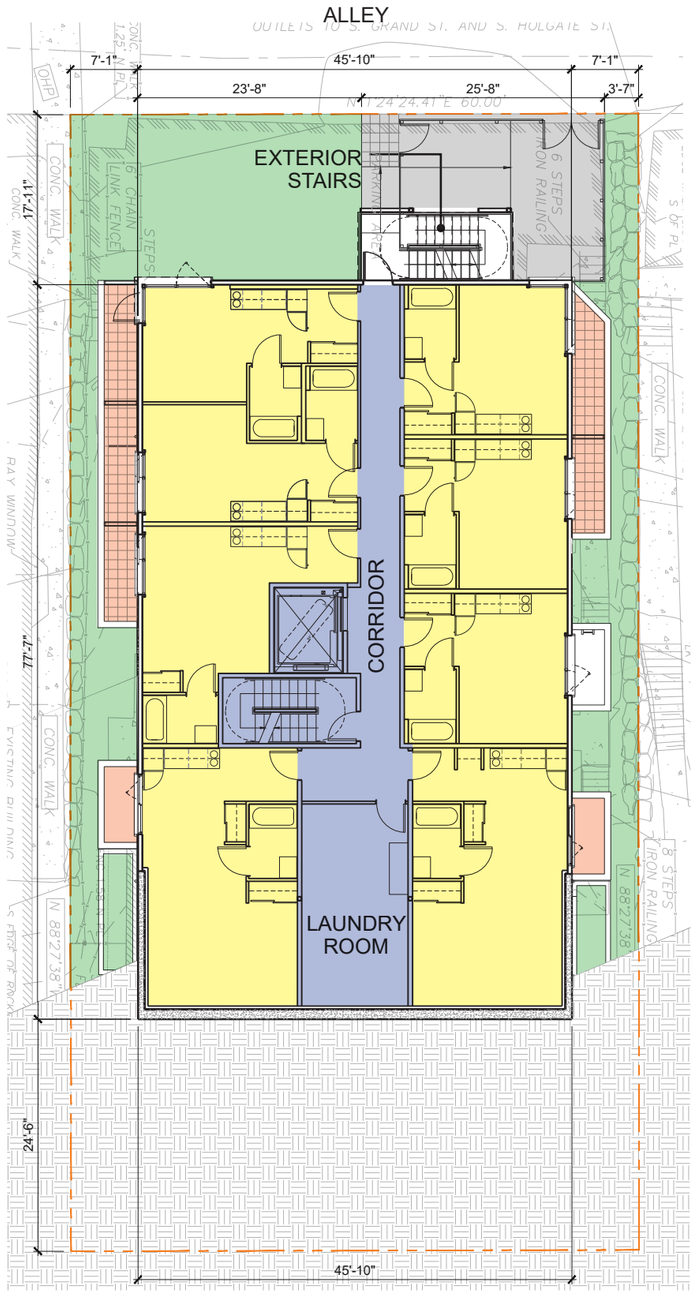
KEY

- RESIDENTIAL
- COMMON / CIRCULATION
- LANDSCAPE / GREEN ROOF
- AMENITY / PATIO
- SERVICE

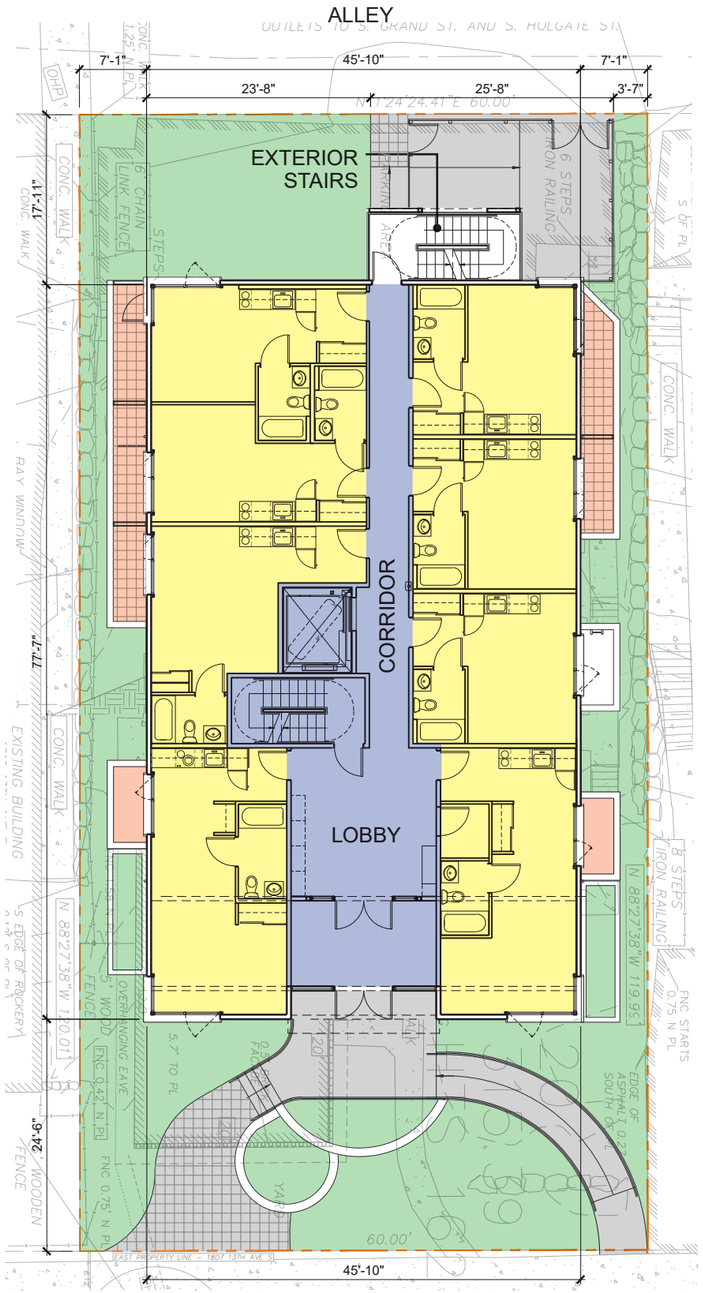
0’ 5’ 15’ 30’



BASEMENT
(LEVEL 0)



LEVEL 1



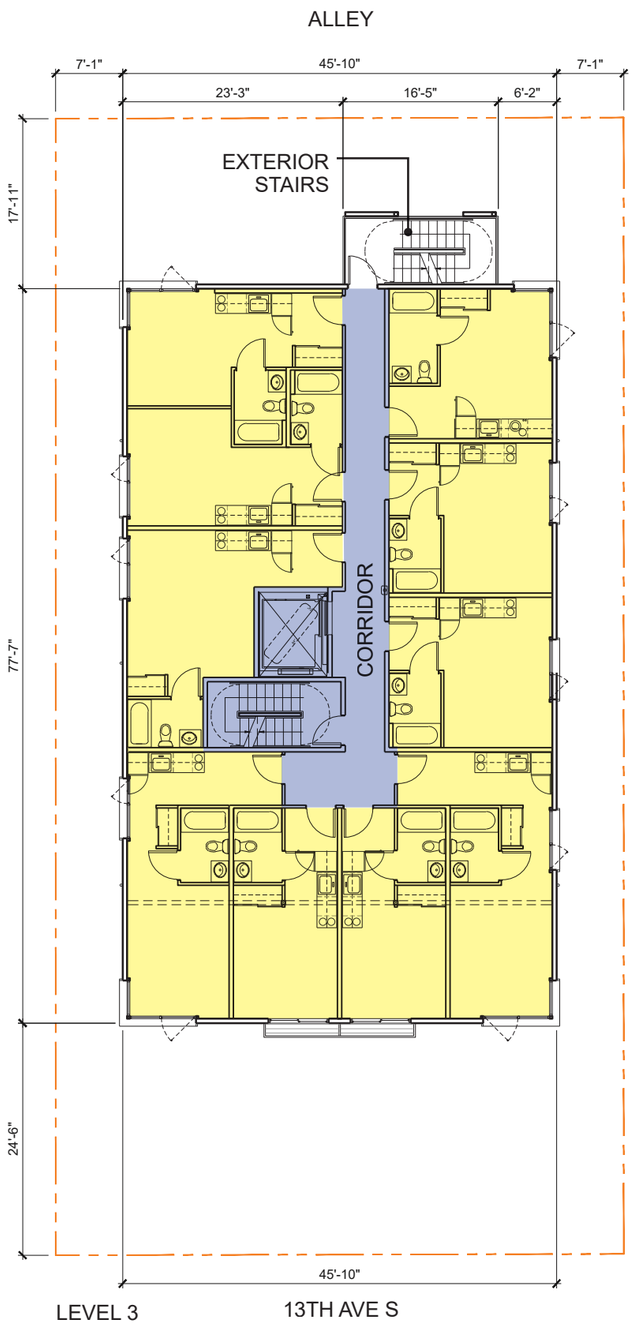
LEVEL 2

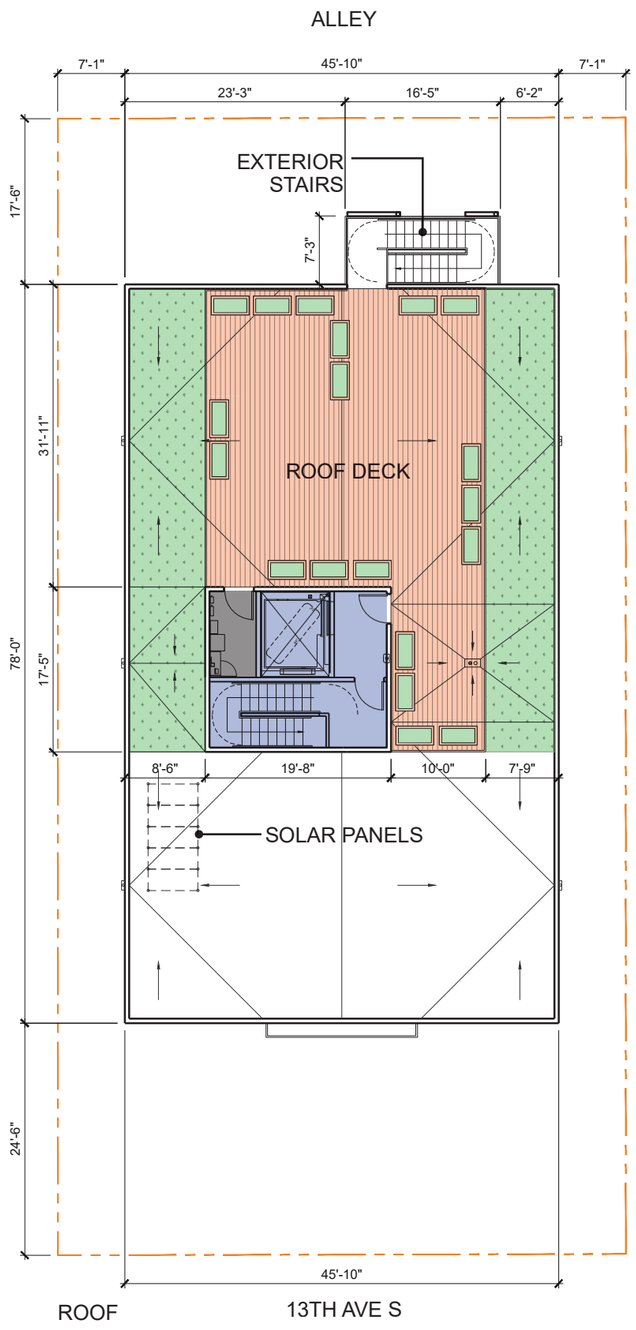
13TH AVE S

FLOOR PLANS

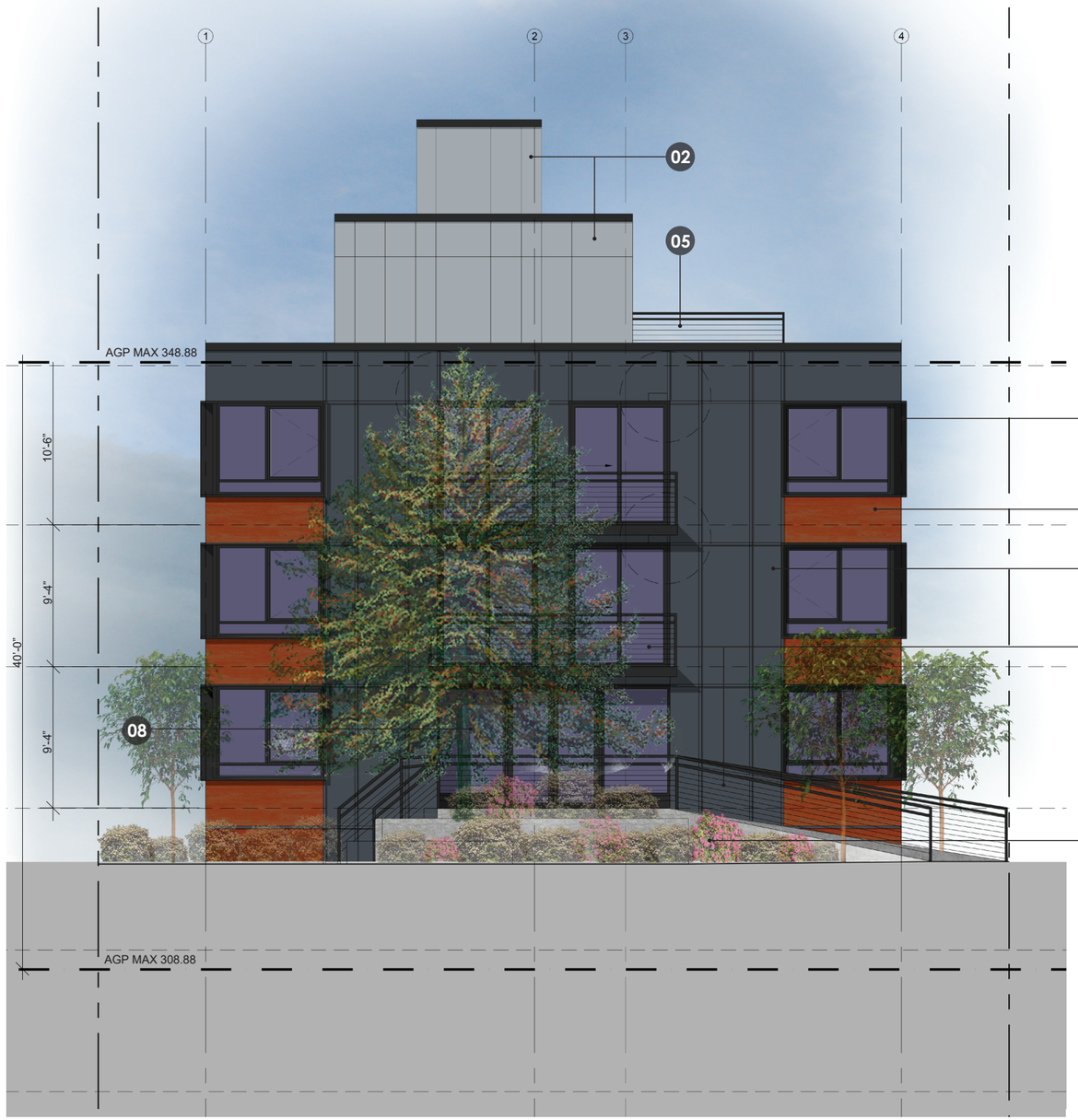
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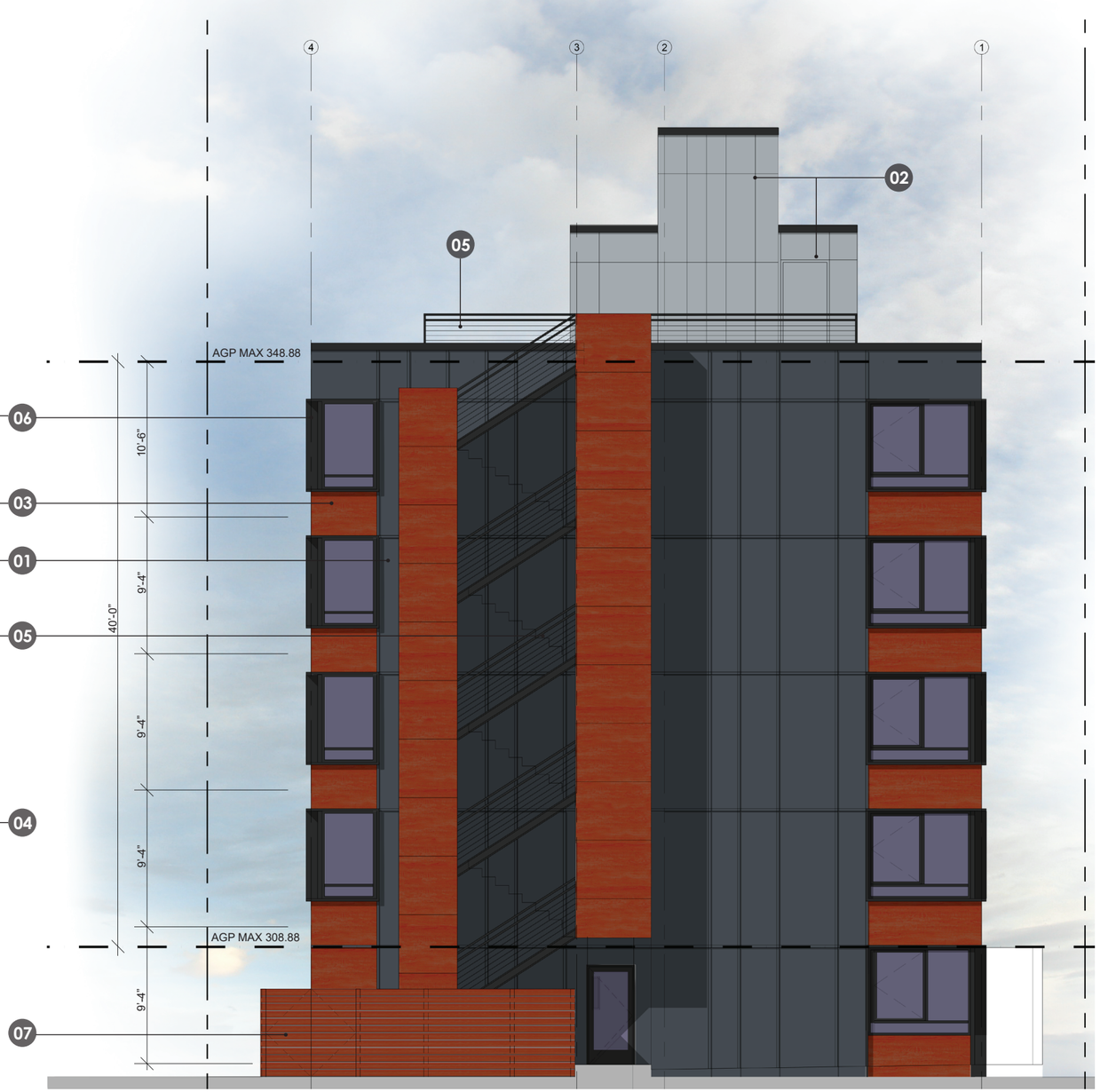
- RESIDENTIAL
- COMMON / CIRCULATION
- LANDSCAPE / GREEN ROOF
- AMENITY / PATIO
- SERVICE





BUILDING ELEVATIONS
WEST AND EAST





06
03
01
05
04
07

KEY

01 FIBER CEMENT PANELING & LAP SIDING I GRAY SHOWER
02 FIBER CEMENT PANELING & LAP SIDING I PEWTER
03 ACCENT I PARKLEX AMBAR
04 SITE WALLS I CAST IN PLACE CONCRETE
05 METAL ACCENTS I BLACK
06 VINYL WINDOWS I BLACK
07 FENCE I NATURAL WOOD, AMBER STAIN
08 STOREFRONT I BLACK ANODIZED

BUILDING ELEVATIONS
NORTH



KEY

01 FIBER CEMENT PANELING & LAP SIDING I GRAY SHOWER
02 FIBER CEMENT PANELING & LAP SIDING I PEWTER
03 ACCENT I PARKLEX AMBAR
04 SITE WALLS I CAST IN PLACE CONCRETE
05 METAL ACCENTS I BLACK
06 VINYL WINDOWS I BLACK
07 FENCE I NATURAL WOOD, AMBER STAIN

BUILDING ELEVATIONS
SOUTH



KEY

01 FIBER CEMENT PANELING & LAP SIDING I GRAY SHOWER
02 FIBER CEMENT PANELING & LAP SIDING I PEWTER
03 ACCENT I PARKLEX AMBAR
04 SITE WALLS I CAST IN PLACE CONCRETE
05 METAL ACCENTS I BLACK
06 VINYL WINDOWS I BLACK
07 FENCE I NATURAL WOOD, AMBER STAIN

MATERIALS



01 MAIN FIELD | GRAVEL GRAY
FIBER CEMENT PANELING



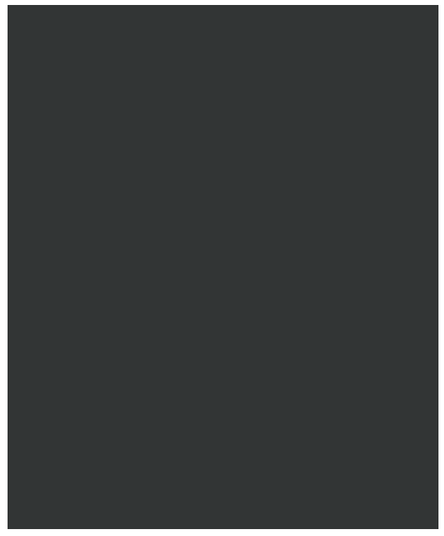
02 SECOND FIELD | SHADOW GRAY
FIBER CEMENT PANELING



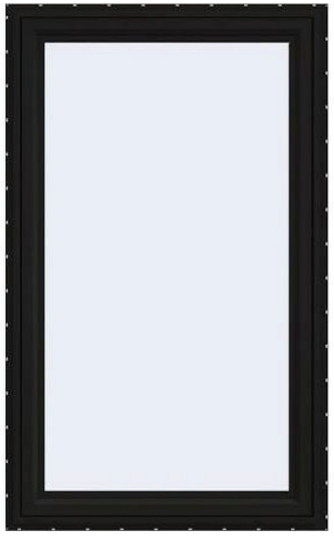
03 ACCENT | PARKLEX AMBAR
ACCENT PANEL UNDER WINDOWS



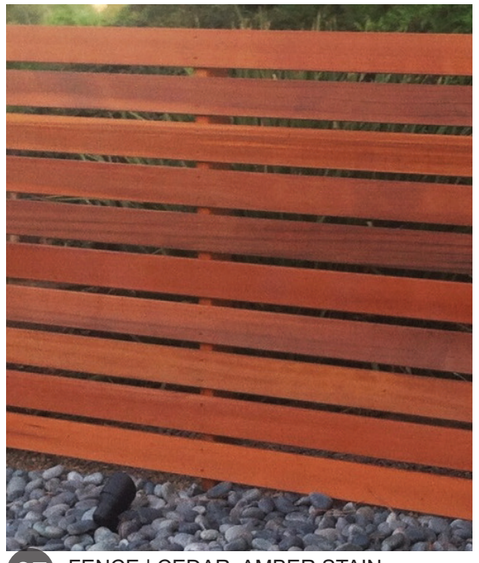
04 SITE WALLS
CAST IN PLACE CONCRETE



05 METAL ACCENTS | BLACK SATIN
CANOPY, TRIM, RAILINGS



06 WINDOWS | BLACK
VINYL

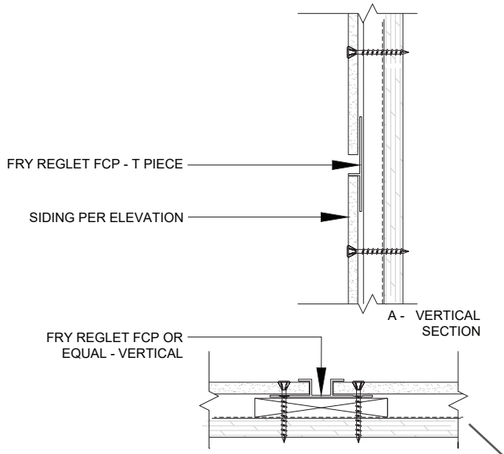


07 FENCE | CEDAR, AMBER STAIN
FENCE AT NORTH WEST OF PROPERTY

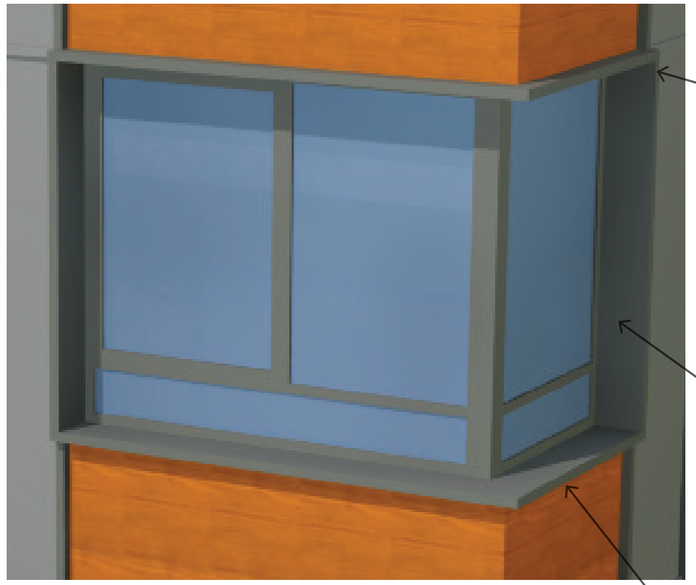


08 STOREFRONT
BLACK ANODIZED

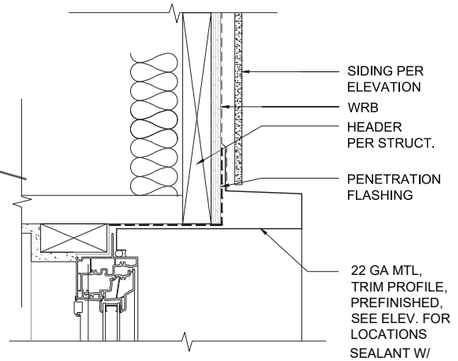
DETAIL RENDERINGS



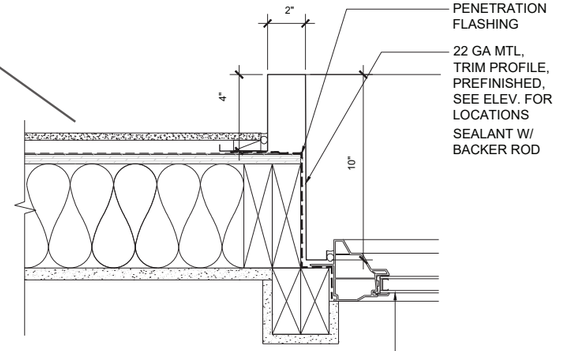
FIBER CEMENT SIDING JOINT - PLAN



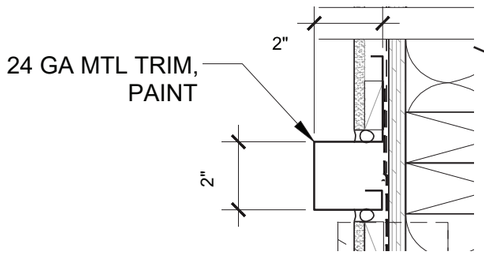
DEEP SET WINDOW CLOSE UP



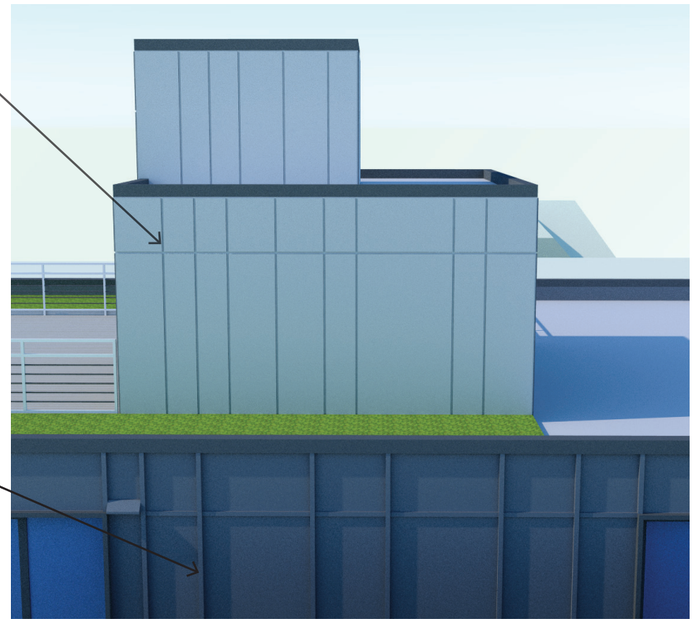
INSET WINDOW HEAD - SECTION



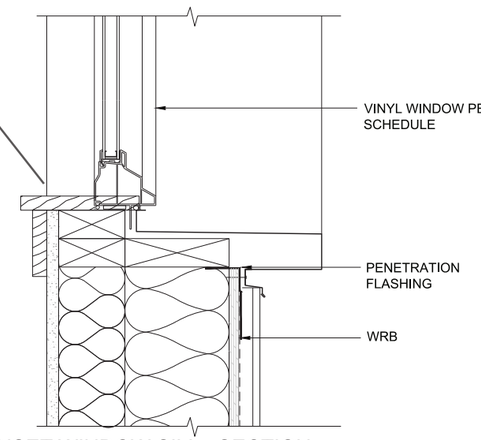
INSET WINDOW JAMB - PLAN



FIBER CEMENT SIDING TRANSITIONS - PLAN



BOTH FIBER CEMENT OPTIONS

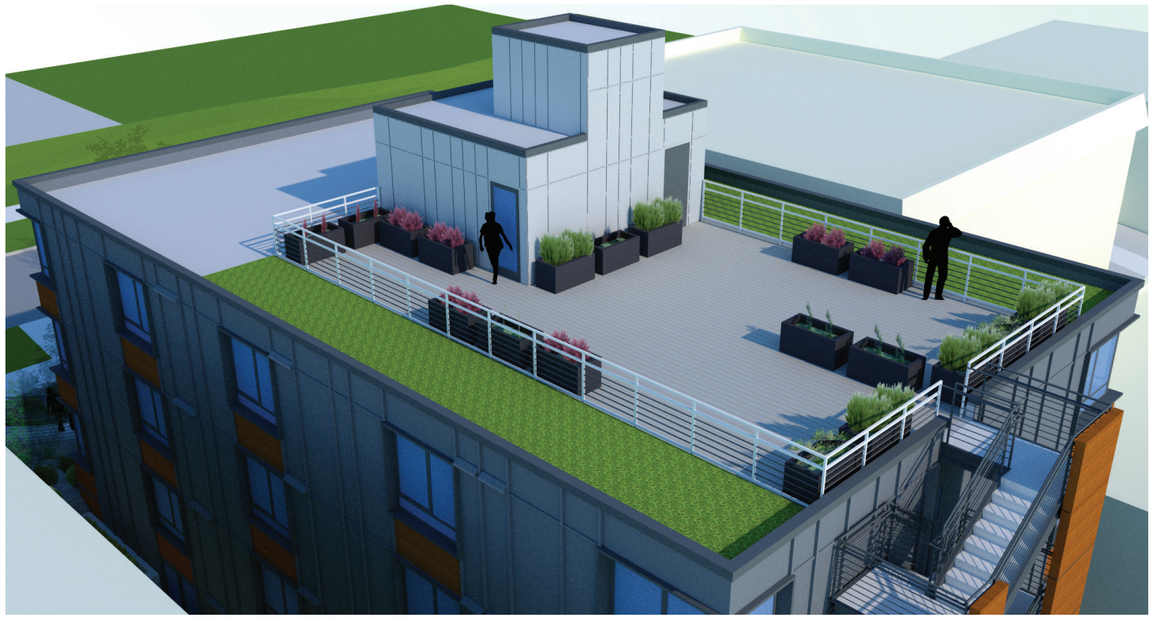


INSET WINDOW SILL - SECTION

AMENITY SPACE RENDERINGS



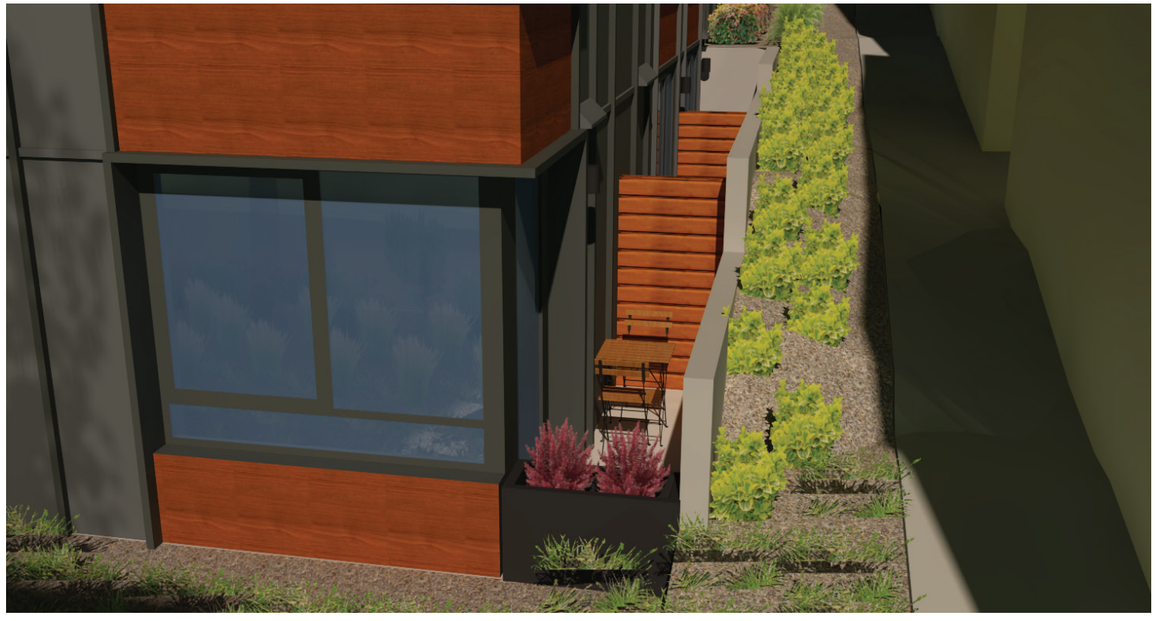
FRONT ENTRY AND AMENITY AREA



COMMON AMENITY ROOF DECK

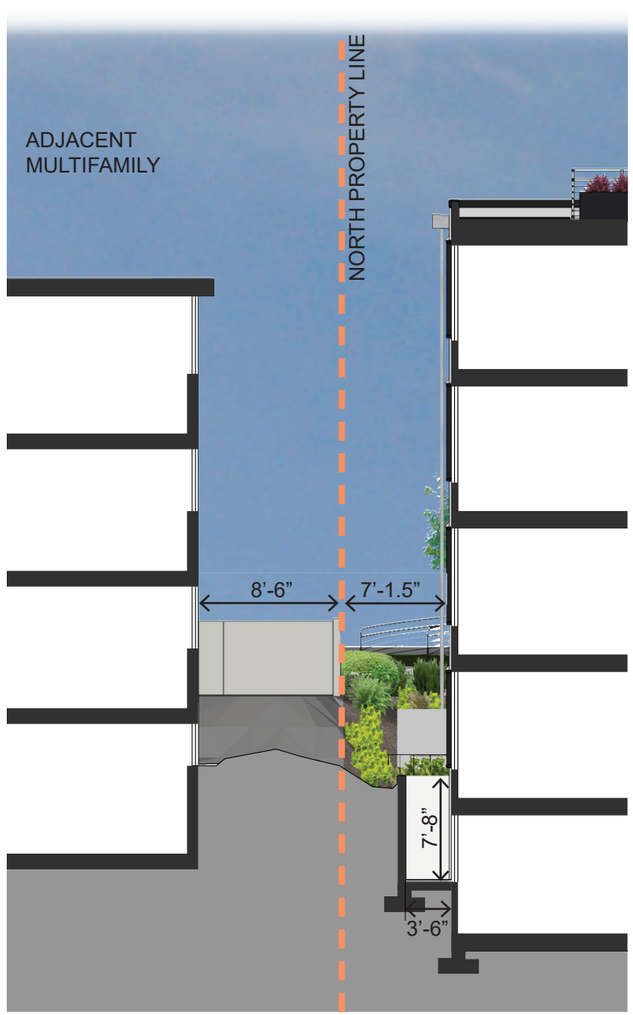


PRIVATE AMENITY PATIOS IN NORTH SETBACK

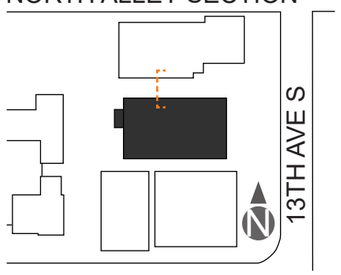


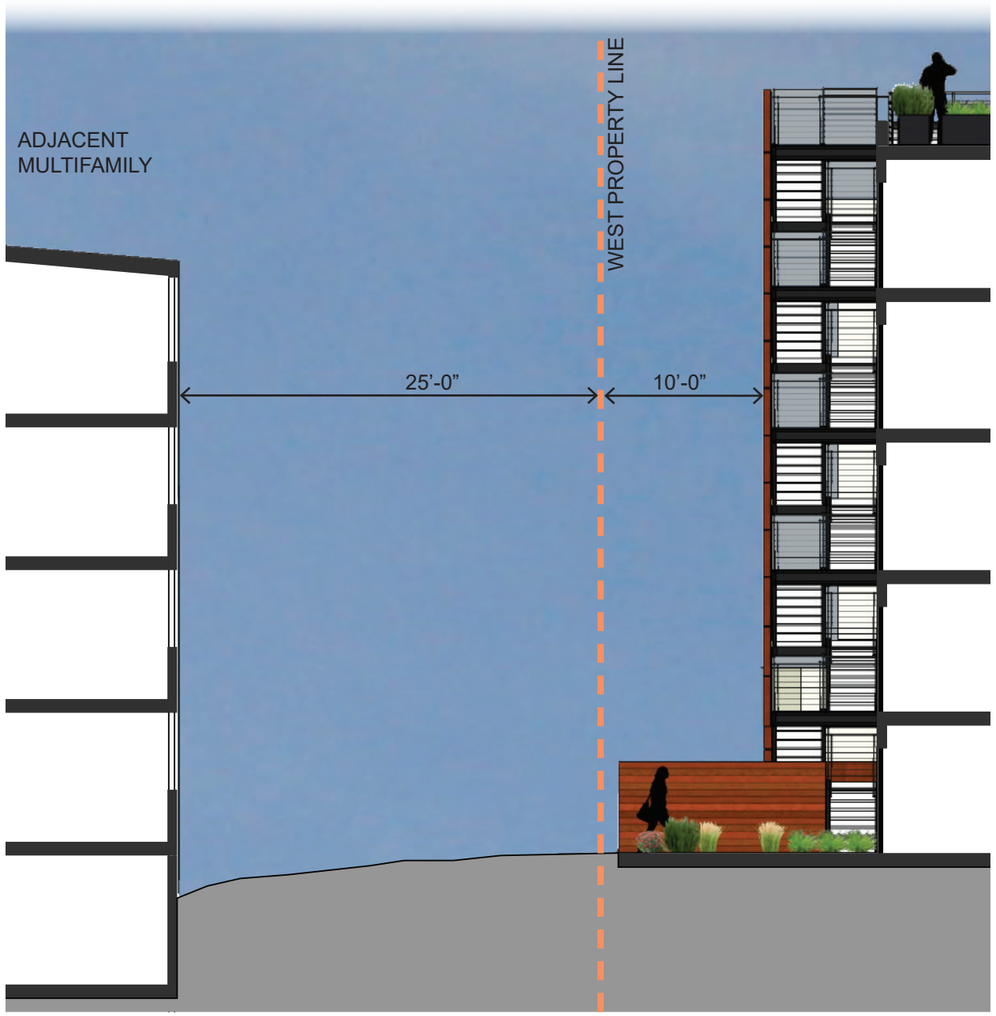
PRIVATE AMENITY PATIOS IN SOUTH SETBACK

ADJACENCIES

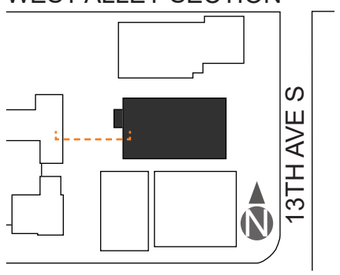


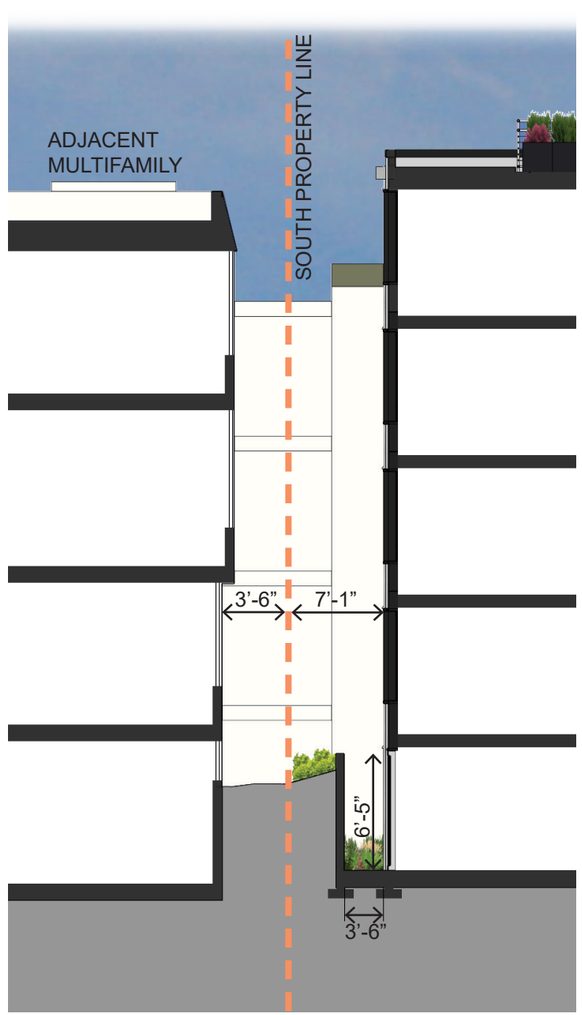
NORTH ALLEY SECTION



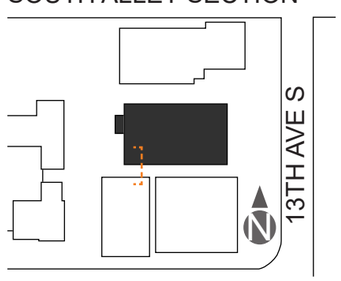


WEST ALLEY SECTION

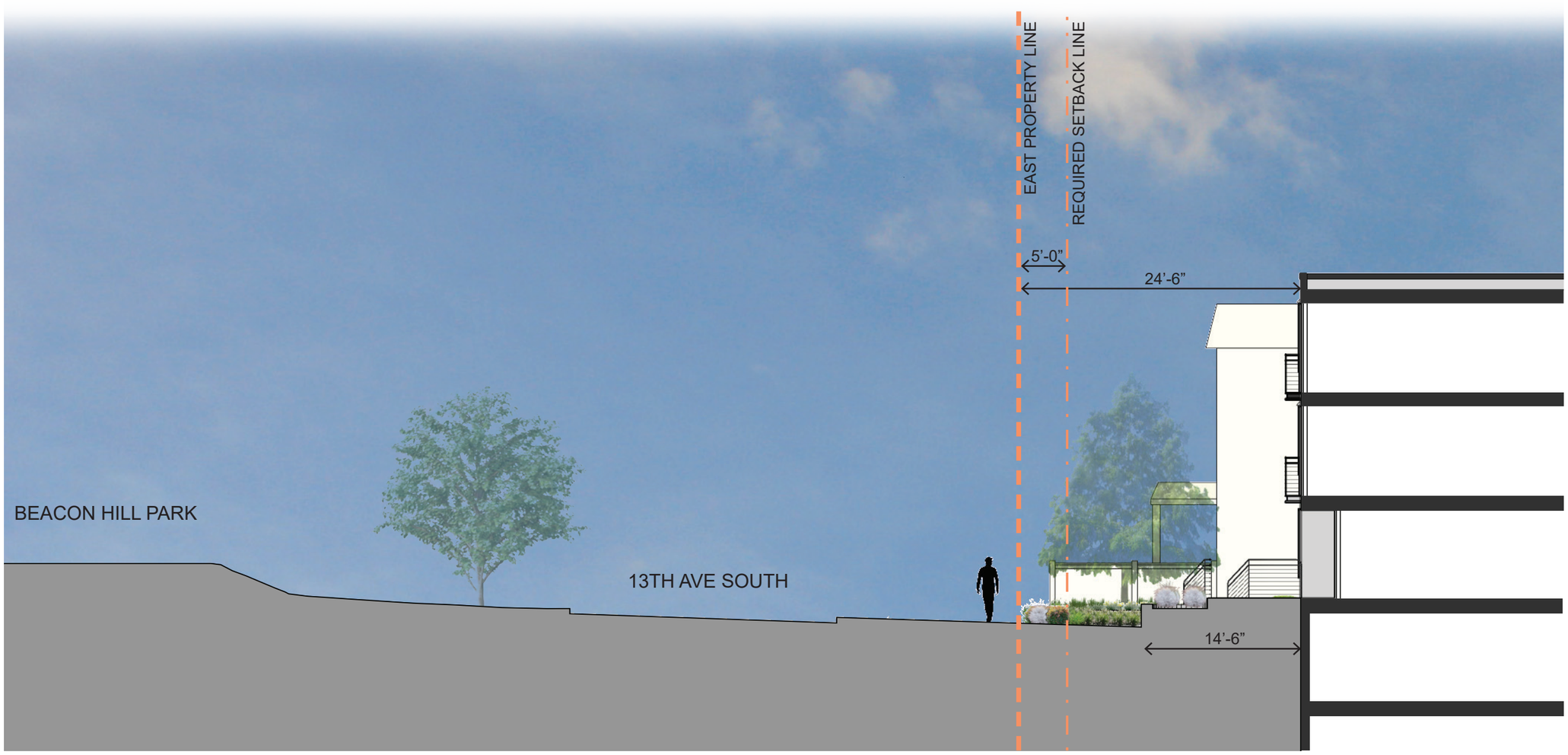




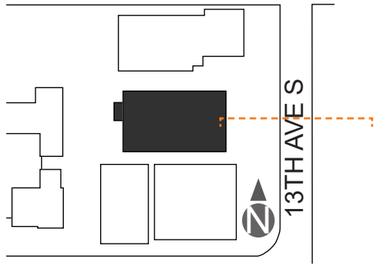
SOUTH ALLEY SECTION



ADJACENCIES



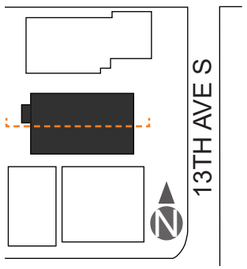
EAST STREETFRONT SECTION

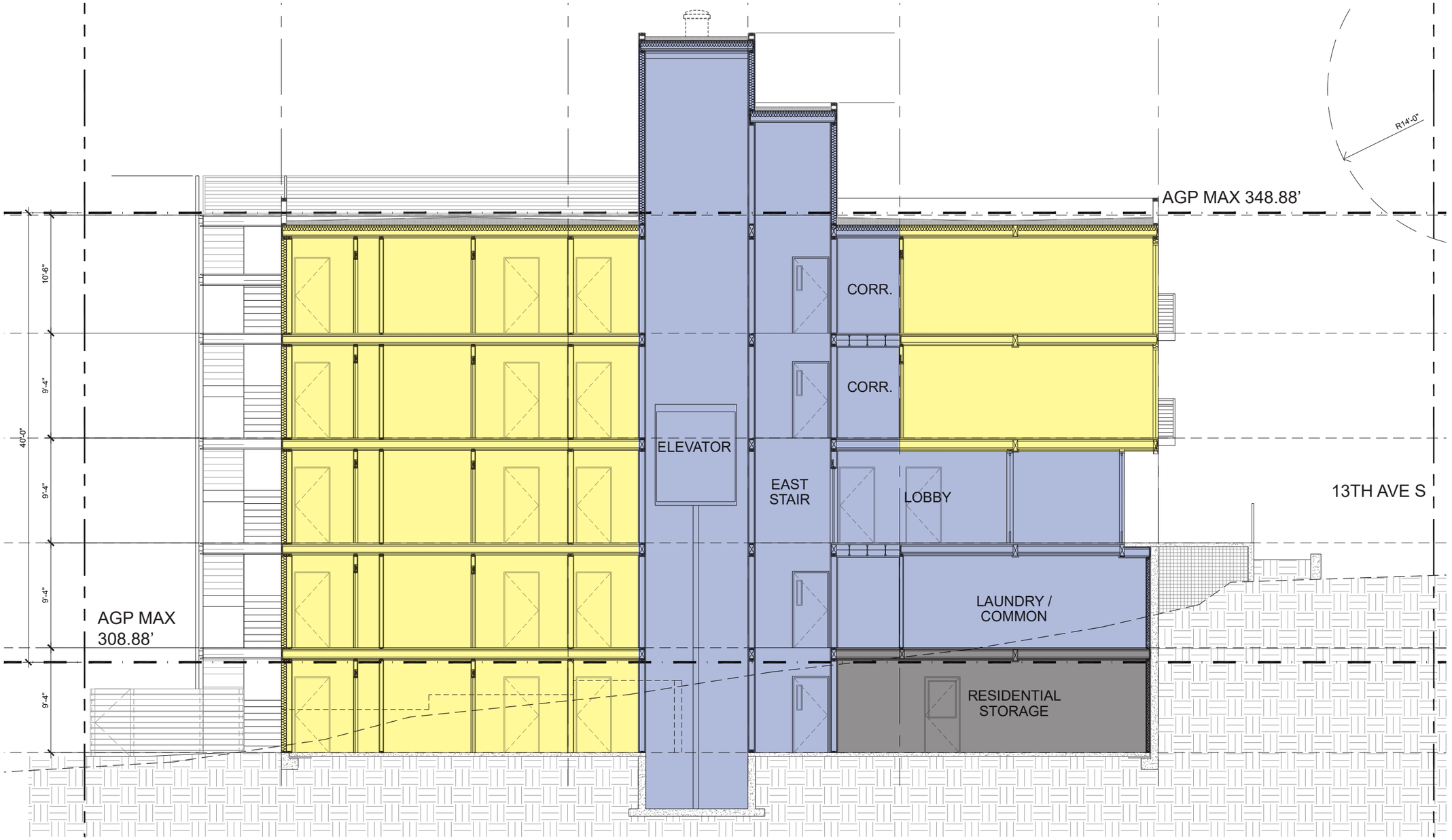


BUILDING SECTION

KEY

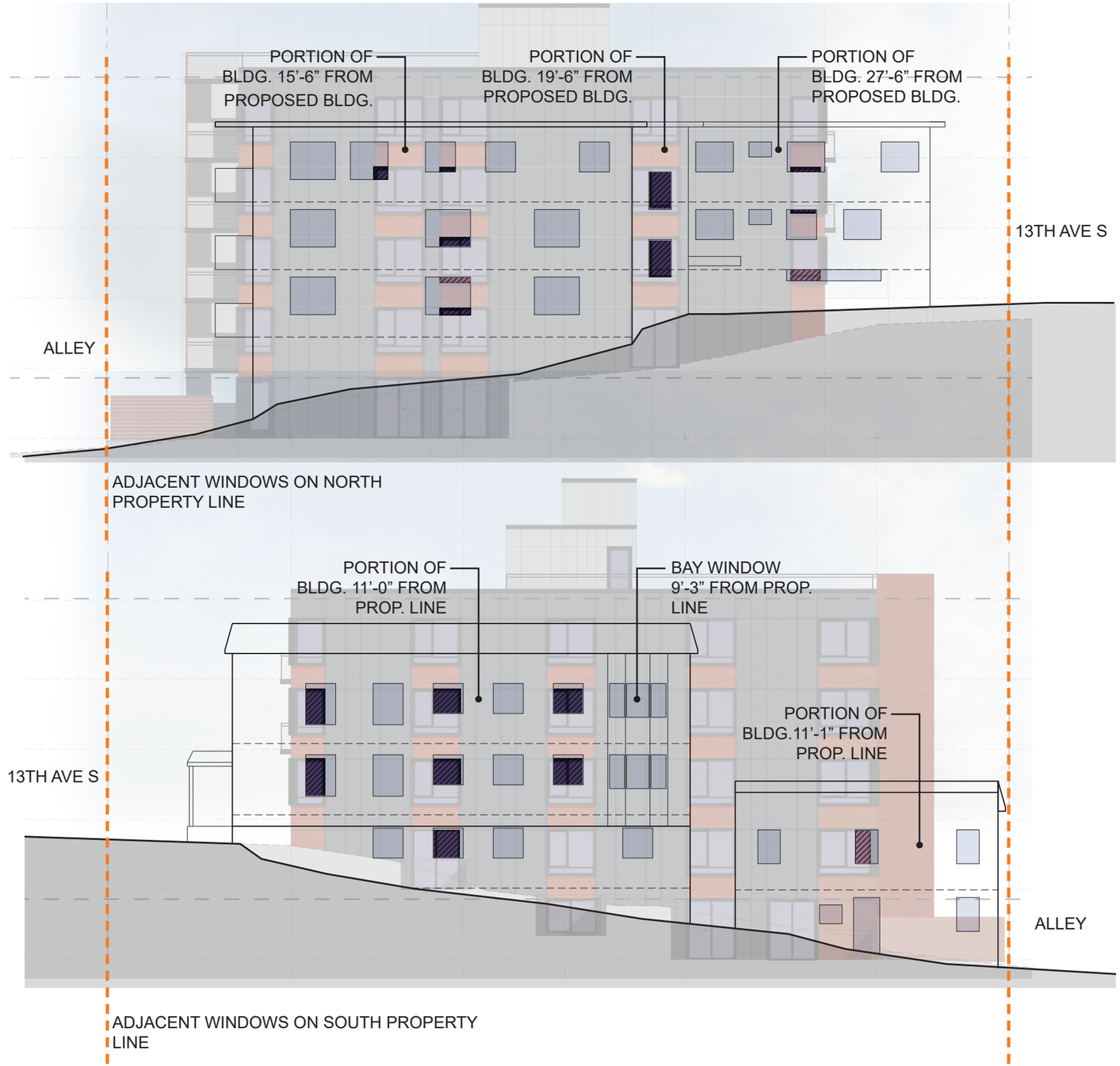
- RESIDENTIAL
- COMMON / CIRCULATION
- LANDSCAPE / GREEN ROOF
- AMENITY / PATIO
- SERVICE



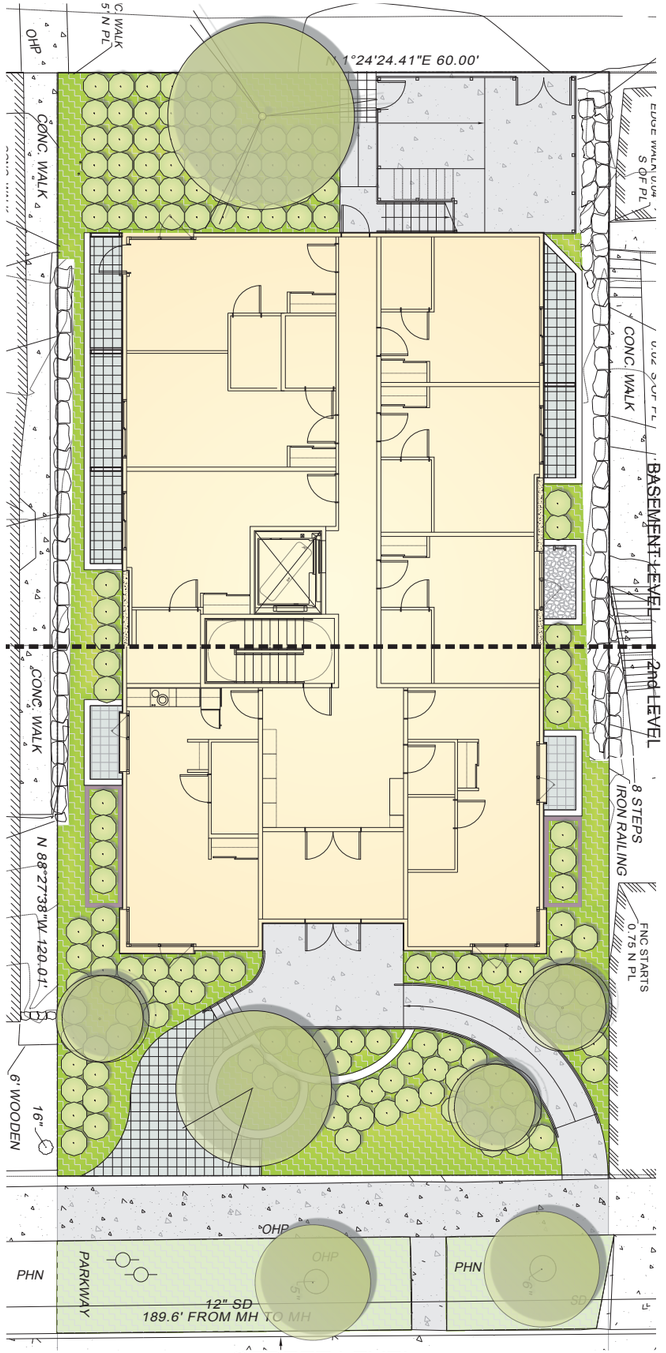


ADJACENT STRUCTURES PRIVACY ANALYSIS

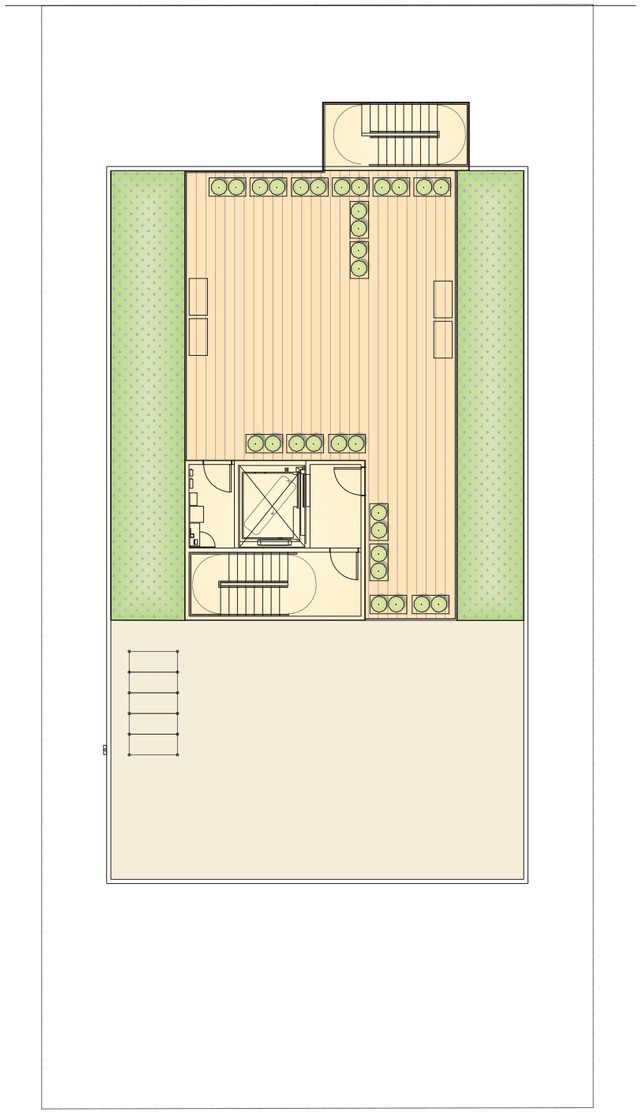
ADJACENT WINDOW OVERLAP



LANDSCAPE



STREET LEVEL



ROOF DECK



TYPICAL PLANTING TRAYS WITH SUCCULENTS AT GREEN ROOF



AUTUMN APPLAUSE



EXISTING STREET TREES TO REMAIN
ON 13TH AVE S



PYRUS CAPIAL



MT VERNON LAUREL



EMERALD SPREADER
JAPANESE YEW



FLYING SAUCERS COREOPSIS



GREEN SPIRE
EUONYMUS



DAY LILY HAPPY
RETURNS



GOLDEN PILLAR
JAPANESE BARBERRY



GREEN BEAUTY
BOXWOOD



FEATHER REED GRASS



BLUE OAT GRASS



COMPACT HEAVENLY BAMBOO



MOONBAY HEAVENLY BAMBOO



ARP ROSEMARY



VARIEGATED JAPANESE SEDGE



TALL SARCOCOCCA



ABBOTSWOOD WHITE
POTENTILLA



WESTERN SWORD FERN



SEMI DWARF FOUNTAIN
GRASS



MIDWINTER FIRE RED
TWIG DOGWOOD



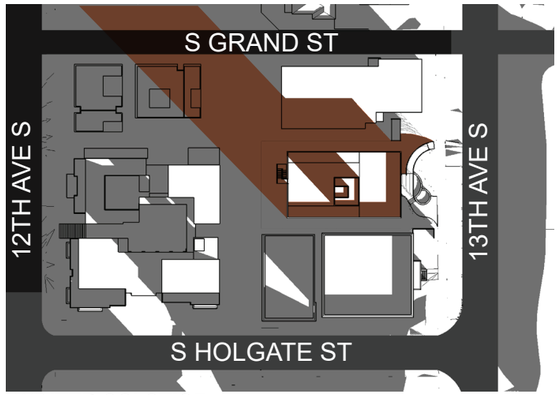
SILVER DRAGON MONDO GRASS



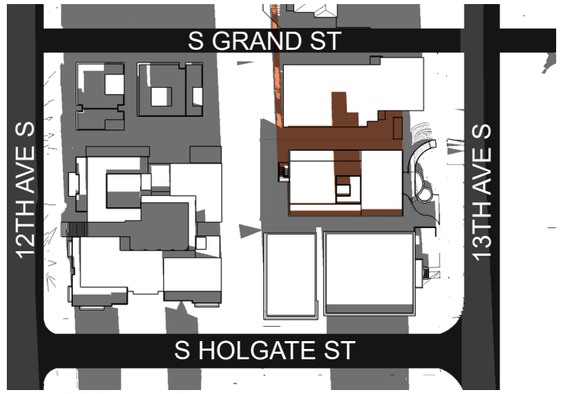
AUTUMN JOY SEDUM

SHADOW ANALYSIS

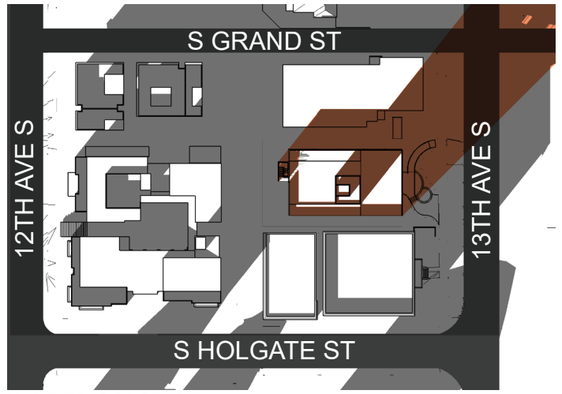
WINTER SOLSTICE



WINTER SOLSTICE
9 AM

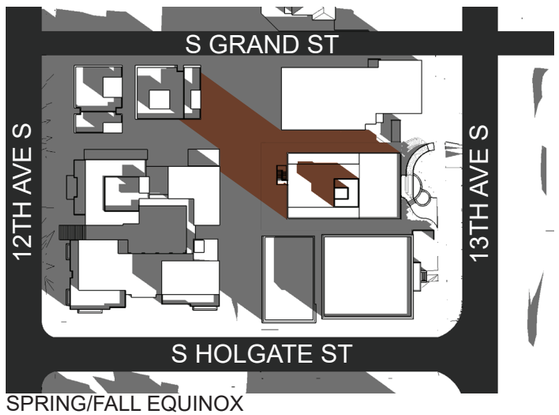


WINTER SOLSTICE
12 PM

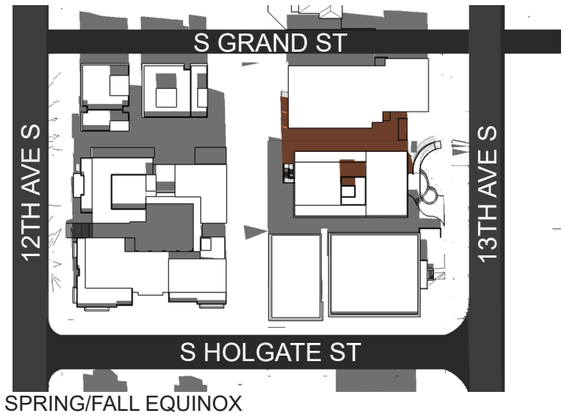


WINTER SOLSTICE
3 PM

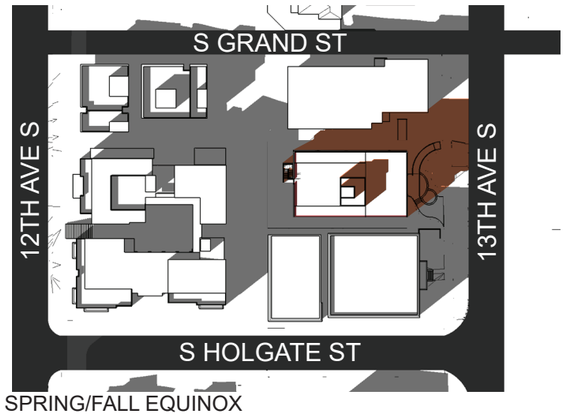
FALL/SPRING EQUINOX



SPRING/FALL EQUINOX
9 AM

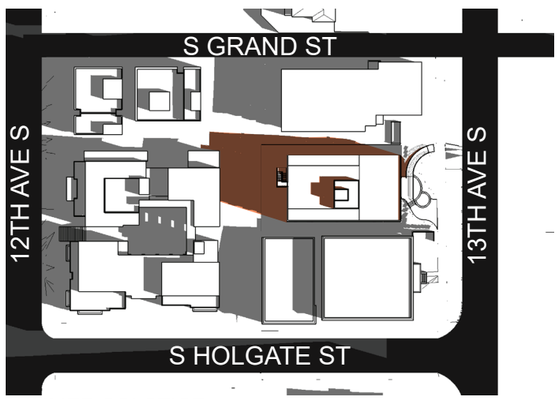


SPRING/FALL EQUINOX
12 PM

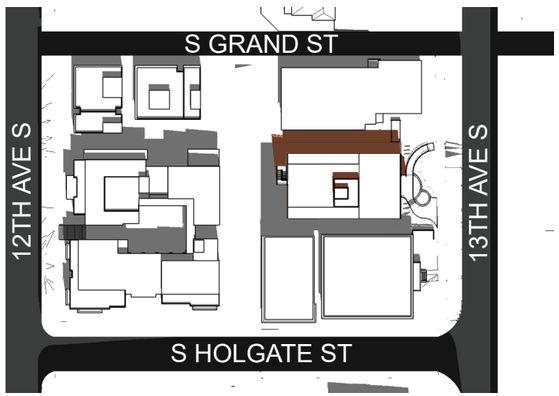


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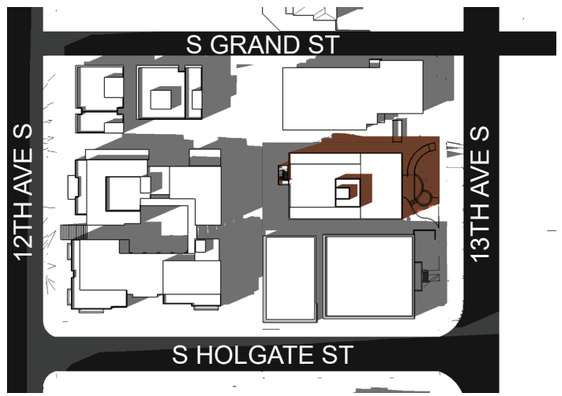
SUMMER SOLSTICE



SUMMER SOLSTICE
9 AM

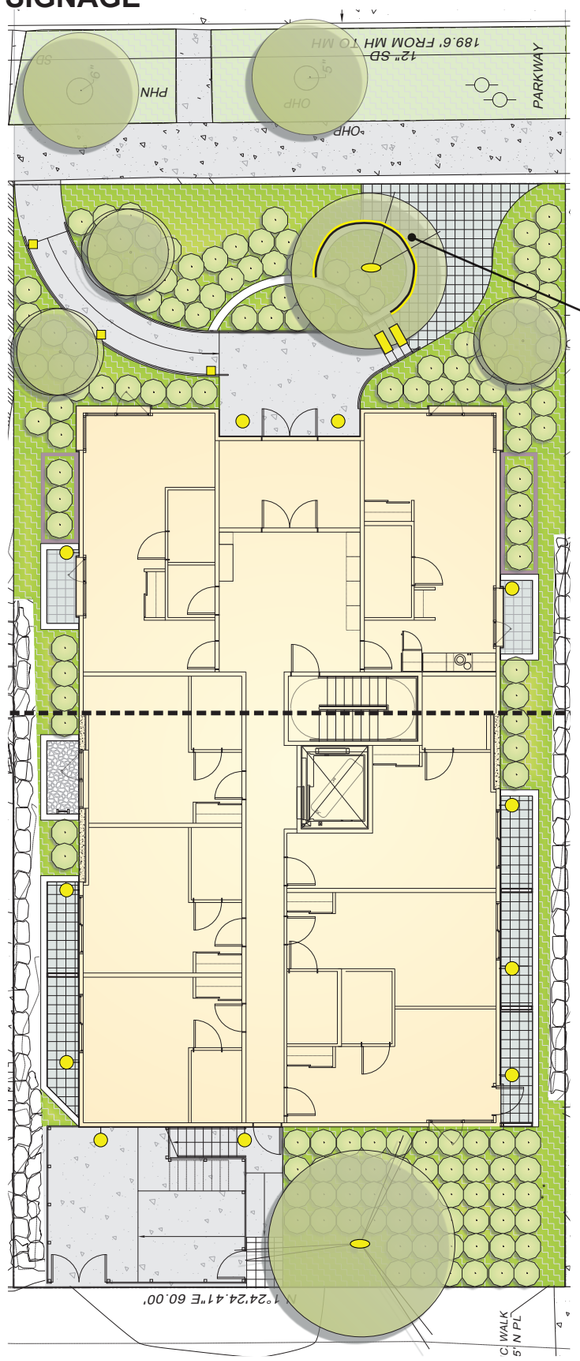


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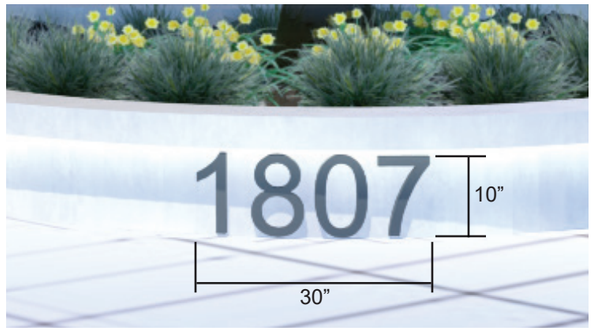


SUMMER SOLSTICE
3 PM

LIGHTING / SIGNAGE



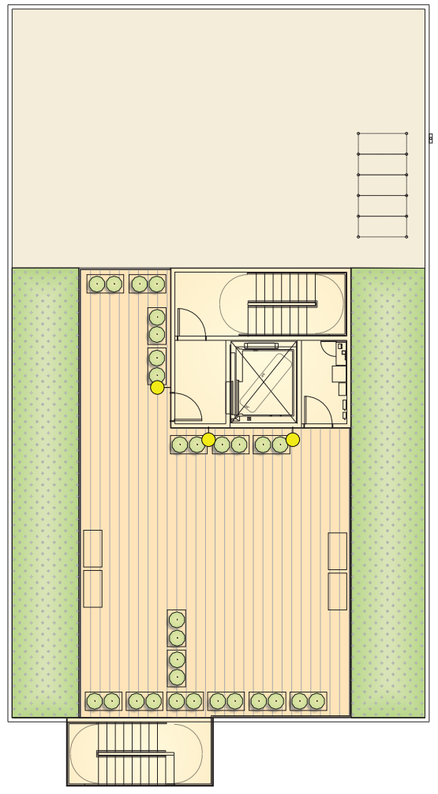
AT GRADE (L0 - L2)



ADDRESS SIGNAGE

LOCATION : FRONT PLANTER

MATERIAL : NATURAL STEEL



ROOF LEVEL

LED WALL LIGHT | BLACK

MANUFACTURER:
WAC LIGHTING

DIMENSIONS: 5” W X 3” H

LOCATION(S):
PRIVATE PATIOS, STAIR LANDINGS, ROOF PENTHOUSE



DOWNLIGHT | BLACK

MANUFACTURER:
KICHLER LIGHTING

DIMENSIONS: 8.0” W X 7.3” H

LOCATION(S):
MAIN ENTRY



LED WALL LIGHT | BLACK

MANUFACTURER:
WAC LIGHTING

DIMENSIONS: 5” W X 3” H

LOCATION(S):
MAIN ENTRY STAIRS



IN GROUND LIGHT | BLACK

MANUFACTURER:
AQ LIGHTING

DIMENSIONS: 3.75” W X .25” H

LOCATION(S):
ENTRY RAMP



TREE DOWN LIGHT | BLACK

MANUFACTURER:
FX LUMINAIRE

DIMENSIONS: 1.5” W X 3.3” H

LOCATION(S):
LARGE TREES, NORTH & SOUTH ENDS OF SITE



DOWNLIGHT IN CONCRETE

MANUFACTURER:
TBD / CUSTOM

LOCATION : FRONT ENTRY PLANTER



APPLICANT WORK SAMPLES

SKIDMORE JANETTE APD















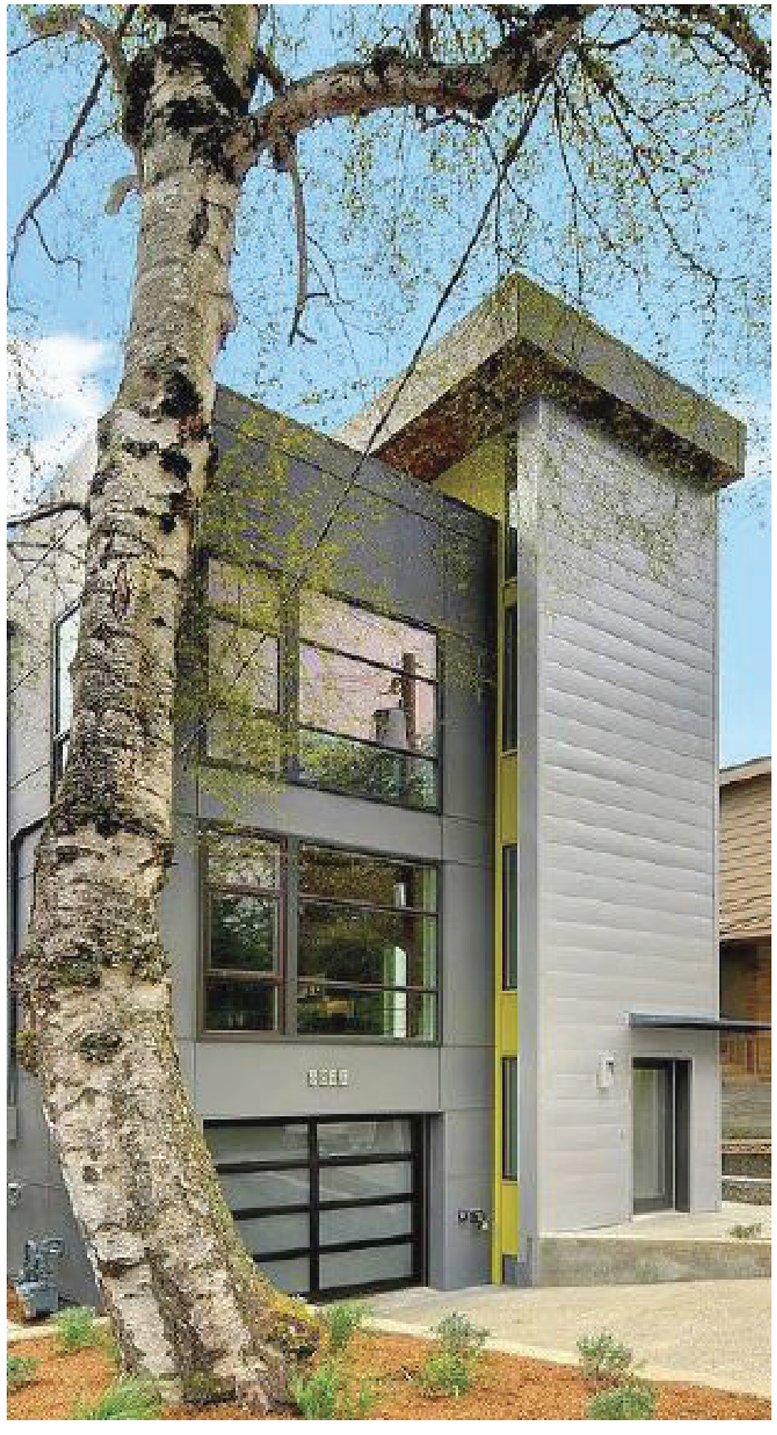
APPLICANT WORK SAMPLES

BUILD URBAN









APPENDIX



VICINITY MAP

OVERVIEW

Address | 1807 13th Ave S
Site Area | 7,200 SF
Zone | LR-3
Maximum FAR | 2.0
Maximum Height | 40 Feet base height,+ 4’ clerestories / shed roof = 44’-0” total
Proposed # of Dwelling Units | Up to 43
Proposed Parking | None, not required

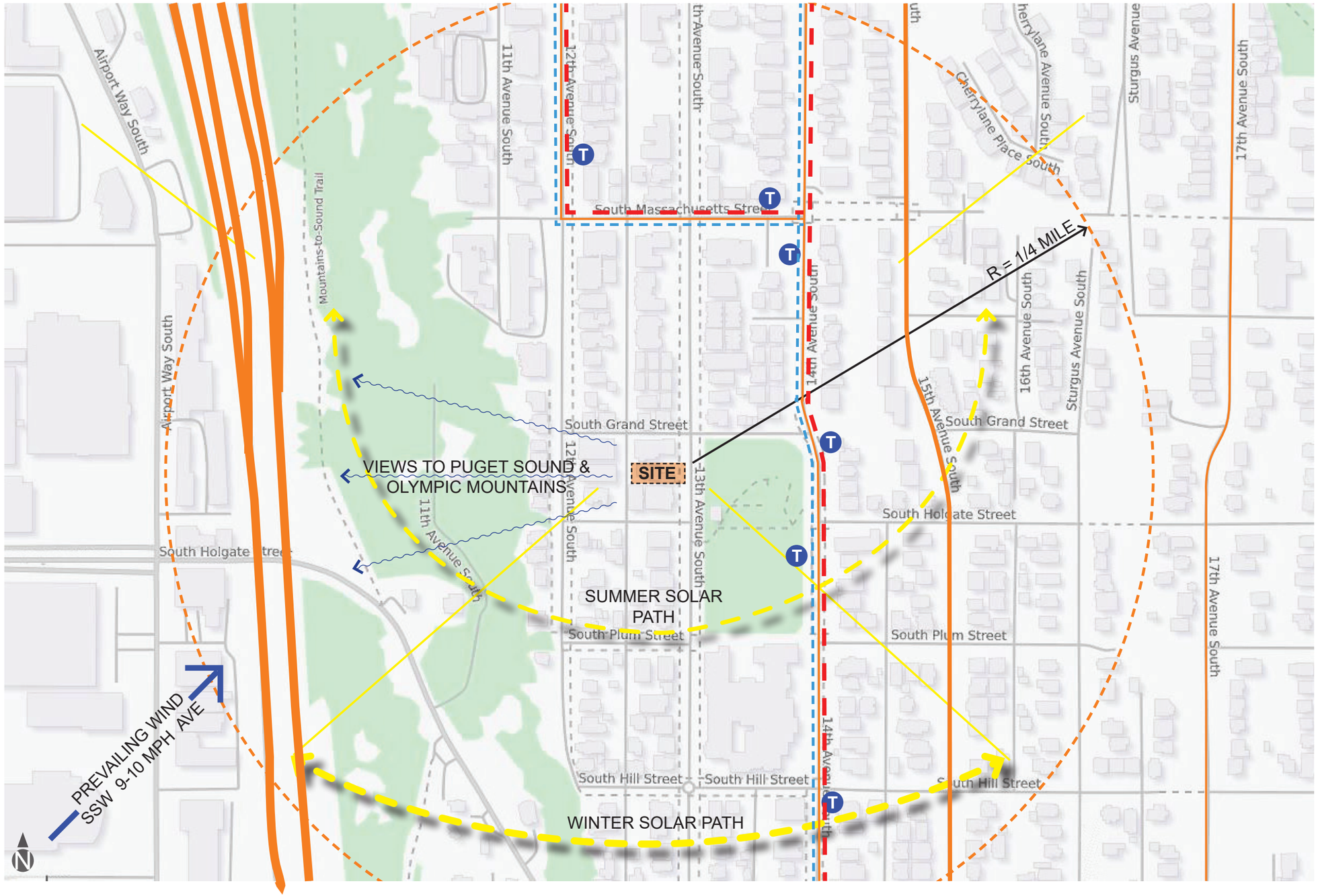


AERIAL MAP

CIRCULATION, TRANSIT, & ENVIRONMENTAL ANALYSIS

KEY

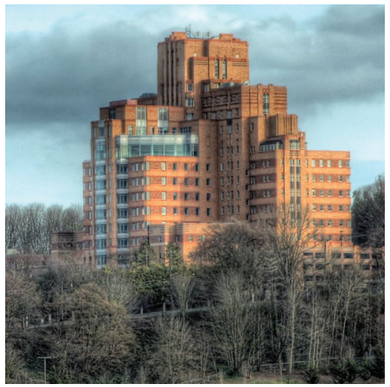
- INTERSTATE
- MAIN ARTERIAL
- SECONDARY ARTERIAL
- BIKE ROUTE / LANES
- NEARBY TRANSIT STOP
- TRANSIT ROUTE
- VIEW OPPORTUNITIES



OPEN SPACE & AMENITIES



1 DR. JOSE RIZAL PARK



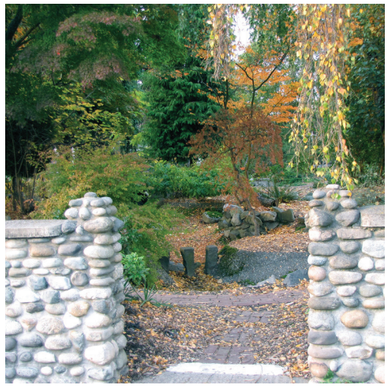
2 PACIFIC MEDICAL CENTER



3 BEACON BLUFF PEA PATCH COMMUNITY GARDENS



4 DAEJEON PARK



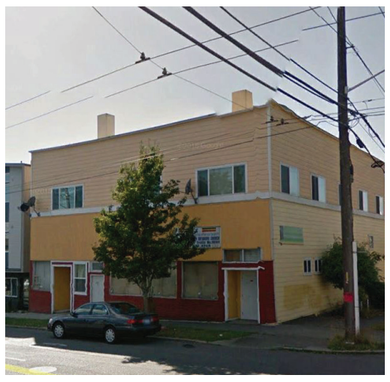
2 KATIE BLACK'S GARDEN



6 BEACON HILL PLAYGROUND



7 BEACON HILL INTERNATIONAL SCHOOL



8 EMMANUEL ETHIOPIAN ORTHODOX CHURCH

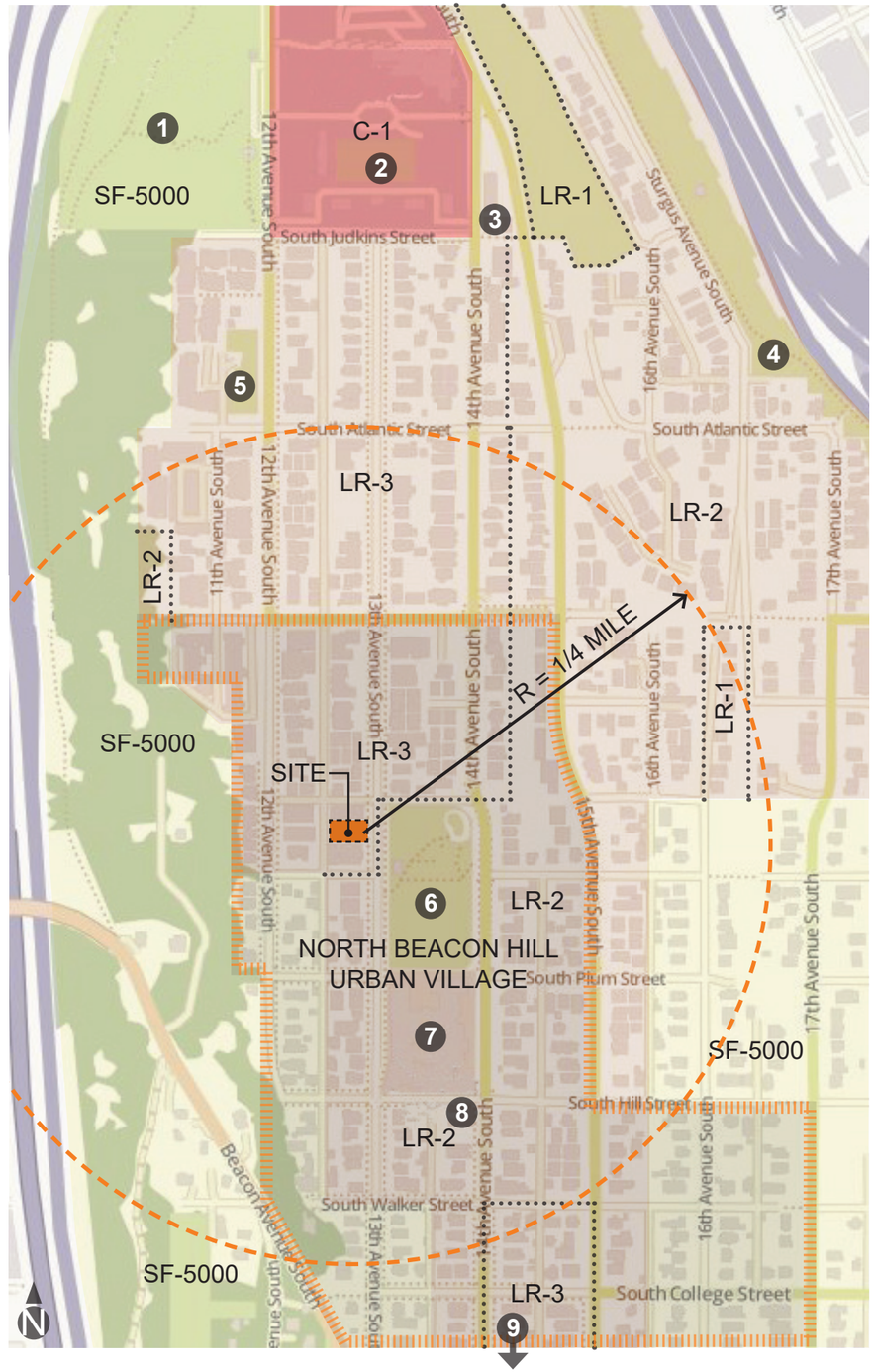


9 BEACON HILL STATION (LIGHT RAIL)

ZONING MAP

KEY

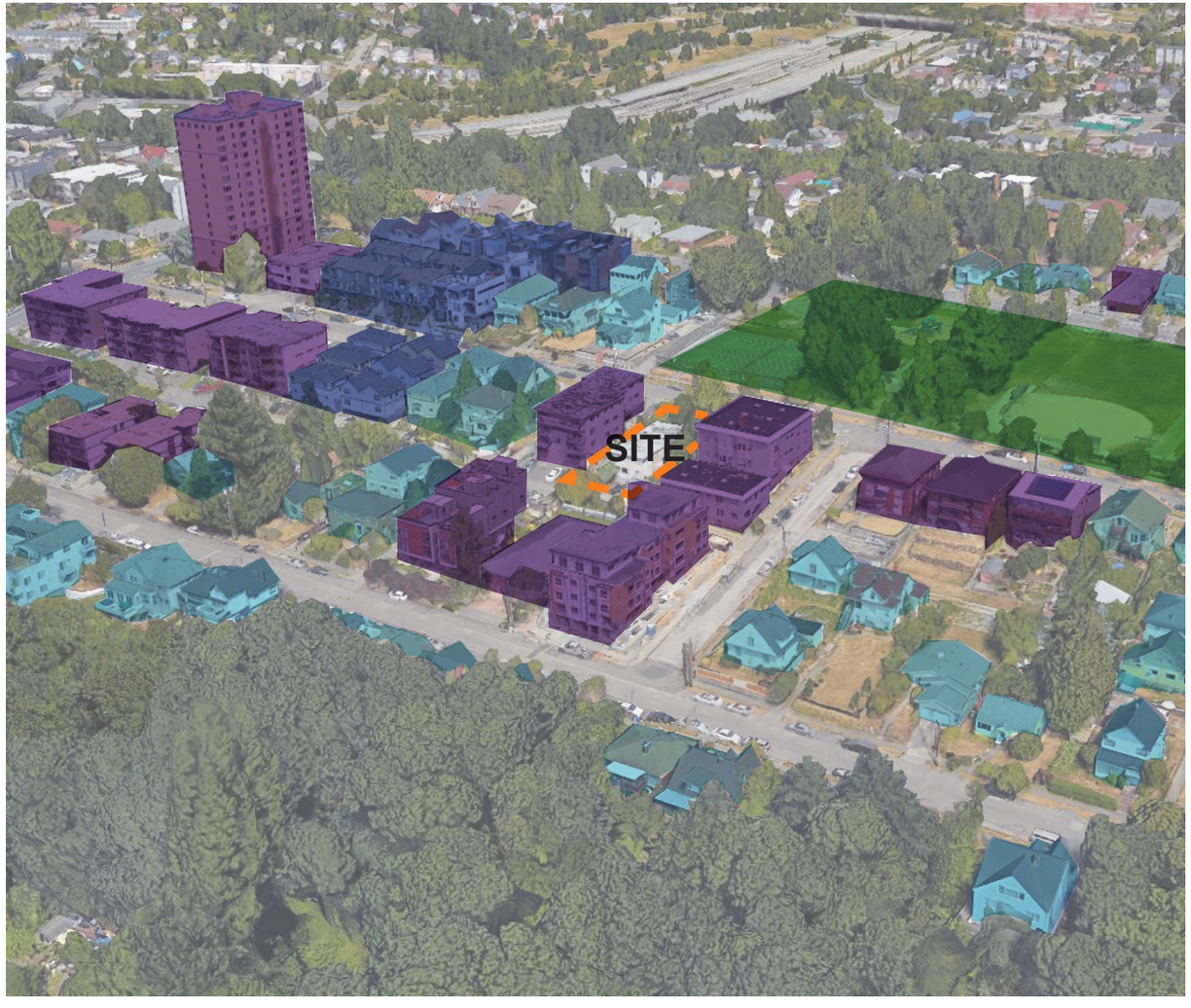
- SF-5000
- LR ZONES
- BOUNDARIES BETWEEN LR ZONING
- C-1
- NORTH BEACON HILL URBAN VILLAGE BOUNDARY



ADJACENT USES - PLAN



ADJACENT USES - 3D / AERIAL



KEY

- MULTI-FAMILY
- TOWNHOUSES
- SINGLE FAMILY
- PARK / OPEN SPACE
- INSTITUTIONAL

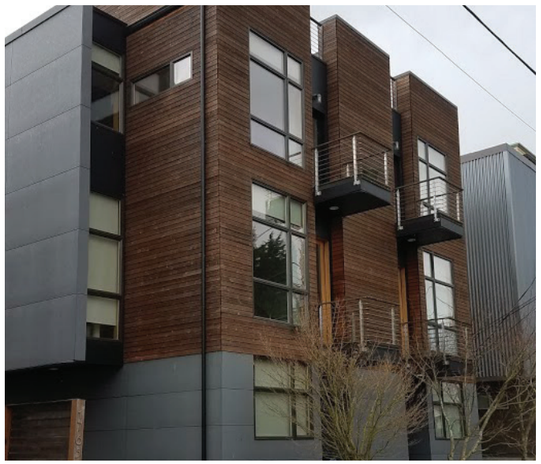
EXISTING NEIGHBORHOOD ARCHITECTURE



CLEAN MASSING EXPRESSION
SIMPLE MATERIAL PALETTE
LARGE STREET FACING FENESTRATION



EXPRESSED VERTICAL CIRCULATION
RAILINGS TO CREATE RESIDENTIAL EXPRESSION



MODULATED TO REDUCE PERCEIVED MASS
LARGE STREET FACING FENESTRATION
NATURAL MATERIALS



MASSING STEPS WITH TOPOGRAPHY
BAYS PROVIDE MODULATION
EXPRESSED ROOFLINE AND EAVES



BAYS PROVIDE MODULATION
LARGE STREET FACING FENESTRATION
EXPRESSED ROOFLINE & EAVES



EXPRESSED ROOFLINE & EAVES
BALCONIES CREATE RESIDENTIAL EXPRESSION
MODULATED TO REDUCE PERCEIVED MASS



NATURAL MATERIALS
CLEAN MASSING EXPRESSION
MASSING STEPS WITH TOPOGRAPHY

STREETSCAPES

S HOLGATE STREET



SITE

S GRAND STREET



S HOLGATE STREET



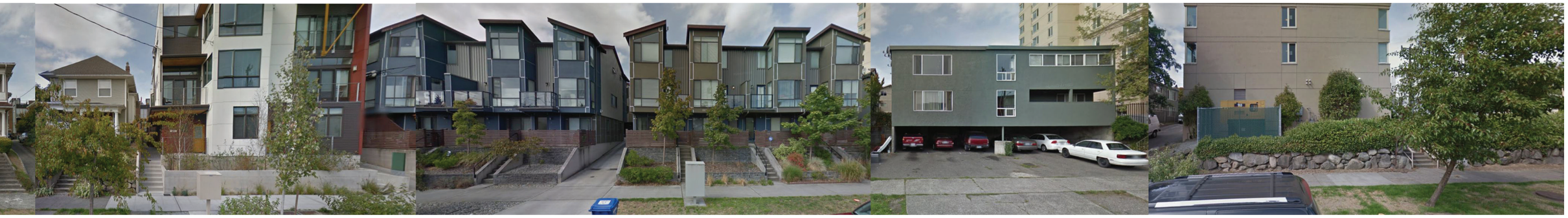
OPPOSITE VIEW
FROM SITE

S GRAND STREET



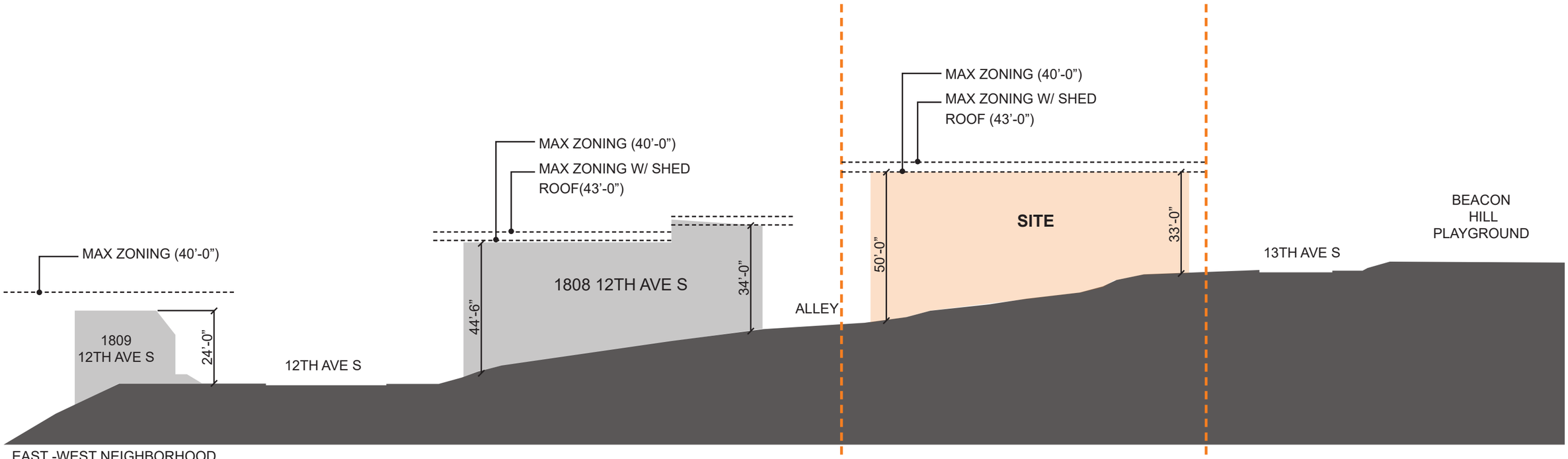


S MASSACHUSETTS ST

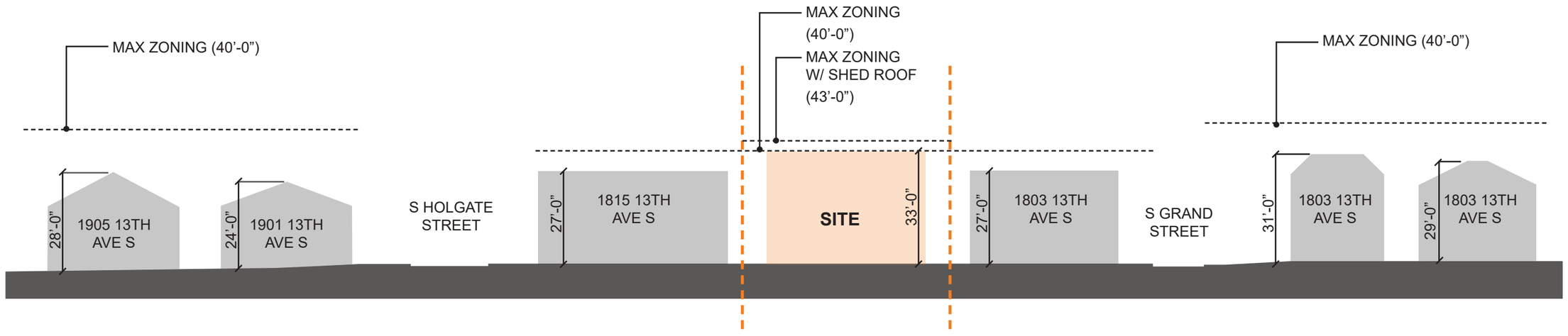


S MASSACHUSETTS ST

SITE SECTIONS

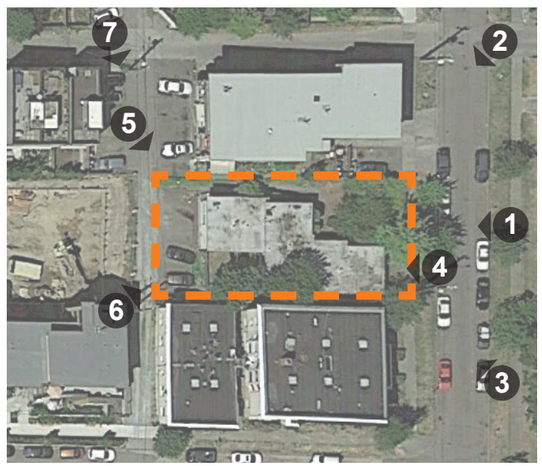


EAST -WEST NEIGHBORHOOD
SECTION



NORTH - SOUTH NEIGHBORHOOD
SECTION

SITE PHOTOS



SITE - AERIAL VIEW


1 SITE FROM ACROSS 13TH AVE S
LOOKING SOUTHWEST

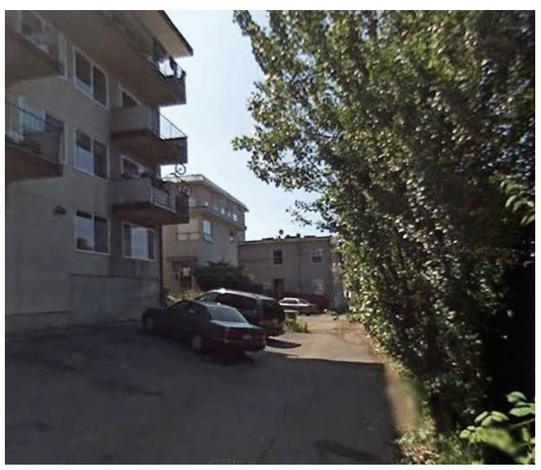

2 SITE FROM ACROSS 13TH AVE S
LOOKING WEST


3 SITE FROM ACROSS 13TH AVE S
LOOKING NORTHWEST


4 SITE ALONG 13TH AVE S


5 SITE FROM ALLEY
LOOKING SOUTHEAST


6 SITE FROM ALLEY
LOOKING NORTHEAST


7 ALLEY AT SOUTH EDGE OF SITE

EXISTING SITE CONDITIONS

KEY

- PROPERTY LINE
- EXISTING BUILDING (TO BE DEMOLISHED
- TOPOGRAPHY CONTOURS
- POWER LINES

SIZE |
7,200 SF, 60’-0” X 120’-0”

RIGHT OF WAYS / STREETS |
Site has 60’-0” of frontage along 13th Ave S to the East, and 60’-0” of front along a gravel alley to the West.

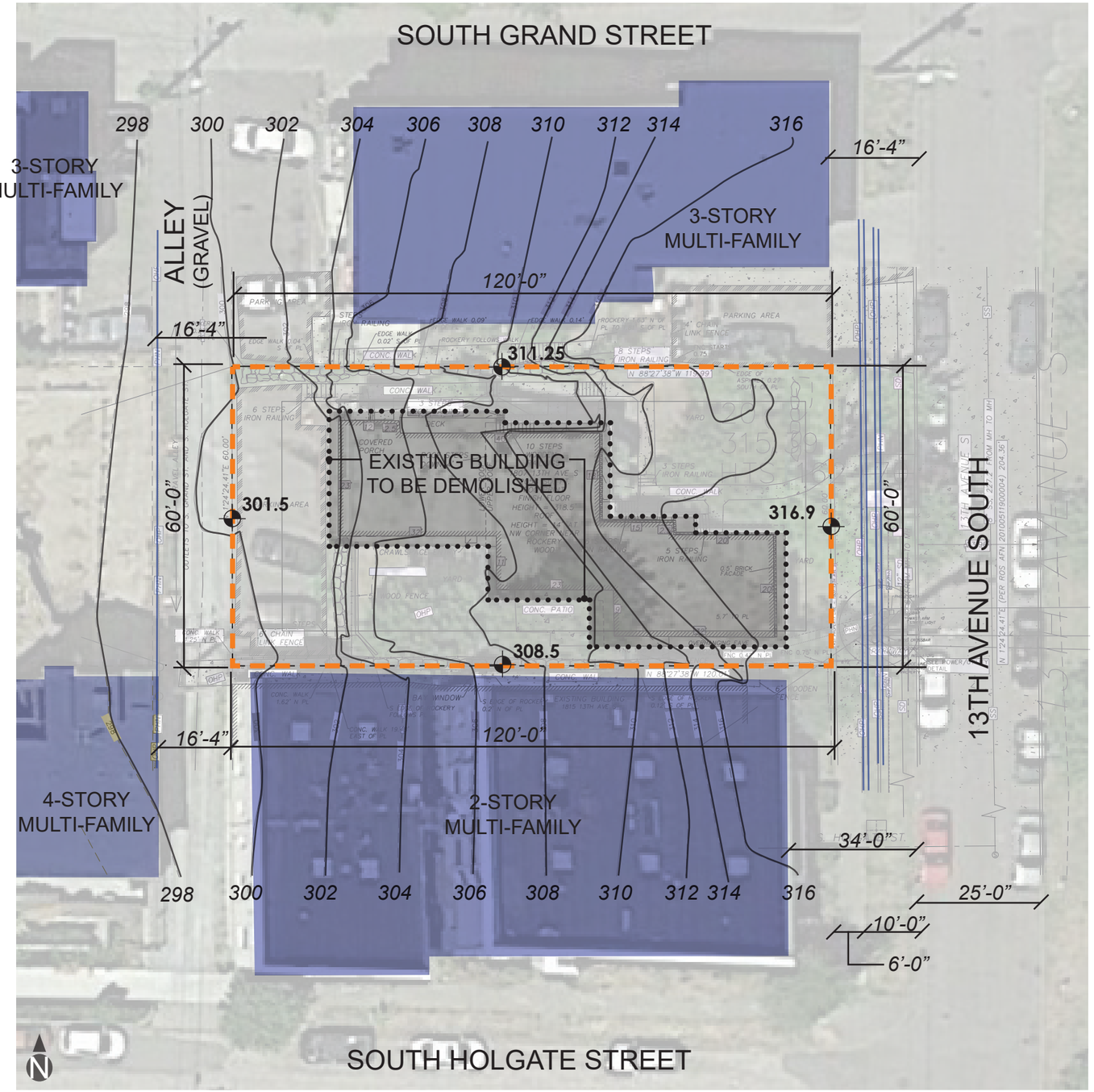
TOPOGRAPHY |
The site is relatively level along 13th, but slopes significantly down from East to the West, dropping approximately 16’-0” from the east property line to the west property line.

ADJACENT BUILDINGS / USES |
The building is flanked by a three story apartment building to the North, and a two story apartment to the South.

POWER LINES |
There are two sets of power lines adjacent to the site. Along 13th, power lines run along the West side of the street and will require 14’-6” of clearance from the lowest line. There are also power lines along the West side of the alley which will have the same minimum clearance.

VIEWS |
Due to the topography sloping down to the West, there will be significant view opportunities of the Olympic mountains and Puget sound to the West.

LEGAL DESCRIPTION |
LOT 5 IN BLOCK 4 OF JOSEPH C. KINNEAR’S ADDITION CITY OF SEATTLE, AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 123, RECORDS OF KING COUNTY, WASHINGTON. SITUATE IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON.



SHADOW ANALYSIS | MAXIMUM ZONING



MAXIMUM ZONING | SPRING / FALL EQUINOXES
10 AM



MAXIMUM ZONING | SUMMER SOLSTICE
10 AM



MAXIMUM ZONING | WINTER SOLSTICE
10 AM



MAXIMUM ZONING | SPRING / FALL EQUINOXES
12 PM



MAXIMUM ZONING | SUMMER SOLSTICE
12 PM



MAXIMUM ZONING | WINTER SOLSTICE
12 PM



MAXIMUM ZONING | SPRING / FALL EQUINOXES
2 PM



MAXIMUM ZONING | SUMMER SOLSTICE
2 PM



MAXIMUM ZONING | WINTER SOLSTICE
2 PM

ZONING / LAND USE SUMMARY

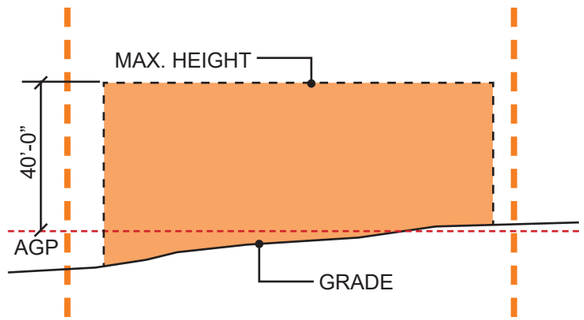
LR-3 | MULTIFAMILY ZONING (SMC 23.45)
WITHIN NORTH BEACON HILL URBAN VILLAGE

23.45.504 | PERMITTED USES
Residential use (apartments) are permitted outright, per table A 23.45.504

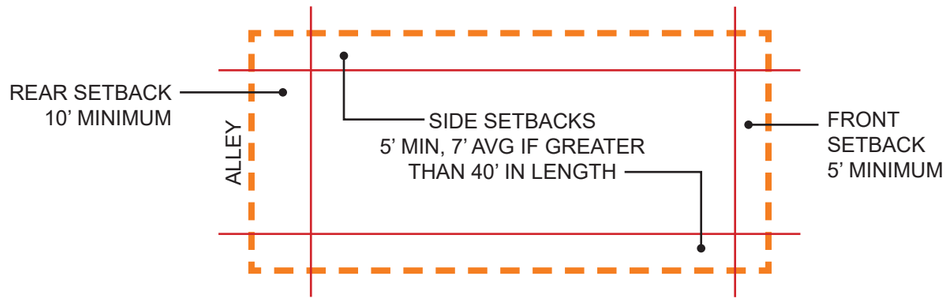
23.45.510 | FAR LIMITS
FAR limit for apartments in an LR-3 zone within an urban village is **2.0**, when meeting the conditions of SMC 23.45.510.C, per Table B 23.45.510.
Applicable FAR exemptions are:
- All underground stories
- Portions of a story that extend no more than 4 feet above existing or finished grade, whichever is lower, excluding access.

23.45.512 | DENSITY LIMITS
For apartments in the LR-3 zone and meeting the requirements of SMC 23.45.510.C there are **no density limits**, per table A 23.45.512

23.45.514 | STRUCTURE HEIGHT
The maximum permitted structure height for apartments in an LR3 zone within an urban village is **40 feet**, per table A SMC 23.45.514
Applicable height exceptions are:
- The high side of a shed or butterfly roof may extend 3 feet above the height limit, provided the low side of the roof is no higher than the height limit.
- Stair penthouses may extend 10 feet above the height limit, provided they are no more than 15% of the roof area
- Elevator penthouses may extend up to 16 feet above the height limit, provided they are no more than 15% of the roof area.
- Solar collectors, planters, clerestories, and sun & wind screens may extend up to 4’ above the height limit.



23.45.518 | SETBACKS & SEPARATIONS
Setbacks for apartments in LR zones, per table A SMC 23.45.518
Front : **5 foot minimum**
Rear : **10 foot minimum (with alley)**
Side, less than 40’ facade length : **5 foot minimum**
Side, greater than 40’ facade length : **5 foot minimum, 7 foot average**



Applicable projections permitted in the required setback include:
- Cornices, eaves, roofs, and other forms of weather projection may project up to 4 feet into required setbacks if no closer than 3 feet to any lot line.
- Bay windows may project up to 2 feet into required setbacks if they are no closer than 5 feet to any lot line, no more than 10 feet in width, and combined with other bays, make up no greater than 30% of the area of the facade.
- Unenclosed decks or patios up to 18” above existing or finished grade, whichever is lower
- Unclosed decks or balconies may project up to 4 feet into required setbacks if they are no closer than 5 feet to any lot line, no more than 20 feet in width, and separated from other decks or balconies by a distance equal to or greater than 1/2 their length.

23.45.522 | AMENITY AREA
Apartments in LR-3 zones shall have amenity area equal to 25% of the lot area. 50% of required amenity area shall be common amenity provided at ground level.
Lot size : 7,200 SF Required Amenity : **1,800 SF** Required Common Amenity @ Ground Floor : **900 SF**

Required common area amenity dimensions : 250 SF min, no horizontal dimension less than 10 feet.

23.45.524 | LANDSCAPE STANDARDS
Green Factor of **0.6 or greater** is required
Street trees are required, in consultation with SDOT.

23.45.527 | STRUCTURE WIDTH AND FACADE LENGTH LIMITS
Maximum structure width for apartments in an LR-3 zone within an urban village is **150 feet**, per Table A SMC 23.45.527
Maximum facade length is 65% of length of the side lot, for all portions of the building within 15 feet of the side lot line
65% of 120 feet = 78 feet.

23.45.529 | DESIGN STANDARDS
Not required for projects undergoing any type of design review, per SMC 23.45.529.B.

23.45.534 | LIGHT AND GLARE STANDARDS
Exterior lighting shall be shielded and directed away from adjacent properties.

23.54.015 | PARKING REQUIREMENTS
Per table B SMC 23.54.015 Item M, there is **no minimum parking requirement** for residential uses in multifamily zones within urban villages if the residential use is located within 1,320 ft of a street with frequent transit service.

Bicycle parking requirements : **1 per 4 dwelling units and/or .75 per SEDU**, per table D SMC 23.54.015 item D.2.
Required bicycle parking shall be provided in a safe, accessible, and convenient location. Bicycle parking hardware shall be installed so that it can perform to it’s manufacturer’s specifications and any design criteria promulgated by the Director of Transportation, allowing adequate clearance for bicycles and their riders. Directional signage shall be installed when bike parking facilities are not clearly visible from the street or sidewalk.
Bicycle parking required for small efficiency dwelling units and congregate residence sleeping rooms is required to be covered for weather protection. If the required, covered bicycle parking is located inside the building that contains small efficiency dwelling units or congregate residence sleeping rooms, the space required to provide the required bicycle parking shall be exempt from Floor Area Ratio (FAR) limits. Covered bicycle parking that is provided beyond the required bicycle parking shall not be exempt from FAR limits.

23.54.040 | SOLID WASTE AND RECYCLABLES
A minimum required square footage of **375 SF** shall be provided for solid waste and recycling storage, per table A, SMC 23.54.040.
For developments with 9 dwelling units or more, the minimum horizontal dimension of required storage space is 12 feet.
The floor of the storage space shall be level and hard-surfaced.
If located outdoors, the storage space shall be screened from public view and designed to minimize light and glare impacts.
The storage space shall not be located between a street facing facade of the structure and the street.
Containers to be manually pulled shall be placed no more than 50 feet from a curb cut or collection location.

DESIGN GUIDELINES - CONTEXT & SITE



CS1.C | TOPOGRAPHY
Use the natural topography and/or other land forms or features to inform the project design.

Use the existing site topography when locating structures and open spaces on the site. Consider “stepping up or down” hillsides to accommodate significant changes in elevation.

The site has a significant slope down from East to West. There is potential to manipulate the massing and/or roof lines to allow the structure to step down to the West. This can also enhance views.



CS2.B | ADJACENT SITES, STREETS, AND OPEN SPACES
Identify opportunities for the project to make a strong connection with the street and carefully consider how the building will interact with the public realm. Consider the qualities and character of the streetscape - it’s physical features, and it’s function - in siting the building.

Contribute to the character and proportion of surrounding open spaces. Evaluate adjacent sites, streetscapes, trees and vegetation, and open spaces for how they function as the walls and floor of outdoor spaces or “rooms” for public space. Determine how best to support those spaces through project siting and design.

NORTH BEACON HILL | PL1.I.ii
Create substantial courtyard-style open space that is visually accessible to the public view.

NORTH BEACON HILL | DC3.I.i & ii
Give purpose to plantings by incorporating multiple functions of the plantings, i.e., a planting can be a bioretention cell, provide shelter, shade and habitat while enhancing the overall aesthetic of Beacon Hill.

Native plants to the Pacific Northwest are encouraged because of their proven ability to perform well in our climate and their regional cultural significance.

Incorporating the landscape design, particularly at the East edge of the site along 13th Ave S, into the overall design of the project will be critical to creating a connection with the sidewalk, planting strip, and park across the street. Landscape and bioretention cells will also be used along the North & South edges of the site to enhance privacy and create a successful transition to the adjacent property’s landscaping.

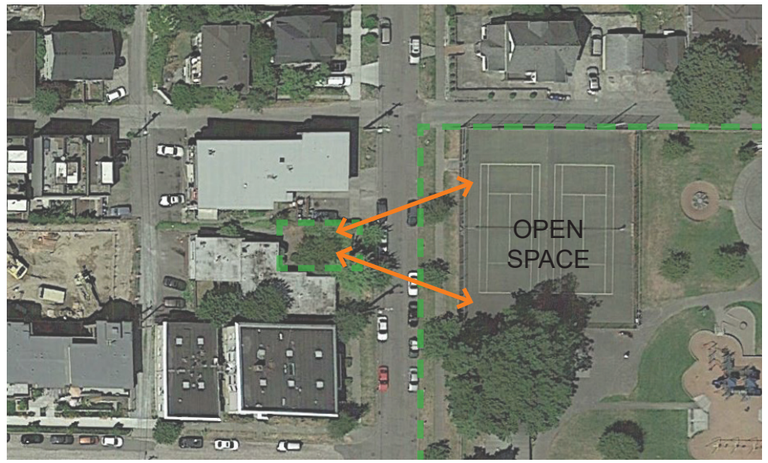


CS3.A | EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES
Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles; as expressed through use of new materials or other means.

In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.

The proposed project will look to other contemporary designs in the neighborhood to inform the overall siting, massing, and finishes of the project. There are many examples of projects that have utilized large street facing fenestration, roof lines, and landscaping to connect to the residential character of the neighborhood.

DESIGN GUIDELINES - PUBLIC LIFE



PL1.A | NETWORK OF OPEN SPACES
Design the building and open spaces to positively contribute to a broader network of open spaces throughout the neighborhood. Consider ways that design can enhance the features and activities of existing off-site open spaces. Open space may include sidewalks, streets and alleys, circulation routes and other open areas of all kinds

Seek opportunities to foster human interaction through an increase in the size and/or quality of project-related open space available for public life. Consider features such as widened sidewalks, recessed entries, curb bulbs, courtyards, plazas, or through-block connections, along with place-making elements such as trees, landscape, art, or other amenities, in addition to the pedestrian amenities listed in PL1.B3

The proposed project is directly across the street from the Beacon Hill Playground. Creating open space at the East edge of the site will both create a semi-public amenity for both residents and the public, as well as extend the open space created by the park, enhancing both spaces.



PL3.A | ENTRIES
Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street. Scale and detail them to function well for their anticipated use and also to fit with the building of which they are a part, differentiating residential and commercial entries with design features and amenities specific to each.

Common entries to multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors. Design features emphasizing the entry as a semi-private space are recommended and may be accomplished through signage, low walls and/or landscaping, a recessed entry area, and other detailing that signals a break from the public sidewalk.

Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features. Consider a range of elements such as:
- Overhead shelter: canopies, porches, building extensions;
- Transitional spaces: stoops, courtyards, stairways, portals, arcades, pocket gardens, decks, etc...
- Ground surface: seating walls; special paving, landscaping, trees, lighting;
- Building surface / interface : privacy screens, upward operating shades or windows, signage, lighting.

Through the use of thoughtful landscape, hardscape, building materials, and transparency the proposed project will create an entry sequence that is inviting to residents, as well as being a visual amenity for neighbors using the adjacent sidewalk and right of way.



PL4.B | EYES ON THE STREET
Create a safe environment by providing lines of sight and encouraging natural surveillance through strategic placement of doors, windows, balconies and street-level uses.

Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies), where appropriate, by keeping views open into spaces behind walls or plantings, at corners, or along narrow passageways. Choose semi-transparent rather than opaque screening.

The project will strive to maximize the fenestration along 13th Ave S, both at the lobby, as well as at the upper levels. By providing large windows and/or balconies, the project can encourage interaction between residents and the neighborhood.

DESIGN GUIDELINES - DESIGN CONCEPT



DC2.A | MASSING

Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space. In addition,special situations such as very large sites, unusually shaped sites, or sites with varied topography may require particular attention to where and how building massing is arranged as they can accentuate mass and height.

Use secondary architectural elements to reduce the perceived mass of larger projects. Consider creating recesses or indentations in the building envelope; adding balconies, bay windows, porches, canopies or other elements; and/or highlighting building entries.

NORTH BEACON HILL | CS2.III.ii

Break up building mass by incorporation different facade treatments to give the impression of multiple, small-scale buildings, in keeping with the established development pattern.

By modulating the overall massing of the building & provides visual interest through fenestration patterns, bay windows, and materiality changes the building can be broken down to relate to the scale of adjacent structures.



DC2.B | ARCHITECTURAL AND FACADE COMPOSITION

Design all building facades—including alleys and visible roofs—considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned through the placement and detailing of all elements, including bays, fenestration, and materials, and any patterns created by their arrangement. On sites that abut an alley, design the alley facade and its connection to the street carefully. At a minimum, consider wrapping the treatment of the street-facing facade around the alley corner of the building.

Avoid large blank walls along visible facades wherever possible. Where expanses of blank walls, retaining walls, or garage facades are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians.

NORTH BEACON HILL | CS2.III.vi & vii

Articulate the building facades vertically or horizontally in intervals that relate to the existing structures or existing pattern of development in the vicinity.

NORTH BEACON HILL | DC2.I.i & iii

Redirect the number of windows and decks on proposed buildings that overlook neighboring residences.

Stagger windows to not align with adjacent windows and minimize the impact of windows in living spaces that may infringe on the privacy of adjacent residents.

The design of the building will incorporate all facades, including the west facing alley facade, to create a cohesive building with a consistent design vernacular. Blank walls will be broken up with modulation, fenestration, and/or material applications. A privacy study of the window patterns on the adjacent properties is provided on page 13 of this packet, and care will be taken to minimize the impact of the building's fenestration on adjacent residents.



DC4.A | BUILDING MATERIALS

Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

Select durable and attractive materials that will age well in Seattle's climate, taking special care to detail corners, edges, and transitions. Highly visible features, such as balconies, grilles and railings should be especially attractive, well crafted and easy to maintain. Pay particular attention to environments that create harsh conditions that may require special materials and details, such as marine areas or open or exposed sites.

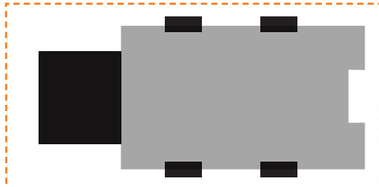
By analyzing materials and patterns found elsewhere in the neighborhood, the proposed design will provide a material palette that is attractive and appropriate to both the local context, as well as the regional climate and conditions. Care will be taken to detail the intersection of the materials in a thoughtful and deliberate way.

CONCEPTS | OVERVIEW



OPTION A

"TADPOLE"



42 UNITS

OPPORTUNITIES

- Modulation of street facing facade reduces apparent bulk & maintains the established neighborhood patterns
- 3-story massing is consistent with adjacent structures

CONSTRAINTS

- Small front setback minimizes amount of green space / landscape adjacent to 13th Ave S & park.
- All ground level amenity space is located in the southwest corner of the site, adjacent to alley.



OPTION B

"CUBE"



39 UNITS

OPPORTUNITIES

- The smaller footprint allows for a larger front setback, and additional green space adjacent to the sidewalk and park.
- Simple massing with recessed "punched" window expression is appropriate for the small facades of the building.
- Main entry is centered and elevated, consistent with the adjacent structure to the south.

CONSTRAINTS

- 4-story massing is inconsistent with adjacent structures.
- Smaller floor plate is inefficient, resulting in less units.
- Minimal modulation on street facing facade and lack of roof modulation are inconsistent with neighborhood patterns.



OPTION C | PREFERRED

"SHEAR"



43 UNITS

OPPORTUNITIES

- Modulation of street facing facade reduces apparent bulk & maintains the established neighborhood patterns
- 3-story massing is consistent with adjacent structures
- Entry courtyard provides opportunity for common amenity / open space adjacent to sidewalk & park across 13th Ave S

CONSTRAINTS

- Full expression of robust shed roof truncated by power line setbacks.
- Minimizes exposure of roof deck to western views.

BLANK