



**2026 E Madison Street**  
**Seattle WA 98122**

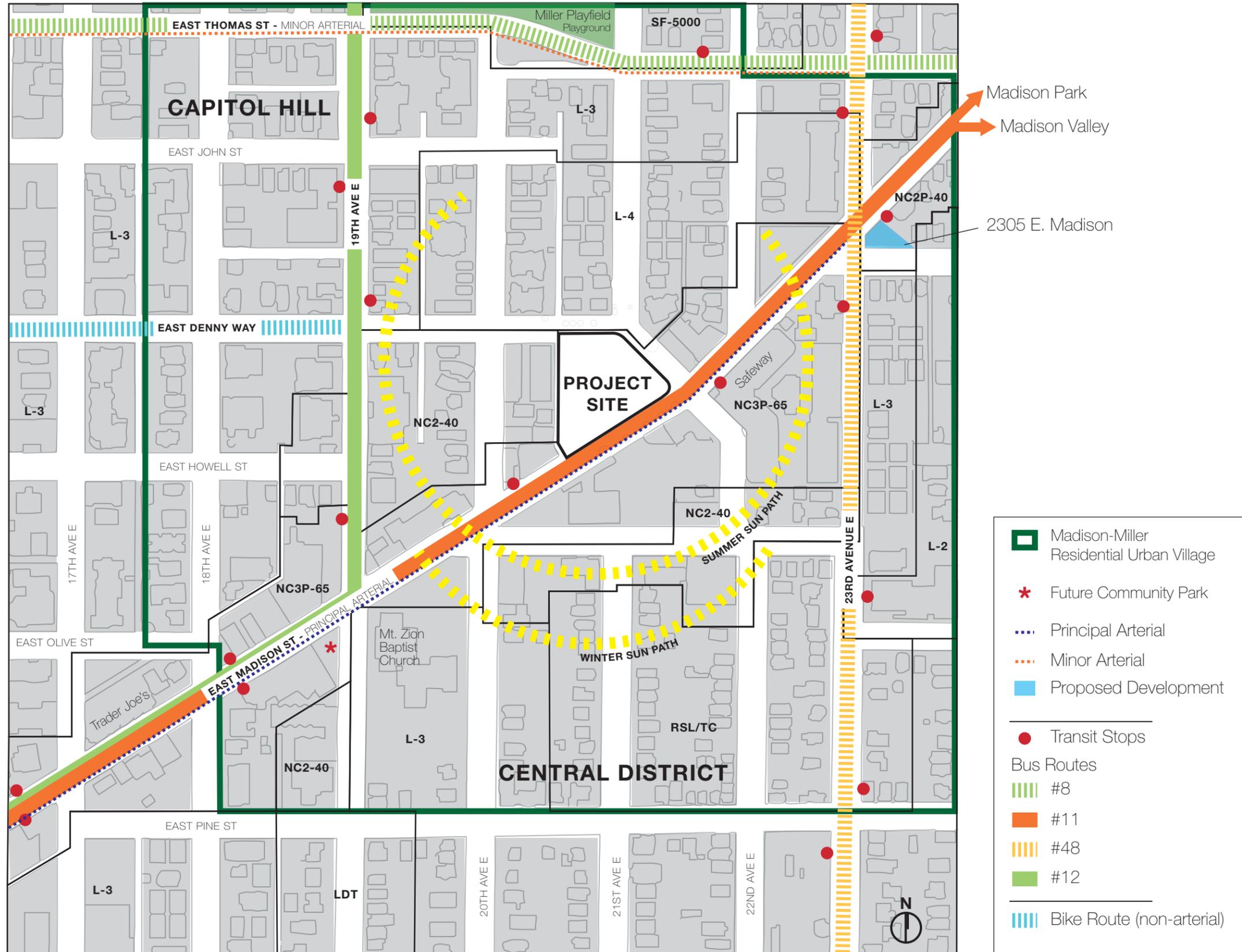
Seattle Design Commission Presentation  
July 1, 2014



# SITE CONTEXT AERIAL PHOTO



# SITE CONTEXT PROJECT LOCATION



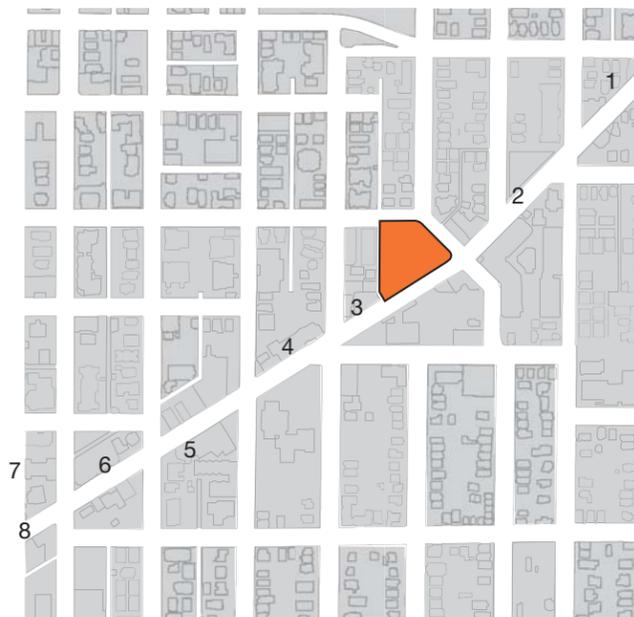
|            |  |
|------------|--|
|            | Madison-Miller Residential Urban Village |
|            | Future Community Park                    |
|            | Principal Arterial                       |
|            | Minor Arterial                           |
|            | Proposed Development                     |
|            | Transit Stops                            |
| Bus Routes |  |
|            | #8                                       |
|            | #11                                      |
|            | #48                                      |
|            | #12                                      |
|            | Bike Route (non-arterial)                |

# SITE CONTEXT

## FIGURE-GROUND DIAGRAM

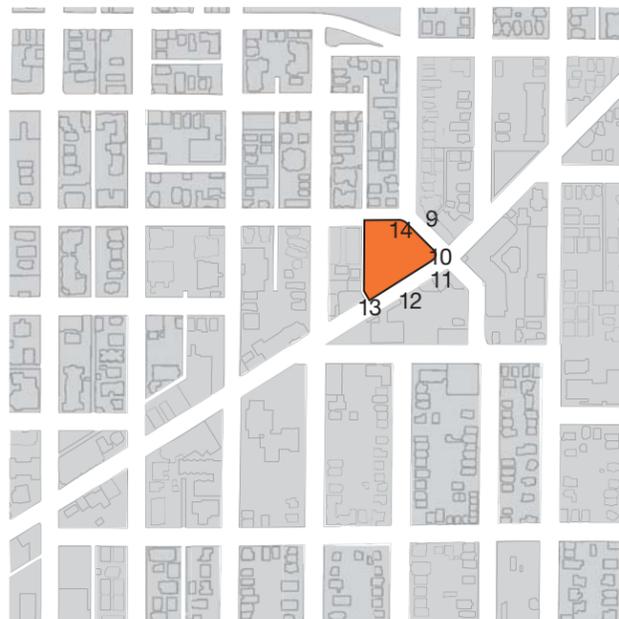


# SITE CONTEXT EXISTING NEIGHBORHOOD CONDITIONS



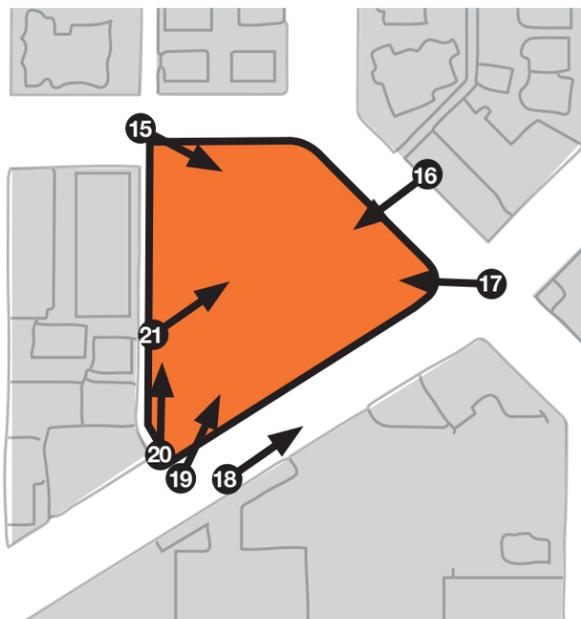
- 1 Madison Valley
- 2 Madison Temple
- 3 El Gallito Restaurant
- 4 McKinney Manor Apartments
- 5 Hearing Speech & Deafness Center
- 6 Madison Apartments & Trader Joe's
- 7 17th Avenue & East Olive Street
- 8 Madison Crossings & Madison Market

# SITE CONTEXT EXISTING ADJACENT CONDITIONS



- 9 Views to the east along E Madison St
- 10 Summit Apartments
- 11 Former location of the Twilight Exit
- 12 Planned Parenthood
- 13 Neighboring Office Building
- 14 Bridgestone Tire Shop

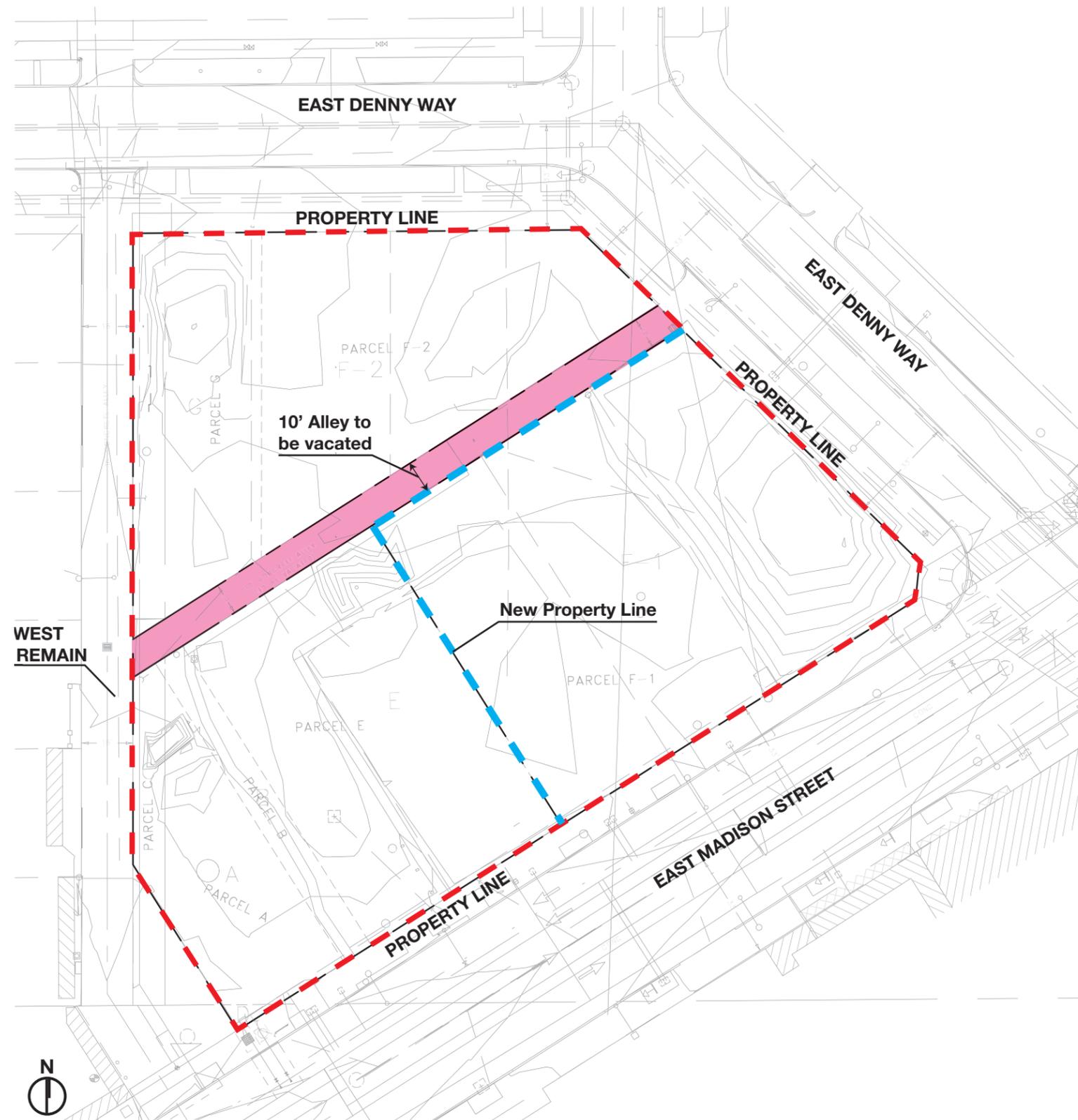
# SITE CONTEXT EXISTING SITE CONDITIONS



- 15 View from NW corner of Project Location
- 16 View to SW from E. Denny Way
- 17 View West from Intersection of E. Madison St and 22nd Ave E.
- 18 View NE along Sidewalk at E. Madison St.
- 19 View from SW corner of Project Location
- 20 View North along Alley
- 21 View NE from Alley



# SITE CONTEXT ALLEY VACATION PLAN



## ALLEY VACATION CONDITIONS

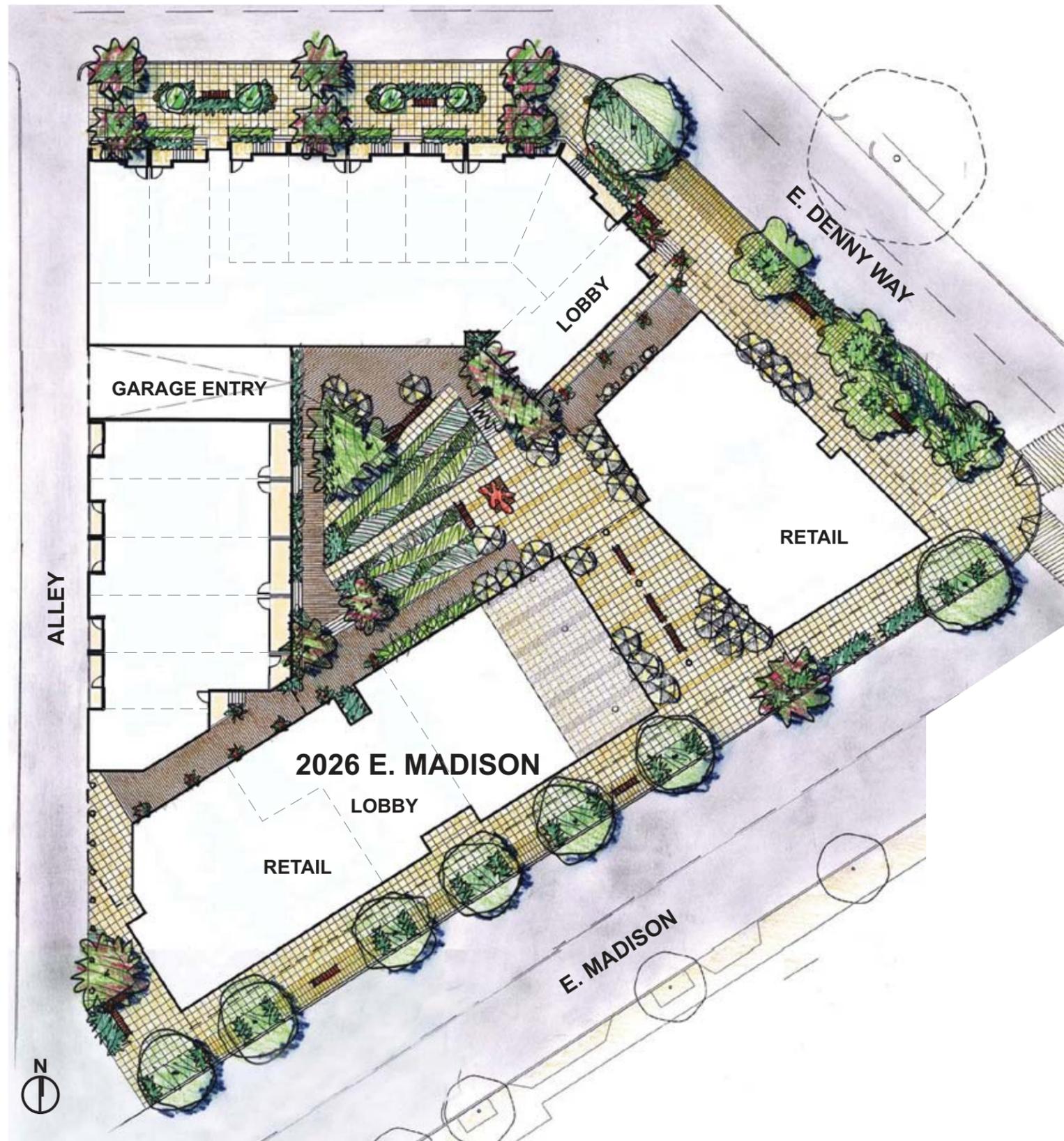
### EXISTING ALLEY:

1. Alignment
  - a. Provides connection between West Alley and E Denny Way
2. Dimensions
  - a. 10'-0" Concrete Alley
3. Utilities
  - a. All existing power and communication lines have been disconnected

### PROPOSED PLAN:

1. Alignment
  - a. New pathway provides 24 hour access through the site and maintains connection between West Alley and E Denny Way
2. Dimensions
  - a. Concrete pathway varies from 8'-0" - 12'-0"
3. Utilities
  - a. All new power and communication lines will be located on E Denny Way. This is currently under review with Seattle City Light.

# 2009 DESIGN SITE PLAN



## PUBLIC BENEFIT MATRIX

| Public Benefit | Description                                     | 2009 Proposal |           |
|----------------|---|---------------|-----------|
| 1              | <b>Public Open Space - On Site</b>              |               |           |
|                | Square Footage of Public Benefit Space          |               | 11,700 SF |
|                | Trees   |               | 8         |
|                | Planting Improvements                           |               |           |
|                | Planting Area                                   |               | 2,060 SF  |
|                | Turf Area                                       |               | 0         |
|                | Pedestrian Hardscape                            |               | 9,640 SF  |
|                | Fixed Seating (Seatwalls, Stone, Conc. Perches) |               | 30 SF     |
| 2              | Pedestrian Signage                              |               | Yes       |
|                | Pedestrian Scale Lighting                       |               | Yes       |
|                | <b>Public Art or Water Feature</b>              |               |           |
|                | Context Specific Art Features                   | Yes           |           |

# 2009 DESIGN ELEVATIONS

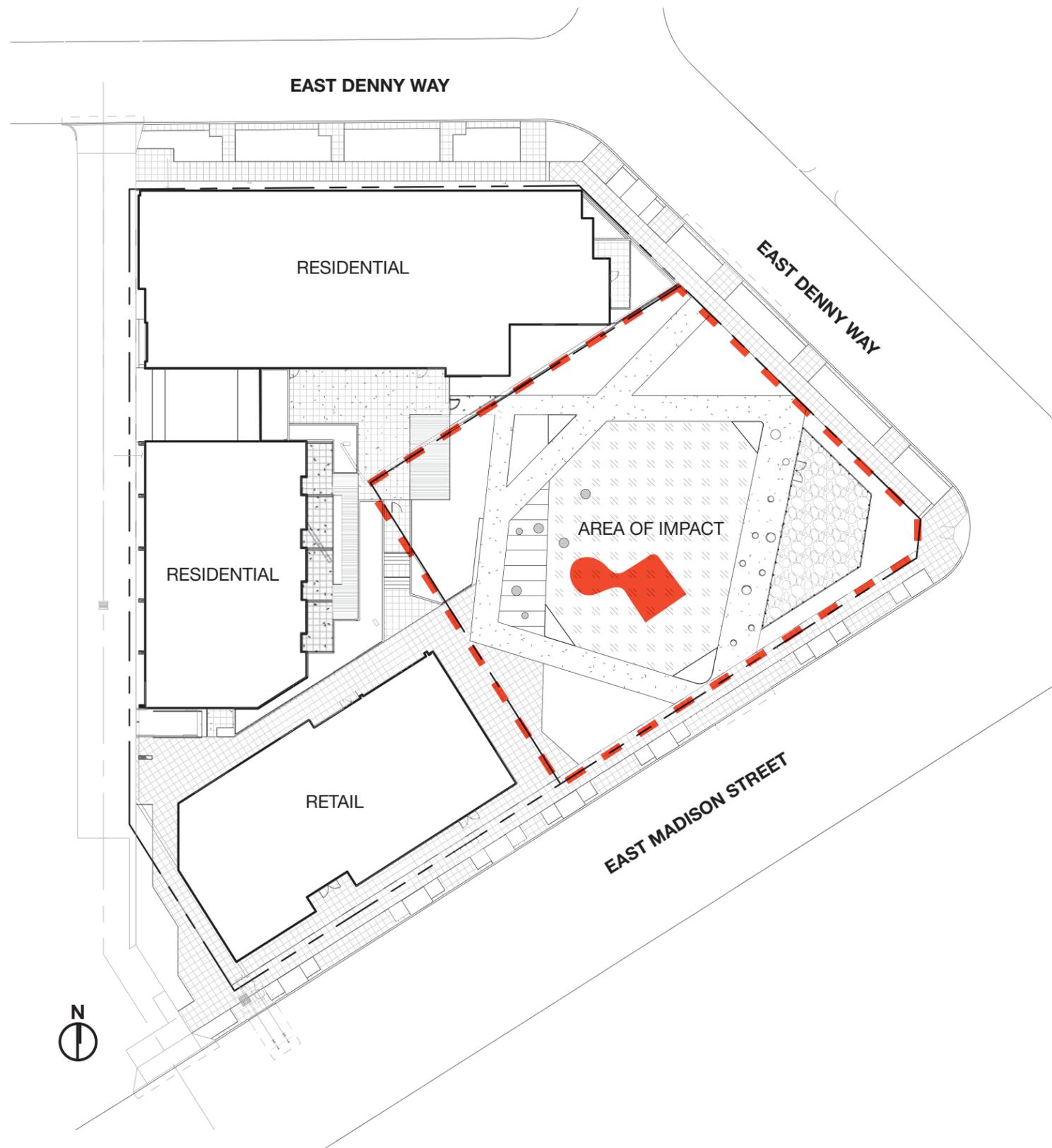


North Elevation



South Elevation

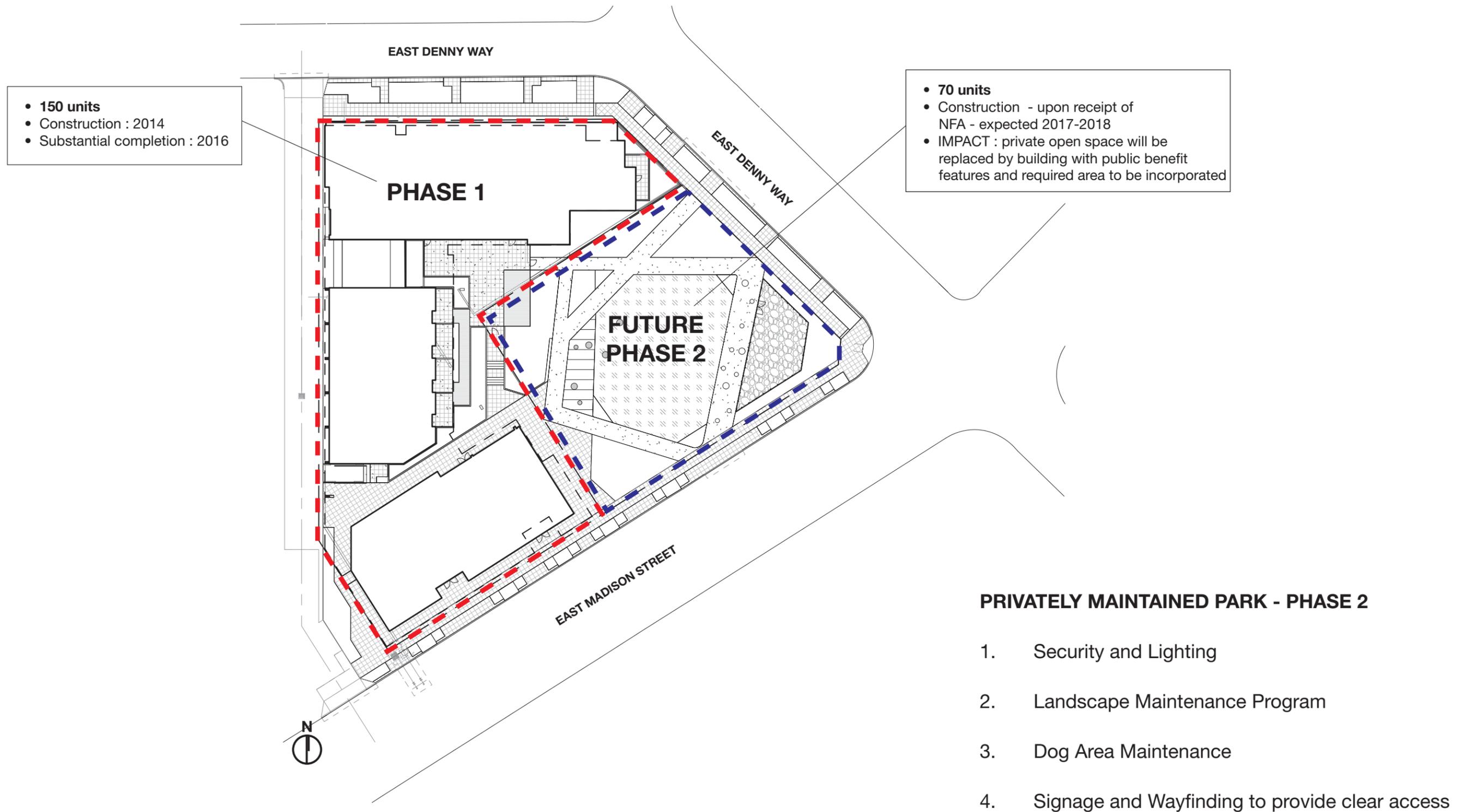
# ENVIRONMENTAL IMPACTS



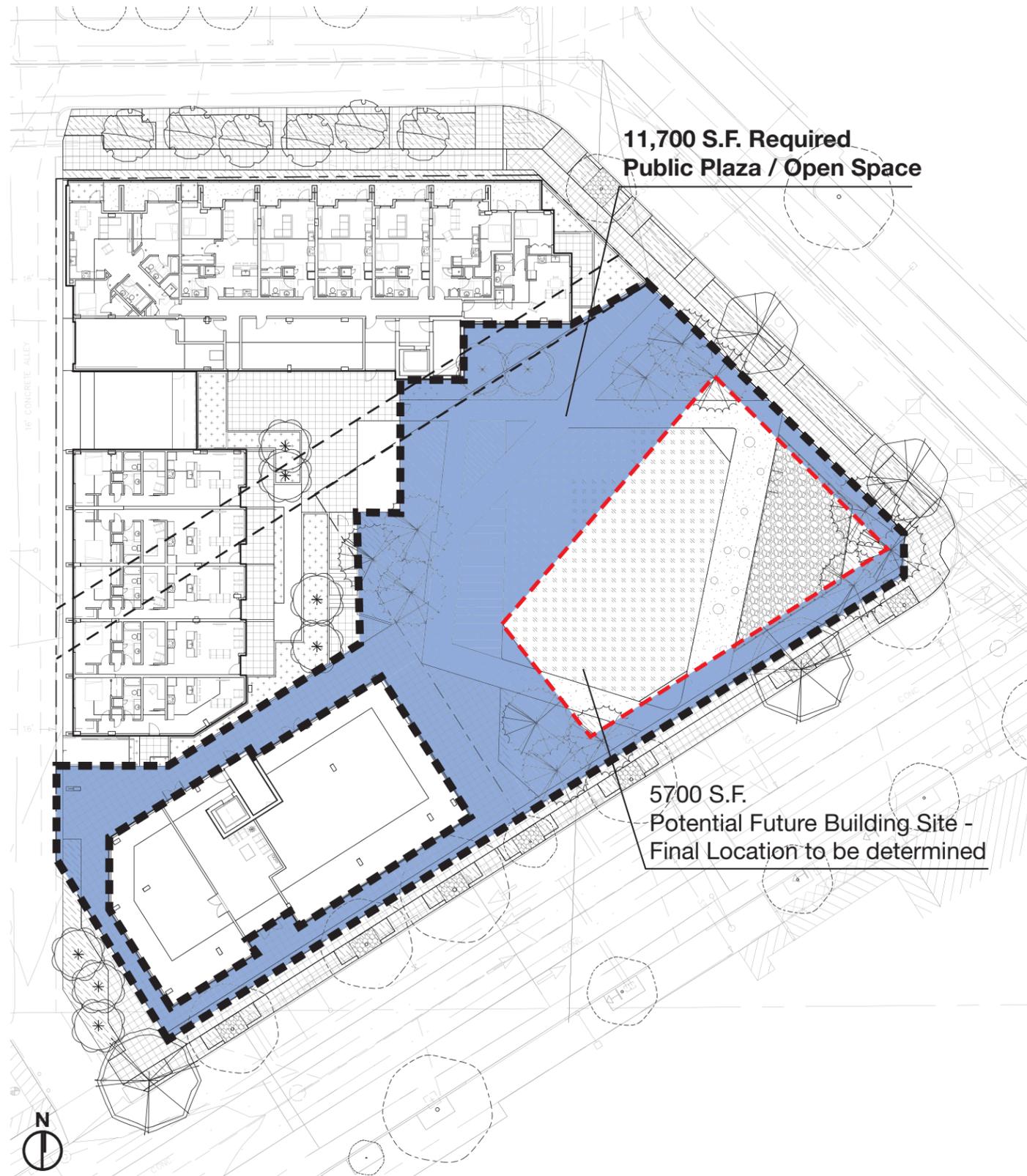
## ENVIRONMENTAL IMPACTS

1. Source of Contamination - PCEs (Dry Cleaner Solvents)
2. Remedial investigation showed extent of contamination on site and into E Madison St. ROW
3. Remediation measures:
  - a. Between 2008 and 2011, most of contaminated source was eliminated
  - b. Quarterly monitoring has been ongoing
  - c. All remedial efforts are being performed per DOE's Voluntary Cleanup Program
  - b. NFA expected in 2017-2018
4. Adjacent site is clean and protected by Plume Clause

# PHASING AND MAINTENANCE



# 2014 DESIGN ALLEY VACATION PLAN



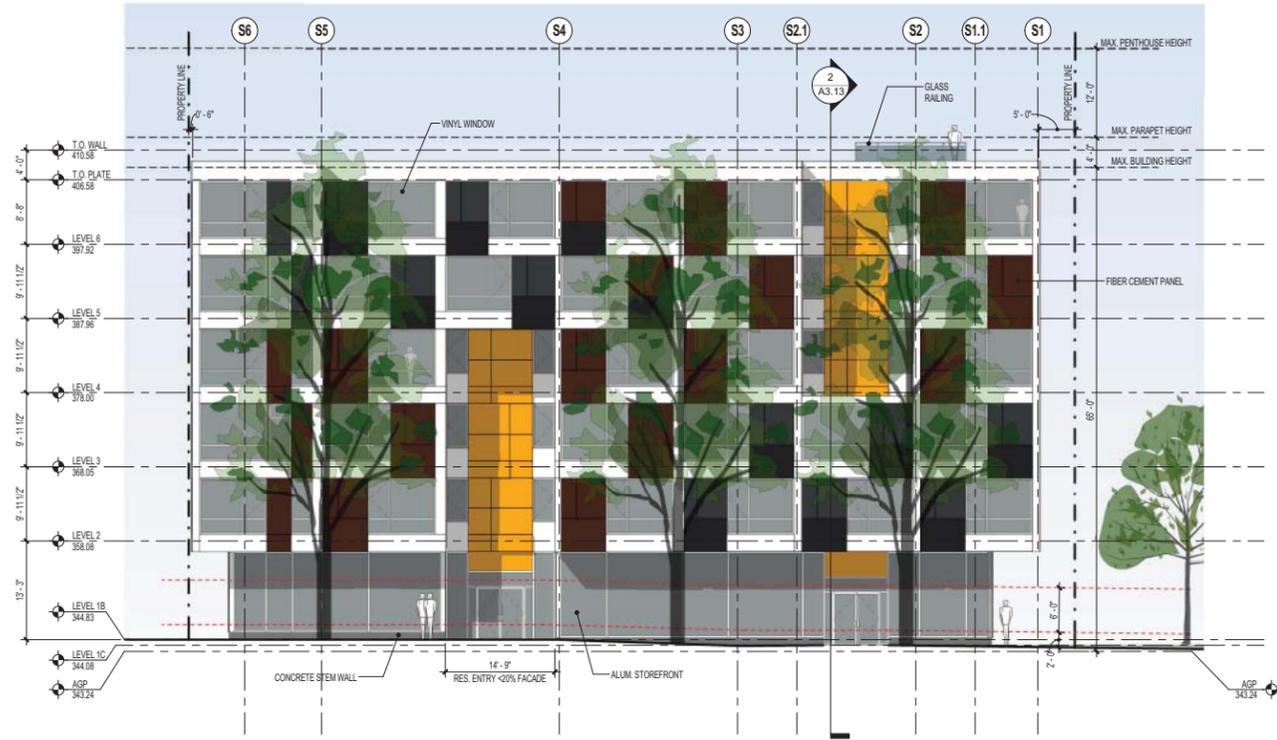
# 2014 DESIGN SITE PLAN



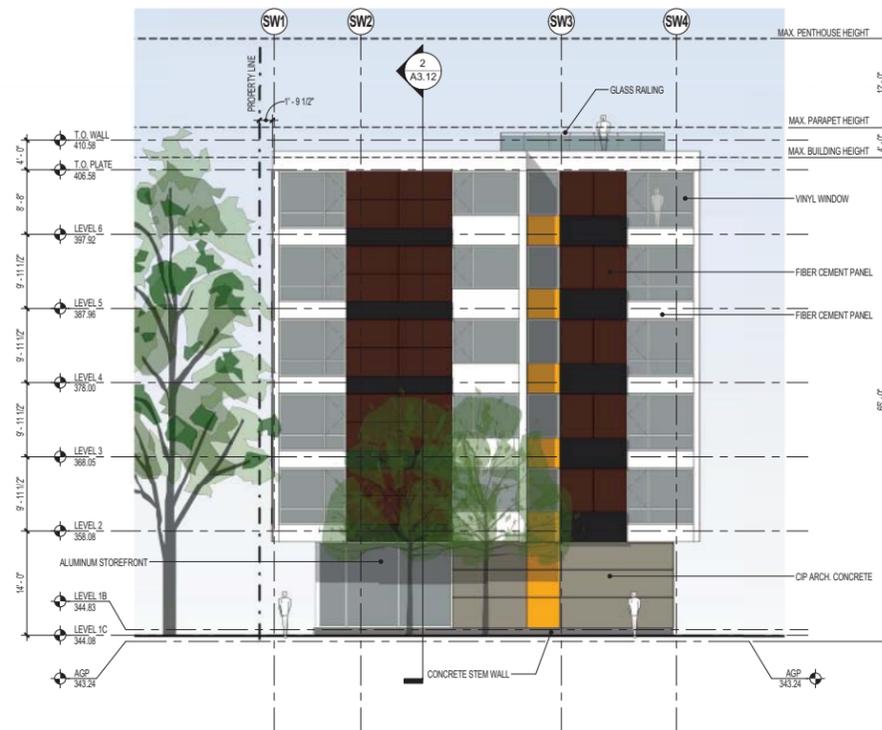
## PUBLIC BENEFIT MATRIX

| Public Benefit | Description                                     | 2014 Proposal |
|----------------|---|---------------|
| 1              | <b>Public Open Space - On Site</b>              |               |
|                | Square Footage of Public Benefit Space          | 11,700 SF     |
|                | Trees   | 13            |
|                | Planting Improvements                           |               |
|                | Planting Area                                   | 5,710 SF      |
|                | Turf Area                                       | 4,200 SF      |
|                | Pedestrian Hardscape                            | 7,490 SF      |
|                | Fixed Seating (Seatwalls, Stone, Conc. Perches) | 260 SF        |
| 2              | Pedestrian Signage                              | Yes           |
|                | Pedestrian Scale Lighting                       | Yes           |
|                | <b>Public Art or Water Feature</b>              |               |
|                | Context Specific Art Features                   | Yes           |

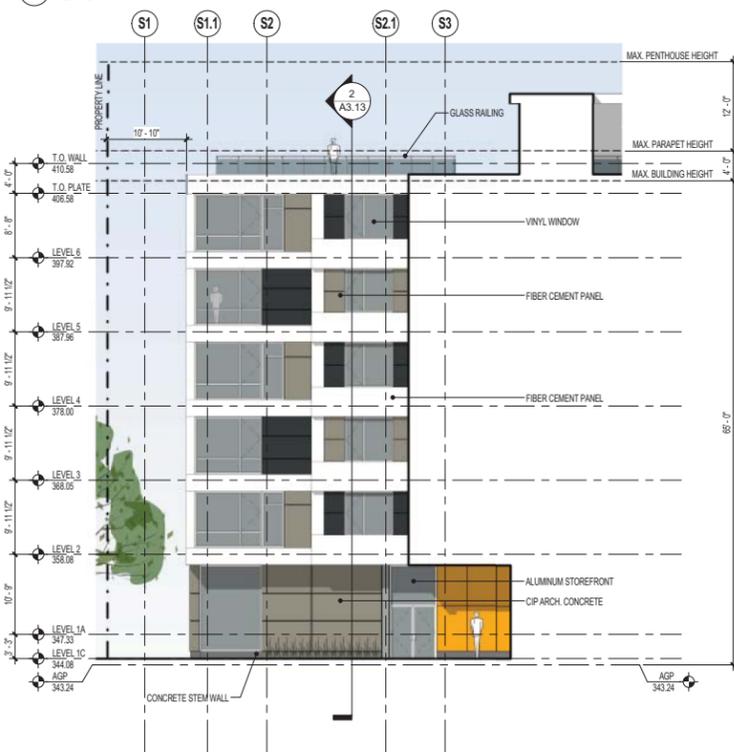
# 2014 DESIGN ELEVATIONS



1 ELEVATION 1 - MADISON ST  
1/8" = 1'-0"



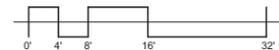
2 ELEVATION 2 - SE END ON PARK  
1/8" = 1'-0"



3 ELEVATION 3 - COURTYARD SOUTH  
1/8" = 1'-0"



4 ELEVATION 4 - COURTYARD WEST  
1/8" = 1'-0"



# 2014 DESIGN ELEVATIONS



1 ELEVATION 5 - COURTYARD NORTH  
1/8" = 1'-0"

2 ELEVATION 6 - NW END ON PARK  
1/8" = 1'-0"

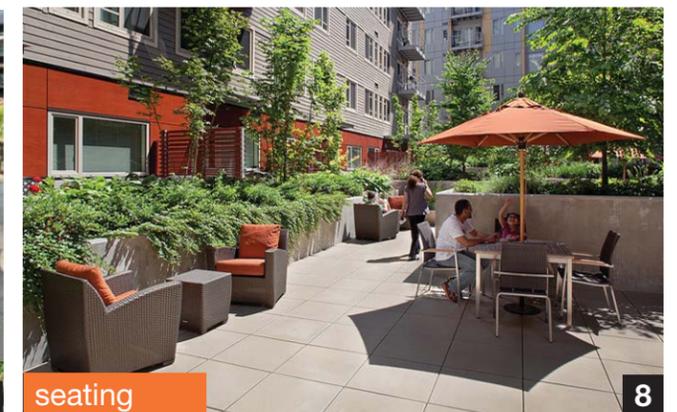
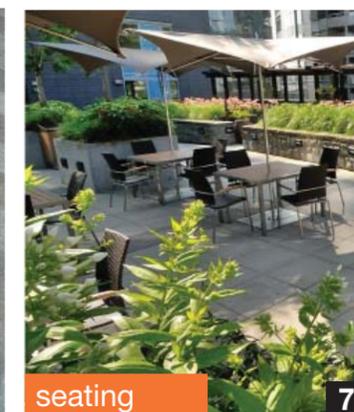
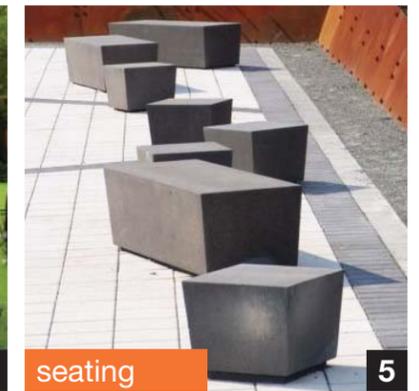
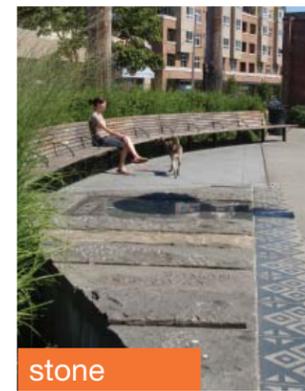
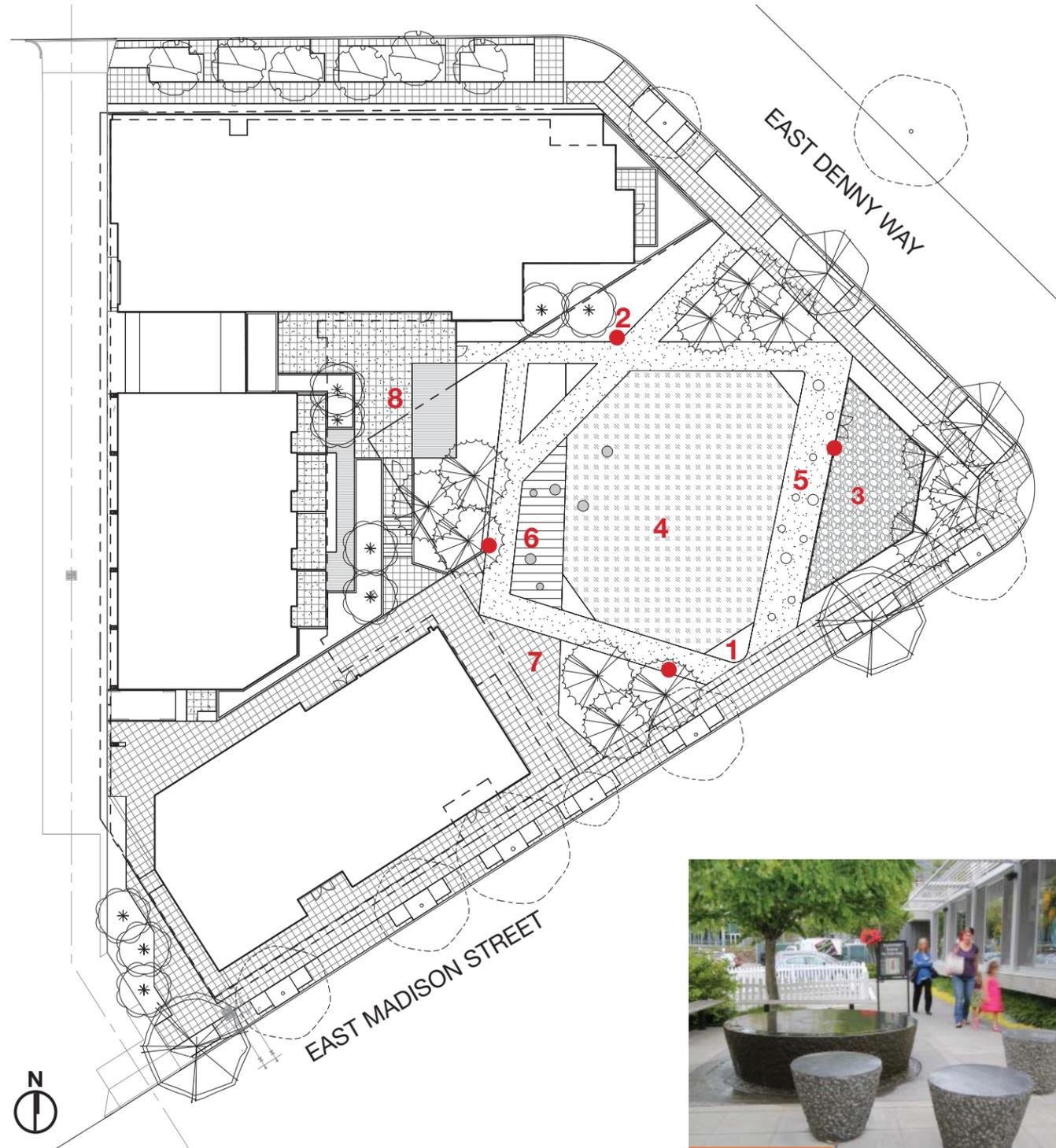


3 ELEVATION 7 - DENNY WAY  
1/8" = 1'-0"

**2014 DESIGN** PERSPECTIVE FROM CORNER OF E. MADISON ST AND E. DENNY WAY



# 2014 DESIGN HARDSCAPE/ AMENITIES/ LIGHTING IMAGES



# 2014 DESIGN LANDSCAPE PLANT IMAGES

## TREES



## TREES

1. Chinese Dogwood
2. Japanese Maple
3. Japanese Snowbell
4. Katsura
5. Serviceberry
6. Stewartia
7. Vine Maple
8. Sunset Maple
9. Zelkova

## SHRUBS

1. Redtwig Dogwood
2. Bonica Rose
3. Oakleaf Hydrangea
4. White Icicle Currant
5. Center Glow Ninebark
6. Goldflame Spirea
7. Doublefile Viburnum
8. Boxwood
9. Elfin Strawberry Bush
10. Drooping Leucothoe
11. Red Edge Hebe
12. Sweetbox

## GRASSES + PERENNIALS

1. Orange New Zealand Sedge
2. Ice Dance Sedge
3. Tufted Hair Grass
4. Blue Oat Grass
5. Carmen Gray Rush
6. Yaku Jima Silver Grass
7. Silver Dragon Liriope
8. Kinnikinnik
9. Epimedium
10. Emerald Carpet Creeper
11. Creeping Mahonia
12. False Solomon Seal
13. Lily of the Nile
14. Wild Ginger

## SHRUBS



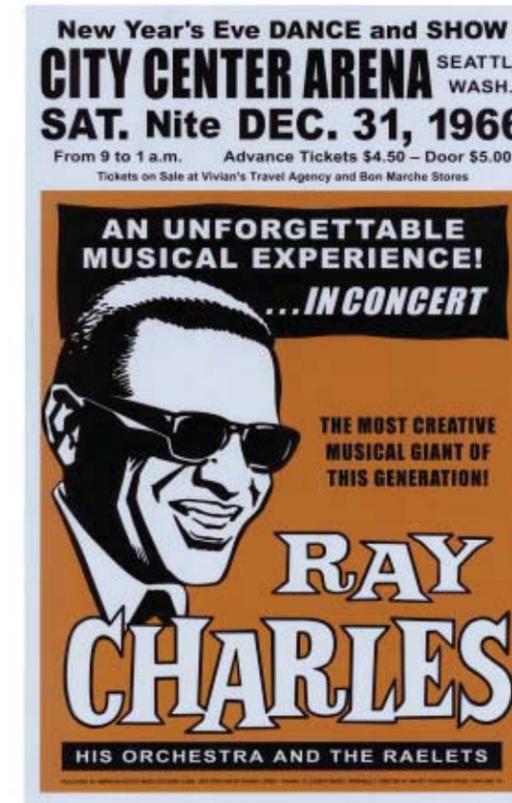
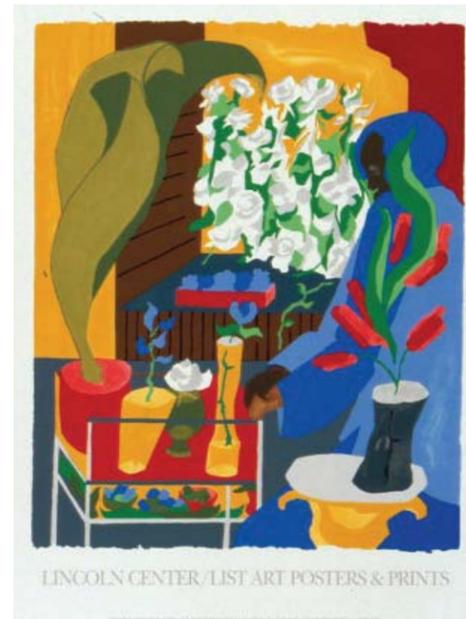
## GRASSES + PERENNIALS



# 2014 DESIGN ART

## ARTISTIC VISION FOR 2026 EAST MADISON:

- \* Honor history of vibrant, homegrown music scene, the arts and the community.
- \* Cyclical rhythms: day turning to night, night turning to day, records spinning, sound loops, rippling social circles, of influence, tapestries woven into a sense of community.
- \* Landscaping to incorporate forms that show patterns working together in interesting ways to create visual harmonies
- \* Create a visually pleasing oasis against the vibrant streetscape of Madison
- \* Incorporate lighting to aid with safety: *Eyes on the Street.*



## Xenobia Bailey – African American Artist, Seattle

Bailey's radiant, crocheted mandalas are vibrant in color and texture. The installation is placed on sunny yellow walls at Northwest African American Museum in the manner of a proud homecoming parade, in a show called *Xenobia Bailey: The Aesthetics of Funk*.



# PUBLIC BENEFIT SUMMARY

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|                |                                    | Context Specific Art Features                   | Yes           | Yes       |