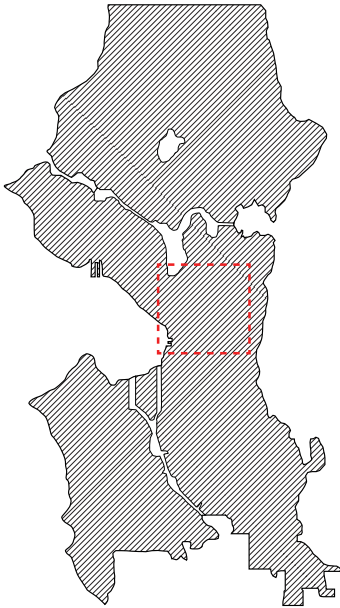
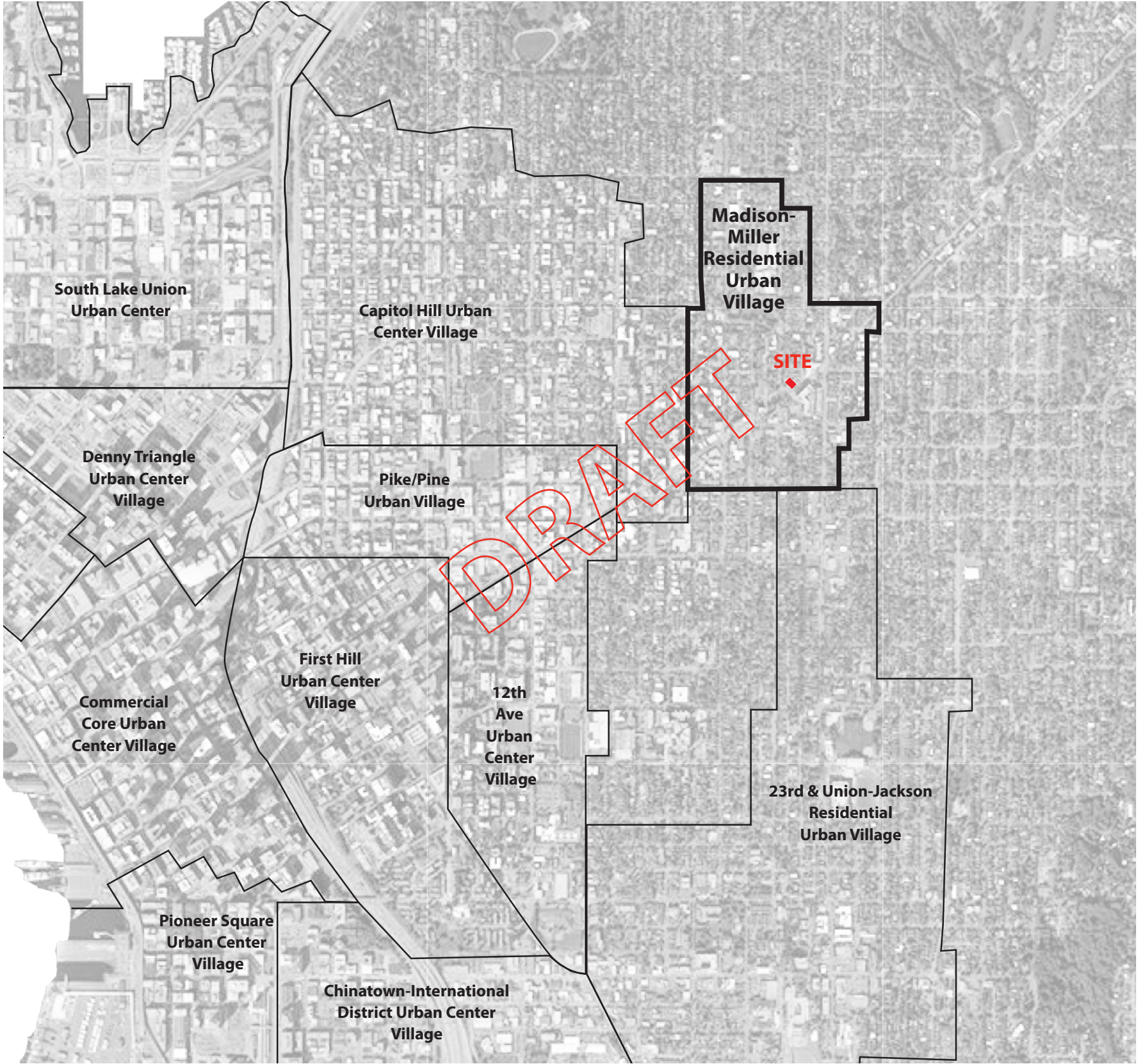


2100 E MADISON: MIXED-USE BUILDING
DESIGN RECOMMENDATION MEETING • MARCH 23, 2016
2100 E MADISON ST • PROJECT NO. 3020124





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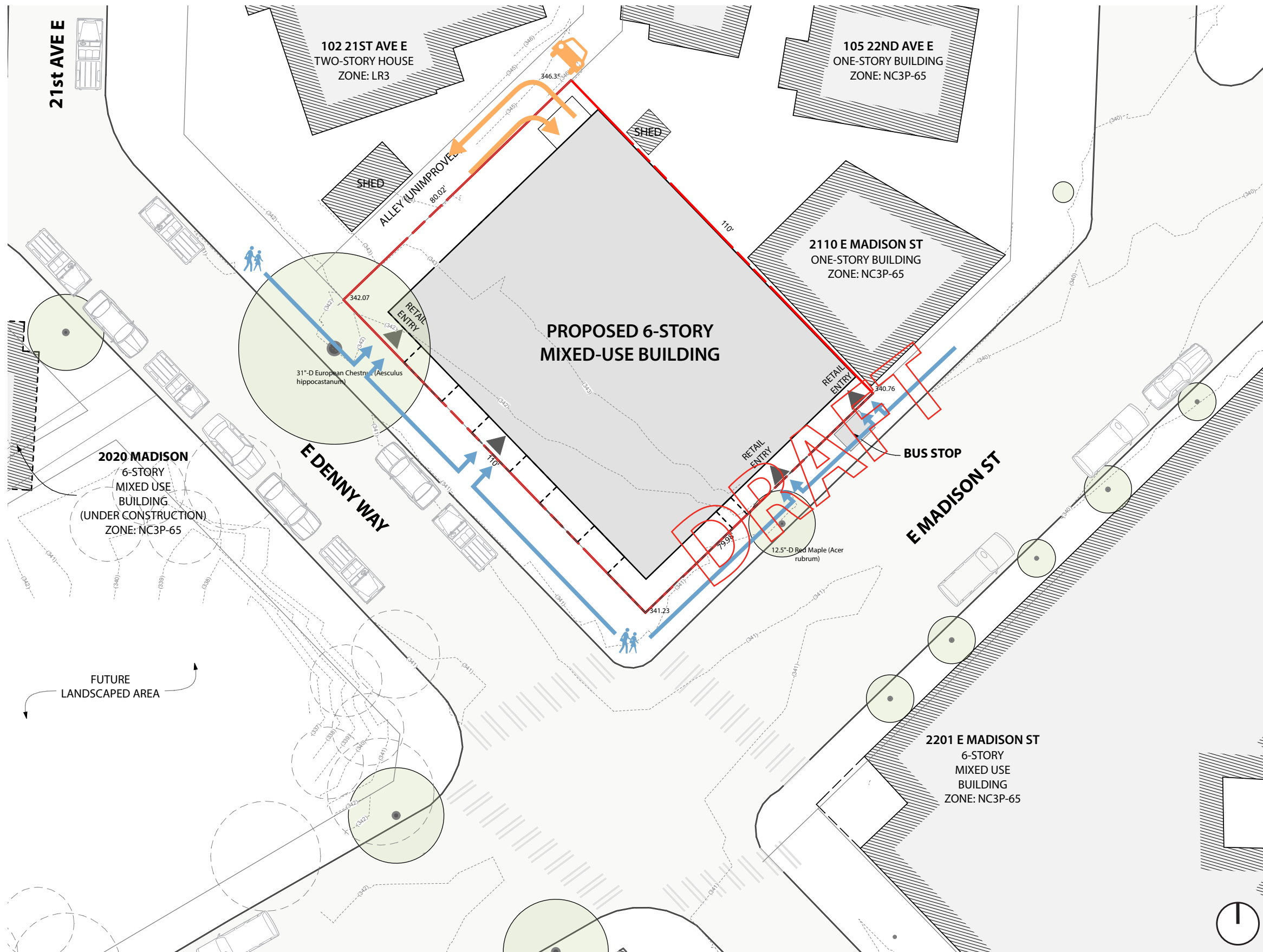
UPDATE

Project Information

Property Address:	2100 E Madison St Seattle WA
Owner:	2100 East Madison Holdings LLC
Developer:	JCMV LLC T (206) 404-4019
Architect:	Weinstein A+U LLC Daniel Goddard T (206) 443-8606



CONTEXT ANALYSIS



Setback Requirements

- No setback requirements from adjacent NC-zoned lot
- Variable setback from LR3 residential zones across an alley:
 - No setback up to 13'
 - 15' setback above 13' up to 40'
 - An additional setback of 1' for each 2' above 40'
- No high-voltage overhead powerlines located adjacent to site

Traffic & Circulation

- E Madison Street is an arterial and has continuous sidewalks on each side of street
- E Denny Way is a residential street and has continuous sidewalks on each side of street
- On-street parking located on either side of E Madison Street (except at bus stop) and E Denny Way
- Proposed parking access and trash collection from alley

Streetscape

- E Denny Way has continuous $\pm 6'$ wide planting strips located between sidewalk and on-street parking with a mix of street tree species and sizes
- E Madison has narrow sidewalk and intermittent street trees with on-street parking except where bus stops are located

Building Footprint
Street Parking Area
Pedestrian Entry/Exit
Parking Entry/Exit



APPROVED EDG CONCEPT

Design Alternate 3 locates the residential entry off Denny Way. Denny is the preferred location for a residential entry (per the SDOT Street Classification Map, Madison Street is classified as a principal arterial). There are two retail spaces along Madison, and a retail space along Denny to the north of the residential entry. The residential units are oriented in a "T" scheme. This maximizes the units with street frontage, and does not require openings along the northeast of the site, which has an adjacent to another NC-65 parcel. The residential levels are set back from the northwest property line at the alley by twenty feet, allowing for a uniform elevation at the alley façade.

Due to the desire to retain the 31" Chestnut tree at the west of the site, the building has been pulled back from the property line at the alley an additional 7' from the required alley setback. The building erodes at the west corner to allow for the tree canopy to meet the building. To maintain a façade rhythm due to the deference to the tree, inset balconies are utilized along the elevation along Denny Way. In response to the non-conforming two-story house across the alley, the residential levels of the building are set back approximately 30' at the north corner of the site. A departure for the alley setback required above 40' is being requested for the remainder of the alley elevation (request to maintain the 15' setback that is required from 13' – 40'.

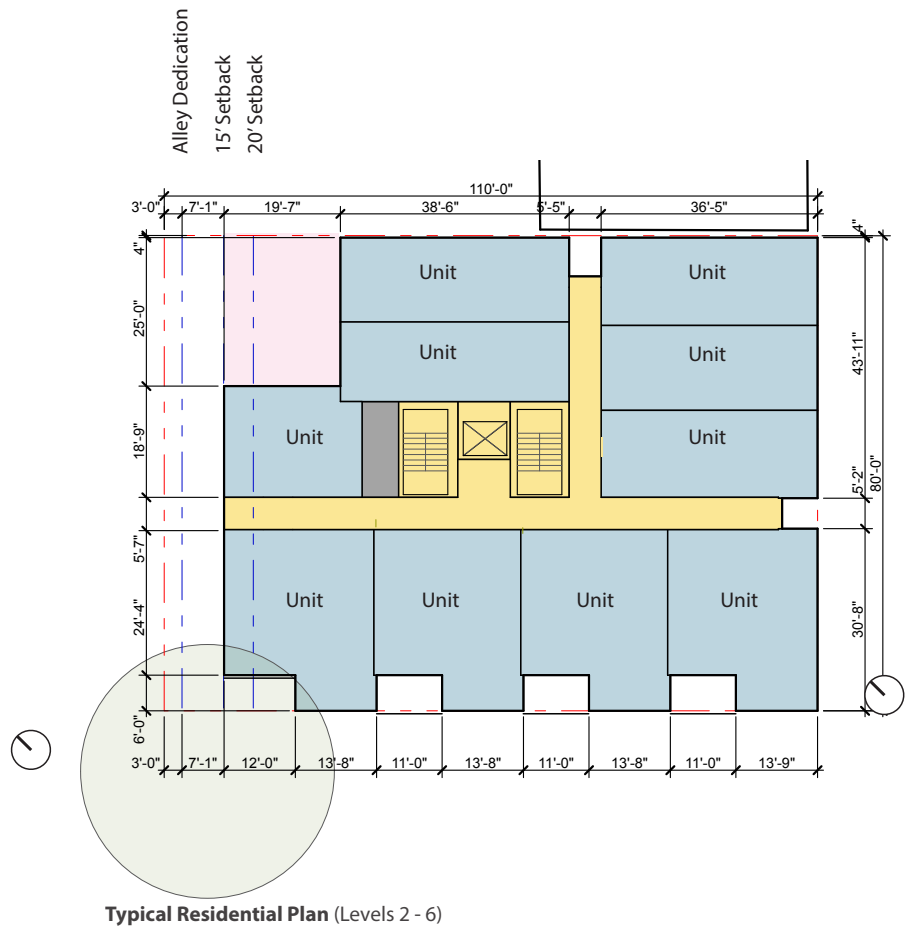
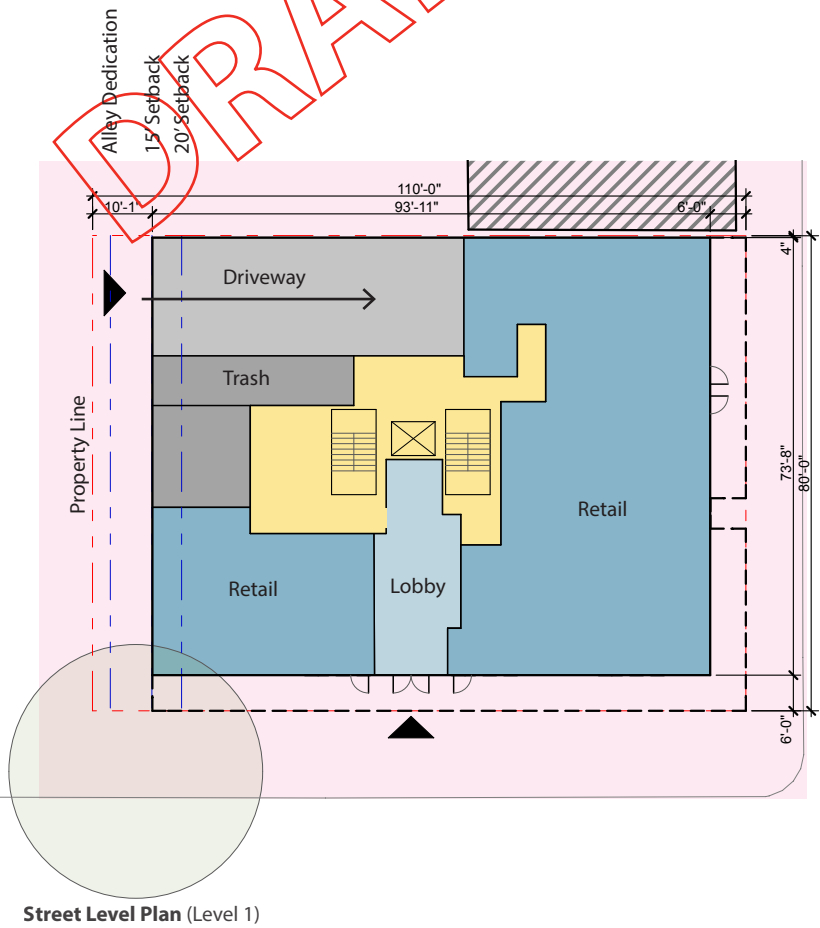
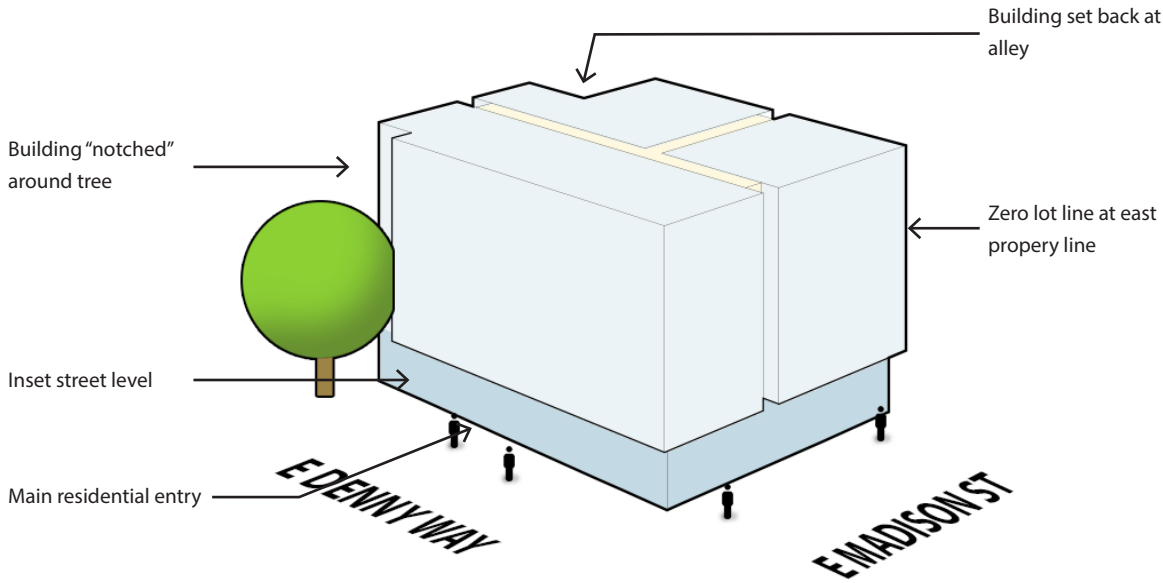
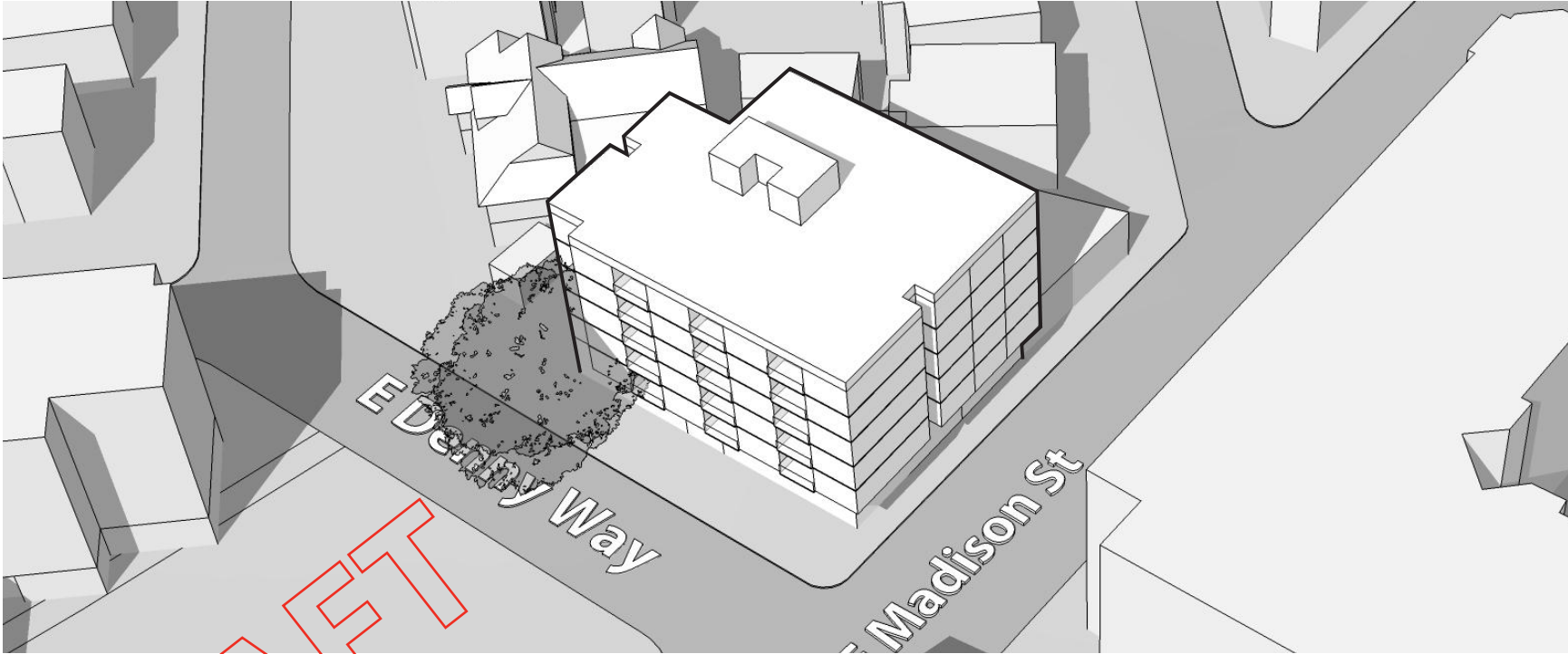
Potential Departure:

- Alley setback above 40'

- Advantages:
- Residential lobby off of Denny Way is preferred
 - Development under construction across from Denny is also a mixed-use building, with an open space across from the lobby.
 - Tree at northwest corner of the site can remain.

Summary

Stories:	6 (5-over-1 + 1 level below grade)
Unit Count:	50
Commercial Area:	3,797 SF
FAR utilization:	94%
Amenity Area:	2,232 SF (750 SF roof deck, 490 SF level 2 patio, balconies)
Parking:	
Residential:	not required; 22 spaces provided
Commercial:	not required
Ground Floor Uses:	
Madison Street:	retail
Denny Way:	residential entry and retail





1 Massing & Context Response

- The Board agreed that the bulk and scale of the building is appropriate for the size of the site and the site context.
- The setback at the residential levels on the north corner (courtyard) is an appropriate response to the zoning transition and adjacent structure.
- The massing responds appropriately to the different street character of E Denny Way and E Madison St. in regards to the location of balconies, orientation of units, and façade modulation.
- Pending SDOT's recommendation regarding the street tree, the Board would like to see the tree retained, as it helps transition to the LR3 zone, and informs the modules used in the massing composition.
- The massing has a strong corner presence, which is an appropriate response to the commercial character of the E Madison corridor.
- Rooftop amenity space should be located away from the LR3 zone, and should be oriented towards the adjacent open space across E Denny Way. Provide more detail, including landscaping plans, for the rooftop amenity space.

2 Architectural Composition & Concept

- The Board liked the concept and aesthetic of the "floating" building on a transparent and inset base, noting that this composition is unique within the immediate context.



3 Street-level Uses and Activation

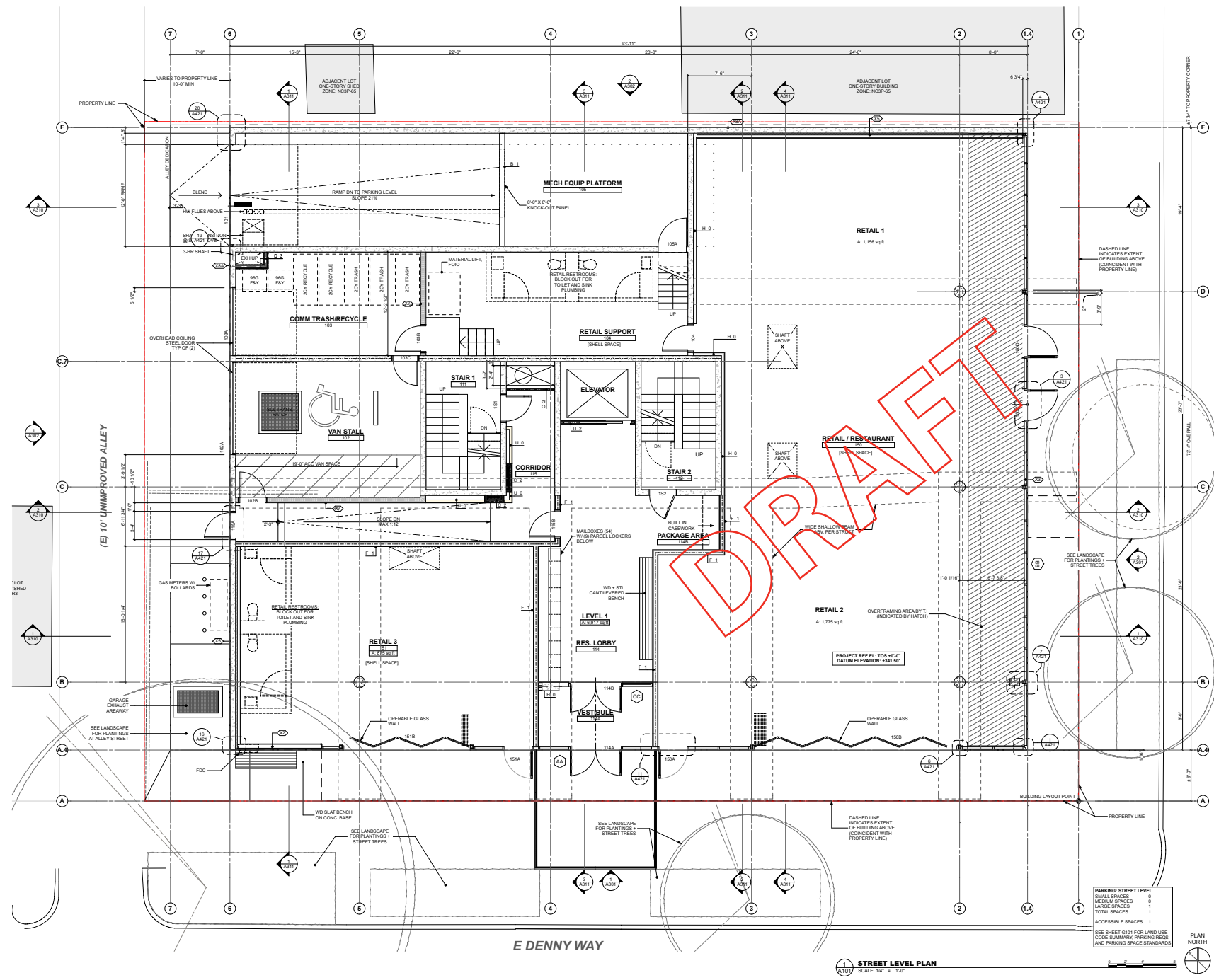
- The subtractive balconies allow the massing to hold the corner.
- The Board supported the intent to tie the design language of the first floor into the recessed balconies and north corner by the tree.

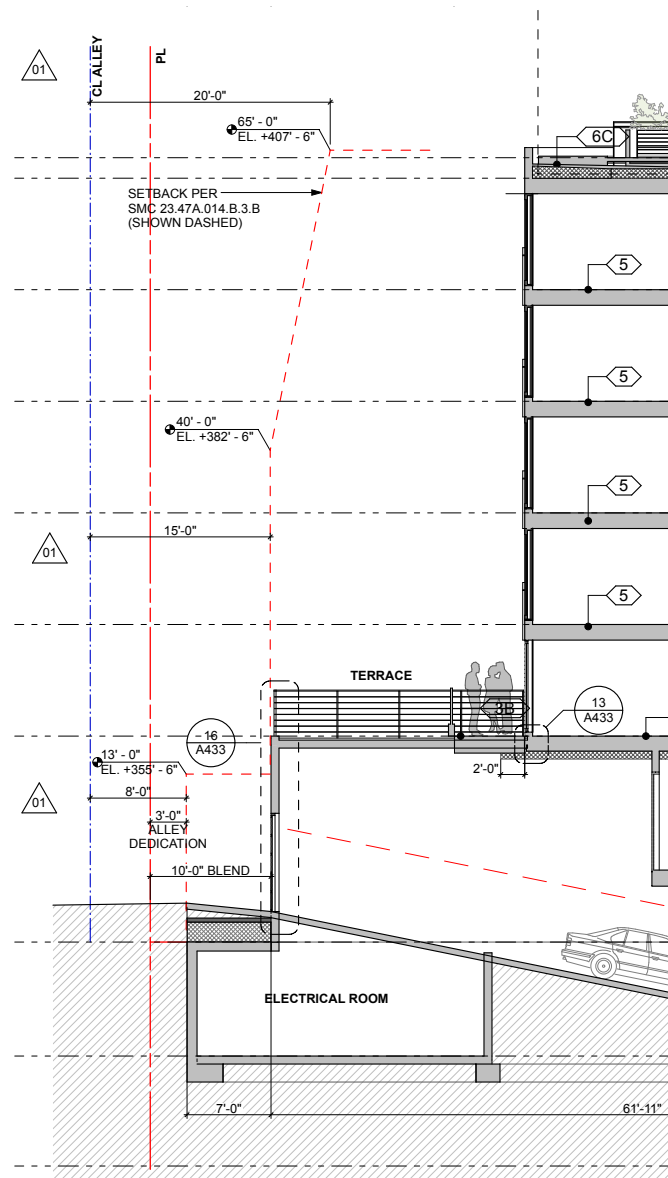
4 Parking Access & Alley Condition

- The Board expressed concern over potential safety and security issues regarding the alley, noting that it is two-way traffic, and is well-used. The Board requested more information regarding the design along the alley, and encouraged the applicant to consider walkability, lighting, and signage to lessen any potential impacts on vehicular and pedestrian circulation.



STREET LEVEL FLOOR PLAN

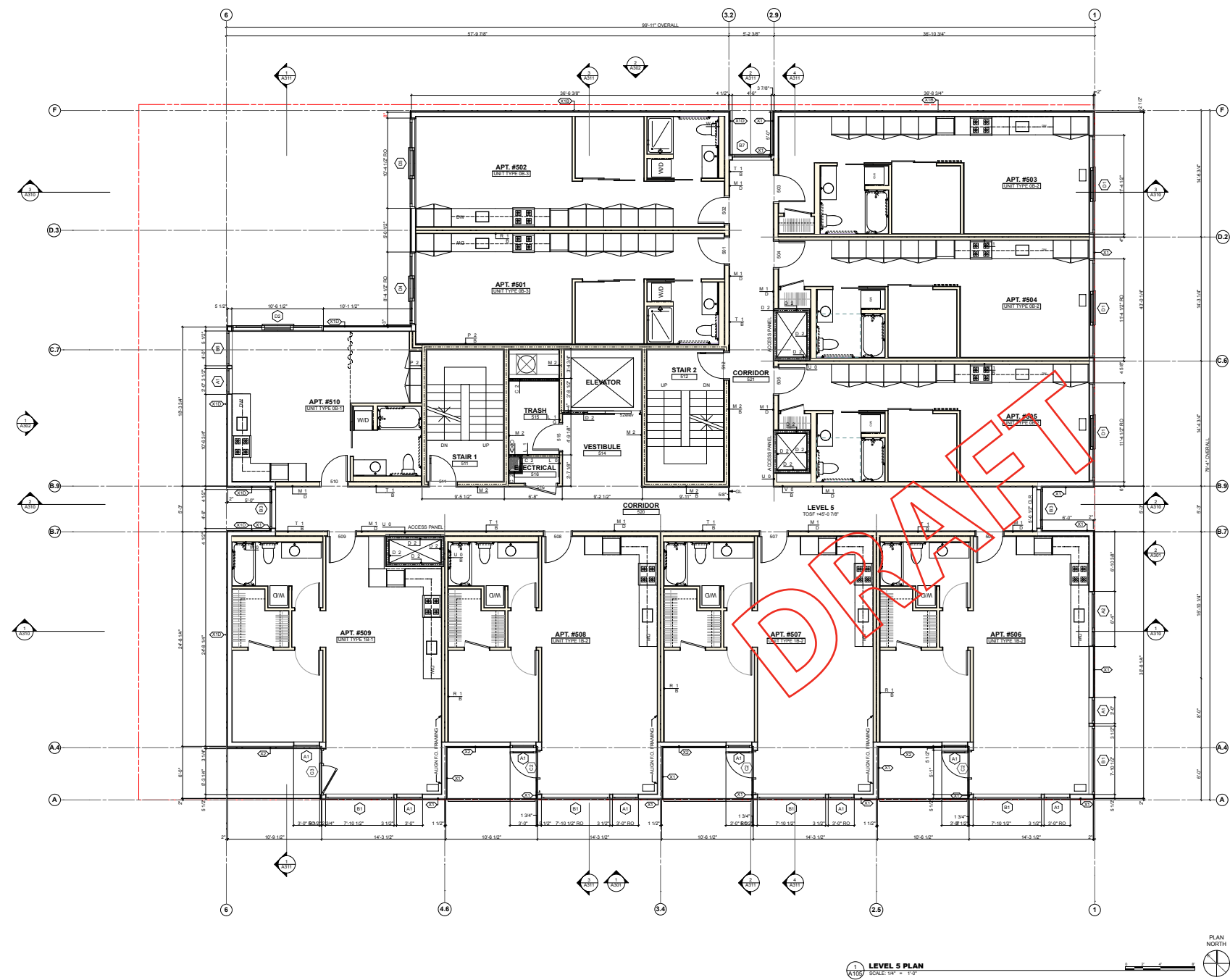




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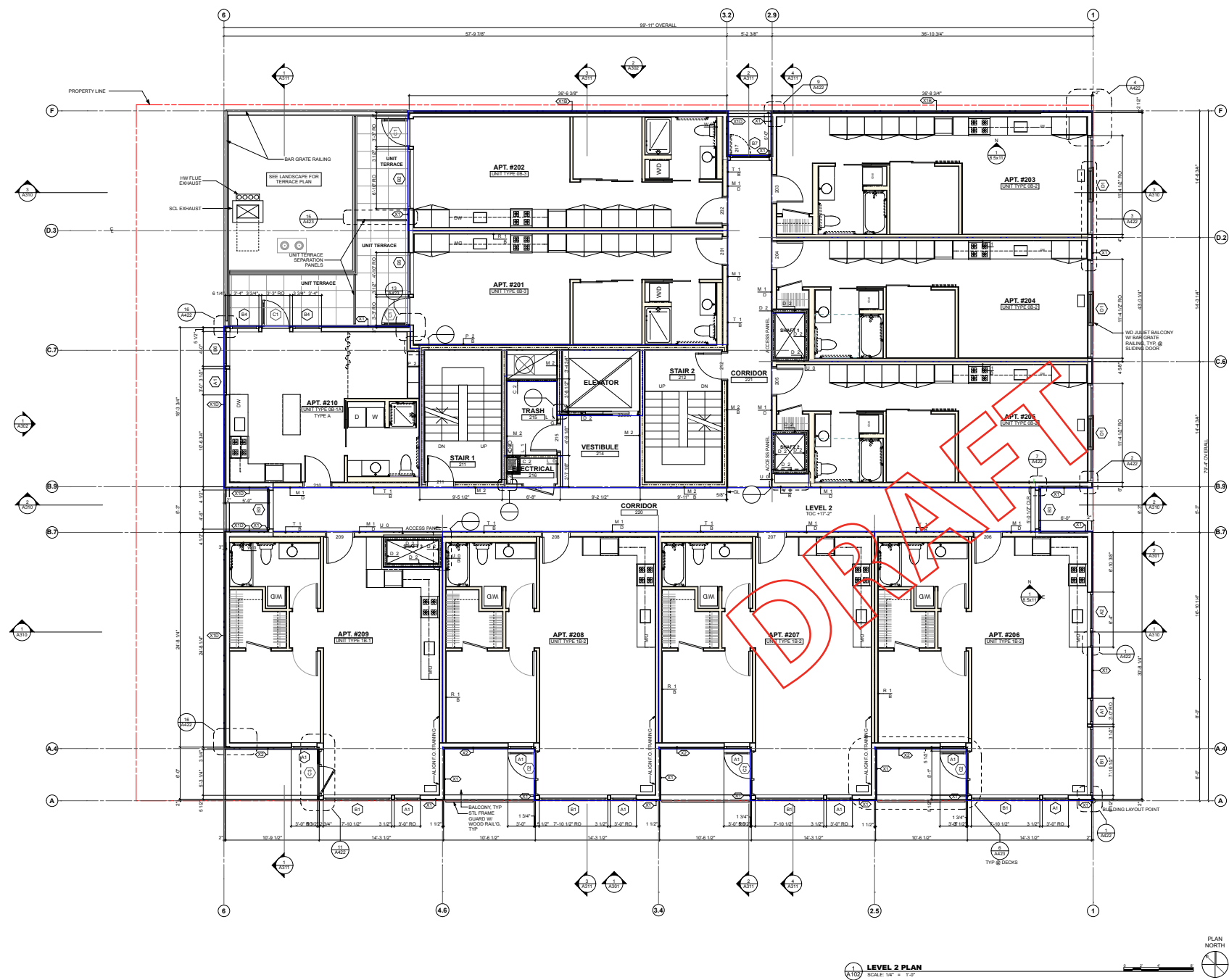


LEVEL 2 FLOOR PLAN





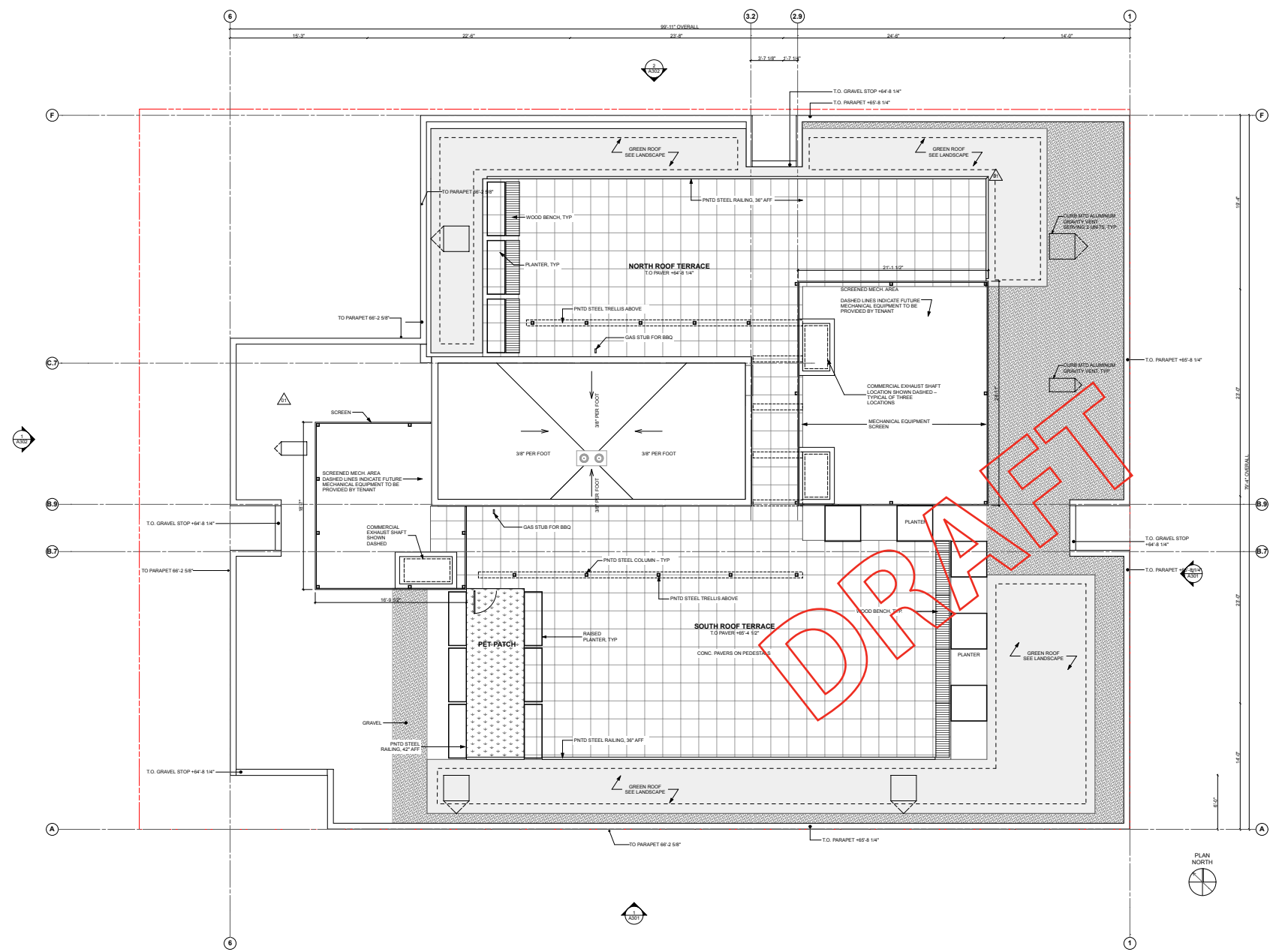
UPPER LEVELS TYPICAL FLOOR PLAN



SUPPLEMENT WITH ROOF TERRACE RENDERING

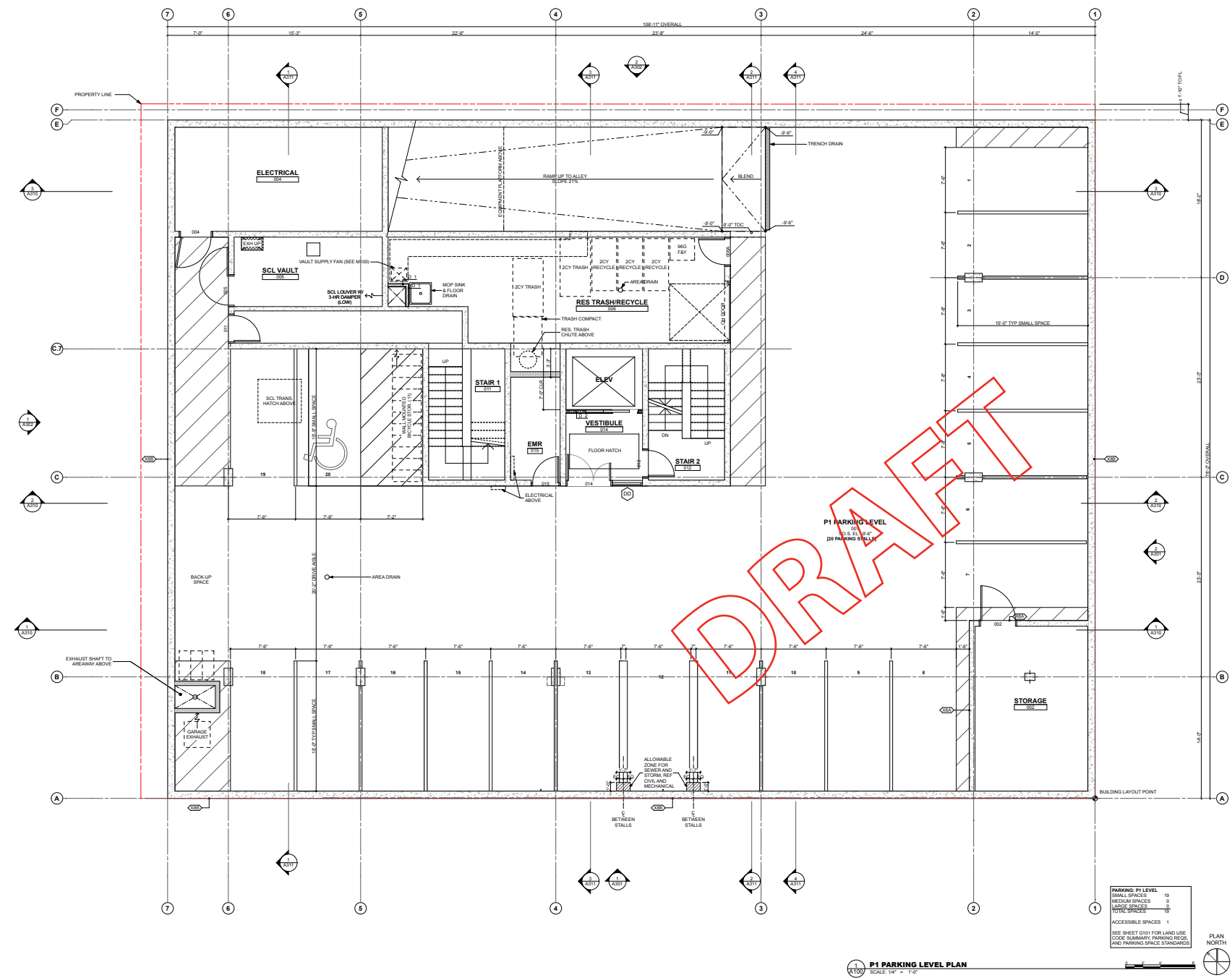
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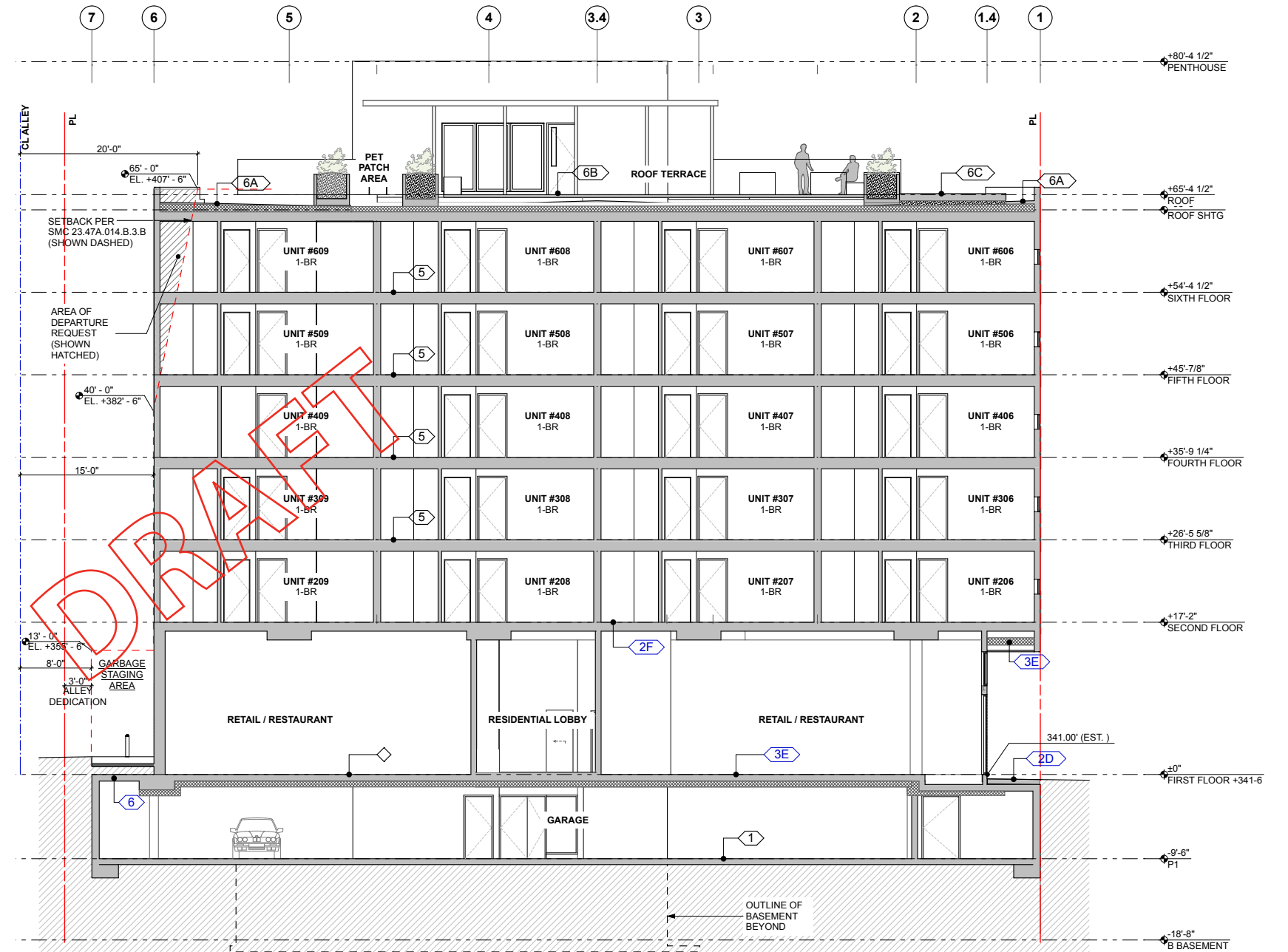
ROOF TERRACE PLAN

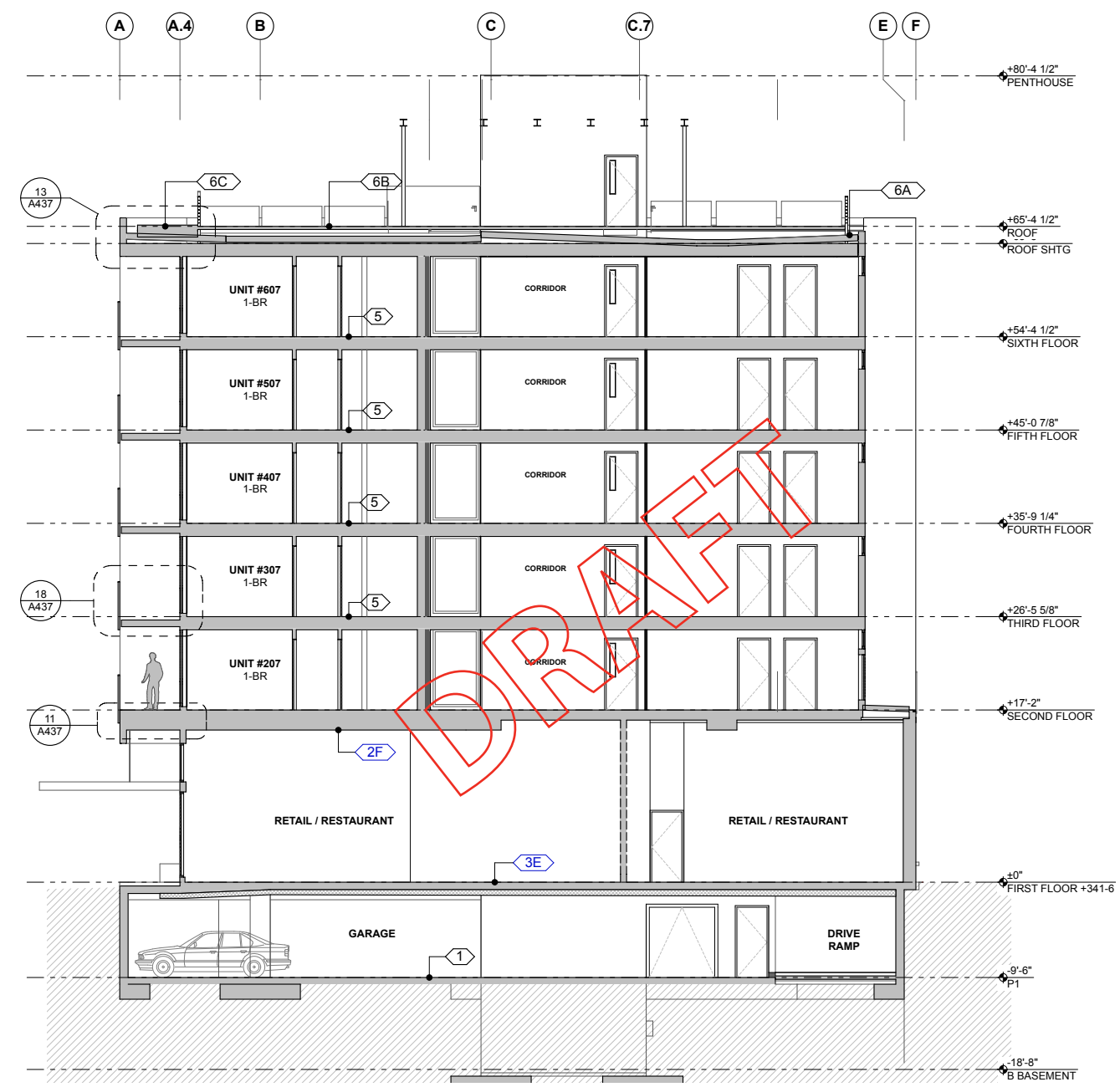


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LEVEL P1 FLOOR PLAN



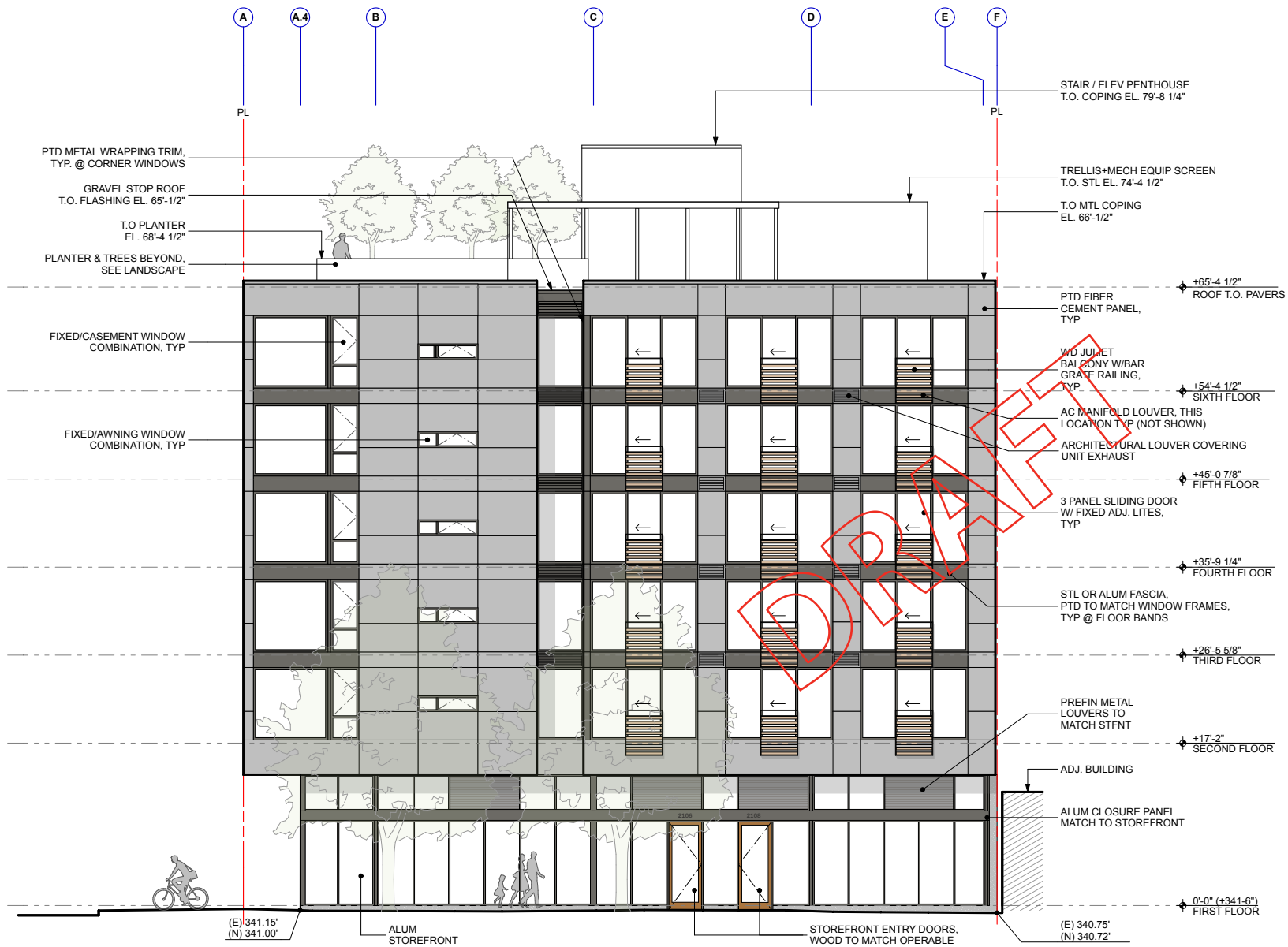




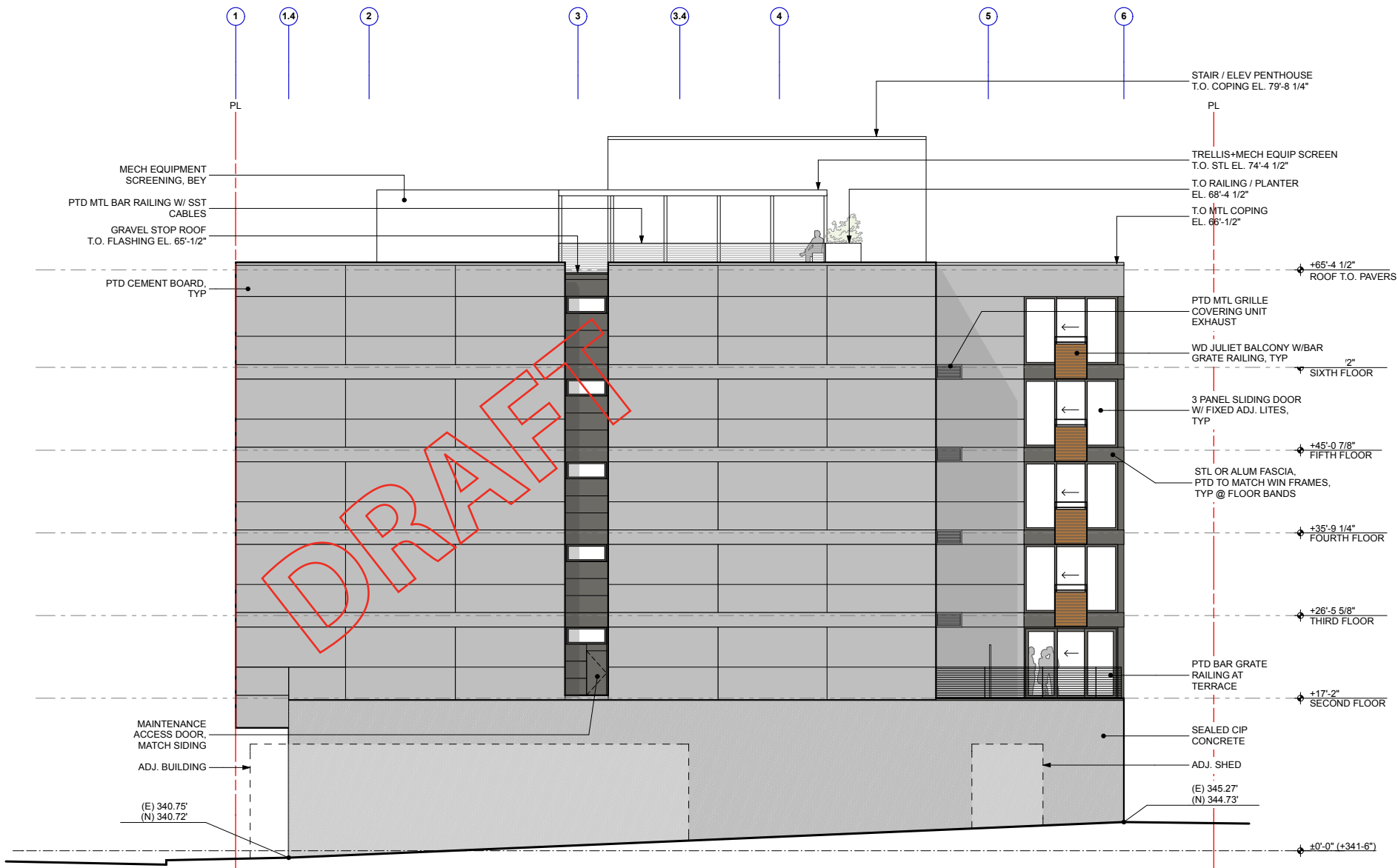
EAST DENNY WAY ELEVATION



EAST MADISON STREET ELEVATION

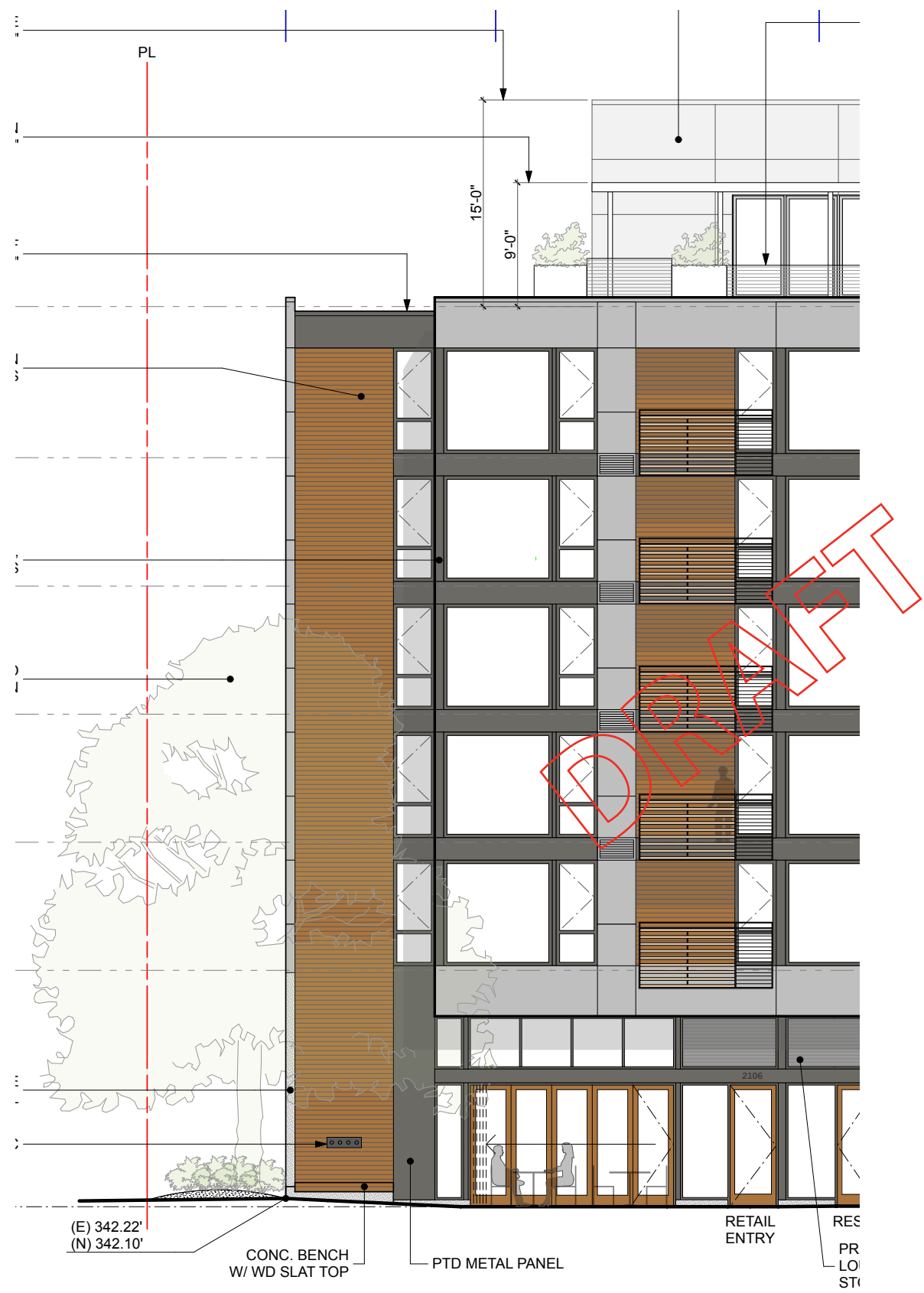


COMMON PROPERTY LINE ELEVATION



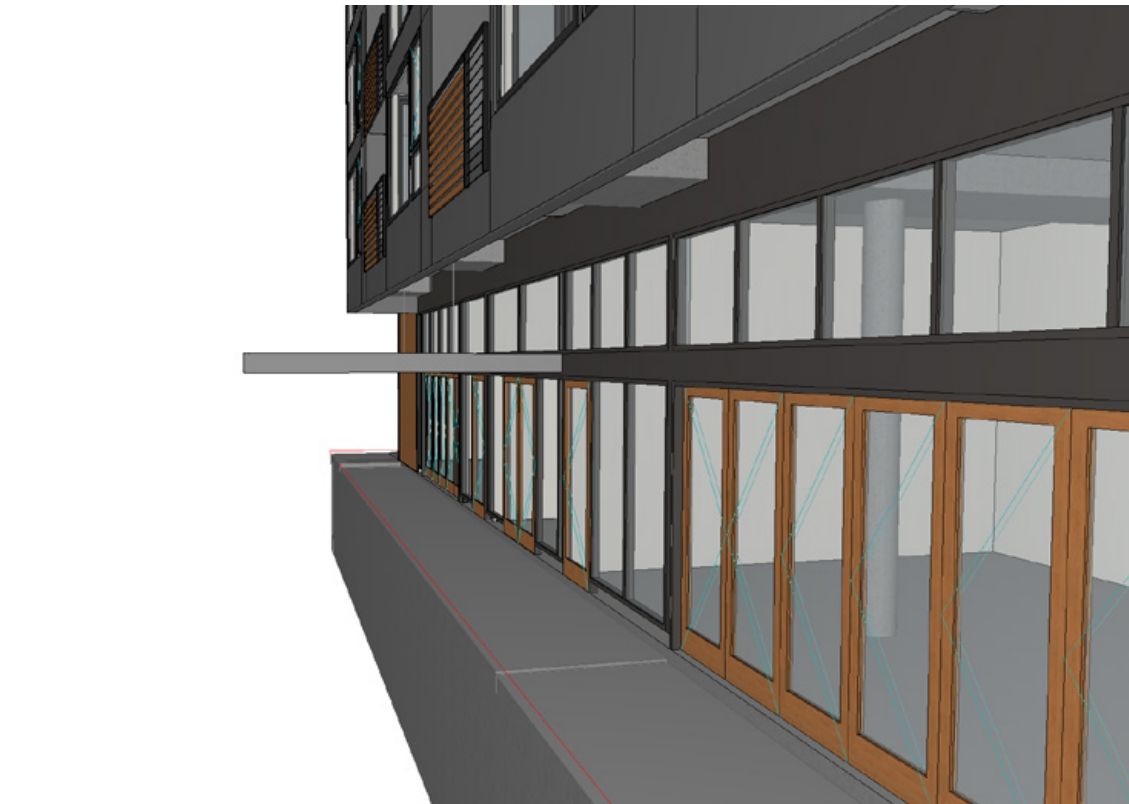
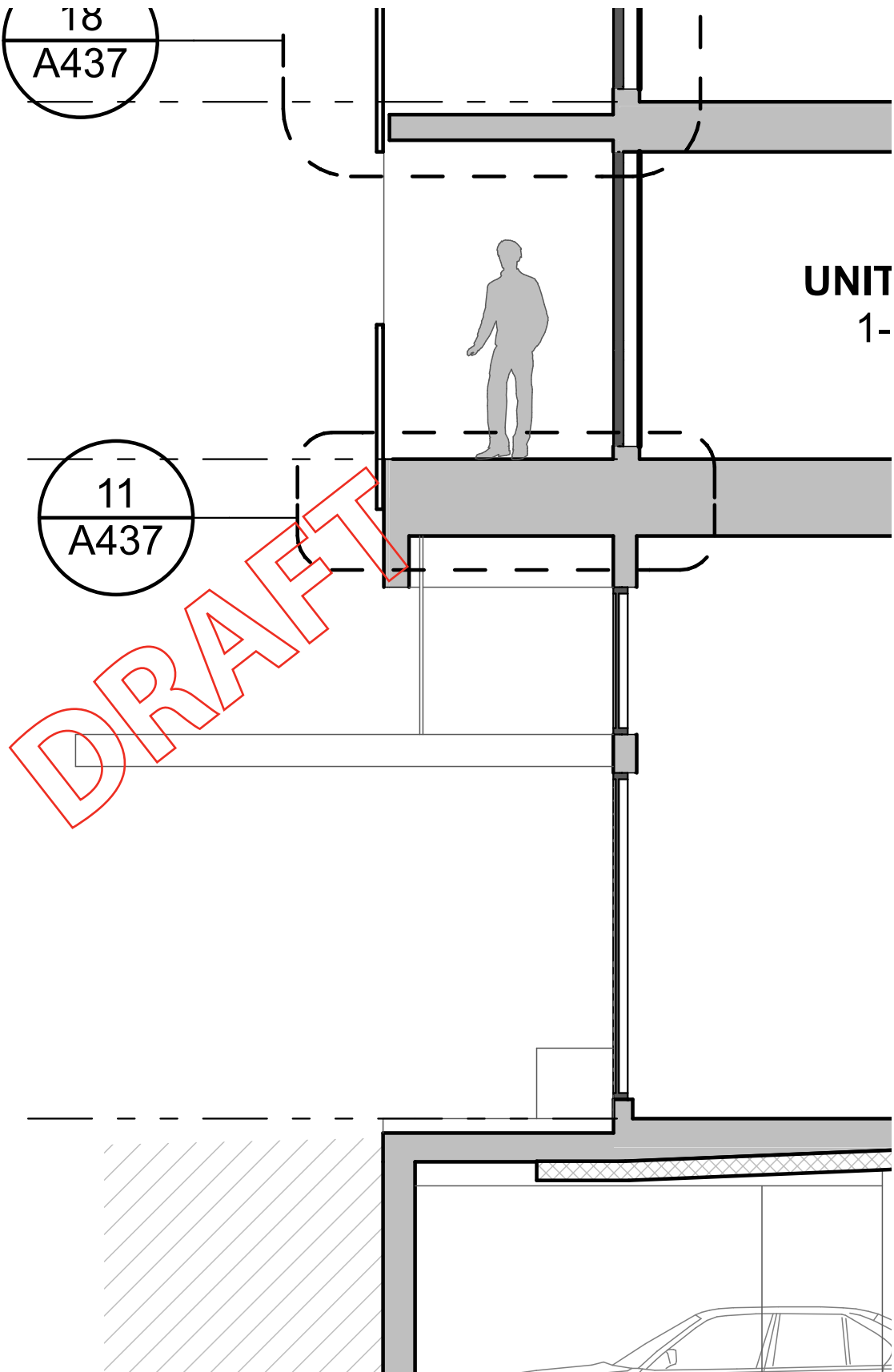


MATERIAL PALETTE

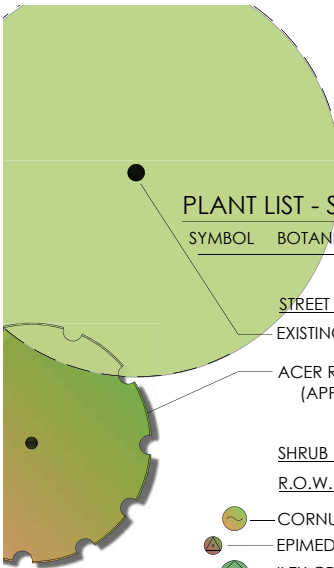




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LANDSCAPE : PLANT SCHEDULE



* DROUGHT TOLERANT PLANTS PER GREEN SEATTLE GREEN FACTOR PLANT LIST

PLANT LIST - STREET LEVEL

SYMBOL	BOTANICAL NAME	COMMON NAME
STREET TREES		
EXISTING TREE - PROTECT PER CITY OF SEATTLE STD PLAN 132		
	ACER RUBRUM 'BOWHALL' **	'BOWHALL' MAPLE (APPROVED BY SDOT ARBORIST BILL AMES, 6.22.2015)
SHRUB & GROUND COVER		
R.O.W. / STREET LEVEL		
	CORNUS STOLONIFERA 'KELSEY' *	'KELSEY' RED TWIG DOGWOOD
	EPIMEDIUM ALPINUM 'RUBRUM' **	'RUBRUM' EPIMEDIUM
	ILEX CRENATA 'CONVEXA' *	JAPANESE HOLLY
	LIRIOPE SPICATA *	CREeping LILYTURF
	LONICERA PILEATA **	PRIVET HONEYSUCKLE
	NANDINA DOMESTICA	NANDINA
	NANDINA 'MOON BAY'	'MOON BAY' NANDINA
	PITTOSPORUM TOBIRA 'WHEELER'S DWARF' *	WHEELER'S DWARF JAPANESE MOCK ORANGE
	POLYSTICHUM MUNITUM **	SWORD FERN
	TAXUS X MEDIA 'HICKSII' *	HICK'S YEW
	MULCH	

STREET



Acer Trunc. X A. Plat. 'Keithsform'
Norwegian Sunset Maple



Cornus Stolonifera 'Kelsey'
'Kelsey' Red Twig Dogwood



Lonicera Pileata
Privet Honeysuckle



Pittosporum Tobira
Wheeler's Dwarf' Pittosporum



Ilex crenata 'Convexa'
Compact Japanese Holly



Nandina 'Moon Bay'
'Moon Bay' Nandina



Taxus X Media 'Hicksii'
Hick's Yew

STRUCTURE



Acer palmatum
Japanese Maple



Phyllostachys aurea
Golden Bamboo



Ophiopogon 'Nigrescens'
Black Mondo Grass

ROOF



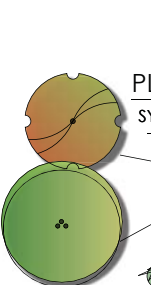
CHANGE TO SOMETHING ELSE



Sedum Tiles with Grasses



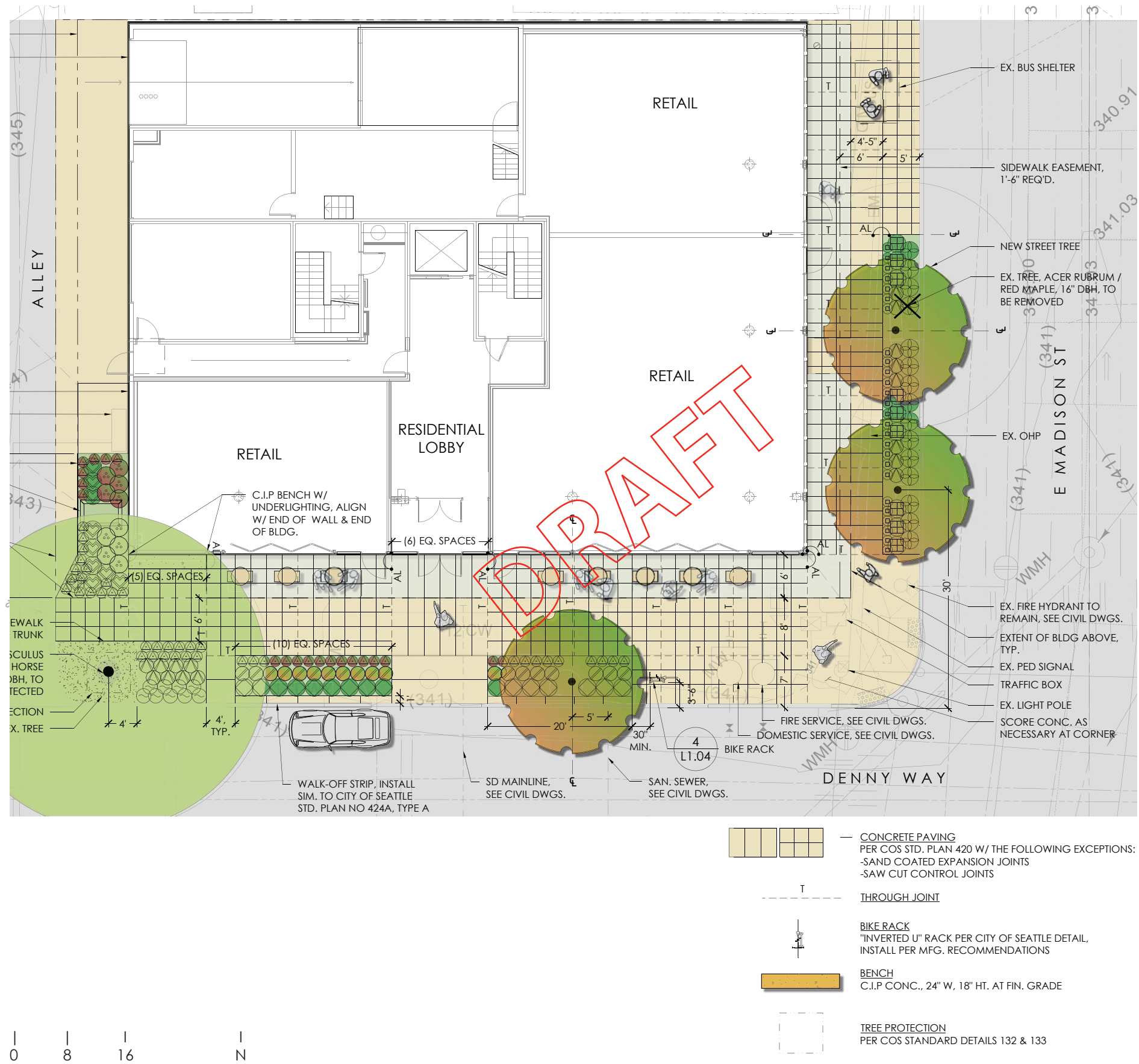
Sedum Tiles with Perennials



* DROUGHT TOLERANT PLANTS PER GREEN SEATTLE GREEN FACTOR PLANT LIST

PLANT LIST - ON STRUCTURE

SYMBOL	BOTANICAL NAME	COMMON NAME
	ACER CIRCINATUM *	VINE MAPLE
	ACER PALMATUM (GREEN)	JAPANESE MAPLE (GREEN)
SHRUBS		
	PHYLLOSTACHYS AUREA	GOLDEN BAMBOO
GROUND COVERS		
	OPHIPOGON P. 'NIGRESCENS' **	BLACK MONDO GRASS
PERENNIALS - INSTALL IN SEDUM TILE MATS WHERE INDICATED		
	DESCHAMPSIA CESPITOSA	TUFTED HAIRGRASS
GREENROOF PLANTING		
SEDUM TILE PREVEGETATED MATS **, 5.25" SOIL DEPTH MIN., MOUND PER PLAN		
COLOR MAX. AVAILABLE FROM ETERA, CONTACT DAVID GILMORE 360.661.2767		



STREET LEVEL DETAIL

East Madison Street

- 1 Bus Stop
- 2 Retail Entry
- 3 Planter Strip Buffer

East Denny Way

- 4 Outdoor Dining
- 5 Bikes
- 6 Planting Strip w/Walkoff
- 7 Residential entry
- 8 Ex. European Chestnut



2 Retail entry



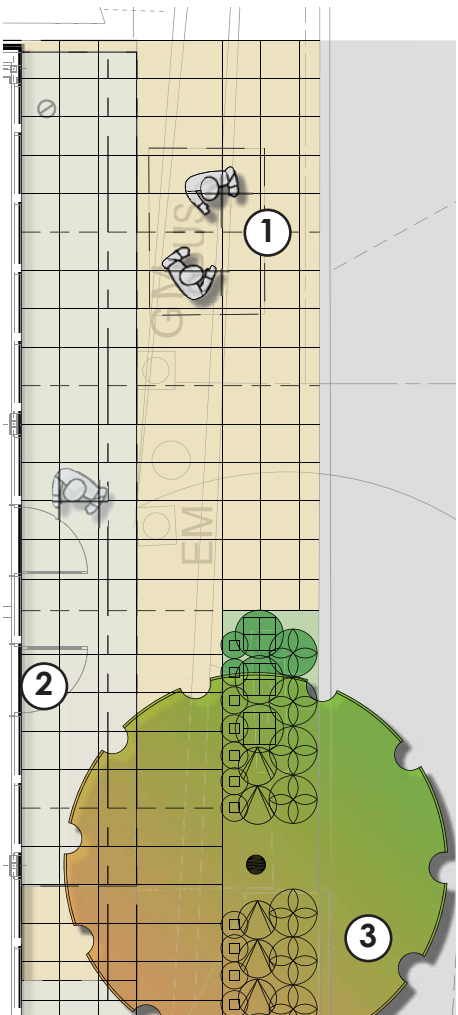
4 Outdoor Dining



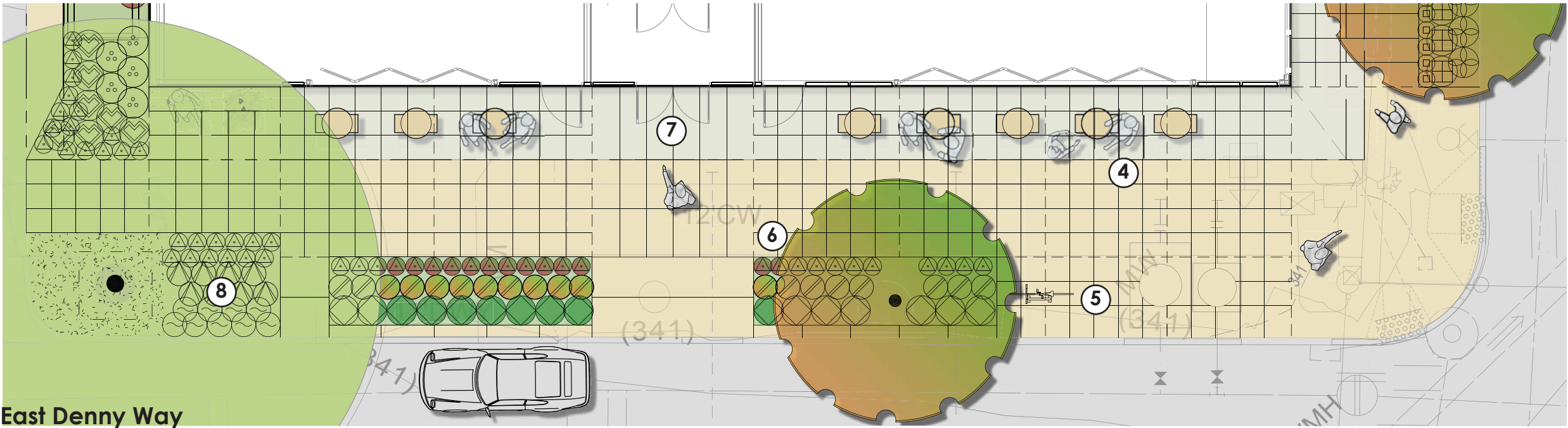
6 Planting Strip w/Walkoff



8 Ex. European Chestnut

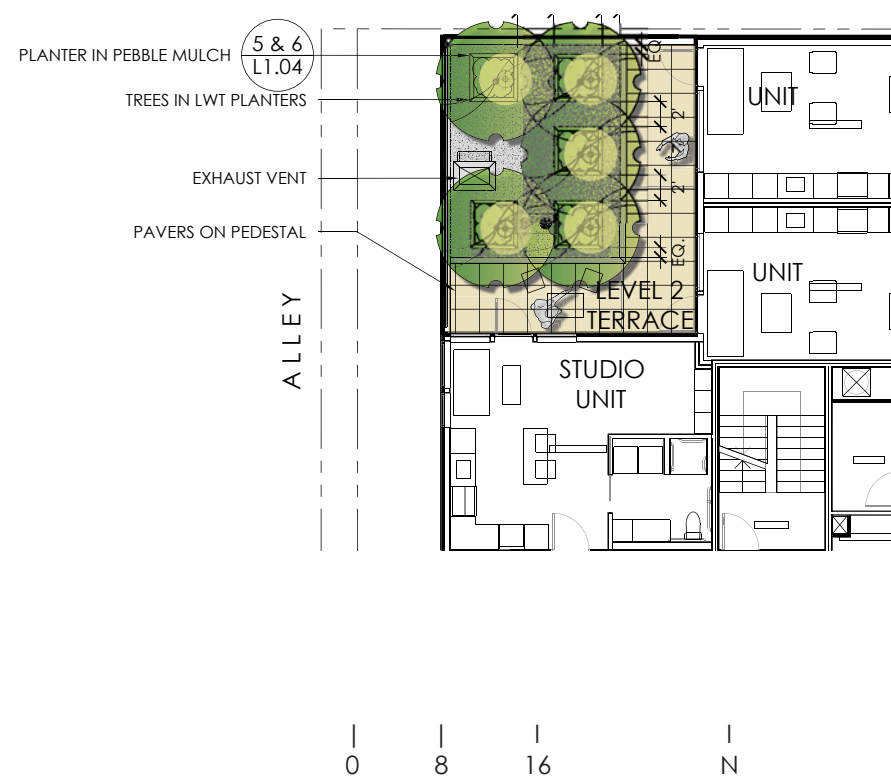


East Madison Street



East Denny Way

LANDSCAPE AT ROOF TERRACES



CONCRETE PAVERS
24"x24" HYDRAPRESSED SLABS
W/ AWS PEDESTAL SYSTEM
COLOR/FINISH: TEXADA - NATURAL
BY ABBOTSFORD CONCRETE PRODUCTS 1.800.663.4091

PEDESTAL SYSTEM
AWS PEDESTAL SYSTEM
AVAIL. FROM ABBOTSFORD CONCRETE PRODUCTS 1.800.663.4091

GREEN ROOF TRAYS
ADVANCED VEGETATIVE ROOF SYSTEM (AVRS)
24"x24" TRAYS BY COLUMBIA GREEN TECHNOLOGIES, INC. 503.684.9123.
INSTALL PER MFG. INSTRUCTION.

METAL EDGING
GEOEDGE ALUMINUM RESTRAINT, AVAIL. FROM COLUMBIA GREEN TECHNOLOGIES, INC. 503.684.9123. INSTALL PER MFG. INSTRUCTION.

IRRIGATION CONCEALMENT EDGING
AVRS EDGING - IRRIGATION CONCEALMENT, AVAIL. FROM COLUMBIA GREEN TECHNOLOGIES, INC. 503.684.9123. INSTALL PER MFG. INSTRUCTION.

PEBBLE MULCH
7/8" WASHED DRAIN ROCK
AVAIL FROM MARENAKOS ROCK CENTER, 425.392.3313
2" MIN. DEPTH, 4" MAX. DEPTH, REF. LANDSCAPE DETAILS

PET PATCH - FOR REVIEW BY OWNER
SYNTHETIC TURF: K9 GRASS (CLASSIC) BY FOREVERLAWN 866.992.7876

GRAVEL: 3/8" -5/8" CLEAN CRUSHED GRAVEL

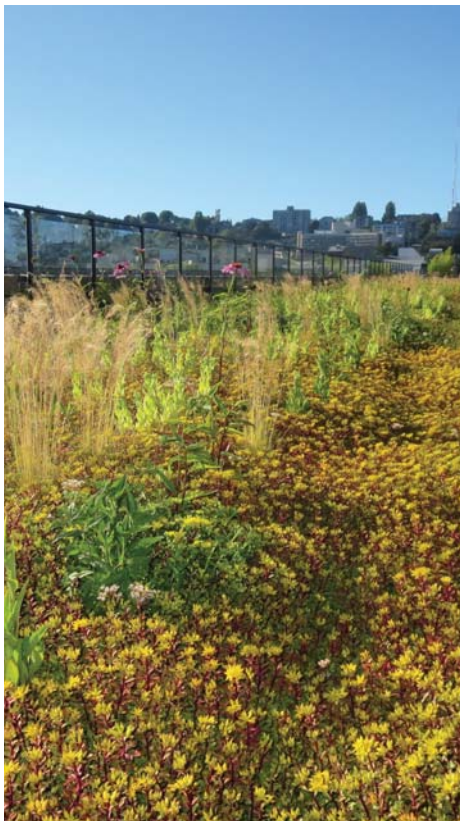
INSTALL SYNTHETIC TURF, OVER GRAVEL, OVER STRUCTURAL FOAM SLOPED TO DRAIN.

PLANTERS
SQUARE PLANTER, FIBERGLASS
WILSHIRE COLLECTION,
48" L X 48" W X 36" HT
COLOR: FLAT BLACK, OR SUBMIT ALT. FOR OWNER APPROVAL BY TOURNESOL SITEWORKS 800.542.2282

RECT. PLANTER
WILSHIRE COLLECTION
72" L X 24" W X 36" HT
COLOR: FLAT BLACK, OR SUBMIT ALT. FOR OWNER APPROVAL BY TOURNESOL SITEWORKS 800.542.2282

LIGHTING
TREE UPLIGHTS:
BK LIGHTING, MODEL: LS-8-BLP-7-9-11

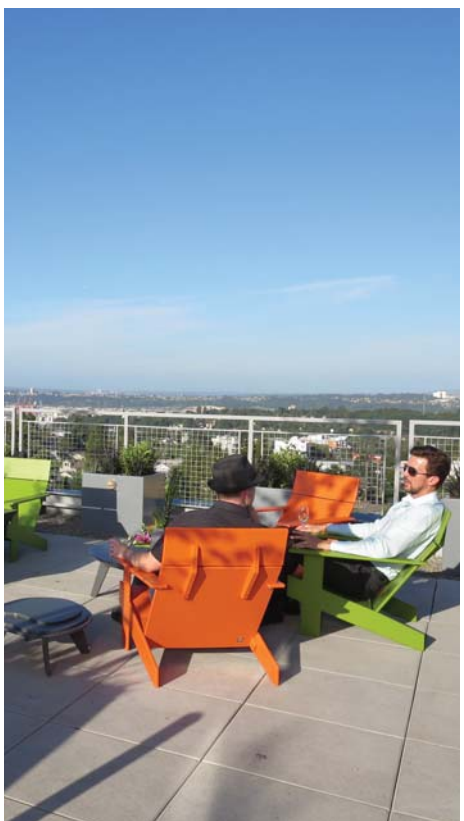
BENCH - TBD
MATERIAL: WOOD
24" W, 18" HT. X 6' LENGTH



Sedums, Grasses

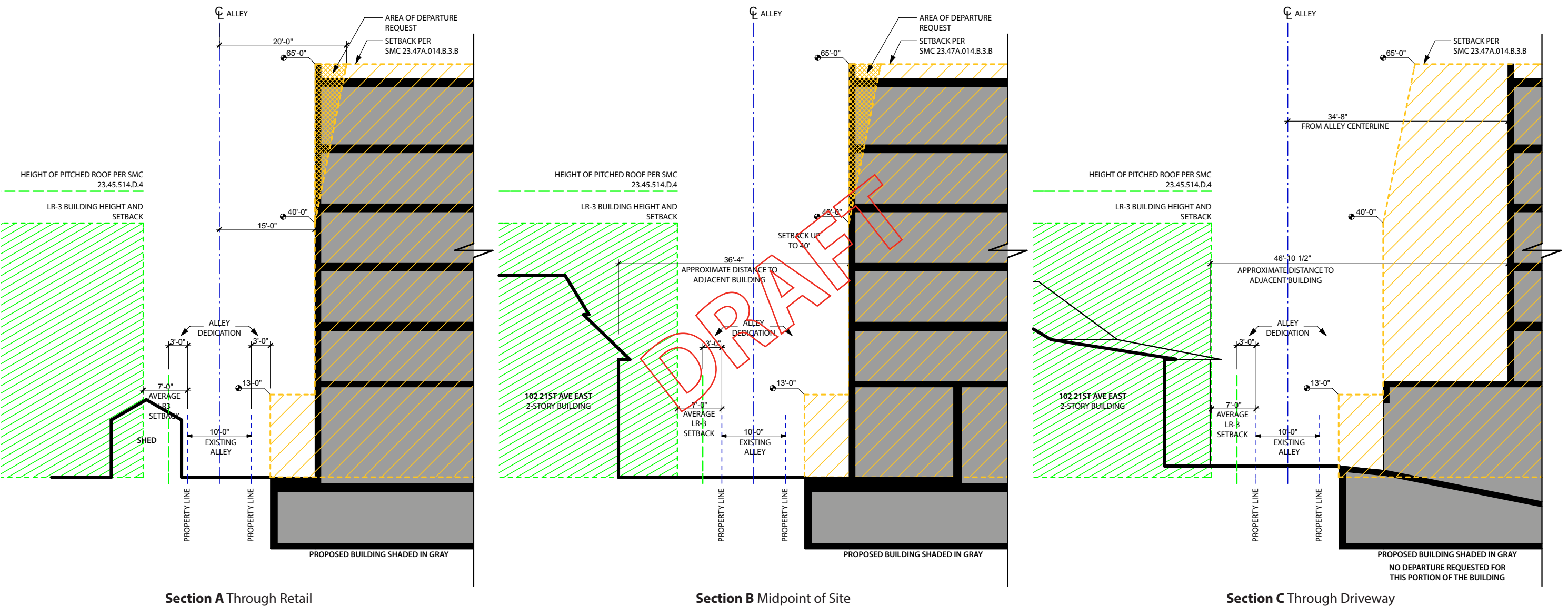


Pots with Treelets

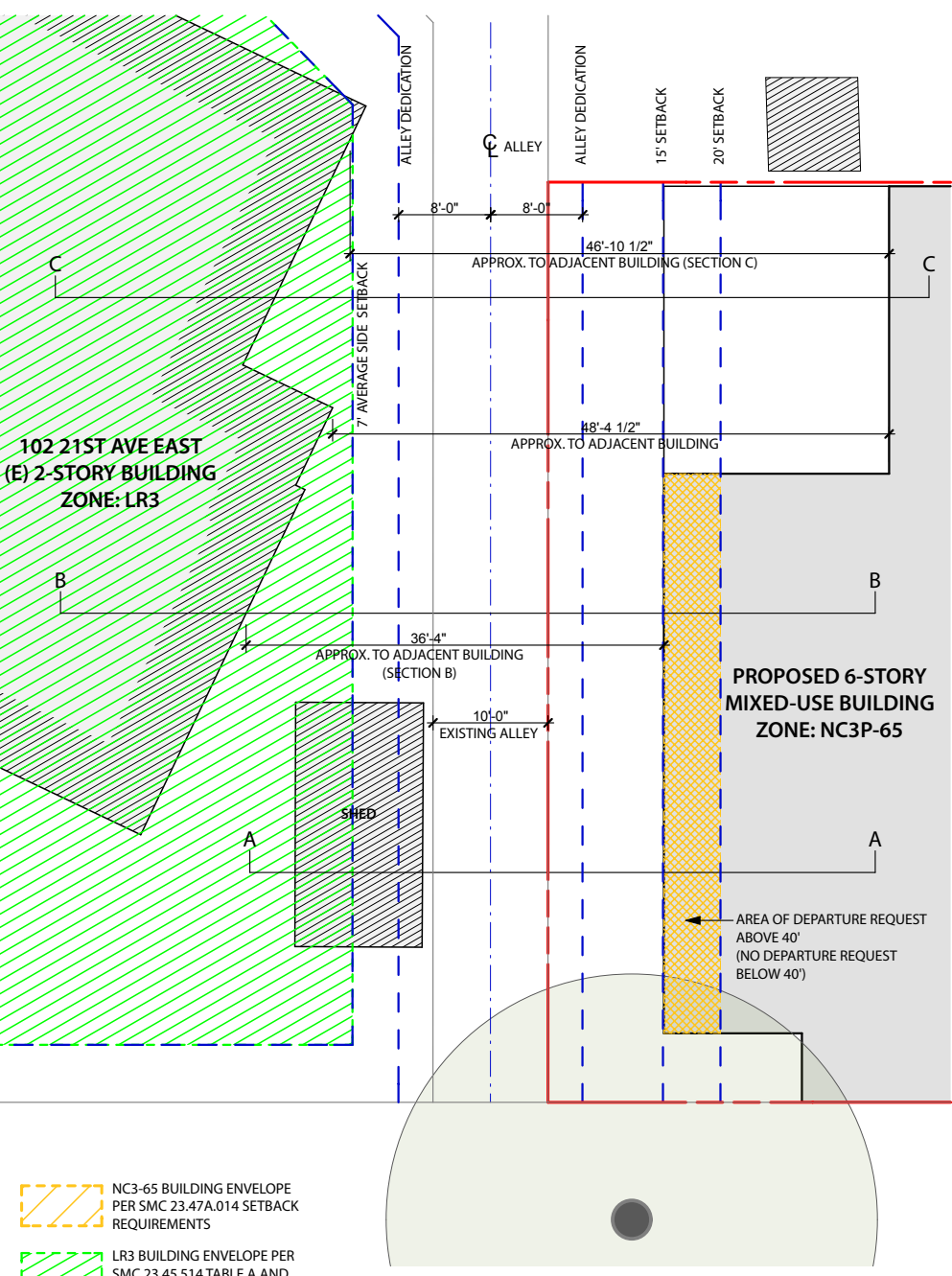



Lounging and View

REQUESTED DEPARTURE: BUILDING SETBACK AT ALLEY



- NC3-65 BUILDING ENVELOPE PER SMC 23.47A.014 SETBACK REQUIREMENTS
- LR3 BUILDING ENVELOPE PER SMC 23.45.514 TABLE A AND SMC 23.45.518 TABLE A
- AREA OF DEPARTURE REQUEST

DESIGN STANDARD	DEPARTURE REQUEST	RATIONALE FOR REQUESTED DEPARTURE
<p>1 23.47A.014.B.3.b Setback requirements. For lots abutting or across the alley from residential zones, the setback for heights greater than 40' is 15' + a rate of 2' for every 10'.</p>  <p>102 21ST AVE EAST (E) 2-STORY BUILDING ZONE: LR3</p> <p>PROPOSED 6-STORY MIXED-USE BUILDING ZONE: NC3P-65</p> <p>AREA OF DEPARTURE REQUEST ABOVE 40' (NO DEPARTURE REQUEST BELOW 40')</p> <p>Legend:</p> <ul style="list-style-type: none"> NC3-65 BUILDING ENVELOPE PER SMC 23.47A.014 SETBACK REQUIREMENTS LR3 BUILDING ENVELOPE PER SMC 23.45.514 TABLE A AND SMC 23.45.518 TABLE A AREA OF DEPARTURE REQUEST 	<p>Request a departure from the setback requirement over 40'.</p>	<p>The parcel to across the alley is zoned LR-3. The NW facade is articulated to provide relief at the alley elevation. This results in significant portions of the elevation that are in excess of the required setback requirements, specifically in response to the non-conforming structure to the north. A departure is being requested for the setback requirements for portions that are above 40 feet in height; these portions will be maintained at setback of fifteen feet.</p>  <p>Existing conditions in unimproved alley</p>

The departures noted here have been identified as potentially necessary to achieve the preferred design alternate. If the Board indicates their willingness to consider the departures, additional study and refinement of the design will be conducted in advance of the Design Recommendation meeting.

RESPONSE TO GUIDELINES

Absent neighborhood specific Design Guidelines, the citywide Seattle Design Guidelines will serve to guide the design and development of the project. Potential applicable Design Guidelines have been identified to the right.

SEATTLE DESIGN GUIDELINES		DESIGN RESPONSE
CS2 Urban Pattern and Form <i>Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.</i>		
A. LOCATION IN THE CITY AND NEIGHBORHOOD		
A1	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.	The preferred design alternate emphasizes the street levels of East Madison Street and Denny Way with a strong, continuous retail presence and high visibility at the corner. A variety of spaces can be accommodated, from smaller retail spaces to a restaurant. These will provide needed amenities to the growing area. The alignment of the residential entry opposite an open space (currently under construction on the south side of Denny Way) helps to establish the pedestrian residential presence along Denny.
A2	Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly.	The design creates a strong and active street edge. The residential portion of the building cantilevers over the street level on both Denny Way and East Madison. This creates a much needed extension of perceived width at the sidewalk, particularly along Madison where the existing sidewalk is 10'. The zone adjacent to the retail and restaurant spaces at the sidewalk will both encourage activity for the building and enhance the pedestrian experience
B. ADJACENT SITES, STREETS, AND OPEN SPACES		
B1	Allow characteristics of sites to inform the design, especially where the street grid and topography create unusually shaped lots that can add distinction to the building massing.	The site is at a highly visible corner at East Madison Street and East Denny Way. It is at a bend on Madison Street, which makes the building a focal point while traveling east along Madison. The preferred alternate considers this in both use and façade design along Madison and Denny.
B2	Identify opportunities for the project to make a strong connection to the street and public realm.	The building is set back from the property line along E Madison Street and E Denny Way. Functionally, this widens the sidewalk, creating an enhanced pedestrian and user experience. Both streets will include street trees and planting strips in the sidewalk, and the overhang of the building's cantilevered levels will create a generous pedestrian zone.
B3	Contribute to the character and proportion of surrounding open spaces.	The proposed building's primary orientation is to the southwest toward a planned open space to be located opposite the site on E Denny Way. Operable storefront and sidewalk seating at street level provide opportunities to engage the broader community, activate the streetscape, and to look out over the open space. Inset balconies at the residential units above orient the units to the west to take advantage of solar orientation and give the residents an overlook onto the open space.
D. HEIGHT, BULK, AND SCALE		
D1	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.	The proposed building is similar in height to those of neighboring buildings. The building is set back at street level, to reduce the building's footprint and provide an enhanced pedestrian experience.
D2	Use changes in topography, site shape, and vegetation or structures to help make a successful fit with adjacent properties.	The preferred design hopes to retain the existing 31" diameter chestnut tree. The form of the building is influenced by the tree's location and size.
D3	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.	The parcel is adjacent to an LR-3 zone across the alley. Where there is the potential for the neighboring building (non-conforming) and the proposed building to be the closest, the preferred design steps the residential portion of the building back substantially beyond the required setbacks. In addition to the stepping at the residential levels, the entire building is set back from the alley dedication by an additional seven feet.

SEATTLE DESIGN GUIDELINES		DESIGN RESPONSE
D4	Strive for a successful transition between zones where a project abuts a less intense zone.	The building is separated from the LR-3 property by an alley, and the preferred design further steps the building back an additional seven feet from the alley dedication. At the upper floors, the building breaks down the mass of the building, creating an articulation of massing that is more similar to that of a less dense zoning.
D5	Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.	The location and the residences and commercial spaces are designed to minimize disruption to the adjacent neighbors.
PL1 Connectivity <i>Complement and contribute to the network of open spaces around the site and the connections among them.</i>		
C. OUTDOOR USES AND ACTIVITIES		
C1	Concentrate activity areas in places with sunny exposure, views across spaces, and in direct line with pedestrian routes.	Please see response to CS2-B.3 Character of Open Spaces
C2	In addition to places for walking and sitting, consider including space for informal community use such as performances, farmer's markets, kiosks and community bulletin boards, cafes, or street vending.	Due to the smallness of the site, opportunities to accommodate community uses are limited. A continuous setback at the street level along both the E Denny Way and E Madison Street frontages provide overhead weather protection, opportunities for outdoor seating, and encourage the use of the street level and adjacent right-of-way. Please see responses to CS2-B.2 Connection to the Street and CS2-B.3 Character of Open Spaces
C3	Where possible, include features in open spaces for activities beyond daylight hours and throughout the seasons of the year, especially in neighborhood centers where active open space will contribute vibrancy, economic health, and public safety.	The proposed building design includes a continuous overhand along both E Denny Way and E Madison to provide weather protection, support potential overhead heaters, and afford space to adjacent commercial spaces for outdoor uses. Please see response to Please see responses to CS2-B.2 Connection to the Street and CS2-B.3 Character of Open Spaces
PL2 Walkability <i>Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.</i>		
B. SAFETY AND SECURITY		
B1	Create a safe environment by providing lines of sight and encouraging natural surveillance.	Entries and doors are situated and designed to allow for "eyes on the street" and high visibility. This is integral for security and for visibility into the retail areas.
B2	Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and/or security lights.	The proposed design will provide overhead lighting mounted under the overhead weather protection along E Denny Way and E Madison Street where this type of lighting is most appropriate. General area lighting will be provided along the alley to address safety and security concerns. Lighting at these locations will be directed downward and shielded to avoid glare.
B3	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 plantings, at corners, or along narrow passageways.	The street-level uses are designed to be as transparent as possible. A high degree of interaction between the street and the interior uses is desired for this project.
PL3 Street-Level Interaction		

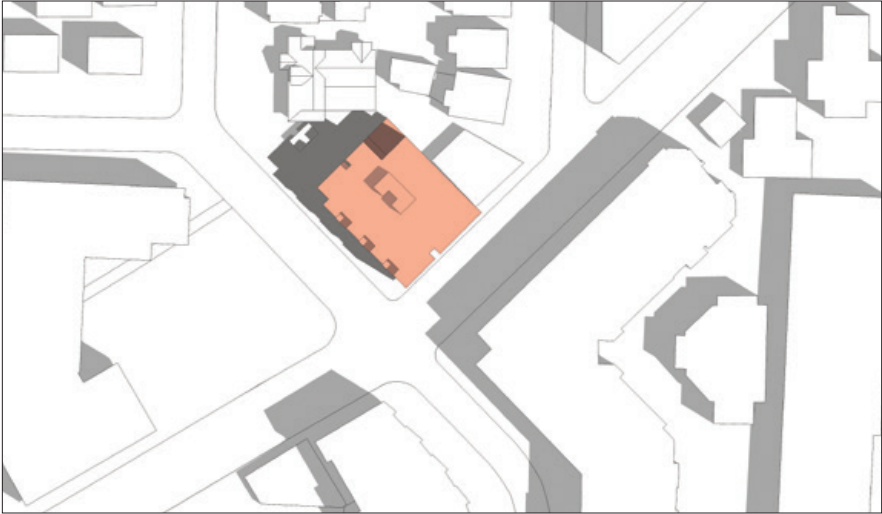
RESPONSE TO GUIDELINES (CONTINUED)

SEATTLE DESIGN GUIDELINES		DESIGN RESPONSE
<i>Encourage human interaction and activity at the street-level with clear connections to building entries and edges.</i>		
C. RETAIL EDGES		
C1	Engage passersby with opportunities to interact visually with the building interior using glazing and transparency. Create multiple entries where possible and make a physical and visual connection between people on the sidewalk and retail activities in the building.	Given the nature of Seattle, people enjoy the opportunity to be outside as often as possible. Operable glazing will allow the "outside in" during opportune weather, and at the least, allow for a visual connection to the sidewalk and exterior activities.
C2	Maximize visibility into the building interior and merchandise displays. Consider fully operational glazed wall-sized doors that can be completely opened to the street, increased height in lobbies, and/or special lighting for displays.	Maximize visibility into the building interior and merchandise displays. Consider fully operational glazed wall-sized doors that can be completely opened to the street, increased height in lobbies, and/or special lighting for displays.
C3	Allow space for activities such as sidewalk vending, seating, and restaurant dining to occur. Consider setting structures back from the street.	The area adjacent to the building may be utilized for sidewalk seating for future tenants. This will enhance the life on the street, creating a positive space for both building users and pedestrians.
DC1 Project Uses and Activities <i>Optimize the arrangement of uses and activities on site.</i>		
B. VEHICULAR ACCESS AND CIRCULATION		
B1	Choose locations for vehicular access, service uses, and delivery areas that minimize conflict between vehicles and non-motorists wherever possible. Emphasize use of the sidewalk for pedestrians, and create safe and attractive conditions for pedestrians, bicyclists, and drivers.	The building is inset from the property line along Denny Way and Madison Street to encourage sidewalk use for pedestrians. Driveway entry is located off of the alley, minimizing conflict between vehicles, pedestrians, and bicycles.
C. PARKING AND SERVICE USES		
C1	Locate parking below grade wherever possible. Where a surface parking lot is the only alternative, locate the parking in rear or side yards, or on lower or less visible portions of the site.	Parking for residents (not required per zoning code) is located below grade. The covered accessible van parking space is located at grade off the alley, as the parking level does not allow for the required van height.
C2	Reduce the visual impacts of parking lots, parking structures, entrances, and related signs and equipment as much as possible.	The proposed parking is located in a below-grade parking structure accessed from the alley. The garage entry location is the furthest point from the sidewalk possible on the site.
C4	Reduce the visual impacts of parking lots, parking structures, entrances, and related signs and equipment as much as possible.	Vehicle entries and trash receptacles will be located off of the alley, reducing pedestrian impact as much as possible.
DC4 Exterior Elements and Finishes <i>Use appropriate and high quality elements and finishes for the building and its open spaces.</i>		
B. SIGNAGE		
B1	Add interest to the streetscape with exterior signs and attachments that are appropriate in scale and character to the project and its environs.	
B2	Develop a signage plan within the context of architectural and open space concepts, and coordinate the details with façade design, lighting, and other project features to complement the project as a whole, in addition to the surrounding context.	
C. LIGHTING		
C1	Use lighting both to increase site safety in all locations used by pedestrians and to highlight architectural or landscape details and features such as entries, signs, canopies, plantings, and art.	Please see response to PL2-B.2 Lighting for Safety.

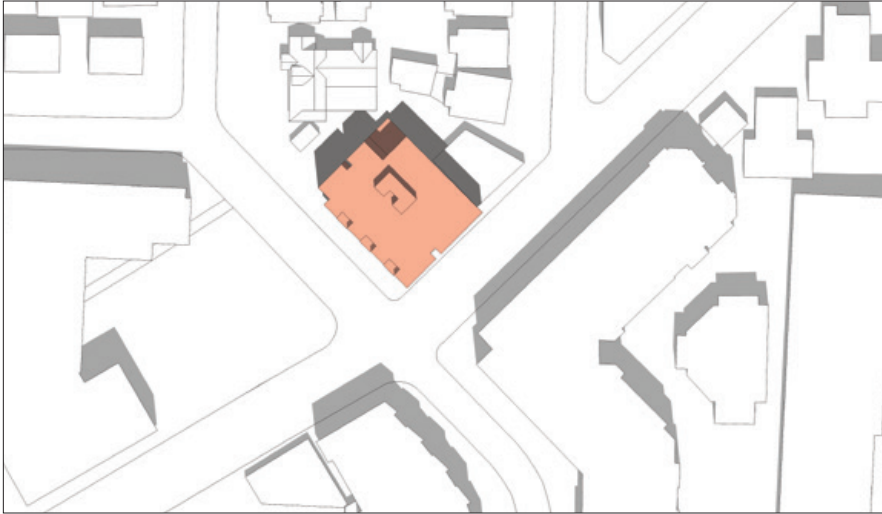
SEATTLE DESIGN GUIDELINES		DESIGN RESPONSE
C2	Design project lighting based upon the uses on and off site, taking care to provide illumination to serve building needs while avoiding off-site night glare and light pollution.	Please see response to PL2-B.2 Lighting for Safety.
D. TREES, LANDSCAPE AND HARDSCAPE MATERIALS		
D1	Reinforce the overall architectural and open space design concepts through the selection of landscape materials.	The landscape materials include street trees, extended planting strips, and lushly landscaped courtyards to provide an inviting neighborhood setting.
D2	Use exterior courtyards, plazas, and other hard surfaced areas as an opportunity to add color, texture, and/or pattern and enliven public areas through the use of distinctive and durable paving materials. Use permeable materials wherever possible.	The street level is set back along the length of the E Denny Way and E Madison Street frontages to encourage use and activation of the streetscape. A distinctive paving pattern will be used to mark the main residential entry, but no distinction will be made between the paved areas located on private property from those located in the adjacent right-of-way to allow flexibility of sidewalks uses by the commercial tenants.
D3	Select plants that upon maturity will be of appropriate size, scale, and shape to contribute to the site as intended.	All plants have been reviewed to provide an immediate impact, but not overwhelm the site over time. The selection of street trees focused on compatibility with the existing trees along E Denny Way and E Madison Street and was done in consultation with SDOT Forestry. Plantings for the courtyard were selected to anticipate of the long-term shady conditions and limited maintenance access.
D4	Create a landscape design that helps define spaces with significant elements such as trees.	At the streetscape, street trees, shrubs, perennials and groundcover create a green buffer from the street while paving patterns contribute to pedestrian movement and activity on the street. Bermed planting areas and varied plantings help define the courtyard level two and provide separation between private patios.

SHADOW STUDIES

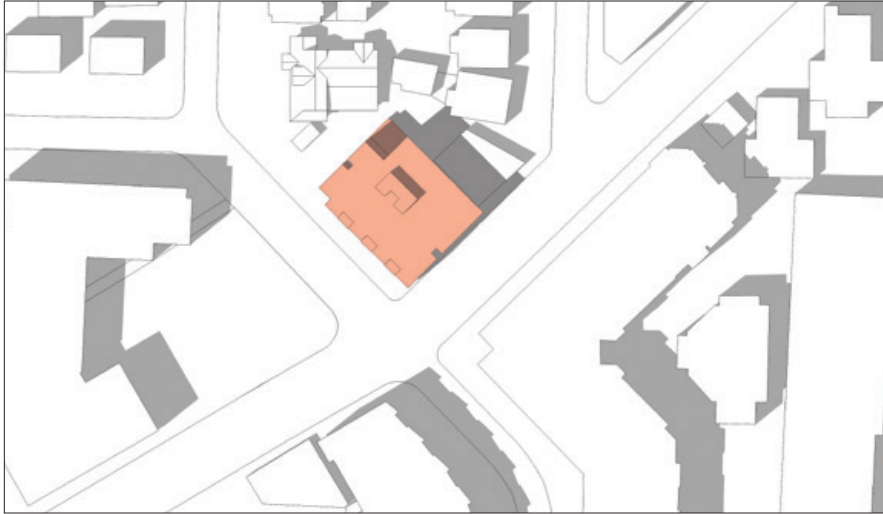
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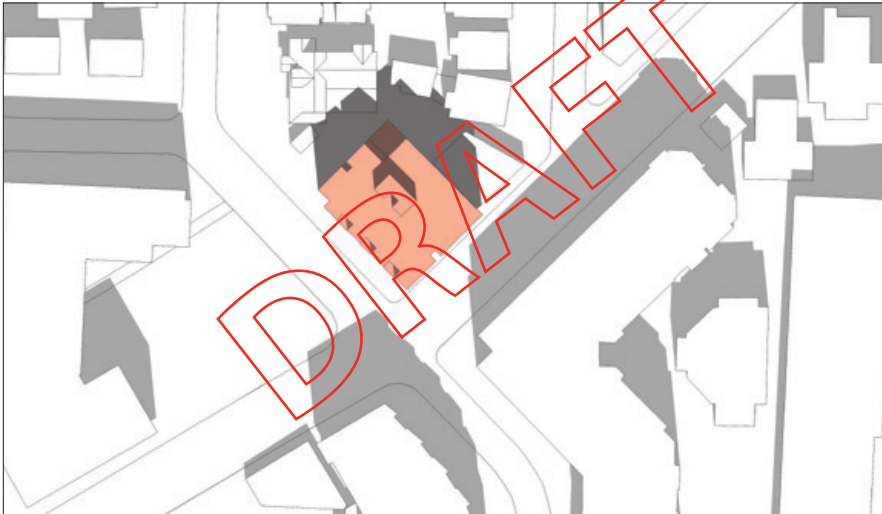
Noon



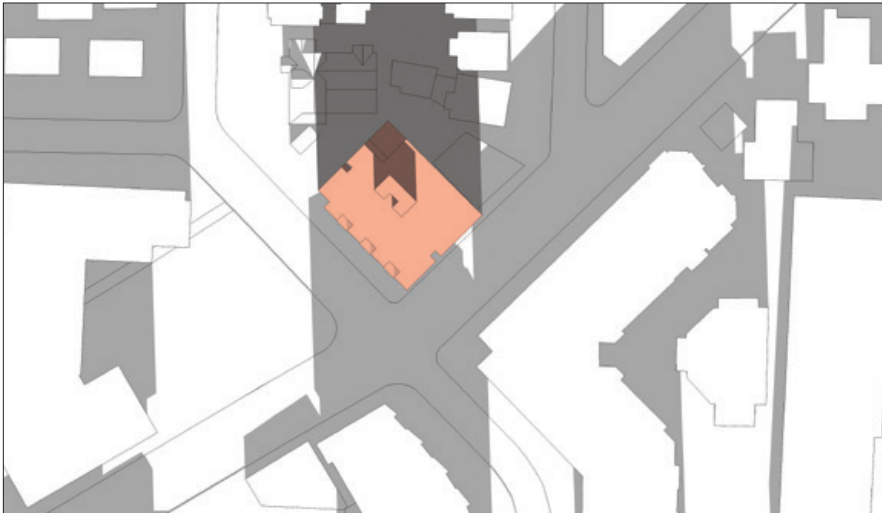
2:00 PM



June 21



March/ September 21



December 21



The proposed project will be a six-story, market rate apartment building approximately 65-feet in height and approximately 39,325-SF in area (above grade). A below grade parking accounts for an additional 8,400-SF in area. The building contains 50 residential apartment units, a resident lobby, exterior landscaped roof deck, balconies, and patios. There are three retail spaces, totalling approximately 3,800 SF. Two of the retail spaces can be combined to create a larger commercial space on East Madison Street. As the project is located in an urban village, parking is not required per SBC 23.54.015. However, 22 residential spaces are being designed for this building.

- The project's development objectives are as follows:
- Provide a high quality living environment for residents convenient to work, leisure, recreation, and transit
 - Enhance the quality of the streetscapes with an appropriately scaled façade that reflects the neighborhood's growth and ambitions
 - Be sensitive to the light and view access of neighboring buildings
 - Enhance the quality of the pedestrian environment in response to the specific demands of each street frontage
 - Provide a lively environment for urban residents, including accommodations for retail and restaurants
 - Be a good neighbor. This will inform the project in terms of:
 - Commercial level streetscape design
 - Landscape design and material selection
 - Exterior lighting design
 - Parking access
 - Solid waste and recycling storage

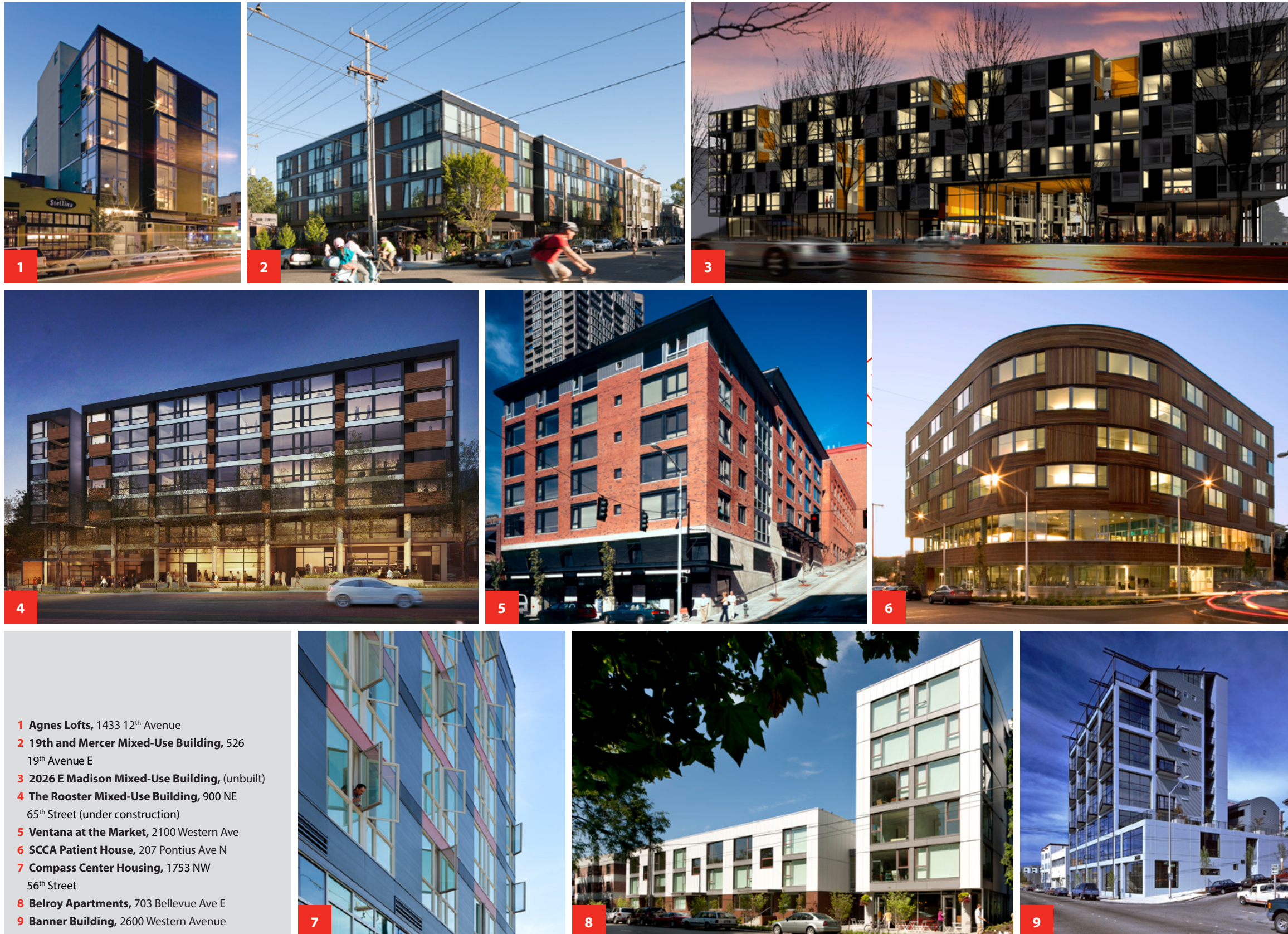


REPRESENTATIVE PROJECTS

Weinstein A+U is recognized as one of the Northwest's leading design firms and has continually demonstrated design excellence on a broad array of projects for State, City, Federal, private, and not-for-profit clients. We are passionate about our city and the shaping of its urban neighborhoods through the integration of architecture and urban design is central to our practice.

Well-designed and thoughtful urban housing is a special concern of ours, and we have worked aggressively to advance the expectations of mixed-use projects in Seattle, both technically and aesthetically. While each project presents very specific challenges, a number of recurring themes inform much of our work and form the basis of our approach to housing design:

- All of our buildings are situational and are inseparable from their sites. They sit comfortably amongst their neighbors, drawing from established precedents while looking to the future.
- Well-designed unit plans are essential to the success of a housing project. While the functionality of each unit type is important, the organization of units across a floor plate and their influence on building elevations is equally important.
- Appropriately located and proportioned open space is a significant design determinant for most mixed-use and urban housing projects.
- We avoid arbitrary façade embellishment. Instead we utilize the organization of individual units and their aggregation to establish the pattern and rhythm of multi-family facades that is furthered informed by site organization and orientation. Plans correlate to elevations and variation occurs within an established system.
- The constrained budgets for typical mixed-use projects demand careful consideration of a project's primary orientation and configuration to provide cost effective sustainable design strategies.
- The scale and proportion of new mixed-use buildings must address, but need not directly reflect, those of adjacent structures. Plan, section, and elevation strategies should be integrated to provide a comprehensible "read" of the building's composition and organization.



- 1 Agnes Lofts, 1433 12th Avenue
- 2 19th and Mercer Mixed-Use Building, 526 19th Avenue E
- 3 2026 E Madison Mixed-Use Building, (unbuilt)
- 4 The Rooster Mixed-Use Building, 900 NE 65th Street (under construction)
- 5 Ventana at the Market, 2100 Western Ave
- 6 SCCA Patient House, 207 Pontius Ave N
- 7 Compass Center Housing, 1753 NW 56th Street
- 8 Belroy Apartments, 703 Bellevue Ave E
- 9 Banner Building, 2600 Western Avenue

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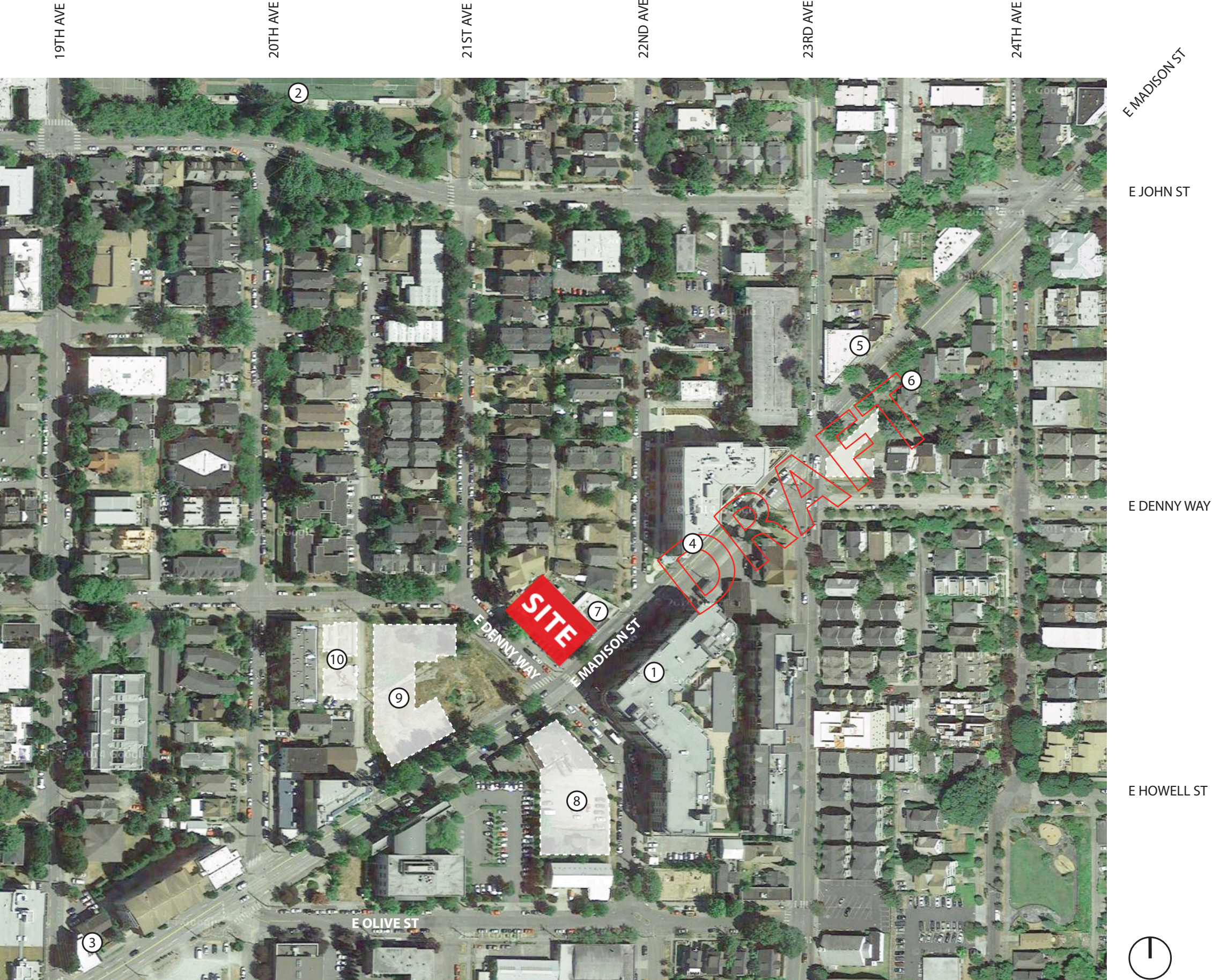
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APPENDIX - PROPOSAL

Location

The proposed project is located on the far east side of Seattle's Capitol Hill neighborhood on the north corner of the intersection of E Madison Street and E Denny Way. The site is located within the Madison-Miller Residential Urban Village.

The project site is comprised of a single parcel bounded by E Madison Street to the southeast, E Denny Way to the southwest, a narrow unimproved alley to the northwest, and abuts a commercial structure to the northeast. The site is approximately 110' southwest to northeast and 80' southeast to northwest with a total site area of approximately 8,800-sf.



- 1. Safeway, Subway, Madison Street Animal Hospital
- 2. Miller Playfield
- 3. El Gallito
- 4. Queen Bee Tasty Food & Coffee, Aegis Living
- 5. Emerald City Crossfit, Cafe Shar
- 6. Crush
- 7. De' Charlene Beauty Shop and Boutique / Central Area Chamber of Commerce
- 8. 2051 E. Madison (Future)
- 9. 2020 E. Madison (Future)
- 10. 2005 E. Denny Way (Future)

APPENDIX - EXISTING SITE ANALYSIS

Topography

- Gently sloping from north to south
 - 3' change in elevation with the site's high point located at it's north corner
- Relatively flat along both street frontages
 - 1' change in elevation along E Denny Way, dropping to south
 - Less than 4" change in elevation along E Madison Street, dropping to the east

Neighboring buildings

- Single-story wood-framed commercial building (DeCharlene's Beauty & Boutique) to the east
- 6-story mixed-use apartment building to the south (The Summit at Madison Park)
- Two 6-story mixed-use apartments buildings under construction/in for permit to the west and south of the site

Solar Access

- Good light access to the west will be diminished by proposed construction
- Good light access to the south due to street geometry

Views

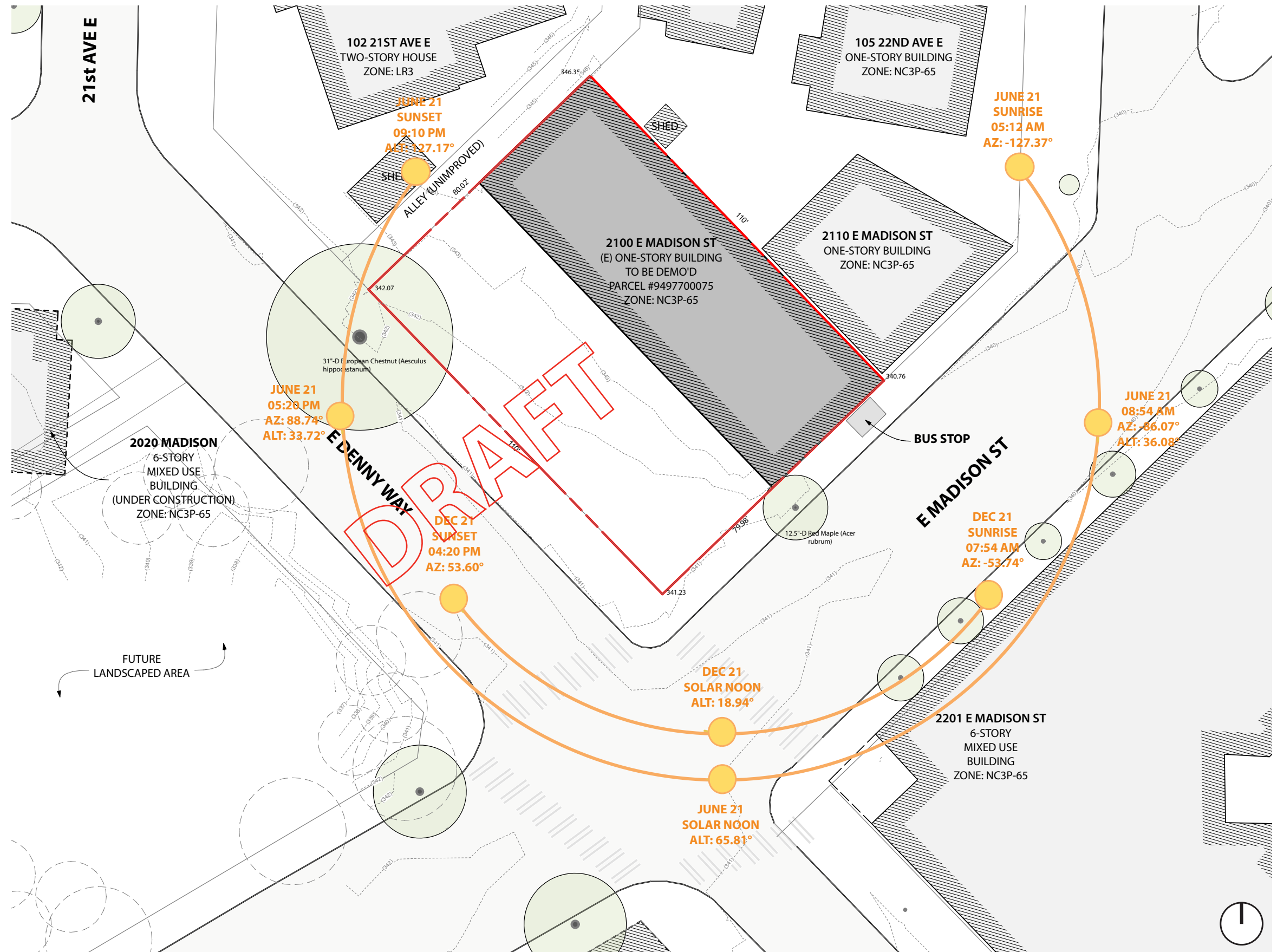
- Territorial views to the north and east of the project site with potential views of the Cascades and Lake Washington possible at the upper levels

Structure height

- Zoned as NC3P-65 with a base height limit of 65'
- 13' floor to floor minimum required at street level

Allowable building area

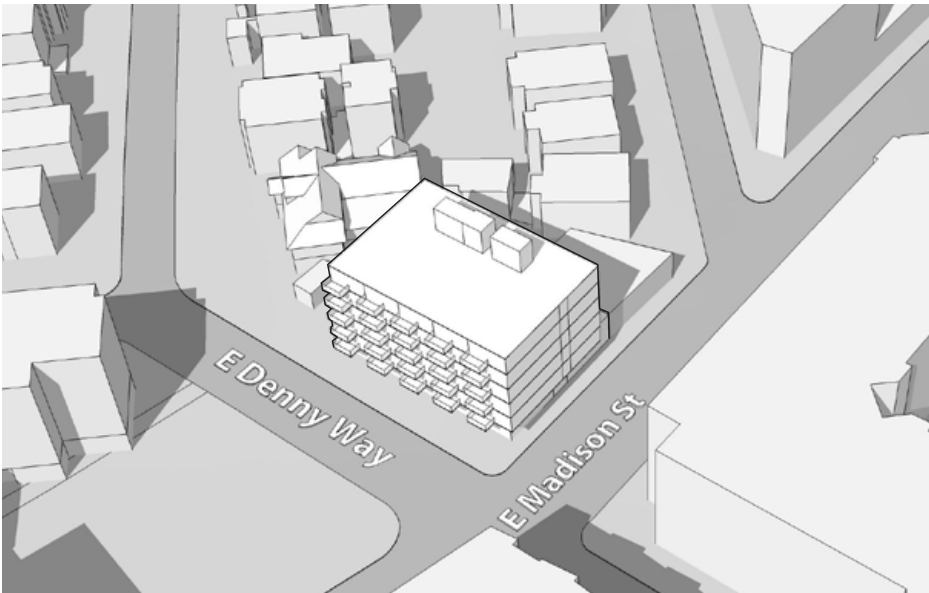
- The maximum FAR for the building site is 4.75, with residential uses limited to 4.25
- Site area: 8,800-sf
- Maximum allowable area: 41,800-sf
- Maximum allowable residential area: 37,400-sf



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APPENDIX - EDG CONCEPTS: COMPARISON

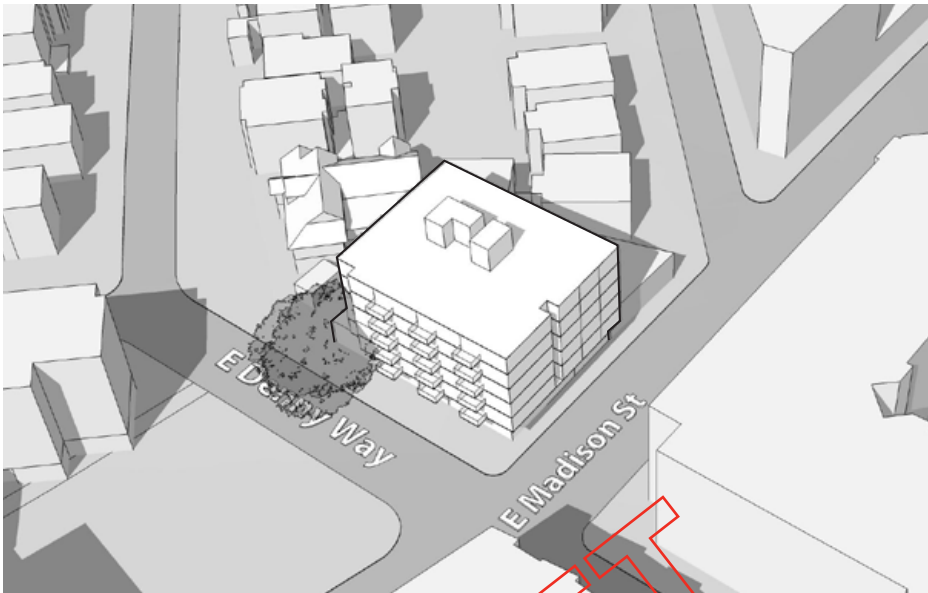
ALTERNATE 1



Summary:	
Stories:	6 (5-over-1 + 1 level below grade)
Unit Count:	45
Commercial Area:	4,083 SF
FAR utilization:	85.6%
Amenity Area:	2,940 SF (roof deck, level 2 patio)
Parking:	
Residential:	not required; 24 spaces provided
Commercial:	not required
Ground Floor Uses:	
Madison Street:	residential entry and retail
Denny Way:	retail

- Disadvantages:**
- Many of the units are oriented northeast; potential for view blockage if adjacent property is developed.
 - Residential entry off of Madison is not as contextual as an entry off of Denny Way.
 - Alley façade compliant with setback requirements, however does not consider non-conforming structure to the north.
 - Tree at northwest corner of the site will need to be removed.
 - Unit count is 5 less than other configurations (45 instead of 50).
 - FAR utilization is 85%, which may not yield a feasible project.

ALTERNATE 2



Summary:	
Stories:	6 (5-over-1 + 1 level below grade)
Unit Count:	50
Commercial Area:	4,097 SF
FAR utilization:	99%
Amenity Area:	2,688 SF (roof deck, level 2 patio, balconies)
Parking:	
Residential:	not required; 24 spaces provided
Commercial:	not required
Ground Floor Uses:	
Madison Street:	retail
Denny Way:	residential entry and retail

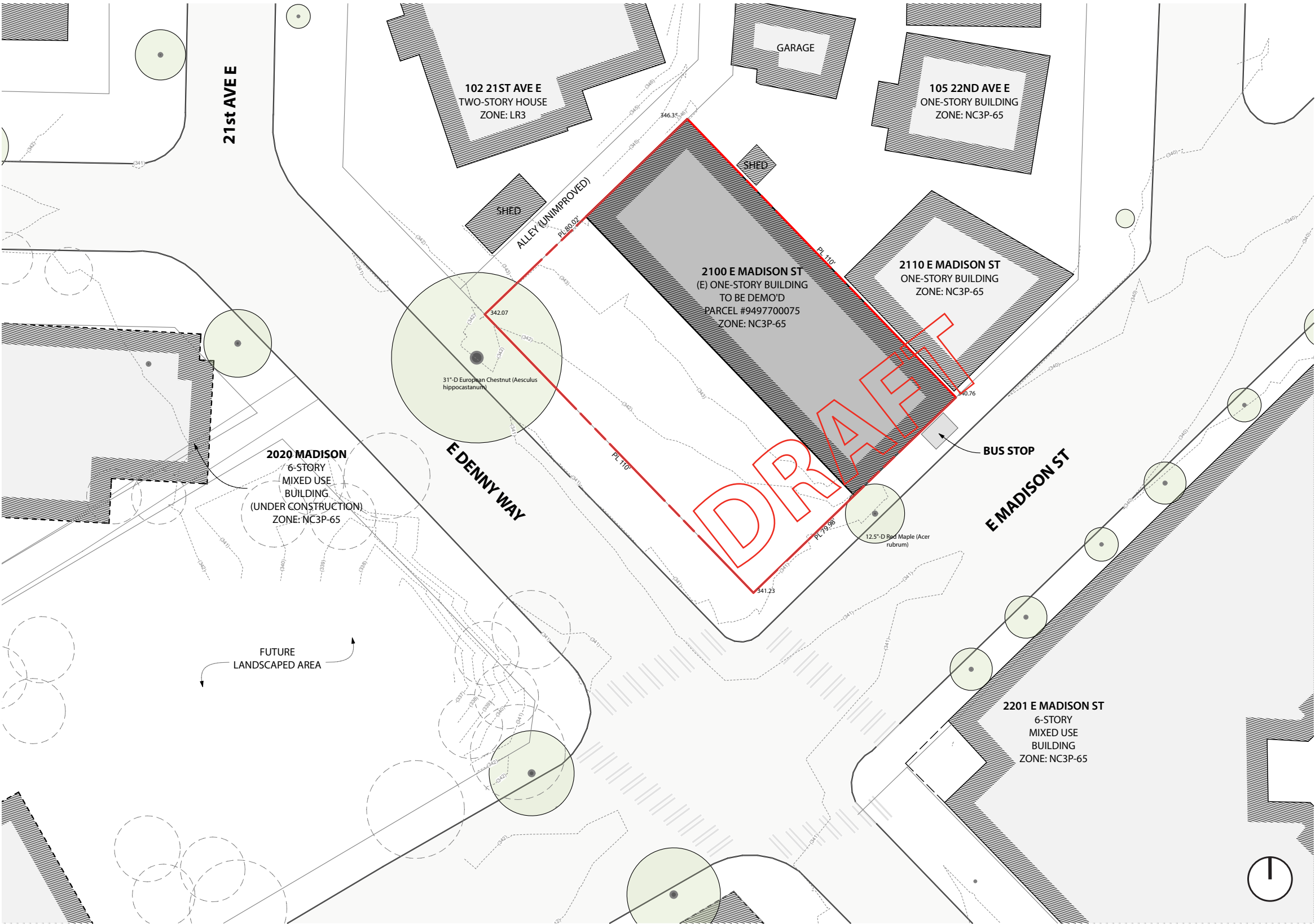
- Advantages:**
- Residential lobby off of Denny Way is preferred.
 - Development under construction across from Denny is also a mixed-use building, with an open space across from the lobby.
- Disadvantages:**
- Alley façade compliant with setback requirements, however does not consider non-conforming structure to the north.

PREFERRED



Summary:	
Stories:	6 (5-over-1 + 1 level below grade)
Unit Count:	50
Commercial Area:	3,797 SF
FAR utilization:	94%
Amenity Area:	2,232 SF (roof deck, level 2 patio, balconies)
Parking:	
Residential:	not required; 22 spaces provided
Commercial:	not required
Ground Floor Uses:	
Madison Street:	retail
Denny Way:	residential entry and retail

- Potential Departures**
- Alley setback above 40'
- Advantages:**
- Residential lobby off of Denny Way is preferred.
 - Development under construction across from Denny is also a mixed-use building, with an open space across from the lobby.
 - Tree at northwest corner of the site can remain.



Existing Uses & Structures

Until recently the site has been the location of a Courtesy Tire Center comprised of a single-story, concrete block structure abutting the northeast property line with a surface parking lot separating it from E Denny Way. The tenant has vacated the building and no uses currently occupy the site.

Physical Features & Context

The property is on the east side of the crest of Capitol Hill along a relatively flat section of E Madison Street. The site's topography is very benign with a gentle downward slope from north to south of approximately three feet, with the frontages along E Madison Street and E Denny Way nearly flat. The site's frontage along E Madison is approximately 80' in length with only about nine-feet between the curb and property line. A King County Metro bus shelter is located to the east end of the property's frontage and a single street tree (a 12.5" caliper maple) is located just to the east of an 18' curb cut at the site's midpoint. The site's E Denny Way frontage is its longest at 110' and most generous with approximately 15' between the curb and property line. A large street tree (a 31" caliper Horse Chestnut) is located near the alley and north of a 20' curb cut.

As noted above, the site is bounded by public rights-of-way to the southeast (E Madison Street), to the southwest (E Denny Way) and to the northwest (alley). A small single-story commercial structure containing De Charlene's Beauty & Boutique, a salon and beauty school, abuts the site to the northeast and is the only lot immediately adjacent to the site. Across the alley to the northeast is a two-story wood-framed residential structure that currently houses the Madison Inn Work Release. The lot across E Denny Way to the southwest (currently vacant) was the former home of Deano's Grocery and is soon to be re-developed as a six-story mixed-use apartment building. On the opposite side of E Denny Way's intersection with E Madison Street is the former location of the Twilight Exit, which is currently under construction for a six-story mixed-use apartment building. Directly opposite the site across E Madison is The Summit at Madison Park, a six-story mixed-use apartment building home to Safeway grocery store.

APPENDIX - SITE CONTEXT: LAND USE

As observed at the introduction of the site and its surrounding, the proposed project is located at a rapidly changing intersection and is the last of the corners to be proposed for redevelopment. Consistent with the zoning of the neighborhood, E Madison Street is lined by a number of large footprint mixed-use and multi-family buildings. The residential grain of the neighborhood to the north of the site is still visible, but is also changing with a number of small apartment buildings typical of Capitol Hill and an increasing number of townhouse units largely constructed over the past 15 years.






Legend

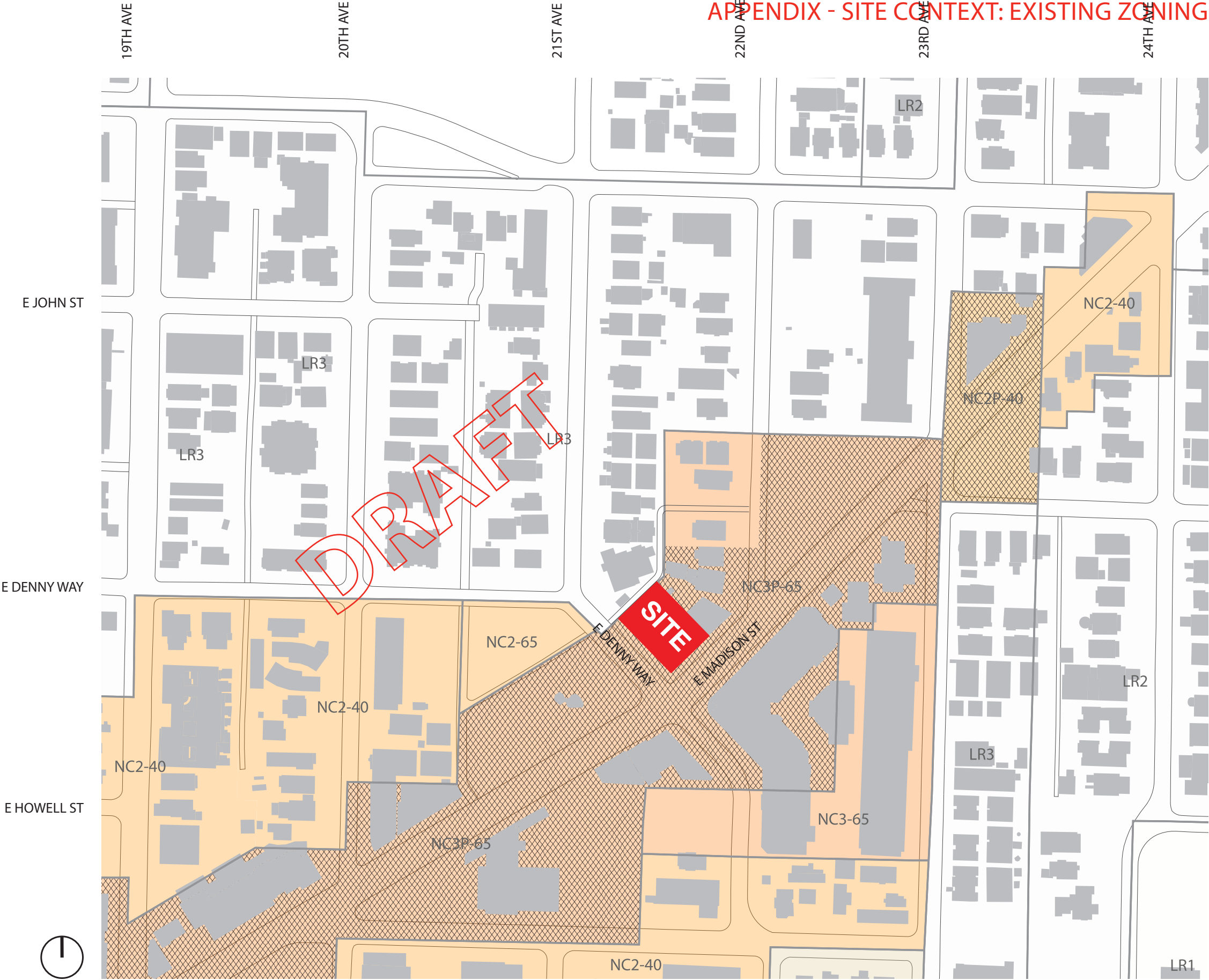
- Future Planned Development / Under Construction
- Single Family Residential
- Multi Family Residential
- Mixed Use
- Retail
- Office
- Religious
- School / Institutional
- Utility
- Parks / Open Space

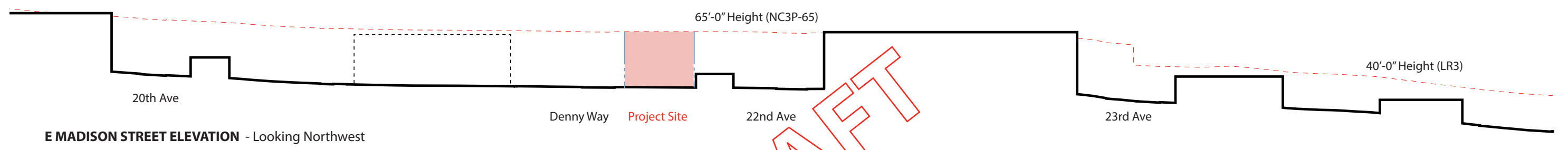
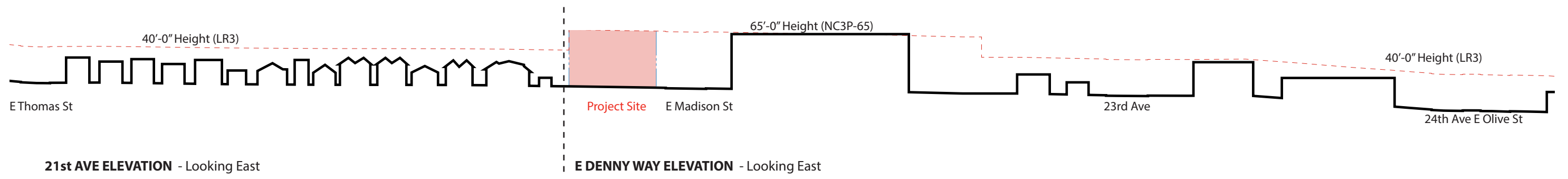


Existing Zoning
The project site is located within the NC3P-65 zone within in the Madison-Miller Residential Urban Village. It is located along the E Madison Street corridor, which serves as the commercial spine for the neighborhoods to its north and south, which typically are zoned LR3. The project site abuts on other parcel to the northeast which is also zoned NC3P-65. The parcels to the south (across E Madison Street) and west (across E Denny Way) of the site are also zoned NC3P-65. The parcel across the alley to the north of the site is zoned LR3.

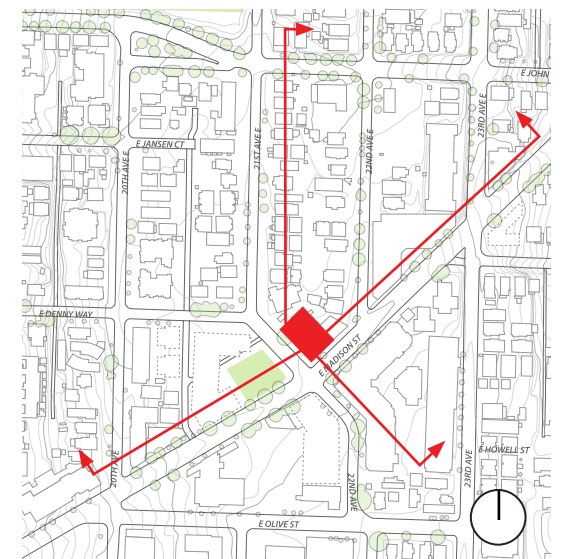
Existing Zoning Legend

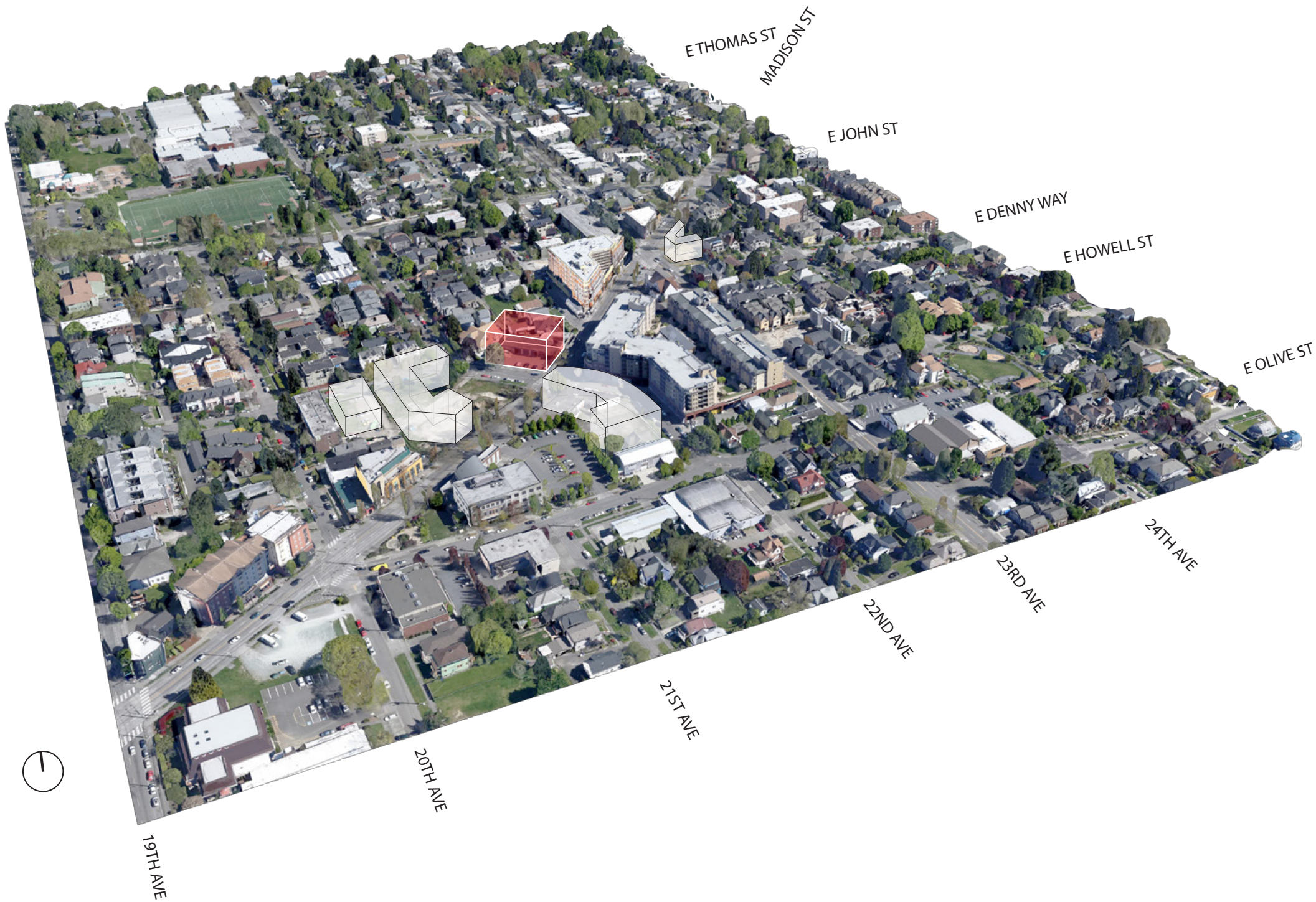
NC1	
NC2	
NC3	
LR1 & LR2	
Zone Boundaries	
Pedestrian Overlay	





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* Zoning Heights Shown As Approximation \ Not to Scale

Project Site Under Current Zoning

Neighboring Developments with permits or in construction

APPENDIX - CONTEXT: EXISTING SITE

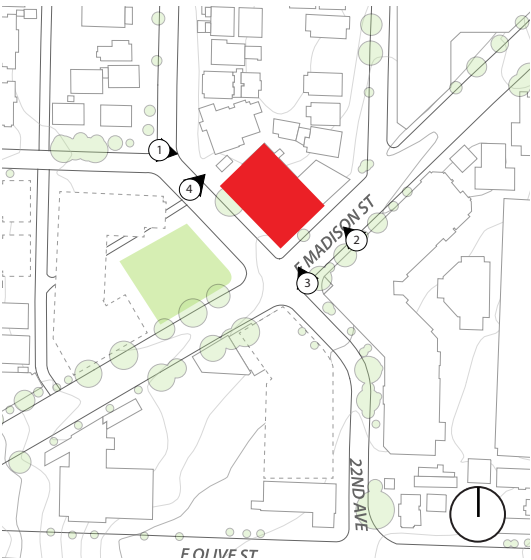
As previously indicated, the site was home to a Courtesy Tire Center until recently. The site is approximately 80’ (along E Madison Street) by 110’ (along E Denny Way). The existing structure and associated paved areas will be demolished, as the proposed project will occupy nearly the entire site.

The existing property has two curb cuts—one along each street frontage. The curb cut accessed from E Denny Way is approximately 20’ in width and located just west of the site’s midpoint. The curb cut located along E Madison Street is approximately 18’ wide and located just to the west of the site’s midpoint.

There is no landscaping currently located on the project site, but a relatively wide planting strip runs the length of the E Denny Way frontage interrupted only by the curb cut. The planting strip is largely grass except for a large 31” caliper Horse Chestnut tree located at its north end approximately 6’–8’ south of the alley. The frontage along E Madison is fully paved except for a 12.5” maple tree located in a 4’x10’ tree well just east of the curb cut.



- 1. West corner of site
- 2. View across E Madison
- 3. South corner of site
- 4. View of Alley



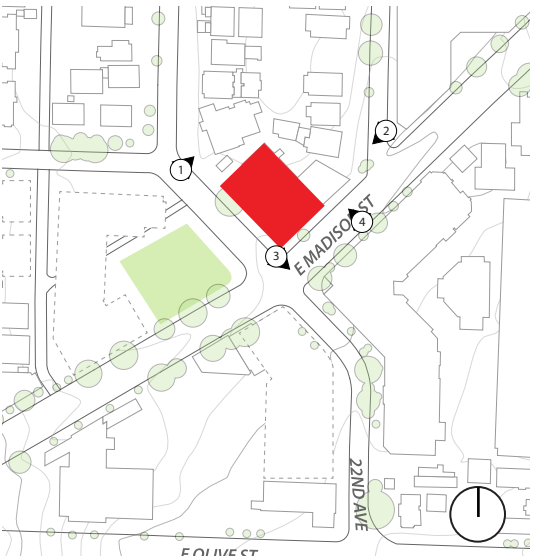
APPENDIX - CONTEXT: ADJACENT NEIGHBORS



To the east of the site is a single-story wood-framed commercial building (De Charlene's Beauty & Boutique). Across the alley to the northeast is a two-story wood-framed residential structure that currently houses the Madison Inn Work Release. The parcel's across E Denny Way to the southwest and on the opposite side of E Denny Way's intersection with E Madison Street are both vacant and in the process of being redeveloped—the former in for construction permitting and the latter currently under construction. Both will be six-story mixed-use apartment buildings. Opposite the site across E Madison is The Summit at Madison Park, a six-story mixed-use apartment building containing Safeway grocery store and several small retail spaces.



- 1. Washington Work Releases
- 2. 2051 E Madison (Future)
- 3. 2020 E Madison (Future)
- 4. De' Charlene Beauty Shop



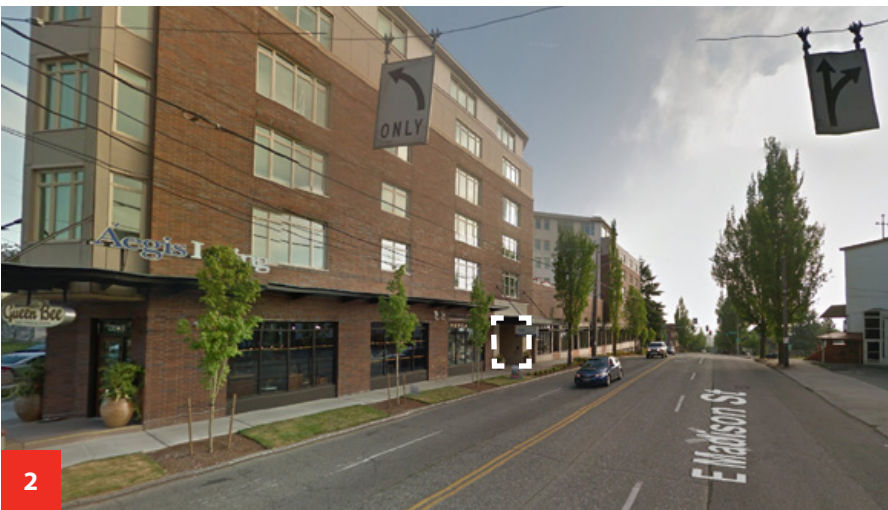
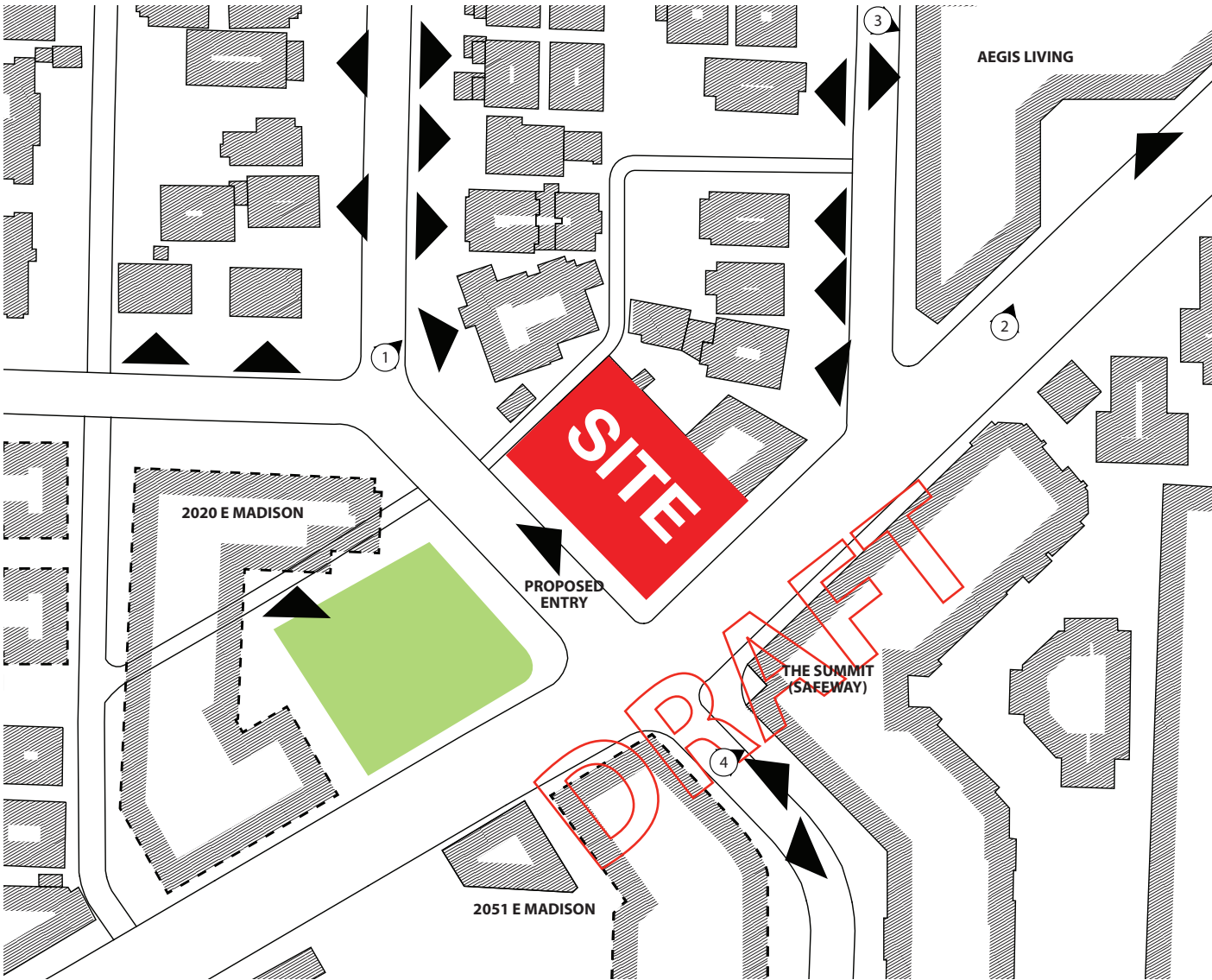
APPENDIX - RESIDENTIAL ENTRY CONTEXT

Main Residential Entrance

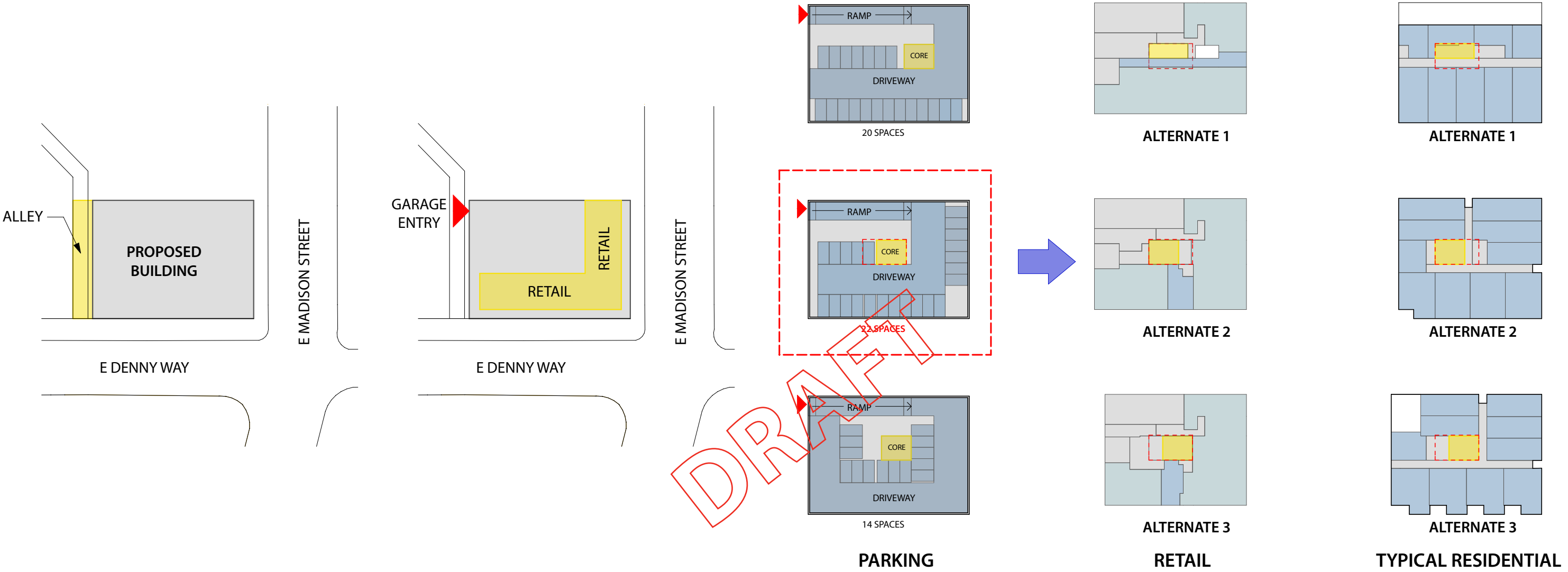
Contextually, the main residential entrances of the neighboring buildings are along the north-south avenues. E Denny Way, 21st Avenue E, and 22nd Avenue E are primarily residential, with a strong pattern of “front doors” looking onto the street. Given the arterial nature, E Madison Street’s patterning is largely retail and commercial. East of the site on Madison, there is a residential entry for the Aegis Living building. However, the main residential entry (both pedestrian and vehicular) for this assisted living and memory care facility is from 22nd Avenue E.

At the site, the sidewalk on Madison is currently 9’- 6” in width and the sidewalk on Denny is currently 14’- 8”. The proposed building include a 6’- 0” setback for the building at grade for both street frontages. Given the wider sidewalk and the consistency of the residential pattern, locating the main residential entry along E Denny Way is highly desirable.

It should be noted that the future development at 2020 E Madison Street incorporates an open landscaped area. The proximity of the entry to the park across the street will promote a dynamic synergy at this location in the neighborhood.



SITE ANALYSIS: PARKING DIAGRAMS



If the lot abuts an improved alley, access to parking shall be from the alley in NC zones, per SMC 23.47A.032.A.1.a.

To maximize the potential retail frontage along Madison Street and Denny Way, locate the driveway entrance and ramp to the northeast of the site.

No parking is required per SMC 23.54.015. Parking space dimensions and percentages are not applicable. 7.5' X 15' compact stalls assumed.

The most efficient garage layout provides for 22 parking spaces.

The vertical core location informs the plan layouts for the commercial (level 1) and the residential floors (levels 2 - 6).

ELEVATOR AND STAIR CORE (TO GARAGE)

POSSIBLE CORE LOCATION

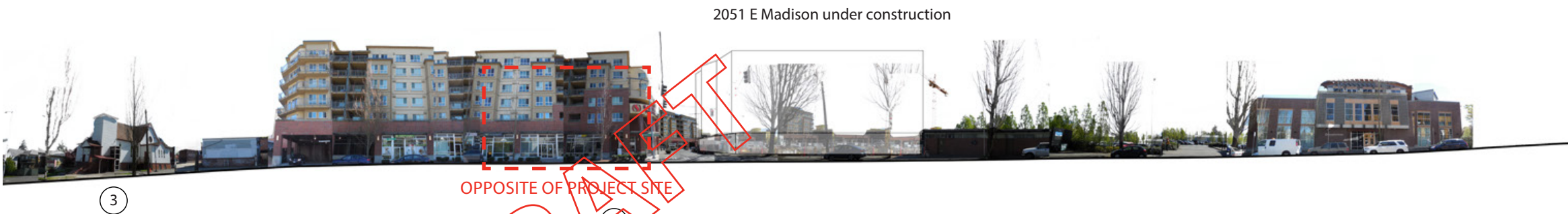
CONTEXT: E MADISON

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. More recent construction near the project site includes the 6-story Aegis on Madison (a block to the northeast), the Summit at Madison Park (opposite the site), a four-story office building for Planned Parenthood and a 5-story office building to the southwest. Further transformation is in the works with a 95-unit mixed-use building under construction at 2051 E Madison Street and another 160+ mixed-use building in permitting for 2020 E Madison.

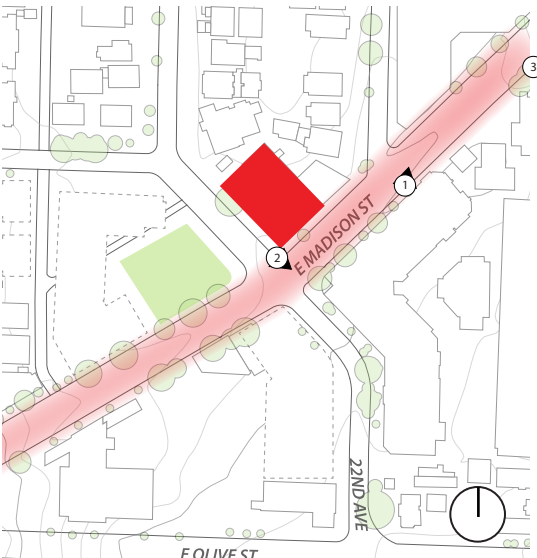


E Madison St - Looking Northwest



E Madison St - Looking Southeast

- 1. Aegis Living
- 2. The Summit at Madison Park
- 3. Madison Temple Church of God



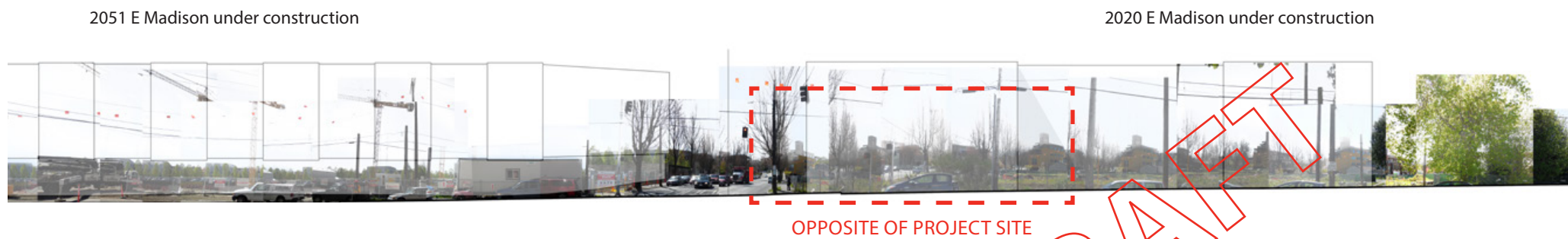
CONTEXT: E DENNY WAY



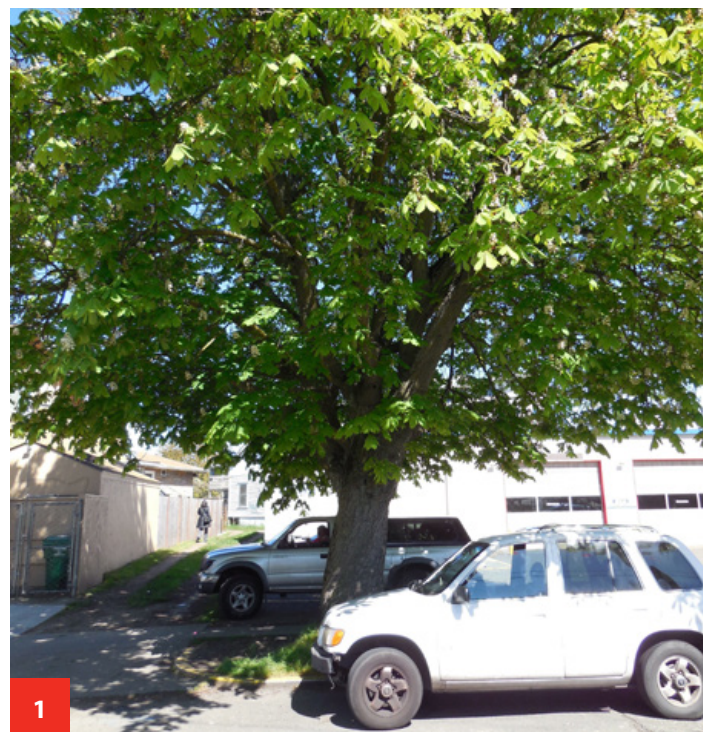
E Denny Way - Looking Northeast

Bordering the site to the southwest, 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.

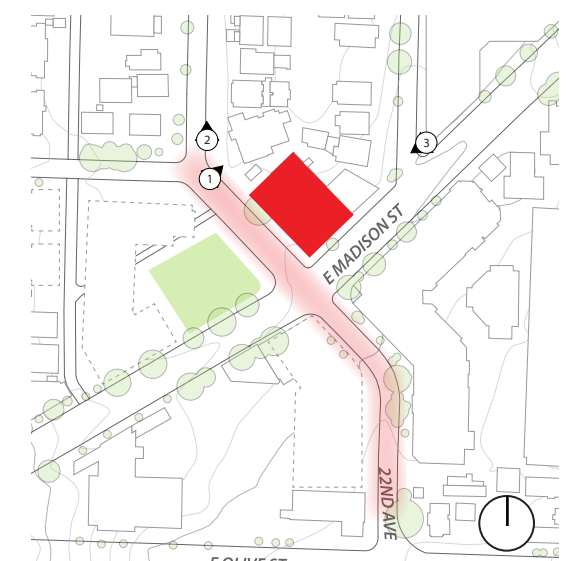
Across E Madison Street, E Denny Way changes into 22nd Avenue. 22nd Avenue is flanked by six-story mixed-use apartment buildings for its first block south of E Madison before giving way to a neighborhood comprised primarily of older single-family dwellings



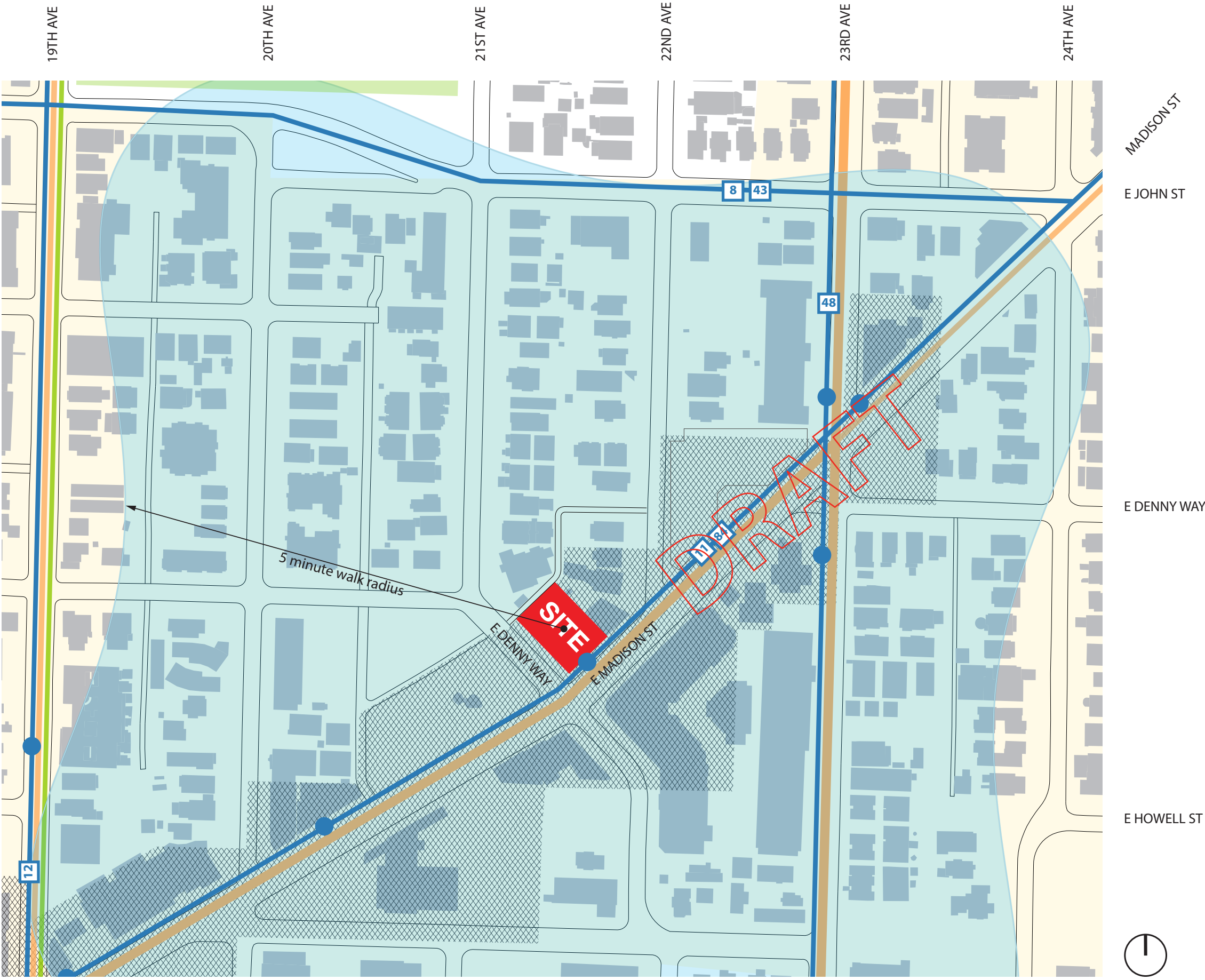
E Denny Way - Looking Southwest



1. View of site and alley from Denny
2. 21st Ave Streetscape
3. Northeast Neighbors on 22nd Ave E



SITE CONTEXT: TRANSIT MODES



Several bus lines are proximate to the site, including a stop in front of the site along E Madison Street that serves Metro routes 11 and 84 that provide convenient access to the Downtown retail core and Madison Valley. A block and a half north, on E John Street, are two additional bus lines providing additional service to the Downtown retail core and the University of Washington (Metro 43); and connections to Lower Queen Anne via South Lake Union, as well as south to Rainier Valley (Metro 8). The Metro 48 bus line is also located two blocks east of the site along 23rd Avenue and provides connections to Ballard via the University of Washington to the north and Mount Baker to the south.

The character of E Madison Street near the site provides a moment of calm along an otherwise busy arterial. The relative flatness of E Madison Street coupled with a slight bend in its geometry, mature street trees on either side of the street west of the site, and on-street parking work to create a pedestrian environment that is conducive to walking. This environment is bolstered by the emergence of a nearby grocery store, retail, restaurants and several religious centers all located within a 5-minute walk of the project site along E Madison. Miller Playfield, to the north, is also within a 5-minute walk of the site, with the Miller community center, Meany Middle School and a small neighborhood commercial center located just outside the walk radius.

Legend

Main Car Arterials:

- Principal Arterial / Regional Connector
- Minor Arterial / Commercial Connector

- Frequent Transit Corridors
- Pedestrian Overlay
- 5 Minute Pedestrian Walkshed
- Bus Routes
- Bus Lines
- Current Bicycle Routes