

PROPOSAL:

The proposed project at 2536 East Madison Street is 2 two-unit multi-family structures, each home less than 30' tall. The existing home and garage will be demolished. All 4 units will be designed and constructed for a minimum BuiltGreen 4 star certification.

CONTEXT:

The project site, located in the Madison Valley neighborhood of Seattle is a 5978SF parcel zoned for low-rise residential development (LR2). The parcel is bound by homes to the north and west, a vacant lot to the east, and East Madison Street to the south. The topography of the site has a slope, with a 20' drop in elevation from the north property line to the south property line. The neighborhood is made up of a mix of new and old single family residences, apartment buildings, and condominiums. A variety of shops and commercial uses are found along E. Madison Street.



DPD Project # 6353062
King County Address
Parcel Number: 501600-
0995
Please see the following
page for a graphic
contextual analysis.



BUILD URBAN

2536 E. MADISON STREET



SITE CONSTRAINTS AND OPPORTUNITIES

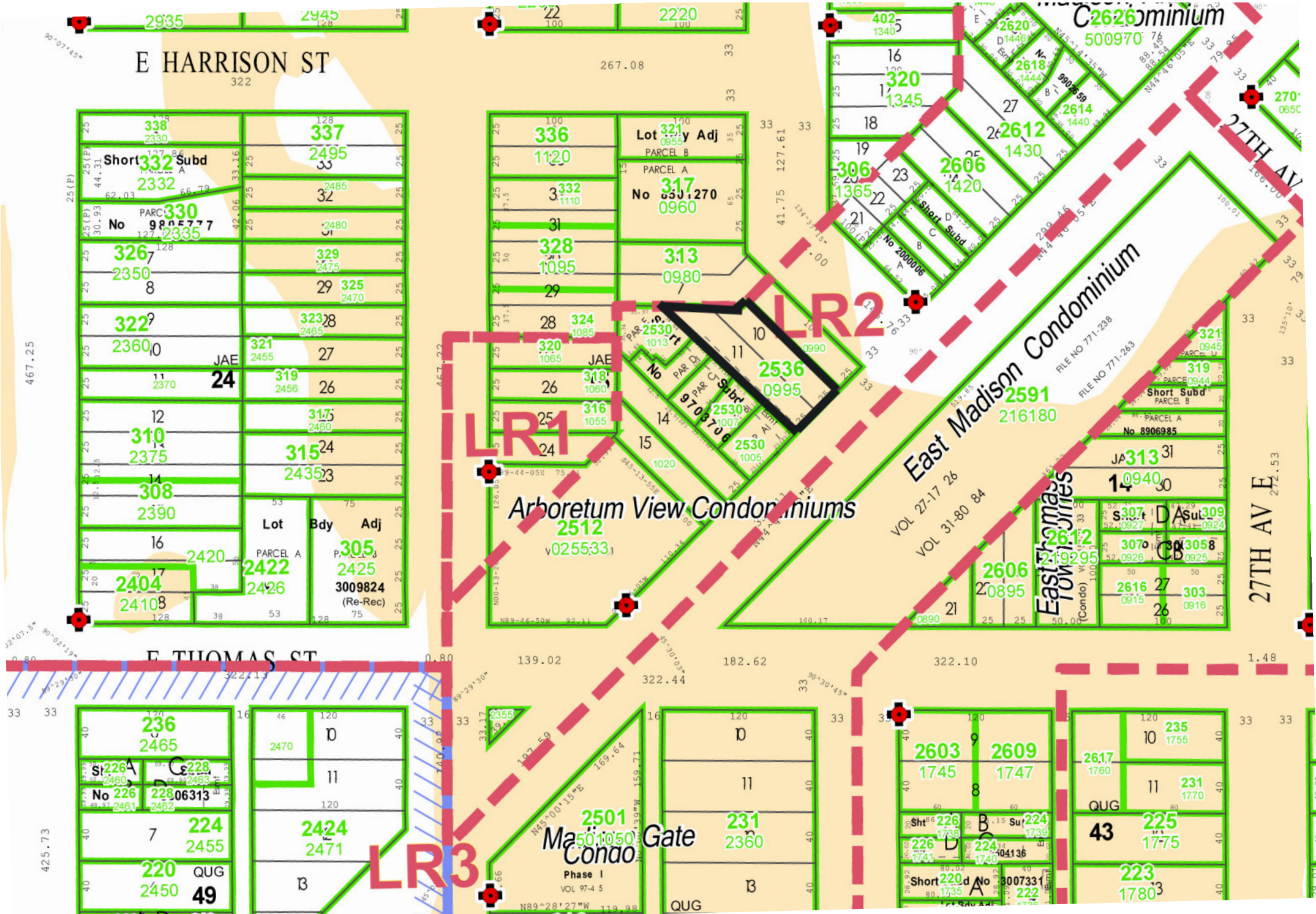
2536 E. MADISON STREET





BUILD URBAN

2536 E. MADISON STREET



ZONING MAP WITH DIMENSIONS



BUILD URBAN



BUILD URBAN

2536 E. MADISON STREET





7. EXISTING HOUSE FROM E. MADISON



8. LOOKING EAST ON MADISON

SURVEY WITH PHOTO LOCATIONS

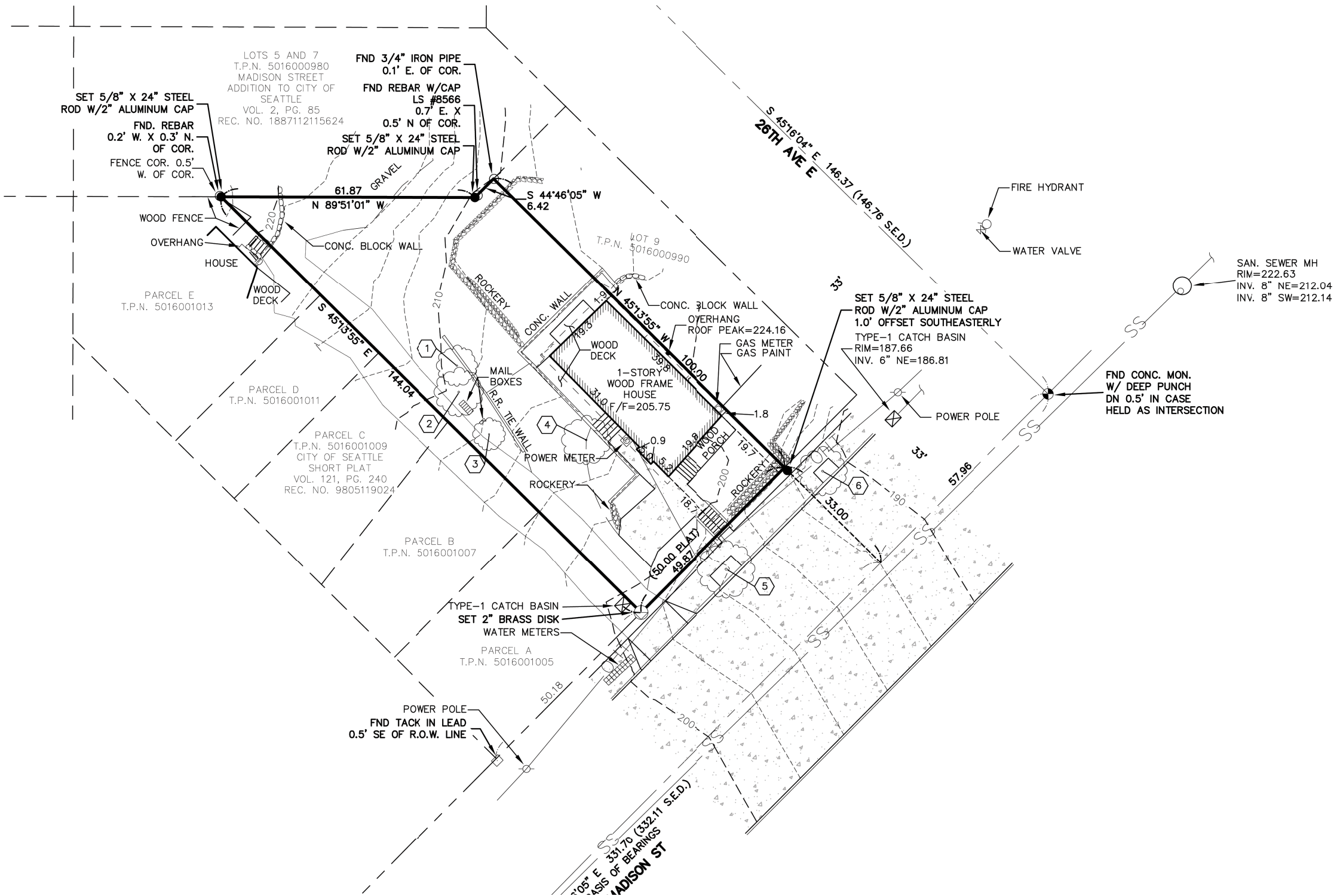


2536 E. MADISON STREET

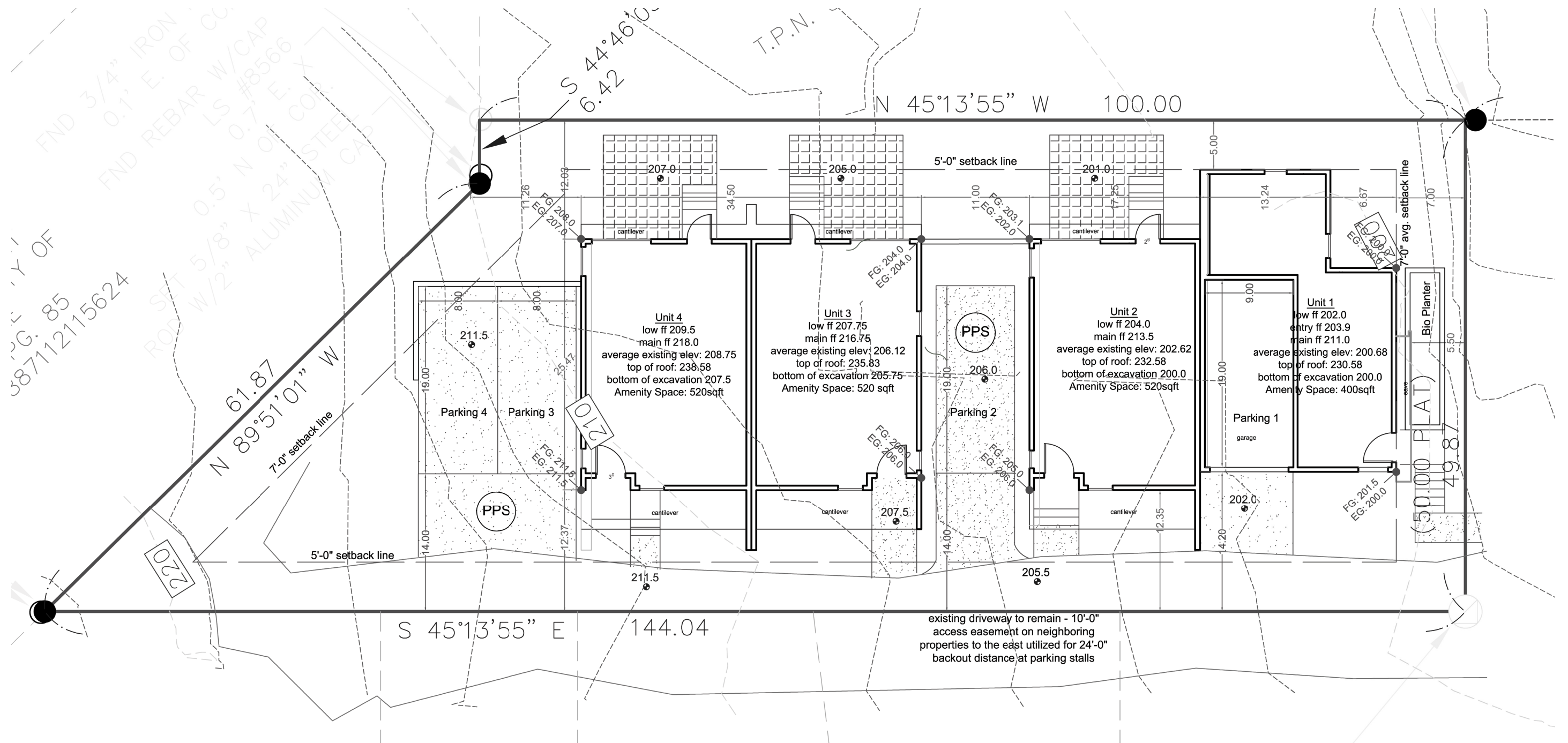




2536 E. MADISON STREET



SURVEY (NOT TO SCALE)



SITE PLAN (NOT TO SCALE) 

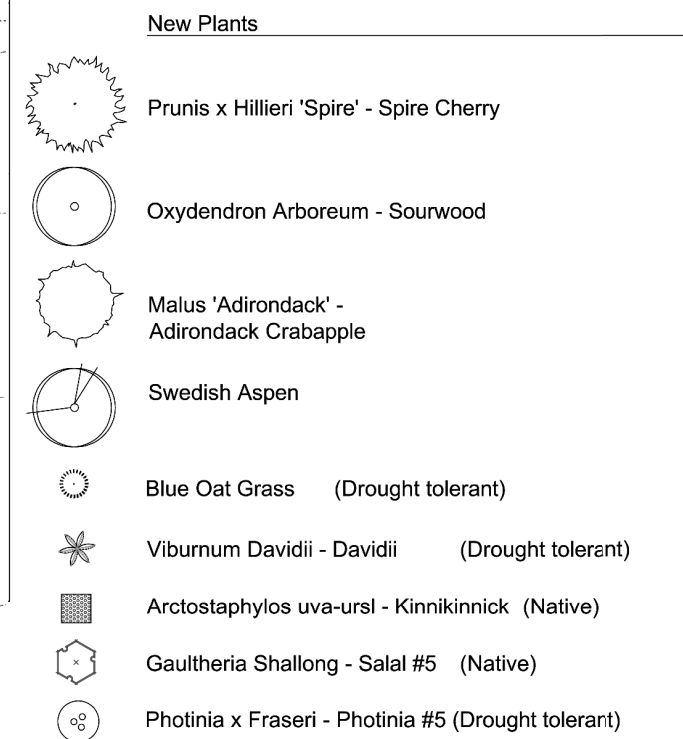
2536 E. MADISON STREET





BUILD URBAN

2536 E. MADISON STREET



BUILD URBAN



BUILD URBAN

2536 E. MADISON STREET

DESIGN GUIDELINES

A-1 Responding to Site Characteristics / Preserving Views

The units work with the existing grade as much as possible and are stepped as the lot slopes toward e. madison. The stepping of the units also reflect the existing townhomes that neighbor the lot to the west. The roofs for both buildings have been carefully designed to minimize potential impact on neighboring properties. The stair penthouses have been designed as streamlined and compact as possible while still functioning as a stair to the roof and a screen for mechanical equipment.

A-2 Streetscape Compatibility

The siting of the two buildings is placed to maximize detail and glazing along the public edge. The combination of front doors, maximum glazing, modulation and material changes occur along the front elevation which helps emphasize relationship between the units and the ROW.

A-3 Entrances Visible From the Street

Care was taken to highlight and delineate front door entrances to each unit. Since the lot is 50 feet wide and not all units would be able to front on E. Madison, the site was designed to provide access to 3 of the 4 units from the existing driveway. The unit entrances are inviting and visible from the driveway as you enter from E. Madison. Unit 1 fronts along e. madison to encourage community among neighbros. This front entrance along with the entrances that front the existing driveway help make the site more approachable.

A-4 Human Activity

The proposed development would increase pedestrian activity along e. madison and promote community with the existing units to the west. One unit would front on E. Madison and promote street presence while the other units would front the existing driveway. The new units would maximize glazing for visual access to e. madison that will encourage safer streets through informal surveillance, and rooftop decks and patios at the ground level will encourage neighborly interaction.

A-5 Respect for Adjacent Sites

The proposed project occupies a parcel that is surrounded by LR2 zones to the east and west, SF5000 to the north, and LR3 to the south. Larger scaled apartments line e. madison to the south, while a similar scaled townhome project is built to the west and another across 26th Ave to the east. The neighborhood is a mix of condos, apartment buildings from various eras, single-family homes, single-family homes divided into apartments and mixed used buildings. The project is setback from e. madison and avg. of 7.5ft along the south property line, 5 feet along the east and west property lines and 7 feet from the north. Glazing has been minimized on the west side of the new units to maintaing privacy between neighbors.

A-6: Transition Between Residence and Street

The new units take advantage of the existing driveway to maintain the current transition between the residences and the street. Unit 1 now fronts e. madison and encourages social interaction between neighbors.

A-7 Residential Open Space

A hierarchy of open spaces are proposed on the site. First, three units will have private open space located along the east property line. In addition, 400 sqft private amenity space is provided as rooftop deck space for each unit. Landscaping will enhance the entryways along the existing driveway.

A-8 Parking and Vehicle Access

A garage is proposed for Unit 1. Units 2 through 4 are provided with on-site surface parking. Surface parking is placed towards the rear (north) lot line and broken up into two areas for three units. They utilize the existing driveway that is shared with the neighbors to the west and north. Surface parking is screened from e.madison by the units, as they are located to the north of units 2-4. They are further screened with plantings to reduce disruption from vehicle headlights to the neighbors on the east.

B-1 Height, Bulk and Scale

The scale of the project has been carefully tuned to fit within the scale of development anticipated by the applicable Land Use codes. As such, the project fits within the allowed 30' height limit. This project is meeting the requirements of SMC 23.45.510.C in order to use the higher allowed Floor Area Ratio limit of 1.2. Care has been taken to break up the mass of the buildings to reflect a scale that is compatible with the neighborhood's existing buildings and zoning. An effort has also been made to use site elements, glazing and modulation changes to find a balance between horizontal and vertical expression.

C-1 Architectural Context

The project will utilize a contemporary vernacular, as well as traditional northwest materials in a contemporary application, providing a unique addition to the architecturally diverse neighborhood. The scale will be consistent with the traditional small scale multi-family buildings in the neighborhood. Building modulation is utilized to reflect the surrounding neighborhood and existing site conditions.

C-2 Architectural Concept and Consistency

The Design Guideline states that building design elements, details and massing should create a well-proportioned and unified building form and exhibit an overall architectural concept. The proposed project has a clear concept of a simple transparent volume that is skinned with rigid grid of opaque sections. The skin has strong vertical delineation above the entry floor, along with consistently-sized panels, which creates a rhythm along the entire facade.

C-3 Human Scale

Every effort has been made to make this project relate well to the human scale. The ground level entries from the street and internal public spaces have been detailed with low plantings, and entries that relate closely to the human proportion with overhead cantilevers. Lighting will be provided for safety and navigation, and will be visible from the right of way for safety purposes.

C-4 Exterior Finish Materials

The facades of the buildings are modern in aesthetic, made up of cedar, glass, and fiber cement panels of different scales. The choice of the materials provides visual interest and excitement while creating a durable and long lasting building envelope. The fiber cement paneling facilitates clean and tight detailing, creating fresh, clean lines that will make this project an attractive asset to the neighborhood.

D-1 Pedestrian Open Spaces and Entrances

The entries to the units have been crafted to be accessible and inviting. Pedestrian scaled features such as low height vegetation individual pathways and entry landscaping are included to contribute to an individual and unique feeling of space. Cantilevers over the entry level provide weather screening for entrances while exterior lighting maintains security.

D-2 Blank Walls

The front elevation has been designed to achieve a rhythm of glazing and material change. The proposed blank space is designed for required shear and to achieve a modulation, material and texture change. Architectural eaves and modulations help in creating an opportunity for a color and layer/dimension change.

D-3 Retaining Walls

No higher retaining walls are proposed along the ROW.

D-4 Design of Parking Lots Near Sidewalks.

No parking lots adjacent sidewalks are proposed.

D-5 Visual Impacts of Parking Structures

Vegetation is utilized to diminish the impact of surface parking on neighboring lots.

D-6 Screening of Dumpsters, Utilities and Service Areas

Trash and recycle areas will be screened from e. madison. Trash and recycle enclosures will be constructed and sided with the same material as the exterior siding. This application will help minimize the visual impact of a trash and recycle area.

D-7 Personal Safety and Security

The proposed development should help in safety and security along Yale Terrace E. The units will provide “eyes on the street” and a sense of activity from owners.

D-8 Treatment of Alleys.

N/A

E-1 Landscaping

Abundant, low-impact vegetation is considered a great asset to this project. Each unit has a landscaped entry. Wherever possible, planting is used to screen neighboring properties from the buildings. In addition, the front setback area will be landscaped to enhance the public edge and experience.

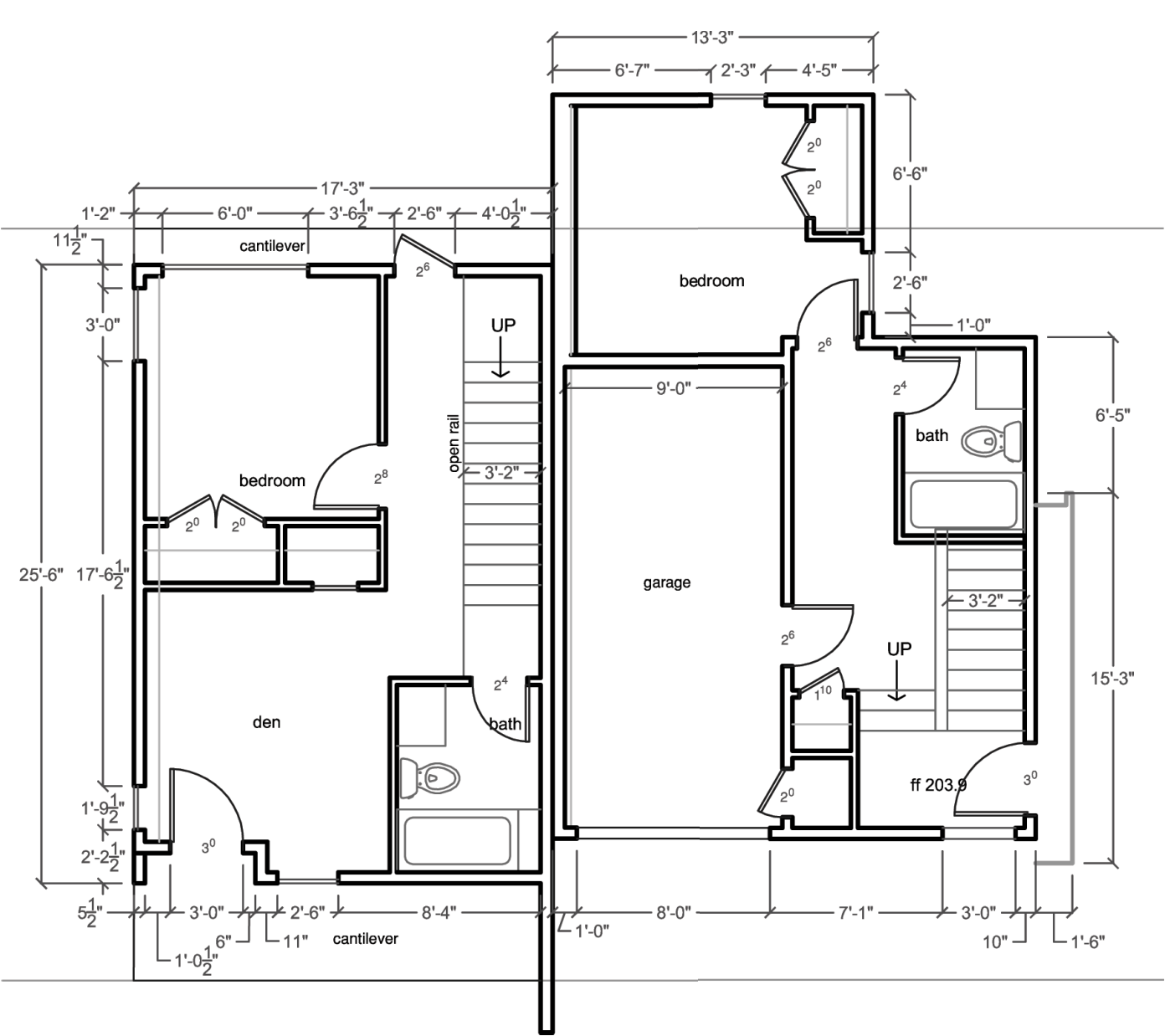
E-2 Landscaping to Enhance the Building and Site

Proposed project has a strong concept of integrating planting materials throughout the voids in the building facade. This will create visual interest from the street, as well as providing usable outdoor amenity spaces. On the street level, trees, planters, screen walls and/or other outdoor furniture will be utilized in order to enhance pedestrian experience along e. madison. Individual patios are provided to the 3 units that don’t front e. madison. This richly landscaped area will enhance the liveliness, as well as the security. The main open residential amenity spaces will be provided up at the rooftop, taking advantage of territorial views.

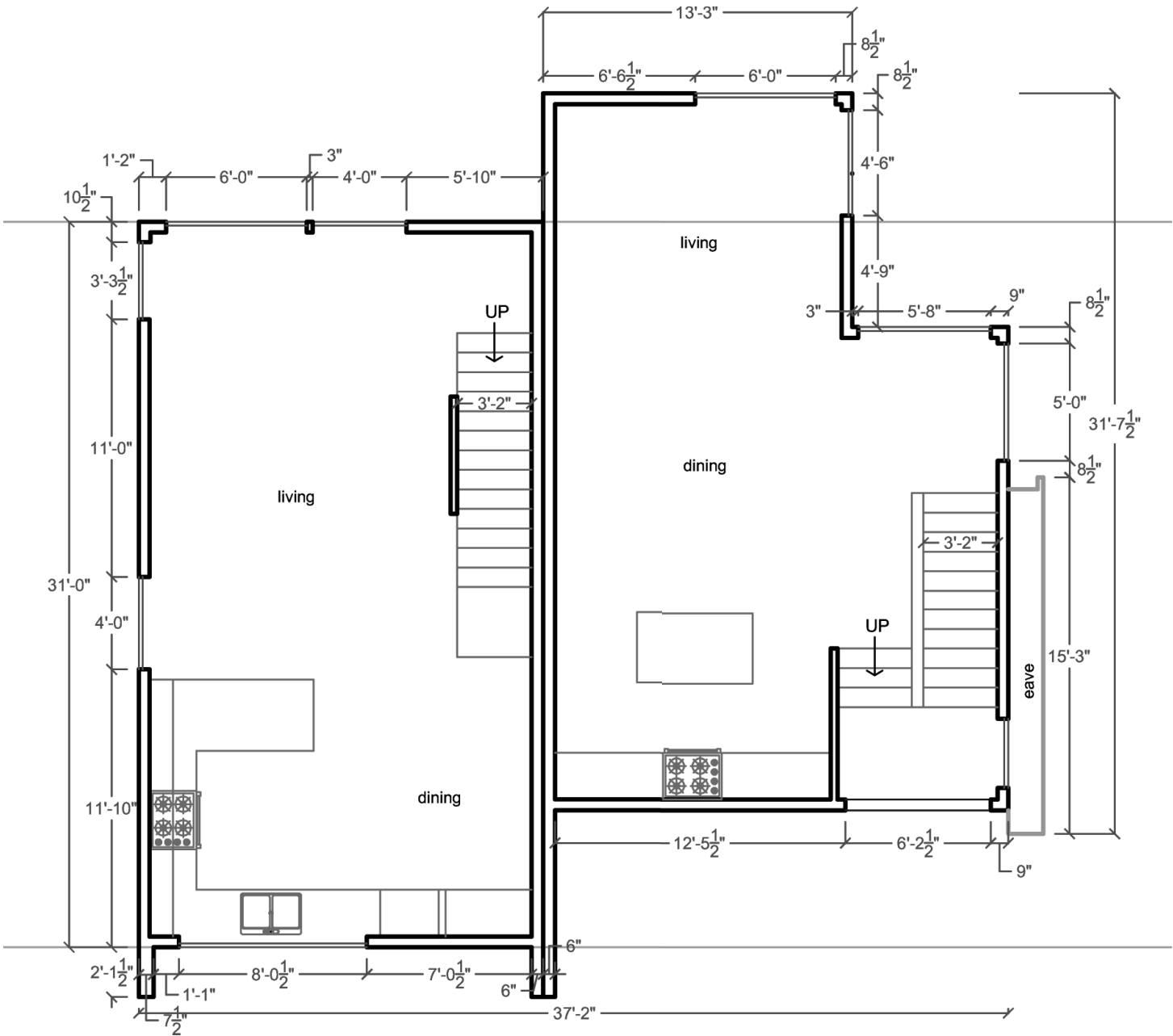


BUILD URBAN

2536 E. MADISON STREET

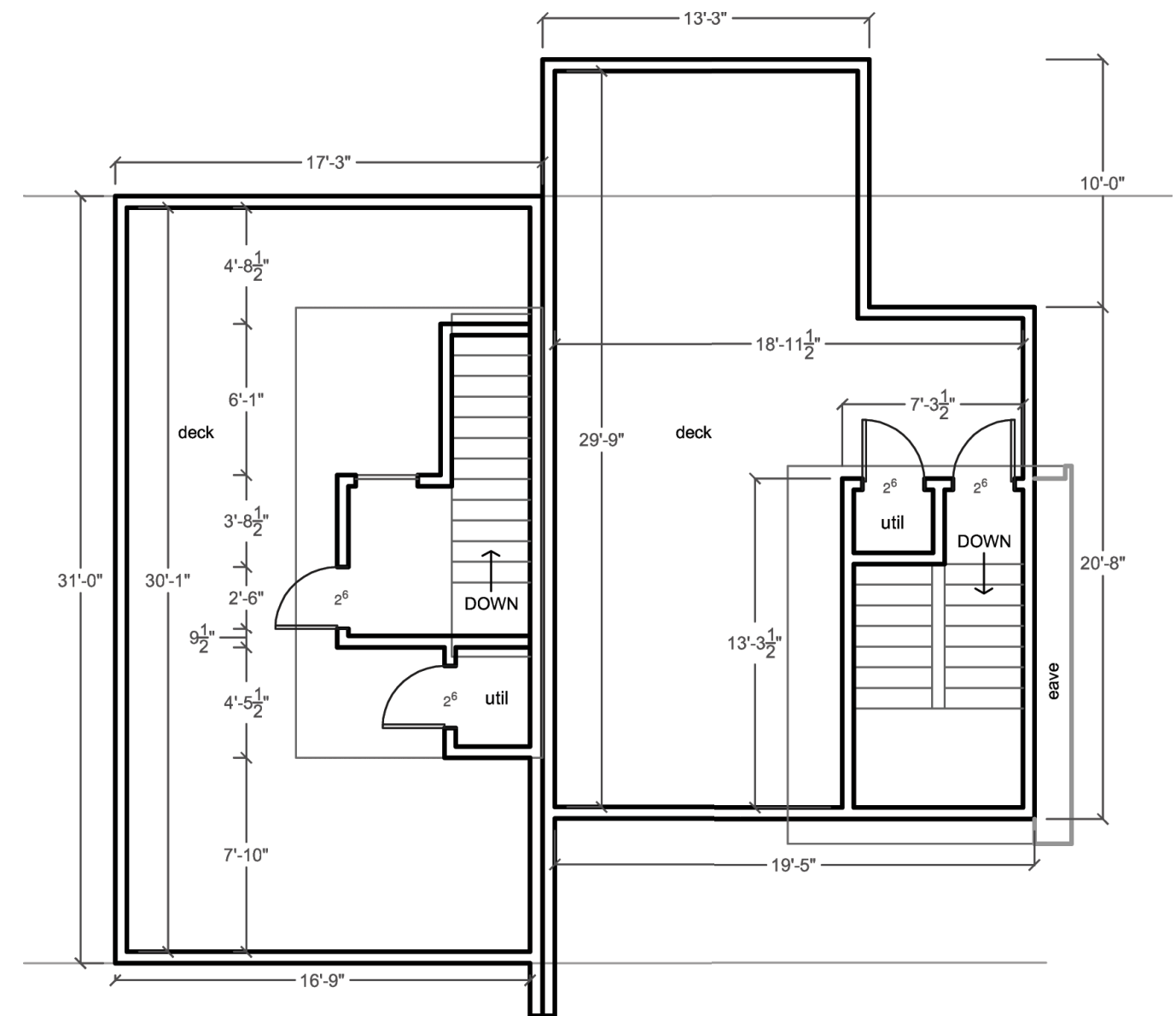
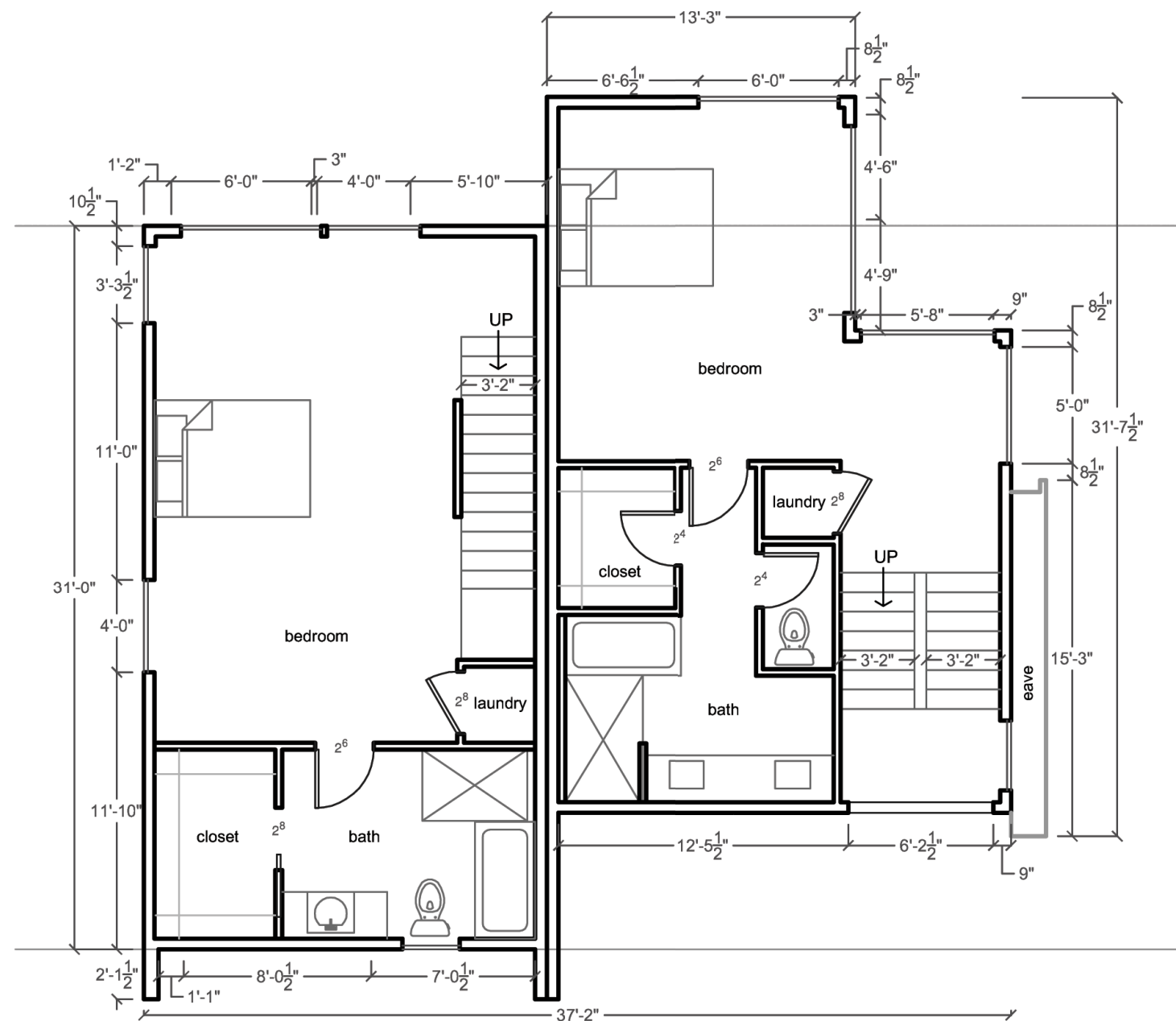


GROUND



MAIN





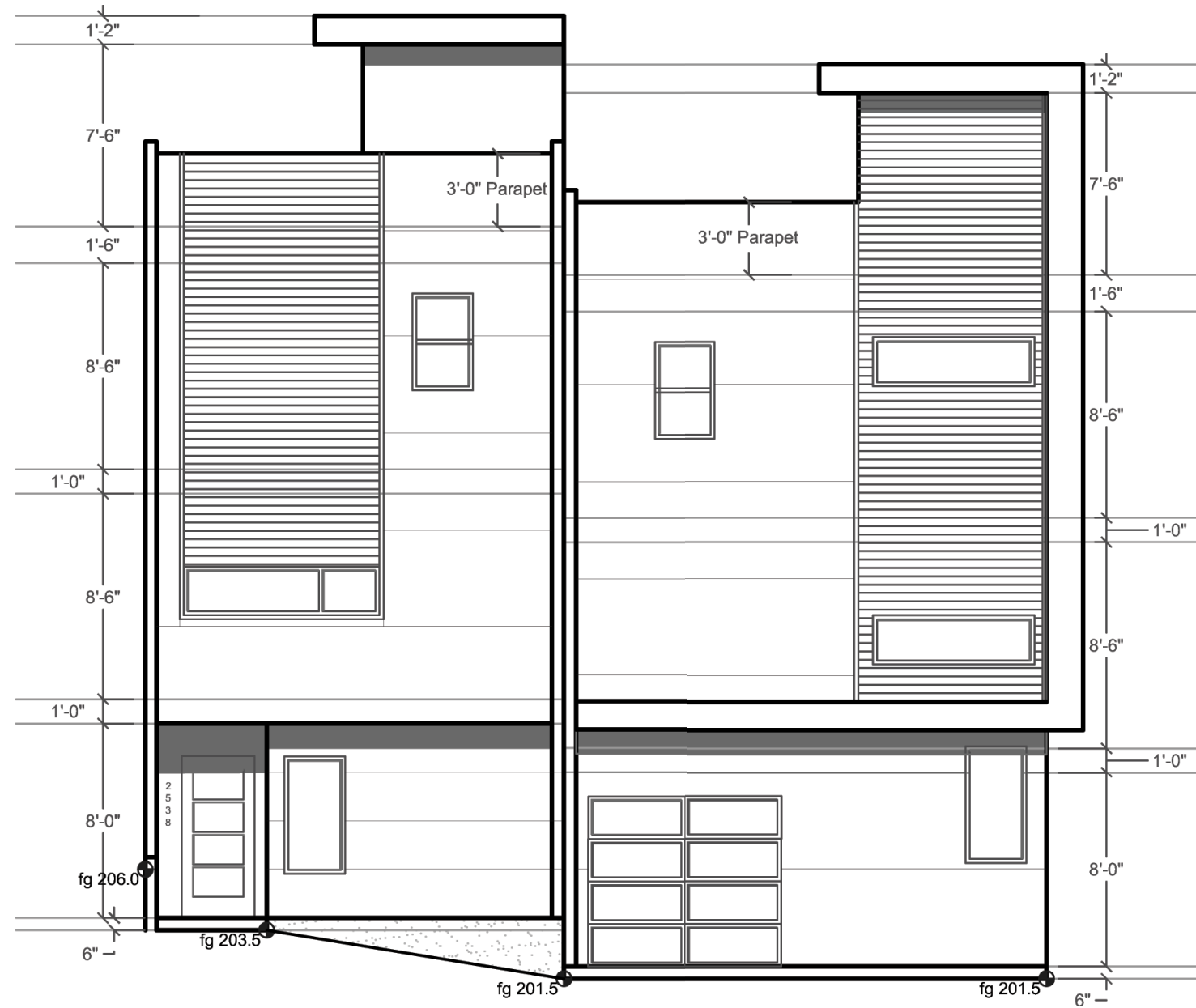
2536 E. MADISON STREET



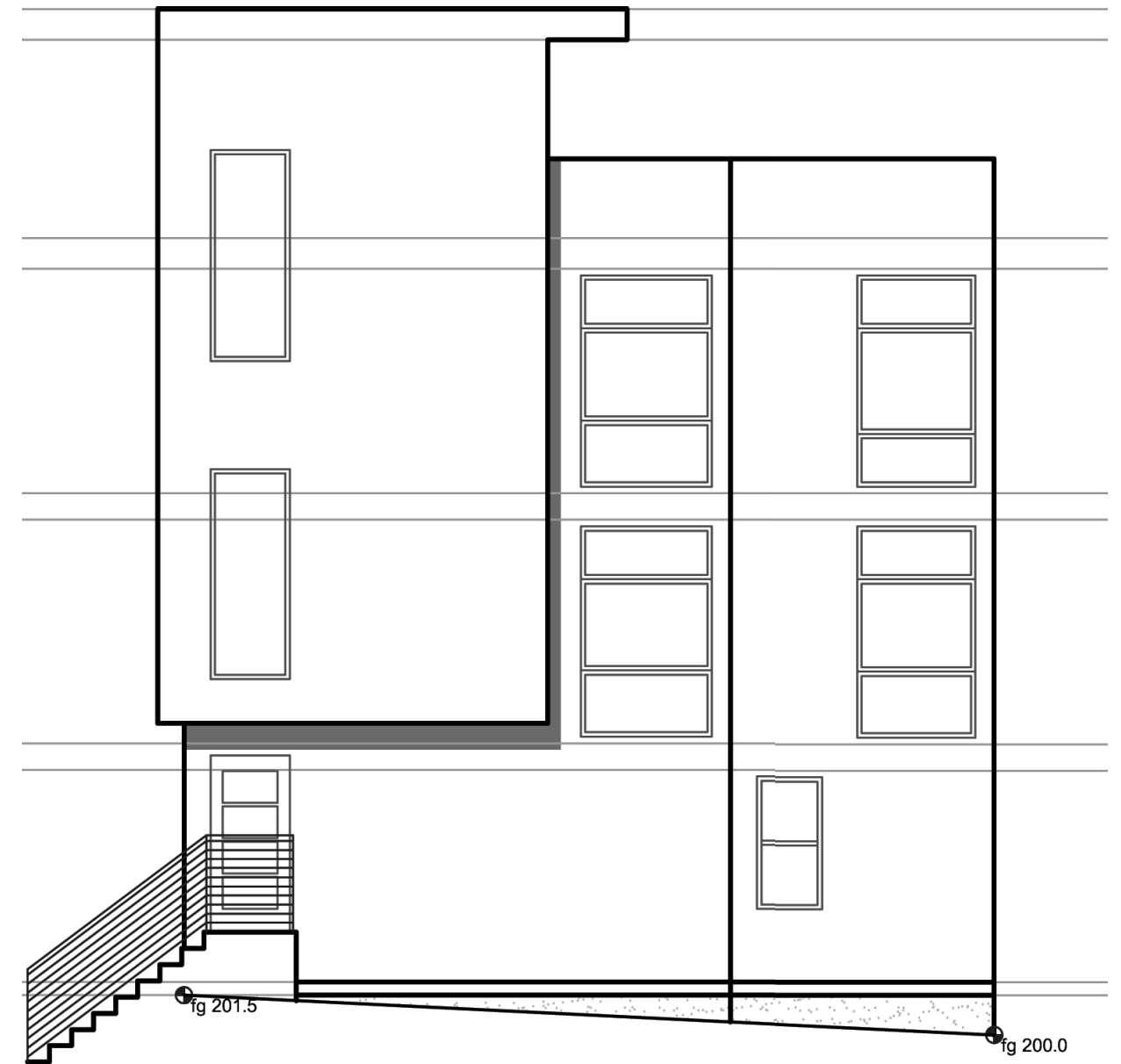


BUILD URBAN

2536 E. MADISON STREET



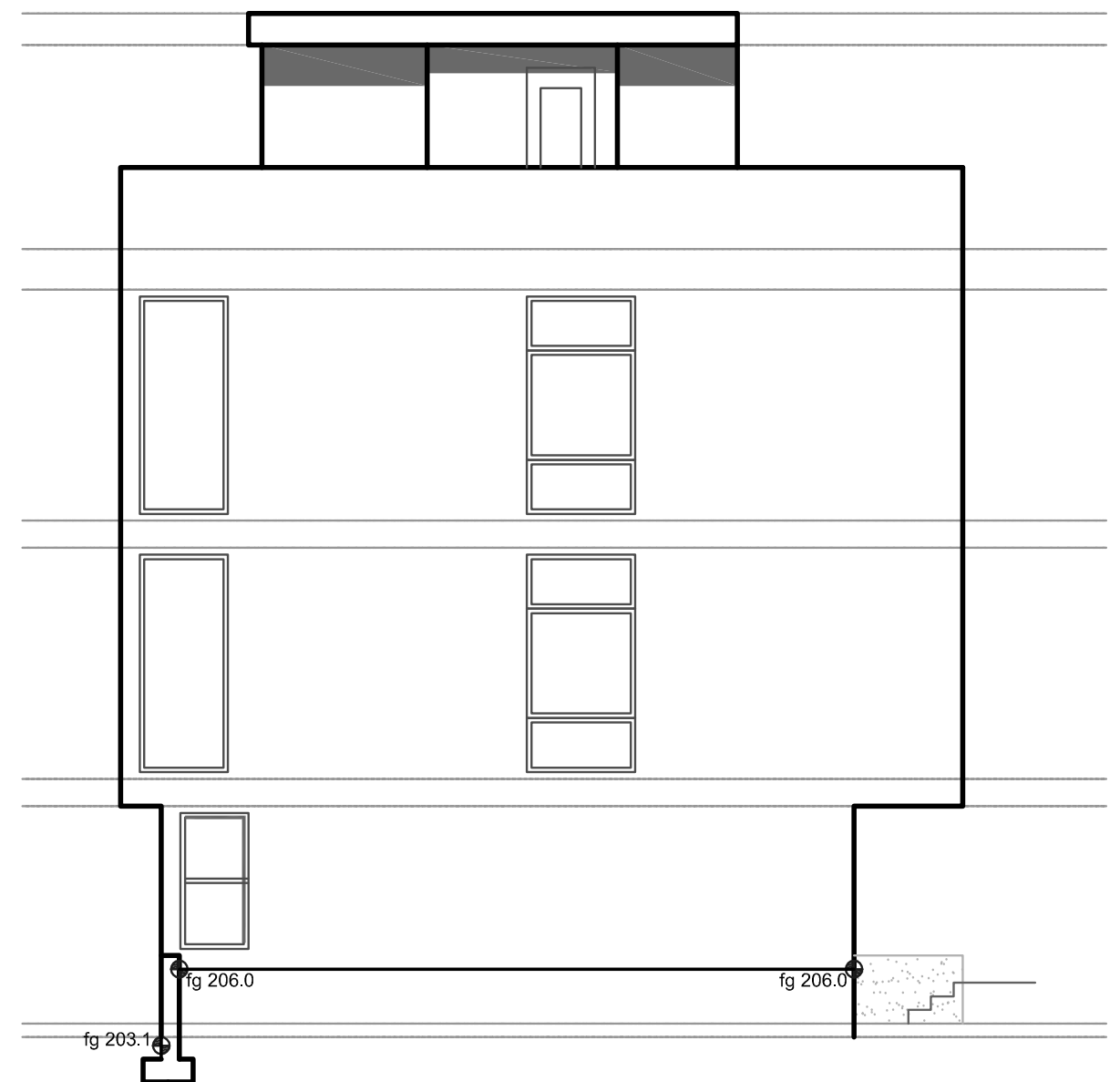
WEST



SOUTH



EAST



NORTH

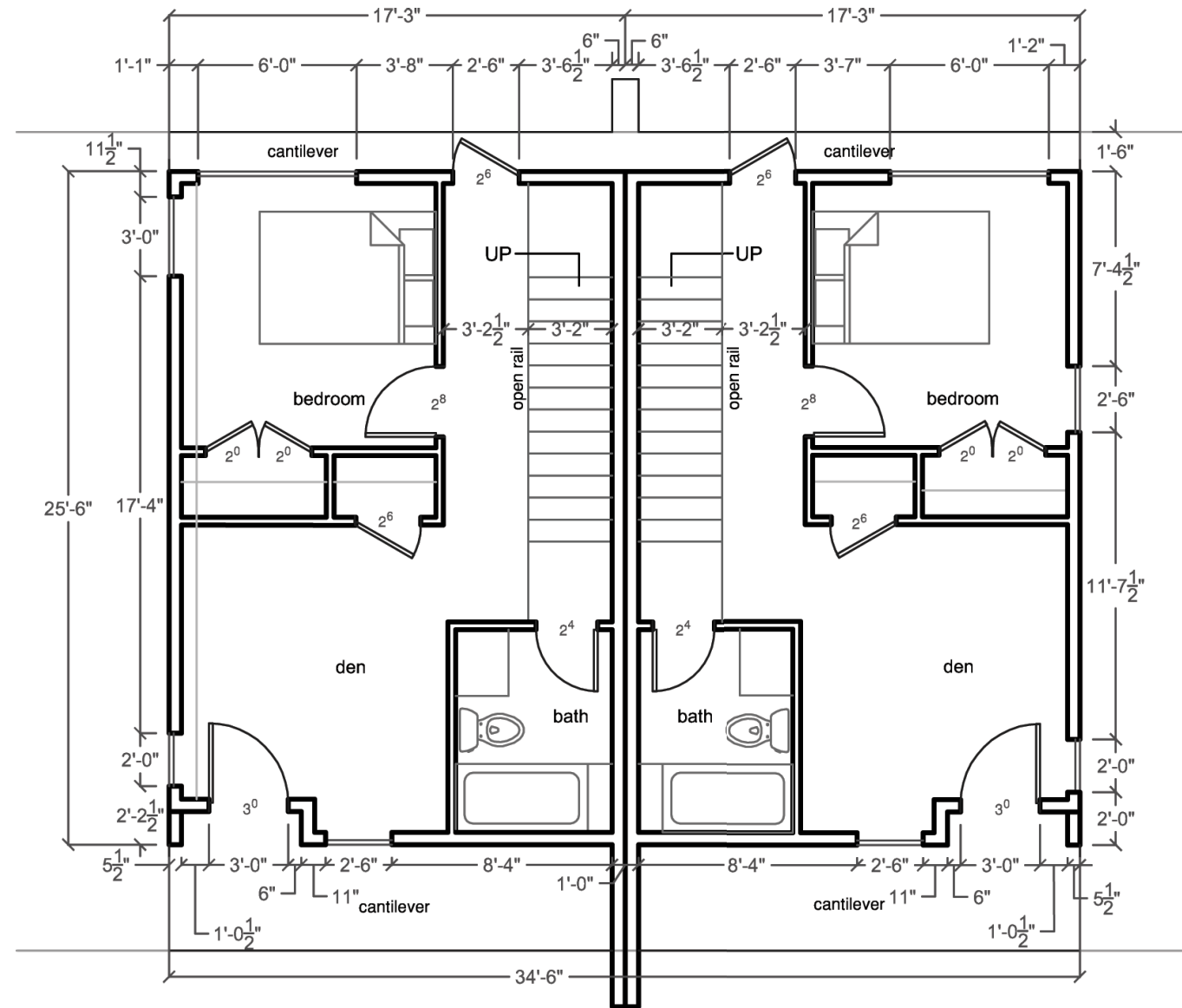
2536 E. MADISON STREET



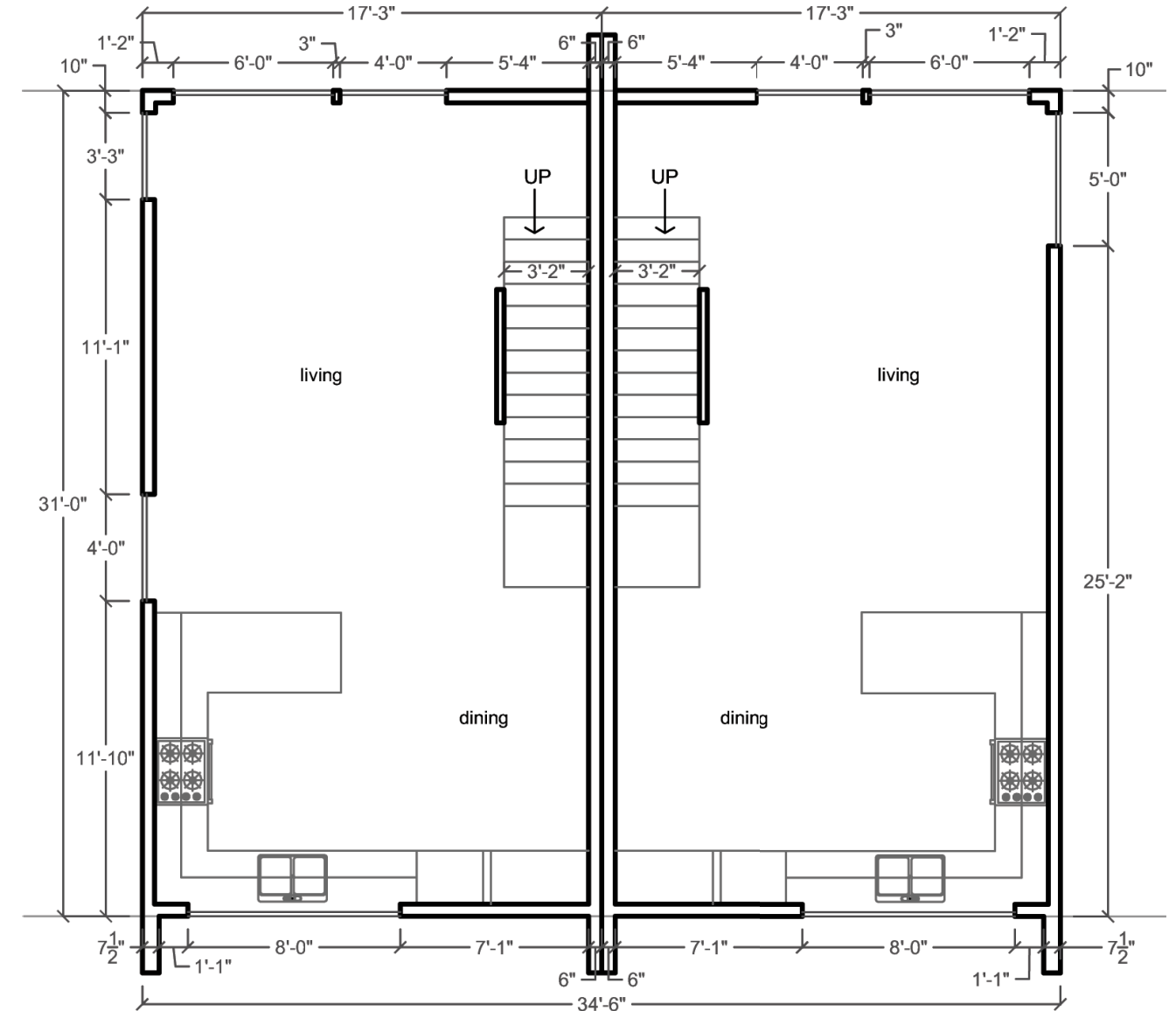


BUILD URBAN

2536 E. MADISON STREET



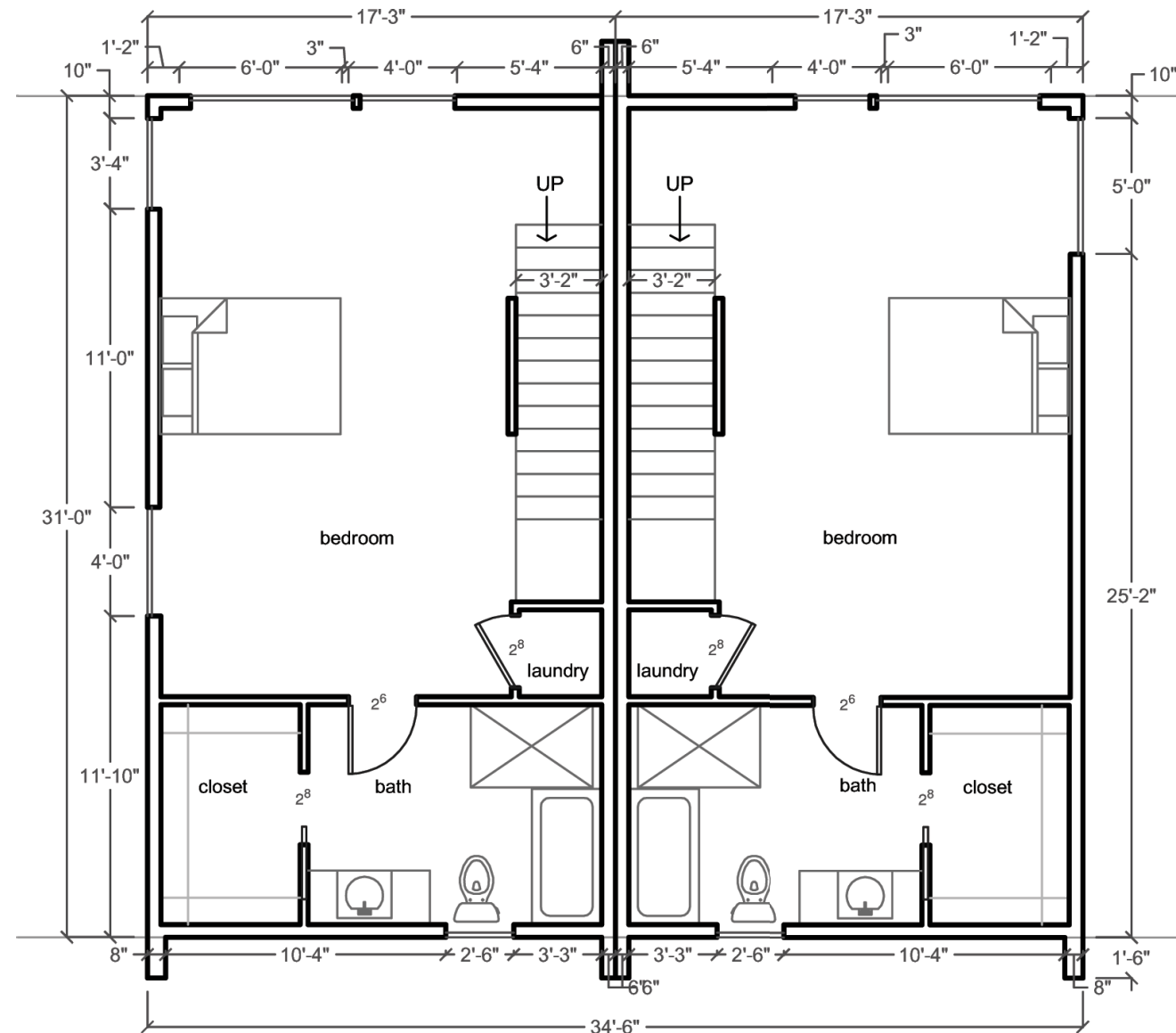
GROUND



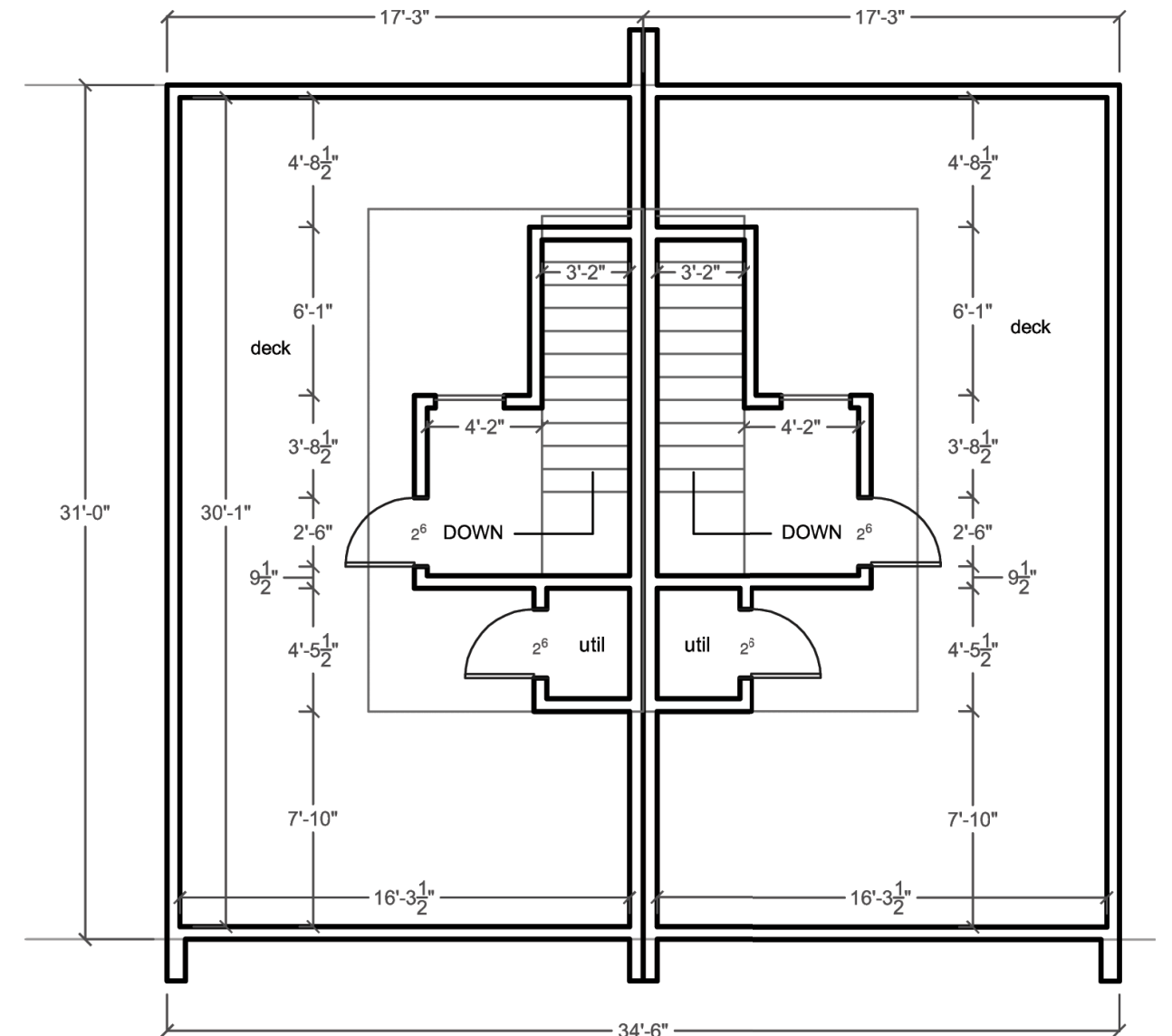
MAIN

FLOOR PLANS - UNITS 3 & 4





THIRD



ROOF

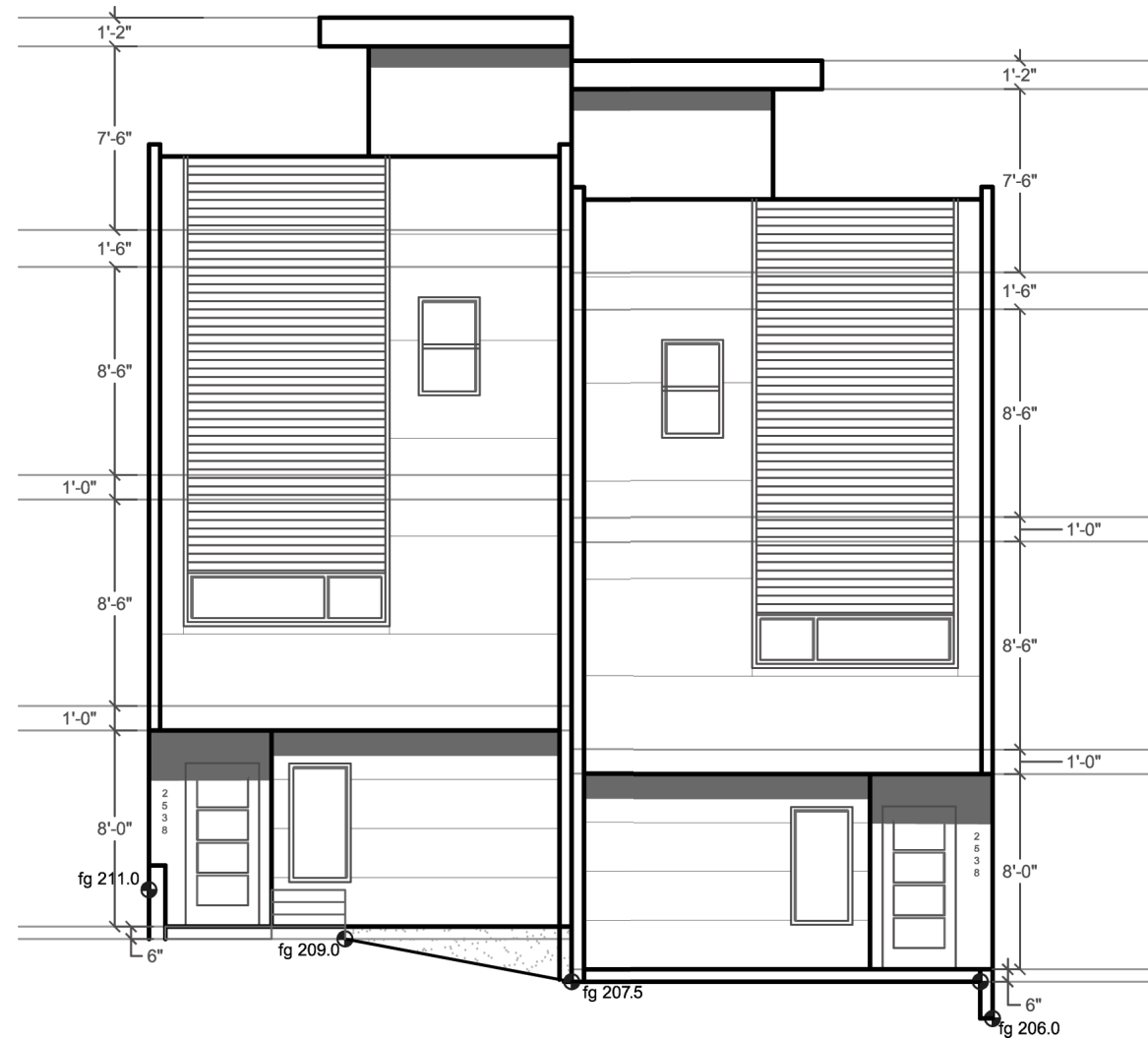
2536 E. MADISON STREET



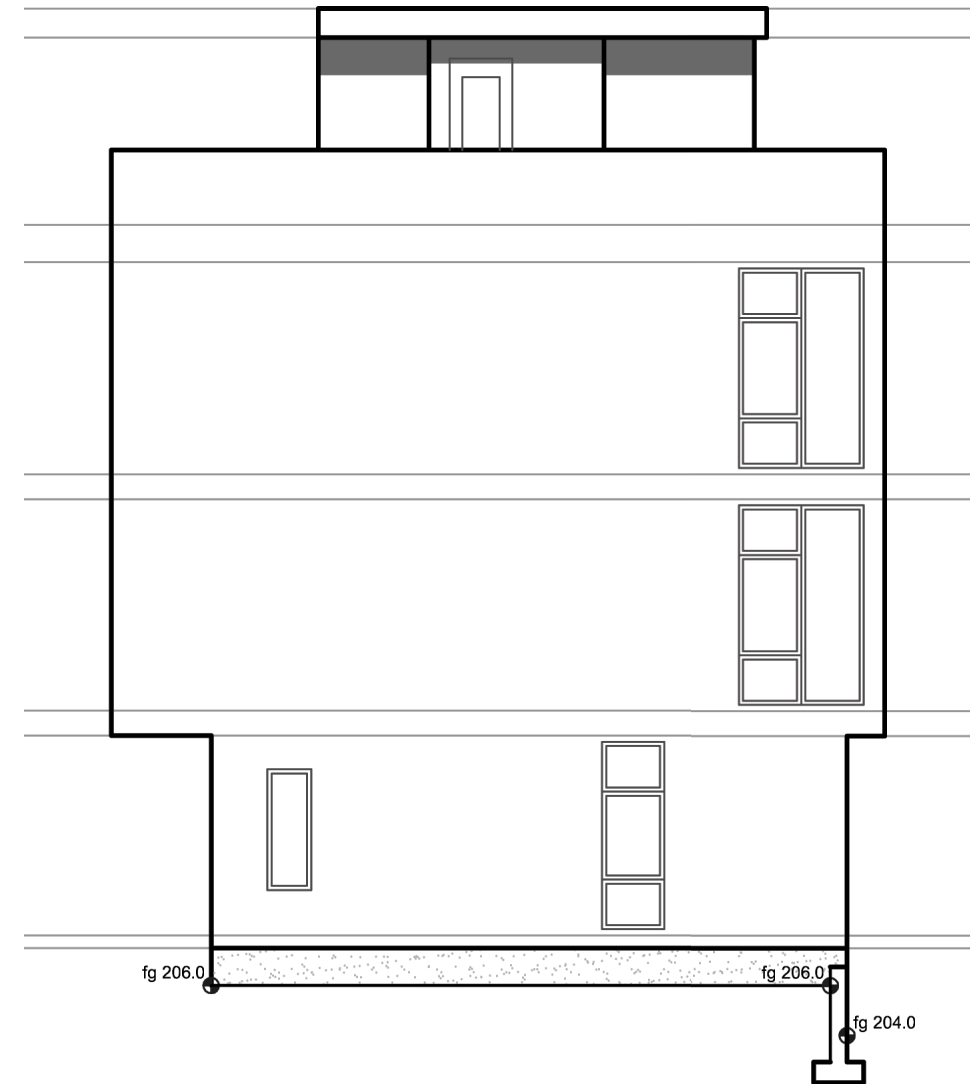


BUILD URBAN

2536 E. MADISON STREET



WEST



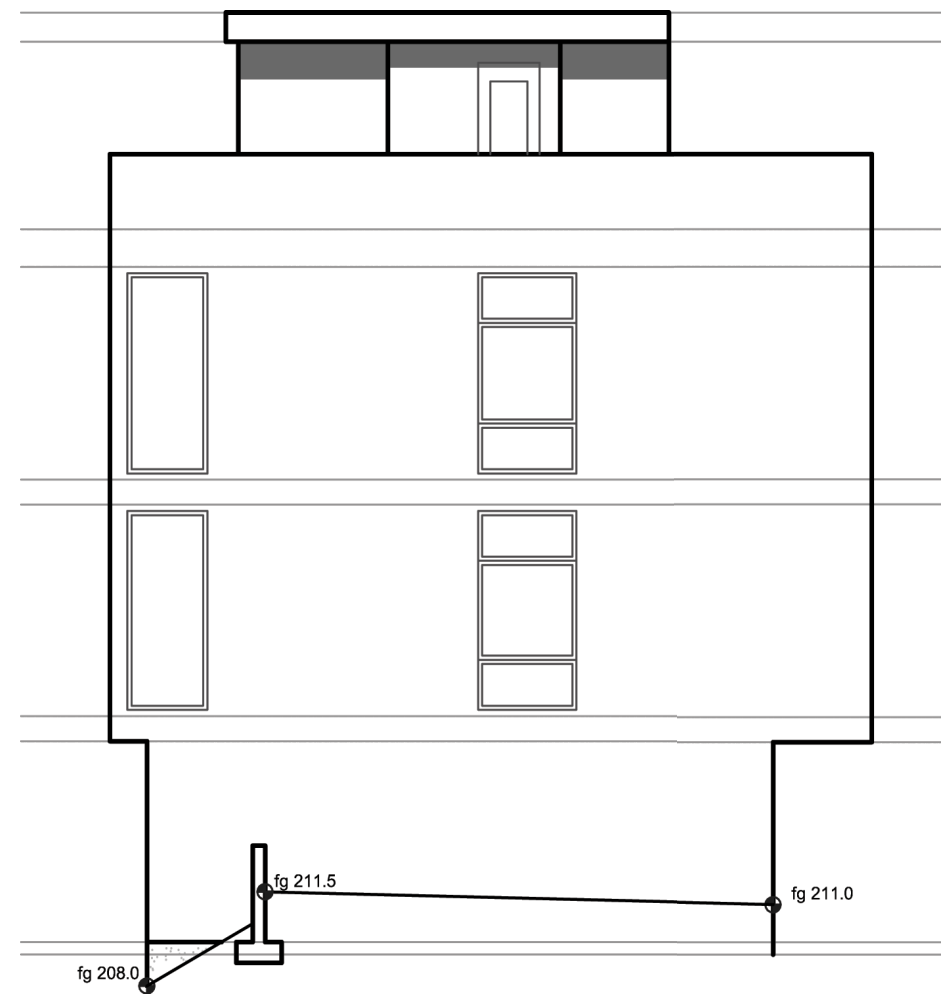
SOUTH

ELEVATIONS - UNITS 3 & 4

NTS



EAST



NORTH

2536 E. MADISON STREET





BUILD URBAN

2536 E. MADISON STREET



PERSPECTIVE VIEW FROM SOUTHEAST



PERSPECTIVE VIEW FROM SOUTHWEST

2536 E. MADISON STREET





BUILD URBAN

2536 E. MADISON STREET

FLOOR AREAS					
UNIT 1 FLOOR	LIVING	DECKS	ROOF DECKS	GARAGE	TOTAL
Ground	308 sf			171 sf	479 sf
Main	496 sf				496 sf
Upper	496 sf				496 sf
Roof	88 sf	400 sf			488 sf
UNIT TOTALS	1388 sf	400 sf			1788 sf
UNIT 2 FLOOR	LIVING	DECKS	ROOF DECKS	GARAGE	TOTAL
Ground	394 sf				394 sf
Main	489 sf				489 sf
Upper	489 sf				489 sf
Roof	77 sf	398 sf			475 sf
UNIT TOTALS	1449 sf	398 sf			1847 sf
UNIT 3 FLOOR	LIVING	DECKS	ROOF DECKS	GARAGE	TOTAL
Ground	394 sf				394 sf
Main	489 sf				489 sf
Upper	489 sf				489 sf
Roof	77 sf	398 sf			475 sf
UNIT TOTALS	1449 sf	398 sf			1847 sf
UNIT 4 FLOOR	LIVING	DECKS	ROOF DECKS	GARAGE	TOTAL
Ground	394 sf				394 sf
Main	489 sf				489 sf
Upper	489 sf				489 sf
Roof	77 sf	398 sf			475 sf
UNIT TOTALS	1449 sf	398 sf			1847 sf
Grand Totals	5735 sf	1594 sf			7329 sf

FAR Calculation:
Lot Size: 5978
Building SF (Gross Living): 5896 sq ft

FAR: 1.01

FAR Calculation	Building 1	Building 2	TOTAL
1st Floor	711 sf	813 sf	1524 sf
2nd Floor	1009 sf	1009 sf	2018 sf
3rd Floor	1009 sf	1009 sf	2018 sf
Roof	165 sf	171 sf	336 sf
UNIT TOTALS	2894 sf	3002 sf	5,896 sf

LEGAL DESCRIPTION:

LOTS 10 & 11, BLOCK 15, MADISON STREET ADDITION TO THE CITY OF SEATTLE, ACCORD-
ING TO THE PLAT THEREOF, RECORDED IN VOLUME 2, PAGE 85, UNDER RECORDING NO.
1887112115624, IN KING COUNTY, WASHINGTON.

SITUATE IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON.

APN NUMBER: 501600-0995

ZONING NOTES:

ZONE: LR2
OCCUPANCY: R3 & U
CONSTRUCTION TYPE: V-B
PROPOSED USE: TOWNHOUSE
LOT AREA: 5978 SF
PROPOSED FAR: 1.4 BUILT GREEN 4 STAR

STRUCTURAL HEIGHT:

ALLOWED: 30'-0" TO PLATE AND 35'-0" TO RIDGE
PROPOSED: 30'-0" TO TOP OF ROOF

BUILDING DEPTH: 65' OR 65% OF LOT WITHIN 15' OF LOT LINES
IMPERVIOUS SURFACES:
AMENITY SPACE REQUIRED: 25% OF LOT, .25* 5978 SQFT = 1494 SQ FT
AMENITY SPACE PROVIDED:

YARDS:

FRONT PROPOSED ON E. MADISON STREET: AVG. 7.6'
REAR PROPOSED: 7'
SIDE WEST PROPOSED: 5'
SIDE EAST PROPOSED: 5'

PARKING:

STALLS REQUIRED: 4
STALLS PROVIDED: 4

2536 E. MADISON STREET





BUILD URBAN

2536 E. MADISON STREET