

PROPERTY ADDRESS: 1420 EAST MADISON

PROJECT NUMBER 3013776

OWNER: MADISON TT LLC
3300 MAPLE VALLEY HWY
RENTON, WA 98058
425.226.6656 X203

ARCHITECT ROGER H. NEWELL, AIA
1102 19TH AVENUE EAST
SEATTLE, WA 98112
206.322.1192

SURVEYOR: CONTINENTAL SURVEYING COMPANY
PO BOX 33725
SEATTLE, WA 98133
206.765.7177

ASSESSOR'S #: 1728800080, 1728800075

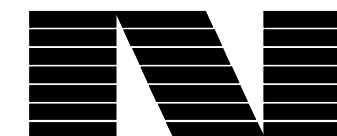
LEGAL DESCRIPTION: SOUTH 5' OF LOT 9 & ALL OF LOTS 10 & 11
BLOCK 9 COMPTON'S 1ST ADDITION TO CITY
OF SEATTLE EXCEPT THE SOUTH 5' OF LOT 9,
KING COUNTY WA

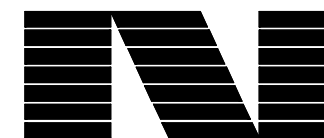
DPD ZONING MAP: III

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Development Objective

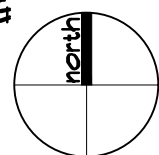
- CONSTRUCT STRUCTURE IN CONJUNCTION WITH HAZARDOUS MATERIAL REMOVAL FROM SITE
- DEVELOP PROPERTY TO HIGHEST AND BEST USE WHILE PROVIDING A QUALITY INFILL PROJECT
- PROVIDE AN INVESTMENT PROPERTY
- INCREASE DENSITY OF RENTAL HOUSING AND PROVIDE OPPORTUNITY FOR COMMERCIAL USE
- UPGRADE STREET FACADE AT SIDEWALK LEVEL





Vicinity Map & Uses

1. APTS, 25 UNITS, 3½ STORY
2. APTS o/ COMMERCIAL, 6 STORY, UNDER CONSTRUCTION
3. "PEARL APTS", 6-8 UNITS, o/ COMMERCIAL, 6 STORY
4. "THE COURTYARD" CONDOMINIUM, 40 UNIT, 2 STORY
5. APT o/ COMMERCIAL, 6 STORY
6. "BANCROFT APTS", 26 UNITS, 3½ STORY
7. APTS, 8 UNITS, 3 STORY
8. APTS, 6 UNITS, 3 STORY
9. APTS, 2 UNITS, 1 STORY
10. RESIDENCE CONVERTED TO APTS, 2 UNIT, 3 STORY
11. VACANT
12. 7-11 GAS & GROCERIES, 1 STORY
13. "JFS POLACK FOOD BANK", 2 STORY
14. "JFS POLACK FOOD BANK", 3 STORY
15. APTS, 45-50 UNITS, 1 STORY
16. PROFESSIONAL BLDG, 2 STORY
17. "1519 BLDG" APTS, 19 UNITS w/ 1 ART STUDIO
18. "MADISON COURT" APARTMENTS, 8 UNITS, 4 STORY
19. "1509 APT" o/ COMMERCIAL, 5 STORY
20. COMMERCIAL, 5 STORY, UNDER CONSTRUCTION
21. PARKING LOT, 56 STALLS
22. CLEANERS/ARTIFICIAL LIMB, 1 STORY
23. APT o/ COMMERCIAL, 3 STORY
24. 1ST AME CHURCH, 2-3 STORY
25. "BRAEBURN" APTS, 139 UNITS, o/ 8 COMMRL, 5-6 STORY
26. COMMERCIAL, 1 STORY
27. HAIR SALON, 1 STORY
28. FIRE STATION 25, 2 STORY
29. REAL ESTATE OFFICE w/PARKING

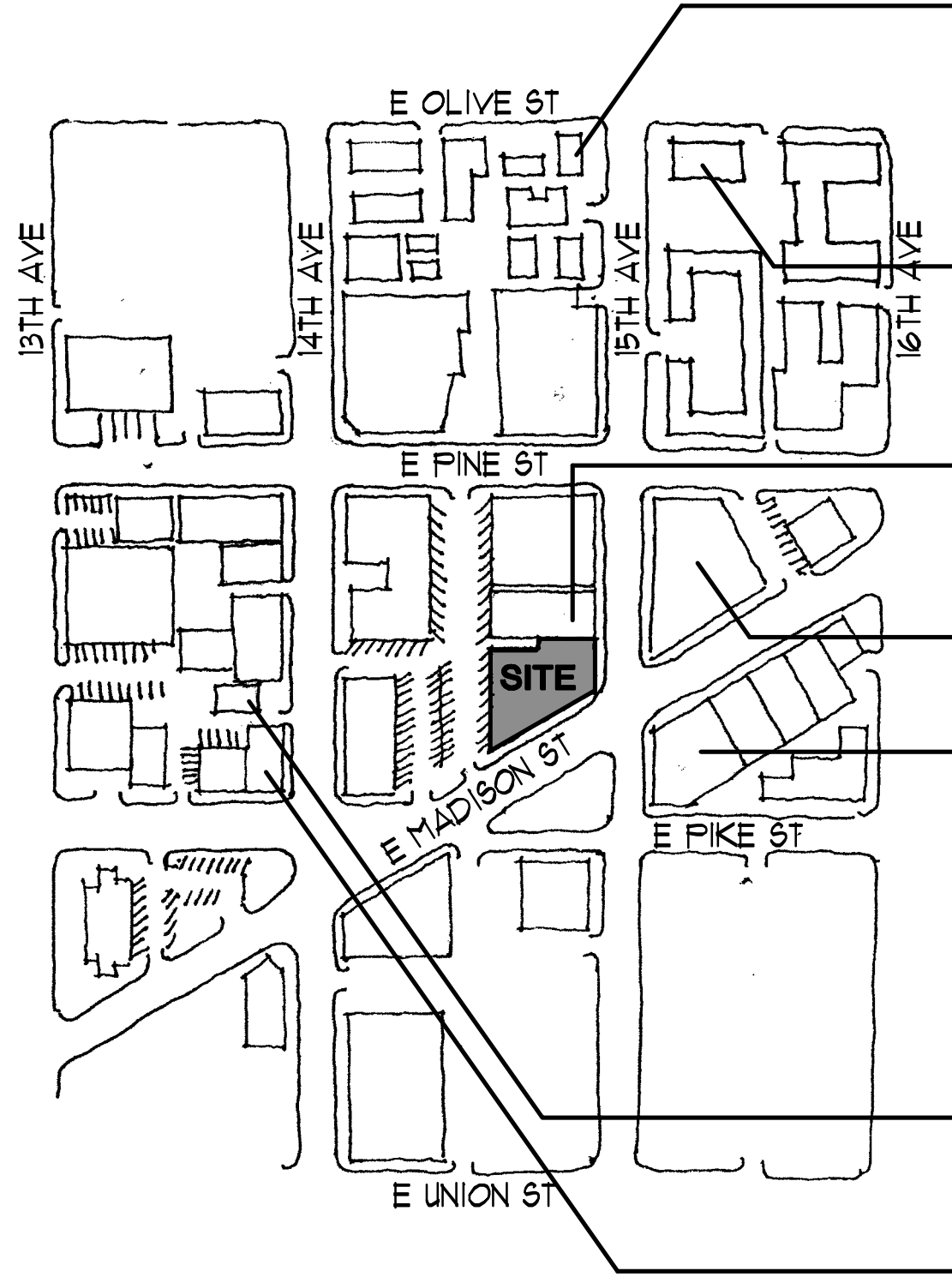


30. APTS, 29 UNIT, o/ COMMERCIAL, 3 STORY
31. COMMERCIAL, 1 STORY
32. PARKING LOT
33. CLEANERS, 1 STORY
34. RESIDENCE, 1 STORY
35. HAIR SALON, 1 STORY
36. APPLIANCE REPAIR, 1 STORY
37. COMMERCIAL, 1 STORY
38. "CHLOE APTS" o/ COMMERCIAL, 6 STORY
39. "IMPERIAL APTS", 15 UNITS, 3 STORY
40. "ACADEMY OF ARTS & SCIENCES", 2 STORY
41. ALHAEFF SANCTUARY
42. "ARVILLE APT", 22 UNITS, 3½ STORY
43. RESIDENCE, 2 STORY o/ BASEMENT
44. TOWNHOUSE, 9 UNIT, 3 STORY
45. RESIDENCE, 2 STORY o/ BASEMENT
46. "QUALMAN APT", 29 UNITS, 3 STORY o/ BASEMENT
47. "CHOP SUEY" NIGHT CLUB, 1 STORY
48. AUTO REBUILD, 2 STORY
49. "MADISON PUB", 1 STORY
50. "PARK HILL APTS", 3 STORY o/ BASEMENT
51. MIXED USE, 15 UNITS
52. "OOLA DISTELLERY"
53. "CAFE ZOE", 1 STORY
54. "LUCKY 8 RESTAURANT", 1 STORY
55. "DIESEL RESTAURANT"
56. MCGILVRA

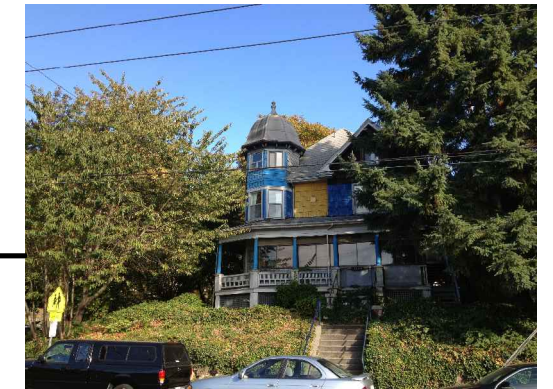


Neighborhood Character

THE PIKE/PINE NEIGHBORHOOD PROVIDES A COMBINATION OF DENSE HOUSING WITH STREET LEVEL COMMERCIAL USES THAT INCLUDE SHOPS AND RESTAURANTS. PEDESTRIAN ACTIVITY EXISTS DURING THE DAYTIME AND EVENINGS. THE SITE IS LOCATED ON MADISON, A HIGH VOLUME TRAFFIC CONNECTOR TO DOWNTOWN, I-5 AND MADISON PARK. BUILDING STYLES VARY FROM EARLY 1920'S SINGLE FAMILY STRUCTURES, SOME CONVERTED TO APARTMENTS, 1940'S ONE AND TWO STORY GARDEN STYLE APARTMENTS, SMALL ONE STORY COMMERCIAL BUILDINGS TO MORE CURRENT MIXED USE STRUCTURES WITH 5 FLOORS OF RESIDENTIAL OVER GROUND LEVEL COMMERCIAL. THE IMMEDIATE AREA IS CURRENTLY UNDERGOING AN INCREASE IN DENSITY. BUILDING STYLES ARE VARIED WITH OLDER BRICK CLAD BUILDINGS, SMALL MULTI-FAMILY STRUCTURES WITH WOOD SIDING TO MORE RECENT MIXED USE BUILDINGS CLAD WITH BRICK, METAL SIDING, CEMENTATION SIDING AND CONCRETE. ROOF FORMS ARE PREDOMINANTLY FLAT WITH PITCHED ROOFS ON MOST GARDEN STYLE MULTI-FAMILY BUILDINGS. NEWER STRUCTURES HAVE LIMITED BALCONIES AND RELY ON COMMON ROOFTOP DECKS TO SATISFY CURRENT AMENITY SPACE REQUIREMENTS. MOST STRUCTURES (OTHER THAN GARDEN APARTMENTS) ARE BUILT UP TO THE SIDEWALK. SEVERAL PARKING LOTS REMAIN IN THE IMMEDIATE VICINITY. NEWER STRUCTURES PROVIDE WEATHER PROTECTION FOR PEDESTRIANS AND INCLUDE LANDSCAPED PLANTERS IN THE SIDEWALK.



GARDEN STYLE



CONVERTED RESIDENCE



1920'S ERA APT



RECENT MIXED-USE



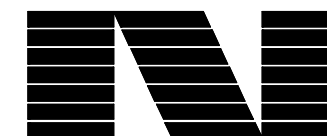
BULLITT FOUNDATION "LIVING BLDG" (UNDER CONSTRUCTION)



SINGLE LEVEL COMMERCIAL



SINGLE FAMILY RESIDENCE



**14TH AVENUE
LOOKING SE**
1ST AVE CHURCH,
-SEATTLE LANDMARK,
OLDEST BLACK
CHURCH IN SEATTLE,
ESTABLISHED 1886



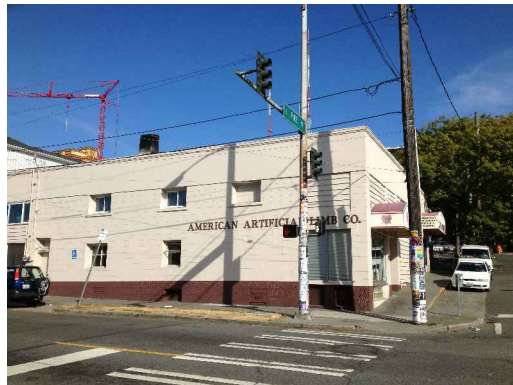
**15TH AVENUE
LOOKING NW**
-MIXED USE, RETAIL ON PINE,
BRICK, METAL, & CEMENTATIOUS SID'G

**14TH AVENUE
LOOKING NE**
-MIXED USE, RETAIL ON PINE,
BRICK, METAL & CEMENTATIOUS SID'G



**15TH AVENUE
LOOKING W**
-MIXED USE,
RETAIL ON 15TH & PINE
BRICK & STUCCO

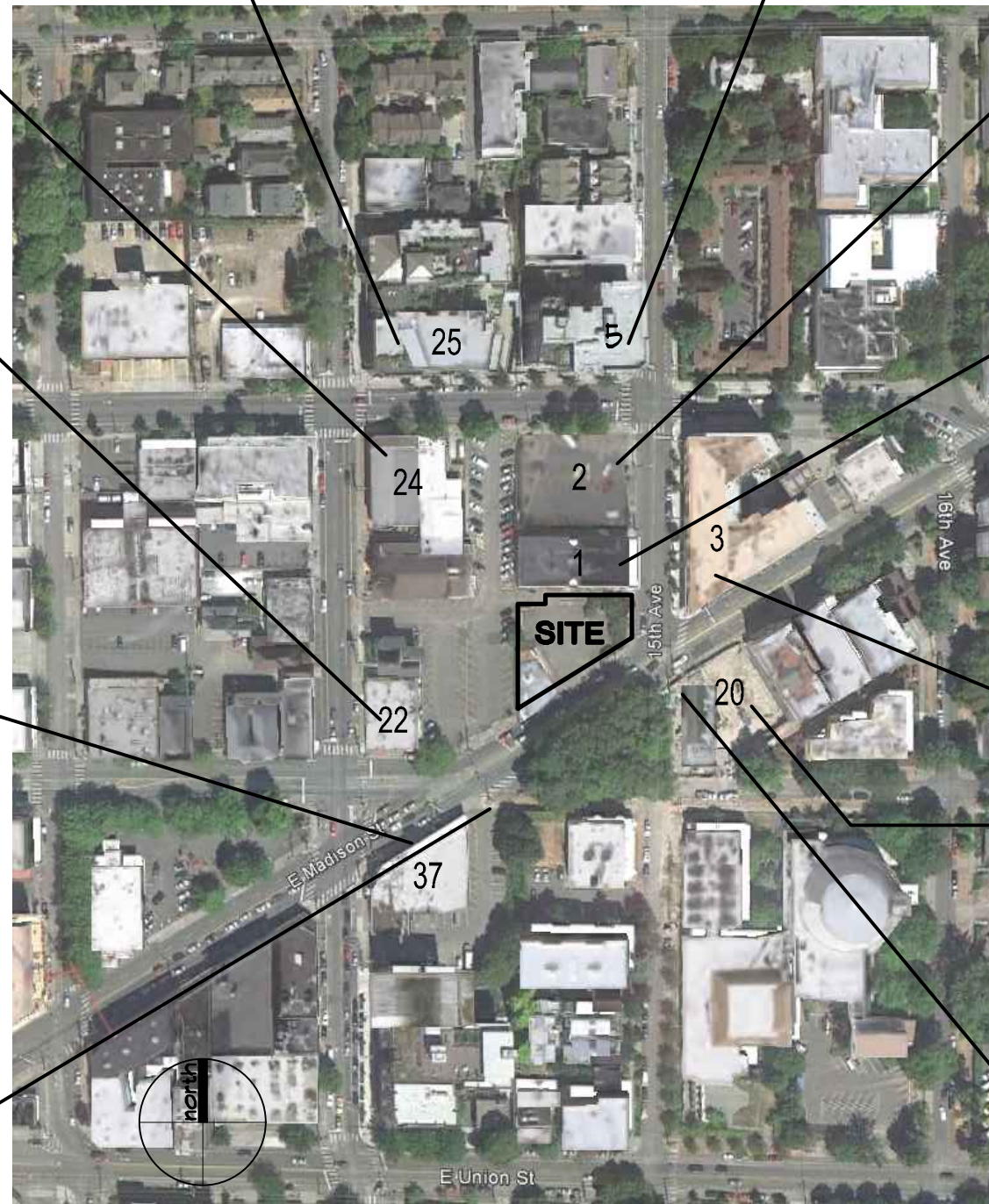
**14TH AVENUE
LOOKING E**



**14TH AVENUE
LOOKING S**



**SITE LOOKING NE
ACROSS E MADISON**



**15TH AVENUE
LOOKING SW**
-NO COMMERCIAL
-BRICK & STUCCO,
BAY WINDOWS



E MADISON LOOKING NE
-MIXED USE, RETAIL ON 15TH
METAL & CEMENTATIOUS SID'G



E MADISON LOOKING SW
BULLIT CTR "LIVING BLDG"
-OFFICE, ENTRY OFF MCGILVRA
METAL SID'G



**SITE LOOKING NW
ACROSS E MADISON**

Existing Streetscape

EXISTING BUILDING ACROSS NORTH 12



SW CORNER

NW CORNER

NE CORNER

SE CORNER

SITE

LOOKING NORTH ACROSS E MADISON



SCHEME 4 BULK OUTLINE

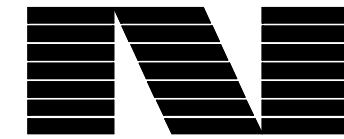
SE CORNER

NE CORNER

SW CORNER

SITE

LOOKING WEST ACROSS 15TH AVE



Applicable Design Guidelines

PIKE/PINE URBAN CENTER VILLAGE DESIGN GUIDELINES THAT WILL BE INCLUDED IN THE PROJECT OBJECTIVES:

- LARGE, HIGH, FULLY GLAZED STORE FRONTS
(C-1 ARCHITECTURAL CONTEXT)
- RECESSED DOORWAYS AT THE SIDEWALK LEVEL
(C-3 HUMAN SCALE)
- STREET LANDSCAPING
(E-2 LANDSCAPING)
- VISUAL RELIEF ON THE BUILDING FACADES THRU THE USE OF DECKS AND MODULATION
(C-1 ARCHITECTURAL CONTEXT)
- USE SIDEWALK AS OPEN SPACE
(E-2 LANDSCAPING)
- ENHANCE PERSONAL SAFETY WITH LIGHTING
(D-1 PERSONAL SAFETY AND SECURITY)
- STREET GREENING
(E-2 LANDSCAPING)

Design Departure

I.A. CODE SECTION

23.47A.008 C.I

I.B. CODE REQUIREMENT

A MINIMUM 80% WIDTH OF A STRUCTURE'S STREET-LEVEL, STREET-FACING FAÇADE SHALL BE OCCUPIED BY NON-RESIDENTIAL USES LISTED IN 23.47A.005 D.I.

I.C. AMOUNT OF PROPOSED DEPARTURE

15TH AVE E STRUCTURE FAÇADE = 52.5'.
 DRIVEWAY WIDTH EXCEPTION = 52.5' - 22' DRIVEWAY = 30.5'.
 80% FAÇADE WIDTH = 30.5' X 0.80 = 24.4' COMMERCIAL FAÇADE WIDTH REQUIRED.
 APPROXIMATE COMMERCIAL FAÇADE WIDTH PROVIDED = 12.5'.
 AMOUNT OF PROPOSED DEPARTURE = 24.4' - 12.5' = 11.9'.

I.D. RATIONALE FOR DESIGN DEPARTURE

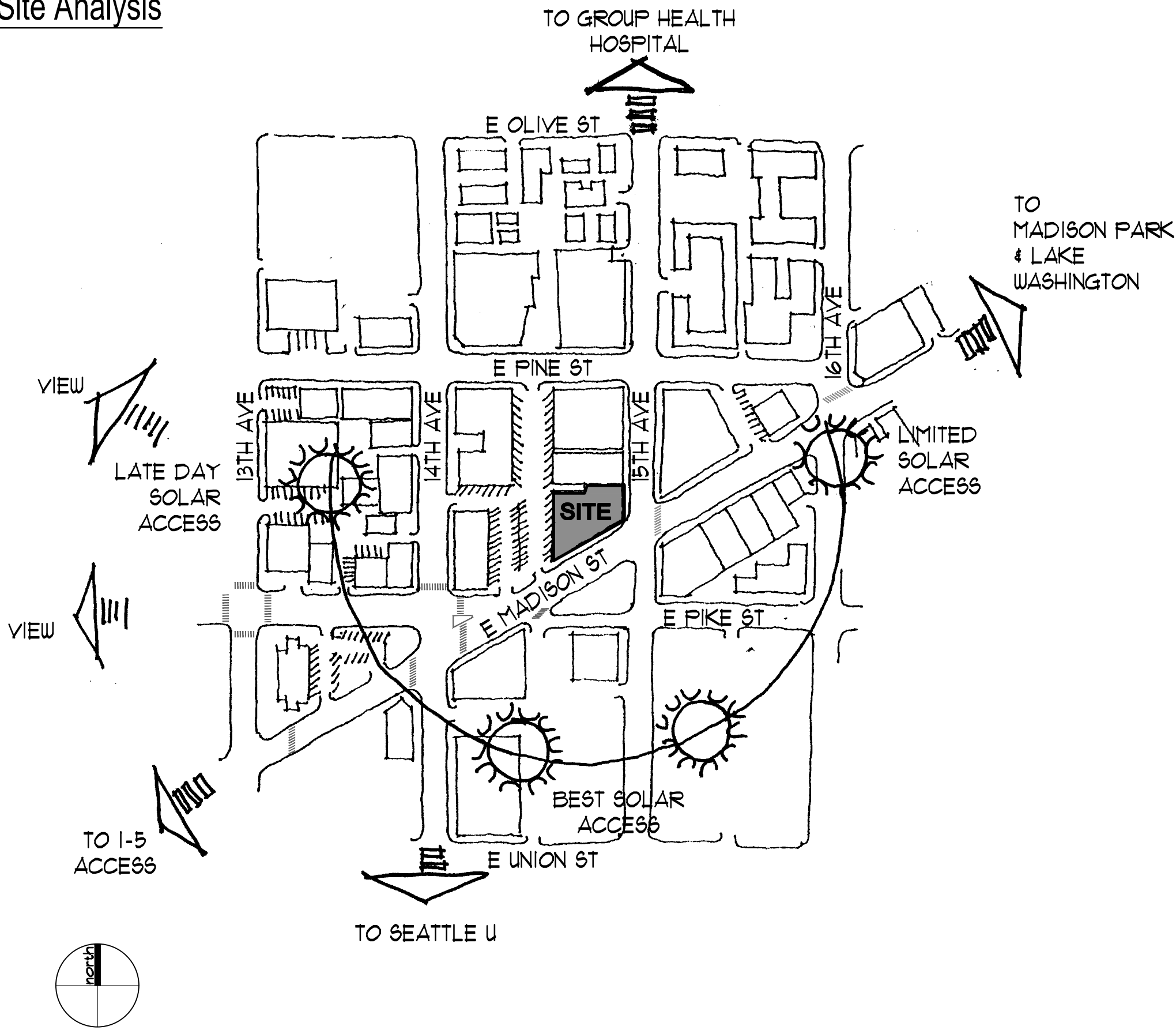
SCHEME 3 SHOWS THE GARAGE DRIVEWAY ENTERING OFF E. MADISON. THIS SCHEME MEETS THE LAND USE CODE BY PROVIDING 35' OF COMMERCIAL FAÇADE ON 15TH (24.4' REQUIRED).

A GARAGE ENTRANCE ON 15TH IS PREFERABLE TO AN ENTRANCE ON E MADISON FOR THE FOLLOWING REASONS:

- MADISON IS A BUSY 4 LANE ARTERIAL. A 15TH AVE DRIVEWAY IS EASIER FOR CARS TO ACCESS AND EGRESS IN BOTH DIRECTIONS BECAUSE OF FEWER LANES AND LESS TRAFFIC.
- MADISON IS THE MAJOR COMMERCIAL AND PEDESTRIAN STREET. A 15TH E DRIVEWAY PROVIDES MORE COMMERCIAL FRONTAGE ON MADISON. A 15TH E DRIVEWAY ALSO WILL HAVE FEWER PEDESTRIAN CONFLICTS WITH CARS CROSSING THE SIDEWALK THAN A DRIVEWAY ON MADISON BECAUSE OF MORE PEDESTRIAN TRAFFIC ON MADISON.



Site Analysis



E MADISON

- NE / SW ARTERIAL PROVIDING ACCESS TO DOWNTOWN, I-5, MADISON PARK

15TH AVE

- ACCESS TO HOUSING, SHOPS, DINING AND GROUP HEALTH TO NORTH

14TH AVE

- ACCESS SOUTH TO SEATTLE U, HOUSING & DINING

SOLAR ACCESS

- LIMITED SOLAR ACCESS TO THE SOUTHEAST, BEST SOLAR ACCESS TO SOUTH, LATE DAY SOLAR ACCESS TO WEST

VIEWS

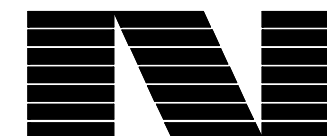
- UPPER FLOOR VISTAS TO NW & WEST. POSSIBLE VIEWS TO NORTH FROM ROOFTOP

PEDESTRIAN ACCESS

- PEDESTRIAN ACTIVITY IS COMMON ON ADJOINING STREETS WITH INCREASED ACTIVITY TO THE NORTH AND WEST WHERE NUMEROUS SHOPS & RESTAURANTS ARE LOCATED

AMENITIES

- PROXIMITY TO FUTURE TRANSIT, PIKE/PINE BUSINESS CORRIDOR, SEATTLE UNIVERSITY, GROCERY STORES & GROUP HEALTH HOSPITAL



ADDRESS: 1420 E MADISON

DPD ZONING MAP: III

LEGAL DESCRIPTION: SOUTH 5' OF LOT 9 & ALL OF LOTS 10 & 11 BLOCK 9
COMPTON'S 1ST ADDITION TO CITY OF SEATTLE EXCEPT THE
SOUTH 5' OF LOT 9, KING COUNTY WA

ACCESSOR'S #: 1728800080, 1728800075

ZONING: NC3P-65

OVERLAYS: PIKE/PINE URBAN CENTER VILLAGE - PIKE / PINE DISTRICT -
PEDESTRIAN AREA

ECA: NONE

SITE AREA: 12,226.11 SF

PERMITTED USES: RESIDENTIAL, LIVE-WORK, EATING-DRINKING ESTABLISHMENTS,
RESTAURANTS, OFFICE, SALES & SERVICE, PARKING, MIXED USE

MIXED USE: 80% OF STREET FACADE SHALL BE OCCUPIED BY NON
RESIDENTIAL USES EXTENDING 30' IN DEPTH (AVERAGE) WITH 13'
MIN FLOOR TO FLOOR HEIGHT

FLOOR AREA RATIO: MIXED USE STRUCTURES = 4.75
4.75 x 12,226.11 SF = 54,934 SF

SETBACKS: FRONT- NONE EXCEPT 5' FOR LOTS WHERE STREET TREES CANNOT
BE PLACED IN R.O.W.
SIDE- NONE EXCEPT WHERE PROPERTY ADJOINS RESIDENTIAL
ZONED LOT (15' TRIANGLE)
REAR- NONE EXCEPT WHERE PROPERTY ADJOINS RESIDENTIAL
ZONED LOT (0' FOR HEIGHT UP TO 13', 10' FOR HEIGHT 13' - 65')
NO DEDICATION REQUIRED

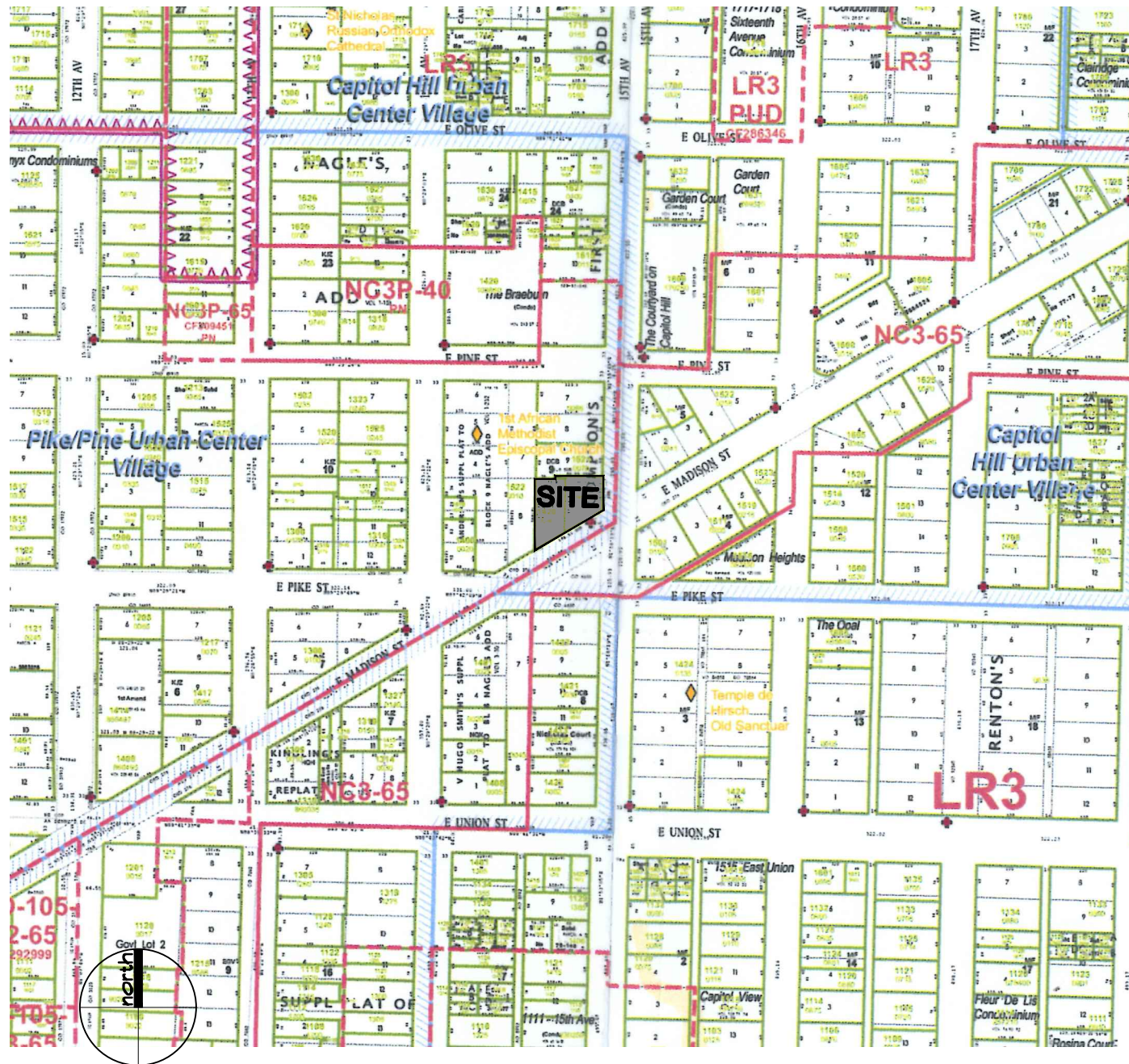
RESIDENTIAL AMENITY: 5% OF TOTAL GROSS FLOOR AREA IN RESIDENTIAL USE
(BALCONIES 6' x 10' MIN)
43,369 x .05 = 2,168.5 SF

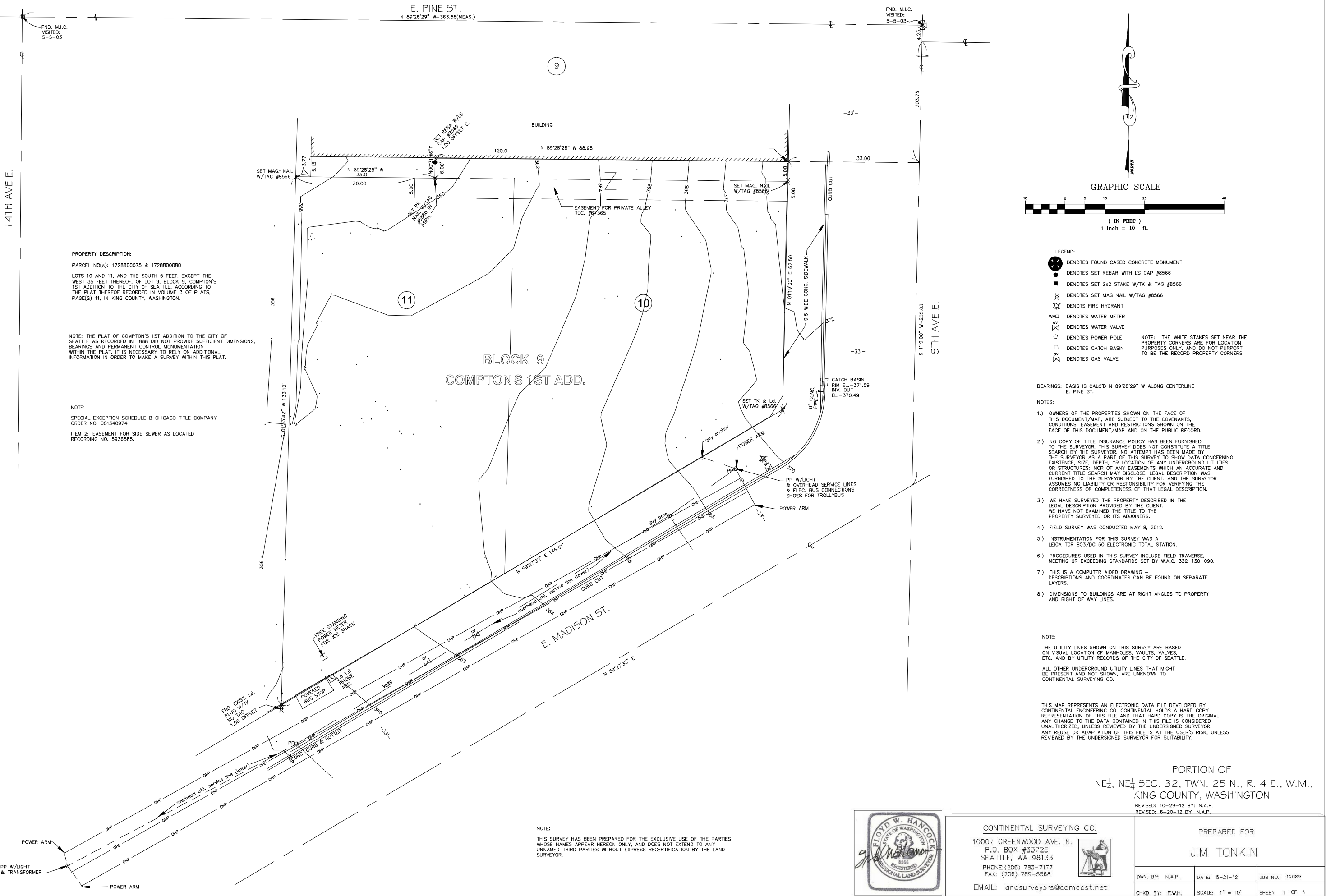
SOLID WASTE / RECYCLE: 375 + 80 = 455 SF MINIMUM

PARKING / ACCESS: STREET ACCESS- PERMITTED (NO ALLEY)
CURB CUT- 22'-0"
PARKING STALLS- NONE REQUIRED PER 23.54.015.B2
WHERE PARKING IS PROVIDED ACCESSIBLE STALL SHALL BE
PROVIDED. FOR 1-25 STALLS 1. 1 VAN ACCESSIBLE STALL SHALL
BE PROVIDED (16' x 16' x 8'-2" HIGH)

LANDSCAPE: GREEN AREA FACTOR- .30 MIN
STREET TREES- REQUIRED
DROUGHT TOLERANT- 25% OF LANDSCAPE

BICYCLE: 19 REQUIRED





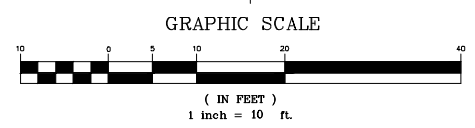
FND. M.I.C.
VISITED:
5-5-03

FND. M.I.C.
VISITED:
5-5-03

14TH AVE. E.

15TH AVE. E.

E. PINE ST.
N 89°28'29" W-363.88(MEAS.)



- LEGEND:
- DENOTES FOUND CASSED CONCRETE MONUMENT
 - DENOTES SET REBAR WITH LS CAP #8566
 - DENOTES SET 2x2 STAKE W/TK & TAG #8566
 - DENOTES SET MAG NAIL W/TAG #8566
 - DENOTES FIRE HYDRANT
 - DENOTES WATER METER
 - DENOTES WATER VALVE
 - DENOTES POWER POLE
 - DENOTES CATCH BASIN
 - DENOTES GAS VALVE

NOTE: THE WHITE STAKES SET NEAR THE PROPERTY CORNERS ARE FOR LOCATION PURPOSES ONLY, AND DO NOT PURPORT TO BE THE RECORD PROPERTY CORNERS.

BEARINGS: BASIS IS CALC'D N 89°28'29" W ALONG CENTERLINE E. PINE ST.

NOTES:

- 1.) OWNERS OF THE PROPERTIES SHOWN ON THE FACE OF THIS DOCUMENT/MAP, ARE SUBJECT TO THE COVENANTS, CONDITIONS, EASEMENT AND RESTRICTIONS SHOWN ON THE FACE OF THIS DOCUMENT/MAP AND ON THE PUBLIC RECORD.
- 2.) NO COPY OF TITLE INSURANCE POLICY HAS BEEN FURNISHED TO THE SURVEYOR. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. NO ATTEMPT HAS BEEN MADE BY THE SURVEYOR AS A PART OF THIS SURVEY TO SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, OR LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES; NOR OF ANY EASEMENTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. LEGAL DESCRIPTION WAS FURNISHED TO THE SURVEYOR BY THE CLIENT, AND THE SURVEYOR ASSUMES NO LIABILITY OR RESPONSIBILITY FOR VERIFYING THE CORRECTNESS OR COMPLETENESS OF THAT LEGAL DESCRIPTION.
- 3.) WE HAVE SURVEYED THE PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION PROVIDED BY THE CLIENT. WE HAVE NOT EXAMINED THE TITLE TO THE PROPERTY SURVEYED OR ITS ADJOINERS.
- 4.) FIELD SURVEY WAS CONDUCTED MAY 8, 2012.
- 5.) INSTRUMENTATION FOR THIS SURVEY WAS A LEICA TOR 803/DC 50 ELECTRONIC TOTAL STATION.
- 6.) PROCEDURES USED IN THIS SURVEY INCLUDE FIELD TRAVERSE, MEETING OR EXCEEDING STANDARDS SET BY W.A.C. 332-130-090.
- 7.) THIS IS A COMPUTER AIDED DRAWING - DESCRIPTIONS AND COORDINATES CAN BE FOUND ON SEPARATE LAYERS.
- 8.) DIMENSIONS TO BUILDINGS ARE AT RIGHT ANGLES TO PROPERTY AND RIGHT OF WAY LINES.

NOTE:

THE UTILITY LINES SHOWN ON THIS SURVEY ARE BASED ON VISUAL LOCATION OF MANHOLES, VAULTS, VALVES, ETC. AND BY UTILITY RECORDS OF THE CITY OF SEATTLE.

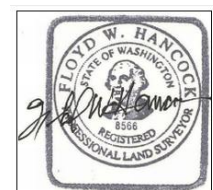
ALL OTHER UNDERGROUND UTILITY LINES THAT MIGHT BE PRESENT AND NOT SHOWN, ARE UNKNOWN TO CONTINENTAL SURVEYING CO.

THIS MAP REPRESENTS AN ELECTRONIC DATA FILE DEVELOPED BY CONTINENTAL ENGINEERING CO. CONTINENTAL HOLDS A HARD COPY REPRESENTATION OF THIS FILE AND THAT HARD COPY IS THE ORIGINAL. ANY CHANGE TO THE DATA CONTAINED IN THIS FILE IS CONSIDERED UNAUTHORIZED, UNLESS REVIEWED BY THE UNDERSIGNED SURVEYOR. ANY REUSE OR ADAPTATION OF THIS FILE IS AT THE USER'S RISK, UNLESS REVIEWED BY THE UNDERSIGNED SURVEYOR FOR SUITABILITY.

PORTION OF
NE $\frac{1}{4}$, NE $\frac{1}{4}$ SEC. 32, TWN. 25 N., R. 4 E., W.M.,
KING COUNTY, WASHINGTON

REVISED: 10-29-12 BY: N.A.P.
REVISED: 6-20-12 BY: N.A.P.

NOTE:
THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PARTIES WHOSE NAMES APPEAR HEREON ONLY, AND DOES NOT EXTEND TO ANY UNNAMED THIRD PARTIES WITHOUT EXPRESS RECERTIFICATION BY THE LAND SURVEYOR.



CONTINENTAL SURVEYING CO.
10007 GREENWOOD AVE. N.
P.O. BOX #33725
SEATTLE, WA 98133
PHONE: (206) 783-7177
FAX: (206) 789-5568
EMAIL: landsurveyors@comcast.net



PREPARED FOR		
JIM TONKIN		
DWN. BY: N.A.P.	DATE: 5-21-12	JOB NO.: 12089
CHKD. BY: F.W.H.	SCALE: 1" = 10'	SHEET 1 OF 1



E Pine St

SITE

15th Ave

17th Ave

E Madison St

13th Ave

14th Ave

Ave

4

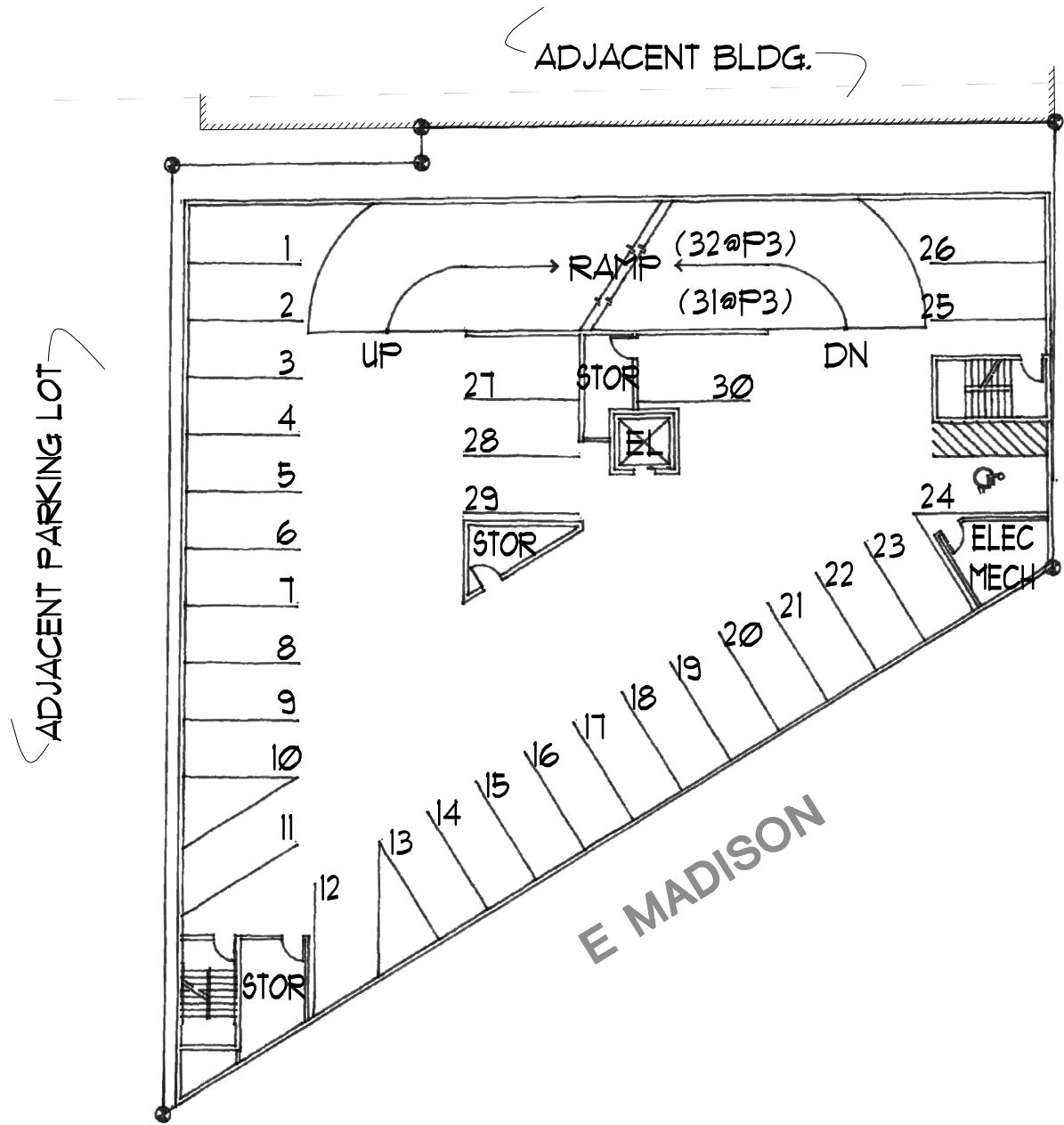
12th Ave

Vicinity Map
1420 E. Madison St.

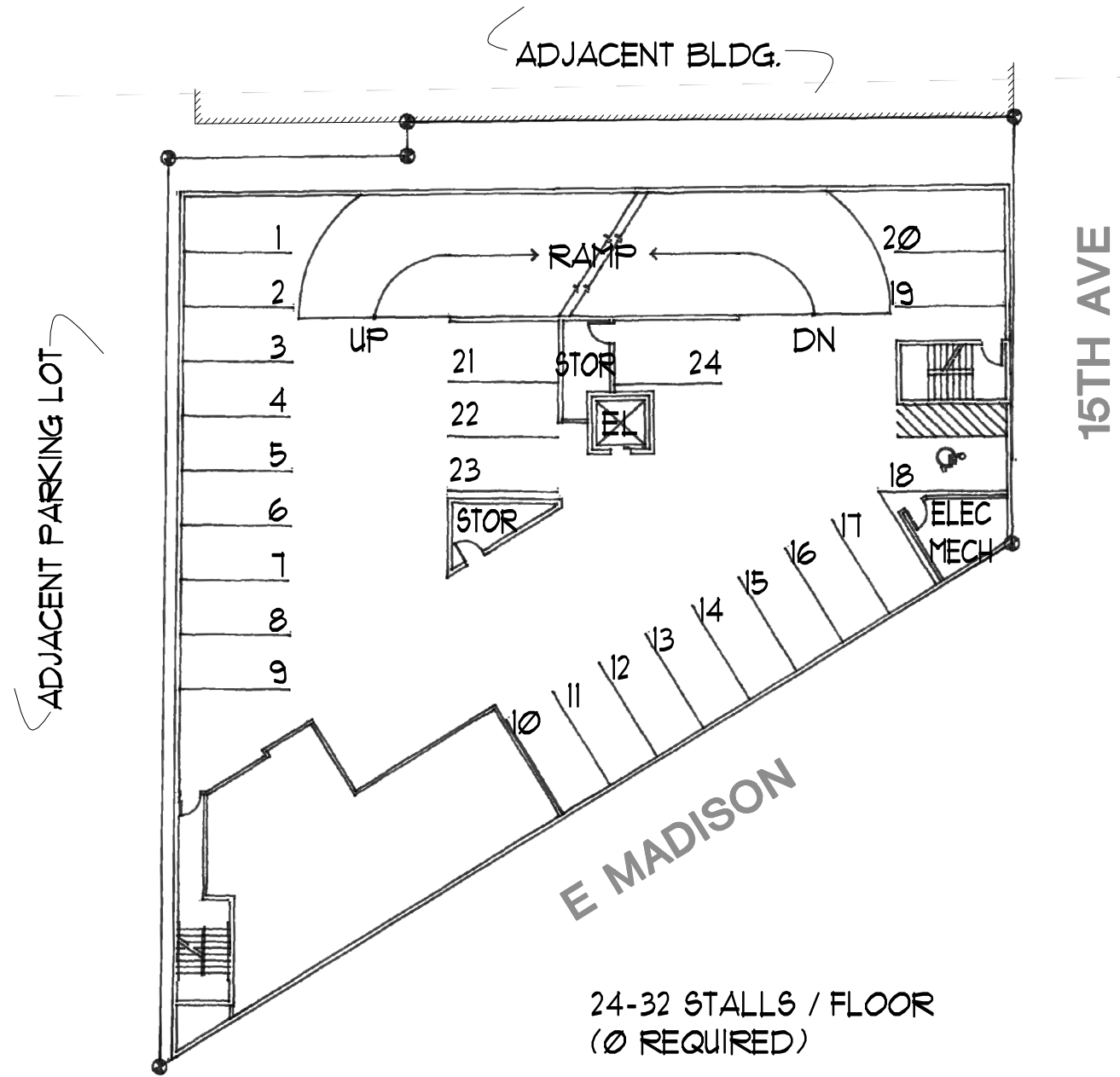


Scheme 1

CODE DRIVEN

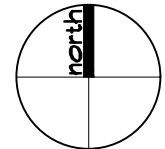


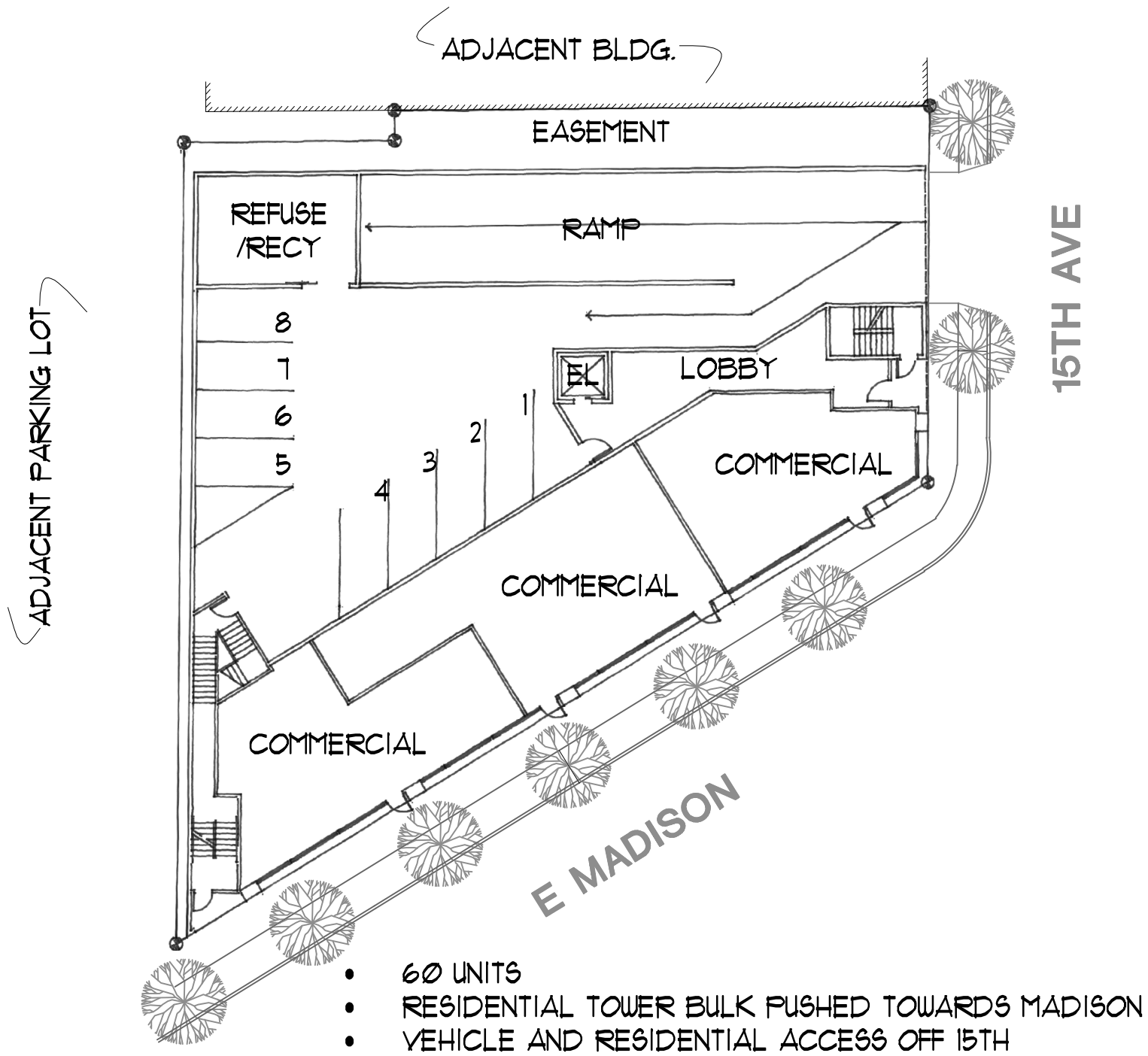
P2 (P3 SIMILAR)



24-32 STALLS / FLOOR
(Ø REQUIRED)

P1

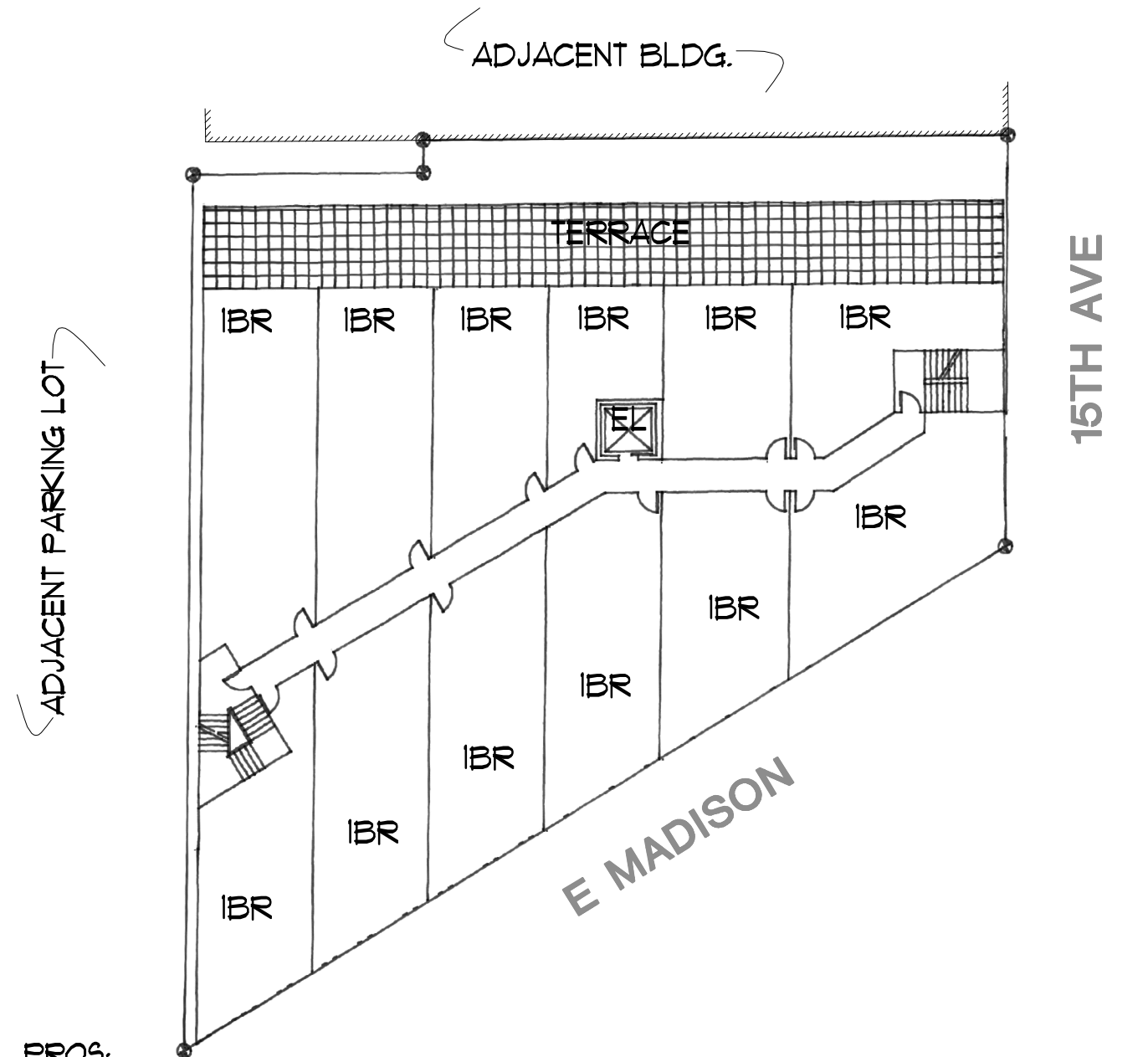




FIRST FLOOR - 10,978 SF MAXIMUM BUILDABLE AREA

2ND - 6TH FLOOR - 9,457 SF BUILDABLE AREA PER FLOOR

SITE & 1ST



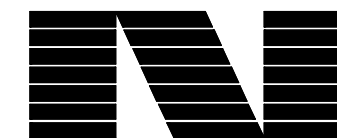
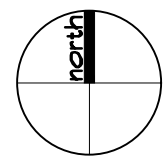
PROS:

- INCREASED MASSING ALONG MADISON CORRIDOR
- MAXIMUM BUILDING SETBACK FROM ADJACENT APARTMENT TO THE NORTH
- UNINTERRUPTED COMMERCIAL AND PEDESTRIAN CORRIDOR ON MADISON

CONS:

- MINIMIZES COMMERCIAL ON 15TH
- MINIMIZES APARTMENT BULK ON 15TH CORRIDOR
- PUSHES BULK OF BLDG TO PARKING LOT TO WEST (FUTURE DEVELOPMENT?)

2ND - 6TH



Scheme 1

CODE DRIVEN



BULK STUDY LOOKING NORTHWEST

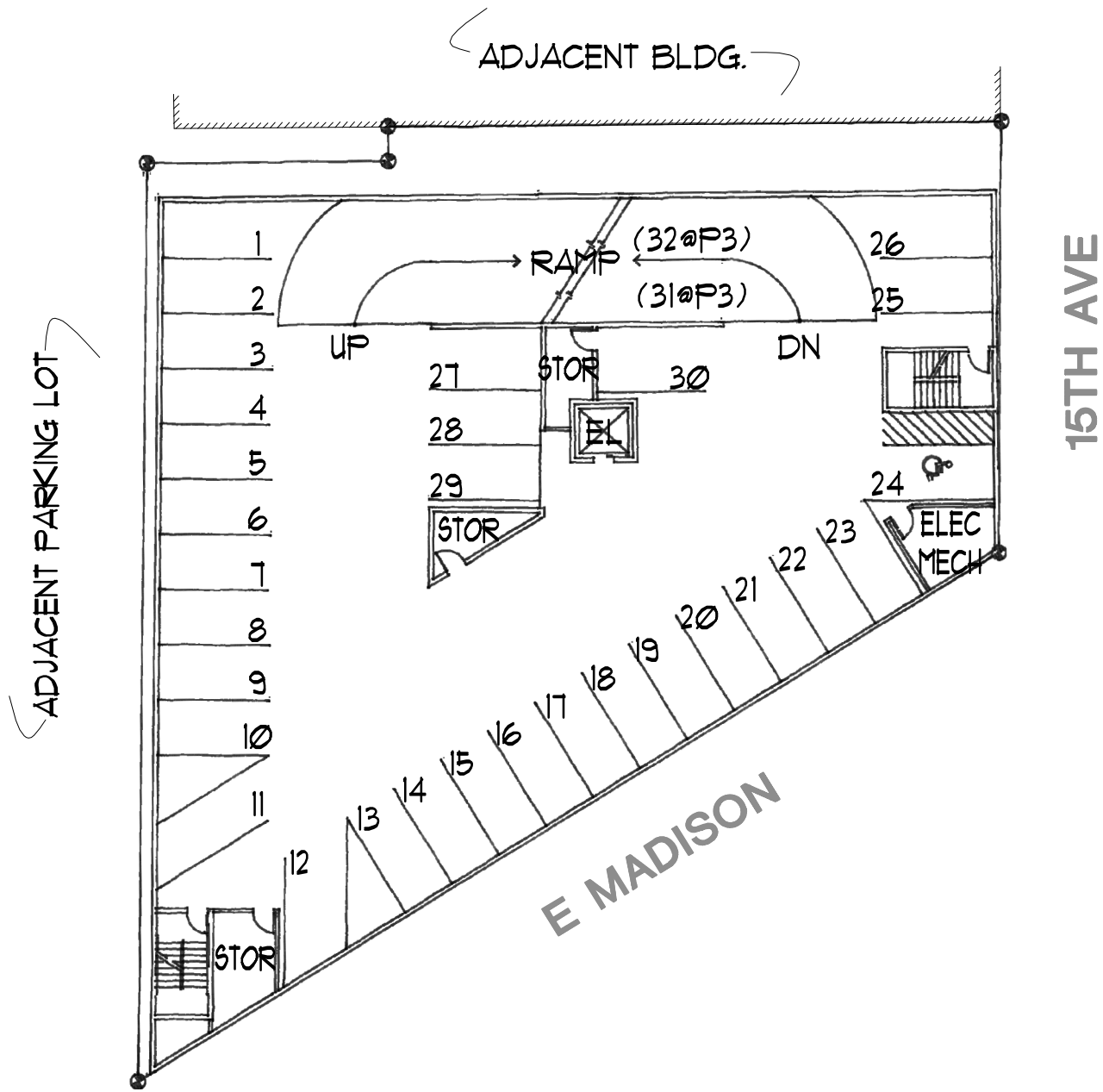




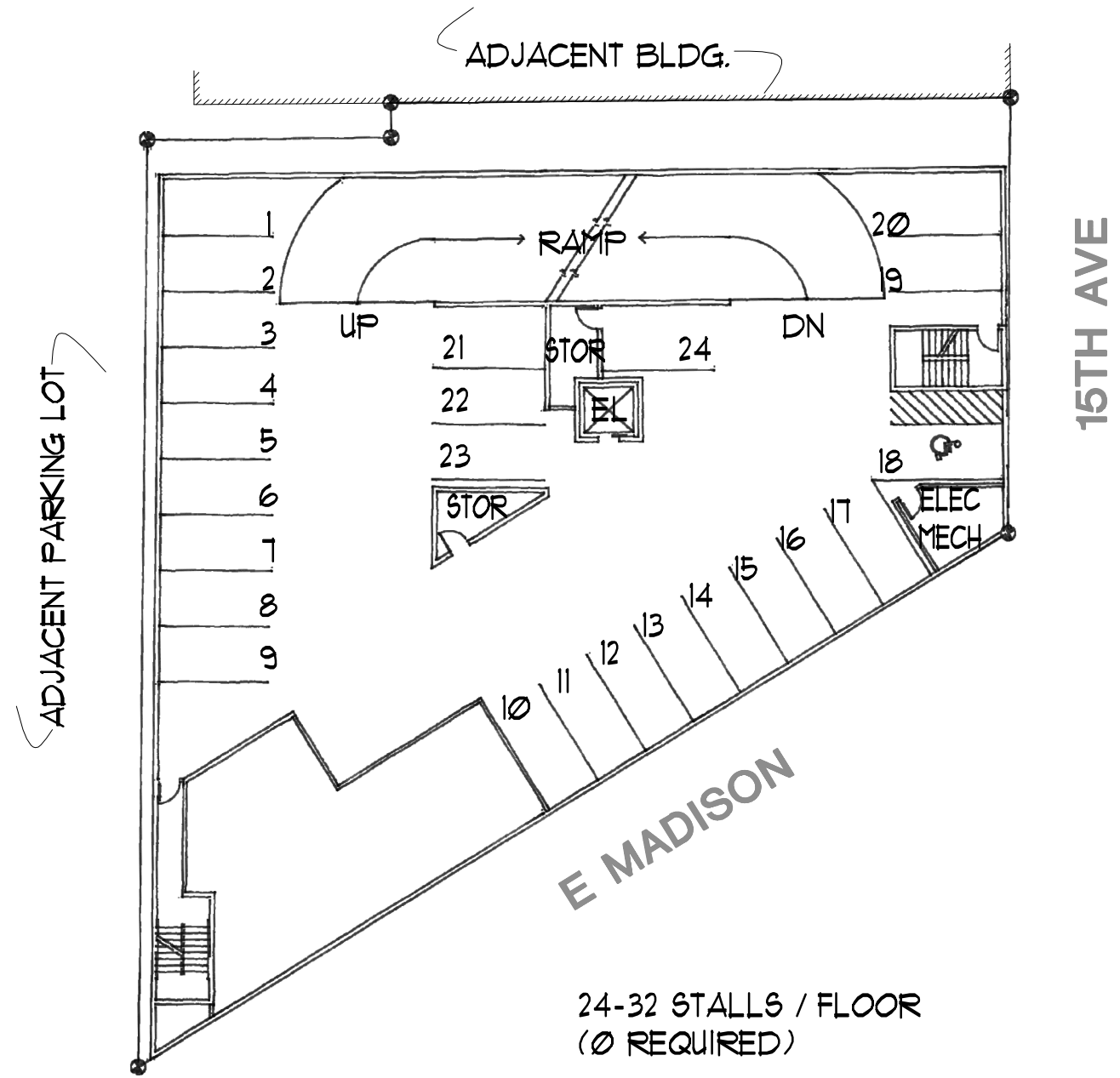
BULK STUDY LOOKING NORTH



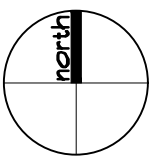
Scheme 2

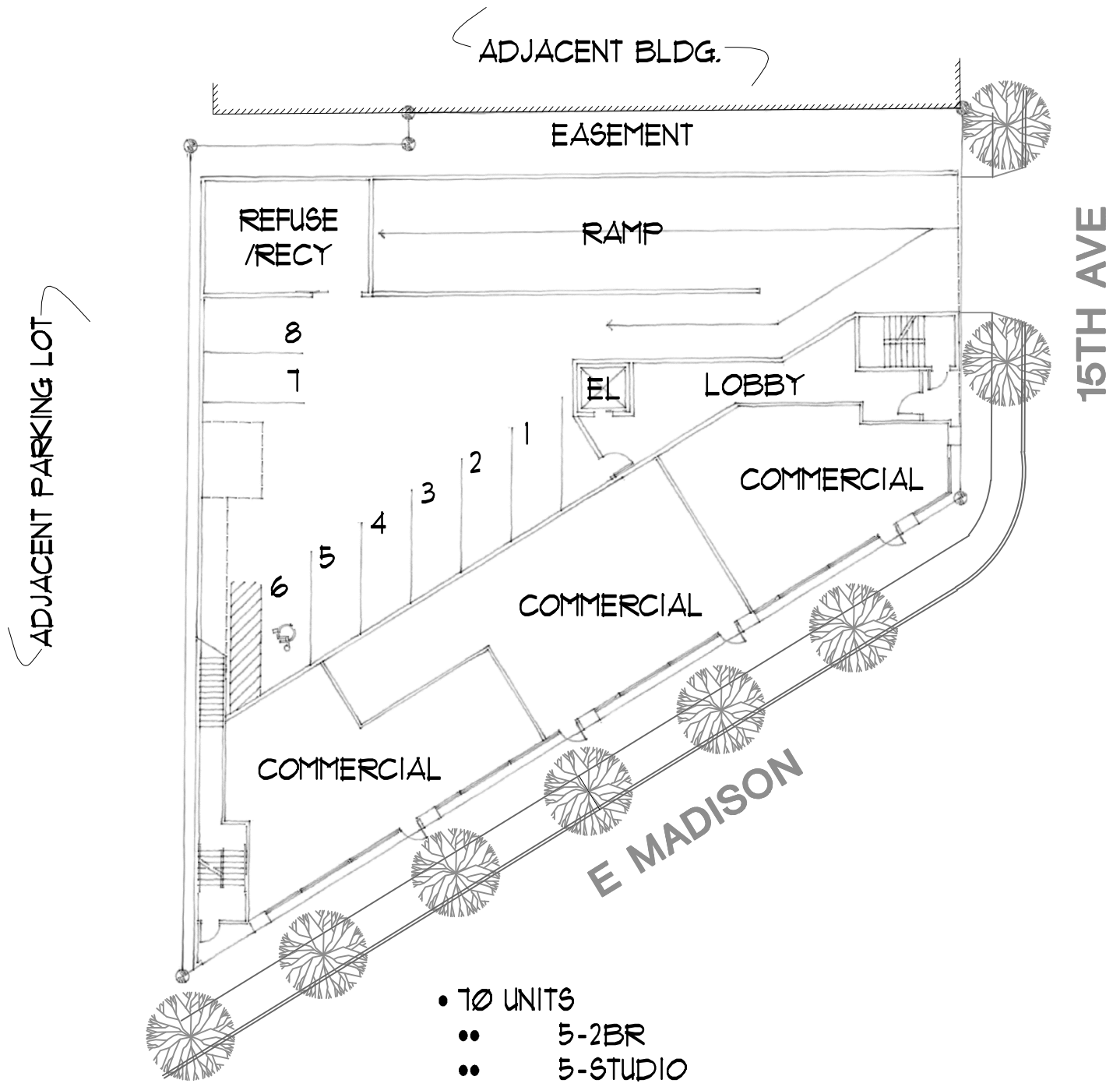


P2 (P3 SIMILAR)



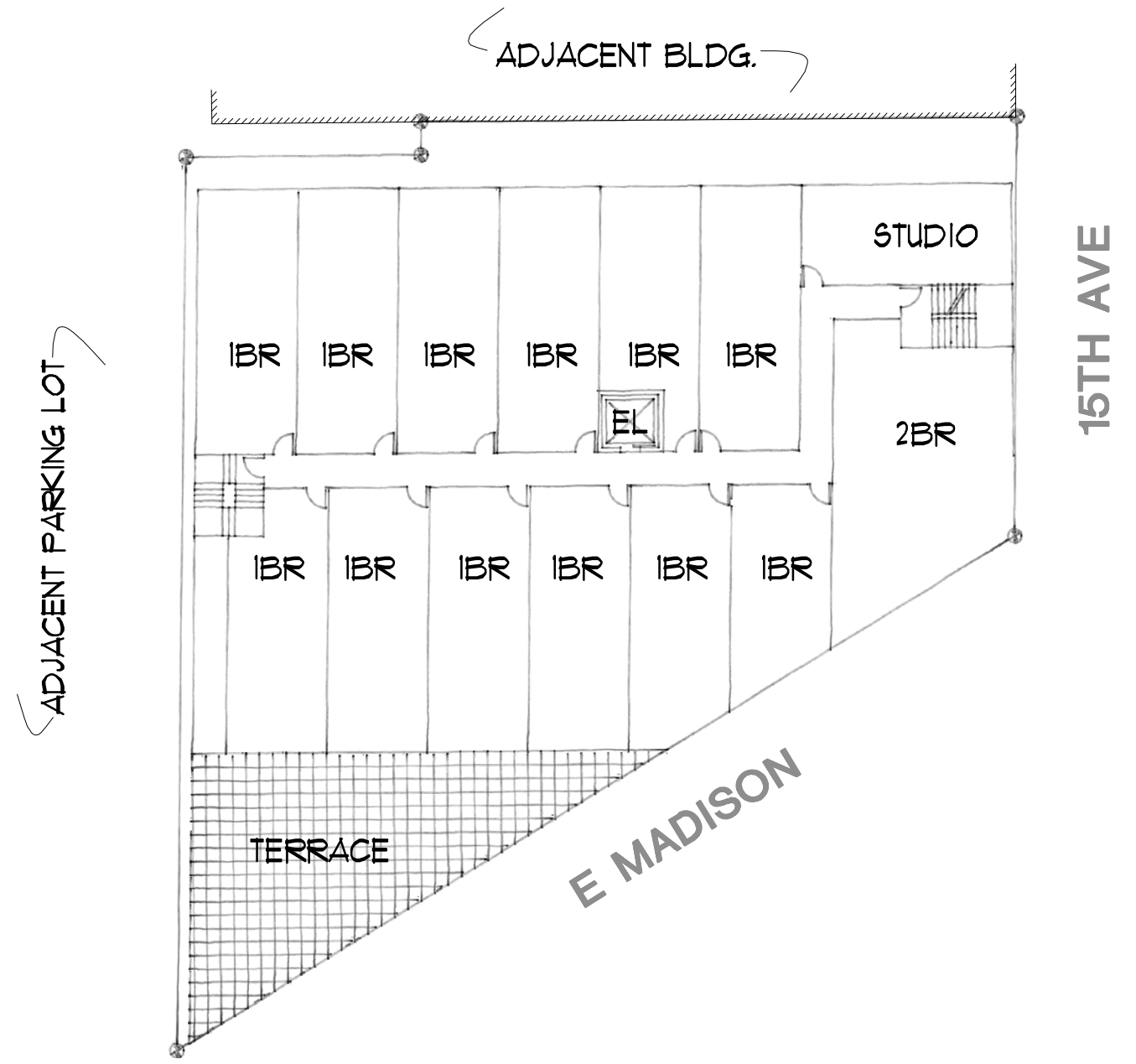
P1





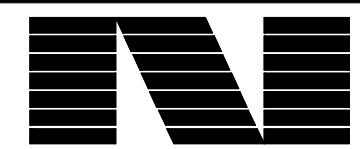
- 10 UNITS
 - 5-2BR
 - 5-STUDIO
 - 60-1BR
- RESIDENTIAL TOWER SET BACK CREATING TERRACE FRONTING ON E MADISON
- VEHICLE & RESIDENTIAL ACCESS OFF 15TH AVE

SITE & 1ST



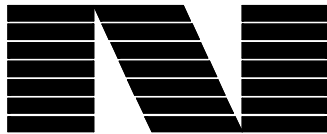
- PROS:**
- PARKING AND RESIDENTIAL ENTRY OFF 15TH
 - UNINTERRUPTED COMMERCIAL AND PEDESTRIAN CORRIDOR ON MADISON
- CONS:**
- DECREASED MASSING ON MADISON CORRIDOR
 - MINIMIZES BUILDING SETBACK FROM ADJACENT APARTMENT TO THE NORTH
 - CREATES PLINTH FOR PORTION OF MADISON STREET FRONTAGE

2ND - 6TH



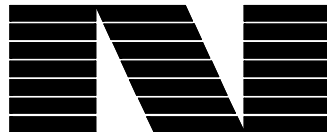


BULK STUDY LOOKING NORTHWEST

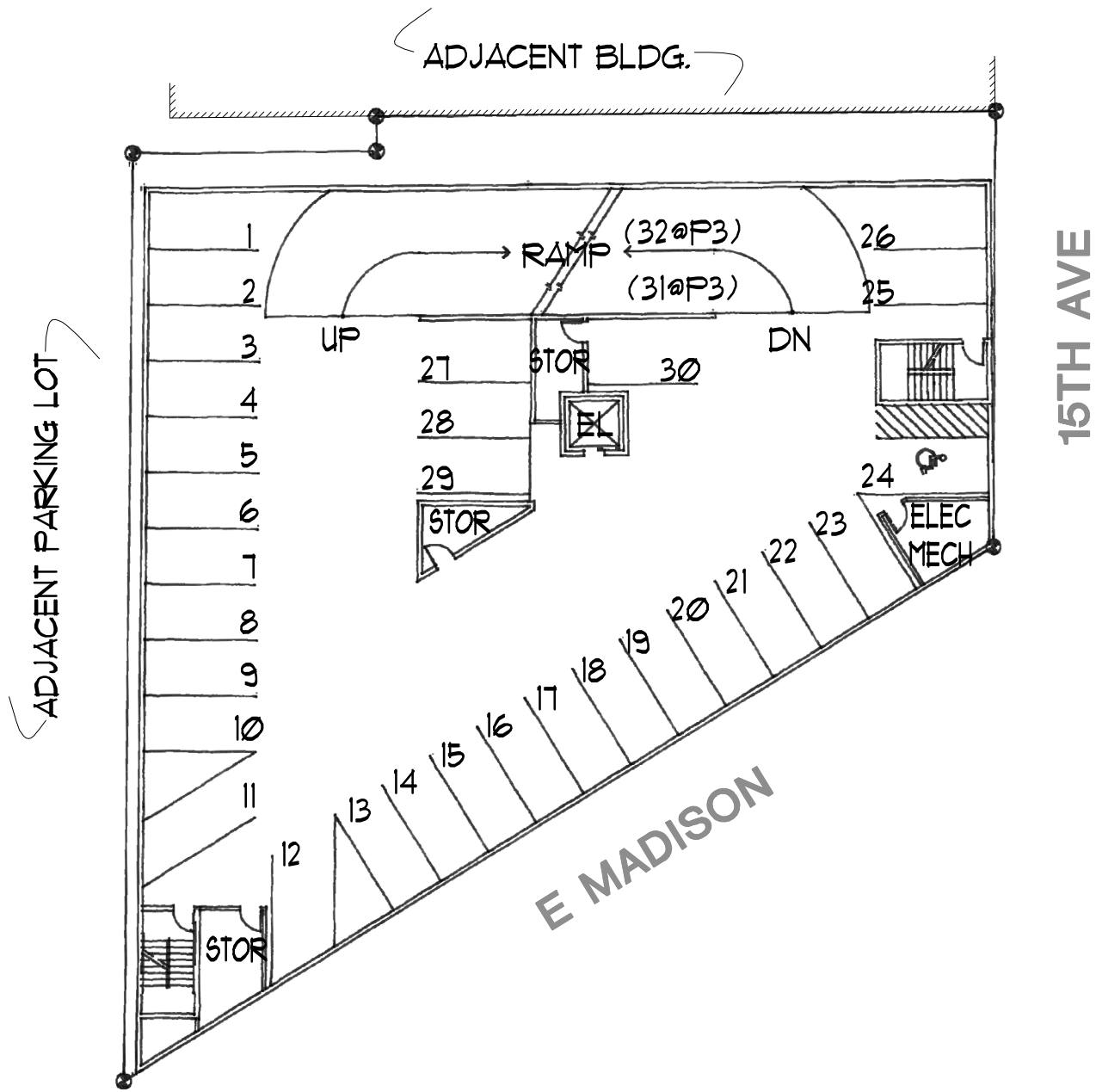




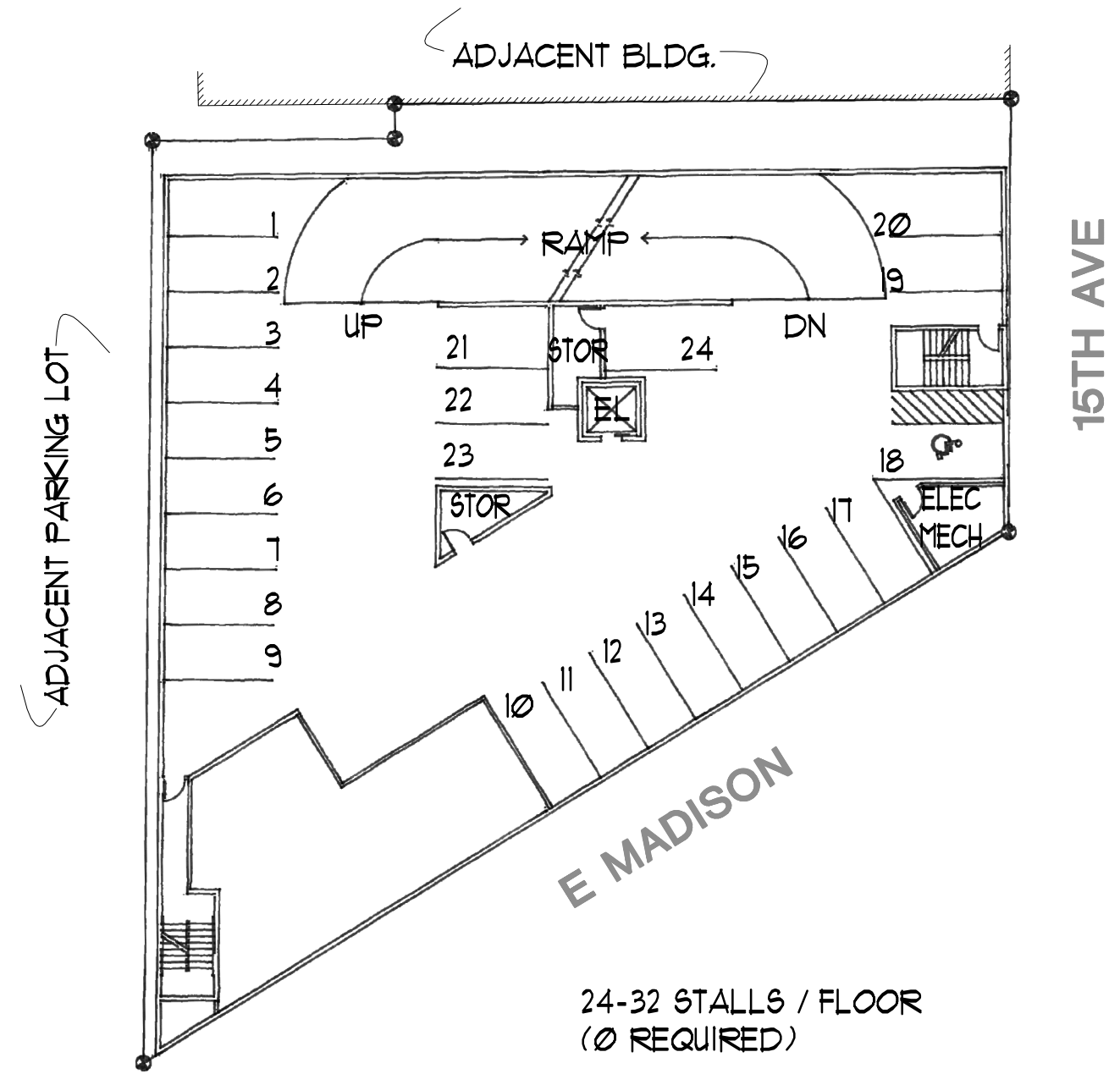
BULK STUDY LOOKING NORTH



Scheme 3

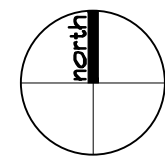


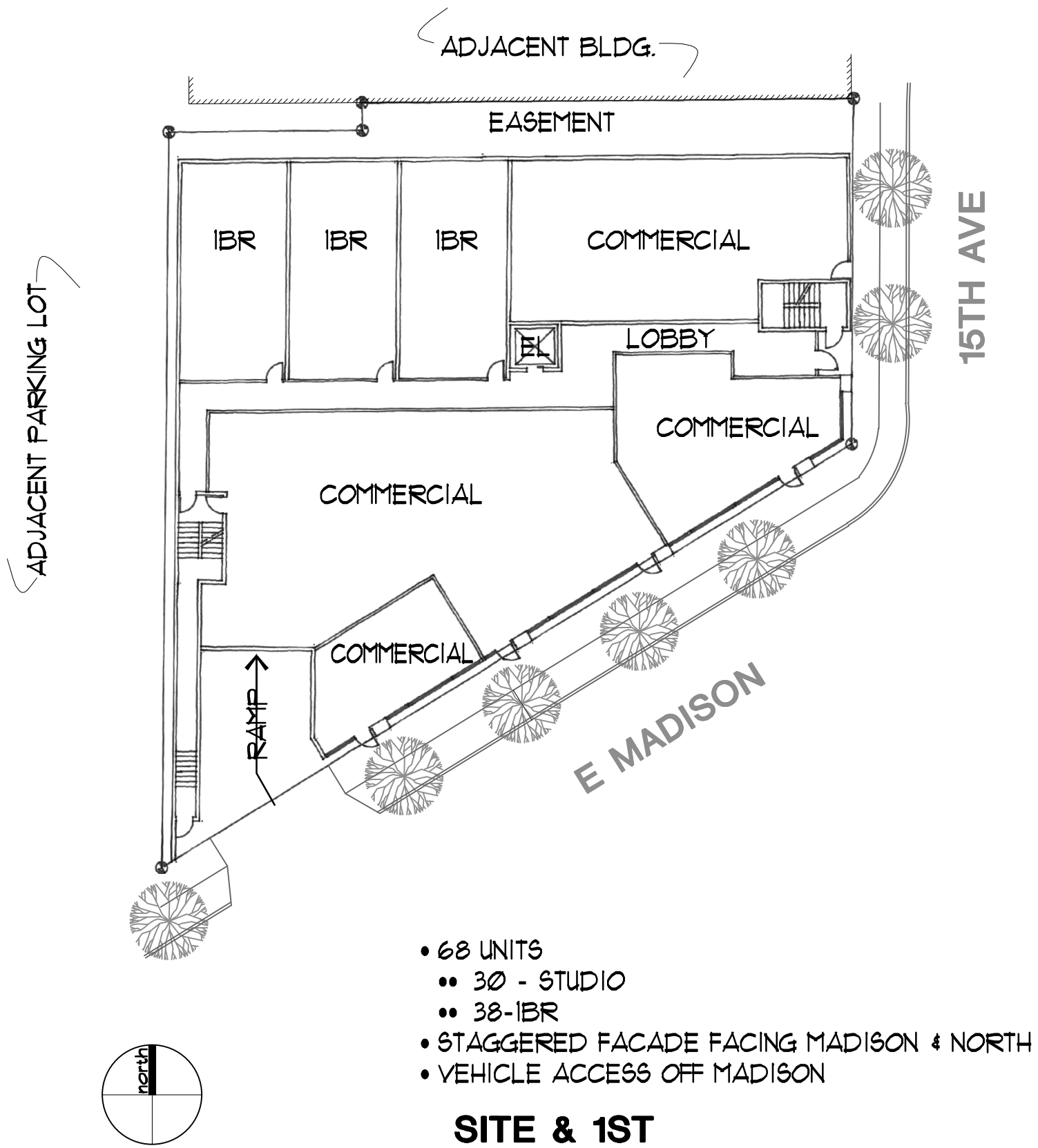
P2 (P3 SIMILAR)



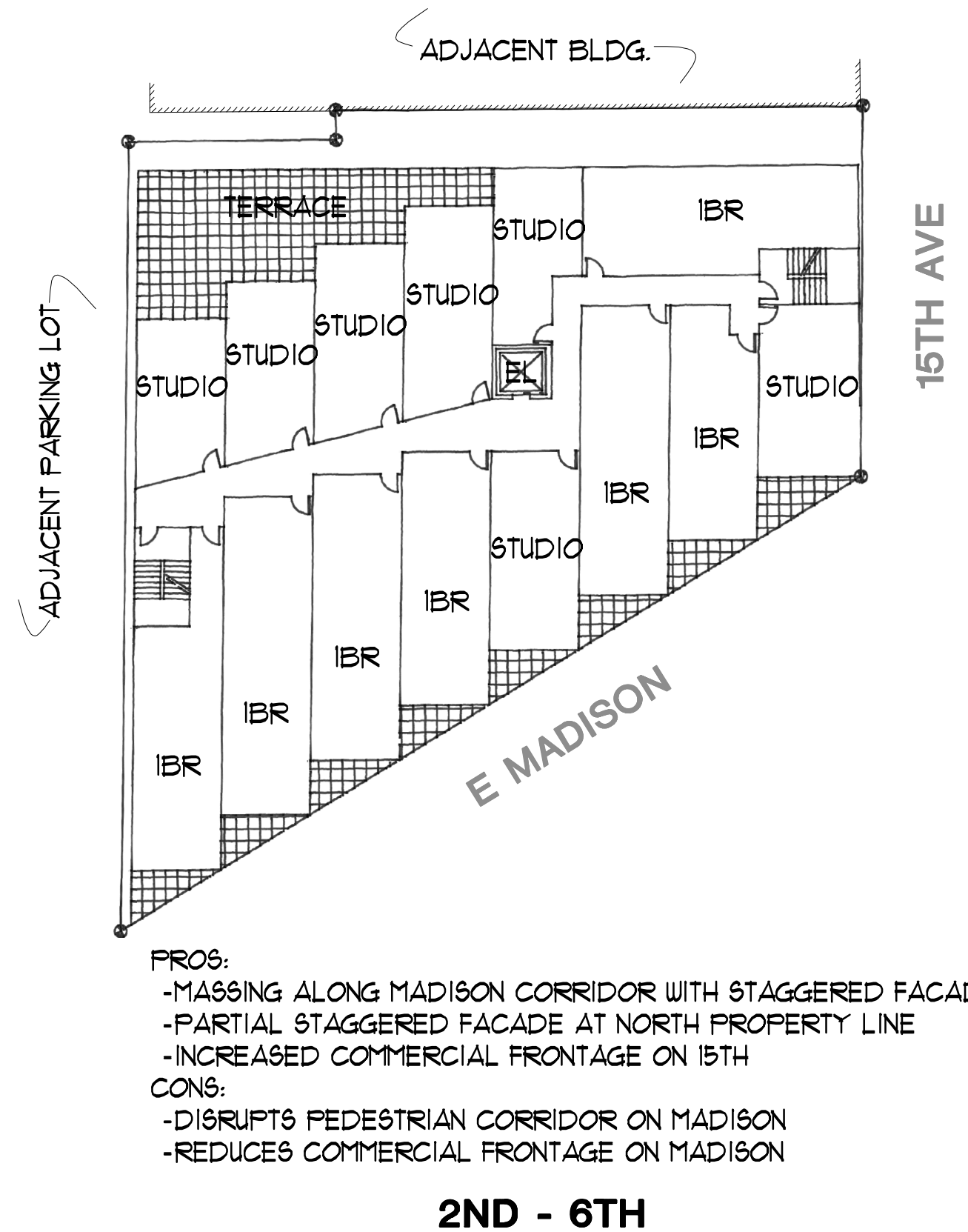
24-32 STALLS / FLOOR
(Ø REQUIRED)

P1





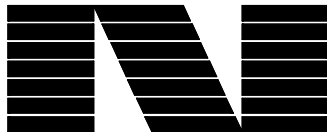
SITE & 1ST



2ND - 6TH

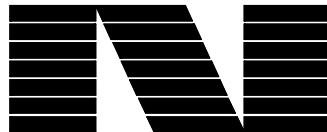


BULK STUDY LOOKING NORTHWEST

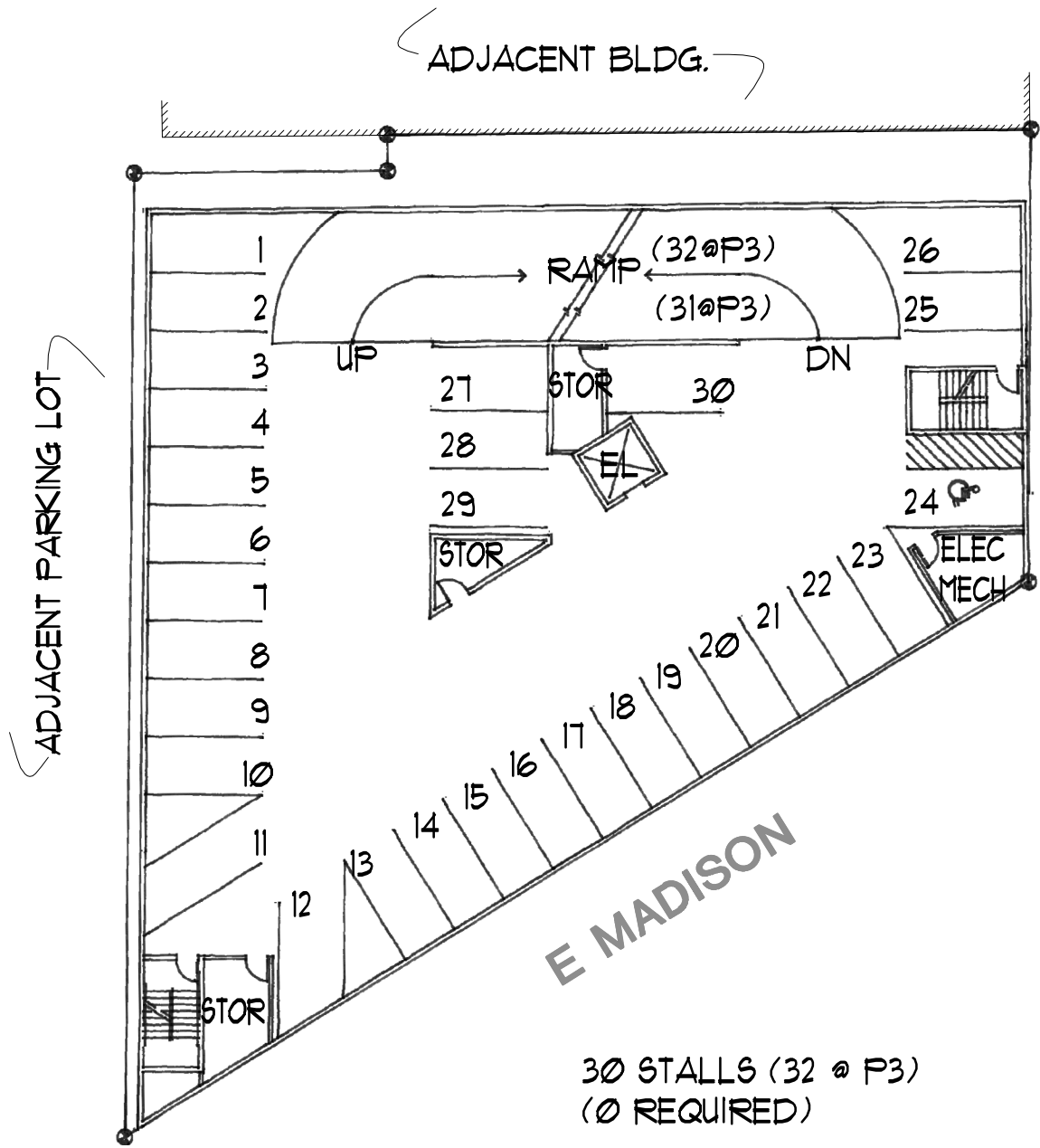




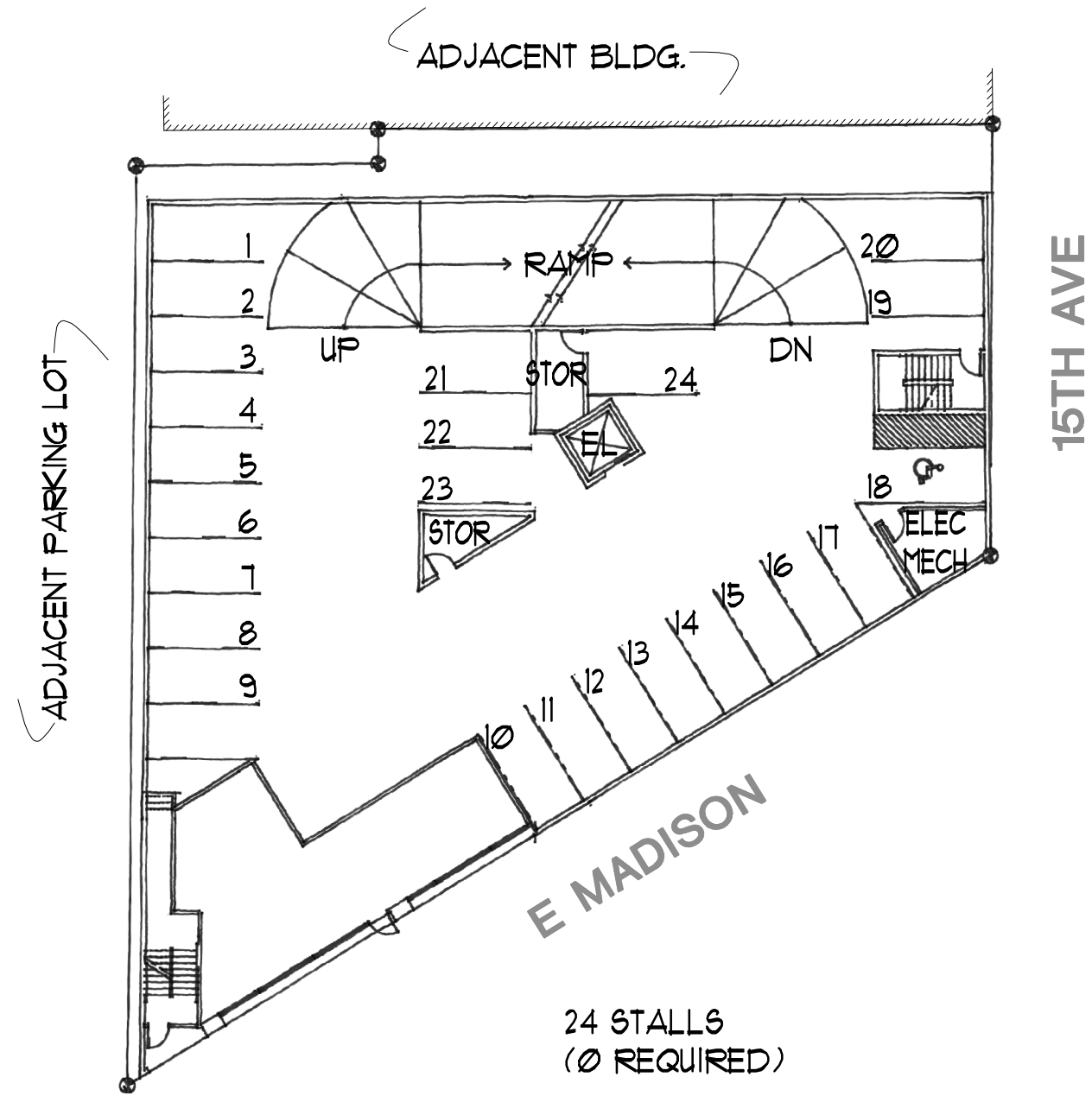
BULK STUDY LOOKING NORTH



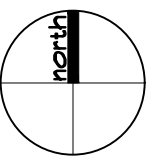
Scheme 4
PREFERRED PLAN

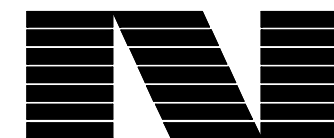
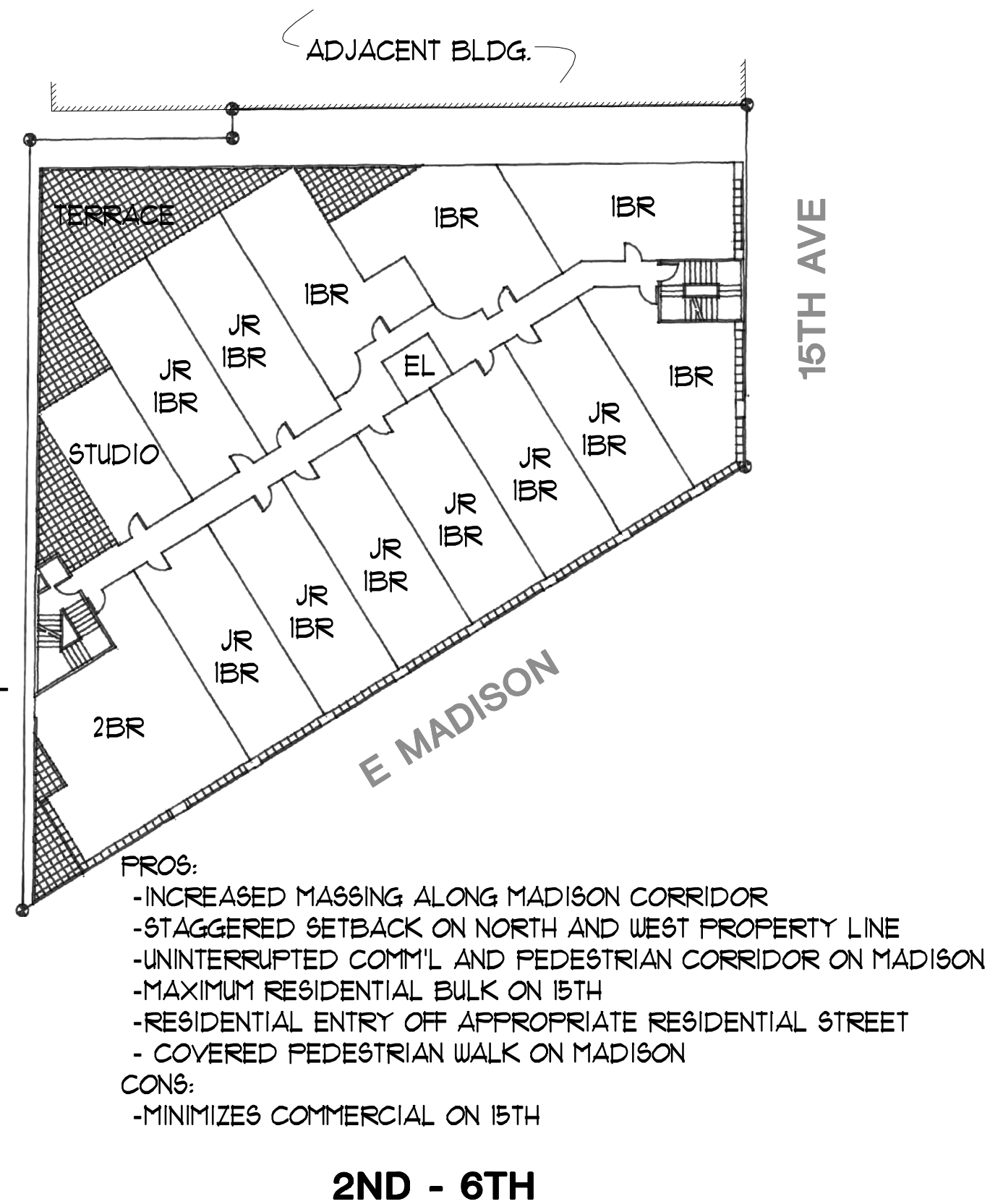
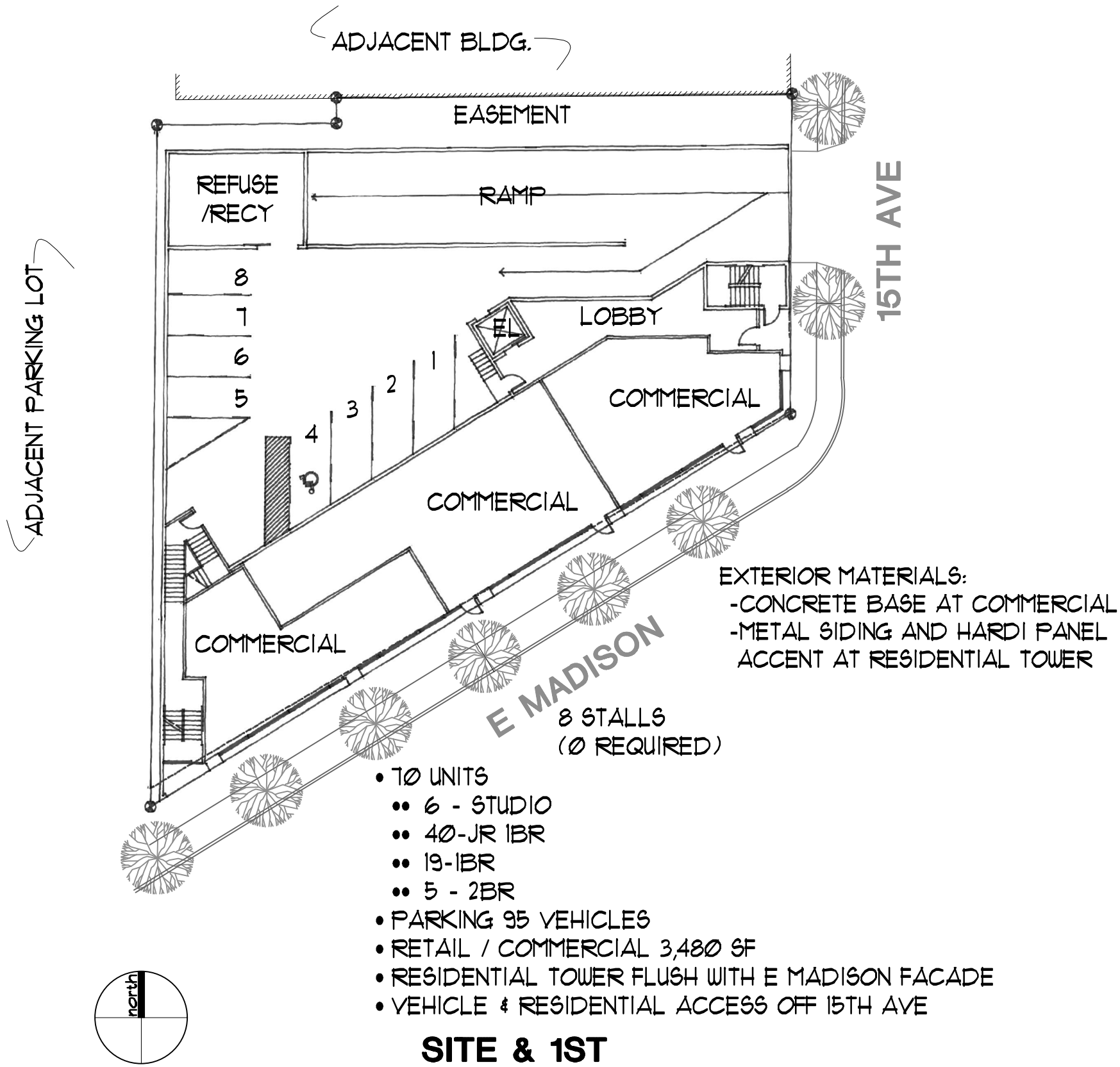


P2 (P3 SIMILAR)



P1







BULK STUDY LOOKING NORTHWEST

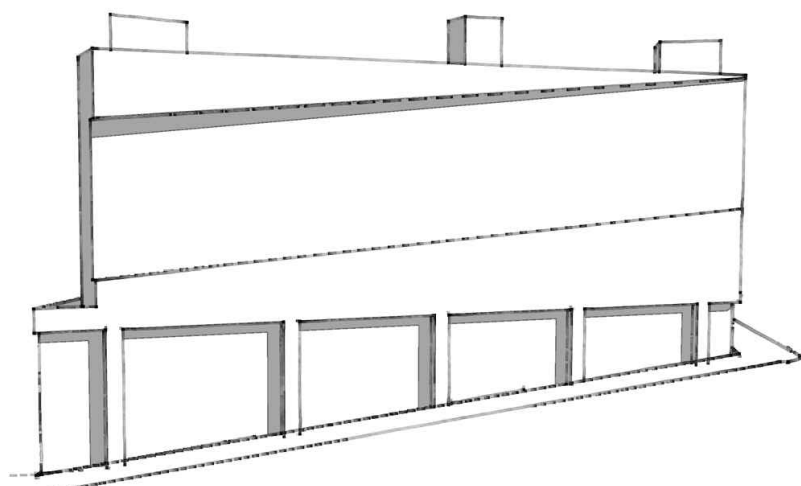




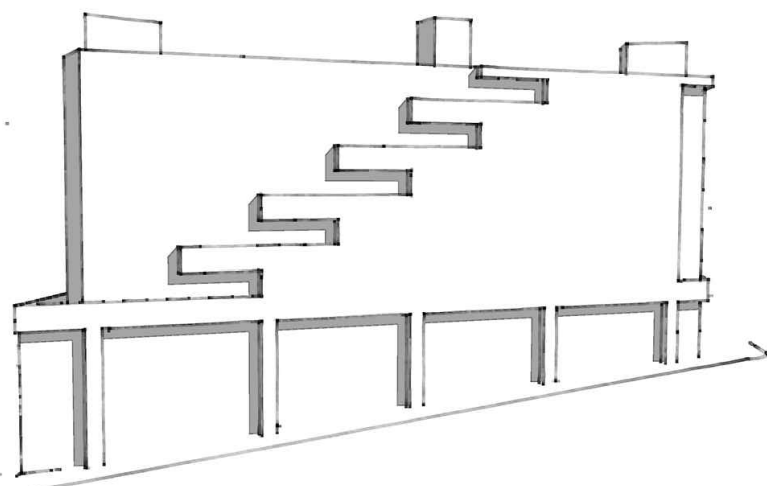
BULK STUDY LOOKING NORTHEAST



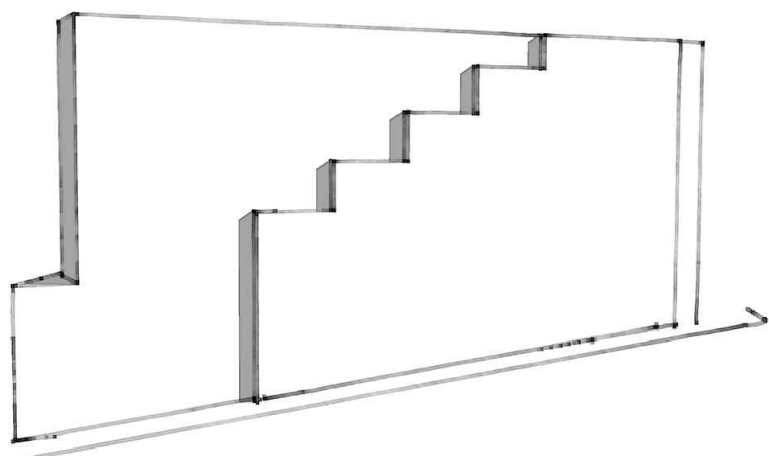
Scheme 4
PREFERRED PLAN



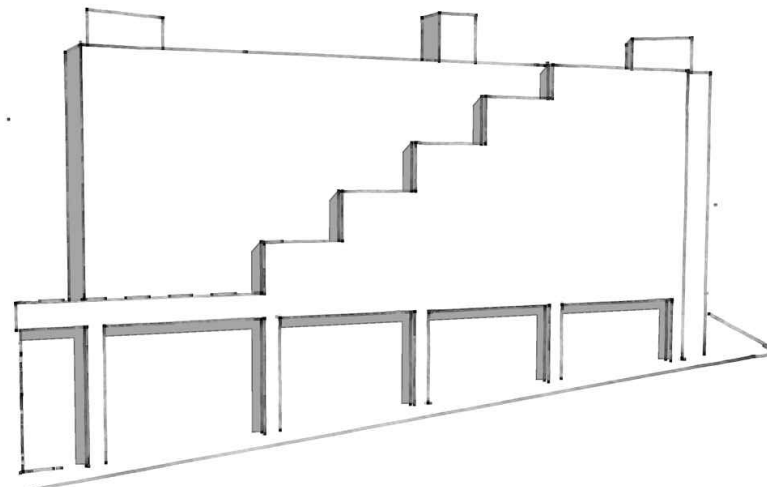
4



3



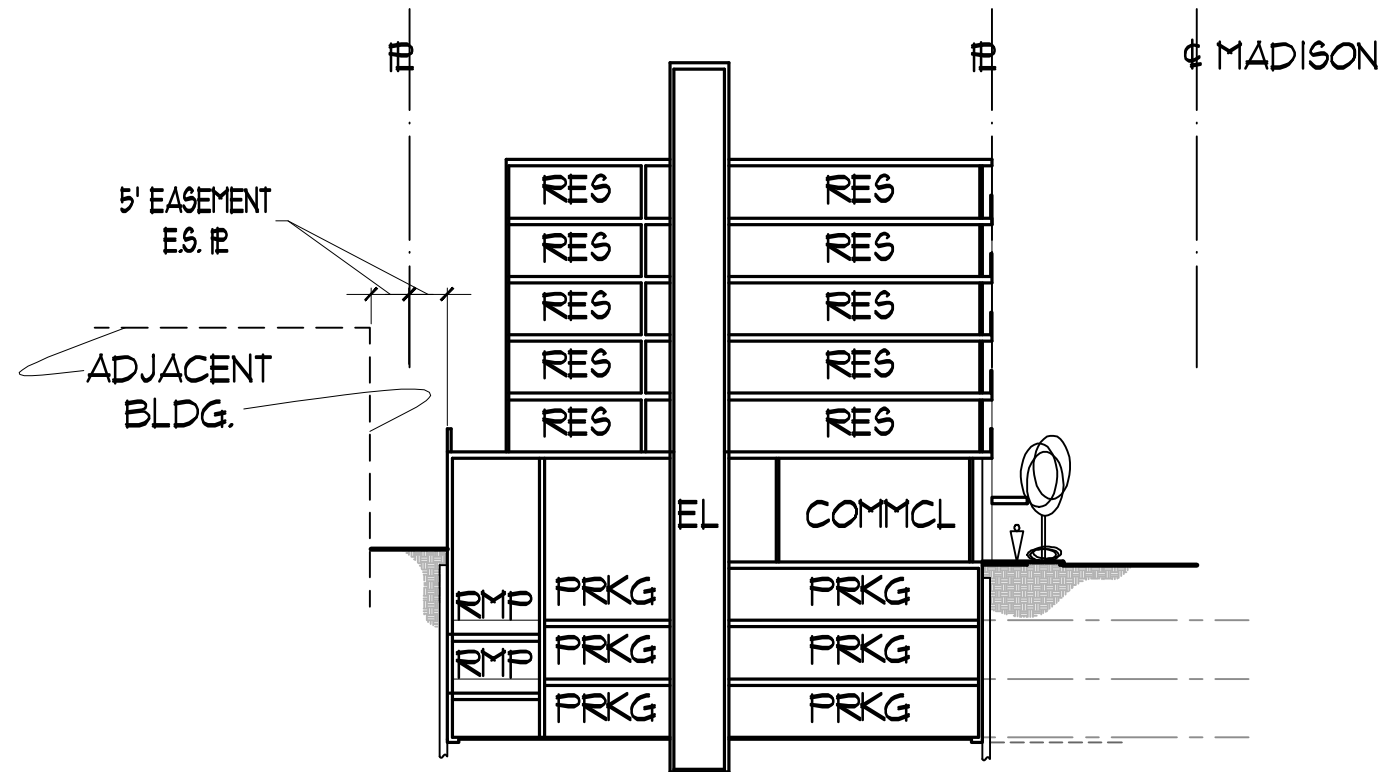
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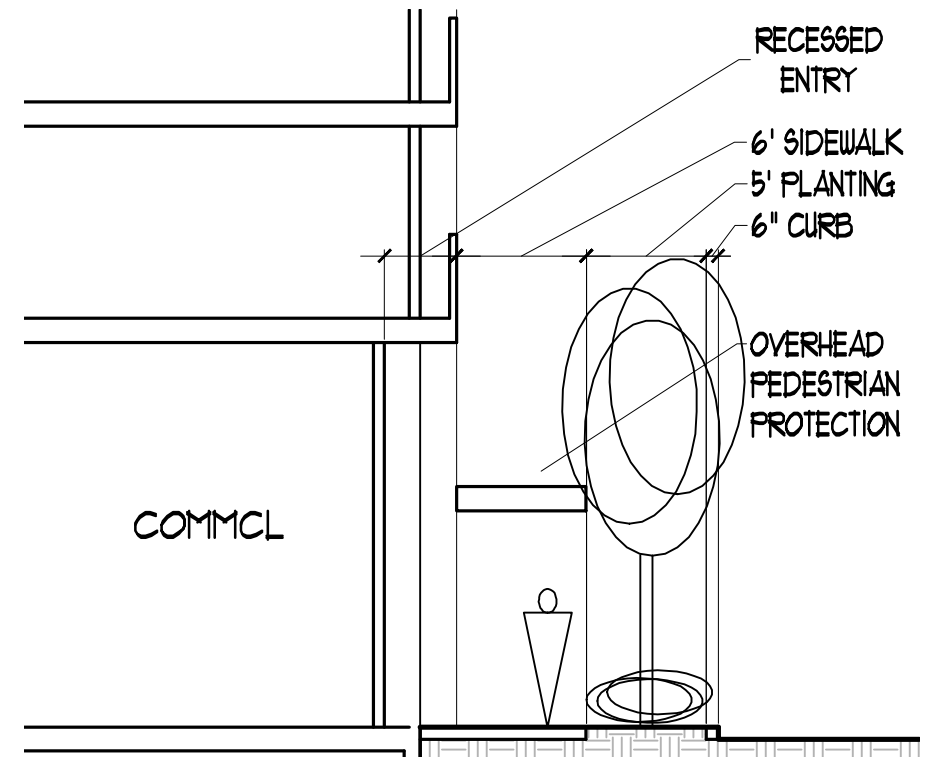
2

BULK STUDY SKETCHES

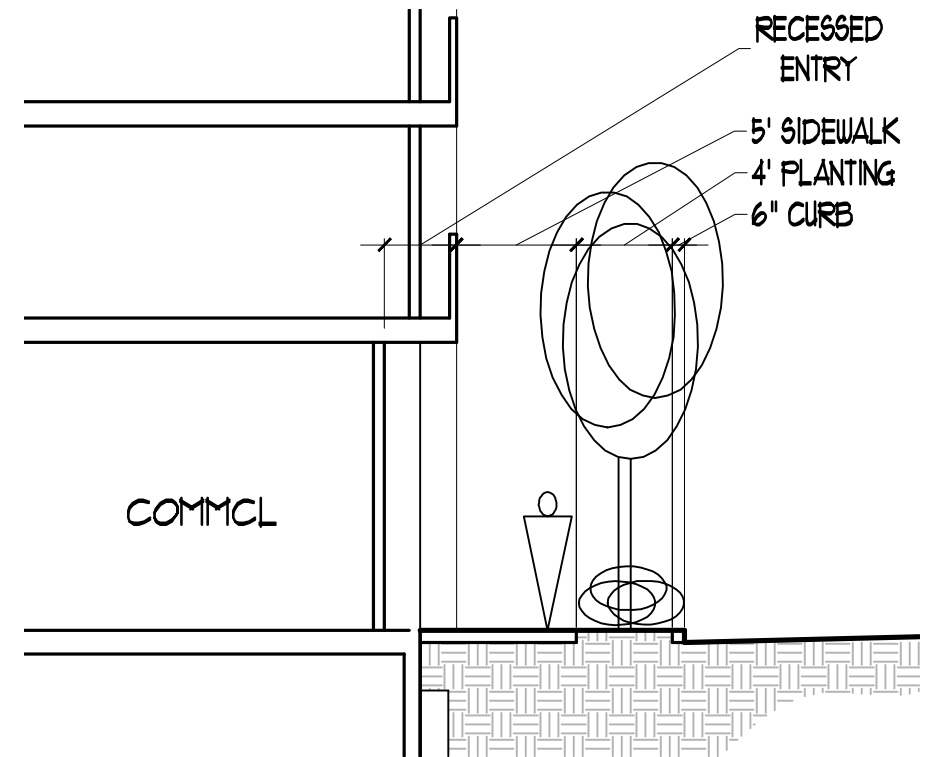




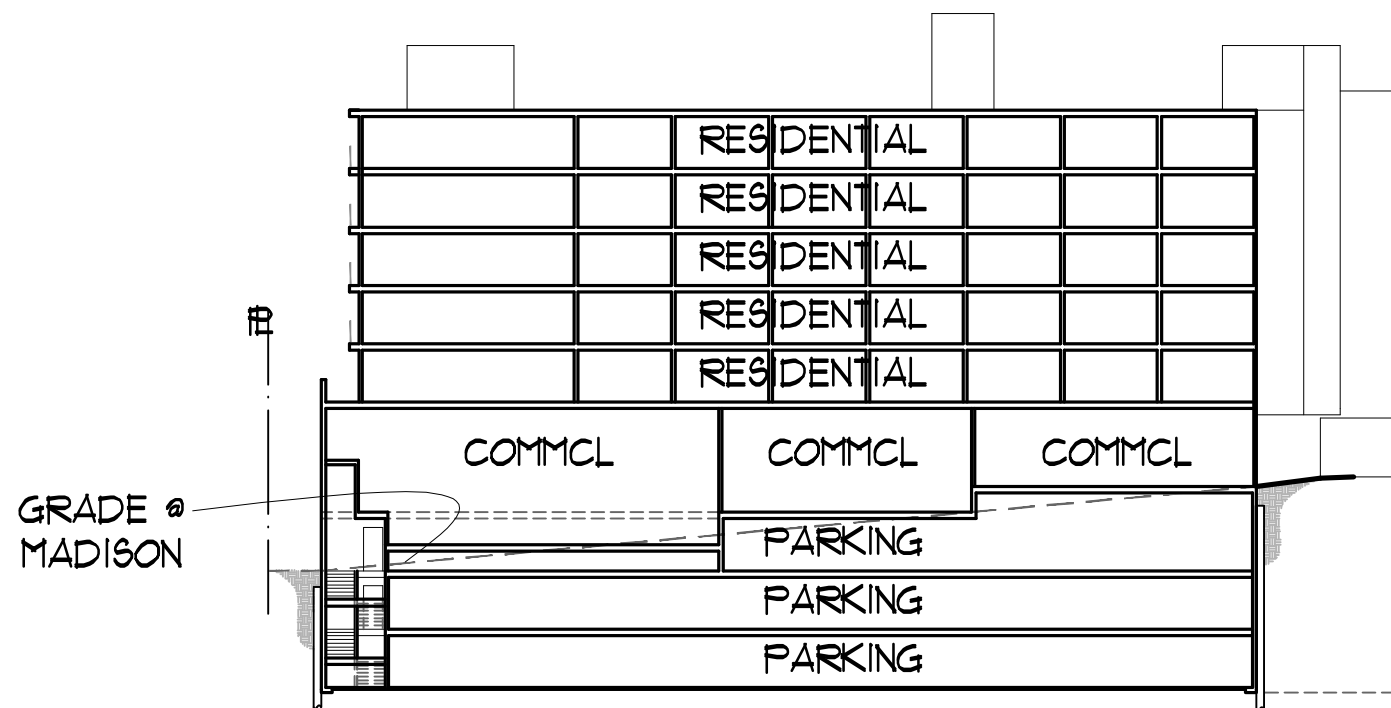
NORTH / SOUTH



E. MADISON ST COMMERCIAL



15TH AVE COMMERCIAL

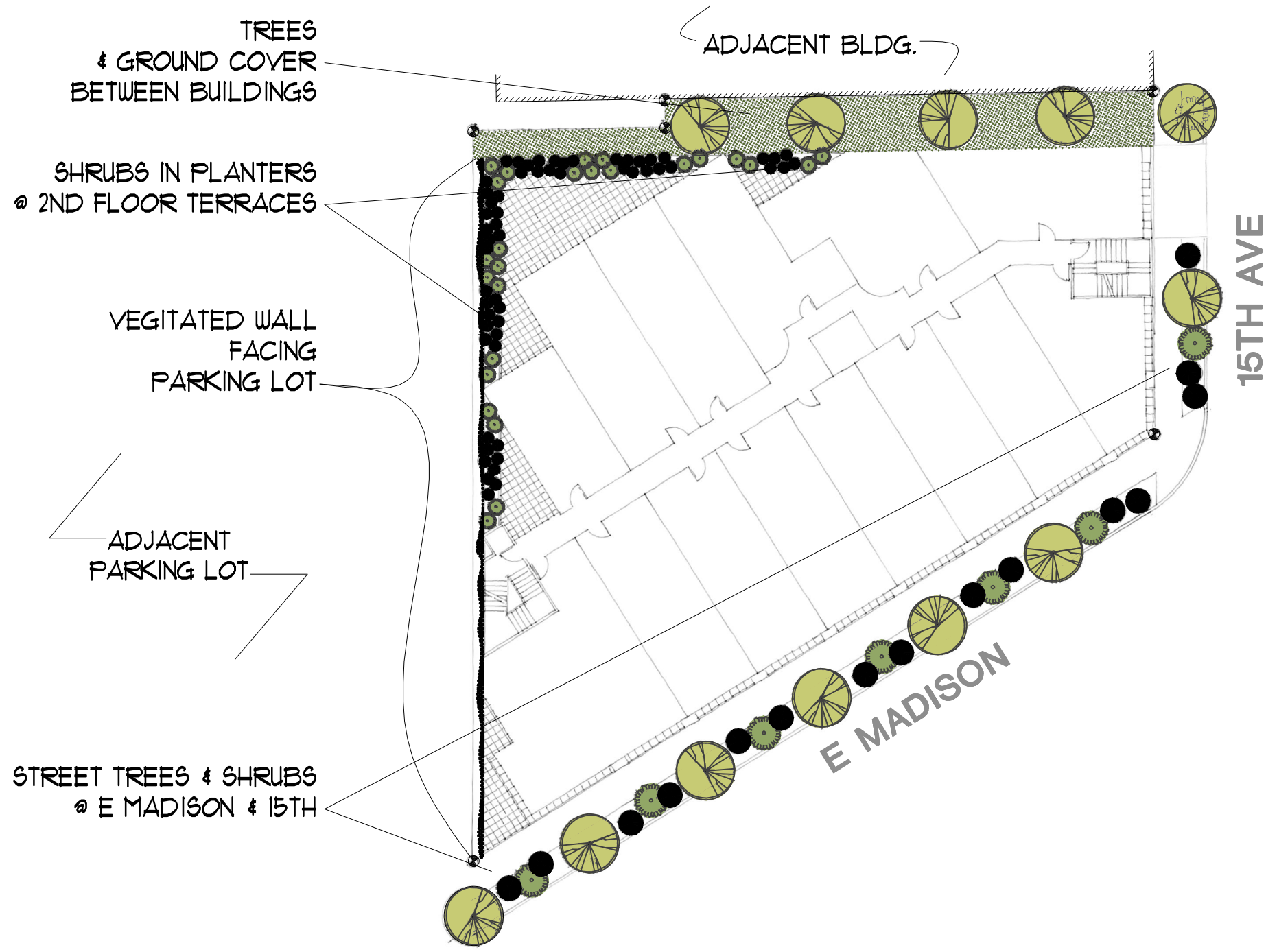


PARALELL TO MADISON

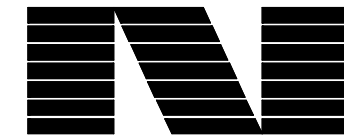
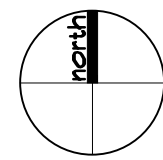
SECTIONS

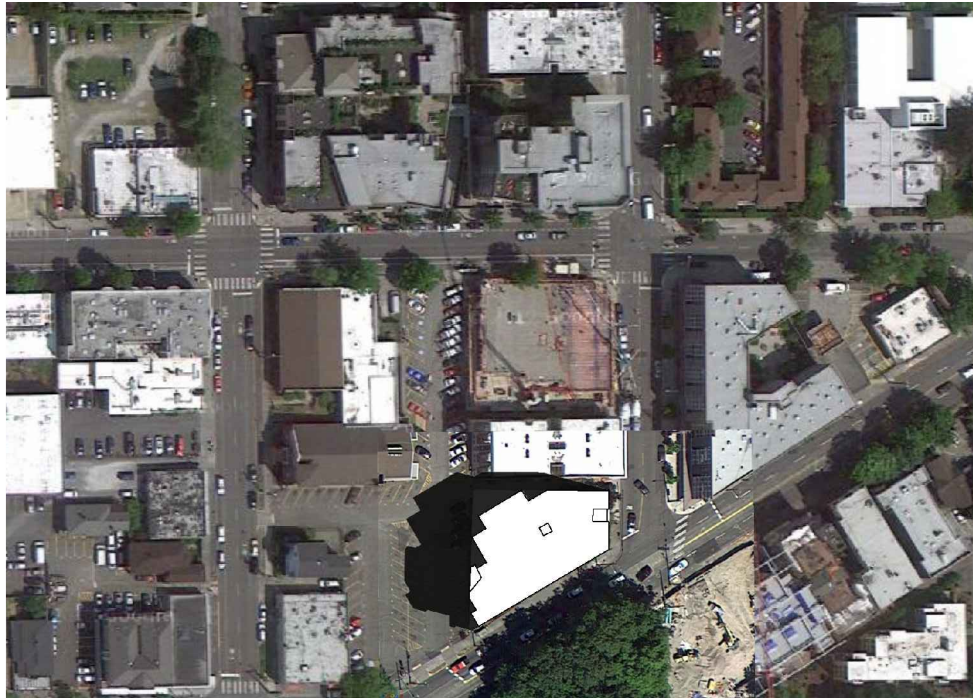


Scheme 4
PREFERRED PLAN

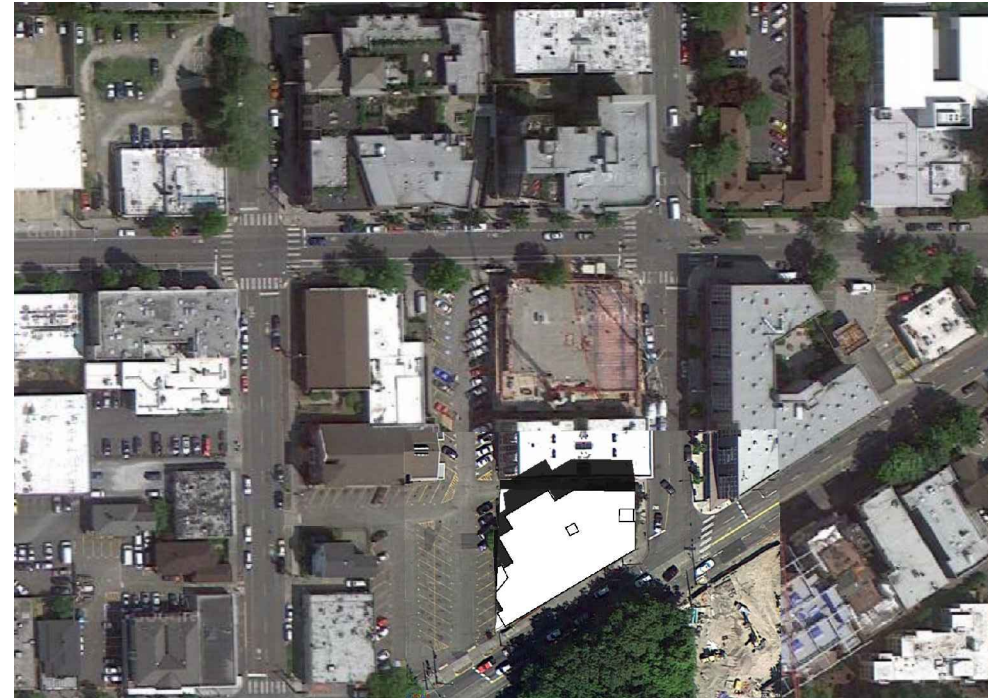


LANDSCAPE STUDY

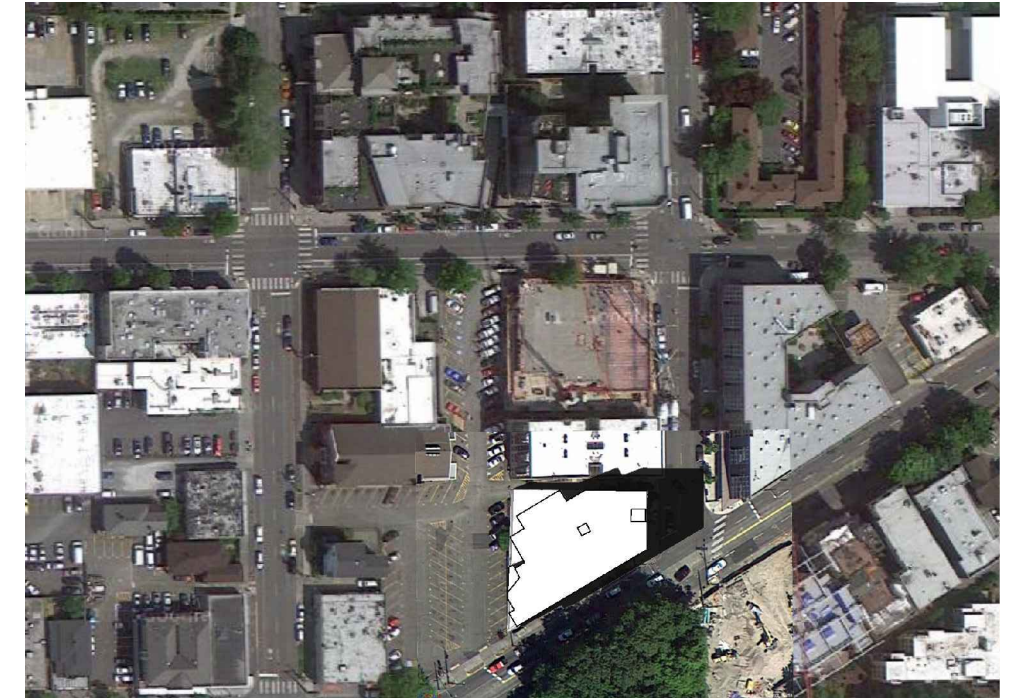




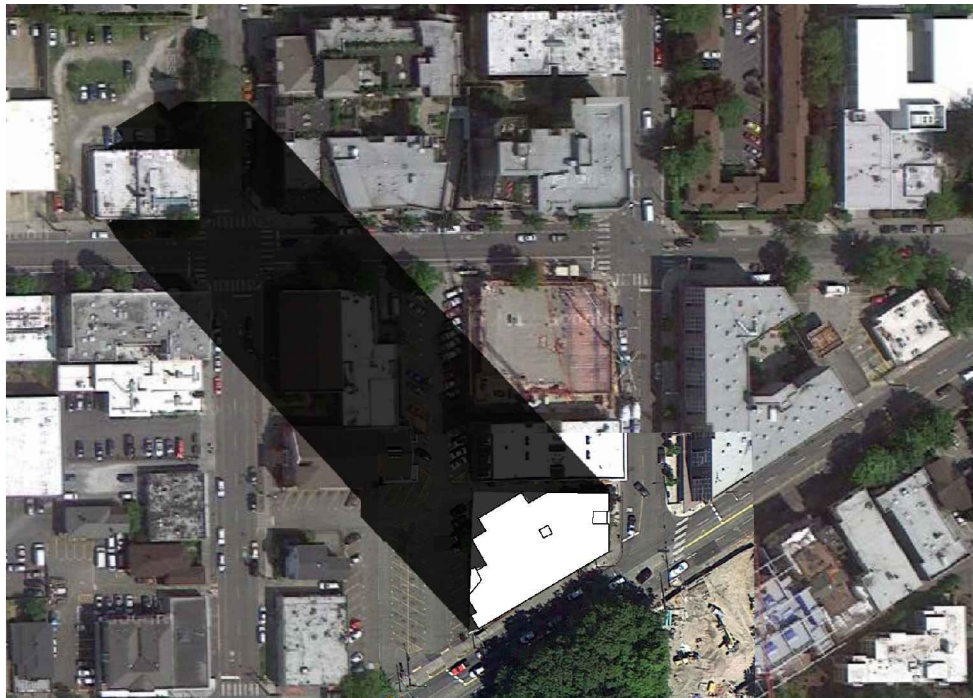
JUNE 21 - 9AM
72°/47°



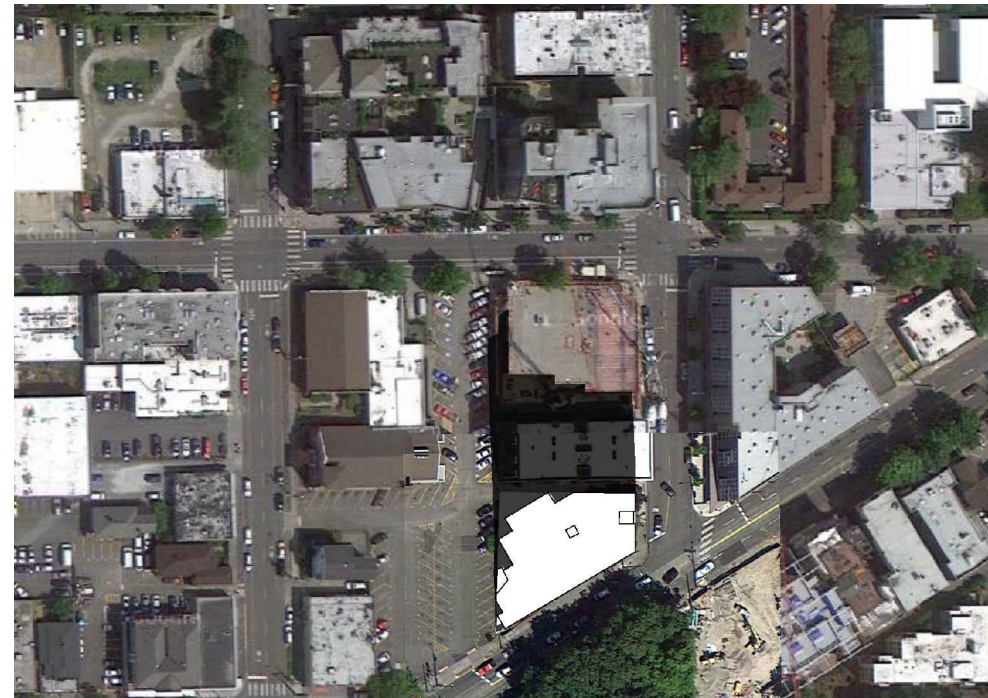
JUNE 21 - 12PM
0°/66°



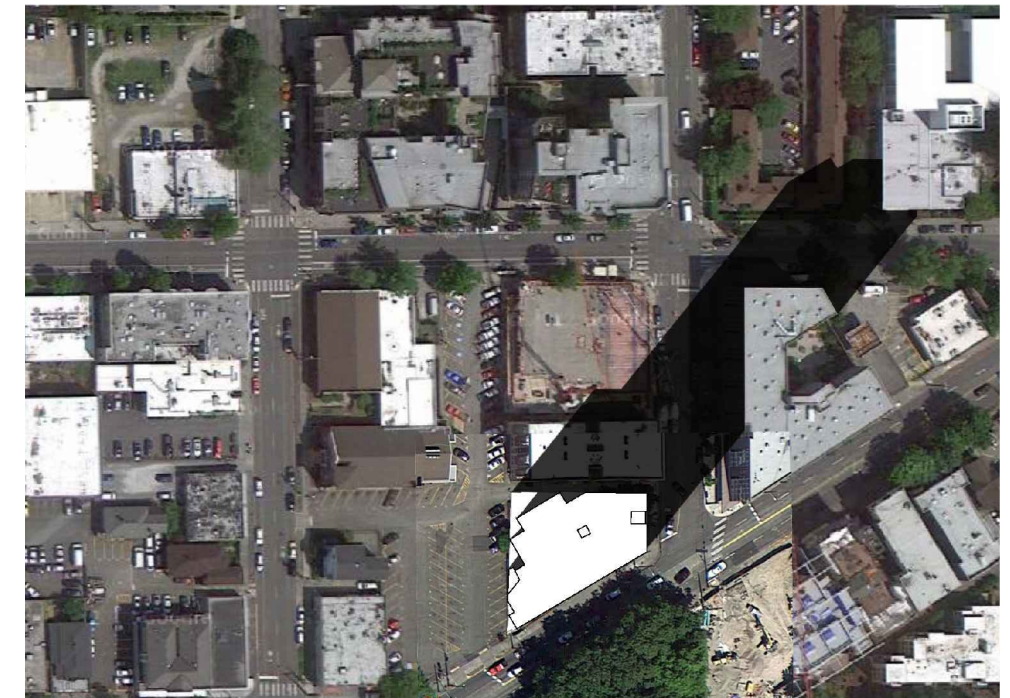
JUNE 21 - 3PM
72°/9°



DECEMBER 21 - 9AM
42°/9°



DECEMBER 21 - 12PM
0°/20°



DECEMBER 21 - 3PM
42°/9°

SHADOW STUDIES

