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 Speak & 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
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.
PUBLIC BENEFIT MATRIX

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2009 DESIGN ELEVATIONS

North Elevation

South Elevation
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

4. Adjacent site is clean and protected by Plume Clause
PHASING AND MAINTENANCE

- **PHASE 1**
  - 150 units
  - Construction: 2014
  - Substantial completion: 2016

- **PHASE 2**
  - 70 units
  - Construction - upon receipt of NFA - expected 2017-2018
  - IMPACT: private open space will be replaced by building with public benefit features and required area to be incorporated

PRIVATELY MAINTAINED PARK - PHASE 2

1. Security and Lighting
2. Landscape Maintenance Program
3. Dog Area Maintenance
4. Signage and Wayfinding to provide clear access
2014 DESIGN ALLEY VACATION PLAN

11,700 S.F. Required
Public Plaza / Open Space

5700 S.F.
Potential Future Building Site - Final Location to be determined
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**2014 DESIGN SITE PLAN**

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**HEWITT**

2014 Proposal

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2014 DESIGN ELEVATIONS
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ELEVATION 5 - COURTYARD NORTH

ELEVATION 6 - MW END ON PARK

ELEVATION 7 - DENNY WAY
2014 DESIGN PERSPECTIVE FROM CORNER OF E. MADISON ST AND E. DENNY WAY
2014 DESIGN HARDSCAPE/ AMENITIES/ LIGHTING IMAGES

2026 E Madison St
Seattle Design Commission 7.01.14

EAST DENNY WAY

EAST MADISON STREET

entry treatment

lighting

dog area

entry treatment

stone

surf area

seating

stone

seating

seating
2014 DESIGN LANDSCAPE PLANT IMAGES

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
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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