

MADISON APARTMENTS

2305 E. MADISON STREET
DPD PROJECT # 3015490
RECOMMENDATION
MARCH 25TH, 2015

NEIMAN TABER
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PROJECT GOALS

1. Successfully develop a challenging site that is a missing tooth in the urban fabric.
2. Provide housing and commercial opportunities that are scaled to the local housing needs and businesses.
3. Develop a high quality building that is authentic to its time and is responsive to its context.

PROJECT DESCRIPTION

ADDRESS: 2305 East Madison Street
DPD PROJECT #: 3015490
OWNER: HUP, LLC.
APPLICANT: Neiman Taber Architects
CONTACT: David Neiman
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Seattle, WA 98122
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DEVELOPMENT POTENTIAL ANALYSIS

LOT AREA: 10,088 GSF
ALLOWABLE FAR 3.25
DEVELOPMENT POTENTIAL: 33,786 GSF

EXISTING SITE CONDITIONS

The existing site is located on the eastern edge of Capitol Hill on parcel number 1407300070. The site is a 10,088 SF lot that is currently vacant. The existing grade follows the slope of E. Madison Street, which drops 13 feet from 23rd Avenue to the eastern property line.

ZONING + OVERLAY DESIGNATIONS

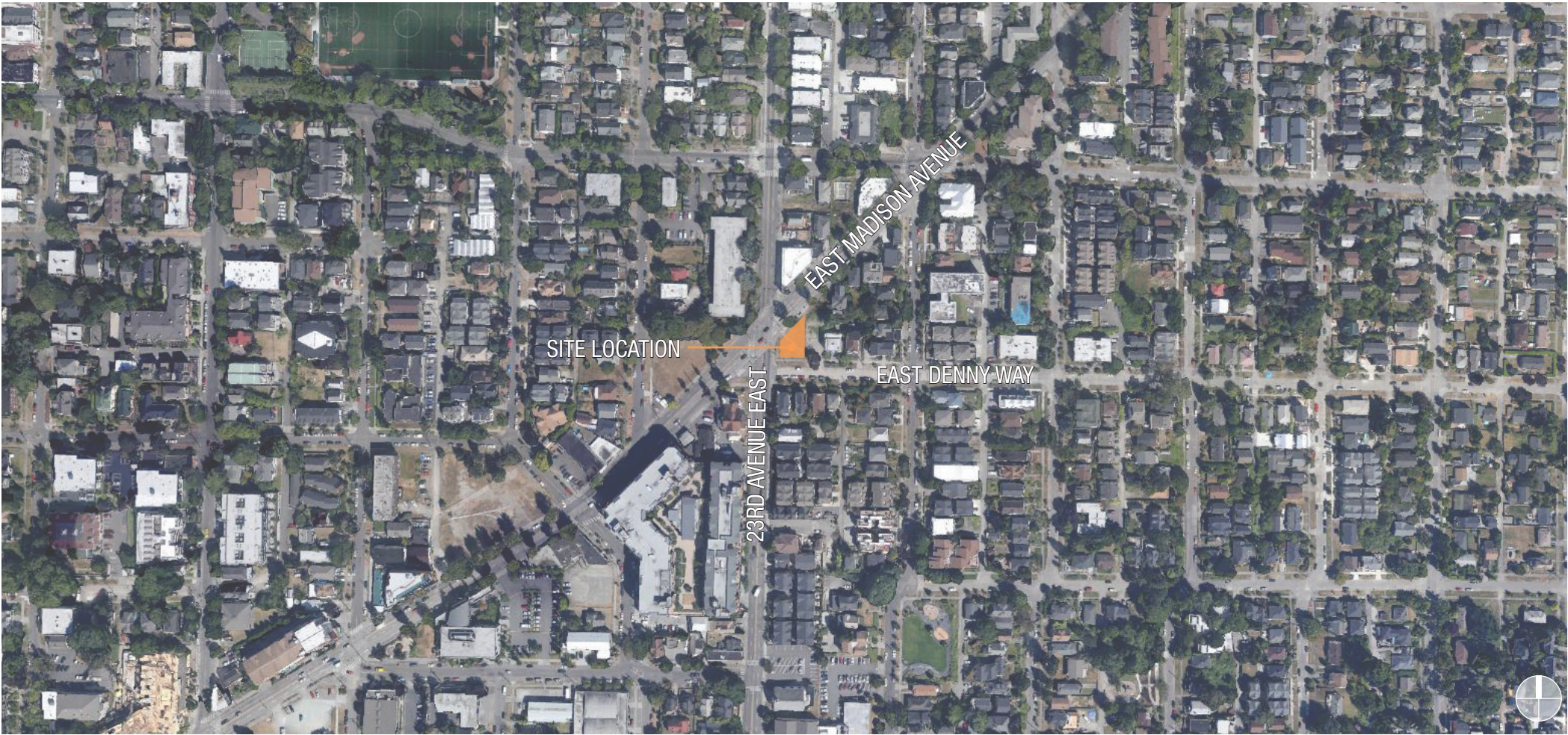
The site and its immediately adjacent blocks are zoned NC2P-40. It sits near the eastern edge of the Madison-Miller Residential Urban Village. The commercial and transit corridor along E. Madison Street runs along the northern edge of the site.

DEVELOPMENT OBJECTIVES

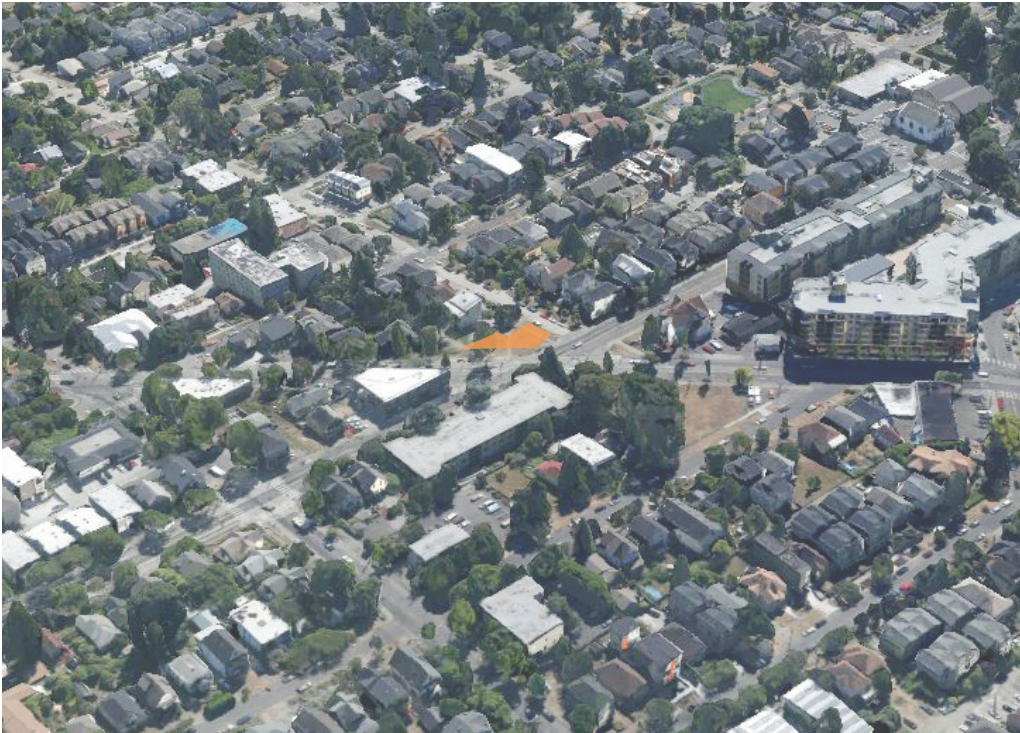
This application proposes the development of a 34,000 SF mixed use structure with 51 apartments, 3,929 SF of retail space, and 9 enclosed parking spaces on an existing vacant parcel.

NEIGHBORING DEVELOPMENT

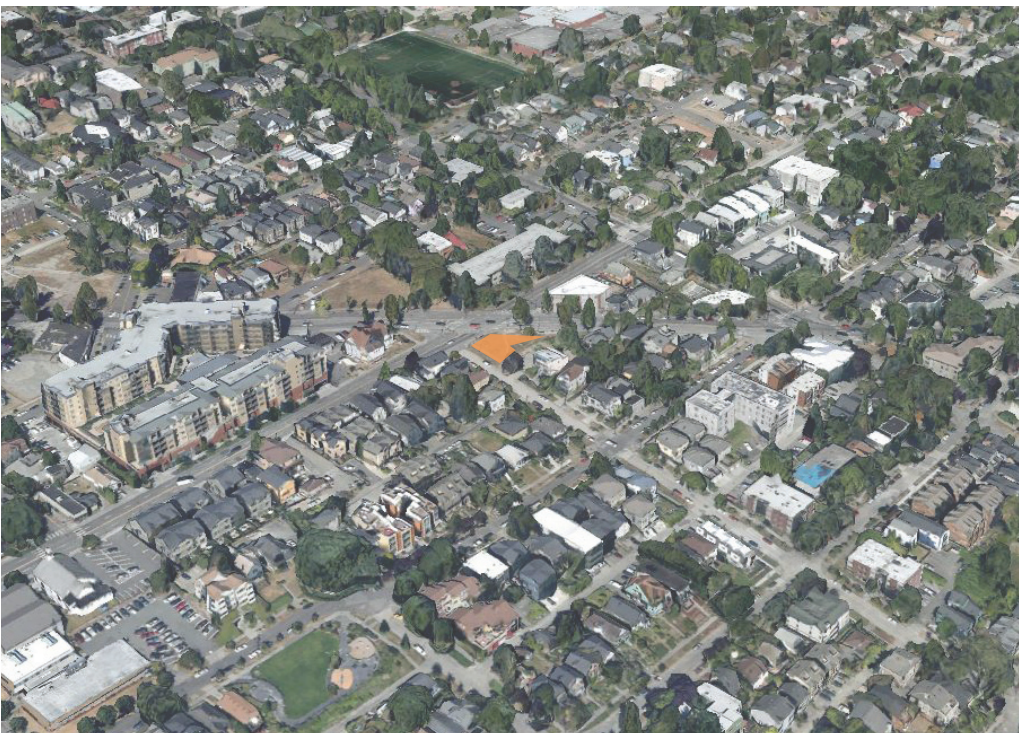
This area of Capitol Hill slopes down towards the east, providing views of the Cascade Mountains. The neighboring developments in this area include a mix of multi-family and single-family residences, some retail and mixed use buildings along E. Madison Street, and a few institutional uses, including churches and schools. There exist 2-3 story single family homes and apartments along the E. Denny Way. Higher rise developments occur along E. Madison Street.



AERIAL MAP



9-BLOCK AXONOMETRIC LOOKING SW



9-BLOCK AXONOMETRIC LOOKING NW

ADJACENT USES

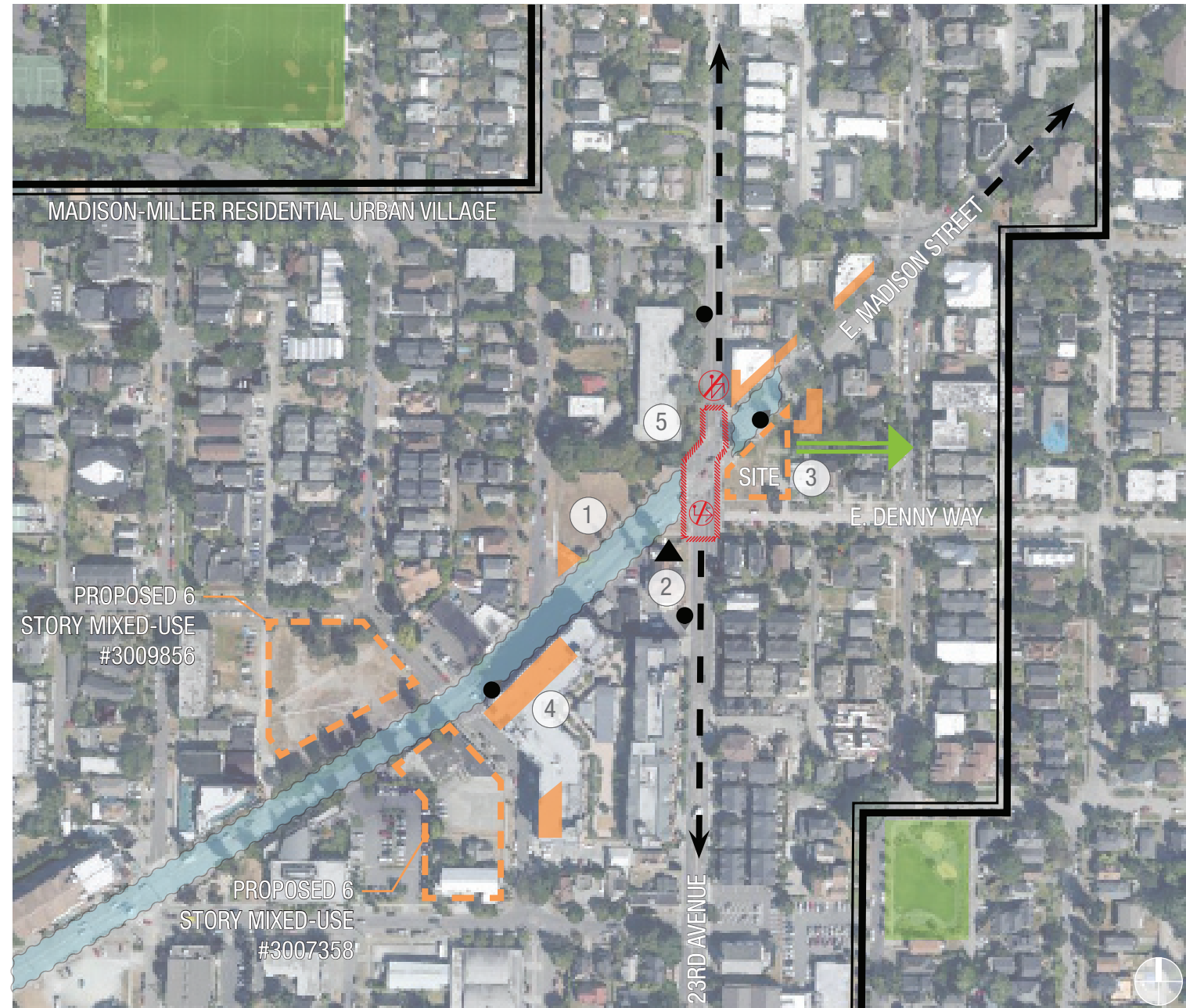
This site is located on the corner of the retail and transit corridors of East Madison Street and 23rd Avenue East. The nearby area includes residential neighborhood of single family homes, apartments, and commercial buildings. Adjacent institutions include the AEGIS Senior and Memory Care Facility, Washington Park Arboretum, Madison Temple, and the Miller Community Center.

OPPORTUNITIES

- The existing lot is currently vacant. Development of this site supports a diversity of housing opportunities in a high-demand urban area and activates a prominent corner of a busy transit corridor.
- The current commercial development of East Madison Street to the east of the site is made up of small scale businesses that stretch to Madison Valley. There is an opportunity for the proposed building to stitch this pattern to the large scale businesses like Safeway and Trader Joe's to the west of the site.
- An existing bus stop on the north edge of the property provides an opportunity to engage transit patrons and create an interesting place for waiting.
- The existing slope towards Lake Washington to the east will allow residents views of the Cascades.

CONSTRAINTS

- Pedestrian Zone Designation requires commercial space out of scale with area needs and unrealistic space constraints on a challenging sloping site.
- Accommodate space for overflow and queued transit patrons at bus stop.



- URBAN VILLAGE BOUNDARY
- PROPOSED DEVELOPMENT
- PARK
- LANDMARK
- METRO BUS STOP
- METRO BUS ROUTE
- EXISTING RETAIL FRONTAGE
- VIEW TO CASCADES
- LIMITED ACCESS TO SITE DUE TO TRAFFIC AND TURNING RESTRICTIONS AT MADISON AND 23RD INTERSECTION
- INTERSECTION NOT PEDESTRIAN FRIENDLY
- EXTENT OF PEDESTRIAN ZONE



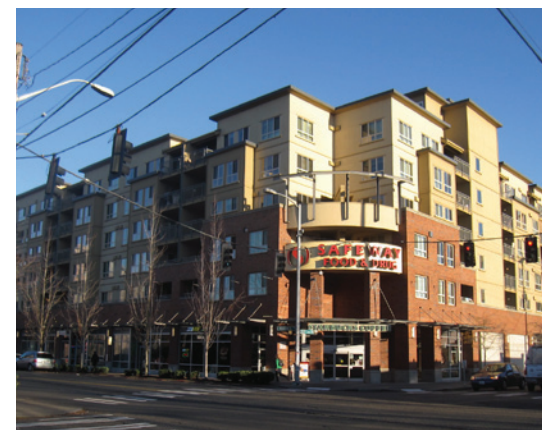
① AEGIS SENIOR HOUSING



② MADISON TEMPLE



③ APARTMENT (EAST ON DENNY)



④ MIXED USE



⑤ APARTMENT (NW ON 23RD)

ZONING CODE ANALYSIS

PARCEL #:	1407300070
ZONING DESIGNATION:	NC2P-40
OVERLAY:	Madison-Miller Residential Urban Village
LOT AREA:	10,088 SF

23.47A.004.G2 STREET LEVEL USES

Live/Work not allowed more than 20% of facade.

23.47A.005.C2 STREET LEVEL USES

Max 20% of façade facing P street or Arterial can be residential use.

23.47A.008A and B STREET LEVEL DEVELOPMENT STANDARDS

Blank facades max. 20’ long. Transparency between 2’-8’ = 60% min.

23.47A.008.B3a NON-RESIDENTIAL DEPTH

30’ average, 15’ minimum required.

23.47A.012.A-C HEIGHT LIMITS

NC240 Urban Village: 40’ above average grade

Height increases allowed:

+4 feet added to height limit for 13’ height at commercial level

+4 feet above limit for open railings, planters, skylights,

clerestories, greenhouses not dedicated to food production, parapets

and firewalls on the roofs

+16 feet above limit for stair and elevator penthouses

23.47A.013 FAR LIMITS

FAR limited to 3.25 for Mixed-Use development within Urban Villages.

23.47A.014 SETBACK REQUIREMENTS

For a structure containing a residential use, a setback is required along any side or rear lot line that abuts a lot in a residential zone or that is across an alley from a lot in a residential zone, as follows:

A. Fifteen feet for portions of structures above 13 feet in height to a maximum of 40 feet; and

B. For each portion of a structure above 40 feet in height, additional setback at the rate of 2 feet of setback for every 10 feet by which the height of such portion exceeds 40 feet (Exhibit C for 23.47A.014). Decks with open railings may extend into the required setback, but are not permitted within five (5) feet of a lot in a residential zone. Exception for decks that are accessory to residential uses and are no more than eighteen (18) inches above existing or finished grade, whichever is lower, which are permitted within five (5) feet of a lot in a residential zone.

Eaves, cornices and gutters projecting no more than eighteen (18) inches from the structure facade are permitted in required setbacks.

23.47A.016 GREEN FACTOR/STREET TREES

0.3 Minimum. Some green roof is typical. Street trees are required to be added. Existing street trees shall be retained unless SDOT approves removal.

23.47A.022 LIGHT AND GLARE STANDARDS

Exterior lighting on poles is permitted up to a maximum height of thirty (30) feet from finished grade. In zones with a forty (40) foot or greater height limit, exterior lighting on poles is permitted up to a height of forty (40) feet from finished grade, provided that the ratio of watts to area is at least twenty (20) percent below the maximum exterior lighting level permitted by the Energy Code.

23.47A.024 AMENITY AREAS

5% of GSF (1770 sf). Common amenity areas shall have a minimum horizontal dimension of 10 feet, and no common amenity area shall be less than 250 square feet in size. Roof deck is typical.

23.54.015 PARKING REQUIREMENTS

No minimum requirements for residential uses in commercial and multifamily zones within Urban Villages.

Parking waived for first 5,000 square feet of each business establishment in a NC2 Pedestrian Designated Zone.

1 Bicycle parking space per 4 units.

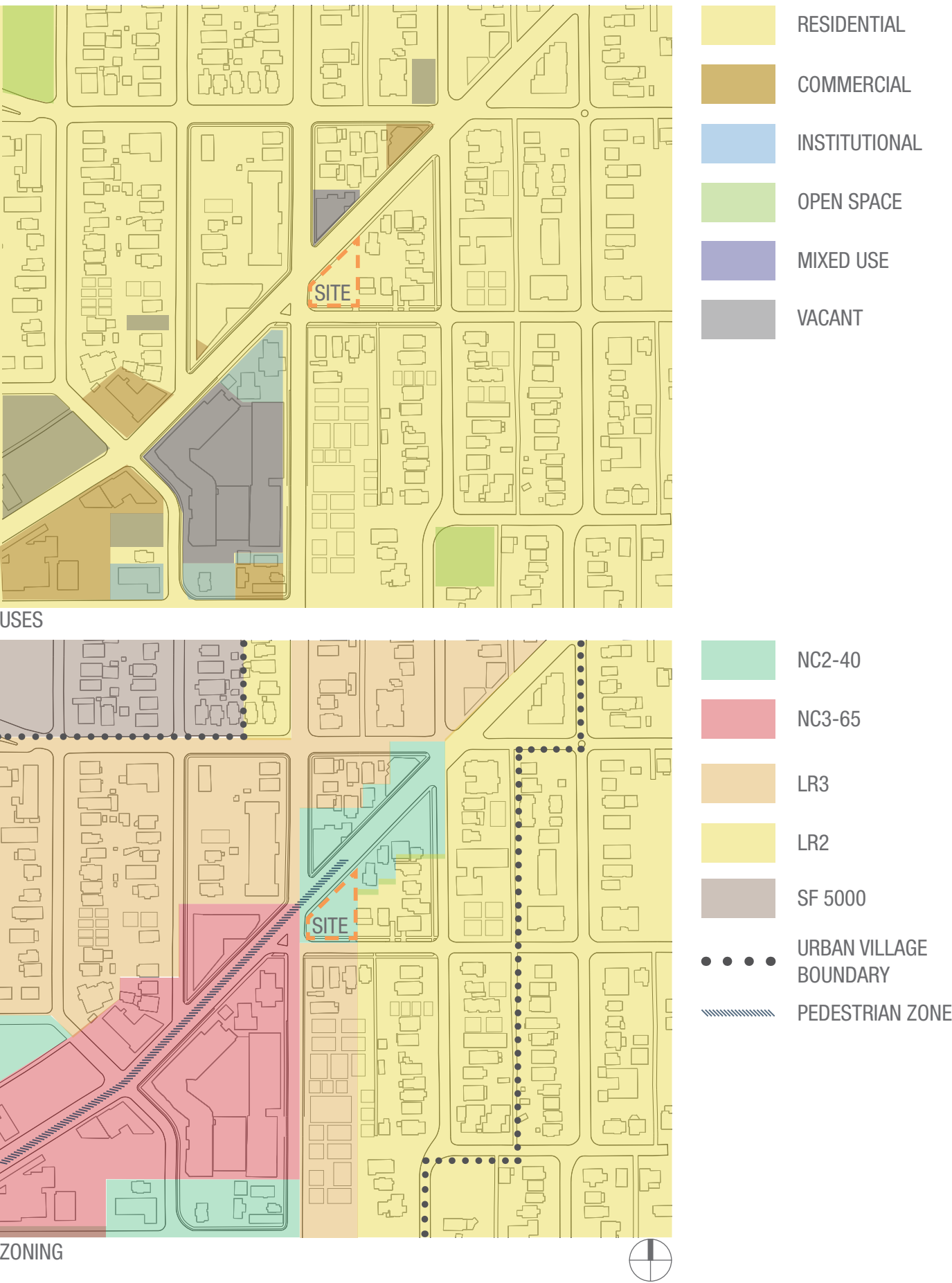
23.54.030 PARKING SPACE STANDARDS

Non required parking is exempt. Sight triangle is required on exit side for two way driveways or easements 22 feet wide or more.

23.54.040 SOLID WASTE + RECYCLABLE MATERIALS STORAGE + ACCESS

For 51-100 dwelling units : 375 square feet plus 4 square feet for each additional unit above 50.

For 0 - 5,000 square feet non-residential: 82 square feet.



SUBJECT	OBSERVATION	RELEVANT GUIDELINE PRIORITIES
Corner Buildings - Prow vs. Chamfer	- Traditional masonry buildings chamfer the corner - Contemporary buildings use sharp corners that emphasize crisp, planar materials	CS2 Urban Pattern and Form C1. Relationship to the block - Corner site serves as a focal point, creates a strong urban edge. DC2 Architectural Concept A1. Site Characteristics - Building massing reflects the topography and the shape of the site.
Facade - Commercial Base & Residential Top	- Simple / elegant material palette and facade - Vertical distinction between residential and commercial - Generous glazing provides good natural light and transparent retail facades	DC2 Architectural Concept E1. Legibility and Flexibility Make building arrangement legible and easy to understand.
Facade - Limited Base Expression	Facade composition is continuous from ground to building top	DC2 Architectural Concept E1. Legibility and Flexibility Make building arrangement legible and easy to understand.
Retail - Individual Entries & Canopies	Multiple entries, engage passerby at the sidewalk plane, adapt to cross slope	PL3 Street-level Interaction C1. Porous Edge
Activated Facades	- Bring activity out to the street - Break down scale and express individual unit	PL2 Walkability B1. Eyes on the Street - Encourage natural surveillance. DC2 Architectural Concept E1. Legibility and Flexibility - Make building arrangement legible and easy to understand.
Bus Stop Integration	Provide sit rail and overhead canopy for bus patrons. Integrate location into building design.	PL4 Architectural Concept C2. On-site Transit Stops Design project related pedestrian improvements and amenities so that they complement amenities for transit riders.
Development Pattern	The incubator retail found along East Madison Street does not have large amounts of associated parking and depend primarily on pedestrian traffic. These types of spaces create small and affordable units that can easily adapt to dramatic slope. Creating incubator retail creates a walkable and pedestrian friendly character along the Madison Corridor.	CS2 Urban Pattern and Form B1. Site Characteristics - Allow characteristics of sites to inform the design. CS3 Architectural Context and Character A4. Evolving Neighborhoods - Explore ways for new development to establish a positive and desirable context for others to build upon. PL3 Street-level Interaction C1. Porous Edge



PROW



LIMITED BASE EXPRESSION



INDIVIDUAL ENTRIES



ACTIVATED FACADES



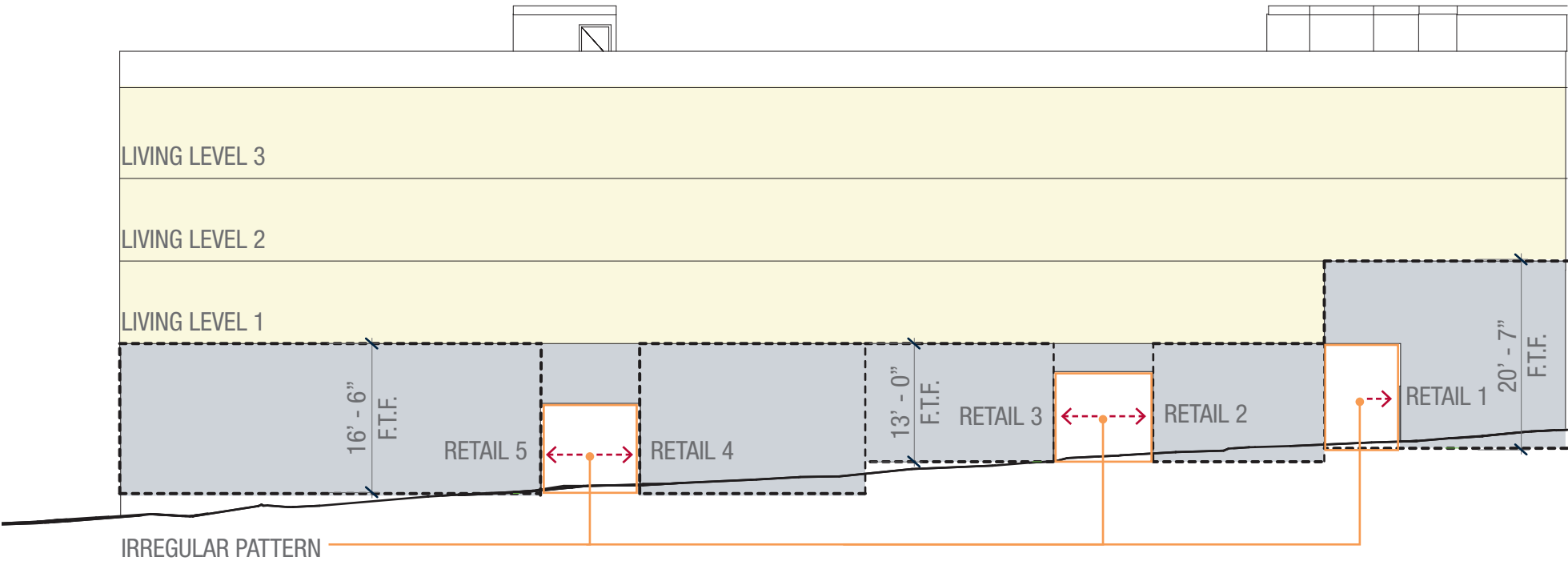
BASE DISTINCTION



SMALL INCUBATOR RETAIL

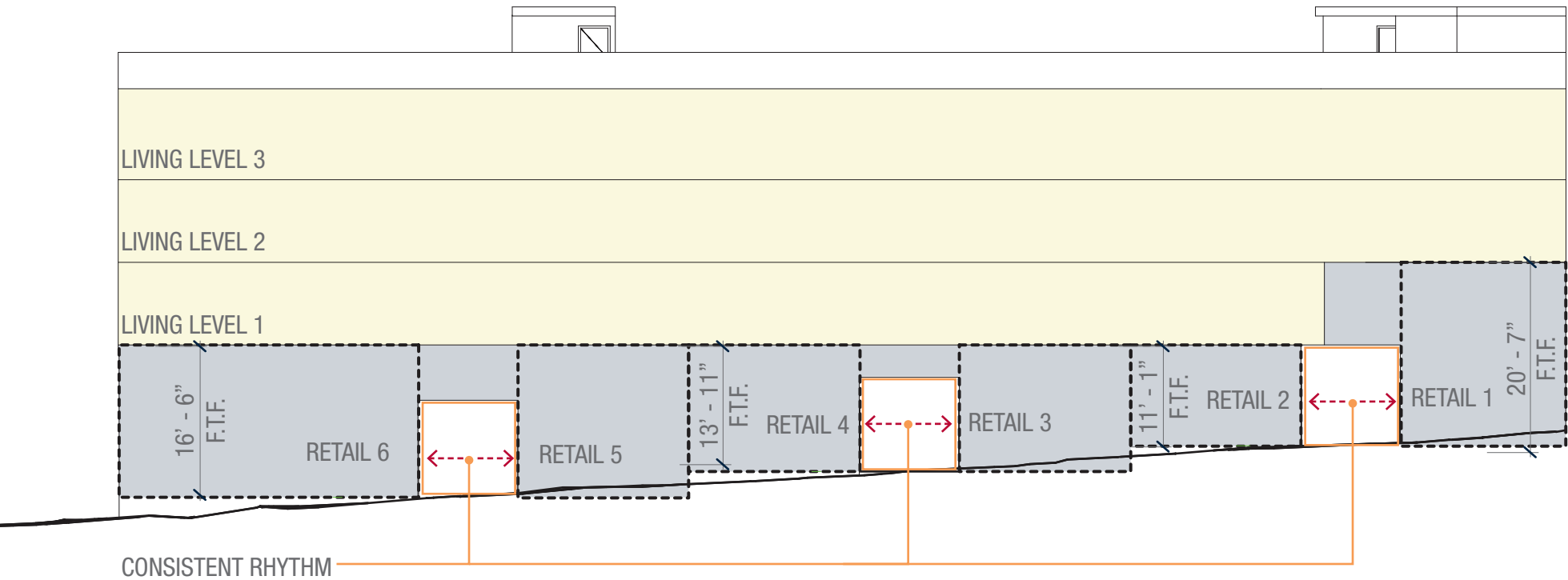
DEPARTURES PRESENTED AT EDG

	STANDARD	REQUIREMENT	REQUEST	JUSTIFICATION	GUIDELINE	REQUIRED	PROVIDED	AMOUNT
1	23.47A.008.B3 Street-level Development standards	Nonresidential uses at street level shall have a floor-to-floor height of at least 13’.	Reduce floor-to-floor height at retail space 2 and at retail space 1.	Create a consistent and composed retail facade along East Madison Street that adapts to the topography.	DC2-B1: Facade Composition: Facades are attractive and well proportioned. PL3-C1: Multiple retail entries.	13’ Floor-to-floor @ Retail	10’-5.5” @ Retail 2	-16%



MADISON ELEVATION WITHOUT DEPARTURE 1

- The project proposes multiple entries to incubator retail spaces. The slope along Madison Street limits the point of entry in order to create accessible alcoves. The Madison facade would look unintentional if the project proposed at least 13’ floor to floor retail while providing a porous edge as shown by the diagram to the left.



MADISON ELEVATION WITH DEPARTURE 1

- The applicant requests to depart from the minimum 13’ floor to floor non-residential use requirement at Retail space 2. The project would be able to provide an equal amount of accessible alcoves, each serving two retail spaces, creating a consistent and composed retail facade along East Madison Street that adapts to the topography.

←--- RETAIL ENTRY

ACCESSIBLE ALCOVE

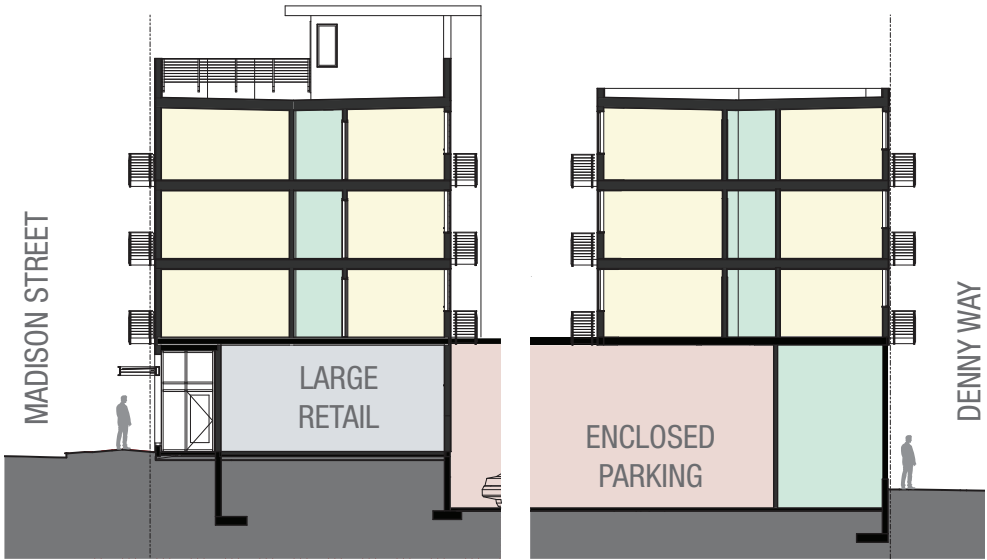
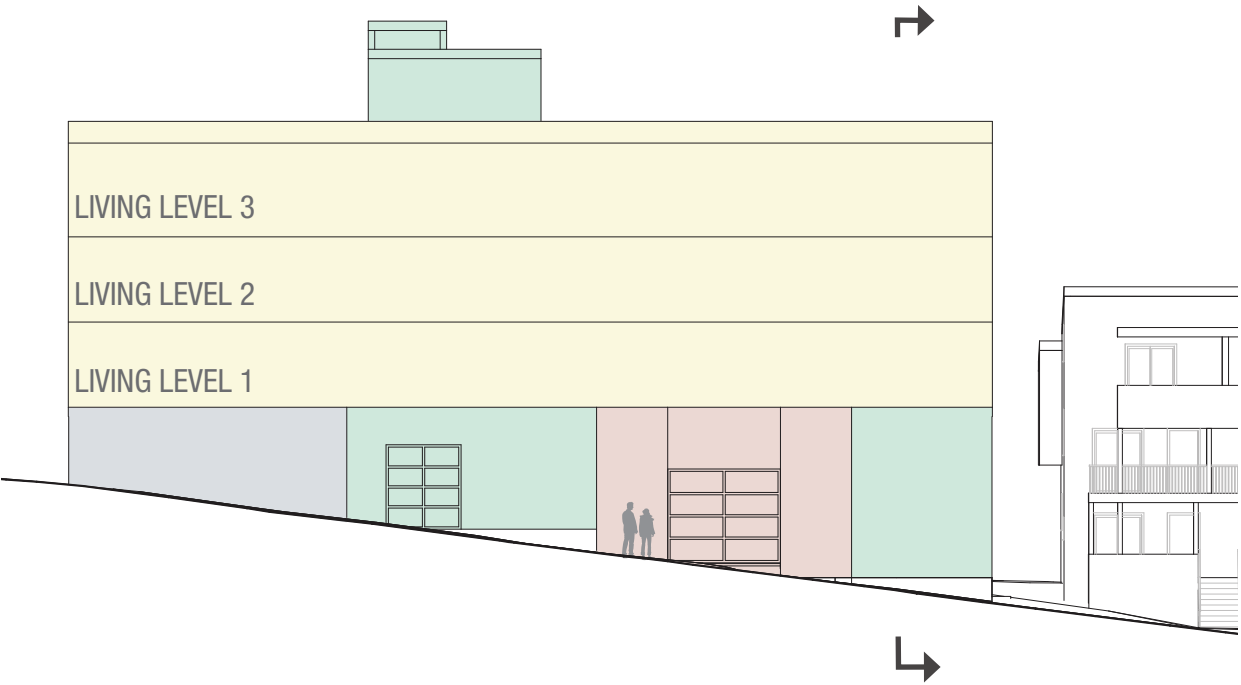
RESIDENTIAL

RETAIL

	STANDARD	REQUIREMENT	REQUEST	JUSTIFICATION	GUIDELINE	REQUIRED	PROVIDED	AMOUNT
2	23.47A.008.B3 Street-Level Development Standards	Nonresidential uses at street level shall be 50% of structure's footprint.	Less than 50% of the structure's footprint to be non-residential.	Support the architectural concept that building masses respond to Madison commercial corridor and Denny residential context. Deeper retail knocks out the mezzanine, which is needed to bring residential uses down low on Denny and creates a double height retail space at the corner of 23rd and Madison.	DC2-A1: Building massing reflects the topography and the shape of the site. PL3-C1: Multiple retail entries. CS2-C1: Corner site serves as focal point, creates a strong urban edge.	3,929 Sq. Ft. Non residential uses (7,858 Sq. Ft. Footprint)	3,149 Sq. Ft.	-20%
3	23.54.030.G2 Parking Space Standards	Sight triangle: required on both sides.	No sight triangle at exit side; provision of convex mirror instead.	Create a consistent street wall. Avoid creating unsafe recesses with poor visibility.	PL2-B1: Encourage natural surveillance.	10' X 10' sight triangle	2' - 4 3/8" x 2' - 4 3/8" 5' - 2 1/2" x 5' - 2 1/2"	-99% -48%

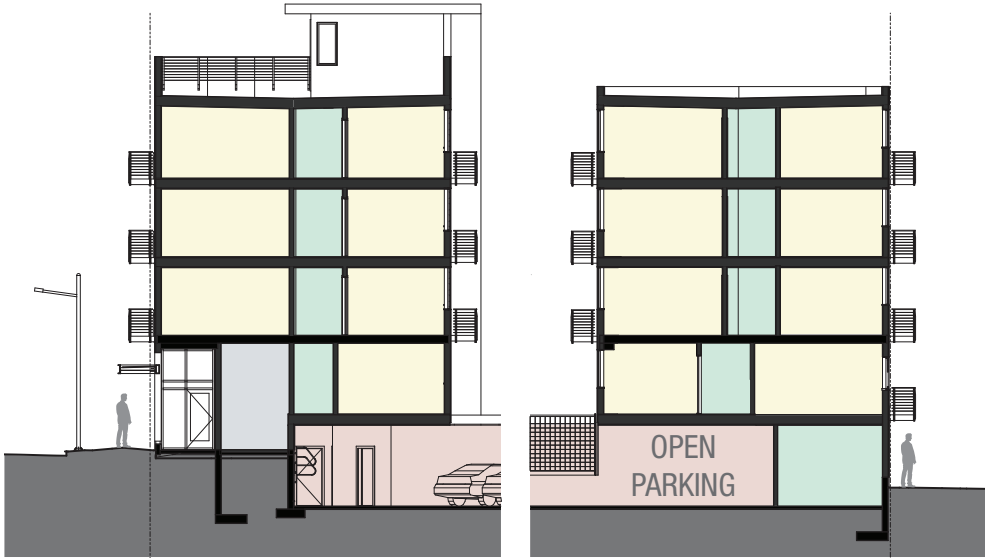
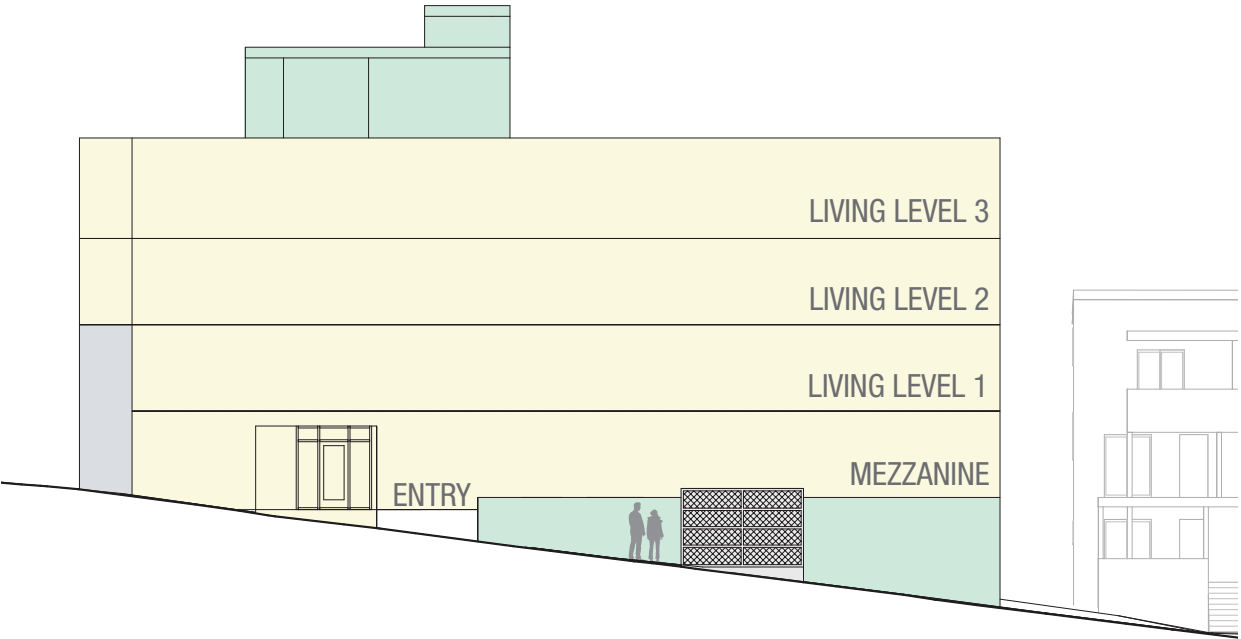
DENNY ELEVATION WITHOUT DEPARTURES 2 AND 3

- Most of the large retail found along East Madison Street have tenants that require significant amounts of associated parking to support their businesses. The accessibility requirements associated with parking and large footprints require single access points. Where the right of way slopes, this results in either an arcade or an absence of entries along the street creating unfriendly pedestrian walkways and a disconnection from the street.
- The project without departures creates a tall and wide blank wall along Denny formed by utility spaces and parking garage. The required sight triangle creates unsafe recesses with poor visibility.



DENNY ELEVATION WITH DEPARTURES 2 AND 3

- The project proposes small incubator retail spaces tailored to needs of area, adapt to topography of site, create multiple entries, creates strong street wall along East Madison Street.
- The project proposes a residential access along Denny Way, creates pedestrian activity.
- Additional units at mezzanine level reduce impact of parking, adding eyes on the street.



PARKING RETAIL CIRCULATION/UTILITY RESIDENTIAL

NEW DEPARTURES

	STANDARD	REQUIREMENT	REQUEST	JUSTIFICATION	GUIDELINE	REQUIRED	PROVIDED	AMOUNT
4	23.47A.008.A2b Street-Level Development Standards	Blank segments of street-facing facade between 2' and 8' above sidewalk may not exceed 20' in length.	Exceed 20' blank segment along Denny Way.	Strict compliance requires the addition of applied screening elements that are not consistent with the general architectural concept and material palette. Base code was never designed to accommodate sloped sites.	DC2-A1: Building massing reflects the topography and the shape of the site. DC2-B1: Facade Composition: Facades are attractive and well proportioned.	No segments > 20'	51' - 7"	+158%
5	23.47A.008.A2b Street-Level Development Standards	Total blank facade not to exceed 40% of the width of facade	Exceed 40% of total blank facade of the Denny Way facade width.	Strict compliance requires the addition of applied screening elements that are not consistent with the general architectural concept and material palette. Base code was never designed to accommodate sloped sites.	DC2-A1: Building massing reflects the topography and the shape of the site. DC2-B1: Facade Composition: facades are attractive and well proportioned.	Total blank facade < 40% of the facade width	71' - 5 1/8" Blank segments of total 97' - 5 1/4" facade width	+33.3%

DENNY ELEVATION WITHOUT DEPARTURES 4 AND 5

- The site slopes significantly towards the east down Denny Way. Although the project has made an effort to reduce the visual impact of parking by creating a residential mezzanine level, strict compliance requires the addition of applied screening elements that are not consistent with the general architectural concept and material palette. The code would require the use of applied screening elements that distract from the overall composition of the facade.



DENNY ELEVATION WITH DEPARTURES 4 AND 5

- The project has been specifically designed to step the lower levels of the building in order to adapt to the sloping public way. This stepping allows for a minimization of the visual impacts of the parking and utility uses along the Denny façade. The facade features a limited base expression similar to that found along the Madison corridor in residential context. Color in-fill panels within a framed composition provide visual interest to pedestrians and balconies bring activity out to the street. The project also provides a 2' planting bed along the building facade at the pedestrian level which provides a buffer between the building and the sidewalk. The metal screen elements would be another element that is not consistent with the architectural concept and is unnecessary.



AT THE EARLY DESIGN GUIDANCE MEETING, THE BOARD PROVIDED THE FOLLOWING SPECIFIC GUIDANCE:

The Board would like to see detailed studies of all facades, a perspective related to the compression/crush area, color renderings and materials, a study of the parking area and trellis in elevation and perspective.

- Multiple renderings detailing these areas have been included in our response to specific guidelines on pages 10 through 26.

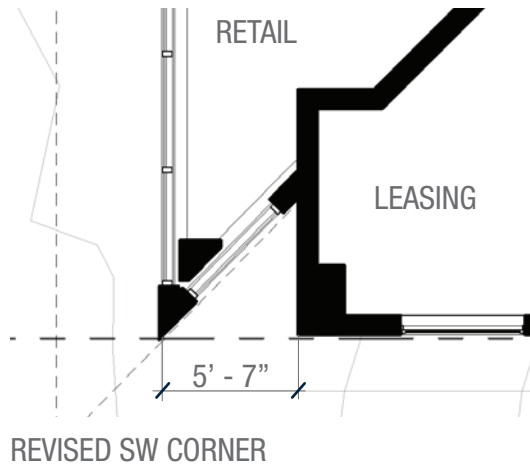
Integrating a trellis element to balance the architectural and functional features.

- A trellis element and landscape wall have been added to screen the open parking areas from the east neighboring properties and from the housing above. See additional images on page 26.



The Board discussed the importance of a strong diagonal at this site, preference for a strong corner presence and further development along the building edges to weigh the architectural gain versus a negative for managing undesirable street activity. The Board would like to see the “crush” or “compression” well managed by design.

- At the corner between the Madison and Denny Facades, the project celebrates the corner with a façade that is more transparent, features a double height retail space, and expresses the geometry of the site by featuring a sharp prow that is typical of triangular sites in the Madison corridor. The transition from the corner prow to the Denny façade has been made larger to create some visual space between the two masses and allow them to resolve in a more successful fashion. See additional images on pages 16 through 20.



Create a quality building to demonstrate a contextual response and sustainable focus within the neighborhood.

- The project has been designed to accommodate small floor plates, multiple entries, and correspondingly small, more affordable apartments and incubator commercial spaces, all of these features highly responsive to the needs of the neighborhood residents and businesses. The project massing has been designed to express the geometry and take advantage of the sloping nature of the site. The character of the various building facades has been crafted as a specific response to the commercial corridor, the residential street, and the visually prominent corner.



Carefully consider any street level notches in the building façade

- Street level notches are the minimum size required to provide accessible entries along a sloping right of way. Street level uses have generous glazing and clear sight lines that create natural surveillance of these notches. Glare protected lighting will be provided at all building notches.



COMMERCIAL ENTRY ALONG MADISON STREET



RESIDENTIAL ENTRY ALONG DENNY WAY

DESIGN GUIDELINE RESPONSE

KEY GUIDELINES:

- CS1-A1:

Natural ventilation improves energy efficiency
- CS1-B2:

Maximize day lighting for unit interiors
- CS1-C1:

Topography informs the project design
- CS1-D1:

A trellis and green wall screen parking
- CS2-A2:

Urban patterns inform architectural presence on residential and commercial streets
- CS2-C1:

Corner site serves as a focal point, creates a strong urban edge
- CS2-D4:

Project massing transitions to diagonal street
- CS3-A2:

Contemporary design contributes to the development of attractive new forms
- CS3-A4:

New development establishes a positive and desirable context for others to build upon
- PL1-B3:

Pedestrian amenity along 23rd
- PL2-B1:

Encourage natural surveillance
- PL3-C1:

Porous edge: Multiple retail entries
- PL4-C2:

Integrate transit stop with building notches
- DC1-C2:

Parking has reduced visual impact on street
- DC2-A1:

Building massing reflects the site shape
- DC2-B2:

Blank walls have been reduced
- DC2-E1:

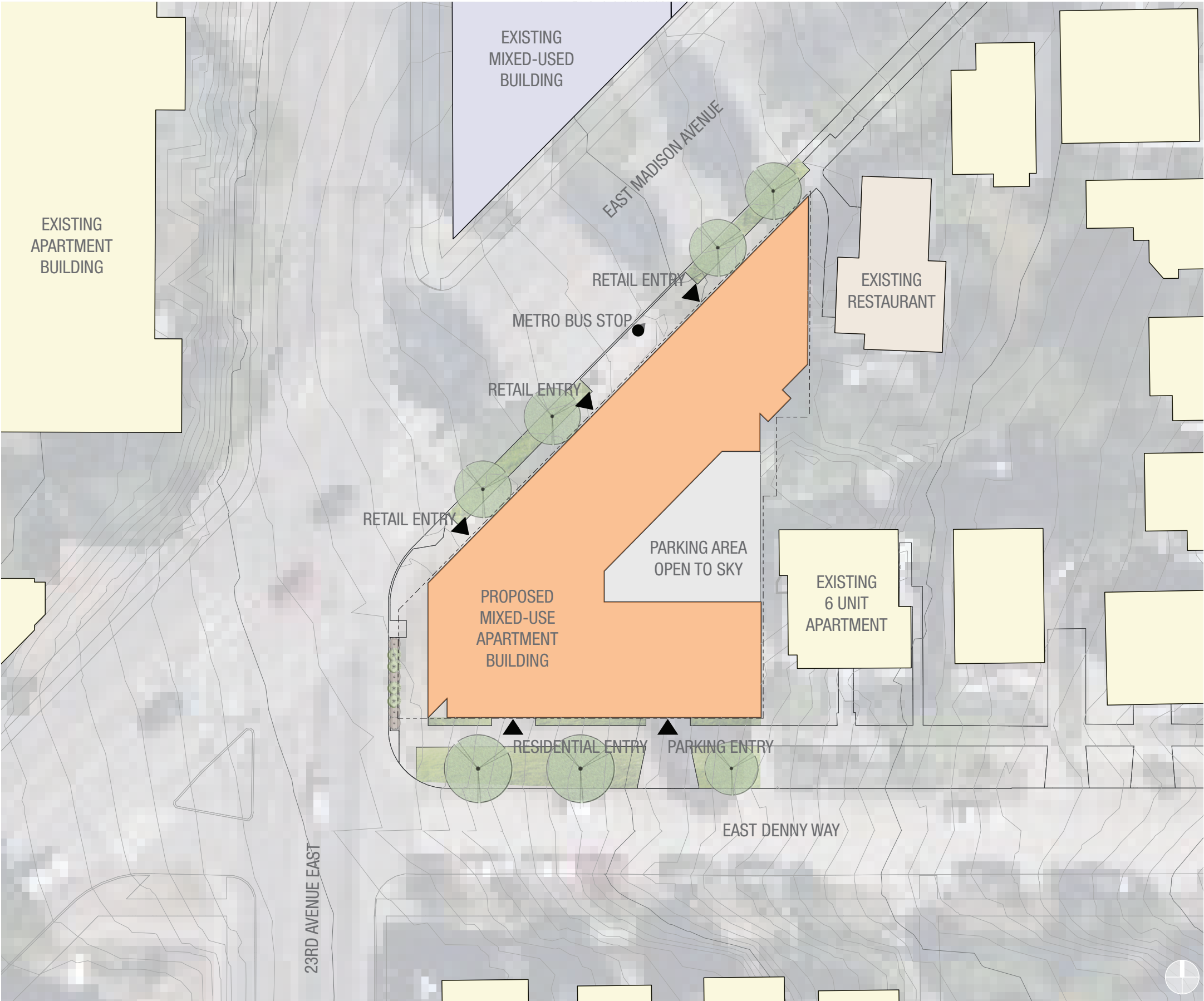
Building arrangement is legible

RESIDENTIAL

COMMERCIAL

INSTITUTIONAL

MIXED USE



SITE PLAN

CS1 NATURAL SYSTEMS AND SITE FEATURES

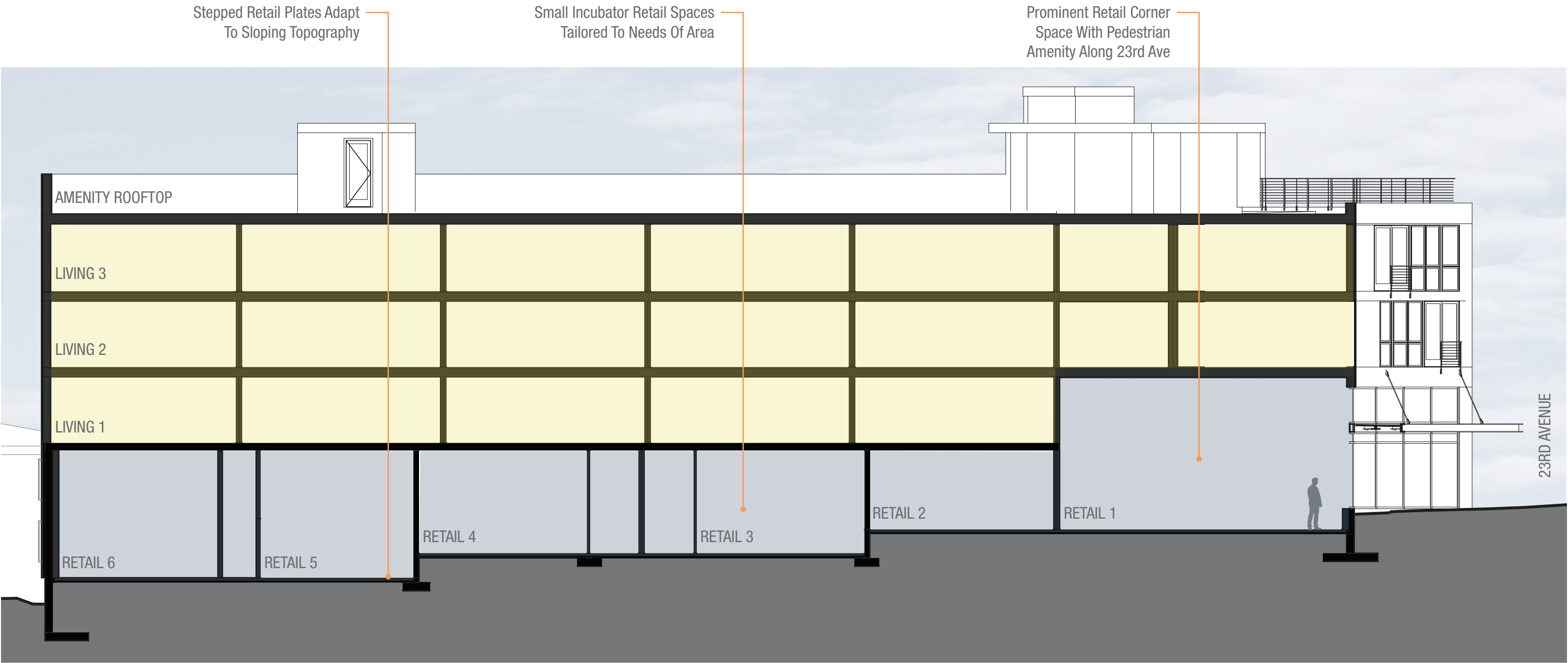
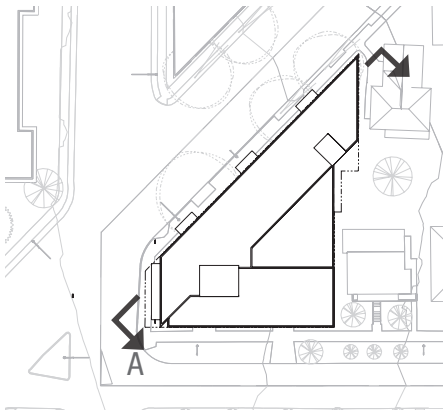
CS1-C-1: LAND FORM

Use natural topography and desirable landforms to inform project design.

CS1-C-2: ELEVATION CHANGES

Use the existing site topography when locating structures and open spaces on the site.

- The project has been specifically designed to step the lower levels of the building in order to adapt to the sloping public way. This stepping allows for a more porous edge along the Madison commercial corridor and a minimization of the visual impacts of the parking and utility uses along the Denny façade.



SECTION A - LOOKING SOUTHEAST

RESIDENTIAL RETAIL

CS2 URBAN PATTERN AND FORM

CS2-A-1: SENSE OF PLACE

Emphasize attributes that give a distinctive sense of place. Design the building and open spaces to enhance areas where a strong identity already exists, and create a sense of place where the physical context is less established.

CS2-A-2: ARCHITECTURAL PRESENCE

Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly.

- The project has been designed to respond to both the commercial nature of the Madison Corridor and to the residential nature of Denny. Along the Madison corridor the project steps down the hill, creating multiple retail entries that can support small incubator retail businesses. The façade design feature large storefronts, projecting awnings, and a certain degree of visually dynamic asymmetrical composition. Along Denny, the project uses similar materials, but there is no expressed storefront base, no continuous canopy, and the composition is more ordered and quiet.

CS2-D-1: EXISTING DEVELOPMENT AND ZONING

Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition.

CS2-D-2: EXISTING SITE FEATURES

Use changes in topography, site shape, and vegetation or structures to help make a successful fit with adjacent properties.

- The project has been specifically designed to step the lower levels of the building in order to adapt to the sloping public way. This stepping allows for a more porous edge along the Madison commercial corridor and a minimization of the visual impacts of the parking and utility uses along the Denny façade.
- At the corner between the Madison and Denny facades, the project celebrates the corner with a façade that is more transparent, features a double height retail space, and expresses the geometry of the site by featuring a sharp prow that is typical of triangular sites in the Madison corridor.



AERIAL VIEW LOOKING EAST



PERSPECTIVE LOOKING UP MADISON STREET

CS2 URBAN PATTERN AND FORM

CS2-D-3: ZONE TRANSITIONS

For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone(s). Projects should create a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development.

CS2-D-4: MASSING CHOICES

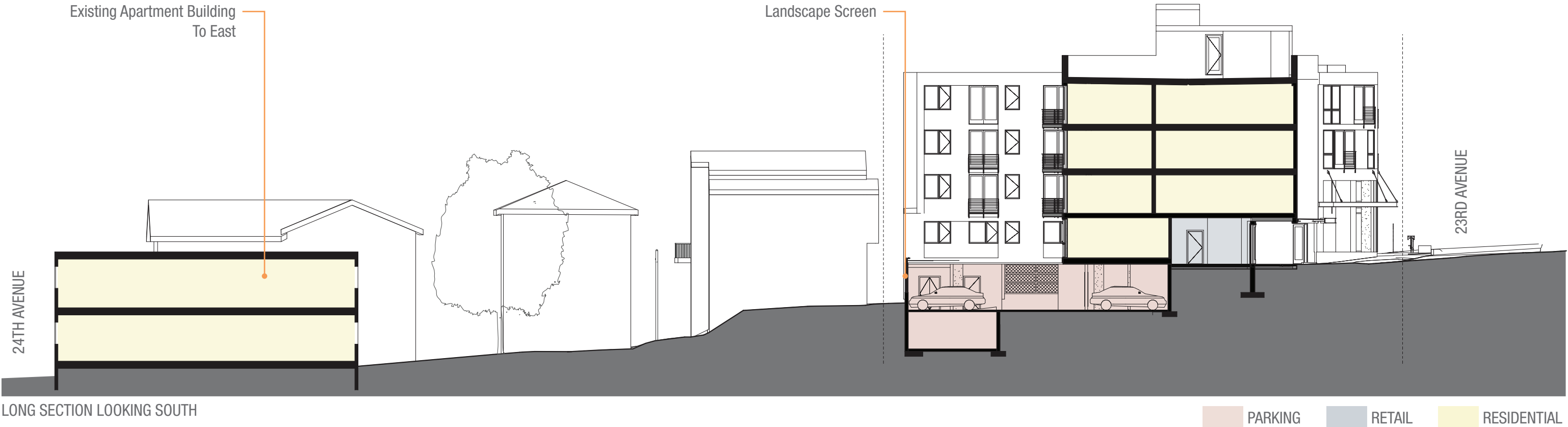
Strive for a successful transition between zones where a project abuts a less intense zone.

- There are no zone transitions at adjacent properties. The scale transition from our project to the adjacent Crush restaurant was discussed by the board, who concluded that the scale transition was not of concern. The adjacent apartment building along Denny Way is owned by the developer of this project.

CS2-D-5: RESPECT FOR ADJACENT SITES

Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.

- There are no direct window conflicts with any windows in adjacent properties. The project has been designed to zone commercial activity to the Madison side and residential activity to the Denny side. Rooftop amenity areas have been located on the Madison side of the project to be farthest away from the neighboring residents.

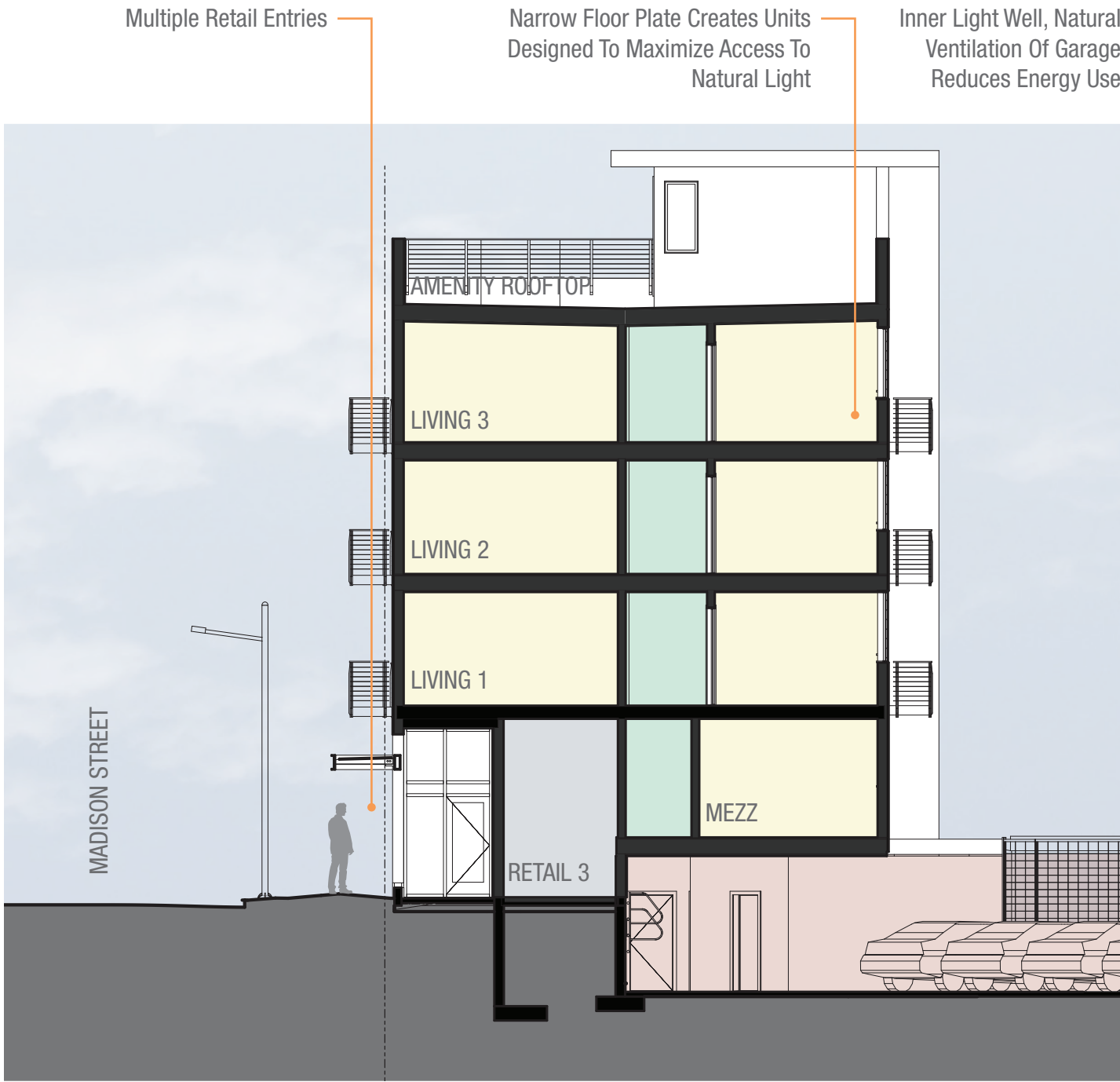
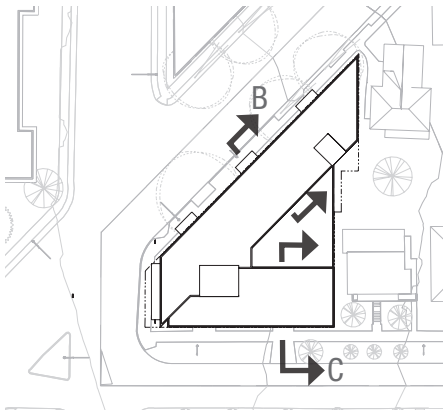


CS3 ARCHITECTURAL CONTEXT AND CHARACTER

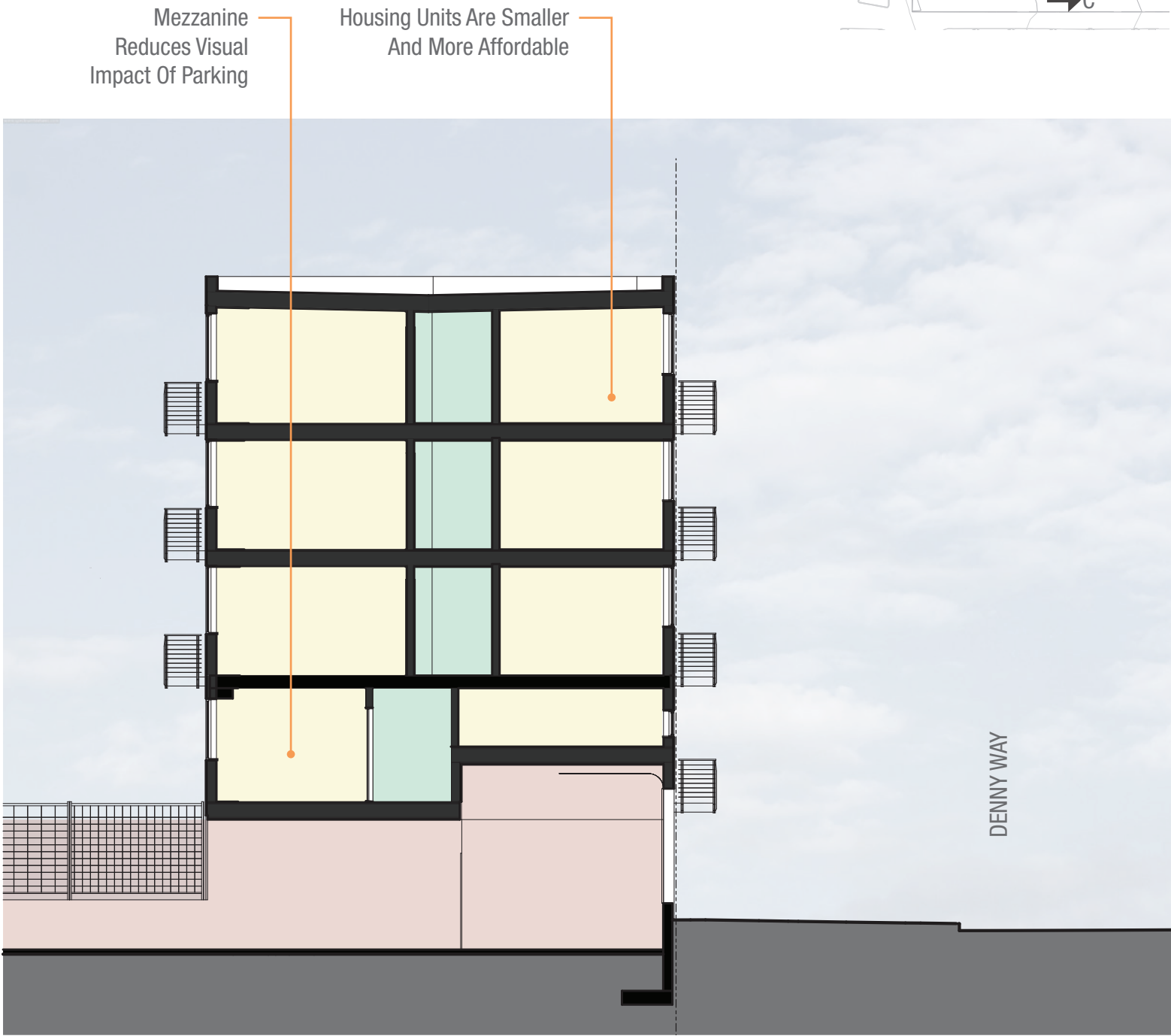
CS3-A-4: EVOLVING NEIGHBORHOODS

In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.

- The project has been designed to accommodate small floor plates, multiple entries, and correspondingly small, more affordable apartments and incubator commercial spaces, all of these features highly responsive to the needs of the neighborhood residents and businesses. The project massing has been designed to express the geometry and take advantage of the sloping nature of the site. The character of the various building facades has been crafted as a specific response to the commercial corridor, the residential street, and the visually prominent corner.



SECTION B - LOOKING NORTHEAST



SECTION C - LOOKING EAST



CS3 ARCHITECTURAL CONTEXT AND CHARACTER

DESIGN FEATURES

- Small and varied retail spaces
- Double height retail corner space
- Continuous commercial streetscape along Madison
- Planted trellis over parking area



GROUND FLOOR PLAN



MEZZANINE LEVEL FLOOR PLAN

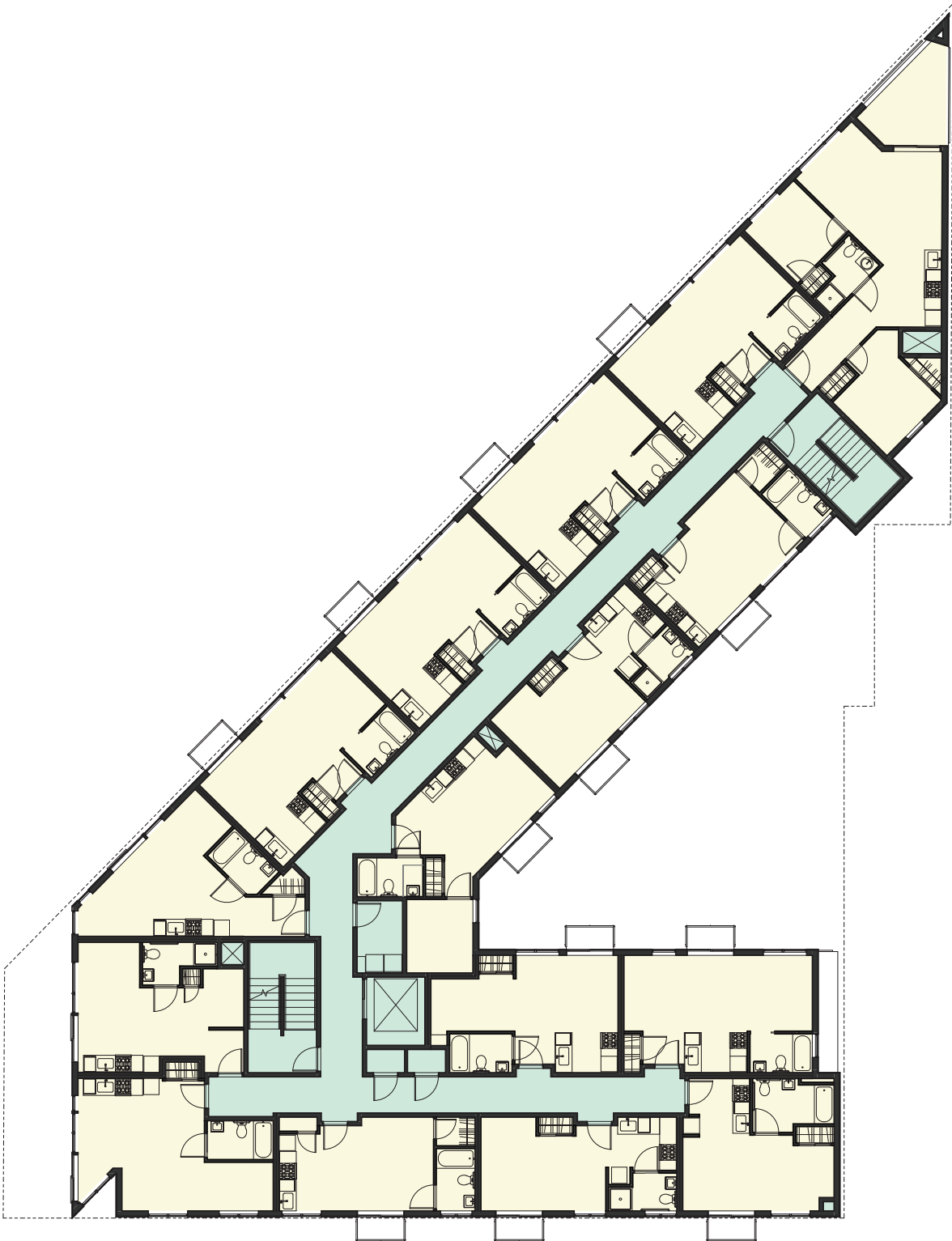
PARKING RETAIL CIRCULATION/UTILITY RESIDENTIAL

DESIGN FEATURES

- Narrow floor plate creates units that are designed to maximize access to natural light.
- Varied unit sizes
- Units provided with balconies
- NE corner balconies @ upper levels



LIVING LEVEL 1 FLOOR PLAN



LIVING LEVELS 2 / 3 FLOOR PLAN



CIRCULATION/UTILITY RESIDENTIAL

PL2 WALKABILITY

PL2-B-1: EYES ON THE STREET

Create a safe environment by providing lines of sight and encouraging natural surveillance.

- Large windows and balconies bring eyes and human activity to the face of the building and increase natural surveillance of the public realm.

PL2-B-3: STREET-LEVEL TRANSPARENCY

Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies), where appropriate, by keeping views open into spaces behind walls or planting, at corners, or along narrow passageways.

- Street level uses have generous glazing and clear sight lines.



PERSPECTIVE LOOKING DOWN DENNY WAY

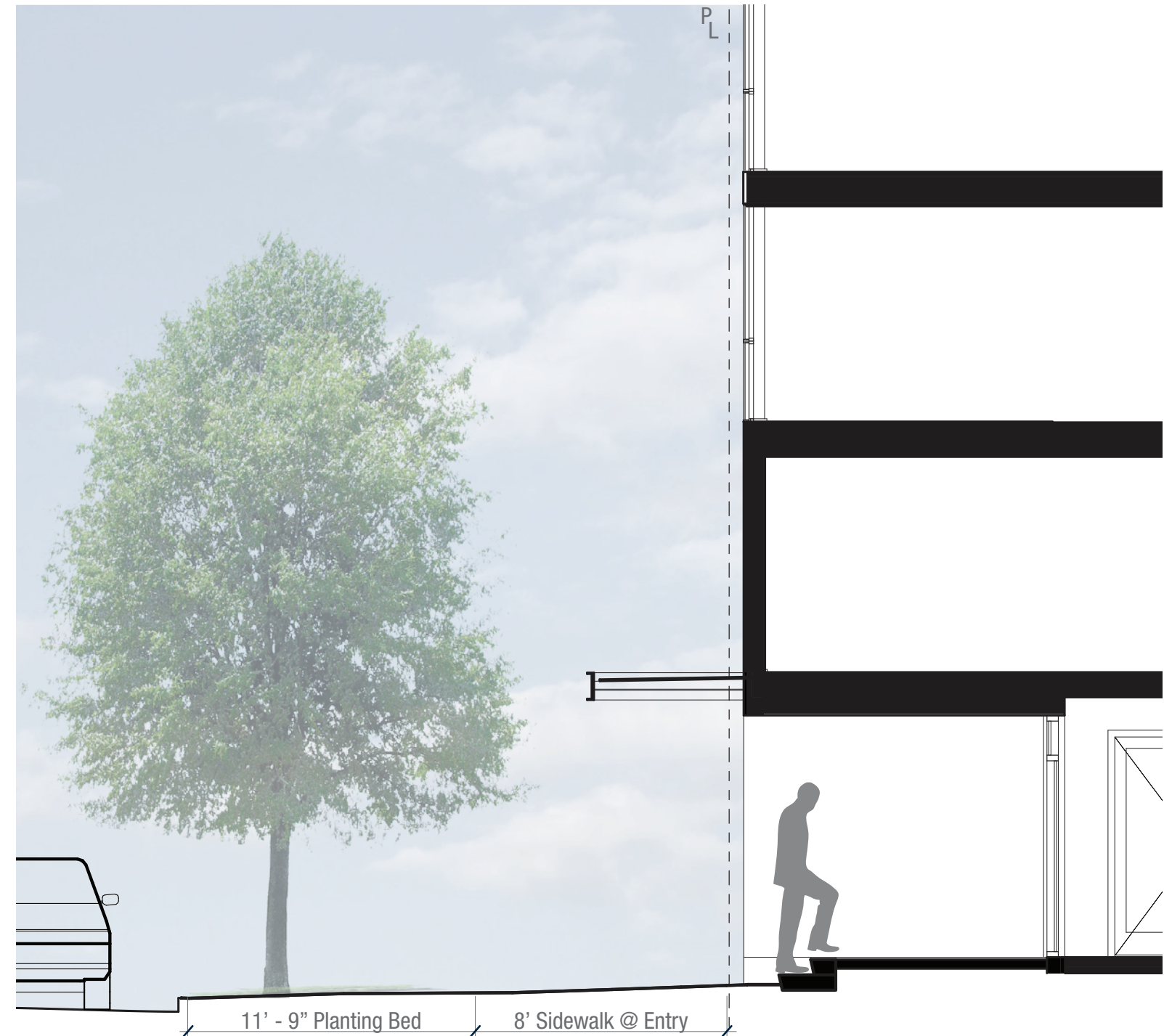
2' Planting Bed along Building Facade in R.O.W.

Residential Access Along Denny, Creates Pedestrian Activity

Large Canopy Provides Shelter And Visual Interest Along Denny



RESIDENTIAL ENTRY



SECTION AT DENNY WAY

PL2 WALKABILITY



PERSPECTIVE LOOKING ACROSS 23RD AVENUE

PL4-C-2. ON-SITE TRANSIT STOPS:

If a transit stop is located on site, design project-related pedestrian improvements and amenities so that they complement any amenities provided for transit riders.

PL4-C-3. TRANSIT CONNECTIONS:

Where no transit stops are on or adjacent to the site, identify where the nearest transit stops and pedestrian routes are and include design features and connections within the project design as appropriate.

- The transit stop will feature an overhead building canopy to provide shelter and a sit rail to lean against.



COMMERCIAL ENTRY

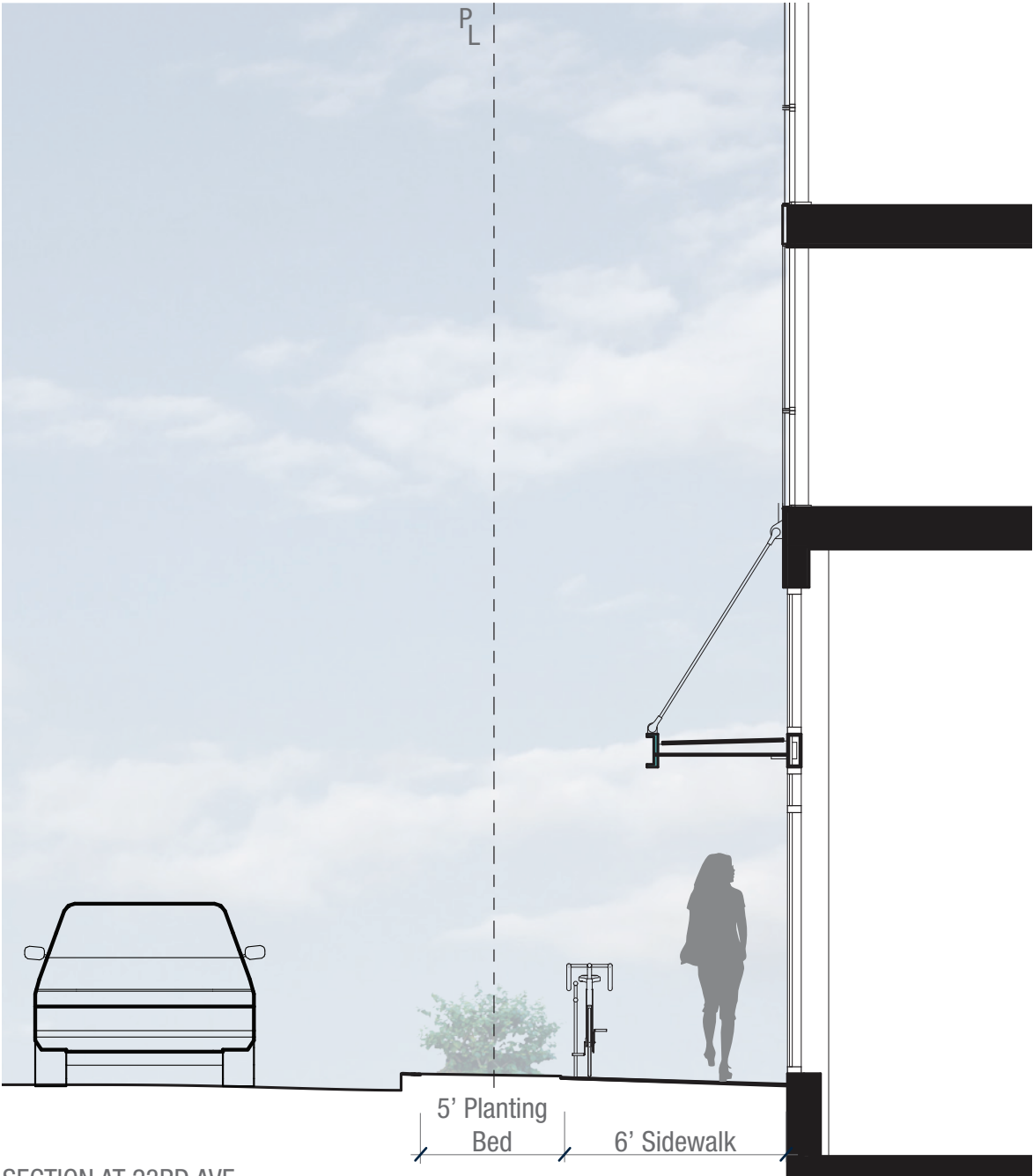


SECTION AT MADISON STREET

PL2 WALKABILITY



PERSPECTIVE LOOKING UP 23RD AVE



SECTION AT 23RD AVE

DC2-B-1. FAÇADE COMPOSITION:

Design all building facades—including alleys and visible roofs— considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned.

- See CS2-A

DC2-B-2. BLANK WALLS:

Avoid large blank walls along visible façades wherever possible. Where expanses of blank walls, retaining walls, or garage facades are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians.

- The visual impacts of blank walls have been minimized. The NE blank wall features unit balconies that create depth and shadow, and a composition of colored panel siding to add visual interest. The SE blank wall features a frame-infill pattern that echoes the Denny facade. A portion of this wall has been set back three feet to allow for windows in the façade to increase visual interest.



STEPPED FACADE
PROVIDES
WINDOWS AND
VISUAL INTEREST

LARGE PRIVATE
PATIOS REDUCE
BLANK WALL
IMPACT ON CRUSH

AERIAL VIEW LOOKING WEST

DC4 EXTERIOR ELEMENTS AND FINISHES

DC4-A-1. EXTERIOR FINISH MATERIALS:

Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

DC4-A-2. CLIMATE APPROPRIATENESS:

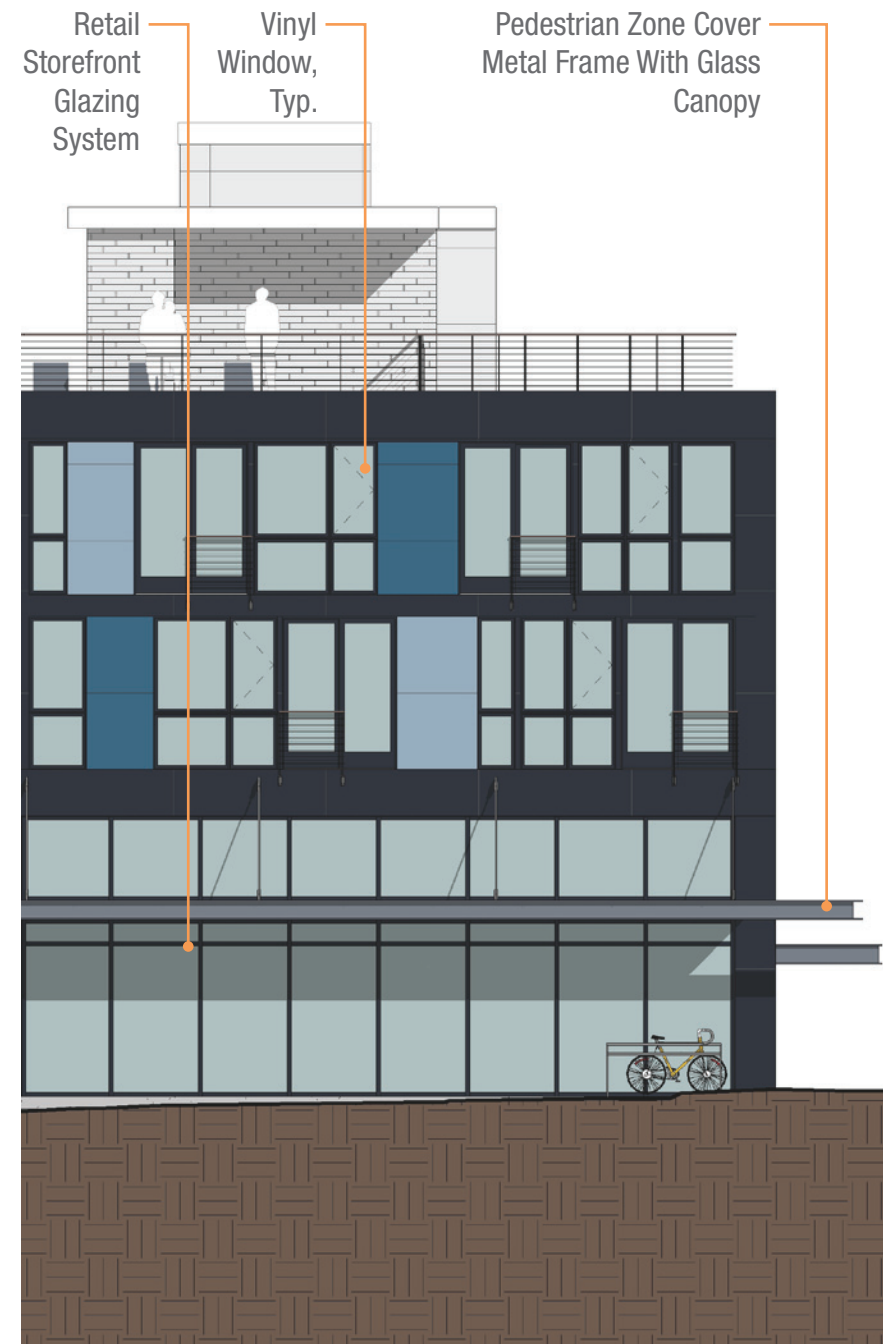
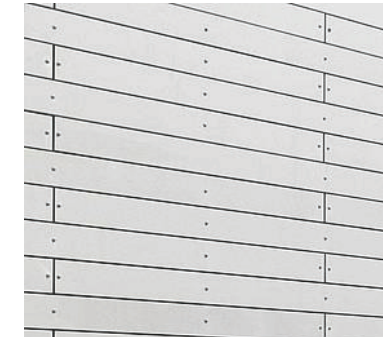
Select durable and attractive materials that will age well in Seattle’s climate, taking special care to detail corners, edges, and transitions.

- The project features a number of high quality materials that are selected with durability and appropriateness to climate in mind. Project materials include Integrally colored GFRC cement panel siding (OKO skin), Anodized aluminum storefront, powder-coated steel canopies and decks, vinyl windows, rainscreen installation of all sidings, exterior insulation of all roofing.



ELEVATION - MADISON AVENUE EAST

DC4 EXTERIOR ELEMENTS AND FINISHES



ELEVATION - 23RD AVENUE



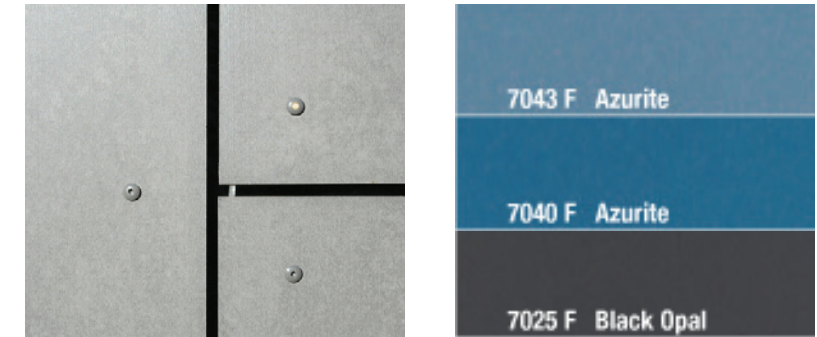
ELEVATION - EAST DENNY WAY

DC4 EXTERIOR ELEMENTS AND FINISHES



ELEVATION - EAST

DC4 EXTERIOR ELEMENTS AND FINISHES



ELEVATION - INTERIOR COURT ELEVATION

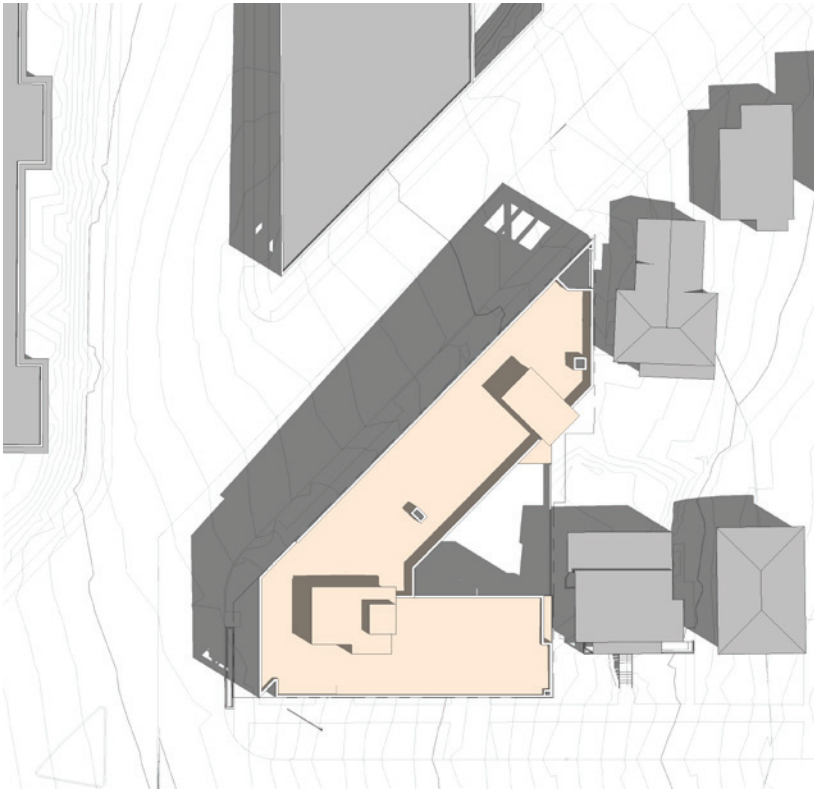


ELEVATION - INTERIOR COURT SOUTH

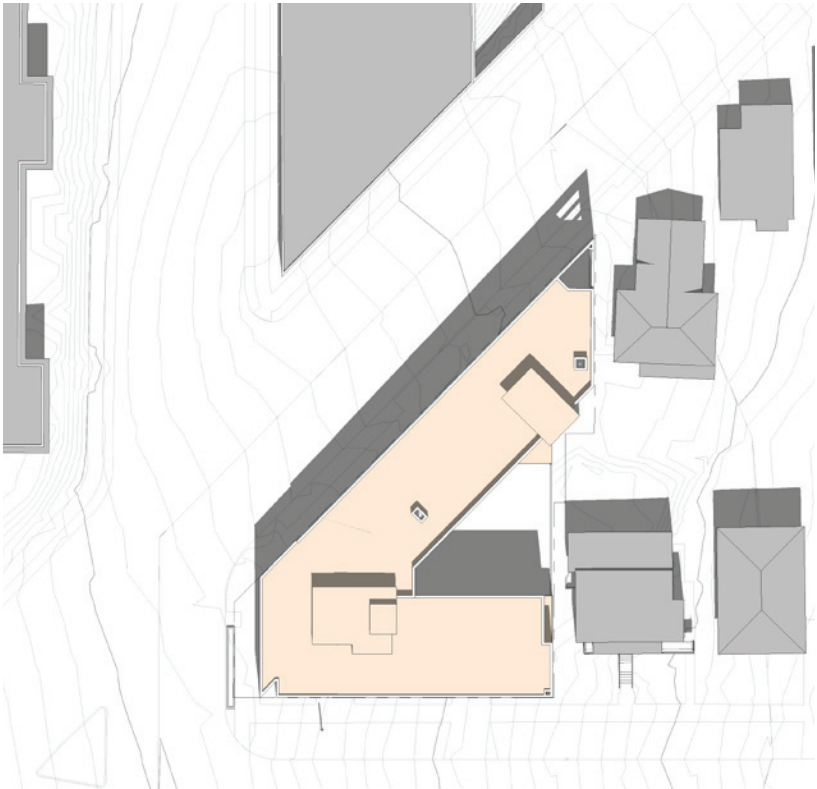
SHADOW STUDIES

JUNE 21

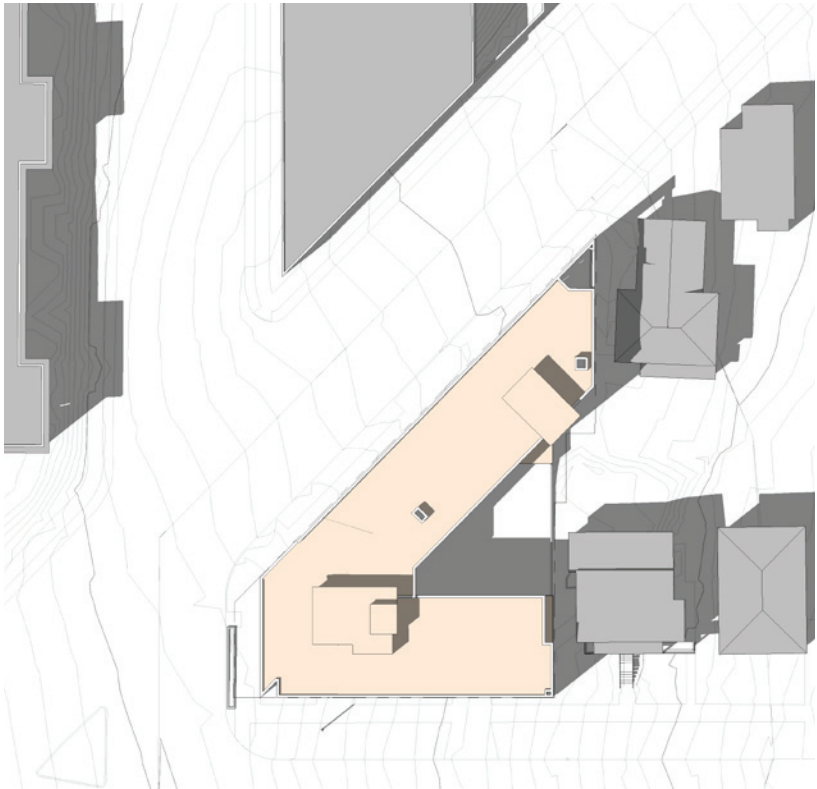
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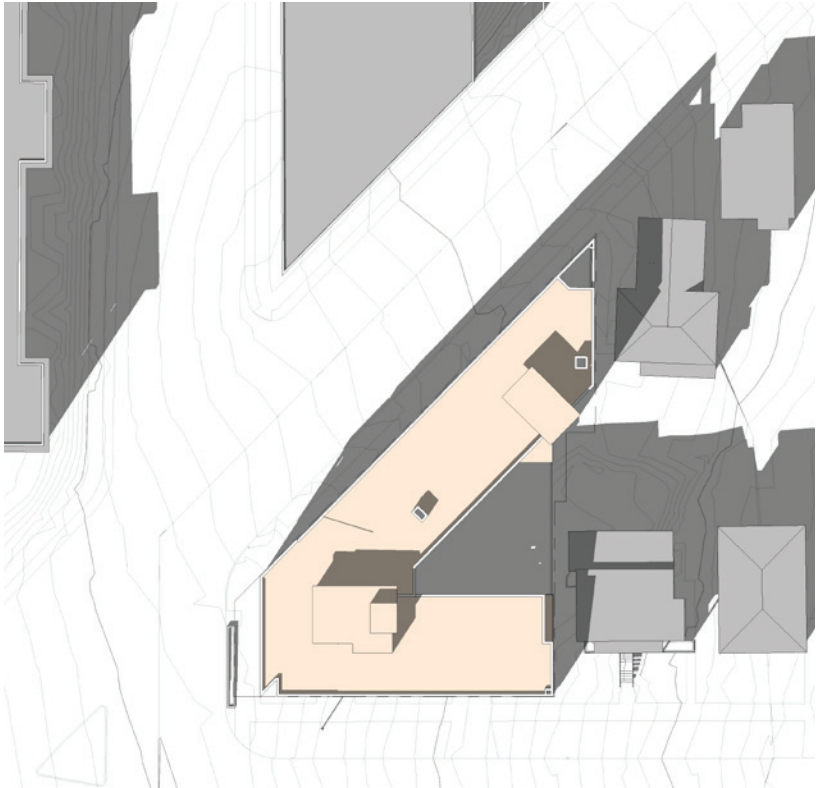
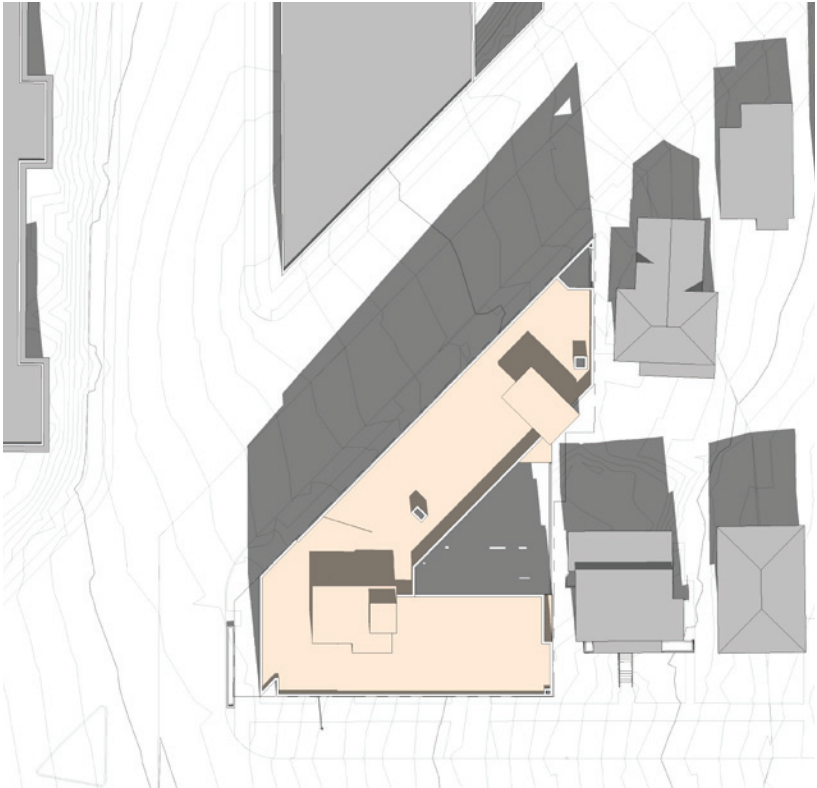
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MAR/SEPT 21

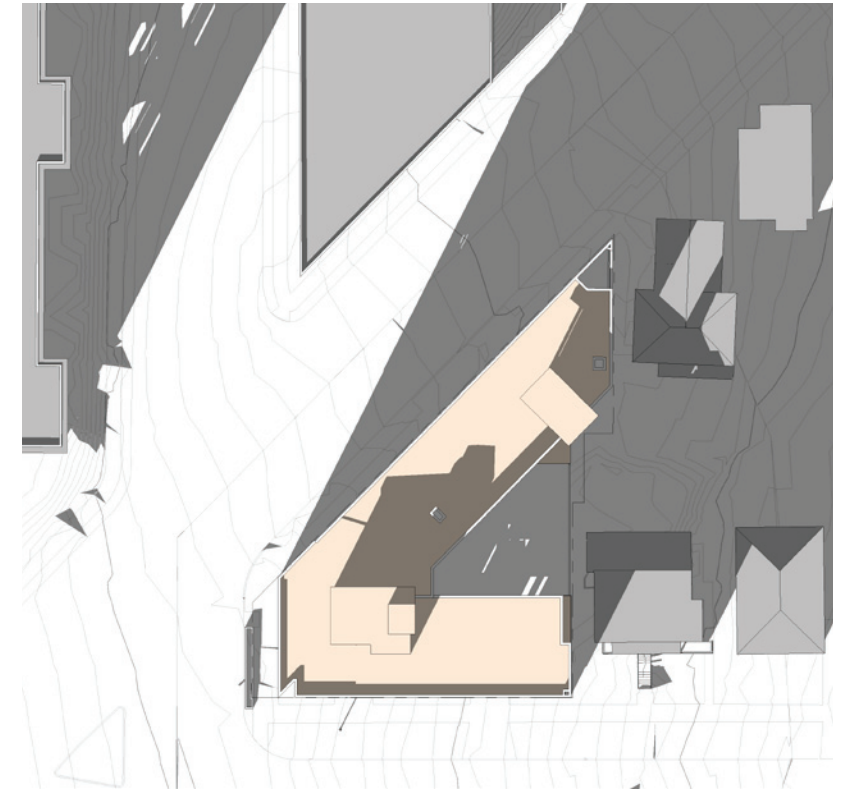
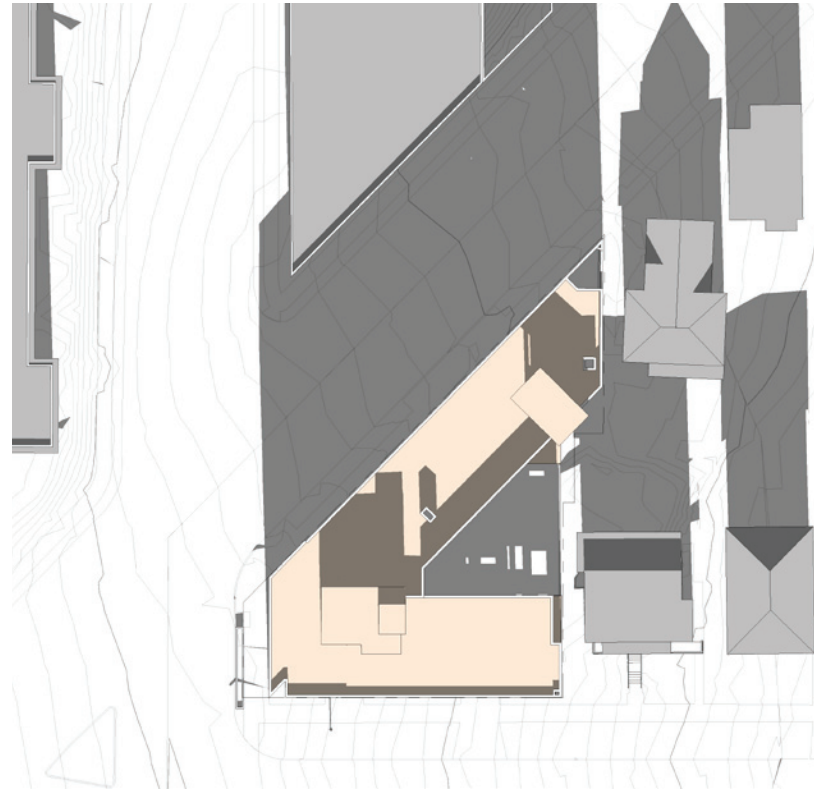
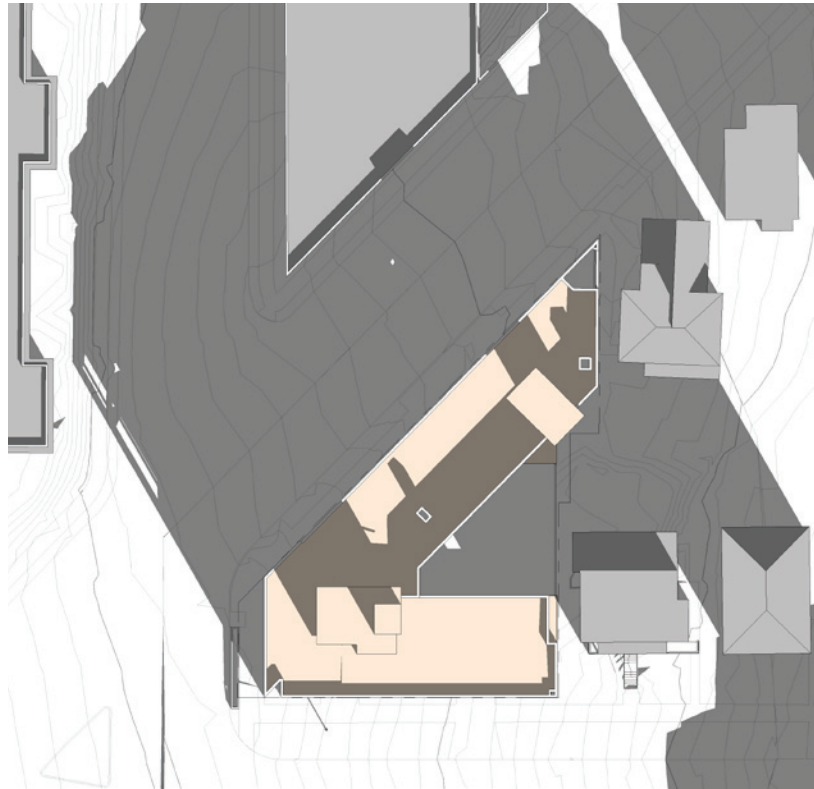


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DEC 21



DC4 EXTERIOR ELEMENTS AND FINISHES

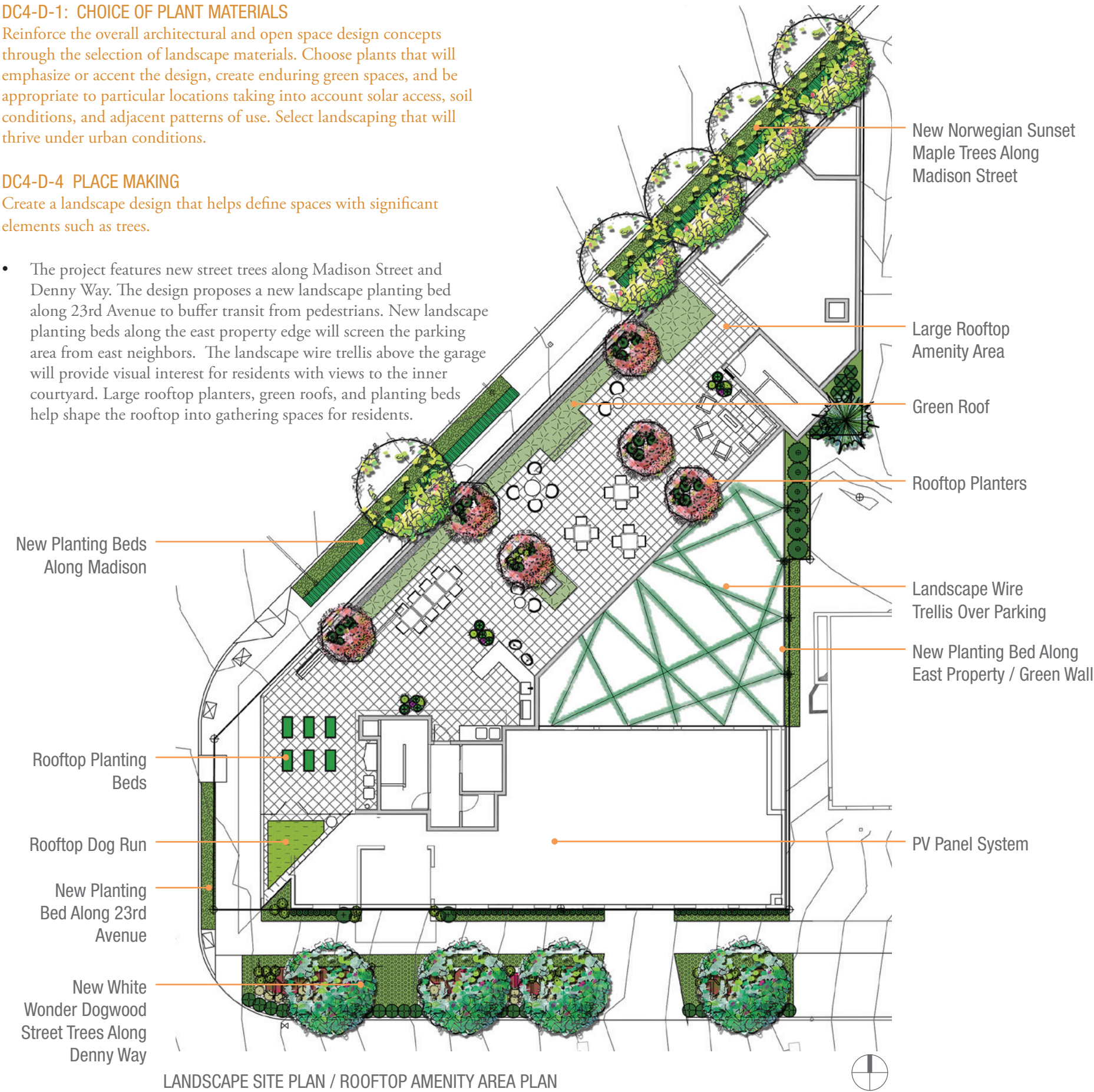
DC4-D-1: CHOICE OF PLANT MATERIALS

Reinforce the overall architectural and open space design concepts through the selection of landscape materials. Choose plants that will emphasize or accent the design, create enduring green spaces, and be appropriate to particular locations taking into account solar access, soil conditions, and adjacent patterns of use. Select landscaping that will thrive under urban conditions.

DC4-D-4 PLACE MAKING

Create a landscape design that helps define spaces with significant elements such as trees.

- The project features new street trees along Madison Street and Denny Way. The design proposes a new landscape planting bed along 23rd Avenue to buffer transit from pedestrians. New landscape planting beds along the east property edge will screen the parking area from east neighbors. The landscape wire trellis above the garage will provide visual interest for residents with views to the inner courtyard. Large rooftop planters, green roofs, and planting beds help shape the rooftop into gathering spaces for residents.



ROOFTOP PLANTERS



STREET TREES ALONG MADISON



ROOFTOP PAVERS



VIRGINIA CREEPER TRELLIS AND PLANTING BED

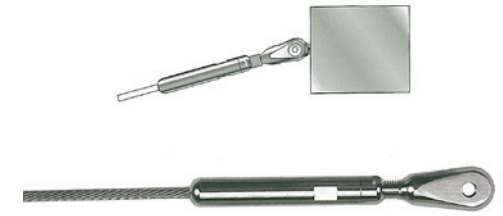
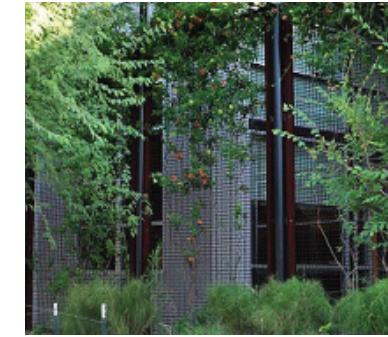


ROOFTOP FURNITURE



STREET TREES ALONG DENNY

DC4 EXTERIOR ELEMENTS AND FINISHES

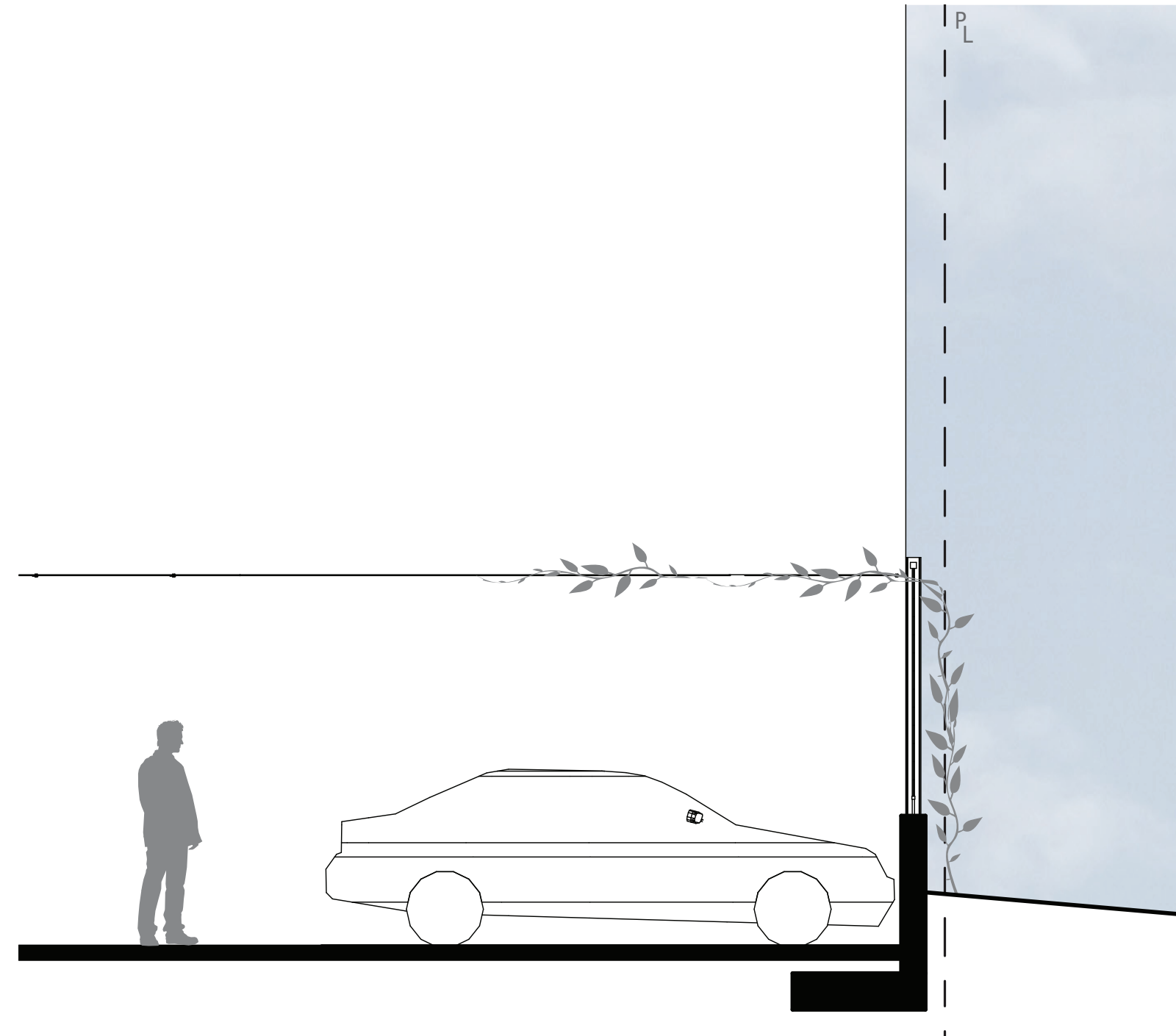


Landscape Vertical Trellis

Landscape Wire
Trellis Over Parking



PERSPECTIVE LOOKING AT TRELLIS OVER PARKING



SECTION AT TRELLIS

LIGHTING PLAN



L1 WALL MOUNT UP/DOWNLIGHT



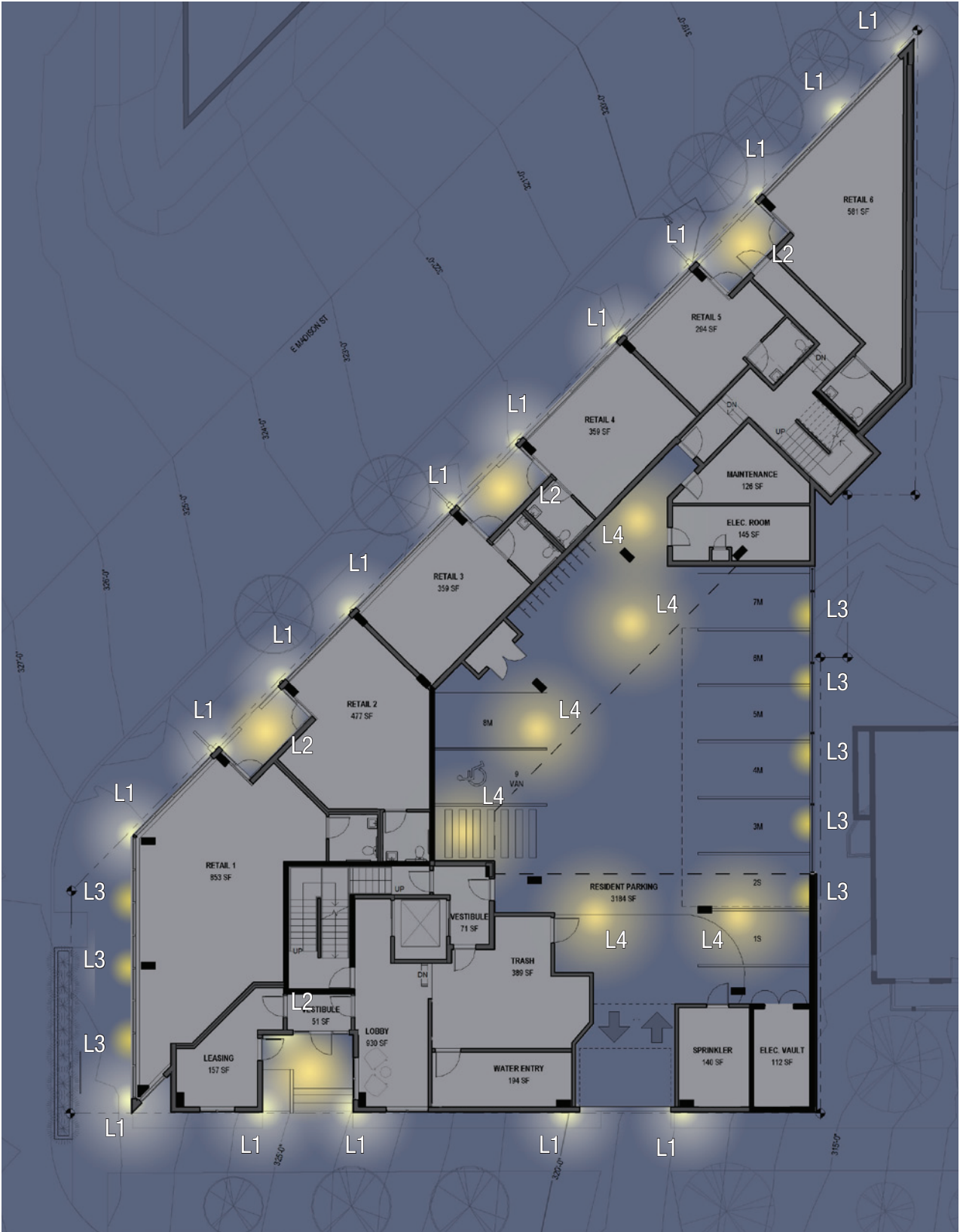
L2 CEILING SUSPENDED / WALL WASH



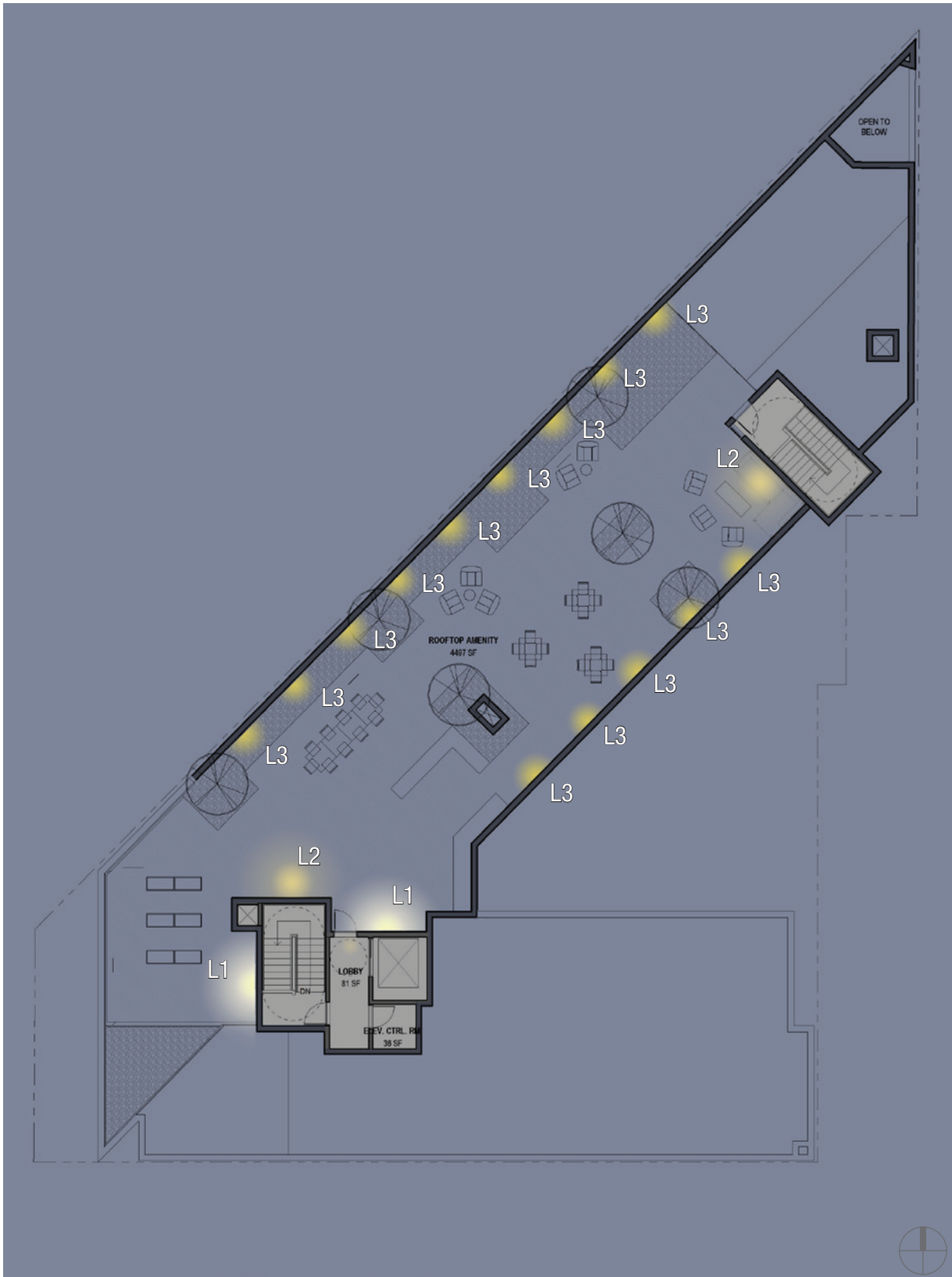
L3 RECESSED WALL LIGHT



L4 RECESSED CEILING MOUNT



LIGHTING PLAN - RETAIL



LIGHTING PLAN - ROOFTOP

