Design Recommendation
Beacon Crossing - Mixed-Use T.O.D.
2505 Beacon Ave S
SDCI #:3024602

Beacon Crossing Mixed-Use T.O.D.
Recommendation Meeting
2505 Beacon Ave S

Beacon Crossing - Mixed-Use T.O.D.
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Design Recommendation
Beacon Crossing - Mixed-Use T.O.D.
2505 Beacon Ave S
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Design Recommendation

ADDRESS: 2505 & 2507 BEACON AVE S, SEATTLE, WA 98144
SDCI PROJECT NUMBER: 3024602
LEGAL DESCRIPTION: CARNEY'S SULP OF TR 5 BAYSIDE

PARCEL #: 2505 - 1389800146
2507 - 1389800140

SITE AREA: 2505 - 6,907SF
2507 - 4,412SF
TOTAL - 11,319SF

ZONING: NC2P-65 (4.0)

OVERLAYS: NORTH BEACON HILL (RESIDENTIAL URBAN VILLAGE), PEDESTRIAN AREA, BH LIGHT RAIL, STATION OVERLAY DISTRICT

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 (TO BE DEMOLISHED)

PROPOSED USE: 7-STORY CONTAINING 99 APARTMENTS AND 2 COMMERCIAL SPACES

FAR LIMITS: 4.0 FAR BASE 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 5.75 IN STATION OVERLAY (NO PURCHASE OPTION BECAUSE < 85' HT LIMIT)

MAX FAR ALLOWED: 5.75 (FAR) X 11,319SF (SITE) = 65,084.25SF

HEIGHT: 65' ABOVE AGP ALLOWED/PROVIDED

PARKING: NONE REQUIRED FOR RESIDENTIAL OR NON-RESIDENTIAL USES PER FREQUENT TRANSIT/ LIGHT RAIL & URBAN VILLAGE.

PROJECT TEAM:

OWNER: BEACON CROSSING LLC
ARCHITECT: LEMONS ARCHITECTURE PLLC
STRUCTURAL ENGINEER: MALSAM TSANG STRUCTURAL ENGINEERING
CIVIL ENGINEER: DAVIDD CONSULTING GROUP, INC
LANDSCAPE ARCHITECT: KAREN KIEST LANDSCAPE ARCHITECTS
BLDG ENCLOSURE CONSULTANT: RDH BUILDING SCIENCE, INC
GEOTECH ENGINEER: PANGED, INC
SURVEYOR: CHADWICK AND WINTERS
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CONTEXT ANALYSIS - WALKABILITY

Site
Commercial
Religious
Institutional
Beacon Hill Light Rail Station | SeaTac - UW
Bus Stop
Pedestrian Circulation 5/10 Min Radius
Bicycle-Friendly Roads
Interstate 5
Design Recommendation
Beacon Crossing - Mixed-Use T.O.D.
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CONTEXT ANALYSIS - TRANSIT NETWORK

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

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Design Recommendation
2017.07.25
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.
SURROUNDING USES

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2017.07.25
SURROUNDING CONTEXT

Looking West on 15th Ave S
Looking West on Beacon Ave S

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SURROUNDING CONTEXT

Looking East on 15th Ave S
Looking East on Beacon Ave S
Across from Site

Beacon Ave S
15th Ave S

Design Recommendation
EXISTING SITE CONDITIONS

NOTE: Owner has worked closely with current tenants on temporary or permanent relocations. Artists and non-profits are using vacant spaces prior to construction.
EXISTING SITE CONDITIONS

Site

S Bayview St

Beacon Ave S

15th Ave S

Beacon Crossing - Mixed-Use T.O.D.
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Design Recommendation

North of the Project Site
EXISTING SITE CONDITIONS

Beacon Crossing - Mixed-Use T.O.D.
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Design Recommendation
ARCHITECTURAL CONTEXT IN BEACON HILL

Facade articulation and use of natural materials follow the modern architectural movement in Beacon Hill.

Proposed Building & Urban Focal Point

6-Story Mixed-Use Building in McClellan St

Townhouses in S College St

Seattle Public Library Beacon Hill Branch

Use of natural materials such as wood, stone, and steel to convey warmth into the library space

Seattle Public Library Beacon Hill Branch

Beacon Hill Light Rail Hub

Use of warm colors in materials and black steel to convey warmth and modernity of the hub
CULTURAL CONTEXT IN BEACON HILL

Beacon Hill is a community where immigrants from all over the globe settled side by side for over 100 years. Because of its proximity to Chinatown and Japantown, which is today's International District, Asian immigrants have settled in Beacon Hill area for a long time. According to 2013 Census Bureau figures, about 46% of Beacon Hill's population accounts for people of Asian heritage and 8.5% for Hispanic heritage.

Beacon Hill is very diverse in its ethnic makeup today, and the area includes building associated with Asian, Chicano, and Italian-American communities in Seattle. Important themes to be addressed in Beacon Hill area include ethnic heritage, architecture, landscape architecture, and transportation. For architecture in the area, there are relatively few architect-designed buildings.

Mixed-use Building in Tokyo

With vertically articulated facade, the building serves as a showcase to demonstrate the possibilities of wood as an urban construction material

Mixed-use Building in Shanghai, China

Use of industrial materials to fit the context of the industrial site and vertically articulated facade that gives a unique character of the Chinese metropolis

Mixed-use Building in Wuxi, China

Uses industrial steel panels to give texture feel to the building

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CULTURAL CONTEXT IN BEACON HILL

In 16th Ave S, El Centro de la Raza, an organization that supports Latino community and advocates social justice in the global community, is located. Adjacent to El Centro de la Raza is Plaza Roberto Maestas, first Latino-inspired plaza in Seattle. The mixed-use building provides a gathering place for both the organization and residents. Also, the design of the building reflects Chicano/Latino culture.

This project is inspired by the contemporary architectural movement in Mexico and other Latin countries including its use of natural steel materials and vertically articulated facades.

Contemporary Mixed-Use Building in Mexico City
The building has a void that encourages gatherings and interactions among users. Vertically articulated facade draws attention to the building

Contemporary Office Building in Chile
The facade made out of corten steel wraps around the building and creates an avant-garde image. It contrasts with other materials on the building to break the monotony of the design

Plaza Roberto Maestas
Mixed-Use Building and first Latino-inspired Plaza in Seattle
Supports Latino communities and advocates social justice in global community

El Centro de la Raza
Supports Latino communities and advocates social justice in global community

Breaking down building mass with different materials/colors
By incorporating different materials, the massing breaks down and also articulating the facade in a hybrid urban & human scale
In early years of its history, Beacon Hill was known for Marine Hospital and Jefferson Park. To complement the architectural character, the building is paying special attention to one of the historic buildings, Pacific Medical Center Beacon Hill on 12th Ave S. The proposed design is addressing the historic building's character through its vertically articulated facade details while also introducing modern building materials, such as corten steel, to the neighborhood.
Beacon Avenue South, facing the project site, has a historical significance in Beacon Hill. In the 20th century, Beacon Ave S was streetcar tracks with small-scaled buildings on the street. Incorporating the industrial linear characteristics of the streetcar track, the building is broken down by vertically articulated facade details with different materials to give the impression of multiple, small-scaled buildings.

**Beacon Hill Light Rail Hub**

**Linear Steel Streetcar Tracks in 1932**

**Streetcar tracks along Beacon Ave S in 1940**

**Corten steel**

**Cedar panel**

**Dark gray bricks**

**Natural and historical materials**

**Proposed Design with Vertically Articulated Facade**

**Beacon Crossing - Mixed-Use T.O.D.**

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**Design Recommendation**
The massing is broken down by sculpting out a large entry area on Beacon Ave S, as well as stepping back the top floor to reduce the scale and provide balconies. Commercial/retail spaces along Beacon Ave S are setback to provide a large sidewalk for access and activity. The northeast corner is expressed by a double-height retail space contrasted by vertical natural and historical materials. The modulated vertical panels provide facade variation and break down the scale of the building.

**TOTAL AREA:** 64,903 sf  
**NUMBER OF UNITS:** 97 Residential Units, 4 Commercial/Retail Units  
**NUMBER OF SMALL BUSINESS RETAIL AREAS:** 4 Areas  
**RETAIL/COMMERCIAL AREA:** 5,894 gsf  
**NUMBER OF PARKING STALLS:** 3 EV Stalls

**NOTES:**  
1. 14% of 1.75 FAR = 2,768 gsf, 2,768 gsf meet affordable incentives

**POSITIVES:**  
1. Vertical panels provide facade variation  
2. Private entry for residential units to provide privacy and security  
3. Double-height retail to express corner  
4. Strong corner presence draws attention from S Bayview St and Beacon Ave S as a gateway to the neighborhood corner  
5. Private balconies for residential units  
6. Private deck on level 2 for gathering  
7. Roof deck encourages outdoor activities and interactions among residents  
8. Top floor is setback to reduce scale  
9. Retail is setback to create a larger sidewalk  
10. Lounge area on the north corner of level 7 provides views of downtown for all residents.

**NEGATIVES:**  
1. Small amount of parking  
2. Northwest corner on property line  
3. Driveway disrupts sidewalk  
4. Roof deck is private access only

**NO DEPARTURES REQUESTED AT THE TIME OF EDG**
Beacon Crossing - Mixed-Use T.O.D.
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Design Recommendation
1. MASSING

**GUIDANCE**

1. The Board directed the applicant to include elements of Options 2 & 3 such as the stepping of upper levels and the cutaway on levels 4 & 5 at the southeast corner of Option 2. Positive elements of Option 3 included erosion of mass at the rear façade, the entry plaza, and distinct four-sided architecture of the building.

2. The applicant should consider combining the vertical modulation and distinct building masses of Option 2 with the overall design concept of Option 3.

3. Emphasize the north façade in response to the high visibility of the corner. The Board directed the applicant to wrap the Beacon retail and two-story transparency to further emphasize the northern section of the building.

**RESPONSE**

1. The Board suggested to take some elements that were introduced in Scheme 2 such as the stepped mass and the corner cut-away. However, stepped mass is not suitable for this project as it will significantly reduce the number of proposing residential units that can be provided in Beacon Hill. Furthermore, the corner cut-away does not fit in with the overall architectural concept that we are pursuing for the approved Scheme 3 massing design as well as reducing the number of units.

   We are keeping the positives that were introduced in the EDG meeting for Scheme 3. We are still proposing the erosion of mass at the rear façade, the entry plaza, and distinct four-sided architecture of the building.

2. The vertical modulation is more articulated and coherent in Scheme 3. Scheme 2 has the vertical strips running along the façade that will reinforce the scale of the massing significantly than the vertical articulation that Scheme 3 is showing to reduce the perceived mass.

   As the Board suggested, the proposed design wraps the Beacon retail and two-story transparency to further emphasize the northern section of the building.

   Retail storefront for the north corner was proposed 12’ - 4” wide for the second EDG. The current design is proposing 17’ - 11” wide glazed two-story storefront for the north corner.
2. CONTEXT

GUIDANCE

1. The applicant should continue to develop the use of Beacon Hill materials, historical precedents, and local culture in the proposed design. The packet contained precedent images from the neighborhood and other cities, but the Board was unclear on how some of the international examples would be used for the project. The design should focus on local precedents. The recommendation phase of review should demonstrate how the design clearly incorporates contextual neighborhood elements.

2. The applicant should consider the use of locally produced artwork for integration into the building.

RESPONSE

The applicant should consider the use of locally produced artwork for integration into the building. The proposed design is maintaining the same modern architectural language as the contemporary local precedents shown above. The proposed massing from the second EDG uses natural stone materials with ornamental patterns in the sidewalk to better fit into the context of Beacon Hill. Locally produced artwork will be integrated in the entrance courtyard.

The materials and detailings of the proposed project are informed by the surrounding mixed-use buildings on Beacon Ave S. The proposed project is using materials such as wood siding panels, standing seam metal panels, and cementitious panels which are complementary to the established architectural context and would contribute to the character of the neighborhood. These local precedents break up the massing with setbacks and vertical articulation with transition to different materials. The proposed design also breaks up the perceived massing with setbacks and vertically articulated facades.
RESPONSE TO DESIGN GUIDELINES

NORTH BEACON HILL DESIGN GUIDELINES
NBH CS2-III: Height, Bulk and Scale Compatibility

i. Break larger buildings into separate volumes to maintain a compatible scale with smaller commercial buildings nearby.

The proposed design has large volume facing Beacon Ave S for about 27’ wide and 16’ - 4” deep to reduce the perceived scale of the mass.

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

All sides of the facades are articulated to give the impression of multiple, small-scale buildings.

v. Step back elevation at upper levels of large-scale developments to take advantage of views and increase sunlight at street level.

Upper level is setback on all sides to take advantages of views and increase natural sunlight.

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

Building facades are articulated vertically in intervals that relate to the existing structures and existing pattern of development in the neighborhood.

ix. Repeat domestic architectural elements of surrounding buildings.

Proportions of glazing and facade treatments as well as exterior materials are referenced from the surrounding mixed-use buildings along Beacon Ave S including Plaza Roberto Maestas and McClellan Apartments.

xi. Locate features, such as required open space, on the zone edge to create further separating and buffering of lower intensive structures.

The second level has a large open private deck that is facing the adjacent LR zone to the West.
NBH CS1-I: Residential Open Space

i. Setback development where appropriate to preserve view corridors, particularly to mountains, water and skyline.

The diagram to the left illustrates various setbacks to help preserve views.

ii. Set back upper floors to allow solar access to the sidewalk and/or neighboring properties.

The proposed design steps back on the upper floor to allow solar access to the sidewalk and neighboring properties.

iv. Site outdoor spaces to take advantage of as much sunlight as possible.

The proposed design has the residential courtyard facing Beacon Ave S and the private deck on the second level. Level 7 is also setback to allow private decks for residents.
SEPA SCENIC VIEW CORRIDOR, ON 15TH AVE S

SMC 25.06.675.P : PUBLIC VIEW PROTECTION

a. Seattle has a magnificent natural setting of greenery, mountains, and water; visual amenities and opportunities are an integral part of the City’s environmental quality.

b. The City has developed particular sites for the public’s enjoyment of views of mountains, water and skyline and has many scenic routes and other public places where such views enhance one’s experience.

c. Obstruction of public views may occur when a proposed structure is located in close proximity to the street property line, when development occurs on lots situated at the foot of a street that terminates or changes direction because of a shift in the street grid pattern, or when development along a street creates a continuous wall separating the street from the view.

The proposed building has maintained the erosion of rear facade as proposed in EDG to provide setbacks on west. As illustrated in the diagrams, the proposed building will not have major impacts on views of mountains, water, skyline, and other scenic routes on 15th Ave S.
RESPONSE TO DESIGN GUIDELINES

SEATTLE DESIGN GUIDELINES

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

As the project site is located on the triangle lot of North Beacon Hill with high visibility of the lot, all sides of the facades are carefully articulated with details and coherent overall architectural concept.

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

The entry plaza that is 26’ - 9” in width and set back by 16’ - 5” from Beacon Ave S and provides security and privacy for residents as it acts as a buffer between the proposed building and the street.

PL3-C-1&2L Porous Edge and Visibility
Engage passerby with opportunities to interact visually with the building interior using glazing and transparency. Create multiple entries where possible. Consider increased height in lobbies, and or special lighting for displays.

To increase the visibility along Beacon Ave S and S Bayview St, the proposed design has two-story storefronts. Furthermore, glazed canopies with lighting are wrapping around the proposed design

NORTH BEACON HILL DESIGN GUIDELINES

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

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

The main residential entries and retail entries are located along Beacon Ave S. The entry plaza provides the additional landscape that breaks the facade along the street edge and the setbacks around the building softens angles.

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RESPONSE TO DESIGN GUIDELINES

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Design Recommendation

NORTH CORNER FACING S BAYVIEW ST

RESIDENTIAL ENTRY PLAZA AND RETAIL STOREFRONT FACING BEACON AVE S

CURRENT RESIDENTIAL ENTRY AND RETAIL STOREFRONT FACING BEACON AVE S

RESIDENTIAL ENTRIES

RETAIL ENTRIES

BIKE STORAGE
MAIL
STAIRS
ELEVATORS
RESIDENTIAL LOBBY
COMMERCIAL / RETAIL
RESIDENTIAL LOADING
BIKE STORAGE
BIKE STORAGE
BEACON AVE S
15TH AVE S

2'-1"
10'-4"
20'-5"
34'-3"
8'-0"
Beacon Crossing - Mixed-Use T.O.D.
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RESPONSE TO DESIGN GUIDELINES

NORTH CORNER FACING S BAYVIEW ST - EDG 2 - NOV 8TH, 2016

CURRENT NORTH CORNER FACING S BAYVIEW ST

SOUTH CORNER FACING 15TH AVE S - EDG 2 - NOV 8TH, 2016

CURRENT SOUTH CORNER FACING 15TH AVE S

RESIDENTIAL ENTRY AND RETAIL STOREFRONT FACING BEACON AVE S - EDG 2 - NOV 8TH, 2016

CURRENT RESIDENTIAL ENTRY AND RETAIL STOREFRONT FACING BEACON AVE S

15TH AVE S - SOUTH CORNER

BEACON AVE S - EAST FACADE

S BAYVIEW ST - NORTH CORNER

SOUTH CORNER FACING 15TH AVE S - EDG 2 - NOV 8TH, 2016

CURRENT SOUTH CORNER FACING 15TH AVE S

RESPONSE TO DESIGN GUIDELINES

BEACON AVE S - EAST FACADE

15TH AVE S - SOUTH CORNER

S BAYVIEW ST - NORTH CORNER

NORTH CORNER FACING S BAYVIEW ST - EDG 2 - NOV 8TH, 2016

CURRENT NORTH CORNER FACING S BAYVIEW ST

SOUTH CORNER FACING 15TH AVE S - EDG 2 - NOV 8TH, 2016

CURRENT SOUTH CORNER FACING 15TH AVE S

RESIDENTIAL ENTRY AND RETAIL STOREFRONT FACING BEACON AVE S - EDG 2 - NOV 8TH, 2016

CURRENT RESIDENTIAL ENTRY AND RETAIL STOREFRONT FACING BEACON AVE S

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Intersection at 15th Ave S  
Intersection S Bayview St
PL3-I-i: Sidewalk Retail
Provide for sidewalk retail opportunities and connections by allowing
for the opening of the storefront to the street and the display of
goods on the sidewalks.

90% SDOT approved Street Improvement Plan is proposing 8'-0"
wide planting strip and 12'-5" wide sidewalk along Beacon Ave S.
All street-facing facades comply with the minimum 60% required
transparency at the street level.

PL3-I-iii: Visual Access
Install clear glass windows along the sidewalk to provide visual
access into the retail or dining activities that occur inside.
The proposed design is using aluminum storefronts to provide visual
access into the retail spaces inside.

PL3-I-iv: Transparent Facades
Do not block views into the interior spaces with the backs of shelving
units or posters.
The proposed design is not blocking views into the interior spaces
with the backs of shelving units or posters.

PL3-I-v: Window Size
Maximize window widths and heights along the sidewalk face of
buildings to create an inviting and interactive atmosphere between
indoor and outdoor activities.
The height of glazed storefronts increased from 1-story to 2-story for
the retail space at the North end of the building.

PL3-A-1&2: Design Objectives and Common Entries
Design primary entries to be obvious, identifiable, and distinctive
with clear lines of sight and lobbies visually connected to the street.
Provide privacy and security for residents but also be welcoming and
identifiable to visitors.
Primary entries are easily identifiable with glazed canopies above.
Landscape buffer in the residential entry plaza allows for privacy for
residents but also welcoming and identifiable to visitors.

DC1-I-i: Continuous Sidewalks
Preserve and enhance the pedestrian environment in residential and
commercial areas by providing for continuous sidewalks that are
unencumbered by parked vehicles and are minimally interrupted by
vehicular access within a block.
A large continuous 10’ sidewalk is provided next to an 8’ wide
planting strip with street trees.

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RESPONSE TO DESIGN GUIDELINES

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Roof Deck BBQ
Roof Deck Game Area
Urban Agriculture
Roof Deck Dog Area
Lounge for Viewing
Roof Deck for Viewing Skyline
Roof Deck for Outdoor BBQ
Roof Deck Dog Area
Roof Deck Section

Design Recommendation
**Beacon Crossing** - Mixed-Use T.O.D.
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**Design Recommendation**

**LANDSCAPE DESIGN - STREETSCAPE**

Active Retail Edge

Podium patios with Bioretention Perimeter
**Beacon Crossing - Mixed-Use T.O.D.**

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2017.07.25

**LANDSCAPE DESIGN - LANDSCAPING PLANTS**

### Trees:
- Acer palmatum / Japanese Maple (green)
- Parrotia persica / Persian Ironwood
- Amelanchier 'Autumn Brilliance' / Serviceberry
- Sarcococca Ruscifolia / Fragrant Sweet Box
- Nandina 'Moon Bay' / 'Moon Bay' Nandina
- Fragaria chiloensis / Coastal Strawberry
- Viburnum davidii / David's Viburnum

### Shrubs & Groundcover:
- Santolina chamaecyparissus / Lavender Cotton
- Liriope Spicata / Creeping Lilyturf
- Fagus sylvatica / Green Beech
- Fagus sylvatica / Green Beech
- Baccharis halimifolia / Coastal Strawberry
- Lithospermum canescens / Sheep's Wool

### Ground Cover:
- Sedum 'Autumn Joy' / Autumn Joy Stonecrop
- Hypericum calycinum
- Creeping Thyme

**Symbol**
- **Botanical Name**
- **Common Name**
- **Size**
- **Condition**
- **Spacing**

**NOTE:**
- On-Site Trees have been approved by Shane Dewald, SDOT Urban Forester via phone with the Civil Engineer, 4/14/17.
- Street Tree Species have been approved by Shane Dewald, SDOT Urban Forester via phone with the Civil Engineer, 4/14/17.

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**LANDSCAPE DESIGN - LANDSCAPING PLANTS**

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MATERIALS AND FINISHES

<table>
<thead>
<tr>
<th>SYMBOL</th>
<th>DESCRIPTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>GRAVEL SURFACING: CRUSHED GRANITE, 3’ DEPTH WITH FILTER FABRIC BREATHER</td>
<td></td>
</tr>
<tr>
<td>DOCKING, RED</td>
<td></td>
</tr>
<tr>
<td>DECK BRICH</td>
<td></td>
</tr>
<tr>
<td>DOG AREA SURFACING: SYNTHETIC TURF</td>
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</tr>
<tr>
<td>VEGETATED ROOF LAYERED SYSTEM LAYERED SYSTEM FOR EXTENSIVE GREENROOFS, 4” DEPTH WITH METAL EDGING AVAILABLE FROM COLUMBIA GREEN TECHNOLOGIES. PLANTING SOIL MOUNTED TO 1’ DEPTH.</td>
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<td></td>
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<td>FALL PROTECTION, RF: ARCH</td>
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<td>DOG AREA RENCING, 4’ HT.</td>
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<tr>
<td>FIRE PIT</td>
<td></td>
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<tr>
<td>TREE UPLIFT, 10’</td>
<td></td>
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</tbody>
</table>
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MATERIAL PALETTE

1. DARK GRAY BRICK VENEER W/ DELOREAN GRAY GROUT
2. WHITE CEMENTITIOUS PANEL RAINSCREEN
3. VERTICAL BLACK STANDING SEAM METAL PANEL
4. CLEAR-SEALED CEDAR RAINSCREEN
5. COR-TEN STEEL PANEL
6. CONCRETE
7. DARK GRAY CONCRETE MASONRY UNIT, SPLIT FACE
8. LIGHT GRAY CONCRETE MASONRY UNIT, SMOOTH FACE
9. BLACK FIBERGLASS OR VINYL WINDOWS
10. ALUMINUM AND GLASS STOREFRONT
MATERIAL PALETTE

1. DARK GRAY BRICK VENEER W/ DELOREAN GRAY GROUT
2. WHITE CEMENTITIOUS PANEL RAINSCREEN
3. VERTICAL BLACK STANDING SEAM METAL PANEL
4. CLEAR-SEALED CEDAR RAINSCREEN
5. COR-TEN STEEL PANEL
6. CONCRETE
7. DARK GRAY CONCRETE MASONRY UNIT, SPLIT FACE
8. LIGHT GRAY CONCRETE MASONRY UNIT, SMOOTH FACE
9. BLACK FIBERGLASS OR VINYL WINDOWS
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Beacon Crossing - Mixed-Use T.O.D.
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Beacon Crossing - Mixed-Use T.O.D.
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CANOPY & BALCONY

CONTRACTOR OPTION:
PROVIDE COLD FLUID-APPLIED FLASHING SYSTEM PER SPECIFICATIONS IN LIEU OF SELF-ADHERING FLASHING SEAL W/ WRB/AB TAPE
CUT FIELD WRB/AB AROUND KNIFE PLATE, MAINTAIN MFR REQD LAPS
INSTALL UPPER FIELD WRB/AB, LAP AS REQD BY THE MFR
TAPE TARGET TO FIELD WRB/AB
SHINGLE WRB/AB BEHIND KNIFE PLATE TARGET WRB/AB
SEAL KNIFE PLATE TO FF SAM WITH SEALANT
FF SAM - LAP ONTO WRB/AB 2" MIN, INSTALL FF SAM TIGHT TO KNIFE PLATE, APPLY IN SHINGLE FASHION, USE MFR'S RECOMMENDED PRIMER
KEEP BOTTOM EDGE OF WRB/AB TARGET FLASHING LOOSE FOR INTEGRATION WITH THE FIELD WRB/AB INSTALLATION
WRB/AB TARGET - CUT OPENING 1" LARGER THAN KNIFE PLATE
6" MIN 6" MIN 2" MIN, TYP 6" 8" MIN 8" MIN 1" 12" 12" D.C.
LIQUID-APPLIED FLASHING ON SHEET METAL BOX FLANGES 2" MIN.
MOUNT J-BOX TO FRAMING SEAL AROUND ELEC. CONDUIT PT WOOD FURRING AND INSECT SCREEN AT TOP AND BOTTOM, TYP.
CLADDING PER ELEVATIONS
WRB/AB TAPE LOWER FIELD WRB AB SEALANT
EXTERIOR OUTLET BOX W/ COVER PER SPEC
24 GA. PRE-PRIMED SHEET METAL BOX - FULLY SOLDERED WITH 4" FLANGES, SET INTO CONTINUOUS BEAD OF AB SEALANT WRB/AB TAPE WRB TARGET FLASHING PER DETAILS - TAPE TO LOWER FIELD AB SEALANT FIELD WRB - LAP O/ FLANGE AND TAPE BACKER ROD AND SEALANT AT BOTTOM AND SIDES OF METAL BOX 2" ± 3" ± 3" = 1'-0"
SLOPE PROVIDE OPENING TO ACCOMMODATE APPLICATION DEPTH VARIES PER CLADDING, TYP 4" FLANGES, TYP PROVIDE WEEPS FOR DRAINAGE AT BOTTOM FULLY SOLDERED SEAMS, TYP.
ATTACH W/ BOLTS PER STRUCT KNIFE PLATE ATTACHMENT PER STRUCT Tapered Structural Tees GLASS W/ 20% OPACITY CERAMIC FRIT SLOPE 1/4" PER FT 3" = 1'-0"
1 Ext Wall - Knifeplate Penetration1 3" = 1'-0"
2 Ext Wall - Elect Box, Typ1 3" = 1'-0"
3 Ext Wall - Elect Sht Mtl Box Iso, Typ1 3" = 1'-0"
JOB NUMBER: ISSUE DATE
Lemons Architecture PLLC
98 Yesler Way
Seattle, WA  98104
206.306.5952
LemonsArchitecture.com

STATE OF WASHINGTON
JONATHAN LEMONS
ARCHITECT
REGISTERED
BP # 6532922
10848

Beacon Crossing - Mixed-Use T.O.D.
2505 Beacon Ave S
SDCI #:3024602

Design Recommendation
SIGNAGE

BUILDING SIGNAGE - BEACON CROSSING

RETAIL BLADE SIGN FOR RESTAURANTS

Beacon Crossing - Mixed-Use T.O.D.
2505 Beacon Ave S
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### DEPARTURE REQUESTS

<table>
<thead>
<tr>
<th>Departure Request</th>
<th>Code Requirements</th>
<th>Explanation for Departure</th>
</tr>
</thead>
</table>
| 1                 | Slightly decrease the floor-to-floor height for a portion of the building at level 1 to 12 feet floor-to-floor.  
23.47A.008 - Street-level development standards  
B. Non-residential street-level requirements  
4. Height provisions for new structures or new additions to existing structures. Non-residential uses at street level shall have a floor-to-floor height of at least 13 feet.                                                                 | This will better respect the level 1 scale and relationships to adjacent structures and context. (CS2-B-2)                                                                                                                                                                                                                                           |

**Overhead Weather Protection Diagram**

- Departure Request: Canopy at Northeast corner.
- Code Requirements: Canopy maximum ranging from 17'-5" - 19'-9.5" above sidewalk grade.
- Explanation for Departure: Proposed Canopy Extends 6'-2" from the structure. Canopy Complies with SDCI #3024602.

**Floor-to-Floor Height Diagram**

- Departure Request: Increase the floor-to-floor height for a portion of the building at level 1 to 12 feet floor-to-floor.
- Code Requirements: Height provisions for new structures or new additions to existing structures. Non-residential uses at street level shall have a floor-to-floor height of at least 13 feet.
- Explanation for Departure: Increasing the maximum distance between the sidewalk and the weather protection better emphasizes the gateway corner condition of this building along the strong intersection of Beacon Ave S & its significance to the community. (CS2-C-1)
SHADOW STUDY

March 21
(Vernal/Autumnal Equinox)

June 21
(Summer Solstice)

December 21
(Winter Solstice)

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**Beacon Crossing - Mixed-Use T.O.D.**

2505 Beacon Ave S  
SDCI #:3024602

**Design Recommendation**

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**Level 3 Plan**

3/32" = 1'-0"

- **Unit A1**
  - Level 3
  - 484 SF
- **Unit A2**
  - Level 3
  - 565 SF
- **Unit A3**
  - Level 7
  - 15 SF
- **Unit B1**
  - Level 3
  - +304.9
- **Elevator 1**
  - 82 SF
- **Elevator 2**
  - 82 SF
- **Unit O1**
  - Level 3
  - 489 SF
- **Unit O2**
  - Level 7
  - 421 SF

**Level 6 Plan**

- **Unit O3**
  - Level 7
  - 633 SF

**Unoccupied Roof (FAR Excluded)**

- **Deck (FAR Excluded)**
  - Level 7
  - 24 SF

**Ventilation Requirements**

1. Fresh air inlet through trickle vents in windows and 10 ft from mechanical air intakes.
2. Exhaust outlets to be 3 ft. From property lines, 3 ft from operable windows.
3. Fans & ducts shall be sized and constructed per SRC M1507.4.
4. Do not scale drawings. Exterior dimensions are to grid lines, and window locations vary by room and floor level. See plans, elevations, and schedule for window sizes.
5. Cooler (134 SF)
6. Wind swells
7. Window
8. Fresh air inlet through trickle vents in windows
9. Fans & ducts through ceiling or soffit
10. Bathrooms, toilet, and laundry rooms: 50 cfm (intermittent)
11. Kitchens: 100 cfm (intermittent)
12. CO/SD symbol used for combination smoke detector / carbon monoxide detector.

**FLOOR PLAN NOTES**

- Provide artificial lighting adjacent to all entry doors and stairs, shield from all adjacent properties.
- Provide artificial lighting adjacent to all entry doors and stairs, shield from all adjacent properties.
- Ventilation through combination bath fans that act as whole house ventilation per area in the immediate vicinity of the bedroom.
- Ventilation through combination bath fans that act as whole house ventilation per area in the immediate vicinity of the bedroom.
- A smoke detector shall be centrally located on each floor. In all instances, this shall be a combination smoke detector/carbon monoxide alarm. Be sure to verify installation requirements, hook-ups, venting & subcontractors.
- An additional smoke detector shall be installed in each location where CO/SD detectors to be 110v, interconnected, with battery backup.

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Roof Deck Plan
Beacon Crossing - Mixed-Use T.O.D.
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Design Recommendation

Level 1
286' - 0"

Level 2
296' - 0"

Level 3
304' - 10 1/2"

Level 4
313' - 10 5/8"

Level 5
322' - 10 25/32"

Level 6
331' - 10 29/32"

Roof Deck
350' - 9 17/32"

Max Allowable Height
350' - 10 3/16"

LEVEL 7 PLAN
340' - 11 1/32"

AGP
285' - 10 3/16"

9' - 10 1/2"
9' - 0 1/8"
9' - 0 1/8"
9' - 0 1/8"
9' - 0 1/8"
8' - 10 1/2"
10' - 0"
65' - 0"

+362.8
+350.8
+343.9
+353.8
+343.9
+353.8

Job Number: Issue Date
Lemons Architecture PLLC
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STATE OF WASHINGTON
JONATHAN LEMONS
REGISTERED ARCHITECT
BP # 6532922
2505 & 2507 Beacon Ave S
Seattle, WA  98144

A3.0 East Elevation
L16-10 Beacon Hill Mixed-Use TOD
Coordination 2017.07.06
Beacon Crossing - Mixed-Use T.O.D.
2505 Beacon Ave S
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ELEVATIONS

- VERTICAL BLACK STANDING SEAM METAL PANEL
- WHITE CEMENTITIOUS PANEL
- COR-TEN STEEL PANEL
- CLEAR-SEALED CEDAR RAINSCREEN
- STEEL AND GLASS AWNING
- CAST IN PLACE CONCRETE
- ALUMINUM AND GLASS STOREFRONT
- DARK GRAY BRICK VENEER W/ DELOREAN GRAY GROUT
- WHITE CEMENTITIOUS PANEL

Design Recommendation
Beacon Crossing - Mixed-Use T.O.D.
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Elevations

- Black Fiber-Glass or Vinyl Windows
- Clear-Sealed Cedar Rainscreen
- Light Gray Concrete Masonry Unit, Smooth Face
- Vertical Black Standing Seam Metal Panel
- Cor-Ten Steel Panel
- Dark Gray Brick Veneer w/ Deorean Gray Grout
- Dark Gray Concrete Masonry Unit, Split Face
- Steel and Glass Awning
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350' - 9 17/32"

Max Allowable Height
350' - 10 3/16"

Level 7 Plan
340' - 11 1/32"

AGP
285' - 10 3/16"

9' - 10 1/2"

9' - 0 1/8"

9' - 0 1/8"

9' - 0 1/8"

8' - 10 1/2"

65' - 0"

+353.8

+350.8

+343.9

+353.8

+343.9

+362.8

+360.8

S - W ELEVATION
Beacon Crossing - Mixed-Use T.O.D.
2505 Beacon Ave S
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Design Recommendation

N - S SECTION

SECTIONS

Level 1
286' - 0"

Level 2
296' - 0"

Level 3
304' - 10 1/2"

Level 4
313' - 10 5/8"

Level 5
322' - 10 25/32"

Level 6
331' - 10 29/32"

Roof Deck
350' - 9 17/32"

Max Allowable Height
350' - 10 3/16"

Level 7 Plan
340' - 11 1/32"

AGP
285' - 10 3/16"

45' - 11 1/32"

18' - 10 1/2"

CONC, TYPE 1
WOOD, TYPE 5A
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Residential Entry and Restaurant Storefront Street Perspective
Beacon Crossing - Mixed-Use T.O.D.
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Entry Plaza Perspective
Beacon Crossing - Mixed-Use T.O.D.
2505 Beacon Ave S
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Streetscape Perspective
Beacon Crossing - Mixed-Use T.O.D.
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Lower Roof Deck and Upper Roof Deck Perspective
Roof Deck Perspective