

“LE MADISON” MIXED-USE

(COMMERCIAL/RETAIL WITH APARTMENTS ABOVE)

A Proposed Mixed-Use Development

for Le Madison LLC

March 25, 2008

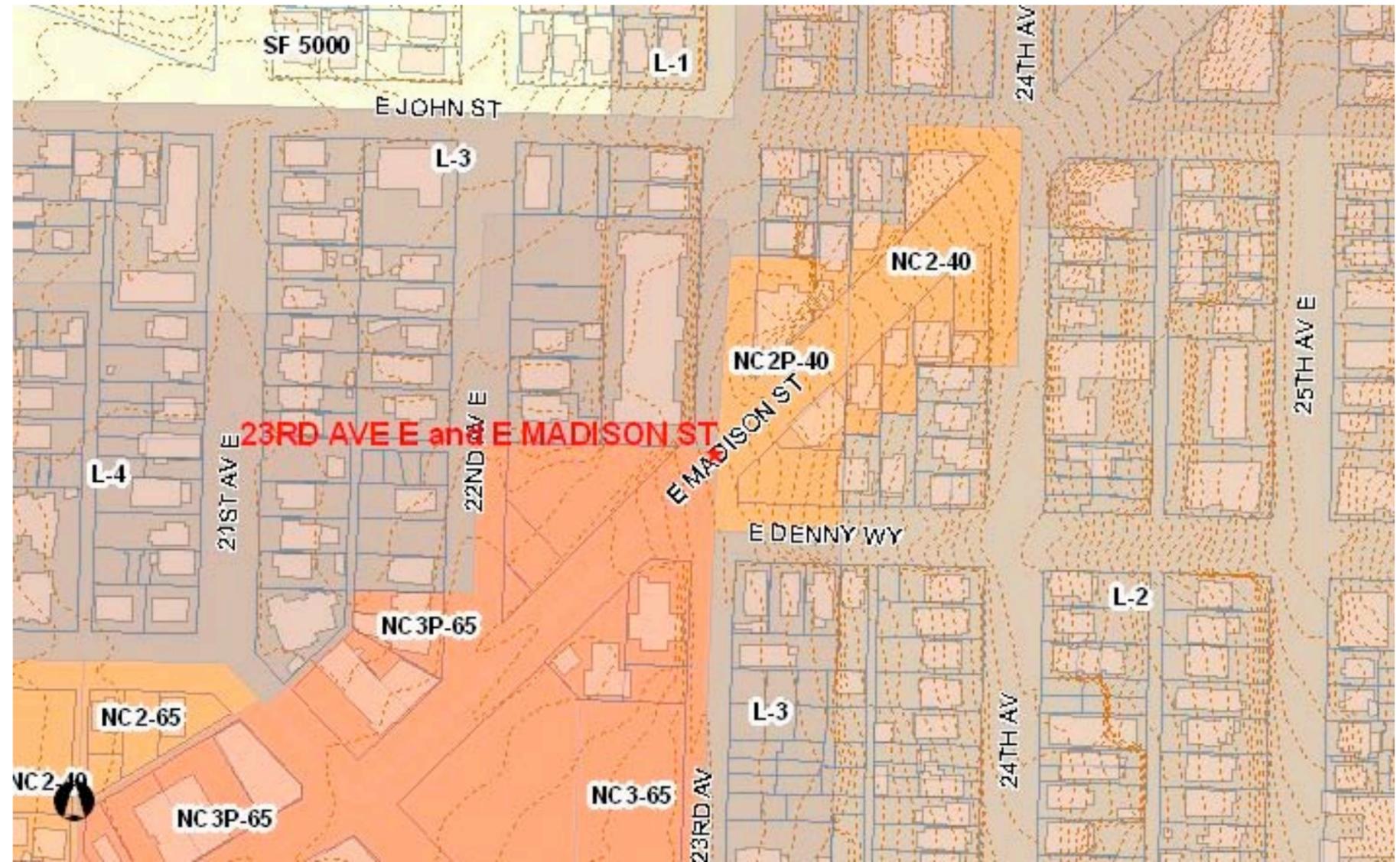
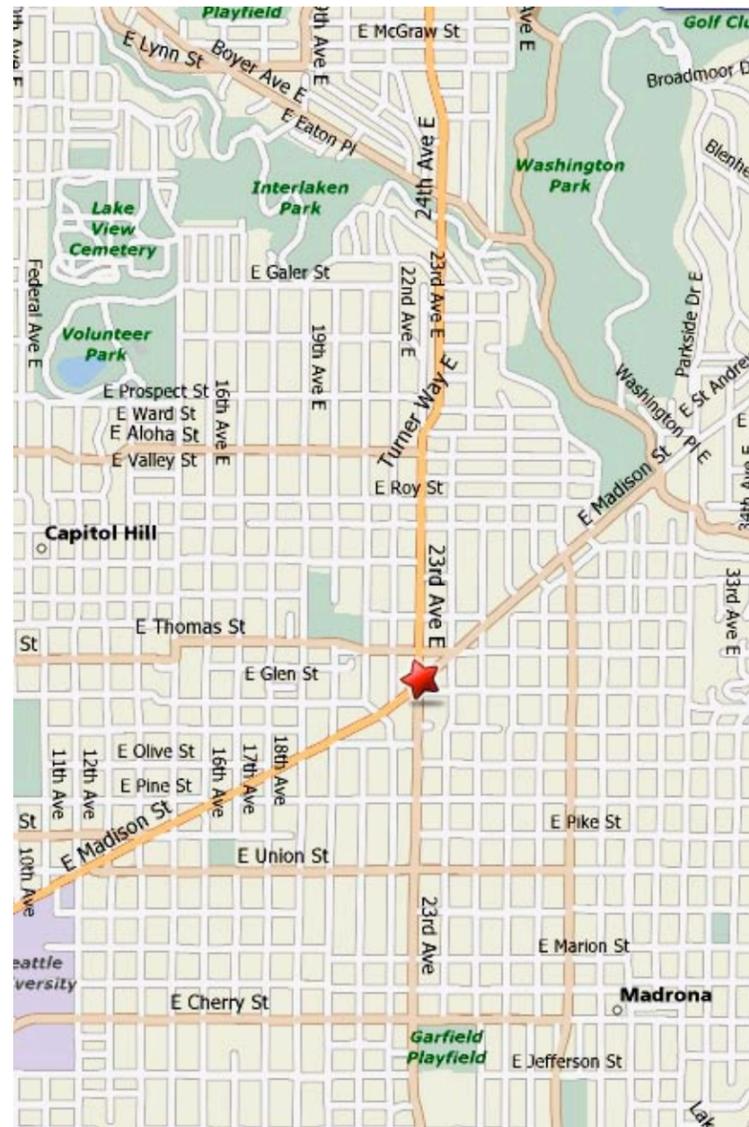


VIEW LOOKING NORTH ACROSS DENNY WAY



VIEW LOOKING EAST ACROSS MADISON STREET

NEIGHBORHOOD ZONING



ZONING CODE SUMMARY

Permitted Uses (SMC Chart A 23.47A.004):

Permitted in NC2 zone.

Street Level Development Standards (SMC 23.47A.008):

Blank segments of the street-facing façade between two feet and eight feet above the sidewalk may not exceed twenty feet in width.

The total of all blank façade segments may not exceed forty percent of the width of the façade of the structure along the street.

Sixty percent of the street-facing façade between two feet and eight feet above the sidewalk shall be transparent.

A non-residential use must extend an average of thirty feet and a minimum of 15' depth from the street façade.

Non-residential use must have minimum 13' floor to floor ceiling height.

Minimum of 80% of structures street-level façade along a pedestrian street must be occupied by commercial uses.

Structure Height (SMC 23.47A.012):

NC2-40 – 40 foot base height.

4 foot additional height allowed with 13' floor to floor ground commercial.

1 foot additional height for each 6% of site slope.

Site slope is ~6%. Max height then is $40 + 4 + 1 = 45'$

Open railings, parapets allowed 4' above max. height established above.

Floor Area Ratio (SMC 23.47A.013):

3.25 FAR for NC2-40 zone (for structures containing both residential & non-residential uses).

All floor areas below grade are exempt from the FAR.

Setback Requirements (SMC 23.47A.014):

A 10 foot side or rear setback is required for portions of structures above 13'.

For each portion of the structure above 40' an additional setback of 2 feet for each additional 10' of height.

No windows within 5' of property lines adjacent to a residential zone.

Landscaping and Screening Standards (SMC 23.47A.016):

Green Area Factor Requirement score factor of .30 or greater is required.

Residential Amenity Areas (SMC 23.47A.024):

Residential amenity area equal to 5% of total gross floor area in residential use is required.

$20,050 \text{ GSF} \times 5\% = 1,003 \text{ SF}$

250 SF minimum common recreation areas.

10 foot minimum dimensions.

60 SF minimum balcony dimensions.

Amenity area provided ~1,200 SF (at second floor level).

Required Parking (SMC 23.54.015):

Per chart B (L) – 1 space for each dwelling unit for residential uses in commercial zones

Per chart D (A) – In NC2 zones parking waived for first 5,000 SF of business establishment.

Per chart D (E) – In NC2 zones parking waived for first 2,500 SF of eating and drinking establishments.

Solid Waste and Recyclable Materials Storage (SMC 23.47A.029):

26-50 units residential – 150 SF of space, front loading dumpster.

Commercial 5,001-15,000 SF – 125 SF of space, rear loading dumpster.

Structural Building Overhangs (SMC 23.53.035):

Belt courses max 30" high x 12" horizontal projection over the street side property line. Bay windows (including floor area) shall have a maximum projection of 3 feet. Separation at the property line shall be 2 feet minimum and 8 feet minimum at the 3 foot projection line. Maximum width at the property line shall be 15 feet and 9 feet at the 3 foot projection line.

Parking Space Standards (SMC 23.54.030):

Min. 60% Medium spaces.

Remaining 40% may be any size.

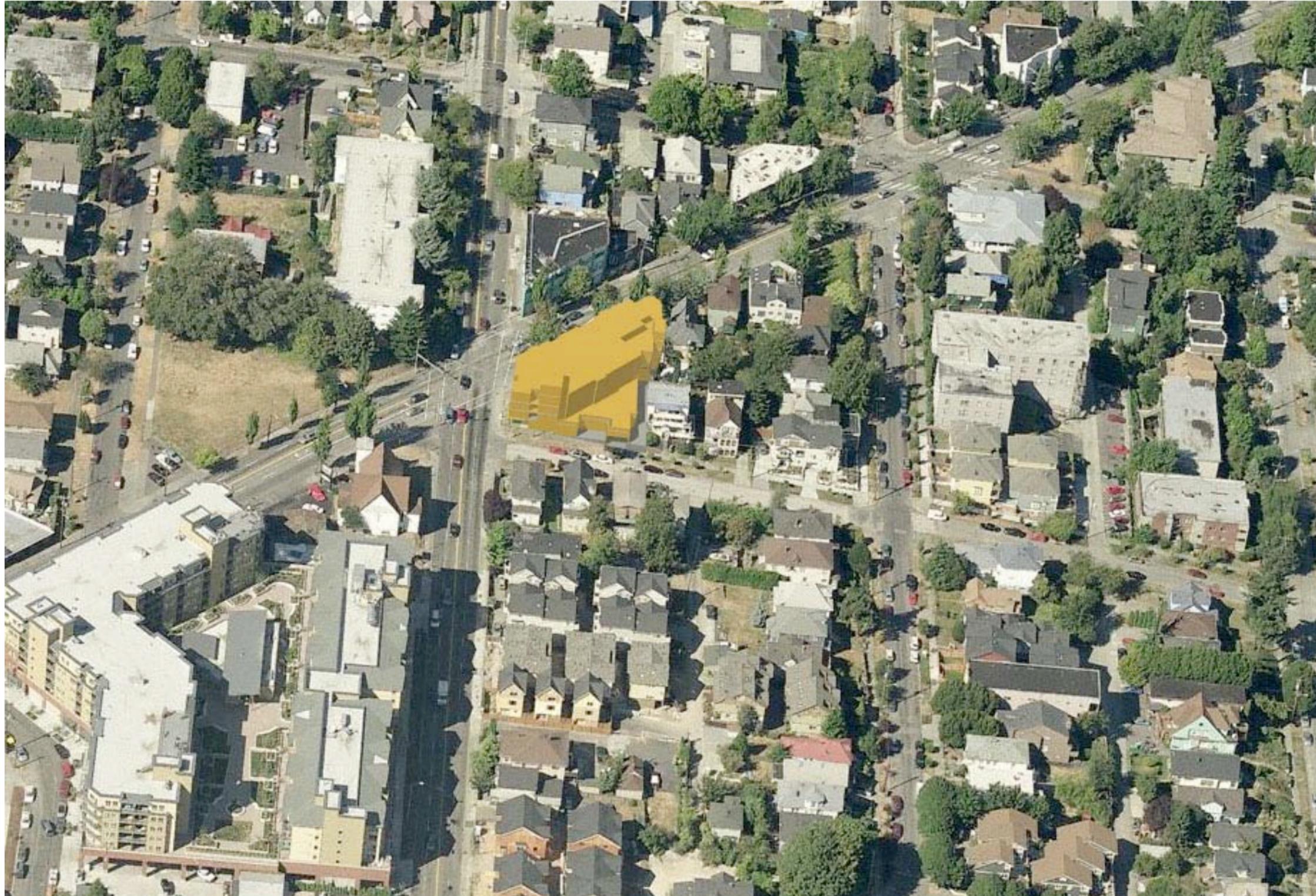
For Residential-only parking two-way access: Minimum driveway width 10' for 30 or fewer spaces; 20' for 31 or more spaces.

Parking Location and Access (SMC 23.54.032):

Preferred access is off of streets with the least commercial frontage.

The site has no alley. Commercial spaces are located along Madison Street.

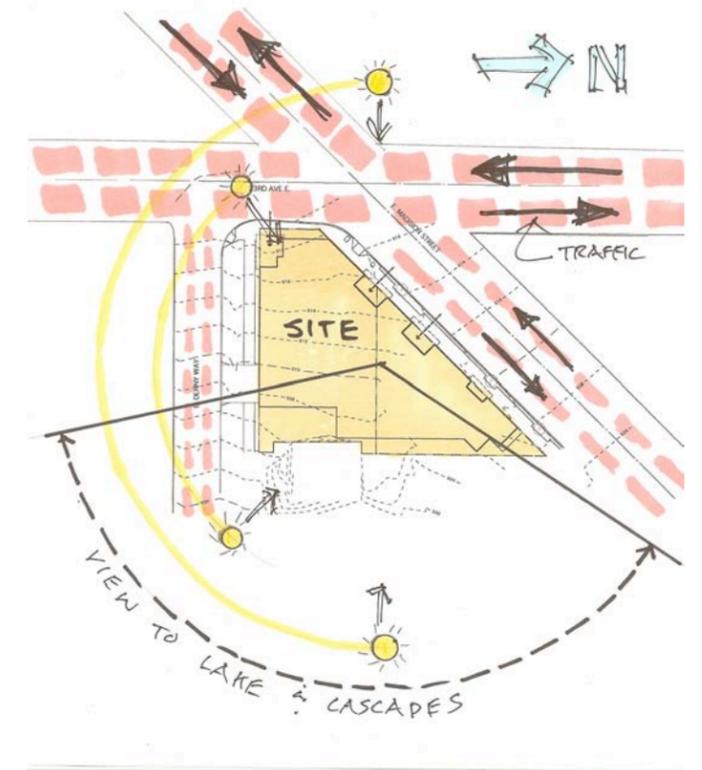
BIRD'S EYE PERSPECTIVE OF VICINITY



NEIGHBORHOOD PHOTOGRAPHS

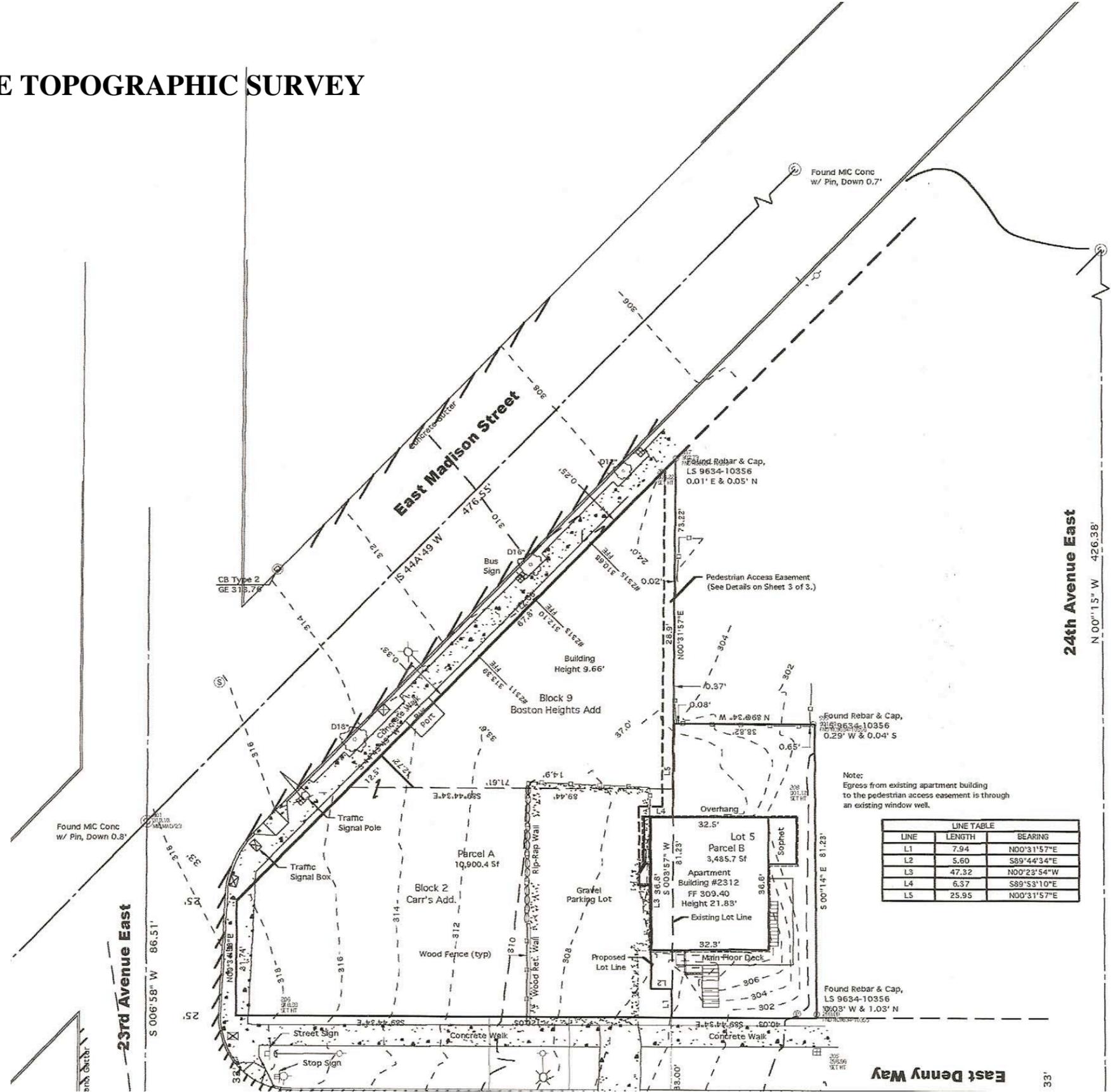


SITE ANALYSIS



SITE SECTION (EAST TO WEST)

SITE TOPOGRAPHIC SURVEY



DEVELOPMENT OBJECTIVES (from Attachment A, part II)

Number of residential units: 30-31 Units total (mostly 1-bedroom with some studio and 2-bedroom units).

Residential floor area: ~20,050 GSF.

Amount of commercial space: ~7,500 to 8,400 GSF (divided into 3-5 tenant spaces)

Number of parking stalls: 30 spaces provided (2 accessible + 18 medium + 10 small spaces).

Site Area: 10,787 SF

1. *Please describe the existing site, including location, existing uses and/or structures, topographical or other physical features, etc.*

Response: The existing site consists of two vacant parcels. Vegetation consists of some existing street trees along Madison Street. The site itself is overgrown with grass and small shrubs. There is a small gravel parking area in the SE corner. The site slopes gently (~6%) from 23rd Street down towards the east. There is currently a small bus shelter/stop on the Madison Street side.

2. *Please indicate the site's zoning and any other overlay designations, including applicable Neighborhood-Specific Guidelines.*

Response: Sites zoning is NC2-40 with a pedestrian overlay along Madison Street. There are no neighborhood specific guidelines beyond the general City of Seattle Design Review guidelines.

3. *Please describe neighboring development and uses, including adjacent zoning, physical features, existing architectural and siting patterns, views, community landmarks, etc.*

Response: Zoning along Madison between 23rd and 24th is NC2-40. Along the back (south) of the block (Denny Way is L2 zoning in the SE corner. Along the south side of Denny Way the upper half of the block is zoned L3 and the lower half is L2. To the west of 23rd, along both sides of Madison, the zoning steps up to NC3-65.

There is an existing community church immediately across 23rd Street to the west. Across Madison Street is an older three story painted masonry office building, partly vacant. Some development is proposed for a parcel across the street from the NE corner of the property. Immediately to the east of the site is a non-descript three story apartment building and a former house converted into a restaurant (Crush). There is one small office building on the third parcel down from the site. Houses, small apartment and condominium buildings make up the rest of the structures on the block.

4. *Please describe the proponent's development objectives, indicating types of desired uses, structure height (approx), number of residential units (approx), amount of commercial square footage (approx), and number of parking stalls (approx). Please also include potential requests for departure from development standards.*

Response: The primary objective is to construct a 30 unit apartment building of one-bedroom and two-bedroom units over ground level commercial/retail spaces over underground parking (30 spaces for residential use only). Unit sizes range from 466 SF to 810 SF. The proposed building is to be three to four stories above grade staying within the height restrictions of the underlying zoning: 45' (includes 4' additional for 13' ceiling height at the retail level and 1' for the 6% site slope). The three entrances each have a distinct zone: the proposed residential entrance is at the SW corner of the building separate from the main retail/commercial façade along Madison Street. The proposed parking entry is at the SE corner. The parking is located below the commercial area on one level accessed from a secondary street (Denny Way).

The apartments are located primarily along Madison Street. Views, setbacks, steps and cross ventilation are explored in the different options. The first residential level will have a portion of the amenity and landscaped spaces. The circulation to the units is along covered exterior walkways and/or along an internal double loaded corridor depending on the option configurations.

See the option's pages for option specific descriptions and design departures.

CITY DESIGN GUIDELINES MOST PERTINENT TO PROJECT & SITE.

A-1: Responding to site characteristics – The primary site influence is the slope and the major / minor streets bordering three sides of the site. The residential auto and pedestrian entrances are off of the quieter Denny Way with the retail along the busier Madison Street. The building steps down the slope of Madison and Denny with the fourth floor extending only part way to the east. A fourth floor terrace occupies the roof top at the east end of the building.

A-2: Streetscape Compatibility – The building edge follows typical neighbor hood retail locations at sidewalk level (or as close as possible given the sloped nature of East Madison Street).

A-3: Entrances visible from the street - Visibility of retail/commercial entries from the primary pedestrian street (E.Madison) and the primary vehicular streets (Madison and 23rd). The retail/commercial entries are separated from the residential entry - The parking entry/access off of Denny Way is removed from main pedestrian zone along Madison Street and the residential and retail entrances.

A-4: Human activity – Covered residential entry allows for interaction of residents coming and going. Recessed walkway and retail landings along Madison provide for transition zones between the street and retail.

A-5: Respect for Adjacent sites – The second and third floor of residential is set back from the eastern and/or southern property line by the existing adjacent apartment building. The options explore different aspects of stepping the structure down towards the east and south. The triangular corner at the NE corner of the site is held open allowing better visibility of the adjacent lot's building.

A-6: Transition between residence and street – Provided by covered entry court with set backed entry at SW building corner. Planters and grade change support the transition.

A-7: Residential open space – Two areas are provided. An outdoor court at the second floor (retail roof) provides access to the units, solar exposure to the south or east, and allows for cross ventilation of the units in option A. A third roof top garden /terrace located at the third or fourth floor level provides views towards the east and along Madison Street.

A-8: Parking and Vehicle access – Parking is below grade with access off of the side street (Denny Way). Parking is not visible from Madison Street. The options explore differing widths of parking access.

A-10: Corner lots – The corner bounded by Madison and 23rd Avenue is a prominent retail space with windows on both elevations. The immediately adjacent corner at Denny Way and 23rd Avenue features the residential entry and canopy. Given that both corners are so close to each other, the upper floor elements will work together to create a prominent architectural feature. The units at the upper floor units may have higher ceilings, taller windows and perhaps a cornice element.

C-1: Architectural context – The neighbor hood contains a variety of architectural styles: primarily un-noteworthy one and two storey houses, some small wood framed apartment buildings, a church, a three storey apartment block, and a three storey painted masonry office building (partially vacant).

C-2: Architectural concept and consistency – The bulk of the building is consistently along Madison. The options explore variations of the lower two story mass along the south and east sides as fits best within the constraints of the triangular site.

C-3: Human scale – This is achieved with individual balconies, bay windows, window configurations and details/plantings at the street level.

C-4: Exterior finish materials – The finish materials will be of an appropriate residential scale with a mixture of architectural concrete at street level, wood and metal siding at the upper levels.

D-1: Pedestrian open spaces and entrances - One or two alcoves / landings are provided for access to the retail space along Madison street. These serve as transition spaces and provide protection from the weather.

D-2: Blank walls – The blank walls along Denny Way will have landscaping at their base. At the lower east end there is the parking entrance and commercial level outdoor terrace area. One option lowers the building by 2' to minimize this further. The Madison street blank walls are minimized. At the lower east end the wall below the retail level incorporates a bus shelter. Landscaping between the sidewalk and building base along with open railings mitigates any exposed concrete.

D-5: Visual Impact of Parking Structures – The parking structure is completely hidden within the building. Some schemes propose a narrower garage doorway entry to minimize visual impact to neighbors.

D-6: Screening of dumpsters, utilities, and service areas - Utility and service areas are located within the parking structure. The dumpster recycle bins will be located behind screened gates at the SE corner adjacent to the parking entrance along Denny Way. An apron is proposed adjacent the driveway for placing bins on pickup days.

D-7: Personal Safety and Security – Doorways to the residential and commercial spaces are located off of the sidewalk for safer transitions. Propose replacement of existing sidewalk.

E-1: Landscaping to Reinforce Design Continuity with Adjacent Sites – Street trees replaced or added will provide for continuity along both Denny Way and Madison Street. Landscaping on the site will be mostly above the retail with columnar trees extending the height of the interior courts.

E-2: Landscaping to Enhance the Building and/or Site – A combination of landscaping and hardscaping proposed at the residential deck level facing East and South (depending on scheme).

E-3: Landscape Design to Address Special Site Conditions – Some landscaping in the form of green walls proposed along the concrete base walls at the lower ends of both Madison Street & Denny Way (~2 ft wide planter strip at the base).

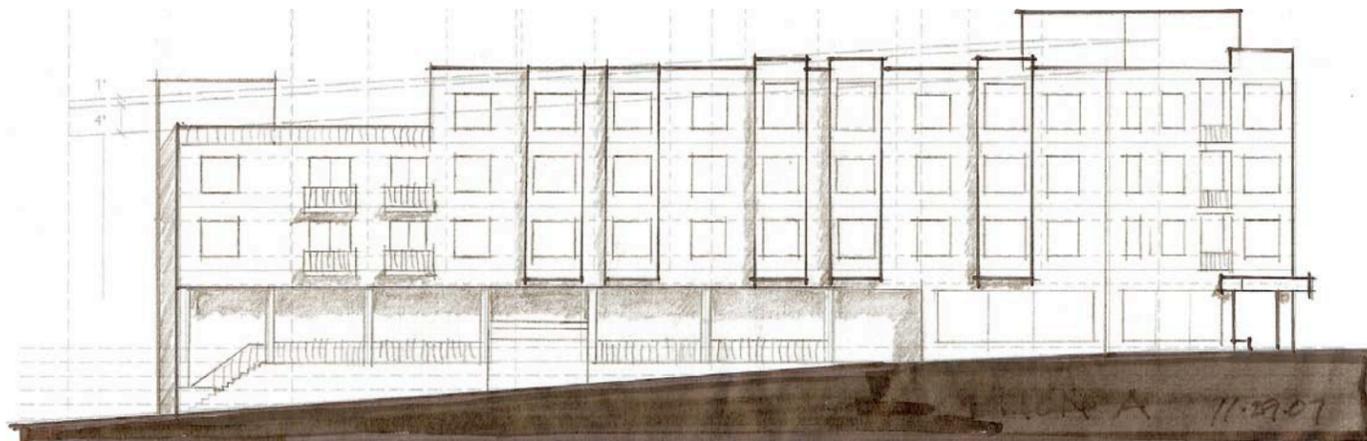
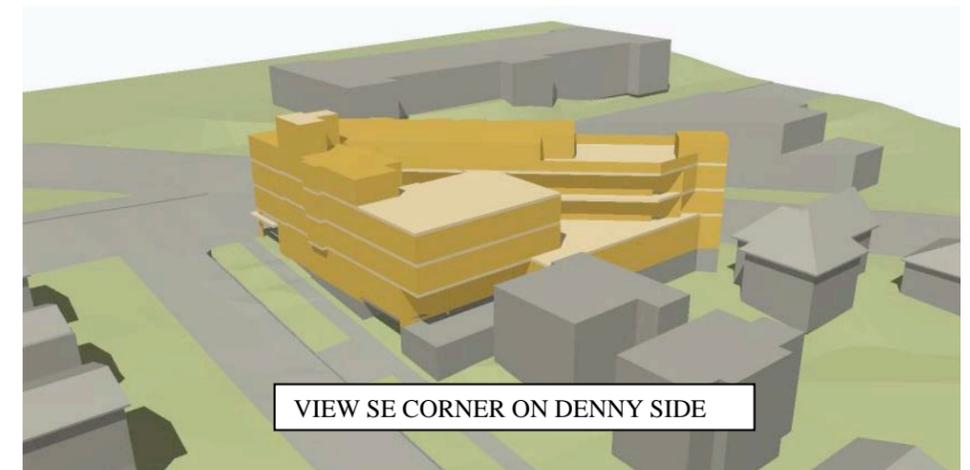
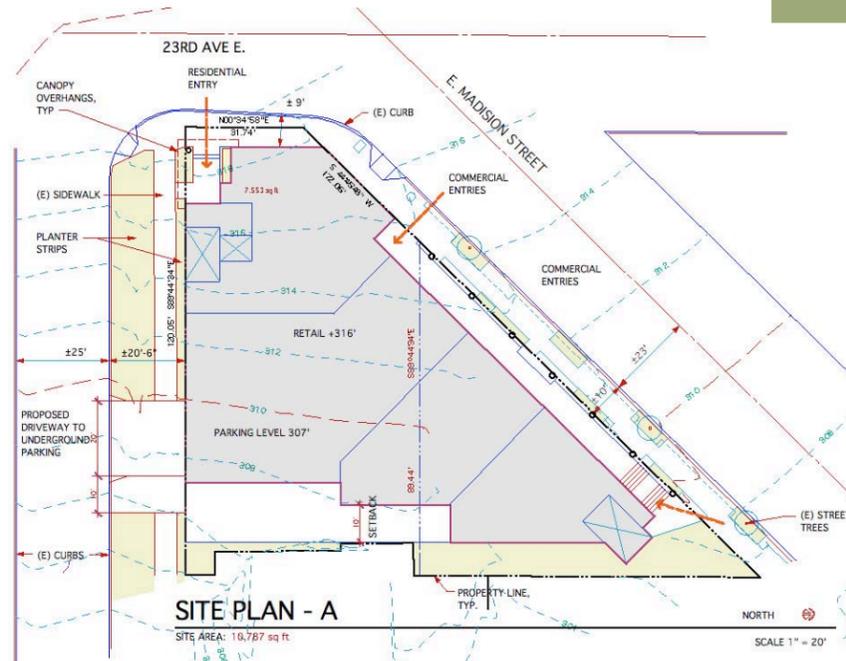
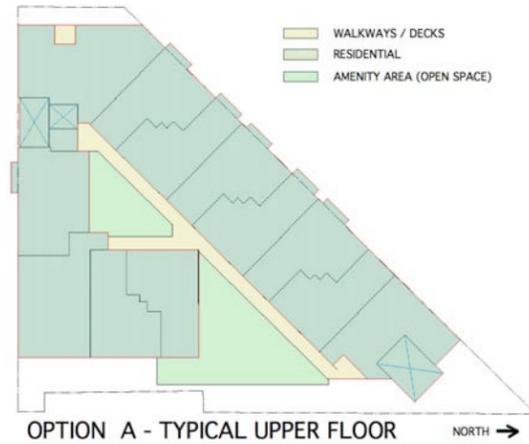
OPTION - A

Description:

This scenario proposes that all the commercial spaces along Madison Street be at one level, with access to the spaces from a raised horizontal covered walkway along Madison Street that extends approximately two thirds of the Madison Street property line length. At the western end the walkway meets the existing sidewalk level and at the eastern end it transitions back to the Madison Street sidewalk via stairs (approximately a 6 ft elevation difference at the east end). An open/transparent railing is proposed along this walk. The exposed concrete wall between the sidewalk and raised walkway will be mitigated by plantings along the sidewalk edge at the base of the wall, by an open/transparent railing system along the walkway and by incorporation of the bus stop with roof into a recess toward the east end of the site. The apartments above will have projecting bay windows and balconies which will break up the overall mass of the building and provide oblique views up and down Madison Street. The outdoor amenity area / light court faces to the south to the L2 zone.

Design Departures requested:

1. (Street level development standards SMC 23.47A.008) - As measured from the sloped Madison Street sidewalk, the area of transparent façade is ~45%. This requires a 15% reduction in the prescribed ratio (60%).
2. (Structural Building Overhangs SMC 23.53.035) – Two pairs of the apartment unit configurations require that the square bay windows be closer than the prescribed minimum (at a two foot projection this would be 6 feet). The separation proposed is 3'-6".



OPTION - B (PREFERRED)

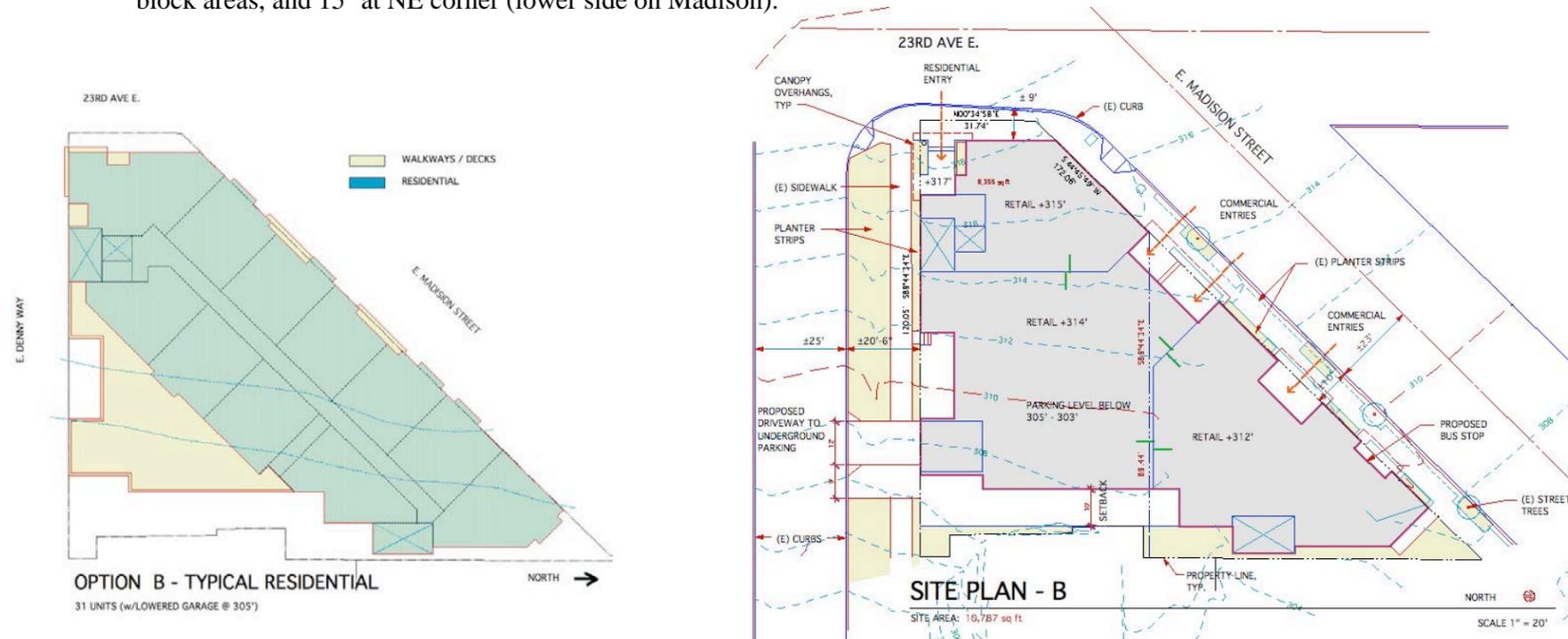
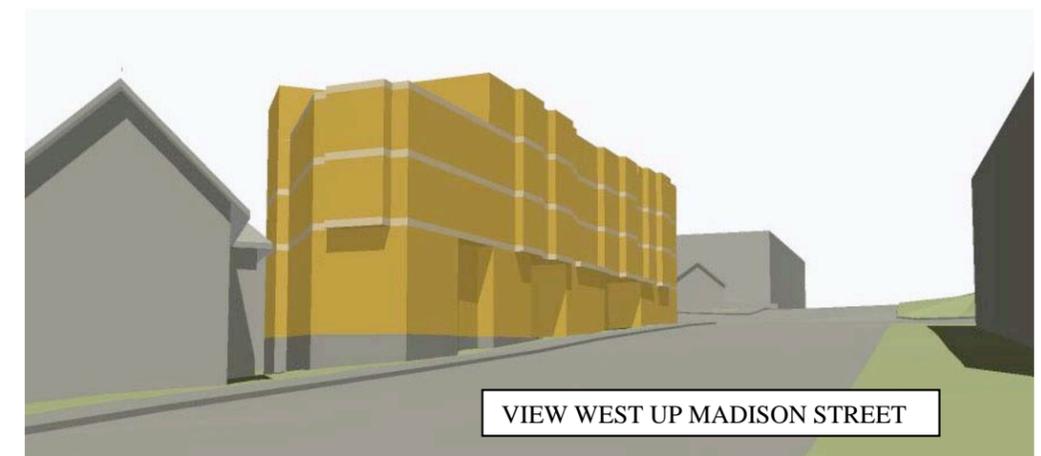
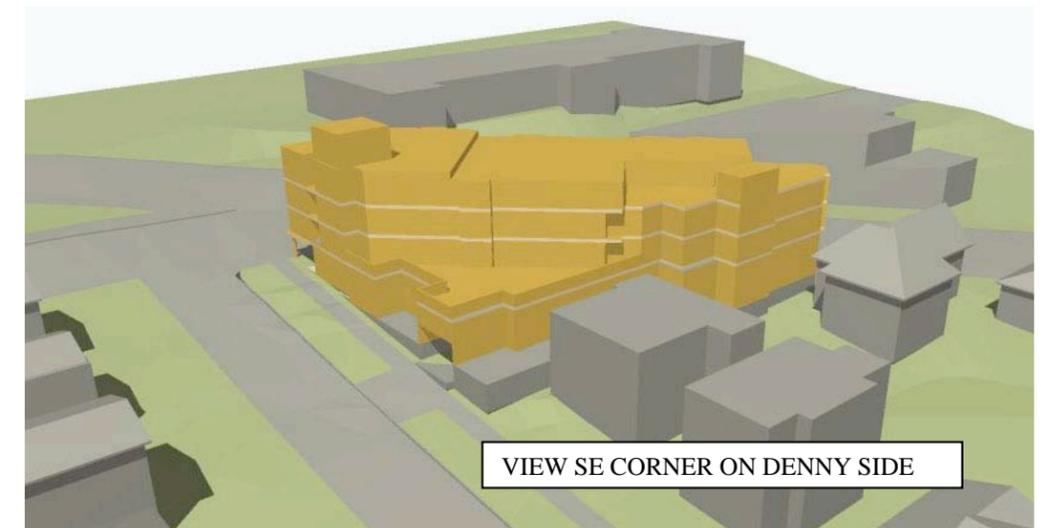
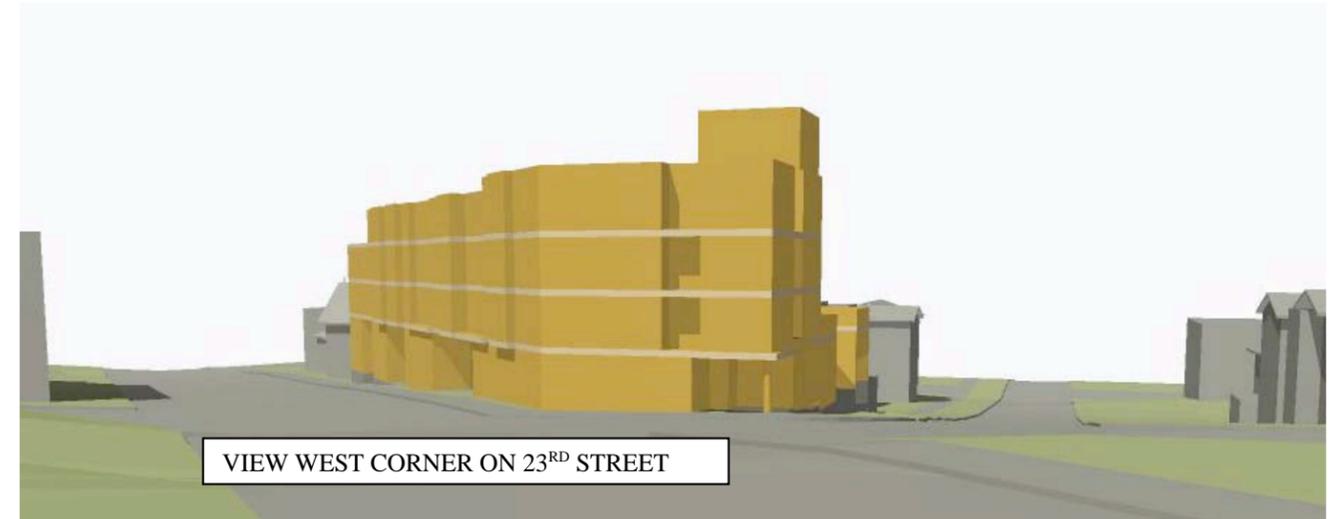
Description:

This Scenario proposes creating two smaller retail landings / walkways with access off of Madison Street. The eastern retail area to be approximately 2 feet lower than the western portion. The bus stop is incorporated into a shelter at the lower eastern end. The bus shelter area has the advantage of being separated from the retail entrances. The façade between 2' and 8' off of the sidewalk is at least 60% transparent. This breaks up the Madison street façade and accentuates the stepping down of the building following the Madison street slope. The building mass is set along Madison with a double loaded corridor. Amenity and landscaping terraces are located at SE corner to take advantage of southerly views and solar.

Proposed number of apartment units – 31

Design Departures requested:

1. Parking Space Standards (23.54.030) Minimum driveway width required for 31 spaces is 20' (for two way traffic). Proposing a 12' wide driveway.
2. Parking Space Standards – Site Triangle (23.54.030 G): Propose a reduction in the 10' site triangle to 2' to minimize width of driveway. Street curb is ~20' from garage door. Sidewalk is ~2'.
3. Street Level Development Standards (23.47A.008) Minimum 13' floor to floor height at street retail level. Proposing 12' floor to floor at west corner, 13' at mid-block areas, and 15' at NE corner (lower side on Madison).



OPTION - C

Description:

This scenario proposes two terraced retail levels and access landings along Madison Street. The main 3-4 storey mass of the building lies along Madison Street. A two story wing above the retails extends to the SE corner. 18-24" deep setbacks above the retail entries will modulate the overall mass of the Madison Street façade. Projecting bay windows and balconies are proposed. The outdoor amenity area / light court faces to the south to the L2 zone.

Proposed number of apartment units 30.

Design Departure requested:

1. Parking Space Standards – Site Triangle (23.54.030 G): Propose a reduction in the 10' site triangle to 2' to minimize width of driveway. Street curb is ~20' from garage door. Sidewalk is ~2'.

