



2026 E Madison Mixed-Use Building
Design Review Recommendation Meeting
6 May 2009

Property Address:
2026 E Madison Street

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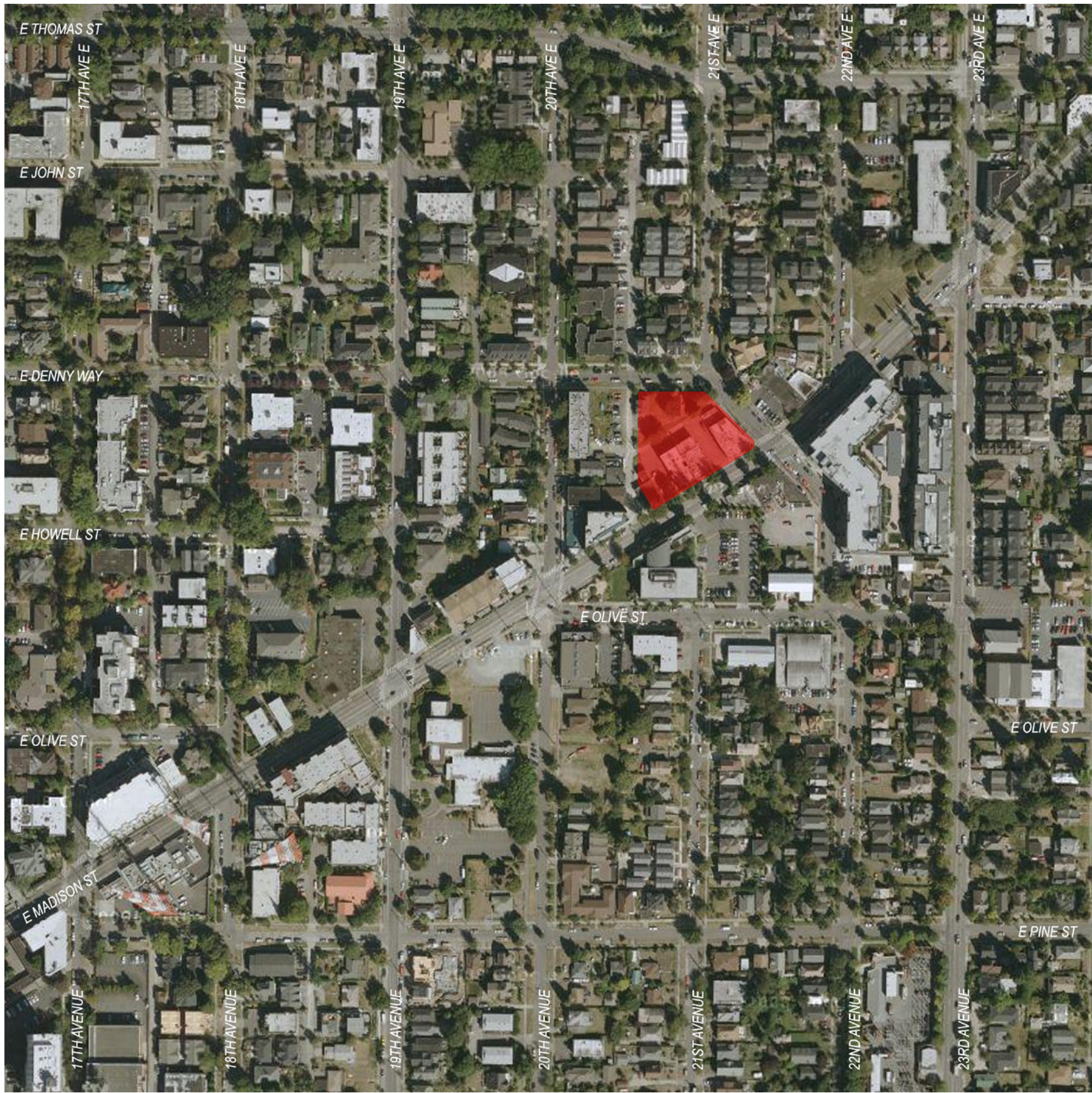
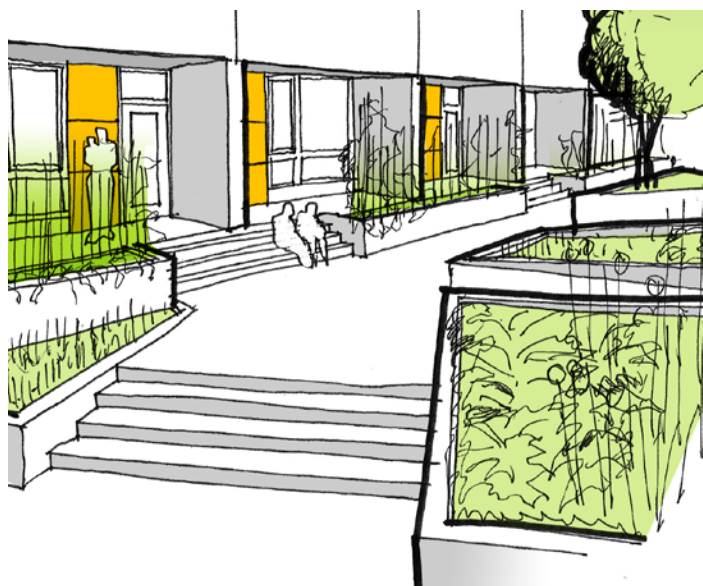
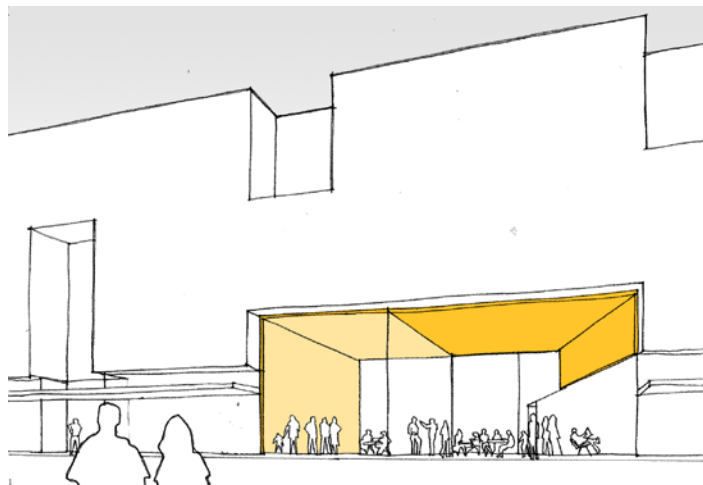
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Project Overview

Description

The site consists of two irregularly shaped blocks and a vacated alley that formerly separated the blocks. The proposed project consists of a six-story mixed-use courtyard building with five stories of residential above a single commercial level along E Madison Street and four stories of residential above two-level townhouse units accessed from E Denny Way. Two levels of below-grade parking provide 229 parking spaces. Access to the parking garage is from the alley at the northern end of the west property line. The building is approximately 65' tall with a publicly accessible central courtyard. A double-height pass-through connects the courtyard to E Madison Street on the south and two breeze-ways connecting to E Denny Way and the alley. Access to and through the courtyard preserves public access into and through the site, approximating the route of the vacated alley. Widened sidewalks along both E Madison Street and E Denny Way provide ample room for the mature street trees (located along E Madison Street) as well as space for greenscape and public amenities. Grade changes and plantings serve to define public and residential spaces at the townhouses and within the courtyard.

The south-facing double height pass-through admits light and air to the courtyard and its width serves to invite the public. Adjacent to the pass-through, retail will anchor the prominent street-level corner location at the intersection of E Madison Street and E Denny Way. Transparent, double-height glazing will extend the apparent breadth of the pass-through. The main residential entry lobby and management office occur at mid-building along E Madison Street, with a secondary residential lobby located on the eastern leg of E Denny Way. Retail and neighborhood services will occupy the remainder of the street level along E Madison Street.



Existing Site Conditions



Location

The subject property is located at the intersection of E Denny Way and E Madison Street. E Denny Way forms both the north property edge and northeast property edge. E Madison Street

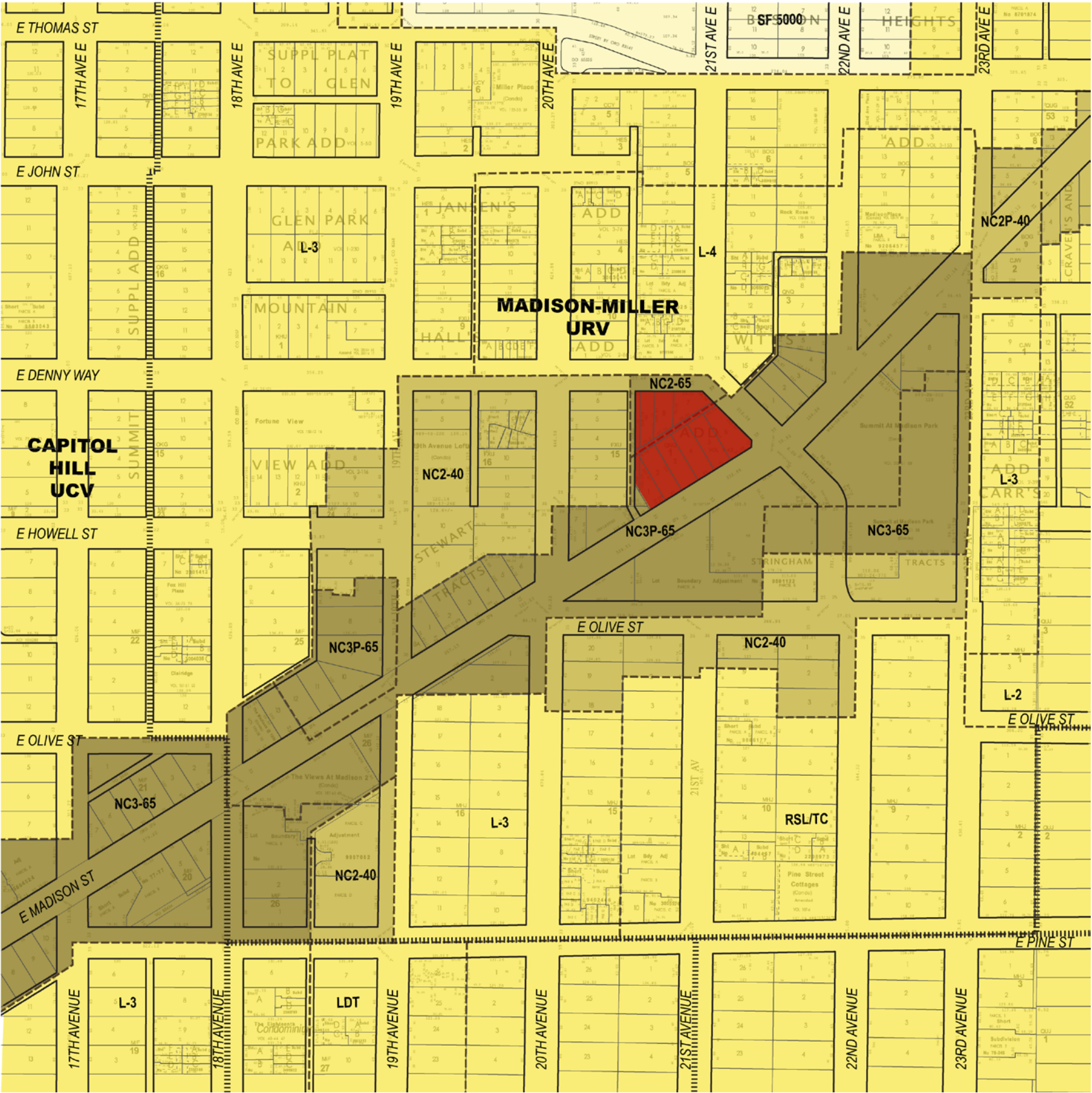
Existing Uses

The site was the former location of Deano’s Grocery, Chocolate City, a dry cleaner and single family houses. No uses currently occupy the site.

Physical Features

The property is on the east side of the crest of Capitol Hill and slopes gently downward from west to east, with relatively flat frontage along E Madison Street.

- Views to north and east
- On-street parking on E Denny Way
- Improved north-south alley on west edge
- Project planned by the same developer as 2051 E Madison Street, providing complementary scale and landscape design



Site Zoning

The site is situated within the Madison-Miller Urban Residential Village on the E Madison Street commercial corridor. The site consists of several consolidated parcels on the east half of an irregularly shaped block and a vacated alley that previously paralleled E Madison Street and further subdivided the block. The zoning of the site is split, reflecting the presence of the vacated alley. The south portion, fronting E Madison Street, is zoned NC3 with a pedestrian designation and a 65-foot height limit. The north portion with frontage along E Denny Way, is zoned NC2 and also has a 65-foot height limit.

Neighboring Properties

The properties occupying the west half of the block and across the alley are zoned NC2-40, except for the property fronting E Madison Street. The property on E Madison Street and the properties opposite the site on E Madison Street are zoned NC3P-65. Similarly, the properties to the east of the site, across E Denny Way, are zoned NC3P-65 along E Madison Street. The properties to the north of the site are all zoned L-4.

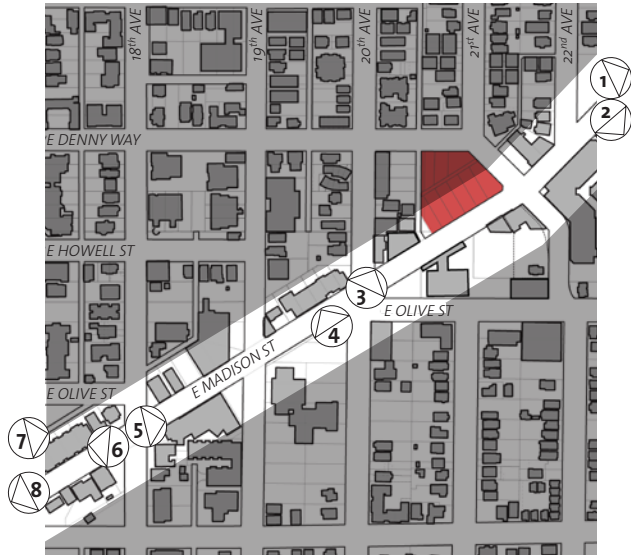


E Madison Street: Corridor

In the broader context of the neighborhoods east of downtown Seattle, E Madison Street is planned and used in a manner that is decidedly different from the residential areas it connects to downtown. The land use zoning, allowable densities and street classification all act to funnel activity and development into the E Madison Street corridor, especially in the areas extending through the Capitol Hill and Madison-Miller neighborhoods, resulting in a character that is dominated by vehicular traffic and presents a mix of uses that are predominantly commercial.

Further influencing development along E Madison Street are the small, irregular lots resulting from Madison's angled trajectory. Proving difficult to redevelop, triangular corner lots are typically occupied by small-scale, auto-oriented uses. Conversely, in recent years, the more rectilinear lots along Madison have been redeveloped with large-scale mixed-use buildings, many with large plate uses such as Madison Market, Trader Joes, and Safeway.

The resulting character of Madison varies widely, with very large buildings abutting small, older buildings. The awkward transitions in scale encourage attempts to disguise or downplay scale, often leading to the misuse of small-scale residential elements.



- 1 Madison Valley
- 2 Madison Temple
- 3 El Gallito Restaurant
- 4 McKinney Manor Apartments
- 5 Hearing Speech & Deafness Center
- 6 Madison Apartments & Trader Joe's
- 7 17th Avenue & E Olive St
- 8 Madison Crossings & Madison Market



E Madison Street: Gateway

Located on the eastern slope of Capitol Hill, the site's location on E Madison Street presents views to Lake Washington and the Cascades beyond. Just two blocks east of the site, E Madison ceases to be classified as a major arterial, giving way to 23rd Avenue and transforming instead into smaller scale residential. Vehicular traffic is still prominent at this end of Madison.

The character of E Madison Street adjacent to the site presents conditions found elsewhere along E Madison Street. Recent construction within a block of the proposed site has resulted in the 6-story Summit Apartments to the southeast with a Safeway at street level, a four-story office building for Planned Parenthood to the southwest and a 5-story office building to the west of the site. Further transformation is planned with a 95-unit mixed-use building in development for the site formerly occupied by the Twilight Exit on the south side E Madison Street. Also characteristic of the Madison corridor are the smaller-scale buildings to the east of the site, such as the neighboring tire shop, beauty salon, car wash and Madison Temple Church.

Unique to the site is a slight jog in E Madison as it crosses E Denny Way, creating more visibility and lending greater prominence to the southeast corner of site—forming a gateway to the newer development along E Madison Street.



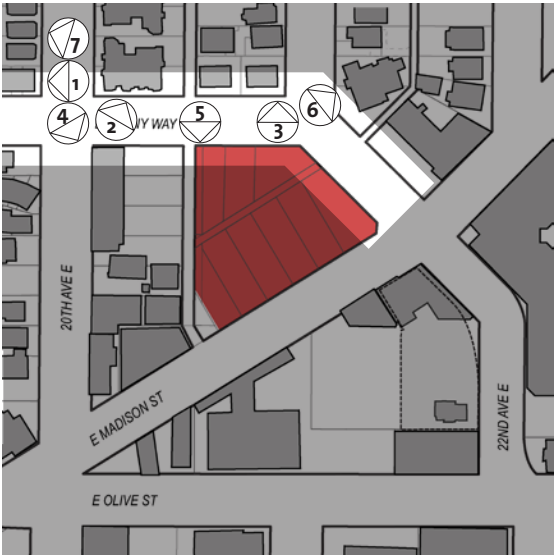
- 1 Views to the east along E Madison Street
- 2 Summit Apartments
- 3 Former location of the Twilight Exit
- 4 Planned Parenthood offices & the Madison corridor to the west
- 5 Neighboring office building
- 6 Bridgestone tire shop



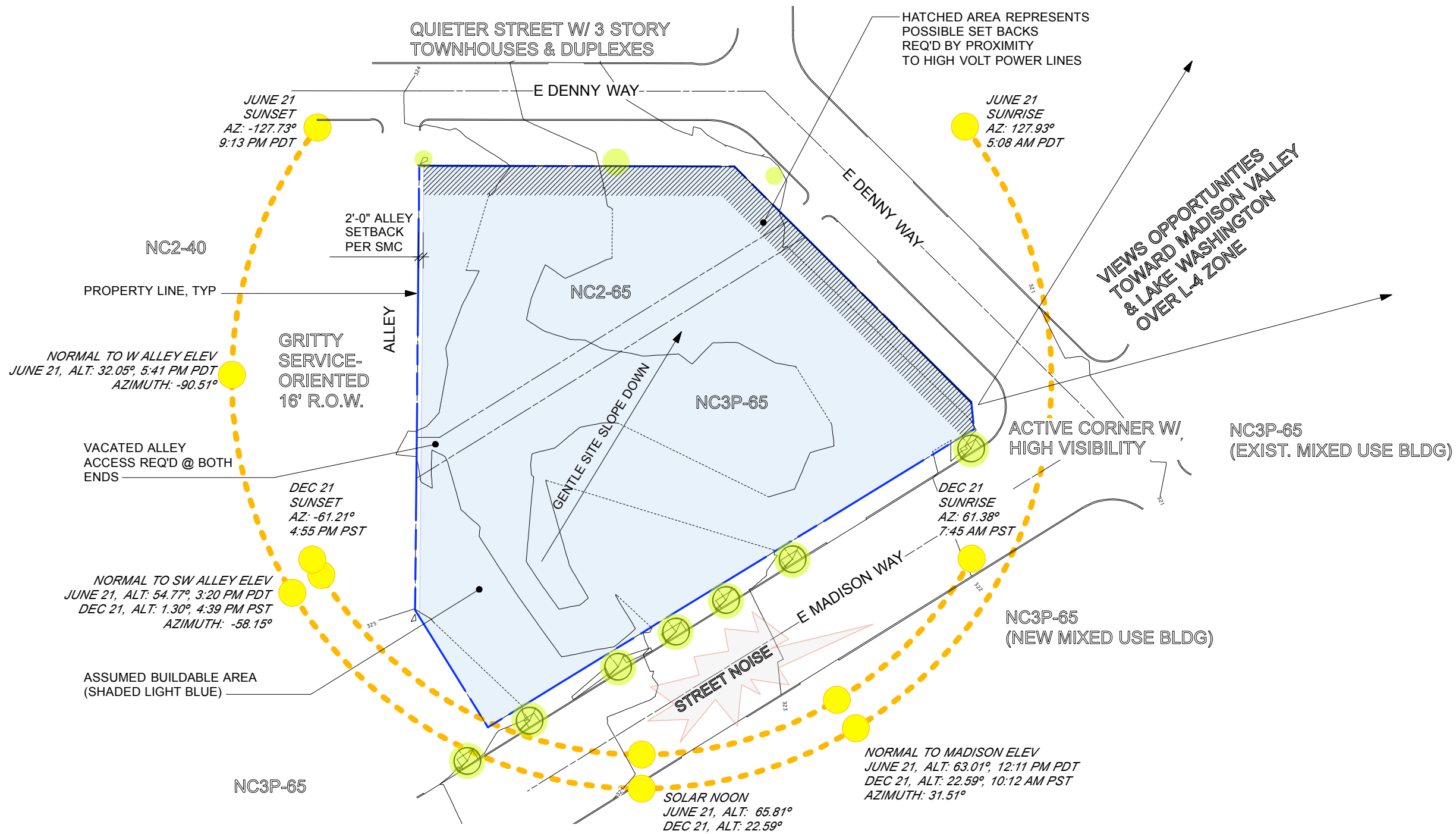
E Denny Way & North

Bordering the site along the north and northeast E Denny Way also forms the dividing line between residential and commercial zoning on the north side of E Madison Street. Immediately adjacent to the site are low-rise attached and semi-detached townhouses and apartment buildings intermixed with older single family dwellings further to the north of the site.

Consistent with their exclusively residential uses, the streets are typically quiet and generously planted with on-street parking on either side of the streets. Residences new and old are typically set back from the street with landscaped areas delineating the boundary between public and private.



- 1 Townhouses on E Denny Way at 20th Avenue E
- 2 100 20th Avenue E Apartments
- 3 Duplex units on E Denny Way at 21st Avenue E
- 4 1818 20th Avenue Apartment Building
- 5 Mid-block alley between E Denny Way and E Madison Street
- 6 Madison Inn Work Release, 102 21st Avenue E
- 7 Single family residences typical of initial neighborhood development



E Denny Way & 21st Avenue Character

- Exclusively residential, with neighboring buildings consisting of a mix of older apartment buildings and single family houses, and more recently constructed townhouse clusters

E Madison Street Character

- E Madison Street zoned as both the commercial heart of the neighborhood and a citywide commercial corridor

Street Traffic

- E Madison Street is classified as a major arterial until 23rd Avenue
- Other streets in the immediate vicinity of the site are all residential access streets
- Shift in trajectory of E Madison Street at intersection with E Denny Way makes the site an entry point to Madison-Miller neighborhood
- Additional growth anticipated along the E Madison Street corridor

Views

- Views from street level to Lake Washington via E Madison Street
- View potential to the lake and mountains from uppermost levels

Solar Orientation

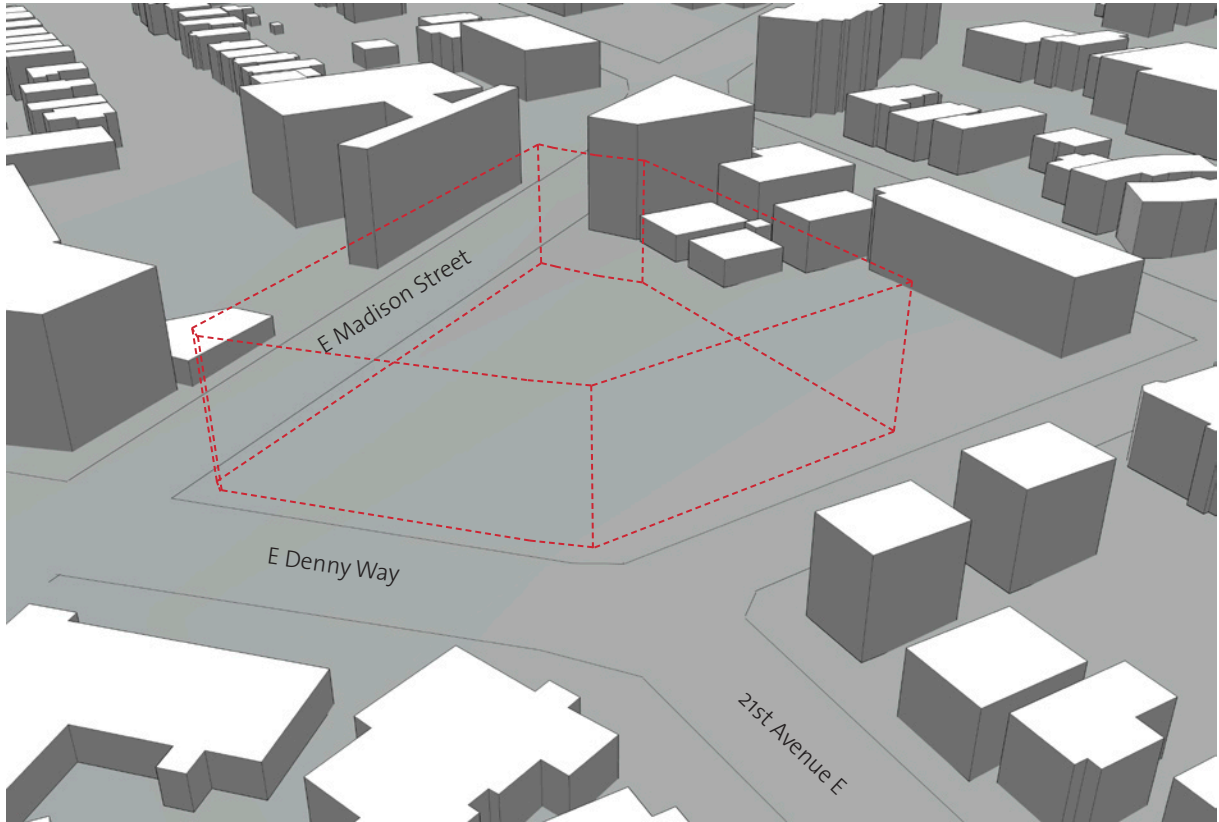
- Good access to sunlight from the east and south currently, though planned development to the south will shade a portion of the site during the winter months
- Limited access to sun light from the west

Building Massing Goals

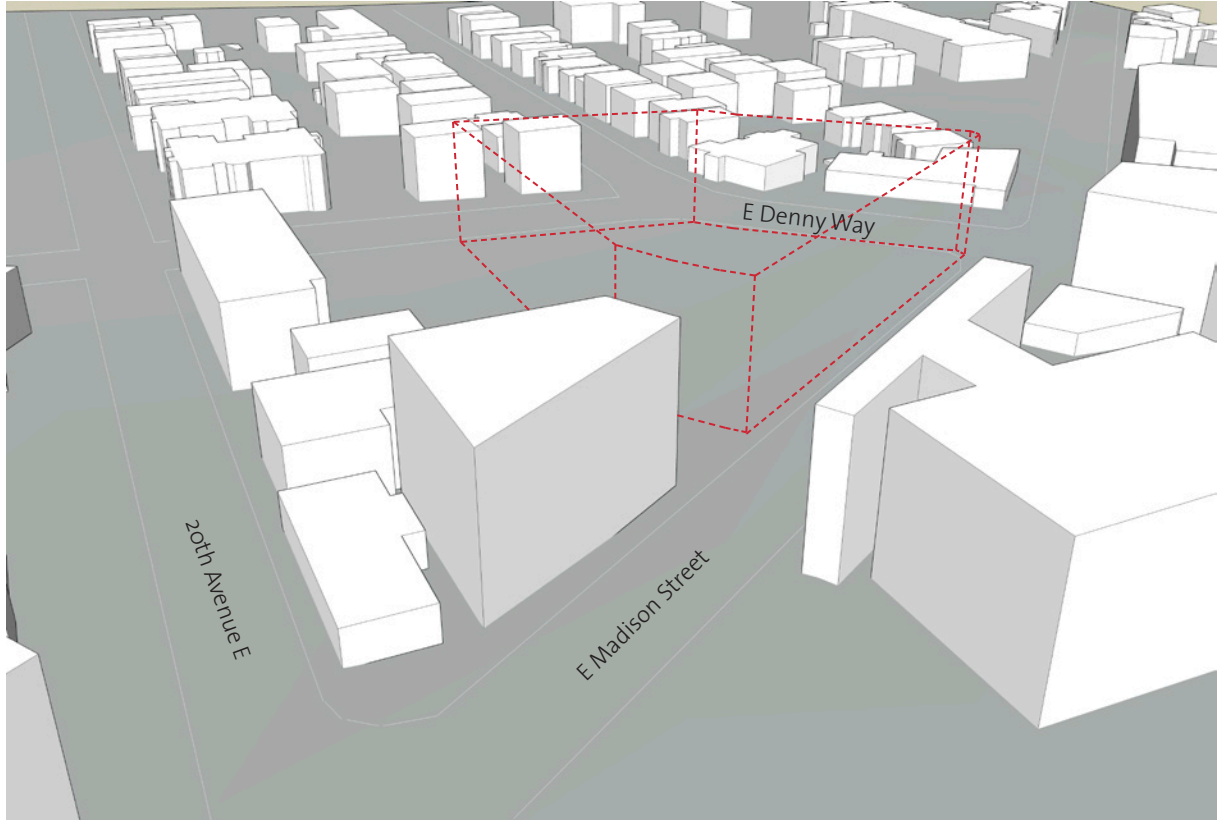
- Address scale of residential buildings immediately to north and northeast of site and limit impact on solar access
- Transition to larger scale buildings on E Madison Street
- Provide recognizable public access to courtyard from street

Proposed Garage and Service Access

- Parking garage access via alley on west side of site
- Trash/recycling collection will also be from the alley



Buildable envelope as seen from east above E Denny Way



Buildable envelope as seen from southwest above E Madison Street

- Structure Height*
- The maximum building height is 65' above grade (23.47A.012 A)
 - A small height bonus is allowable as a result of the gradual slope across the site(23.47A.012 B)
- Floor Area Ratio*
- The maximum allowable FAR for mixed-use is 4.75 (23.47A.013)
 - The lot area is 40,180 sf
 - The allowable gross area is 190,855 sf
- Setback Requirements*
- There are no required setbacks on the site
 - A two-foot alley dedication is required at the west property line

Objectives:

- Provide a vibrant setting for urban residents, including accommodations for retail, restaurants and neighborhood services
- Generate an inviting courtyard space that both welcomes the public and becomes a neighborhood focal point
- Create a building that is sensitive to the character and scale of the neighboring buildings
- Define entry to the Madison-Miller neighborhood
- Preserve existing street trees along E Madison Street and expand the public sidewalks to foster pedestrian activity
- Extend plantings and streetscape along E Denny Way to be consistent with treatment along E Madison Street and the companion project at 2051 E Madison Street.

Desired Uses:

- Street-level commercial consisting of a variety of retail uses, including a restaurant
- Two-story townhouse units at street-level
- A mix of studio, one-bedroom and two-bedroom residences
- Below-grade parking

Approximate Structure Size:

The project consists of a new 6-story mixed-use building with 2 levels of below grade parking, street-level commercial space along E Madison Street and townhouse units along E Denny Way. A centrally located publicly accessible courtyard at street level is accessed via three pass-throughs. The upper five levels will be entirely residential. The building will provide approximately 10,000 gsf of commercial space, 222 residential units and 229 parking spaces.

Summary of Design Departure Requests

Refer to page 36 for further discussion and rationale of the following departure requests:

23.47A.008 A3: Setbacks

We propose allowing setbacks greater than allowed at entry points on E Madison Street and E Denny Way, as well as waiving maximum setback requirements at the openings to the courtyard from E Madison Street and E Denny Way. In both instances the conditions presented in the design meet the intent of the code.

23.47A.008 B3b: Height & Depth of Nonresidential Space

We propose reducing the floor-to-floor height of the retail space west of the residential entry on E Madison Street from 13'-0" to 12'-0" to simplify roof construction. To offset the effects of the reduced height, the proposed design provides generous glazed areas along the E Madison Street frontage as well as intermittent glazing on the rear and sides of the commercial space.

23.47A.008 D2: Residential Street Level Requirements

We propose allowing the three westernmost townhouse units to be located less than 4'-0" above grade and within 10'-0" of the sidewalk. The combination of the setbacks provided, elevation above sidewalk grade, and intervening stoop and plantings provide ample separation and privacy.

23.54.030 G2: Sight Triangle Requirements

We propose reducing the required sight triangle distance from 10' to 5'-8" and supplement with visual warning device to avoid producing a deep inset condition on the unmonitored alley side of the building.

List of Pertinent City Design Guidelines

The Design Guidelines identified in the EDG meetings for the previously permitted design at this site were used as the basis of response. The pages that follow provide a more thorough and detailed explanation of how the project addresses the guidelines.

- A-1: Responding to site characteristics
- A-2: Streetscape compatibility
- A-3: Entrances visible from the street
- A-4: Human activity
- A-8: Parking and vehicle access
- B-1: Height, bulk and scale
- C-2: Architectural concept and consistency
- C-3: Promote human scale
- C-4: Use durable and attractive exterior materials
- D -1: Pedestrian open spaces & entrances
- D –6: Screening of dumpsters, utilities and service areas
- E-2: Landscape to enhance the building and/or site

Site Plan & Urban Response

The design is a courtyard scheme that utilizes provisions for public amenities related to the alley vacation as an opportunity to shape the building and establish relationships with the very different neighboring conditions. As part of SDOT's approval of the alley vacation, the project provides a publicly accessible courtyard space that opens onto E Madison Street via a wide, double height pass-through. Three additional smaller breezeways extend physical and visual access to and from the courtyard.

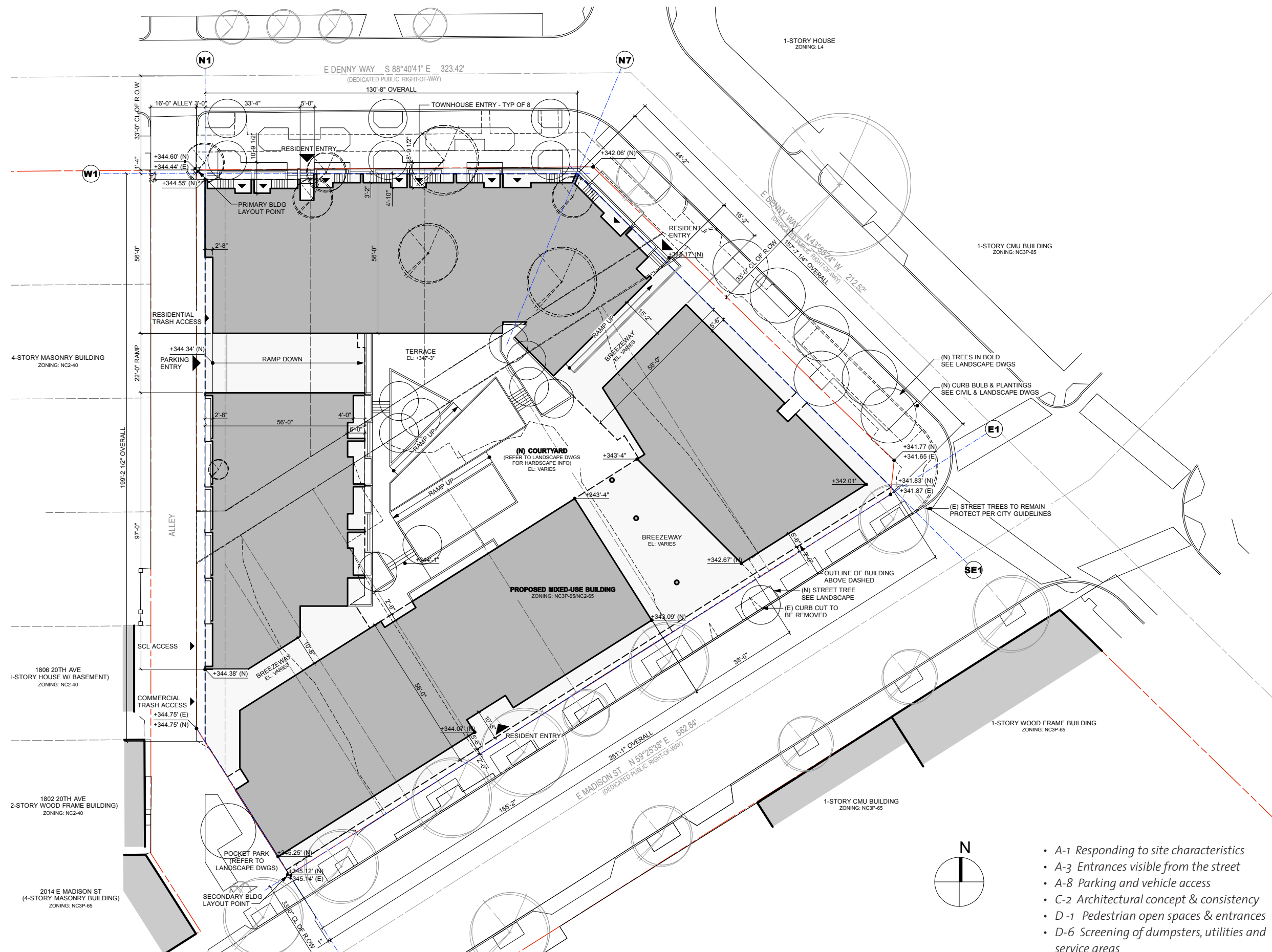
The site also straddles the denser, commercial oriented zoning of E Madison Street and the quieter low-rise residential neighborhood to the north. The proposed design includes continuous commercial frontage along E Madison and eastern half of E Denny Way, which changes to two-story walk-up townhouses at street level opposite low-rise residential areas to north. The corner projection recognizes the visibility of the site and its prominence in marking entry to the neighborhood.

Entrances to commercial space, townhouses and residential lobbies are all accessed directly from the surrounding streets. Entry to the courtyard by way of open breezeways is evident from the both E Madison Street and E Denny Way. Access to the parking garage will be from the north end of the existing alley on the west edge of the site.

Residential entries occur at the street edge and are clearly distinguished from adjacent uses by the use of materials, building massing and color. Similarly, the use of canopies and color demarcate entries to commercial spaces along E Madison Street.

The courtyard will be publicly accessible from E Madison Street, E Denny Way and the alley. Commercial spaces at either side of the double-height pass-through engage the space and extend the courtyard to the street to take full advantage of the year-round weather protection. Southern orientation provides access to sunlight.

Dumpsters are consolidated in a trash room accessed via the alley. Mechanical equipment is on the roof, away from building edges and screened from view.



- A-1 Responding to site characteristics
- A-3 Entrances visible from the street
- A-8 Parking and vehicle access
- C-2 Architectural concept & consistency
- D-1 Pedestrian open spaces & entrances
- D-6 Screening of dumpsters, utilities and service areas

Site Plan & Urban Response

The project is being developed in conjunction with the 2051 E Madison property across the street. Both buildings are 6-story mixed-use buildings with commercial anchors at the Madison and Denny intersection. Both projects also encourage the wrapping of retail and pedestrian activity around the corner from Madison. Visually complimentary landscaping will emphasize the continuity of the E Denny / 22nd Avenue pedestrian corridor. Articulation of the prominent corners establishes a identifiable gateway to the Madison-Miller neighborhood.

- A-1: Responding to site characteristics
- A-2: Streetscape compatibility
- A-4: Human activity
- B-1: Height, bulk and scale
- C-2: Architectural concept and consistency
- D-1: Pedestrian open spaces and entrances
- E-2: Landscaping to enhance the building and/or site



Proposed 2026 E Madison Mixed Use Building (subject development)



Proposed 2051 E Madison Mixed Use Building (DRB-approved design by Mithun)



Typical section, E Madison Street



Section at notch, E Madison Street

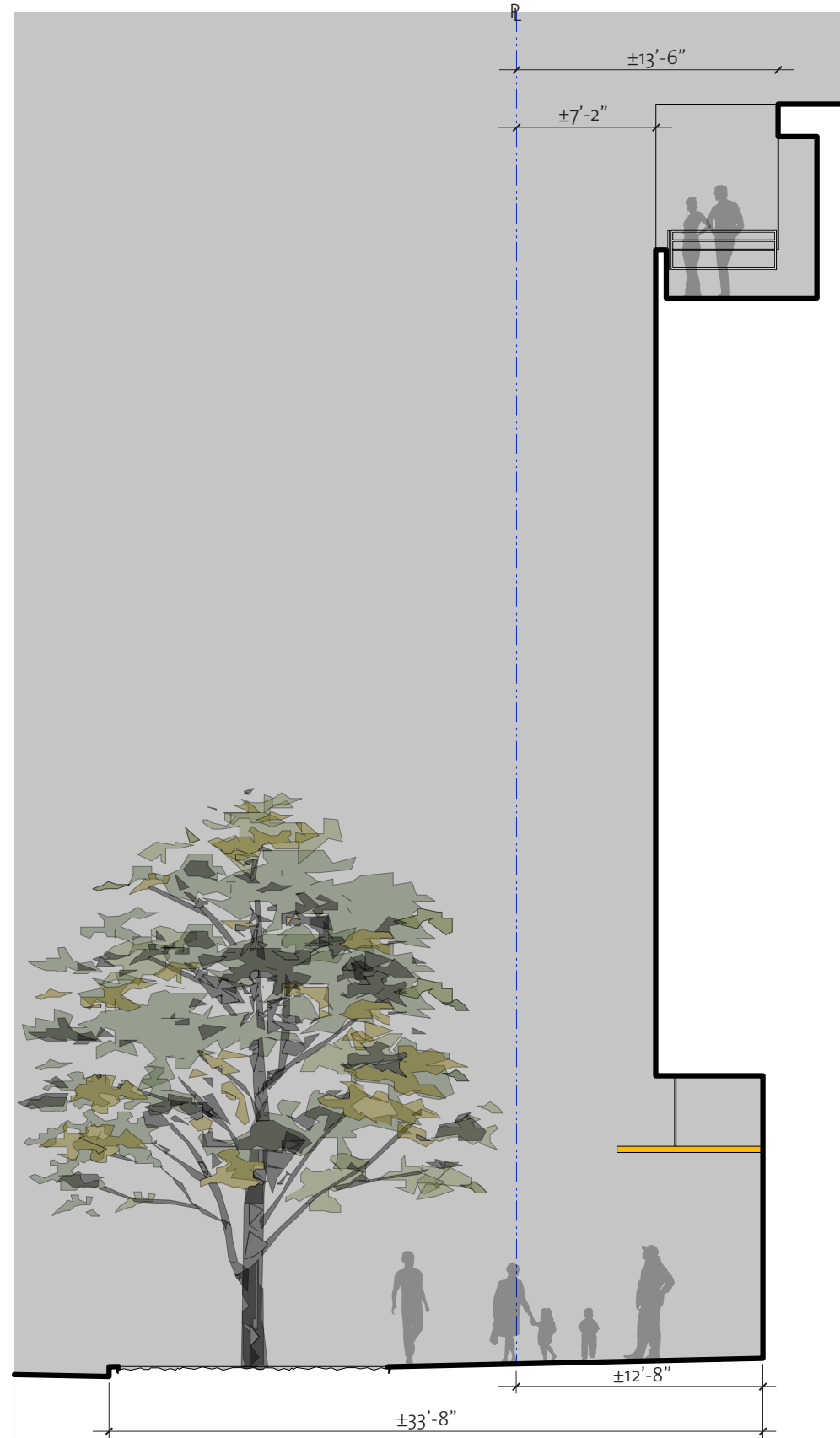


Section at breezeway, E Madison Street

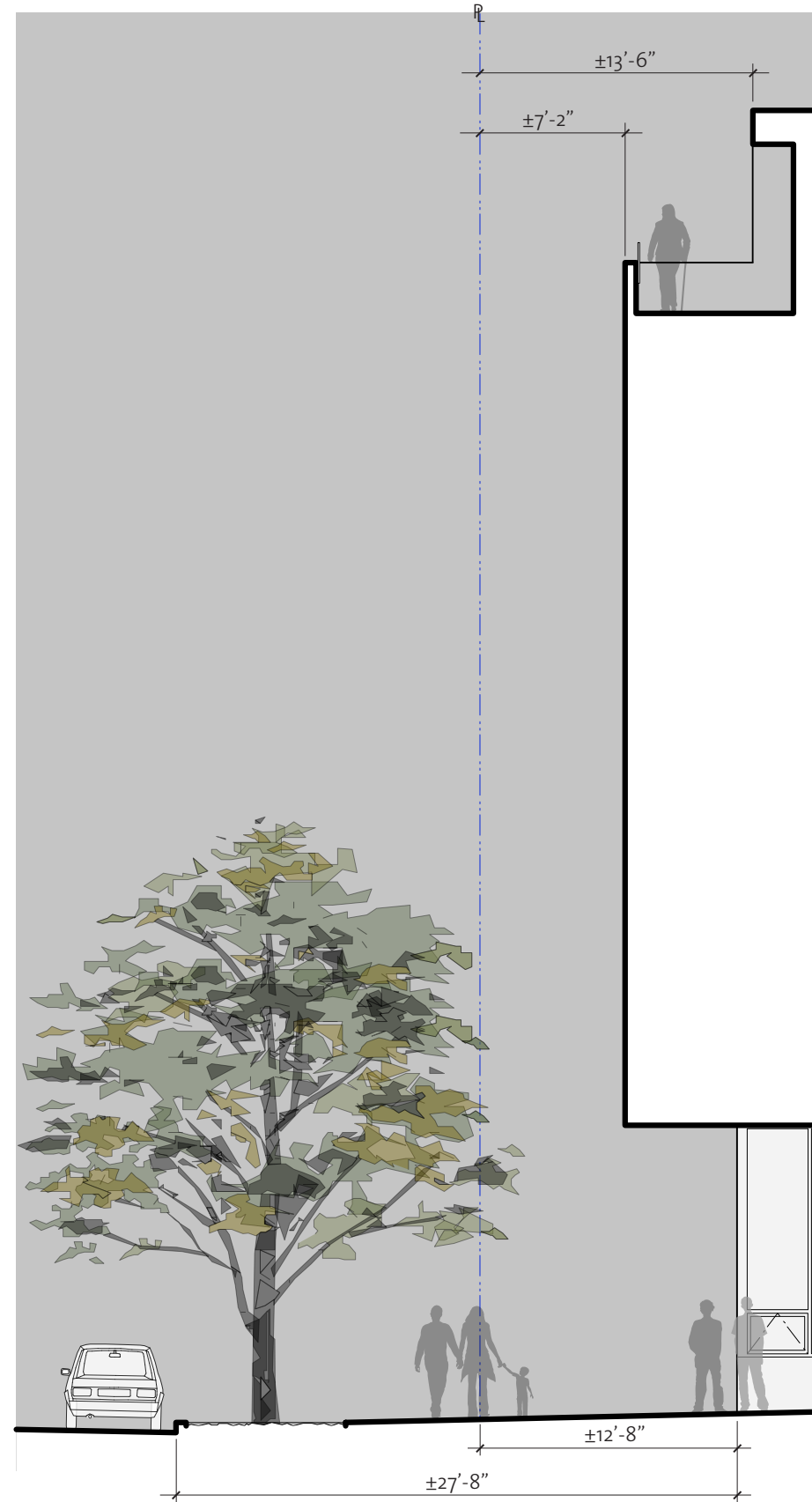
The proposed design provides a well defined, highly transparent street edge along the commercial frontage of E Madison Street and E Denny Way, while setting back from the street lot line to provide an appropriately scaled sidewalk that permits generous plantings, provides public amenities and buffers pedestrians from traffic. Continuous commercial spaces located along E Madison Street and on the eastern leg of E Denny Way couple with the wider sidewalks to promote greater use of the street edge by pedestrians. The double-height breezeway along E Madison Street extends the public domain into the courtyard with commercial frontage to either side, while also providing sheltered public space.

As illustrated on the following page, on the north side of the site, E Denny Way is more residential in character and the building design responds accordingly by situating townhouses at street level. Residential stoops and planters provide a finer grain along E Denny Way suitable to its quieter, residential character and in keeping with the building's neighbors. Bench-height planters and denser plantings provide a layered street edge that encourages interaction between residents and neighbors, enrich the pedestrian experience and serve to clearly maintain privacies. At the top level, individual terraces at the street edge act to further scale the building mass and promote more activity at the street edge.

- A-2 Streetscape compatibility
- A-4 Human activity



Section at curb bulb, E Denny Way



Section at breezeway, E Denny Way



Section at townhouses, E Denny Way

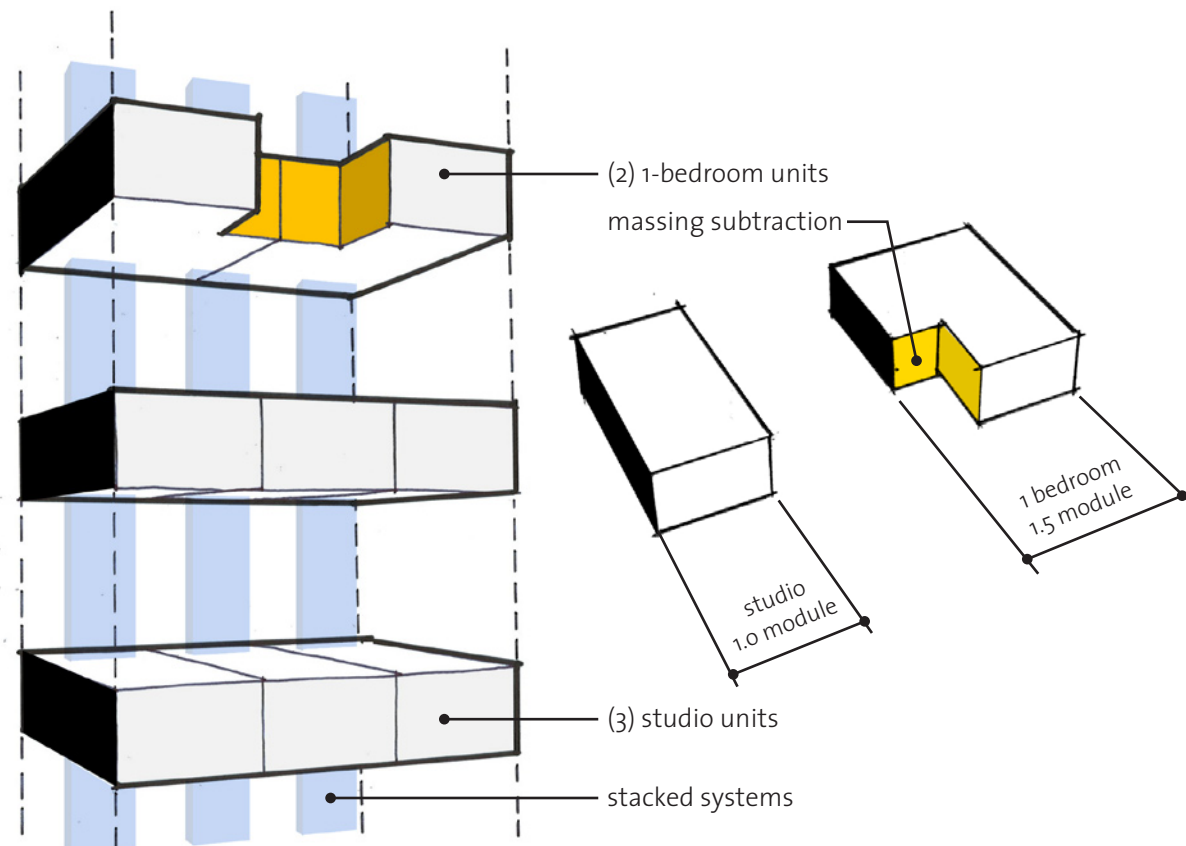
Design Strategies: Madison

The southern half of the site is zoned NC3P-65, which is consistent with the denser zoning of the Madison Street corridor.

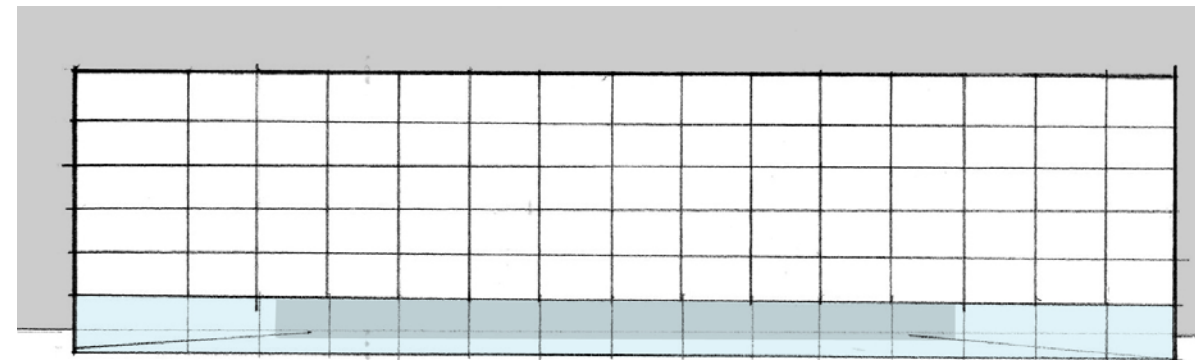
A double-height pass-through perforates the first two stories of the E Madison elevation, providing public access to the courtyard, marking logical transitions between program elements and establishing a means to modulate the building mass. Additional subtractions are generated by stacking different unit types, introducing an intermediate scale. These subtractions work in conjunction with the primary street-level pass-through to suggest an aggregation of smaller buildings without overtly masquerading as multiple structures.

The proposed building elevations express the uses within the building. The street level is differentiated from the upper levels, revealing a hierarchical difference of use and giving emphasis to the public role of the ground level. The residential levels express their cellular nature and reveal differences in unit type on the building exterior. In response to the different characters of the streets faced, the units are arranged to provide patterning that balances repetition with animation and variety appropriate to the situation. The result is a denser, more animated façade along E Madison and a calmer, ordered façade along E Denny Way. Patterning in the form of fenestration, panel joints and accent panels add interest and generate a finer grain.

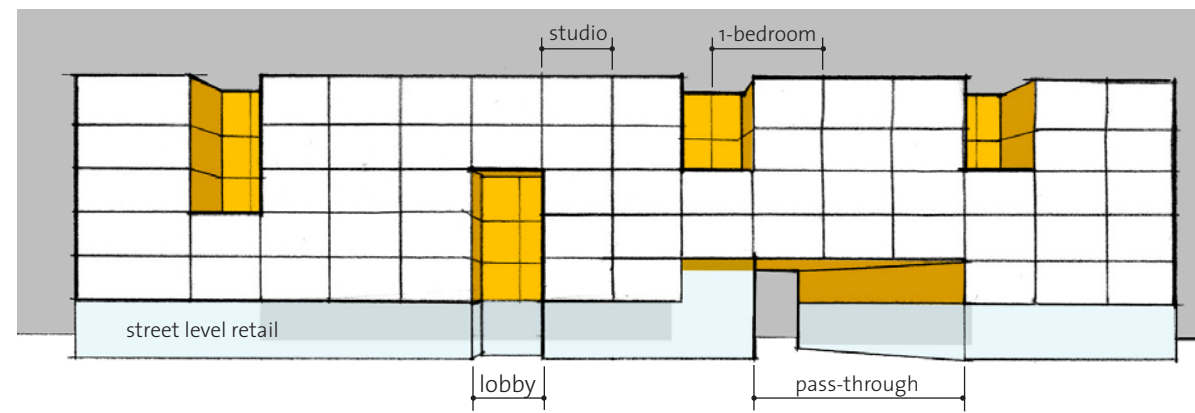
- A-2: Streetscape compatibility
- B-1: Height, bulk and scale
- C-2: Architectural concept and consistency



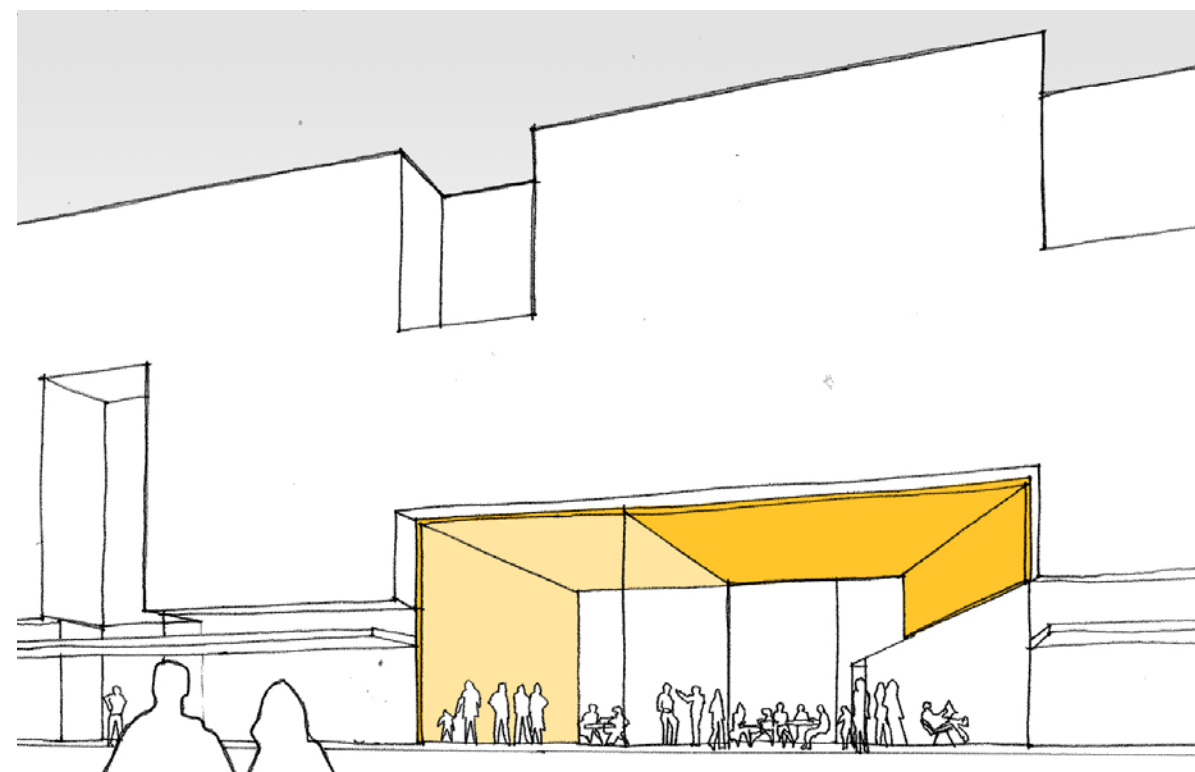
Unit Types and Stacking Strategy 2



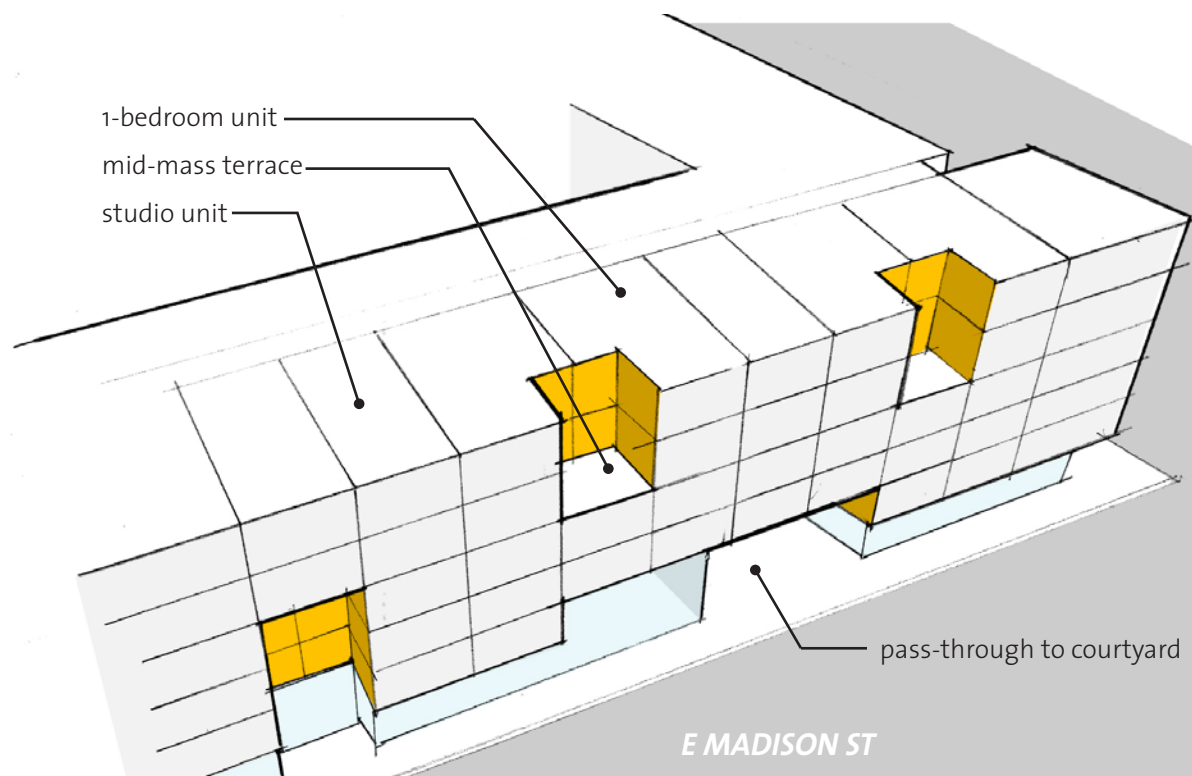
Allowable Massing along E Madison Street per Land Use Code 1



Proposed Massing along E Madison Street 3



Proposed Double-Height Pass-Through to Courtyard 5



Proposed Massing along E Madison Street 4

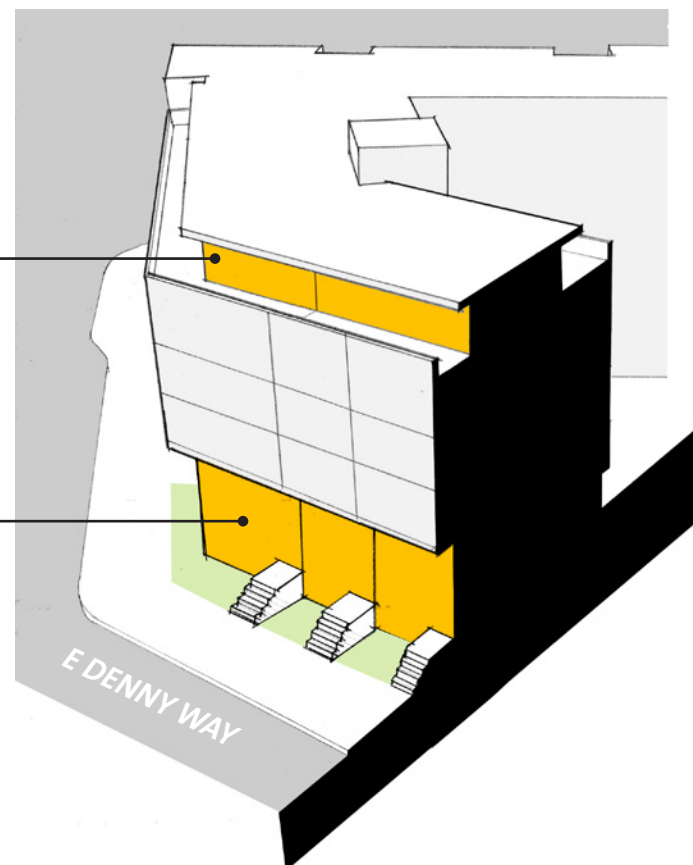
Design Strategies: Denny

The north portion of the site is zoned NC2-65. The neighboring parcel across the alley to the west is zoned NC2-40, while smaller scale L4 low-rise zones occur to the north, across E Denny Way. To mediate differences in height and intensity of use with the neighboring low-rise parcels, the frontage along the north portion of E Denny Way consists of two story walk-up townhouses. The townhouses are clearly differentiated from the rest of the building to provide a finer, residential grain at street level. Individual stoops and generous landscaping create a layered street edge and heighten the presence of the townhouses. To further mitigate the physical impact of the building on its neighbors, a top floor setback reduces the apparent building mass from the street level and permits more sunlight to reach properties north of the site.

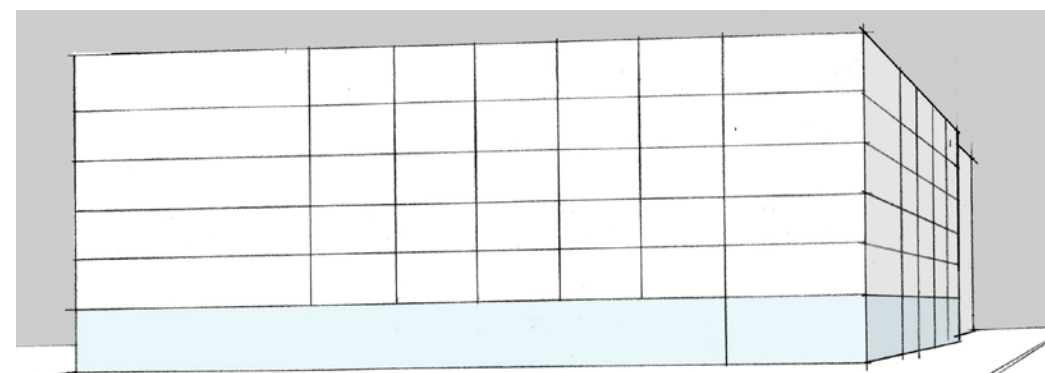
- A-2: Streetscape compatibility
- A-3: Entrances visible from the street
- B-1: Height, bulk and scale
- C-2: Architectural concept and consistency
- C-3: Human scale

top level units pulled back to reduce apparent building height

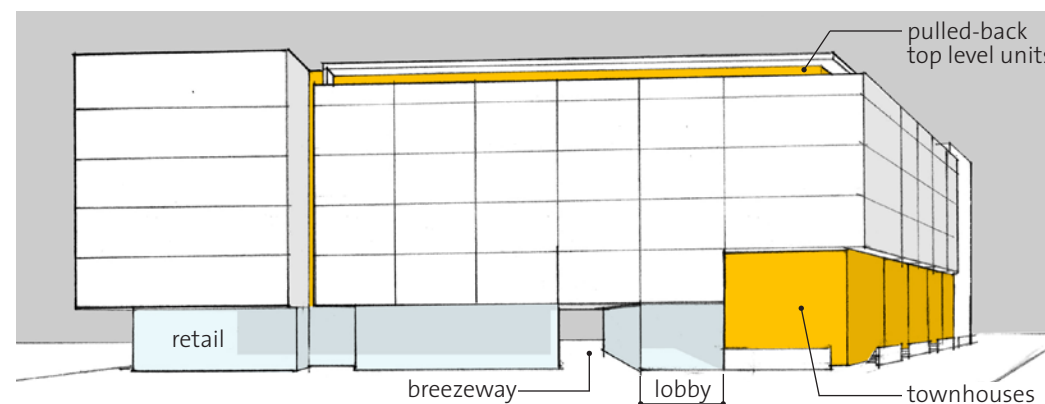
townhouse at base units are pulled back to allow for entry stoops and landscaping along E Denny Way sidewalk



Massing Strategy along E Denny Way 2



Allowable Massing along E Denny Way per Land Use Code 1



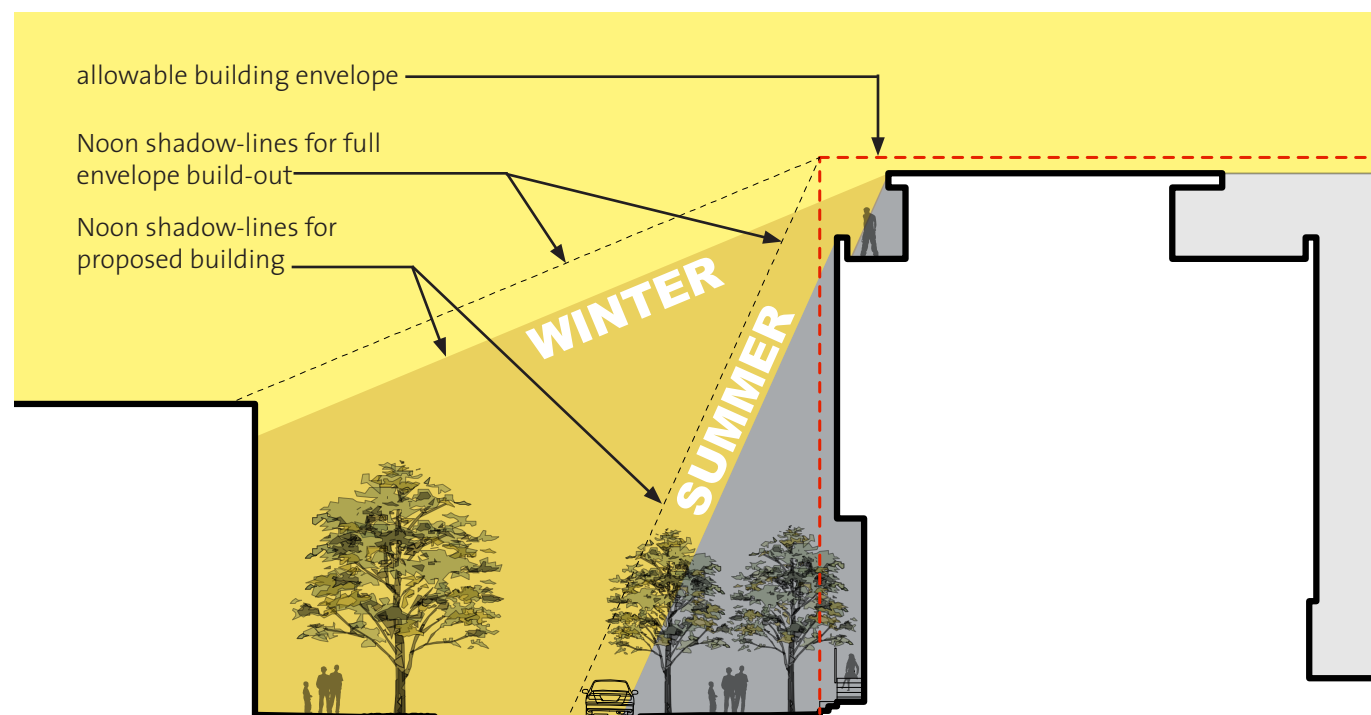
Proposed Massing along E Denny Way 3

allowable building envelope

Noon shadow-lines for full envelope build-out

Noon shadow-lines for proposed building

WINTER
SUMMER



Section through East Denny Way Showing Sun Angles 4



Proposed Townhouses with Stoops along the North Stretch of E Denny Way 5



View across E Madison Street



Nighttime view across E Madison Street



View from E Denny Way and E Madison St



View of townhouses on E Denny Way

Design Strategies: Courtyard

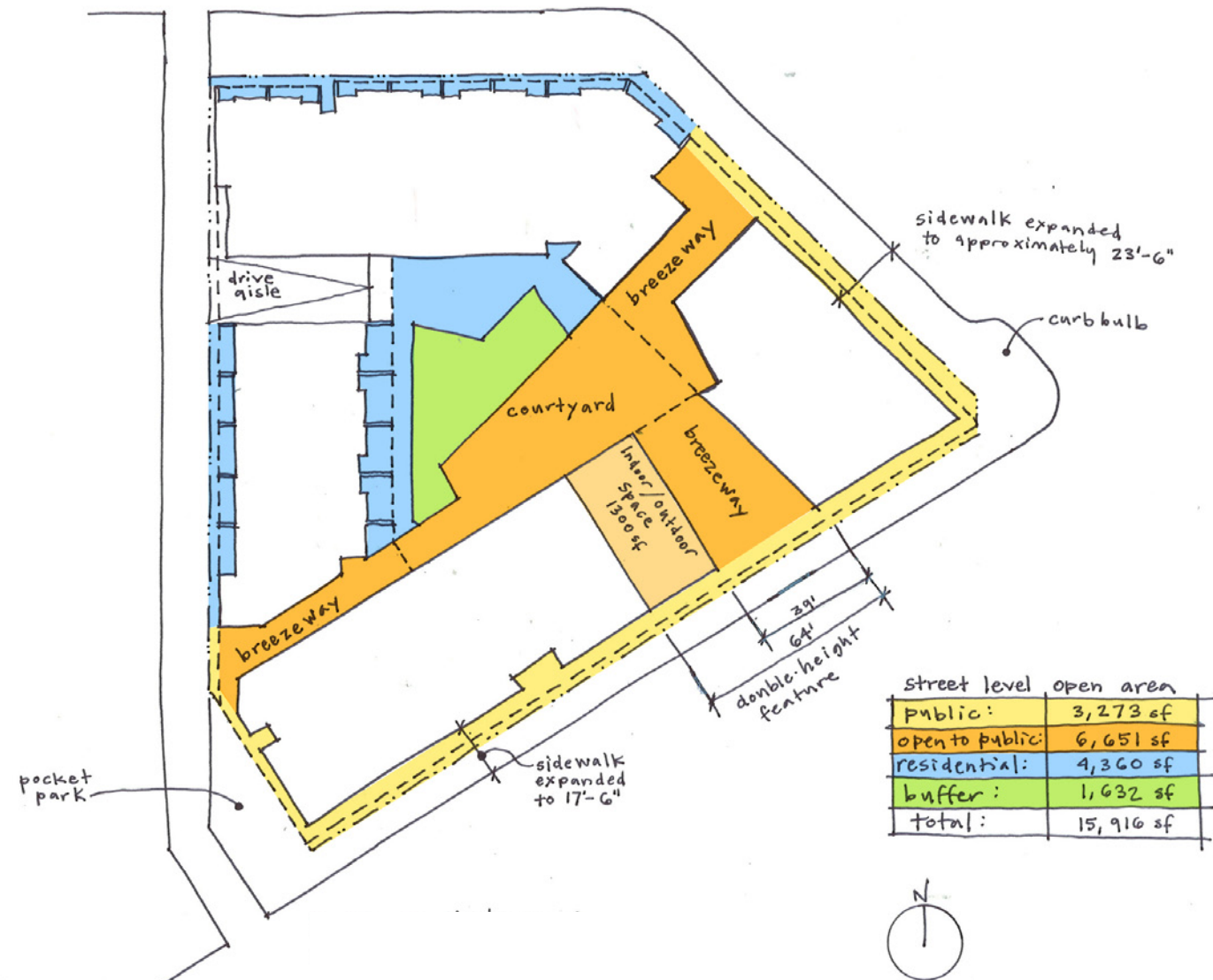
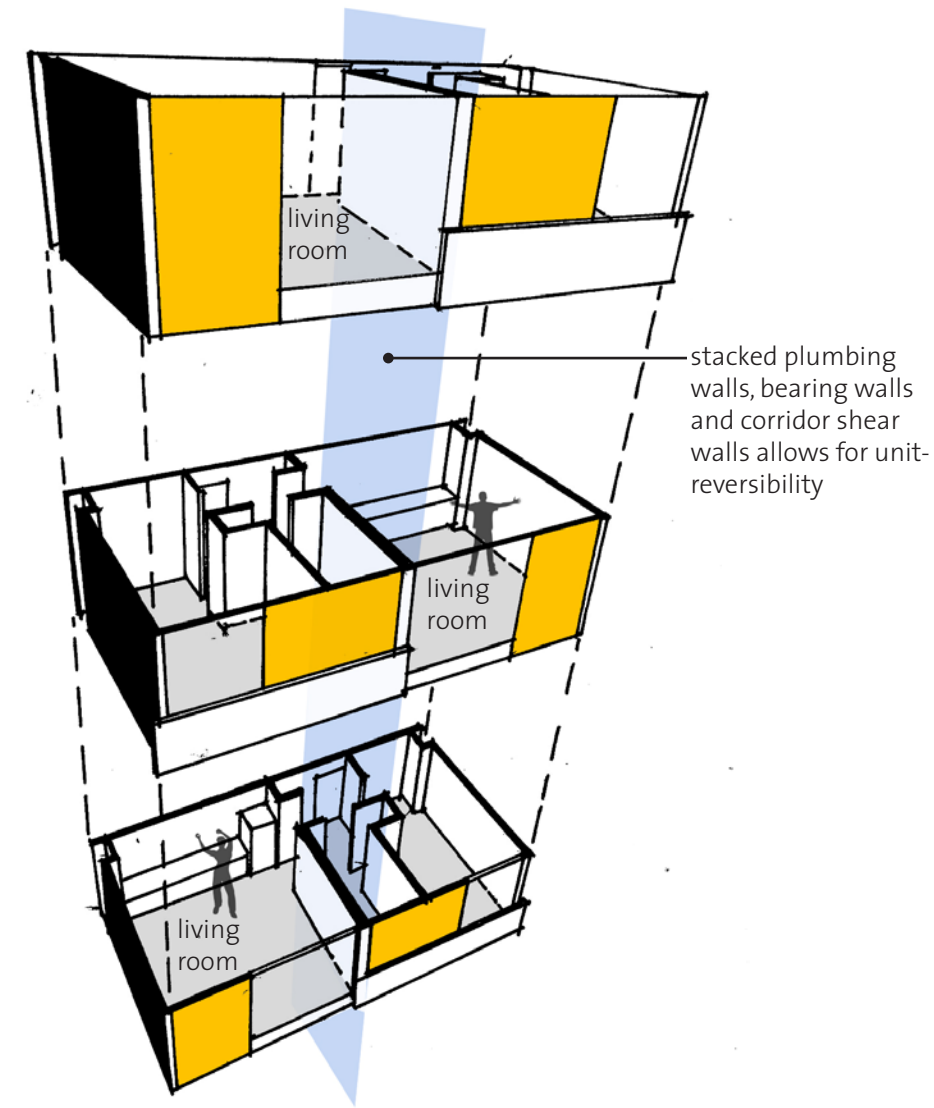


Diagram of Proposed Street Level Open Space 1

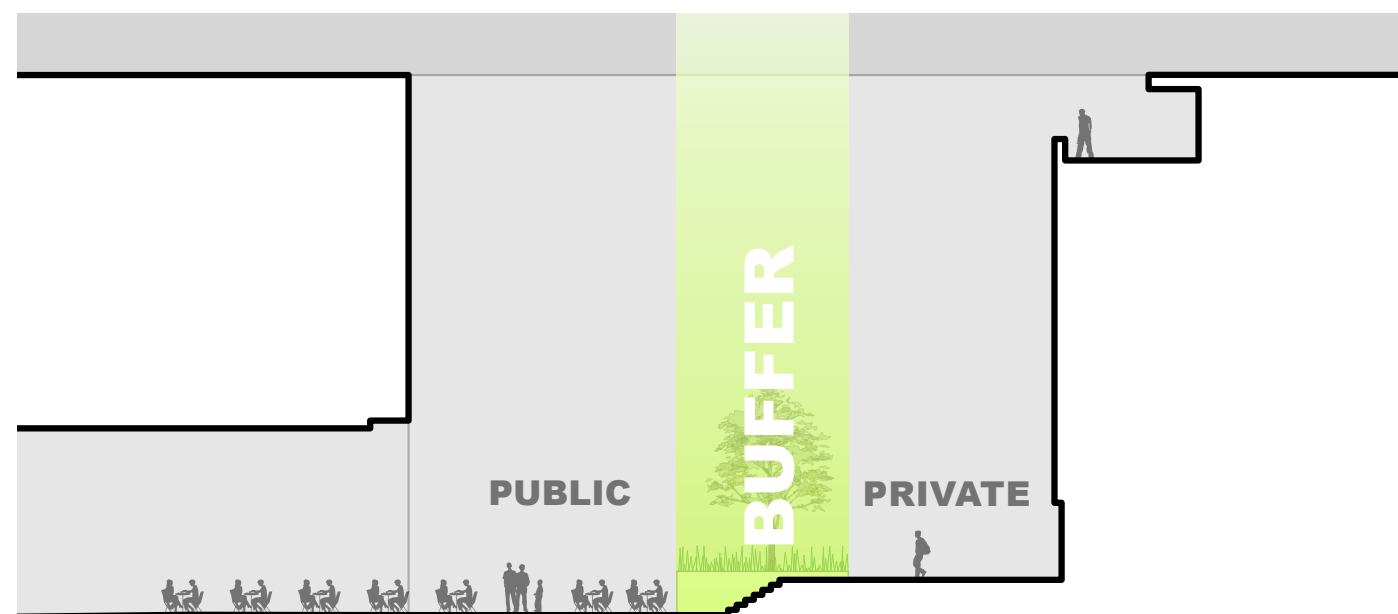
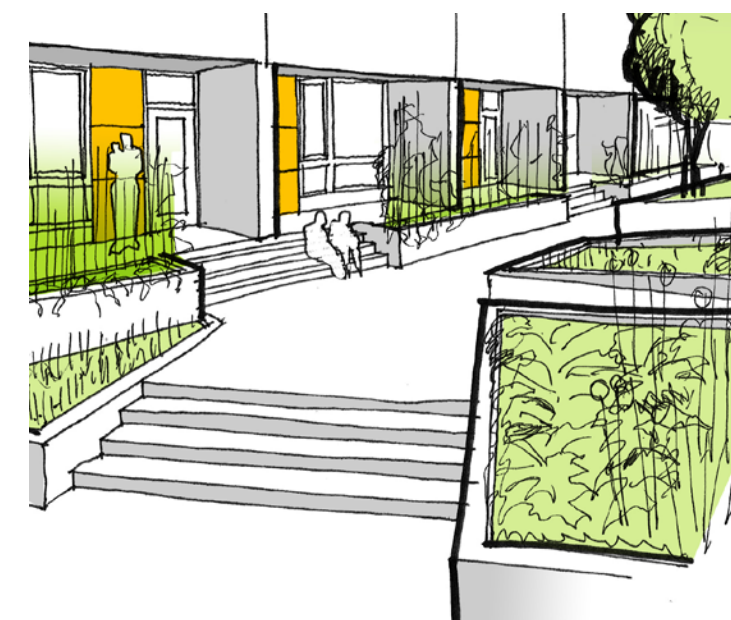


Flip-Flopping Unit Types along Courtyard 2

The courtyard space is intended as an amenity for residents of the building, commercial tenants and their patrons, and the public at large. Clear definition of publicly accessible and residential zones must be established to foster the successful coexistence of these uses. Changes in elevation and landscape buffers serve as primary cues. A path through the courtyard linking the east and west breezeways through the courtyard loosely approximates the location of the vacated alley and engages the more public uses along the south edge. A node of activity is imagined where this path intersects the spill-out from the double-height breezeway to the south. A series of ramps and stairs traverse the buffering landscape elements rising two feet and then two feet again to the more secluded residential portions of the courtyard. Private entry stoops connect to the courtyard-level dwelling units.

The courtyard is animated by dwelling units that flip-flop in direction, creating a dynamic composition of windows and panels that weaves around the space. Along the north edge, an upper level shared residential terrace overlooks the courtyard, reducing the apparent height of the building mass and adding to the vitality of the outdoor space.

- C-2: Architectural concept and consistency
- C-3: Human scale
- E-2: Landscape to enhance the building

Section Diagram Through Courtyard **3**

Entry Stoops at Courtyard-Fronting Units 4



PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME
EXISTING TREES TO REMAIN		
DECIDUOUS TREES		
	Acer palmatum	Japanese Maple
	Acer rubrum 'Red Sunset'	Red Sunset Maple
	Ameanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry*
	Betula nigra	River Birch
	Cercidiphyllum japonicum	Katsura
	Fraxinus pennsylvanica	Green Ash
	Magnolia cylindrica	Cylindrical Magnolia
	Populus tremuloides	Quaking Aspen
	Zelkova serrata 'Green Vase'	Green Vase Zelkova
DECIDUOUS ACCENT TREES		
	Acer circinatum	Vine Maple*
	Cornus kousa chinensis	Chinese Dogwood
	Stewartia pseudocamellia	Stewartia
	Styrax japonicus	Japanese Snowbell
DECIDUOUS SHRUBS		
	Abelia grandiflora 'Edward Goucher'	Glossy Abelia
	Cornus alba 'Elegantissima'	Tatarian Dogwood*
	Cornus sanguinea 'Midwinter Fire'	Bloodtwig Dogwood
	Euphorbia robbiae	Euphorbia
	Hydrangea macrophylla 'Blue Wave'	Blue Wave Hydrangea
	Hydrangea quercifolia	Oakleaf Hydrangea
	Philadelphus x virginialis	Mock Orange
	Physocarpus opulifolius 'Diablo'	Eastern Ninebark*
	Rosa 'Meidiland Bonica'	Bonica Meidiland Rose
	Spiraea x bumalda 'Gold Flame'	Gold Flame Spiraea
	Symphoricarpos albus	Snowberry*
	Viburnum plicatum tomentosum	Doublefile Viburnum
EVERGREEN SHRUBS		
	Arbutus unedo 'Elfin King'	Strawberry Tree
	Buxus microphylla japonica 'Green Beauty'	Green Beauty Japanese Boxwood
	Gaultheria shallon	Saia
	Hebe 'Red Edge'	Red Edge Hebe
	Lavandula x intermedia 'Fred Boutin'	Fred Boutin Lavender
	Leucothoe fontanasia 'Nana'	Drooping Leucothoe
	Lonicera pileata	Privet Honeysuckle
	Nandina domestica 'Compacta'	Dwarf Heavenly Bamboo*
	Pittosporum tobira 'Wheeler's Dwarf'	Wheeler's Dwarf Pittosporum
	Polystichum munitum	Sword Fern
	Prunus laurocerasus 'Otto Luyken'	Otto Luyken Laurel
	Rhaphiolepis indica	Indian Hawthorn
	Sarcococca hookeriana var. humilis	Himalayan Sarcococca
	Sarcococca ruscifolia	Sweetbox
	Senecio greyi 'Sunshine'	Senecio Sunshine*
	Taxus baccata 'Repandens'	Spreading English Yew
	Vaccinium ovatum	Evergreen Huckleberry*
	Viburnum davidii	David Viburnum*
GRASSES & GROUNDCOVERS		
	Agapanthus orientalis	Lily-of-the-Nile*
	Arctostaphylos uva-ursi	Kinnikinnick*
	Asarum caudatum	Wild Ginger*
	Carex morrowii 'Ice Dance'	Ice Dance Sedge*
	Carex testacea	New Zealand Orange Sedge*
	Deschampsia cespitosa 'Schottland'	Scottish Tufted Hair Grass*
	Epimedium x warleyense	Bishop's Hat*
	Fragaria chiloensis	Sand Strawberry*
	Gaultheria procumbens	American Wintergreen*
	Helictotrichon sempervirens	Blue Oat Grass*
	Juncus patens 'Carmen's Grey'	Carmen's Grey Rush
	Liriope spicata 'Silver Dragon'	Silver Dragon Lilyturf*
	Liriope spicata	Creeping Lilyturf*
	Mahonia repans	Creeping Mahonia*
	Miscanthus sinensis 'Yaku Jima'	Yaku Jima Silver Grass*
	Ophiopogon japonicus 'Nana'	Dwarf Mondo Grass
	Pennisetum orientale 'Karley Rose'	Karley Rose Fountain Grass*
	Polygonatum odoratum	Solomon's Seal
	Rubus calycinoides 'Emerald Carpet'	Emerald Carpet Bramble*

The generous sidewalk widths provide opportunities for additional street trees and extensive plantings as well as amenities such as benches and bicycle racks. Lush plantings and built in site furniture will be provided in the courtyard. Special paving treatments at the double-height pass-through and decking at the other two breezeways continue into the courtyard providing visual clues that public access is permissible.

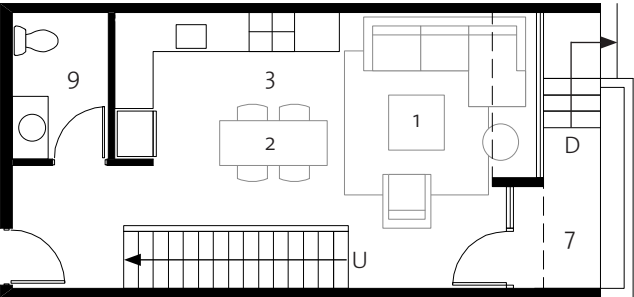
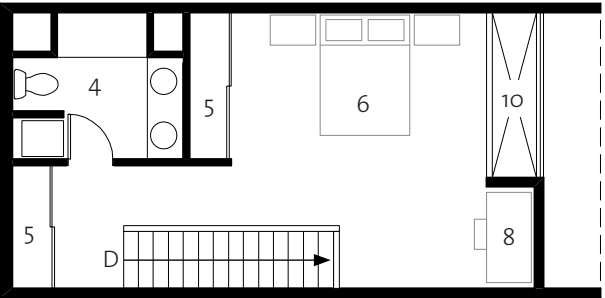
• E-2 Landscape to enhance the building and/or site



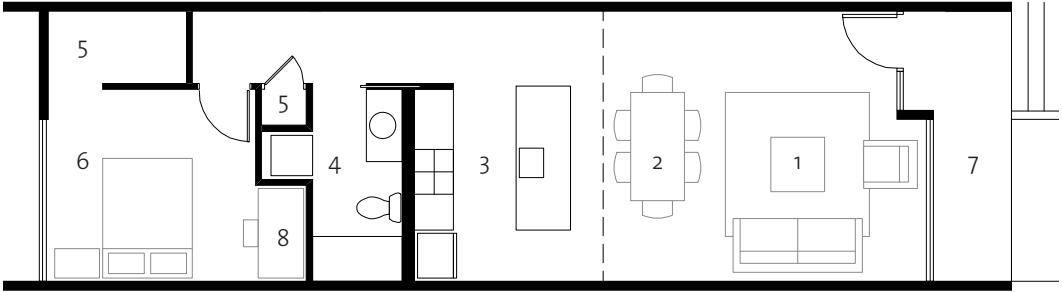
View of Courtyard looking East



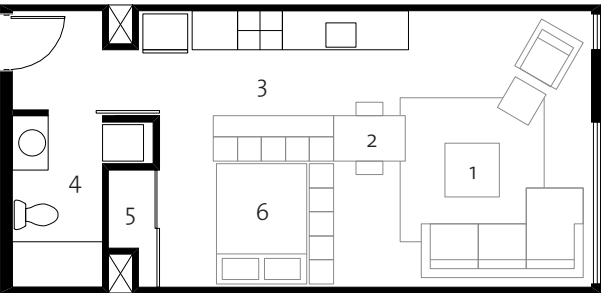
Evening Courtyard view from Pass-Through



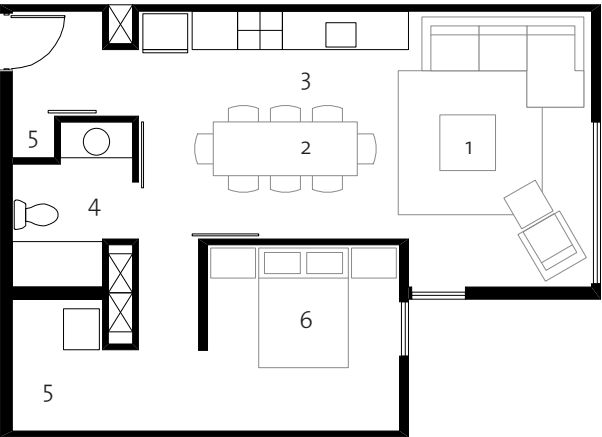
Typical Townhouse Unit, Enlarged Floor Plan



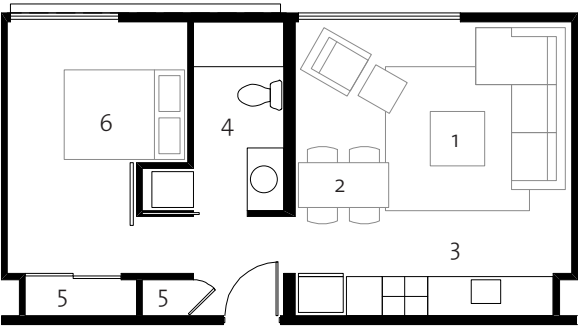
- | | |
|---------------|-------------------|
| 1 Living Room | 6 Bedroom |
| 2 Dining | 7 Stoop Terrace |
| 3 Kitchen | 8 Desk Niche |
| 4 Bathroom | 9 Powder Room |
| 5 Closet | 10 Open to Below |



Typical Open 1-Bedroom Unit, Enlarged Floor Plan



Typical 1-Bedroom Unit, Enlarged Floor Plan

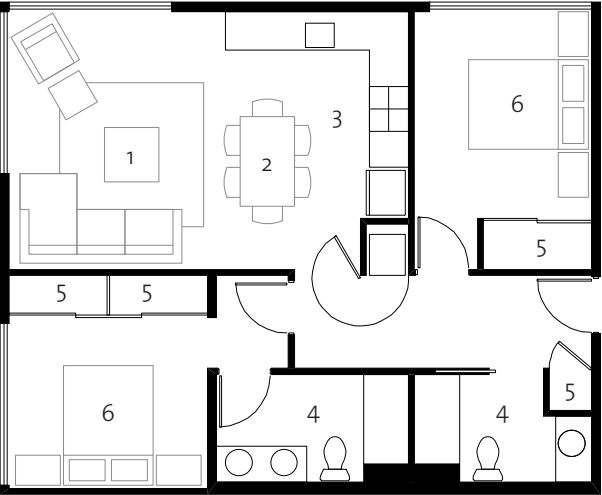
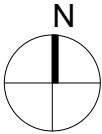


Typical 1-Bedroom Courtyard Unit, Enlarged Floor Plan

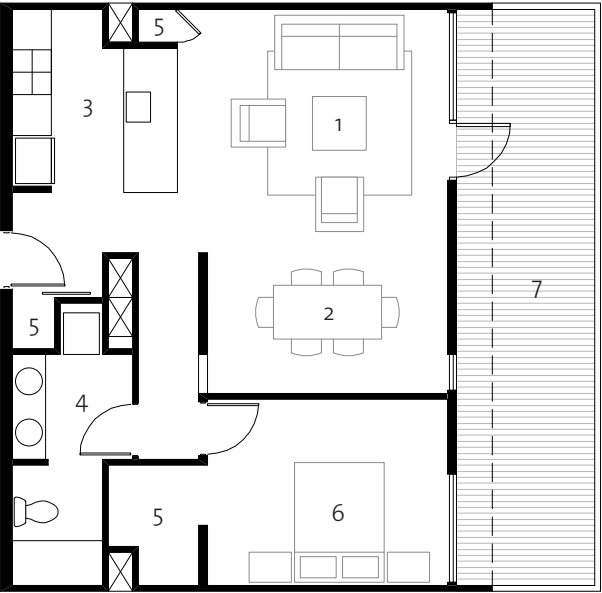
- | | |
|---------------|-------------------|
| 1 Living Room | 6 Bedroom |
| 2 Dining | 7 Stoop Terrace |
| 3 Kitchen | 8 Desk Niche |
| 4 Bathroom | 9 Powder Room |
| 5 Closet | 10 Open to Below |



Sixth Floor Plan

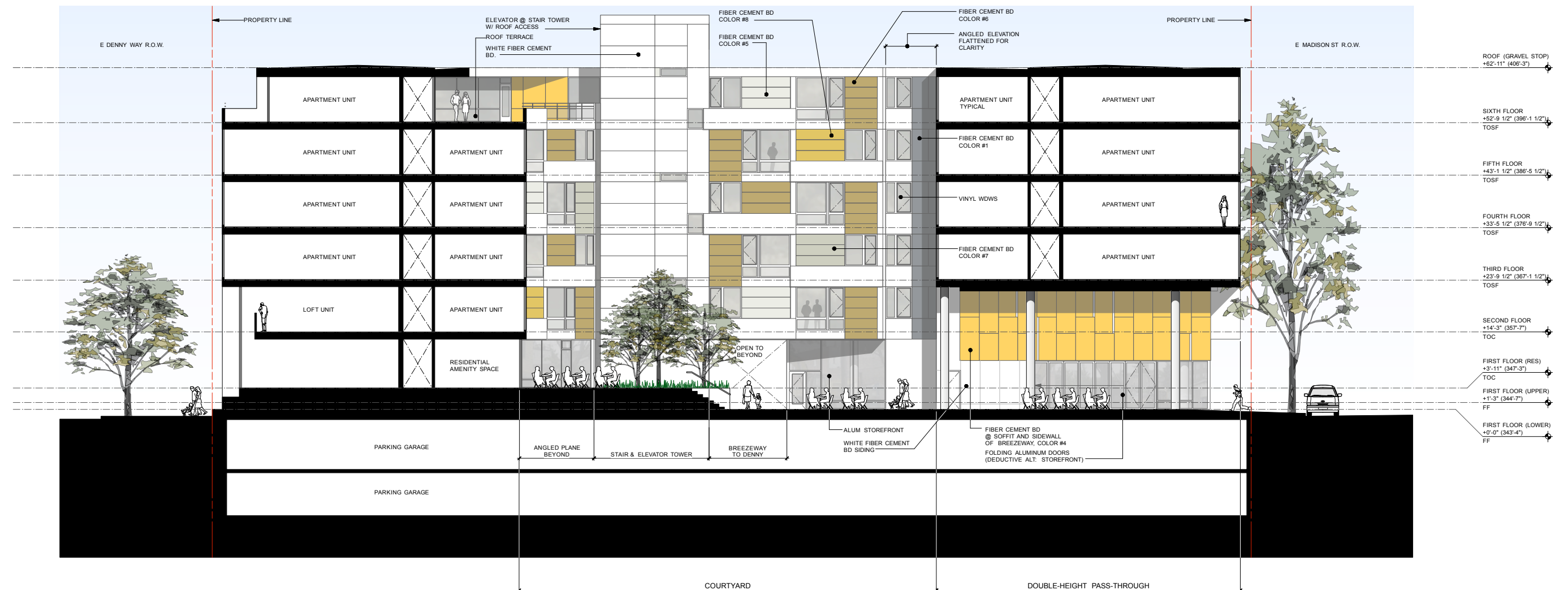


2-Bedroom | 2-Bathroom Unit, Enlarged Floor Plan



1-Bedroom Penthouse Unit, Enlarged Floor Plan

- | | |
|---------------|-------------------|
| 1 Living Room | 6 Bedroom |
| 2 Dining | 7 Stoop Terrace |
| 3 Kitchen | 8 Desk Niche |
| 4 Bathroom | 9 Powder Room |
| 5 Closet | 10 Open to Below |



Building Section A-A



South Elevation: E Madison Street



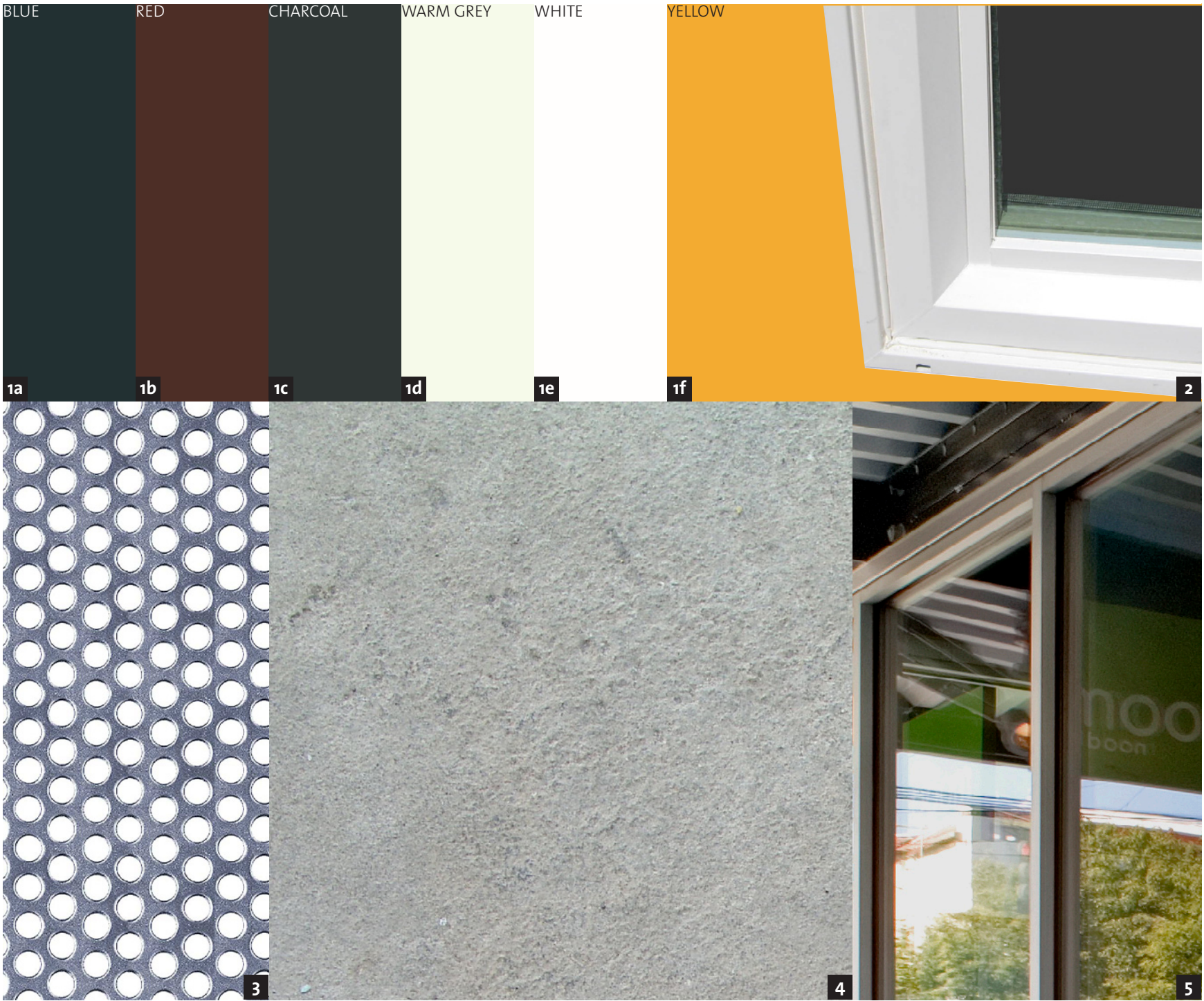
East Elevation: E Denny Way



North Elevation: E Denny Way



West Elevation: Alley



The design proposes a simple palette of materials that provide an appropriate level of durability relative to its location and potential for wear and abuse. At street level, the palette consists of exposed, sealed concrete and aluminum storefront at the commercial frontages and within the courtyard. The townhouses will use ganged vinyl windows with matching trims at their joints. Painted fiber cement board will be used above the entries to add color to the street level. The exterior finish materials at the residential levels will consist of a fiber cement board rain screen system and ganged vinyl windows. Metal reveals and trim pieces will maintain crisp corners and articulate joint lines. Specific locations, colors and patterning will be reviewed at the Design Review Board presentation.

- C-4 Exterior finish materials

- 1 Painted fiber cement board
- 2 Vinyl window
- 3 Perforated metal panel
- 4 Exposed concrete
- 5 Anodized aluminum storefront



- 1 Chinese Dogwood
- 2 Japanese Maple
- 3 Japanese Snowbell
- 4 Katsura
- 5 Serviceberry
- 6 Stewartia
- 7 Vine Maple
- 8 Sunset Maple
- 9 Zelkova



- 1 Tatarian 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



- 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 Kinnikinnick
- 8 Epimedium
- 9 Silver Dragon Liriope
- 10 Emerald Carpet Crinkle-leaf Creeper
- 11 Creeping Mahonia
- 12 Wild Ginger
- 13 False Solomon Seal
- 14 Lily-of-the-Nile

Departure Request #1

23.47A.008 A3: Setbacks

Standard:

Street-level street-facing façades must be located within 10 feet of the street lot line unless wider sidewalks, plazas or other approved landscaped or open spaces are provided

Proposed:

Propose allowing setback greater than 10-feet (12’-8”) at the main residential entry along E Madison Street and (14’-10”) at the restaurant entry on E Denny Way. We also propose waiving maximum setback requirement at the openings to the courtyard from E Madison Street and E Denny Way.

Rationale:

Due to the narrowness of the sidewalk along E Madison Street, the commercial envelop is set back 7’-6” from the street lot line to provide a generous sidewalk. To provide a similarly scaled experience along the east leg of E Denny Way, the commercial envelop is set back at approximately 12’-0” from the street lot line. The residential lobby and restaurant entries are further inset to differentiate them from the adjacent commercial frontage.

To provide access to the courtyard from the street as a condition of the alley vacation by SDOT, two openings on E Madison Street and E Denny Way, provide no built edge at street level though the building is continuous above. We request that the maximum setback requirement be waived in order to permit this public benefit.

Departure Request #2

23.47A.008 B3b: Height & depth of nonresidential space

Standard:

Nonresidential uses at street level must have a floor-to-floor height of at least thirteen feet.

Proposed:

Propose reducing the floor-to-floor height of the retail space west of the residential entry on E Madison Street from 13’-0” to 12’-0”

Rationale:

The first floor slab will step in accordance with the changing grade of E Madison. This strategy will provide opportunities for multiple entry points and tenants, fostering smaller scale retail spaces. The grade change between the site low point and the highest retail slab is approximately 2’-7”. Maintaining the minimum floor-to-floor height of the street-level commercial at the high side of the site would reduce the potential buildable area at the uppermost level or require a more complex and costly roof framing strategy. A reduction in the street level commercial floor-to-floor height at the western end of the retail spaces would permit a structurally efficient approach. The proposed reduction would still maintain an average floor-to-floor height above the 13’-0” requirement. To offset the effects of the reduced height, the proposed design provides generous glazed areas continuously along the E Madison Street frontage as well as intermittent glazing on the rear and sides of the impacted commercial space.

Departure Request #3

23.47A.008 D2: Residential street level requirements

Standard:

Either the first floor of the structure at or above grade shall be at least 4 feet above the sidewalk grade or street-level façade shall be set back at least 10 feet from the sidewalk.

Proposed:

Propose the three western-most townhouse units be located less than 4’-0” above grade and setback less than 10’-0” from the sidewalk.

Rationale:

While neither the minimum elevation above sidewalk grade nor the minimum setback from the sidewalk are achieved, the combination of the setback provided (7’ to 9’), elevation above sidewalk grade (2’-9” to 3’-5”), and intervening stoop and plantings satisfy the intent of the land use code by providing separation and maintaining privacy.

Departure Request #4

23.54.030 G2: Sight triangle requirements

Standard:

A sight triangle on the side of the driveway used as an exit shall be provided and kept clear of obstructions for a distance of 10’ from the intersection of the driveway with a curb intersection

Proposed:

Reduce sight triangle required distance to 5’-8” and supplement with visual warning device

Rationale:

The 10’ requirement would result in a deep inset condition on the unmonitored alley side of the building. The proposed design provides a 5’-8” inset at the intersection with the alley and a visual warning device would eliminate any potential conflicts.