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Project Information

Addresses: 2505 & 2507 Beacon Ave S.
Seattle, WA 98144

SDCI Project Number: 3024602

Legal Description: Carneys Sulp of TR 5 Bayside

Parcel #: 2505 - 1389800146
2507 - 1389800140

Site Area: 2505 - 6,891sf
2507 - 4,407sf
Total - 11,298sf

Zoning: NC2P-65 (4.0)

Overlays: North Beacon Hill (Residential Urban Village), Pedestrian Area, BH Light Rail

Misc: Frequent Transit, Conical Surface Airport Height Overlay (Heights not restricted to less than 65' in conical)

ECA: None

Existing Use: Retail with Storage Warehouse

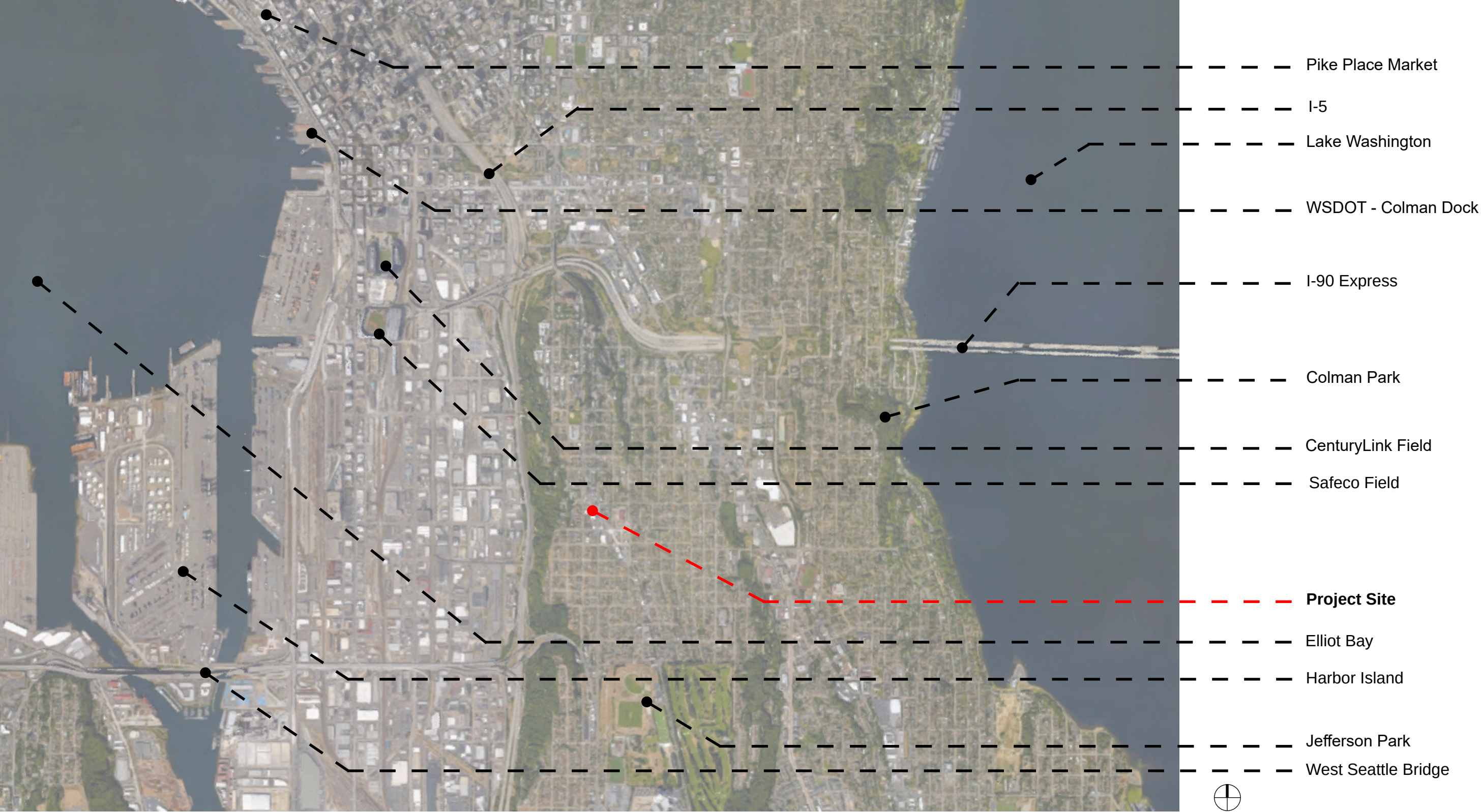
FAR Limits: 4.0 FAR limit, if no affordable housing per incentive zoning suffix. If 14% of bonus floor area complies with affordable housing, and 50 year agreement provisions, FAR grows to 4.25 single-use; or 4.75 mixed use (No purchase option because <85')

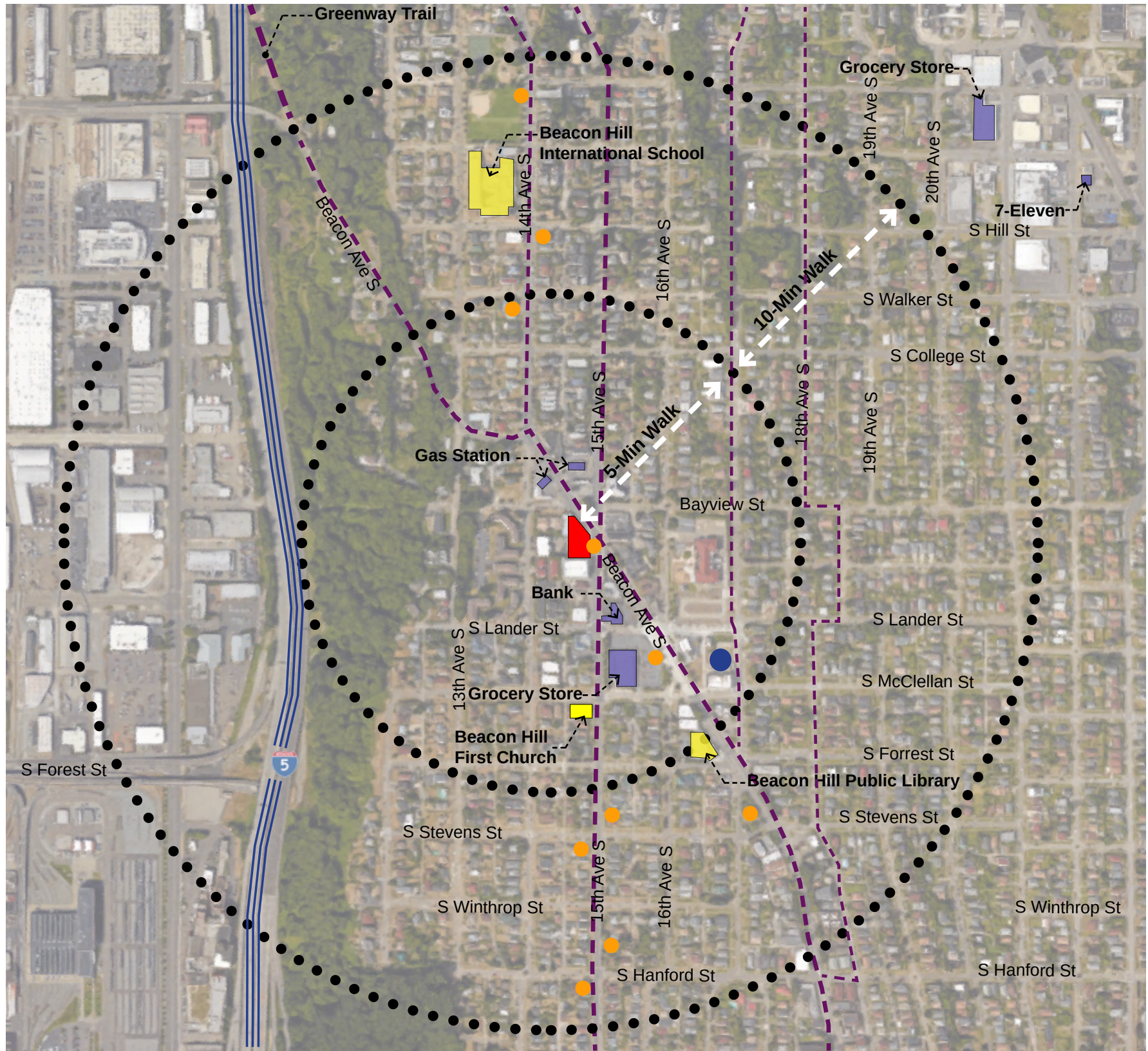
Height: 65' Above AGP Allowed/Provided

Parking: None required for residential or non-residential uses per Frequent Transit/ Light Rail & Urban Village, Light Rail T.O.D. proposed.

Project Team:
Owner Claremont Partners LLC
Architect Lemons Architecture PLLC

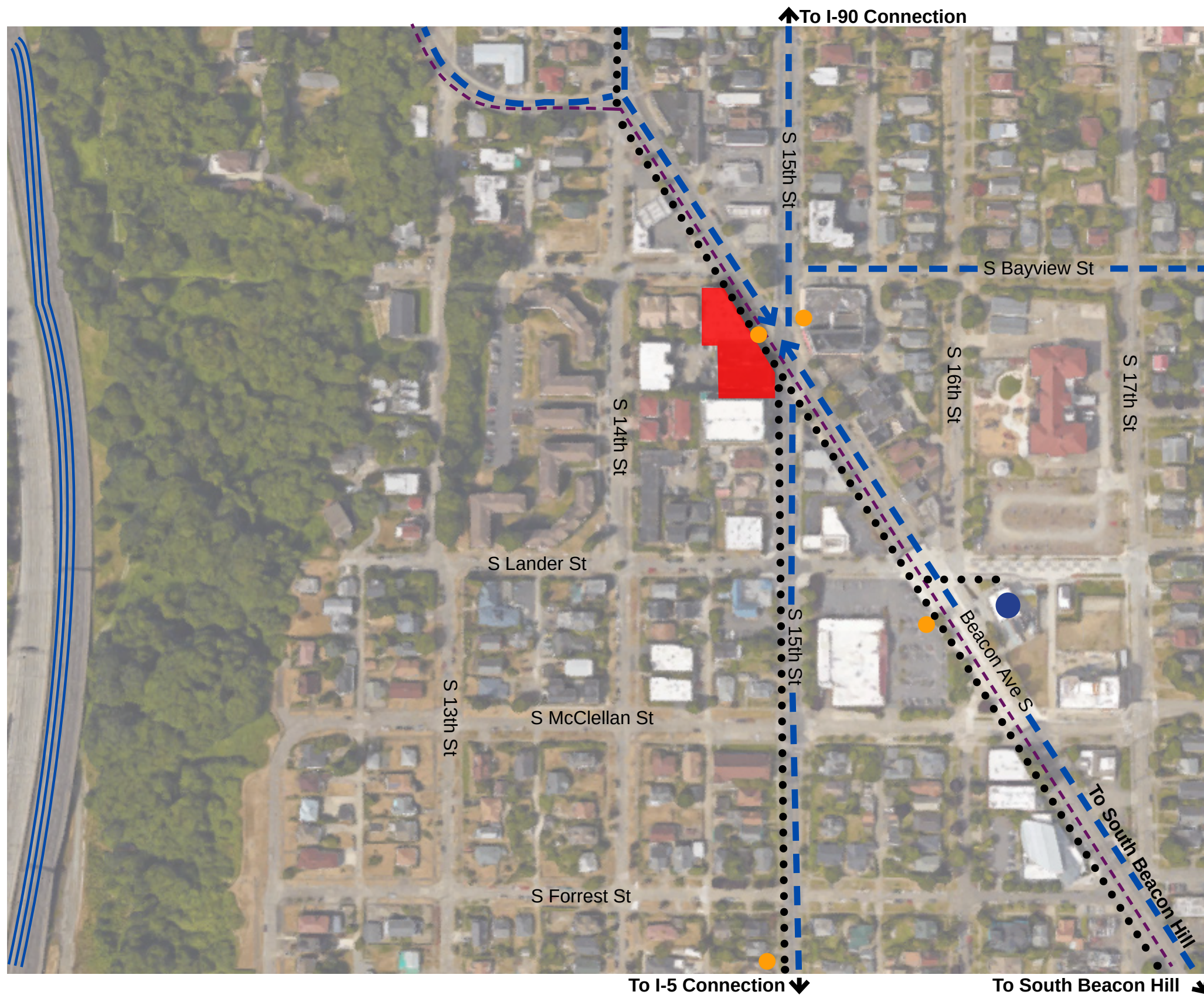




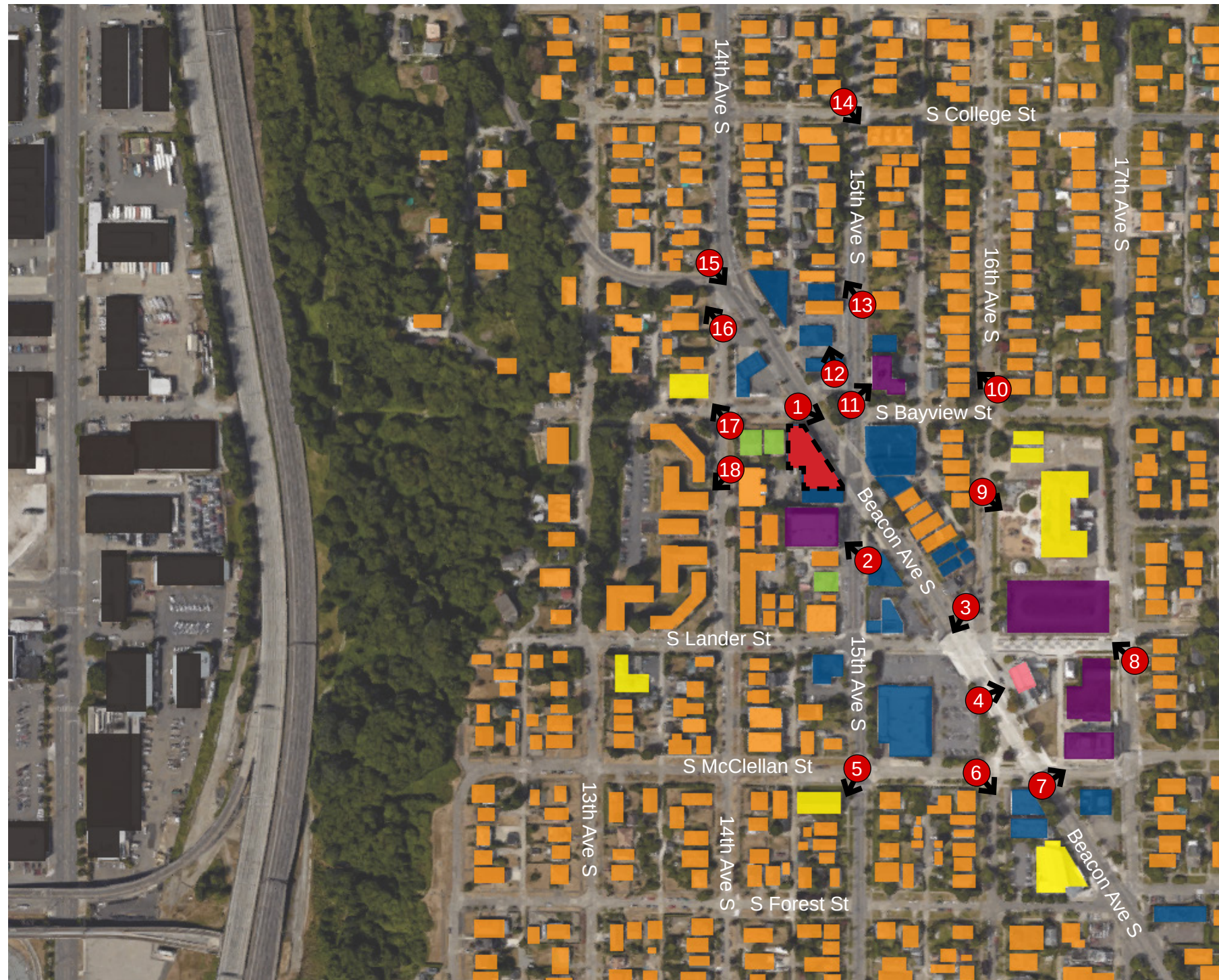


- Site
- Commercial
- Institutional
- Beacon Hill Light Rail Station | SeaTac - UW
- Bus Stop
- Pedestrian Circulation 5/10 Min Radius
- Bicycle-Friendly Roads
- Interstate 5





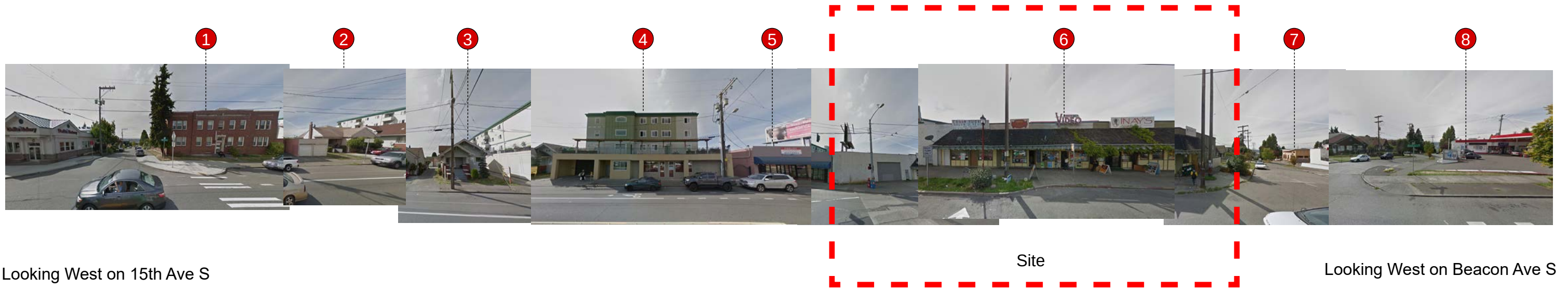
- Site
- Beacon Hill Light Rail Station | 0.1 mi
- Bus Stop | Route 36 Downtown-Othello Station, Route 60 Broadway-Beacon Hill-Georgetown-Westwood Village
- Pedestrian Circulation
- Bicycle-Friendly Roads
- Main Vehicular Circulation
- Interstate 5
-



-  Site
 -  Residential / Multi-Family
 -  Mixed Use
 -  Commercial
 -  Institutional
 -  Proposed Mixed-Use Project
 -  Transit
 -  Industrial
- ① Commercial Building (3-Story)
 - ② Mixed-use Building (4-Story)
 - ③ Grocery Store - Red Apple Market
 - ④ Beacon Hill Light Rail Station
 - ⑤ St. Peter Parish
 - ⑥ Perihelion Brewery
 - ⑦ Mixed-Use Building (6-Story)
 - ⑧ Mixed-Use Building (6-Story)
 - ⑨ El Centro de la Raza
 - ⑩ Single Family Residence
 - ⑪ Mixed-Use Building (4-Story)
 - ⑫ Gas Station
 - ⑬ Single Family Residence
 - ⑭ Townhouses (3-Story)
 - ⑮ Commercial Building - Automotive Service
 - ⑯ Townhouses (3-Story - Under Construction)
 - ⑰ Religious - Welcome Table
 - ⑱ Multi-Family (3-Story)



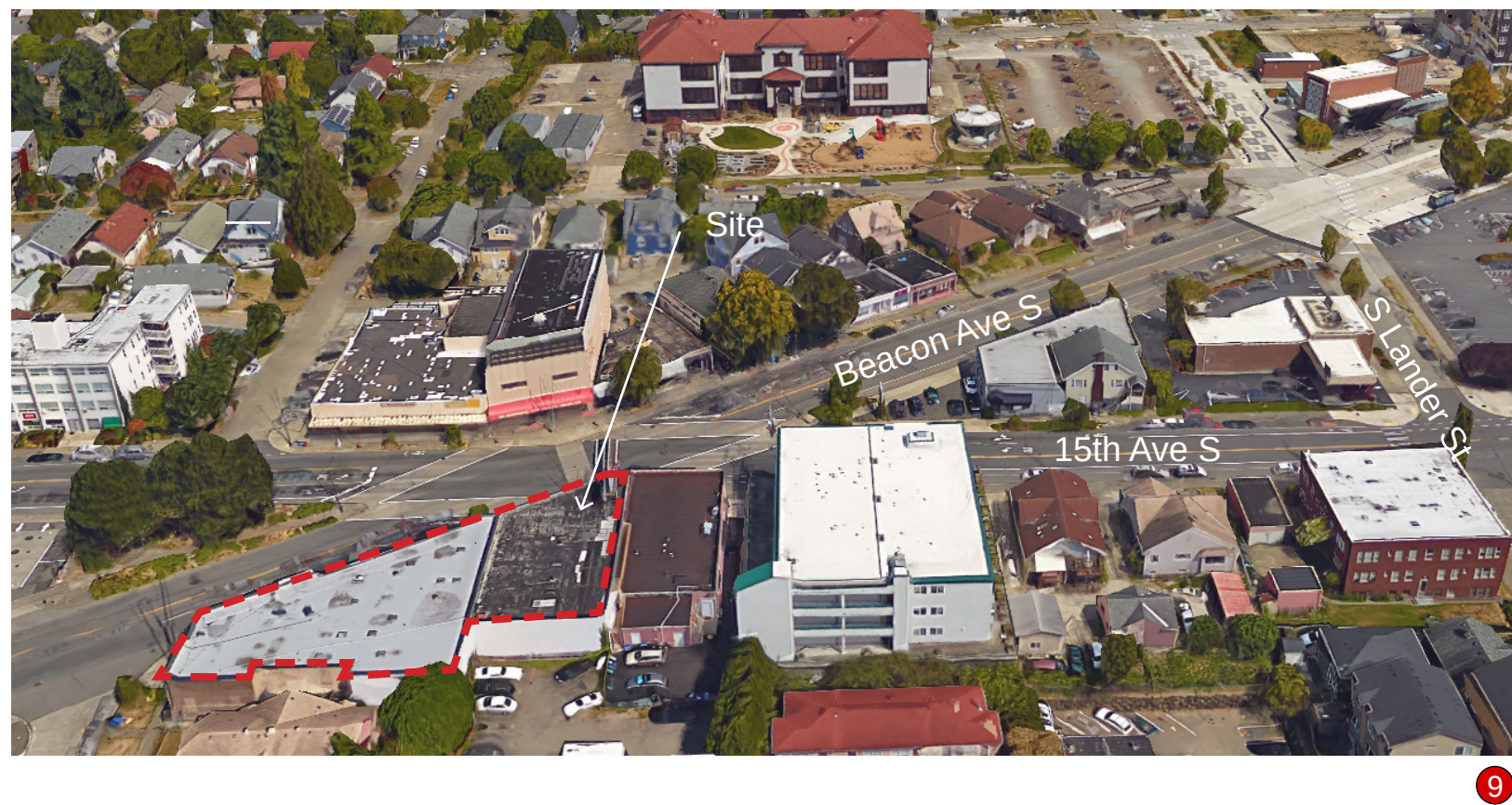


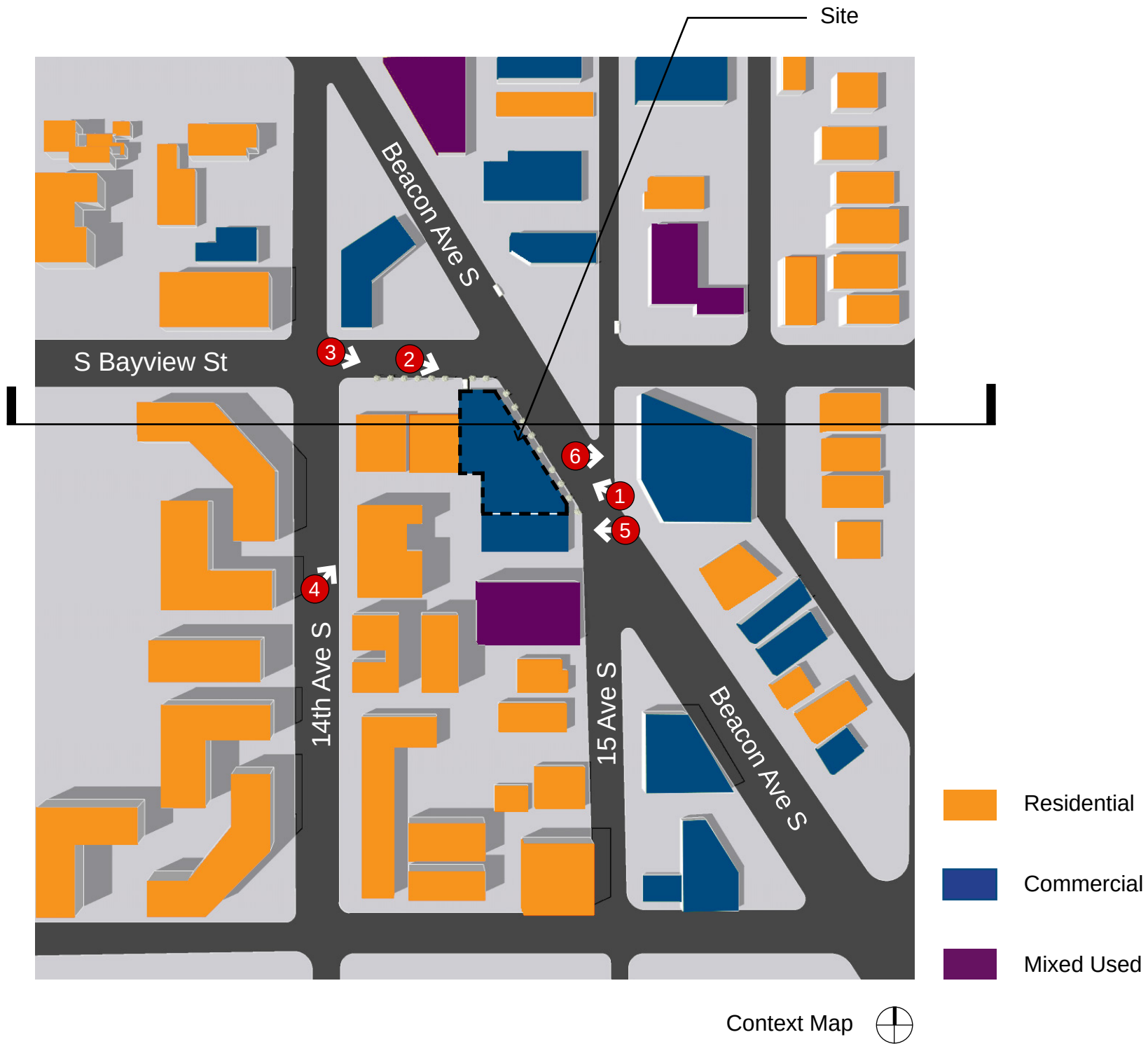


Looking West on 15th Ave S

Looking West on Beacon Ave S







Site Surroundings

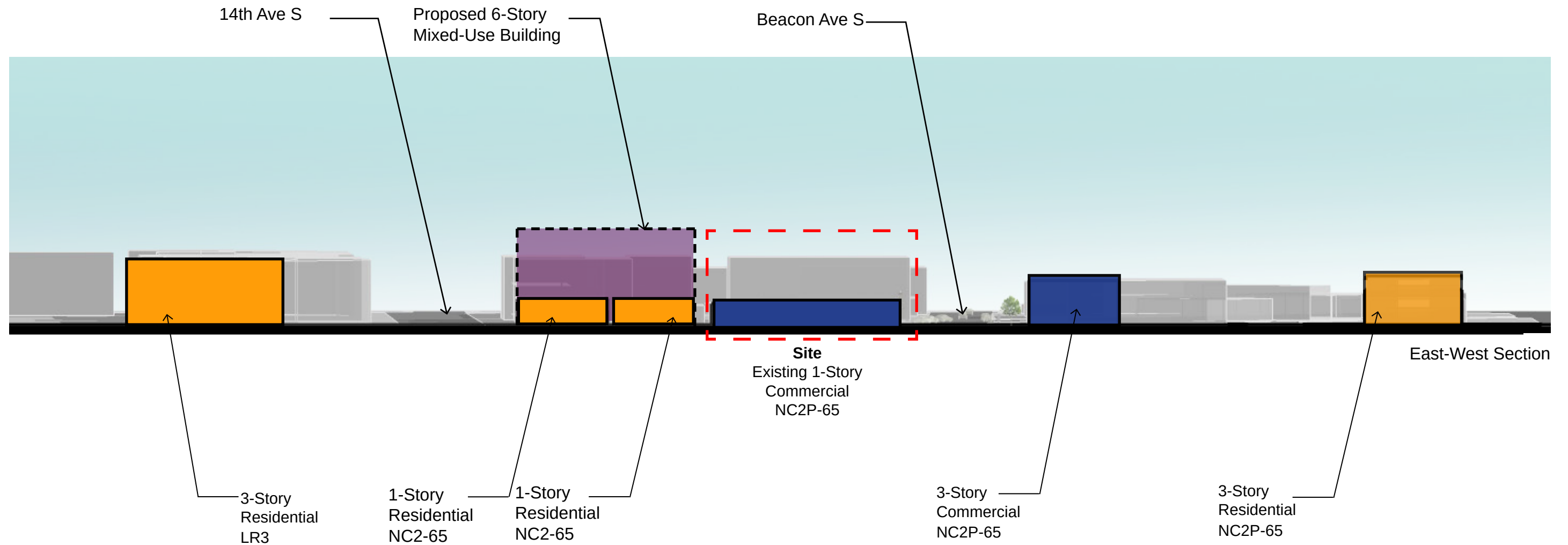
This site is located on the corner of Beacon Ave S and 15th Ave S. The surrounding built environment is a mixture of residential, both single and multi-family, commercial, and mixed-used buildings. The main commercial buildings are located on Beacon Ave S, and include banks, a shopping center, and gas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

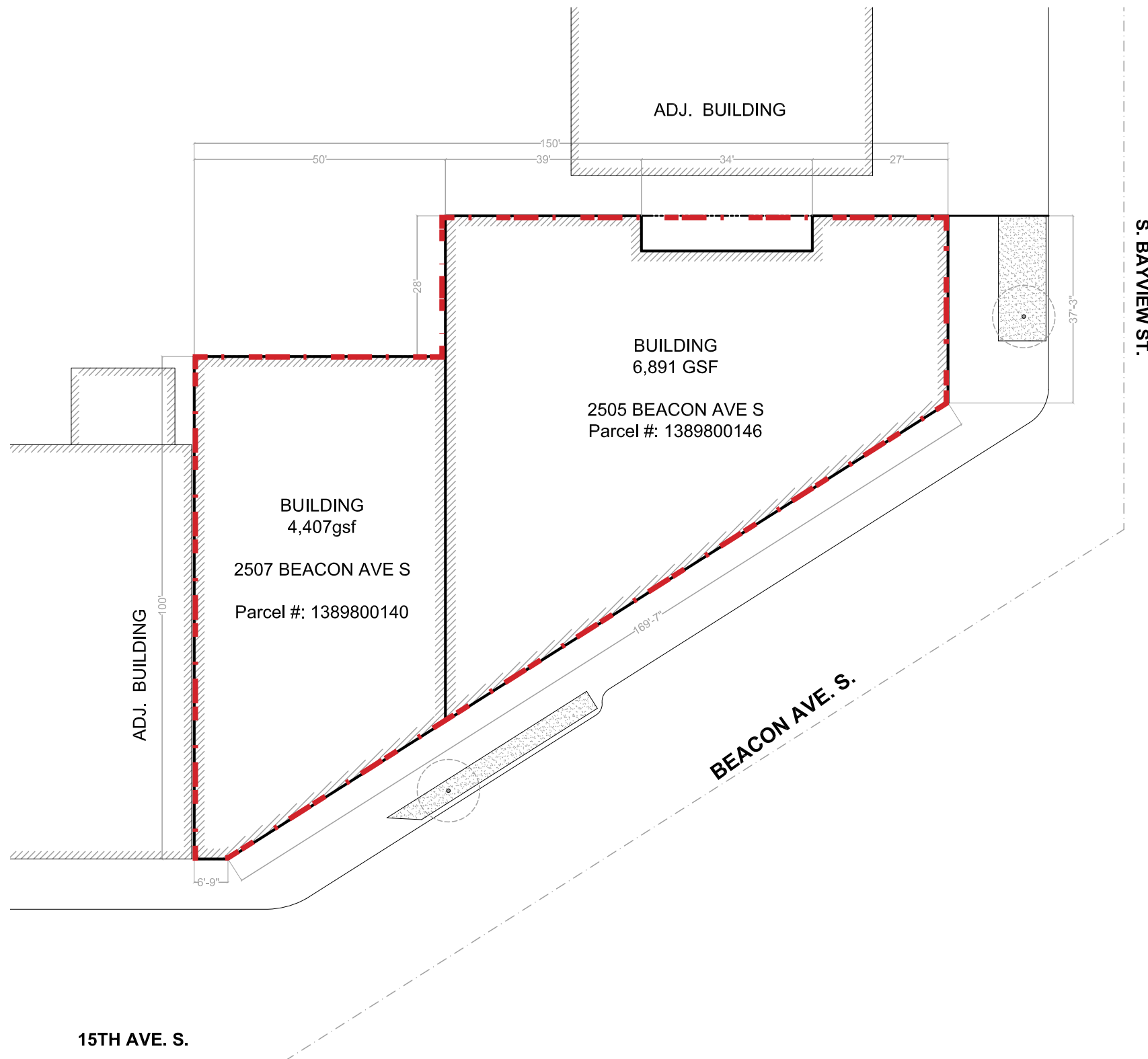
Public transportation is easily accessible from the site with a bus stop directly in front and the Beacon Light Rail station less than a five minute walk away. The site is within close proximity to Interstate 5 and Interstate 90.

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



View of site with downtown skyline.





Existing Site Conditions

This site is comprised of two parcels with a combined area of approximately 11,298sf. The site's primary access is located on both Beacon Ave S and 15 Ave S. The Northern parcel of the site has a single story retail space and the Southern parcel contains a single story warehouse. There is no current public pedestrian circulation through the site. Pedestrian circulation occurs on the sidewalks along Beacon Ave S, 15th Ave S and S Bayview St. There is no existing parking on site. There are no topographic variations on the site and no existing vegetation. The site is located in a Transit Oriented Development zone. The Beacon Light Rail station is located within walking distance (approximately 0.2mi). A bus stop is located on the sidewalk in front of the site along Beacon Ave S.



Property Line



Site: Looking NW on Beacon Ave S and 15th Ave S



Site: Looking E on S Bayview Street



Single Family Homes Behind Site, on S Bayview St



Multi-Family , 4-Story Building Behind Site, on 14th Ave S



Commercial 1-Story Building South of Site, on 15th Ave S



Commercial 3-Story Building Across From Site

CS2 Urban Pattern and Form
B. Adjacent Sites, Streets, and Open Space
C. Relationship to the Block

DC2 Architectural Concept
A. Massing

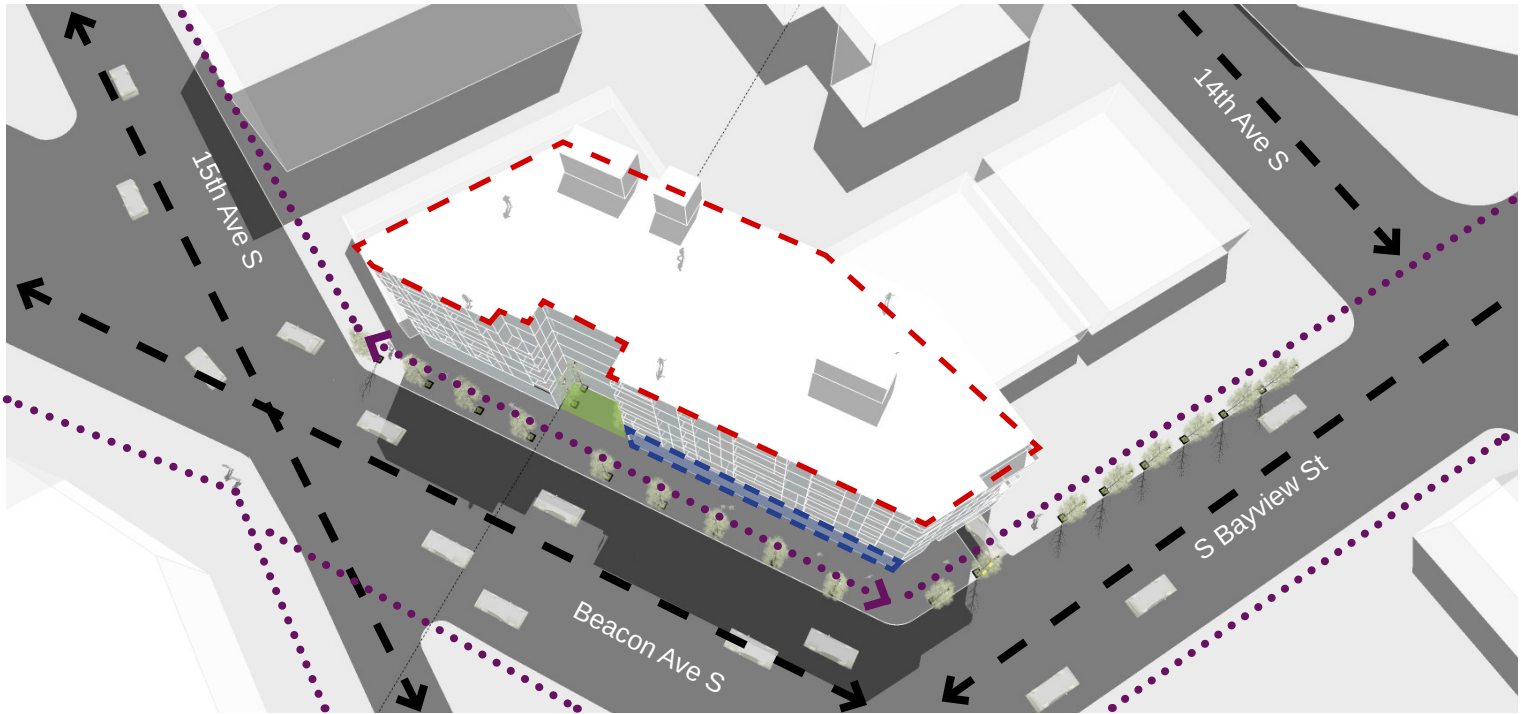
Design Response

The irregular shape of the site informs the design, creating a unique building mass. The void created in the building provides an outdoor gathering space, which in conjunction with the retail space located on the lower level, it gives a strong connection to the public.

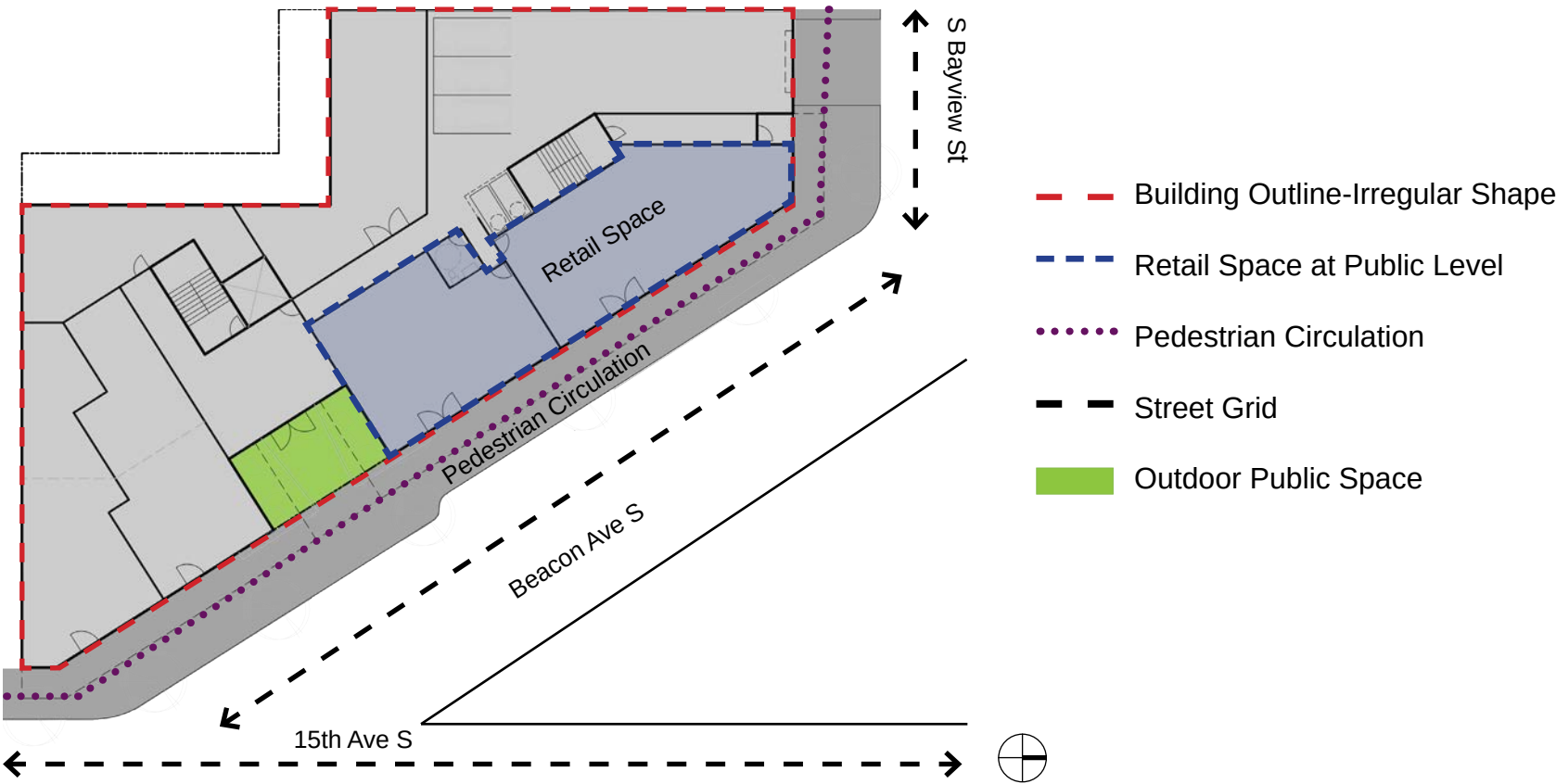
With the project being located on a corner lot, it will be an architectural focal point. It will provide a strong corner edge by extending to the property line. The retail space in the lower level will be carefully detailed and it will provide the necessary pedestrian character and scale.



Conceptual Massing



Conceptual Massing

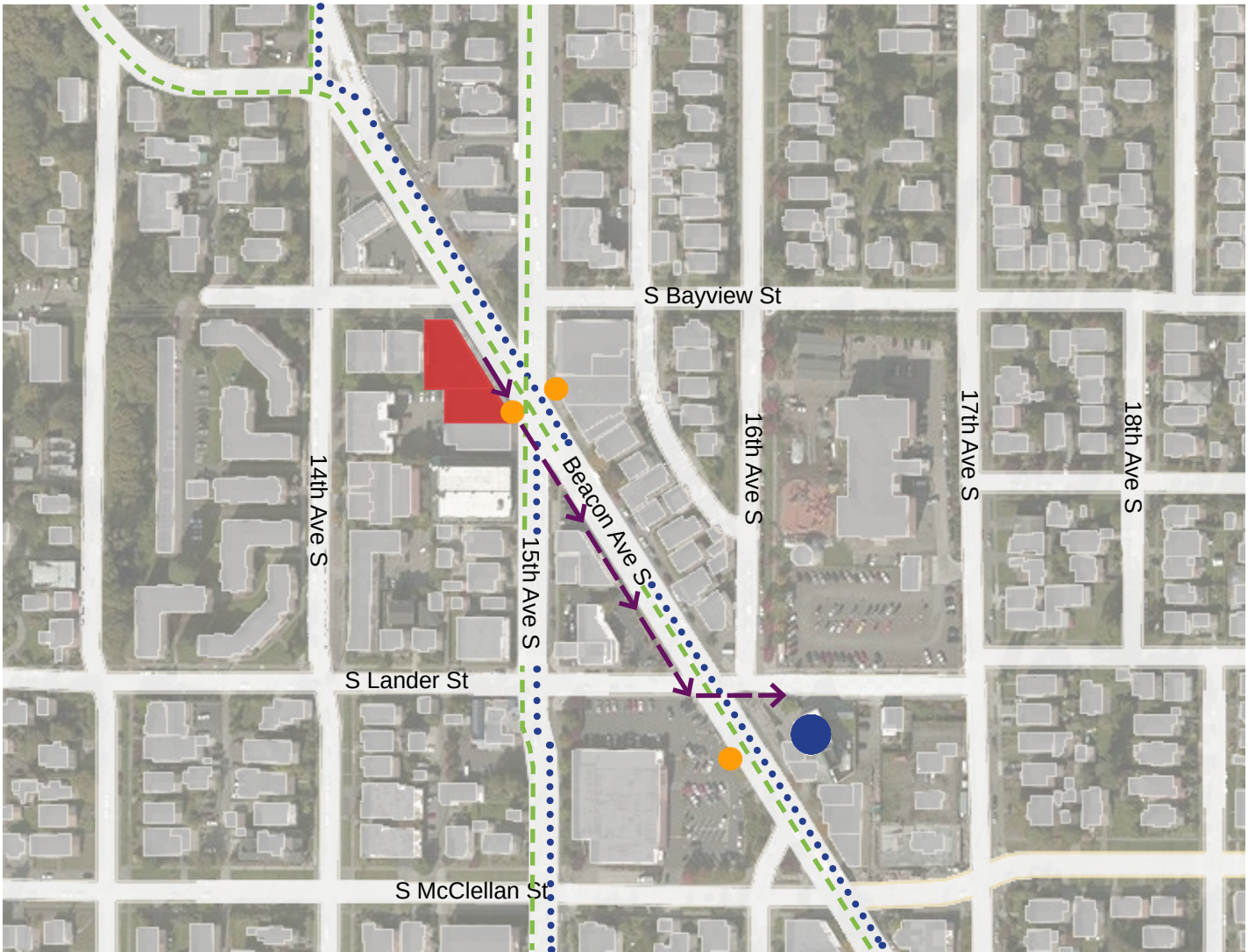
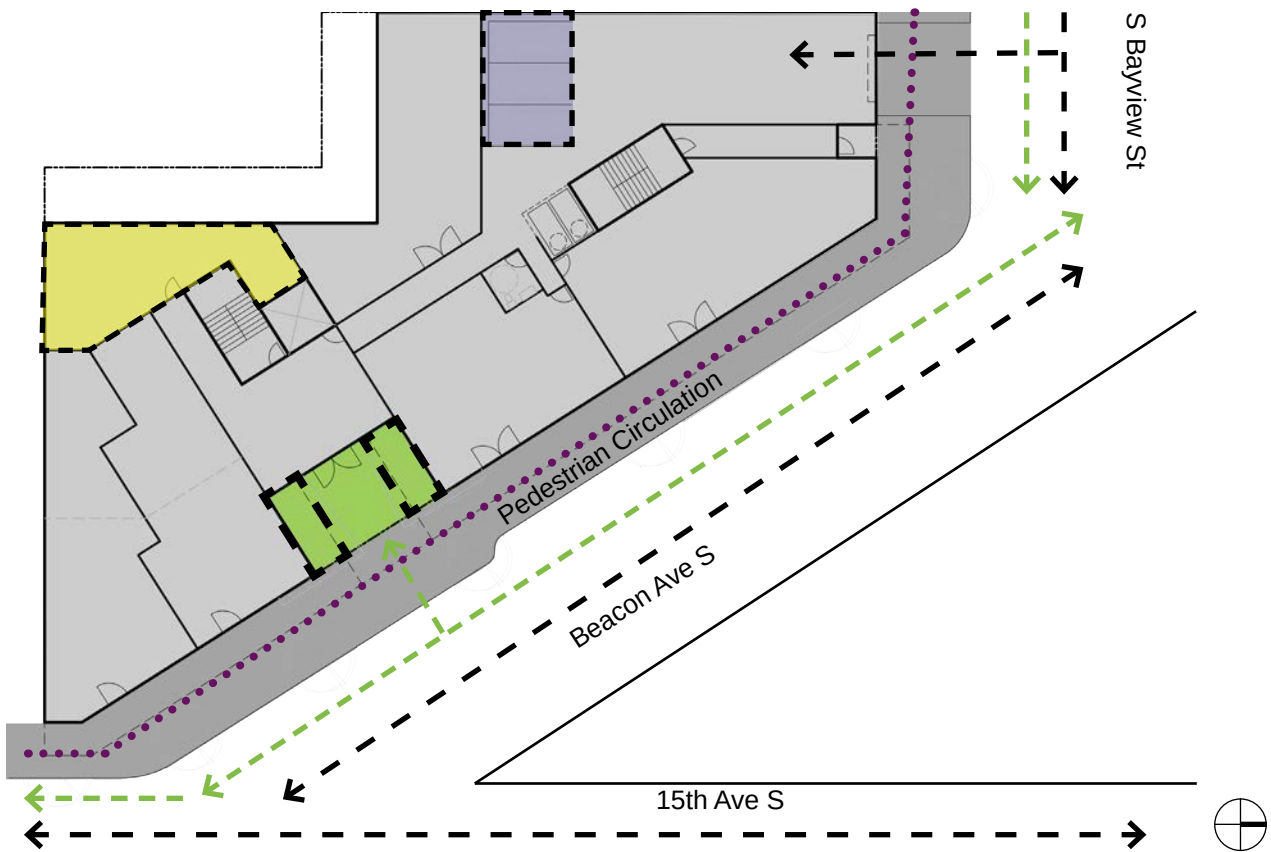


- PL4 Active Transportation
 - A. Entry Locations and Relationships
 - B. Planning Ahead for Bicyclists
 - C. Planning Ahead For Transit

- DC1 Project Uses and Activities
 - B. Vehicular Access and Circulation
 - C. Parking and Service Uses

Design Response

The project will be easily accessible to nearby public transportation. Private circulation will directly connect residents with public walkways to alternative modes of transportation. The proposed design allows parking and charging stations for 3 electric cars that could be shared amongst the residents. The building is located in a transit oriented zone with a bus stop on the sidewalk in front of the site and Beacon Hill Light Rail station located within very close walking distance (0.1mi). Residential bike parking is provided within the building, and guest bike parking is located in the outdoor plaza.



- Bicycle Circulation
- Pedestrian Circulation
- - -> Circulation to Light Rail Station (0.1mi)
- - - Vehicular Circulation
- Public Transportation Circulation
- Light Rail
- Bus Stop
- EV Parking (3)
- Residential Bike Parking
- Guest Bike Parking
- Site

PL1 **Connectivity**
B. Walkways and Connections

PL2 **Walkability**
A. Accessibility
B. Wayfinding

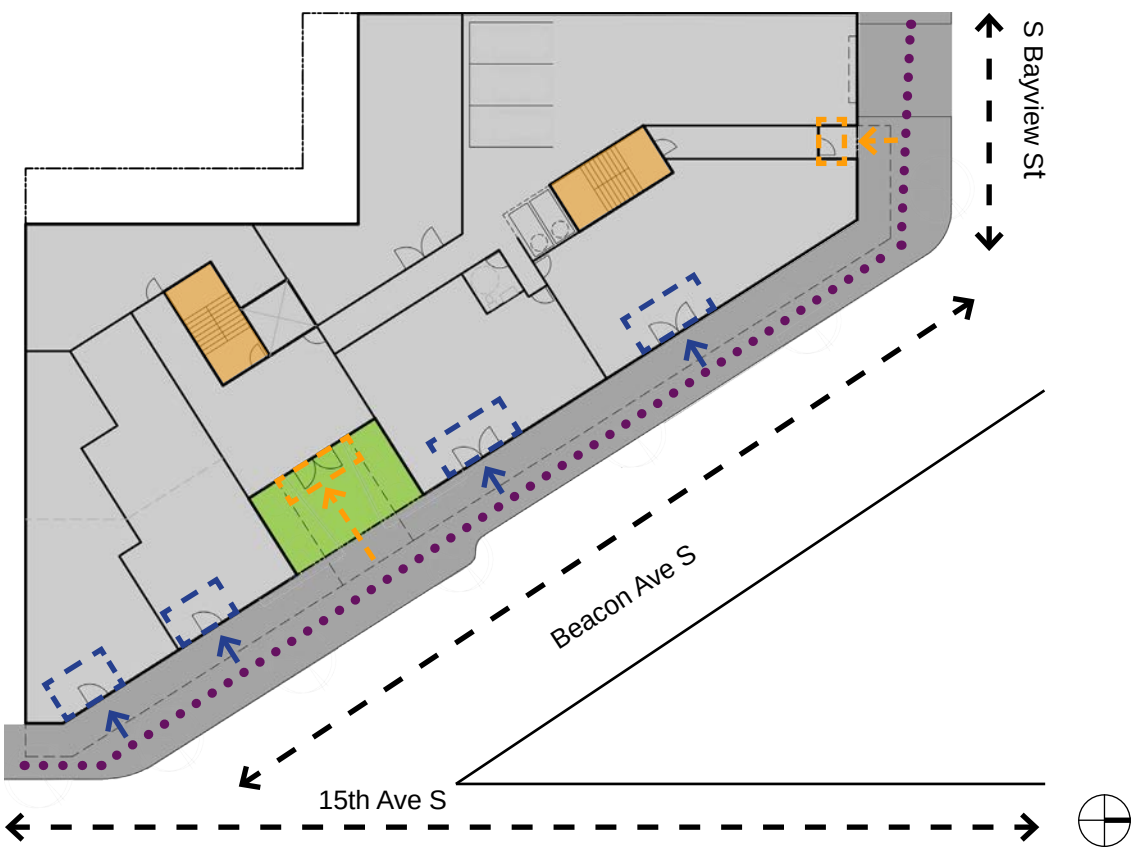
PL3 **Street-Level Interaction**
A. Entries
B. Residential Edge

Design Response

A common entrance for the multi-story residential building will provide both resident privacy and security by being offset from the main pedestrian pathway. The lobby entrance to the residential space is located on the main level, having a distinctive clear line of sight to the street. At night the entry canopies and sidewalks will be illuminated with light fixtures to ensure safety, while the windows in both the retail and the residential spaces will allow sight lines onto the street level for natural surveillance.



Conceptual View At Primary Street Edge



- Private Entry
- Public Entry
- Pedestrian Circulation
- Vehicular Circulation
- Private Vertical Circulation
- Outdoor Public Space

PL2 Walkability
B. Safety and Security

DC3 Open Space Concept
B. Building-Open Space Relationship

DC4 Exterior Elements and Finishes
C. Lighting

Design Response

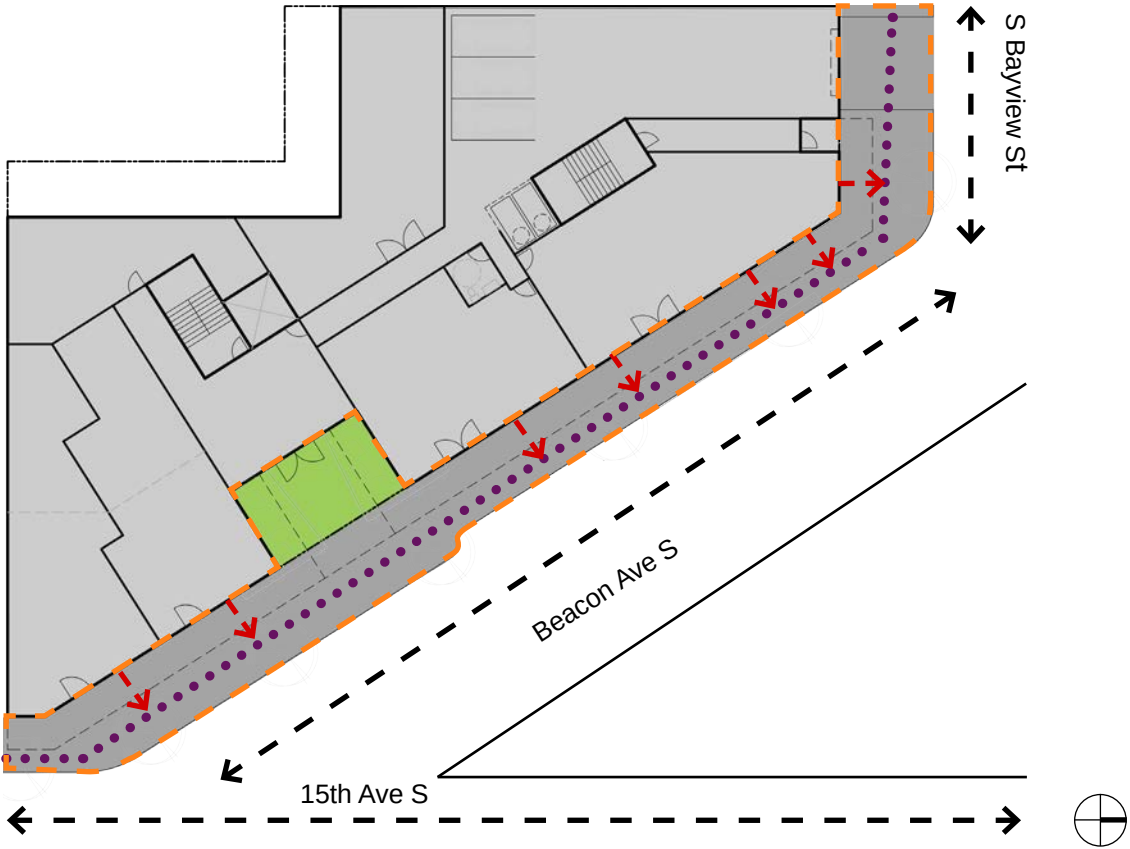
Location of windows for both retail and residential space, as well as balconies and the roof deck, allow sight lines to encourage natural surveillance along Beacon Ave S and Bayview Ave S. Pedestrian circulation, and both private and public entries will be well-lit at night to ensure safety for residents and the general public.

DC3 Open Space Concept
B. Open Space Uses and Activities

Design Response

The void created in the volume allows for the building to have a better connection with the public, while providing a courtyard to facilitate interaction. Rooftop decks will encourage outdoor activities and social interaction among residents.

- ➔ Line of Sight
- Exterior Illumination Area
- Vehicular Circulation
- ... Pedestrian Circulation
- Public Open Space



CS3 Architectural Context and Character
A. Emphasizing Positive Neighborhood Attributes

DC2 Architectural Concept
A. Massing
B. Architectural Facade and Composition
C. Secondary Architectural Features
D. Scale and Texture

Design Response

The volume is broken by the outdoor plaza area that is created by recessing a section of the Eastern facade, by doing this the mass is reduced in scale and better responds to the surroundings. Balconies and material modulation will help reinforce the scale, in addition to providing private outdoor spaces with views to the neighborhood, downtown and beyond. The facade will be well proportioned, it will promote a more active and vibrant street front, and the primary street edge will be articulated with a high level of detail at a hybrid urban and human scale. Lighting will be used to highlight the architectural and landscape details, while avoiding off-site glare and pollution. Landscape will accent the building materials and help create a more inviting courtyard and interior gathering spaces.

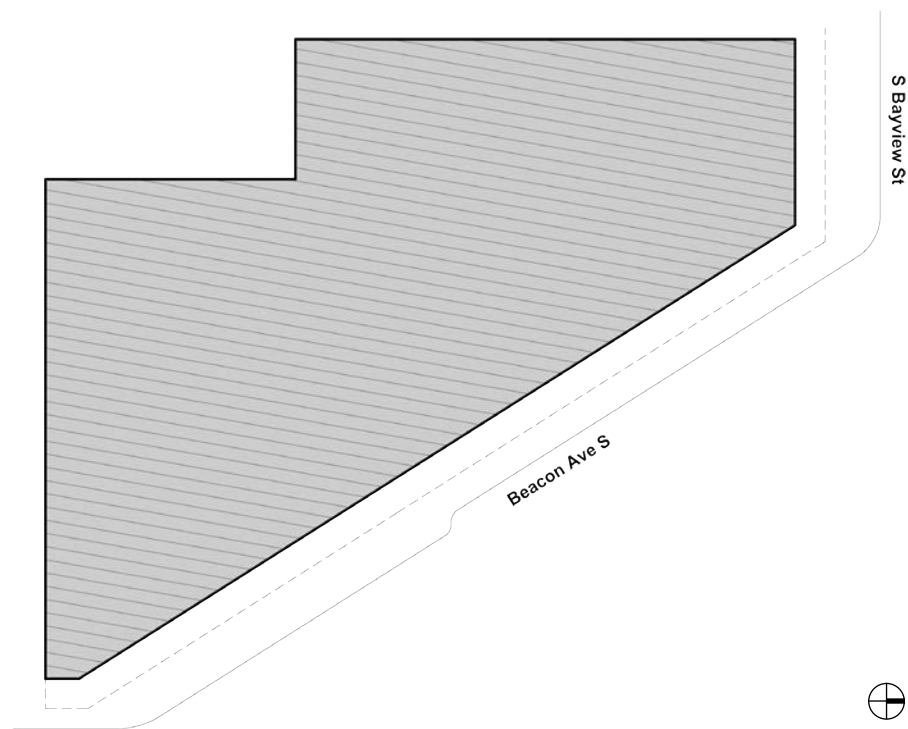
DC4 Exterior Elements and Finishes
A. Building Materials and Finishes

Design Response

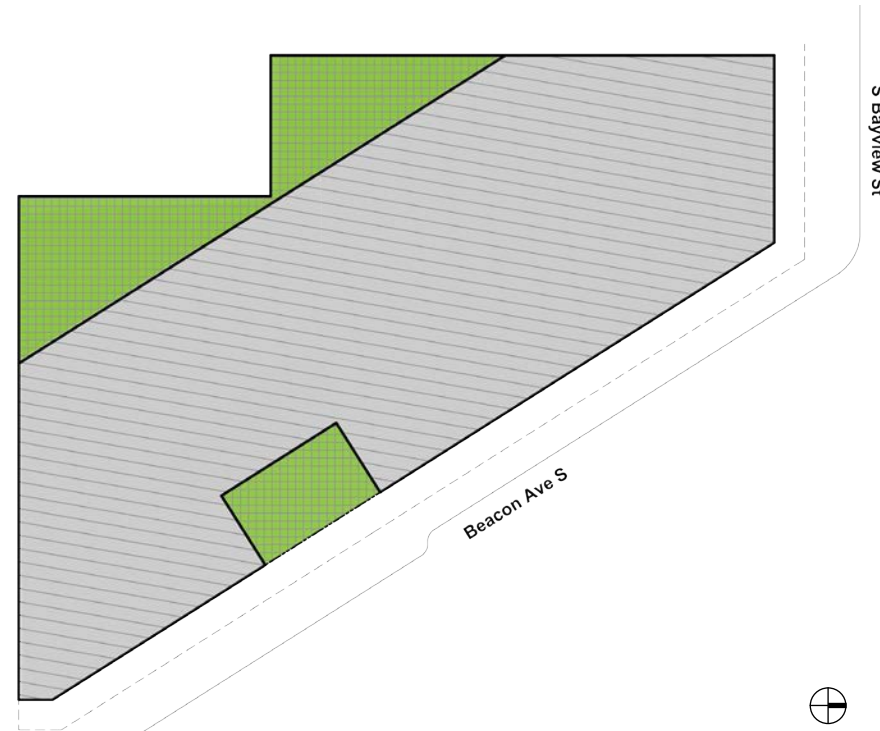
The overarching goal of the project through the design phase was to keep the building form inherently simple in order to use high quality materials and finishes that will be durable and easy to maintain in Seattle's climate. The façade design, lighting and landscape are coordinated to complement the concept and provide a strong overall design to users and public in general.



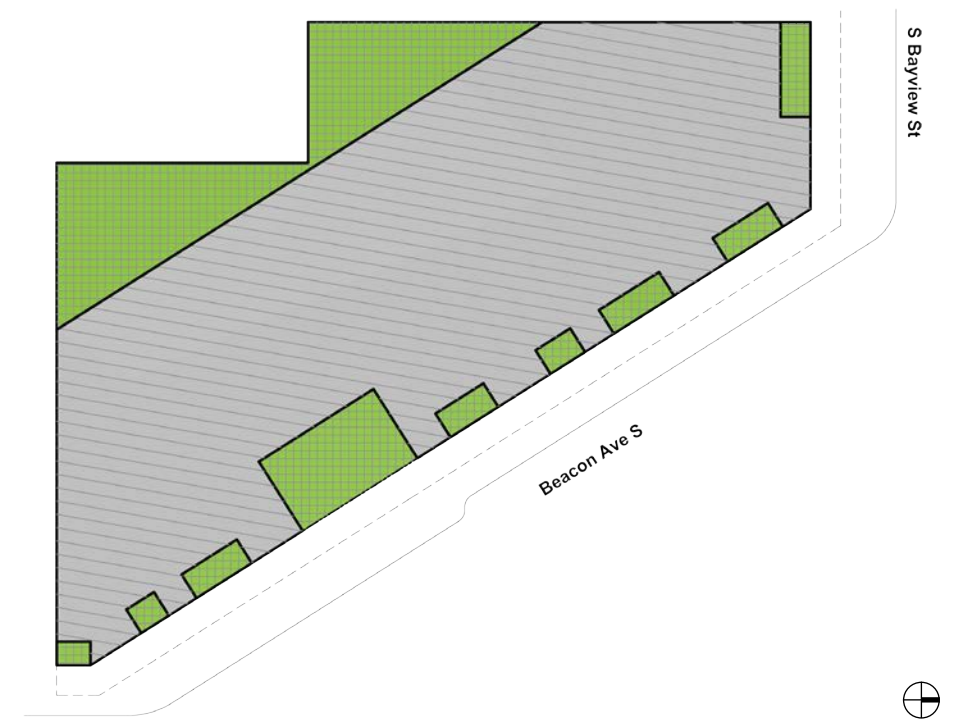
Conceptual Massing and Materials



① Volume



② Plaza | Light | Air



③ Plaza | Light | Air
Sculpted Towards Views

Scheme 1: Volume

Scheme 1 makes a statement along Beacon Ave South by taking advantage of the strong site visibility utilizing a flat uninterrupted façade. The front of the building provides no variation. The entrances to the retail and residential spaces are at the same level, placed directly on the sidewalk for ease of access.

Total GSF: 55,007 gsf

Number of Units: 90 Units

Number of LW Units: 2 Units

Retail/Commercial: 2,449 gsf

Number of Parking Stalls: 3 EV Stalls

Notes:

1. 2 Units Meet Affordable Housing Incentive, 1,266gsf > 1,186gsf

Positives:

1. Strong corner presence and visibility along Beacon Ave S
2. Maximum utilization of site.
3. High-profile building
4. Residential space located above first level to provide security and privacy.

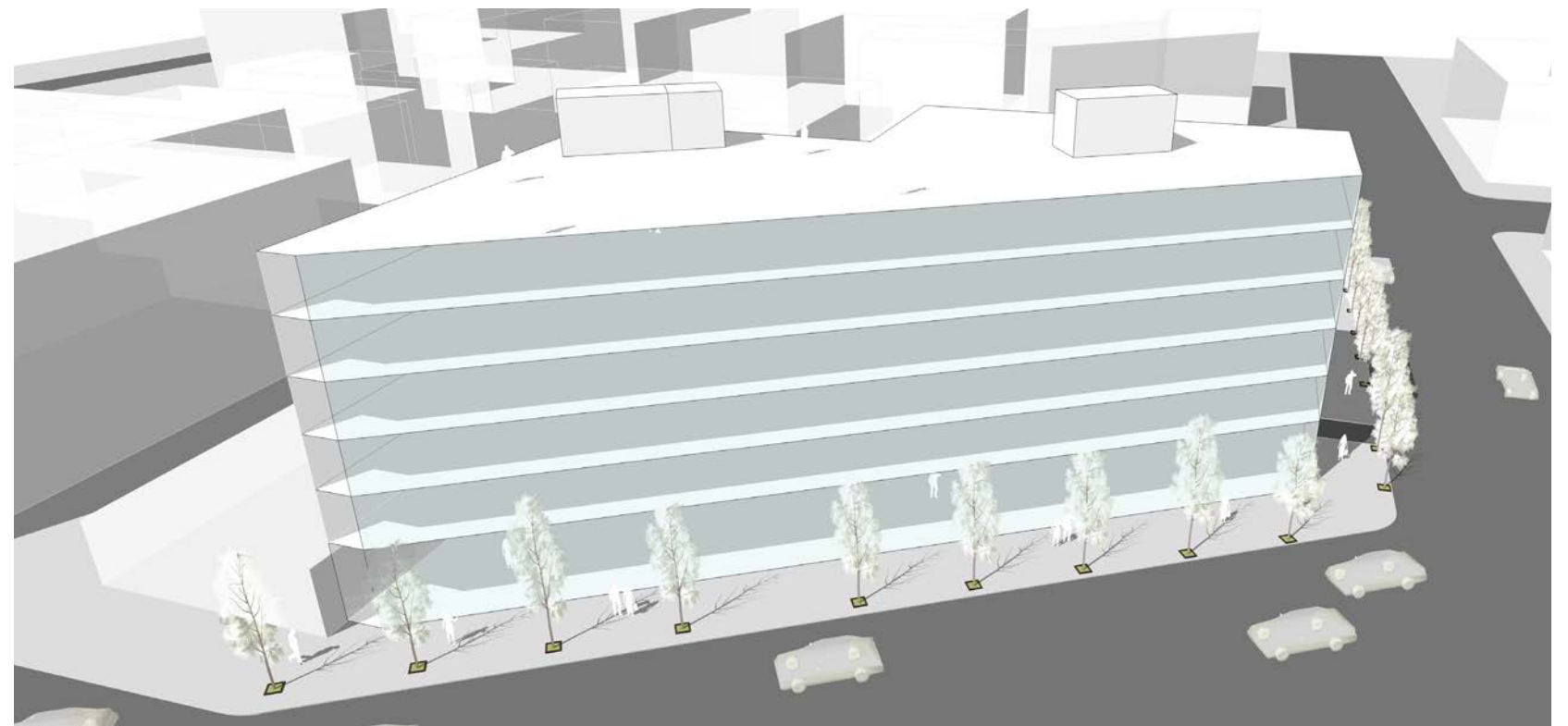
Negatives:

1. No facade variation.
2. No privacy for residential entrance.
3. No breakdown of volume.

No Departures requested



Looking SW



Looking West



- Live-Work
- Residential
- Commercial

EDG Scheme 1: Site Plan 
1" = 20' - 0"

Scheme 2: Courtyard

Scheme 2 creates a ten-foot setback between the building and the property on the Southwest side in addition to a void in the building along the Eastern façade. This void creates an outdoor plaza that will offset the private residential entrance from the sidewalk and differentiate it from the public access to the retail space. This design will maximize the light and air that will enter the units from the West and East.

Total GSF: 55,007 gsf

Number of Units: 90 Units

Number of LW Units: 2

Retail/Commercial: 2,461gsf

Number of Parking Stalls: 3 EV Stalls

Notes:

- 1. 2 Units Meet Affordable Housing Incentive, 1,266gsf > 1,186gsf

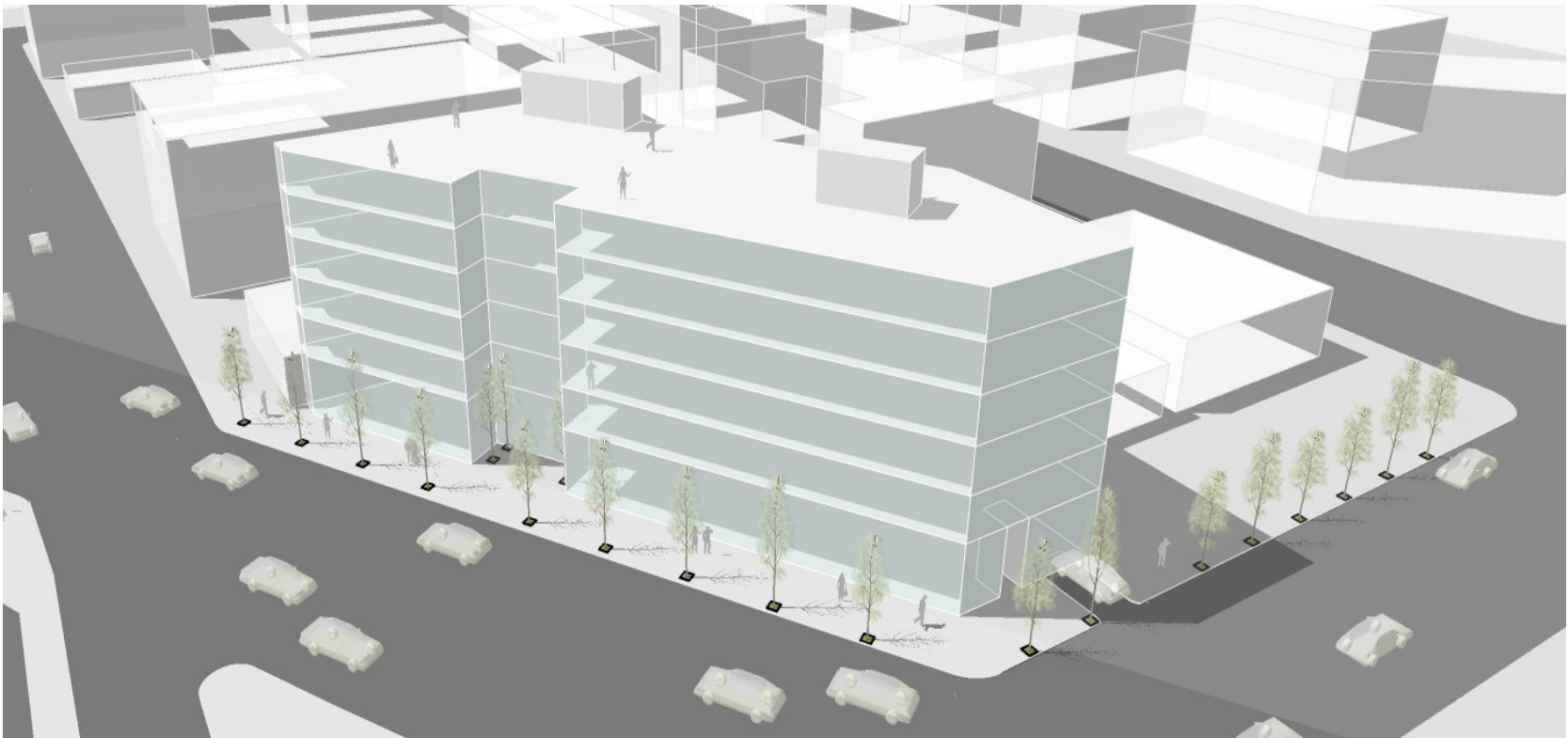
Positives:

- 1. More light and ventilation opportunities for rear residential units.
- 2. Lobby entrance visually connected to street.
- 3. Residential entrance offset from the street to provide security and privacy.
- 4. Outdoor plaza gathering space fosters greater sense of community for the residents and neighborhood.

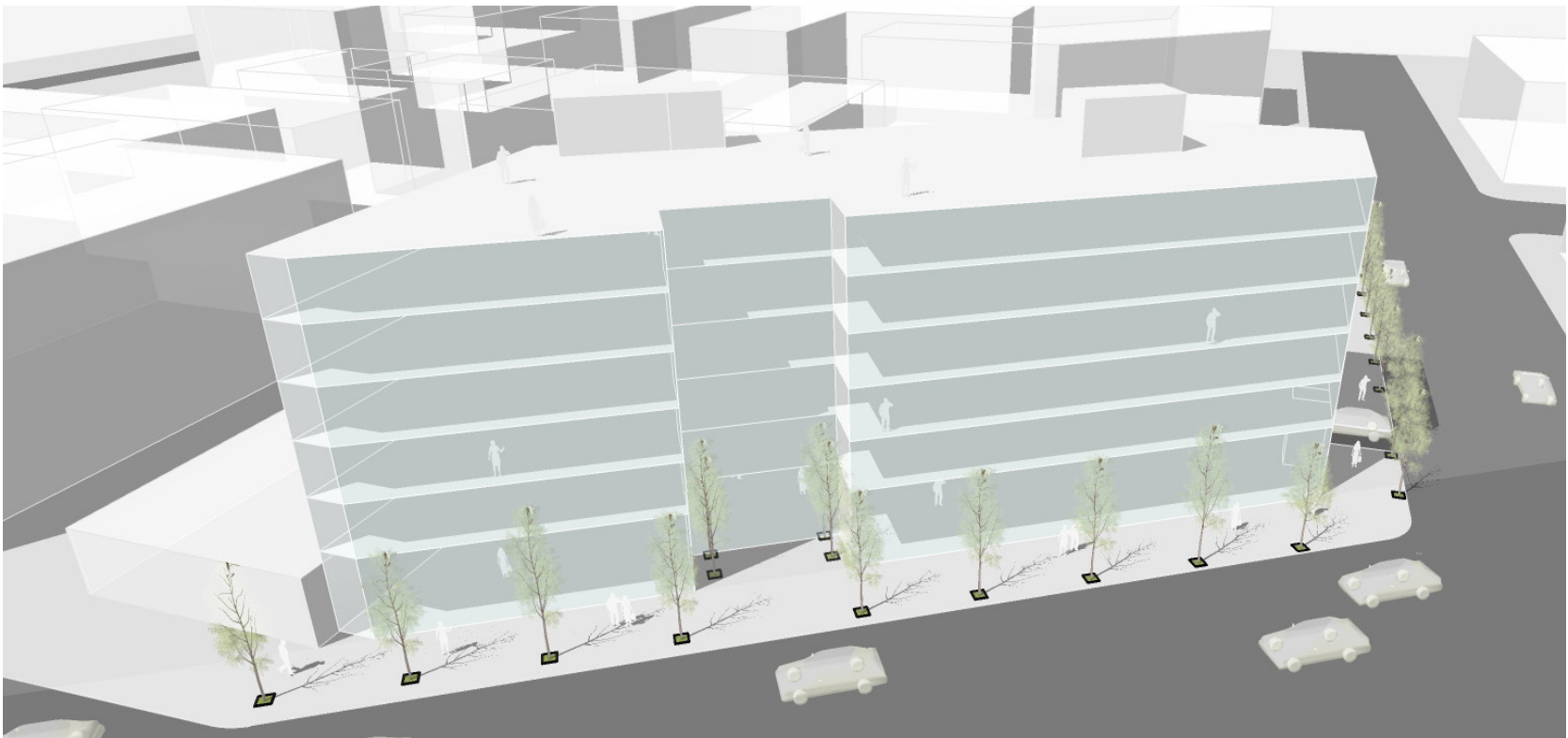
Negatives:

- 1. Reduced available area for residential space.
- 2. No private outdoor space for residential units

No Departures requested



Looking SW



Looking West



- Live-Work
- Residential
- Commercial

EDG Scheme 2: Site Plan 
1" = 20' - 0"

Scheme 3: Plaza | Light | Air | Views (Preferred)

Scheme 3 is the most successful at responding to site conditions and building usage. The volume is broken by a recessed area on the East facade along Beacon Ave S, creating an outdoor plaza area, and the building is offset on the Southwest. This variation to the building allows better light and ventilation to enter the residential units. The entry to the multi-story residential building is set back from the street providing privacy and security to residents, as well as marking a clear difference between private and public access. Balconies are added to the front façade along Beacon Ave S to give variation and provide residential units with private outdoor space. The addition of balconies provides the opportunity for modulation along the façade, and by carving the space the building becomes sculpted towards views of the surrounding neighborhood and downtown.

Total GSF: 55,007gsf

Number of Units: 90 Units

Number of LW Units: 2

Retail/Commercial: 2,403gsf

Number of Parking Stalls: 3 EV Stalls

Notes:

1. 2 Units Meet Affordable Housing, 1,266gsf > 1,186gsf

Positives:

1. Facade variation and volume breakdown.
2. Emphasized private residential entrance.
3. Better light and ventilation to building residential space.
4. Community outdoor space within the site on roof top deck.
5. Balconies providing private residential outdoor space and promoting natural surveillance.
6. Residential space located above first level to provide security and privacy.

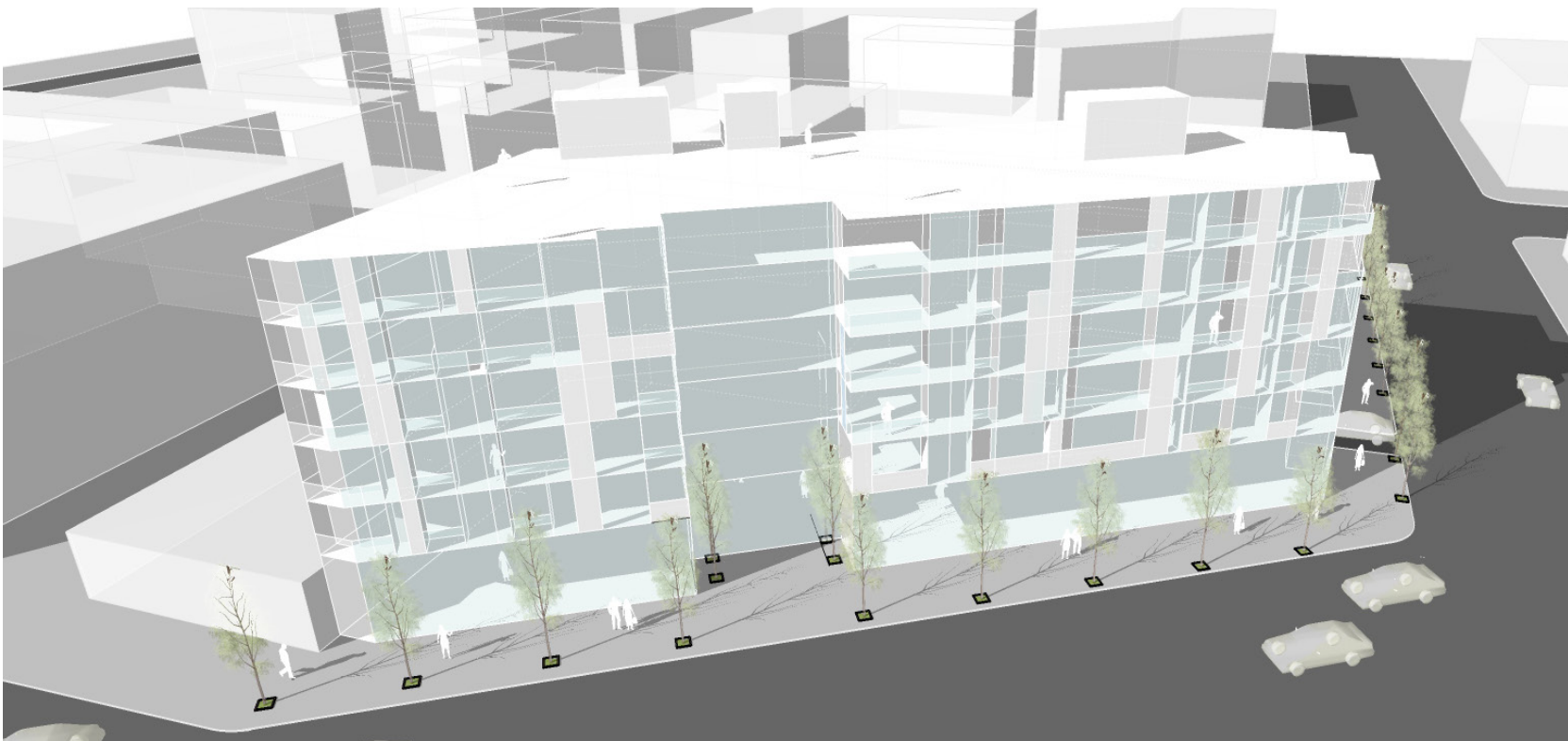
Negatives:

1. Reduced unit area to accommodate space for balconies and southwest unit ventilation.

No Departures requested



Looking SW



Looking West



- Live-Work
- Residential
- Commercial

EDG Scheme 3: Site Plan 
1" = 20' - 0"



- Live-Work
- Residential
- Commercial

EDG Scheme 3: Level 2-6
1" = 20' - 0"



EDG Scheme 3: Concept Section Looking South



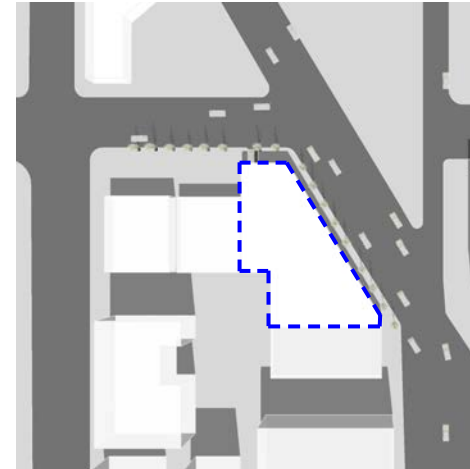
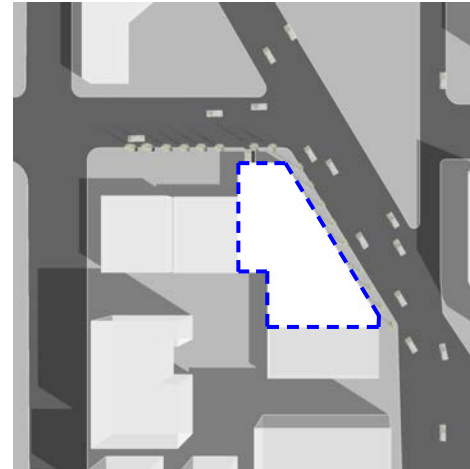
EDG Scheme 3: Concept Perspective View Looking North from Beacon Ave S and 15th Ave S

9:00 am

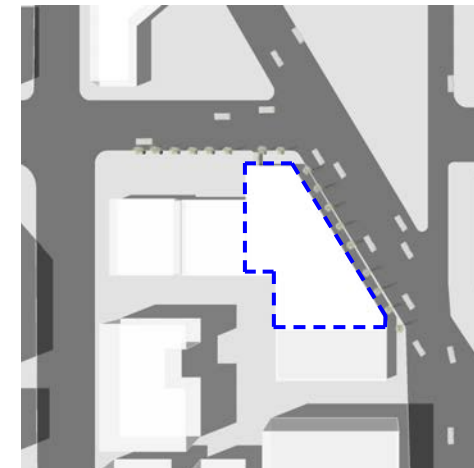
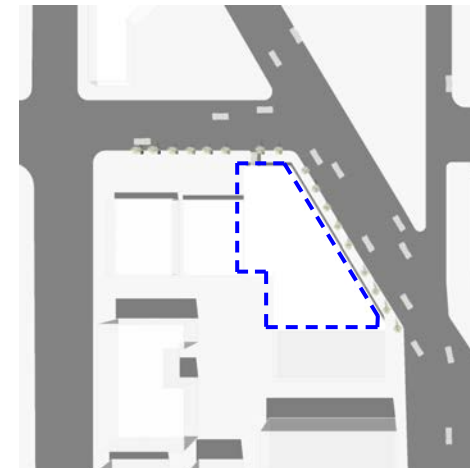
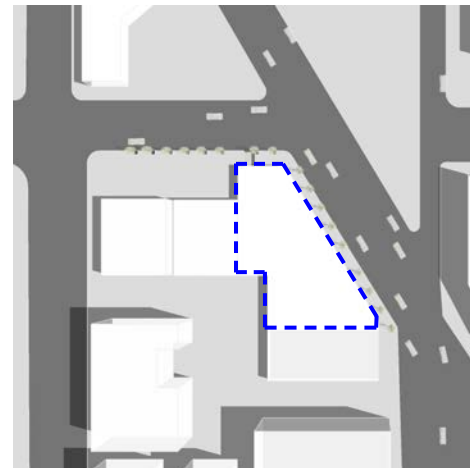
12:00 pm

3:00 pm

March 21
(Vernal/ Autumnal
Equinox)



June 21
(Summer Solstice)



December 21
(Winter Solstice)



9:00 am

12:00 pm

3:00 pm

March 21
(Vernal/ Autumnal
Equinox)



June 21
(Summer Solstice)



December 21
(Winter Solstice)



Scheme 1

Volume



Positives:

1. Strong corner presence and visibility along Beacon Ave S
2. Maximum utilization of site.
3. High-profile building
4. Residential space located above first level to provide security and privacy.

Negatives:

1. No facade variation.
2. No privacy for residential entrance.
3. No breakdown of volume.

No Departures requested

Scheme 2

Plaza | Light | Air



Positives:

1. More light and ventilation opportunities for rear residential units.
2. Lobby entrance visually connected to street.
3. Residential entrance offset from the street to provide security and privacy.
4. Outdoor plaza gathering space fosters greater sense of community for the residents and neighborhood.

Negatives:

1. Reduced available area for residential space.
2. No private outdoor space for residential units

No Departures requested

Scheme 3: Preferred

Plaza | Light | Air
Sculpted Towards Views



Positives:

1. Facade variation and volume breakdown.
2. Emphasized private residential entrance.
3. Better light and ventilation to building residential space.
4. Community outdoor space within the site on roof top deck.
5. Balconies providing private residential outdoor space and promoting natural surveillance.
6. Residential space located above first level to provide security and privacy.

Negatives:

1. Reduced unit area to accommodate space for balconies and southwest unit ventilation.

No Departures requested