

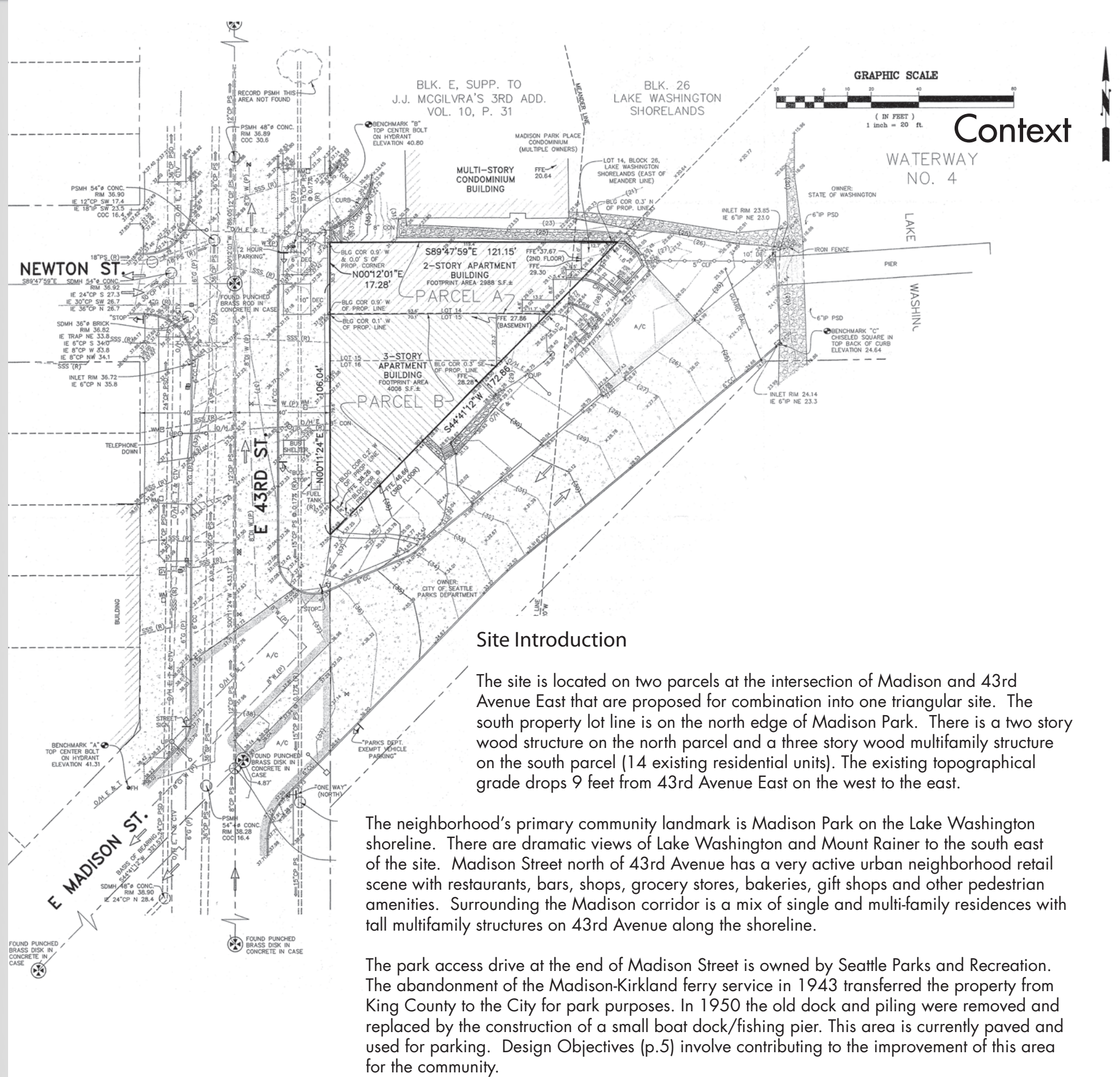
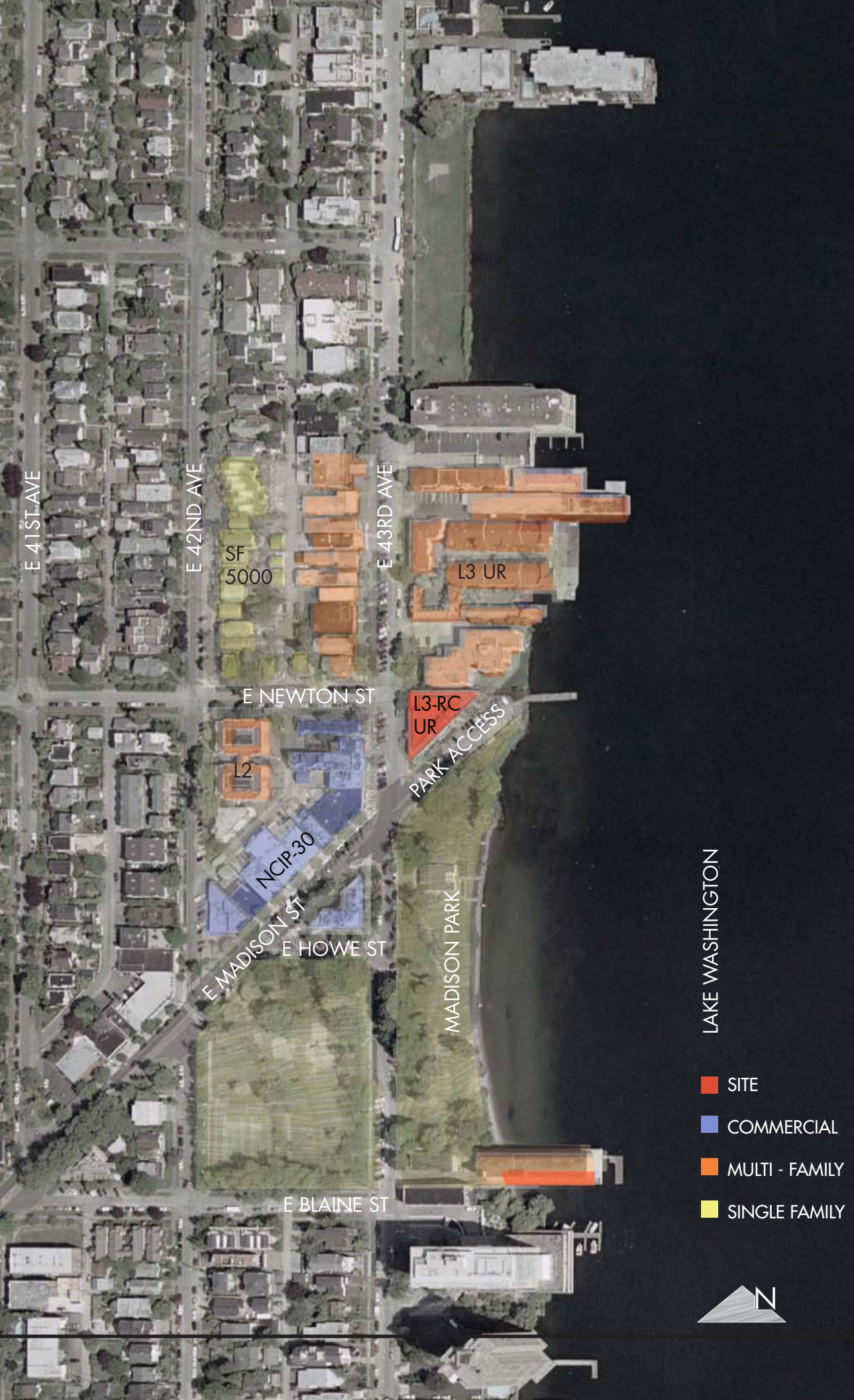
MADISON STREET CONDOS

EARLY DESIGN GUIDANCE

JUNE 11, 2008







Context

VIEW NORTH ON MADISON



COMMERCIAL COMMERCIAL MULTI FAMILY



VIEW FROM BOAT DOCK



||||| SITE 1928 43RD AVE. |||||

Design Objectives

City of Seattle DPD Guidelines for Multifamily & Commercial Buildings, November 1998

1

Connect Site with Madison Park Neighborhood

- Reinforce Madison Street commercial non-set back building to sidewalk pedestrian edge (Guideline A-2 Streetscape Compatibility)
- Continue modulation of 43rd Avenue multifamily pedestrian edge (Guideline A-2 Streetscape Compatibility)
- Create textured, transparent and pedestrian oriented entrance on 43rd Avenue (Guideline A-3 Entrance Visible from Street)

2

Improve the End of Madison Street

- Move street parking to underground garage (Guideline A-8 Parking and Access)
- Move recycling and waste dumpsters to underground garage (Guideline A-6 Screening of Dumpsters)
- Contribute to improved north Madison park edge

3

Architecture

- Create human scaled proportions that are sensitive to the neighborhood context (Guideline B-1 Height, Bulk and Scale Compatibility)
- Reinforce the unique opportunities of triangular site corners (Guideline A-10 Corner Lots)
- Use quality methods of construction and richly textured natural materials (Guideline C-4 Exterior Finish Materials)
- Plan for sustainability



Context



① VIEW NORTH ON MADISON



② VIEW NORTH ON MADISON



③ VIEW NORTH ON MADISON



SITE: 1928 43RD AVE.



④ VIEW WEST ON 43RD AVE.



⑤ VIEW NORTH ON 43RD AVE.



⑥ VIEW EAST ON 43RD AVE.



⑦ VIEW OF SITE EAST ON 43RD AVE.



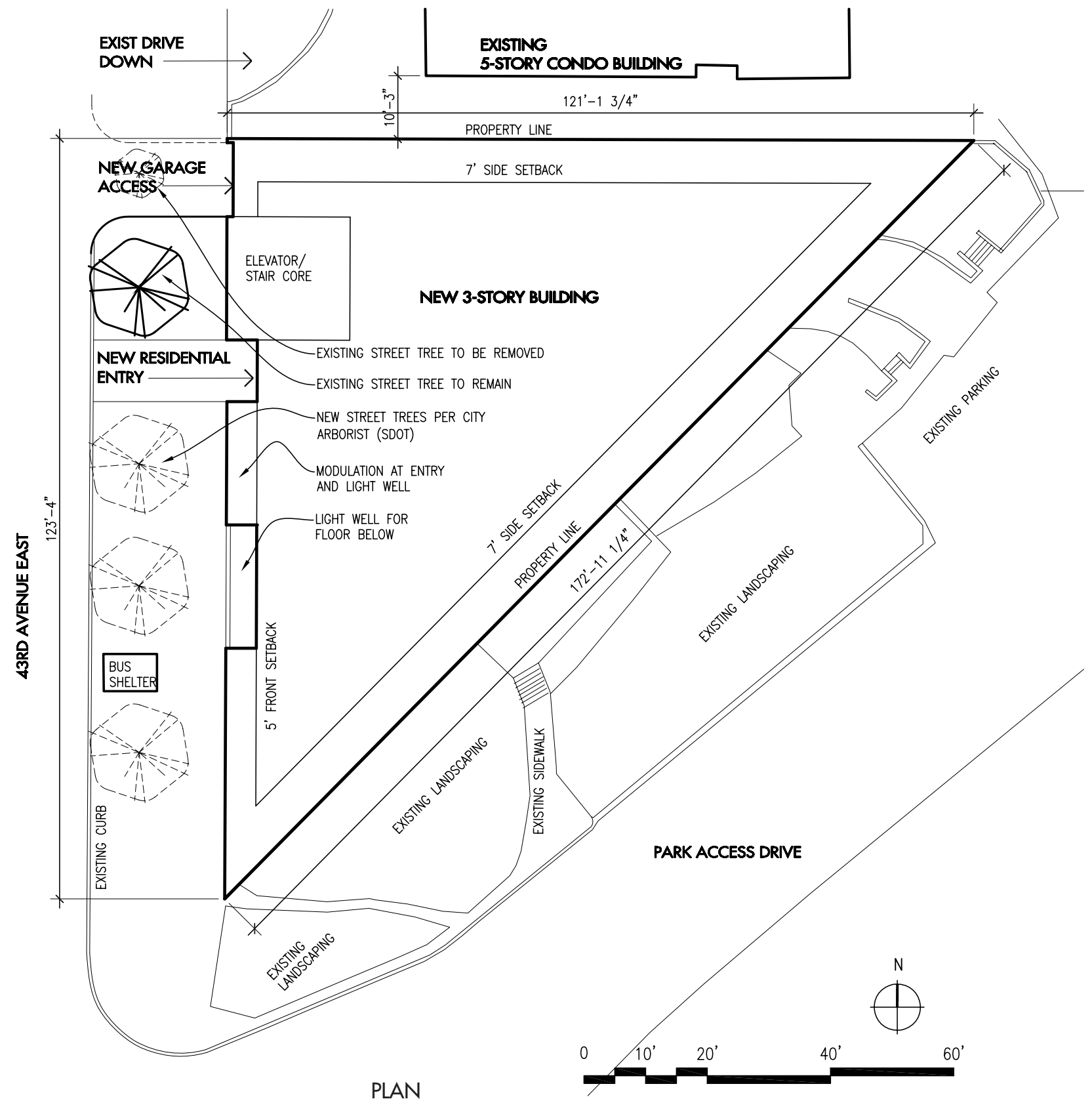
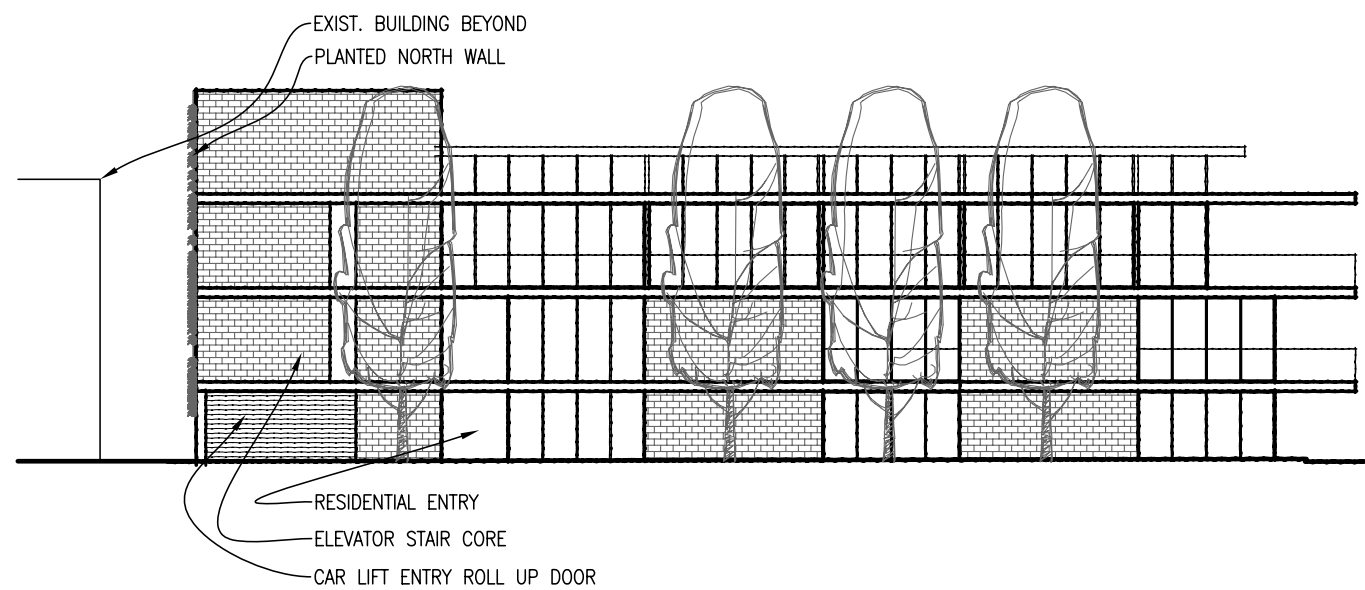
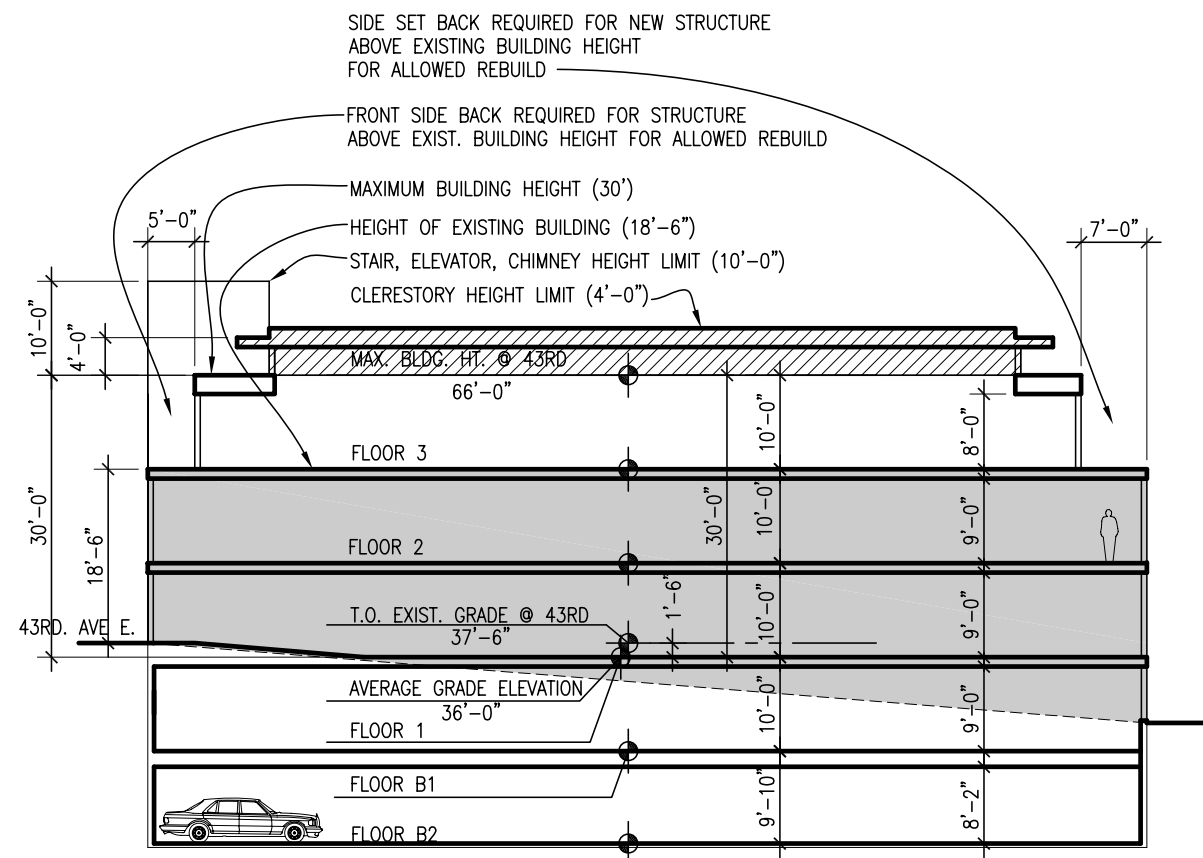
⑧ VIEW NORTHEAST FROM MADISON PARK

Context

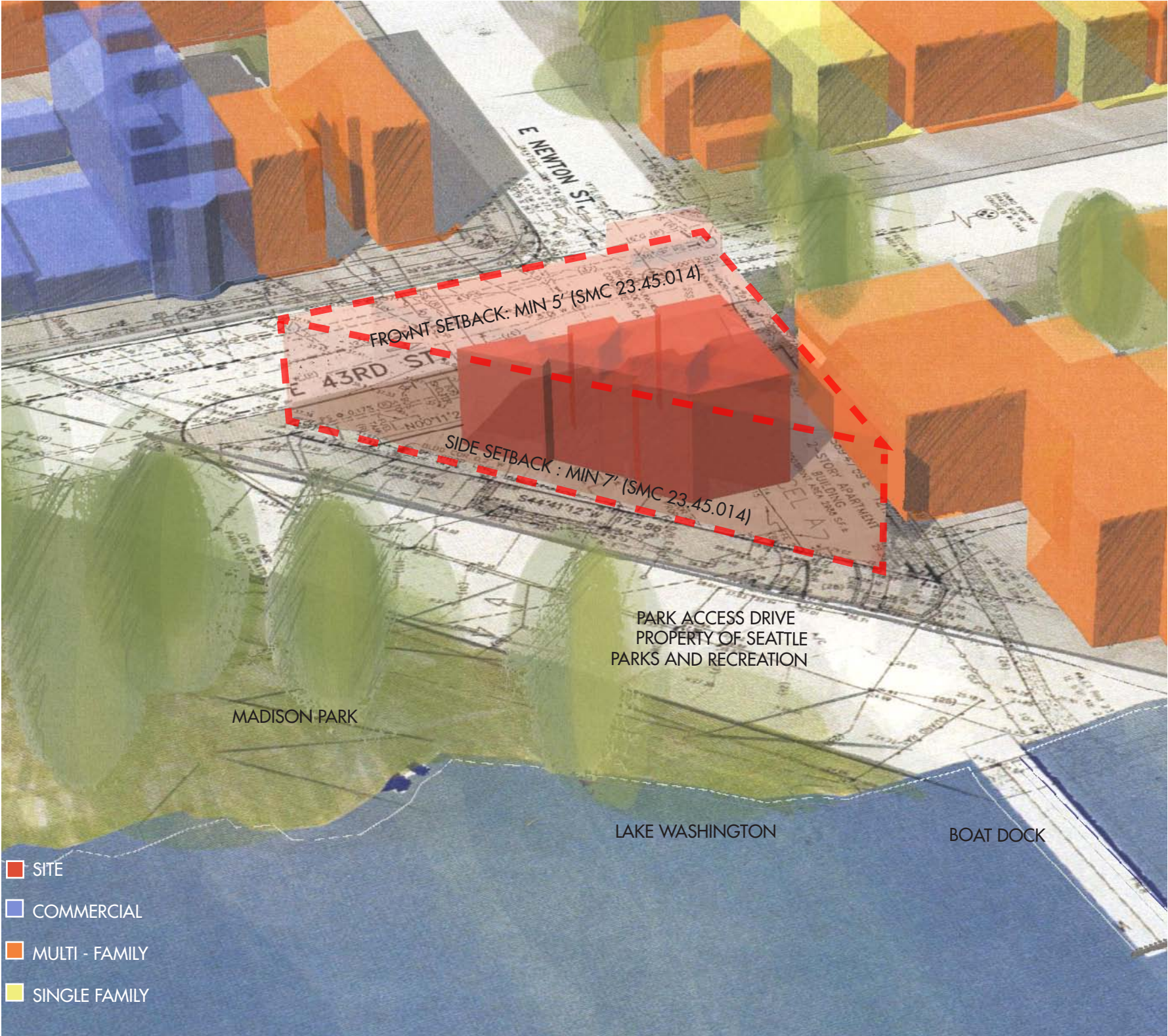


- SITE
- COMMERCIAL
- MULTI - FAMILY
- SINGLE FAMILY

VIEW LOOKING WEST FROM LAKE WASHINGTON



Seattle Municipal Land Use Code (SMC) Analysis Allowed for New Structure



Land Use Code Analysis

The site’s zoning designation is L3/RC with Shoreline Code overlay designation of Urban Residential (UR). The applicable Design Review Guidelines for this are the City of Seattle Guidelines for Multifamily & Commercial Buildings, November 1998. The site is in the Capitol Hill Design Review Board area.

- Maximum Height: 30’ above average grade elevation with 4’ high clere story and 7’ chimney bonuses (SMC 23.45.009A)
- Maximum Lot Coverage: 45% (SMC 23.45.010)
- Maximum Structure Depth: 65% (SMC 23.45.011)
- Required Modulation: Over 40’ with principal entrance or 30’ without (SMC 23.45.014)
- Front Set Back on 43rd Avenue: Minimum 5’ (SMC 23.45.014)
- Side Setbacks: 7’ (SMC 23.45.014)
- Landscaping: Area (s.f.)= Length of all property lines multiplied by 3 (SMC 23.045.015)

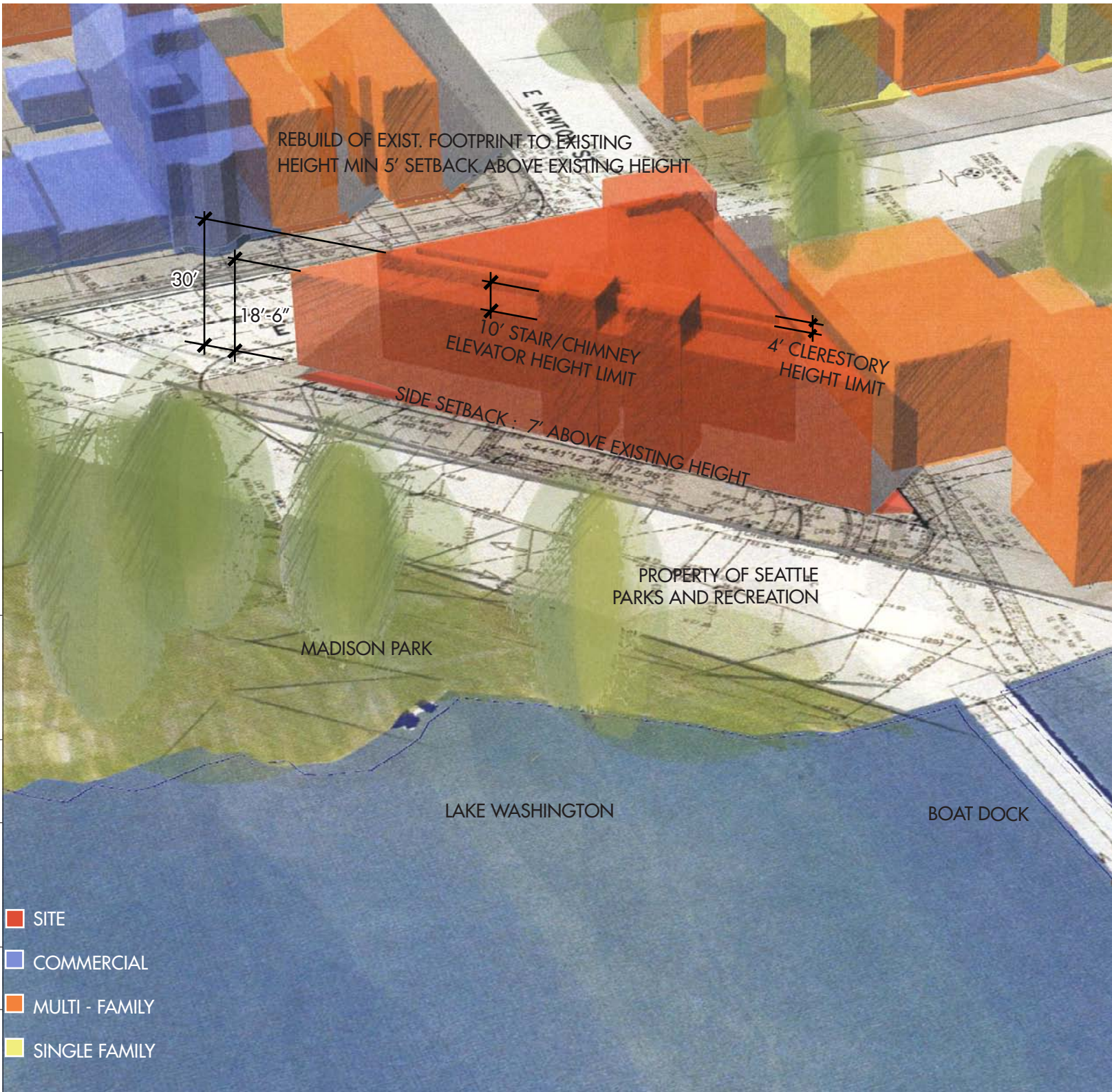
Seattle Municipal Landuse Code (SMC) Analysis For Allowed Rebuild of Existing

Development Objectives

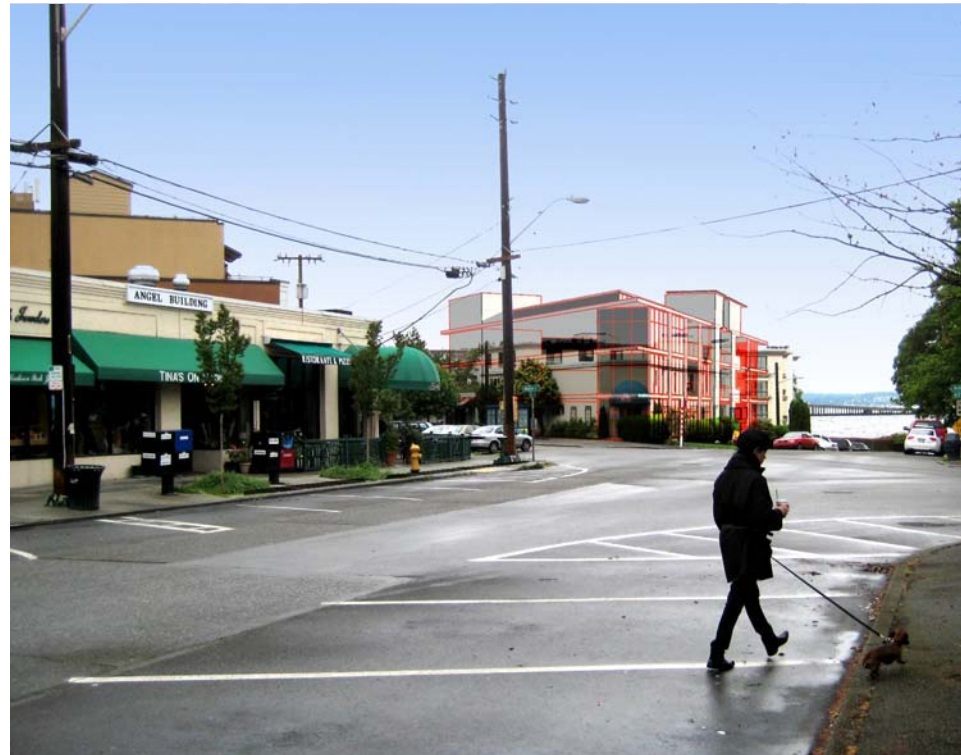
The proposed new development would be three stories approximately 30’ high above grade and two stories below grade. The program would be nine residential units totaling approximately 28,000 square feet. 5,000 square feet of parking with approximately 15 parking stalls is proposed below grade.

Design Departures

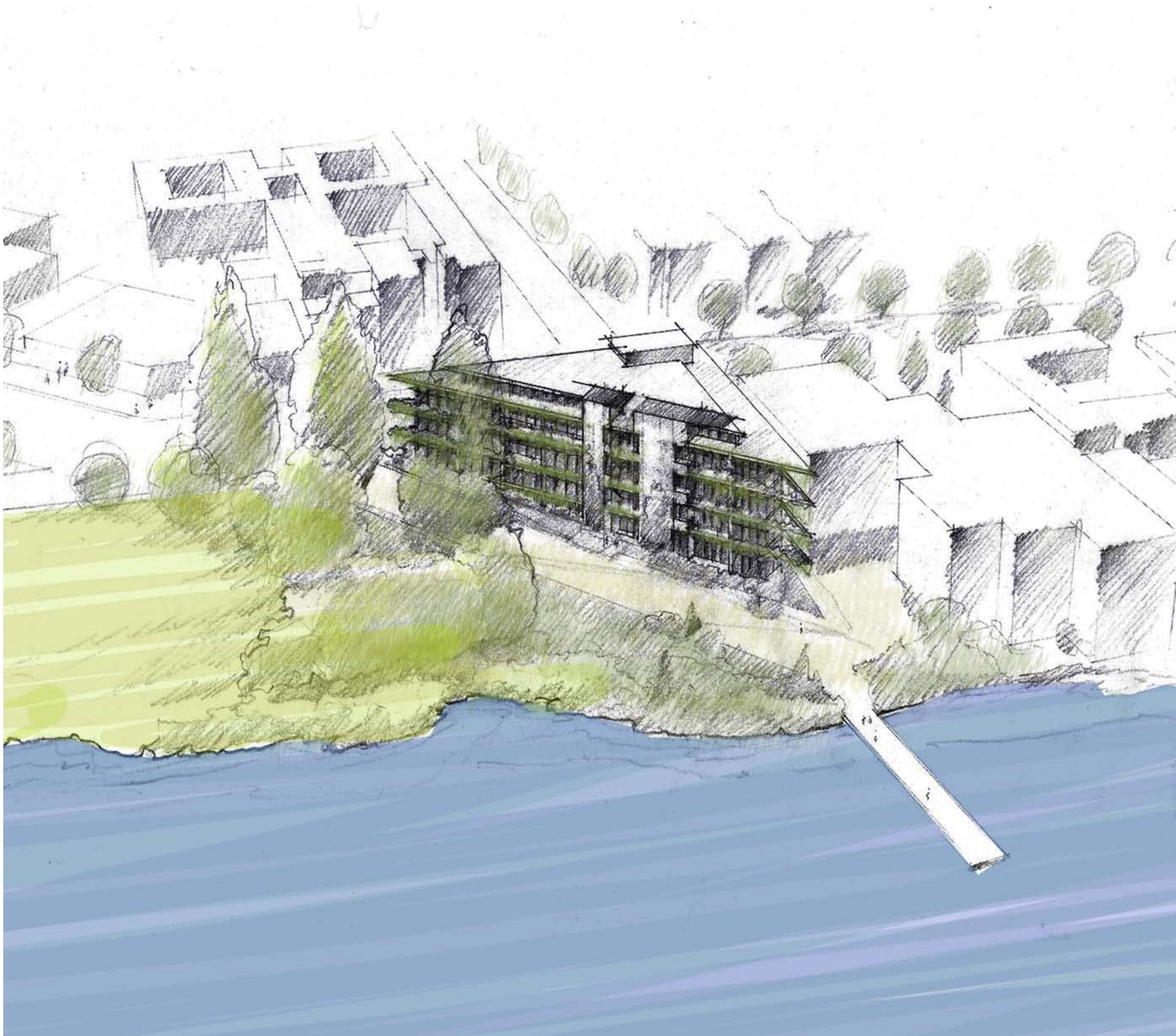
Standard	Requirement	Request	Justification
1. Setbacks SMC 23.45.014	Front: 5’ Side: 7’	Front: 0’ Side: 0’	Respond to site’s prominent civic commercial edge on Madison Street with architectural design that is human scaled, pedestrian friendly and a timeless land mark for the neighborhood (<i>Guidelines, November 1998, B-1</i>). Commercial building on Madison and 43 rd Avenue define pedestrian edge with no set backs. Hold corner of triangular lot (<i>Guideline A-10 Corner Lot</i>)
2. Structure Depth SMC 23.45.011	65% max.	100%	Continue the pedestrian neighborhood characteristic of sidewalk to building edges at lot lines to provide visible interaction with the street (<i>Guidelines, November 1998, A-2</i>). This will maintain alignment of Madison pedestrian street edge along south lot line to the Lake Washington waterfront boat dock.
3. Modulation SMC 23.45.014	Required over 40’ at entrances or 30’ without	Provide modulation on 43 rd Avenue only.	Keep continuous commercial edge in alignment with non-modulated Madison Street at south lot line. Modulate more modulated multifamily pedestrian edge along 43 rd Avenue at west lot line.
4. Maximum Lot Coverage SMC 23.45.010	45% max.	100%	Respond to site’s prominent civic edge on Madison Street with architectural design that is human scaled, pedestrian friendly and a timeless land mark for the neighborhood (DPD Multifamily Guidelines, November 1998, B-1). Commercial building on Madison Street and 43 rd Avenue define pedestrian edge with 100% lot coverage.
5. Landscaping SMC 23.45.015	Area (s.f.)=3 X length of all property lines	Provide civic landscaping at pedestrian edges.	Provide street trees, sidewalk paving and furnishing that support civic pedestrian edge design appropriate for Madison Street and Madison Park.
6. Open Space SMC 23.45.016	200 s.f./unit private 150s.f./unit common	Contribute to Madison Park edge improvement.	Contribute to improved north Madison park edge as neighborhood common open space (Design Objective #2, p.5)



Option A Studies



VIEWS DOWN MADISON STREET



AERIAL VIEW OVER LAKE WASHINGTON



PERSPECTIVE FROM BOAT DOCK



PERSPECTIVE FROM MADISON STREET

Option B



AERIAL VIEW OVER LAKE WASHINGTON



PERSPECTIVE FROM BOAT DOCK



PERSPECTIVE FROM MADISON STREET



AERIAL VIEW OVER LAKE WASHINGTON

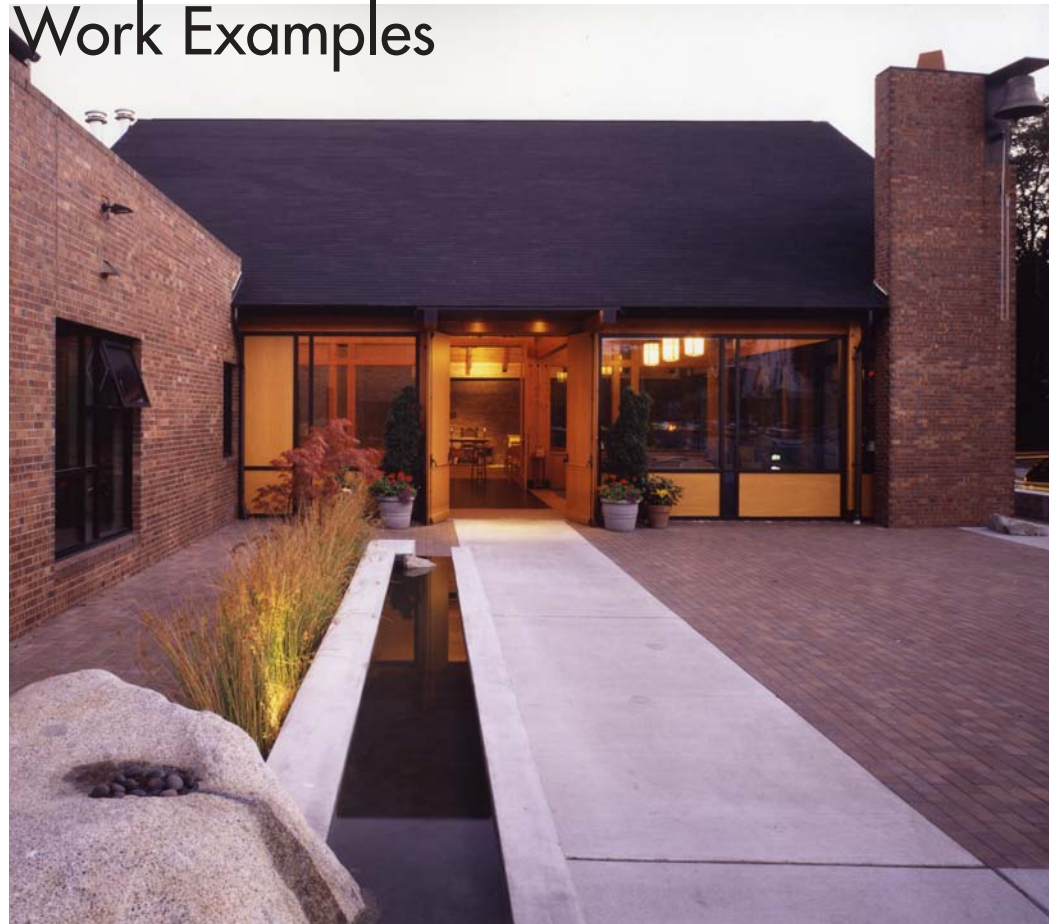


PERSPECTIVE FROM BOAT DOCK



PERSPECTIVE FROM MADISON STREET

Work Examples





Work Examples