

3207 BEACON AVE S. Seattle

EARLY DESIGN GUIDENCE

SEPTEMBER 04, 2023

SDCI# 3040734-EG / 3037187-LU



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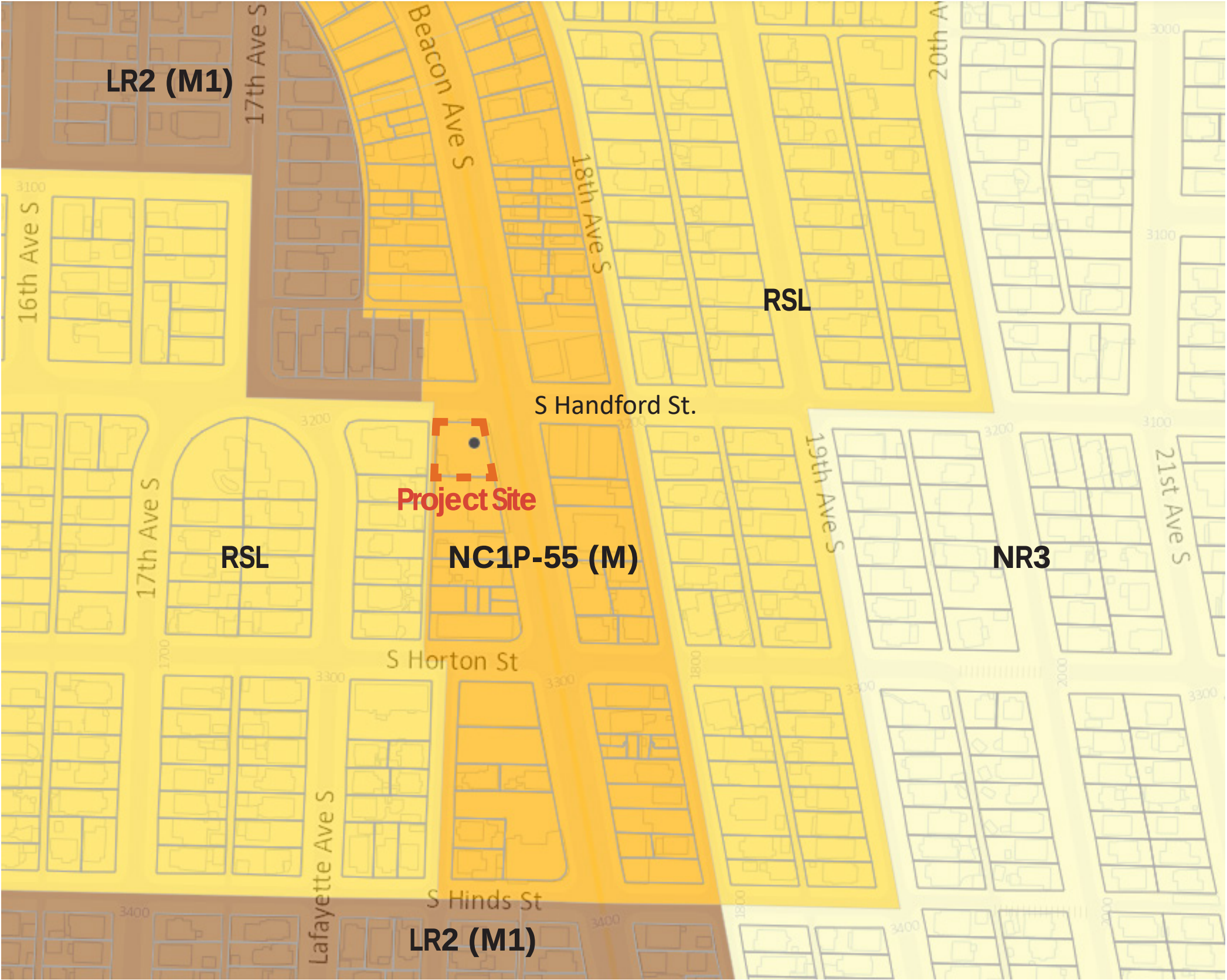
PROJECT INFORMATION

ADDRESS:	3207 Beacon Ave S., Seattle, WA 98144
PARCEL NUMBER:	396440-0245
SDCI NUMBER:	3040734-EG / 3037187-LU
APPLICANT:	CHC Architect
CONTACT:	Chaohua Chang
DEVELOPER:	JC Enterprises & Investment
ARCHITECT:	CHC Architect 13301 SE 79TH PL UNIT A205 Newcastle WA 98059 425.785.3992 chcarch@gmail.com



PER KING COUNTY REAL ESTATE EXCISE TAX AFFIDAVIT NO. E2877375
LOT 15 AND 16 IN BLOCK 3 OF LAFAYETTE PLACE, AS PER PLAT RECORDED IN VOL-
UME 13 OF PLATS, PAGE 102, RECORDS OF KING COUNTY AUDITOR.
SITUATE IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON.

The survey was open from 10/25/2020 to 11/25/2020 and received no comments during this time period.

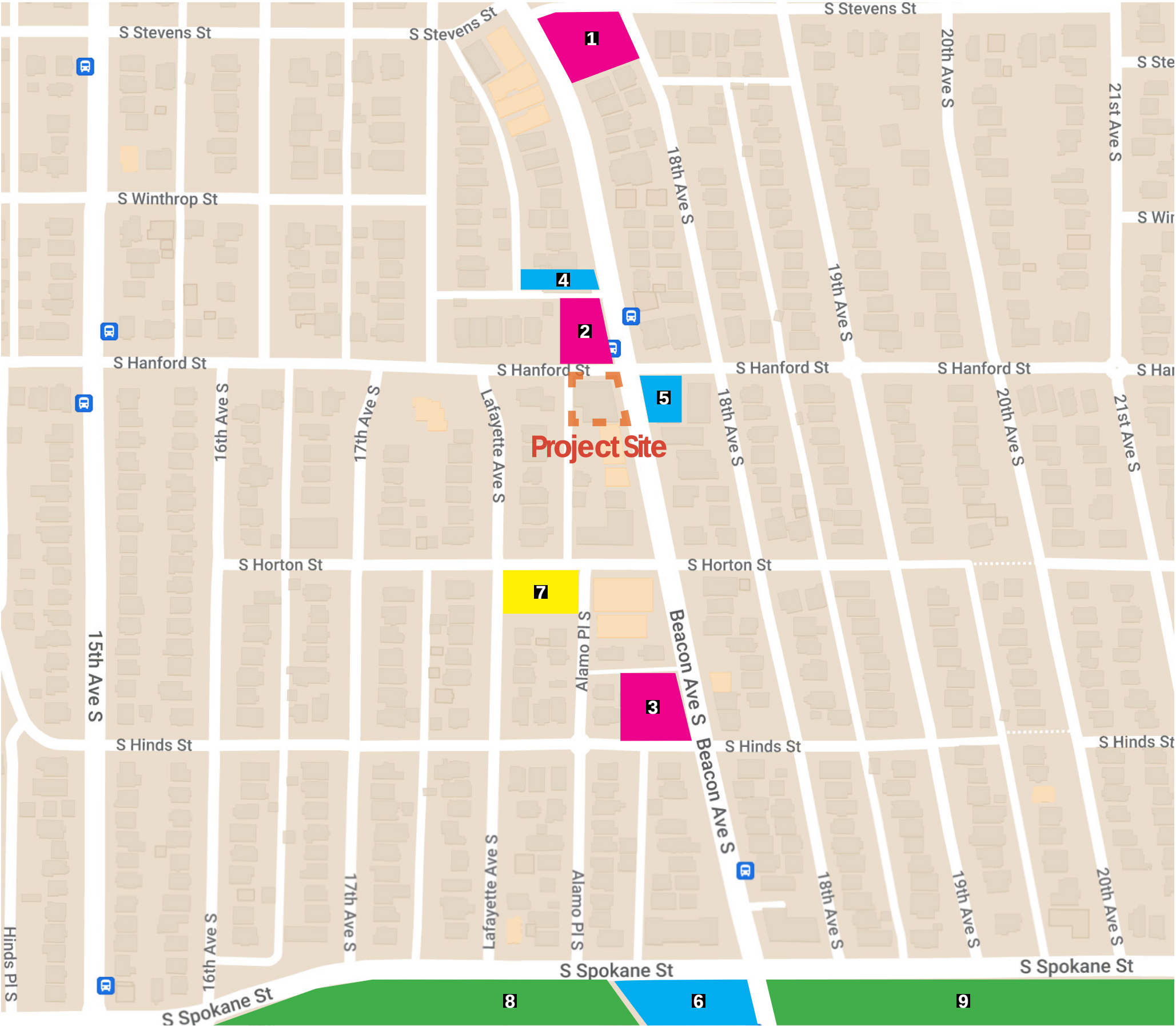


KEY

- Neighborhood Commercial
- Lowrise Multi-Family
- Residential Small Lot
- Neighborhood Residential

The project site is located in the zone NCIP-55(M). Additional upper level setback is required along the alley due to the zone RSL across the alley.

URBAN DESIGN ANALYSIS - *Zoning Map*



- KEY**
- Landmarks/ Destinations**
- 1. Sinclair Gas Station
 - 2. Kumon Math and Reading Center
 - 3. Denise Louie Education Center
- Community Facilities**
- 4. Beacon Hill Dental Associates
 - 5. USPS Collection Box
 - 6. Seattle Fire Station 13
- Cultural Facilities**
- 7. Bo ji Zen Temple
- Open Space**
- 8. Jefferson Park
 - 9. Jefferson Park Golf Course

URBAN DESIGN ANALYSIS - *Vicinity Map*



KEY

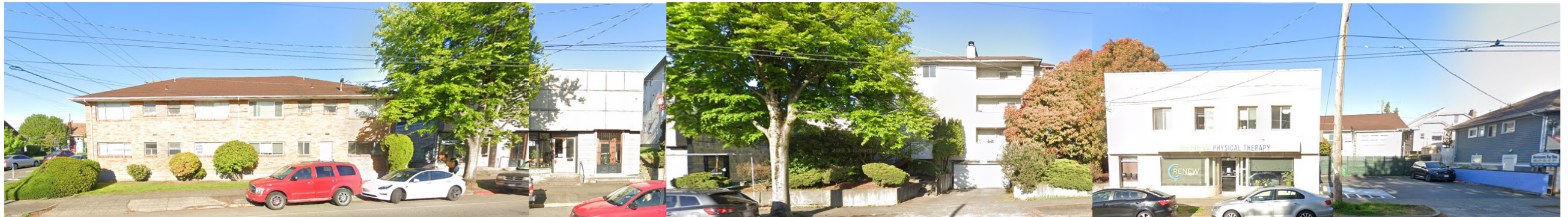
- Landmarks/ Destinations**
 1. Sinclair Gas Station
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 5. USPS Collection Box
 6. Seattle Fire Station 13
- Cultural Facilities**
 7. Bo ji Zen Temple

There are very few existing or proposed new developments nearby within 9 block axon. Most of the existing structures are one or two story high.

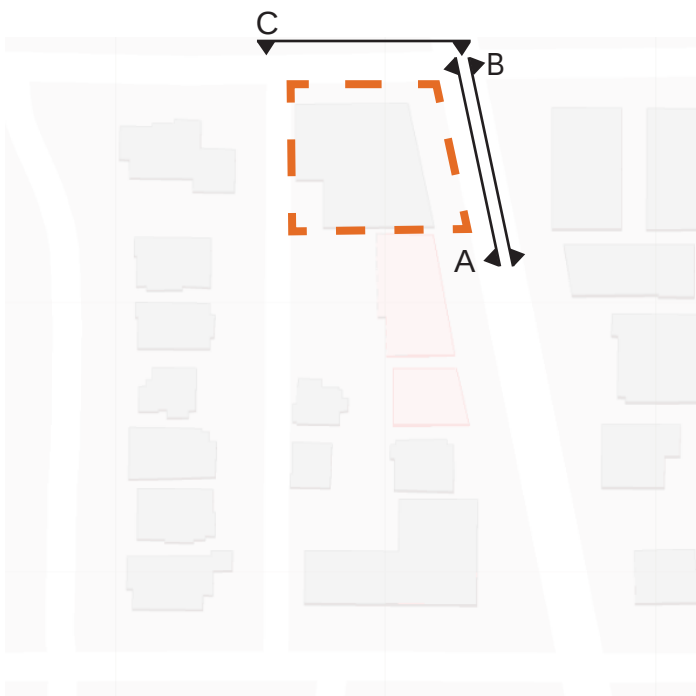
URBAN DESIGN ANALYSIS - 9 Block Axon



A) BEACON AVE S WEST VIEW

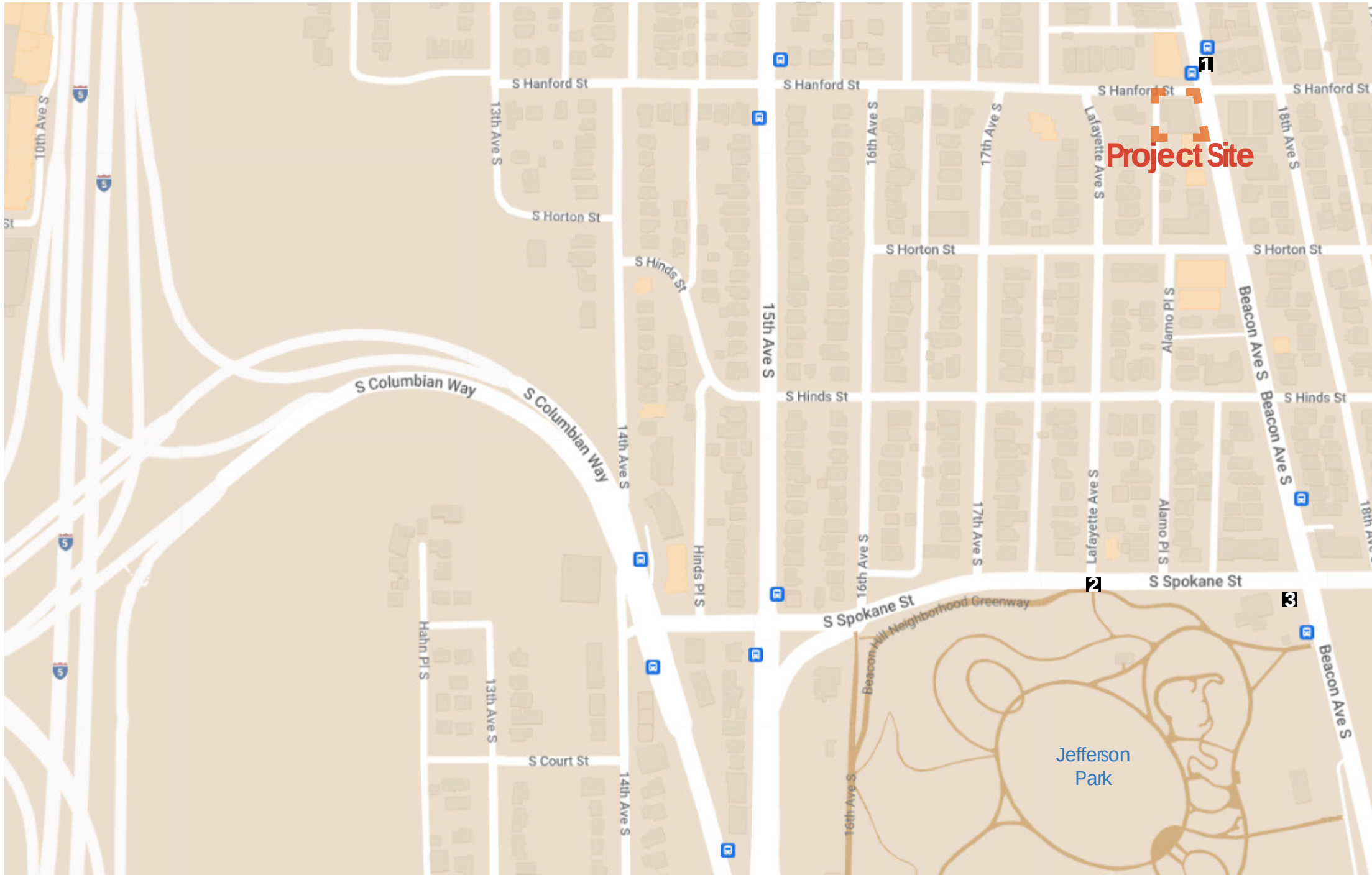


B) BEACON AVE S EAST VIEW



C) S HANFORD ST SOUTH VIEW

URBAN DESIGN ANALYSIS - Streetscape



1. Bus Stops



2. Jefferson Park



3. Seattle Fire Station 13

Access Opportunities and Constraints

Transit Access

Bus stops connecting to Seattle metro area are very well distributed within 10 minute walking distance.

Pedestrian Access

10 minute walking distance to Jefferson Park and Fire Station. Sidewalks are built on both sides of most streets. All grade slopes are gentle and easy for walking.

URBAN DESIGN ANALYSIS - *Mobility*

Zoning:

Urban Village Overlay:

ECA:

Site Area:

NC1P-55(M)

North Beacon Hill (Residential Urban Village)

No

6,160 SF

SMC 23.47A.008 - Street-level development standards

- Blank segments of the street-facing façade between 2 feet and 8 feet above the sidewalk not to exceed 20 feet in width
- For non-residential use, 60% of the street-facing facade between 2 feet and 8 feet above the sidewalk shall be transparent; the transparent portions of the facade shall allow unobstructive view from the outside into the structure.
- 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.
- Non-residential usesat street level shall have a floor-to-floor height of at least 13 feet.
- The total of all blank façade segments not to exceed 40% of the width of the façade of the structure along the street.

☐ Proposed design: All of three design options have large non-residential use floor area at the street level with large street-facing façade.

SMC 23.47A.012 - Structure height

- Base Height: 55 ft.

☐ Proposed structure height: ± 54 ft.

SMC 23.47A.013 - Floor area ratio

- FAR limit: 3.75 (23,100 s.f.)

☐ Proposed FAR: ± 3.50 (21,500 s.f.)

SMC 23.47A.014 - Setback requirements

- An upper-level setback is required along any rear or side lot line that abuts a lot in a neighborhood residential zone, that is across an alley from a lot in a neighborhood residential zone:
 - a. Fifteen feet for portions of structures above 13 feet in height to a maximum of 40 feet; and
 - b. For each portion of a structure above 40 feet in height, additional setback at the rate of 3 feet of setback for every 10 feet by which the height of such portion exceeds 40 feet

☐ Upper floors facing the alley have the setbacks per codes.

SMC 23.47A.016 - Landscaping and screening standards

- Green Factor score: 0.30 or greater.

☐ Most of landscaping area will be on the roof deck.

SMC 23.47A.024 - Amenity area

- Amenity areas are required to be 5% of the total gross floor area
- Common amenity area to have a minimum horizontal dimension of 10ft. and a minimum total area of 250 square feet.
- Private balconies and decks to have a minimum area of 60 square feet and minimum horizontal dimension of 6 ft.

☐ Amenity area will be provided on roof deck.

SMC 23.47A.032 - Parking location and access

- None.
- ☐ 12 parking stalls will be provided even though no parking requirements by the codes.

ZONING DATA - Land Use Code Summary

CS2. Urban Pattern and Form

B. Adjacent Sites, Streets, and Open Spaces

This corner lot faces two major streets. The commercial floor area on both street facing façades at the street level is maximized to provide more connection to the streets.

C. Relationship to the Block

The non-residential street-level entrance might be considered to locate at the street corner with extra open space.

The street corner dwelling units at upper floors may have distinctive designs for highlighting.

D. Height, Bulk, and Scale

There are very few new developments nearby within this NC zone along Beacon Avenue S., and most of the existing structures are one or two story high.

Thus this project will be adequately designed on the height, bulk, and scale based on the future developments in the vicinity.

The site is facing the Neighborhood Residential zone across the alley at west, thus western portion of the building has structural setback per code.

CS3. Architectural Context and Character

A. Emphasizing Positive Neighborhood Attributes

The contemporary design with proportions and articulation of the buildings provides positive impact to complement the architectural style and siting patterns of neighborhood buildings.

PL1. Connectivity

B. Walkways and Connections

Additional 4’ deep of landscaping strip between the sidewalk and the building is provided for pedestrian amenities along S. Hanford Street.

PL3. Street Level Interaction

A. Entries

Residential entry is located at the building corner away from retail entries in the preferred design option. Weather protections will be provided.

The ensemble of elements for retail and residential entries will be distinguished and distinctive.

C. Retail Edges

Visibility into the building interior and merchandise displays will be maximized.

DC1 Project Uses and Activities

B. Vehicular Access and Circulation

Both of vehicular and bicycle parking access are located at the alley, separated from pedestrian entries.

DC2. Architectural Concept

A. Massing

The corner of the building massing is to reflect the non-right-angle corner of the site in the preferred design scheme.

B. Architectural and Facade Composition

Transparency will be maximized at retail space at the street level.

C. Secondary Architectural Features

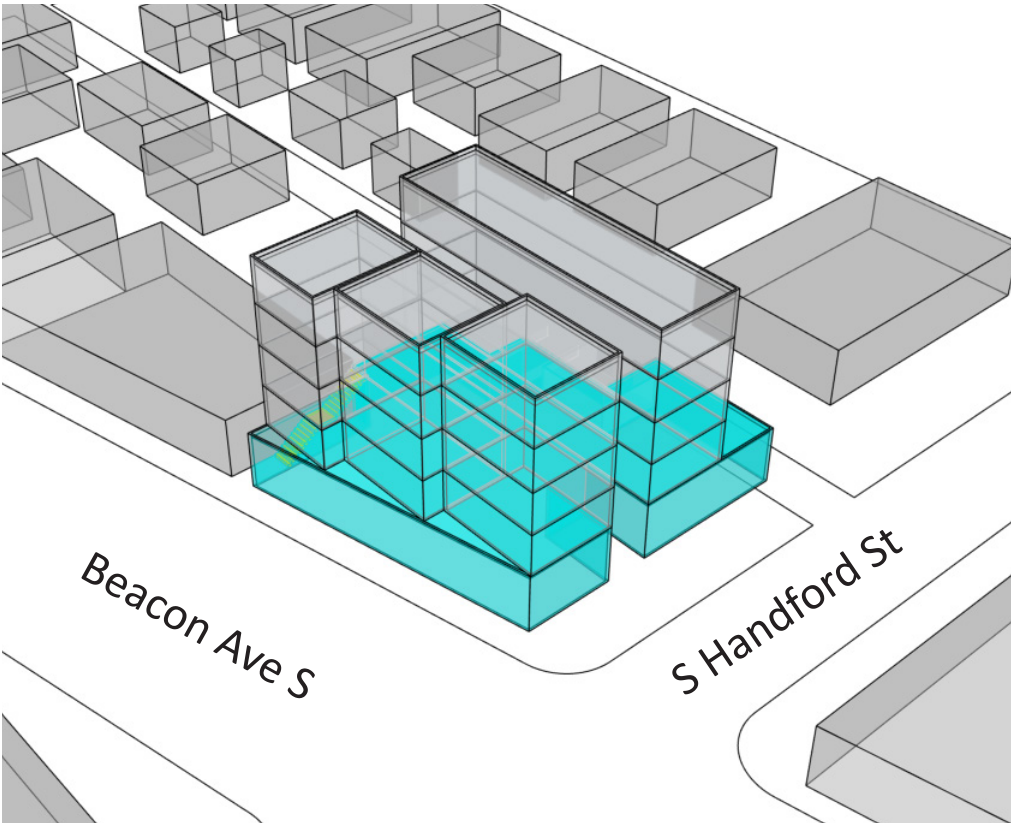
More detailed designs for residential and non-residential uses will be provided at the next design phase.

DC4. Exterior Elements and Materials

A. Building materials

Durable and maintainable materials that are attractive will be used.

DESIGN GUIDELINES



SCHEME A - COURTYARD

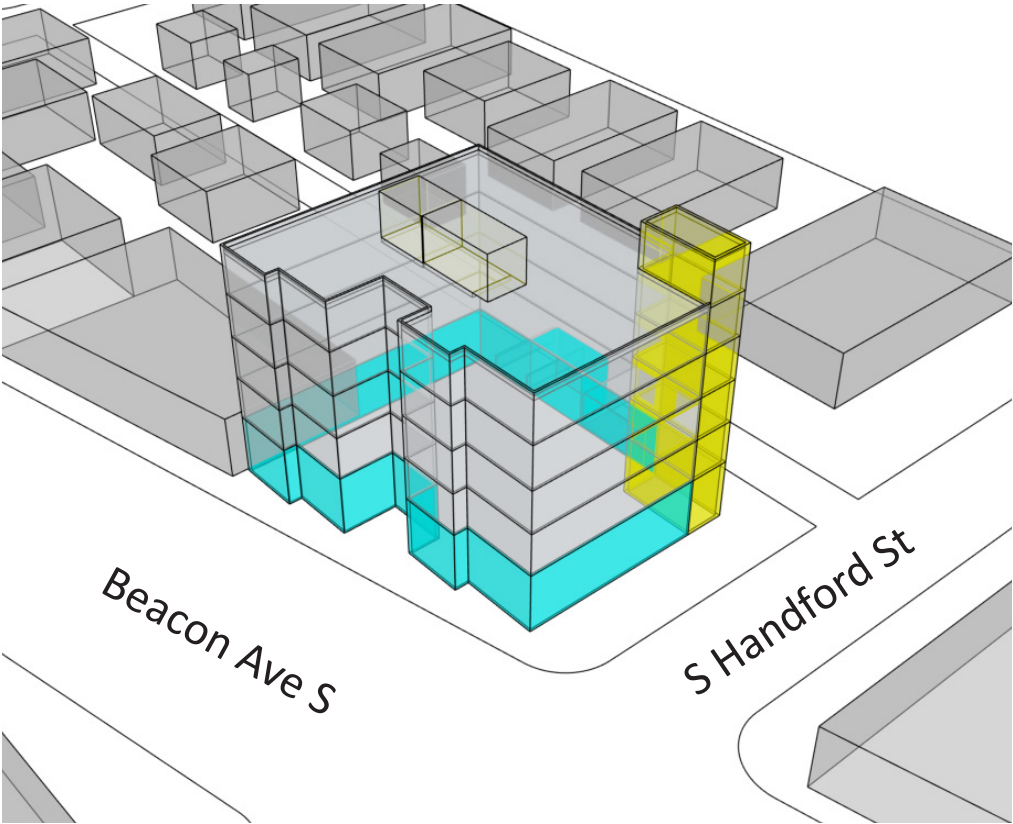
Opportunities:

- Open court yard for residents above the ground level
- Largest retail floor area

Constraints:

- Least dwelling units
- Loest F.A.R.

Building Gross (GSF):	16,130 SF
Building + Parking:	21,745 SF
Net Rentable (NSF)	11,592 SF
Area Under FAR:	4,538 SF
Unit Total:	6 Townhouse Units
Parking Stalls:	12



SCHEME B - CODE COMPLIANT

Opportunities:

- Most dwelling units
- More central location of residential entrance emphasizing the major use of the building

Constraints:

- Retail Space is divided into two portions with irregular shapes

Building Gross (GSF):	20,556 SF
Building + Parking:	26,171 SF
Net Rentable (NSF)	13,064 SF
Area Under FAR:	3,196 SF
Unit Total:	36 SEDU's
Parking Stalls:	11



SCHEME C - PREFERRED

Opportunities:

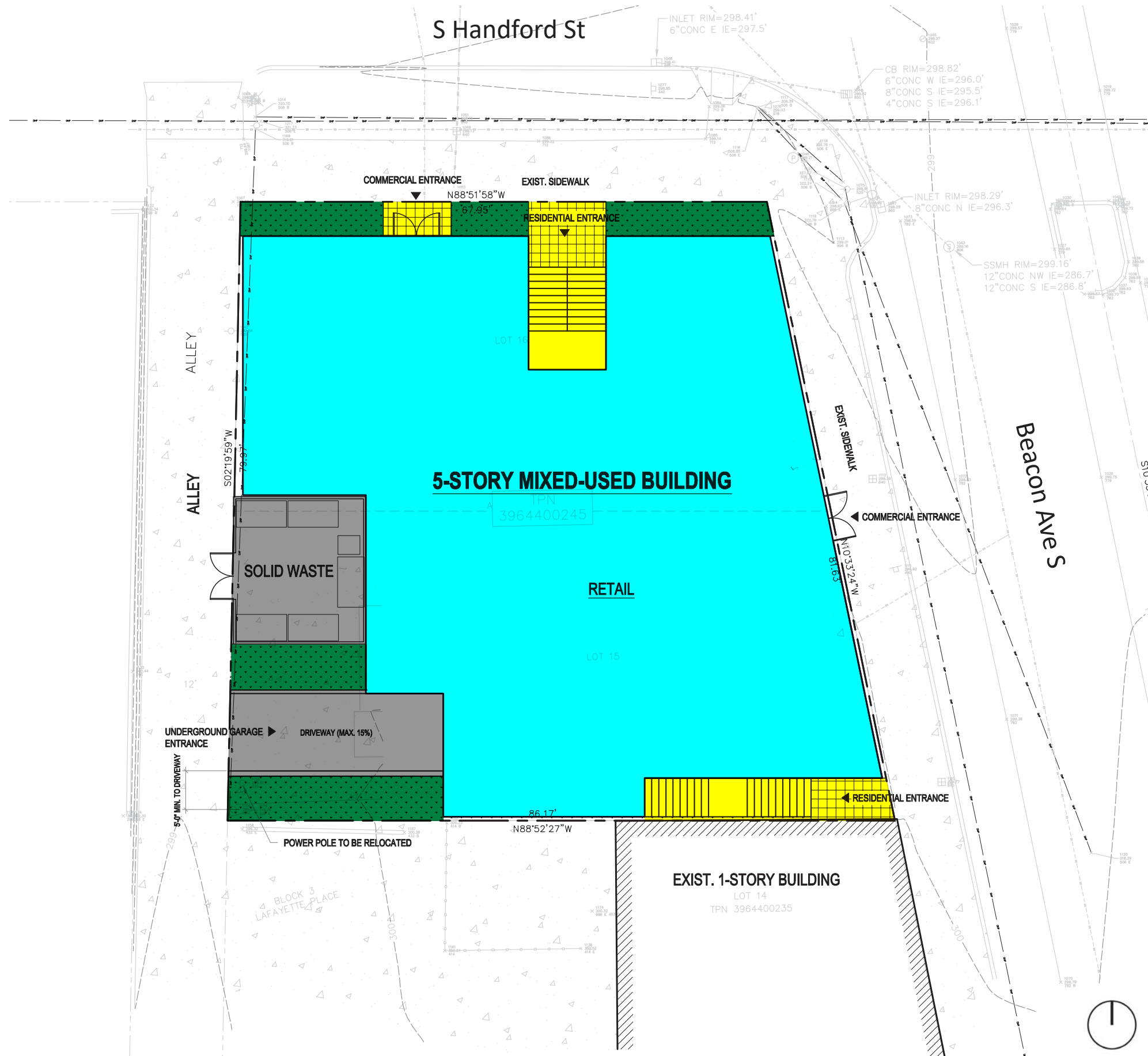
- Efficiently utilizing and reflecting non-rectangular site corner by placing the exterior wall following the lot line along Beacon Avenue S.
- Completely separated residential entrance from retail use

Constraints:

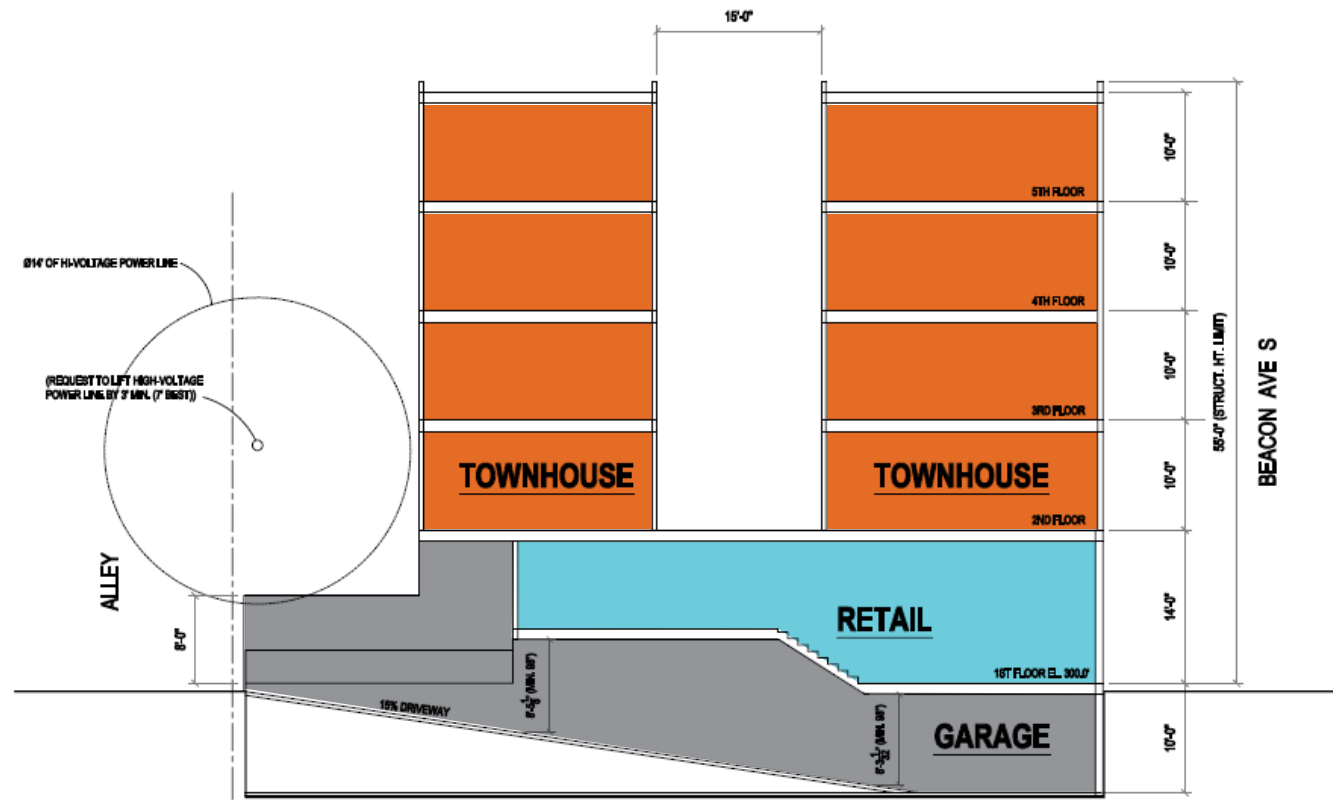
- Less open space near the street level

Building Gross (GSF):	22,630 SF
Building + Parking:	27,245 SF
Net Rentable (NSF)	13,240 SF
Area Under FAR:	3,074 SF
Unit Total:	31 Mixed of SEDU, 1-BR, and 2-BR units
Parking Stalls:	11

ARCHITECTURAL MASSING CONCEPT(S)



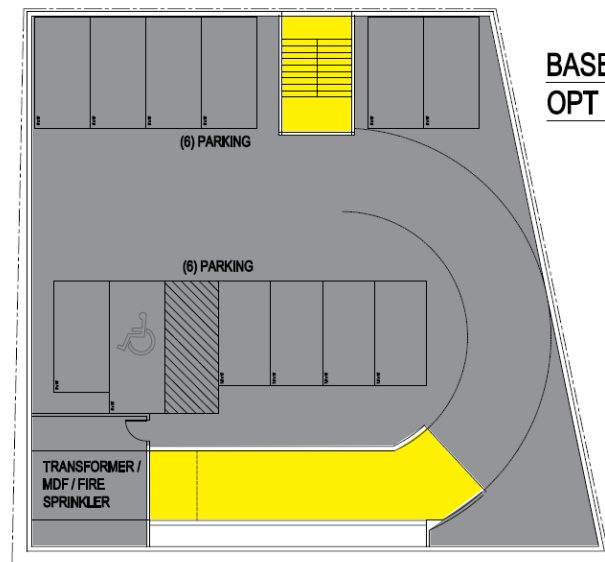
SITE PLAN - Scheme A



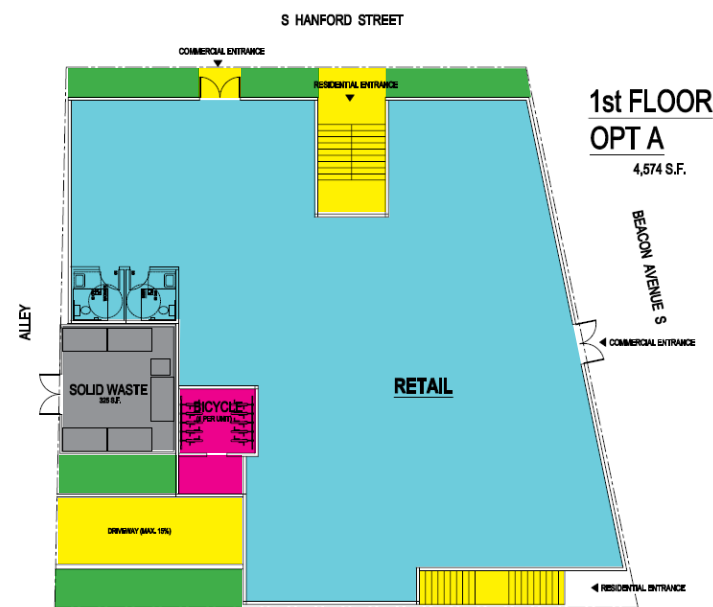
SOUTH - OPT A

KEY

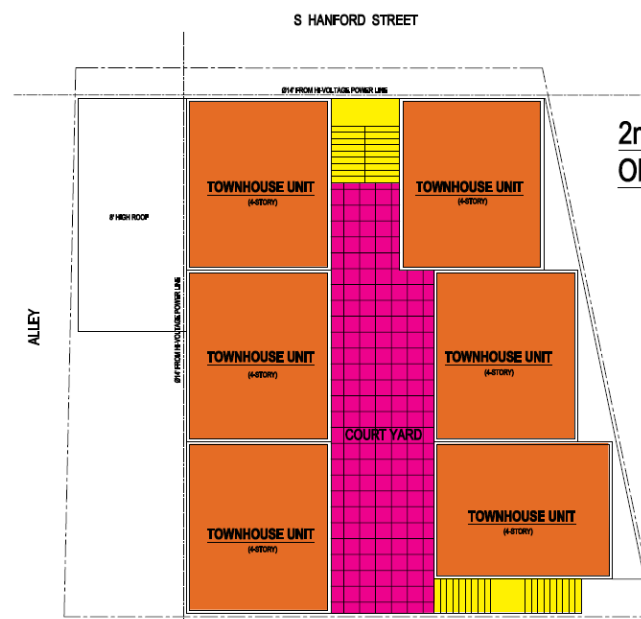
- RESIDENTIAL LOBBY / AMENITY
- COMMERCIAL
- RESIDENTIAL UNITS
- CIRCULATION
- UTILITY



**BASEMENT
OPT A**



**1st FLOOR
OPT A**
4,574 S.F.

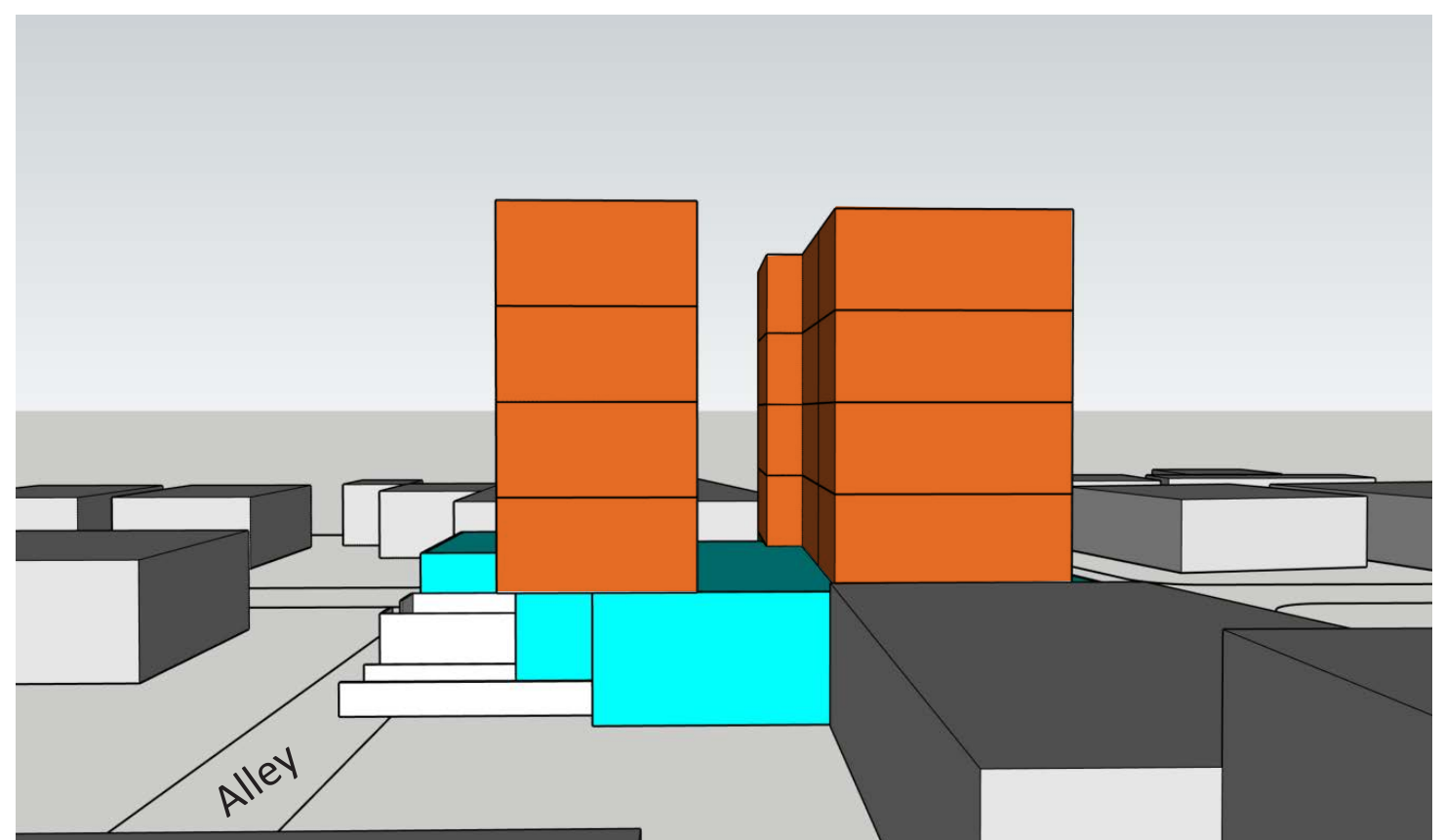
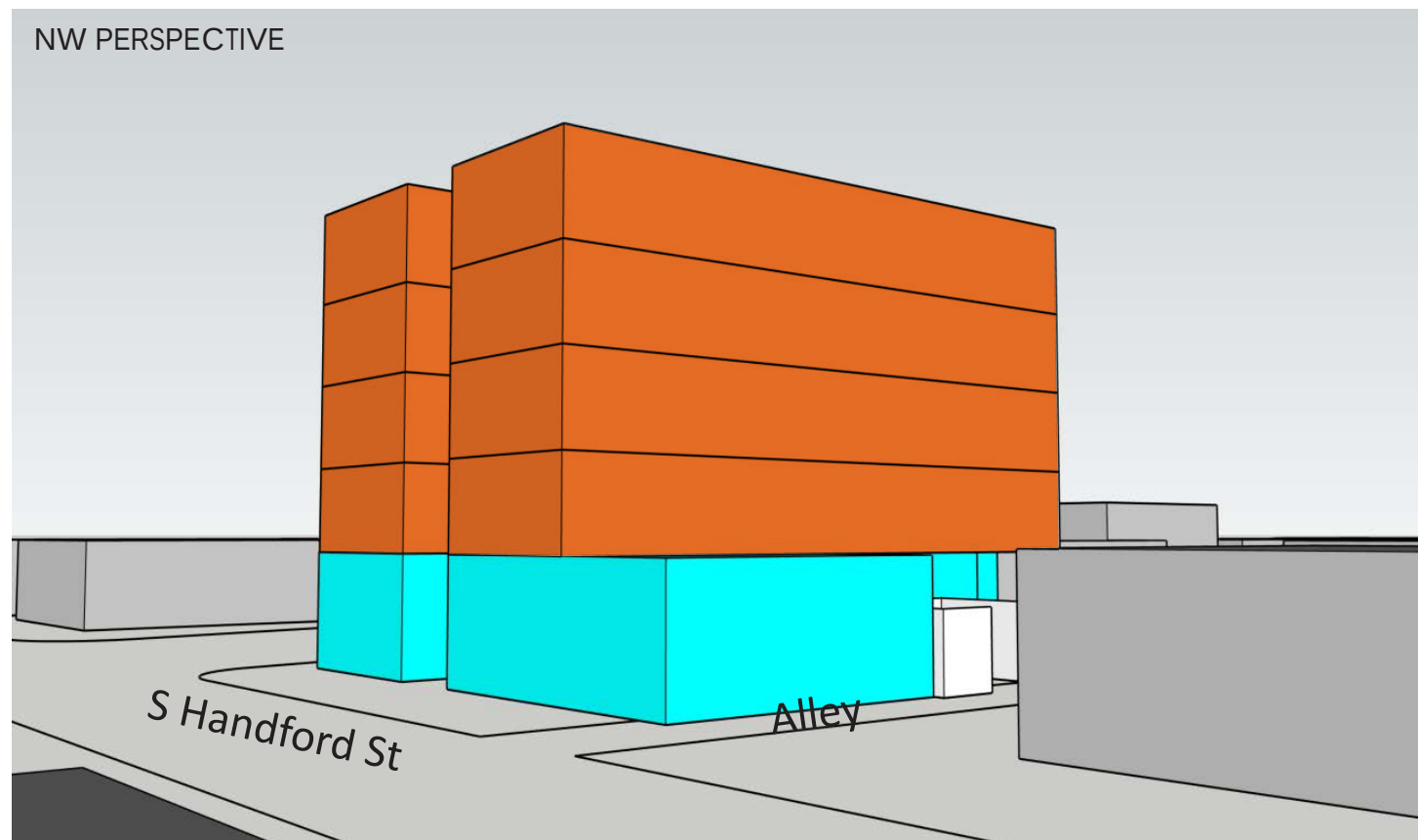
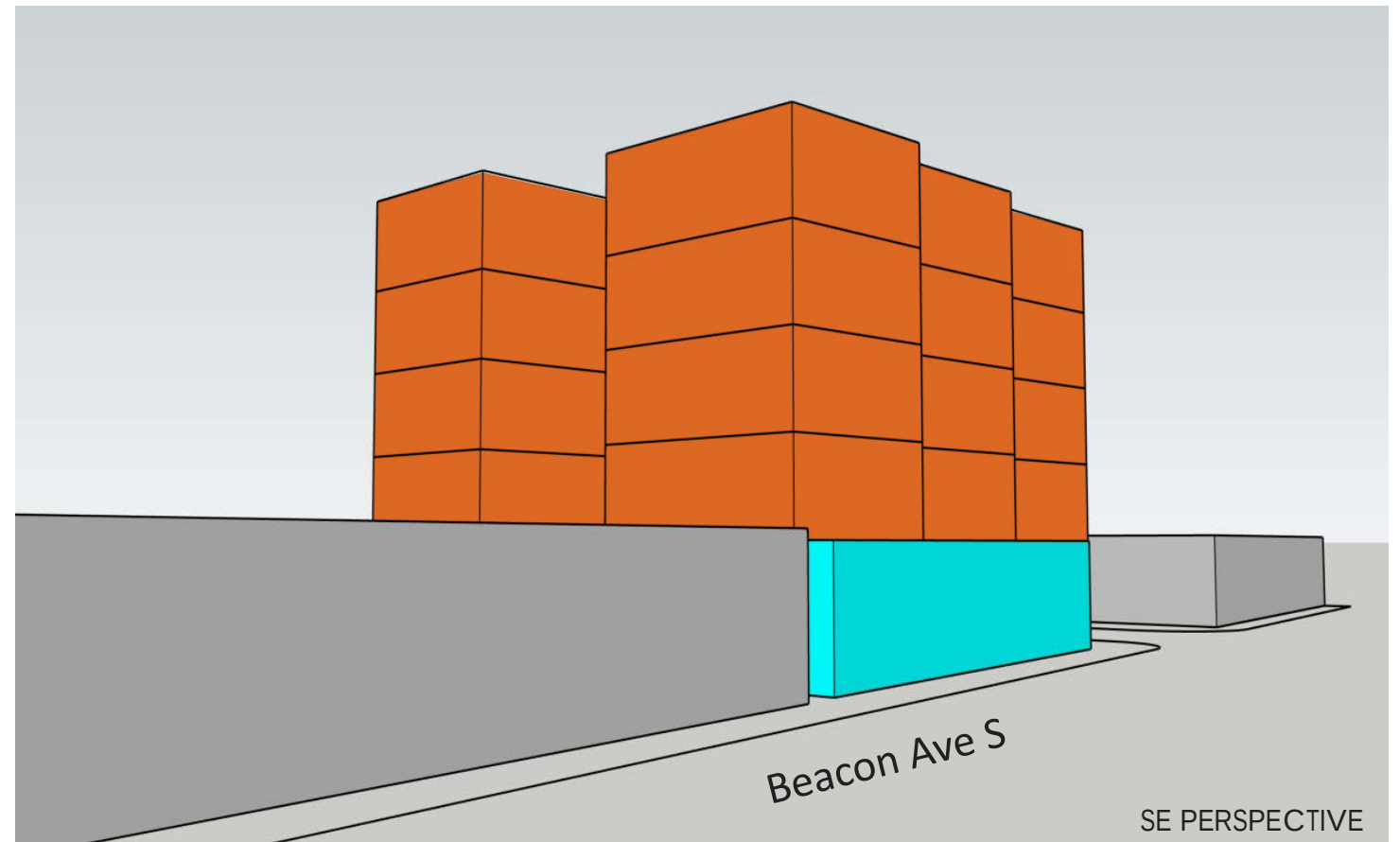
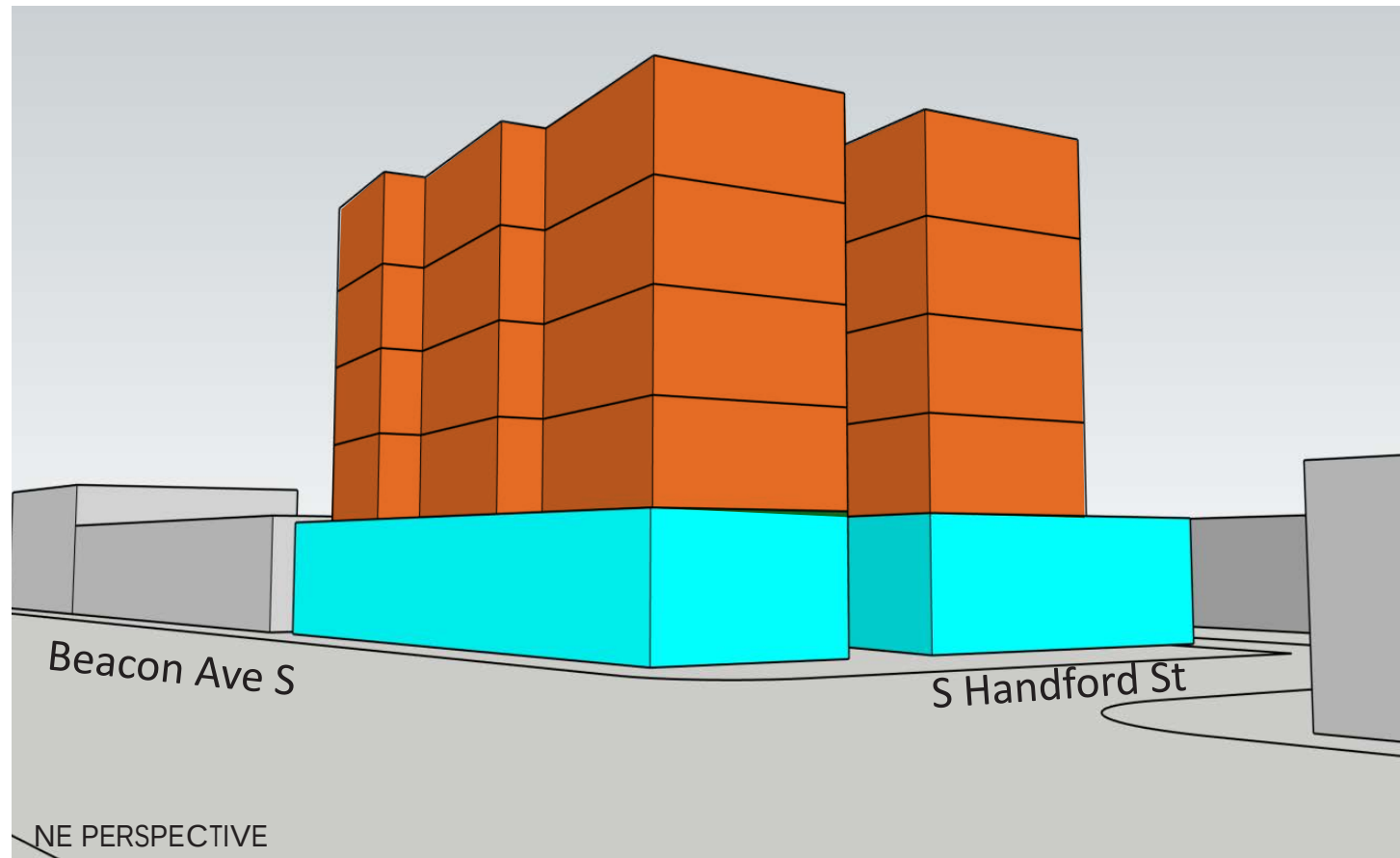


**2nd FLOOR
OPT A**
2,898 S.F.



**3RD TO 5TH FLOOR
OPT A**
2,898 S.F.

ARCHITECTURAL MASSING CONCEPT(S) - Scheme A



RENDERINGS - Scheme A

CHECK LIST SECTION [8.5-8.7]

MAR

JUNE

SEPT

DEC



10AM

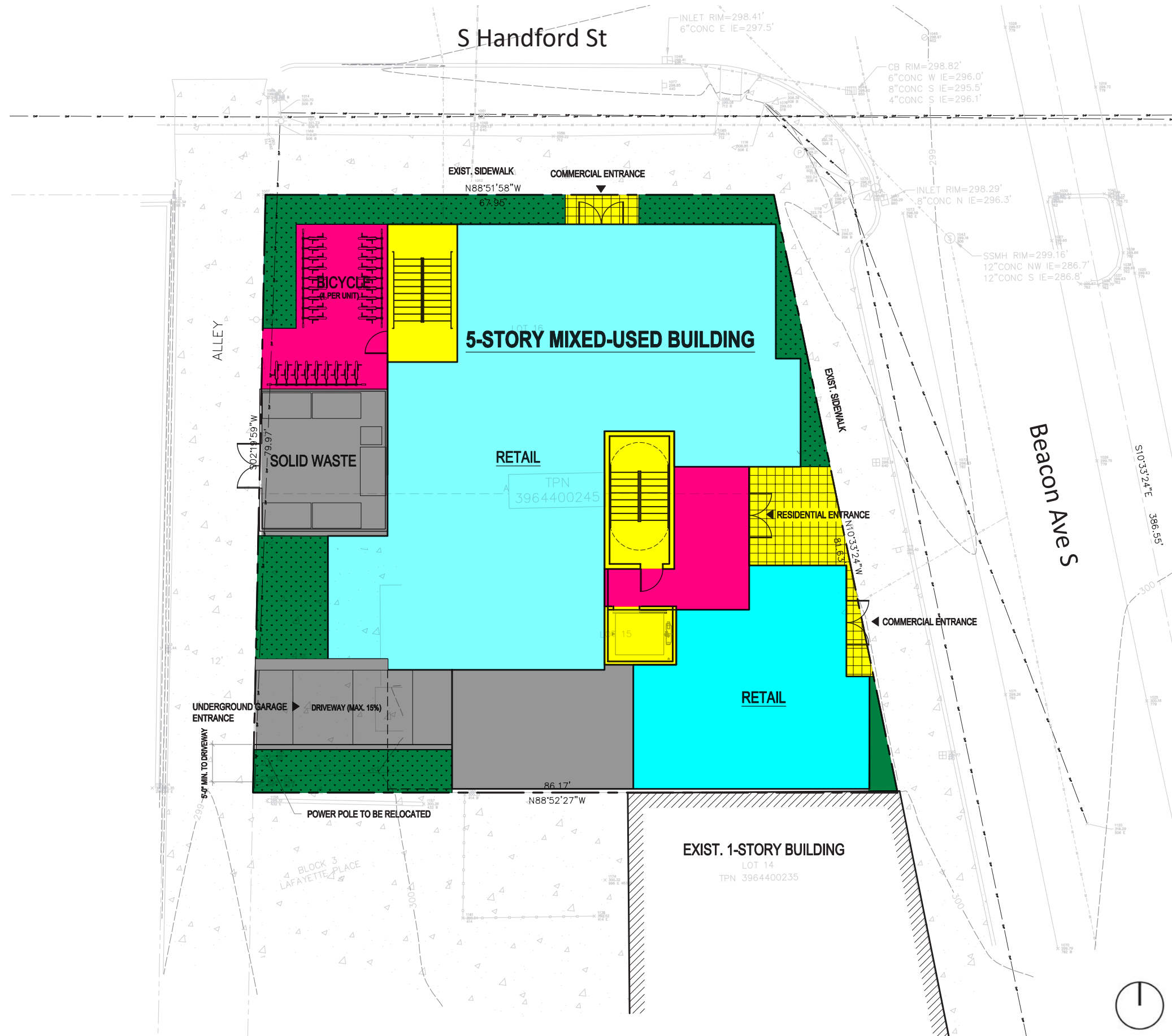


12PM

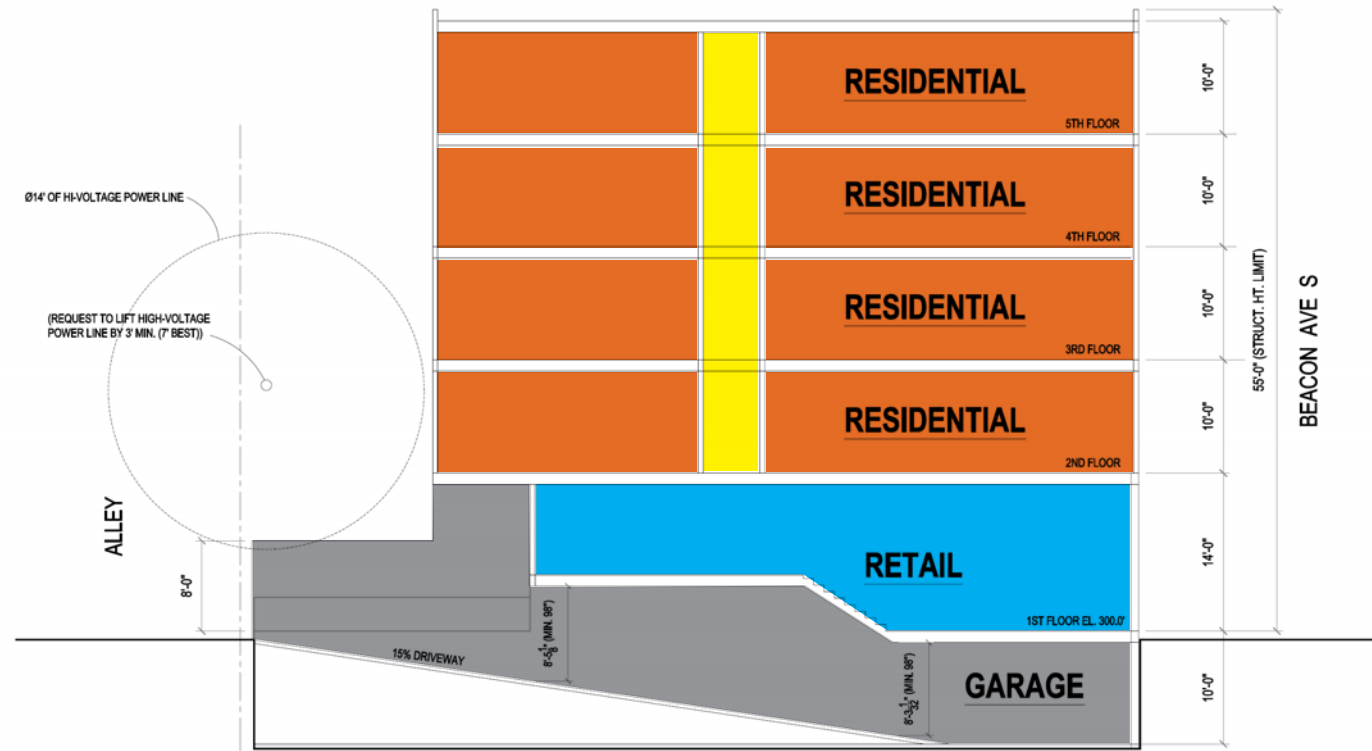


2PM

ARCHITECTURAL MASSING CONCEPT(S) - *Scheme A Shadow Study*



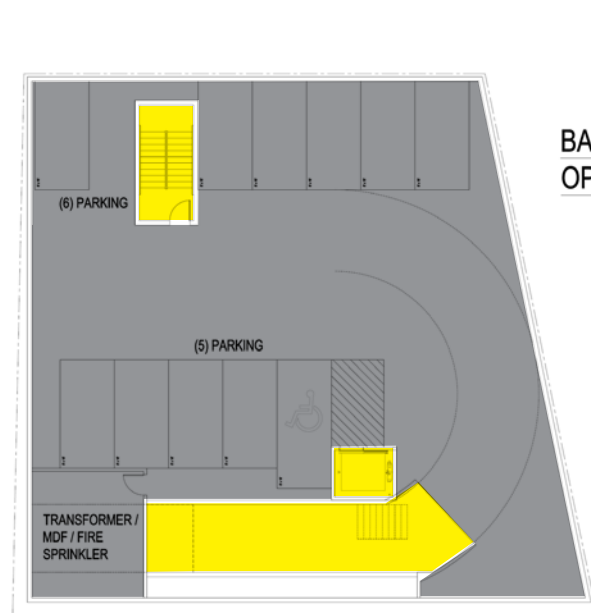
SITE PLAN - Scheme B



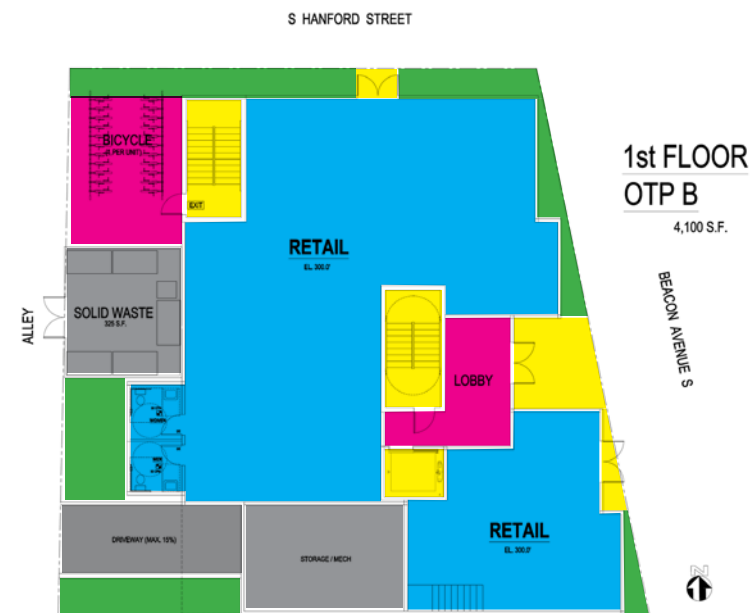
SOUTH - OPT B

KEY

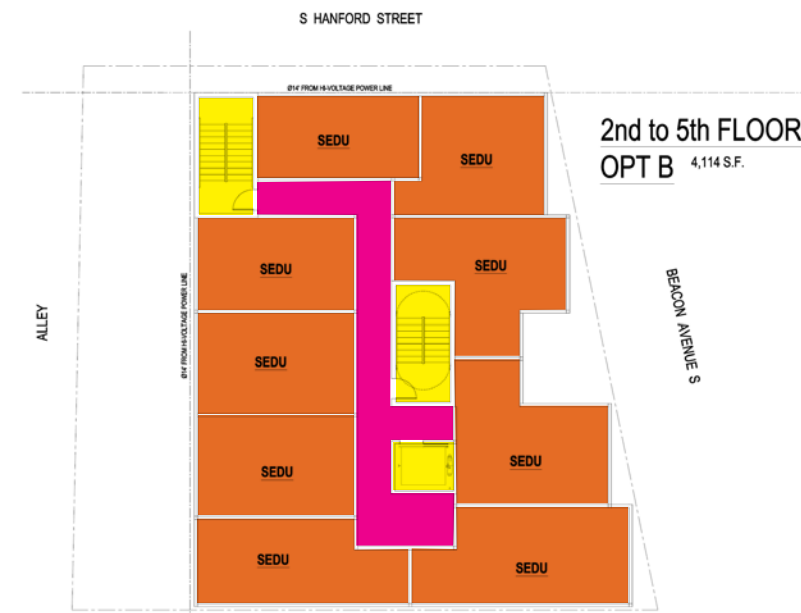
- RESIDENTIAL LOBBY / AMENITY**
- COMMERCIAL**
- RESIDENTIAL UNITS**
- CIRCULATION**
- UTILITY**



**BASEMENT
OPT B**
5,615 S.F.

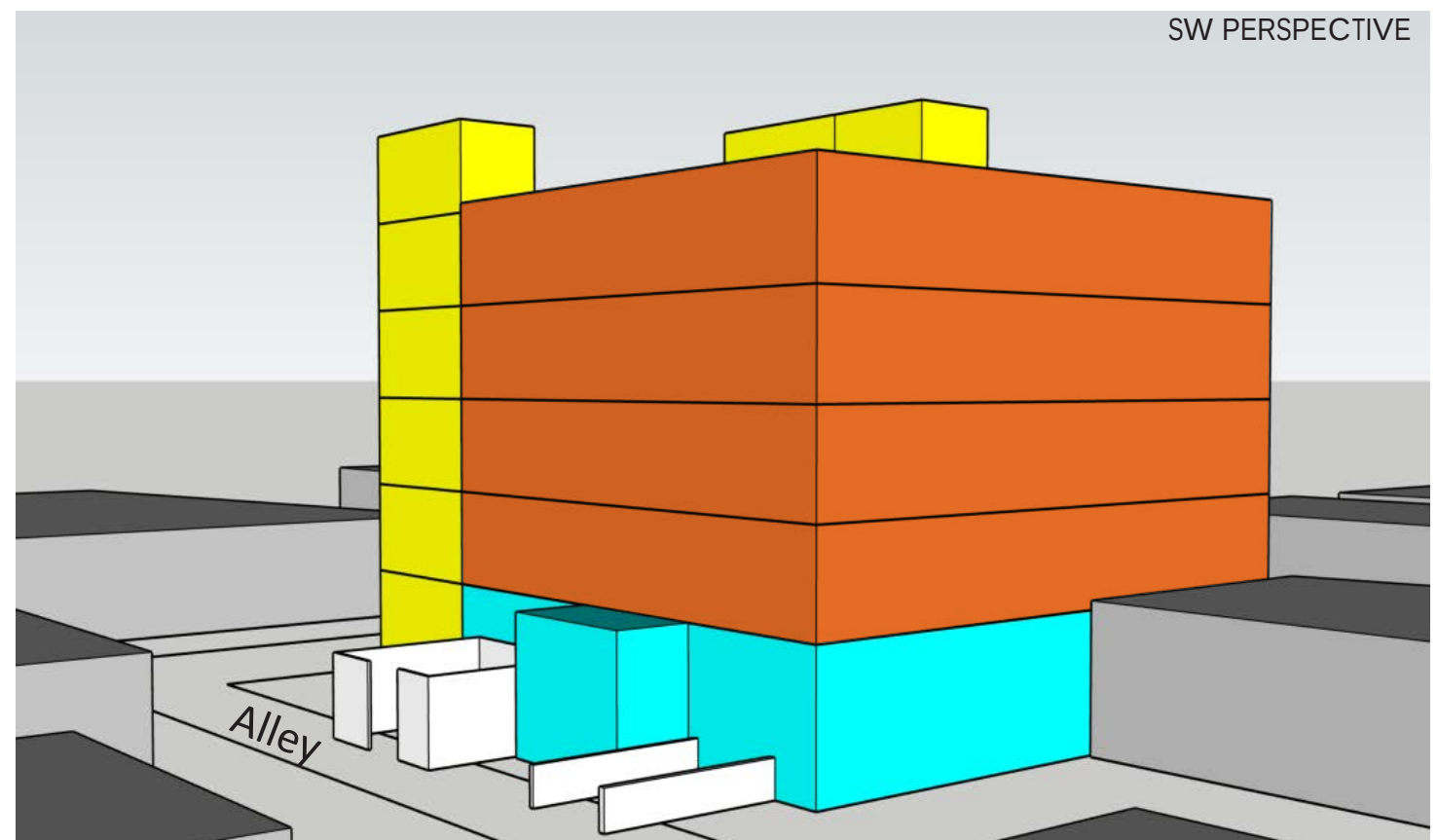
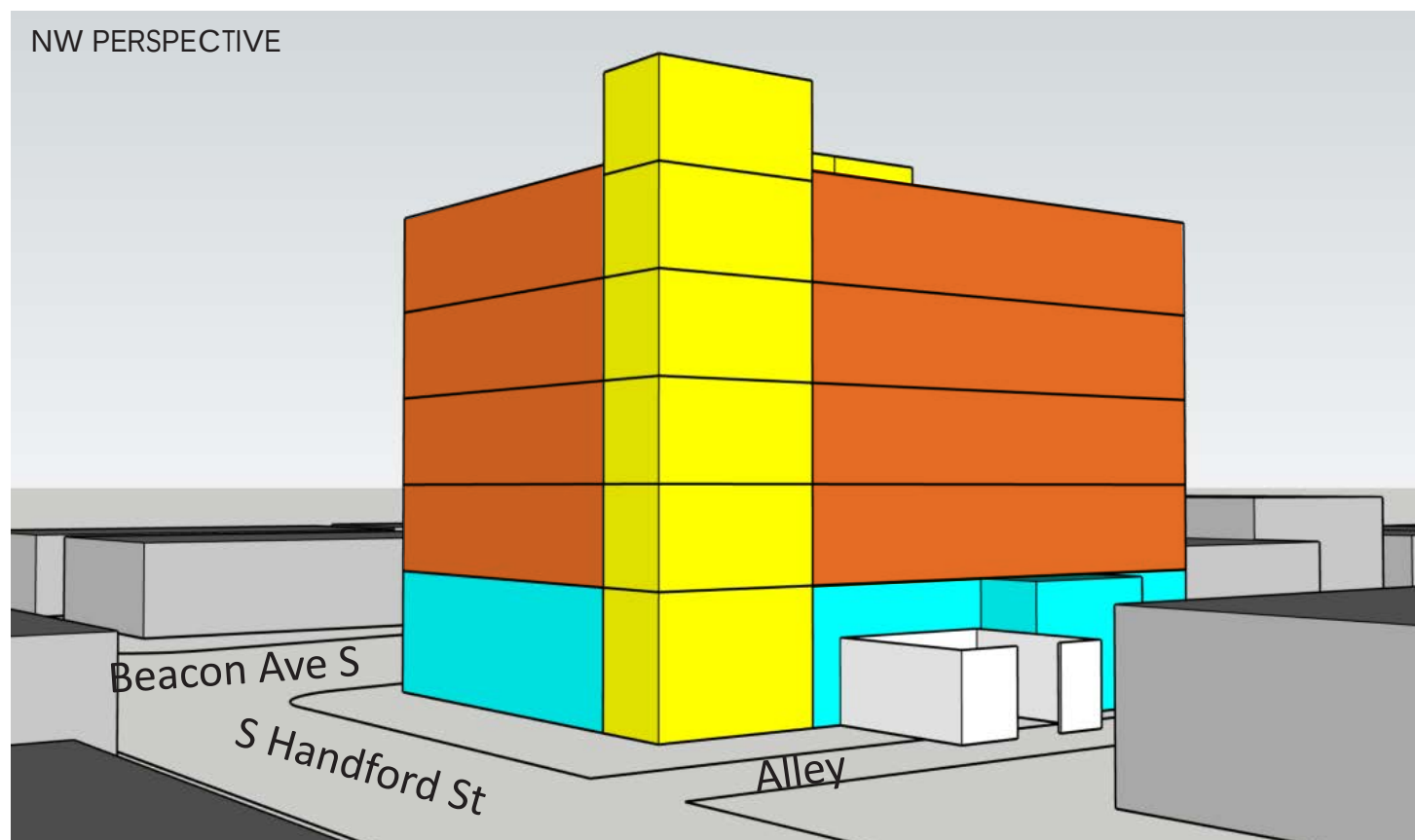
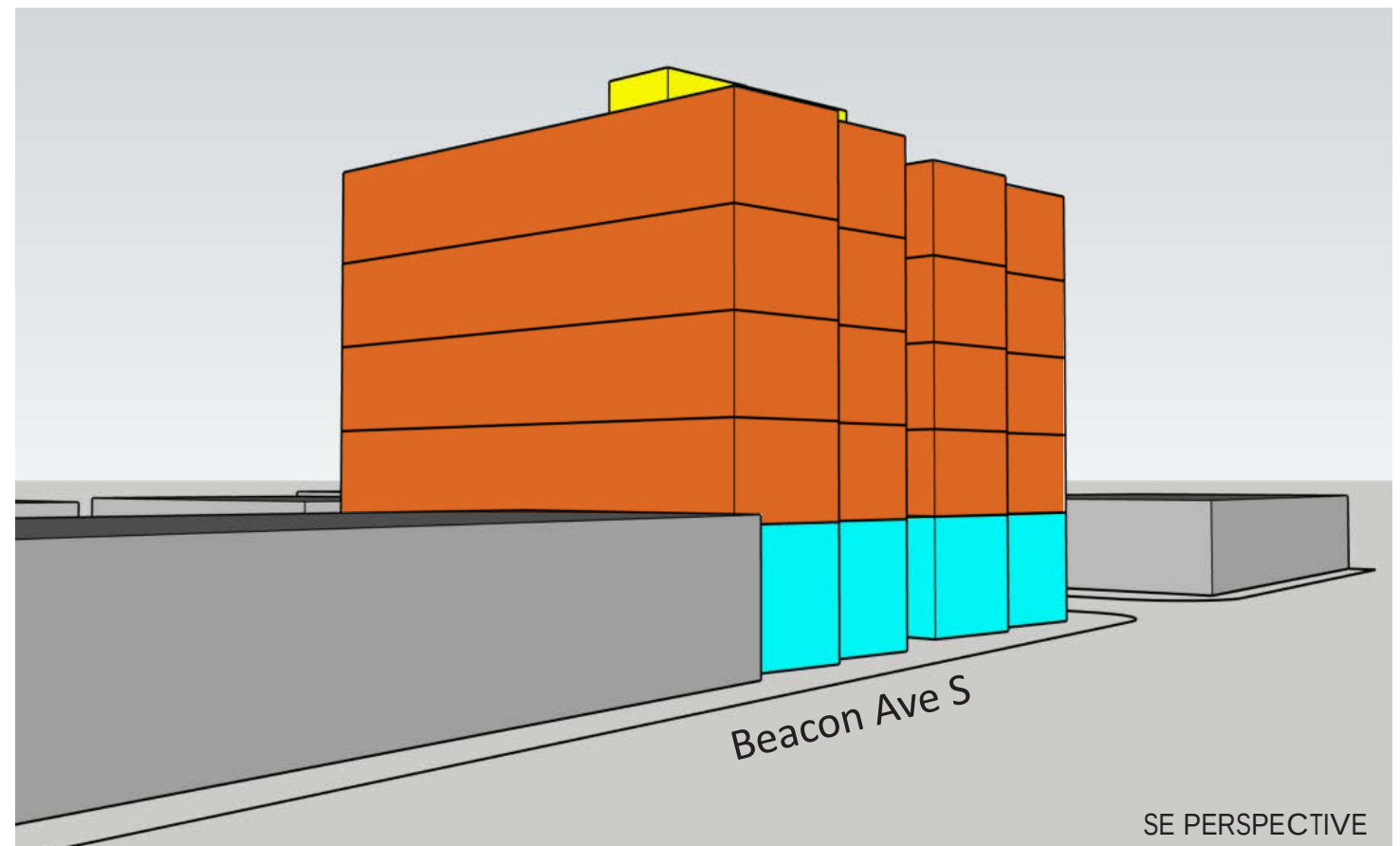
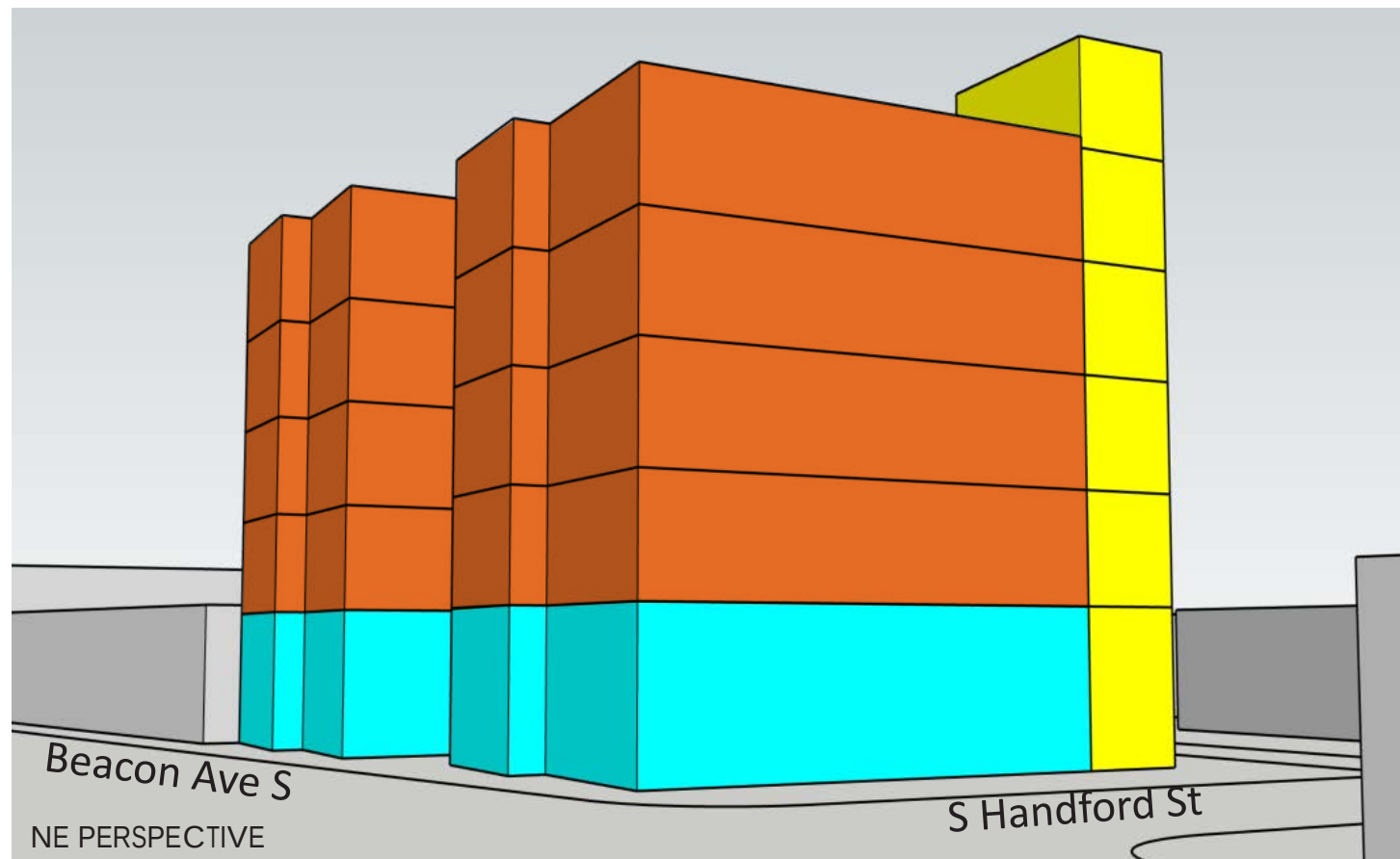


**1st FLOOR
OPT B**
4,100 S.F.



**2nd to 5th FLOOR
OPT B**
4,114 S.F.

ARCHITECTURAL MASSING CONCEPT(S) - Scheme B



RENDERINGS - Scheme B

CHECK LIST SECTION [8.5-8.7]

MAR

JUNE

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DEC



10AM

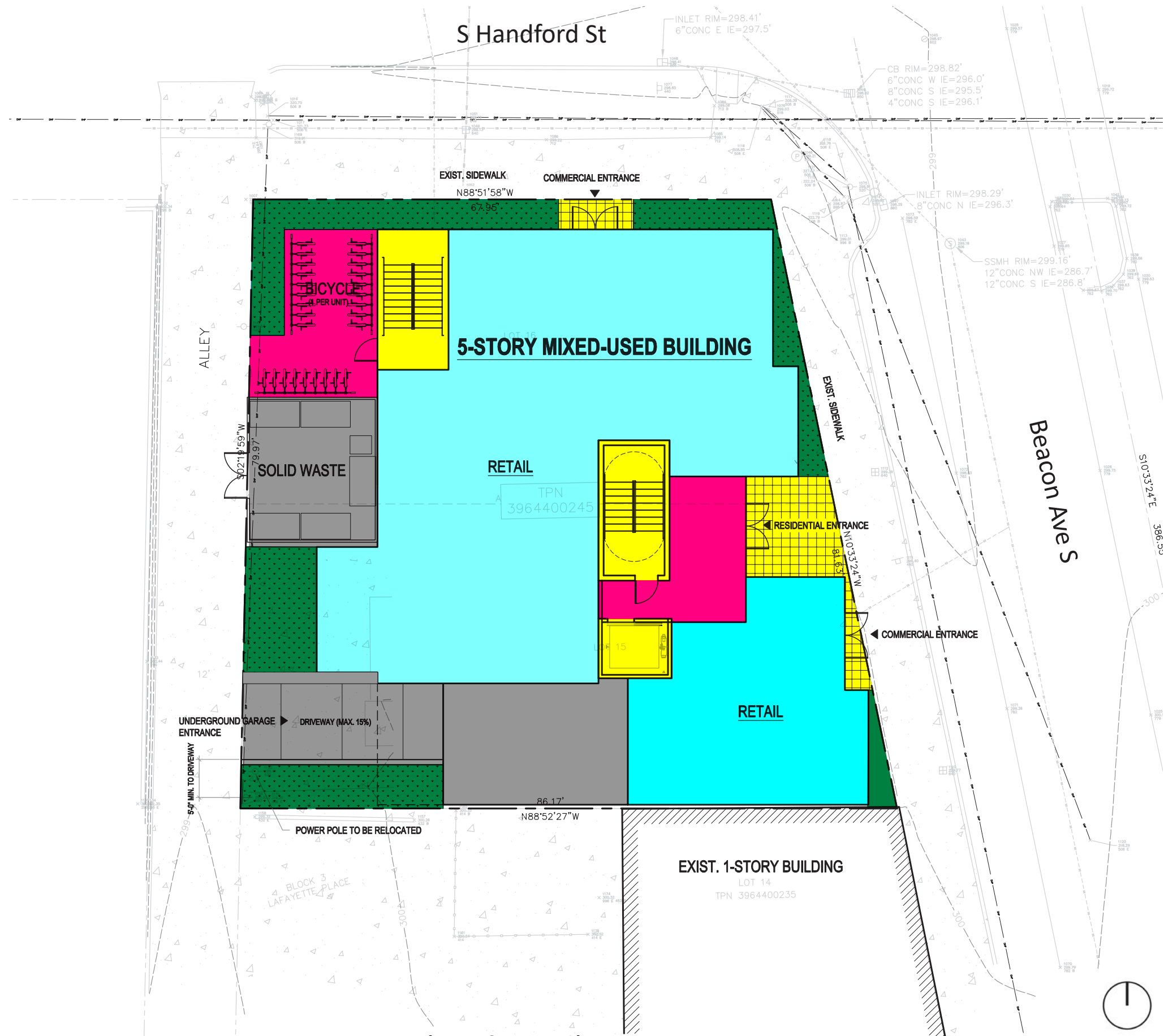


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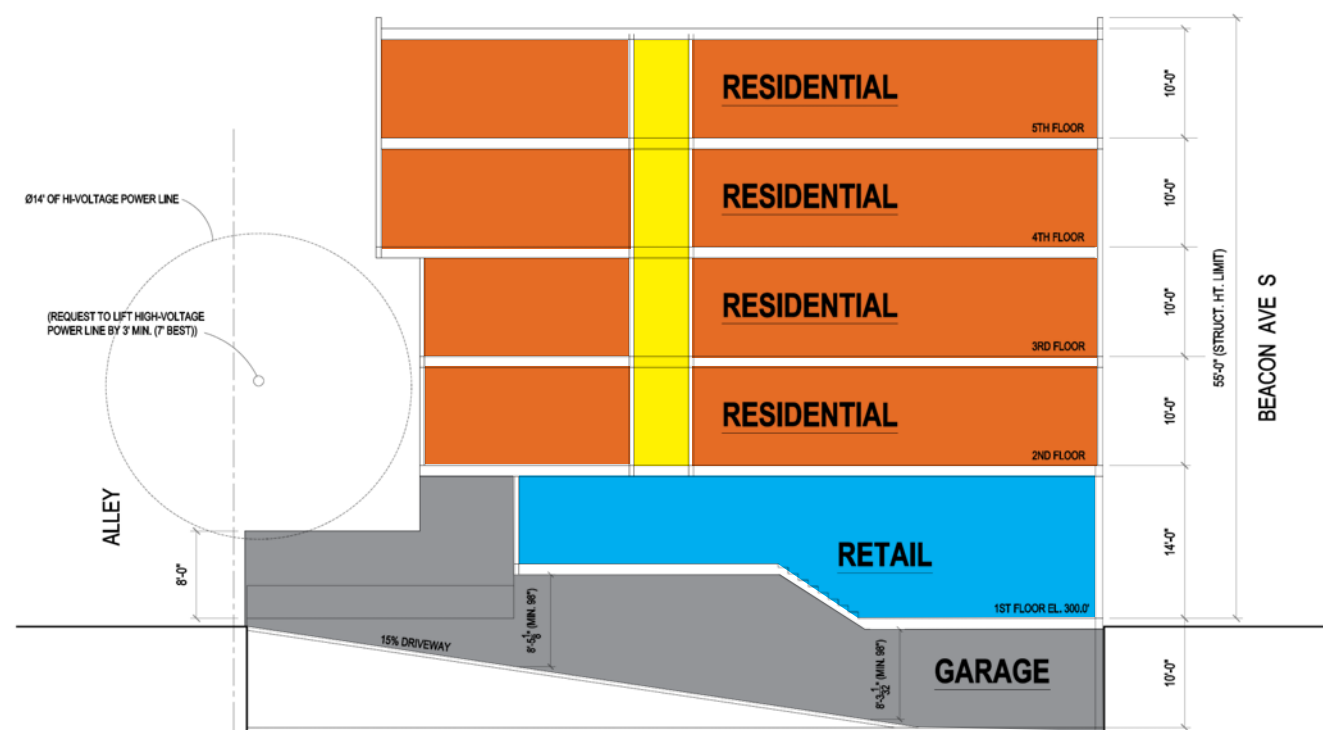


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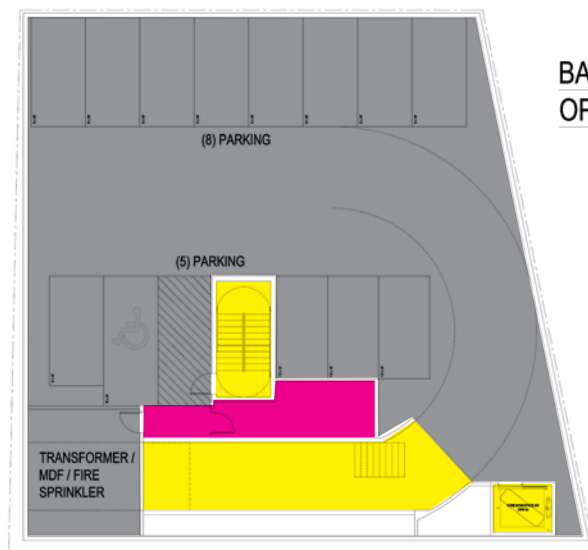
ARCHITECTURAL MASSING CONCEPT(S) - *Scheme B Shadow Study*



SITE PLAN - Scheme C (Preferred)



SOUTH - OPT C



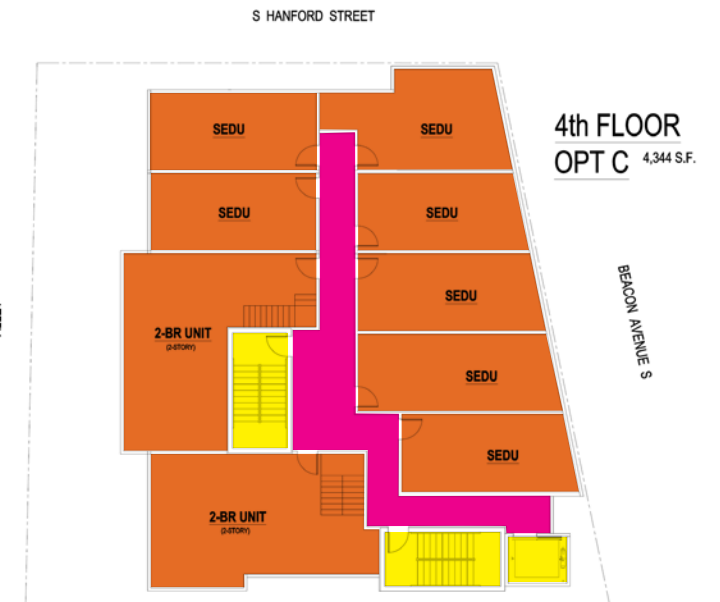
**BASEMENT
OPT C 5,615 S.F.**



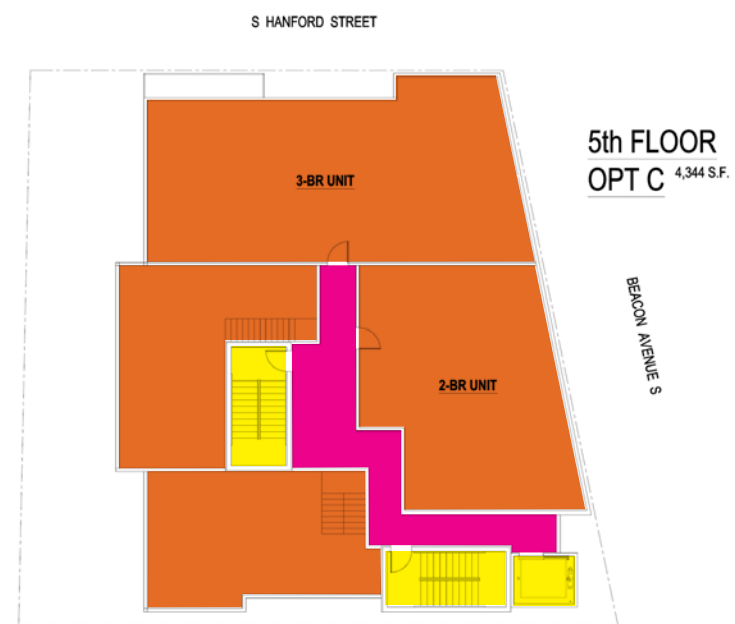
**1st FLOOR
OPT C 4,590 S.F.**



**2nd to 3rd FLOOR
OPT C 4,176 S.F.**



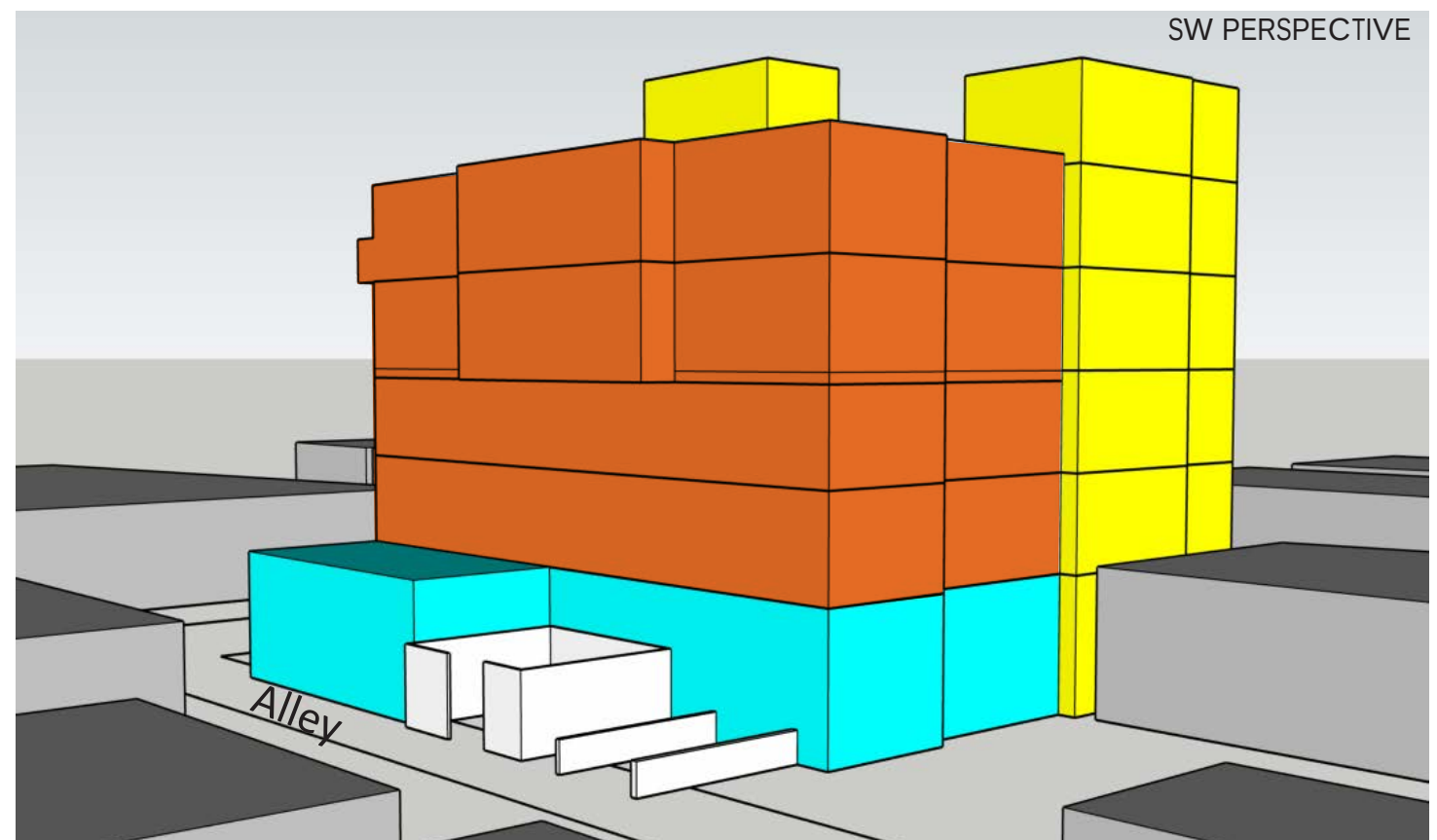
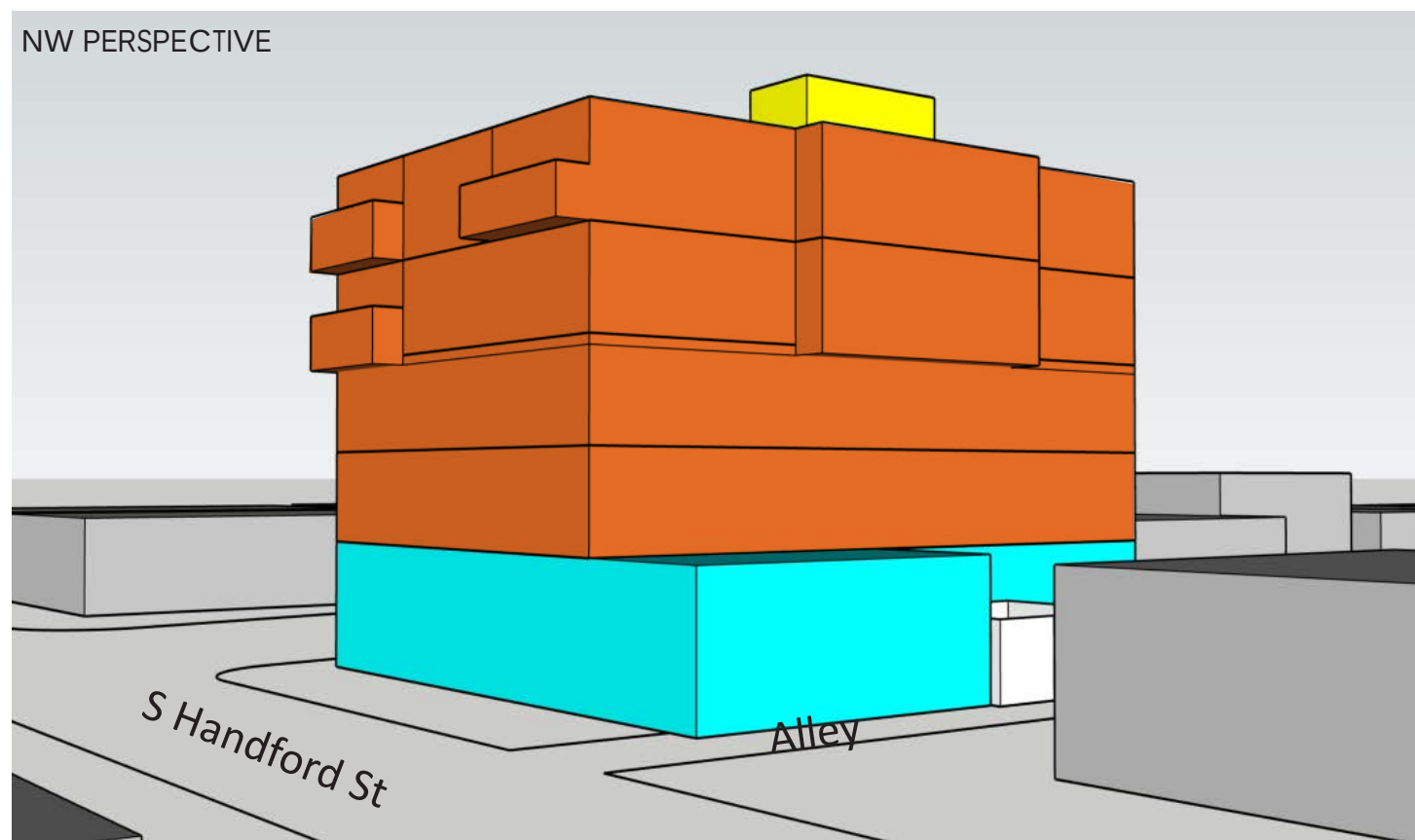
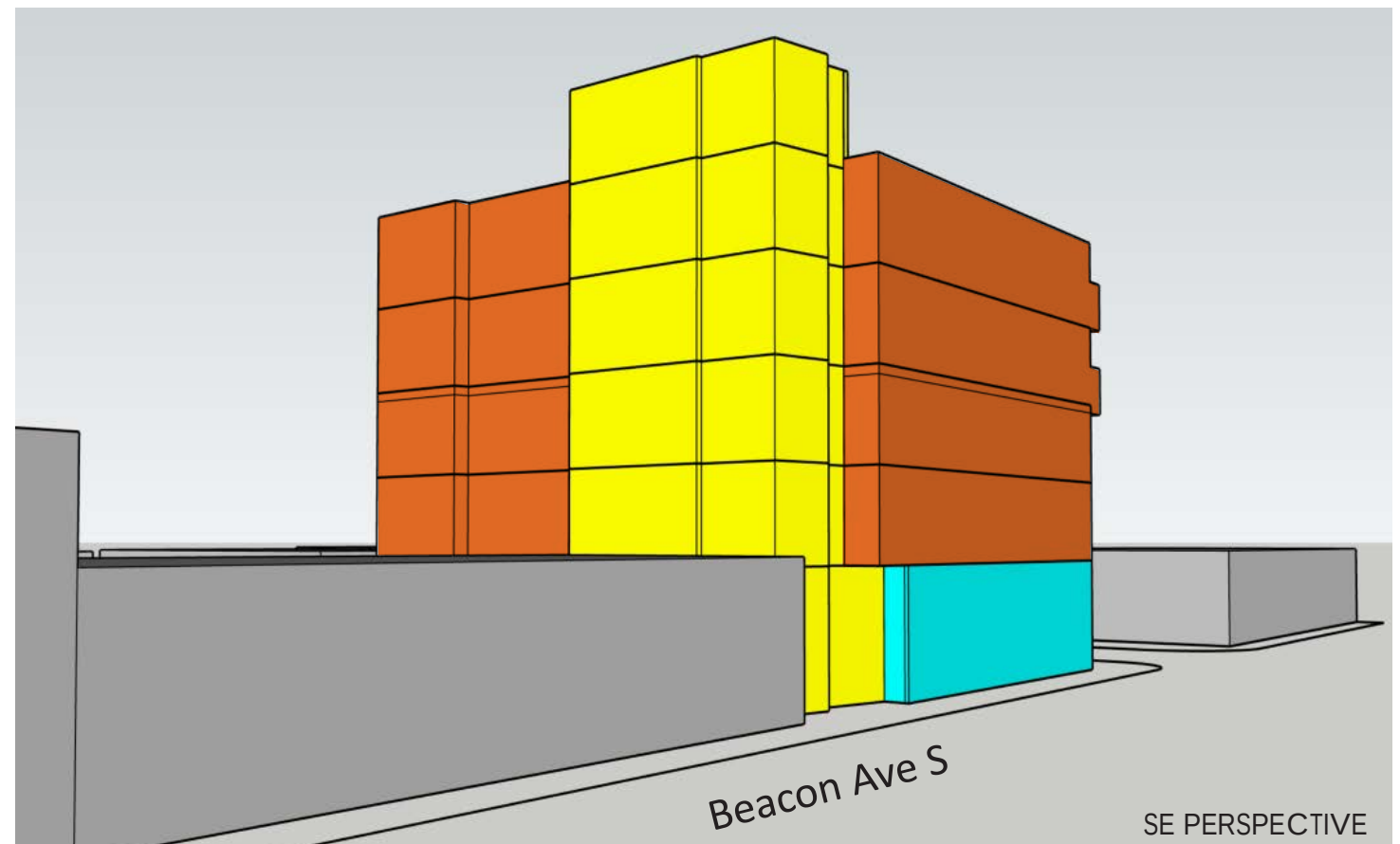
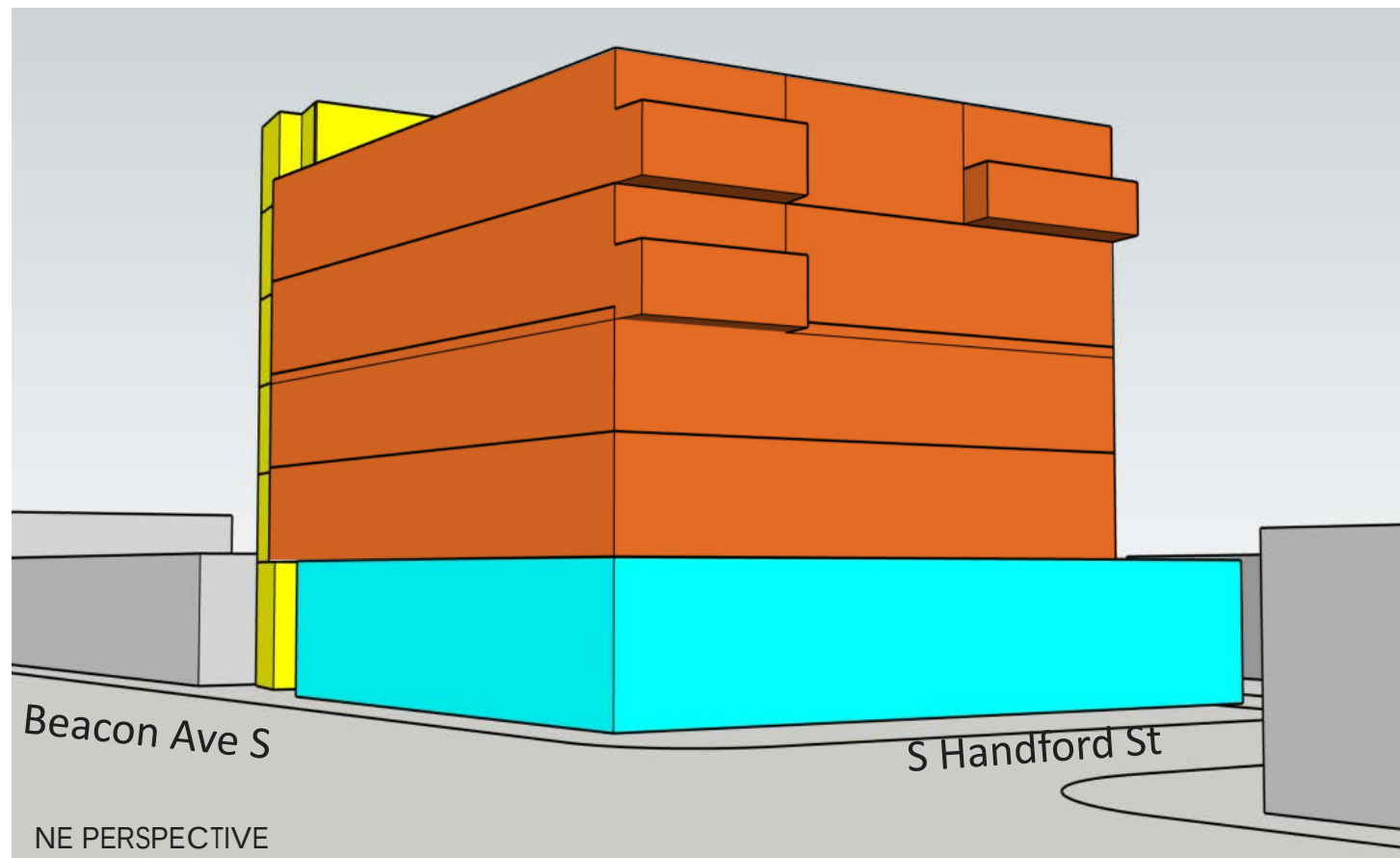
**4th FLOOR
OPT C 4,344 S.F.**



**5th FLOOR
OPT C 4,344 S.F.**

- KEY**
- RESIDENTIAL LOBBY / AMENITY**
 - COMMERCIAL**
 - RESIDENTIAL UNITS**
 - CIRCULATION**
 - UTILITY**

ARCHITECTURAL MASSING CONCEPT(S) - *Scheme C* (Preferred)



RENDERINGS - *Scheme C* (Preferred)

CHECK LIST SECTION [8.5-8.7]

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10AM



12PM



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ARCHITECTURAL MASSING CONCEPT(S) - *Scheme C Shadow Study*