



**BUMGARDNER**  
architecture • planning • interiors

# Colina West

2710 Beacon Ave S, Seattle, WA 98121

Applicant Team:  
DEVELOPER | Pacific Housing NW LLC  
ARCHITECT | Bumgardner  
LANDSCAPE | Karen Kiest Landscape Architects

DESIGN REVIEW RECOMMENDATION  
SDCI NUMBER: 3029887-LU  
02.12.2019



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# Development Objectives

Colina West is one of two adjacent projects being developed concurrently by the Applicant Team. The Design Reivew Recommendation packages for both projects – Colina West (SDCI Number 3029887-LU) and Colina East (SDCI Number 3029888-LU) – are submitted separately per SDCI request, on January 31, 2019. Both of these projects are adjacent to The Denning Apartments, previously developed and completed by the same developer, Pacific Housing NW LLC. Information in each of these DRB packages references its companion project as well as The Denning Apartments, with the goal of providing a synergistic whole to all three projects on site.

## Project Stats:

- 6 stories
- Approximately 40 residential units
- Approximately 36,455 gross commercial/residential SF above grade
- No parking (None Required)

## Development Objectives: “A Community of Buildings”

1. A 6-story mixed-use building street with 3,744 SF ground level commercial space and 40 residential units.
2. Provide a high quality urban environment in the fast changing Beacon Hill neighborhood.
3. Provide a unified pedestrian and transit oriented design next to the light rail station that will utilize the existing mass transportation system and promote local attractions like parks, library, retail and restaurants.
4. Respect the surroundings and contribute to the neighborhood. Develop a project as part of a community where major amenity spaces, retail and outdoor plaza are shared with the greater community.
5. Part of the town center of Beacon Hill
6. Provide opportunity for art on the civic plaza
7. Provide space for retail/restaurant with outdoor seating next to the Light Rail station, activating, enhancing and expanding the existing station plaza by recognizing the frequent and dense pedestrian circulation.
8. Embrace the unique site and location and design a dynamic building for those who live in, work at and visit North Beacon hill.
9. Capture the view whenever possible.
10. Design in conjunction with other buildings to “connect the dots” and improve exterior connections and spaces on our block and adjacent blocks:
  - Share parking and bike storage with Colina East
  - Share alley connection to Colina East
  - Enhance Festival Street and connection to El Centro de la Raza





# 9 Block Area





# Zoning:

ZONING: NC2P-65 Incentive (4.0) Base FAR  
OVERLAYS: NORTH BEACON URBAN VILLAGE  
BEACON HILL LIGHT RAIL STATION OVERLAY  
PEDESTRIAN  
STREET: Beacon Ave S & S. McClellan St. - Principal  
Pedestrian Streets.

## ZONING SUMMARY

23.47A.005: STREET LEVEL USE  
Residential use to be limited to 20% of the street level facade facing a principal pedestrian street.

23.47A.008.A.3: FACADE SETBACK  
Street-level street-facing facades shall be located within 10 feet of the street lot line, unless wider sidewalks, plazas, or other approved landscaped or open spaces are provided

23.47A.008.B.3: RETAIL DEPTH  
Non-residential uses shall extend an average depth of at least 30 feet and a minimum depth of 15 feet from the street-level street-facing facade.

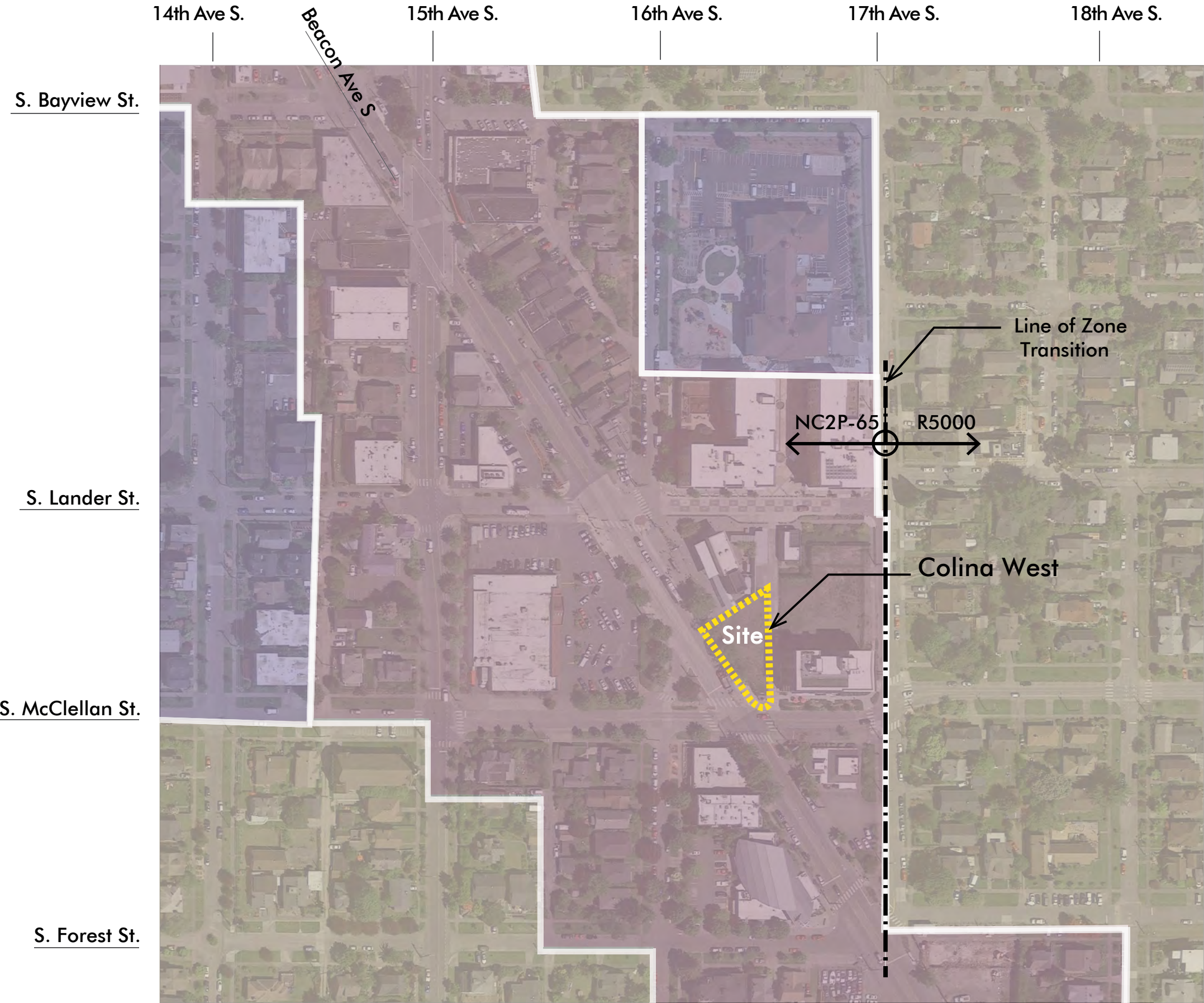
23.47A.013: FLOOR AREA RATIO  
4.0 FAR base limit, if no affordable housing per incentive zoning suffix. FAR grows to 5.75 in Station Overlay (No purchase option because < 85' HT limit)

LOT AREA = 7,166 SF  
FAR (5.75) = 7,166 SF x 5.75 = 42,205 SF

23.54.015: REQUIRED PARKING  
TABLE A : Non - residential : Not required in station overlay district.  
TABLE B : Residential : Not required in station overlay district.

Zoning  
Site: NC2P-65(4.0).

- Low Rise Multi-family
- Neighborhood Commercial
- Single Family





# Surrounding Uses & Structure Height:

Surrounding Uses

- Residential
- Commercial
- Mixed Use - Residential/Commercial
- Food/Drink/Services
- Transportation
- Cultural
- Parks
- Future Development (Mixed Use)
- 6 Number of Stories





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# Composite Site Plan

## LEGAL DESCRIPTION:

PARCEL C: TAX LOT 3086003200, 3086003229

THOSE PROTIIONS OF LOT 1 AND THE SOUTH 3.00 FEET OF LOT 2, LYING NORTHEASTERLY OF BEACON AVENUE SOUTH, IN BLOCK 51 OF T HANFORD'S ADDITION TO SOUTH SEATTLE. ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUMN 1 OF PLATS, PAGE 141, IN KING COUNTY, WASHINGTON.

PARCEL B, BLOCK 51, CITY OF SEATTLE LOT BOUNDARY ADJUSTMENT NO 3010868, RECORD-ED UNDER RECORDING NO 20100831900009, IN KING COUNTY, WASHINGTON.



## KEY

- Residential Entry
- Vehicular Entry/Exit
- Service Entry
- Retail Entry
- Property Line
- Residential
- Retail
- Amenities
- Back of House / Circulation
- Vehicular Circulation





# Itemized Response to EDG

1a. The Board was concerned with the potential façade treatment at the southern corner of the site due to its prominence to those traveling north. The Board recommended developing a façade that is both visually appealing and adequately holds the corner. The Board also recommended the design promote pedestrian activity along the alley by providing a high level of transparency on the ground floor, and look to the adjacent development for design cues. (CS2-A-2. Architectural Presence, CS2-C-1. Corner Sites)

**APPLICANT RESPONSE:**  
*The unique triangular site, bounded between the bustling Beacon Ave and a single block alley terminating at the S Lander Festival St. suggests a building that proudly meets the street and holds the corner and an urban scale, but also promotes the thriving pedestrian experience already present on Beacon Hill. The vertical metal panel clad building form at the Southern corner is set apart from the other facades, by being built entirely to the zoning envelope (CS2-A-2). Despite the strong presence on the corner, the projecting residential balconies respond to the scale and form of the projected bays on the adjacent Denning apartment building, continuing the established rhythm to Beacon Ave. The ground level storefront wraps all sides of the corner retail space, extending into the alley, mirroring the alley storefront of the existing Denning. The storefront extension creates a jewel box and visual connection from the retail entrance on Beacon to the alley and existing retail beyond (CS2-D-1). The chamfered corner of the retail jewel box on Beacon Ave softens the building edge, and provides an onsite weather protected transitional zone for patrons to linger as they enter the corner retail space (CS2-II-iv-a&b).*

1c. Echoing public comment, the Board was concerned with the blank wall condition at the north end of the site. The Board recommended some form of wall treatment (green wall, art installation, mural, etc.) to minimize visual impact. (DC2-B-2. Blank Walls)

**APPLICANT RESPONSE:**  
*Colina West’s proximity to Sound Transit’s Beacon Hill Light Rail Station creates unique restrictions along the shared property line. In a series of meetings with Sound Transit, they expressed concern for the safety and security of their mechanical infrastructure and passengers along the shared property line as well as a preference for attractive and durable materials near the station. This inspired a collective response to the condition that balances safety standards of both Sound Transit and the FTA with the form and expression of this visible and important façade.*

*First, the northern location of the main residential entry and the Colina retail plaza meaningfully reduces the length of the blank wall along the property line. It also provides a street level neighborhood amenity and new open space on Beacon Ave (DC2-B-2). Second, where Colina West abuts the property line but is a safe distance from their infrastructure, Sound Transit has provided a “no-build” easement allowing for the introduction of fenestration and building modulation, which was otherwise prohibited along the shared property line. This further reduces the amount of blank wall. For the remaining wall area, we propose Shou Sugi Ban which is a highly durable wood siding, with a charred finish that adds warmth and character to an already rich material. This unique approach to massing and material selection creates a strong building form that helps to further define the main residential entry.*

1d. The Board recommended selecting a material palette that draws inspiration from local history and culture, and fits well into the neighboring context. The Board also recommended that the application of the materials be used to reinforce the proposed shifts in the massing, especially along the alley. (CS3-B. Local History and Culture, DC4-A-1. Exterior Finish Materials)

**APPLICANT RESPONSE:**  
*North Beacon Hill has wide range of materials and colors that adorn both the new and old construction. The immediately adjacent buildings predominately feature warm earthy tones and vibrant oranges and yellows. Material transitions of these buildings are often used to express their smaller vertical building forms, while patterned colors, whether tile or painted cement board, add variety and interest to the larger unmodulated facades. We are drawing from our neighbors, both the new multifamily construction and nearby the single family homes, for the selection all of our materials and our color palette.*

2a. The Board expressed concern for the potential conflict between pedestrian and vehicular traffic, which is dependent on how the alley is programmed. The Board also noted that successful activation of the alley will depend on some form of restricted access or guiding of traffic away from the programmed areas. (DC1-B-1. Access Location and Design)

**APPLICANT RESPONSE:**  
*The alley remains a vehicular service alley, but also providing a through pedestrian connection to the Lander festival street at the Station and Roberto Maestas Plaza. While the alley benefits from a generally low amount of vehicular thru traffic, Colina West and Colina East have aligned the projects residential amenity uses, and consolidated the back of house functions (Trash & Recycle staging, parking garage access, building mechanical, and Sound transits maintenance parking), helping to minimize cross over and support safe pedestrian and bicycle access. Special paving patterns and directionality help differentiate zones in the alley, aiding in wayfinding and pedestrian movement between Colina East and Colina West. Storefront and glass doors mark building entrances and stair access and allow interior illumination to softly spill into the alley. Recessed “Art Nooks” break up expansive structural concrete walls and provide special opportunities for alley lighting. Bollards are installed at the alley edge of pedestrian recesses providing a safe zone to shift groceries or dismount bicycles before passing through the gate and into the secured courtyard. Overhead, catenary lights illuminate the proposed courtyard of Colina East, lighting the way to the shared ground level open space.*

2b. The Board recommended the lighting is installed in a manner that eliminates conflict with service vehicles using the alley for access. Contact the Seattle Department of Transportation to discuss potential options. (PL2-B-2. Lighting for Safety)

**APPLICANT RESPONSE:**  
*Catenary lights have been moved to the courtyard of Colina East. See reponse 2.a*

2c. With no parking proposed, the Board recommended locating the on-site bike parking so that it is easily identifiable and accessible. The Board also recommended this area be well integrated into the layout of the ground level uses and programmed elements in the alley. (PL4-B. Planning Ahead for Bicyclists)

**APPLICANT RESPONSE:**  
*A bike room is proposed with easy access from the building lobby and the alley. This bike room is also within easy access to the larger bike room across the alley in the East building. Also see response 2.a*

3. The Board recommended developing an entry design that is more pronounced and easily identifiable. Provide some form of buffering to separate the residential entry from the pedestrian activity related to the retail entries and the light rail station. (PL3-A-1. Design Objectives, PL3-B-1. Security and Privacy)

**APPLICANT RESPONSE:**  
*The main residential entry is further developed in response to the Board comments. The entry is in close alignment with the adjacent Sound Transit Station, to be more visible and minimize any safety concerns. The façade above the entry will be clad with charred wood siding, differentiating from the rest of the building. A grand canopy with a warm wood soffit over the entry is proposed. The entry is also pronounced by the paving pattern leading to it along with readily visible residential signage on the plaza-facing façade at ground level.*

4a. The Board was concerned with the proposed layout of the outdoor plaza in regards to the outdoor seating and landscaping. The Board recommended rearranging the outdoor seating and landscaping to minimize any pinch points that interfere with pedestrian traffic. (PL1-B-2. Pedestrian Volumes)

**APPLICANT RESPONSE:**  
*Detailed development of the outdoor plaza is intended to reinforce through connections to the light rail station while providing an identity for the building.*

4b. The Board recommended the outdoor furniture and landscaping be used to separate the public sidewalk from the semi-public outdoor seating areas. (PL3-C-3. Ancillary Activities, DC4-D-4. Place Making)

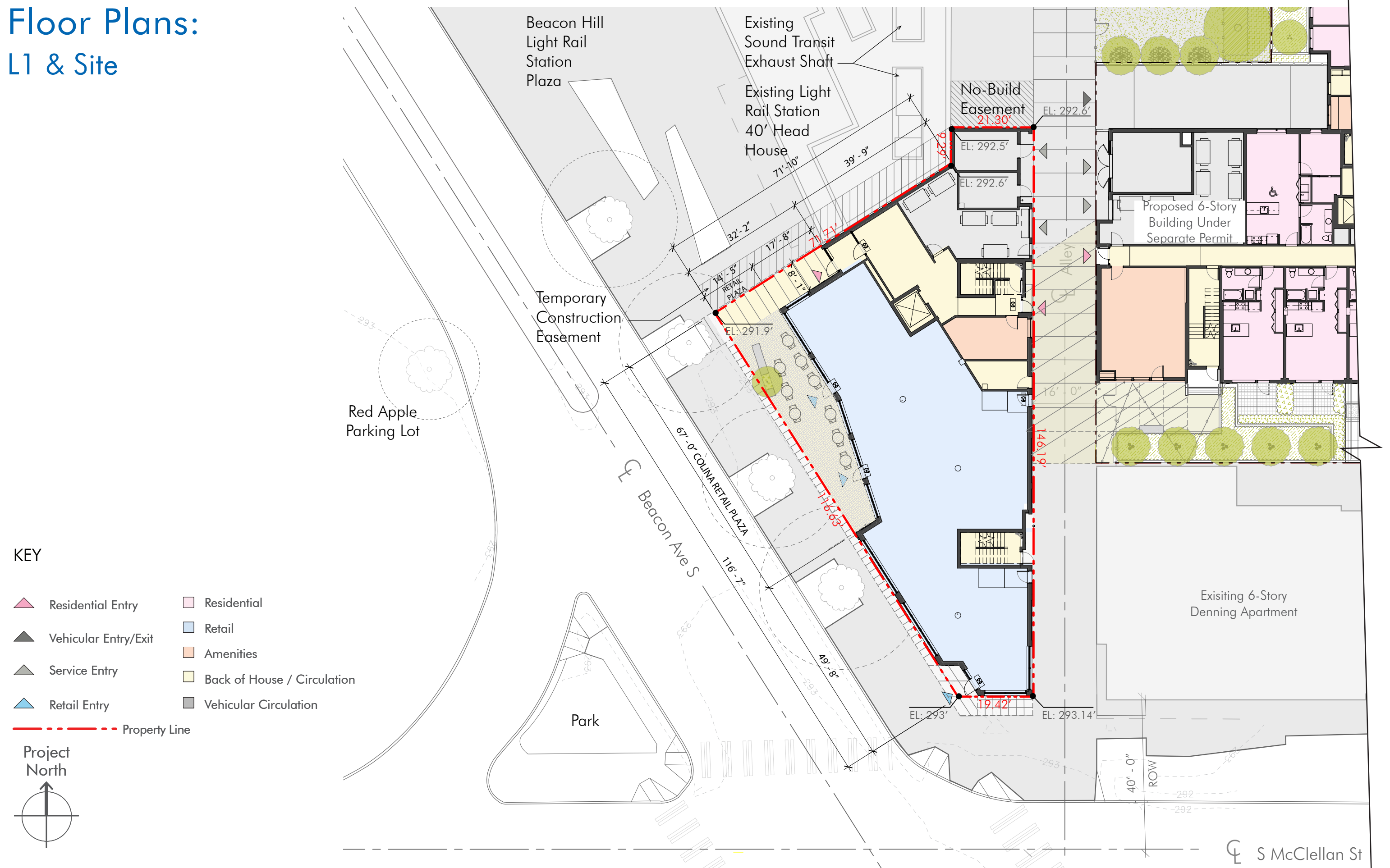
**APPLICANT RESPONSE:**  
*Pavements, plantings, and site furnishings distinguish the public sidewalk from the project residential and commercial uses.*

4c. The Board recommended that careful attention is given to the selection of landscaping in the plaza. Choose landscaping that will stand up to the high traffic near the light rail station. (DC4-D-1. Choice of Plant Materials, DC4-D-3. Long Range Planning)

**APPLICANT RESPONSE:**  
*Planting areas are provided with protection from high pedestrian volumes. Plant material meets CPTED requirements for visual access.*



# Floor Plans: L1 & Site





# Floor Plans:

## L2 (L3 Thru L6 Similar)

KEY

Residential Entry

Vehicular Entry/Exit

Service Entry

Retail Entry

Residential

Retail

Amenities

Back of House / Circulation

Vehicular Circulation

Property Line

Project North

The floor plan illustrates the second floor (with levels 3 through 6 being similar) of a proposed building. The plan is situated on a corner lot, bounded by Beacon Ave S to the west and S McClellan St to the south. A red dashed line delineates the property line. The building's footprint is primarily pink, indicating residential space, with yellow areas representing back-of-house or circulation spaces. Key features include:

- Existing Sound Transit Exhaust Shaft** and **Existing Light Rail Station 40' Head House** located to the northwest of the property.
- Temporary Construction Easement** shown as a hatched area along Beacon Ave S.
- No-Build Easement** indicated by a hatched area at the northeast corner of the lot.
- Proposed 6-Story Building Under Separate Permit** located to the east, across an alleyway.
- Existing 6-Story Denning Apartment** building located to the southeast.
- Dimensions:** Various measurements are provided, including lot dimensions (e.g., 65'-0", 37'-0", 28'-0", 146.19', 19.42', 116.63', 71.71', 21.39') and setbacks (e.g., 16'-0", 40'-0").
- Entrances:** Residential, vehicular, service, and retail entries are marked with specific symbols as defined in the key.
- Alleyway:** A narrow alleyway runs between the proposed building and the existing Denning Apartment building.

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# Floor Plans:



## Roof Top Amenity



### KEY


-  Residential Entry

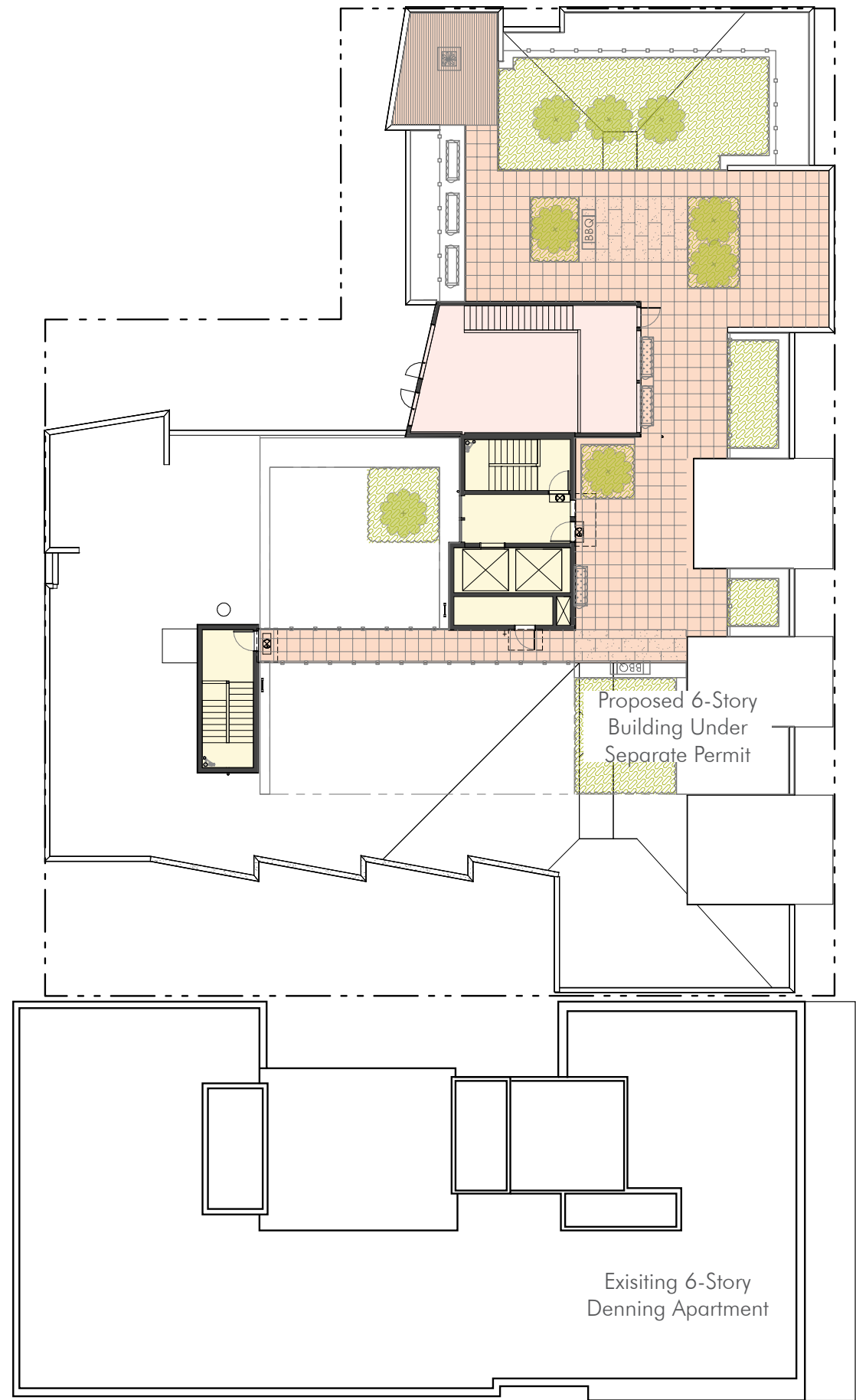
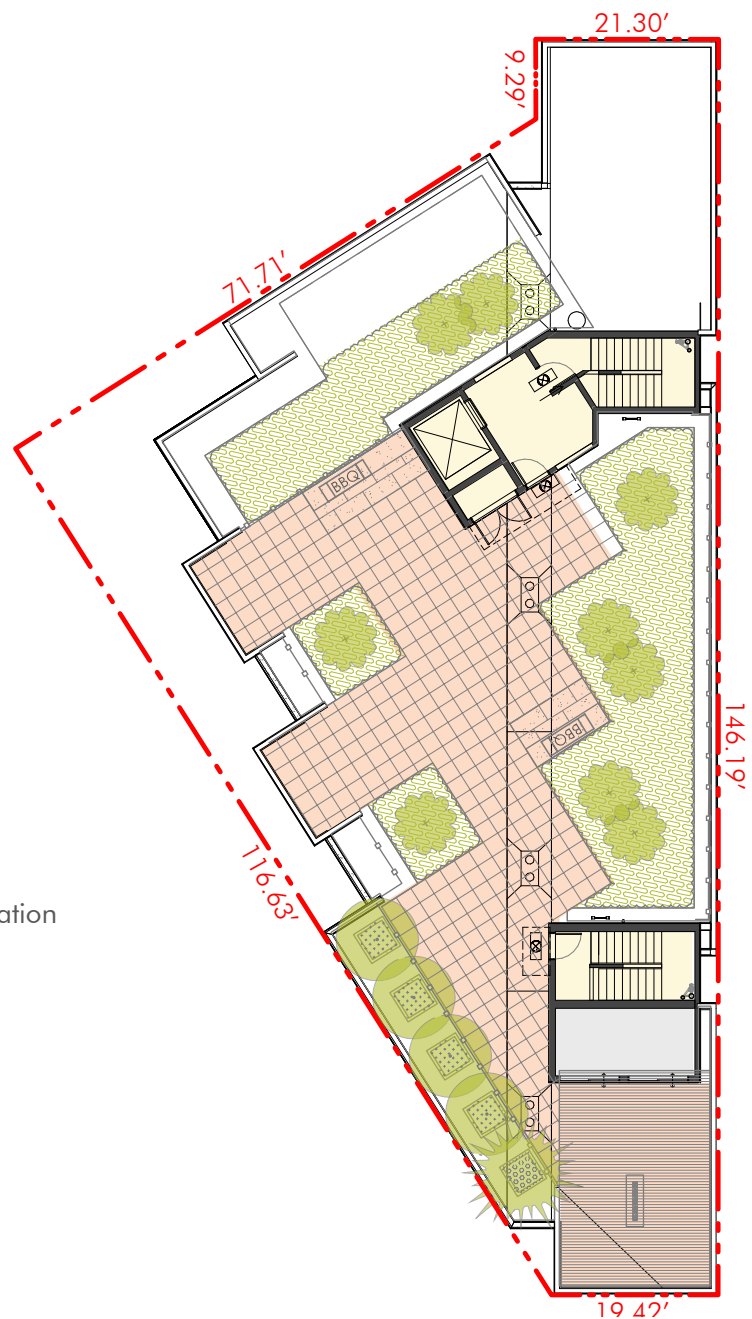
 Residential
-  Vehicular Entry/Exit

 Retail
-  Service Entry

 Amenities
-  Retail Entry

 Back of House / Circulation
-  Vehicular Circulation

 Property Line

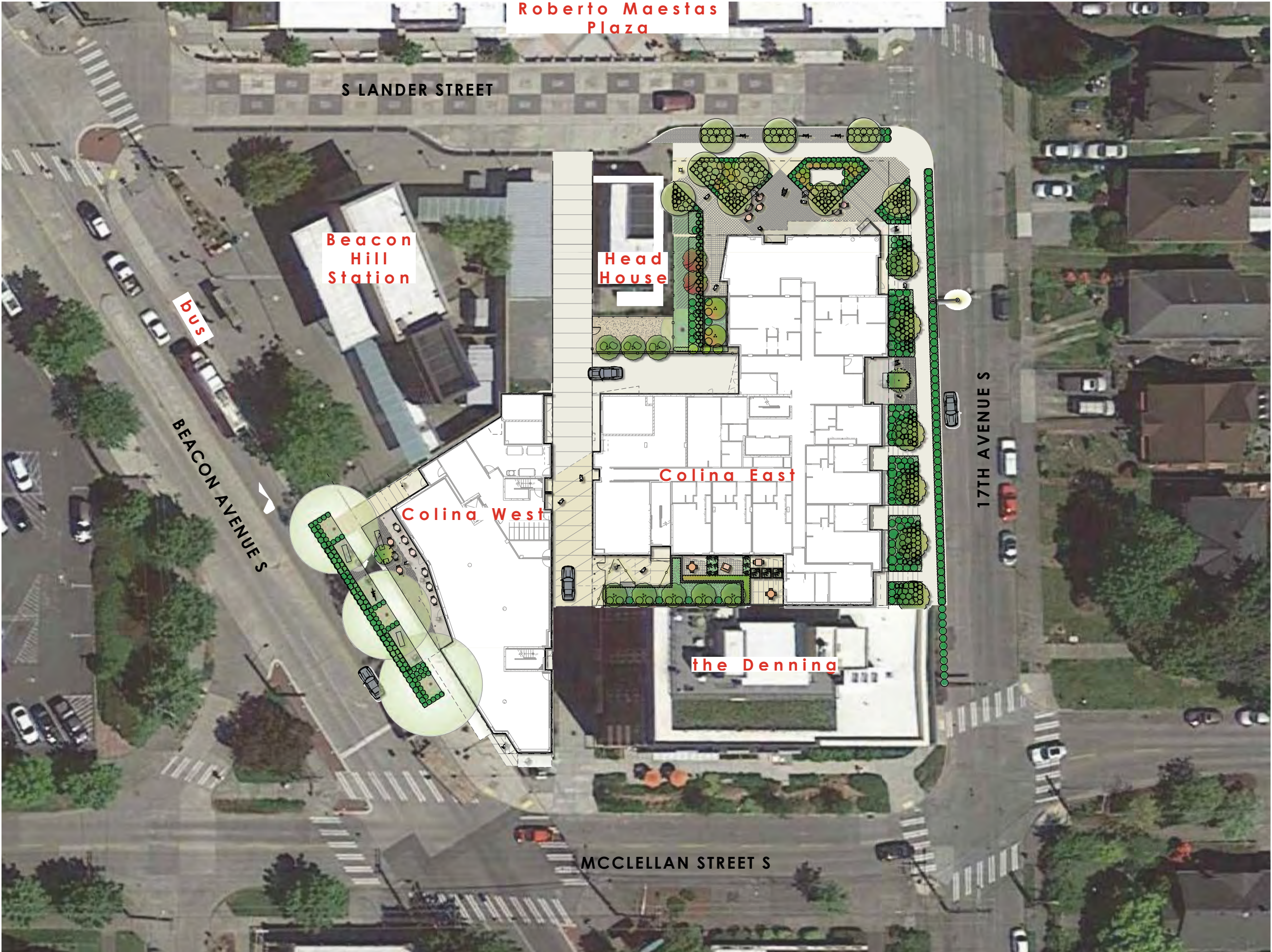




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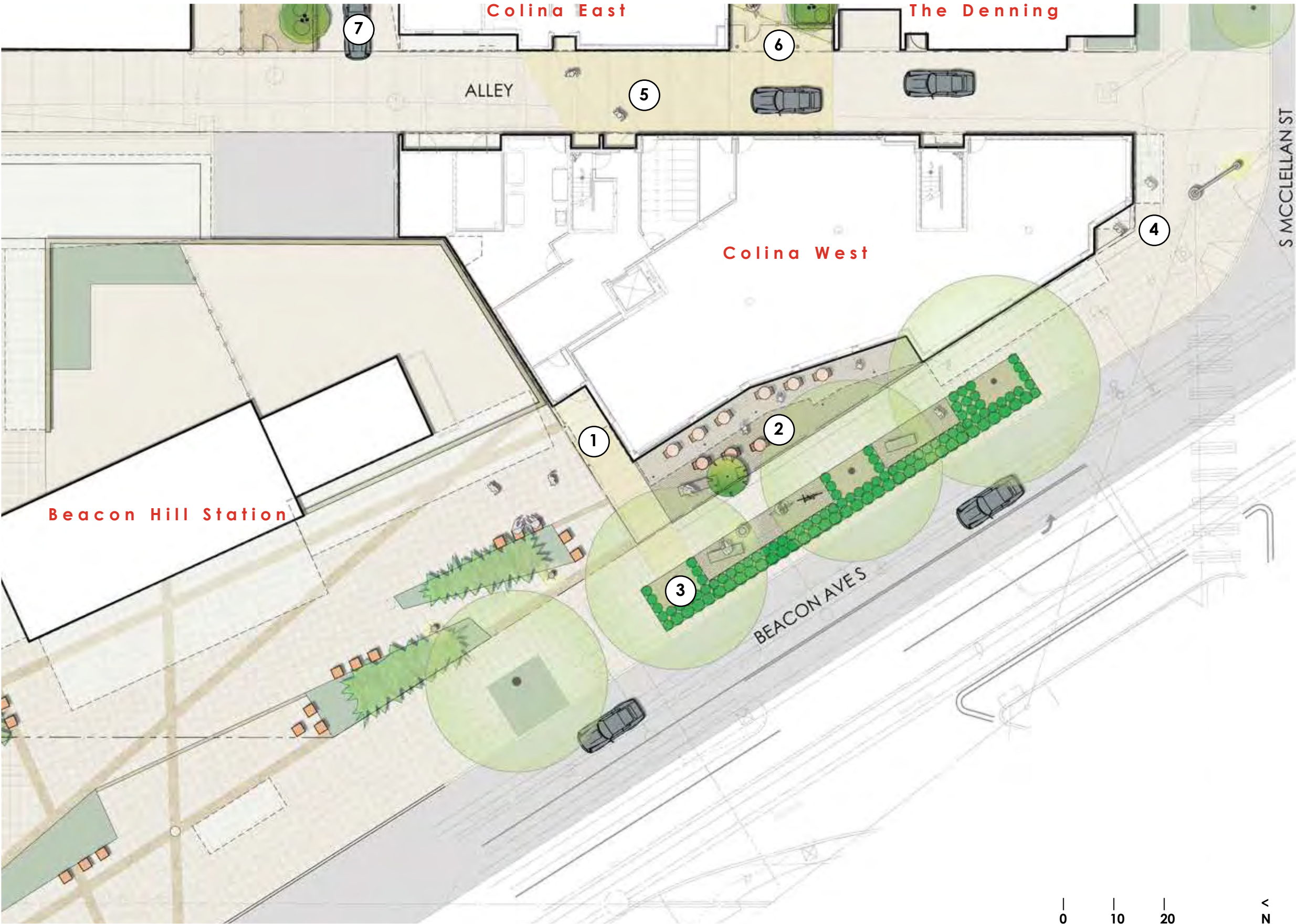
SITE CONTEXT





STREET LEVEL

- 1 lobby entry at station
- 2 plaza
- 3 greener Beacon
- 4 commercial corner
- 5 active alley  
- paving patterns
- 6 Colina East courtyard
- 7 garage access





PLAZA DETAIL



- 1 lobby entry under canopy
- 2 canopy at plaza seating
- 3 art+stone slab seating
- 4 bit of green - tree
- 5 permeable pavers pattern plaza
- 6 bike racks
- 7 planting/rail protection at street edge (per SDOT)



3 art+stone slab seating



5 permeable pavers



ROOF LEVEL



fire and view and sun



Treelets





PLANTS

WEST PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME
SHRUBS		
	ACER PALMATUM 'SANGO KAKU'	CORAL BARK JAPANESE MAPLE
	CHIONANTHUS VIRGINICUS	AMERICAN FRINGE TREE
	ILEX CRENATA 'CONVEXA' *	CONVEX-LEAF JAPANESE HOLLY
	ROSA X 'NOASCHNEE'	FLOWER CARPET WHITE*
GROUNDCOVERS		
	SPIRAEA THUNBERGII 'COMPACTA'	THUNBERG'S SPIREA
	GREEN ROOF: SEDUMS	
	GREEN ROOF: MIXED PERENNIALS & SEDUMS	

TREES



*Acer palmatum 'Sango Kaku'*  
Coral Bark Japanese Maple



*Chionanthus virginicus*  
American ringe Tree

SHRUBS



*Ilex crenata 'Convexa'*  
Convex-leaf Japanese holly



*Rosa 'Noaschnee'*  
'White Flower Carpet' Rose



*Spiraea thunbergii 'Compacta'*  
Compact Thunberg's Spirea

ETC.



*Sedums*  
Green Roof Mix



*Mixed Perennials*



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# Material Color And Palette: Colina West



Vinyl Window  
Color: White



Sherwin Williams SW 7060  
Color 3: Attitude Gray



Sherwin Williams SW 7061  
Color 4: Night Owl




Sherwin Williams SW7660  
Color 6: Earl Gray




Benjamin Moore OC-38  
Color 1: Acadia White



Sherwin Williams SW 6397  
Color 2: Nankeen




Vinyl Window  
Color: Black



Montana Timber Charwood  
Carred Wood: Clear Ebony  
Mixed Grain D.F.



AEP Span  
Cool ZACTique 11



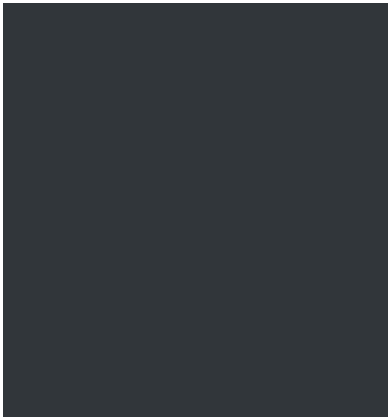
1" x 4" Galvanized  
Metal Guard



Clear Anodized  
Aluminum Storefront  
(Black Anodized Aluminum  
where shown)



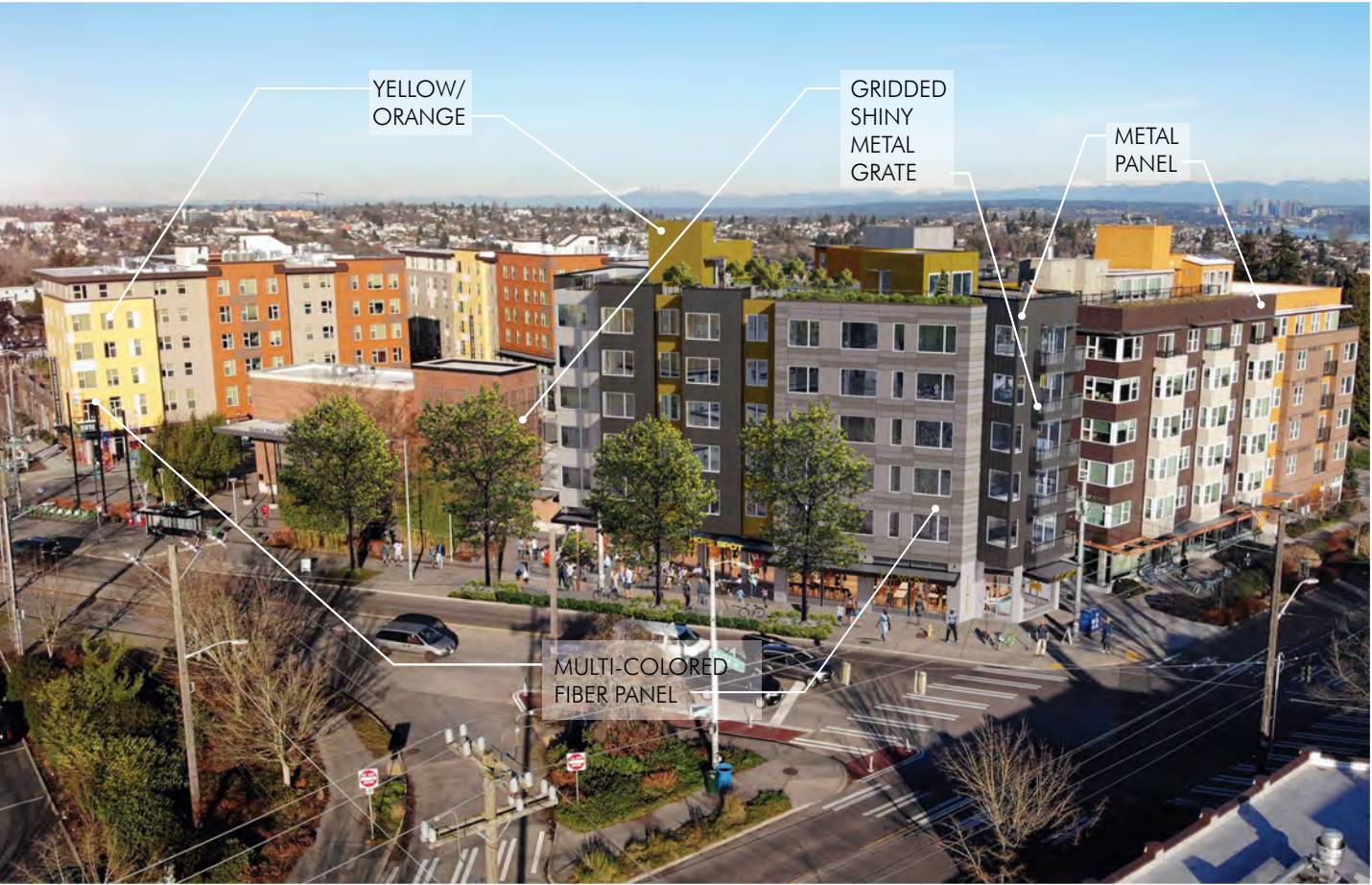
Architecture Concrete  
with Reveals



Steel Coated Canopy  
Metal:  
Sherwin Williams SW 6992



Residential Canopy  
Soffit Parklex:  
Copper Facade

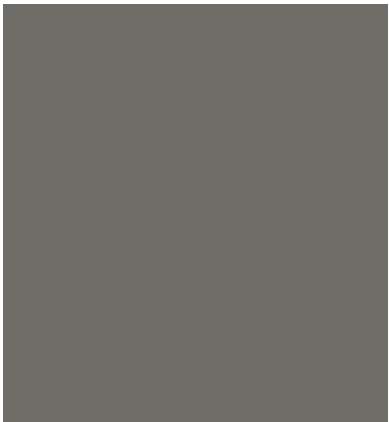




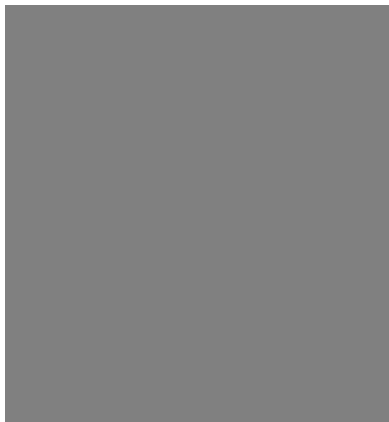
# Material Color And Palette: Colina East



1" x 4" Galvanized  
Metal Guard



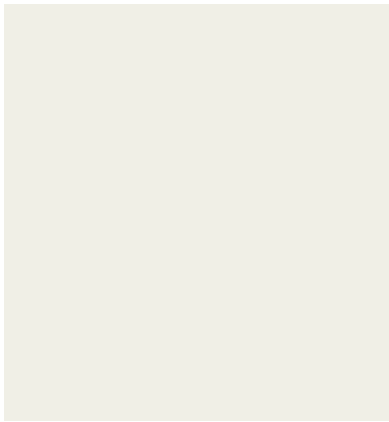
Sherwin Williams SW 7060  
Color 3: Attitude Gray



Sherwin Williams SW 7061  
Color 4: Night Owl



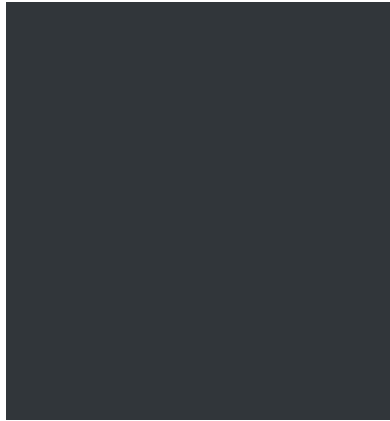
Sherwin Williams SW 669  
Color 5: Glitzy Gold



Benjamin Moore OC-38  
Color 1: Acadia White



Vinyl Window  
Color: White



Steel Coated Canopy:  
Sherwin Williams SW 6992  
Inkwell



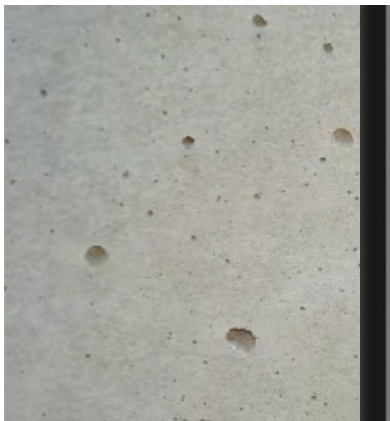
Montana Timber Charwood  
Carred Wood: Clear Mixed,  
Grain D.F.



Vinyl Window  
Color: Black



Residential Canopy  
Soffit Parlex  
Copper Facade



Architecture Concrete  
with Reveals



Clear Anodized  
Aluminum Storefront  
(Black Anodized Aluminum  
where shown)



# Elevation: South (S McClellan St)





# Elevation: West (Beacon Ave S)





# Elevation: North (Light Rail Station)





# Elevation: East (Alley)



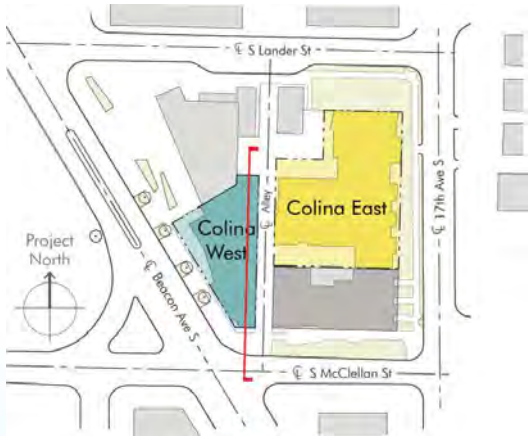


# Building Section: Facing North





# Building Section: Facing East





# Aerial View:

## Colina West Looking Northeast





# Aerial View:

## Colina East Looking Southwest





# Street Level Rendering: Looking Northwest Up Beacon Ave S from S McClellan St





# Street Level Rendering:

Looking Northwest Up Beacon Ave S from S McClellan St





Street Level Rendering:  
Looking North through the alley toward El Centro De La Raza





# Street Level Rendering:

Looking Western from the Red Apple toward Colina Plaza





# Street Level Rendering:

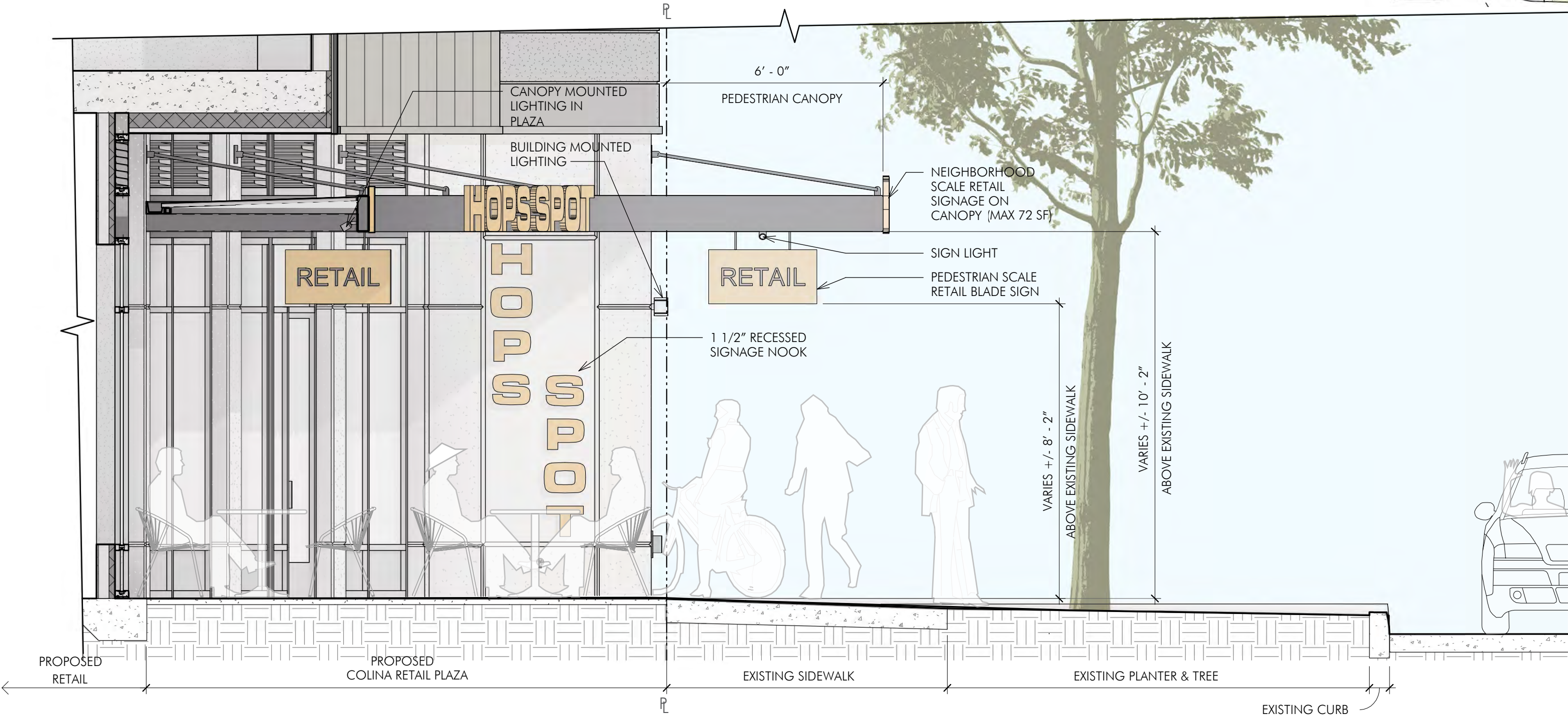
Looking Southeast down Beacon Ave from S Lander Festival Street





# Street Level Section: Colina Retail Plaza & Streetscape

Beacon Hill Pedestrian Blade Signs



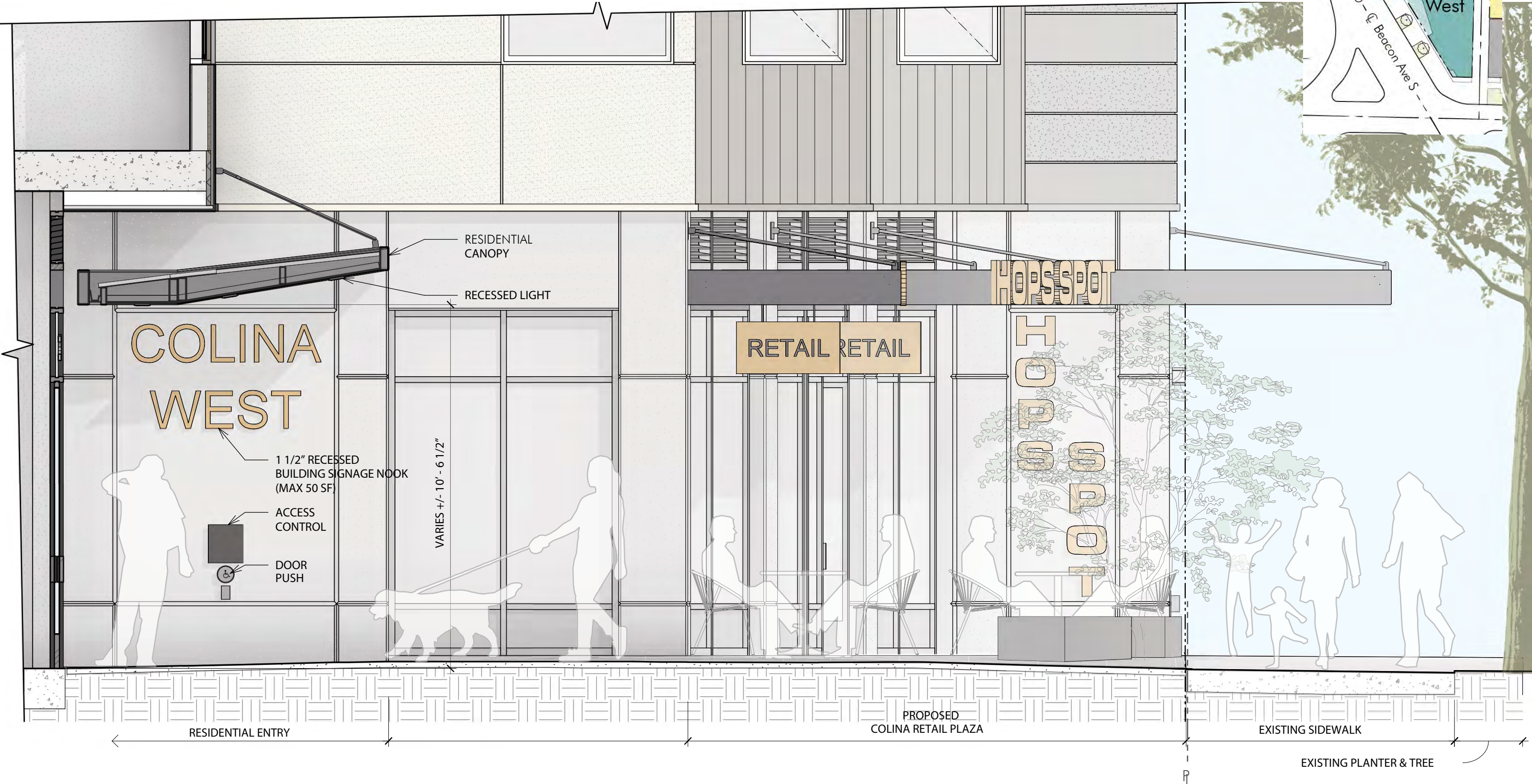


# Street Level Rendering: Looking Southern from the Light Rail Plaza to Colina Plaza





# Street Level Section: Section Through Residential Entry Canopy



SCALE: 3/8" = 1'-0"

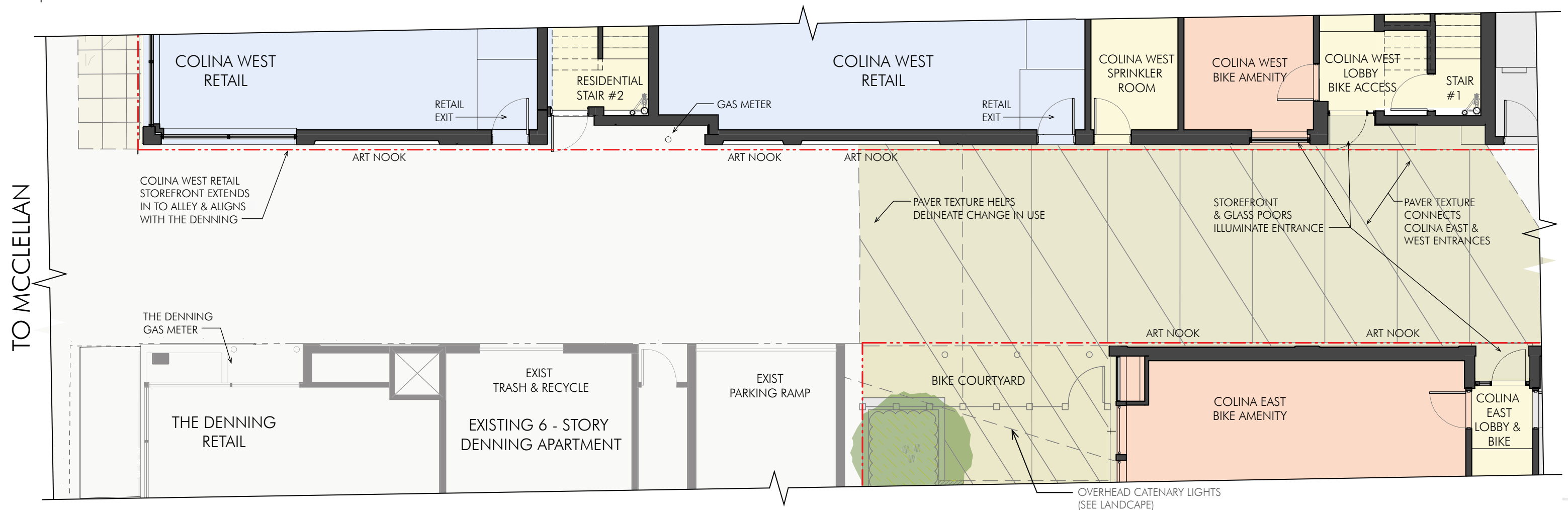
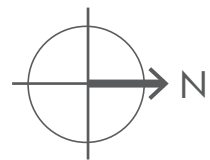


# Alley Vibrance: McClellan

## DENNING APARTMENTS: ART NOOK



Concrete relief set in recessed concrete nook adds character to a dead end alley in Fremont



SCALE: 1/8" = 1'-0"



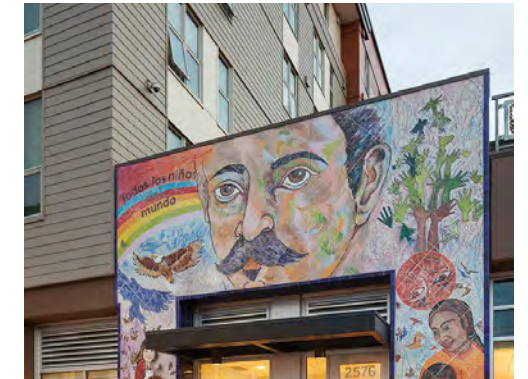
# Alley Vibrance: Festival Street

## ANGELINE: RECESSED TILE

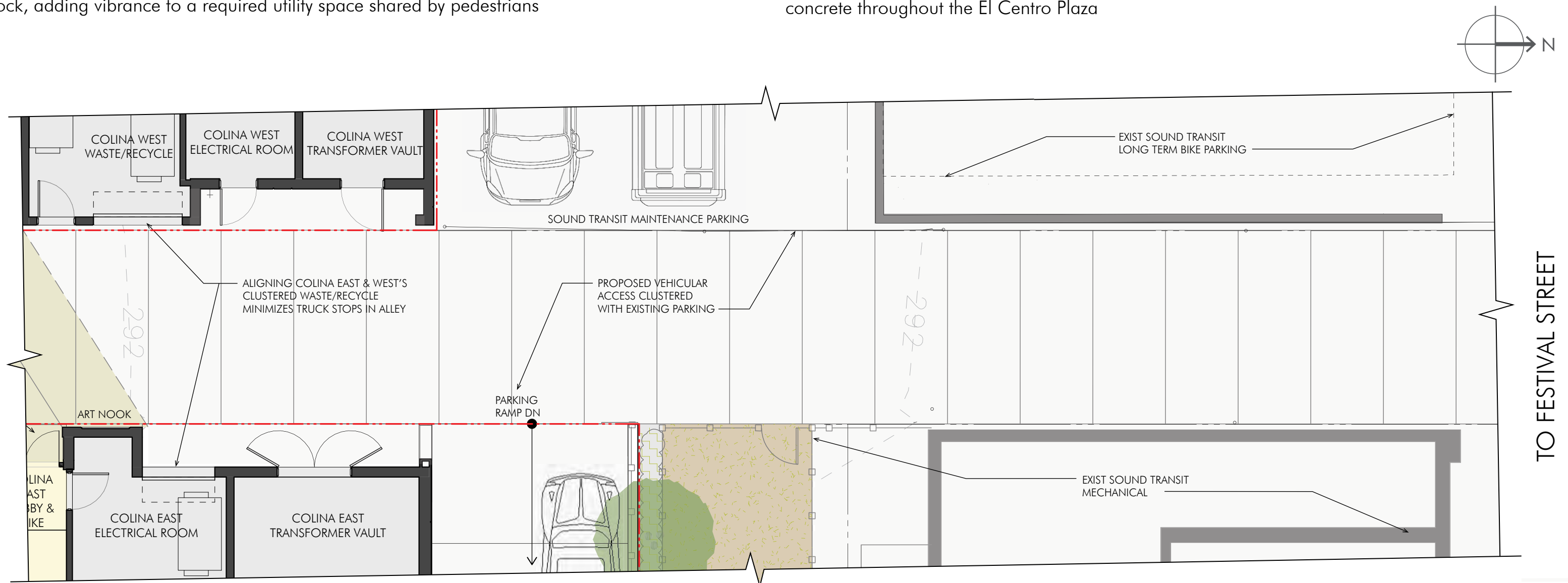


Recessed tile provides a resilient and easily cleaned surface in PCC's load dock, adding vibrance to a required utility space shared by pedestrians

## EL CENTRO: RECESSED TILE



Recessed tile brightens cast in place concrete throughout the El Centro Plaza





# Street Level Rendering: Looking Southeast from El Centro Plaza to Colina East





# Street Level Rendering:

## Looking Southeast from El Centro Plaza to Colina East





Street Level Rendering:  
Looking Southwest from 17th Ave S and S Lander St





# Street Level Rendering:

Looking Southwest from 17th Ave S and S Lander St



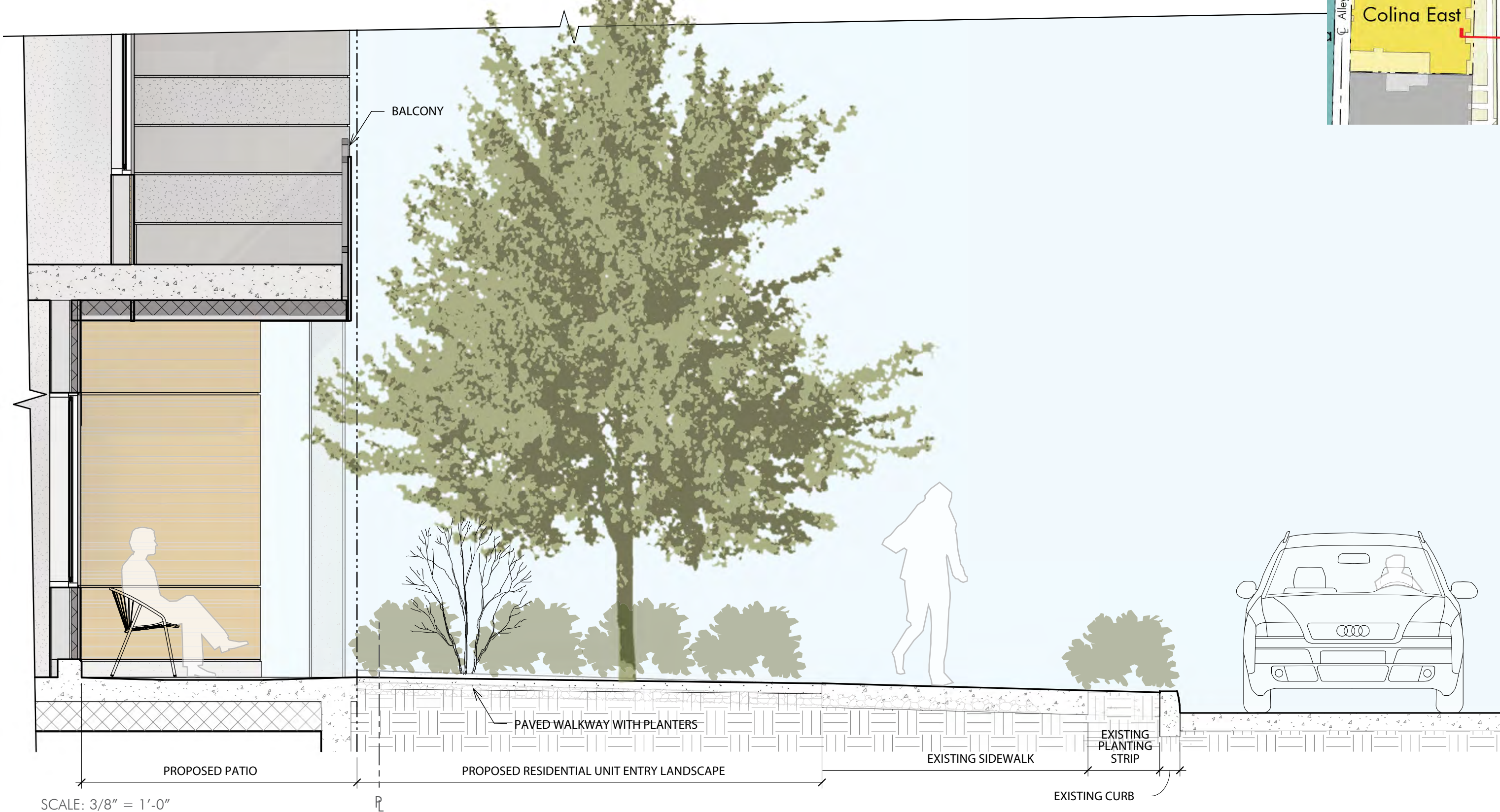


# Street Level Rendering: Looking Northwest from 17th Ave S and S McClellan St





# Street Level Section Residential Unit Patio



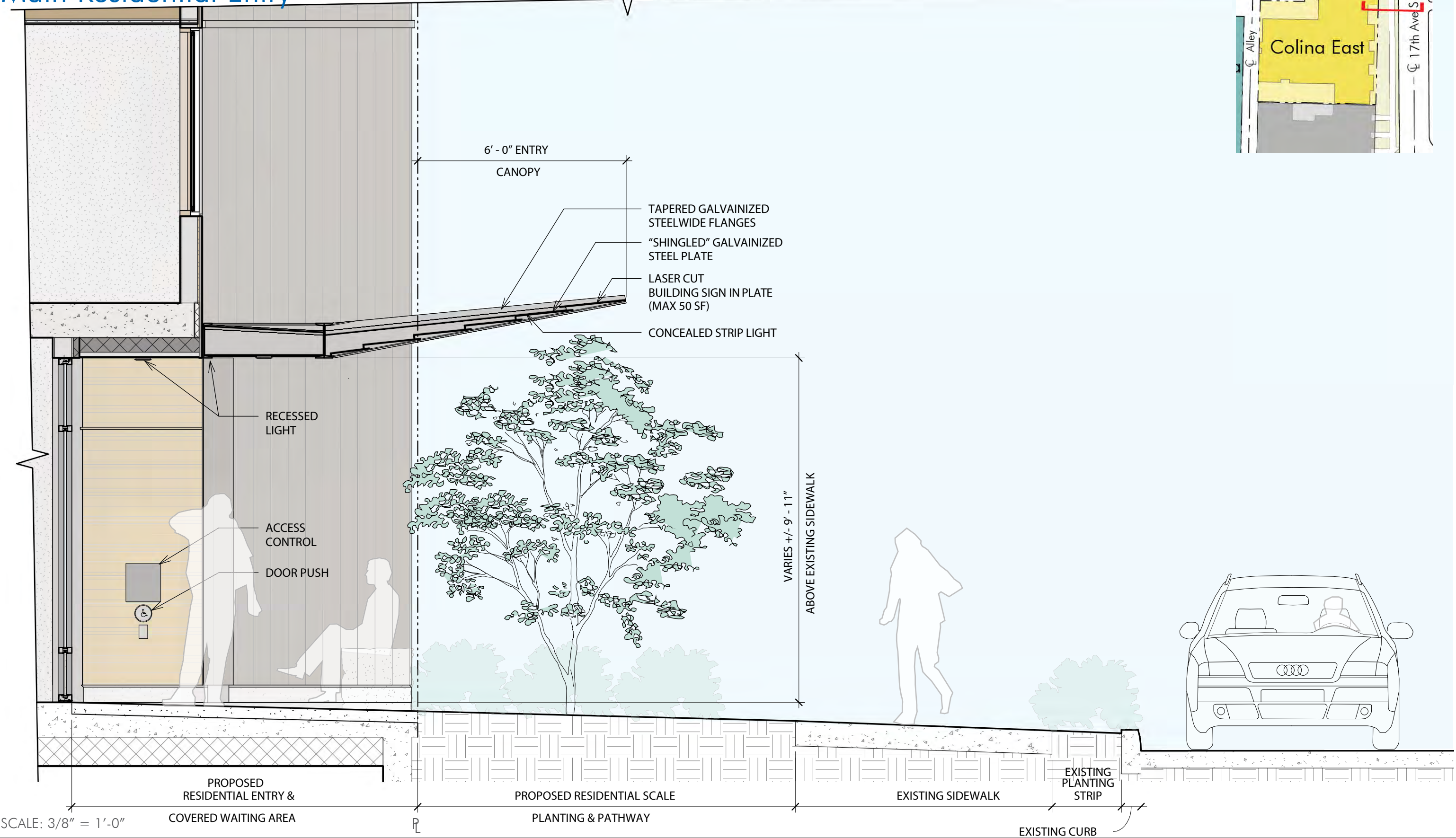


# Street Level Rendering: Looking Towards Residential Entry from 17th Ave S



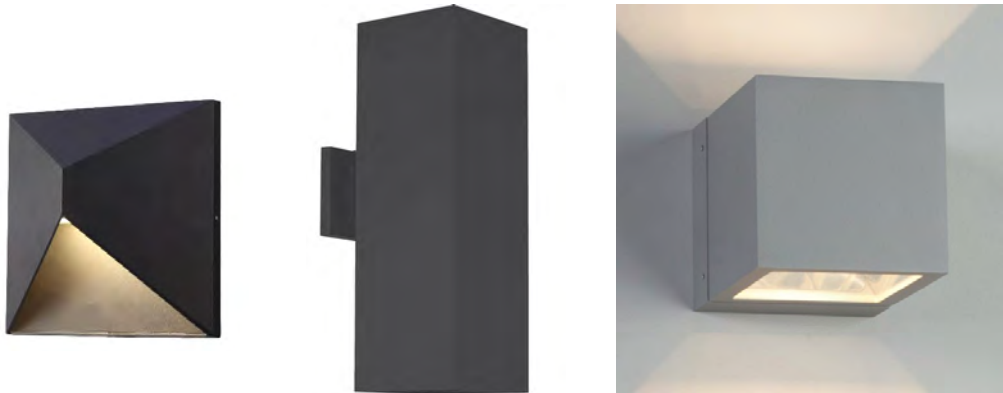


# Street Level Section: Main Residential Entry



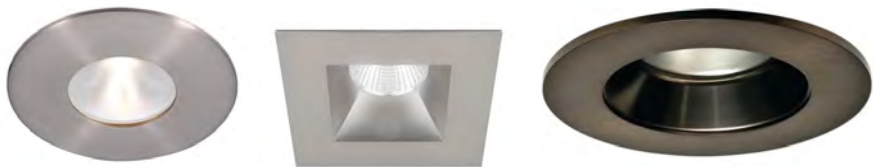


# Street Level Lighting Plan



LED Wall Sconce

Wall and Column mounted sconces are located at ground level residential entries, balconies and access doors. providing secure and well illuminated entries to the building. Additionally, sconces are used to illuminate “recessed art nooks” and enhance specific building elements, such as ground level retail spaces.



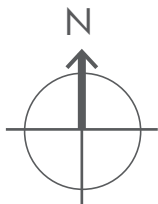
Recessed Soffit Light LED

Recessed Soffit lights provide a well light residential entry ambient illumination in the alley



LED Sign Light/Canopy

Directional canopy lighting illuminates Retail Signage, enhances the pedestrian experience, and abundant illumination for the Colina West retail plaza.





# Roof Level lighting Plan



LED Step Light

Step lights enhance the sense of place on the roof top, and create the feeling of outdoor “rooms”, while also providing safety during the even for tenants enjoying the sun set over the olympics



LED Accent Light

Tree lighting enhances the roof top amenity landscaping



LED Wall Sconce

Wall mounted sconces are located at entries, balconies and access doors.







January 25, 2019

Tim Abell  
Principal  
Pacific Housing NW LLC  
229 Broadway East  
Seattle, WA, 98102

**Subject: Colina Project**

Dear Tim:

Thank you for the presentation of the schematic design drawings for the Colina project, a mixed-use, transit-oriented development located adjacent to the Beacon Hill station. We appreciate the on-going dialogue between Sound Transit and the Colina Design team to ensure the project design meets Sound Transit safety and construction standards. In addition, the meetings provide an opportunity to coordinate the circulation and aesthetic of the Beacon Hill station with the Colina project to create a successful interface.

During our meetings, Sound Transit staff identified that the north wall of the proposed Colina project facing the Beacon Hill station will need to be devoid of any windows or other openings in response to safety and access concerns. The safety hazards include potential objects that could be thrown from any openings into vent shafts located on the roof of the facility that provide essential airflow to the underground portion of the Beacon Hill station.

Sound Transit is in favor of the current design using the Shugo Bon charred wood for the beauty and warmth of wood, yet the long lasting durability of this material. The wall will be visible to the public and transit users accessing the station and so this unique and upgraded material is appropriate. Sound Transit is also supportive of the current design in that the Sound Transit facility and the proposed Colina buildings abut and promote safety with the retail and residents providing many “eyes on the plaza”. Lighting in the alley and at the retail area also provides an additional safety feature.

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Sound Transit would also like to express our support for the exterior art locations around the buildings, at the residential entry, in the plaza, and in the alley. We think these locations and art features complement the Beacon Hill station architecture and surrounding neighborhood.

I look forward to our continued collaboration on the design of your exciting project.

Sincerely, 

Edward Butterfield  
Senior TOD Project Manager

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# About Bumgardner



Peleton - Adjacent single family residential



Angeline - Rainier Ave S



Janus - NW 85th Street



Ballard on the Park - NW 58th Street



Angeline - PCC Parking Lot



Janus - Alley facing single family residential

Bumgardner is a 60 year old Planning, Architecture and Interior Design firm with a focus on urban mixed use and residential highrise.