



2925 E Madison St., Seattle WA 98112

A Proposed Apartment Development Project for TVC Madison Co. L.L.C.

EARLY DESIGN GUIDANCE MEETING #2

September 28th, 2016

PROJECT# 3020338

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TITLE SHEET

CONTACTS INFORMATION

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PROJECT INFORMATION

ADDRESS:	2939 E Madison St.
	Seattle, WA 98112
PARCEL #:	501600-0007
ZONING:	NC2P-40 &NC2P-30
OVERLAY:	None
FREQUENT TRANSIT:	Yes
OTHER :	40% Steep Slope
	Liquefaction Zone
BASE FAR:	2.5 for NC2P-30 Zone
	3.25 for NC2P-40 Zone
LOT SIZE:	9,862 SF (NC2p-30)
	30,560 SF (NC2P-40)
MAX BLDG HEIGHT:	30' (NC2P-30)
	40' (NC2P-40)
	+7'-0" (retail w/ 16' flr-flr)
SETBACK:	5"-0" @ Dewey Pl.
GREEN FACTOR :	0.5 or greater
PARKING:	Retail: 1 stall/ 500SF
	Residential: 1 Stall/ Unit
	(50% transit reduction)

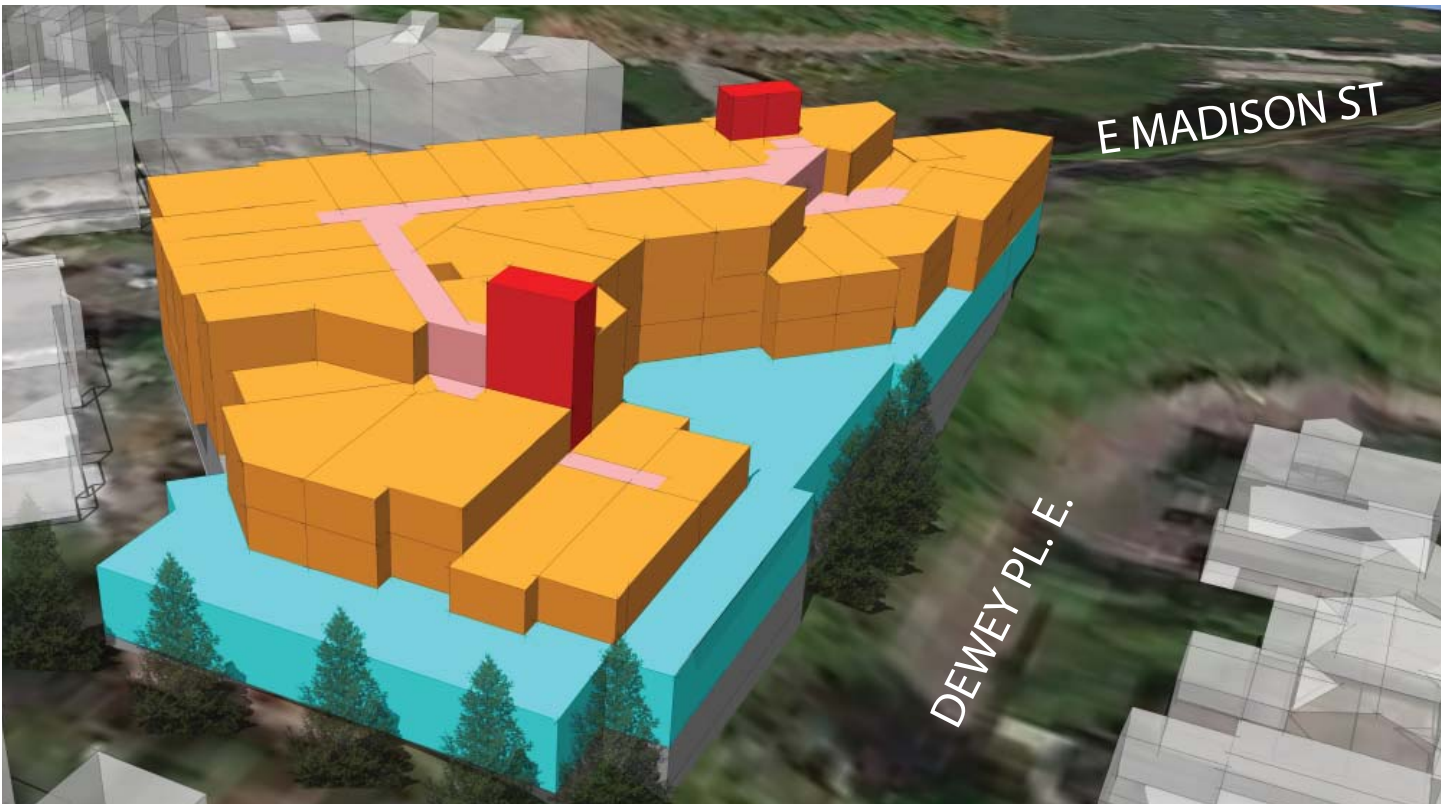
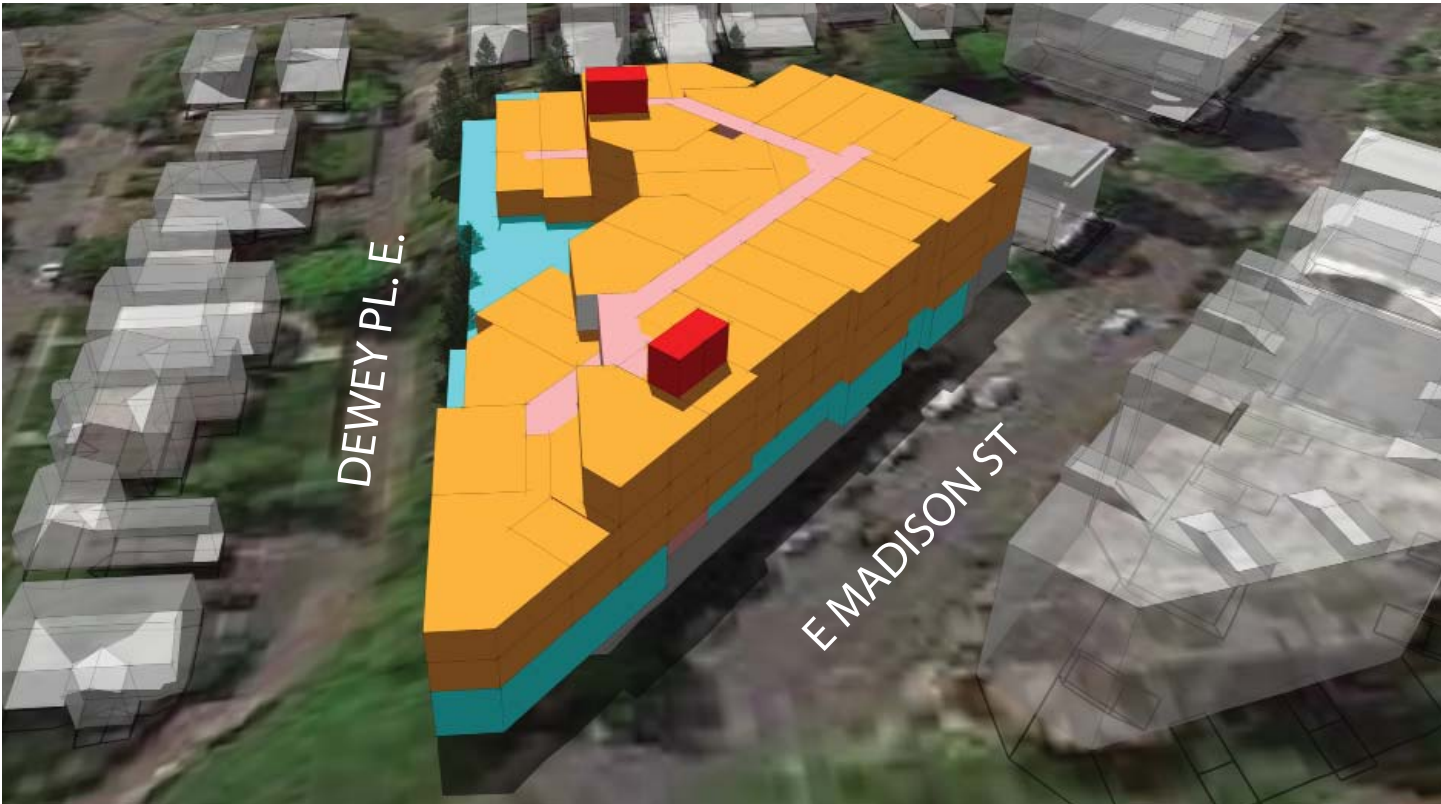
LEGAL DESCRIPTION

MADISON STREET ADD LOTS 1 THRU 5
PLATE BLOCK: 7
PLAT LOT: PORTION

TABLE OF CONTENTS

4	EDG #1 SUMMARY: PREFERRED OPTION
5	ADDRESSING EDG #1 REPORT
6	DESIGN OPTION - NO DEPARTURES
8	RESIDENTIAL ZONE TRANSITION (DEWEY PL E.)
10	TOPOGRAPHY SENSITIVITY
12	RESPONSE TO CONTEXT AND TOPOGRAPHY
14	HEIGHT CALCULATION
16	RETAIL LEVEL PLAN
17	RETAIL ENLARGED PLAN
18	BELOW GRADE PARKING & BLANK WALLS
20	NORTHEAST CORNER DESIGN RESPONSE
22	DEPARTURE REQUEST
24	LANDSCAPE CONCEPT - STREET LEVEL
25	LANDSCAPE CONCEPT - PODIUM LEVEL
26	LANDSCAPE CONCEPT - ROOF LEVEL
28	LANDSCAPE PORTFOLIO
29	PLANT PALETTE - COLOR AND TEXTURE
30	PREFERRED SCHEME- E MADISON STREET LOOKING SOUTHEAST
31	PREFERRED SCHEME- E MADISON STREET LOOKING NORTHEAST
32	PREFERRED SCHEME- E MADISON STREET LEVEL LOOKING NORTH NORTHEAST
33	PREFERRED SCHEME- DEWEY PL. E. LOOKING SOUTHWEST
34	PREFERRED SCHEME- DEWEY PL. E. LOOKING NORTHWEST
35	PREFERRED SCHEME- DEWEY PL. E. LOOKING NORTHWEST
36	ARCHITECT PORTFOLIO
37	LANDSCAPE PORTFOLIO
38	APPENDIX
39	DEVELOPMENT OBJECTIVES
41	ZONING REQUIREMENTS
42	VICINITY MAP
43	ZONING MAP
44	SITE SURVEY
44	TREE ID MAP
45	TREE MATRIX
46	TREE MATRIX
47	SITE ANALYSIS
48	SITE CONTEXT
49	NEIGHBORHOOD KEY PLAN & CHARACTER
50	NEIGHBORHOOD CHARACTER
51	VICINITY KEY PLAN & SITE CHARACTER
52	VICINITY PHOTOS
53	STREET PHOTO MONTAGE
55	DESIGN REVIEW GUIDELINES
59	EDG #1 : DESIGN REVIEW PROPOSAL - OPTION 1
61	EDG #1 : CONCEPTUAL SECTION - OPTION 1
63	EDG #1 : DESIGN REVIEW PROPOSAL - OPTION 2
65	EDG #1 : CONCEPTUAL SECTION - OPTION 2
67	EDG #1 : DESIGN REVIEW PROPOSAL - OPTION 3 - STEPPED BACK, PREFERRED
69	EDG #1 : CONCEPTUAL SECTION - PREFERRED OPTION
72	SOLAR STUDIES
75	EDG #1: HEIGHT CALCULATION
76	EDG #1: PLANS- GARAGE LEVELS
77	EDG #1: PLANS- RETAIL & R1 LEVELS
78	EDG #1: PLANS- R2 & R3 LEVELS

EDG #1 SUMMARY: PREFERRED OPTION



OPTION #3: STEPPED BACK SCHEME (PREFERRED OPTION)

ADVANTAGES

- Prominent retail entry on E. Madison St. Continuous retail floor, flexible for future tenant.
- Parking and back of house service off E. Madison St. away from Dewey Pl. E.,
- Retail entrance +/- 6" provide better ADA transition.
- Maximize residential presence on E. Madison St.
- The three tier stepped scheme provides relief to the bulky massing of the building towards the single family residents to the east of the project site.
- Minimum Blank Wall

ADDRESSING EDG #1 REPORT

1. HEIGHT, BULK, SCALE AND MASSING OPTIONS

The Board addressed the height, bulk and scale of the proposal and agreed that the massing needed to further transition along Dewey and the single family zone. The Board commended the applicant's effort to date and unanimously agreed the general massing and frontage along Madison is an appropriate scale. The Board discussed the strengths of the massing options and supported the courtyard community space shown in Option 2 and terraced massing shown in Option 3, but also agreed more effort is needed to respond to the site topography and context. The Board directed the applicant to return with a modified, hybrid massing option based on the guidance provided.

- a. The Board noted that additional setbacks should be provided to respond to the site topography and transition to the single family zoning. While refining the massing at this location the Board also recommended studying if there is potential to save some of the existing trees. (CS1-C, CS1-D, CS2-A, CS2-B, CS2-D, DC2-A, DC3-C-3)
A design option requiring no departures has been provided to demonstrate preservation of existing trees on site. (See Design Option - No Departures) In the revisions to the Preferred Design Option, the setbacks have increased to 15' for the majority of the residential frontage allowing for lush, layered landscaping on site. (See Residential Zone Transition - Dewey PI E) Additional setbacks at the parking, retail, and residential levels allow for massing to better respond to site topography. (See Topography Sensitivity and Response to Context and Topography)
- b. In order to address concerns about how the building height is calculated, the Board requested more information and if possible, verification that the calculation is code compliant for the next meeting. (CS1-C-2, CS2-D, DC2-A-1)
The allowable building height calculation has been vetted with a SDCI zoning reviewer. (See Height Calculation)
- c. The Board supported the inclusion of a community space along the street as shown in Option 2. The Board also discussed if a courtyard should be provided and ultimately agreed that a courtyard could be developed, but providing adequate community space for gathering is a higher priority and noted this activity could potentially occur as part of the interior program. The Board recommended developing the grocery retail frontage with adequate space for outdoor/indoor dining opportunities and pedestrian amenities to engage and interact with the streetscape. (CS3-A, CS2-B-2, PL1, PL3-C, DC3)
The project envisions the generous setbacks in front of the natural foods market and small corner retail to provide community space that connects with the interior spaces. This space allows for activities and light to spill into the outdoor space. For example, goods and produce can be brought outside when weather permit. Outdoor dining opportunities exist for both the neighborhood natural foods market and the small corner retail. (See Retail Level Plan and Retail Enlarged Plan)

2. RESPONSE TO CONTEXT AND TOPOGRAPHY

The Board directed the applicant to explore opportunities for minimizing blank facades along Dewey.

- a. To address integrating the underground parking on the slope above Dewey, the Board recommended studying different alternatives to address the residential context and respond to existing topography. (CS1-C, CS2-A, CS2-D-2, CS3-A-1, CS2-B-3, DC1, DC3-C-3)

2. RESPONSE TO CONTEXT AND TOPOGRAPHY

The increased setback allows for a response similar to a rear yard residential setback. Within the increased setback layered landscaping helps create natural beauty along the street. To provide visual interest throughout the year, a continuous green screen wall is located from the base to the top of the retail space. A mixture of ivy and native vines will enhance the landscaping and serve to elegantly screen the building and eliminates the blank wall condition. (See Below Grade Parking and Blank Walls)

- b. The Board requested that the applicant study design and landscape alternatives to minimize the visibility of concrete and gabion baskets and recommended developing a sensitive solution using high quality materials which better relate to the surrounding residential context. (CS2-A, CS2-B, CS3-A-1, CS2-B-3, DC2-B, DC3-C-3)
The concrete along the building is screened by the green screen wall. A woodgrain, board-formed concrete wall steps down along Dewey Place E. (4'-6' max height) to respond to the pedestrian scale of the sidewalk and relate to the woodgrain siding. (See Below Grade Parking and Blank Walls)
- c. The Board noted that the tallest massing volume appears to be at the northeast corner and agreed this area will be highly visible and the scale relationship is critical. (CS2-A, CS2-B, CS2-C1, CS2-D, DC2-A-2, DC2-B, DC2-D-1)
The residential levels at the northeast corner have been setback an additional 5' to respond to the site topography and minimize visual impacts of this facade (See Northeast Corner Design Response)

3. SITE FEATURES AND EXISTING TREE CANOPY

The Board requested more information about the status of the trees, including snags, and the urban forest corridor. Reviewing the proposed planting, the Board recommended different scales of trees and preferred a varied landscaping pallet over equally space columnar row of trees. For the next meeting, the Board requested more details about the landscape plan, including information on efforts to incorporate the existing tree canopy. (CS1-B-3, CS1-D, CS2-B, CS2-D-2, DC3-C, DC4-D)
The existing tree canopy is studied in the arborist's report (See Tree Matrix). Additional setbacks along Dewey PI E. allows for layered trees and low landscaping to transition to the building.

4. TRASH, VEHICULAR ACCESS AND LOADING LOCATION

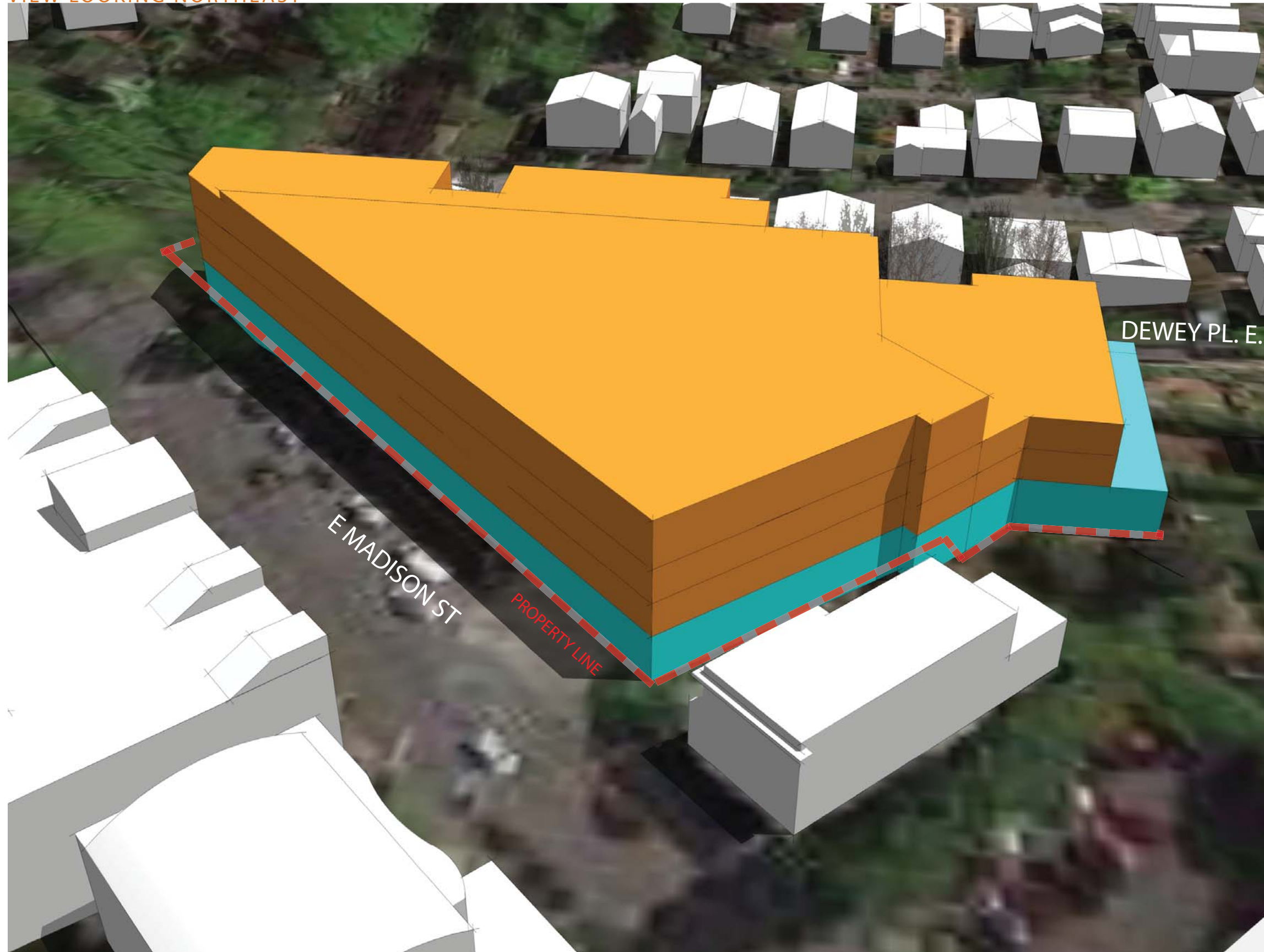
The Board recognized the diverse public opinions regarding the parking, garage and loading access locations. The Board agreed that splitting up the loading and parking access appears logical but requested more information before indicating their preference. For the proposed trash and loading area along Madison, the Board implied that the designing pedestrian character of the street is critical to address the priority of the pedestrian realm. (CS2-B-2, PL1, DC1-B-1, DC1-C, DC4)
The split-access approach to vehicular access is supported by a traffic study regarding traffic impacts (See Departure Request)

5. MATERIALS

The Board strongly supported the quality of materials presented at this early phase. (CS3-A-1, DC2, DC4-A-1.)
The quality woodgrain metal siding has been added to distinct portions of the residential facade facing Dewey PI E and the neighbors to the south to create a unified design. (See Preferred Scheme Renderings - Dewey PI E.)

DESIGN OPTION - NO DEPARTURES

VIEW LOOKING NORTHEAST



DESCRIPTION

- The design team was asked to provide one option which meets the intent of the code with respect to potential exceptional trees, access and street improvement exception and require no departures.
- Vehicular entrance to the commercial and residential parking garage and loading dock is located off Dewey Pl. E.
- The massing scheme carves a significant space around existing trees on site.
- The program for the site was developed consistent with Code-allowed FAR. To accomplish this No Departure Alternative, the retail and residential masses were necessarily pushed out towards respective property lines.
- A hill-climb assist stair is located at the northeast corner beyond our site to connect the unopened E Mercer St ROW.

ADVANTAGES

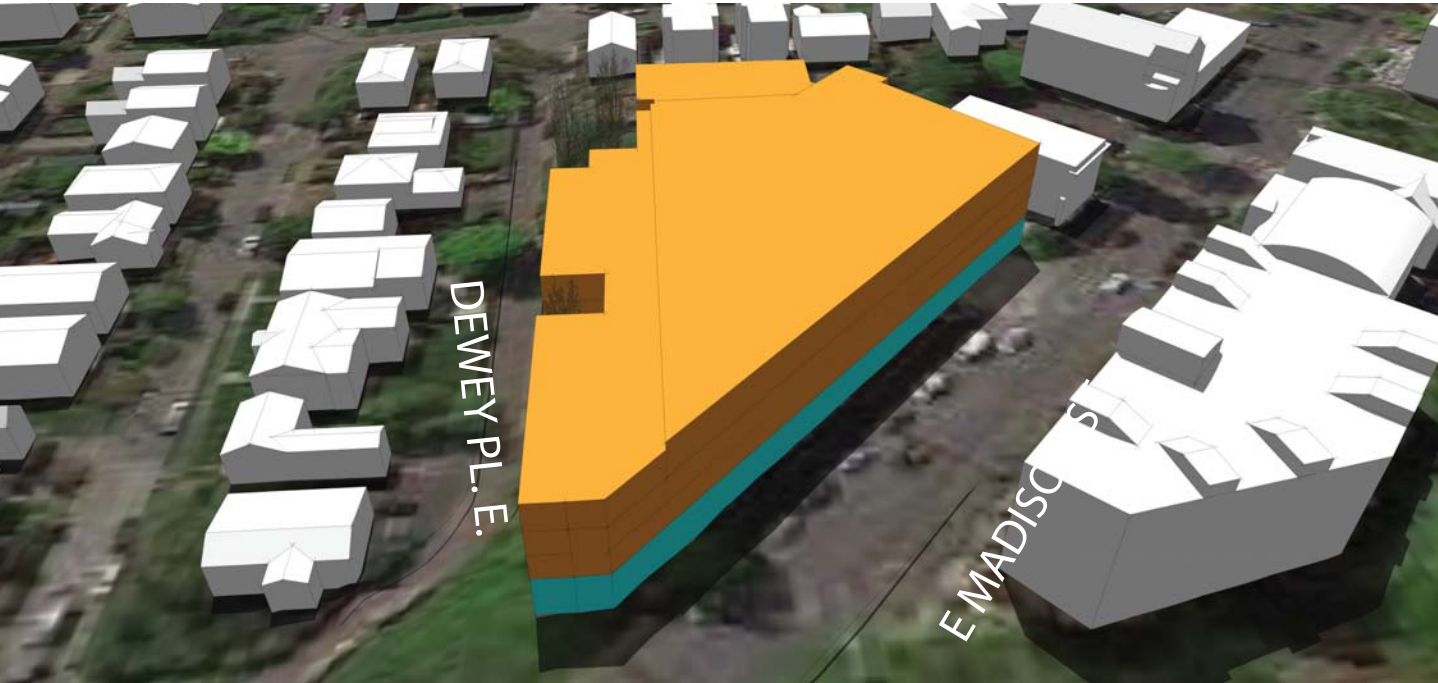
- **Massing allows for potential to retain existing trees and canopy**

CHALLENGES

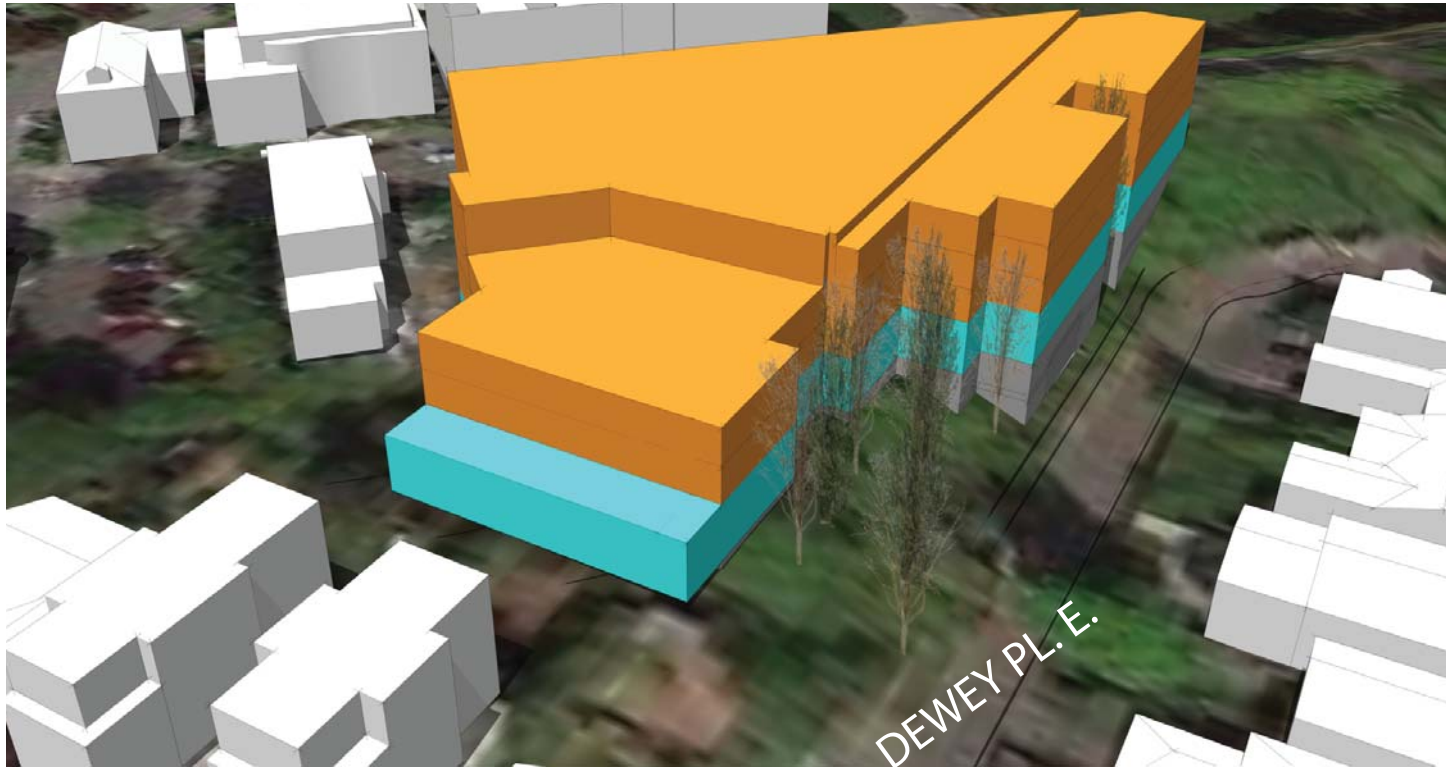
- Commercial and residential vehicular access restricted to residential street.
- No gathering space provided at retail level along E Madison St.
- Large zero lot line walls along Dewey Place E
- Reduced residential setback to south and east
- Large residential massing above retail and parking creates poor residential zone transition
- Tall blank wall

DESIGN OPTION - NO DEPARTURES

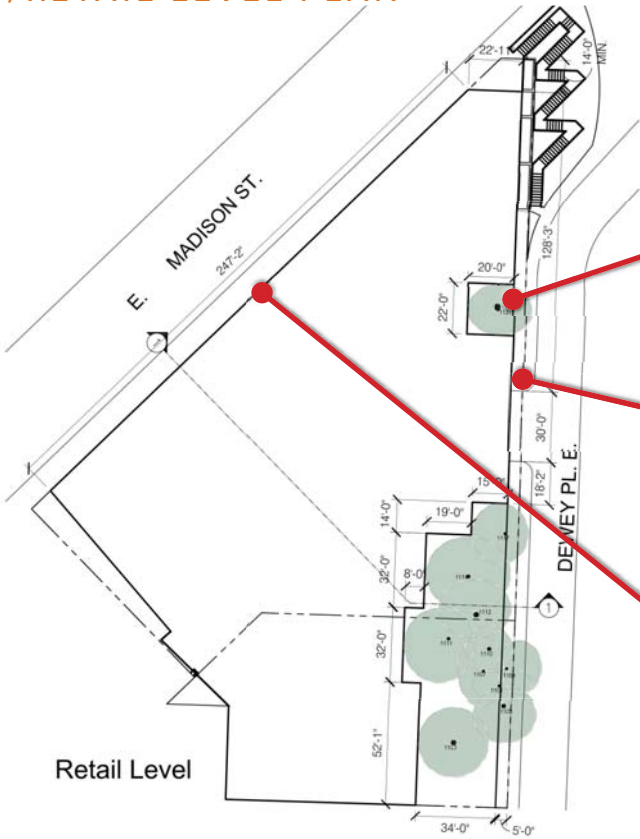
VIEW LOOKING SOUTHEAST



VIEW LOOKING NORTHWEST



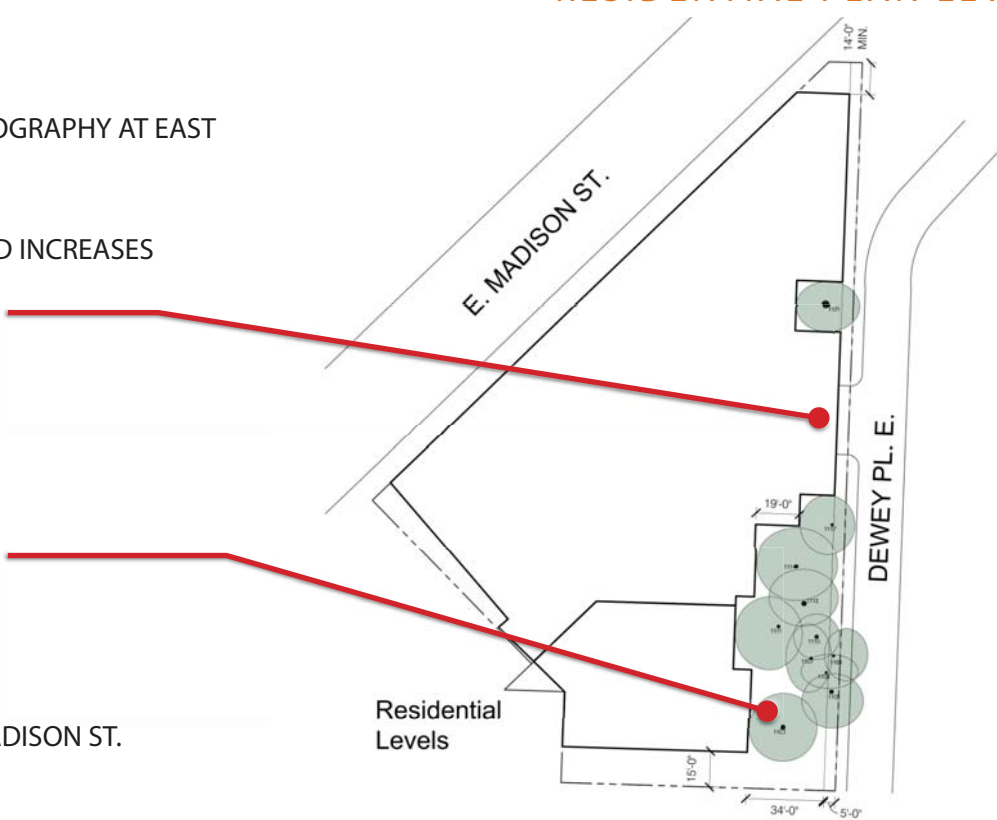
STREET/RETAIL LEVEL PLAN



DISADVANTAGES

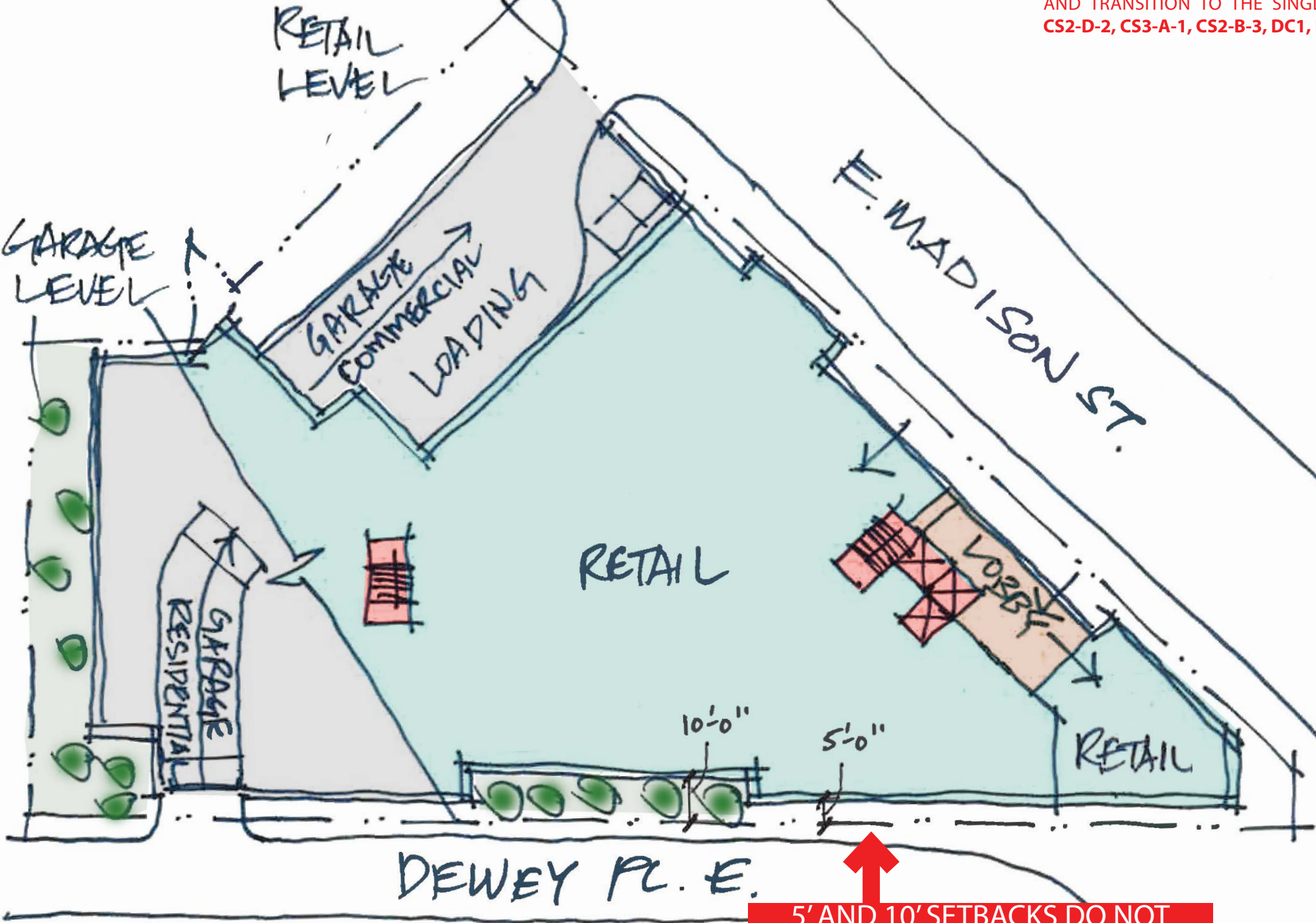
- ✗ CS1-C
DESIGN DOES NOT RESPOND TO SLOPED TOPOGRAPHY AT EAST PORTION OF SITE
- ✗ DC2-A-1
MASSING DOES NOT UTILIZE OPEN SPACE AND INCREASES PERCEIVED MASS AND HEIGHT
- ✗ CS2-D-3+4+5
NOT UNIFIED RESIDENTIAL ZONE TRANSITION
- ✗ DC1
LARGE MASSING AT DEWEY PL E FRONTAGE
- ✗ DC3-C
DOES NOT REINFORCE EXISTING OPEN SPACE
- ✗ PL-1
NO GATHERING SPACE PROVIDED ALONG E MADISON ST.

RESIDENTIAL PLAN LEVEL



RESIDENTIAL ZONE TRANSITION (DEWEY PL E.)

THE BOARD SUGGESTED THAT THE APPLICANT EXPLORE METHODS FOR IMPROVING THE DESIGN RESPONSE TO THE SITE TOPOGRAPHY AND TRANSITION TO THE SINGLE FAMILY ZONING. (CS1-C, CS2-A, CS2-D-2, CS3-A-1, CS2-B-3, DC1, DC3-C-3)

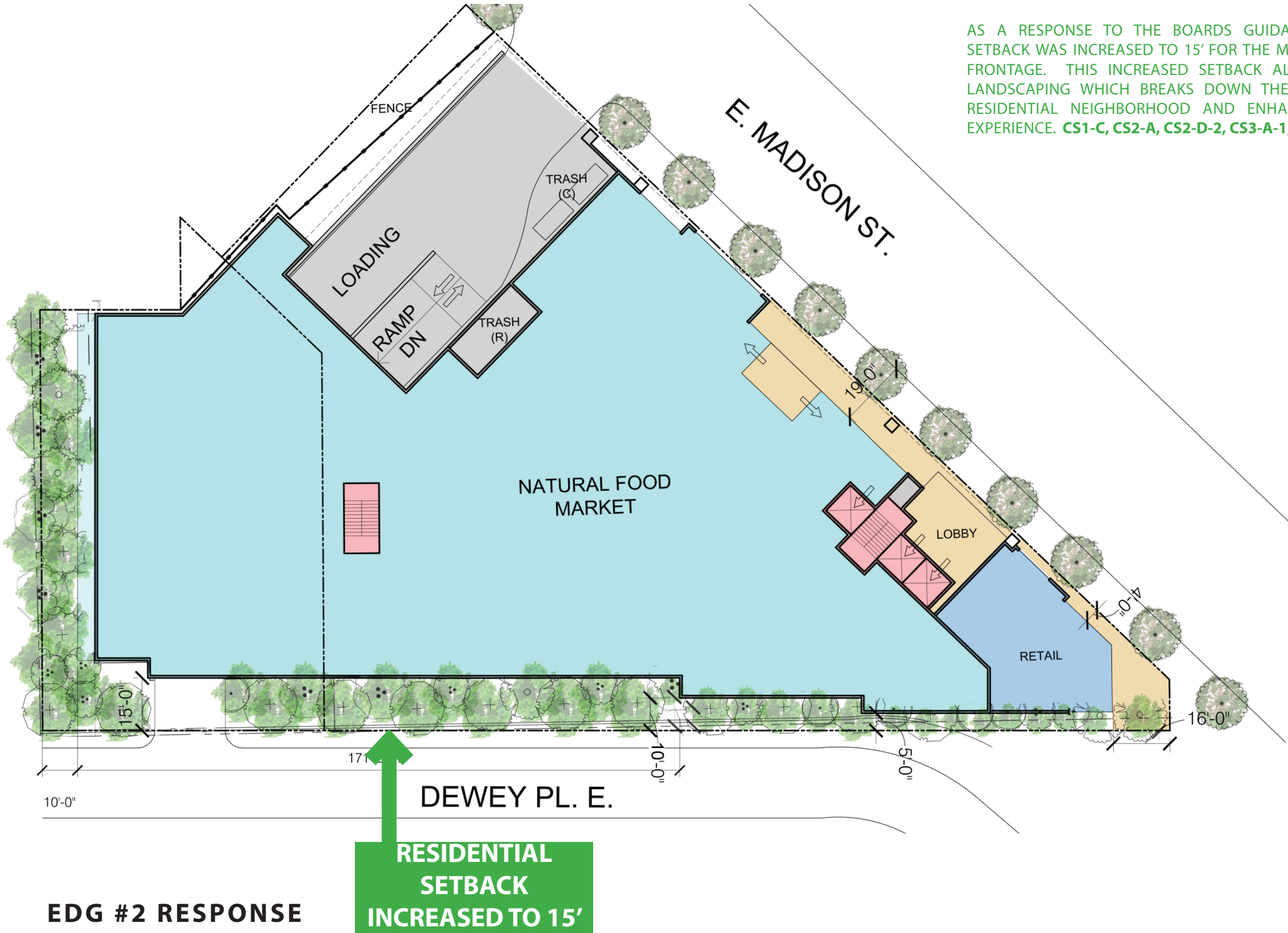


EDG #1 PREFERRED OPTION

5' AND 10' SETBACKS DO NOT PROVIDE ADEQUATE RESIDENTIAL ZONE TRANSITION

RESIDENTIAL ZONE TRANSITION (DEWEY PL E.)

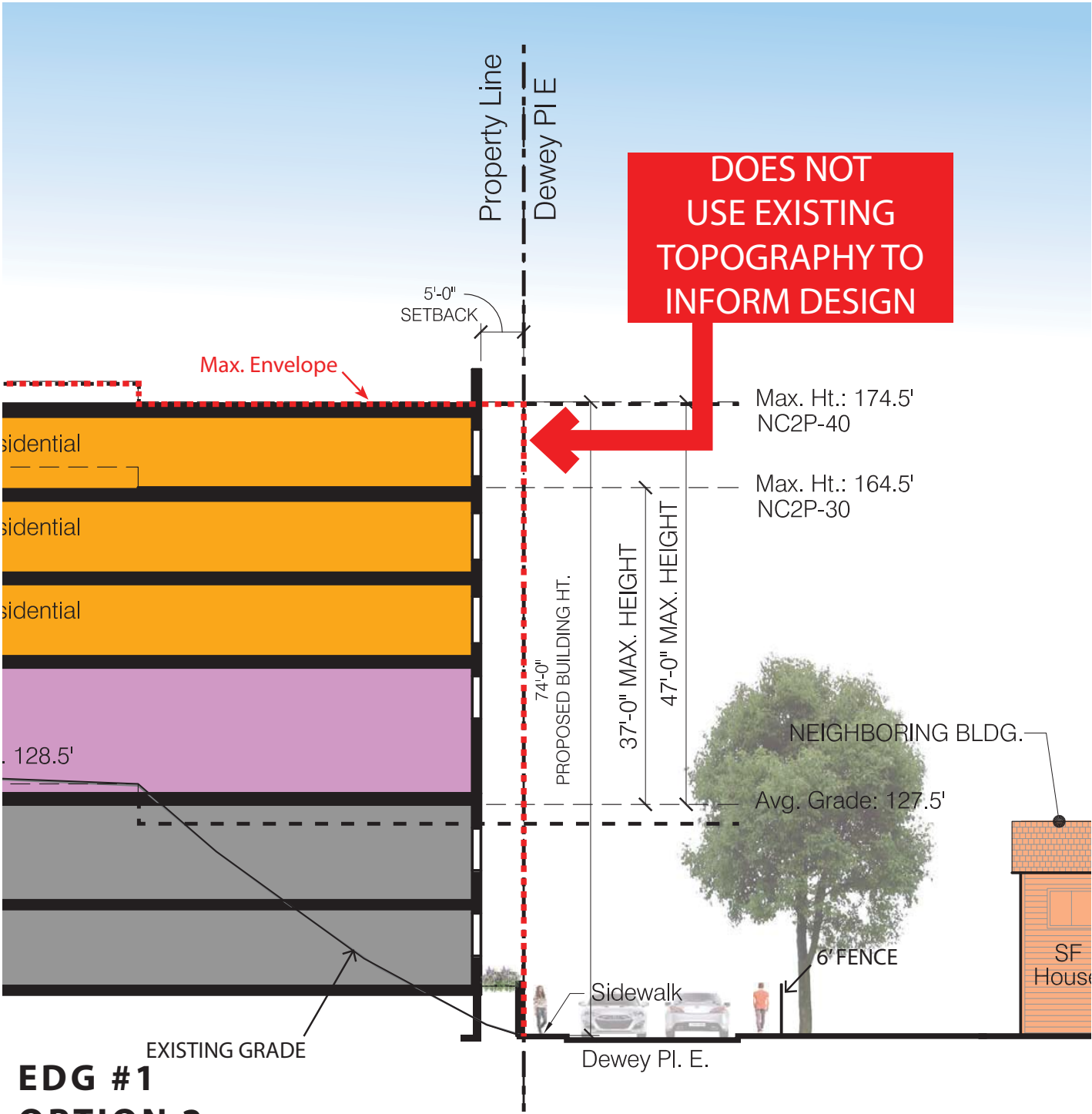
AS A RESPONSE TO THE BOARDS GUIDANCE, THE RESIDENTIAL SETBACK WAS INCREASED TO 15' FOR THE MAJORITY OF THE DEWEY FRONTAGE. THIS INCREASED SETBACK ALLOWS FOR A LAYERED LANDSCAPING WHICH BREAKS DOWN THE MASSING FACING THE RESIDENTIAL NEIGHBORHOOD AND ENHANCES THE PEDESTRIAN EXPERIENCE. CS1-C, CS2-A, CS2-D-2, CS3-A-1, CS2-B-3, DC1, DC3-C-3)



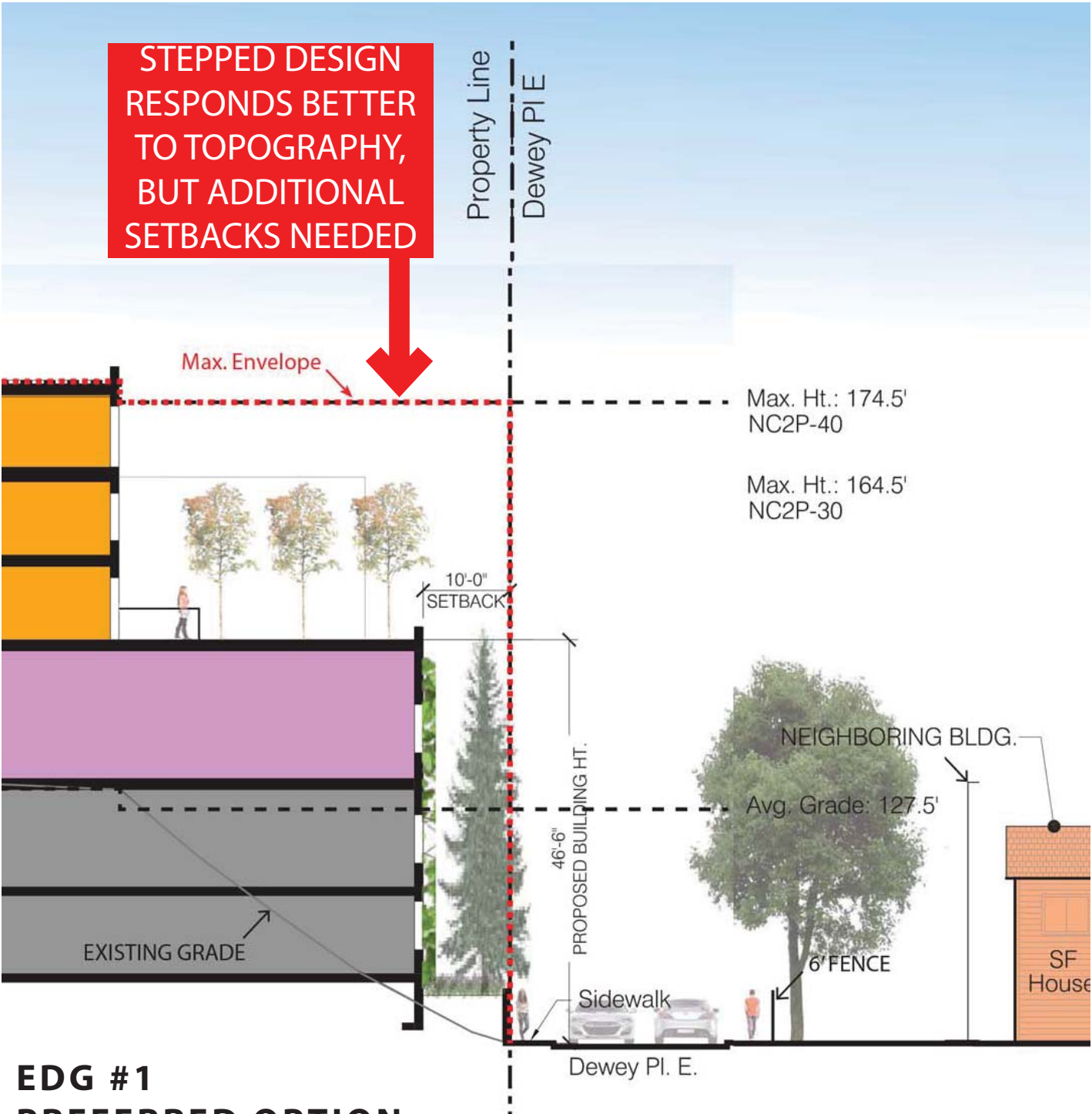
EDG #2 RESPONSE

RESIDENTIAL
SETBACK
INCREASED TO 15'

TOPOGRAPHY SENSITIVITY



EDG #1
OPTION 2
CENTER SECTION



EDG #1
PREFERRED OPTION

THE BOARD QUESTIONED IF TWO STORIES OF ELEVATED PARKING PROVIDES THE BEST FRONTAGE ALONG DEWEY AND THE ADJACENT SINGLE FAMILY ZONE. THE BOARD DISCUSSED THE VISIBILITY OF CONCRETE AND GABION BASKETS AND RECOMMENDED DEVELOPING A SENSITIVE SOLUTION USING HIGH QUALITY MATERIALS WHICH BETTER RELATE TO THE SURROUNDING RESIDENTIAL CONTEXT. (CS1-C, CS1-D, CS2-A, CS2-B, CS2-D, DC2-A, DC3-C-3)

STEPPED DESIGN WITH INCREASED SETBACKS DIRECTLY RESPONDS TO SITE TOPOGRAPHY

NEIGHBORING BLDG.

Loft

Loft

Retail

Max. Ht.: 177.3' NC2P-40

47'-0" MAX. HEIGHT

10'-0"

9'-9"

9'-9"

16'-0"

12'-6"

10'-0"

3'-0" SETBACK

Property Line E Madison St

Residential

Residential

Residential

46'-0"

9'-0" SETBACK

Retail

F.F. 131.0'

46'-0"

15'-0" SETBACK

37'-0" MAX. HEIGHT

47'-0" MAX. HEIGHT

Max. Ht.: 174' NC2P-40

Max. Ht.: 164' NC2P-30

E Madison St.

Avg. Grade: 130.3'

Ex. Grade

Parking

Parking

NEIGHBORING BLDG.

Avg. Grade: 127'

Sidewalk

Dewey Pl. E.

SF House

KEY PLAN

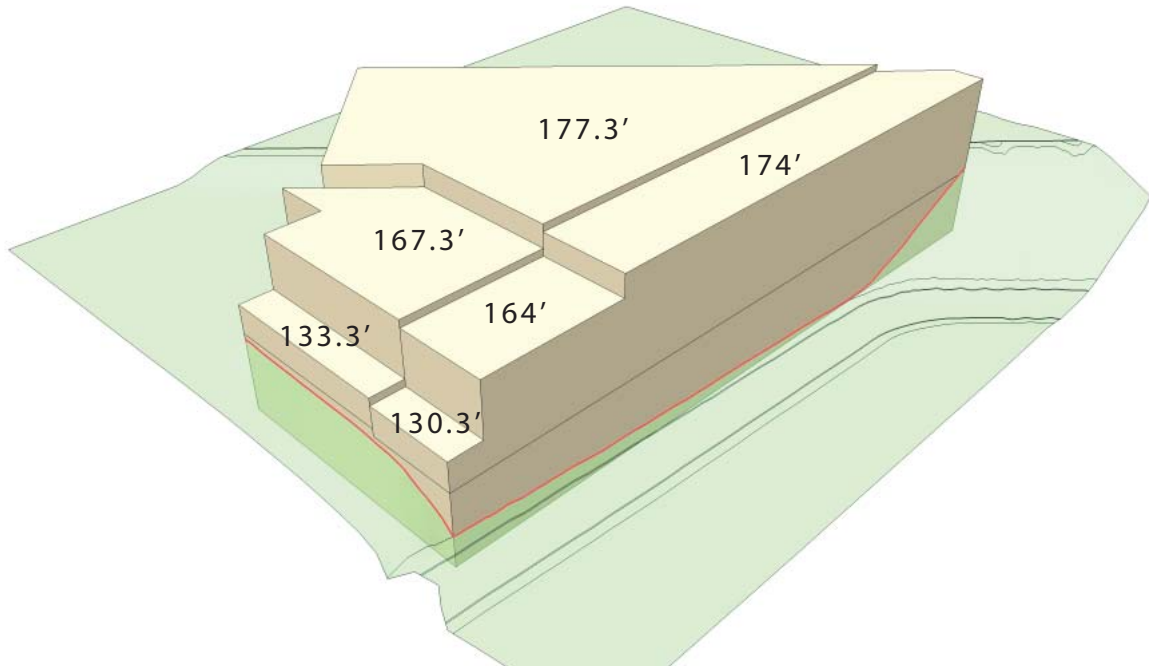
E. MADISON ST.

DEWEY PL. E.

AS A RESPONSE TO THE BOARD'S GUIDANCE, ADDITIONAL SETBACK WAS ADDED ALONG THE DEWEY FRONTAGE TO PROVIDE A SENSITIVE TRANSITION TO THE SINGLE FAMILY RESIDENCES. THE PROPOSAL HAS ADDED THE HIGH-QUALITY METAL SIDING (WOOD GRAIN) TO PORTIONS OF THE FACADE FACING DEWEY. THIS BEAUTIFUL MATERIAL, ALONG WITH LAYERED LANDSCAPING AND A SEMI-CONTINUOUS GREEN-WALL SERVE TO CREATE A DYNAMIC FACADE WITH MINIMAL BLANK WALL EXPOSURE. **(CS1-C, CS1-D, CS2-A, CS2-B, CS2-D, DC2-A, DC3-C-3)**

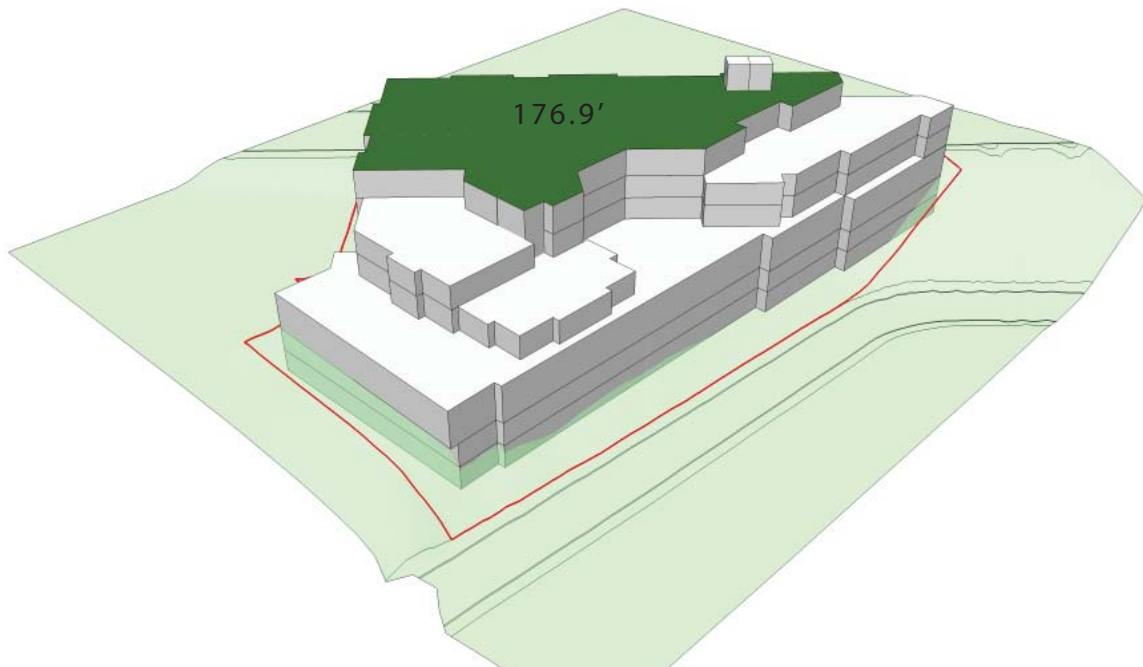
RESPONSE TO CONTEXT AND TOPOGRAPHY

ZONING ENVELOPE



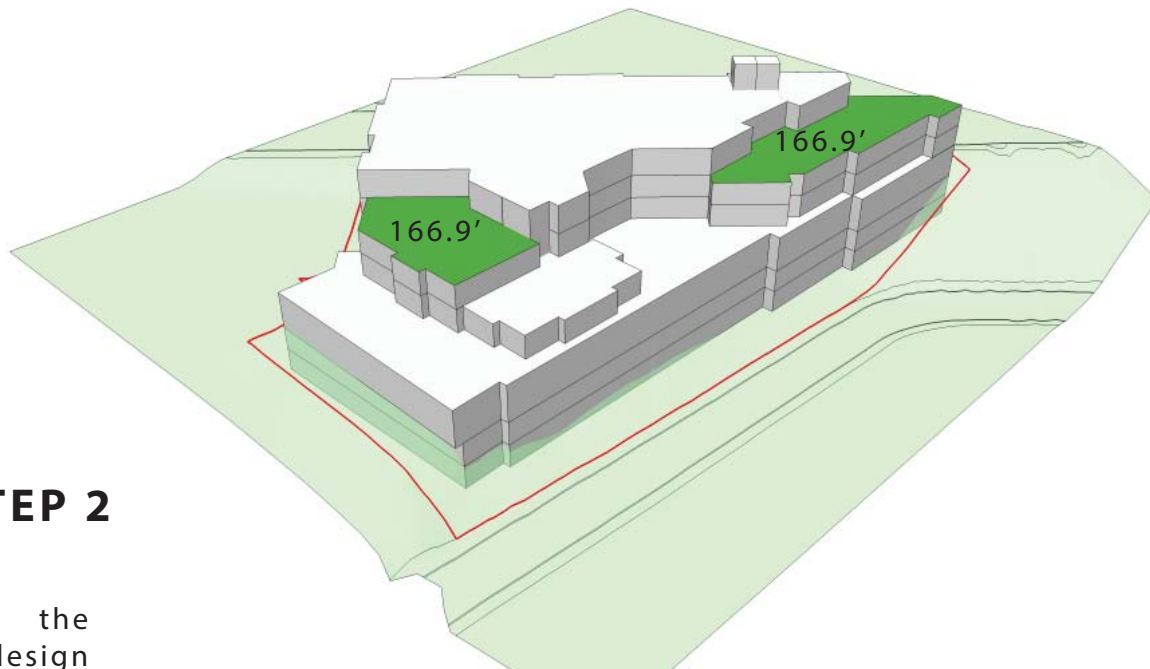
STEP 1

The top story responds to the uniquely shaped site and varied topography with large setbacks from the single family adjacencies to deemphasize mass and height. (DC2-A-1)



STEP 2

The next level utilizes the topography to inform the design by stepping down towards the single family zones. (CS2-B-1)



RESPONSE TO CONTEXT AND TOPOGRAPHY



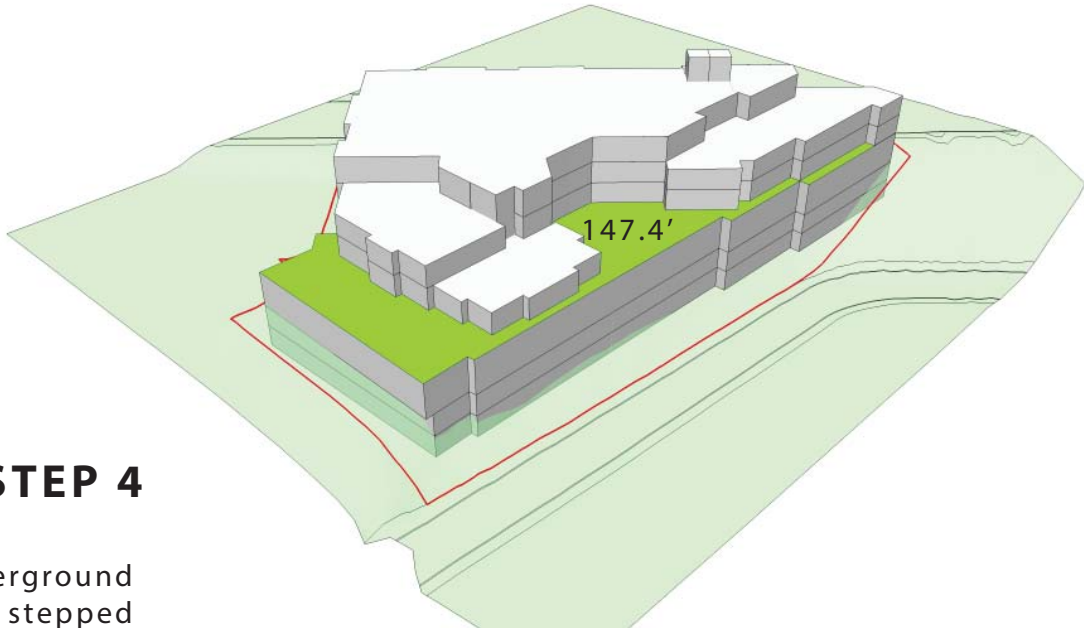
STEP 3

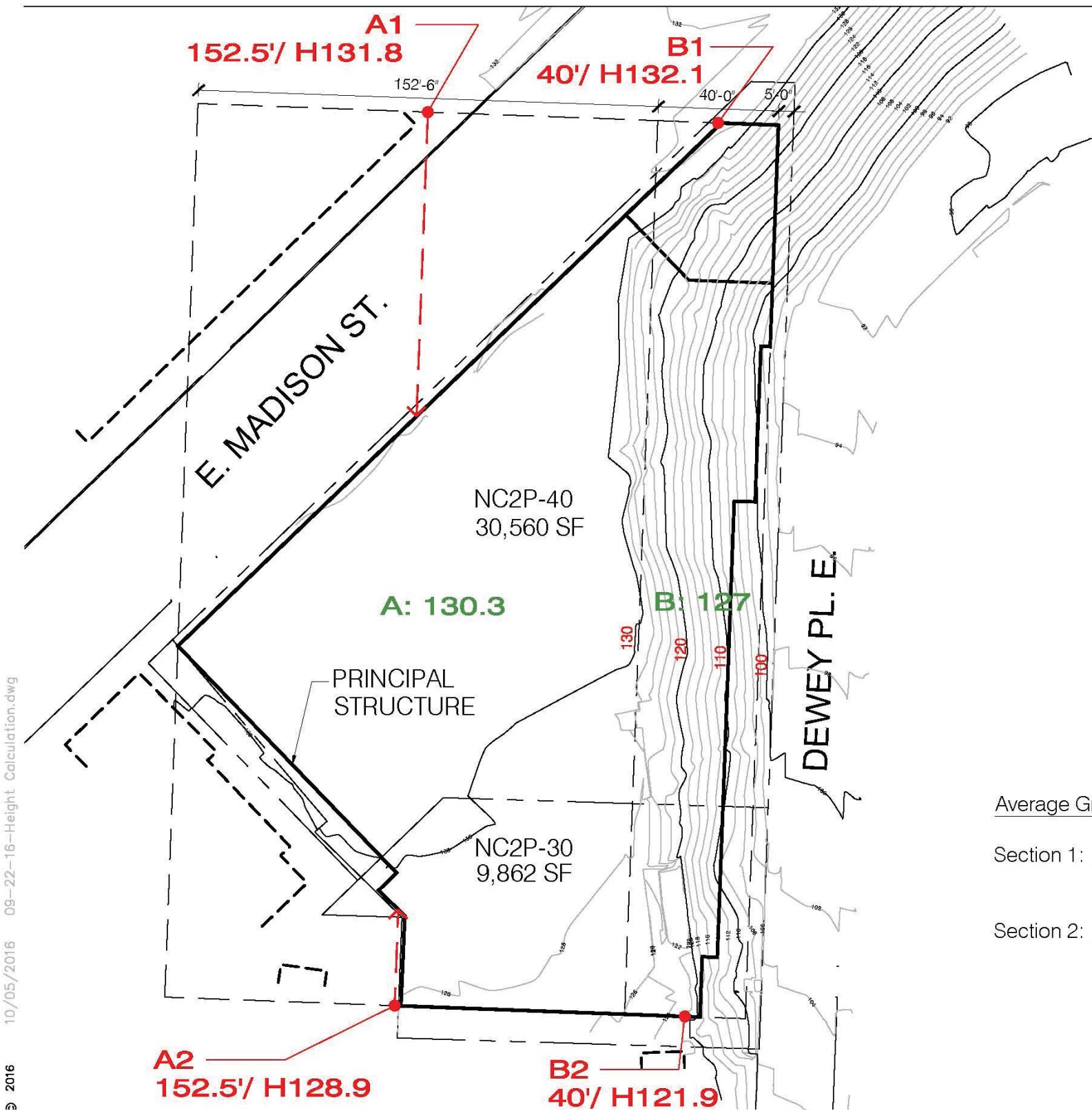
The lowest residential level tiers down at the southeast to create a clear step in height, bulk, and scale and a successful zone transition (CS1-C)



STEP 4

The retail level and underground parking complete the stepped design by setting back 5', 10', and 15' from the property line to provide a layered landscaped base (CS1-D, CS2-A, CS2-D)





Average Grade Level Calculation
The Average Grade Level was calculated using SMC 23.86.006.A.2. Per DPD Director's Rule 4-2012 Height Measurement: Calculating Average Grade Level - Option to the General Rule, "Subsection 23.86.006.A.2 provides an acceptable option for determining average grade level to allow structures to better respond to the topography of sloping sites." The code section is referenced below along with applicant's corresponding methods.

- a. Draw the smallest rectangle that encloses the principal structure. - *The smallest rectangle enclosing principal structure drawn on plan.*
- b. Divide one side of the rectangle, chosen by the applicant, into sections at least 15 feet in length using lines that are perpendicular to the chosen side of the rectangle. - *The rectangle is divided into a 40 ft section (> 15 ft). The 40 ft. section encompasses the steep slope, allowing the structure to better respond to the site topography.*
- c. The sections delineated in subsection 23.86.006.A.2.b are considered to extend vertically from the ground to the sky. - *The section extends vertically from ground to sky.*
- d. The maximum height for each section of the structure is measured from the average grade level for that section of the structure, which is calculated as the average elevation of existing lot grades at the midpoints of the two opposing exterior sides of the rectangle for each section of the structure. (Based on DCI zoning comments, midpoint elevation taken along building perimeter perpendicular to midpoint of opposing sides of the rectangle.) - *The maximum height for each section of the structured is calculated. See Average Grade Level Calculations A and B.*

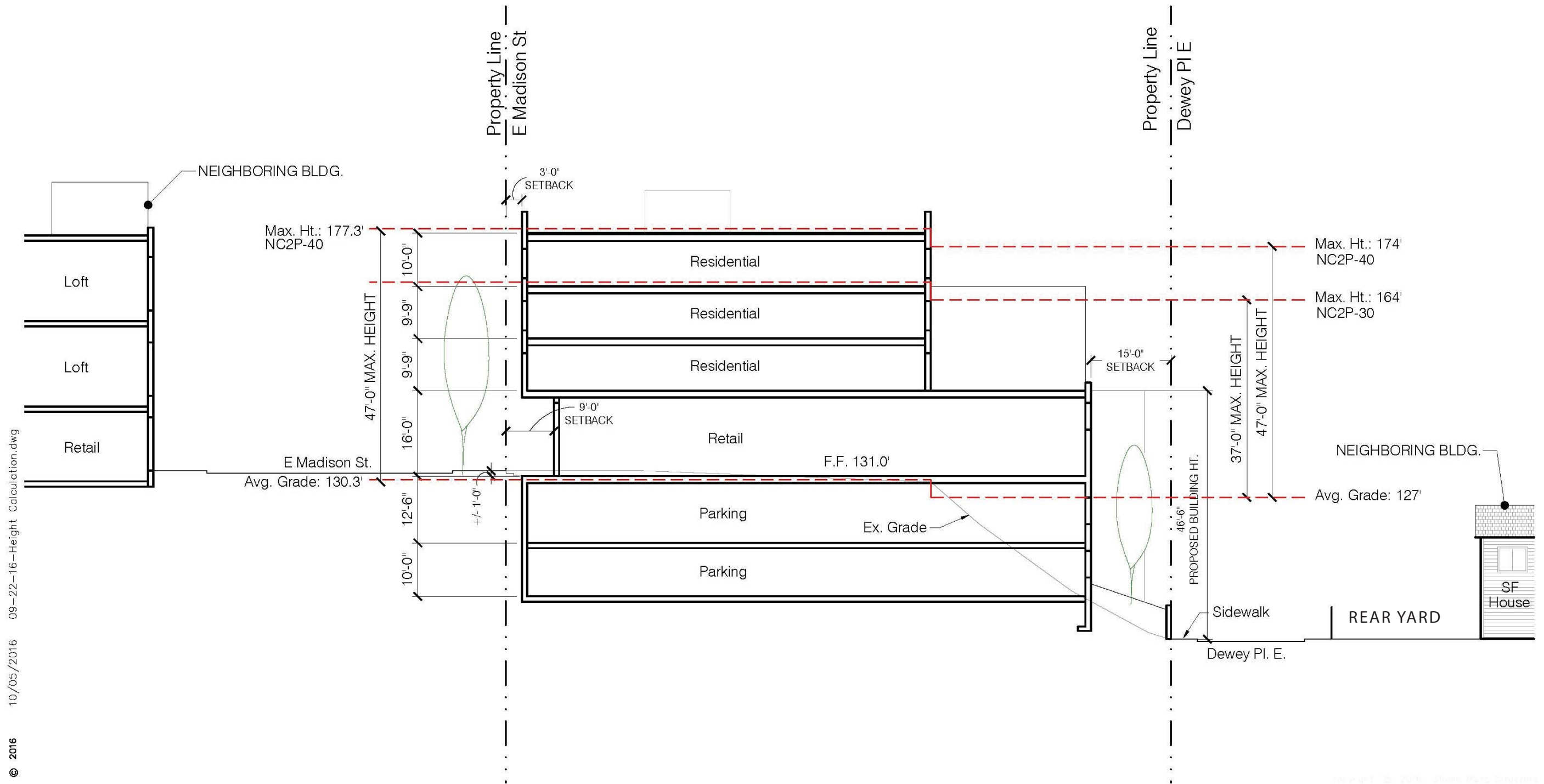
Average Grade Level

Section 1: $\frac{(A1 \times a) + (A2 \times a)}{a + a} = \frac{(131.8 \times 152.5) + (128.9 \times 152.5)}{152.5 + 152.5} = \frac{20,053.75 + 19,565.75}{305} = 130.3$

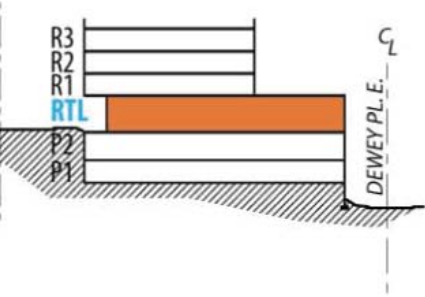
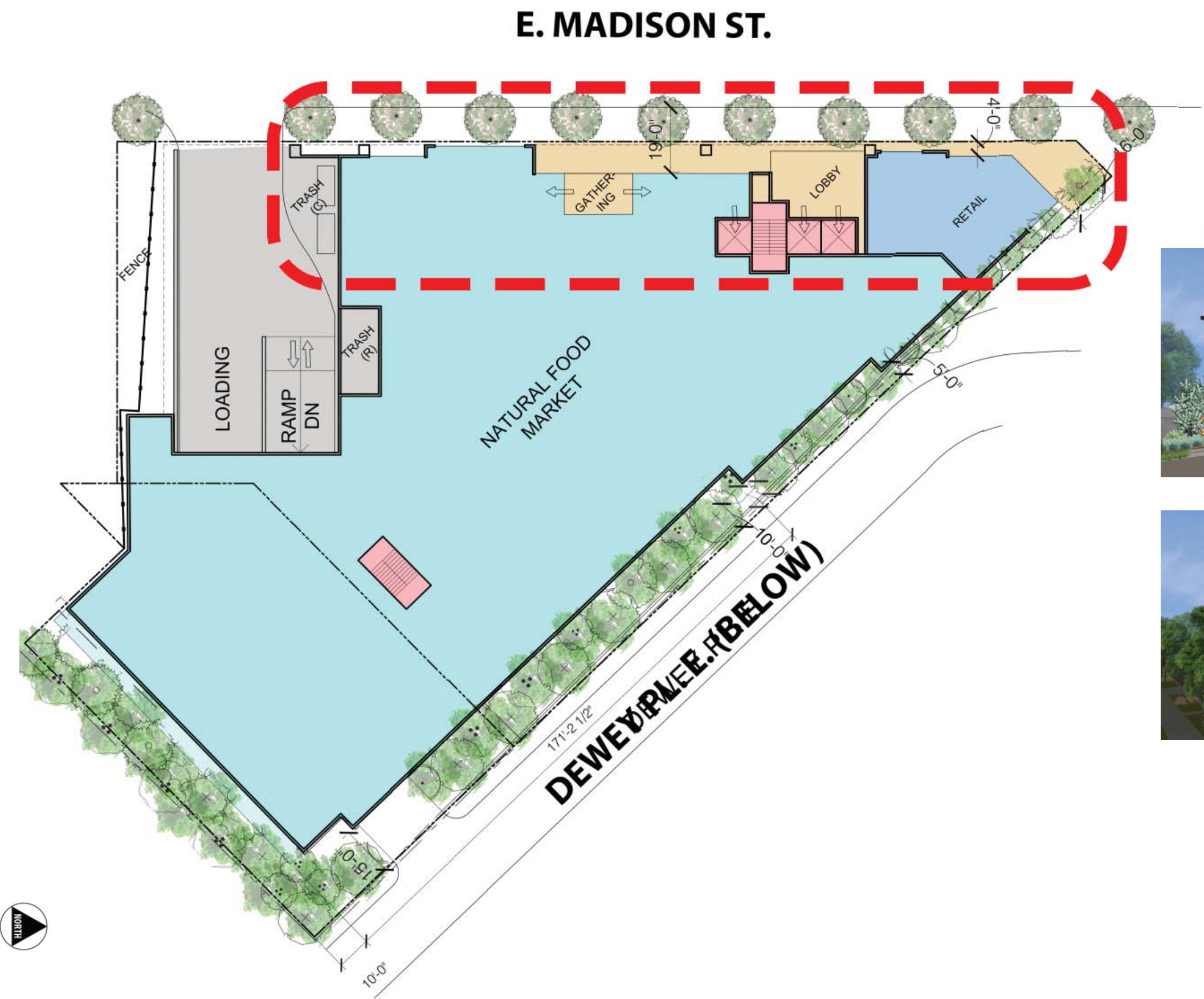
Section 2: $\frac{(B1 \times b) + (B2 \times b)}{b + b} = \frac{(132.1 \times 40) + (121.9 \times 40)}{40 + 40} = \frac{5,284 + 4,876}{80} = 127$

HEIGHT CALCULATION

2925 E Madison St- SDCI ZONING COACHING



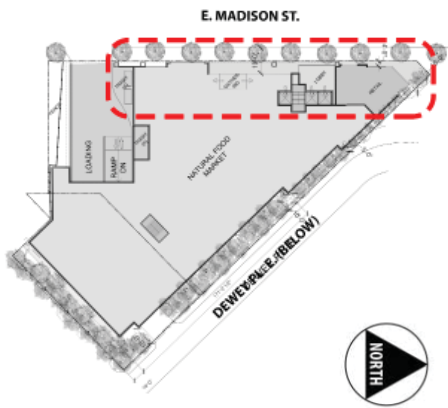
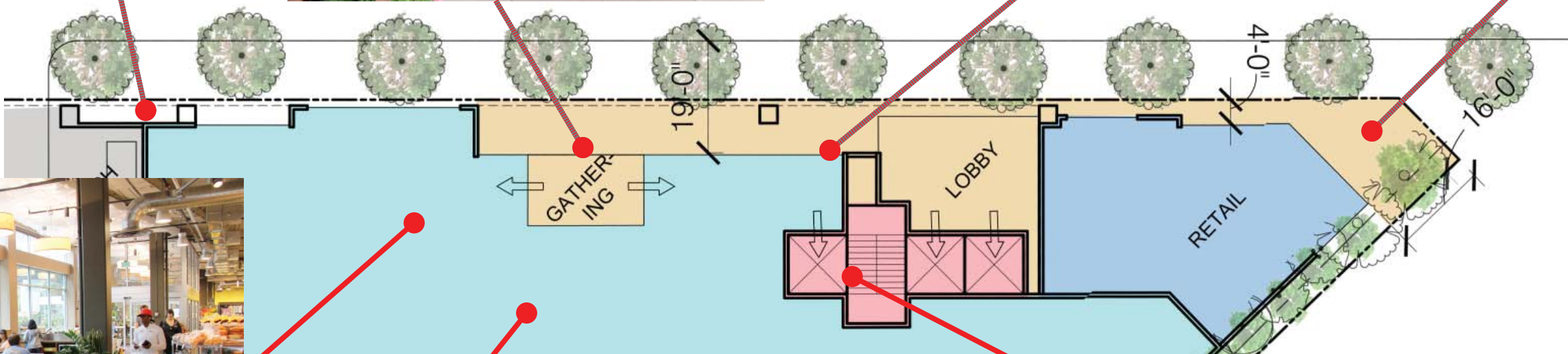
RETAIL LEVEL PLAN



RETAIL ENLARGED PLAN

NATURAL FOOD MARKET
VALUES

- Preserving high-quality food standards
- Supporting local, sustainable agriculture
- Celebrating food
- Educating consumers
- Embracing sustainability
- Building community



BELOW GRADE PARKING & BLANK WALLS

DC1-C1 BELOW GRADE PARKING

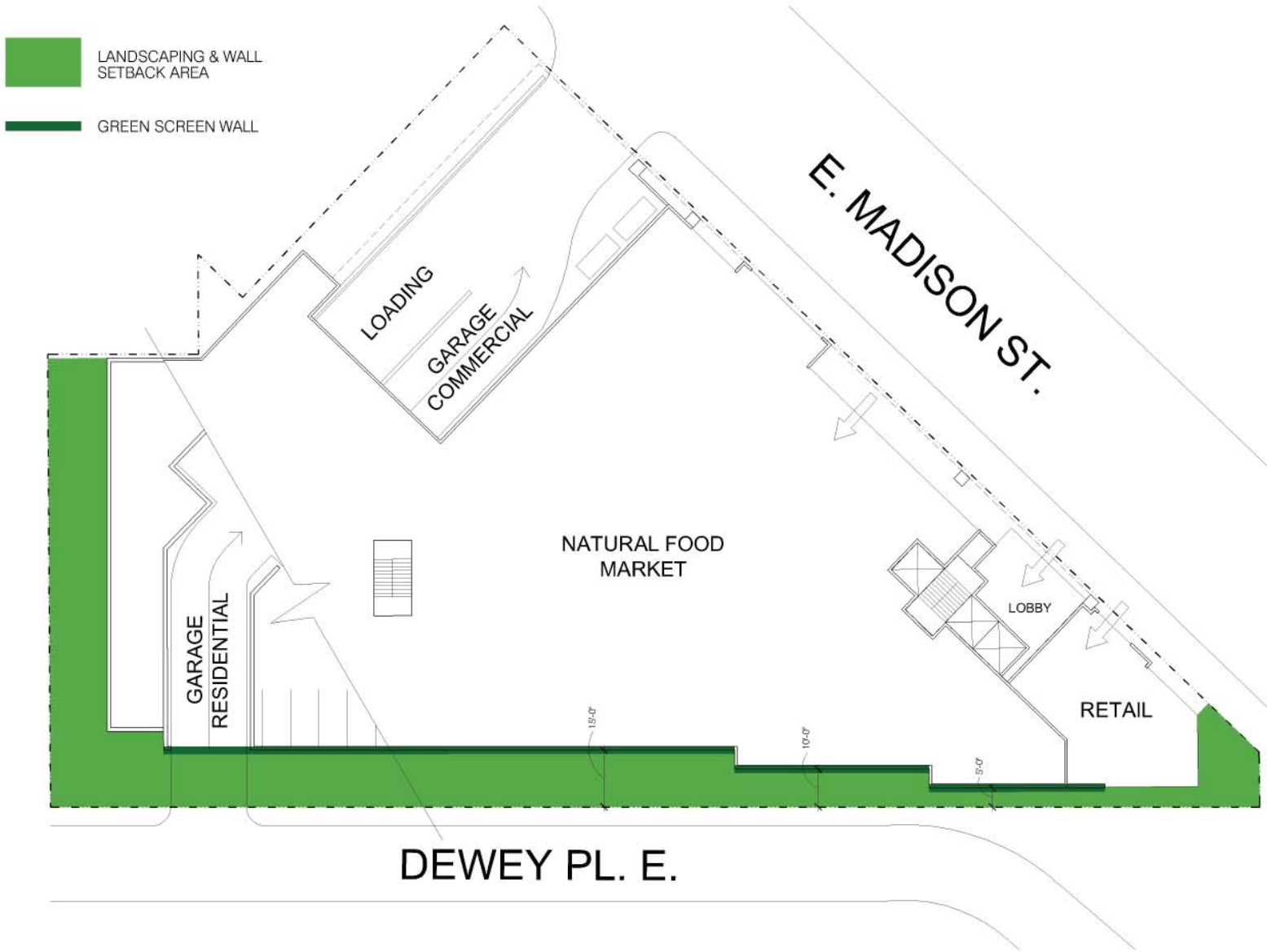
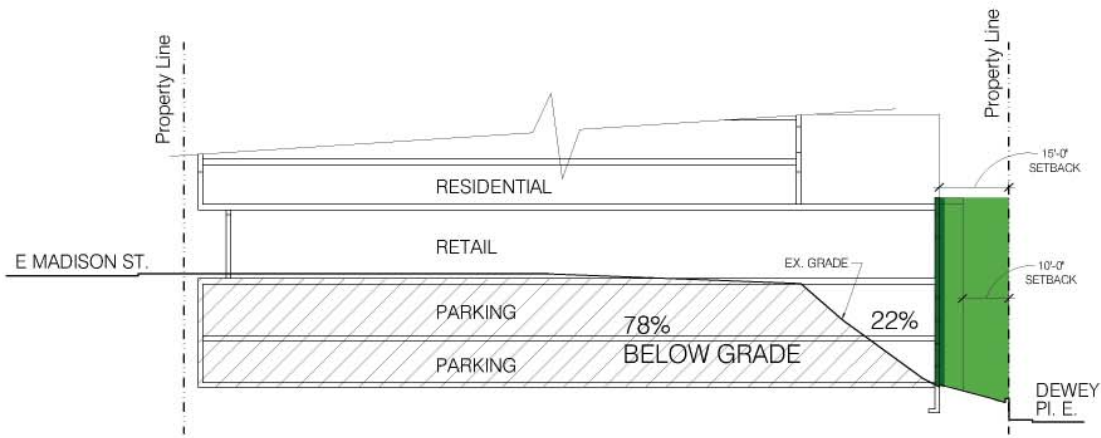
LOCATE PARKING BELOW GRADE WHEREVER POSSIBLE.
WHERE A SURFACE PARKING LOT IS THE ONLY ALTERNATIVE:
LOCATE PARKING IN REAR OR SIDE YARDS
ON LOWER OR LESS VISIBLE PORTION OF THE SITE.

DC1-C2 VISUAL IMPACTS

REDUCE THE VISUAL IMPACT OF PARKING STRUCTURES AS MUCH AS POSSIBLE.
CONSIDER PROVIDE TREES, LANDSCAPING OR FENCING AS A SCREEN.



Regional Project Example



Landscaping & Green Screen Wall Location

BELOW GRADE PARKING & BLANK WALLS



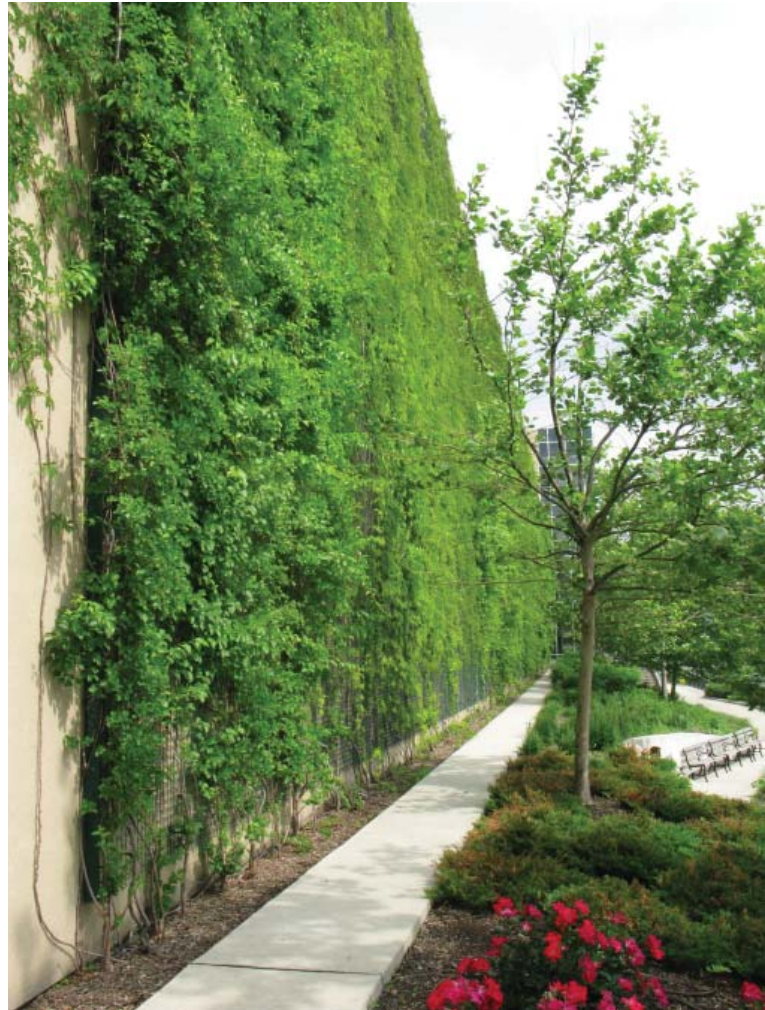
Structured wire lattice.



Regional Project Example



Proposed Green Screen Concept



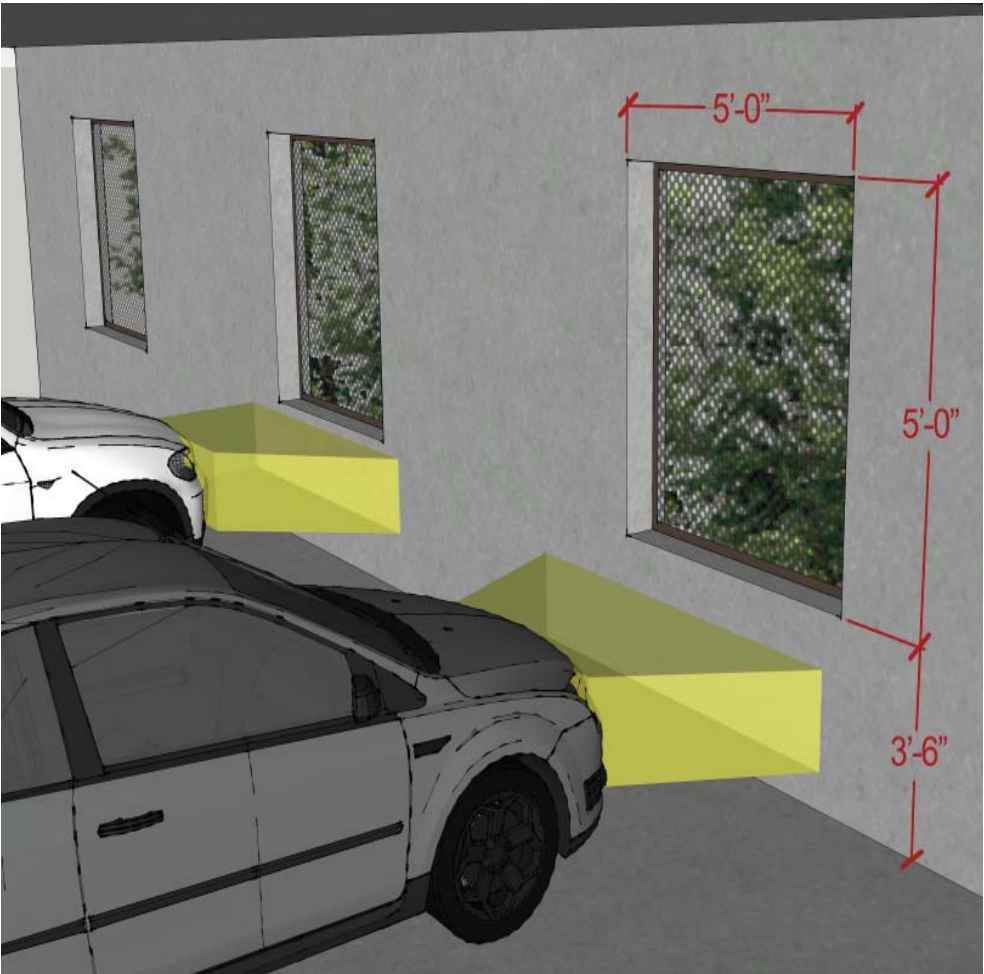
Regional Project Example

DC1-B2 BLANK WALLS

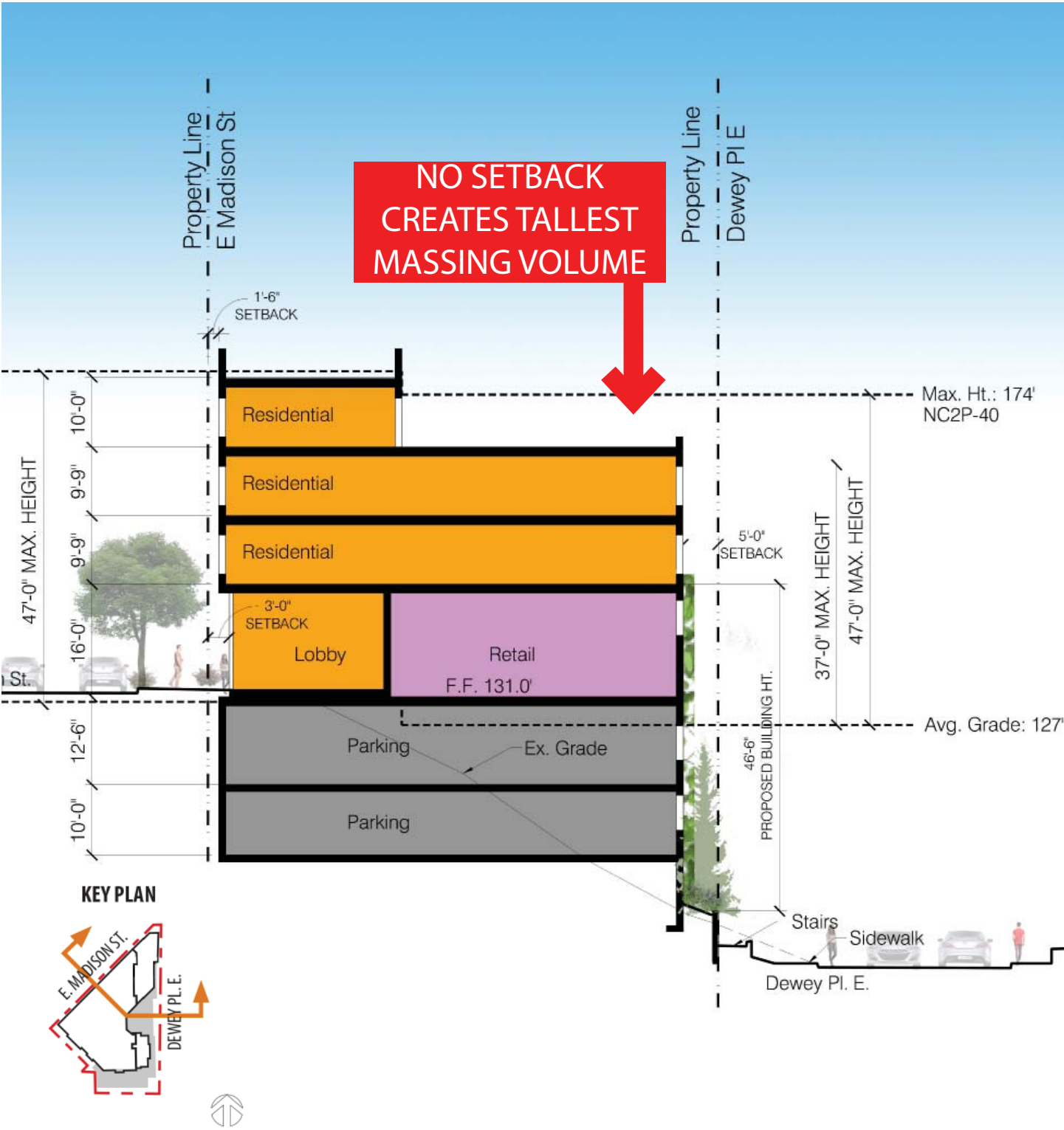
AVOID LARGE BLANK WALLS ALONG VISIBLE FACADES WHERE POSSIBLE. SOLUTION MAY INCLUDE: GREEN WALLS, LANDSCAPING AREA OR RAISED PLANTERS. WALL SETBACKS OR OTHER INDENTATIONS.

SMC 23.47A.008 STREET LEVEL DEVELOPMENT STANDARDS

A.2 BLANK FACADES in nc zones:
Facade segments are considered blank if they do not include at least one of the following:
5) SCREENING AND LANDSCAPING ON THE FACADE ITSELF.



NORTHEAST CORNER DESIGN RESPONSE



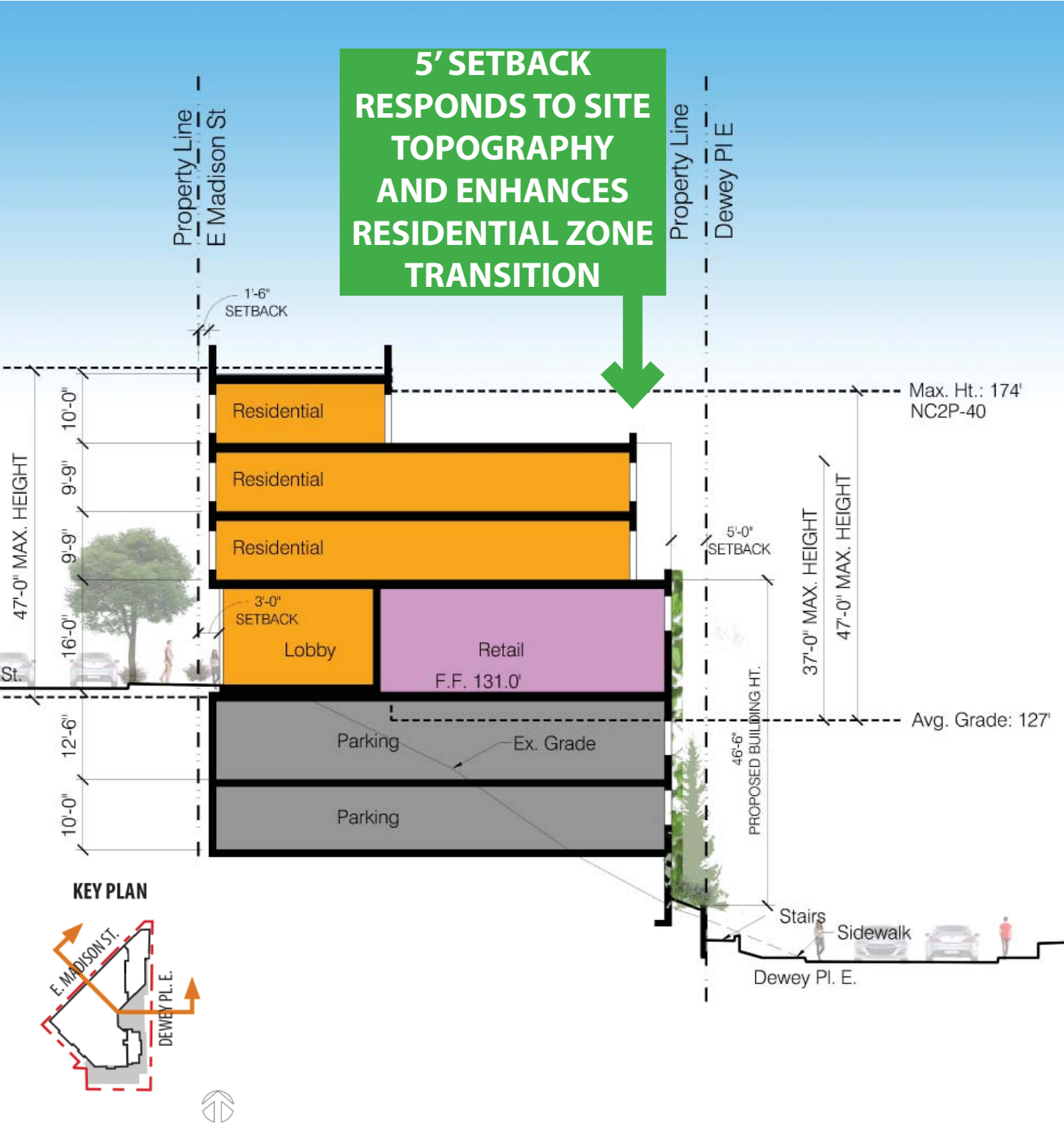
THE BOARD NOTED THAT THE TALLEST MASSING VOLUME APPEARS TO BE AT THE NORTHEAST CORNER AND AGREED THIS AREA WILL BE HIGHLY VISIBLE AND THE SCALE RELATIONSHIP IS CRITICAL. (CS2-A, CS2-B, CS2-C1, CS2-D, DC2-A-2, DC2-B, DC2-D-1)



EDG #1
PREFERRED OPTION
NORTHEAST SECTION

EDG #1
PREFERRED OPTION
NORTHEAST PERSPECTIVE

NORTHEAST CORNER DESIGN RESPONSE



AS A RESPONSE TO THE BOARDS GUIDANCE, THE RESIDENTIAL LEVEL IS SETBACK AN ADDITIONAL 5' TO RESPOND TO SITE TOPOGRAPHY, MINIMIZE VISUAL IMPACTS OF THIS FACADE, AND ENHANCE THE STEPPED DOWN EFFECT OF THE MASSING AT THE CORNER (CS1-C, CS2-A, CS2-D-2, CS3-A-1, CS2-B-3, DC1, DC3-C-3)



EDG #2
RESPONSE
NORTHEAST SECTION

EDG #2
RESPONSE
NORTHEAST PERSPECTIVE

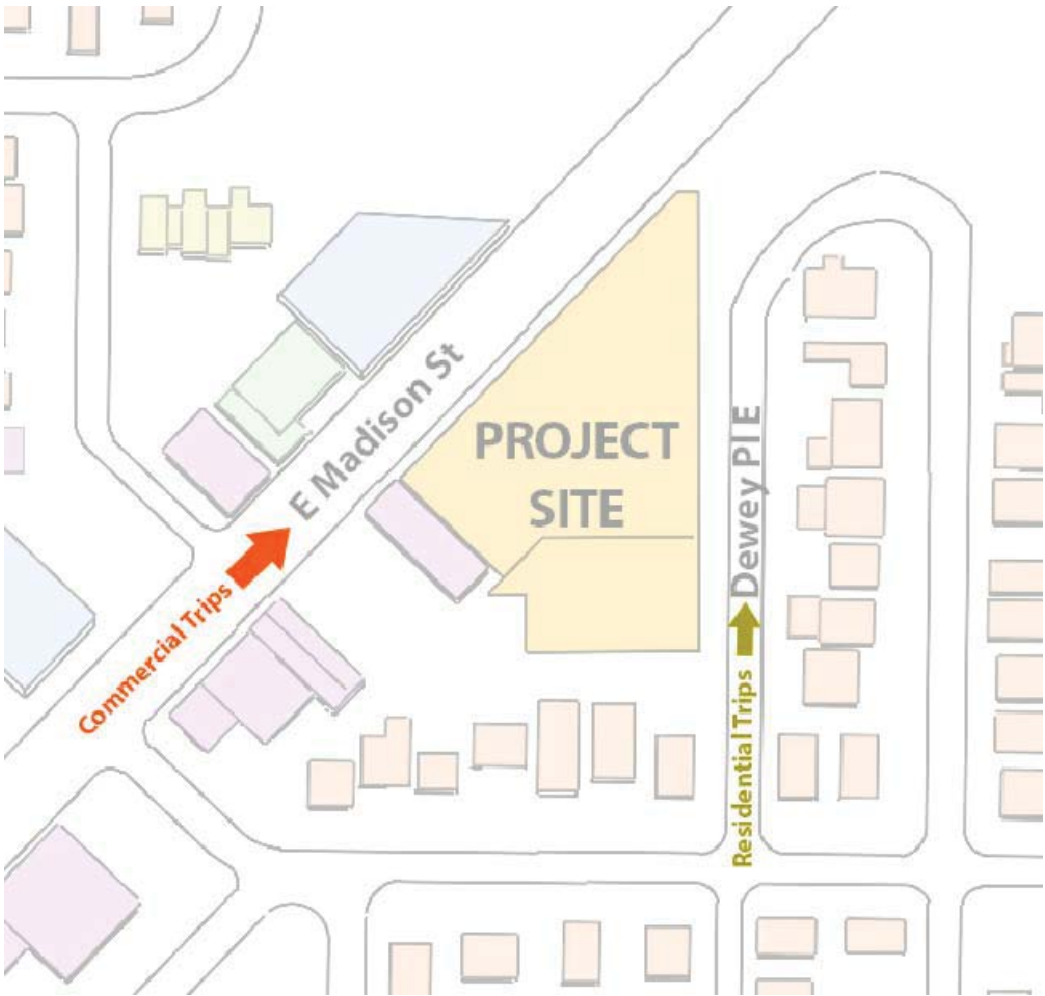
DEPARTURE REQUEST

#	Departure Request	Code Requirements	Explanation for Departure
1	Dual Access to parking garages: Commercial parking access and loading at E. Madison St. Residential parking access at Dewey Pl. E.	SMC 23.47A.032.A.21: If access is not provided from an alley and the lot abuts two or more streets, access to parking shall be from a street that is not a pedestrian street.	Proposed dual access from both E. Madison St & Dewey Pl. E. minimizes the traffic impact on both streets. Commercial parking access and loading at E. Madison St. assist directing commercial traffic away from the residential street- Dewey Pl. E. The project Transportation Impact analysis by the Gibson Traffic Consultants supports the proposed departure. There are also many curb cuts on E Madison St. and the project proposed curb cut on E. Madison St. is at the approximate location of existing curb cut.

Code Requirement
Not sympathetic to residential streets



Proposed
Supported by transportation impact analysis



Curb Cuts
On E. Madison St.



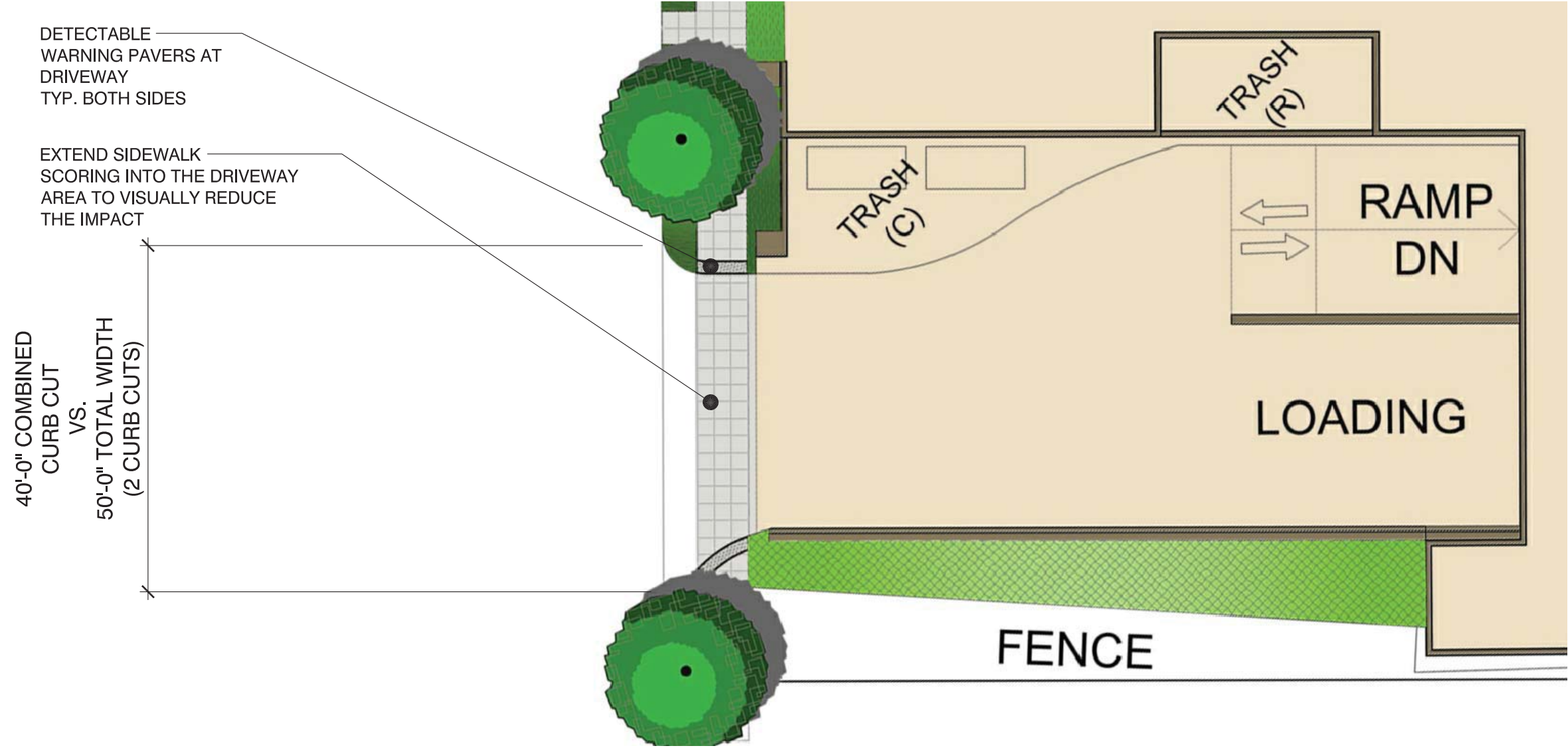
Curb cut on E. Madison St.
across project site



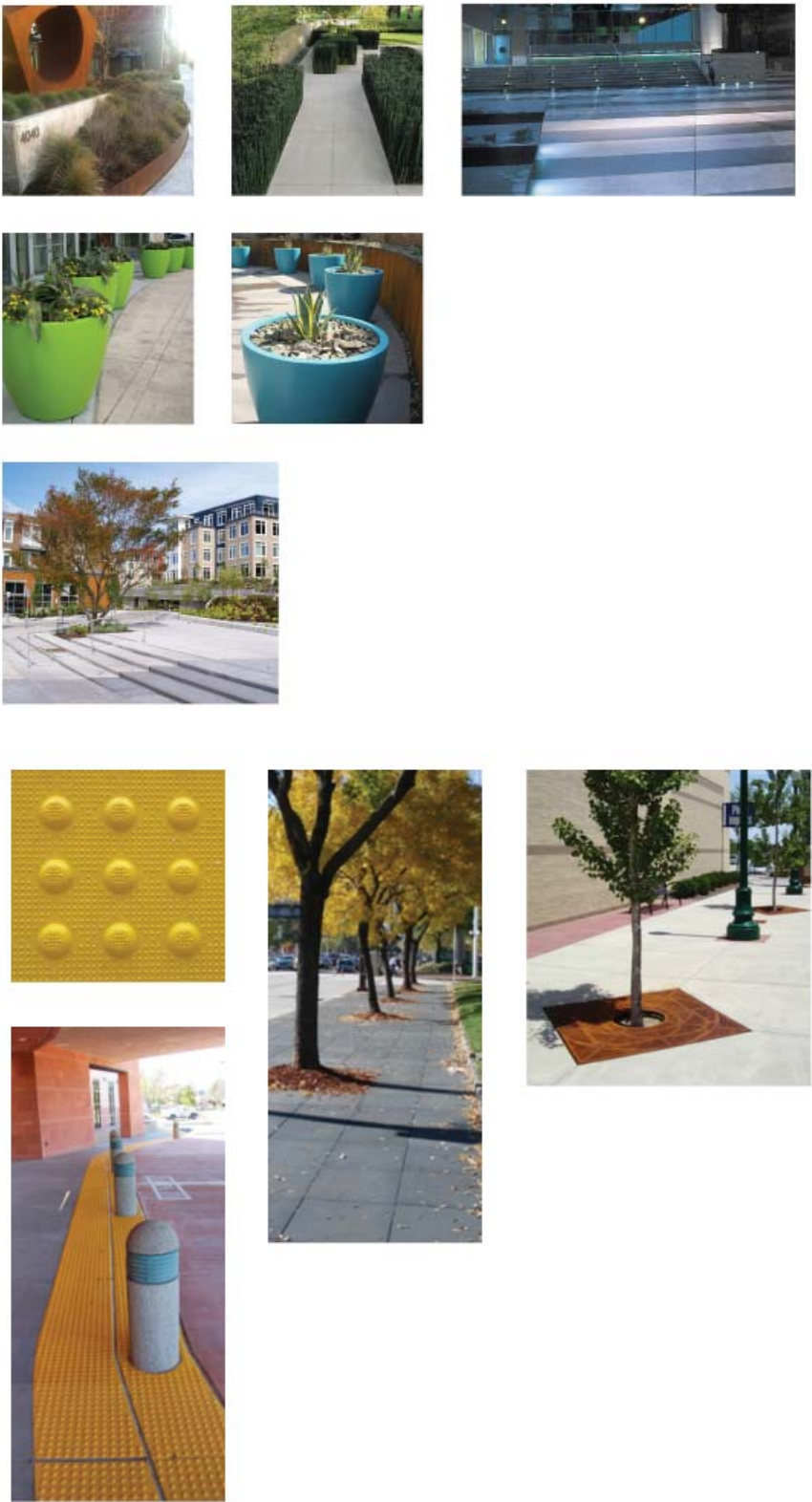
Existing curb cut on project site
at E. Madison St.

DEPARTURE REQUEST

#	Departure Request	Code Requirements	Explanation for Departure
2	Curb cut width: Increase from allowed 30'-0" curb cut width to 40'-0" curb cut width.	SMC 23.54.030F.2.b.2 For two way traffic, the minimum width of curb cuts is 22 feet, and the maximum width is 25 feet, except that the maximum width may be increased to 30 feet if truck and auto access are combined.	Proposed departure responds to Design Guideline DC1-B1b : The combined curb cut of the parking entrance and the loading berth reduces the number of curb cuts. At 40'-0", the proposed single curb cut is less than the combined total of 50'-0" that would be required if there are two curb cuts (SMC Table B for 23.54.030: 2 curb cuts allowed for principal arterial street frontage greater than 160 feet up to 320 feet). 40'-0" curb cut also provides smoother delivery truck turning radius, helps alleviate potential traffic backup on E Madison St. The proposed design will extend sidewalk scoring into the driveway area (with tactile paver on both sides) to visually reduce the impact.



LANDSCAPE CONCEPT - STREET LEVEL



DEWEY ST. STREET IMPROVEMENT
Seattle Municipal Code (SMC) Section 23.53.015, street improvements required along the project's frontage along Dewey Street because it is an unopened right of way. At a minimum, these improvements will include a twenty-five foot wide paved street.

The project team has filed a Right-of-Way Improvement Exception Request for Dewey St. To SDCI.

SMC 23.53.015.D3 & SMC 23.53.020.E3, project meets many of the allowed exceptions. SDCI would most likely not require street improvement but would instead require a stair landing with pedestrian lighting.

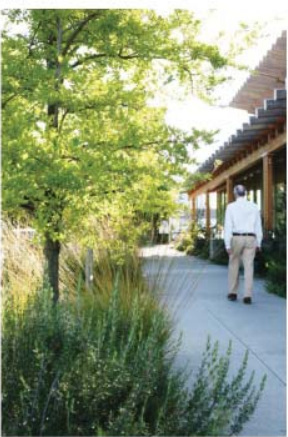
LANDSCAPE CONCEPT - PODIUM LEVEL



South Roof



North Roof



Streetscape

LANDSCAPE CONCEPT - ROOF LEVEL



South Roof







North Roof



Streetscape

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LANDSCAPE PORTFOLIO - THOMAS RENGSTORF & ASSOCIATES PORTFOLIO



PLANT PALETTE - COLOR AND TEXTURE



PREFERRED SCHEME- E MADISON STREET LOOKING SOUTHEAST



- HIGH-QUALITY DURABLE MATERIALS (DC4-A-1)
- CORNER RETAIL GATHERING SPACE (PL-1)
- LARGE GLAZING ELEMENTS (PL3-C)

PREFERRED SCHEME- E MADISON STREET LOOKING NORTHEAST



- UNIQUE SIGNAGE CHARACTER (DC4-B)
- NEIGHBORHOOD COMMERCIAL SCALE (CS2-D-1)
- SCREENED RETAIL VEHICULAR ACCESS (DC1-C)

PREFERRED SCHEME- E MADISON STREET LEVEL LOOKING NORTH NORTHEAST



- OPEN SPACE CONNECTS/ENHANCES PEDESTRIAN REALM (DC3-B)
- ARCHITECTURAL STYLE COMPLEMENTS NEIGHBORHOOD (CS3-A)
- STRONG CONNECTION TO STREET (CS2-B-2)

PREFERRED SCHEME- DEWEY PL. E. LOOKING SOUTHWEST



- FACADE MAXIMIZES DAYLIGHT (CS1-B)
- ARCHITECTURE + LANDSCAPE COMPLEMENTARY TEXTURES (DC2-D)
- REDUCED PERCEIVED MASS (DC2-A, DC2-B-2)

PREFERRED SCHEME- DEWEY PL. E. LOOKING NORTHWEST



- GREEN SCREEN WALL (DC2-B-2)
- LUSH LAYERED LANDSCAPING “GREENBELT” (CS1-D, DC4-D)
- RESIDENTIAL ZONE TRANSITION (CS2-D-2+3)

PREFERRED SCHEME- DEWEY PL. E. LOOKING NORTHWEST



- TOPOGRAPHY INFORMS DESIGN (CS1-C-1, CS2-B-1)
- PERCEIVED STEPS IN HEIGHT, BULK, AND SCALE (CS1-C-2)
- LARGE, SETBACKS ENHANCE OPEN SPACE (CS2-B-3)

ARCHITECT PORTFOLIO - STUDIO MENG STRAZZARA PROJECT PORTFOLIO

501 E PIKE



THE GATSBY APARTMENTS



BALLARD COMMONS



1620 BROADWAY



LANDSCAPE PORTFOLIO - THOMAS RENGSTORF & ASSOCIATES PORTFOLIO



APPENDIX

DEVELOPMENT OBJECTIVES

The 2939 E. Madison St. project is a proposed development of a 4-story mixed-use project featuring retail and residential use within the Madison valley neighborhood. The retail level on the street level creates an urban, pedestrian life-style experience. The residential apartments above with wide variety of residential unit types accomodates the increasing population in the neighborhood and adds a layer of “light’s on” security to the neighborhood.

Project Site

The project site is located on the southeast side of E Madison Street between Lake Washington Blvd. E and 29th Ave E. It is part of the Madison Valley neighborhood, centered around Downtown and Capitol hill to the west, Madrona to the south, University of Washington and theArboretum to the north, and Madison Park to the east. E Madison Street is one of the major streets connecting downtown Seattle to the east Seattle neighborhoods. 24th Ave E connects north and south neighborhoods to the Madison Valley.

The project site is a triangular lot with two street frontage- E Madison Street and Dewey Pl E. The lot area of the project site is 38,592 square feet. Part of the site is listed as steep slope and liquefaction zone. The high point of the site is on E Madison St. and slopes down toward Dewey Pl E. An existing structure on the site currently houses a garden store built in the year 1959. The project site is located in the NC2P-40 zone. A small portion of the site is zoned NC2P-30. The project site is located within a pedestrian zone and on the Frequent Transit Corridor but is not part of an Urban Center village overlay. This project is not subject to a specific Design Review Board neighborhood specific guidelines. Therefore Seattle Design Guidelines were used to the guidelines for this project.

The neighborhood is a mix of neighborhood commercial zone (NC2P-40), single family zones (SF 5000 & SF 7500), and low rise zone (LR1). Directly south and east of the project is the SF 5000 zone. North tip of the site is adjacent to the LR1 zone. Building types in this neighborhood are a blend of diverse styles, ranging from 5-story mixed use condominiums to multi-story offices, to 1-2 story arts and craft retail/ restaurant and 1-3 story single family houses.

Project Vision

The development’s aim is to extend the vibrant retail experience along E. Madison St. and create a market rate mixed-use rental community that appeals to a wide range of Madison Valley neighborhood residents and retail business.

The development will be designed in keeping with the specific character of the surrounding neighborhood context in its architectural elements, building scale, and massing. The development team is committed to using quality, long-lasting materials. Durable materials such as brick, concrete, metal, wood, glass and cementitious board that weather gracefully will be aesthetically placed to add visual interests and blend with the neighborhood. (1)

The development includes two retail spaces along E. Madison St. with 16’-0” floor to floor ceiling height. The primary retail space will host a neighborhood grocery store. (2) The smaller boutique retail space is flexible to host a variety of retail needs for the Madison Valley neighborhood. Both retail entrances and the residential entrance have a 9’ setback to create an intimate urban plaza, gives a sense of place and create a diverse and vibrant pedestrian experience. Above, street level awnings provide weather protection for pedestrians along the path. Currently, there are no street trees in front of the City People property. Green streetscape improvements and public seating along the sidewalk will fill in the the street trees and contribute to a friendly pedestrian experience. (3)(4) The street level façade along E Madison St utilizes large glazing in the storefronts to diminish the barrier between outside and inside, using expansive transparency to further activate the streetscape. (5)

Above the retail podium is two & three levels, comprised of 75 units of residential apartments with a wide variety of unit types to accommodate the increasing population of the Madison Valley neighborhood. Careful design considerations were given to best manage the man-made steep slope site and be empathetic to the single family houses adjacent to Dewey Pl. E. The preferred design option pulls the massing of the residential apartments toward E Madison St. and cascade down towards the single family homes.

The 3-story residential massing on E Madison St. relates to the existing 3-5 story massing along E Madison St. The proximity of the residential units also serve as an extra layer of “lights on” security to this pedestrian street. Cascading down the residential levels toward Dewey Pl E. help reduce bulk and provide more separation between the apartment units to the single family homes.

Below the retail level are two levels of concrete parking structure. Per Seattle zoning code definition, the proposed parking levels are at an average 70% below grade due to the man-made steep slope site. The heavy concrete parking structure walls greatly help noise reduction for low speed traveling vehicles inside the parking structure. The design calls for small 5’-0” x 5’-0” screened vents 16’-0” on center. The screened vents will have a 42” sill height, sufficient to block most vehicle headlights. (6) On the exterior of the concrete wall and in between the screened vents are structured wire lattice for climbing vines to grow vertically. (7) In addition, trees will be planned in front of the screened vents. The design intension is to create a green wall in front of the single family homes. The preferred option splits the parking garage entrance by its primary use to both E. Madison St. and Dewey Pl. E. to help alleviate E. Madison St. traffic congestion. The residential parking entrance will be located off Dewey Pl. E. to discourage retail trips into the single family zone. The commercial parking entrance and indoor loading facility will be co-located off E. Madison St. at the far west side of the development, away from the intimate urban plaza for a safe and pleasant pedestrian experience.

Project Program

Programatically, the preffered Option scheme will contain 2 levels of below grade parking providing 150 parking stalls, one level of high ceiling (16’-0” floor to floor height) retail on the street level hosting two retails- one 1,500 SF boutique retail space and one 25,000 SF large retail space. Above the retail level are 3 levels of apartments hosting 73 residential units.

Summary of building program- Option 3 (preferred)		
Site Area:	40,422 SF	
Site Coverage:	32,600 SF (80%)	



1. Durable materials that weather gracefully.

DEVELOPMENT OBJECTIVES



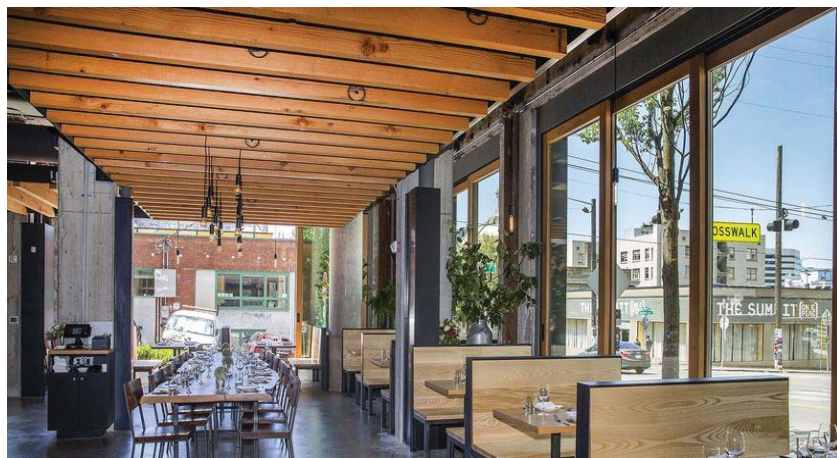
2. Heigh Ceiling Neborhood Grocery Store.



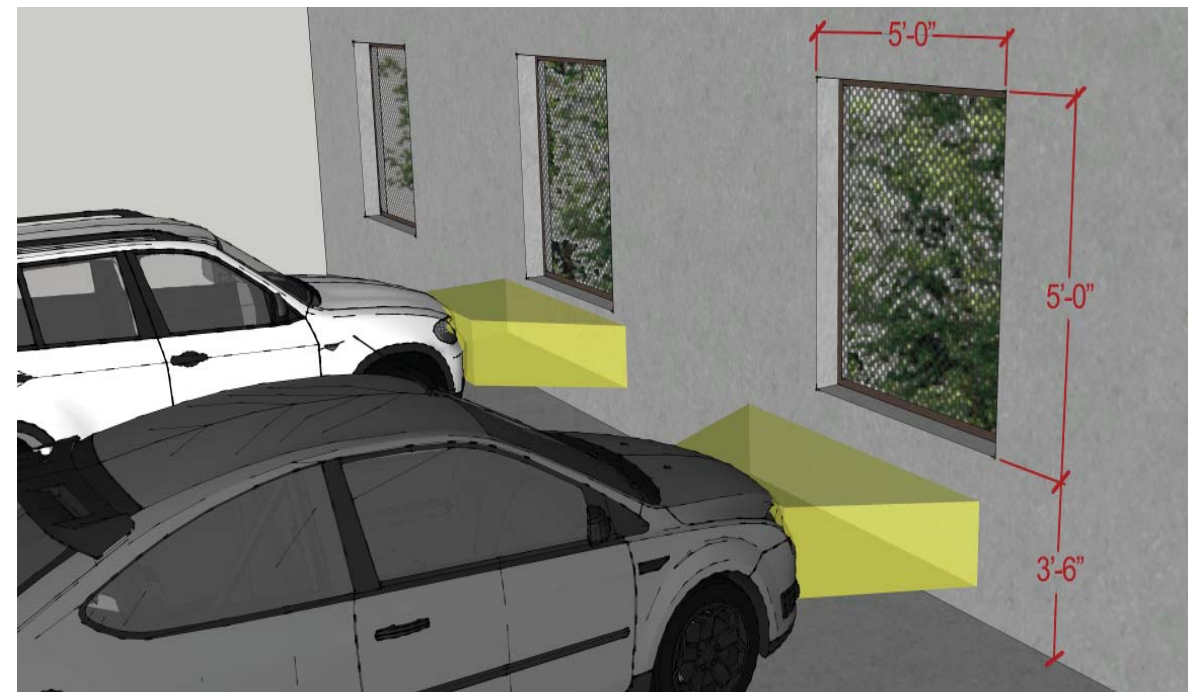
3. Combined entries & deep recessed plaza with weather protecting awning.



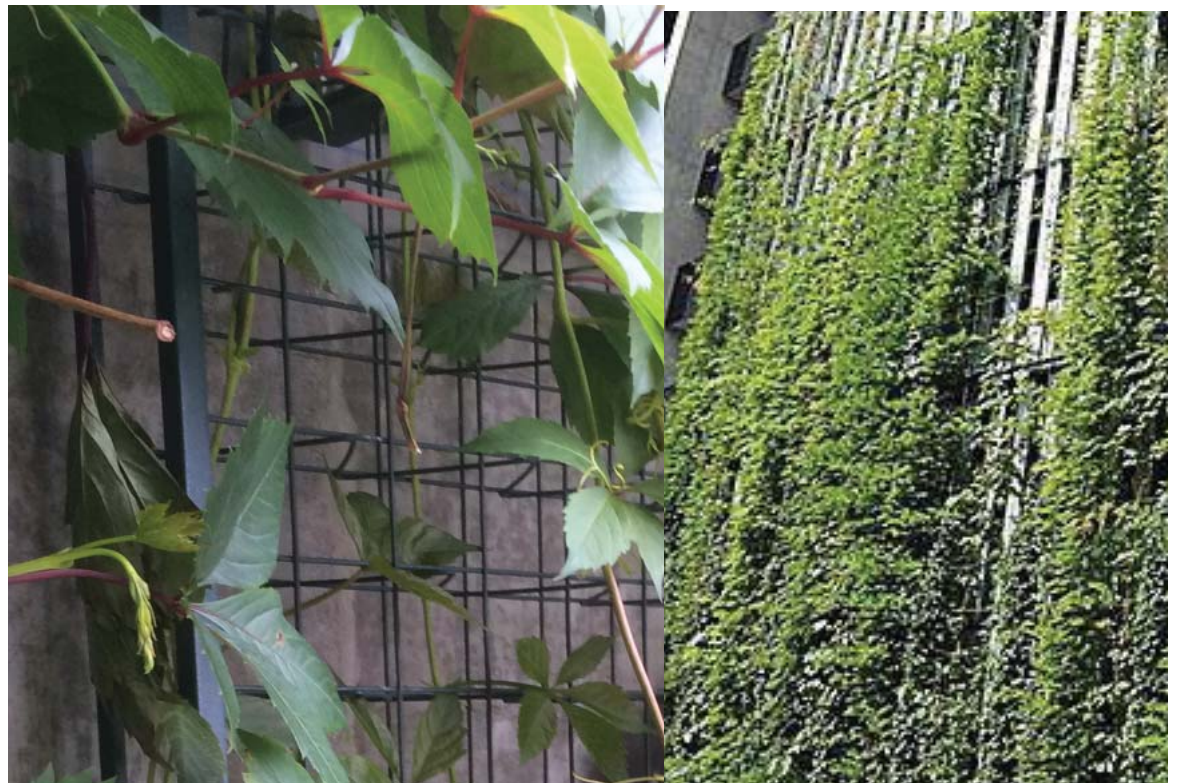
4. Recessed street level provides friendly pedestrian experience.



5. Large glazing in the storefronts to diminish the barrier between outside and inside,



6. Opening at parking level designed to shield light from automobiles



7. Structured wire lattice.

ZONING REQUIREMENTS

PROJECT DATA

LOCATION:	2939 E Madison St., Seattle, WA 98112
SITE AREA:	40,422 SF (30,560 SF NC2-40 + 9,862 SF NC2-30)
ZONE:	NC2P-40 & NC2P-30
OVERLAYS:	None
STREET CLASSIFICATIONS:	PEDESTRIAN AREA
FREQUENT TRANSIT:	YES
BUILDING CODE:	SEATTLE AMENDMENTS TO THE 2012 IBC
PROPOSED USE:	RESIDENTIAL MIXED USE

OCCUPANCY CLASSIFICATION / SEPARATIONS:

	M	R-2	S-2
COMMERCIAL		1	1
RESIDENTIAL	1		2
PARKING GARAGE	1	2	

ZONING DATA

POTENTIAL USE: (23.47A.004) & REQUIRED USE (23.47A.005)

RESIDENTIAL, LIVE-WORK UNITS, GENERAL, SALES/SERVICE, RESTAURANTS, MEDICAL SERVICES, OFFICES, SCHOOLS.

STREET DEVELOPMENT STANDARDS: (23.47A.008)

RESIDENTIAL USES MAY NOT EXCEED 20% OF THE STREET-LEVEL

STREET-FACING FACADE WHEN FACING A PRINCIPAL STREET

BLANK FACADES PERMITTED: NO SEGMENT LONGER THAN 20'
TOTAL BLANK FACADE <40% OF FACADE WIDTH

STREET-LEVEL STREET-FACING FACADES SHALL BE LOCATED WITHIN 10' OF THE STREET LOT LINE. UNLESS WIDER SIDEWALKS, PLAZAS, OR OTHER APPROVED LANDSCAPED OR OPEN SPACES ARE PROVIDED.

TRANSPARENCY REQUIRED: 60% FOR NON-RESIDENTIAL USES
DEPTH OF NON-RESIDENTIAL: AVERAGE 30 FT. MINIMUM 15 FT.
HEIGHT OF NON-RESIDENTIAL: 13 FT FLOOR-TO-FLOOR

AT LEAST ONE OF THE STREET-LEVEL STREET-FACING FACADES CONTAINING A RESIDENTIAL USE SHALL HAVE A VISUALLY PROMINENT ENTRY

THE FLOOR OF A DWELLING UNIT LOCATED ALONG THE STREET-LEVEL STREET-FACING FACADE SHALL BE AT LEAST 4' ABOVE OR BELOW SIDEWALK

GRADE OR BE SET BACK AT LEAST 10' FROM THE SIDEWALK.

LIVE-WORK UNITS LOCATED ON STREET-LEVEL STREET-FACING FACADES MUST COMPLY WITH BLANK FACADE AND TRANSPARENCY REQUIREMENTS

STRUCTURE HEIGHT: (23.47A.012.A.2)

MAX. ALLOWED: 30 FEET / 40 FEET
with 16'-0" street level +7 FEET = 37 FEET / 47 FEET
PROJECTIONS ALLOWED ABOVE HEIGHT LIMIT: PARAPETS, GUARDRAILS, ELEVATOR OVERRUNS, ETC.

"HEIGHT OF STRUCTURE" IS THE DIFFERENCE BETWEEN THE HIGHEST POINT AND THE AVERAGE GRADE LEVEL. ON SLOPING SITES, THE AVERAGE GRADE LEVEL MAY BE CALCULATED USING THE MIDPOINT OF EACH EXTERIOR WALL.

FLOOR AREA RATIO: (23.47A.013)

ALLOWABLE FAR: 123,975 SF
99,320 SF (30,560 SF X 3.25 FOR NC2P-40 MIXED-USE)+
24,655 SF (9,862 SF X 2.5 FOR NC2P-30 MIXED-USE)
FLOOR AREA EXEMPTIONS:
SMC 23.47A.013D:

- 1. ALL GROSS AREA UNDERGROUND.
- 2. ALL PORTION OF A STORY THAT EXTEND NO MORE THAN 4 FEET ABOVE EXISTING OF FINISHED GRADE, WHICHEVER IS LOWER, EXCLUDING ACCESS.

FAR EXCEPTIONS: (23.73.009C)

IN ADDITION TO THE FLOOR AREA EXEMPT UNDER THE PROVISIONS OF TH UNDERLYING ZONE, STREET-LEVEL COMMERCIAL USES COMPLYING WITH TH STANDARDS OF 23.47A.008 (STREET LEVEL DEVELOPMENT RESTRICTIONS) AND 23.73.008B (AVE. SIZE REQUIREMENT FOR SMALL BUSINESS) IS EXEMPT FROM THE CALCULATION OF GROSS FLOOR AREA SUBJECT TO AN FAR LIMIT AND FROM THE LIMIT ON NONRESIDENTIAL USE IN 23.73.009B.

PARKING LOCATION AND ACCESS: (23.47A.032)

IF ALLEY ACCESS IS NOT AVAILABLE, ACCESS IS PERMITTED FROM THE SIDE STREET WHEN LOT ABUTS TWO OR MORE STREETS. A LOADING ZONE MAY BE REQUIRED.

ADA PARKING REQUIREMENTS: (SBC 1106)

1-25 STALLS:	1 ADA STALL		1 ADA VAN STALL
26-50 STALLS:	2 ADA STALLS		
51-75 STALLS:	3 ADA STALLS		
76-100 STALLS:	4 ADA STALLS		
101 TO 150 STALLS:	5 ADA STALLS		
151-200 STALLS:	6 ADA STALLS		

REQUIRED PARKING: (23.54.015 TABLE A & B)

RETAIL: 1 STALL PER 500SF / RESIDENTIAL: 1 STALL PER UNIT

QUALIFY FOR 50% TRANSIT REDUCTION

RESIDENTIAL AMENITY AREA: (23.47A.024)

5% OF GROSS BUILDING AREA IN RESIDENTIAL USE 545,650 SF x 5%= 2,728.5 SF

TRANSPARENCY REQUIRED: 60% FOR NON-RESIDENTIAL USES
DEPTH OF NON-RESIDENTIAL: AVERAGE 30 FT. MINIMUM 15 FT.
HEIGHT OF NON-RESIDENTIAL: 16 FT FLOOR-TO-FLOOR

AT LEAST ONE OF THE STREET-LEVEL STREET-FACING FACADES CONTAINING A RESIDENTIAL USE SHALL HAVE A VISUALLY PROMINENT ENTRY

THE FLOOR OF A DWELLING UNIT LOCATED ALONG THE STREET-LEVEL STREET-FACING FACADE SHALL BE AT LEAST 4' ABOVE OR BELOW SIDEWALK GRADE OR BE SET BACK AT LEAST 10' FROM THE SIDEWALK.

LIVE-WORK UNITS LOCATED ON STREET-LEVEL STREET-FACING FACADES MUST COMPLY WITH BLANK FACADE AND TRANSPARENCY REQUIREMENTS.

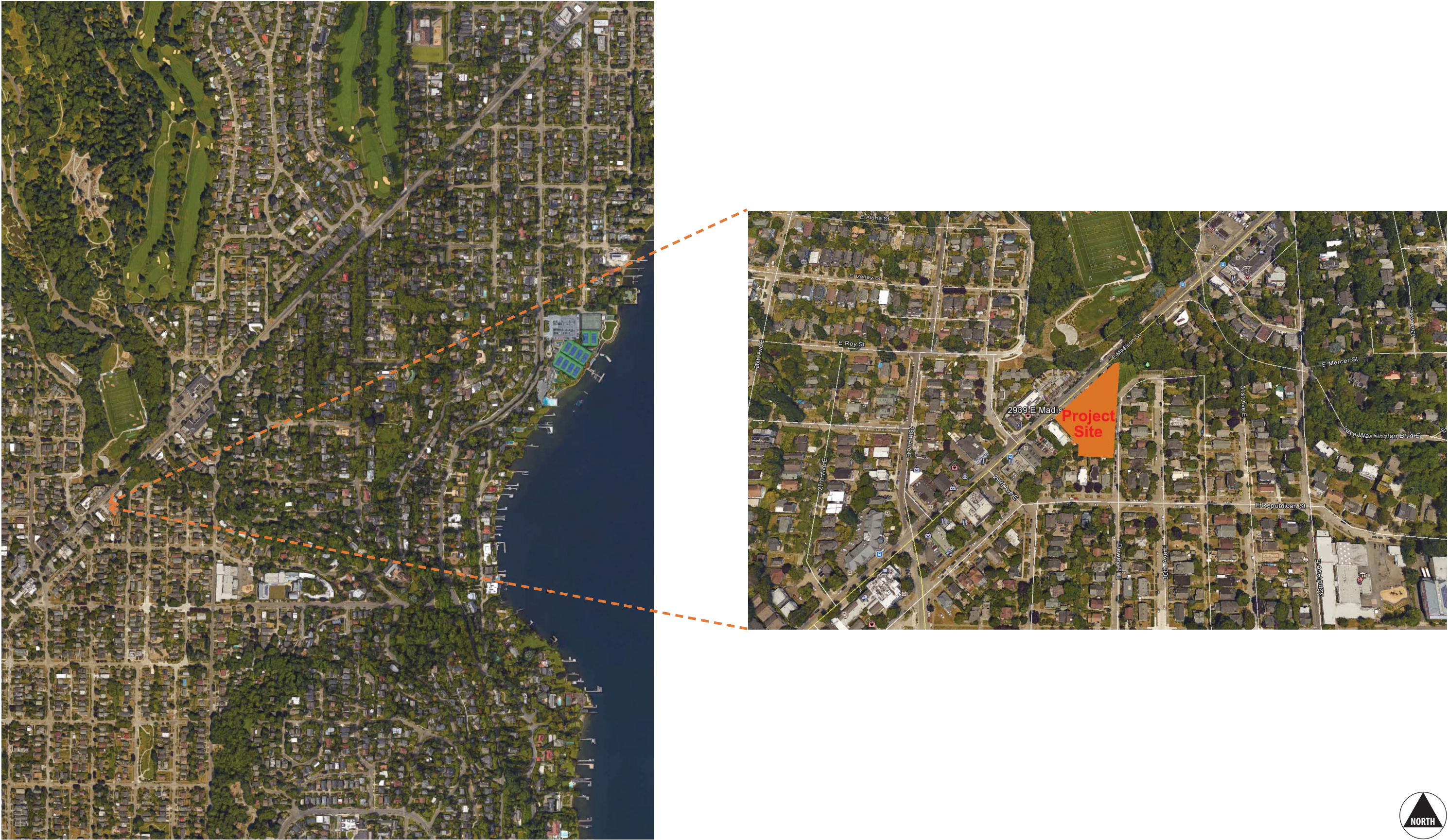
SETBACKS: (23.47A.014)

PLAN: 15'-0" TRIANGLE SETBACK REQUIRED FROM RESIDENTIAL ZONE
SECTION 1: 15'-0" SETBACK REQUIRED FROM 13 FEET HT. TO 40 FEET HT.
SECTION 2: ABOVE 40 FEET HT. ADD. RATE OF 2 FEET SETBACK PER 10 FEET HT.
ONE-HALF ALLEY WIDTH MAY BE COUNTED AS PART OF THE REQUIRED SETBACK.

REQUIRED LANDSCAPING: (23.47A.016)

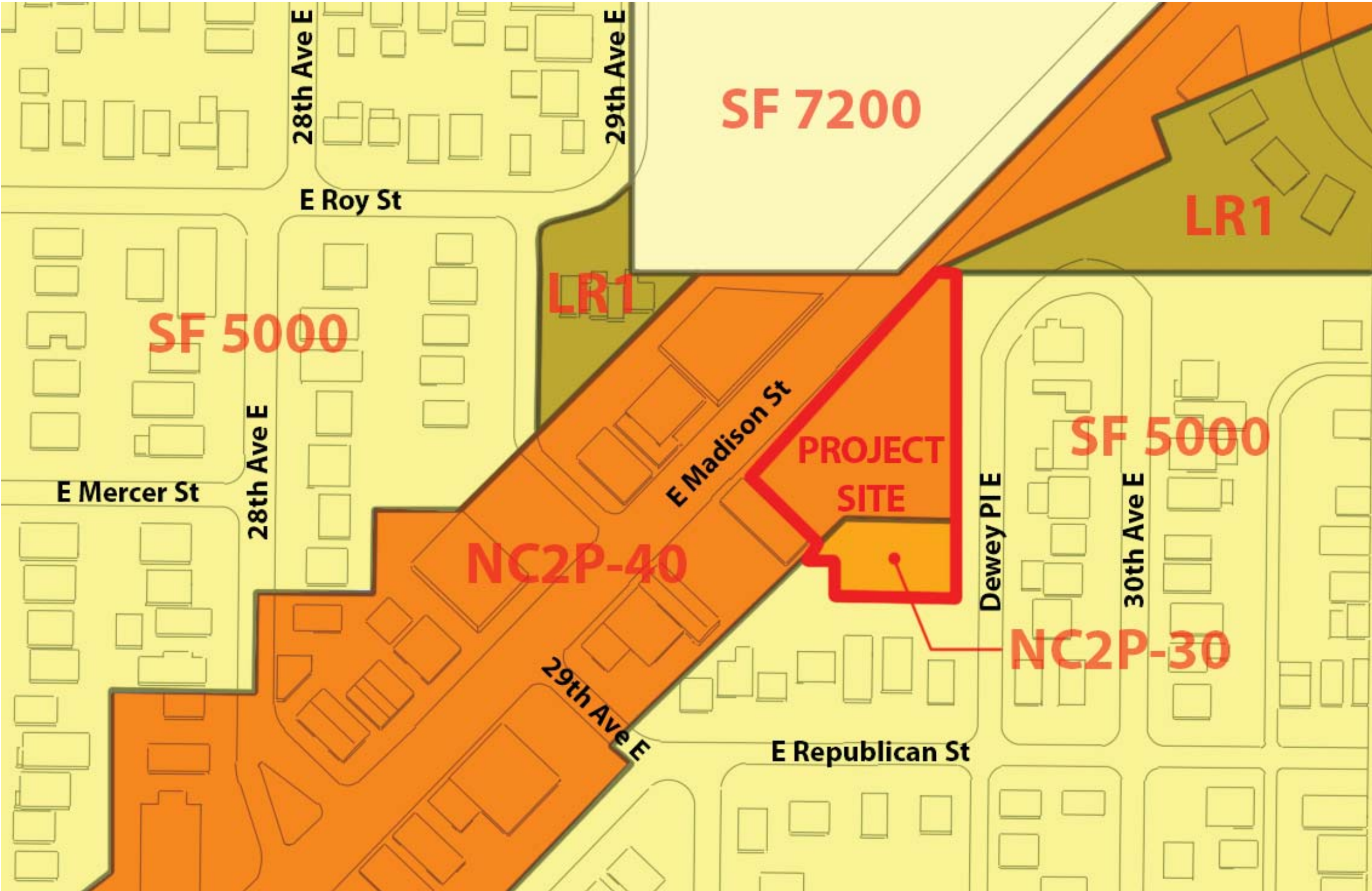
SEATTLE GREEN FACTOR SCORE OF 0.3 OR GREATER

VICINITY MAP



ZONING MAP

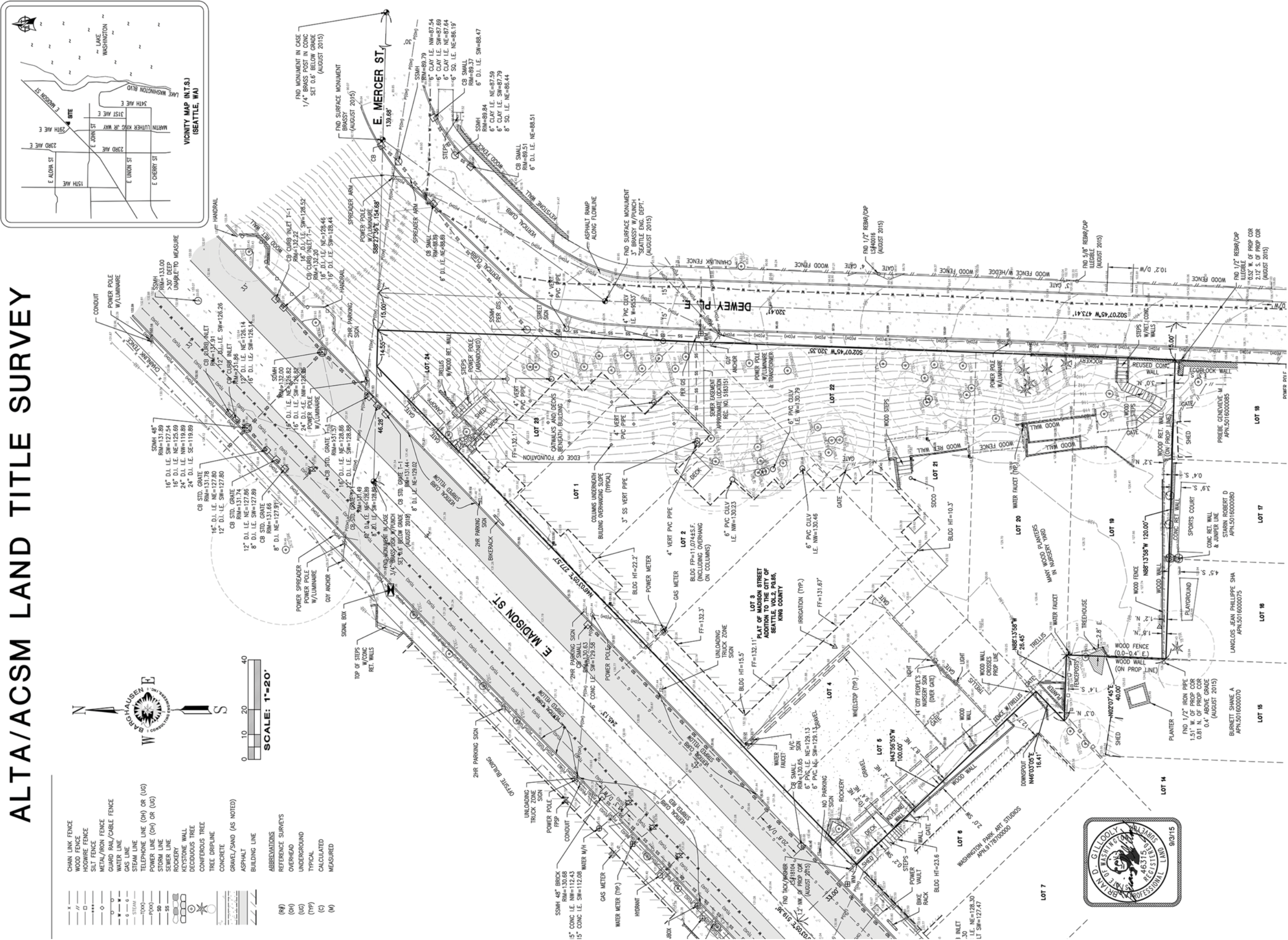
ZONING MAP KEY



- SF 7200 SINGLE FAMILY
- SF 5000 SINGLE FAMILY
- LR1 LOWRISE 1
- NC2-30
- NC2-40



ALTA/ACSM LAND TITLE SURVEY



TREE MATRIX

Tree ID	Scientific Name	Common Name	DSH (inches)	Health Condition	Structural Condition	Drip line Radius (feet)				Exceptional Threshold (y/n)	Exceptional Action	Notes	
						North	East	South	West				
56	<i>Ilex aquifolium</i>	English holly	8*	Good	Good		6			19	No	Remove	*Estimated DSH, no access, no tag
1101	<i>Cercidiphyllum japonicum</i>	Katsura	13.5	Good	Good	15	13	9	17	30	No	Remove	
1102	<i>Cercidiphyllum japonicum</i>	Katsura	12.6	Good	Good	6	11	12	16	30	No	Remove	Co-dominant: 8.5, 9.3;
1103	<i>Alnus rubra</i>	Red alder	24.4	Good	Good	15	15	15	15	Only Exceptional in Grove	No	Remove	May have had a past top failure; old pruning wounds, north side has slight decay; union has included bark on west side
1104	<i>Acer macrophyllum</i>	Bigleaf maple	7.5	Good	Fair	11	13	12	3	30	No	Remove	Co-dominant: 5.5, 5.1; j-shaped base due to slope creep
1105	<i>Thuja plicata</i> 'Zebrina'	Zebrina western redcedar	21.2	Good	Fair	8	14	16	13	30	No	Remove	Co-dominant: 14.1, 15.9; Portion topped for power line; in ROW dedication - future hazard
1106	<i>Thuja plicata</i> 'Zebrina'	Zebrina western redcedar	12.2	Good	Good	8	14	7	11	30	No	Remove	In ROW dedication - future hazard
1107	<i>Thuja plicata</i> 'Zebrina'	Zebrina western redcedar	14.0	Good	Good	15	9	15	11	30	No	Remove	
1108	<i>Thuja plicata</i> 'Zebrina'	Zebrina western redcedar	7.3	Good	Fair	10	9	4	0	30	No	Remove	J-shaped base, corrected lean
1109	<i>Thuja plicata</i> 'Zebrina'	Zebrina western redcedar	12.9	Good	Fair	12	15	11	4	30	No	Remove	Topped for powerlines, in ROW dedication - future hazard
1110	<i>Populus nigra</i>	Lombard poplar	19.4	Good	Good	10	10	10	10	30	No	Remove	Base slightly buried
1111	<i>Acer macrophyllum</i>	Bigleaf maple	16.4*	Good	Fair	13	11	19	19	30	No	Remove	Co-dominant: 5.1, 5.9, 7.9, 8.3, 4.9, 7.8; stump sprout; narrow angles of attachment
1112	<i>Acer macrophyllum</i>	Bigleaf maple	19.1	Good	Good	15	15	10	16	30	No	Remove	

Tree Solutions, Inc.
2940 Westlake Ave. N (Suite #200) Seattle, WA 98109

www.treesolutions.net
206-528-4670

Tree ID	Scientific Name	Common Name	DSH (inches)	Health Condition	Structural Condition	North	East	South	West	Exceptional Threshold (y/n)	Exceptional Action	Notes
1113	<i>Acer macrophyllum</i>	Bigleaf maple	16.9*	Fair	Poor	10	10	10	10	30	Remove	Co-dominant: 11.4, 12.5; Narrow angle of attachment, included bark; poor union with <i>Kretzschmaria deusta</i> present, decay in largest stem
1114	<i>Acer macrophyllum</i>	Bigleaf maple	17.7	Good	Good	10	18	10	18	30	Remove	
1115	<i>Acer macrophyllum</i>	Bigleaf maple	11.3*	Fair	Fair	17	7	15	18	30	Remove	Co-dominant: 9.5, 6.2; trunk failure near top, tension side wounds
1116	<i>Acer macrophyllum</i>	Bigleaf maple	8.4	Fair	Poor	16	4	13	3	30	Remove	Invasive ivy (<i>Hedera</i> spp.) on stem; trunk failure in past; sprouts at top, low live crown ratio; root damage will occur from ROW dedication - future hazard
1117	<i>Alnus rubra</i>	Red alder	13.9	Good	Good	13	10	13	14	Only Exceptional in Grove	Remove	Invasive ivy on stem, in ROW dedication - future hazard
1118	<i>Acer macrophyllum</i>	Bigleaf maple	27.6*	Good	Fair	7	20	24	21	30	Remove	Co-dominant: 9.7, 16.5, 19.9; narrow angle of attachment; invasive ivy on stem
1119	<i>Acer macrophyllum</i>	Bigleaf maple	11.0	Fair	Fair	20	20	16	5	30	Remove	Invasive ivy on stem
1120	<i>Acer macrophyllum</i>	Bigleaf maple	7.5	Good	Good	12	5	14	17	30	Remove	
1121	<i>Acer macrophyllum</i>	Bigleaf maple	11.7	Good	Good	10	0	5	25	30	Remove	Suppressed
1122	<i>Acer macrophyllum</i>	Bigleaf maple	17.9*	Good	Fair	25	0	0	26	30	Remove	Narrow angle of attachment
1123	<i>Acer macrophyllum</i>	Bigleaf maple	9.7	Good	Fair	25	0	0	26	30	Remove	Swept base, old tear out at 6 feet
1124	<i>Acer macrophyllum</i>	Bigleaf maple	13.2	Good	Good	14	14	12	12	30	Remove	Swept base
1125	<i>Acer macrophyllum</i>	Bigleaf maple	6.5	Good	Fair	6	20	6	0	30	Remove	Swept base, suppressed
1126	<i>Acer macrophyllum</i>	Bigleaf maple	18.0*	Fair	Fair	19	9	11	19	30	Remove	Stump sprout, old wound at base, small leaf size
1127	<i>Acer macrophyllum</i>	Bigleaf maple	21.3*	Fair	Fair	20	21	17	12	30	Remove	Small leaf size, sweep base, narrow angle of attachments

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206-528-4670

TREE MATRIX

Tree ID	Scientific Name	Common Name	DSH (inches)	Health Condition	Structural Condition	North	East	South	West	Exceptional Threshold	Exceptional (Y/N)	Proposed Action	Notes
1128	<i>Populus nigra</i>	Lombardypoplar	28.5	Good	Good	12	12	12	12	30	No	Remove	Mid-slope measurement marked with red paint showing level of measurement; pruned for powerlines, root damage will occur from ROW dedication - future hazard
1129	<i>Prunus serrulata</i>	Flowering cherry	16.9*	Fair	Fair	16	12	16	14	23	No	Remove	Co-dominant: 4.8, 6.2, 15.0; Previous top failure, brown rot in stem, root damage will occur from ROW dedication - future hazard
1130	<i>Populus nigra</i>	Lombardypoplar	18.1	Good	Good	0	16	10	2	30	No	Remove	Root damage will occur from ROW Dedication - future hazard
1131	<i>Populus nigra</i>	Lombardypoplar	37.5	Good	Good	10	15	12	13	30	No	Remove	Root damage will occur from ROW Dedication - future hazard
1132	<i>Prunus serrulata</i>	Flowering cherry	7.1	Fair	Fair	11	11	11	11	23	No	Remove	Brown rot in stem, in ROW dedication - future hazard
1133	<i>Prunus serrulata</i>	Flowering cherry	8.9*	Fair	Fair	7	17	11	0	23	No	Remove	Co-dominant: 4.3, 6.1, 4.8; Brown rot in stem
1134	<i>Populus nigra</i>	Lombardy poplar	19.6	Good	Good	11	11	11	11	30	No	Remove	Measured at narrowest point below the union; phototropic to east; in ROW dedication - future hazard
1135	<i>Prunus serrulata</i>	Flowering cherry	10.1	Fair	Fair	9	20	9	0	23	No	Remove	
1136	<i>Populus nigra</i>	Lombardy poplar	13.7*	Good	Good	8	8	8	8	30	No	Remove	Adjusted size for ivy on stem; split at 4.0 feet, narrow angle of attachment; in ROW dedication - future hazard
1137	<i>Populus nigra</i>	Lombardy poplar	29.0	Good	Good	12	12	12	12	30	No	Remove	

Tree ID	Scientific Name	Common Name	DSH (inches)	Health Condition	Structural Condition	North	East	South	West	Exceptional Threshold	Exceptional (Y/N)	Proposed Action	Notes
1138	<i>Acer macrophyllum</i>	Bigleaf maple	29.3	Fair	Fair	25	22	26	20	30	No	Remove	Measured at narrowest point below union, invasive ivy on stem; narrow angle of attachment, cavity present swept base
Offsite Trees That Have Canopies That Overhang The Site													
A	<i>Fagus sylvatica</i>	European beech	23.4	Good	Good	20	20	20	20	N/A	N/A		ROW tree
B	<i>Fagus sylvatica</i>	European beech	20.7	Good	Good	18	18	18	18	N/A	N/A		ROW tree
C	<i>Fagus sylvatica</i>	European beech	18.5	Good	Good	20	20	20	20	N/A	N/A		ROW tree
D	<i>Prunus lusitanica</i>	Portugese laurel	11.3*	Good	Good	6							Co-dominant: estiamted DSH for both stems is 8 inches
E	<i>Pseudotsuga menziesii</i>	Douglas-fir	16.0	Good	Good		15						Estimated DSH
F	<i>Malus domestica</i>	Common apple	10*	Fair	Fair	8							Estimated DSH

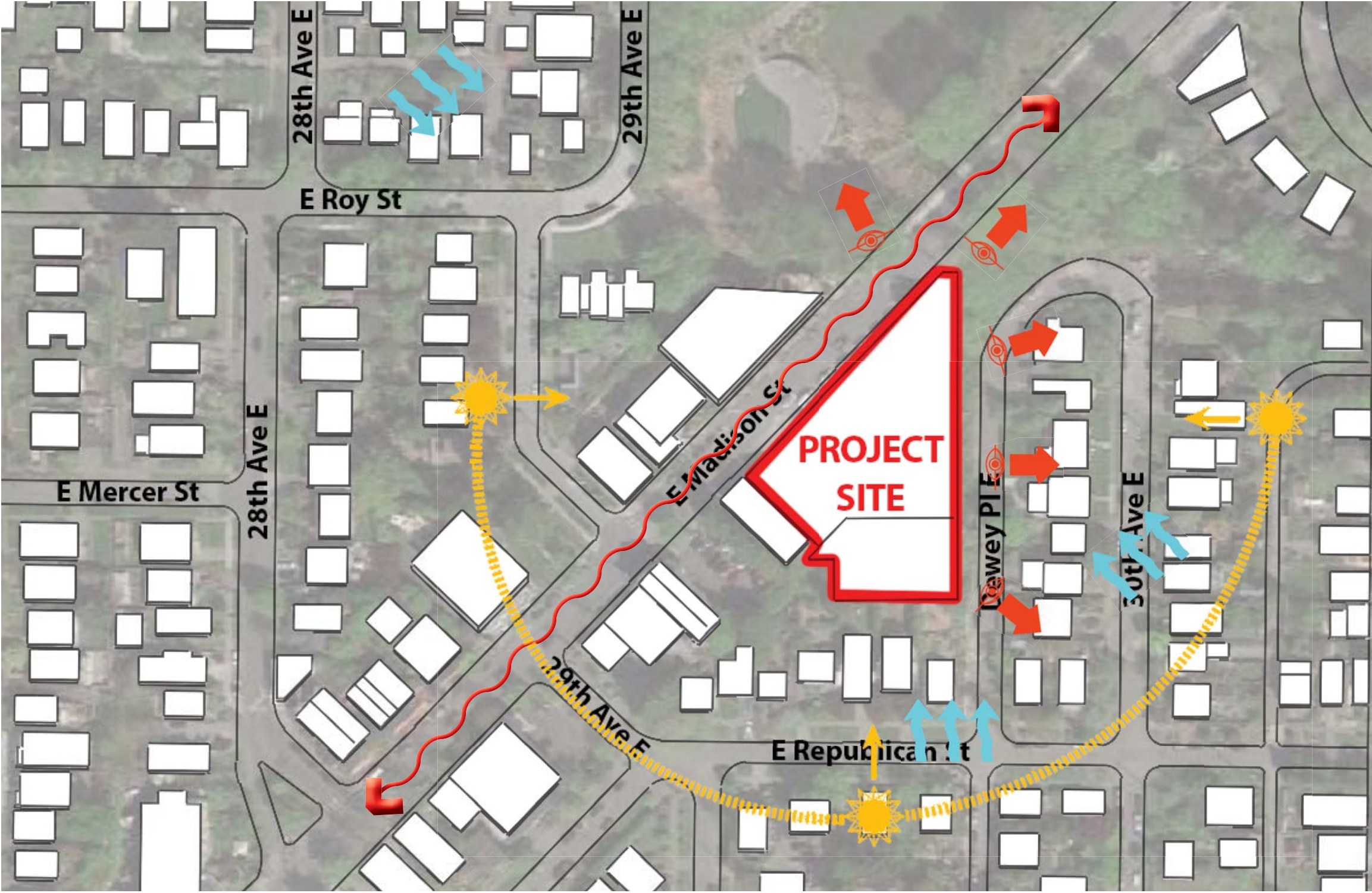
Additional notes:

DSH (Diameter at Standard Height) is measured 4.5 feet above grade.

Multi-stem trees are noted, and a single stem equivalent is calculated using the method defined in the Director's Rule 16-2008.

Drip line is measured from the center of the tree to the outermost extent of the canopy

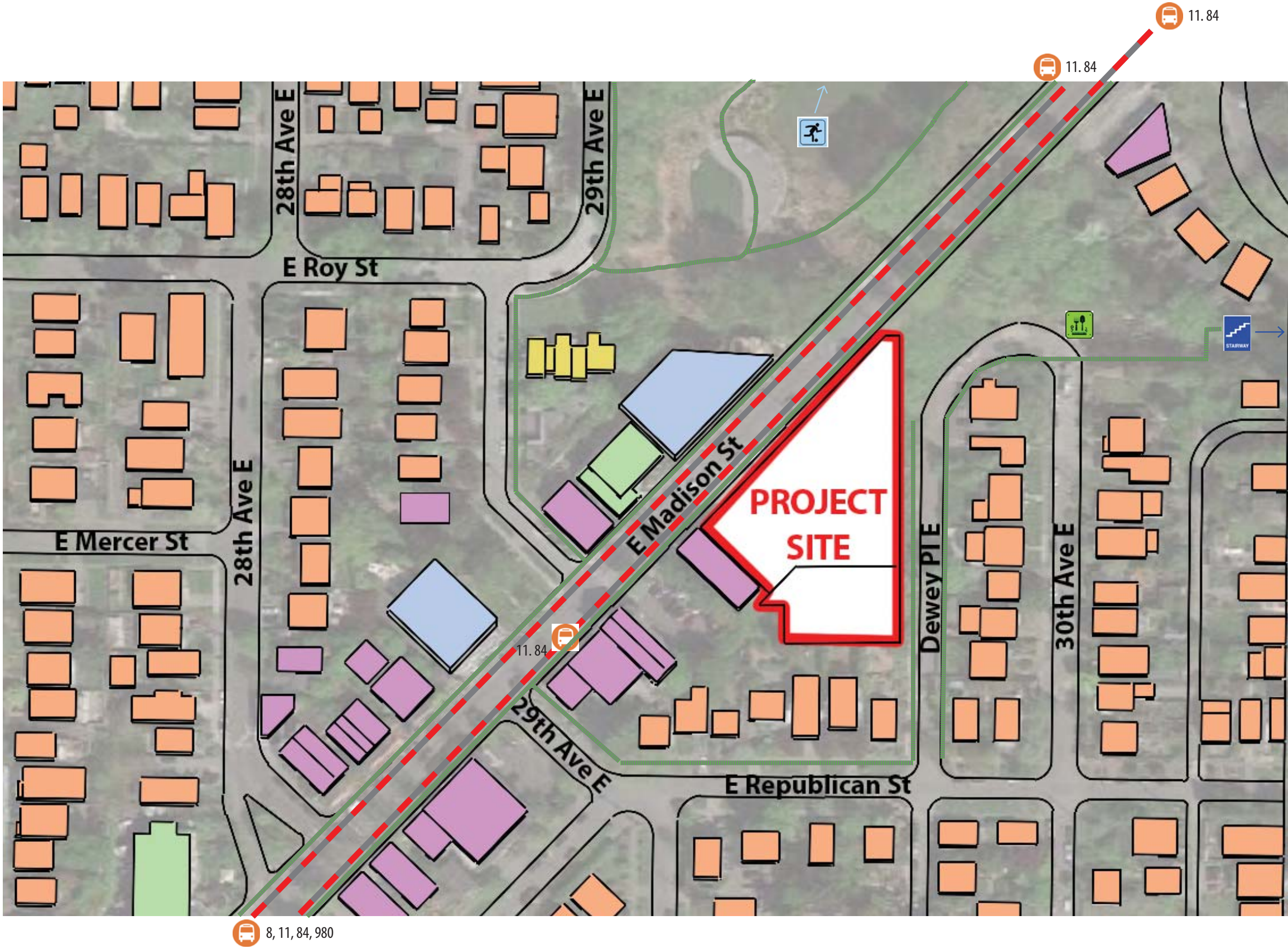
SITE ANALYSIS



- SUN
- VIEW
- NOISE TRAFFIC
- PREVAILING WINDS
S (JAN-JUNE)
NW (JULY-SEPT)
SSE (OCT DEC)



SITE CONTEXT



BUILDING USES

- SINGLE FAMILY
- OFFICE
- MIXED USE
- RETAIL
- TOWNHOMES

TRANSPORTATION OPTIONS

- BUS STOP
- BUS LINE
- CAR SHARING POINT
- BIKE SHARING POINT
- PEDESTRIAN PATH

DISTRICT ZONING

- MAJOR PEDESTRIAN STREET

NEIGHBORHOOD CHARACTER

- E MERCER STAIRWAY TO LAKE WASHINGTON BLVD
- "MAD P" P-PATCH
- WASHINGTON PARK PLAYFIELD

NEIGHBORHOOD KEY PLAN & CHARACTER



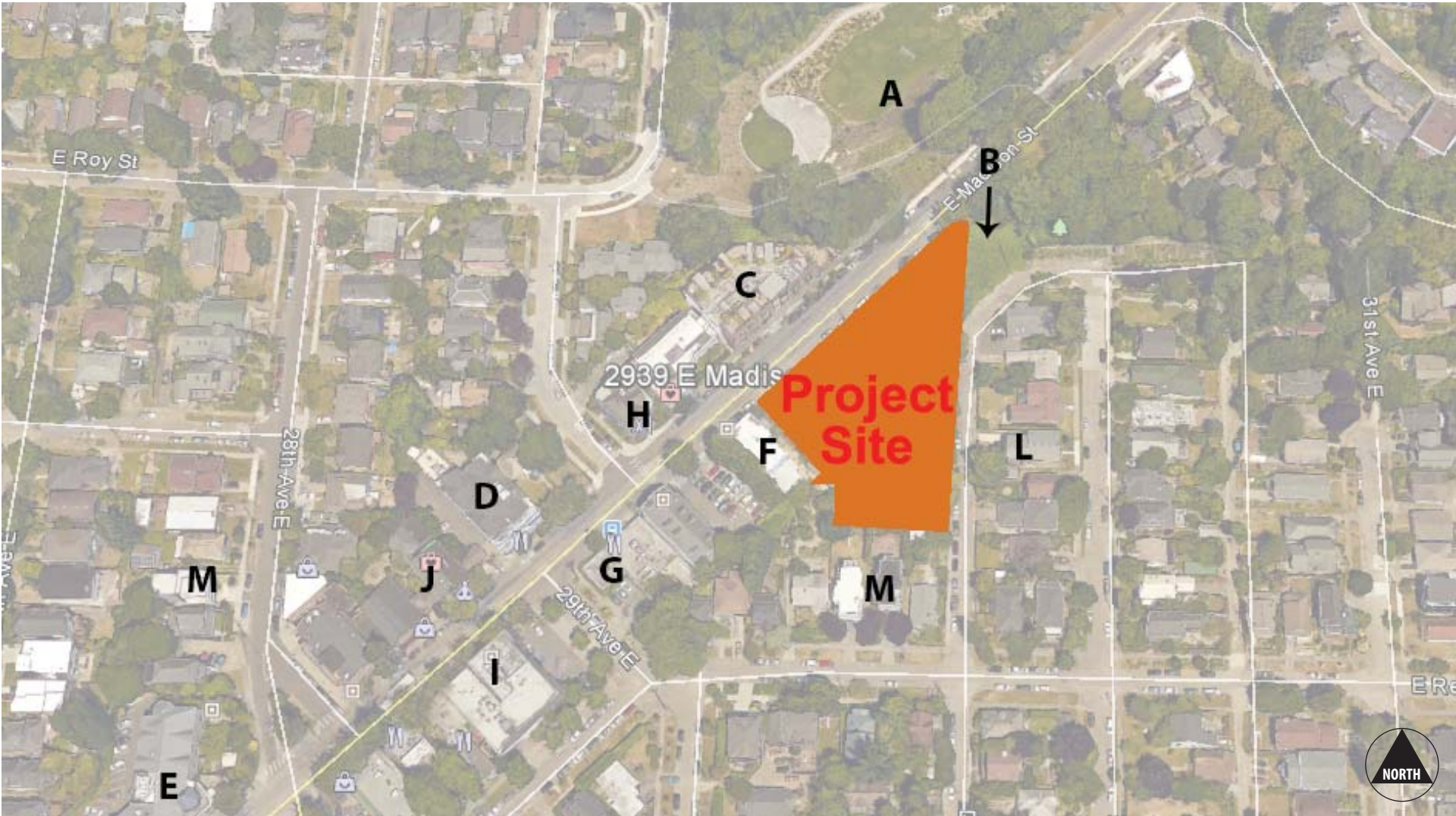
A. WASHINGTON PARK PLAY FIELD



B. STEEP SLOPE



C. MIXED USE- ACROSS FROM PROJECT SITE



VICINITY KEY PLAN



D. MIXED USE/ CONDO



E. OFFICE BUILDING

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NEIGHBORHOOD CHARACTER



F. RETAIL- ADJACENT TO PROJECT SITE



G. RESTAURANT



H. RETAIL- CONVERTED FROM HOUSE



I. RETAIL STRIP



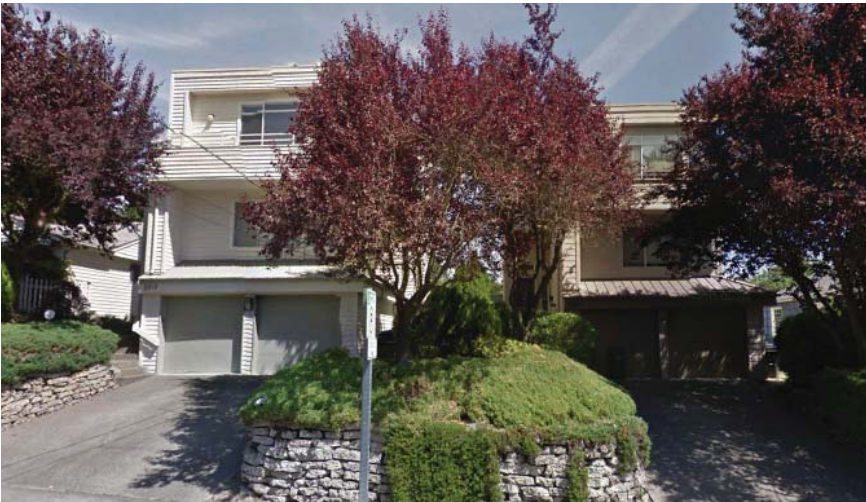
J. RETAIL STRIP



K. MADISON SQUARE



L. RESIDENTIAL- ACROSS FROM PROJECT SITE



M. RESIDENTIAL- ADJACENT TO PROJECT SITE



N. MIXED RESIDENTIAL BUILDING TYPES

VICINITY KEY PLAN & SITE CHARACTER



A. EXISTING CURB CUT



B. MULTIPLE CURB CUTS ON E MADISON ST.



C. CURB CUT ON E MADISON ST (ACROSS STREET)



VICINITY KEY PLAN

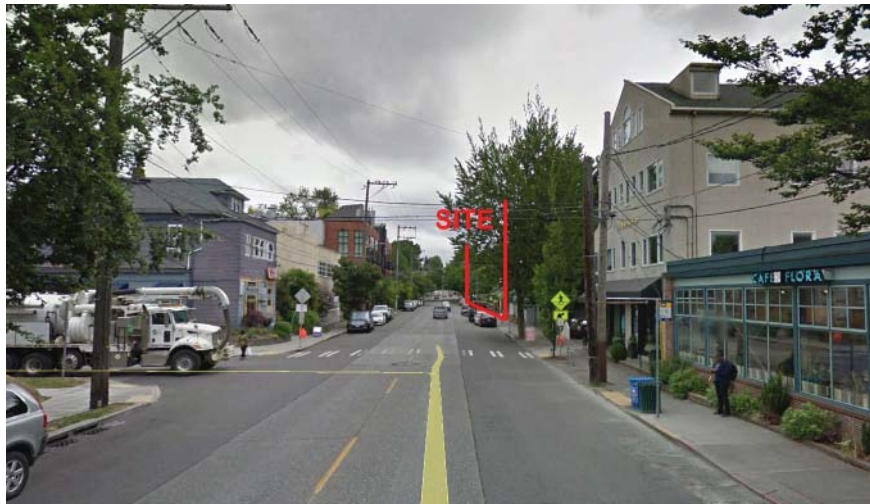


D. DEWEY PL E CHARACTER



E. ECOBLOCK RETAINING WALL

VICINITY PHOTOS



1. E MADISON ST- LOOKING NE



2. E MADISON ST- LOOKING NE



3. E MADISON ST- LOOKING NE



4. E MADISON ST- LOOKING SW



5. E MADISON ST- LOOKING SW



6. E MADISON ST- LOOKING SW



7. DEWEY PL E- LOOKING N



8. DEWEY PL E- LOOKING N



9. DEWEY PL E- LOOKING S

STREET PHOTO MONTAGE



E MADISON ST- LOOKING SOUTHEAST (PROJECT SITE)



E MADISON ST- LOOKING NORTHWEST (ACROSS FROM PROJECT SITE)

STREET PHOTO MONTAGE



DEWEY ST- LOOKING WEST (PROJECT SITE)



DEWEY ST- LOOKING EAST (ACROSS FROM PROJECT SITE)

DESIGN REVIEW GUIDELINES

CONTEXT AND SITE

- CS1-B

Take advantage of solar exposure and natural ventilation
- CS1-C

Appropriate use of natural topography
- CS1-D

Incorporate on-site landscaping elements
- CS2-A

Architectural presence
- CS2-B

Allow adjacent sites, streets and open space to inform design
- CS2-C

Relationship to the block
- CS2-D

Respect for adjacent sites
- CS3-A

Incorporate architectural features, pattern and proportion to reinforce the neighborhood character
- CS3-B

Local history and culture



CS2-C

Mixed-Use Office/Retail



CS1-C

Existing Topography



CS2-A

Five-Story Mixed Use



CS2-B

E Madison St Character



CS2-B

Mature Street Trees



CS2-D

Neighborhood P-Patch



CS2-C

Adajcent NC2-40 Development

DESIGN REVIEW GUIDELINES

PUBLIC LIFE

- PL2

Walkability: Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.
- PL2-B-3

Street-Level Transparency: Ensure transparency of street-level uses (for uses such as no residential uses or residential lobbies), where appropriate, by keeping views open into spaces behind walls or plantings, at corners, or along narrow passageways.
- PL2-C-1

Locations and Coverage: Overhead weather protection is encouraged and should be located at or near uses that generate pedestrian activity such as entries, retail uses, and transit stops.
- PL3

Street-Level Interaction: Encourage human interaction and activity at the street level with clear connections to building entries and edges.
- PL3-A-1

Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street.
- PL2-A-2

Common Entries: Multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors.
- PL2-A-4

Ensemble of Elements: Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features.
- PL3-C

Retail Edges
- PL3-C-1

Porous Edge: 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



PL2 Pedestrian Streetscape



PL3-A-1 Distinctive Street-Level Entry



PL3-C Neighborhood Character Details



PL2-C-1 Weather Protection

DESIGN REVIEW GUIDELINES

DESIGN CONCEPT

- DC1-C-1

Below-Grade Parking: 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.
- DC2

Architectural Concept: Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.
- DC2-B

Architectural and Facade Composition
- 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.
- 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.
- DC4

Exterior Elements and Finishes: Use appropriate and high quality elements and finishes for the building and its open spaces.
- DC4-A

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



DC1-C-1 Parking Entrance on E. Madison St.



DC2 Neighborhood Unified Design



DC4-A Eyes on the Street



DC2-B-1 Architectural Composition



DC4-A-1 High-Quality, Durable Materials

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EDG #1: DESIGN REVIEW PROPOSAL - OPTION 1

VIEW LOOKING NORTHEAST



DESCRIPTION

- The new building engages E. Madison St. with retail spaces at street level along the pedestrian way.
- The residential entry is located at the North end of the site, entering from Dewey Pl. E.
- Vehicular entrance to the parking structure garage and loading dock is located off Dewey Pl. E.
- The courtyard scheme with interior open corridor maximize FAR.
- Residential units are oriented equally facing all directions.

ADVANTAGES

- Maximize development potential and street frontage for residential units.
- Prominent retail entry on E. Madison St. Continuous retail floor, flexible for future tenant.
- Minimum Blank Wall.

CHALLENGES

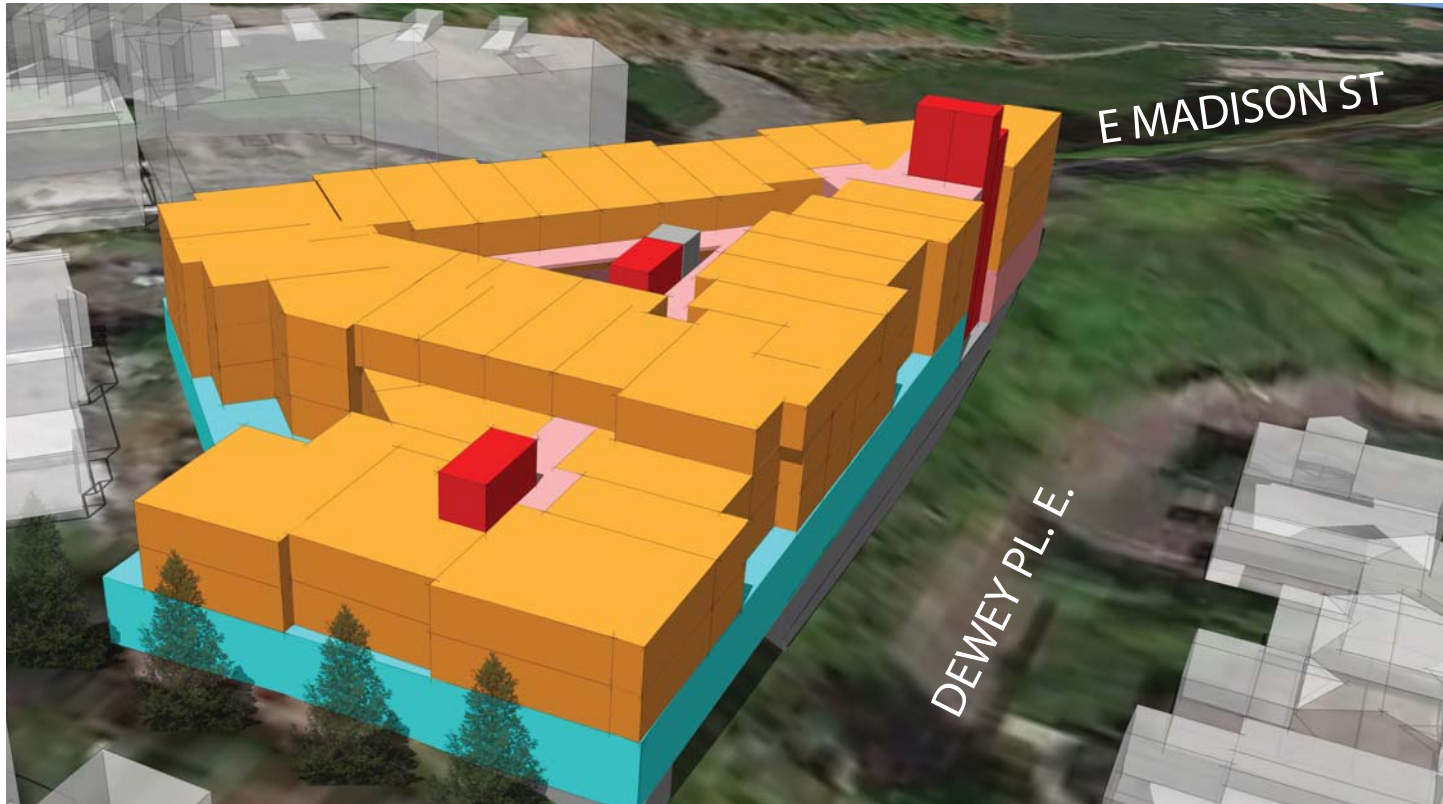
- **Retail entry +/- 6'-0" below grade, difficult for ADA access.**
- **Residential entrance off Dewey minimize residential entry presence on E. Madison St.**
- **Commercial + residential parking entry and loading dock off Dewey Pl. E. disrupts single family zone character.**
- **Courtyard scheme pushing all units to the outside edge of the site makes building appear bulky and insensitive to the single families to the east of the project site.**
- **Blank Wall at partial south facade.**

EDG #1: DESIGN REVIEW PROPOSAL - OPTION 1

VIEW LOOKING SOUTHEAST



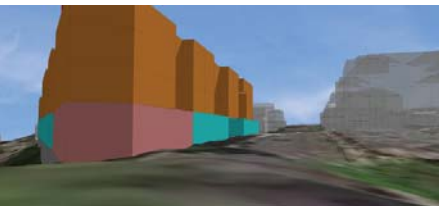
VIEW LOOKING NORTHWEST



STREET/RETAIL LEVEL PLAN



Madison- Looking North



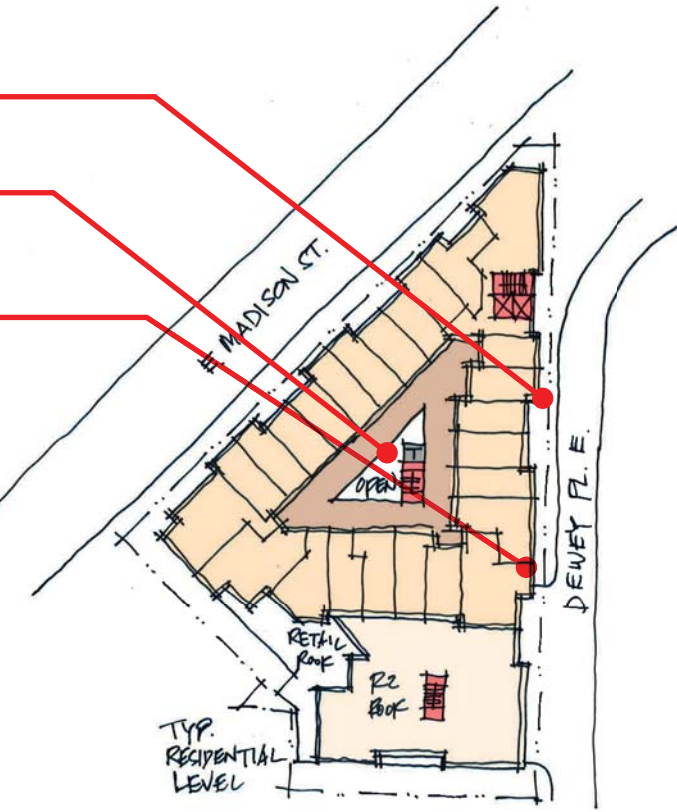
Madison- Looking South



Dewey- Looking South

STREET LEVEL PRESPECTIVE

RESIDENTIAL PLAN LEVEL



CHALLENGES

- CS1-D** NO OPPORTUNITY FOR ONSITE LANDSCAPING
- CS1-B** INTERIOR COURTYARD DOES NOT TAKE ADVANTAGE OF SOLAR EXPOSURE
- CS2-D** LARGE BUILDING MASS DOES NOT RESPECT ADJACENT SINGLE FAMILY RESIDENCES
- PL3** +/- 6'-0" RETAIL LEVEL BELOW GRADE REDUCE STREET LEVEL INTERACTION
- DC1-C-1** BLANK WALL AGAINST SOUTH PROPERTY LINE NEGATIVELY AFFECTS NEIGHBORS TO THE SOUTH

OPTION 1 INFO:

RETAIL:	26,600 SF
RESIDENTIAL:	75 UNITS
PARKING:	158 STALLS
LAND COVERAGE:	34,500 SF (85%)
PROPOSED FAR:	123,300 SF (99.5%)

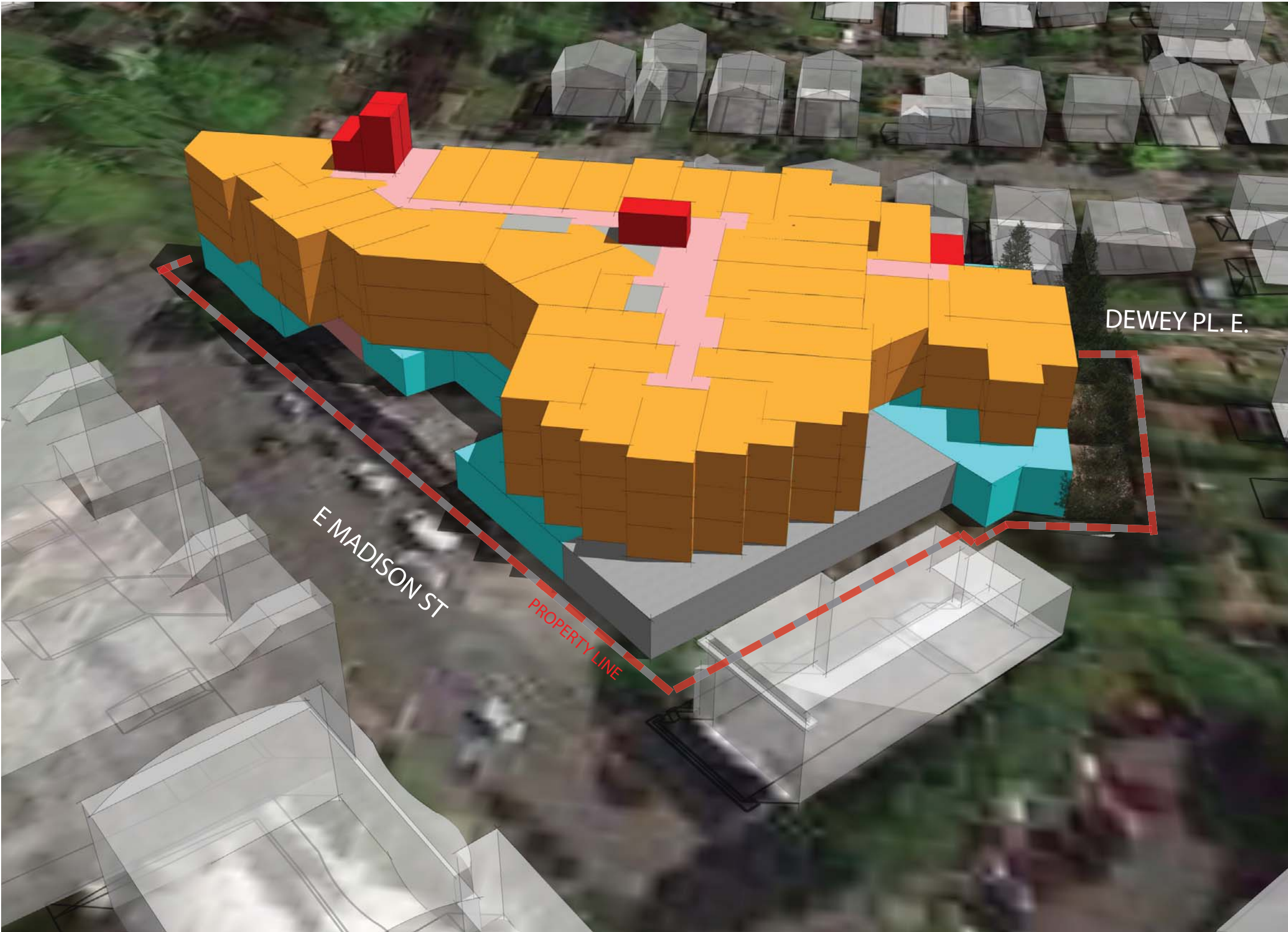
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EDG #1: DESIGN REVIEW PROPOSAL - OPTION 2

VIEW LOOKING NORTHEAST



DESCRIPTION

- The new building engages E. Madison St. with retail spaces at street level along the pedestrian way.
- The residential entry is located at the North end of the site, entering from E. Madison St.
- Vehicular entrance to the parking structure garage and loading dock is located off E. Madison St.
- The deep recess “V” scheme provides relieve to the bulky massing of the building.
- Residential units are oriented equally facing all directions.

ADVANTAGES

- Maximize development potential and street frontage for residential units.
- Prominent retail entry on E. Madison St. Continuous retail floor, flexible for future tenant.
- Residential entrance off E. Madison St. maximize residential presence on E. Madison St.
- The deep recess “V” scheme provides relief to the bulky massing of the building.
- Minimum Blank Wall.

CHALLENGES

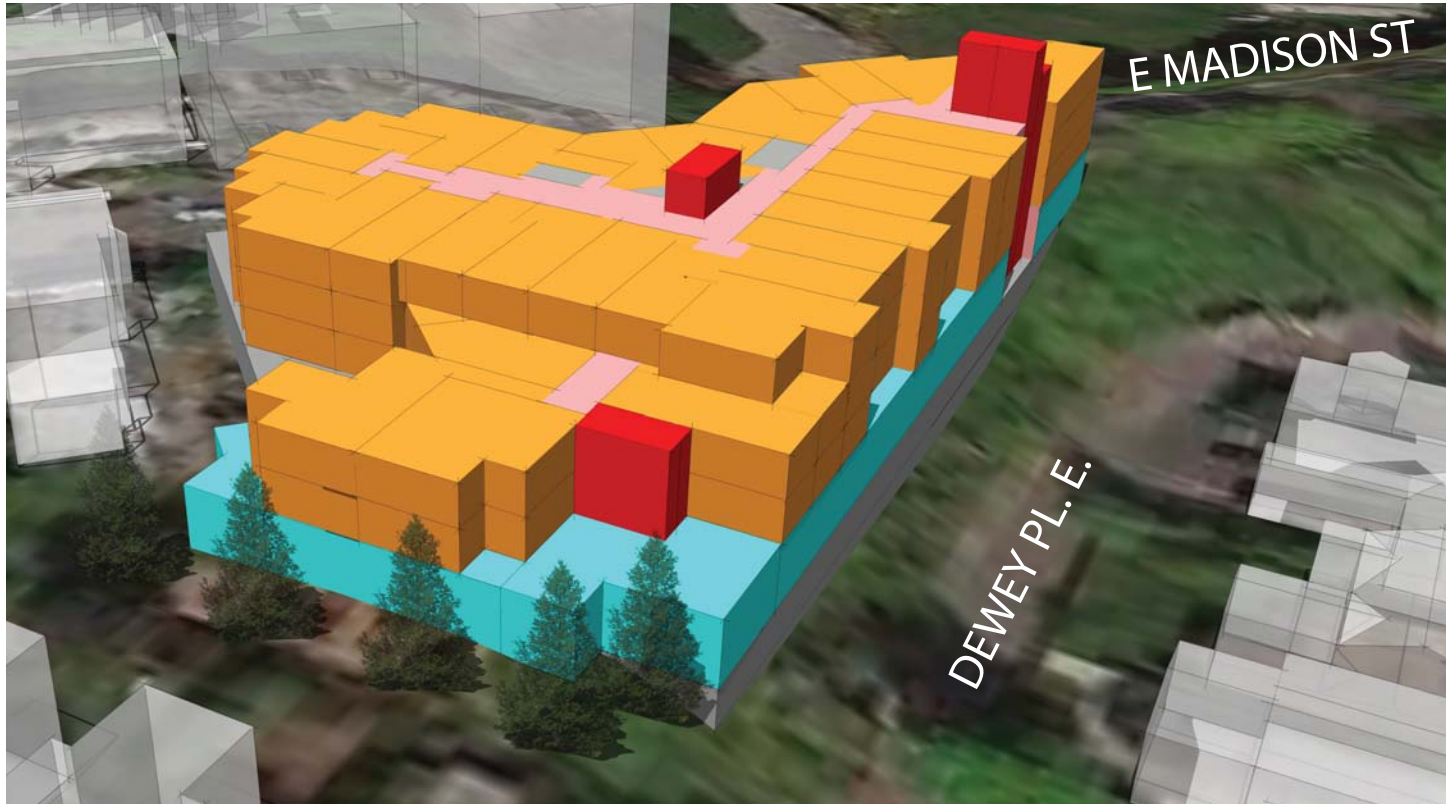
- **Retail entry +/- 6'-0" below grade, difficult for ADA access.**
- **Deep cutout of retail massing along E. Madison St. disrupts retail edge**
- **Deep “V” recess pushes units to the east edge along Dewey Pl. E. makes building appear bulky and insensitive to the single families to the east of the project site.**
- **Blank Wall at partial south facade.**

EDG #1: DESIGN REVIEW PROPOSAL - OPTION 2

VIEW LOOKING SOUTHEAST



VIEW LOOKING NORTHWEST

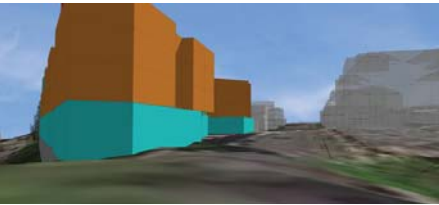


STREET/RETAIL LEVEL PLAN

RESIDENTIAL PLAN LEVEL



Madison- Looking North



Madison- Looking South



Dewey- Looking South

STREET LEVEL PRESPECTIVE

CHALLENGES

- CS1-D

NO OPPORTUNITY FOR ONSITE LANDSCAPING
- CS2-D

LARGE BUILDING MASS DOES NOT RESPECT ADJACENT SINGLE FAMILY RESIDENCES
- PL3

+/- 6'-0" RETAIL LEVEL BELOW GRADE REDUCE STREET LEVEL INTERACTION
- DC1-C-1

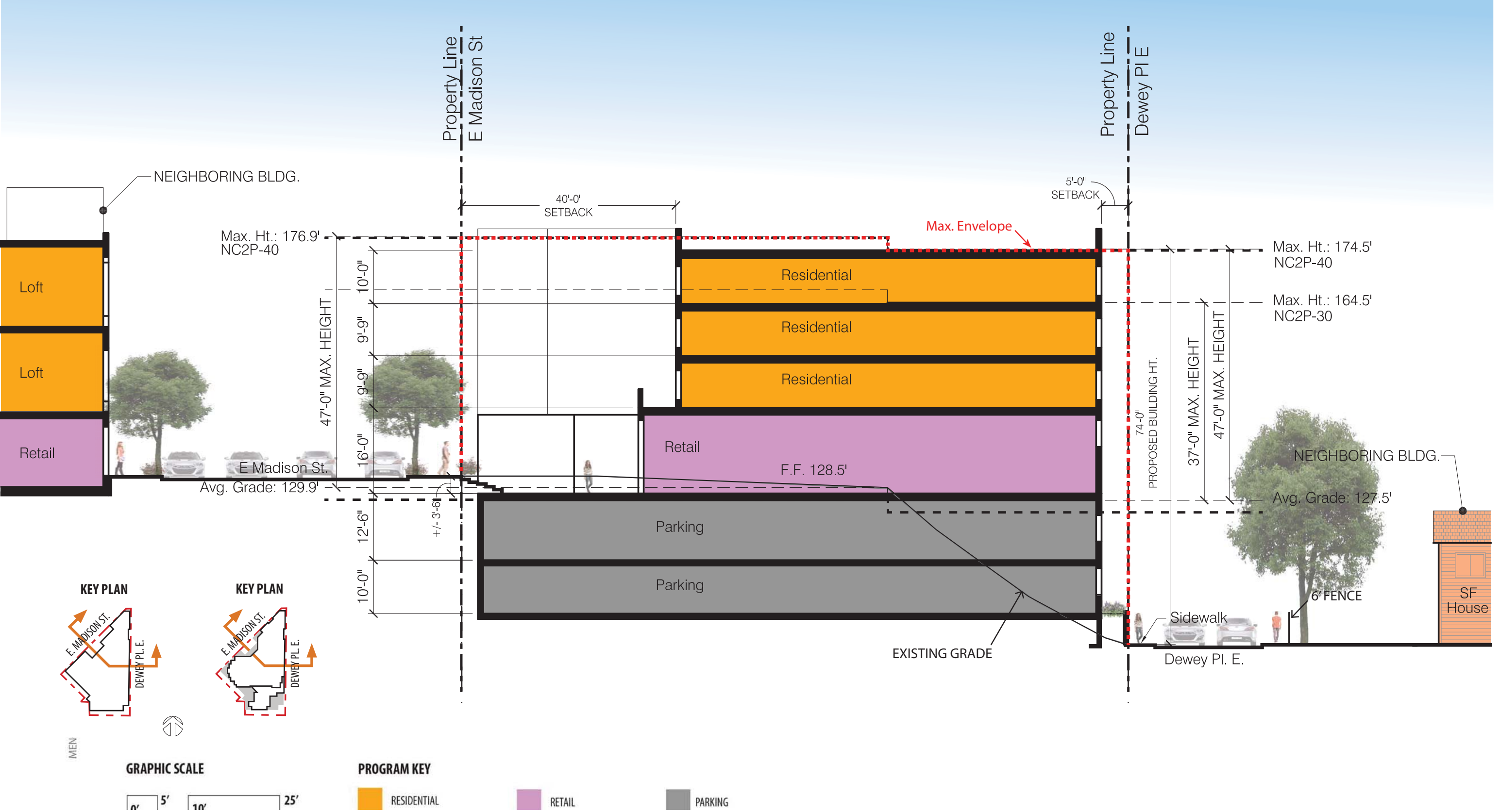
PARTIAL BLANK WALL AGAINST SOUTH PROPERTY LINE NEGATIVELY AFFECTS NEIGHBORS TO THE SOUTH

OPTION 2 INFO:

RETAIL:	26,600 SF
RESIDENTIAL:	75 UNITS
PARKING:	158 STALLS
LAND COVERAGE:	33,650 SF (83%)
PROPOSED FAR:	122,740 SF (99.1%)



EDG #1: CONCEPTUAL SECTION - OPTION 2



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EDG #1: DESIGN REVIEW PROPOSAL - OPTION 3 - STEPPED BACK, PREFERRED

VIEW LOOKING NORTHEAST



DESCRIPTION

- The new building engages E. Madison St. with retail spaces at street level along the pedestrian way.
- The residential entry is located at the North end of the site, entering from E. Madison St.
- Vehicular entrance to the commercial parking garage and loading dock is located off E. Madison St. Vehicular entrance to the residential parking garage is located off Dewey Pl. E.
- The three tier “L” scheme provides relieve to the bulky massing of the building and provides opportunity to hold the parking garage back the property line for landscaping screening.
- Residential units are oriented equally facing all directions.

ADVANTAGES

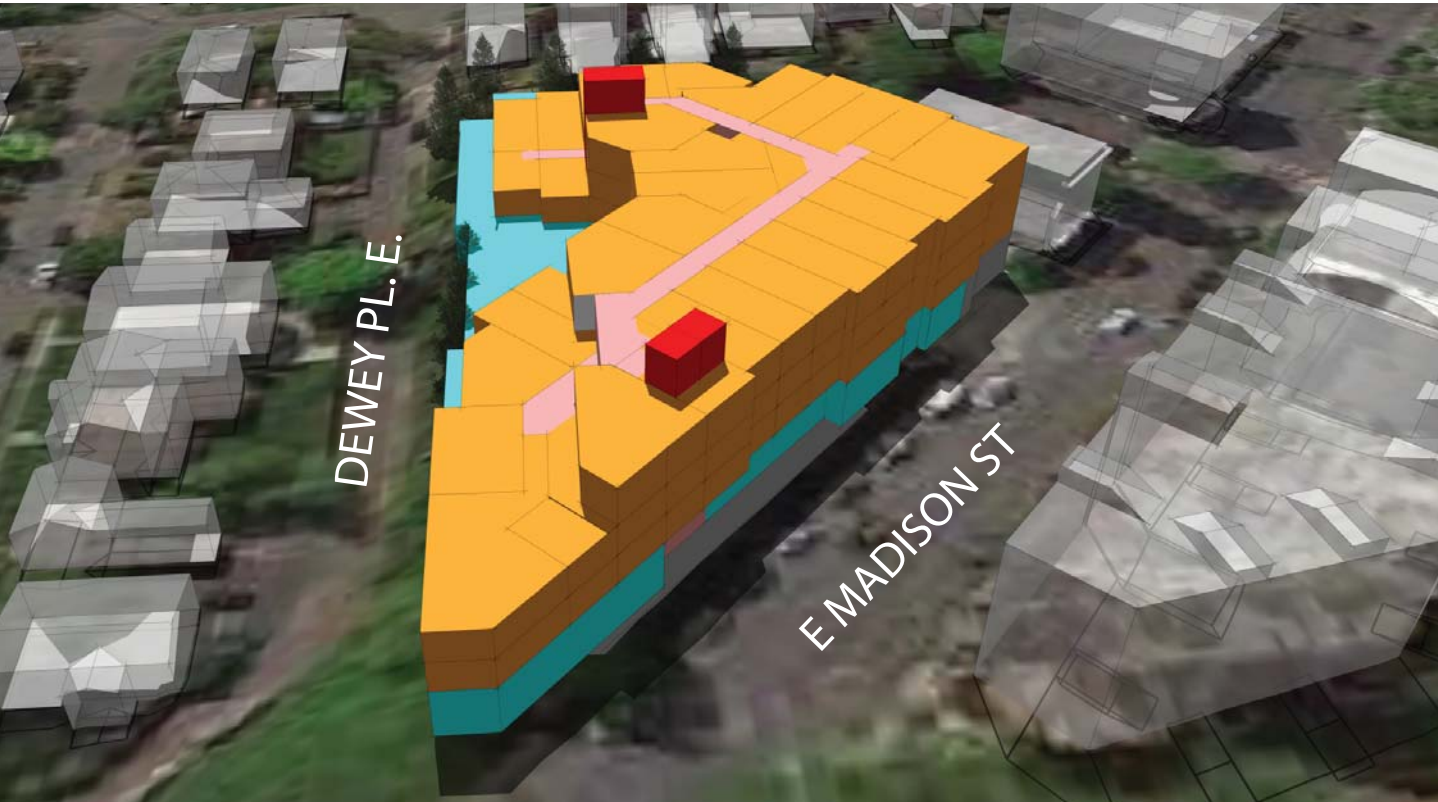
- **Prominent retail entry on E. Madison St. Continuous retail floor, flexible for future tenant.**
- **Parking and back of house service off E. Madison St. away from Dewey Pl. E.,**
- **Retail entrance +/- 1’-0” provide better ADA transition.**
- **Maximize residential presence on E. Madison St.**
- **The three tier “L” scheme provides relief to the bulky massing of the building towards the single family residents to the east of the project site.**
- **Minimum Blank Wall.**

CHALLENGES

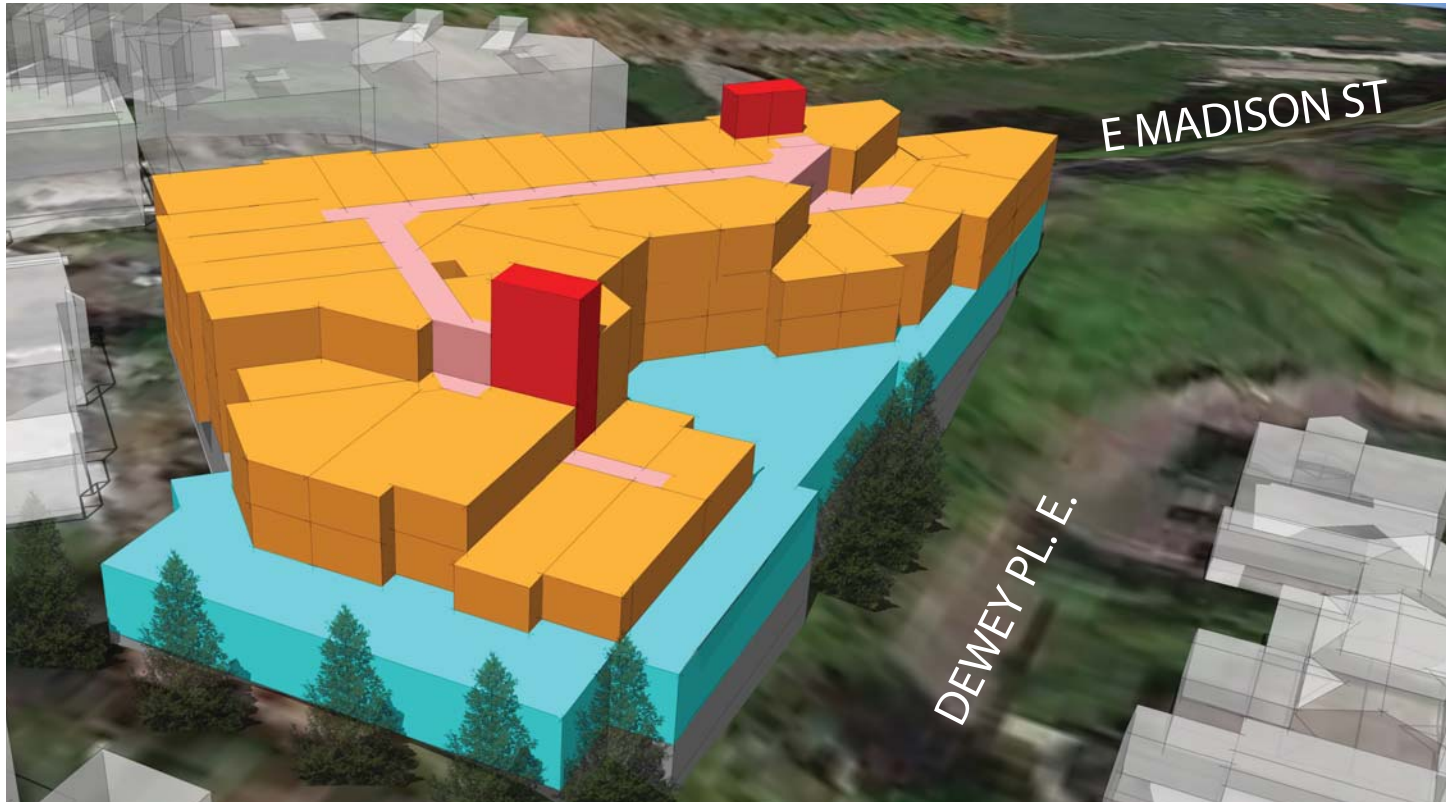
- Parking garage ramp.
- Blank Wall at partial south facade.

EDG #1: DESIGN REVIEW PROPOSAL - OPTION 3 - STEPPED BACK, PREFERRED

VIEW LOOKING SOUTHEAST



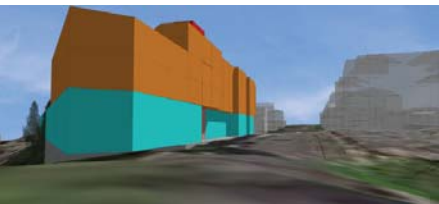
VIEW LOOKING NORTHWEST



STREET/RETAIL LEVEL PLAN



Madison- Looking North



Madison- Looking South



Dewey- Looking South

STREET LEVEL PRESPECTIVE

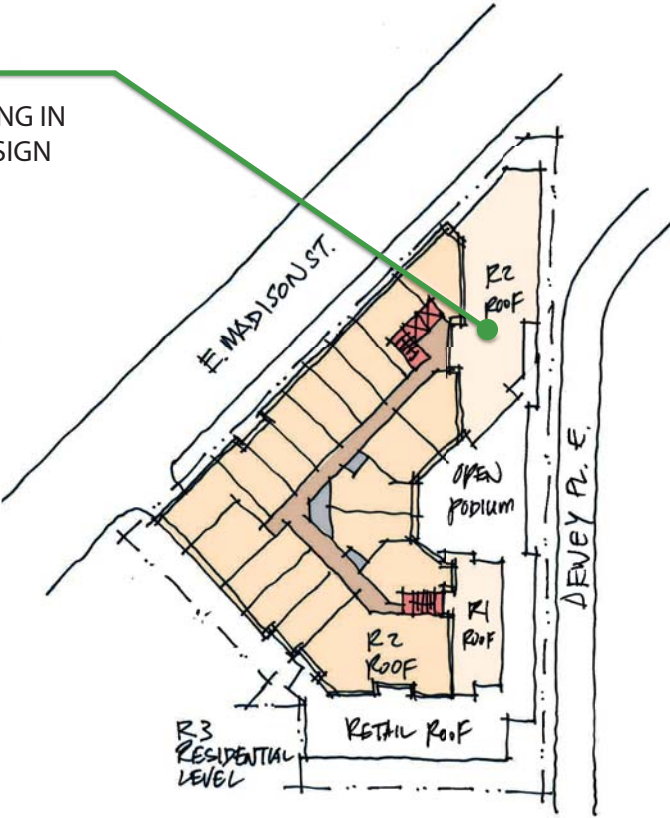
ADVANTAGES

- ✓ CS2-D REDUCE BULK AND SCALE BY STEPPING BUILDING DOWN, RESULTING IN FULL LEVEL REDUCTION AT RESIDENTIAL STREET - "STAIR-STEP" DESIGN
- ✓ PL3 +/- 1' RETAIL LEVEL BELOW GRADE - BETTER STREET LEVEL INTERACTION
- ✓ PL3-C RETAIL EDGE ALONG E. MADISON ST.
- ✓ DC1-C-1 PARTIAL BELOW GRADE PARKING
- ✓ CS1-D MULTIPLE OPPORTUNITIES FOR ONSITE LANDSCAPING

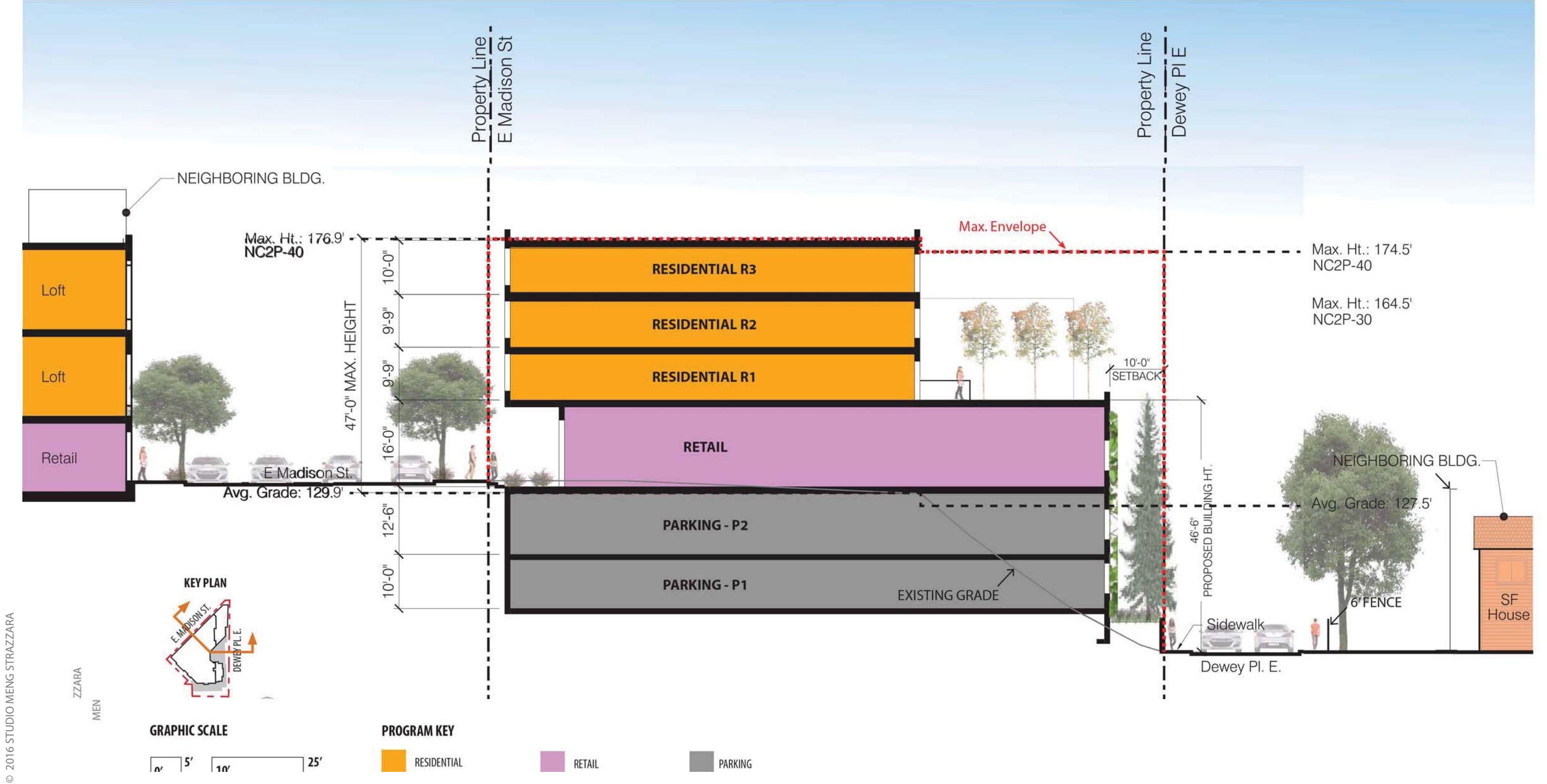
PREFERRED OPTION INFO:

RETAIL:	26,600 SF
RESIDENTIAL:	75 UNITS
PARKING:	156 STALLS
LAND COVERAGE:	33,650 SF (83%)
PROPOSED FAR:	119,600 SF(96%)

RESIDENTIAL PLAN LEVEL



EDG #1: CONCEPTUAL SECTION - PREFERRED OPTION



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SOLAR STUDIES - WINTER

OPTION 1



OPTION 2



OPTION 3 - PREFERRED



9 AM

NOON

4 PM

SOLAR STUDIES - SUMMER SOLSTICE

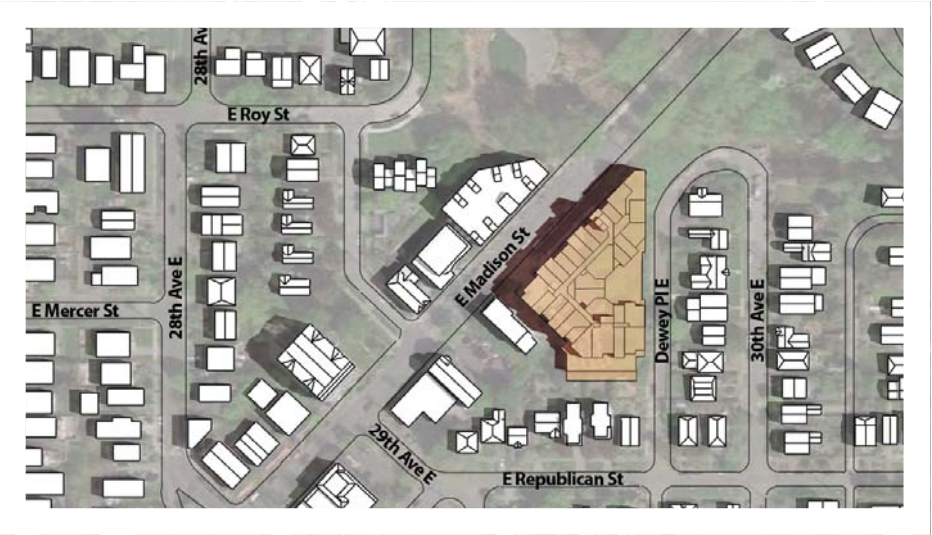
OPTION 1



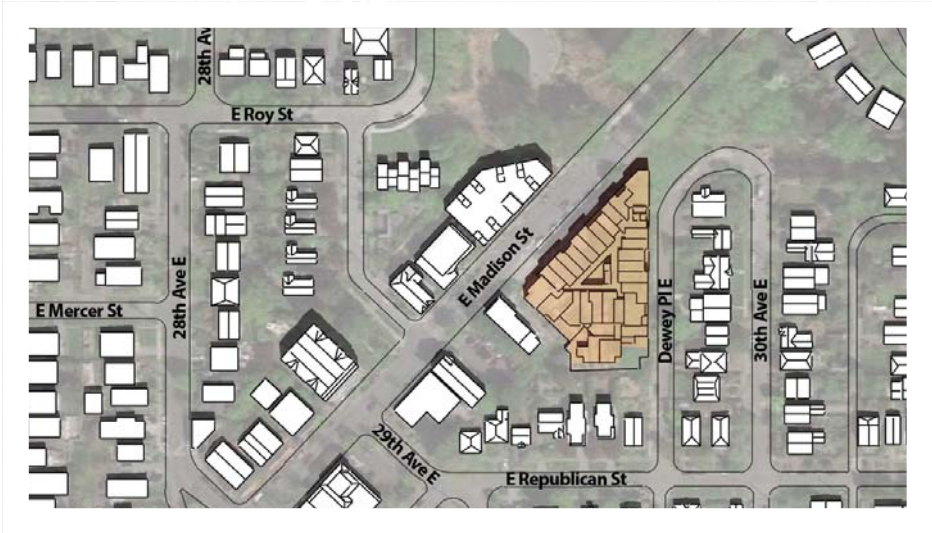
OPTION 2



OPTION 3 - PREFERRED



9 AM



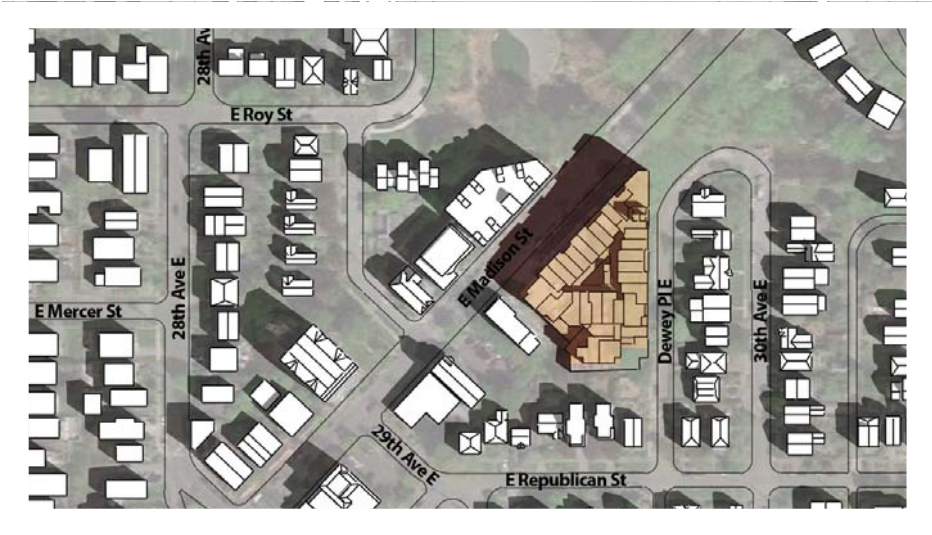
NOON



4 PM

SOLAR STUDIES - EQUINOX

OPTION 1



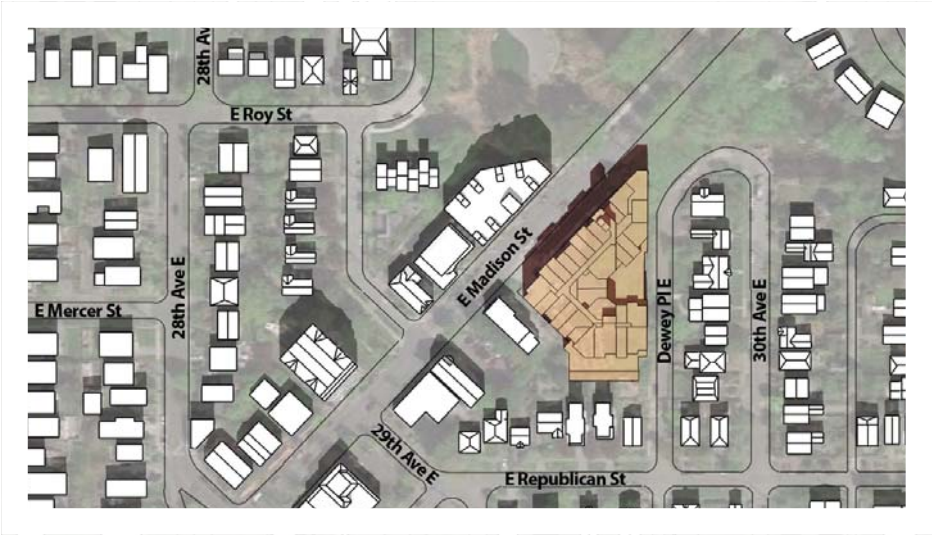
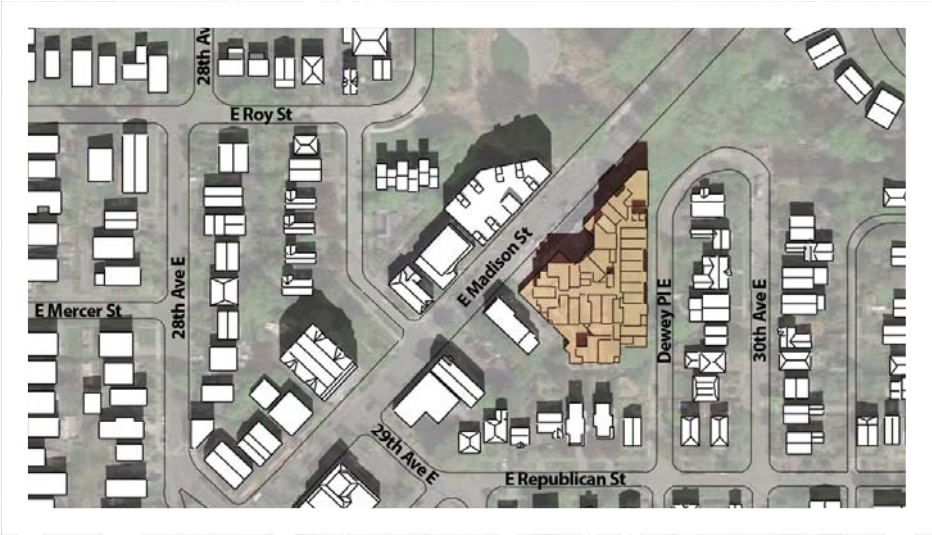
OPTION 2



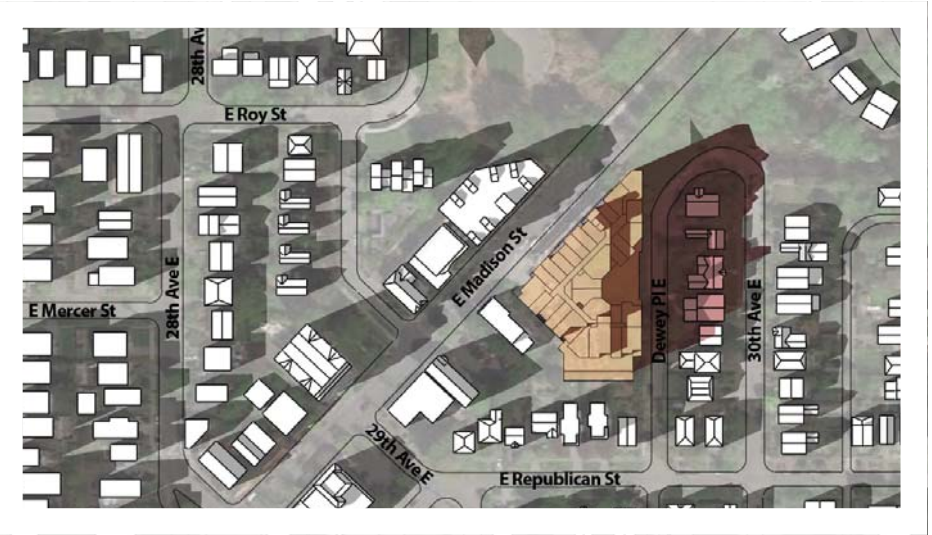
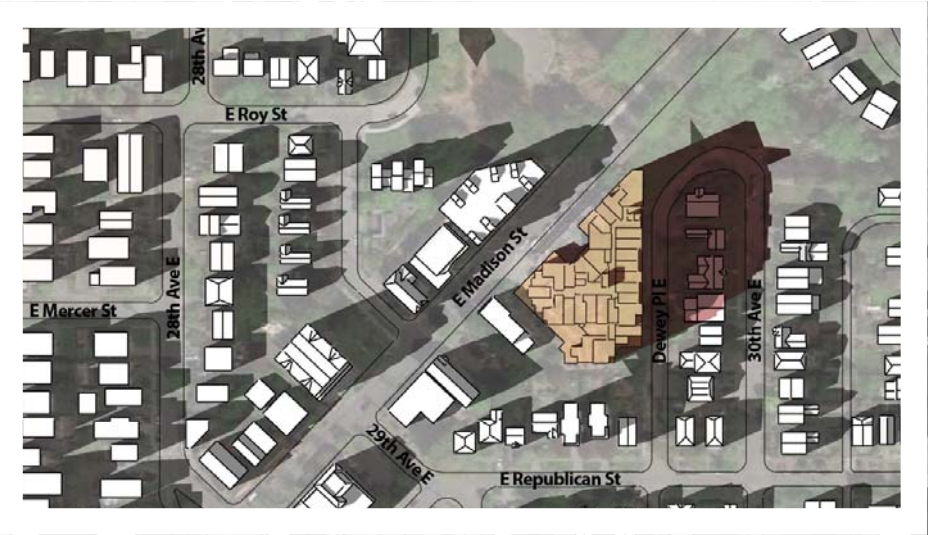
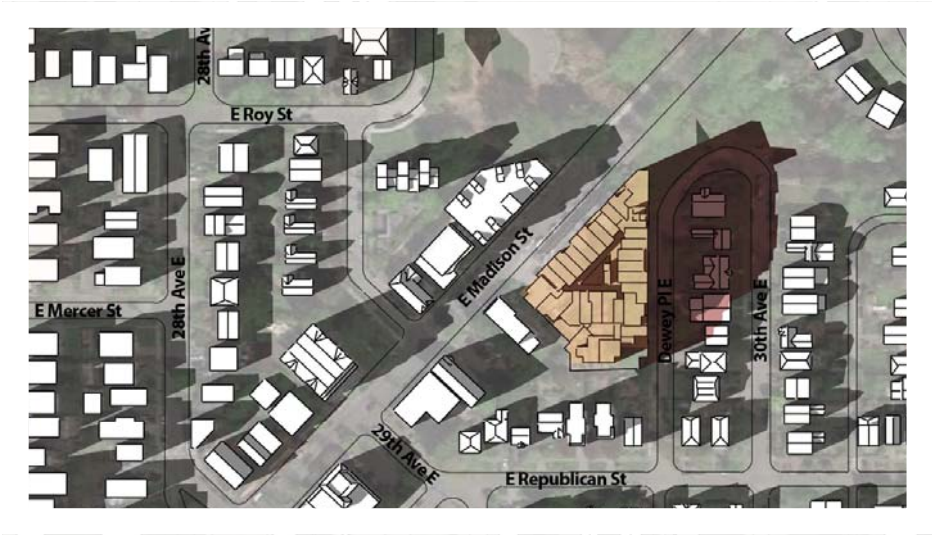
OPTION 3 - PREFERRED



9 AM



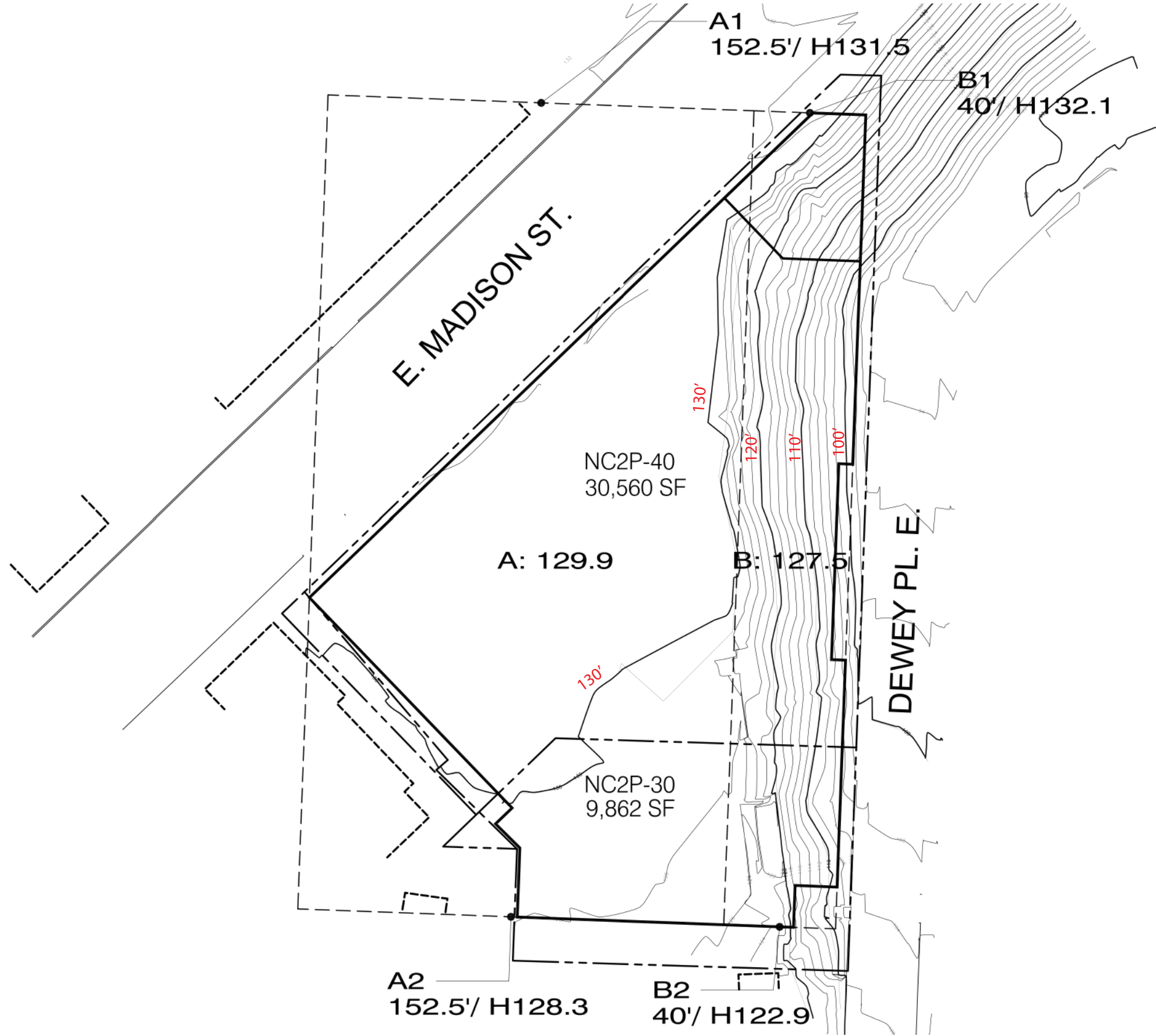
NOON



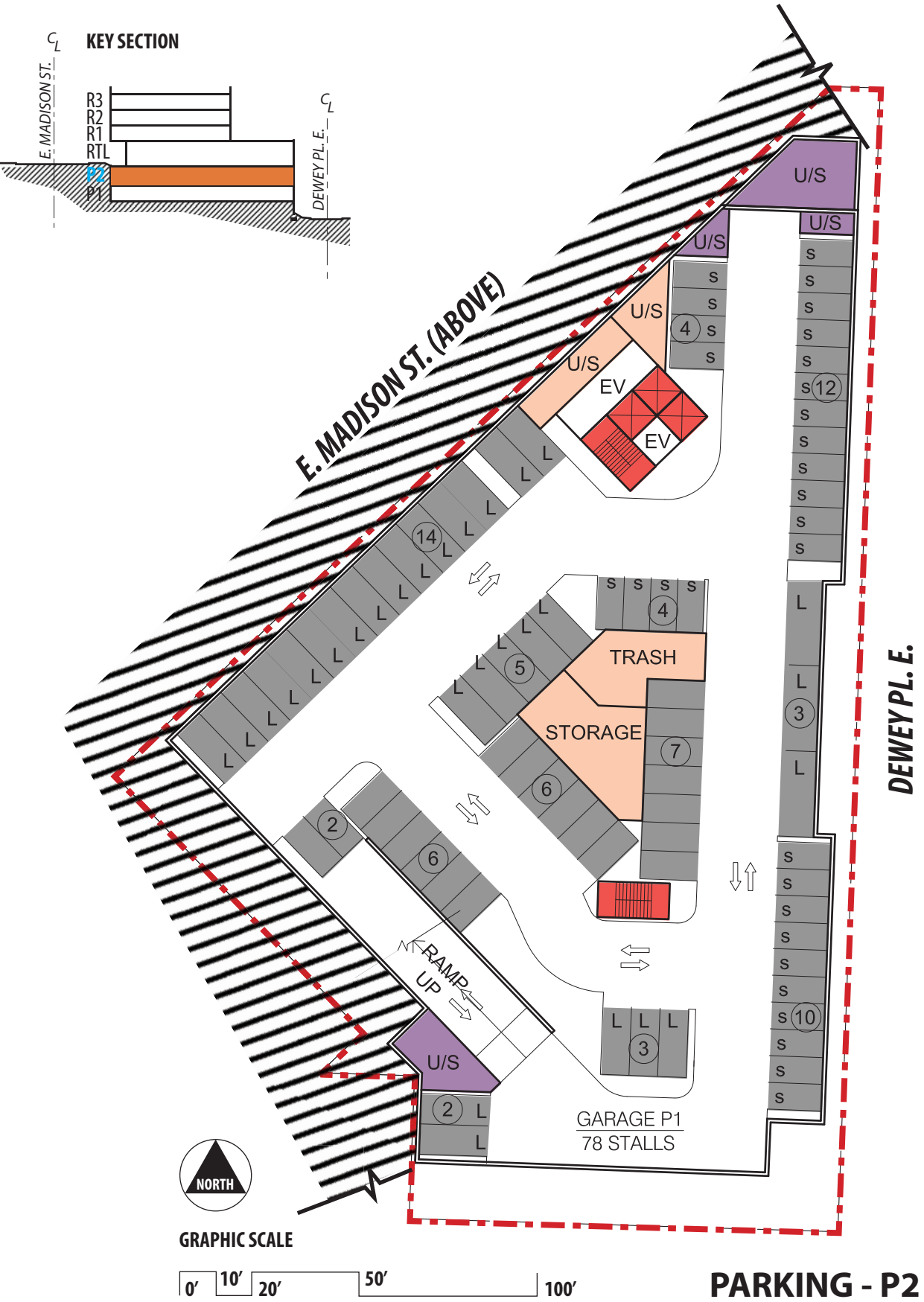
4 PM

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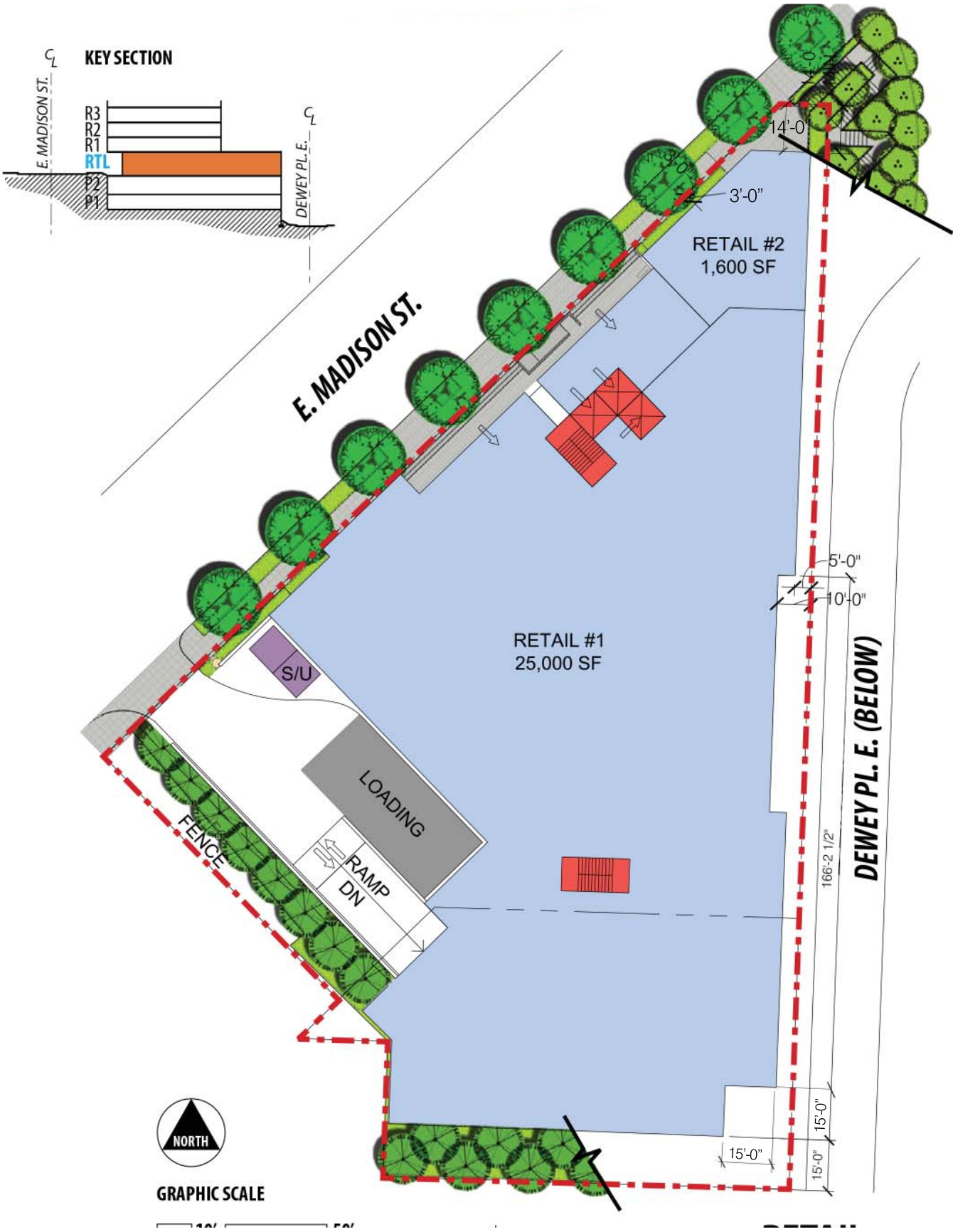
EDG #1: HEIGHT CALCULATION



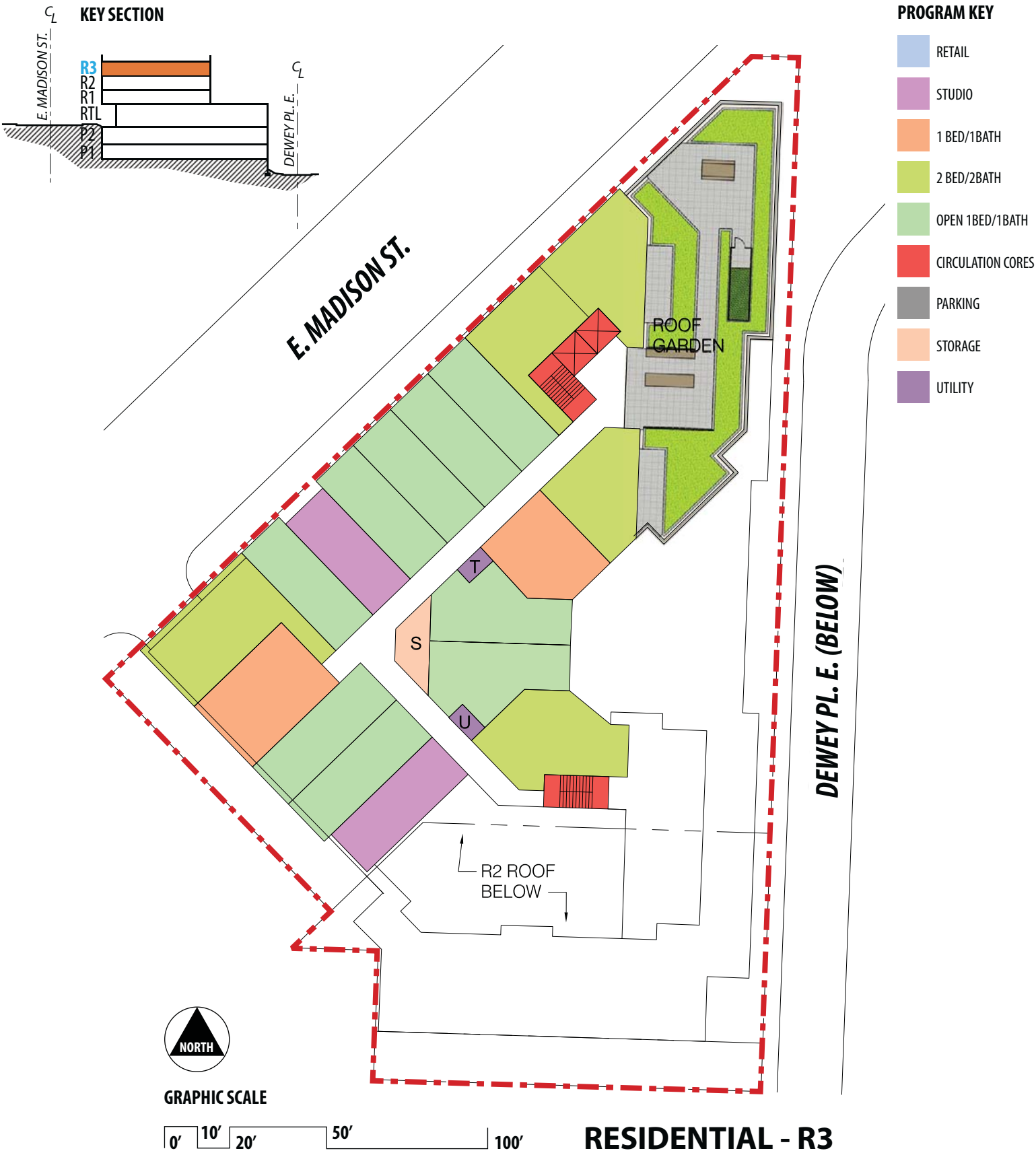
EDG #1: PLANS- GARAGE LEVELS



EDG #1: PLANS- RETAIL & R1 LEVELS



EDG #1: PLANS- R2 & R3 LEVELS



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