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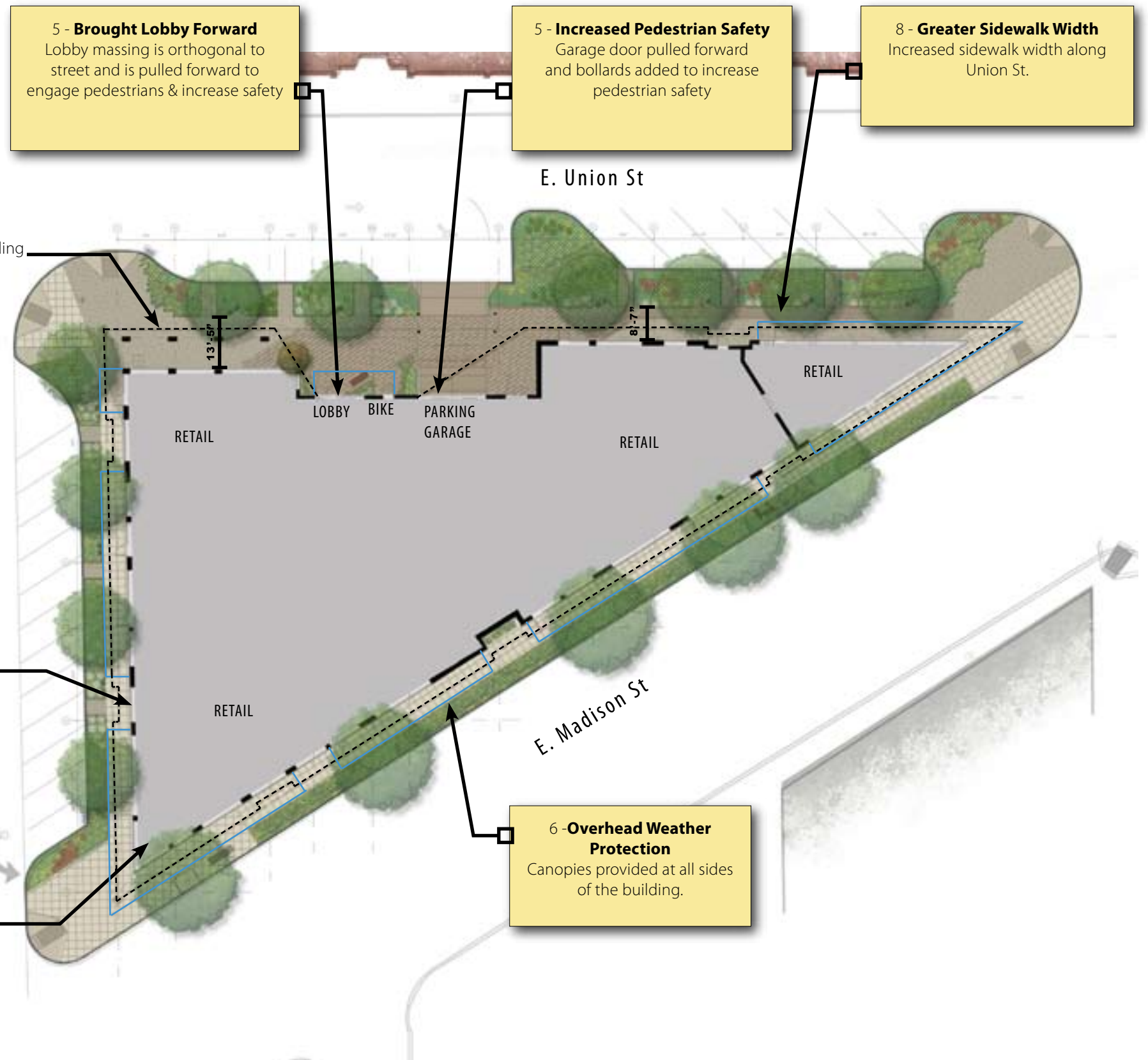
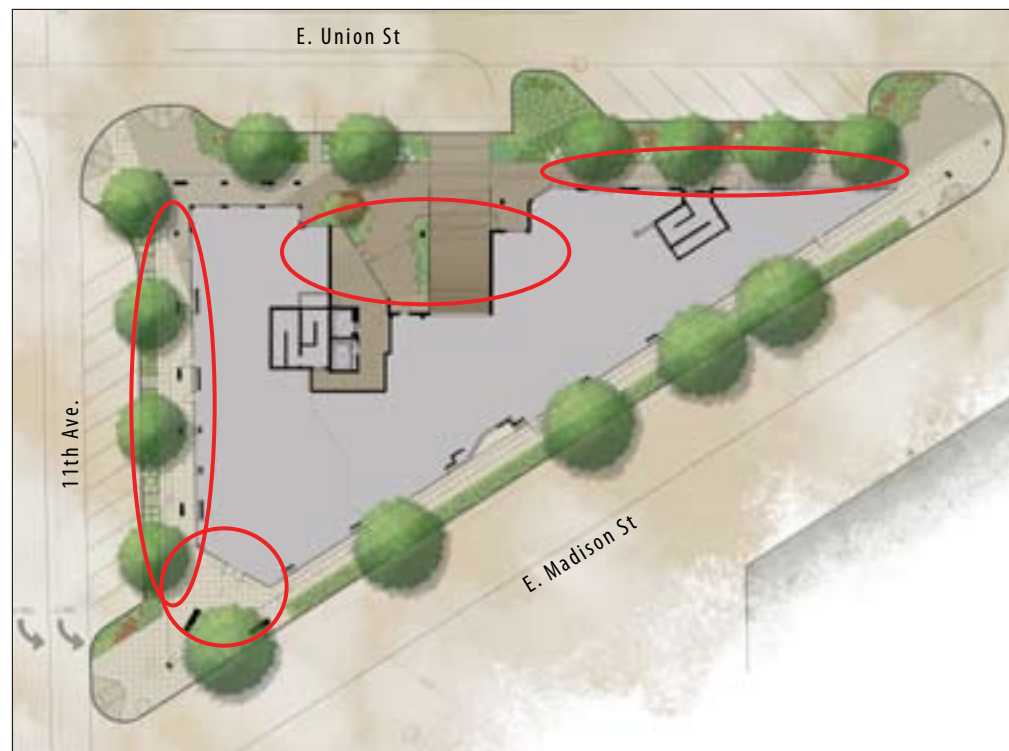
P.O. Box 22107  
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This narrative is a response to the September 2, 2009 Design Review Board comments for 1111 E Union St. Changes made to the previous design are highlighted in the packet in response to the following comments:

**DRB INITIAL RECOMMENDATIONS 09-02-2009:**

- 1** Design to be more attentive to the neighborhood vernacular.
- 2** Simplify the design and treat all 3 sides in similar consistent fashion.
- 3** Encouraged providing depth to the facades with the fenestration.
- 4** Encouraged warmer materials, especially at the pedestrian level.
- 5** Increase pedestrian safety at the plaza/driveway and bring the lobby closer to the street.
- 6** Provide greater detail at retail entrances, including weather protection, lighting and signage.
- 7** Provide views of building within Madison St. context.
- 8** Landscape plan could provide wider sidewalks and show proposed landscape plan at roof.

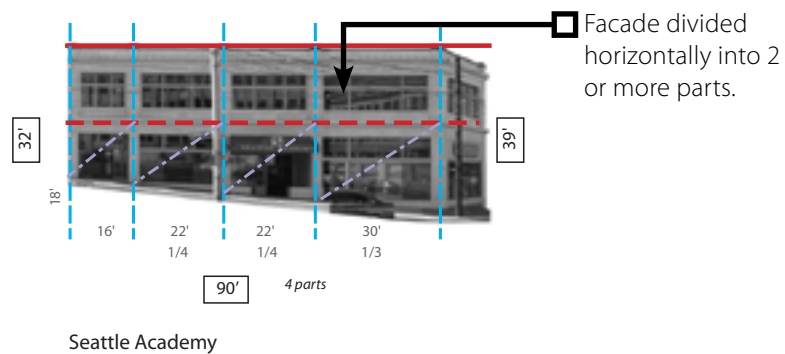
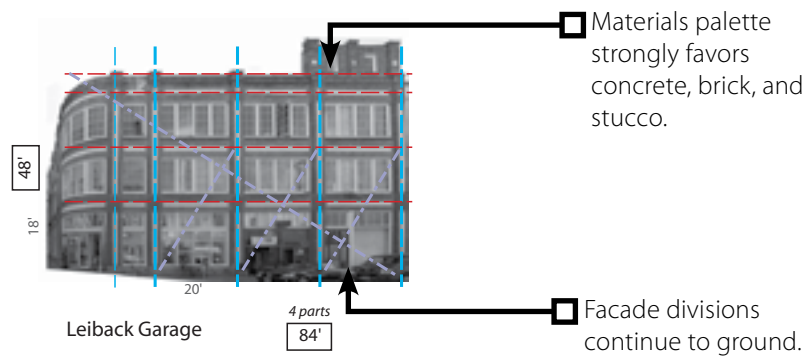
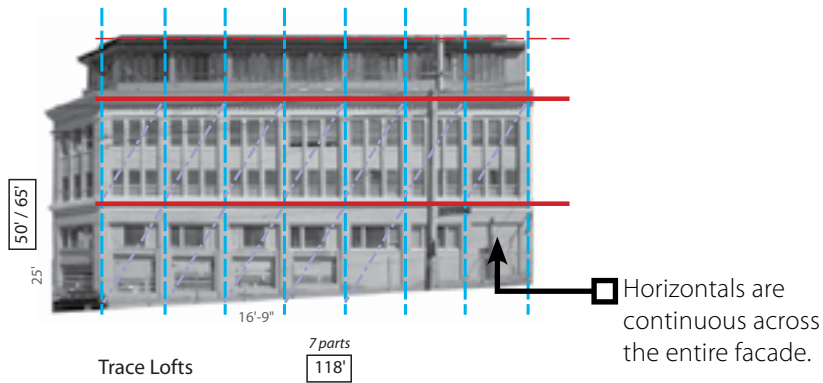
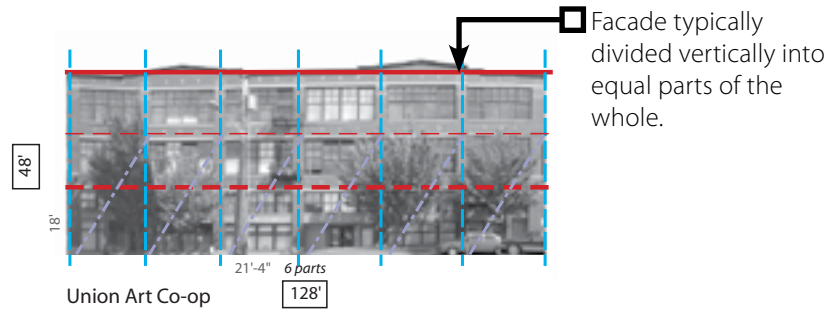
PREVIOUS SITE PLAN 09-02-2009



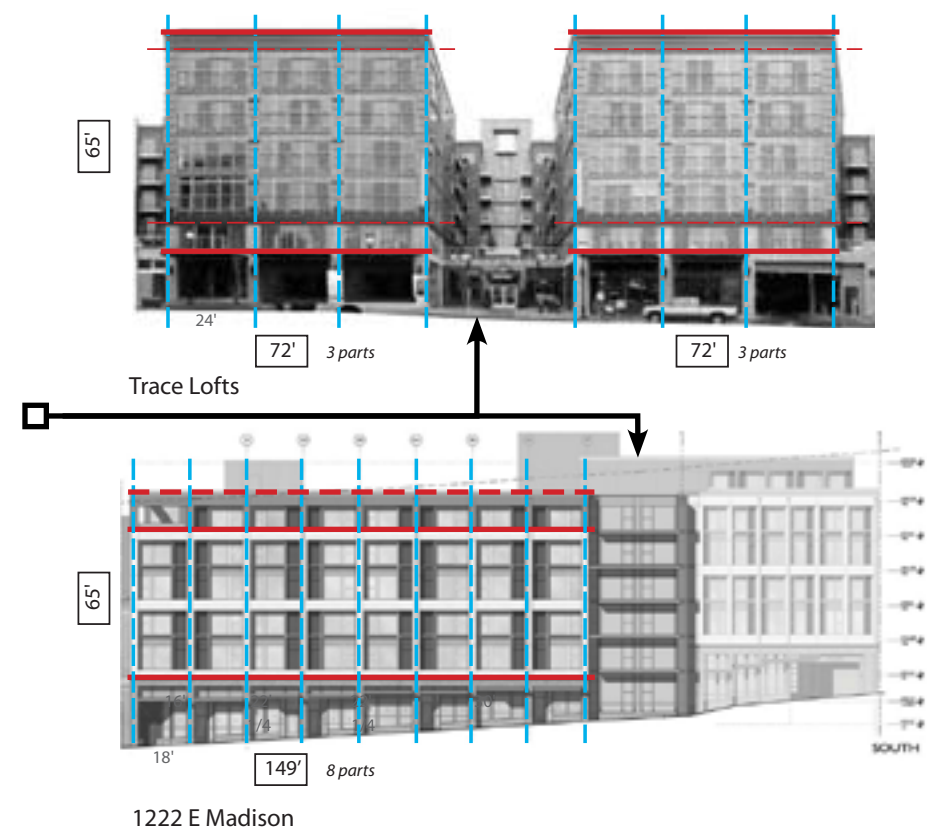
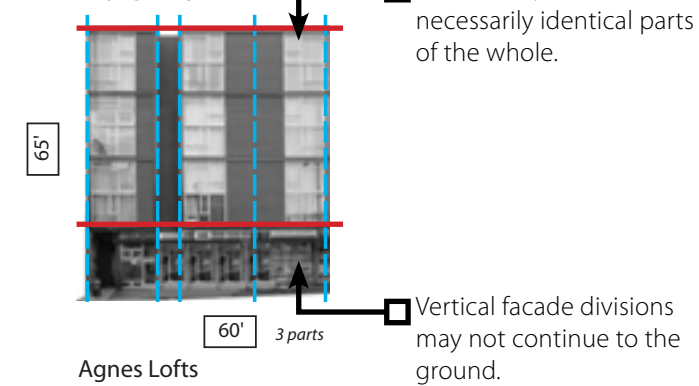
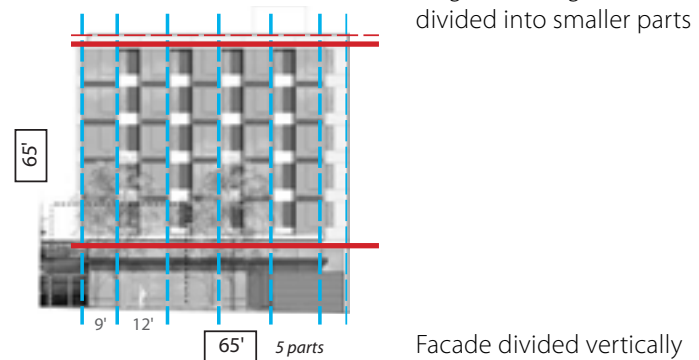
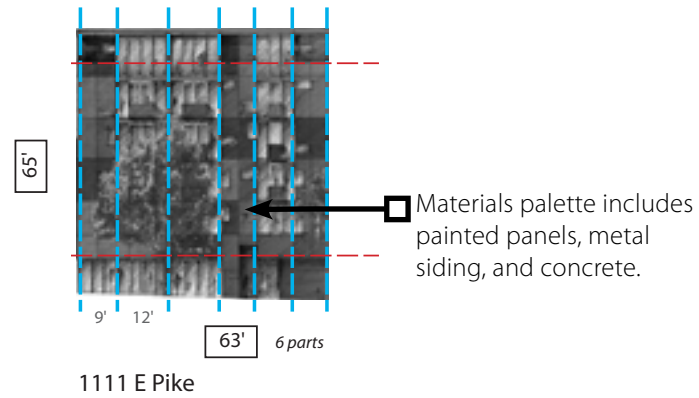
# 1 NEIGHBORHOOD VERNACULAR

Patterns and proportions analyzed in contextual buildings for common facade traits.

## HISTORIC CHARACTER

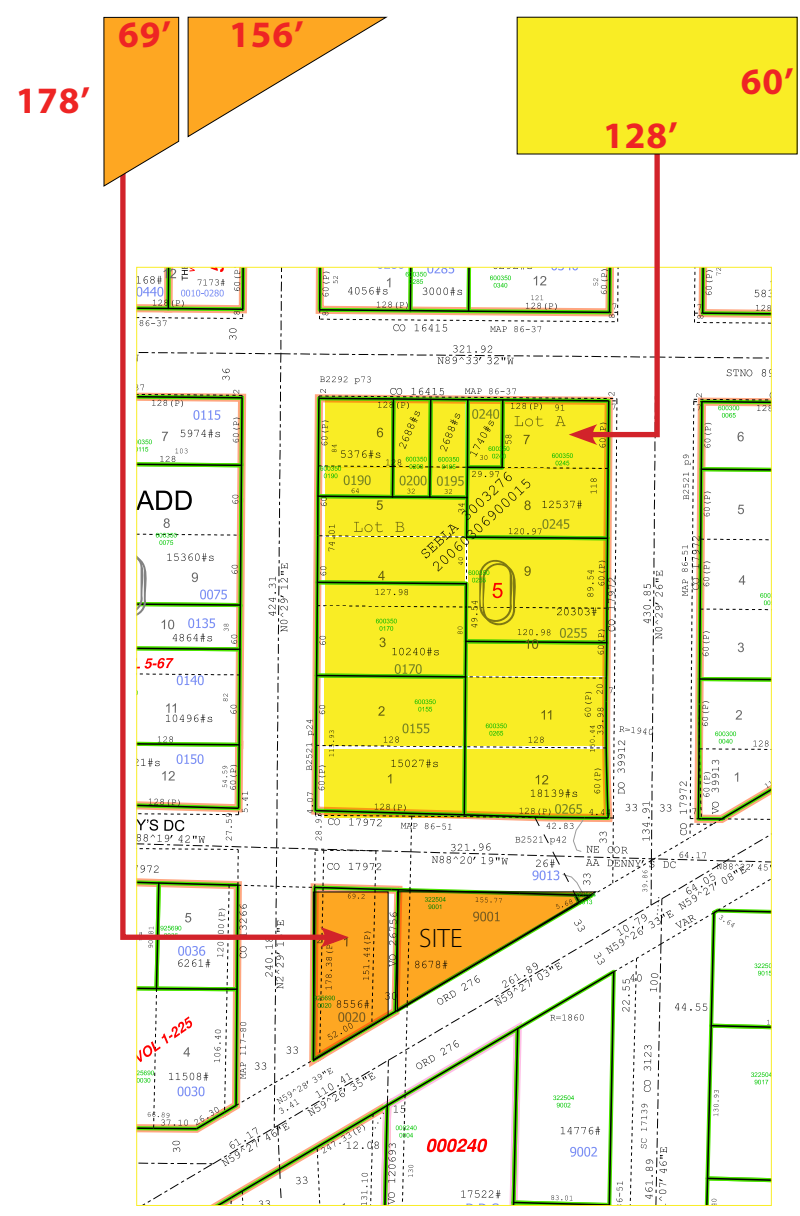


## RECENT OR PROPOSED BUILDINGS (5 stories over 1, mixed use)

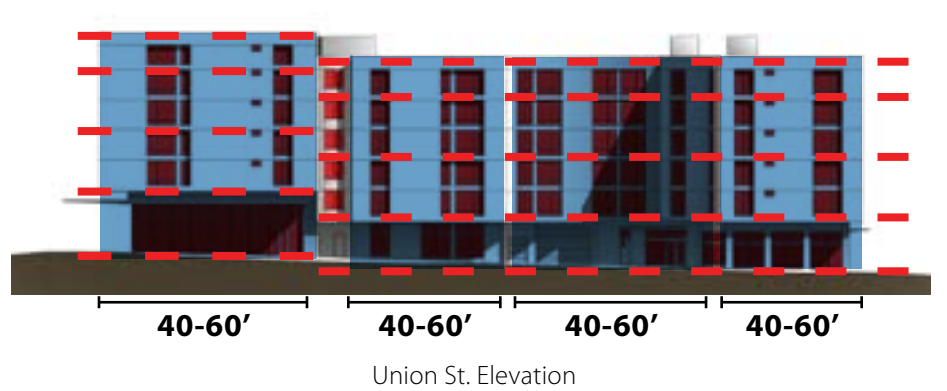
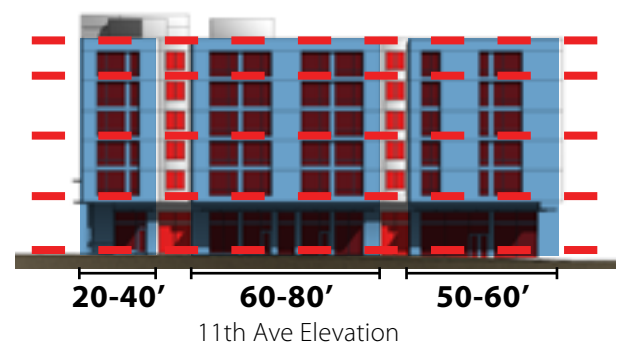
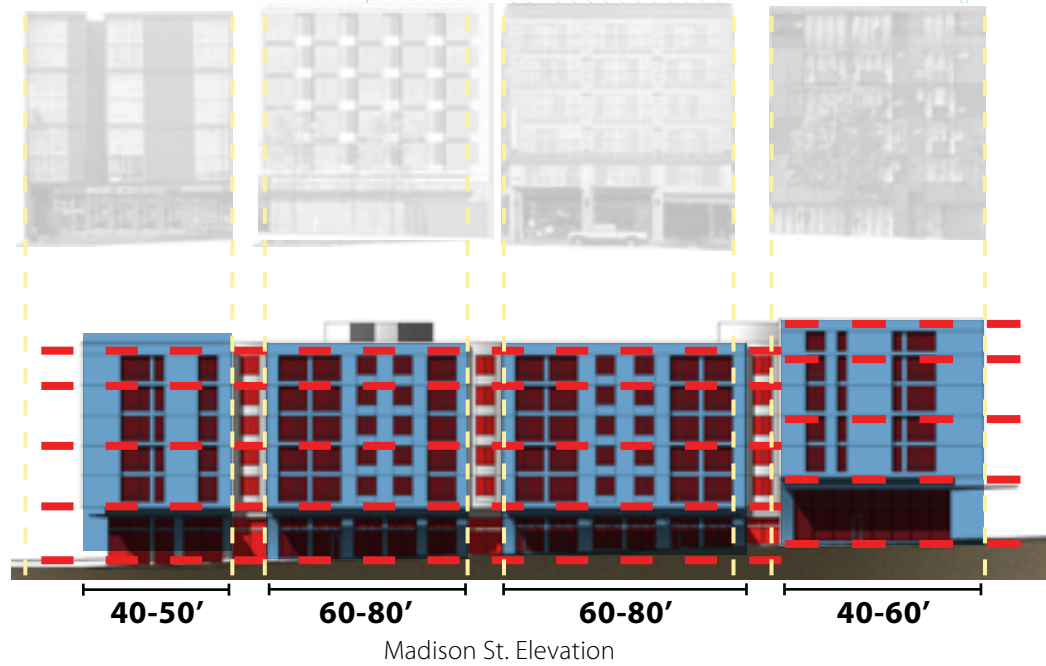
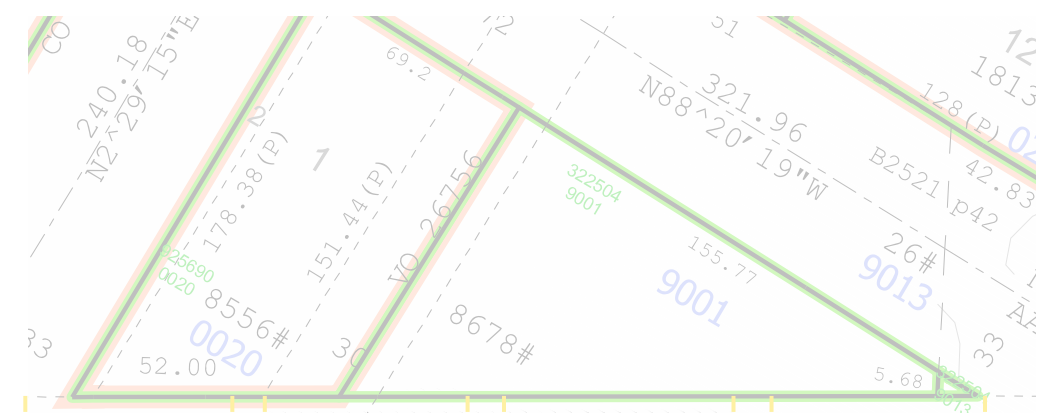


1 Original plat dimensions of 60' x 128' or 65' x 120'

Typical plat dimensions

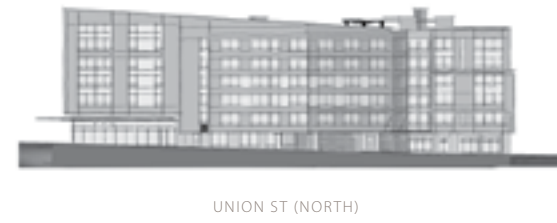


1 Building massing broken up into regular parts horizontally (red) and vertically (blue) that relates to contextual proportions of height to width dimensions.



**1** NEIGHBORHOOD VERNACULAR - ELEVATION DESIGN PROGRESSION

9.2.09 DRB 1



UNION ST (NORTH)



11TH AVE (WEST)



MADISON ST (SOUTH)

These studies show the design changes as window groupings and locations were adjusted to work with both the plan and the regular horizontal and vertical parts established by the building massing.

STUDY 1



STUDY 2



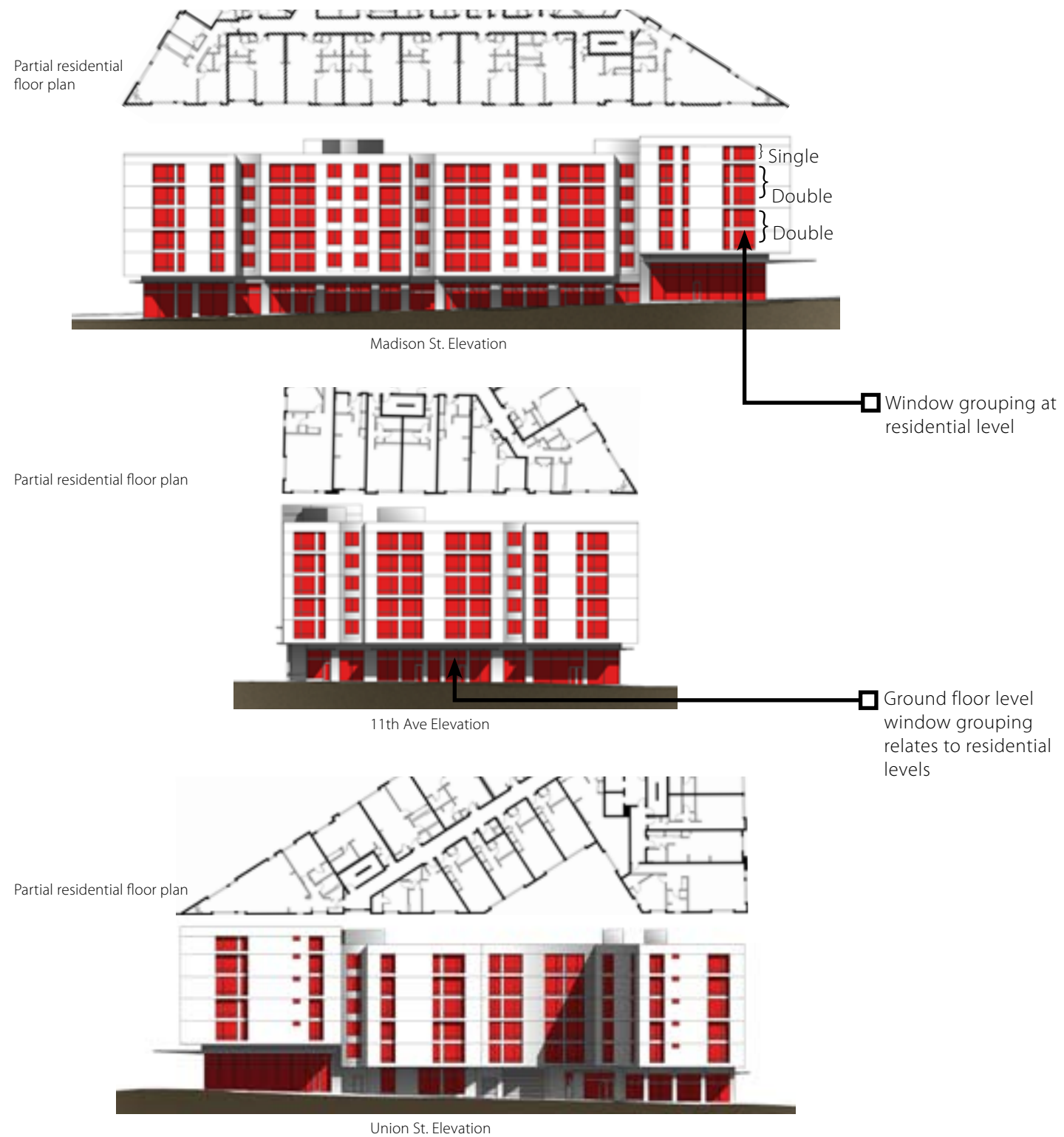
STUDY 3



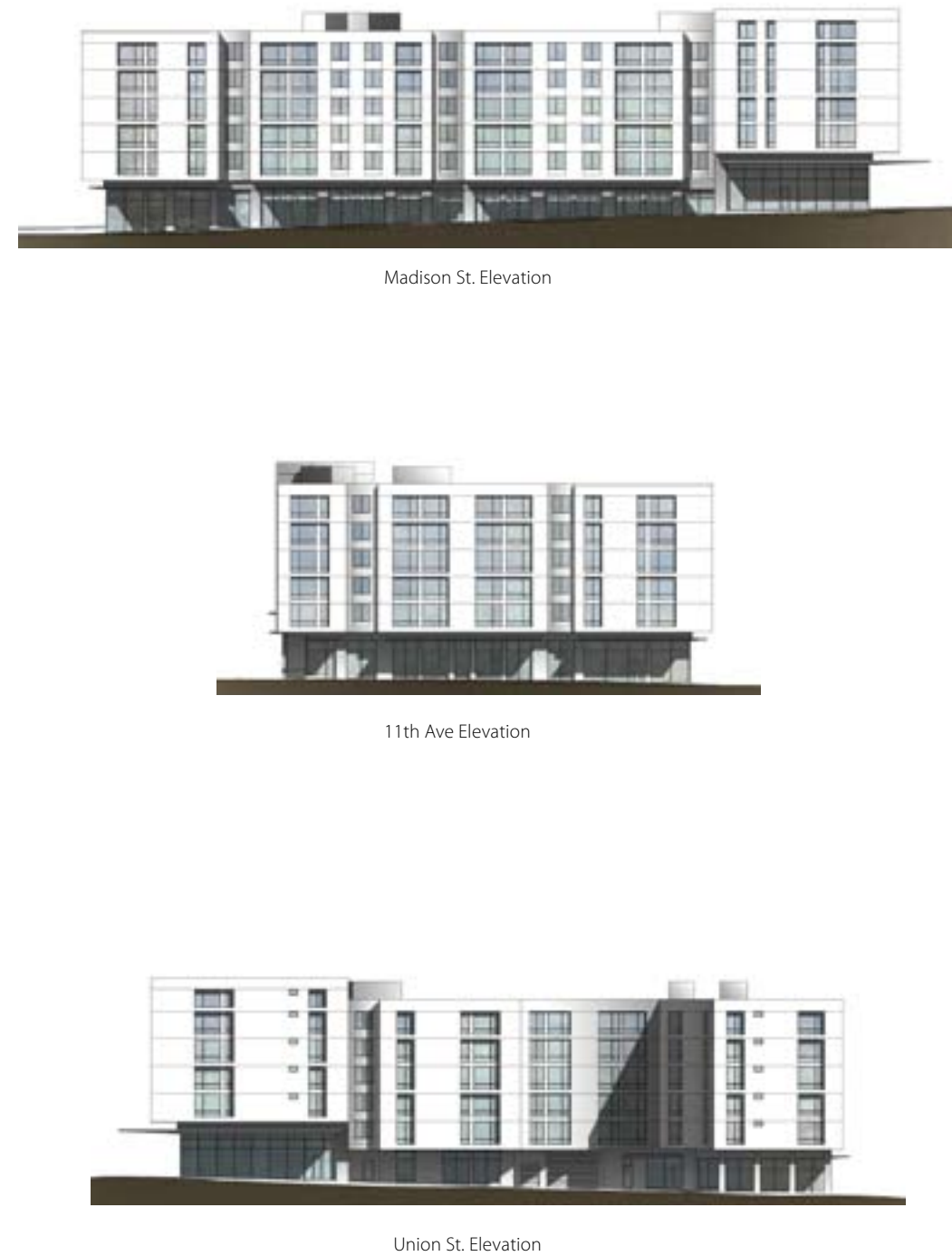
CURRENT VERSION



**1** Regular rhythm established with window groupings relates to the unit layout and to regular window bay patterns in contextual buildings. Rhythm of facade carried down to base of building.



**1** Massing and window studies (color and texture not shown for clarity)



## 2 SIMPLE CONSISTENT DESIGN ACROSS FACADES - PREVIOUS VERSION

09.02.2009 DRB Comments:

- simplify the design in a manner that is responsive to the neighborhood context
- did not recommend historical mimicry
- triangular shape of site and location on Madison makes design dynamic enough, additional modulations and gestures further complicate the design
- provide depth to the 3 facades with the treatment of the fenestration
- use of materials should follow the rhythm of the building form in a systematic & patterned manner
- would be supportive of the prow feature if it is consistent with the overall design approach throughout the rest of the building

9.2.09 DRB 1



Madison St. Elevation



11th Ave Elevation



Union St. Elevation



CURRENT PROPOSED DESIGN

Recesses break down massing.



Madison St. Elevation

Small scale retail relates to the pedestrian.

Rhythm of window groupings relates to the unit layout and the overall massing and is carried down to street level

**2**

- Elevations revised to apply window grouping consistently across 3 facades.
- The massing bays used in previous design have been removed.
- Relief along facade is provided with recesses at specific points as well as deeper punched openings.



11th Ave Elevation

Retail pulled out closer to sidewalk along 11th Ave to engage pedestrians.

Building now holds the corner of Madison St. and 11th Ave.



Union St. Elevation

Canopies placed around building provide for weather protection and visual cues to change of use.

Residential lobby form is now orthogonal and pulled out to engage the plaza. See pages 14-15 for lobby design.

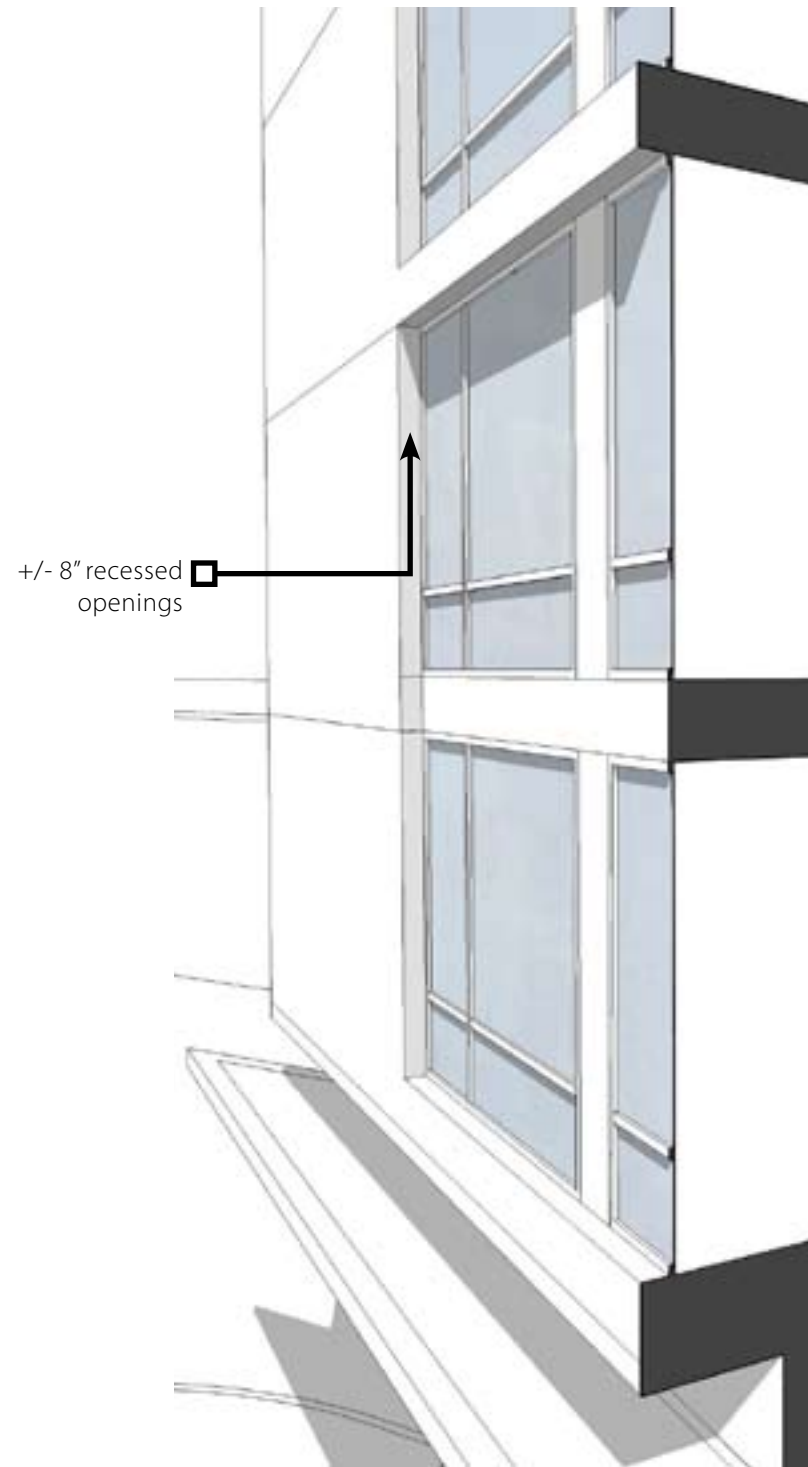
2 SIMPLE CONSISTENT DESIGN ACROSS FACADES



View down Madison St.



View at corner of 11th Ave and Union St.



3 Window groupings recessed to add depth to the facades and reinforce window groupings.



11th Ave Elevation



Union St. Elevation

# 4 MATERIAL PALETTE - NEIGHBORHOOD CONTEXT



Trace Lofts



The Crawford - architectural concrete



Trace Lofts (12th & Madison) use of metal cladding and architectural concrete at the base

CONTEXTUAL MATERIAL PALETTE

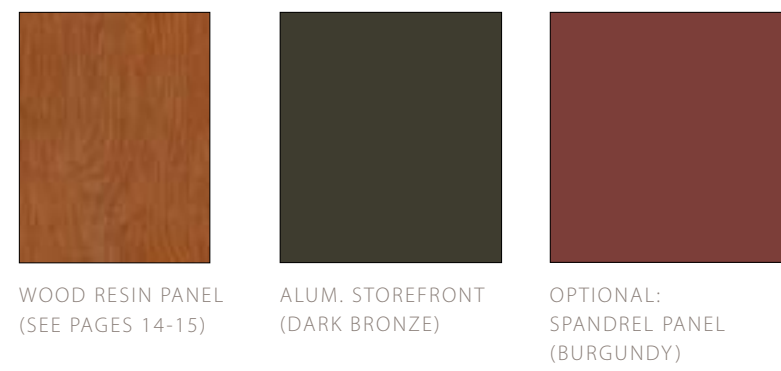
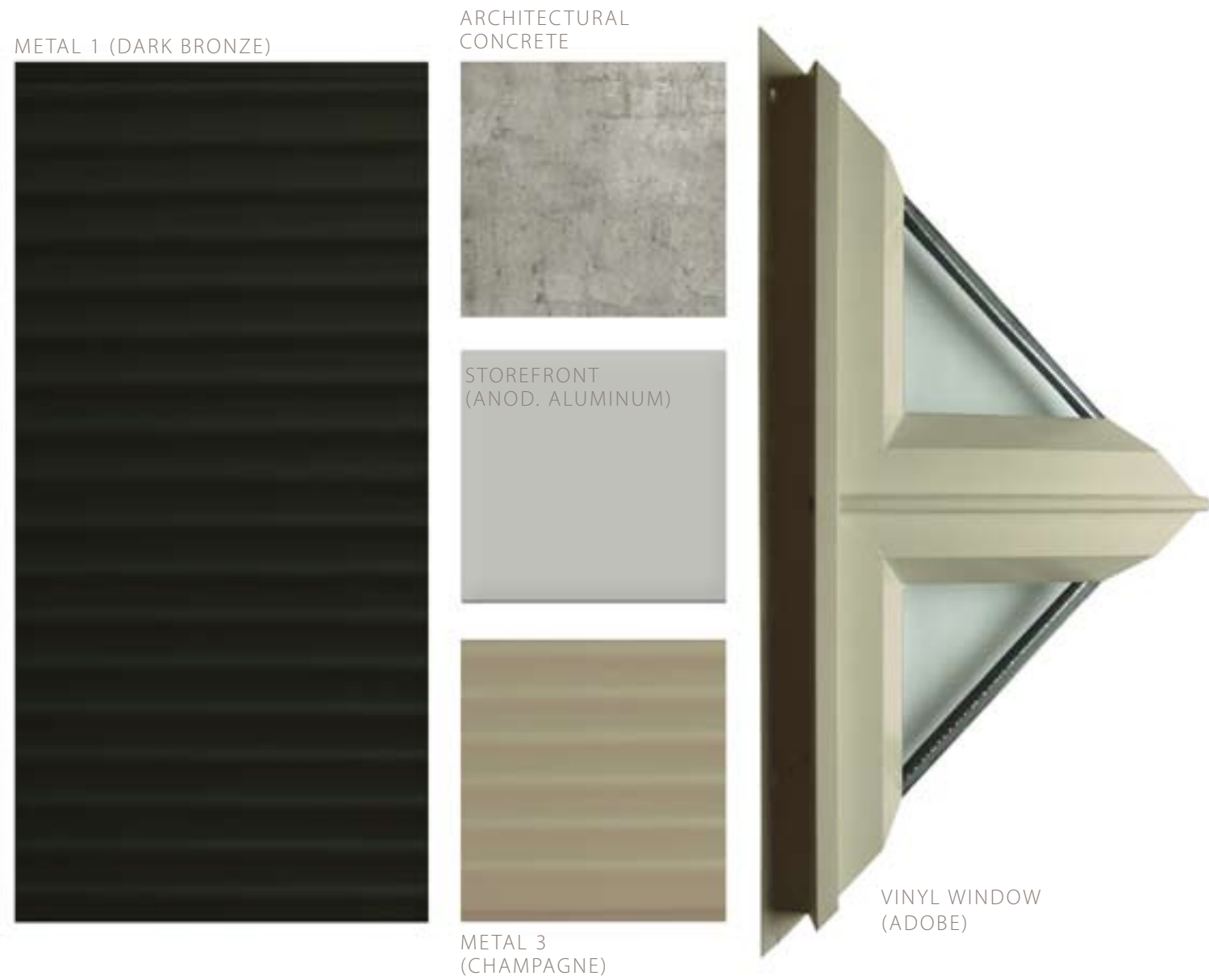
- Principal materials proposed such as metal siding and architectural concrete are found in the neighborhood. Examples of recent buildings include The Chloe (14th and Union) and the Trace Lofts across the street from the site.



Chloe (14th & Union) - similar material and colors proposed

# MATERIAL PALETTE

Proposed material palette has been simplified to 3 principal materials: dark bronze metal at the residential levels punctuated with champagne metal as the accent at window groupings and soffits and architectural concrete at the street level.



4 WARMER PALETTE

- The simplified material palette is made warmer with a dark bronze storefront at the residential lobby entry accented with wood at the canopy soffit and wood entry doors.
- A burgundy metal spandrel panel is also an optional material that could be applied to principal window groupings around 3 facades.

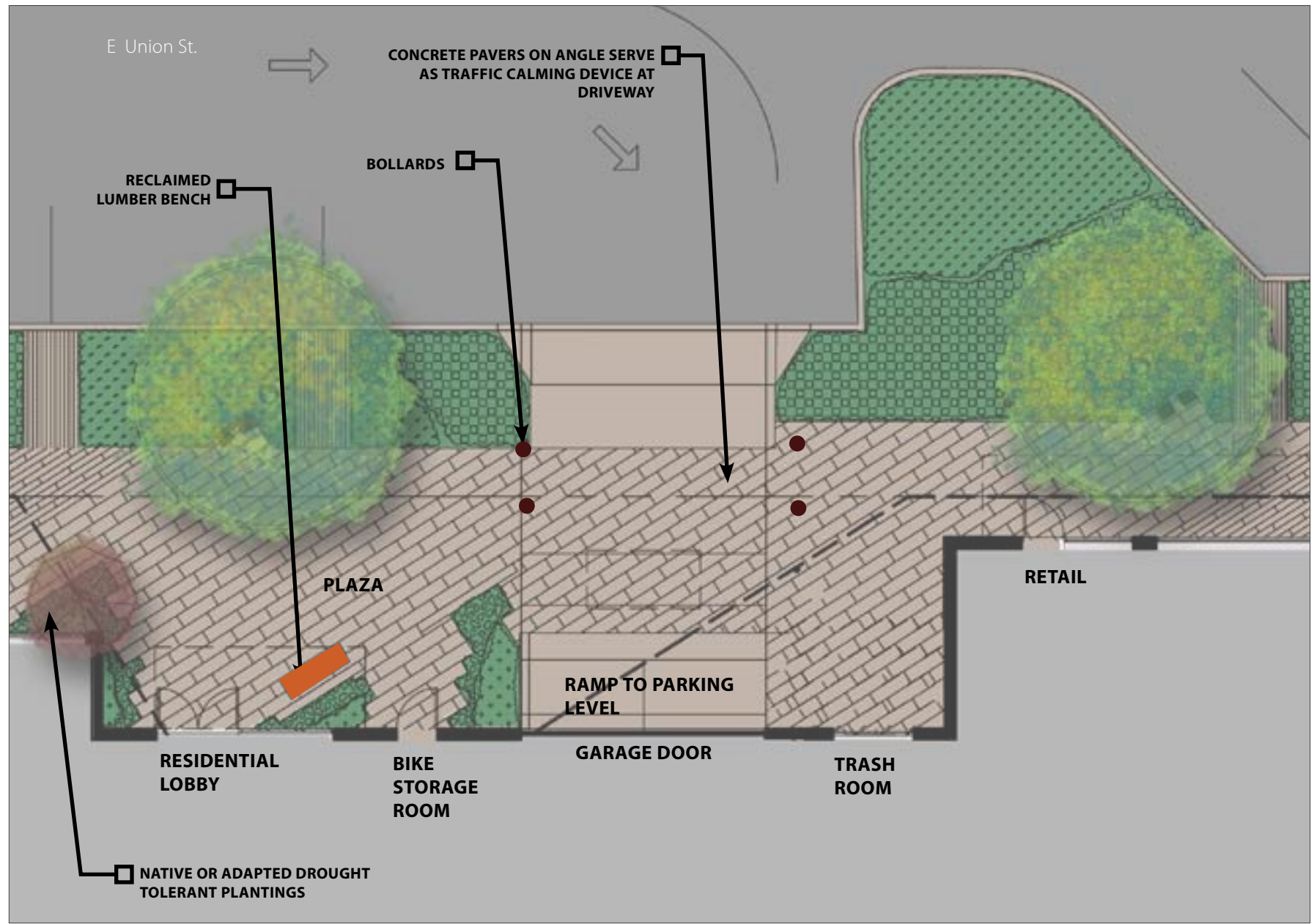
## OPTIONAL ACCENT COLOR



# 5 PEDESTRIAN SAFETY AT PLAZA & DRIVEWAY

**5** PLAZA & DRIVEWAY

- The plaza and driveway design has been revised to differentiate the plaza from the driveway with bollards, a low wall between the plaza and the driveway ramp.
- The lobby entry has been pushed forward to better engage the plaza.
- Plantings will flank the entry as well as the front of the low wall to soften the plaza.



- DRIVEWAY LENGTH REDUCED BY BRINGING GARAGE DOOR FORWARD
- BOLLARDS ADDED AT SIDEWALK
- CONCRETE PAVERS ON ANGLE SERVE AS TRAFFIC CALMING DEVICE AT DRIVEWAY
- LOBBY MOVED FORWARD, IS FRAMED BY LANDSCAPING AND A BENCH

### INTEGRATED

Lobby integrated with ground level form. Presence at street addressed with additional height and change of materials.



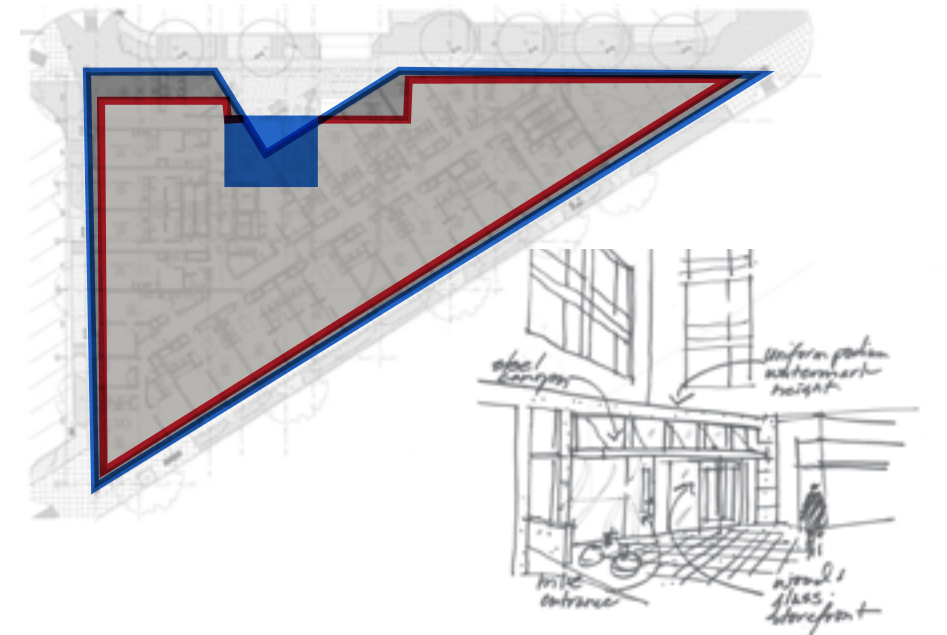
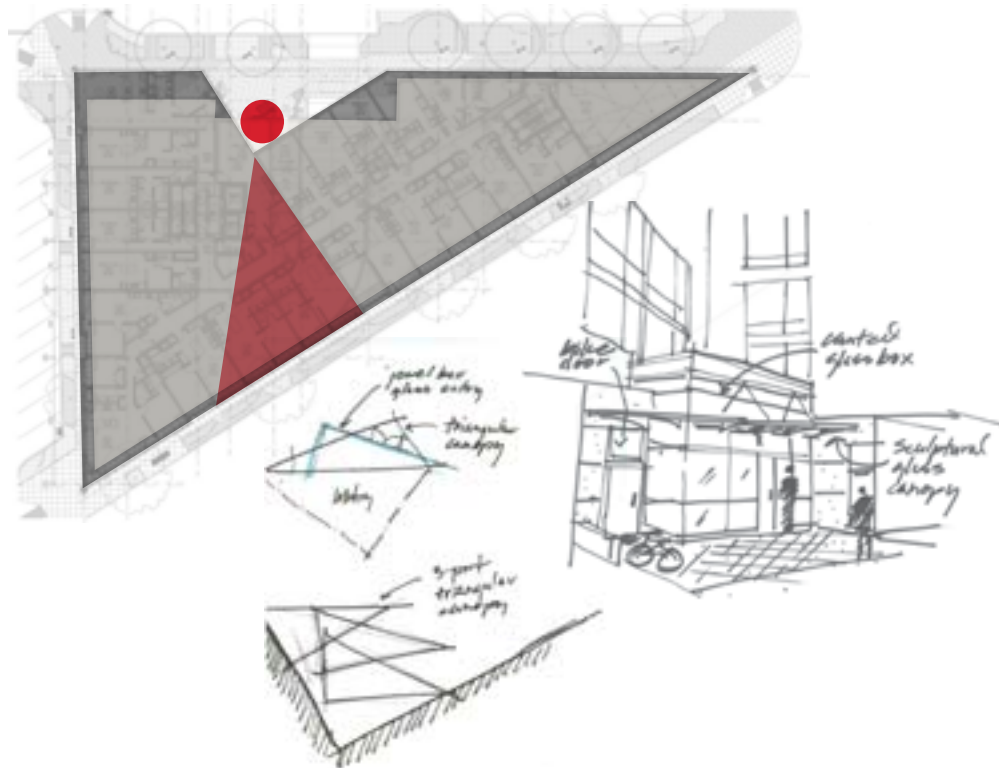
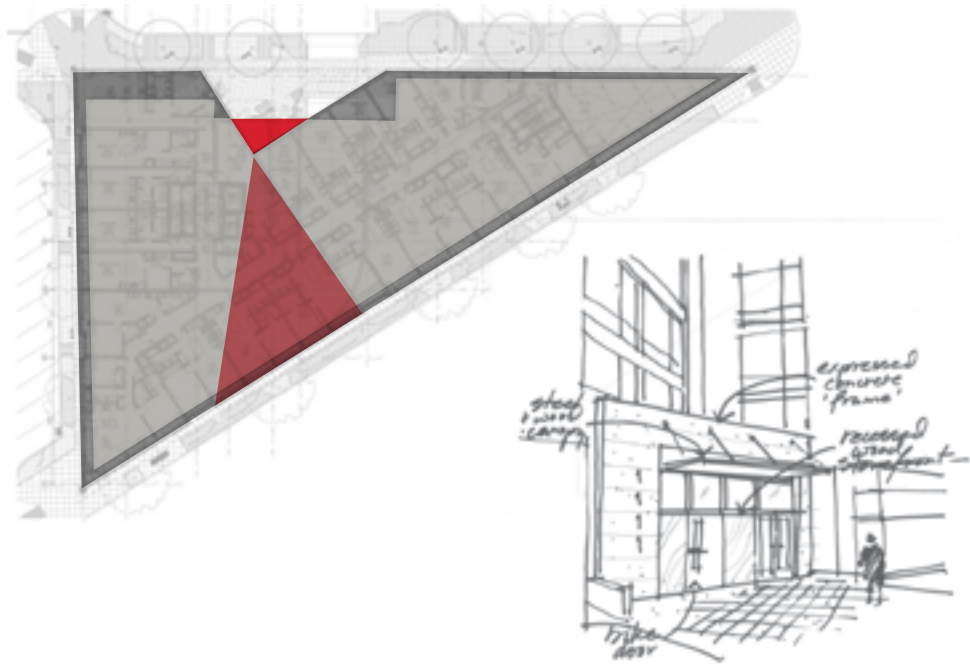
### SCULPTURAL

Lobby form expressed as a distinct element that integrates with the plaza.



### MATERIALS

Lobby distinguished from street level retail uses with contrasting materials (wood composite panels) that relate to the residential use.









Retail entry off 11th Ave



Retail entry off Madison St.



Corner retail entry off Union St.

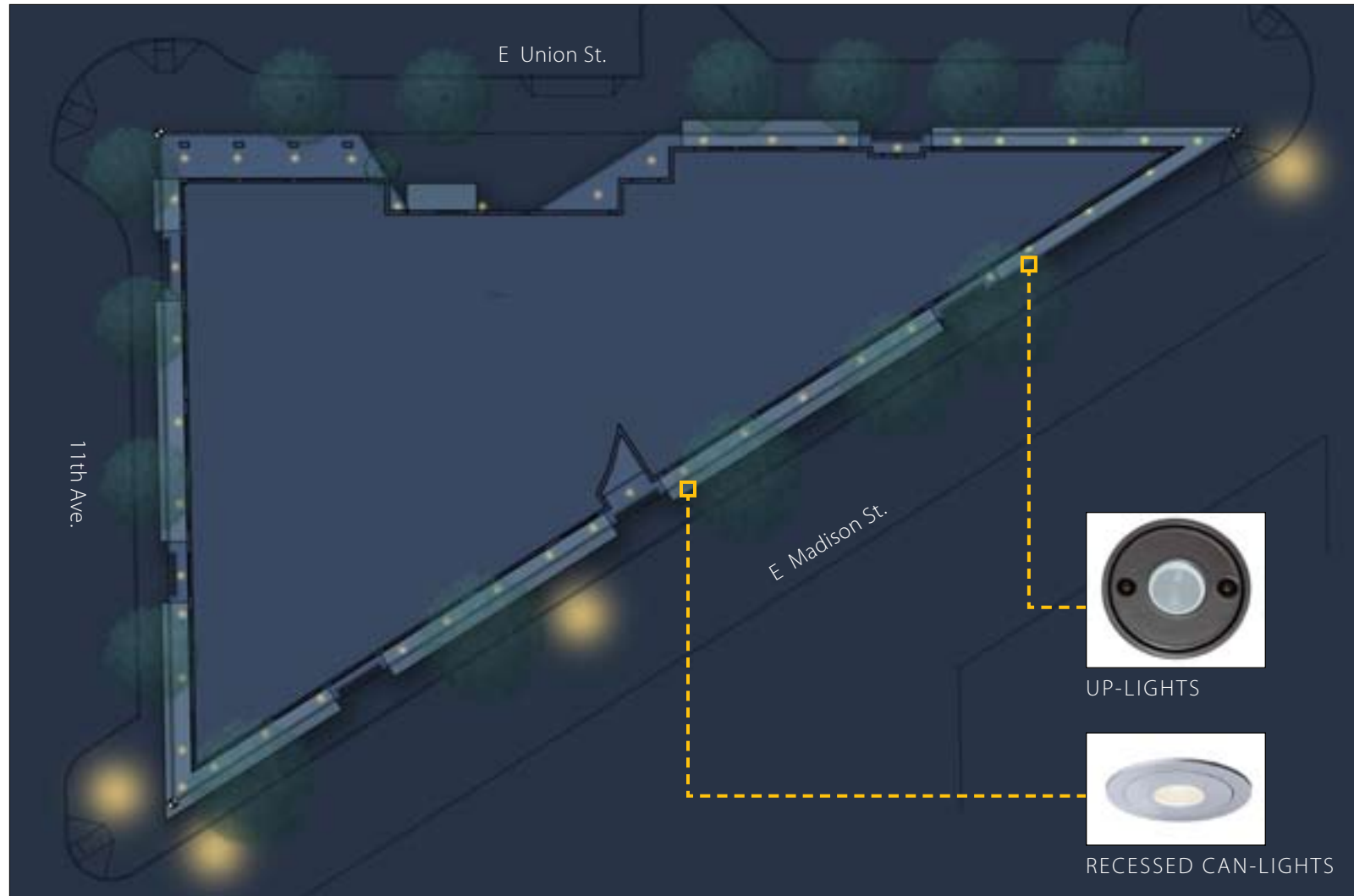
**6**

**RETAIL ENTRY DESIGN**

- Architectural concrete with recessed, repetitive window bays that relate to the residential levels above, accentuated with overhead weather protection and individual blade signs breaks down the scale of the building at the street level to relate to the pedestrian.
- All retail proposed is less than 2,000 gsf (average size is 1000 gsf) and will be at street level to engage pedestrians.
- Wide, generous sidewalks are enhanced with R.O.W. plantings that buffer pedestrians from cars.

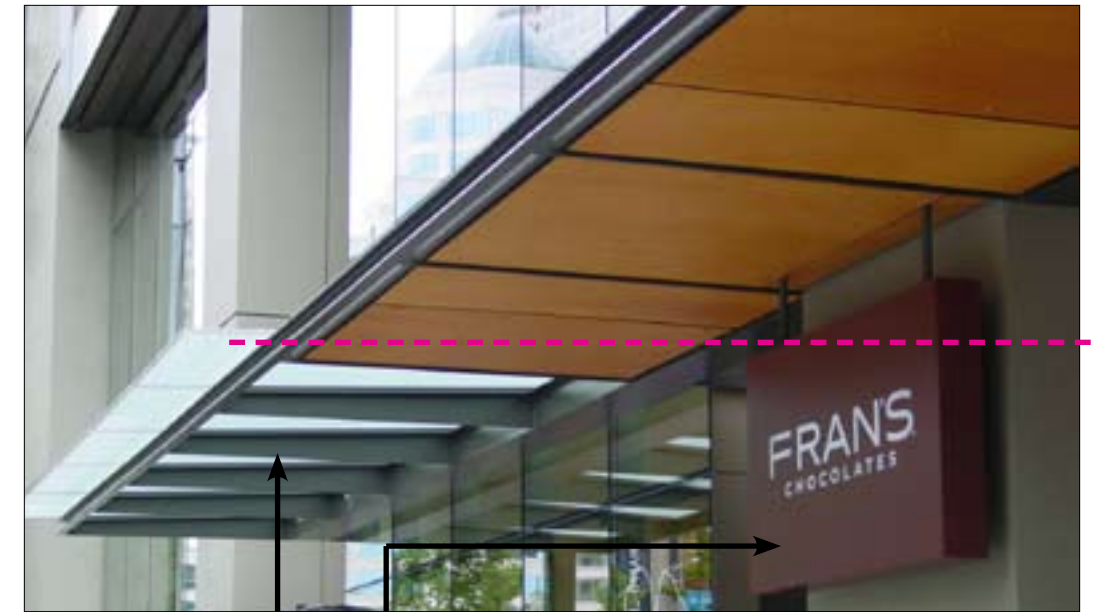
# 6 STREET LEVEL: CANOPY & SIGNAGE PLAN

## LIGHTING PLAN



6 • Amount of recessed can-lights reduced

## EXAMPLES OF BLADE SIGNS AT RETAIL



Glass & steel canopy

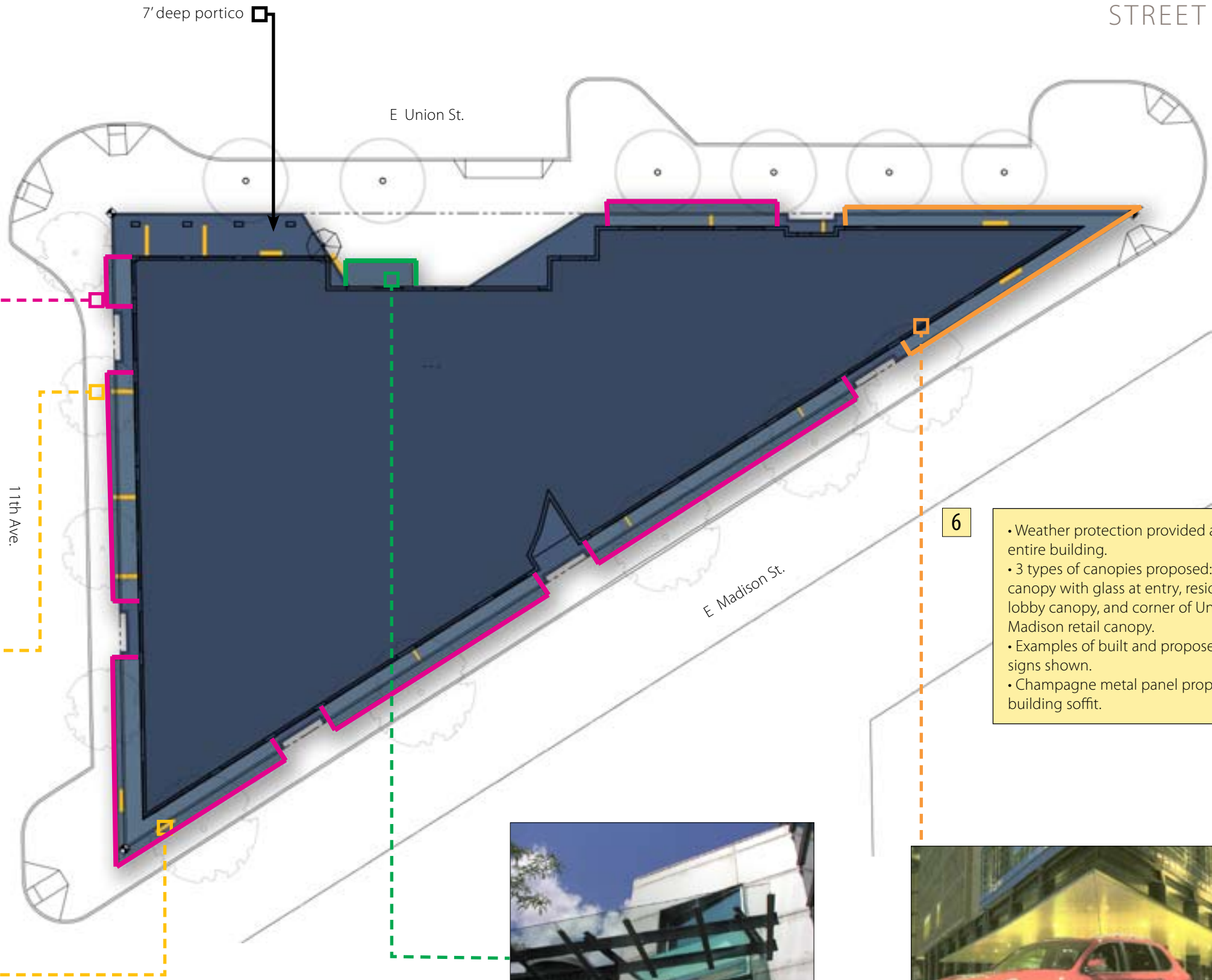
Blade sign



Variety of blade signs



Blade sign



6

- Weather protection provided around entire building.
- 3 types of canopies proposed: retail canopy with glass at entry, residential lobby canopy, and corner of Union and Madison retail canopy.
- Examples of built and proposed blade signs shown.
- Champagne metal panel proposed at building soffit.



Glass & steel canopy example



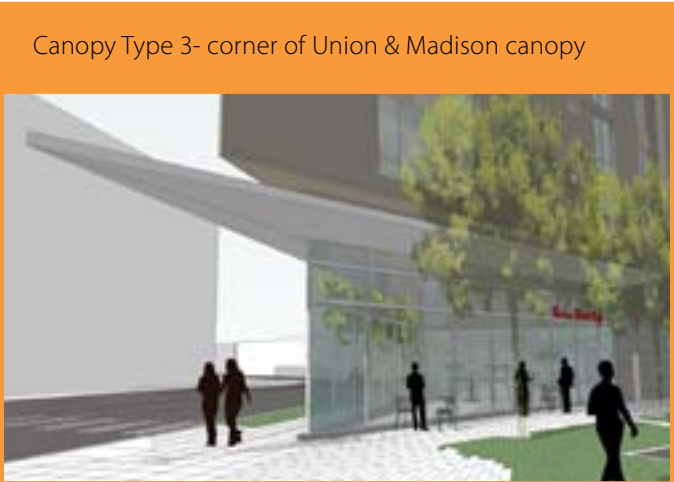
Similar shape and cladding



Retail at 11th Ave.



Residential lobby entry



Retail at Union & Madison

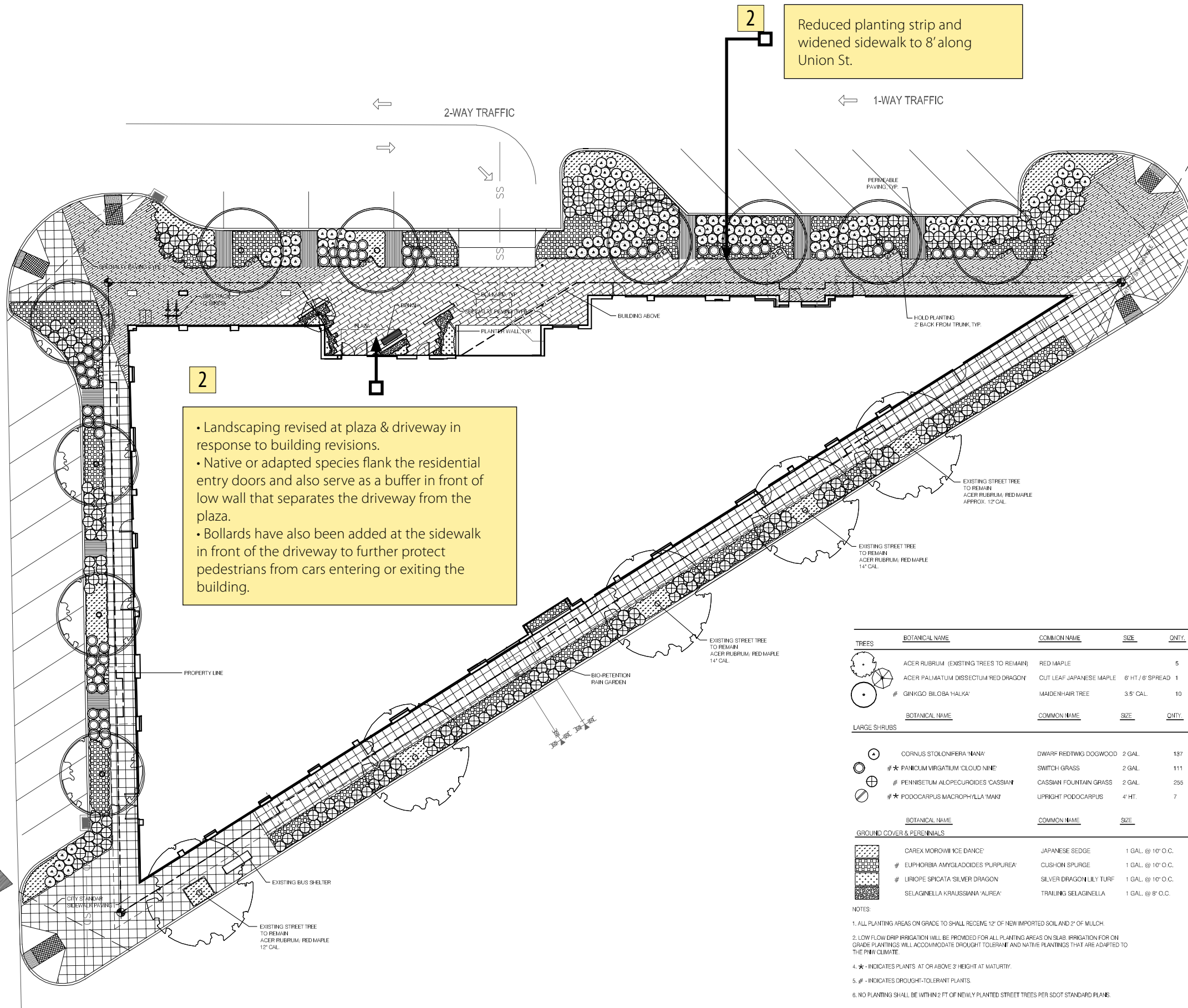
7 MADISON ST. CONTEXT



View of Madison St. looking west from perspective of a pedestrian heading west



View of Madison St. looking northeast from pedestrian perspective walking north from Seattle University



2

- Landscaping revised at plaza & driveway in response to building revisions.
- Native or adapted species flank the residential entry doors and also serve as a buffer in front of the low wall that separates the driveway from the plaza.
- Bollards have also been added at the sidewalk in front of the driveway to further protect pedestrians from cars entering or exiting the building.

2

Reduced planting strip and widened sidewalk to 8' along Union St.



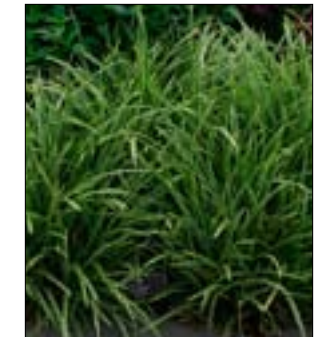
Acer palmatum 'Red Dragon'



Podocarpus macrophyllus 'Maki'



Ginkgo biloba 'Halka'



Carex morrowii 'Ice Dance'



Euphorbia amygdaloides 'Purpurea'



Selaginella kraussiana 'Aurea'



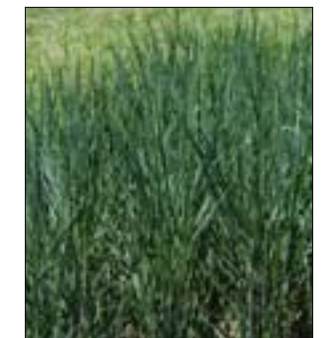
Liriope spicata 'Silver Dragon'



Pennisetum alopecuroides 'Cassian'



Cornus stolonifera 'Nana'



Panicum virgatum 'Cloud Nine'

| TREES | BOTANICAL NAME                         | COMMON NAME             | SIZE              | QNTY. | NOTES            |
|-------|--|-------------------------|-------------------|-------|------------------|
|       | ACER RUBRUM (EXISTING TREES TO REMAIN) | RED MAPLE               |                   | 5     |                  |
|       | ACER PALMATUM DISSECTUM 'RED DRAGON'   | CUT LEAF JAPANESE MAPLE | 6' HT./ 6' SPREAD | 1     | (SPECIMEN GRADE) |
|       | # GINKGO BILOBA 'HALKA'                | MAIDEN-HAIR TREE        | 3.5' CAL.         | 10    |                  |

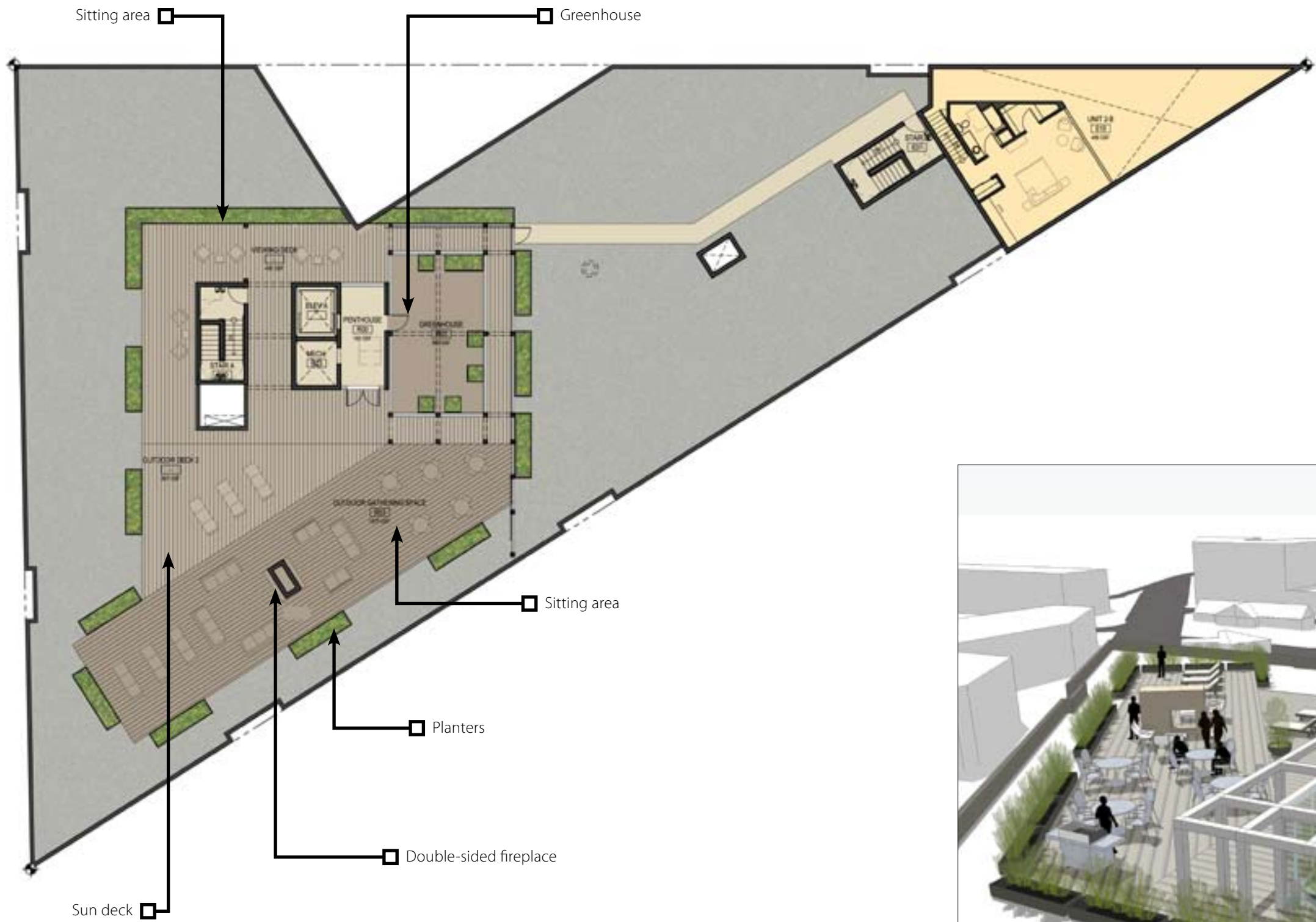
| LARGE SHRUBS | BOTANICAL NAME                       | COMMON NAME            | SIZE   | QNTY. |
|--------------|--------------------------------------|------------------------|--------|-------|
|              | CORNUS STOLONIFERA 'NANA'            | DWARF REDTIG DOGWOOD   | 2 GAL. | 187   |
|              | # PANICUM VIRGATUM 'CLOUD NINE'      | SWITCH GRASS           | 2 GAL. | 111   |
|              | # PENNISETUM ALOPECUROIDES 'CASSIAN' | CASSIAN FOUNTAIN GRASS | 2 GAL. | 255   |
|              | # PODOCARPUS MACROPHYLLA 'MAKI'      | UPRIGHT PODOCARPUS     | 4' HT. | 7     |

| GROUND COVER & PERENNIALS | BOTANICAL NAME                       | COMMON NAME             | SIZE              |
|---------------------------|--------------------------------------|-------------------------|-------------------|
|                           | CAREX MOROWII 'ICE DANCE'            | JAPANESE SEDGE          | 1 GAL. @ 10" O.C. |
|                           | # EUPHORBIA AMYGLAIDOIDES 'PURPUREA' | CUSHION SPURGE          | 1 GAL. @ 10" O.C. |
|                           | # LIRIOPE SPICATA 'SILVER DRAGON'    | SILVER DRAGON LILY TURF | 1 GAL. @ 10" O.C. |
|                           | SELAGINELLA KRAUSSIANA 'AUREA'       | TRAILING SELAGINELLA    | 1 GAL. @ 8" O.C.  |

- NOTES:
1. ALL PLANTING AREAS ON GRADE TO SHALL RECEIVE 12" OF NEW IMPORTED SOIL AND 2" OF MULCH.
  2. LOW FLOW DRIP IRRIGATION WILL BE PROVIDED FOR ALL PLANTING AREAS ON SLAB. IRRIGATION FOR ON GRADE PLANTINGS WILL ACCOMMODATE DROUGHT TOLERANT AND NATIVE PLANTINGS THAT ARE ADAPTED TO THE PNW CLIMATE.
  4. \* - INDICATES PLANTS AT OR ABOVE 3' HEIGHT AT MATURITY.
  5. # - INDICATES DROUGHT-TOLERANT PLANTS.
  6. NO PLANTING SHALL BE WITHIN 2 FT OF NEWLY PLANTED STREET TREES PER SOT STANDARD PLANS.

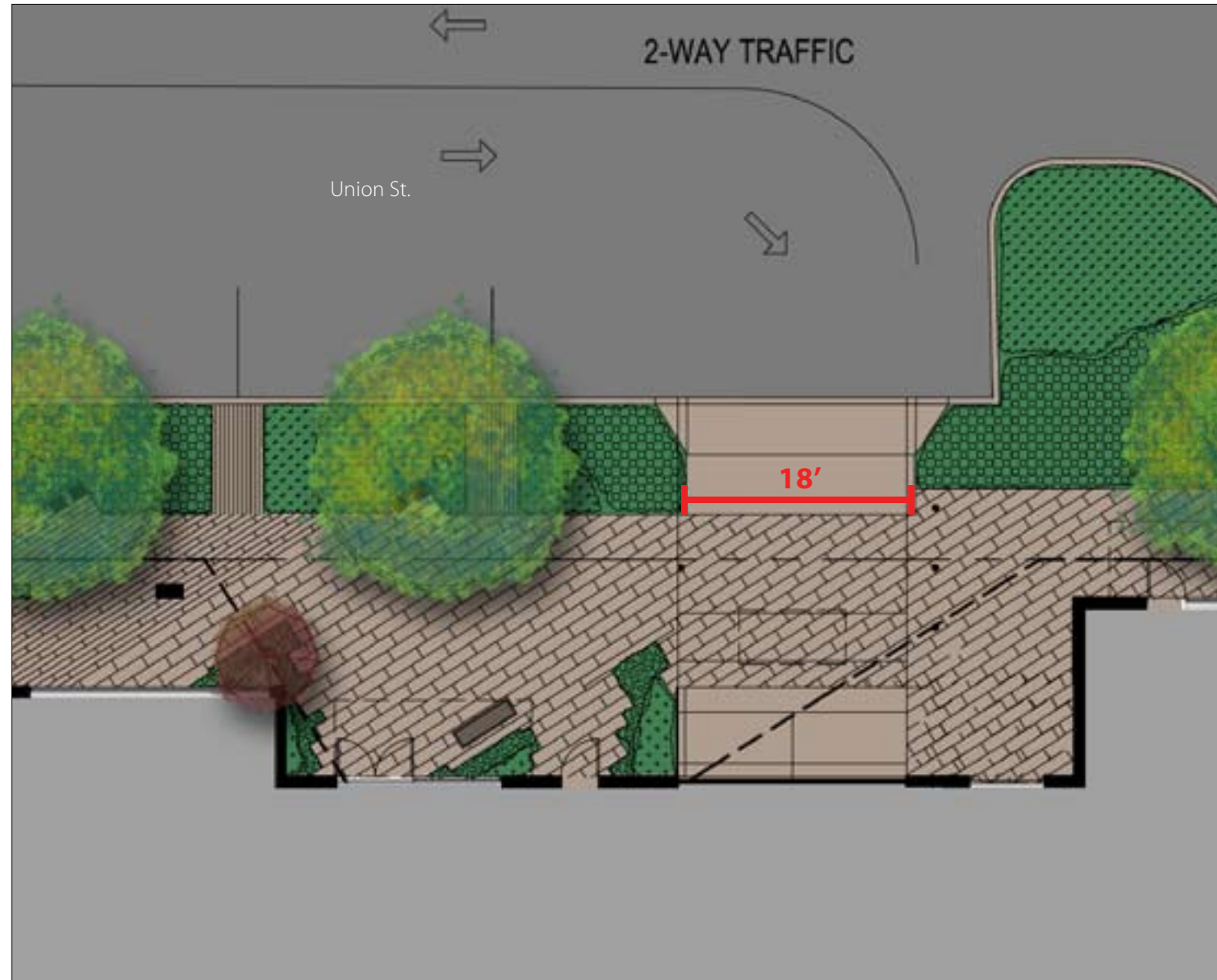
8 ROOF LEVEL LANDSCAPE PLAN



View of roof deck looking east



Bird's eye view of roof deck looking northeast



DRB encouraged requesting a design departure for the driveway width.

**DEVELOPMENT STANDARD REQUIREMENT:**  
SMC 23.54.030.D2.A2

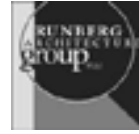
The minimum width of driveways for two (2) way traffic shall be twenty-two (22) feet and the maximum width shall be twenty-five (25) feet.

**REQUEST / PROPOSAL:**

The applicant is requesting the driveway for two-way traffic to have a width of 18 ft. (refer to diagram at right)

**JUSTIFICATION:**

The smaller driveway width would allow for larger open public space, encourage more pedestrian activity, and limit the impact of the automobile on the project. This was also a recommendation of the board at EDG. Furthermore, the project is not gaining any more enclosed area than would otherwise be accommodated by a code-compliant scheme.



**MUP PROJECT DATA**

Project Data: Union & Madison 1111 E Union Street

Project Data  
10/20/09

**1.0 PROJECT DATA**

- 1.1 Location:
- 1.2 Site Area:
- 1.3 Zone:
- 1.4 Building Code:
- 1.5 Proposed Use:
- 1.6 Occupancy Classification / Separations

Triangular site: 11th Avenue/ E Union Street/E Madison Street, Seattle, WA  
 17,628 sf  
 NC3P-65' / Pike-Pine Urban Center Village /  
 Pike/Pine Conservation Overlay District (effective August 7, 2009)  
 Seattle Amendments to the 2006 International Bldg. Code (IBC)  
 Residential Mixed Use

Commercial  
Residential  
Parking

|     |   |     |     |
|-----|---|-----|-----|
|     | M | R-2 | S-2 |
| M   |   | 1   | 1   |
| R-2 | 1 |     | 3   |
| S-2 | 1 | 3   |     |

**1.8 Gross Floor Area:**

|            | Fir. Lev.  | PKG (gsf) | VERT CIRC | LOBBY/ CORE | COMMER. (gsf) | exterior balcony | common amenity | RESID. (gsf) | TOTAL (gsf) | compliant open spc |
|------------|------------|-----------|-----------|-------------|---------------|------------------|----------------|--------------|-------------|--------------------|
| Type IA    | Level P2   | 12,239    | 518       | 115         |               |                  | 1831           |              | 14,703      |                    |
| Type IA    | Level P1   | 12,466    | 518       | 115         |               |                  | 1600           |              | 14,699      |                    |
| Type IA    | Level 1    | 416       | 868       | 1357        | 10,031        |                  | 661            |              | 13,333      | 558                |
| Type IA/VA | Level 2    |           | 535       | 1,474       |               |                  | 168            | 12,535       | 14,712      |                    |
| Type VA    | Level 3    |           | 535       | 1,474       |               |                  | 168            | 13,705       | 15,882      |                    |
| Type VA    | Level 4    |           | 535       | 1,474       |               |                  | 168            | 12,822       | 14,999      |                    |
| Type VA    | Level 5    |           | 535       | 1,474       |               |                  | 168            | 12,822       | 14,999      |                    |
| Type VA    | Level 6    |           | 535       | 1,474       |               |                  | 168            | 12,822       | 14,999      |                    |
| Type VA    | Level ROOF |           | 431       | 174         |               |                  | 490            | 486          | 1,581       | 3,599              |
|            | Subtotal   | 25,121    | 5,010     | 9,131       | 10,031        | 0                | 5,422          | 65,192       | 119,907     | 4,157              |

**Total Rentable Area (Commercial + Residential) 75,223**

average 65,192 / 104 = **627 gsf per unit average**

\*NOTE: COMMERCIAL GSF INCLUDES RETAIL UNITS AND RETAIL CORRIDORS

**UNIT MIX**

|         | STUDIO | OPEN 1s | 1-BED | 2-BED | L/W | TOTAL |
|---------|--------|---------|-------|-------|-----|-------|
| Level 1 |        |         |       |       | 1   | 1     |
| Level 2 | 6      | 4       | 9     | 1     |     | 20    |
| Level 3 | 6      | 4       | 10    | 1     |     | 21    |
| Level 4 | 6      | 4       | 10    | 1     |     | 21    |
| Level 5 | 6      | 4       | 10    | 1     |     | 21    |
| Level 6 | 6      | 4       | 9     | 2     |     | 21    |
|         | 30     | 20      | 48    | 6     | 1   | 105   |

|         |     |
|---------|-----|
| STUDIO  | 29% |
| OPEN 1s | 19% |
| 1-BED   | 46% |
| 2-BED   | 6%  |
| L/W     | 1%  |

5% Type A Accessible units

6 ADA units reqd

**PARKING**

|          | MEDIUM | SMALL | TANDEM | ACC. | TOTAL |
|----------|--------|-------|--------|------|-------|
| Level P1 | 16     | 13    | 6.0    | 1    | 36    |
| Level P2 | 20     | 13    | 6.0    | 1    | 40    |
| TOTAL    | 36     | 26    | 12     | 2    | 76    |

Total cars parked = 80



**2.0 ZONING DATA**

**2.1 Use:**

|                        |                |           |
|------------------------|----------------|-----------|
| Residential            | SMC 23.47A.004 | Permitted |
| General Sales/Svc      |                | Permitted |
| Eating & drinking est. |                | Permitted |
| Parks & Open space     |                | Permitted |

SMC 23.47A.004.G.1  
Live/work units permitted

**2.2 Street Development Standards:**

SMC 23.47A.005.C  
Street-level parking separated from street by other use  
Provided: no street level parking

SMC 23.47A.005.E.1  
Street-level use: at principal pedestrian street 80% permitted use (non residential)  
a. general sales & services  
c. eating & drinking establishments  
n. parks & open space

SMC 23.47A.008.A.2  
Blank facades permitted: no segment longer than 20 ft  
total blank facade < 40%  
Provided: 0 COMPLIANT  
Provided: 0.00% COMPLIANT

SMC 23.47A.008.B.2 - SEE DIAGRAM ON T0.2  
Transparency required: 60%  
E. Madison Street  
11th Avenue  
E. Union Street  
Provided: 63.5% - 983 SF COMPLIANT  
Provided: 60.3% - 486 SF COMPLIANT  
Provided: 60.2% - 785 SF COMPLIANT

SMC 23.47A.008.B.3  
Depth of nonres.: average 30 ft, minimum 15 ft  
Height of nonres.: 13 ft floor-to-floor  
COMPLIANT

**See also Section 3 Chapter 23.73.010 Development Standards E**

SMC 23.47A.008.C.1 - SEE DIAGRAM ON T0.2  
Street-level use: min. 80% façade with permitted uses  
E. Madison Street  
11th Avenue  
E. Union Street  
Provided: 91% - 201.2' COMPLIANT  
Provided: 100% - 107.2' COMPLIANT  
Provided: 95.4% - 172.4' COMPLIANT

SMC 23.47A.008.C.2  
Width of driveway: not to exceed 22' if no alley access  
up to 22' may be subtracted from 23.47A.008B.2  
Subtracted: 18' wide

SMC 23.47A.008.D.2.c - SEE DIAGRAM ON T0.2  
Residential use at street: maximum 20% of facade  
E. Madison Street  
11th Avenue  
E. Union Street  
Provided: 9.0% - 20' COMPLIANT  
Provided: 0% - 0' COMPLIANT  
Provided: 4.6% - 8.4' COMPLIANT

**See also Section 3 Chapter 23.73.008 Uses at Street Level**

**2.3 Outdoor Activities:**

SMC 23.47A.011.D, E  
Outdoor storage prohibited  
Outdoor sales/service of food or beverages prohibited within 50 ft of residentially-zoned lot

**2.4 Structure Height:**

SMC 23.47A.012 A  
SMC 23.47A.012 B  
Max. Allowed: **65'** ht. of underlying zone  
Slope Bonus: 0' (no slope bonus)

SMC 23.47A.012 D.2  
Projections allowed MAXIMUM 4' above height limit :  
open railings, planters, skylights, clerestories, greenhouses, parapets & firewalls  
SMC 23.47A.012 D.4  
Projections allowed MAXIMUM 15' above height limit :  
solar collectors, elevator/stairs penthouses, playground & mechanical equipment  
SMC 23.47A.012 D.6  
Solar collectors, planters, clerestories, greenhouses must be 10' from north roof edge

**2.5 Floor Area Ratio**

SMC 23.47A.013.C & Chart A  
Allowed FAR: **4.75**  
Allowed Floor Area: 83,733 SF  
Project Lot Area: 17,628 SF  
Project Floor Area (excluding below grade & non-residential gross square footage per SMC 23.73.009.C.3): 79,190 SF  
Project FAR : **4.49**

**See also Section 3 Chapter 23.73.009 Floor Area Ratio**

**2.6 Setbacks**

SMC 23.47A.014  
Projections permitted into setback: exterior balconies, decks  
SMC 23.53.035.4  
Structural building overhangs meet min. requirements  
Required improvements for existing street per SMC 23.53.015.A  
Exist'g R.O.W. meets minimum width req'd per Exhibit 23.53.015A  
Existing sidewalks do not meet min. width req'd per R.O.W. Improvement Manual, Section 4.11  
Provided: 11'-6" wide sidewalk

**2.7 Required Landscaping:**

SMC 23.47A.016.A  
Required: Seattle Green Factor **0.30**  
Required: street trees  
Provided: Refer to Landscape Plans  
Provided: Refer to Landscape Plans

**2.8 Noise Generators:**

When noise generators located outdoors (heat exchangers, refrigeration, etc.) acoustic report shall be provided describing measures to be taken so that noise complies with standards

**2.9 Residential Amenity Area:**

SMC 23.47A.024.A: REFER TO PLANS  
Required: 5% gross bldg. in resid. use: 5% of 80,058 = 4,003 SF  
Provided: **4,157 SF** COMPLIANT  
SMC 23.47A.024.B  
Required: minimum dimension 10 ft, no area less than 250 ft

**2.10 Solid Waste:**

SMC 23.47A.029  
Required for residential use, over 100 units: 200 sf + 2 sf /ea. Add'l unit front-loading type  
No dimension less than 6 ft  
Required: 210 sf  
Provided: Refer to Plans

**2.11 Parking Location / Access:**

SMC 23.47A.032.A.2.B  
One 2-way curb cut permitted if no other access feasible  
Parking may not be located between structure and street lot line  
Parking may not be located inside a structure adjacent to street-level street-facing facade  
Provided: 18' CURB CUT

**2.12 Driveway**

SMC 23.54.030.D2.A: SEE DIAGRAM  
Min width of two way driveway = 22'  
Provided: 18' **DEPARTURE REQUESTED**

**2.13 Required Parking:**

SMC 23.54.015.B.2  
No parking required in Pike/Pine Urban Center  
0  
Required Parking  
SBC 1106.2  
2% spaces required to be accessible  
2 ADA spaces req'd

**Provided Parking**

|             | Commercial          |   |   | ACC. | Residential                       |    |    | totals |
|-------------|---------------------|---|---|------|-----------------------------------|----|----|--------|
|             | S                   | M | T |      | S                                 | M  | T  |        |
| P2          |                     |   |   | 1    | 13                                | 16 | 6  | 36     |
| P1          |                     |   |   | 1    | 13                                | 20 | 6  | 40     |
| subtotal    |                     |   |   | 2    | 26                                | 36 | 12 | 76     |
|             | 0 commercial stalls |   |   |      | 74 residential stalls             |    |    |        |
| commercial: | Large Small         |   |   |      | residential: 57% Medium 43% Small |    |    |        |

SMC 23.54.030.G  
Driveway sight triangle: 10' triangle required  
COMPLIANT

| Bicycle Parking | SMC 23.54.015 Chart E | Required Bicycle Parking Ratio | Required  |
|-----------------|-----------------------|--------------------------------|---|
| Sales & Service | 10,031 sf             | 1/ 12000                       | 0.84  |
| Residential     | 104 units             | 1/ 4                           | 26.00   |
|                 |                       |                                | <b>27 long-term bicycle pkg stalls provided at Level 1</b>    |
| Sales & Service | 10,031 sf             | 1/ 4000                        | 2.51  |
|                 |                       |                                | <b>2.51 short-term bicycle pkg stalls provided at Level 1</b> |

Loading berth: low to medium demand use (general commercial sales, medical services) less than 10,000 sf  
no loading berth required

**3.0 Chapter 23.73 - Pike/Pine Conservation Overlay District**

**3.1 Uses at Street Level**

SMC 23.73.008 Table A  
For total commercial space > 5000sf and < 8,000 sf, 1 commercial space required of 2,000 sf or less.  
Provided: Min. 1 space <2000 gsf, refer to Retail #109, potential for 7 retail spaces < 2000 gsf

**3.2 Floor Area Ratio**

SMC 23.73.009 B.1  
Allowed Area for Non-Residential Use = the Lesser Of:  
2 FAR = 2 x 17,628 sf = 35,256 SF  
50% of total gross floor area = 59,954 SF  
.5 x gsf per unit average, WITHOUT Live/Work  
Project Area Not in Residential Use: 10,031 SF  
Project FAR : **0.17**

SMC 23.73.009 C.3  
Non-residential gross square footage can be exempt from the maximum allowed floor area.

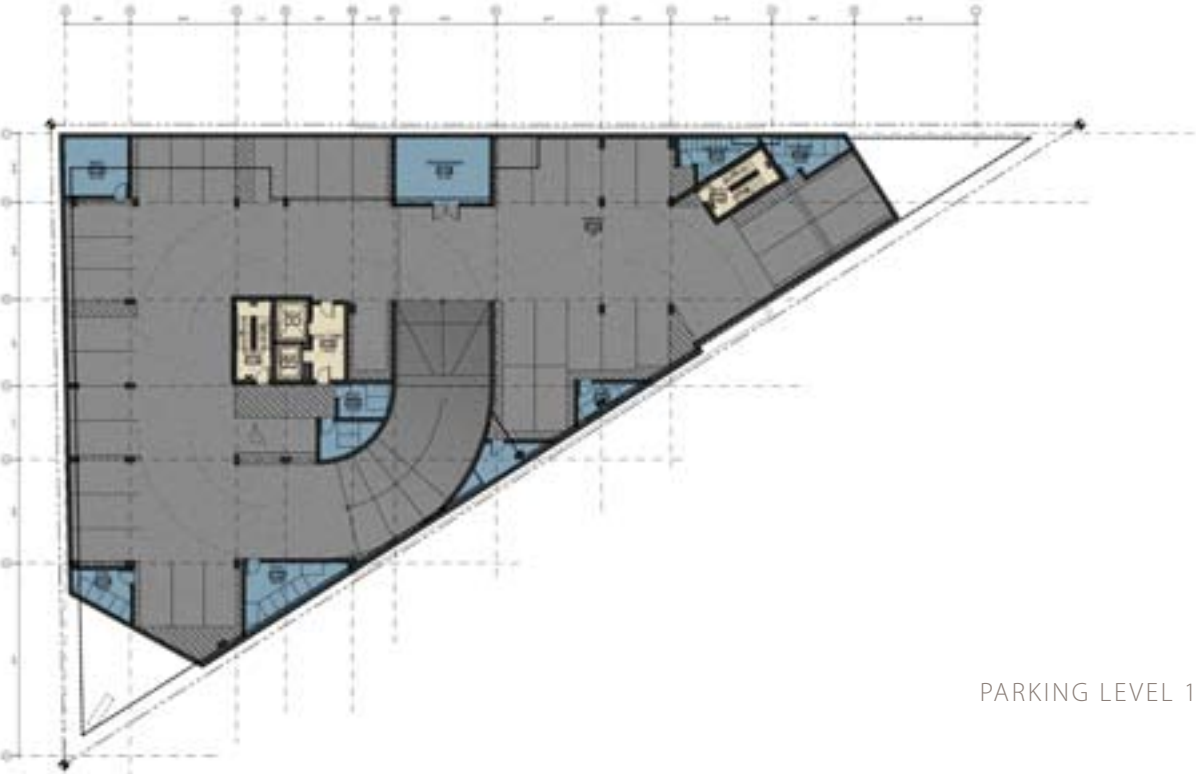
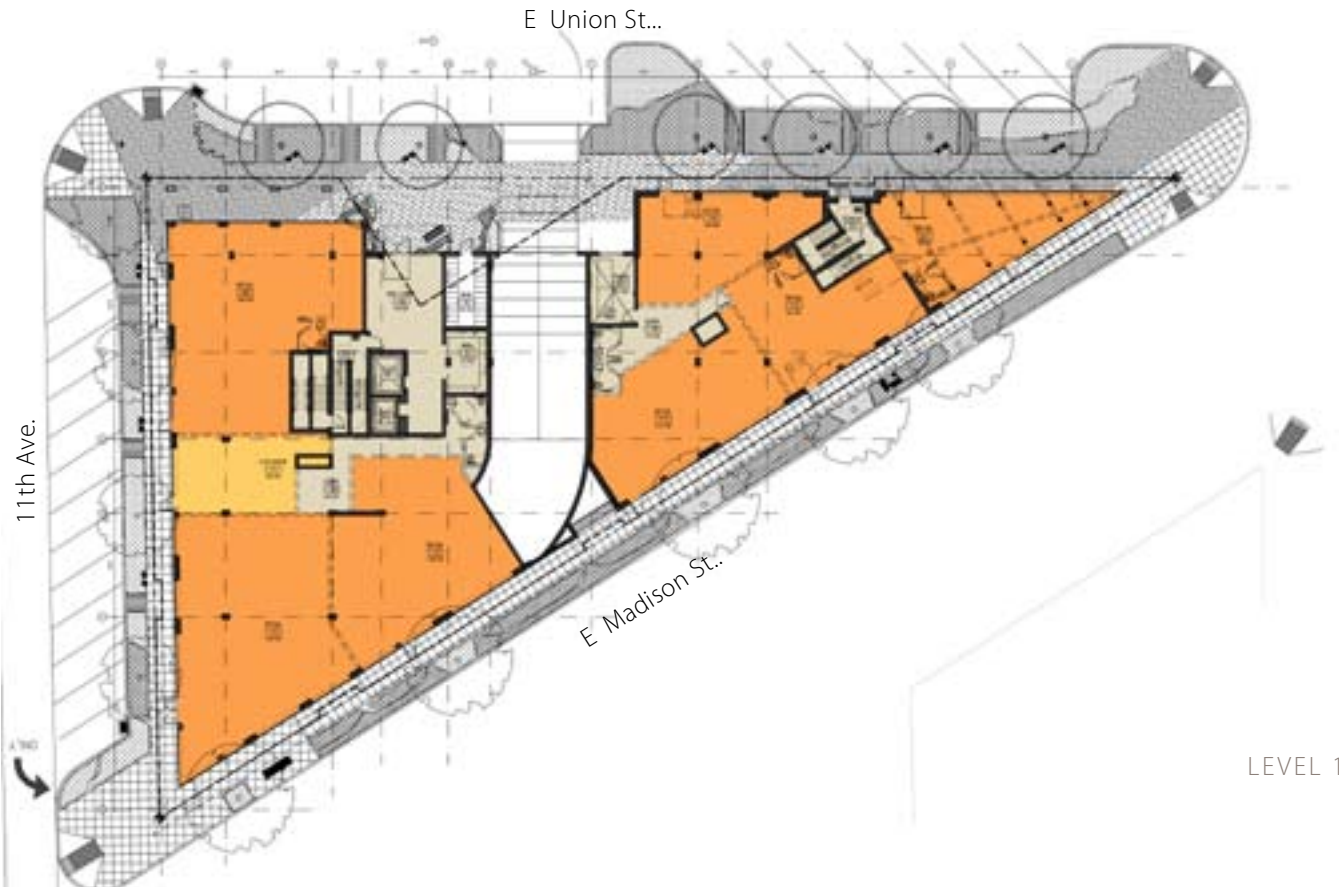
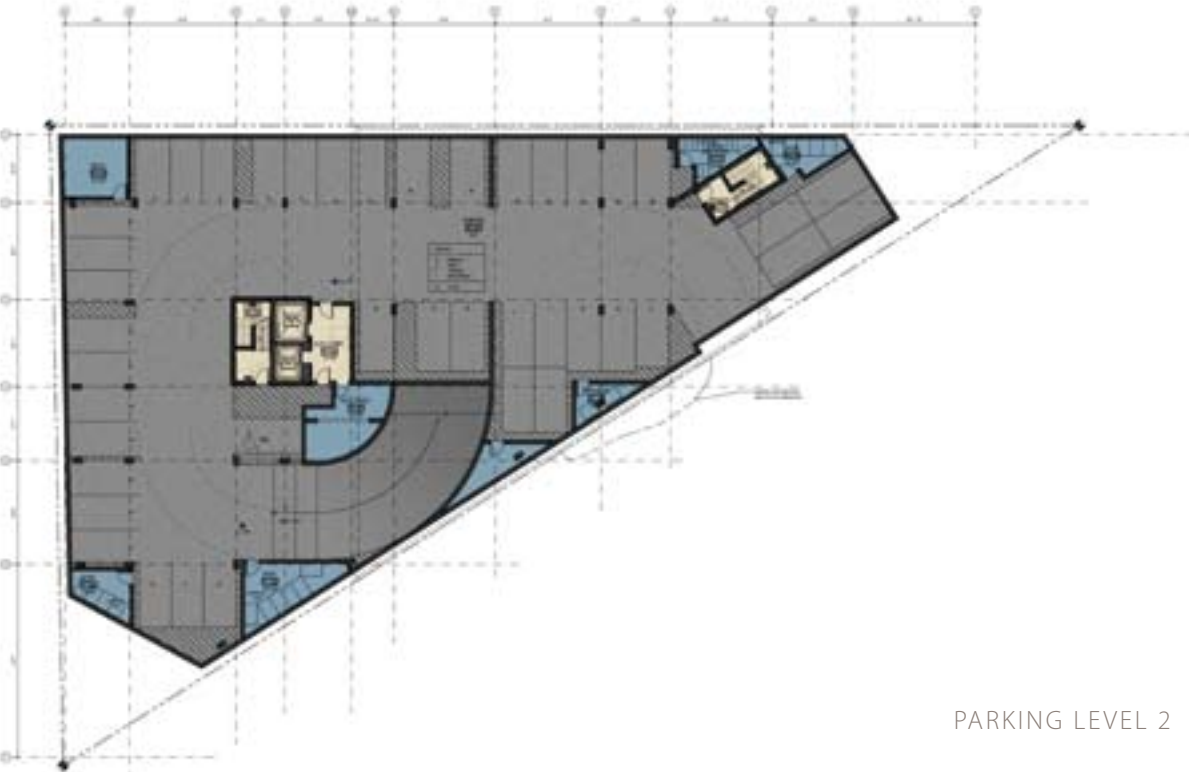
**3.3 Development Standards**

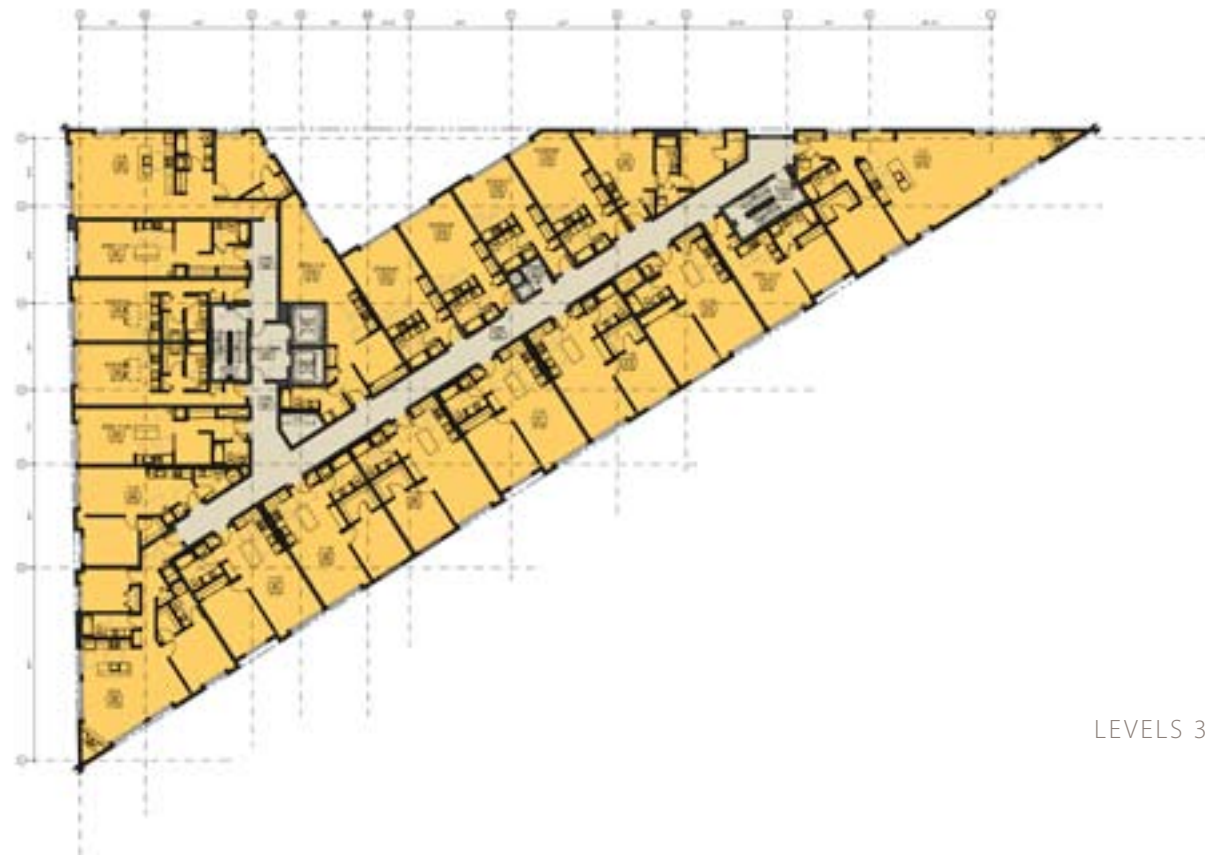
SMC 23.73.010 A  
Floor size limit: max. gross floor area for any story above 35' = 15,000 sf on lots greater than 15,000 sf  
Provided @ Level 4: 14,999 SF COMPLIANT  
Provided @ Level 5: 14,999 SF COMPLIANT  
Provided @ Level 6: 14,999 SF COMPLIANT  
Provided @ Roof: 1,581 SF COMPLIANT

SMC 23.73.010 E  
Height Exceptions for Mixed-Use Structures

In zones with a 65' height limit, the Director may permit the height of a mixed use structure to exceed the height limit of the zone by up to 4', only if the residential use and either the nonresidential use or the live-work units are located in the same structure and subject to the following:  
(1) nonresidential use or live-work requires a floor to ceiling height that exceeds 13' floor to ceiling  
(2) Additional height will not permit an additional story  
(3) Transparency requirements shall apply to the portion of the street facing façade between 2' and 12' above the sidewalk.

FLOOR PLANS



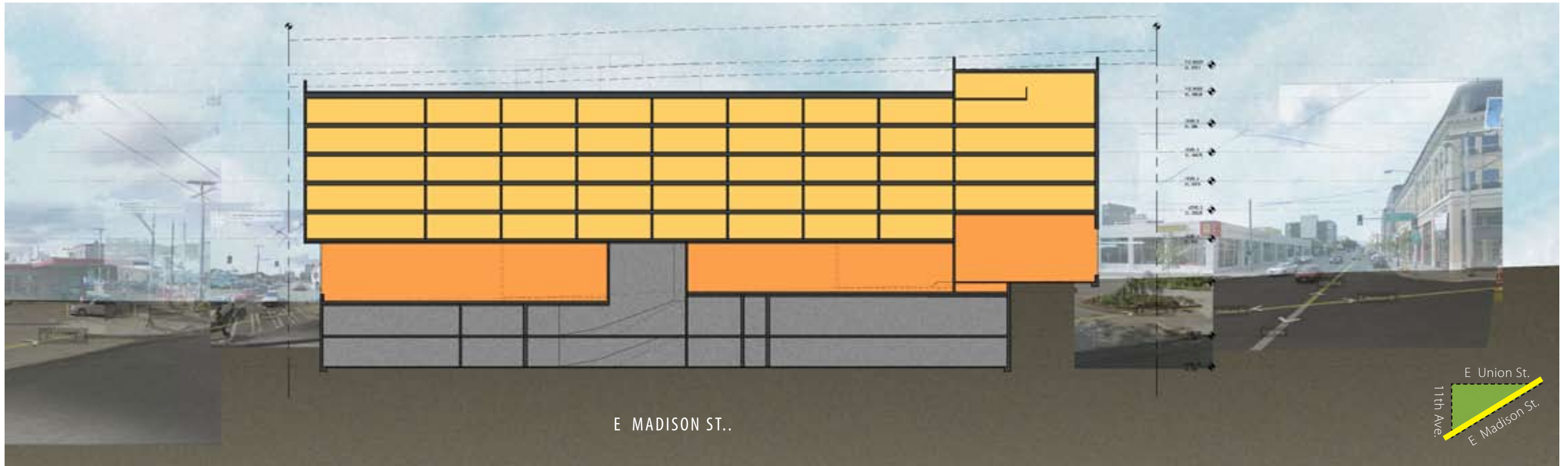


LEVELS 3-6



ROOF LEVEL

SECTION



S Section: E Madison St.