

Beacon Hill Mixed Use

Landmark Property Holdings

2912 Beacon Avenue South

Early Design Guidance

Meeting Date: 3-22-2016

Project Number: 3019955

PROJECT TEAM

Proponent

Landmark Property Holdings, LLC

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ARCHITECT

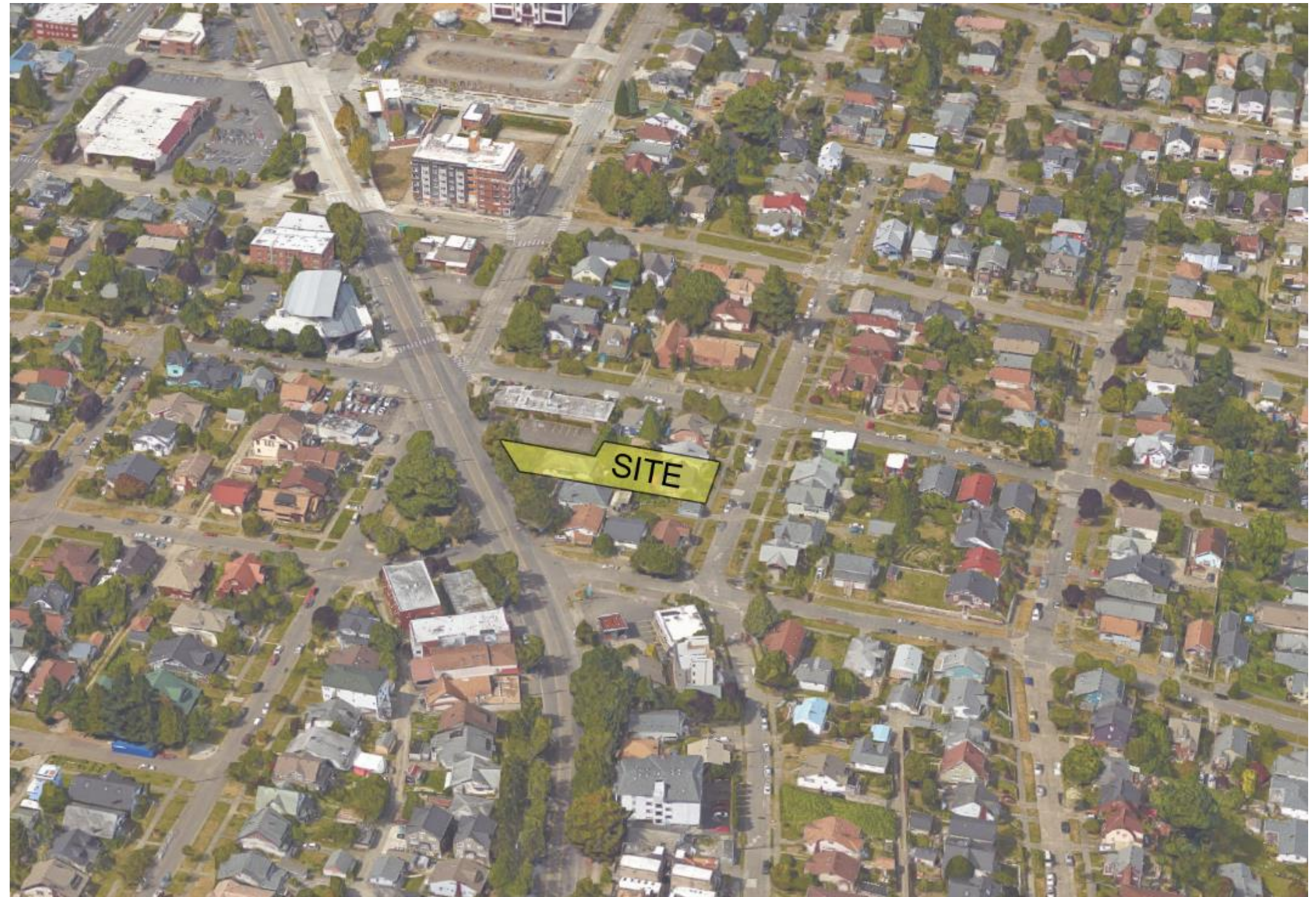
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Tacoma, WA, 98403

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Featured Work



Clearview Apartments
(University Place – Casey+DeChant Architects)



Pacifica Apartments (Tacoma - CDA)



Latitude 47 (University Place - CDA)



2909 Fawcett (Tacoma – CDA)



Medina Private Residence (Landmark Property Holdings)



Ravenna Private Residence (LPH)



Queen Anne Private Residence (LPH)

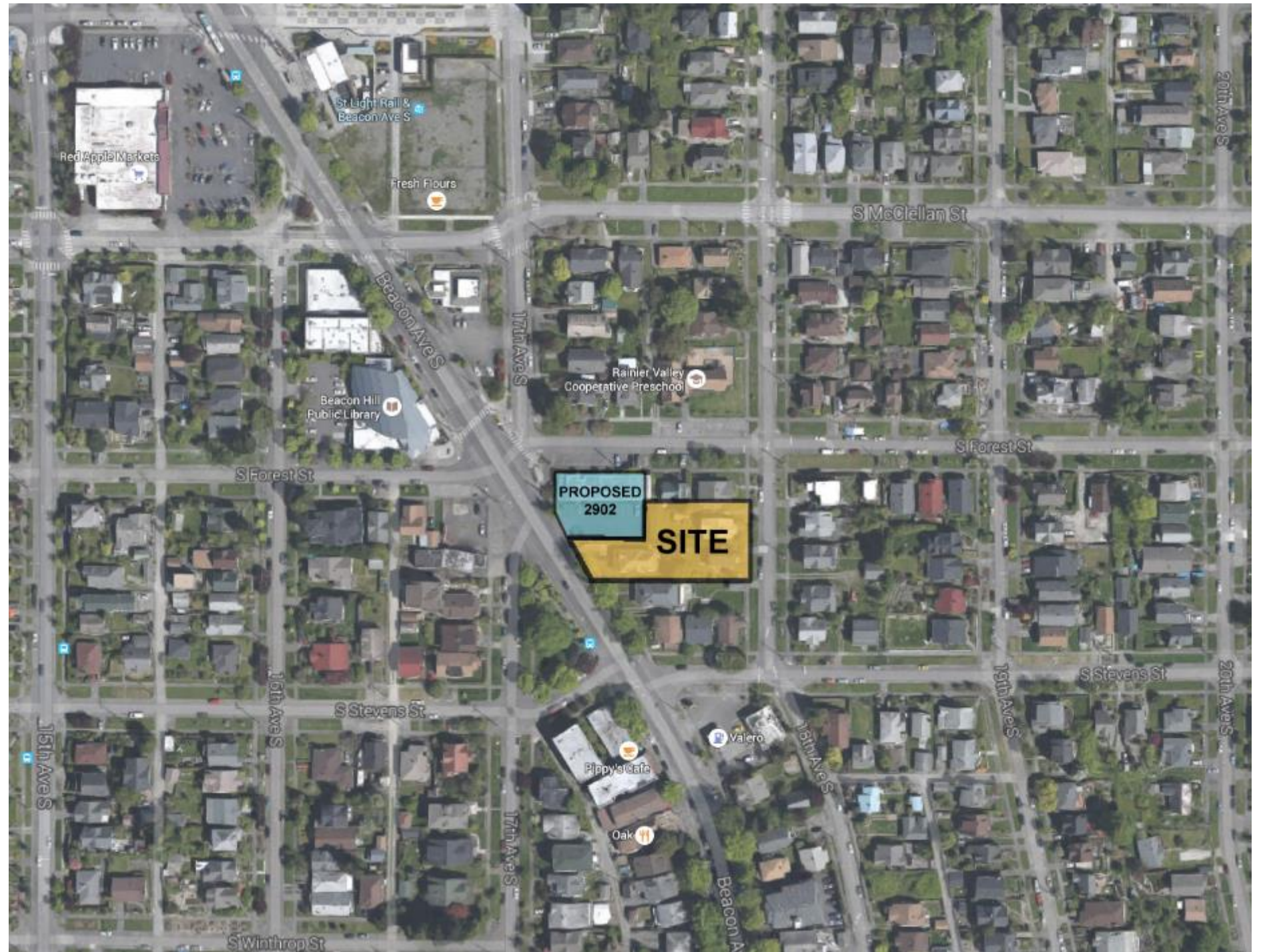
Project Description

The development site, located at 2912 Beacon Ave. S. is situated in the southeast corner of the North Beacon Hill Residential Urban Village. It is bounded on the west by Beacon Avenue, and on the east by 18th Ave. S. The three development parcels are zoned NC2P-40 & NC2-40. Properties to the north and south are zoned NC2-40. SF-5000 zoning is across 18th Ave. to the east. The site is currently occupied by three single family homes with detached garages.

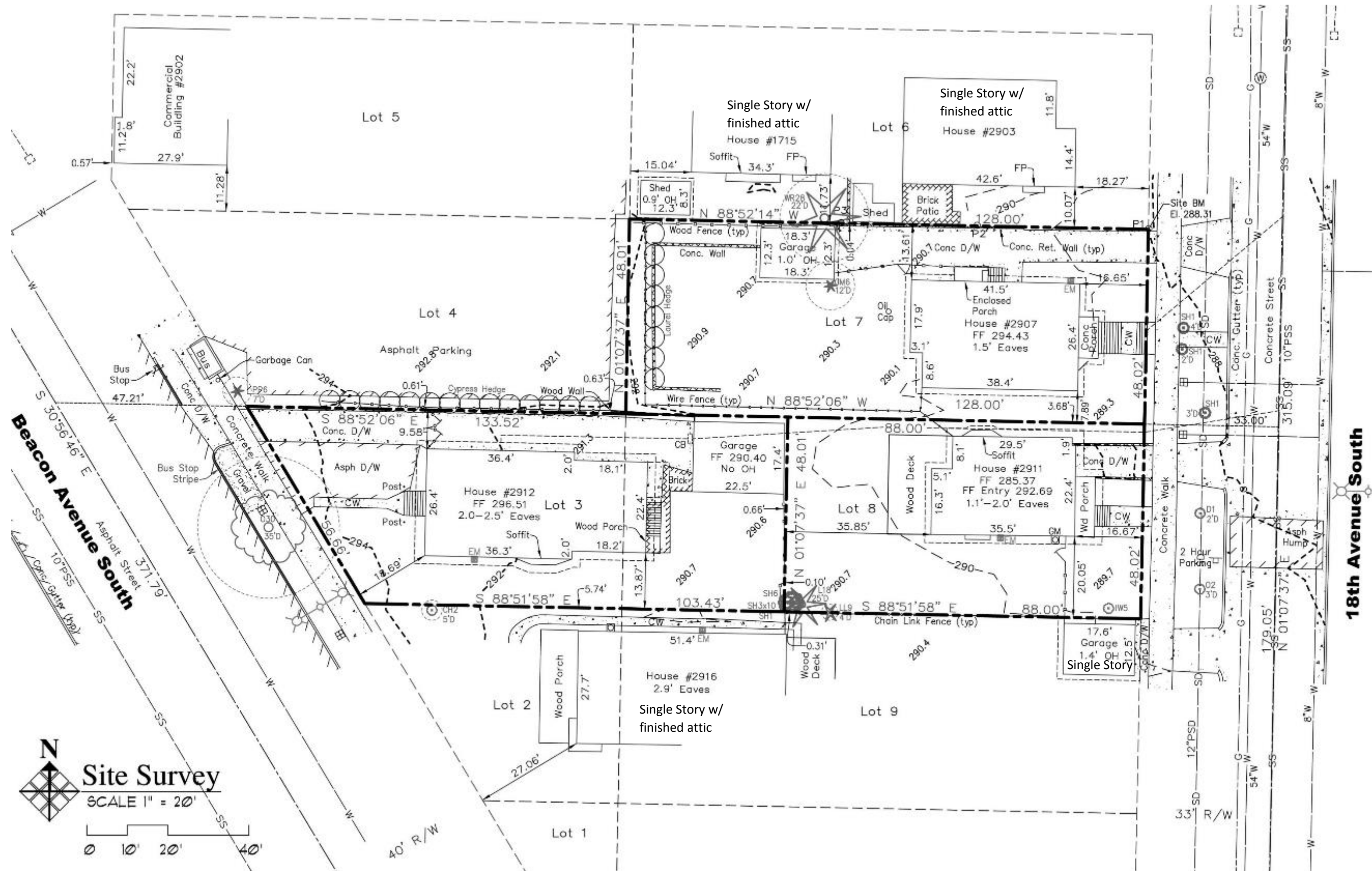
Applicant is proposing the demolition of existing structures, to be replaced with new construction consisting of 4 levels above grade with basement, containing approximately 72 residential units and 1,100 SF of retail space. The main entries for both uses are located at grade on Beacon Avenue. Three levels of studio, 1- and 2-bedroom apartments will be provided above the ground floor, with additional units on the ground floor behind the retail space. One unit is located in the basement. Vehicular parking is not required within the Light Rail Station Overlay District, but the development will provide 23 basement vehicle parking stalls. Up to approximately 70 secured bike stalls will also be provided.

Neighborhood Character

The neighborhood of North Beacon Hill is primarily composed of single family detached residences. Many homes date from the early 1900's, with an overwhelming character of primarily Craftsman and "Seattle Box", a local variant of the Foursquare style. Beacon Hill was named as one of 30 Great Places in America by the American Planning Association in 2012, in part for its diversity, community participation, memorable character, and multiple forms of transportation available. This neighborhood is marked by a high level of community involvement in local planning. Such involvement has created many neighborhood action groups, such as the Beacon Hill Family Bicycle and Pedestrian Circulation Plan – a 10-year plan to increase the safety and range of bicycle and pedestrian networks in the area. Another grassroots neighborhood project is the 7-acre 'food forest' on the western edge of Jefferson Park to the south of the site. There is also a neighborhood wide "Beacon Art Walkabout" put on by Beacon Arts multiple times during the year to showcase local artists and musicians.



Site Survey



Neighborhood Context Analysis

1. El Centro de la Raza
2. Roberto Maestas Festival Street
3. Beacon Hill Transit Station
4. Red Apple Grocery Store
5. St. Peter Parish Catholic Church
6. Seattle Public Library, Beacon Hill Branch
7. Rainier Valley Co-op Preschool
8. Beacon Hill First Baptist Church

9. Stevens Place Pocket Park
10. Hello Bicycle Bike Shop
11. Denise Louie Education Center
12. Beacon Food Forest
13. Jefferson Park and Community Center
14. Seattle Fire Department Station 13
15. Jefferson Park Golf Course



Maa nyei lai ndeic P-Patch Community Garden



SFD Station 13

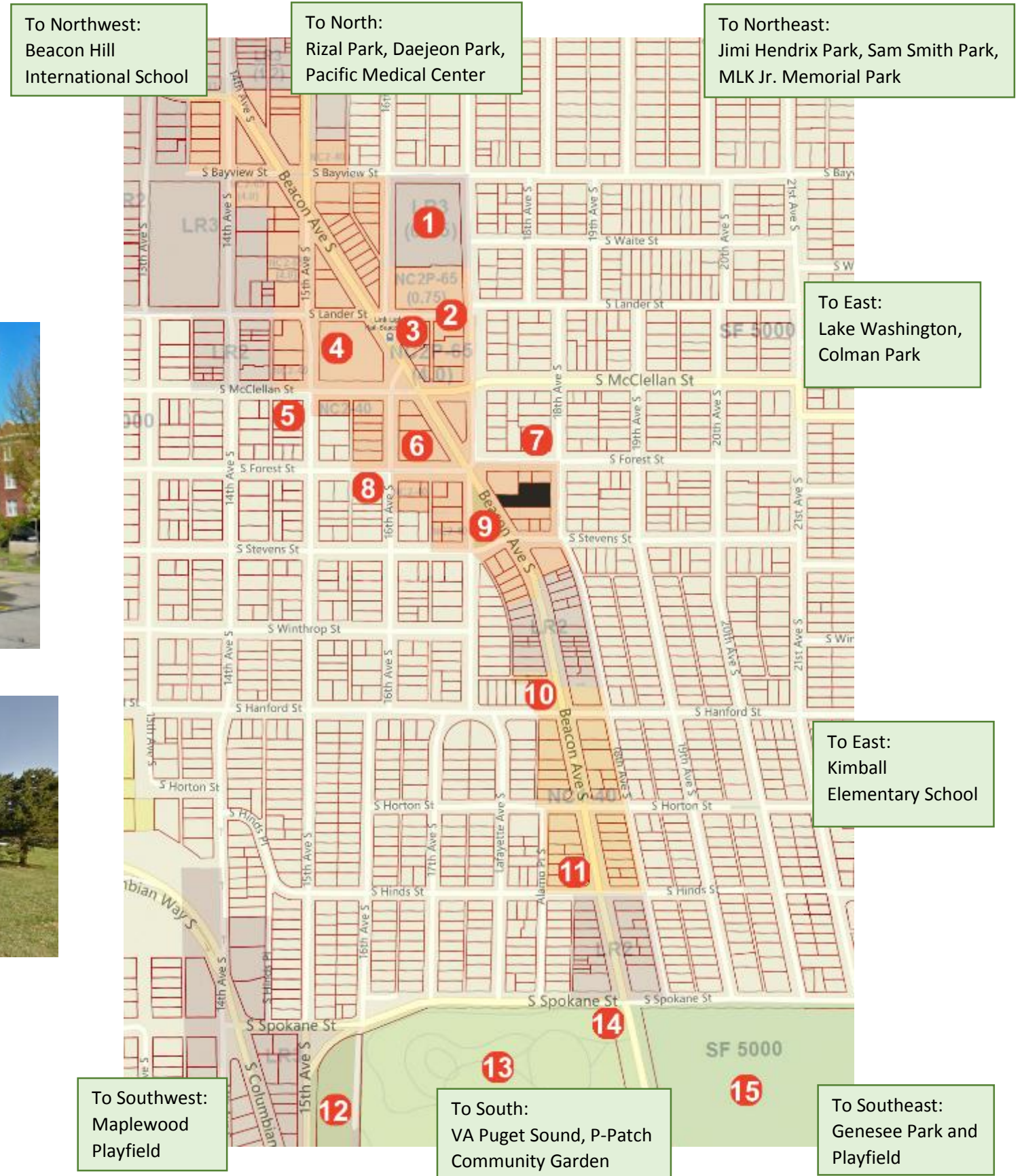


Martin Luther King, Jr. Memorial Park



Genesee Park

A Commercial Core runs along Beacon Ave from the north of the site to 14th Ave S. This includes larger shops and key services such as a grocery store and bank branches. To the south of site, along Beacon to S. Hinds St, light-grade commercial, including small, specialty shops and small eateries, are interspersed with single family homes. To the east and west of Beacon Avenue, Single Family detached houses make up the neighborhood, with churches, parks, and schools peppered in.



Neighborhood Context Analysis



Typical ROW plantings across Beacon Ave. from the development site



Historic Beacon Hill First Baptist Church



Robert Maestas Festival Street hosts numerous neighborhood festivals



Mural at Kusina Filipina, indicative of additional murals to come under the planning of the Beacon Mural Project



Typical neighborhood architectural style and yard plantings



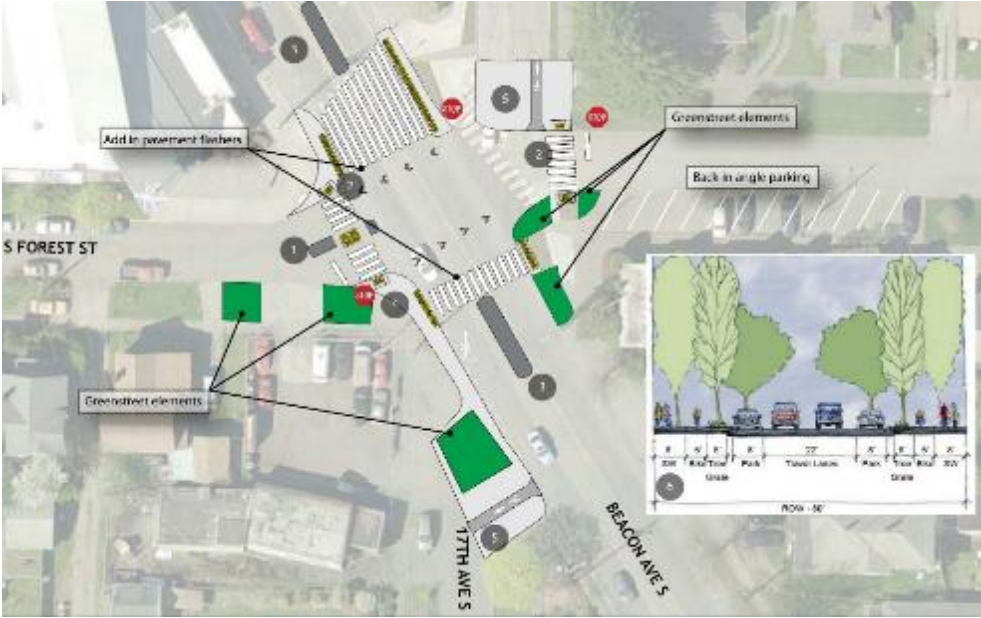
Typical style of older apartment buildings in the neighborhood

Neighborhood Context Analysis - Connections and Transit

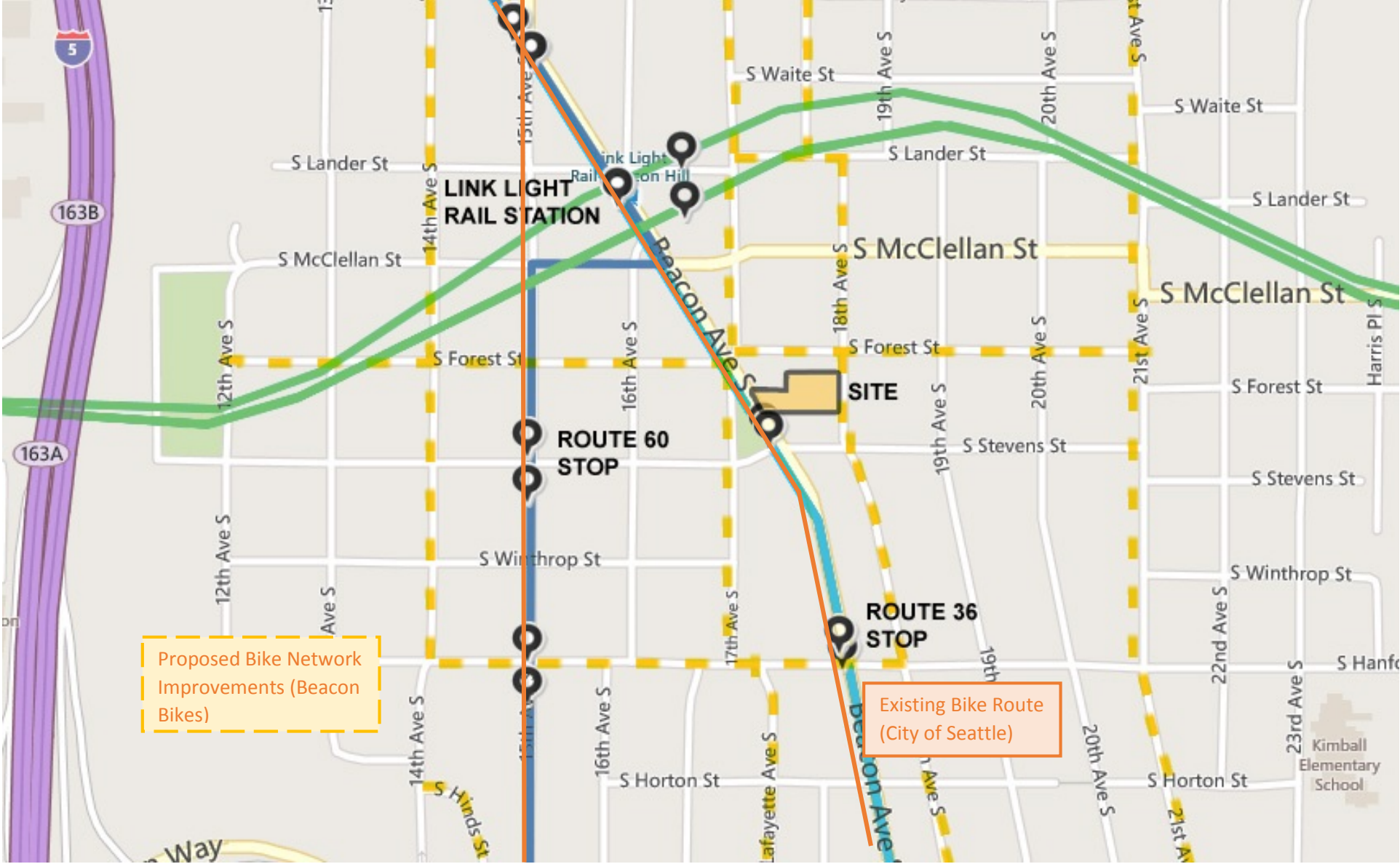
The Beacon Hill Link Light Rail Station is located 2 blocks north of the project site. Trains run from 5am to 1am, arriving every 7 to 15 minutes, depending on day and time.

King County Metro bus routes 36 and 60 arrive at the Beacon Hill Station 2 blocks north of site every 20 to 30 minutes, depending on day and time.

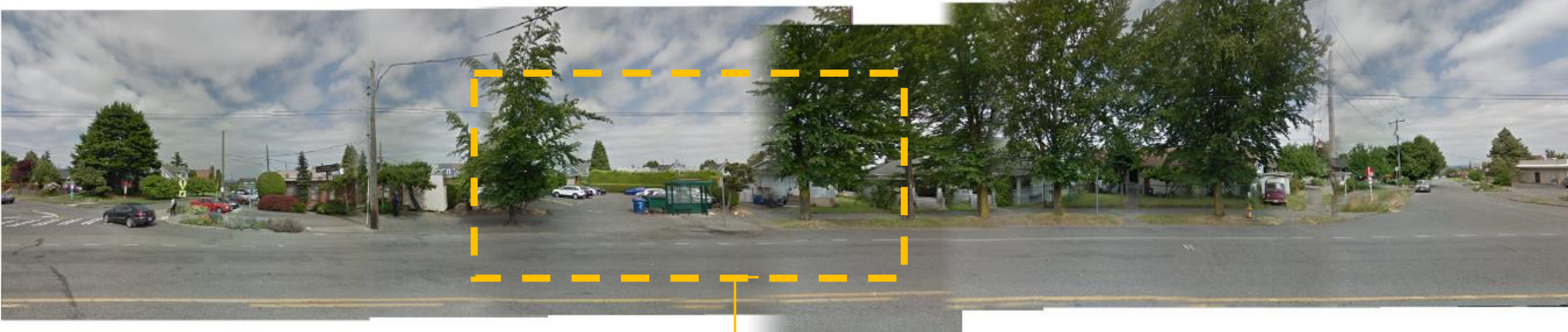
The local community has formed a comprehensive local circulation system to provide routes for safe navigation for children and adults, whether by foot or bicycle. The Beacon Hill Family Bike and Pedestrian Circulation Plan has organized a network of planned improvements in the neighborhood, specifically at the intersection of Beacon Ave S, S. Forest St, and 17th Ave. S. to the immediate north of the site. This intersection has been designated as a priority intersection, and improvements will greatly increase pedestrian and cyclist usability.



South Forest Street, Beacon Avenue South, and 17th Avenue South Conceptual Improvements



Neighborhood Context Analysis - Adjacent Streetscapes



Streetscape on Beacon Avenue

Site (extends behind parking lot)



Opposite Streetscape on Beacon Avenue

Area opposite site

Neighborhood Context Analysis - Adjacent Streetscapes



Streetscape on 18th Avenue

Site



Opposite Streetscape on 18th Avenue

Area immediately opposite site

Zoning Analysis

Site Address

2912 Beacon Avenue South

King County Assessor's Parcel Numbers

7319900015 (LOT 3) – NC2P-40
7319900040 (LOT 8) – NC2-40
7319900035 (LOT 7) – NC2-40

Zoning Classification

NC2-40 & NC2P-40

Neighborhood Overlay

North Beacon Hill Residential Urban Village
Frequent Transit Corridor (per DPD GIS)
Site Partially within Pedestrian area (per DPD GIS)
Beacon Hill Station Area Overlay

Environmental Critical Areas

None per DPD GIS map

Topography

Site survey indicates the site has an approximate 2.5% slope downward to the east. Total elevation drop is approx. 6.7 feet from Beacon Avenue S. eastward to 18th Ave. S. Average site elevation is +/-291 feet above sea level.

Floor Area Ratio (FAR) [Seattle Municipal Code 23.47A.013]

Maximum FAR is 4

16,080 SF site area X 4 FAR = 63,320 SF max Gross Floor Area (GFA)

Gross area not counted toward maximum FAR:

- Underground gross floor area
- All portions of a story that extend no more than 4' above existing or finished grade (whichever is lower), excluding access

Minimum FAR is 1.5

Gross floor area not counted toward minimum FAR:

- Gross floor area below grade

Estimated Provided FAR:

Gross floor area: 63,269 SF
FAR = 3.9

Structure Height (Facing Beacon Avenue)

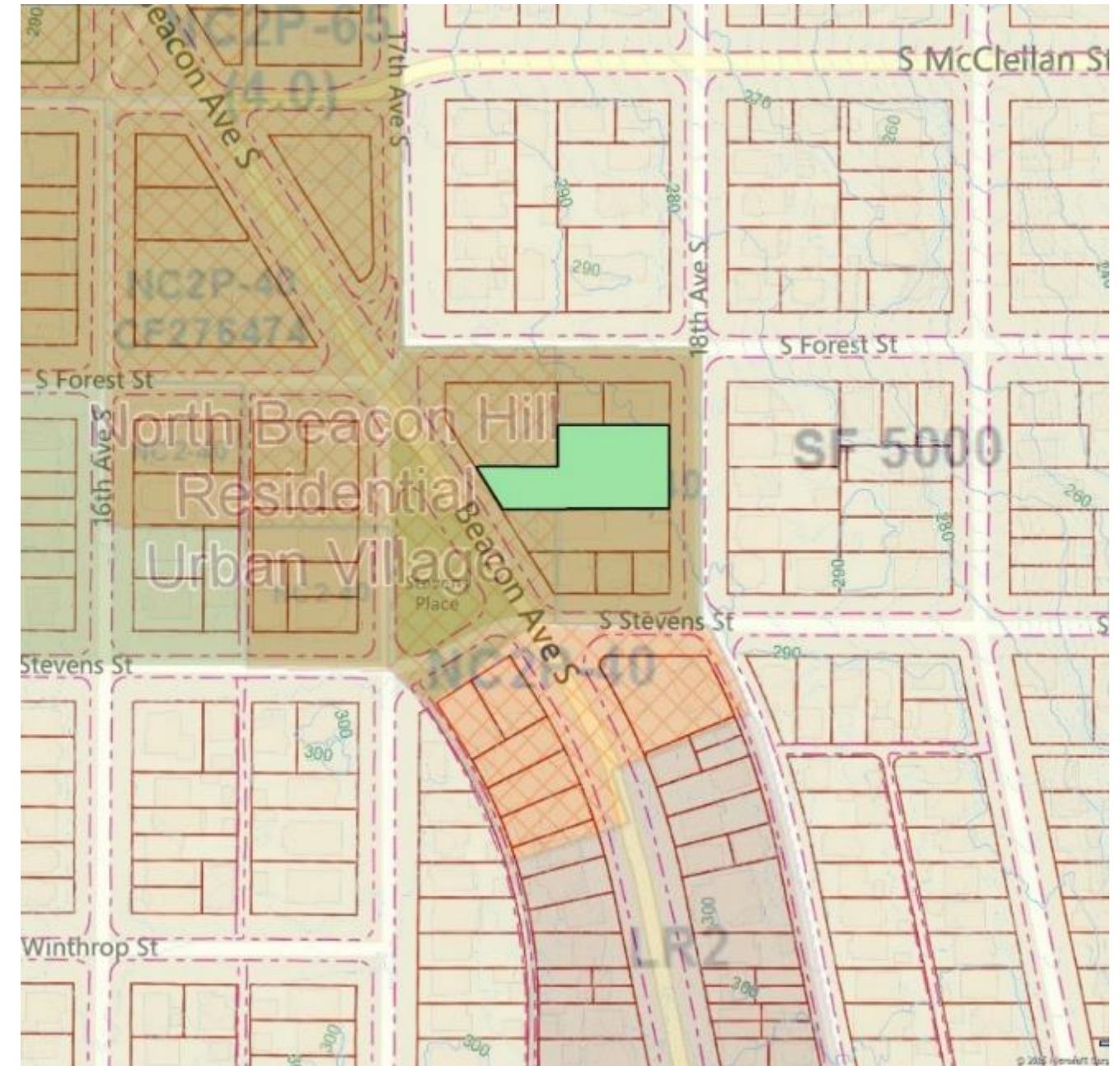
Maximum structure height is 40'. An additional 4' in height is allowed under 23.47A.012.1.a for providing a floor-to-floor height of 13' or more for nonresidential uses at street level. Open railings, planters, skylights, clerestories, greenhouses, solariums, parapets and firewalls may extend as high as the highest ridge of a pitched roof permitted by subsection 23.47A.012.B or up to 4 feet above the otherwise applicable height limit, whichever is higher.

Certain rooftop features may extend up to 15 feet above the applicable height limit, as long as the combined total coverage of all features gaining additional height listed does not exceed 20 percent of the roof area, or 25 percent of the roof area if the total includes stair or elevator penthouses or screened mechanical equipment:

- Mechanical equipment;
- Minor communication utilities and accessory communication devices, except that height is regulated according to Section 23.57.012; and
- Stair and elevator penthouses may extend above the applicable height limit up to 16 feet.

Proposed structure height: 44'

Measured above average finish grade as indicated on the proposed site/landscape plan.



Structure Height (Continued)

The rooftop features listed in this subsection 23.47A.012.C.7 shall be located at least 10 feet from the north edge of the roof unless a shadow diagram is provided that demonstrates that locating such features within 10 feet of the north edge of the roof would not shade property to the north on January 21st at noon more than would a structure built to maximum permitted height and FAR:

- Planters;
- Minor communication utilities and accessory communication devices permitted pursuant to the provisions of Section 23.57.012
- Non-firewall parapets

Permitted Uses

Offices: Permitted

Eating and Drinking Establishments: Permitted

Restaurants: Permitted

Sales and Services, General: Permitted

Amenity Areas

Amenity areas for residential uses shall be at least 5% of GFA

Street Level Uses

Residential use may occupy no more than 20% of street-level, street facing façade in a pedestrian-designated zone, facing a designated principal pedestrian street (Beacon Avenue S).

Street Level Development Standards

Blank segments of street-facing facades between 2' and 8' above the sidewalk may not exceed 20' in width. The total of all blank façade segments may not exceed 40% of the width of the street-facing façade.

Street-level street-facing facades shall be located within 10' of the street lot line, unless wider sidewalks, plazas, or other approved landscaped or open spaces are provided.

Non-Residential Street-Level Requirements

Transparency: 60% of street-facing facade between 2' and 8' shall be transparent, i.e. designed and maintained to allow unobstructed views from outside into structure.

Non-residential uses shall extend an average depth of 30' and a minimum depth of 15' from street-level street-facing facade.

Non-residential uses at street level shall have a floor-to-floor height of 13' min.

Non-Residential Street-Level Requirements (continued)

80% minimum of the street-level, street-facing façade shall be occupied by a use as laid out in 23.47A.005.D.1

Residential uses on a street-level, street-facing façade shall have a visually prominent pedestrian entry.

Landscaping and Screening Standards

Green Factor score of 0.3 or greater required per 23.86.019. Street trees are required and existing street trees retained unless approved by SDOT.

Parking Requirements

No vehicle parking required within Station Overlay District.

No bicycle parking required within Station Overlay District

Priority Design Guidelines – Context and Site

GUIDELINE	SUB-GUIDELINE	Key Issue For Site/Project	Design Response
CS1: Natural Systems and Site Features	B. Sunlight and Natural Ventilation	The site has uninterrupted solar exposure to east and south.	The dwelling units are located with primary solar orientation to the south, east and west as much as possible. Dwelling units facing north are set back from the north property line by 10 feet to help ensure good long term access to light for the adjacent properties. The existing trees along Beacon Ave. are planned to be retained and will provide long term management of the solar heat gain on the west facing units' facades.
	D. Plants and Habitat	Maximizing use of the site leaves little to no ground-level open space.	Planned onsite landscape elements include ground level rain gardens along the north and south sides of the property that will provide water quality treatment. A significant roof garden is provided with green roof and building tenant use areas. A large conifer tree is located on the adjacent property to the north; its root zone has been preserved in the development planning through the use of the building setback in this area. The preferred option building is set back from Beacon Ave. by the building jogs to allow preservation of an existing mature street tree in front of development.
CS1: North Beacon Hill Supplemental	I. Residential Open Space	Preserve existing street trees, and position outdoor spaces to take advantage of available sunlight.	The preferred option building employs setbacks from Beacon Ave. through building jogs that improve solar access to the sidewalk. The north building wall is set back from the north property line by 5 to 10 feet to provide better solar access to the adjacent residential property. Rather than building to the property line as allowed by the zoning code. The resident open space is provided at the rooftop deck with open solar access.



Typical Seattle Rain Garden Design (CS1.D)



Typical Seattle Green Roof Design (CS1.D)



Prior Roof Deck Design by CDA (CS1.I Beacon)



Open roof lounge to preserve city views (CS1.I Beacon)

Priority Design Guidelines – Context and Site

GUIDELINE	SUB-GUIDELINE	Key Issue For Site/Project	Design Response
CS2: Urban Pattern and Form	B. Adjacent Sites, Streets, and Open Spaces	Site is in a transition zone between new mid-rise, mixed use buildings and traditional single-story commercial and residential buildings.	The planned Beacon Ave. facing ground floor uses are commercial with large glazed openings that extend vertically two stories to enhance the exposure of the commercial uses from Beacon Ave and to blend with newer/planned mid-rise developments in the area. The orientation of the planned commercial and common residential entries along with connecting walks provides a strong pedestrian connection to Beacon Ave. The 18th Ave façade features residential decks and smaller windows that are appropriate to the residential character of this street.
	C. Relationship to the Block	North and south facades at risk of appearing too monolithic in relation to smaller structures.	Two of the massing options have a strong Beacon Ave. street edge with roughly parallel glazed walls. The preferred option has a saw tooth street edge with smaller building mass elements that are in keeping with the current development pattern of smaller commercial buildings but when viewed together provide a prominent building façade that will complement the evolving street scape into the future. Creation of additional visual interest in the façade is planned through use of commercial scale brick and/or concrete wall finishes and plenty of street level windows.
	D. Height, Bulk, and Scale	Zone transition with single family zone	<p>The site is within a transition zone with single family uses. The SF 5000 zoned lots located east of this property are separated by 18th Ave. S. The zone transition line is at the centerline of 18th Ave. S. (about 33 feet of this property). The east edge of the North Beacon Hill Residential Urban village is always separated from the adjacent SF 5000 zoning district by a street like 18th Ave. S. The NC2-40 zoning of this property has an allowed 44 feet building height with the selected height bonus, zero setbacks, and maximum FAR of 4. The adjacent SF 5000 zoning allowed building height is 30 feet; front 20', rear, 25', and 5' side setbacks; and maximum lot coverage of 1,000 S.F. + 15% of the lot.</p> <p>Given the differences in the height, setback and lot coverage limitations between the two zones the proposed massing options of this development result in the proposed building having a larger scale and mass than what is found in the single family zone across the street. To mitigate the increased scale and mass, a combination of enhanced building modulation, ground and upper floor setbacks and the addition of residential decks and balconies have been used in the three massing options to reduce the visual scale and mass of the building and to provide a more human scale at the street frontage. As the design progresses, additional visual mass and scale reduction techniques including use of texture, material and color changes will be studied.</p>
CS2: North Beacon Hill Supplemental	I. Streetscape Compatibility	Two distinct street characters at front and rear of building.	The Beacon Ave. ground floor elevation is set slightly above the existing sidewalk elevation to provide drainage and easy pedestrian access to both the commercial and common residential entrances. The planned Beacon Ave. facing ground floor uses are commercial with large glazed openings that extend two stories vertically to denote the commercial uses. The common residential entry is featured by a two-story covered entry porch that opens into a two story lobby. Residential windows facing Beacon Ave. are planned to extend floor to ceiling in keeping with the glazing pattern below. The 18th Ave. ground floor elevation is between 4 and 5 feet above the adjacent sidewalk with individual recessed residential decks and semi opaque railing (preferred option) to provide privacy separation for the ground floor units. Additional building modulation, residential decks and upper floor setbacks are provided in keeping with the residential character and pattern of this street. Use of smaller windows along 18th Ave. and along the north and south property lines will be investigated in keeping with the other residential uses along 18th Ave.

Priority Design Guidelines – Context and Site

GUIDELINE	SUB-GUIDELINE	Key Issue For Site/Project	Design Response
CS3: Architectural Context and Character	A. Emphasizing Positive Neighborhood Attributes	Character of neighborhood is in a period of stylistic evolution.	The proposed massing options are in response to the current neighborhood fabric of smaller commercial and residential structures. Each option mitigates the overall mass of the building, which is larger than many of the existing buildings, into smaller scale elements in keeping with the neighborhood character. At the same time, the options provide a coherent overall design that addresses the Beacon Ave. commercial and 18th Ave. residential characters, and are consistent with other newer/planned buildings in the area. Brick is a common building material in the area, especially on commercial buildings, and its use will be investigated as the building design matures.

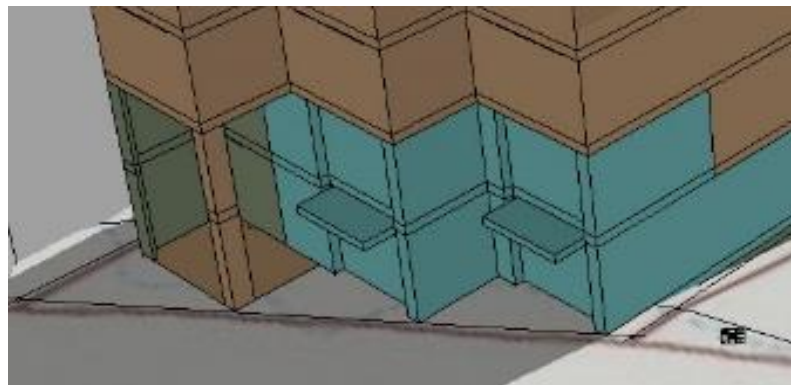
Priority Design Guidelines – Public Life

GUIDELINE	SUB-GUIDELINE	Key Issue For Site/Project	Design Response
PL2: Walkability	B. Safety and Security	Existing trees on Beacon Ave. limit clear sight-lines from some angles.	Street level transparency is provided into both the common residential entry lobby and commercial spaces. Planned landscaping at the front of the building will be lower style planting meant to define each entry walk into the building but not to create hidden areas not readily visible from the public sidewalk and street. Energy efficient security lighting will be used.
PL2: North Beacon Hill Supplemental	I. Personal Safety and Security	Respond to concepts of Defensible Space, Access Control, and Surveillance.	Clear lines of sight with clearly indicated accessible routes are incorporated into the massing studies and preliminary planning. The access walkway length to each planned entry have been kept short and open.



Adequate lighting and visibility to the outside (PL2.B)

GUIDELINE	SUB-GUIDELINE	Key Issue For Site/Project	Design Response
PL3: Street-Level Interaction	A. Entries	Make a clear distinction between public retail entries and semi-private residential entries.	Each retail entry is covered and scaled to be consistent with the interior floor area and is open and readily visible from the adjacent sidewalk. The common residential entry porch is defined by a 2-story high recess into one of the building's modulated sub-masses and is suitably sized and proportioned to serve the residential building use. Beyond the entry porch is a two story entry lobby with generous window glazing separating the exterior and interior spaces.



Proposed entry configuration at Preferred Option (PL3.A)

Priority Design Guidelines – Design Concept

		Key Issue For Site/Project	Design Response
DC2: Architectural Concept	A. Massing	Portion of the site facing Beacon Avenue is narrow, potentially accentuating height and massing.	All three of the proposed massing options effectively use the available Beacon Ave. frontage and provide the required amount of commercial frontage. The proposed preferred massing option explores breaking up the Beacon Ave. façade into three secondary architectural elements that extend the full height of the building and highlight the common residential entry and commercial entries. The two other proposed massing options don't accentuate the separate architectural elements but explore the benefits of creating a stronger street edge with defined entry elements.
	B. Architectural and Façade Composition	Design facades that are attractive on all sides. Avoid large, blank walls where code and building position limits fenestration area.	All three of the proposed massing options explore different design treatments at the street level that have a human scale through the use of wall setbacks, display windows, and indentations that form cues of an entry location. Each massing option explores the use of appropriately proportioned wall projections, wall indentations, upper floor setbacks, and residential decks and balconies.
DC2: North Beacon Hill Supplemental	I. Respect for Adjacent Sites	Site is adjacent to single family homes with private yards.	All three massing options, where possible, pull the north and south building facades away from the adjacent properties where windows would directly overlook neighboring yards



No decks where adjacent to single family use

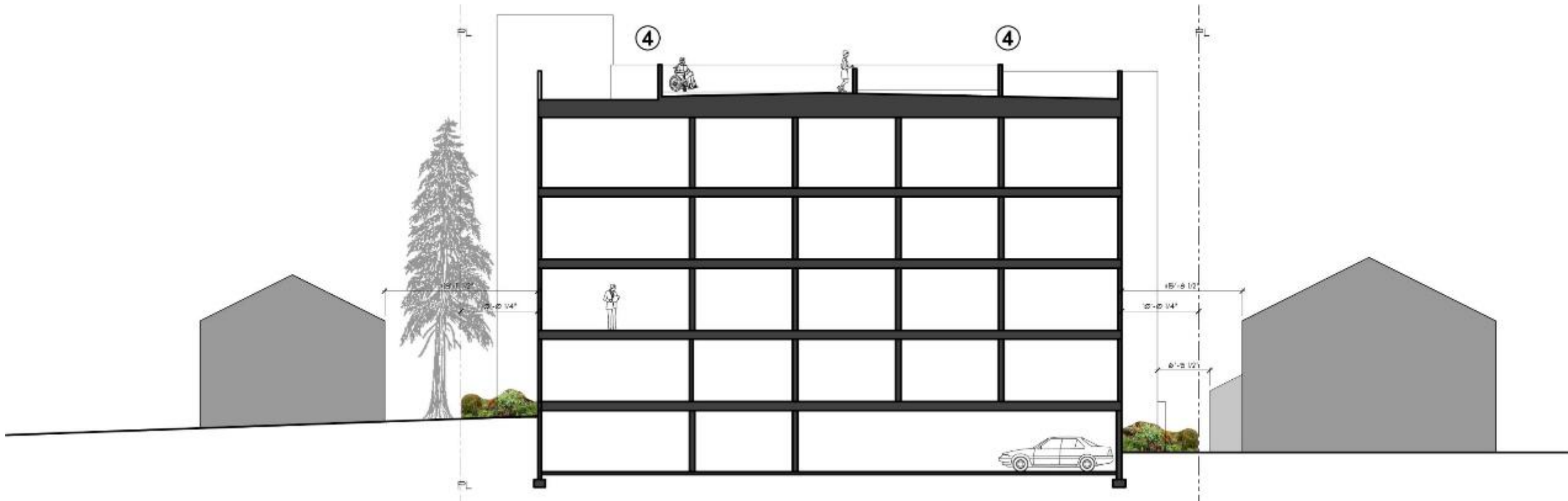
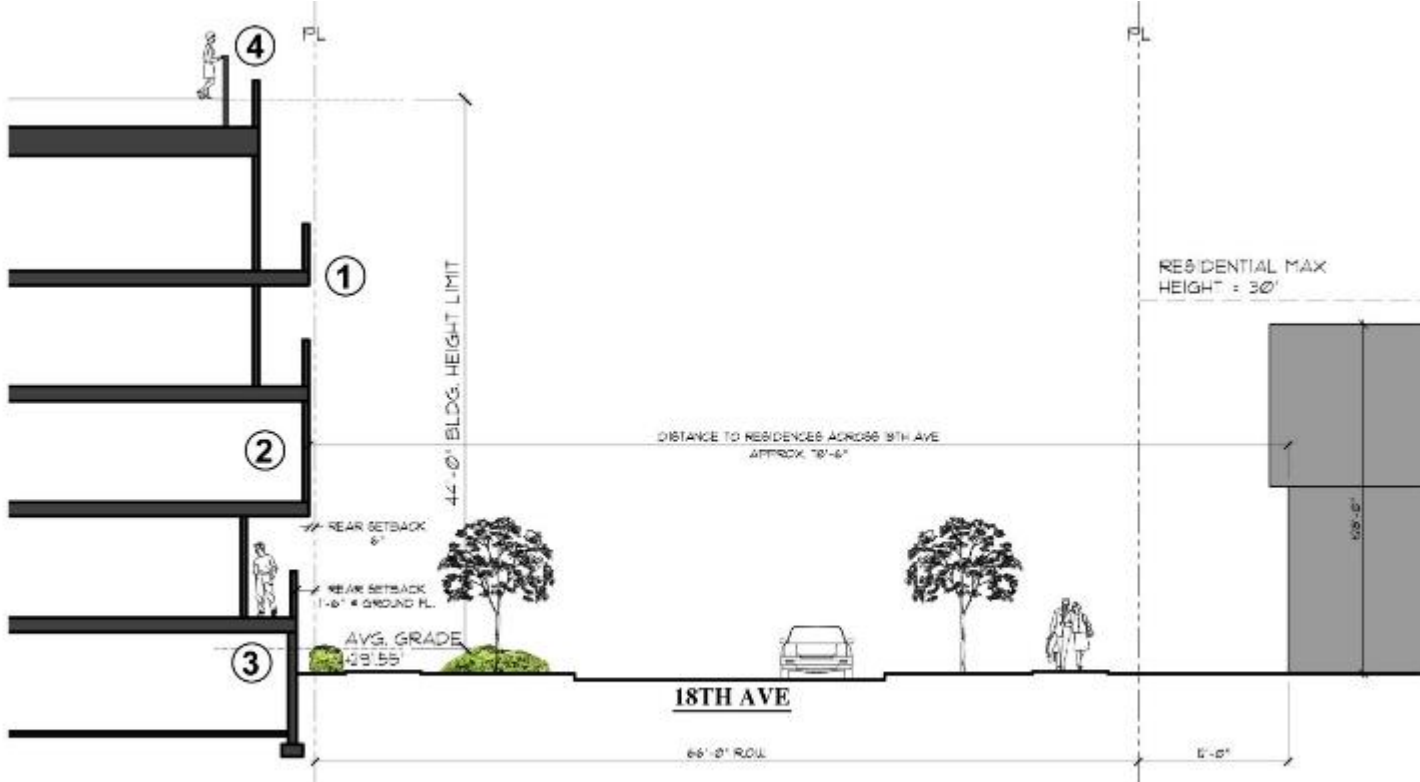


Building set back increased where adjacent to single family use

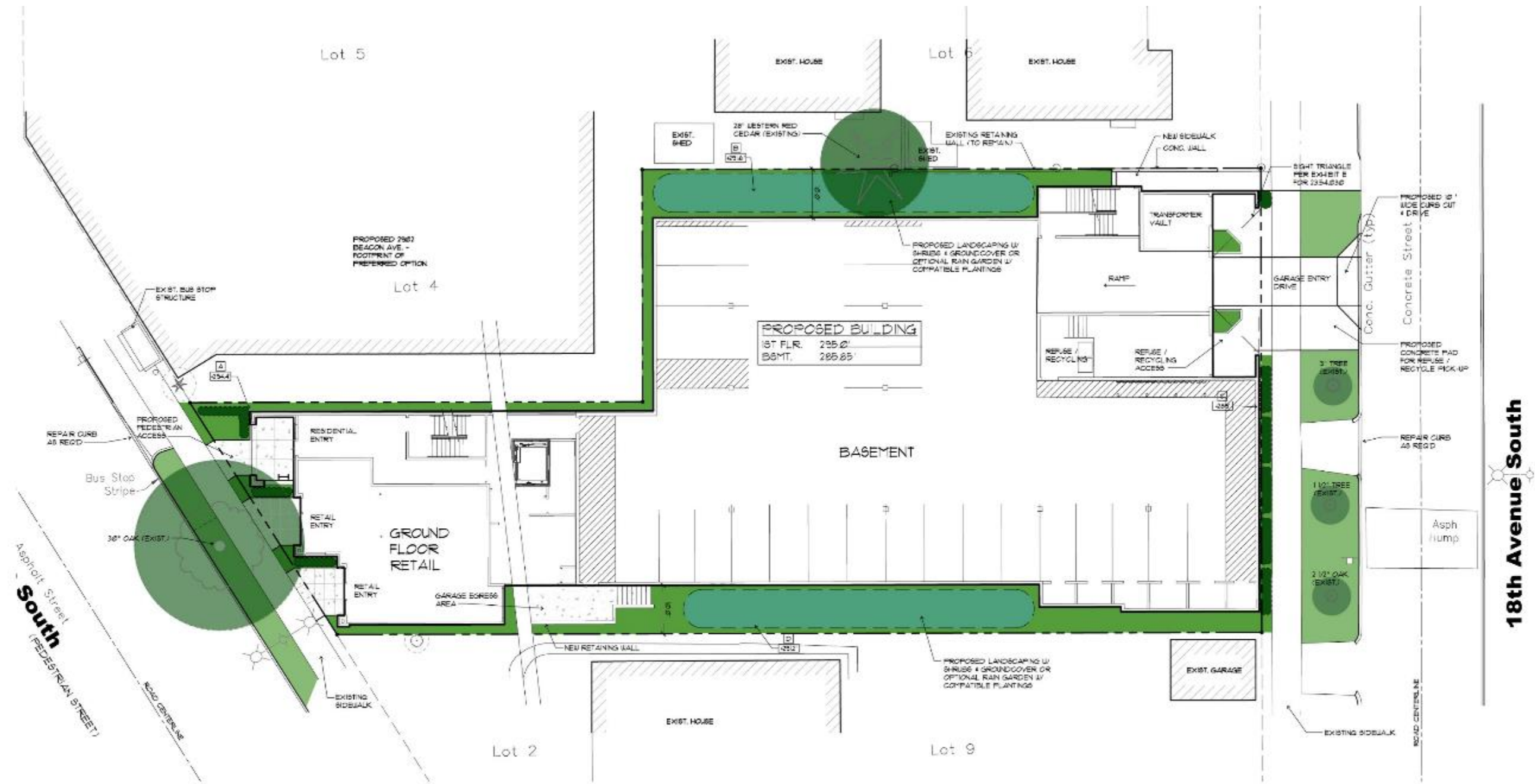
Relationship to Adjacent Residential Analysis

In an effort to reduce the impact on the adjacent single family homes, the design calls for the inclusion of the following elements (preferred option shown in sections):

1. Building steps back at 3rd and 4th levels, providing a reduction in mass as well as opportunities for residential balconies.
2. Modulation of the 18th Ave-facing façade
3. Introduction of residential decks
4. Rooftop amenities are set back from the building edge to reduce visual access



Proposed Site Plan & Landscaping – Preferred Option



Conceptual Site & Landscape Plan
 SCALE 1" = 10'
 0 5' 10' 20'
 PREFERRED OPTION SHOWN - PLAN @ BASEMENT EXCEPT WHERE NOTED

Key	
	ELEVATION USED IN AVERAGE GRADE CALCULATION - LOCATED AT MID-POINT OF SMALLEST RECTANGLE THAT ENCOMPASSES BUILDING.
	AVERAGE FINISHED GRADE REFERENCE POINT FOR CALCULATION
	LANDSCAPE AREA (2,414SF.)
	CONCRETE PATIO SLAB

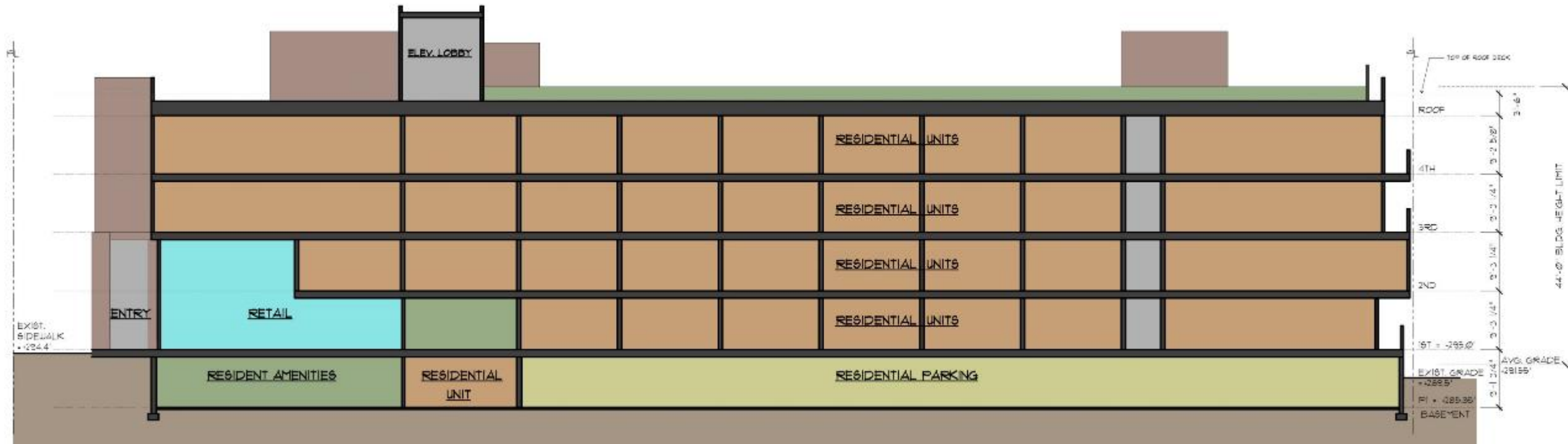
Average Grade Calculation	
PER ZONING CODE SECTION 23.56.026.A.1.D	
A	+294.4'
B	+291.6'
C	+289.0'
D	+292.2'
$(662' / 4 = 295.5')$	

Proposed Rooftop Landscaping – Preferred Option

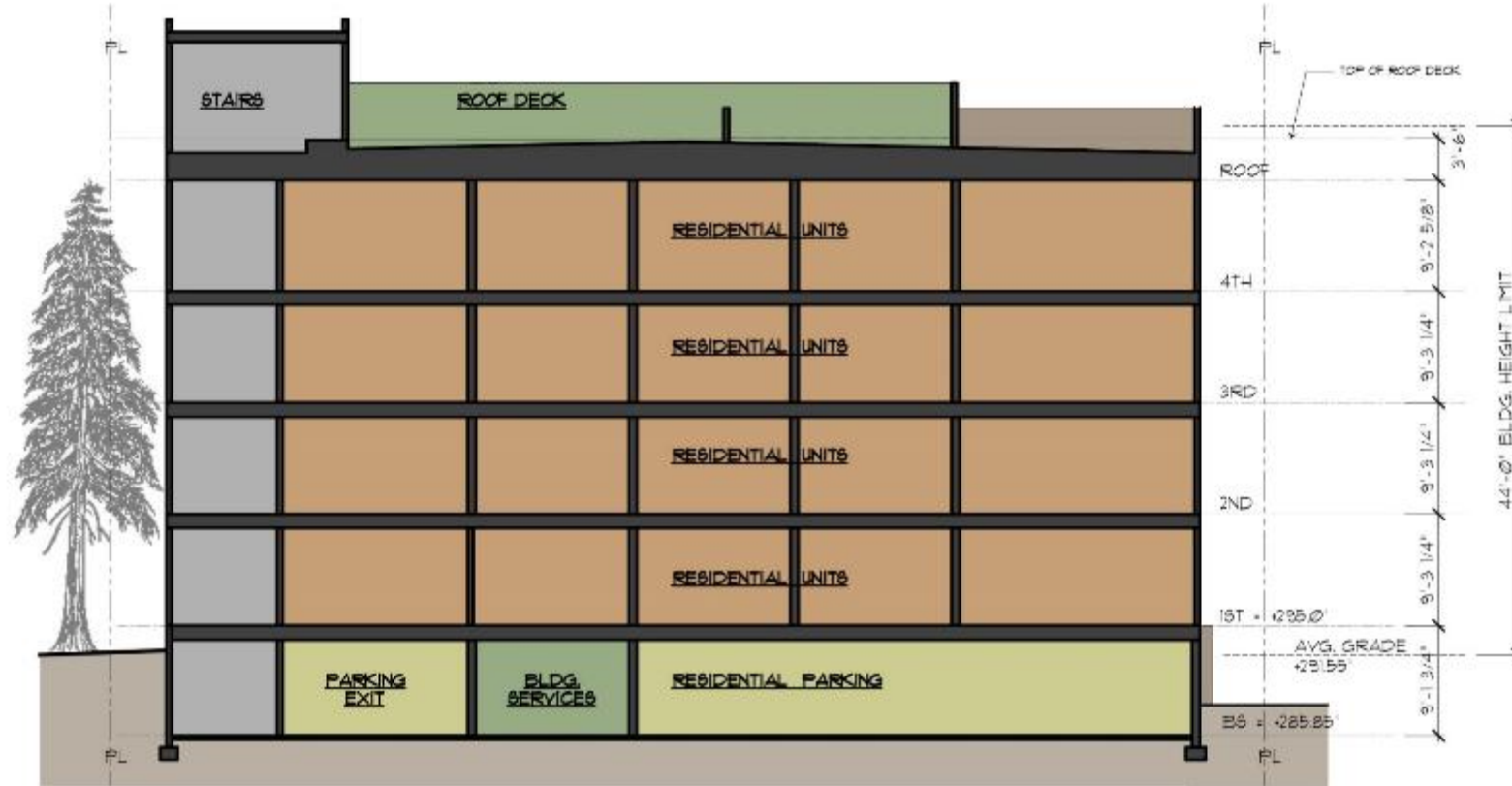


 **ROOF PLAN**

Site sections



Section looking north



Section looking east

Inspiration



Plaza Roberto Maestas



525 Boren Ave. N.



Beacon Hill Link Light Rail station



19 W. Harrison St.



199 Blaine



19th & Mercer

Inspiration and Design Sketches



Proposed 18th Ave. Garage Access



Cues taken from existing “industrial” facades in mix-use areas. Metal and concrete indicate the vehicular use, while vegetation and semi-transparent paneling soften the appearance of the building to integrate it more seamlessly into the existing neighborhood.



Proposed Beacon Ave. Retail and Residential Entries



Natural and man-made materials mix to create an upscale feel that is subdued enough for a residential neighborhood in transition.

(19th & Mercer)

Massing Study Overview



Scheme A (Preferred Design)

Scheme A provides the most straight-forward application of the design requirements and limitations. Retail areas are given an 18' floor-to-floor height to coincide with the 9' floor to floor height of the residential units behind. The front elevation is angled away from the street to match the orientation of the surrounding structures.

Scheme B

Scheme B provides a more subtle nod to the surrounding single family homes, as well as a style more in harmony with the new mixed use development to the north of the site. Varying degrees of modulation indicate unit boundaries, while staggered pop-outs and in-sets across the façade give the building a reduction to the appearance of mass and scale.

Scheme C

Scheme C integrates features of the surrounding neighborhood and shape of the site. Angled pop-outs evoke the traditional bay windows found in the neighborhood, while also providing interest and movement to the facades. The front elevation of the lower floors is angled away from the street to match the orientation of the surrounding structures.



Scheme A – Preferred

BENEFITS

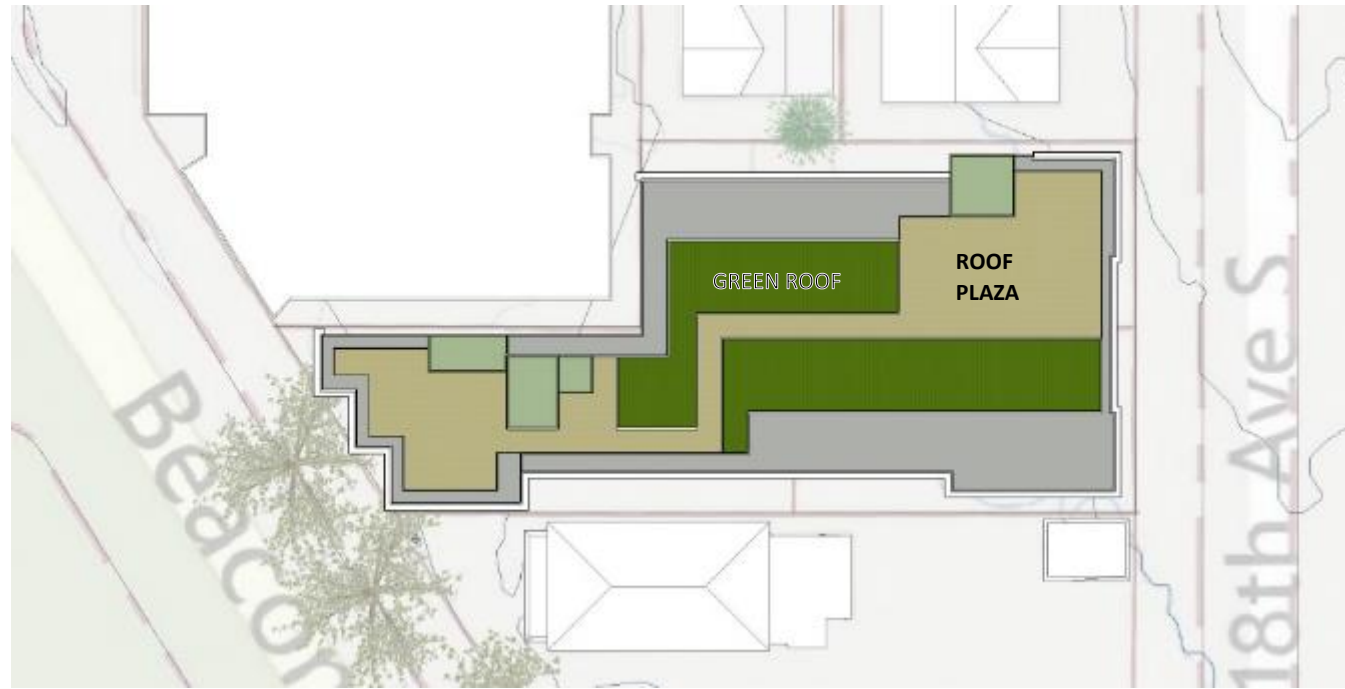
- The traditional building cornice cap provides an historical reference to local traditional architectural forms (CS3.A.1).
- The building is broken into separate volumes (along the longer sides) to reduce the scale of the building (Beacon CS2.III.i) while also respecting the adjacent properties by increased side setbacks (Beacon DC2.I.ii).
- The simple geometric forms facing Beacon Ave. evoke an architectural presence and provide opportunities for design detail and articulation (CS2.A.2) while also reducing the building mass in an area of smaller commercial buildings (Beacon CS2.III.i).
- The saw tooth ground floor façade allows more than one defined commercial entry and a separate more prominent common residential entry (PL3 A.1.). The planned commercial storefronts with multiple faces creates a porous edge through the visual interaction of pedestrians along the pedestrian walk into the businesses (PL3.A.1.c, CS2.B.2, and PL3.C.1).
- The lower roofs over the Beacon Ave. pedestrian building entries provide a human scale for pedestrians (DC2.B.2).
- The 18th Ave. façade is stepped back from the sidewalk at the fourth floor with residential decks also added at the ground and 3rd floors to reduce the building mass facing the single family homes (DC2.A.2). Additionally, the ground floor decks provide street level human scale elements (DC2.B.2).
- The recessed service area and garage entry (w/ min. 10' width) at the rear of the building helps to deemphasize this area from the adjacent pedestrian sidewalk and allows for the placement of supplemental landscape screening and enhanced wall materials while still providing safe conditions for pedestrians through the required side vision triangles (DC1.B.1. and DC1.C.4).
- The recessed dwelling unit façades locations (facing the north and south property lines) allow an increased amount of window area (up to 45% of wall area) and enhanced solar access.

DISADVANTAGES

- This option does not maintain a strong street edge (although one does not currently exist) as proposed by the adjacent 2902 Beacon Ave. development.
- This option provides little space for vegetation along beacon.



Scheme A – Preferred



Roof Plan



Ground Floor



Typical Residential Floor



Basement

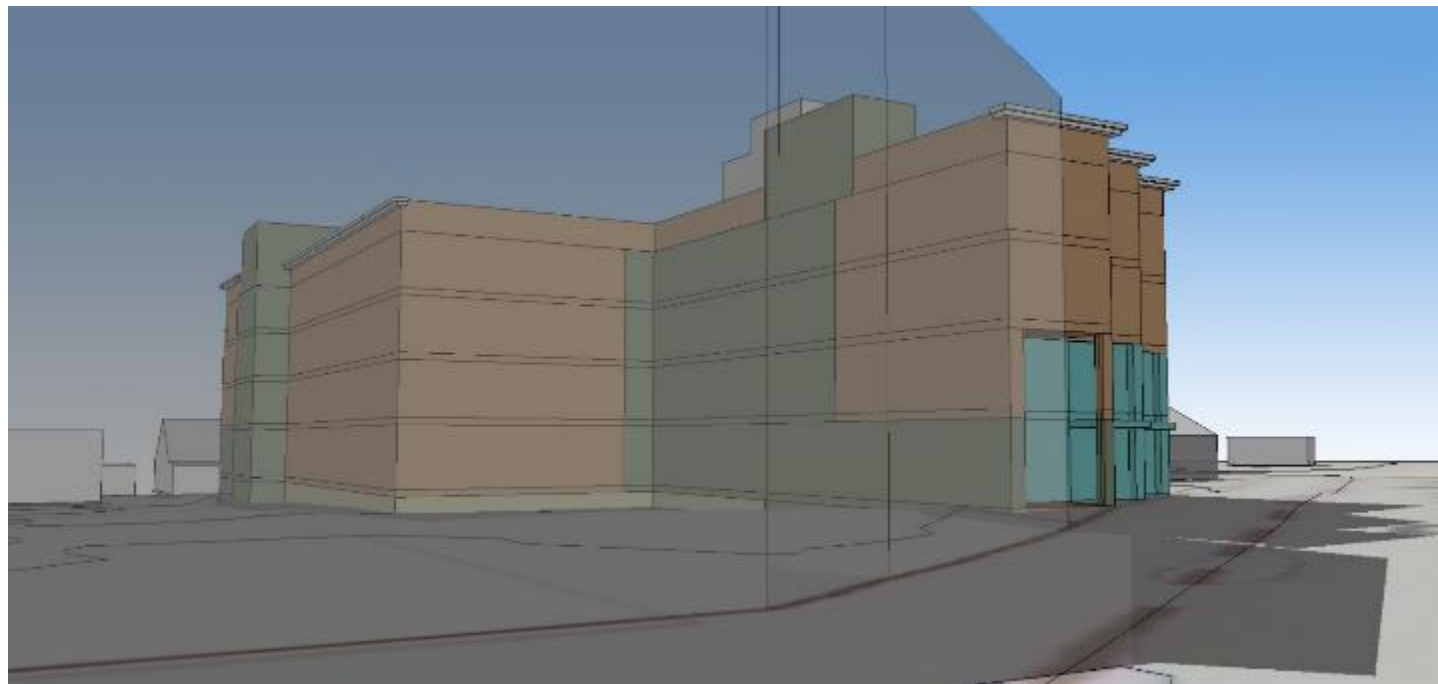
Scheme A – Preferred



Street view from S. Forest St. and 18th Ave. S.



Street view from S. Stevens St. and 18th Ave. S.



Street view from Beacon Ave. S. and S. Forest St.



Street view from Beacon Ave. S.

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Scheme B

BENEFITS

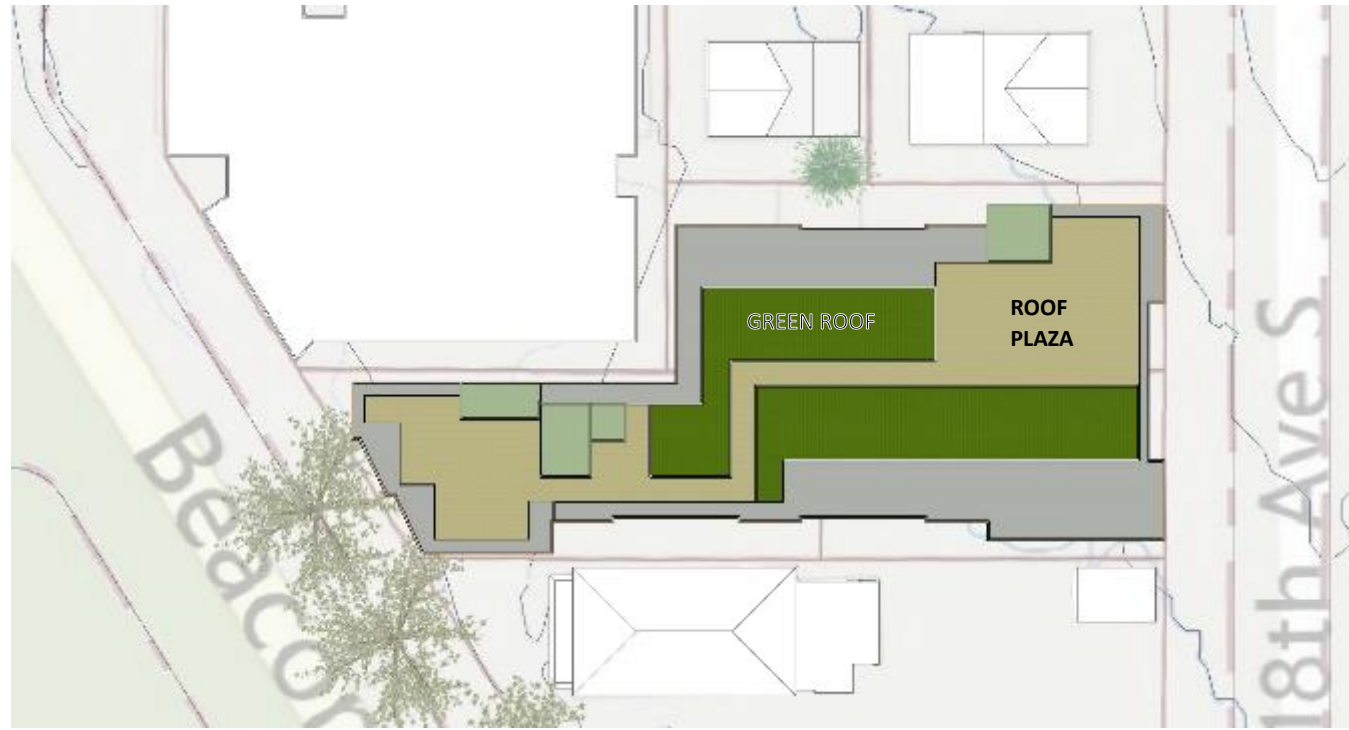
- The building is broken into separate volumes by both vertical and horizontal offsets to reduce the scale of the building (Beacon CS2.III.i) while also respecting the adjacent properties by the increased side setbacks (Beacon DC2.I.ii).
- The angled geometric forms facing Beacon Ave. provide a strong street edge (CS2.C.2) while also reducing the building mass in an area of smaller commercial buildings (Beacon CS2.III.i).
- The two story recessed façade facing Beacon Ave. provides the opportunity of more prominent and welcoming common residential entry (PL3 A.1.c.). The separate commercial entry is provided by a recessed storefront with multiple faces that creates a porous edge through the visual interaction of pedestrians along the pedestrian walk into the business (PL3.A.1.b., CS2.B.2, and PL3.C.1).
- The recessed ground floor commercial entry facing Beacon Ave. provides a human scale for pedestrians (DC2.B.2.c.).
- The 18th Ave. façade is stepped back from the sidewalk at a portion of the fourth floor with residential decks also added at the ground, 2nd, and 3rd floors to reduce the building mass facing the single family homes (DC2.A.2).
- The recessed service area and garage entry (w/ min. 10' width) at the rear of the building is not as wide as the preferred option. The narrower recess helps to further deemphasize this area from the adjacent pedestrian sidewalk and allows for the placement of supplemental landscape screening and enhanced wall materials (DC1.C.4).

DISADVANTAGES

- Safe conditions for pedestrians at the garage entry is reduced because the required side vision triangle is provided only on one side (DC1.B.1.).
- This option provides little space for vegetation along beacon.
- The north and south dwelling unit façade projections limit the amount of window area with reduced solar access.



Scheme B



Roof Plan



Ground Floor



Typical Residential Floor



Basement

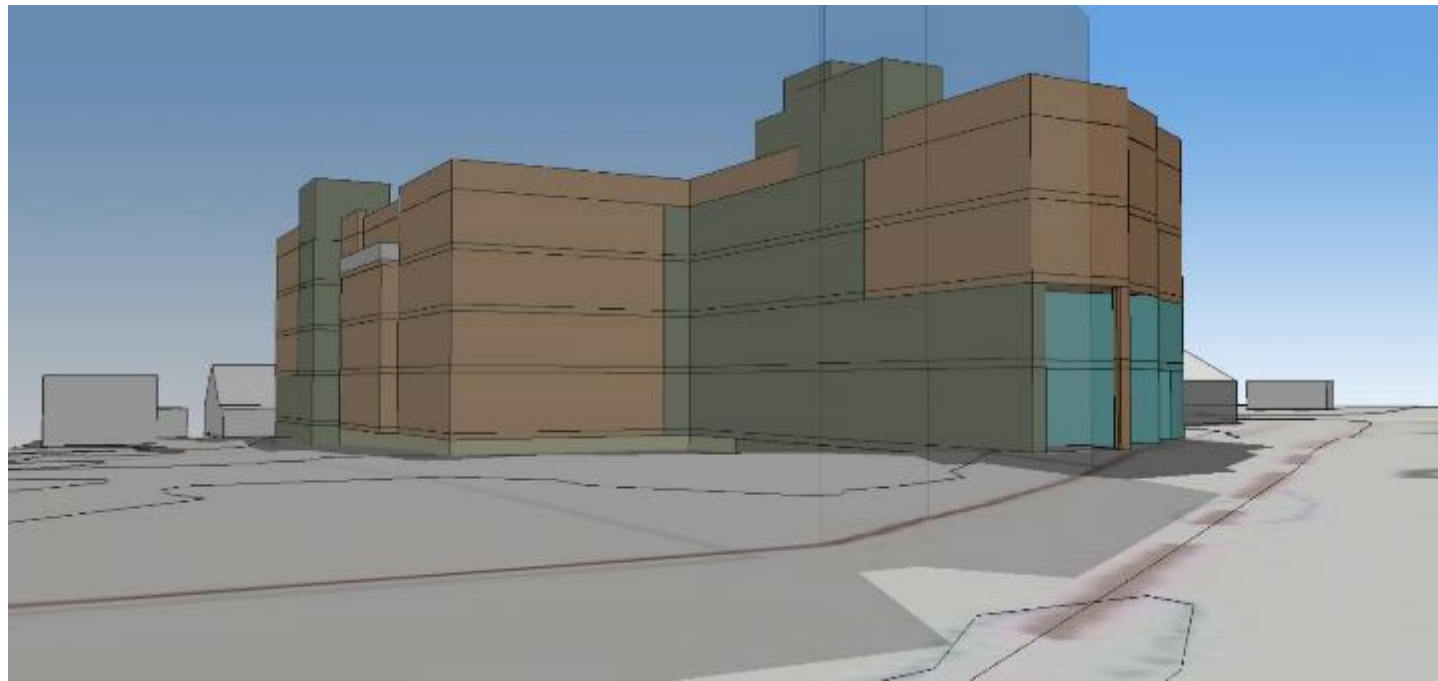
Scheme B



Street view from S. Forest St. and 18th Ave. S.



Street view from S. Stevens St. and 18th Ave. S.



Street view from Beacon Ave. S. and S. Forest St.



Street view from Beacon Ave. S.

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Scheme C

BENEFITS

- The building is broken into separate volumes by both vertical and horizontal offsets featuring angled facades to reduce the scale of the building (Beacon CS2.III.i) while also respecting the adjacent properties by the increased side setbacks (Beacon DC2.I.ii).
- The angled geometric forms facing Beacon Ave. at the 3rd and 4th floors provide a strong street edge (CS2.C.2) while also reducing the building mass in an area of smaller commercial buildings (Beacon CS2.III.i).
- The two story recessed façades facing Beacon Ave. at the ground and 2nd floors provide additional visual interest and human scale and additional landscape area. The recessed two story commercial storefront with multiple faces creates a porous edge through the visual interaction of pedestrians along the pedestrian walk into the business (CS2.B.2, and PL3.C.1).
- The 18th Ave. façade contains residential decks at all floors to further reduce the building mass facing the single family homes (DC2.A.2).
- The recessed service area and garage entry (w/ min. 10' width) at the rear of the building helps to deemphasize this area from the adjacent pedestrian sidewalk and allows for the placement of supplemental landscape screening and enhanced wall materials while still providing safe conditions for pedestrians through the required side vision triangles (DC1.B.1. and DC1.C.4).

DISADVANTAGES

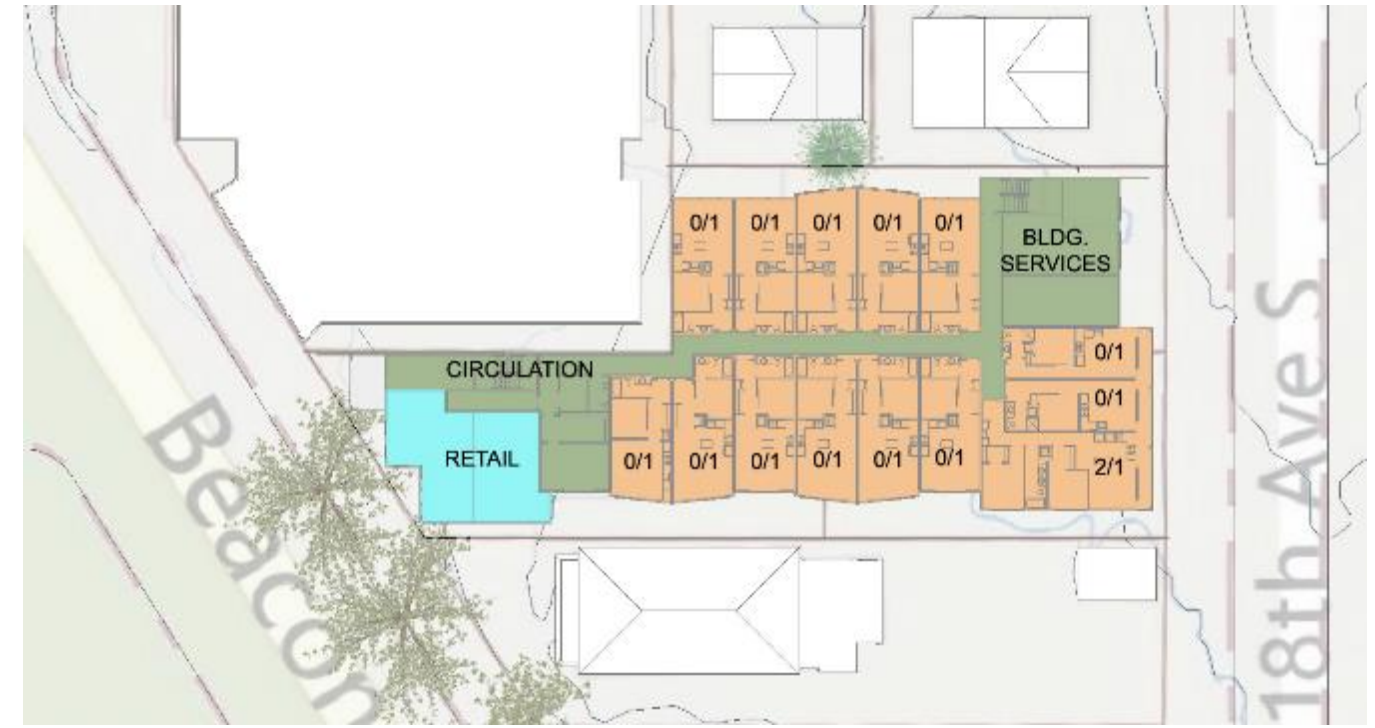
- The north and south dwelling unit façade projections limit the amount of window area with reduced solar access.



Scheme C



Roof Plan



Ground Floor

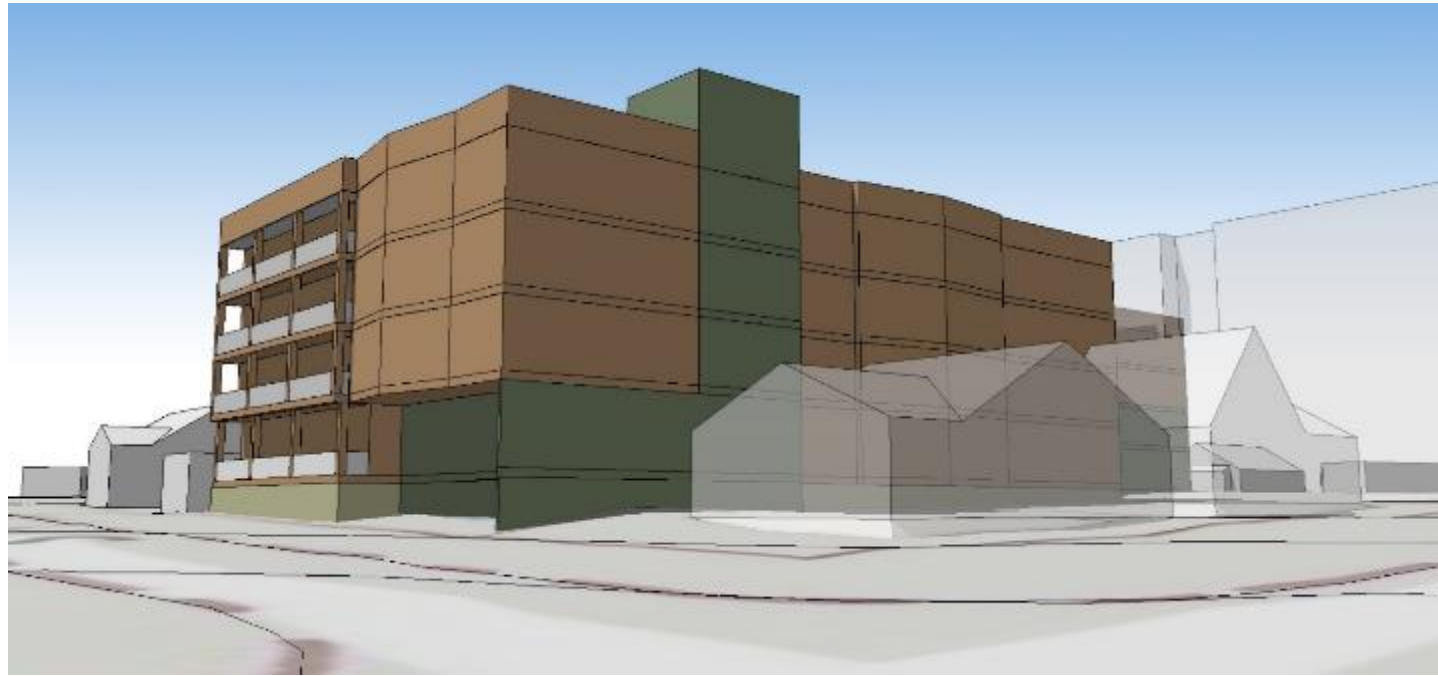


Typical Residential Floor



Basement

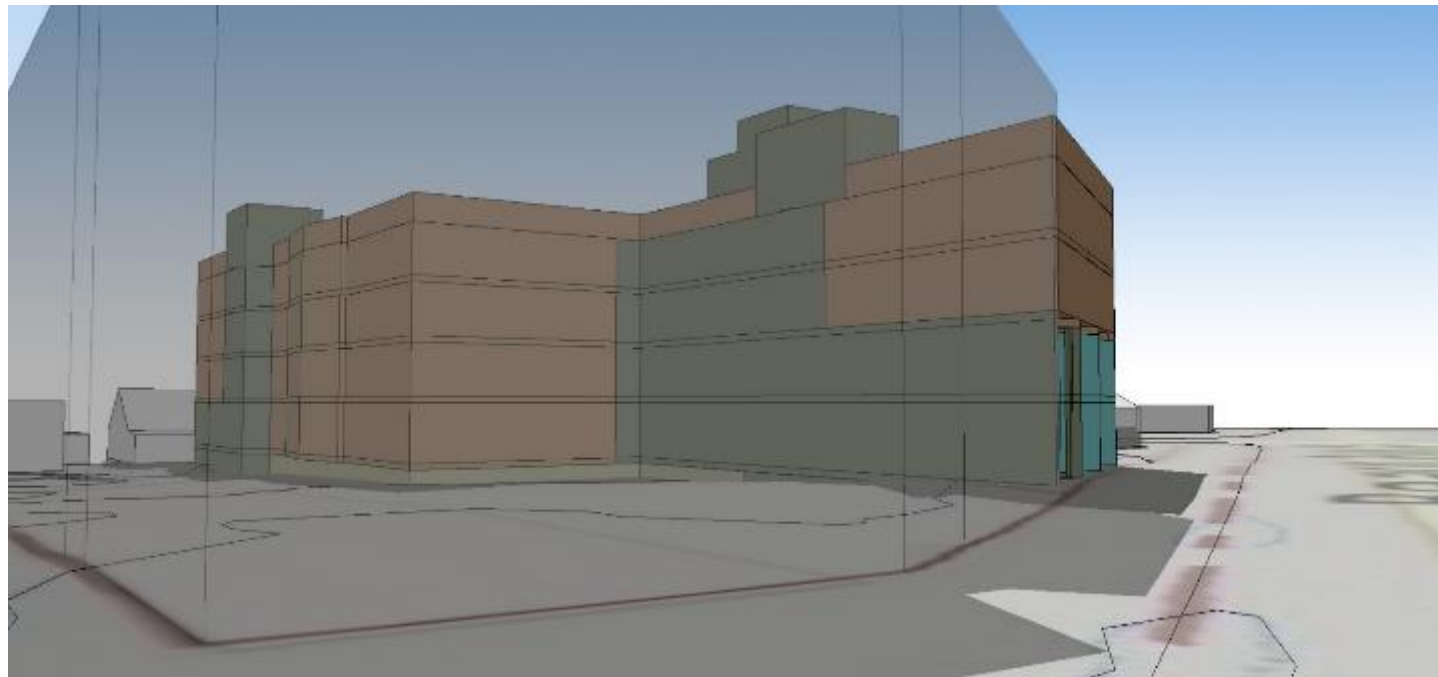
Scheme C



Street view from S. Forest St. and 18th Ave. S.



Street view from S. Stevens St. and 18th Ave. S.



Street view from Beacon Ave. S. and S. Forest St.



Street view from Beacon Ave. S.

Shadow Diagrams

March/September 21

June 21

December 21

10 AM



12 PM



2 PM

