



VICINITY MAP

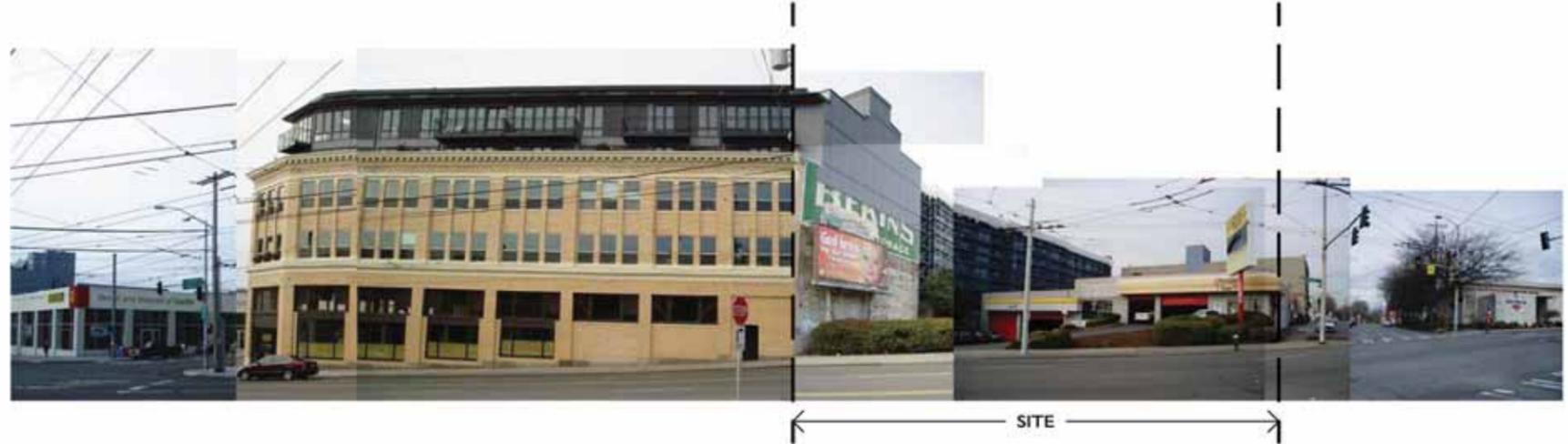
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# 1222 EAST MADISON

EARLY DESIGN GUIDANCE ANALYTIC PACKET

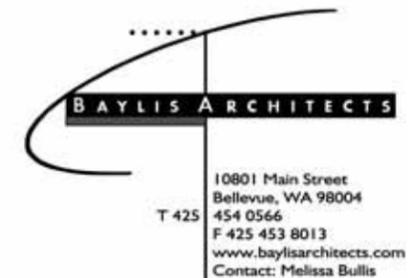
JULY 2008



**I. STATEMENT OF DEVELOPMENT OBJECTIVES:**

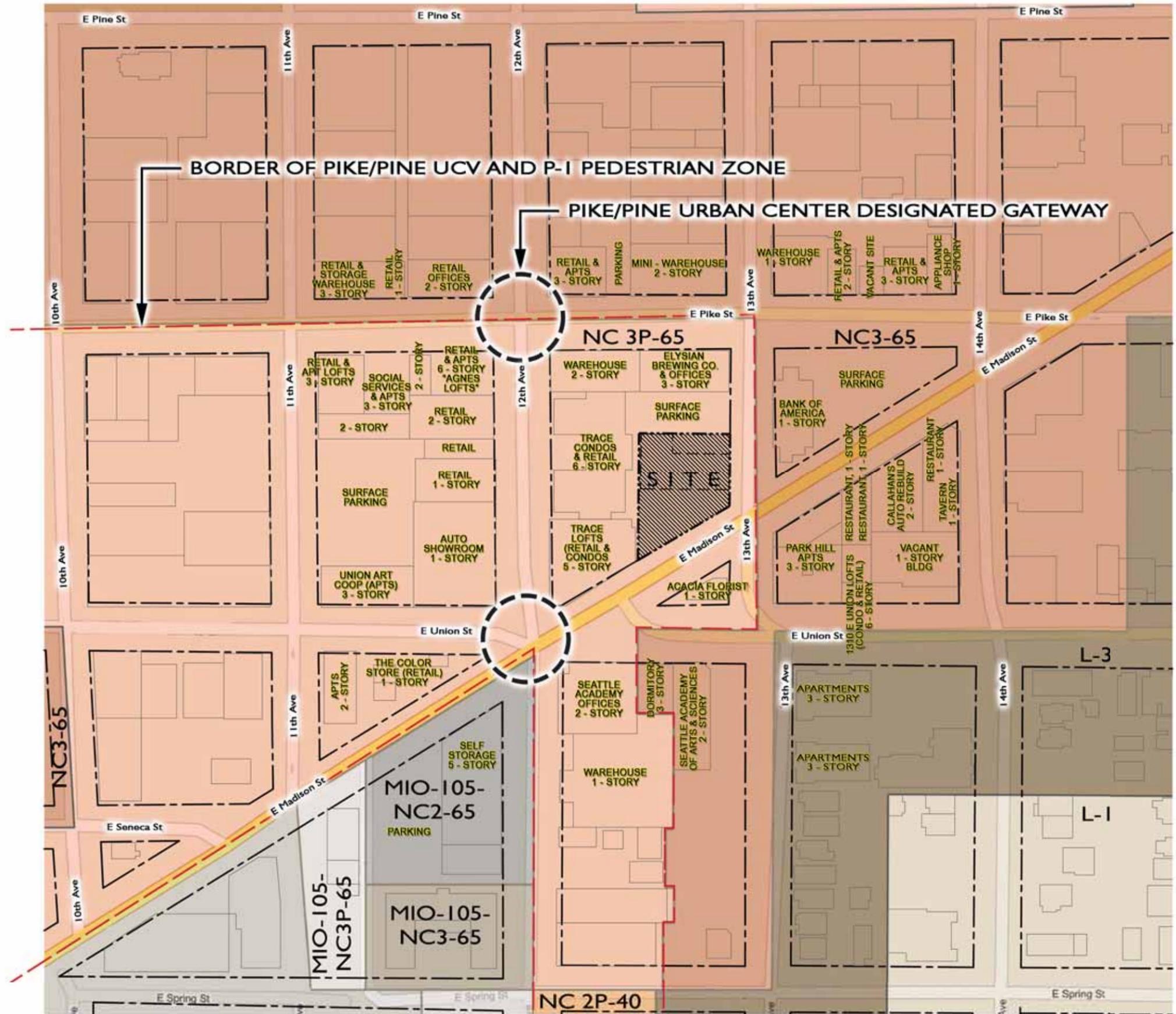
THE APPLICANT PROPOSES TO BUILD A 103,000 GSF, SEVEN-STORY MIXED-USE STRUCTURE WITH APPROXIMATELY 5,200 SQUARE FEET OF RETAIL USES AT STREET LEVEL, APPROXIMATELY 120 STUDIO AND OPEN ONE BEDROOM APARTMENTS IN THE UPPER LEVELS AND UNDERGROUND PARKING FOR APPROXIMATELY 59 VEHICLES

DPD PROJECT # 3008615  
1222 EAST MADISON STREET, SEATTLE, WA

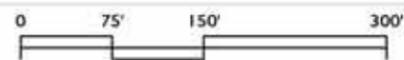


**APPLICABLE ZONING:**

- NEIGHBORHOOD - COMMERCIAL 3 - 65 FT. HEIGHT LIMIT
- PIKE/PINE URBAN CENTER VILLAGE
- P-1 PEDESTRIAN ZONE



URBAN DESIGN ANALYSIS: VICINITY / LAND USE MAP



1222 EAST MADISON  
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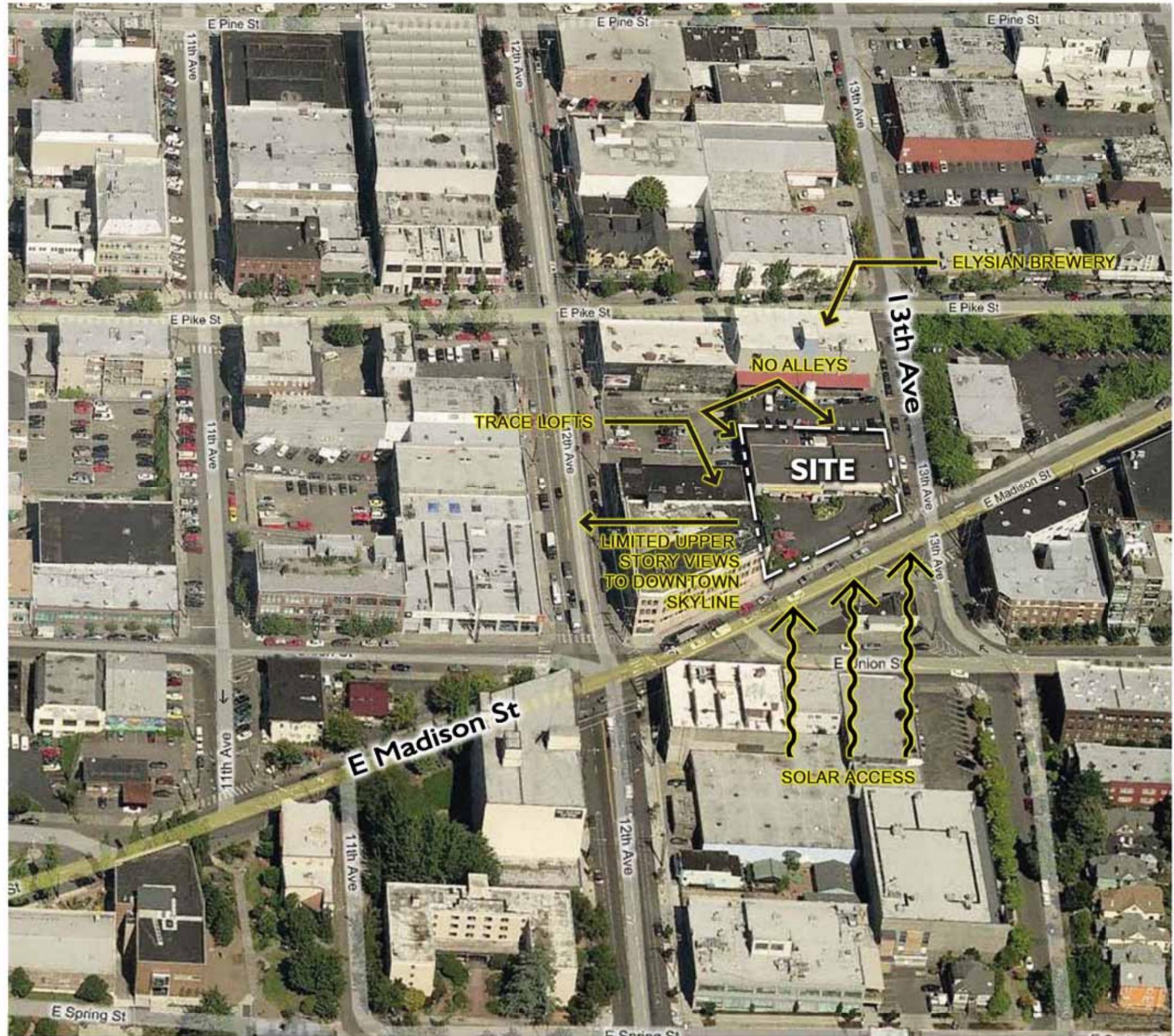


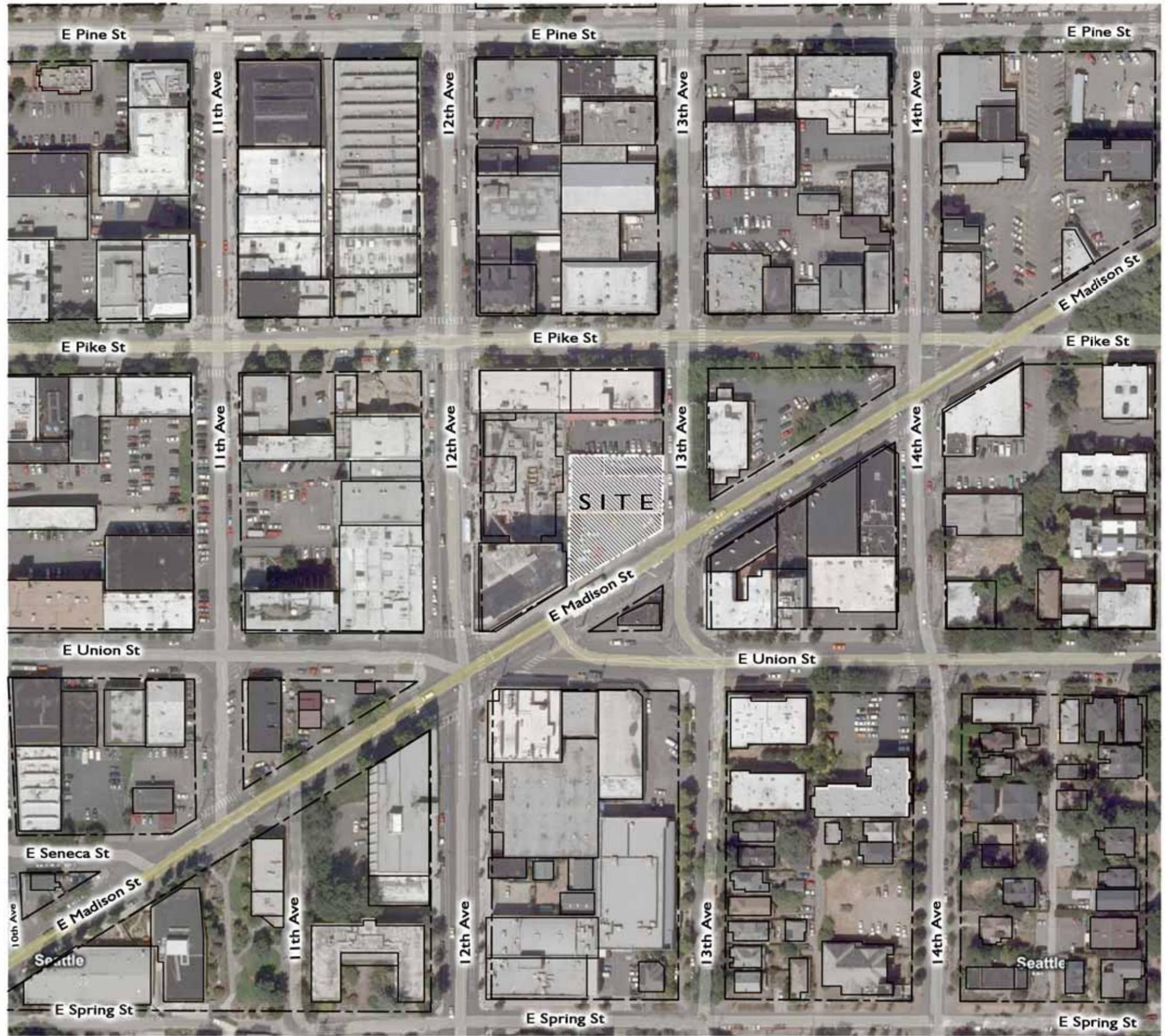
### Narrative of Contextual Design Cues:

The massing, street-level characteristics and materials of the existing Pike / Pine Neighborhood in general can inform the design of the proposed project in a number of ways. The proposed building can reinforce the pattern of architectural massing by creating strong street walls on both East Madison Street and 13th Avenue East. Street level commercial uses and pedestrian-scaled elements can reinforce the active commercial street life in the neighborhood and distinguished pedestrian entries can create a strong connection between the internal uses of the building and the exterior pedestrian environment. Masonry and other materials that reflect the light-industrial history of the area should be used.

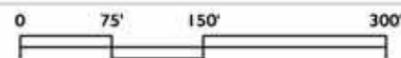
The site, in particular, suggests two more design opportunities. First, the site, at the northwest corner of the intersection of East Madison Street, a heavily-travelled principal arterial and 13th Avenue East, a quiet secondary street, presents two distinct edge conditions. The design of the east and south facades can reflect these two distinct conditions. Second, the building should reinforce the corner at the intersection of these two streets.

Finally, in addition to the existing urban forms, the esprit de corp of Capitol Hill can be a source of inspiration. It can inspire a building that is both avant-garde and incorporates sustainable materials and amenities.





URBAN DESIGN ANALYSIS: AERIAL PHOTOGRAPH

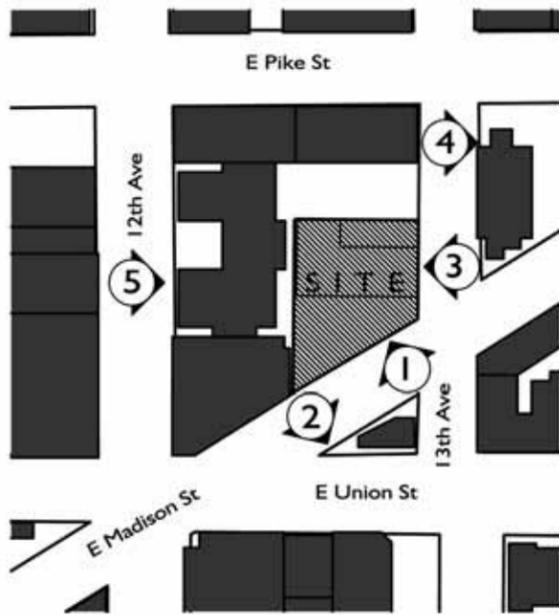


1222 EAST MADISON  
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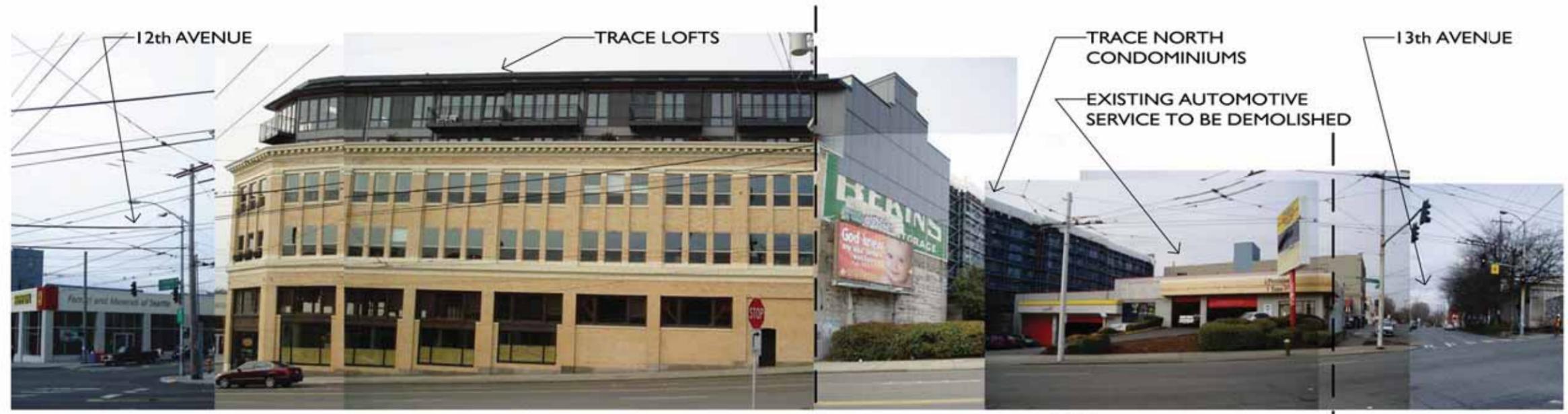
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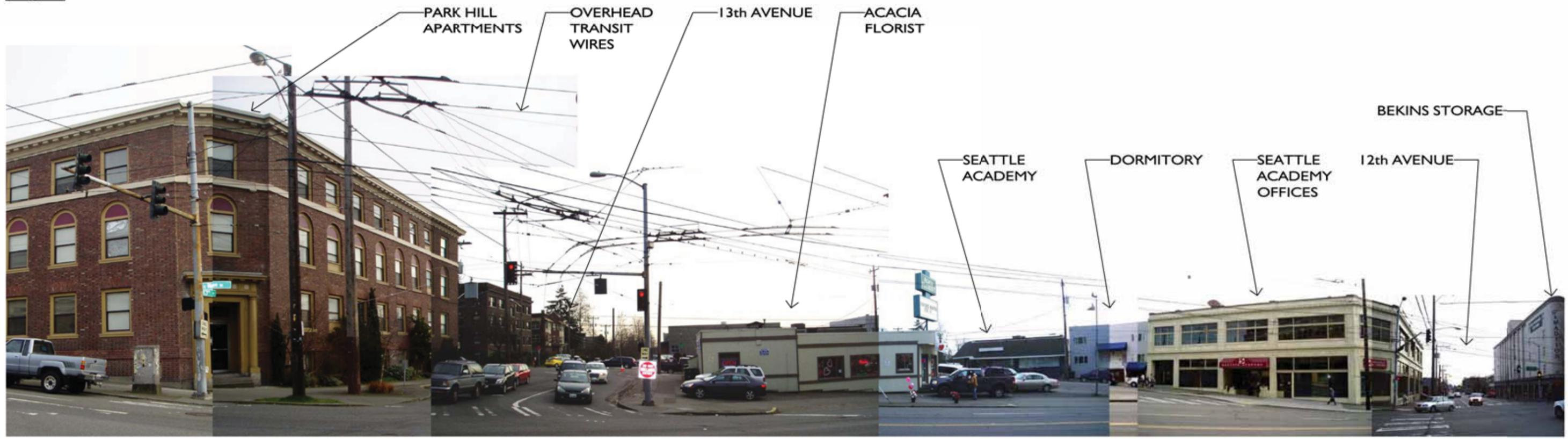




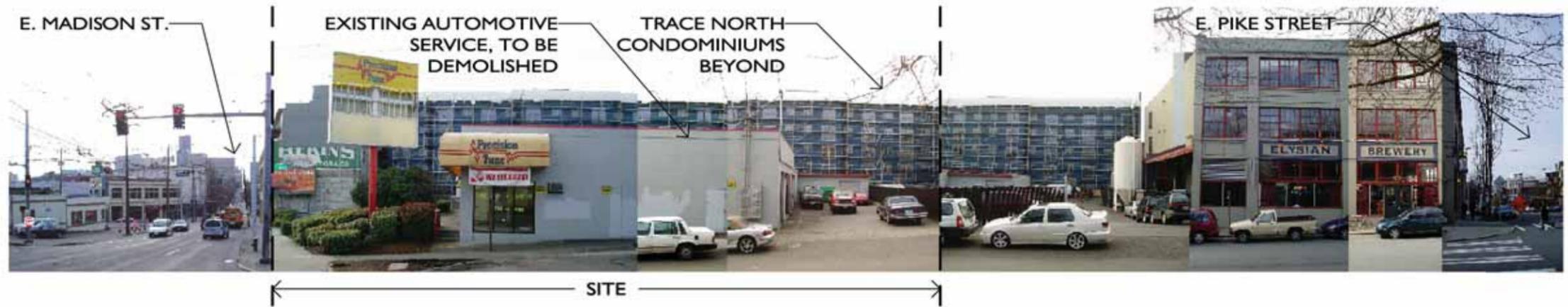
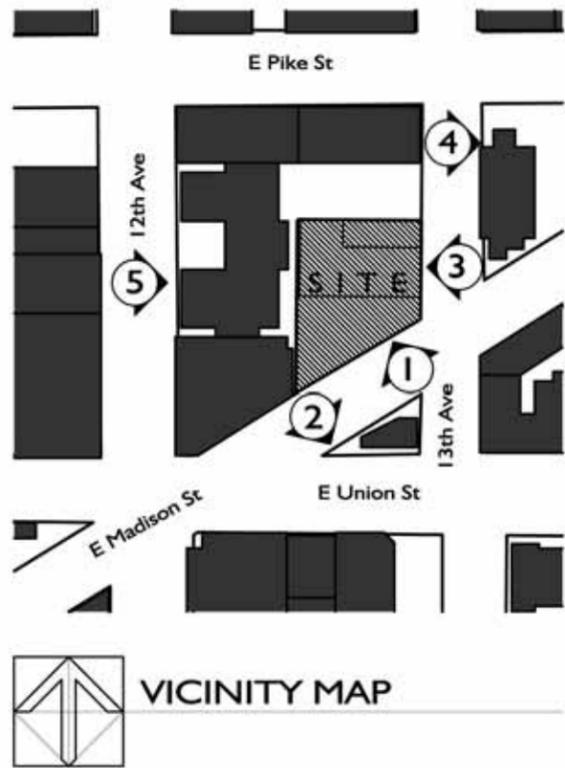
VICINITY MAP



① - E MADISON STREET - LOOKING NORTH TOWARD SITE



② - E MADISON STREET - LOOKING SOUTH FROM THE SITE



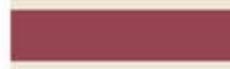
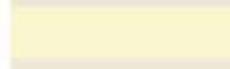
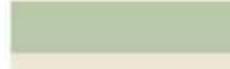
③ - 13TH AVENUE- LOOKING WEST TOWARD THE SITE

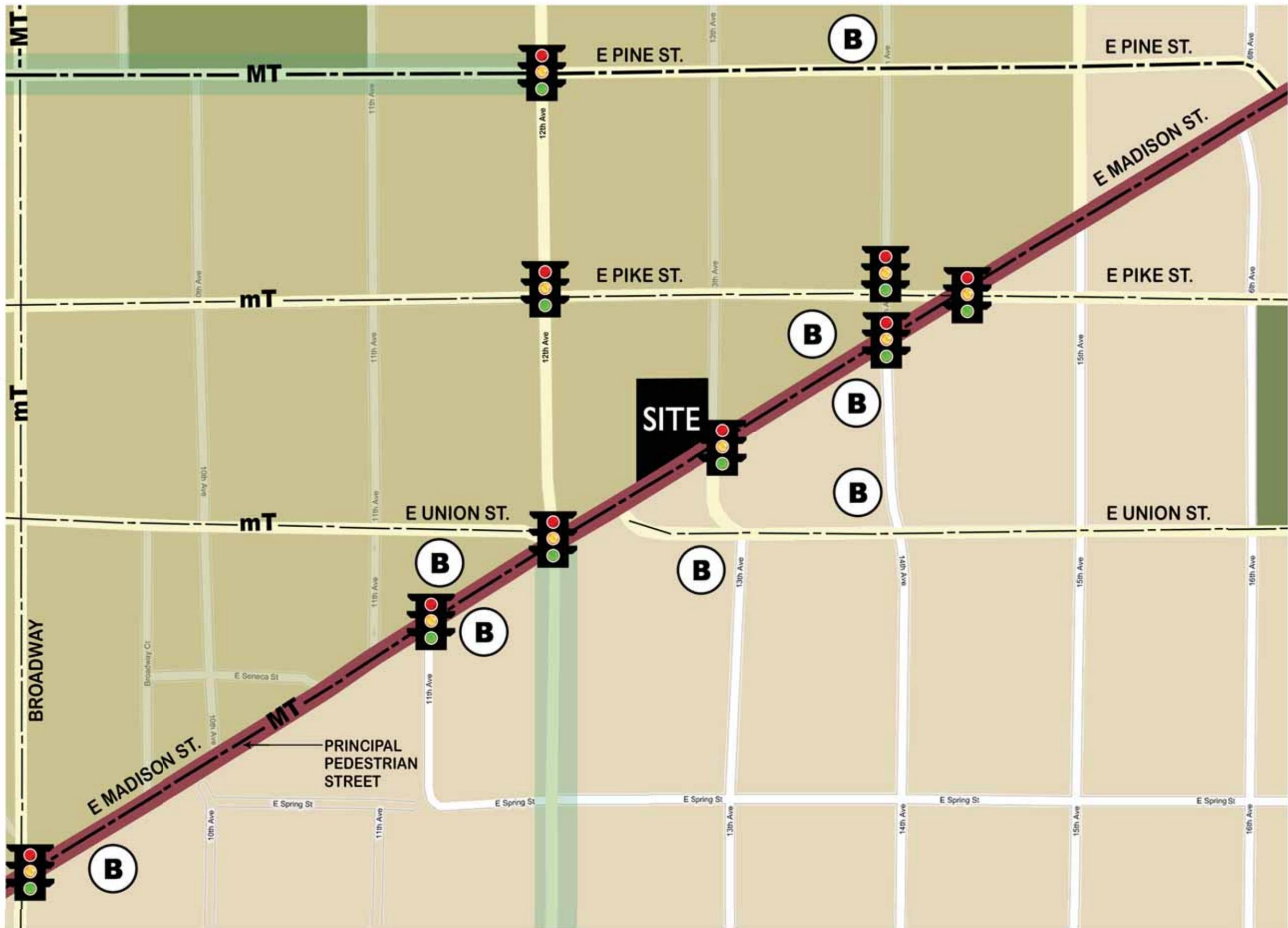


④ - 13TH AVENUE- LOOKING EAST FROM THE SITE



⑤ - 12TH AVENUE- LOOKING EAST

-  MAJOR TRANSIT STREET
-  MINOR TRANSIT STREET
-  PRINCIPAL ARTERIAL
-  MINOR ARTERIAL
-  BICYCLE ROUTE
-  PIKE/ PINE OVERLAY
-  SECONDARY STREET
-  TRAFFIC SIGNAL
-  METRO BUS STOP





**A-1 RESPONDING TO SITE CHARACTERISTICS**

The unique, irregular-shaped lot caused by the oblique angle between E. Madison St. and 13th Avenue E. can be expressed in the form of the building.



**A-6 TRANSITION BETWEEN RESIDENCE AND STREET**

A residential entry that features distinctive materials can create a strong visual connection between the sidewalk and the lobby and relate the new building to the existing context.



**A-10 CORNER LOTS**

The design can reinforce the corner created by the intersection of E. Madison St. and 13th Avenue E. Although this intersection is not a designated gateway, a pedestrian entrance can be incorporated at the corner.



**C-1 ARCHITECTURAL CONTEXT**

The project should complement the character of the existing neighborhood and continue the prevalent massing through the design of street walls. The building should complement the Elysian to the north, a local landmark.



**C-3 HUMAN SCALE**

Small-scaled and pedestrian-oriented architectural elements, building modulation complimentary to adjacent buildings and transparent windows facing the street can help to achieve a human scale.



**C-4 EXTERIOR FINISH MATERIALS**

Exterior materials that complement the light industrial character of the Pike / Pine Neighborhood, e.g., fiber-cement and metal siding, can be used. Masonry or concrete can be used at street level for consistency with the neighborhood.



**D-7 PERSONAL SAFETY AND SECURITY**

Pedestrian safety along East Madison Street, which is a heavily traveled primary arterial, can be enhanced through the use of a planting strip with street trees that separates the pedestrian environment from vehicular traffic. Recessed commercial entries and street level lighting can provide safe pedestrian areas.

**E-2 LANDSCAPING TO ENHANCE THE BUILDING AND/OR SITE**

Street trees and other plantings within the right-of-way and adjacent to pedestrian entries can enhance the pedestrian experience.

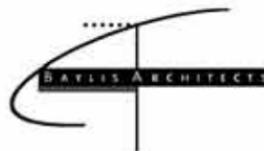


**CHAPTER 23.47A COMMERCIAL**

<u>Permitted Uses:</u>	<ul style="list-style-type: none"> <li>- Permitted Outright (partial list):                             <ul style="list-style-type: none"> <li>• Restaurants</li> <li>• Medical Services</li> <li>• Offices</li> <li>• Sales/services, auto.</li> </ul> </li> <li>- All permitted uses allowed as principal or accessory</li> <li>- Live work units ≤ 20% street-level, street-facing facade</li> <li>- Live work units are deemed a nonresidential use</li> </ul>	<ul style="list-style-type: none"> <li>• Sales and services, general</li> <li>• Live-work units, per 23.47A.004.G</li> <li>• Residential uses</li> </ul>	23.47A.004 & Chart A
<u>Street Level Uses:</u>	<ul style="list-style-type: none"> <li>- Parking &amp; utility uses may not abut a street facade</li> </ul>		23.47A.005
<u>Street-Level Development Standards:</u>	<ul style="list-style-type: none"> <li>- Pkg. must be separated from facade by another use</li> <li>- Residential uses permitted anywhere in the bldg.</li> <li>- Res. uses ≤ 20% of facade facing E. Madison St.</li> <li>- At principal pedestrian streets (E. Madison) uses not listed in this section may not exceed 20% of the street-level, street-facing facade</li> <li>- E. Madison St. is a principal pedestrian street</li> <li>- Basic street-level requirements:                             <ul style="list-style-type: none"> <li>• 2ft.-8 ft. above sidewalk, blank segments of street-facing facade &lt;20ft. wide</li> <li>• Total of blank facade segments &lt;40% street-facing facade</li> <li>• Facades not considered blank include windows; entryways or doorways; stairs, stoops or porticos; decks or balconies; or screening and landscaping</li> <li>• Max. setback for street-level, street-facing facade: 10ft. unless wider approved open spaces are provided</li> </ul> </li> <li>- Nonresidential street-level requirements:                             <ul style="list-style-type: none"> <li>• Street-facing facade 2ft. – 8 ft. above sidewalk: min. 60% transparent</li> <li>• Average 30ft. depth; min. 15ft. depth (not to exceed 50% of structure footprint)</li> <li>• 13ft. floor-to-floor height min.</li> </ul> </li> <li>- Pedestrian designated zone requirements                             <ul style="list-style-type: none"> <li>• 80% of street facade facing E. Madison St. shall be occupied by uses listed in 23.47A.005.E.1</li> <li>• The width of a 22ft. driveway may be subtracted from the width of the facade</li> </ul> </li> </ul>		23.47A.008
<u>Outdoor Activities:</u>	<ul style="list-style-type: none"> <li>- Outdoor activities that are part of permitted commercial uses are allowed, unless otherwise noted</li> <li>- Screening and landscaping per 23.47A.016 required</li> </ul>		23.47A.011
<u>Structure Height:</u>	<ul style="list-style-type: none"> <li>- On sloped lots, additional height is permitted along the lower elevation of the structure footprint, at the rate of 1ft. per 6% of slope, not to exceed 5 ft.</li> <li>- + 4ft. above the height limit: Open railings, planters, skylights, clerestories, greenhouses, parapets and firewalls (partial list)</li> <li>- + 15ft.: stair/elev. penthouses; mech. equipment (partial list)</li> <li>- Planters and parapets (partial list) must be located 10ft. min. from the north edge of the roof unless a shadow diagram is provided per the requirements of this section</li> </ul>		23.47A.012
<u>Floor Area Ratio:</u>	<ul style="list-style-type: none"> <li>- Above-grade pkg. is included in gross floor area calculations</li> </ul>		23.47A.013

<u>Setbacks:</u>	<ul style="list-style-type: none"> <li>- FAR for mixed used buildings w/ 65ft. ht. limit: 4.75</li> <li>- Gross floor area below exist. or fin. grade, whichever is lower, is exempt from calculation of gross floor area subject to FAR limits</li> <li>- Gross floor area is measured to the inside surface of the exterior wall at the floor line</li> <li>- Below-grade floor area:                             <ul style="list-style-type: none"> <li>• Existing grade of defined by elevations of perimeter lot lines</li> <li>• Find the point where the ceiling of each floor intersects the existing grade elevation. Draw a line perpendicular to this point. All gross floor area behind this line is considered below-grade.</li> </ul> </li> <li>- None required according to the provisions of this section</li> </ul>	23.84.014
<u>Landscaping and Screening:</u>	<ul style="list-style-type: none"> <li>- Green factor score: min. 0.30 required for &gt;4 units</li> <li>- Street trees required. Details TBD by City Arborist</li> <li>- Blank street facades: 5ft. deep landscaped area</li> <li>- Parking garage occupying any portion of the street-level, street-facing facade: 5 ft. deep landscaped area and screening by exterior wall of structure. Screening breaks are permitted for access, not to exceed allowed width of curb.</li> </ul>	23.86.007
<u>Noise Standards:</u>	<ul style="list-style-type: none"> <li>- Refuse compacting and recycling shall be w/i structure</li> <li>- Exterior HVAC devices are major noise generators</li> <li>- Report by acoustical consultant with measures to meet noise standards req'd. Measures to be shown on plans</li> </ul>	23.47A.018
<u>Odor Standards:</u>	<ul style="list-style-type: none"> <li>- Venting shall be min. 10ft. above sidewalk grade and directed away from residential uses</li> </ul>	23.47A.020
<u>Light and Glare Standards:</u>	<ul style="list-style-type: none"> <li>- Ext. lighting to be shielded, directed away from adj. uses</li> </ul>	23.47A.022
<u>Residential Amenity Areas:</u>	<ul style="list-style-type: none"> <li>- Interior lighting in parking garages must be shielded</li> <li>- 5% gross floor area in residential use</li> <li>- May included unenclosed decks, roof gardens, plazas, etc.</li> <li>- All residents must have access to at least one area</li> <li>- Vehicular and pedestrian access (except BF) do not count as residential amenity areas</li> <li>- Common rec. areas: 10ft. min. dimension, 250sf min.</li> <li>- Private decks: 6ft. min. dimension, 60sf min.</li> </ul>	23.47A.024
<u>Waste and Recycling:</u>	<ul style="list-style-type: none"> <li>- Multifamily, &gt; 100 units: 200 sf + 2 sf for each additional unit w/ front-loading containers (includes buildings with ≥80% residential use)</li> <li>- Commercial, 5,001-15,000 sf: 125 sf, rear loading containers (includes buildings with &lt;80% residential use)</li> <li>- 6ft. min. dimension</li> <li>- Access, rear- loading containers: 6% max., 6ft. min. wide</li> <li>- Access, front-loading containers: direct from ROW, 10ft. min. width</li> </ul>	23.47A.029
<u>Parking and Loading:</u>	<ul style="list-style-type: none"> <li>- Off-street parking per Section 23.54.015</li> <li>- Loading berths may be required per Section 23.54.035</li> </ul>	23.47A.030
<u>Parking Location and Access:</u>	<ul style="list-style-type: none"> <li>- Access to parking must be from the street with the fewest lineal feet of commercially zoned frontage (13<sup>th</sup> Avenue)</li> </ul>	23.47A.032

& Chart A



ZONING CODE SUMMARY

- Access to parking shall be from a street that is not a principal pedestrian street (it shall be from 13<sup>th</sup> Ave.)
- No pkg. b/w structure & street lot line
- Pkg. not allowed inside structure abutting pedestrian street facade
- Direct access to loading berth from street allowed

Transportation  
Concurrency  
Level-of-Service  
Standards:

- Project shall meet standards in Chapter 23.52
- Traffic study required to demonstrate that the forecasted LOS will not exceed the LOS standard

23.47A.033  
23.52.004

**CHAPTER 23.53 REQUIREMENTS FOR STREETS, ALLEYS AND EASEMENTS**

Improvement  
Requirements  
for Existing  
Streets:

- The following street improvements may be required:
  - Pavement
  - Curb and sidewalk
  - Drainage
  - Grading to future ROW
  - Design structures to future ROW grade
  - No-protest agreements
  - Street trees/landscaping
- The min. ROW width for arterials (East Madison St.) shall be as specified in ROW Improvements Manual
  - Exist. ROW width: 66 ft.
  - Required ROW width: 66 ft.
  - Exist. Roadway width: 49 ft.
  - Required Roadway width: 49 ft.
  - (2) curbs existing
- Min. ROW width, nonarterial, NC3 zone: 52 ft.
- Existing ROW width at 13<sup>th</sup> Ave.: 66 ft.
- Curb, sidewalk, drainage facilities & landscaping shall be provided per the ROW Improvements Manual except per subsection D
- Includes any encroachment into public property

23.53.015

Right of Way  
Improvements  
Manual

Structural  
Building  
Overhang:

- Min. vertical clearance from sidewalk: 8 ft.
- Architectural projections: Max. 1 ft. deep; 2'-6" high
- Cornice at roof level: Max. 3 ft. deep
- Bay windows and balconies: 3 ft. deep x 9 ft. wide
- See 23.53.035.A.4.c-f for additional requirements
- See 23.53.035.A.4.b for req'd glass/open area

**CHAPTER 23.54 QUANTITY AND DESIGN STANDARDS FOR ACCESS AND PARKING**

Required  
Parking:

- Parking waived for 1<sup>st</sup> 5,000 sf of each business establishment for:
  - General sales and service uses
  - Medical service uses
  - Entertainment uses
- Parking waived for 2,500 sf of each eating & drinking establishment
- For other uses, no parking required for 1<sup>st</sup> 1,500 sf of each business establishment
- Parking for nonresidential uses:
  - Eating/drinking establishment: 1 space/250 sf
  - Medical services: 1 space / 500 sf
  - Offices: 1 space / 1,000 sf
  - Sales and services, general: 1 space / 500 sf

23.54.015

Chart A

Parking Quantity  
Exceptions:

- Parking for residential uses:
  - In commercial zones in urban centers: none
  - In commercial zones: 1 space per unit
- Residential bicycle parking: 1 per 4 units (long-term)
- Nonresidential bicycle parking: see Chart E
- Refer to this section for provisions regarding:
  - Tandem parking
  - Reductions to min. pkg. for nonresidential use

Chart B

Chart E

23.54.020

- Shared parking
- Cooperative parking
- Car sharing programs

Parking Space  
Standards:

- Large: 8.5 ft. x 19 ft.
- Medium: 8 ft. x 16 ft.
- Small: 7.5 ft. x 15 ft.
- Barrier-free: 8 ft. wide, 5 ft. wide access aisle
- Van-accessible: 8 ft. wide, 8 ft. wide access aisle
- One BF stall shall be 19 ft. long
- Residential uses
  - Min. 60% medium stalls; Max. 40% any size
- Nonresidential uses
  - <10 stalls: min. 75% large
  - 11-19 stalls: min. 25% small; min. 35% large
  - 20+ stalls: min. 35% small; min. 35% large
- Driveway widths, residential uses:
  - <100 ft., serving <=30 spaces: 10 ft. min. for 2-way traffic
  - Serving >30: 10 ft. min. for 1-way; 20 ft. min. for 2-way
- Driveway widths, nonresidential uses:
  - Min. width: 22 ft.
- All driveways:
  - See Exhibit 23.54.030 C for maximum grade curvature
  - Max. slope: 20%
- Parking aisles:
  - Small stalls: 20 ft.
  - Medium stalls: 22 ft.
  - Large stalls: 24 ft.
  - Max. slope: 17%
- Curb cuts:
  - For mixed-use, the provisions for the use with the largest curb cut requirements shall apply
  - 241-360 ft. st. frontage: 3 2-way curb cuts permitted
  - Width, 2-way traffic: 22 ft. min.; 25 ft. max.
  - Flare: 2.5 ft. max. on each side
- Sight triangles, 2-way driveway, 22 ft. min. wide: provide 10 ft. x 10 ft. sight triangle on exit side, measured from sidewalk
- Low demand (business support services, medical services, offices, etc.): 1 berth for 40,000-60,000 gsf
- Med. demand (eating/drinking establishments, personal/household retail sales and services, etc.): 1 berth for 10,000-60,000 gsf

23.54.030

23.54.035

Chart A

Loading Berth  
Requirements:



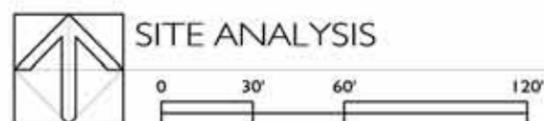
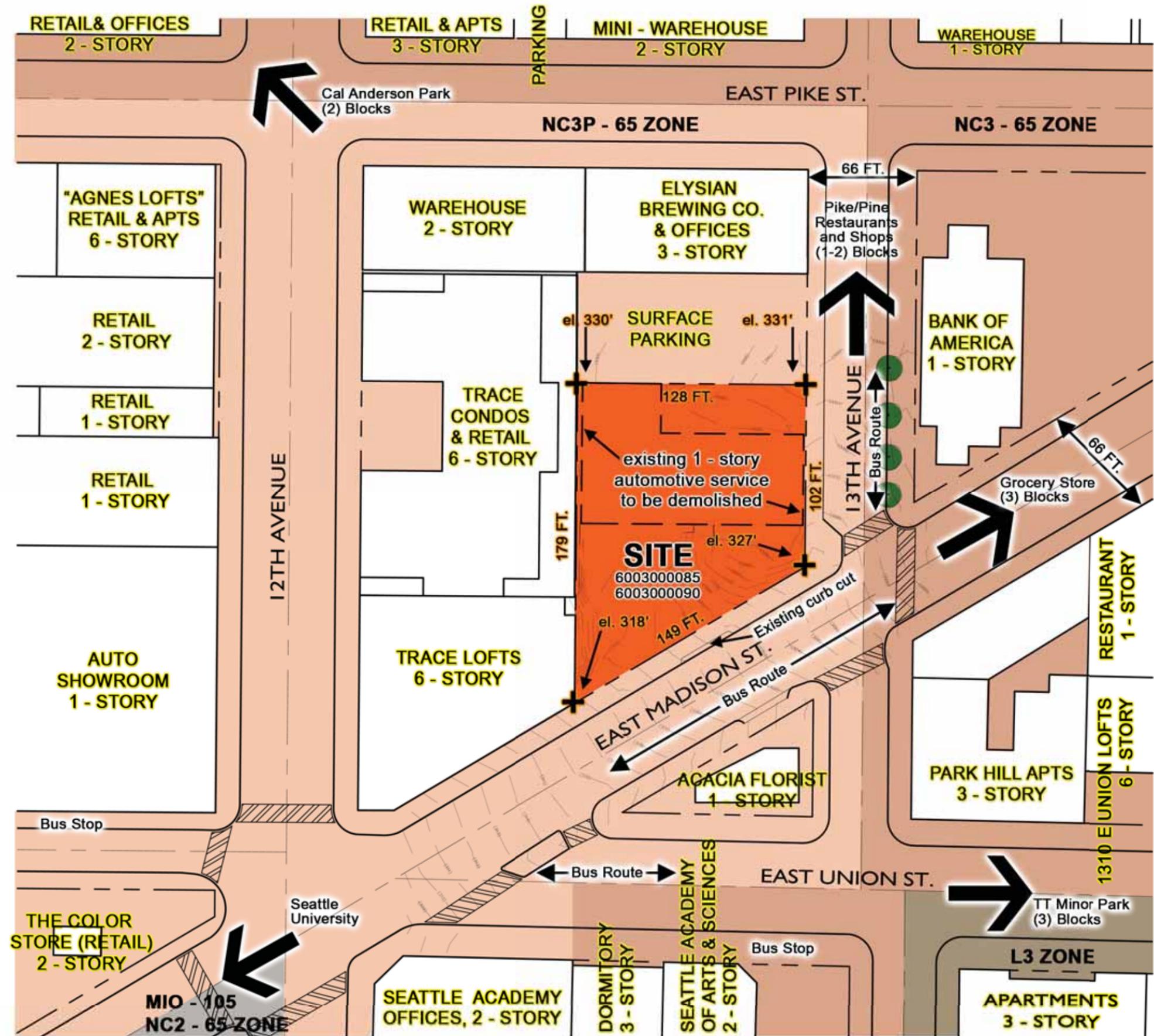


**Site Opportunities**

1. Proximity to Seattle University
2. Proximity to amenities including public parks, retail and restaurants and grocery stores
3. Proximity to bus stops
4. Vibrant local street life during the day and night
5. Potential views to the downtown Seattle skyline from the upper stories of the building

**Site Constraints**

1. Location on a principal arterial (E. Madison St.) reduces pedestrian safety
2. Noise and exhaust from E. Madison St.
3. No alley access
4. Proximity to the Trace Condominiums may reduce privacy of residents

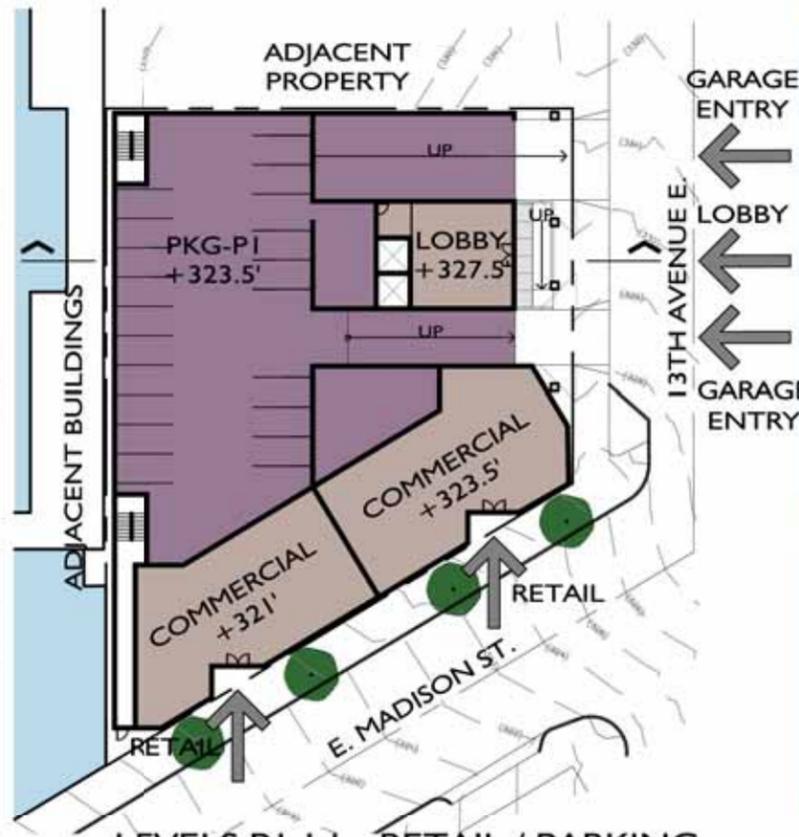


**1222 EAST MADISON**  
 1222 EAST MADISON STREET, SEATTLE, WA  
 DPD Project # 3008615 07/16/2008





LEVEL P2 - PARKING



LEVELS P1-L1 - RETAIL / PARKING



LEVEL L2 - RESIDENTIAL



LEVELS 3-5 - RESIDENTIAL



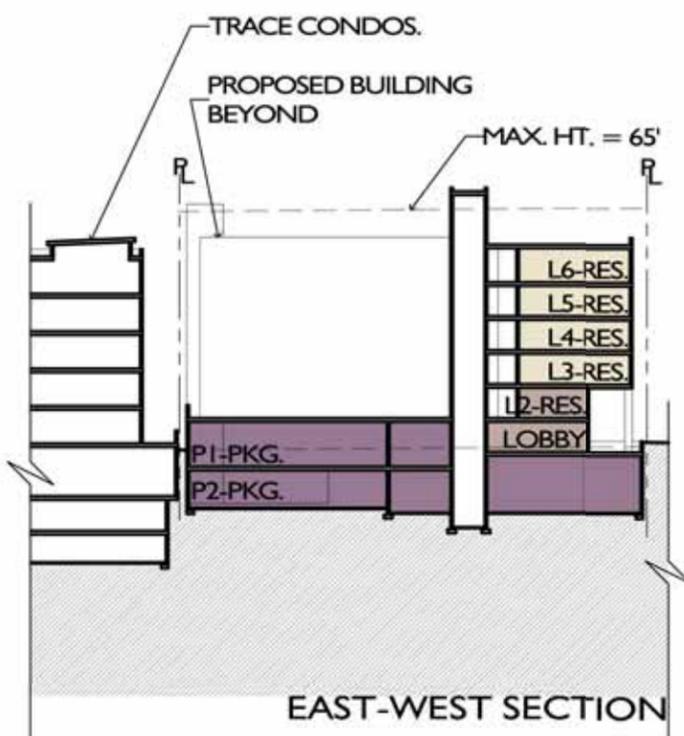
LEVEL 6 - RESIDENTIAL



ROOF

- OPTION A**
- FAR COMPLIES WITH MAXIMUM OF 4.75
  - 85,581 SF ALLOWED; 84,063 SF PROPOSED
  - HEIGHT COMPLIES WITH 65 FT. HEIGHT LIMIT
  - APPROXIMATELY 107 STUDIO AND OPEN ONE-BEDROOM DWELLING UNITS
  - APPROXIMATELY 4,800 SF GROUND FLR. COMMERCIAL SPACE FACING E. MADISON ST.
  - APPROXIMATELY 7,500 SF OUTDOOR COMMON AMENITY AREAS
  - APPROXIMATELY 62 BELOW-GRADE PARKING STALLS
  - ACCESS TO PARKING PROVIDED FROM 13th AVENUE ONLY

**DEPARTURES**  
NONE



EAST-WEST SECTION



**OPTION A (CODE- COMPLIANT)- PROS**

1. CONTINUOUS COMMERCIAL USES ON THE E. MADISON ST. FRONTAGE.
2. THE FORM OF THE BUILDING EMPHASIZES THE CORNER.
3. THE FORM OF THE SOUTH FACADE PROVIDES THE UNITS WITH GREATER WINDOW AREA AND ACCESS TO VIEWS.
4. THE ORIENTATION OF THE RESIDENTIAL UNITS PROVIDES MAXIMUM PRIVACY TO THE RESIDENTS OF THE PROPOSED PROJECT AND THE TRACE CONDOMINIUMS.



**VIEW FROM SOUTH EAST**

**OPTION A (CODE- COMPLIANT)- CONS**

1. TWO GARAGE ENTRIES FROM 13TH AVE. REDUCE THE TRANSPARENCY OF THE EAST FACADE.
2. THE FORM OF THE SOUTH FACADE INTRODUCES MORE VARIETY THAN THE PREDOMINANT BUILDING FORMS IN THE NEIGHBORHOOD.
3. THE SCALE OF THE BUILDING RELATIVE TO THE TRACE LOFTS OR THE ELYSIAN BREWERY IS NOT MITIGATED BY UPPER LEVEL SETBACKS.



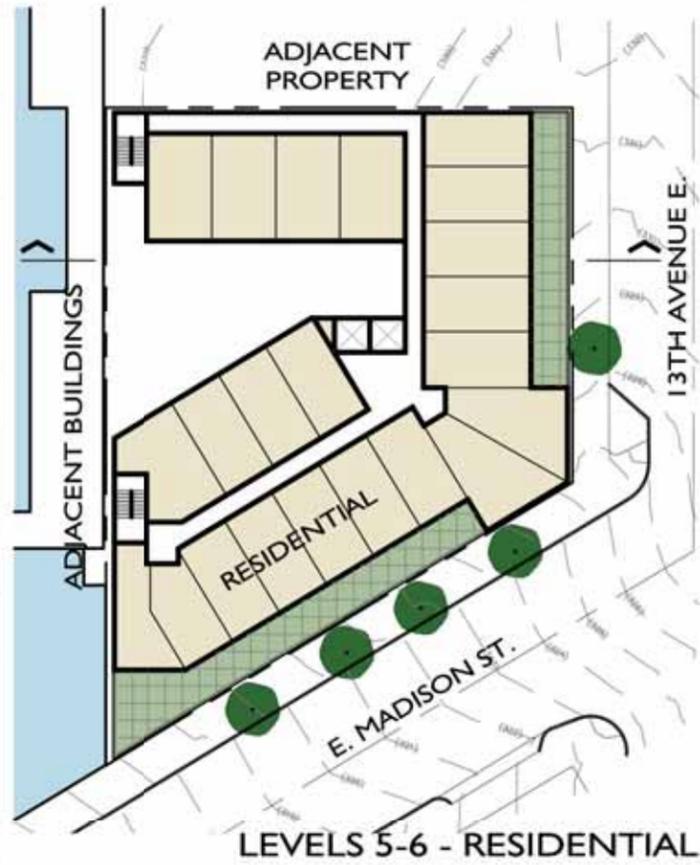
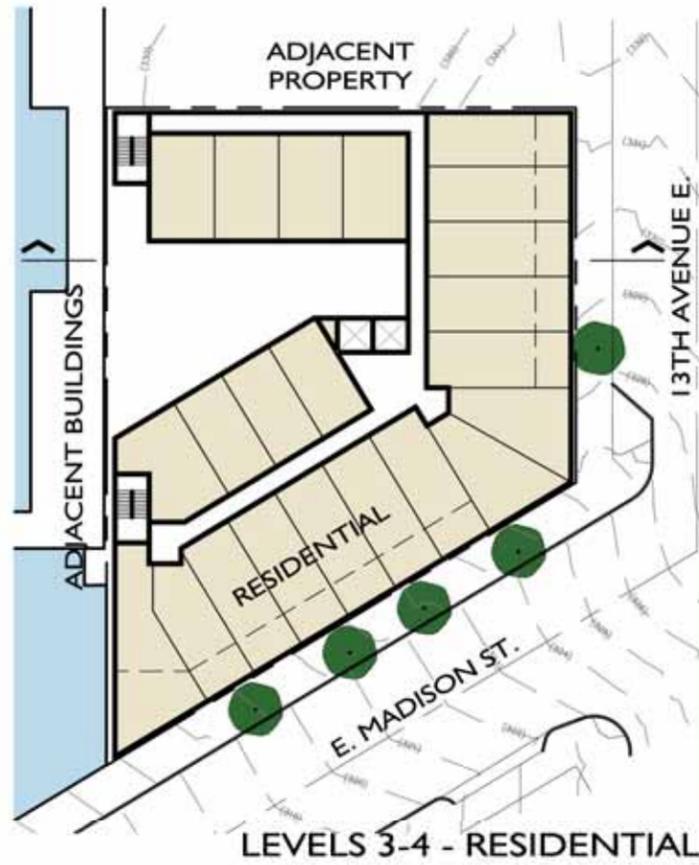
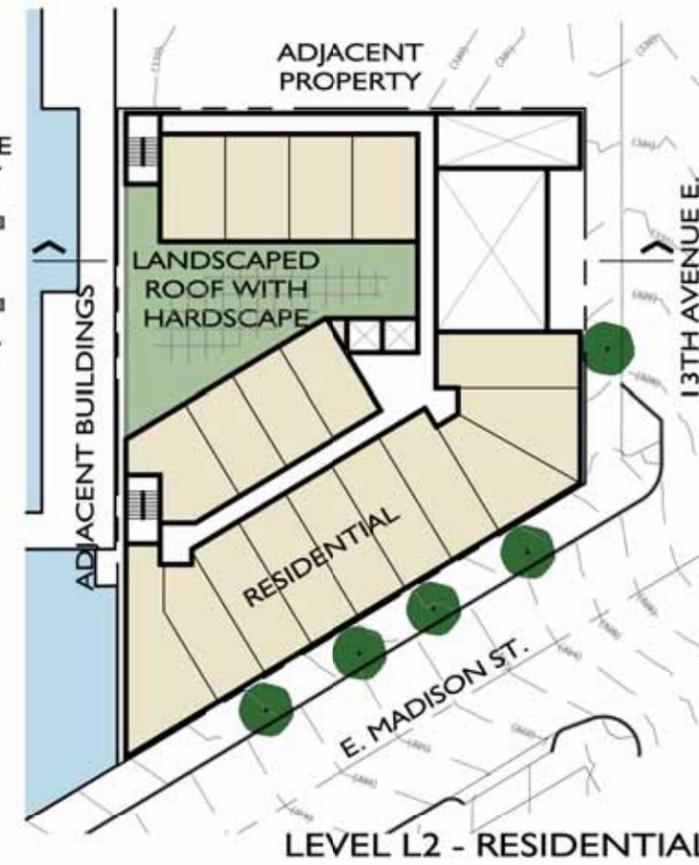
**VIEW FROM SOUTH WEST**



CONCEPTUAL ALTERNATIVES: OPTION A (CODE-COMPLIANT)

1222 EAST MADISON  
1222 EAST MADISON STREET, SEATTLE, WA

DPD Project # 3008615 07/16/2008

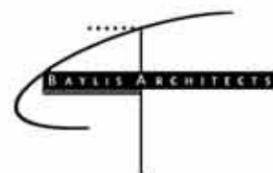
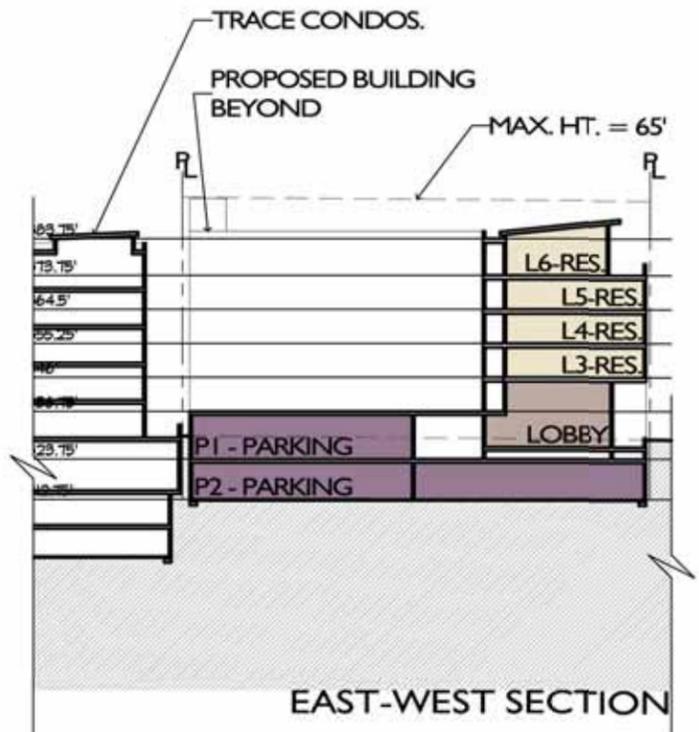


**OPTION B**

- FAR COMPLIES WITH MAXIMUM OF 4.75
- 85,581 SF ALLOWED; 85,070 SF PROPOSED
- HEIGHT COMPLIES WITH 65 FT. HEIGHT LIMIT
- APPROXIMATELY 106 STUDIO AND OPEN ONE BEDROOM DWELLING UNITS
- APPROXIMATELY 5,400 SF GROUND FLR. COMMERCIAL SPACE FACING E. MADISON ST. AND 13th AVENUE E.
- APPROXIMATELY 5,700 SF OUTDOOR COMMON AMENITY AREAS
- APPROXIMATELY 68 BELOW-GRADE PARKING STALLS
- ACCESS TO PARKING PROVIDED FROM 13th AVENUE AND E. MADISON ST.

**DEPARTURES**

1. ALLOW ONE GARAGE ENTRY FROM EAST MADISON ST.



CONCEPTUAL ALTERNATES: OPTION B (CODE-COMPLIANT)

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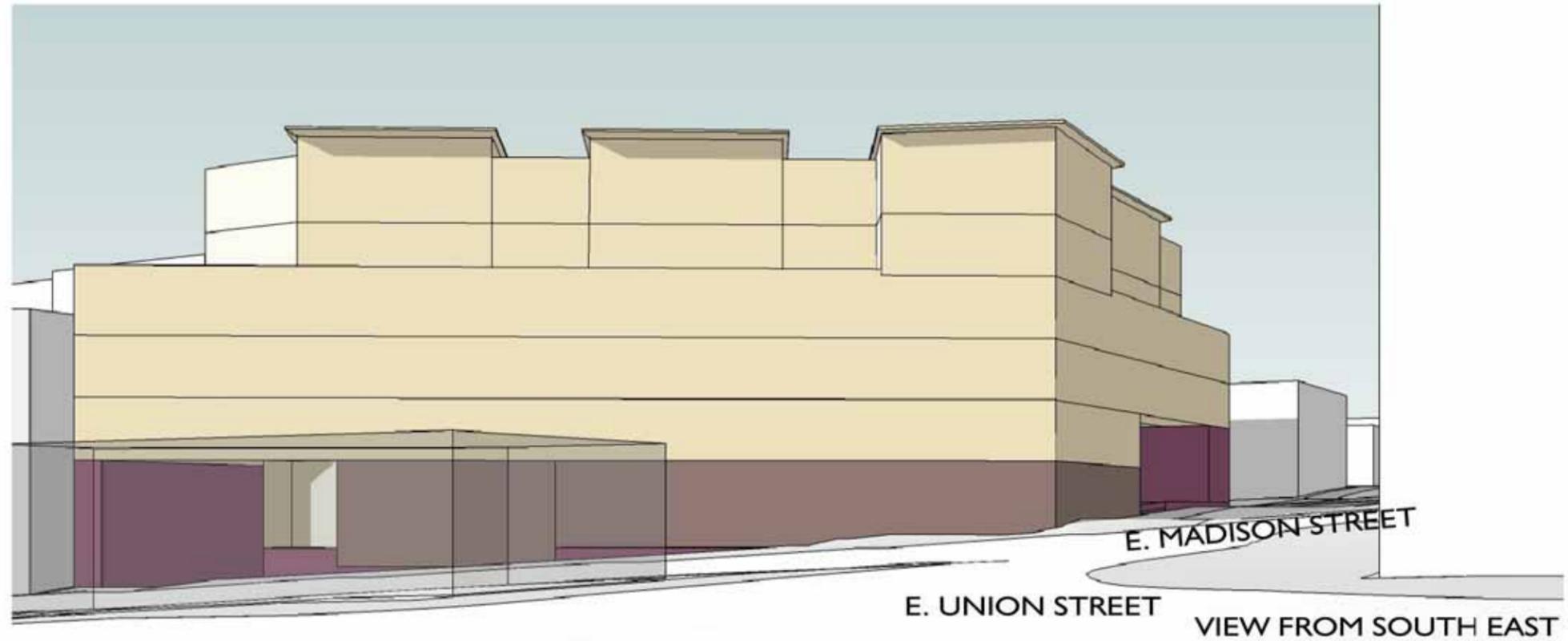
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OPTION B (CODE-COMPLIANT)- PROS

1. THE FORM OF THE BUILDING EMPHASIZES THE CORNER CREATED BY THE INTERSECTION OF E. MADISON ST. AND 13TH AVE.
2. THE SETBACKS FROM E. MADISON ST. AND 13TH AVE. AT THE UPPER TWO LEVELS CONTINUE THE PATTERN CREATED BY THE TRACE LOFTS TO THE WEST AND RESPONDS TO THE SMALLER SCALE OF THE ELYSIAN BREWERY.
3. THE ORIENTATION OF THE RESIDENTIAL UNITS PROVIDES PRIVACY TO THE RESIDENTS OF THE PROPOSED PROJECT AND THE TRACE CONDOMINIUMS.
4. TRAFFIC RESULTING FROM VEHICLES ENTERING AND EXITING THE BUILDING WILL BE DISTRIBUTED BETWEEN E. MADISON ST. AND 13TH AVE.

OPTION B (CODE-COMPLIANT)- CONS

1. THE SOUTH GARAGE ENTRY INTERRUPTS THE COMMERCIAL FRONTAGE ON E. MADISON ST.
2. THE NEED FOR A SECOND GARAGE ENTRY FROM 13TH AVE. CREATES A SMALL COMMERCIAL SPACE AT THE NORTHEAST CORNER OF THE SITE.
3. THE FORM OF THE BUILDING DOES NOT REFLECT THE TOPOGRAPHY OF THE SITE.



CONCEPTUAL ALTERNATIVES: OPTION B (CODE-COMPLIANT)

VIEW FROM SOUTH WEST

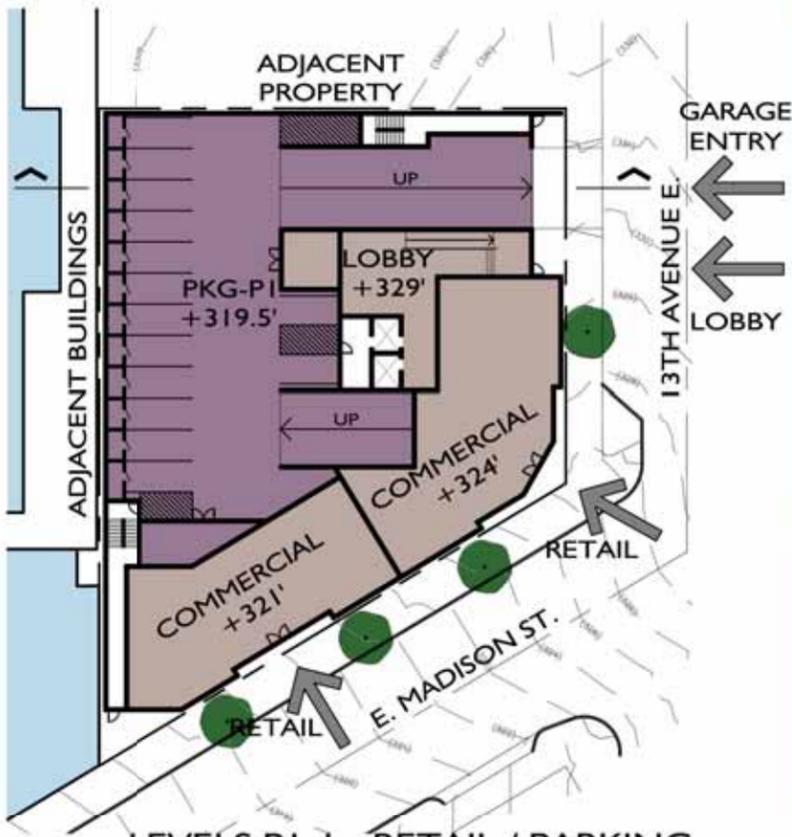
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LEVELS P3-P2 - PARKING



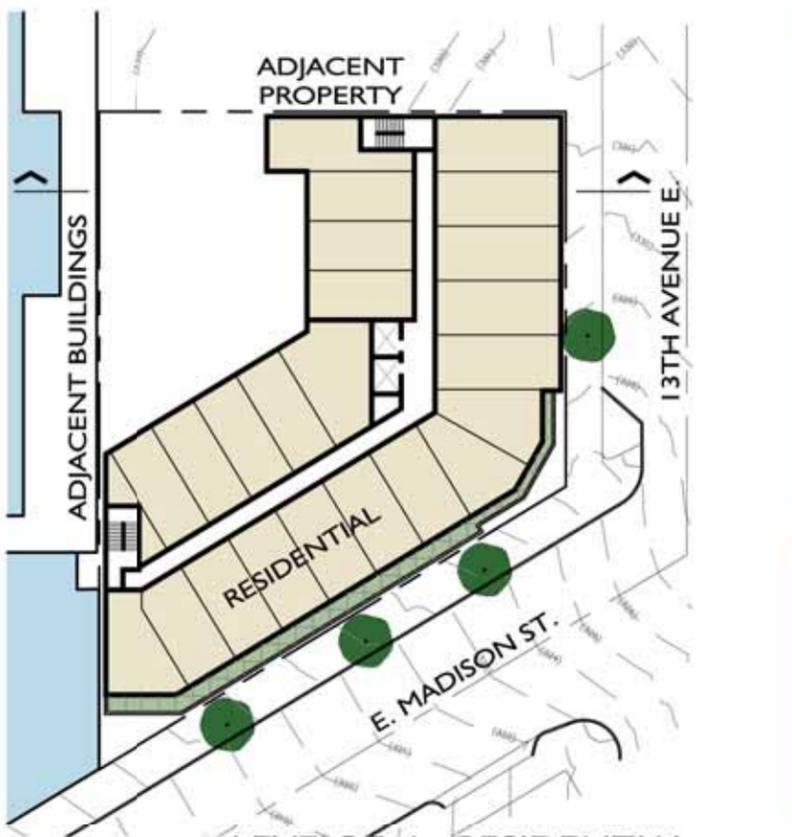
LEVELS P1-1 - RETAIL / PARKING



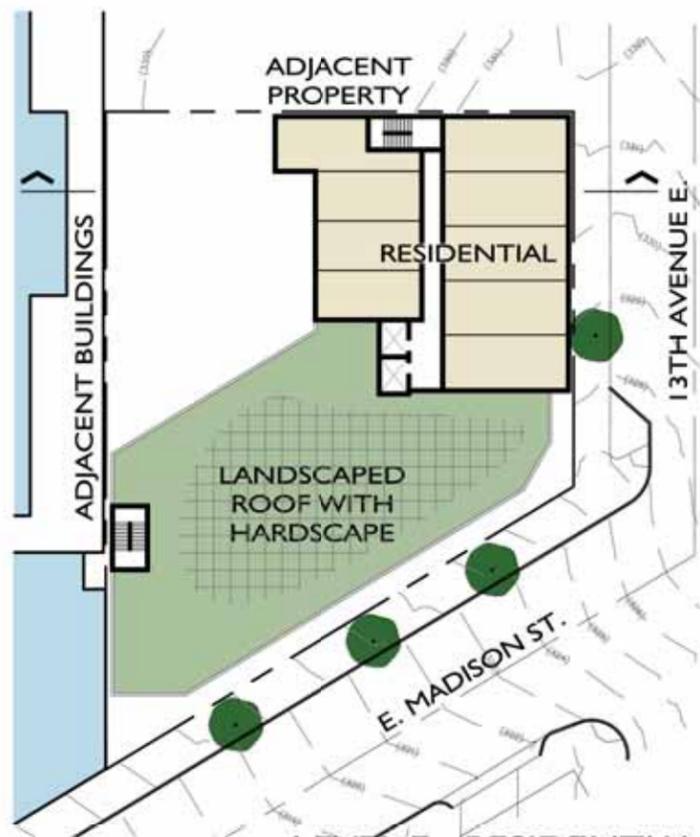
LEVEL 2 - RESIDENTIAL



LEVELS 3-4 - RESIDENTIAL



LEVELS 5-6 - RESIDENTIAL



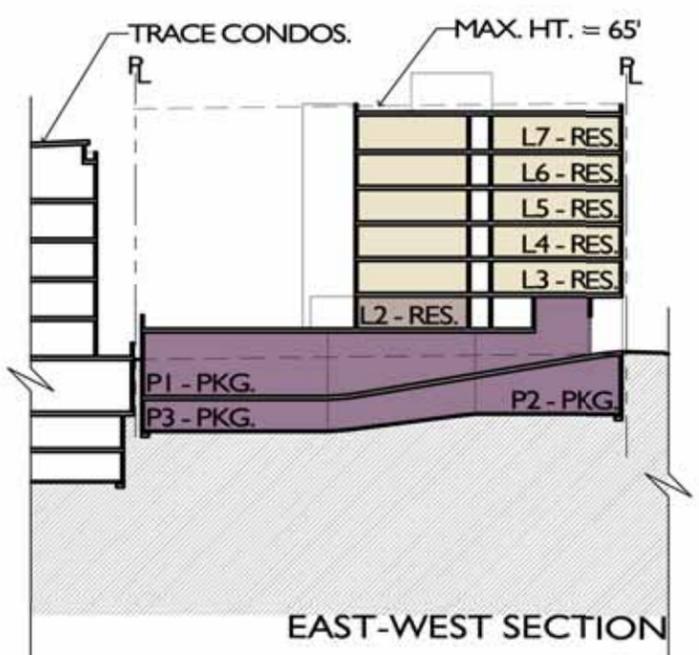
LEVEL 7 - RESIDENTIAL

**OPTION C**

- FAR COMPLIES WITH MAXIMUM OF 4.75
- 85,581 SF ALLOWED; 84,732 SF PROPOSED
- HEIGHT COMPLIES WITH 65 FT. HEIGHT LIMIT
- APPROXIMATELY 120 STUDIO AND OPEN ONE BEDROOM DWELLING UNITS
- APPROXIMATELY 5,200 SF GROUND FLR. COMMERCIAL SPACE FACING E. MADISON ST.
- APPROXIMATELY 3,000 SF OUTDOOR COMMON AMENITY AREAS
- APPROXIMATELY 59 BELOW-GRADE PARKING STALLS
- ACCESS TO PARKING PROVIDED FROM 13th AVENUE ONLY

**DEPARTURES**

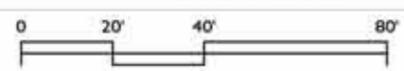
NONE



EAST-WEST SECTION



CONCEPTUAL ALTERNATES: OPTION C (PREFERRED)



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OPTION C (PREFERRED)- PROS

1. CONTINUOUS COMMERCIAL USES ON THE E. MADISON ST. FRONTAGE AND A PORTION OF THE 13TH AVE. FRONTAGE.
2. SINGLE GARAGE ENTRY.
3. THE SETBACK FROM E. MADISON ST. AT THE UPPER TWO LEVELS CONTINUES THE PATTERN CREATED BY THE TRACE LOFTS TO THE WEST.
4. THE BUILDING FORM RESPONDS TO THE TOPOGRAPHY BY STEPPING DOWN FROM THE NORTHEAST TO THE SOUTHWEST.



OPTION C (PREFERRED)- CONS

1. THE CORNER IS EMPHASIZED LESS IN SCHEME B THAN IN SCHEMES A OR C.
2. ALL TRAFFIC RESULTING FROM VEHICLES ENTERING AND EXITING THE BUILDING WILL BE CONCENTRATED ON 13TH AVE.
3. THE UNITS FACING WEST WILL REDUCE THE PRIVACY OF THE RESIDENTS IN THE PROPOSED PROJECT AND IN THE TRACE CONDOS.



CONCEPTUAL ALTERNATIVES: OPTION C (PREFERRED)

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