



901 MADISON

SEATTLE, 98104
SDCI# 3034798-EG

DOWNTOWN DESIGN REVIEW BOARD:
EARLY DESIGN GUIDANCE MEETING
MEETING DATE: FEBRUARY 12, 2020

W
COLLINS
C
BERMAN

SUSTAINABLE
LIVING
INNOVATIONS

DESIGN PROPOSAL

Project Information

ADDRESS	901 Madison Street Seattle, WA 98104
PARCEL	197920-0285
SDCI PROJECT #	3034798-EG
OWNER	Sustainable Living Partners 1625 Broadway, Suite 950 Denver, CO 80202 Richard Tallman 303-921-0961 rtallman@renovacapitalpartners.com
ARCHITECT	CollinsWoerman 710 2nd Ave Seattle, WA 94107-1710 Art Garcia 206-245-2100 agarcia@collinswoerman.com
LANDSCAPE DESIGN	Weisman Design Group 2329 East Madison St Seattle, WA 98112 Peter Nelson 206-322-1732 Peter@wdginc.com

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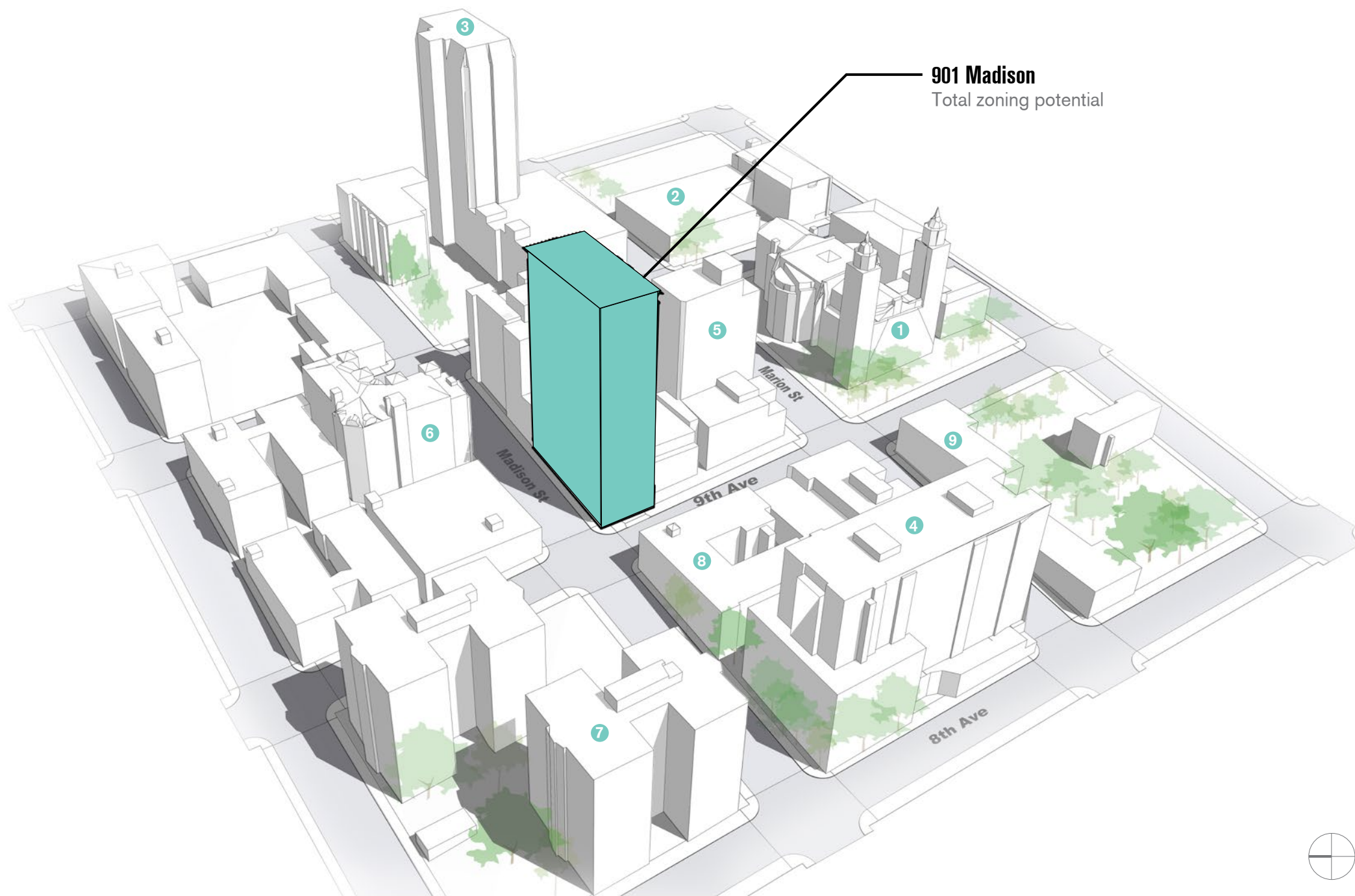
APPENDIX

- 51 Examples of SLI Design

DESIGN PROPOSAL

Summary + Design Proposal

Project Site



Design Goals

- **Revitalize the corner** of Madison Street and 9th Avenue with animated ground level uses
- **Enhance sidewalk experience** by providing new street trees, pavers, and overhead weather protection
- **Provide gray water treatment system** in order to recycle non-potable water for use in lavatories and irrigation opportunities
- Deliver **affordable (60-85% AMI) sustainable housing** units in the First Hill neighborhood
- **Offset 105% of the energy** consumed via on and off-site renewable sources or new off-site PV arrays
- **Design which achieves and elevates** Living Building Pilot program standards

Project Metrics

Site Area: 7,680 GSF

Residential: 87,990 GSF (178 units)

Parking: 6939 GSF / 40 stalls (Automated Parking)

Existing Surrounding Buildings

- 1 St. James Cathedral
- 2 O'Dea High School
- 3 Carbini Medical Tower
- 4 M Street Medical Building
- 5 Chancery Place Apartments
- 6 Sorrento Hotel
- 7 The Mill
- 8 The Madison Apartments
- 9 Envoy Apartments

DESIGN PROPOSAL

Community Outreach Feedback

Community Engagement



Project Vision

Our goal is to build sustainable and affordable (60-85% AMI) housing units in the First Hill neighborhood. Upon completion, 901 Madison will offset 105% of the energy consumed off-site via on-site renewable sources or new off-site Photo Voltaic (solar panel) arrays. The project intends to provide roughly 48 affordable housing units as well as enhance the pedestrian experience with ground level improvements and retail space.

Outreach

Posters: Posters were hung in 13 locations within a half mile from the site, exceeding the city requirements. Posters included information on the project, photos, locations, and direction to find more information.

Project Hot line: Voice mail line with script established explaining the project, and the project time line. The voice mail was checked daily to collect responses.

In-Person Outreach: A guided tour event at the project site, open to the public, and publicized through the Department of neighborhoods Calendar was conducted. Community comments were recorded.

Community Partners

Sustainable Living innovations (SLI) is interested in engaging with community patterns to create a building that achieves exceptional sustainable standards, but also becomes a community asset. SLI has engaged with First Hill Improvement Association for early community input on design that could best impact the neighborhood. This has resulted in beneficial discussions about retail and commercial amenities at the ground floor uses, along with consideration for affordable housing in the building and how this will play a part to serve the working class families of the neighborhood.

Community Feedback

Feedback from this outreach showed a desire for an aesthetically appealing space that would better serve the pedestrian experience in for the site. These comments ranged from maintaining a quality frontage along 9th ave. A desire to reduce the amount of large blank surfaces on the street levels.

Overall comments shared a desire for more retail or eateries that are tailored to the diverse community that works in the neighborhood. Suggestions included a desire for an eatery which catered to the Healthcare workers, but also would be open late enough for the residence of the neighborhood.

Community members showed interest in the design and layout of the SLI units. The proposed amenities of the buildings, and the importance for adequate bike parking which tenants could have access to.

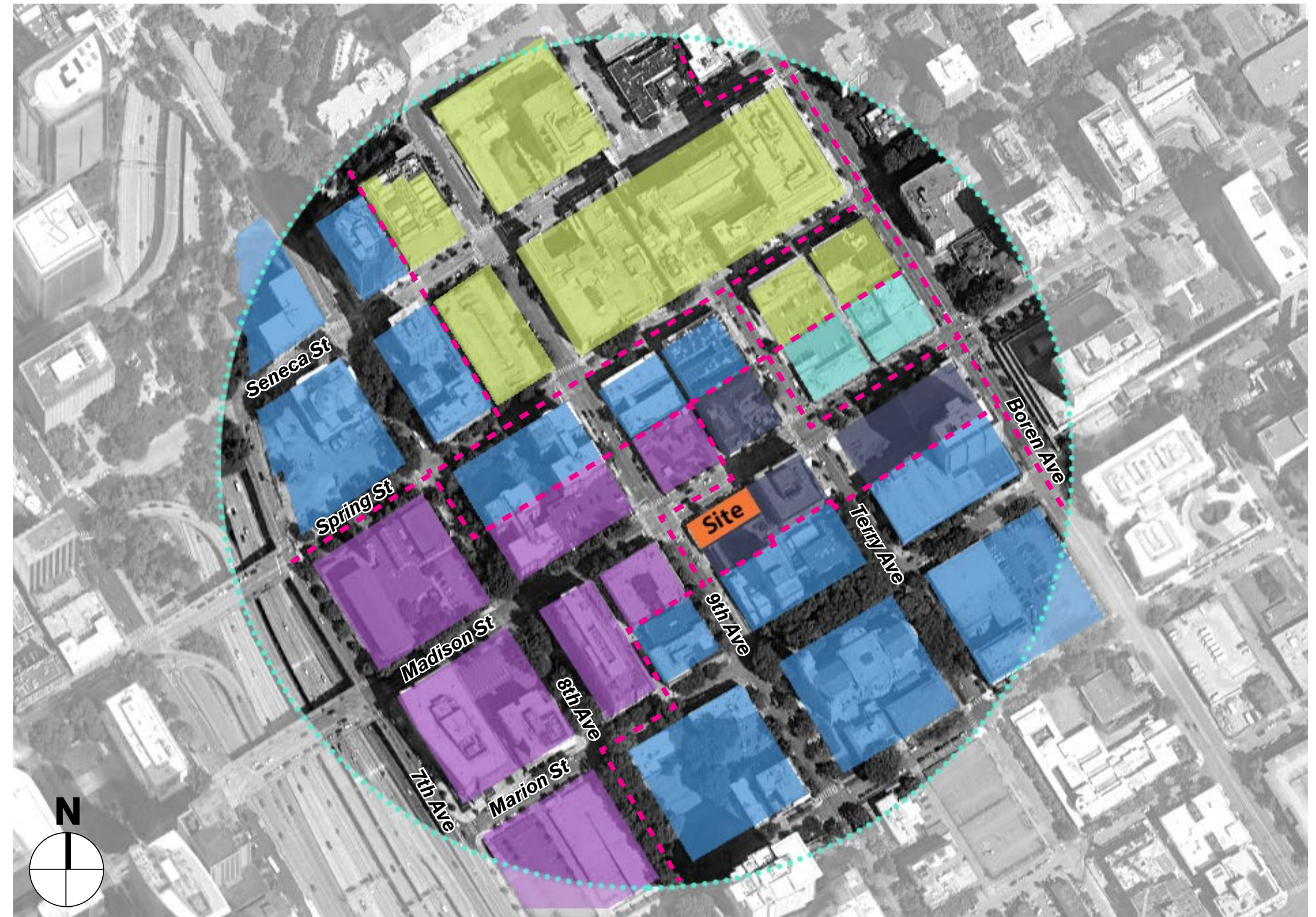
Map Key

- NC3P-200 (M)**
Neighborhood Commercial 3
- NC3-200 (M)**
Neighborhood Commercial 3
- HR (M)**
Residential, Multifamily, Midrise
- MIO-240-NC3P-160**
Neighborhood Commercial 3
- MIO-240-HR**
Residential, Multifamily, Midrise
- District Boundary

Observations

- **Height.** The site allows for commercial & residential uses to build as high as 200' with a 25'-0" increase if project participates in the Living Building Project.
- **Zoning.** The site is bordered on two sides by neighborhood commercial zones with maximum height of 200'. Residential Mid-Rise zone occurs one building south of the site.
- **Guidelines.** The site is located within the First Hill Urban Center, adjacent to the Commercial Core. The project will be informed primarily by The Seattle Design Guidelines.

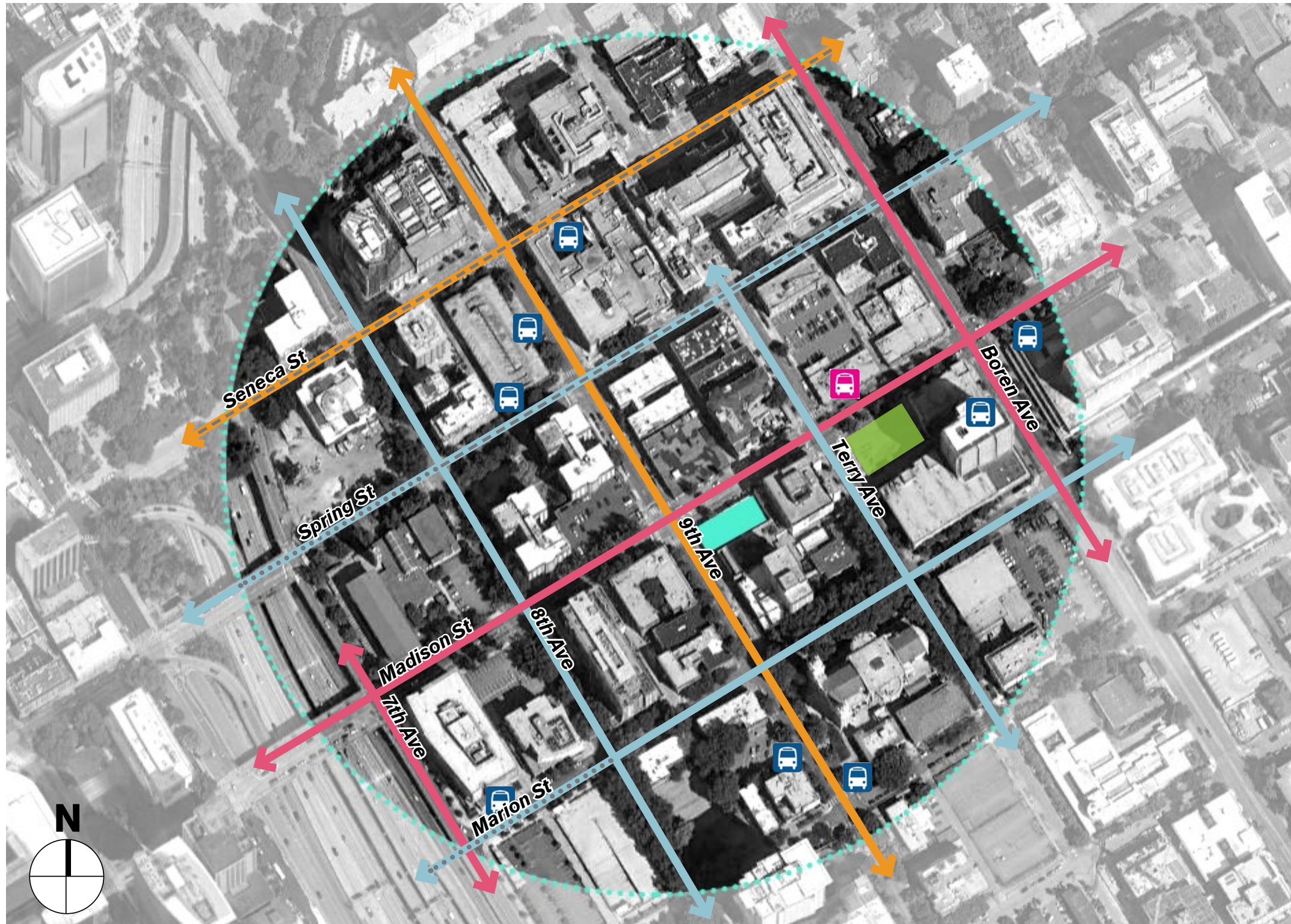
Zoning + Overlay Designations



CONTEXT ANALYSIS

Traffic Flow + Siting Patterns

Traffic Flow + Siting Patterns



Map Key

- Principal Arterial
- Minor Arterial
- Undesignated
- / Bus Stop / Future Rapid Transit (BRT)
- Protected Bike Lane
- In-Street Bike Lane
- Sharrows with Uphill Bicycle Lane
- 5-Minute Walk Radius
- Cathedral Kitchen Garden

Adjacent Street Classifications

Madison Street Principal Arterial	Terry Avenue Not Classified
Marion Street Not Classified	9th Avenue Minor Arterial

Observations

- **Automobiles.** A large percentage of rush hour traffic commuting from areas east pass along Madison Street and 9th Ave, resulting in significant rush hour congestion.
- **Public Transportation.** Multiple bus lines serve commuters along Madison Street and 9th Ave, resulting in a densely populated area well served by Seattle Metro Bus.
- **BRT Busline.** Future rapid bus line service will have a mid-street stop one block away at Madison and Terry.

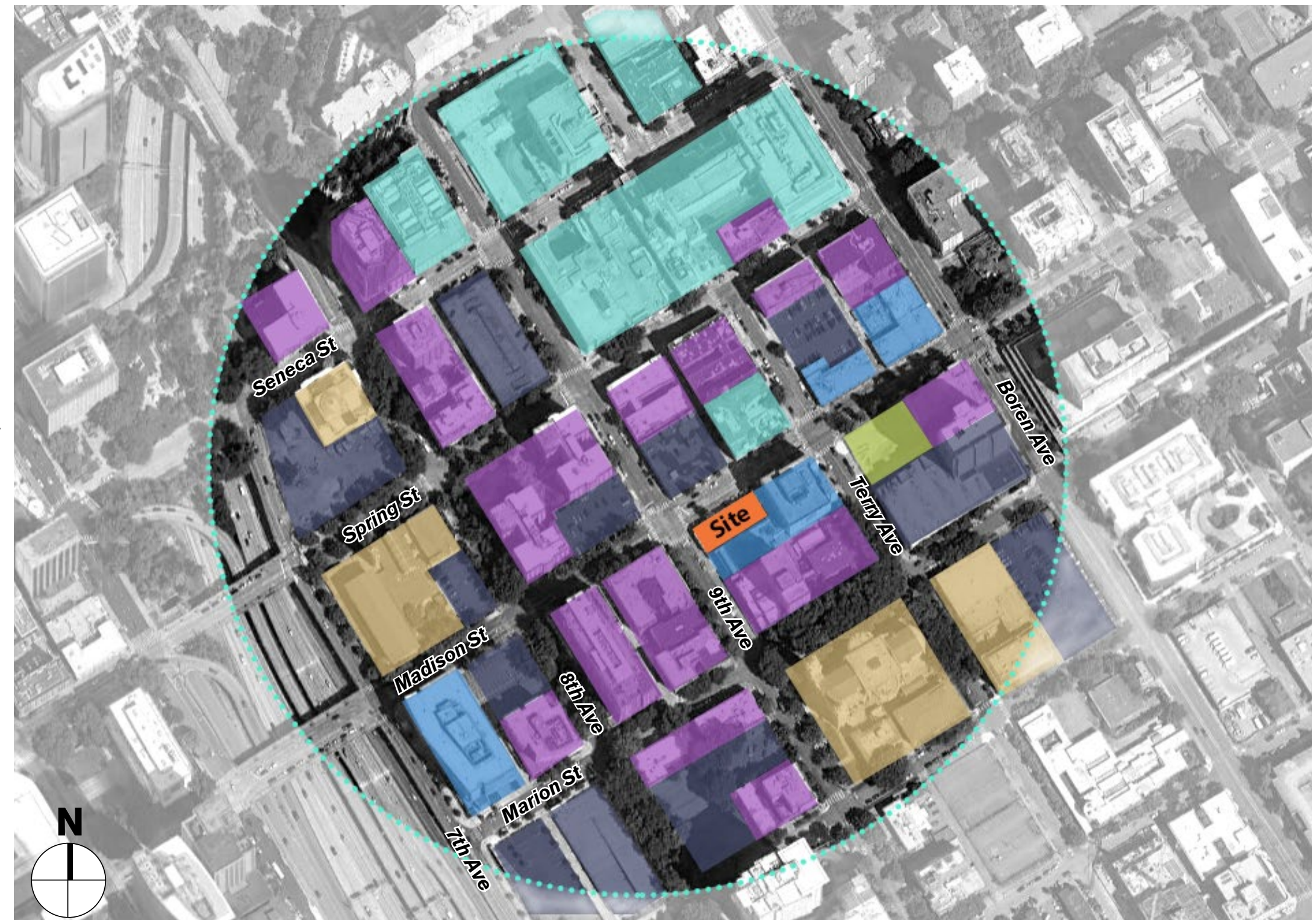
Map Key

- Surface + Garage Parking
- Residential/Mixed Use
- Office/Commercial
- Hotel/Hospitality/Hospital
- Public Park
- Cultural/Arts/Entertainment

Observations

- **Mixed Uses.** A large percentage of neighboring building uses in the area are comprised of residential, medical & hospital uses that range in heights and density as well as low scale commercial uses.
- **North.** Across Madison there is a two story parking garage and the Sorrento Hotel.
- **East.** Adjacent to the site is Bloodworks NW, a medical laboratory/clinic use.
- **West.** Across 9th Avenue, the site is bordered by a 4 story residential building and Vito's lounge.
- **South.** The site is bordered by a loading dock for Bloodworks NW and an office building for Catholic Schools Department.

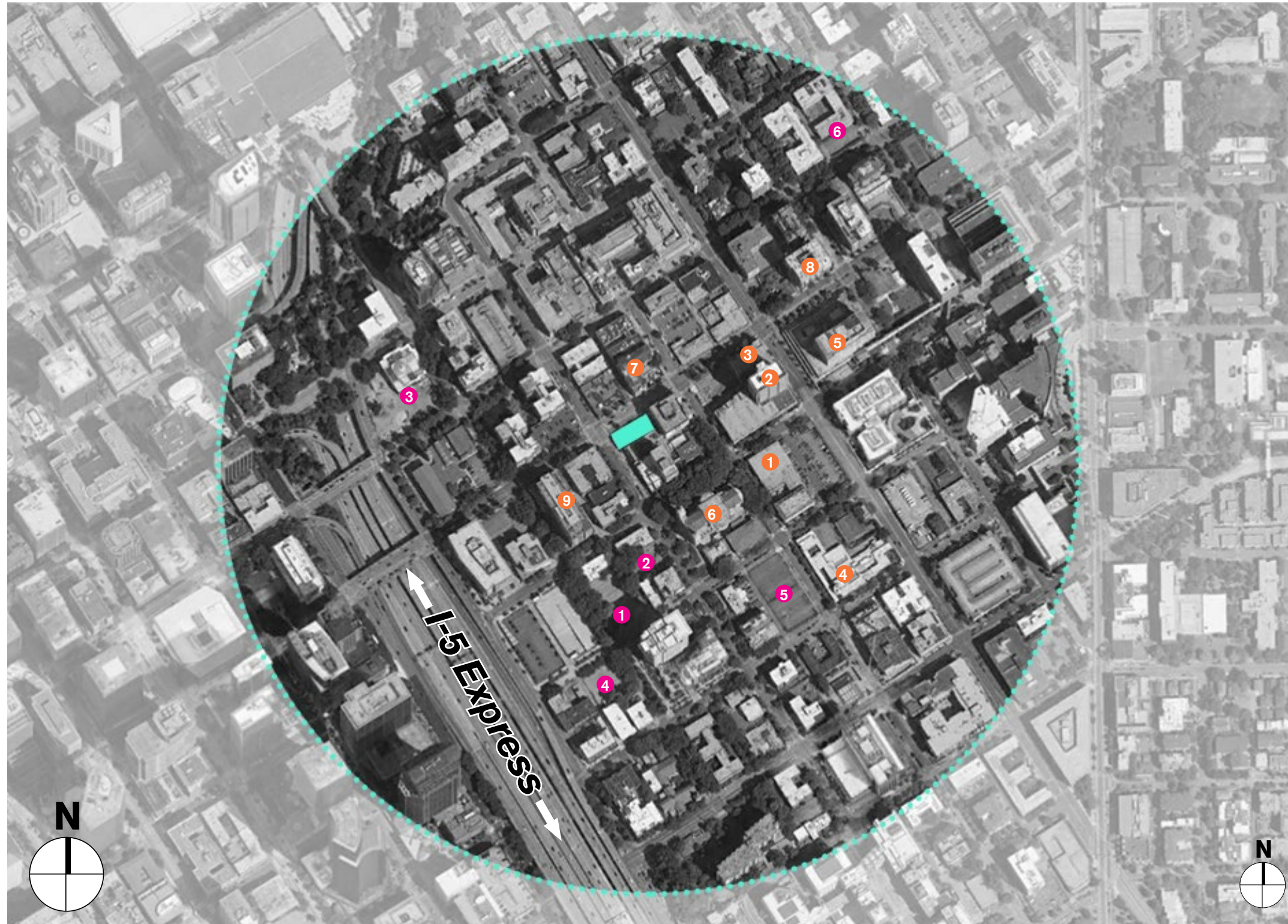
Surrounding Uses



CONTEXT ANALYSIS

Prominent Surrounding Buildings

Important Locations



Map Key

PROMINENT BUILDINGS

- 1 O'Dea High School
- 2 Cabrini Medical Tower
- 3 Cabrini First Hill Apartments
- 4 Frye Art Museum
- 5 1101 Madison Medical Tower
- 6 St. James Cathedral
- 7 Sorrento Hotel
- 8 The Perry
- 9 M Street

FUTURE PROMINENT BUILDINGS

- 1 800 Columbia
- 2 815 9th Avenue
- 3 1114 Hubbell Place
- 4 715 8th Avenue
- 5 707 Terry Avenue
- 6 1103 Summit Avenue

CONTEXT ANALYSIS

Existing Prominent Surrounding Buildings

1 O'Dea High School



1923 / 3 Stories
High School

2 Cabrini Medical Tower



1973 / 19 Stories
Medical Office Building

3 Cabrini First Hill Apartments



2006 / 6 Stories
Apartments

4 Frye Art Museum



1952
Art Museum

Observations

- The neighborhood and surrounding area has a mixture of institutional, medical, museum, hotel, and residential multi-story buildings of varying quality and aesthetic
- Buildings carry varying material quality and aesthetic
- Madison Street and Boren Avenue have a definite “transportation and circulation feel” that define visible and spiritual boundary edges
- Adjacent streets have a slower and more neighborhood friendly atmosphere and feel
- Two characters of pedestrian experience: Fast along Madison and main arterials, slow along side streets
- The pedestrian experience traverses this dichotomy of neighborhood experience and can be leveraged to provide inspiration for new development

5 Madison Medical Tower



1994 / 14 Stories
Medical Office Building

6 St. James Cathedral



1907 / 167 ft. (Spire Height)
Cathedral

7 Sorrento Hotel



1909 / 7 Stories
Hotel

8 The Perry



2019 / 17 Stories
Apartments

9 M Street



2007 / 17 Stories
Apartments

CONTEXT ANALYSIS

Future Prominent Surrounding Buildings

1 800 Columbia



30 Stories / Apartments
Height

2 815 9th Avenue



29 Stories / Apartments
Transparency / Glazing Variance

3 1114 Hubbell Place



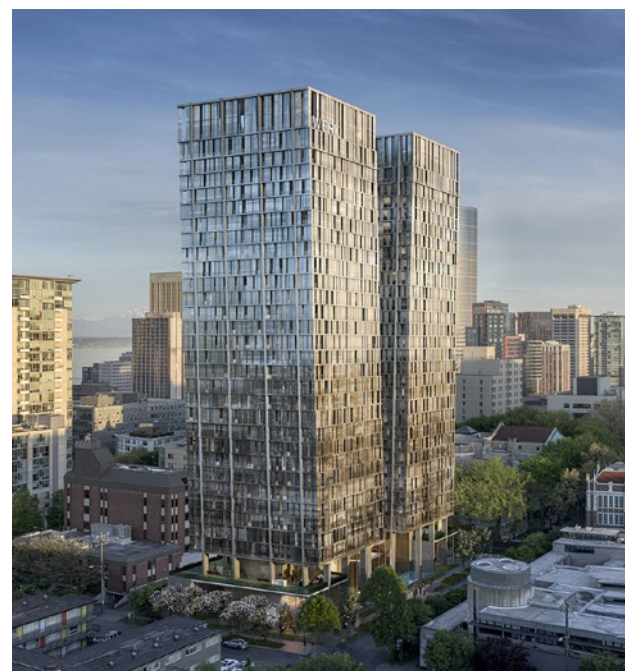
32 Stories / Apartments
Modulated Massing

4 715 8th Avenue



21 Stories / Apartments
Extruded Horizontal Planes

5 707 Terry Avenue



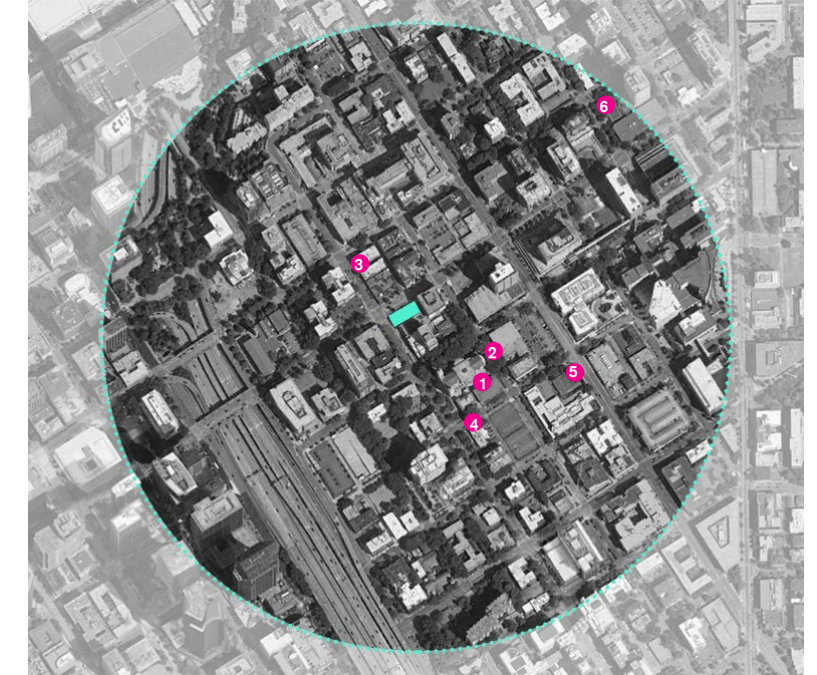
33 Stories / Apartments
Dynamic / Playful Appearance

6 1103 Summit Avenue



7 Stories / Apartments
Tectonic Connection with Street

Location Map



Observations

- This neighborhood is in transition with new development that will usher in an evolution of experience for residents and visitors alike.
- New multi-story residential development will enhance the sense of density and the character of the First Hill neighborhood.

Design Context and Character

- **Height**
- **Transparency Material Variation**
- **Modulated Massing**
- **Extruded Horizontal Planes**
- **Dynamic / Playful Appearance**
- **Tectonic Connection with the Street**

CONTEXT ANALYSIS

Prominent Surrounding Buildings

Map Key

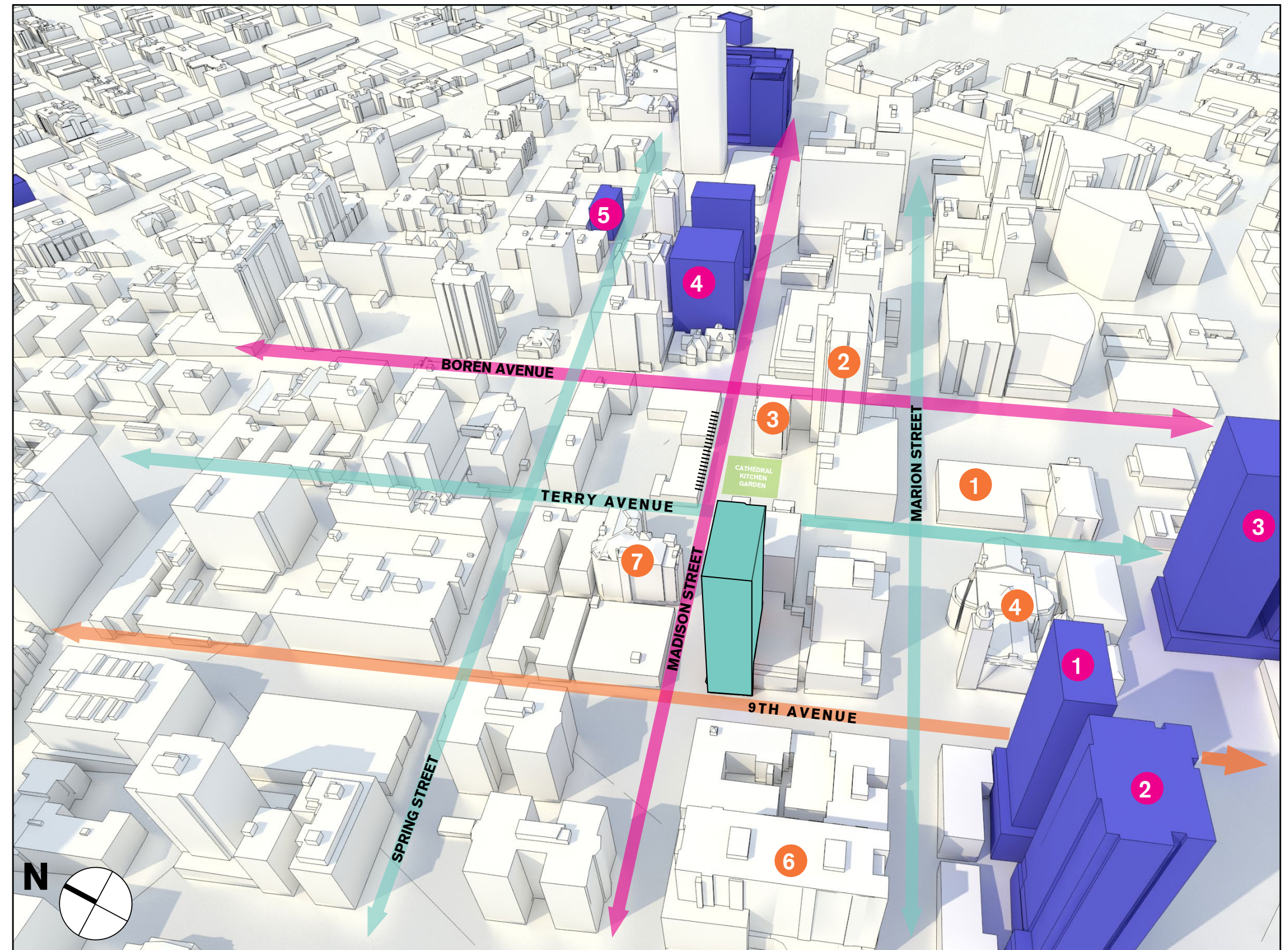
- Proposed/New Development
- Green Spaces
- Principle Arterial
- Minor Arterial
- Undesignated

Buildings

- ① O’Dea High School
- ② Cabrini Medical Tower
- ③ Cabrini First Hill Apartments
- ④ St. James Cathedral
- ⑤ Sorrento Hotel
- ⑥ M Street
- ⑦ 815 9th Avenue
- ⑧ 800 Columbia
- ⑨ 707 Terry Avenue
- ⑩ The Perry
- ⑪ 1103 Summit Avenue

Observations

- **Development.** Multiple new mixed-use high rise projects are being proposed south of the site.
- **Change.** This portion of the First Hill neighborhood is in transition and increasing in density.
- **Street Uses.** Multiple new buildings will change the density of the neighborhood and provide many new opportunities for ground level uses in certain areas along both Madison Street and 9th Avenue.



CONTEXT ANALYSIS

Potential Views

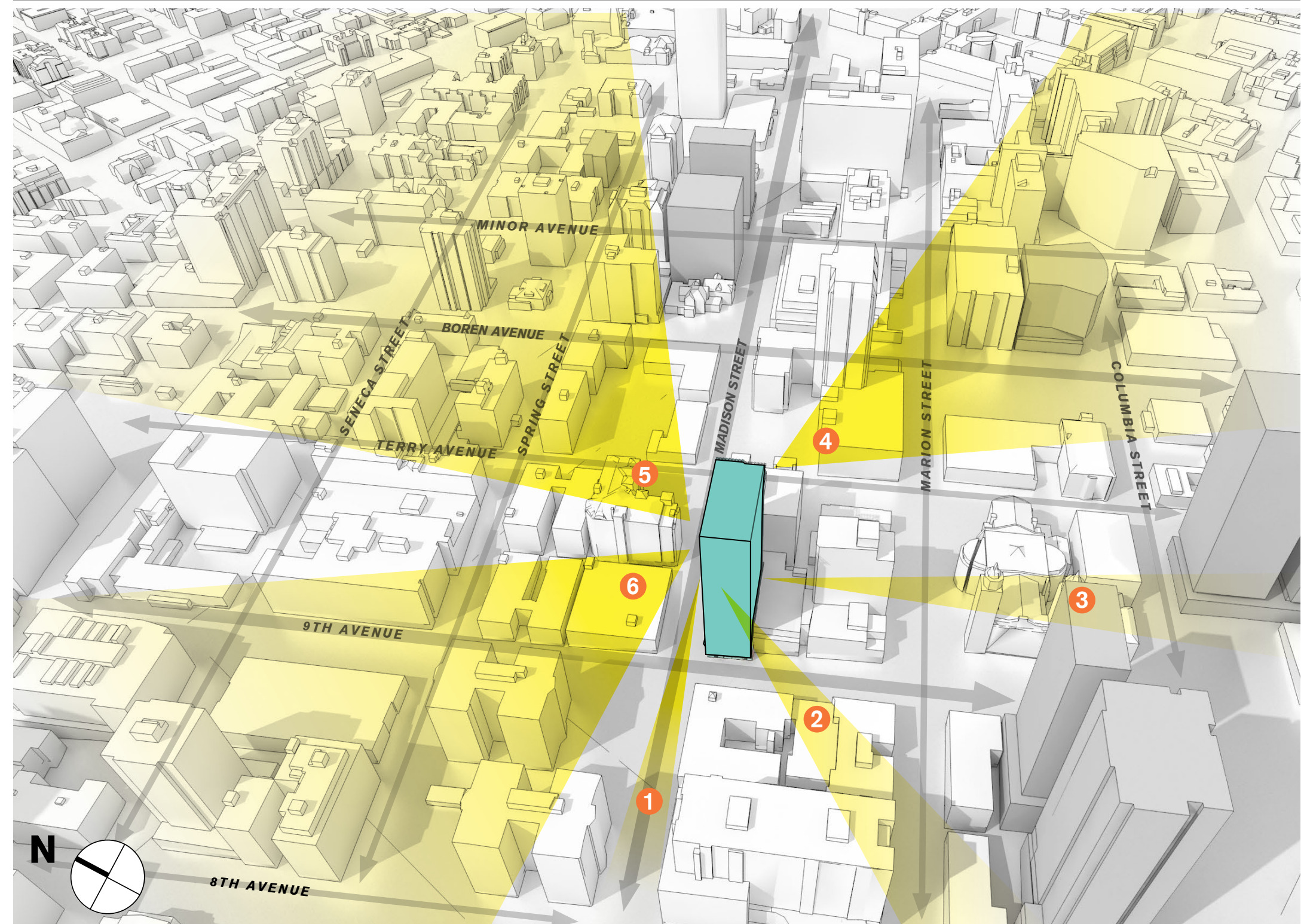
View Analysis

- 1 Established downtown view corridor that can be seen along Madison between multi-storey buildings. Views SW to Puget Sound.
- 2 Views SW to Puget Sound between downtown highrise buildings and proposed development above approximately 50'.
- 3 Views south to Mount Rainier between distant buildings above 40'.
- 4 Slot territorial view between Cabrini and Chancery Place apartment towers towards Cascade mountains above 40'.
- 5 Territorial views of Cascade mountains above 60'.
- 6 View of downtown neighborhood limited due to surrounding highrises.

Observations

- **Water Views.** Views towards Puget Sound are mostly obscured by tall downtown buildings to the West. Slot views along Madison Street exist east of a designated view corridor.
- **Territorial Views.** Views regained once residential uses are above adjacent buildings with admirable views of Mt. Rainier to the south and the Cascades to the east.

Potential View Apertures



CONTEXT ANALYSIS

Site Photography

1 Camera Location



3 Camera Location



Location Map



2 Camera Location



4 Camera Location



Observations

- **Visibility.** The site is located on a prominent corner between Madison Street and 9th Avenue. The West corner of the proposed building will be highly visible to the transit activity along Madison Street and 9th Avenue.
- **Views.** The views to the site at the intersection between Madison Street and 9th Avenue indicate that the West corner of the site is highly visible.
- **Chamfered Corner.** A unique aspect of this site and prominent feature in the pedestrian experience of this space.
- **Pace.** Traffic along Madison Street remains hurried due to its main arterial connection to downtown and lake Washington.

CONTEXT ANALYSIS

Streetscape Photomontage - 9th Avenue



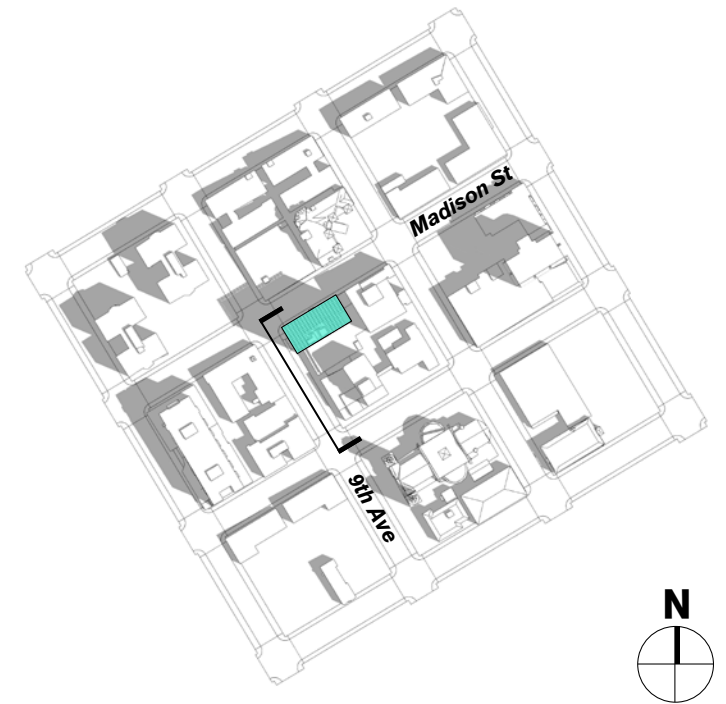
901 MADISON STREET

901 Madison (Building to be Removed)

Bloodworks Northwest Seattle

CONTEXT ANALYSIS

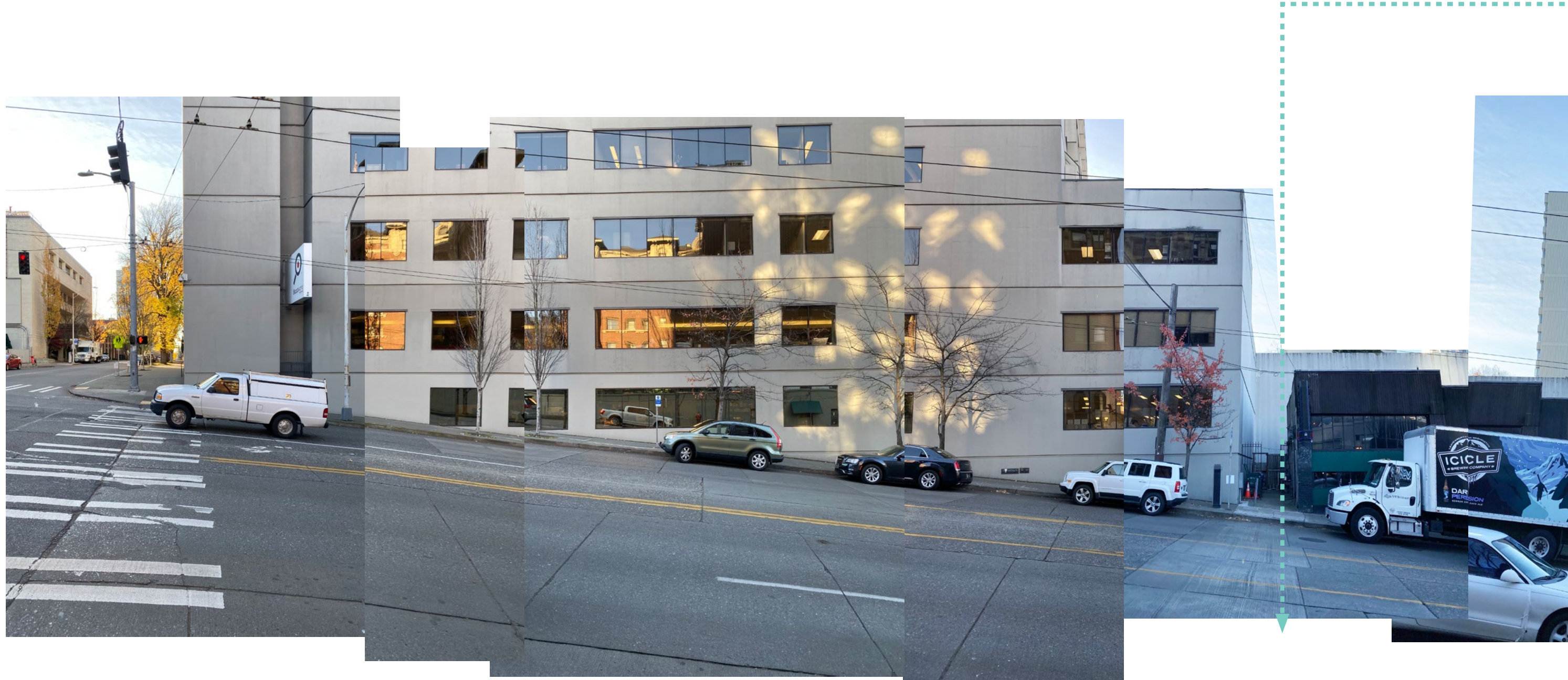
Location Map



Catholic Schools Department

CONTEXT ANALYSIS

Streetscape Photomontage - Madison Street



Bloodworks Northwest Seattle



CONTEXT ANALYSIS

Location Map



901 MADISON STREET



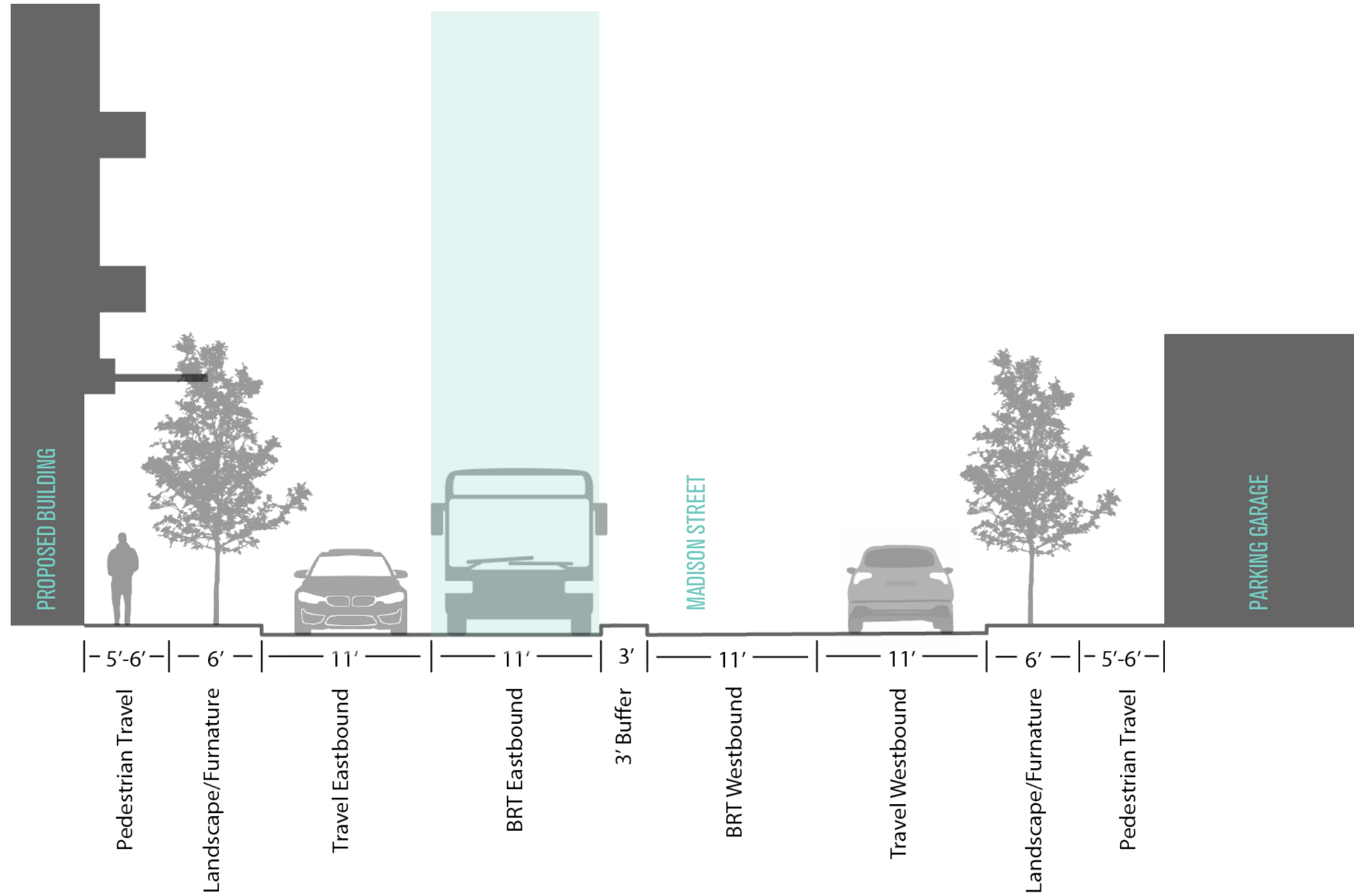
901 Madison (Building to be Removed)

The Madison

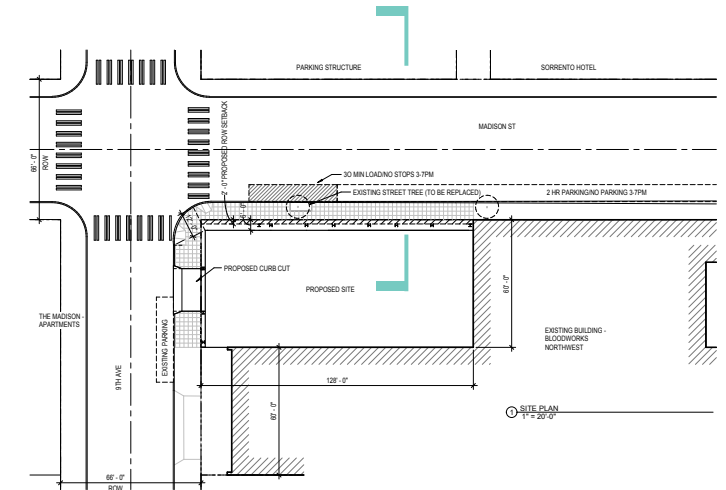
CONTEXT ANALYSIS

Future Right of Way Improvements

Madison Street Section (Looking Southwest)



Key Map



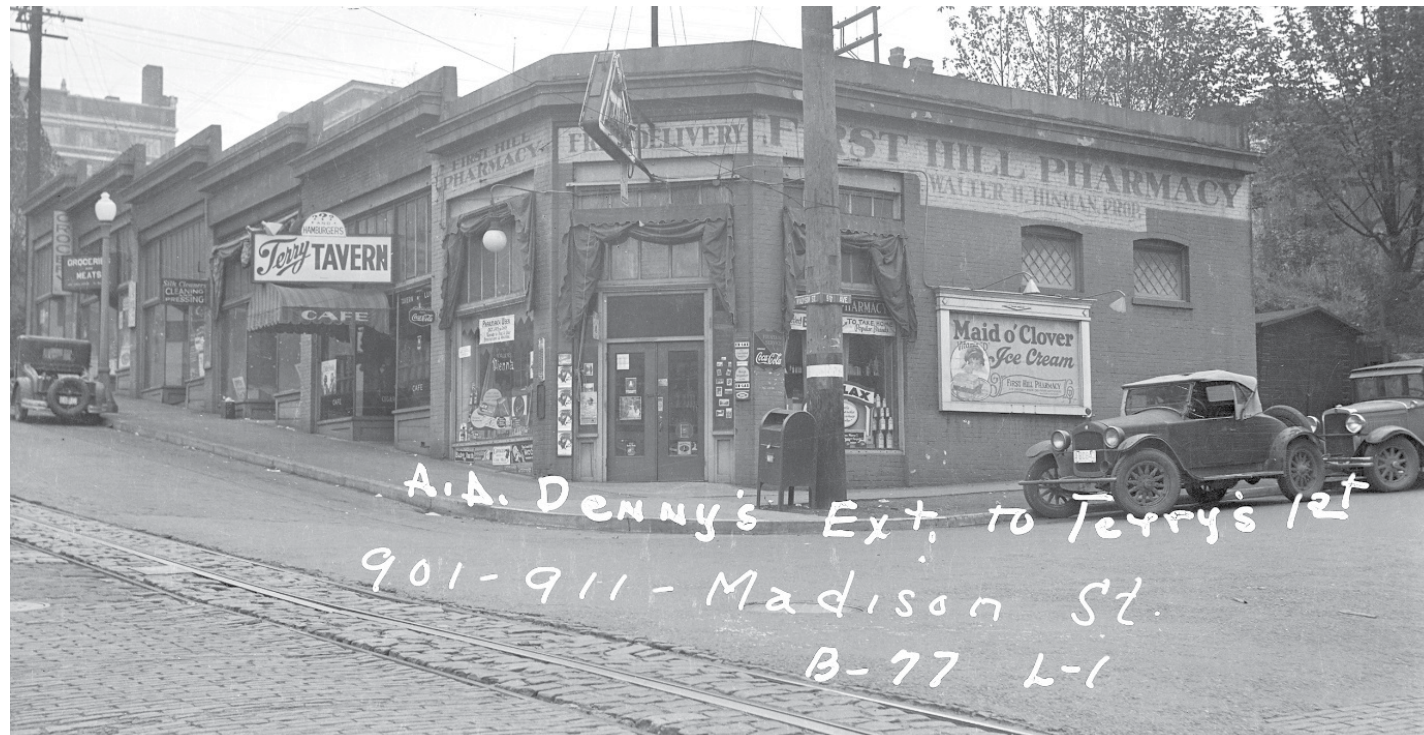
Future Impacts

- Madison Street is the location of the Future Bus Rapid Transit (BRT) line "G"
- Future stops along Madison Street at the intersections of 8th Avenue and Terry Avenue
- BRT line will remove all parking along Madison Street for the project block
- There will be no bike lane or buffering strip between traffic lanes and curbs

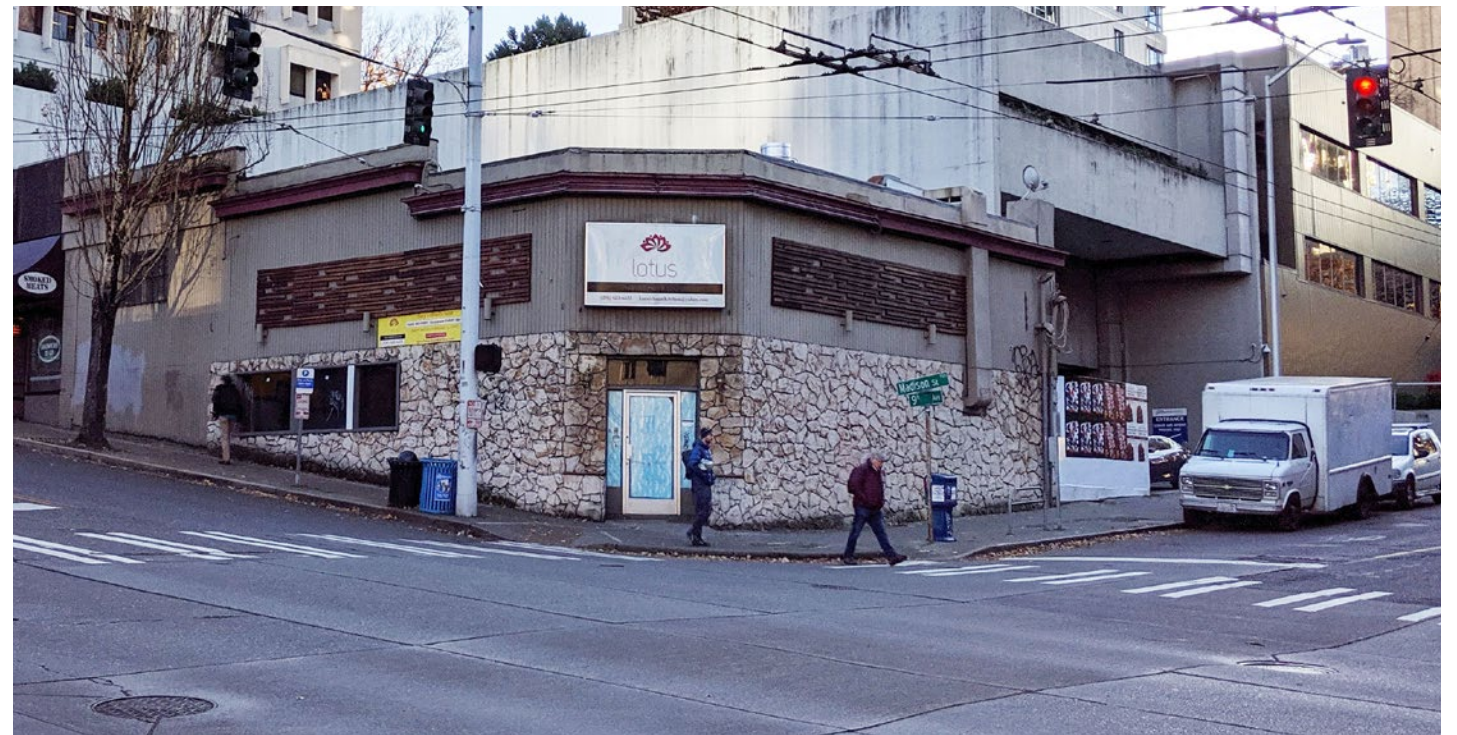
CONTEXT ANALYSIS

Corner Character

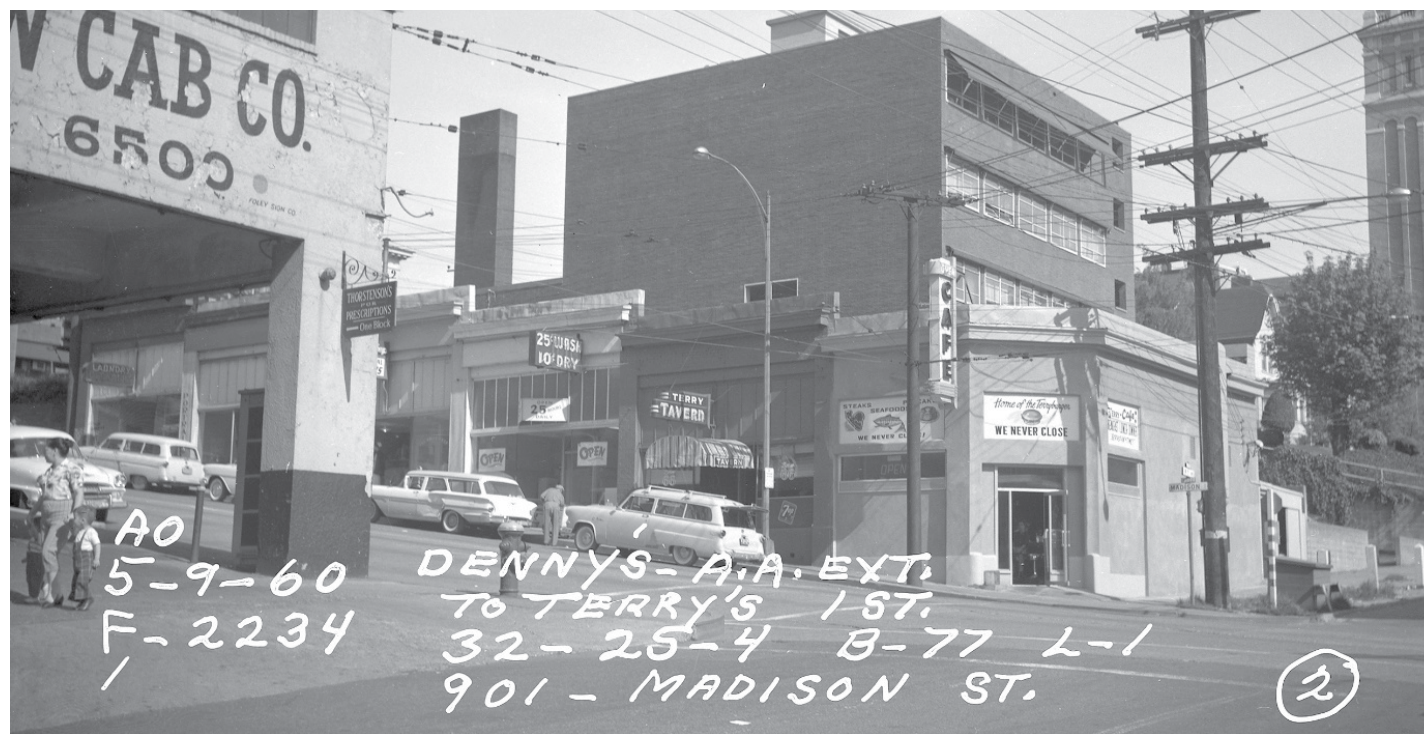
1937 corner character



Current corner character



1960 corner character



Observations

- The historic structure has been altered away from its original design, but one characteristic that has continued through various remodels is the chamfered corner
- The building has been on this site for over 100 years
- Much of the neighborhood has grown up around this location
- Small retail and service shops have been on this location for the life of the building

ZONING SUMMARY

Relevant Development Standards

Land Use Code Summary

ZONE: NC3P-200
ZONE OVERLAY: PARKING FLEXIBILITY AREA
MADISON: CLASS I PRINCIPAL ARTERIAL
9TH AVE: CLASS II MINOR ARTERIAL

23.40.060 ZNE LIVING BDG PILOT PROGRAM

- 25% extra FAR
- 25' extra building height

23.47A.004 PERMITTED USES

- Residential uses are permitted
- Retail/restaurants/drinking establishments permitted

23.47A.005 REQUIRED STREET LEVEL USES

- Eating and drinking establishments
- Retail and sales uses permitted

23.47A.008 STREET LEVEL DEVELOPMENT STANDARDS

- Blank segments of the street-facing facade between 2' & 8' above sidewalk may not exceed 20' in width
- 60% of street facing facade between 2' & 8' above the sidewalk shall be transparent. The width of a driveway shall not exceed 22' and may be subtracted from the width of the street facing facade if access cannot be provided from an alley or from a street that is not designated a principal pedestrian street.
- Non-residential uses greater than 600 SF shall extend an average depth of at least 30' & a minimum depth of 15' from the street level facing facade.

- Continuous overhead weather protection is required along at least 60% of street frontage on a principal pedestrian street. The covered area shall be a minimum of 6', unless there is a conflict with existing or proposed street trees or utility poles, in which case width may be adjusted to accommodate such features.
- Lower edge of the overhead weather protection shall be a minimum of 8' and a maximum of 12' above sidewalk.

23.047A.013 - FLOOR AREA RATIO

- NC3P-200: 200' and 8.25 FAR
- Within First Hill Urban Village, max FAR is 12 if development has at least 4 FAR residential uses.

23.47A.014 - SETBACKS

- No setbacks required

23.47A.014D - FACADE MODULATION

- Required for any building facade dimension exceeding 250' - longest facade 128' on project - NA.

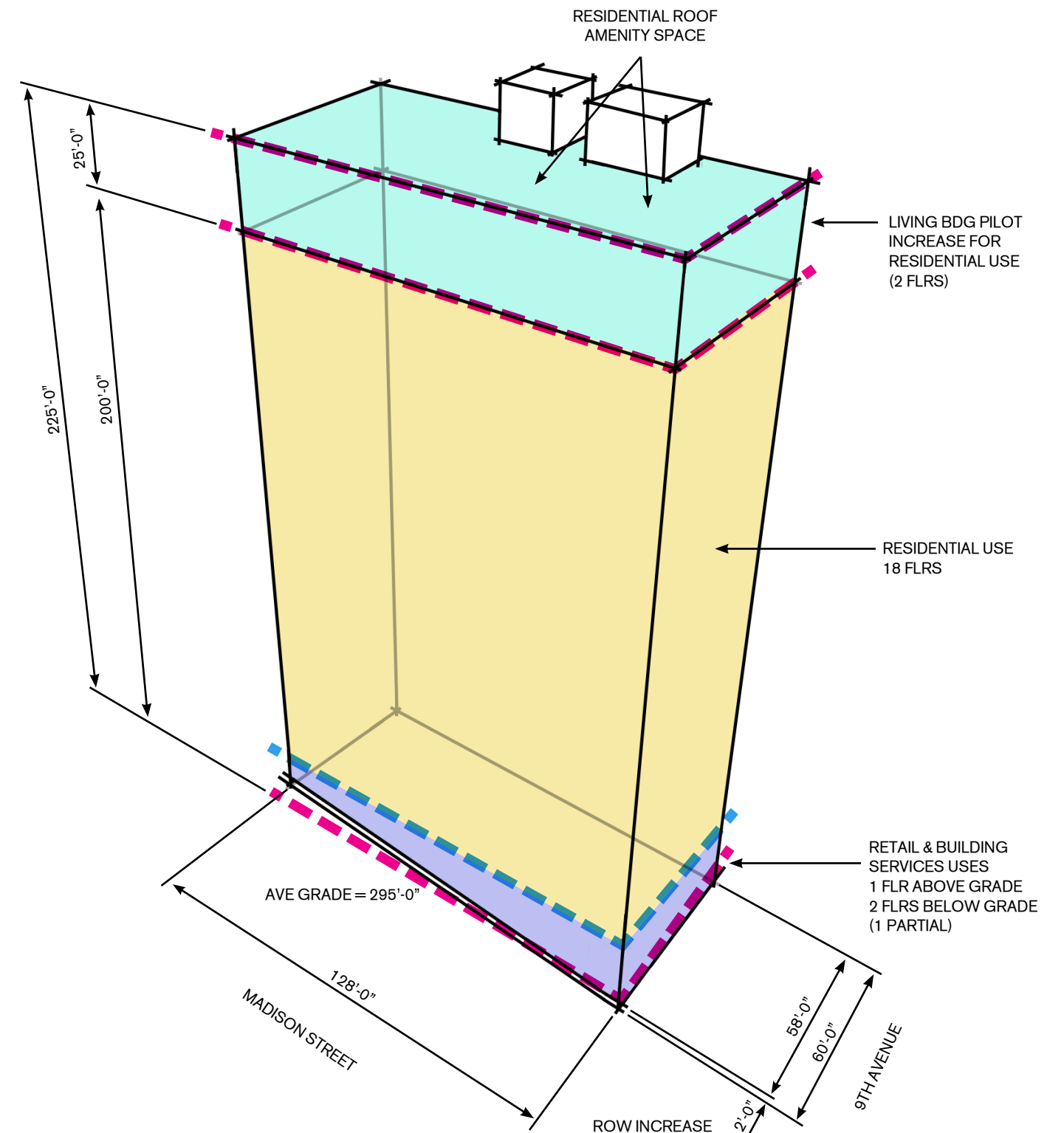
23.47A.015 VIEW CORRIDORS

- NA

23.47A.016 LANDSCAPING & SCREENING REQS

- Green Factor of 0.3 required.
- Existing street trees shall be retained unless the Director of Transportation approves their removal. The Director, in consultation with the Director of Transportation, will determine the number, type, and placement of street trees to be provided.
- If, according to the Director of Transportation, a 5' setback or landscaped planting strip is not feasible, the Director of the Seattle Department of Construction and Inspections may reduce or waive this requirement.

Zoning Envelope



Land Use Code Summary

23.47A.024 AMENITY AREA

- 5% of total GSF in residential use.
- Excludes mechanical and accessory parking area
- All residents shall have access to at least one common or private amenity area.
- Amenity areas shall not be enclosed.
- Parking areas, vehicular access easements and driveways do not qualify.
- Common amenity areas shall have a minimum horizontal dimension of 10' and not horizontal dimension shall be less than 6'.
- Rooftop areas excluded because they are near minor communications utilities and accessory communication devices, pursuant to subsection 23.57.012.C.1.d, do not qualify as amenity areas.

23.47A.030 REQUIRED PARKING & LOADING

- Non-residential: Within Urban Center - no min. reqs.
- Residential: Within Urban Center - no min. reqs.
- Parking access: 9th Ave. 22' max curb cut.
- No loading req. per **23.54.035**.

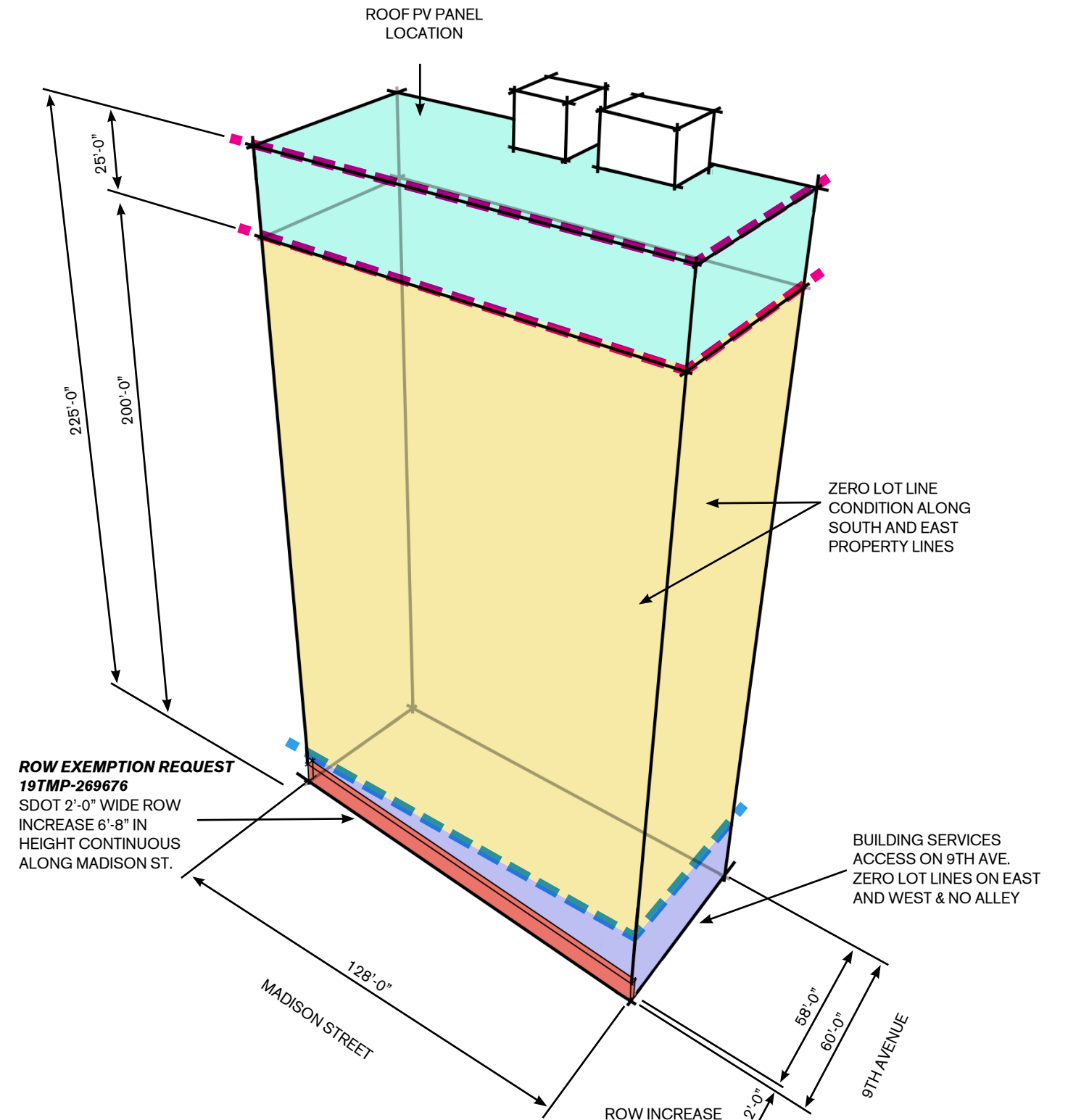
23.47A.032 REQUIRED PARKING & LOADING

- Access to parking shall be from an alley. If alley in infeasible, the Director may allow street access.
- If access is not provided from an alley and the lot abuts only one street, access is permitted from the street, and limited to one two-way curb cut.
- For each permitted curb cut, street-facing facades may contain one garage door, not to exceed the maximum width allowed for curb cuts - 22'-0".
- 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 principal pedestrian street.

23.54.040 - SOLID WASTE & RECYCLING

- More than 100 residential units: 575 SF plus 4 SF for each additional unit above 100
- Non residential uses < 5,000 SF = 82 SF
- 50% reduction for mixed use bdgs = 41 SF
- For residential units more than 100, 15% reduction allowed if storage space has a minimum 20' horizontal dimension.
- Access ramps to the storage space shall not exceed a grade of 6%
- Any gates or access routes for trucks shall be a minimum of 10' wide.

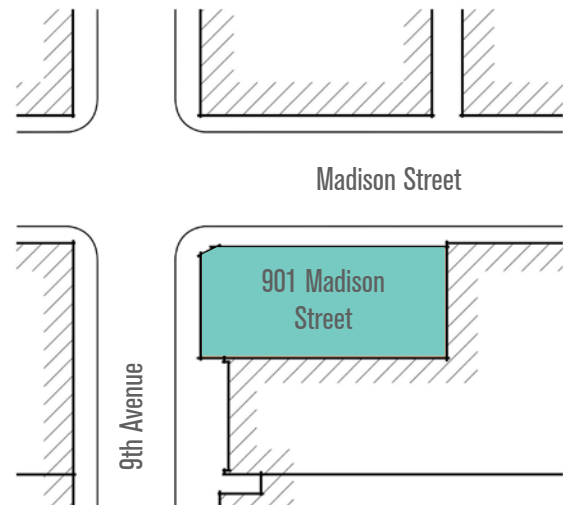
Zoning Envelope



SITE CONDITIONS

Site Plan/Survey

Site Key Map



KEYNOTES

- 1 Exist. Street Tree - replace or relocate
- 2 Existing Bloodworks NE facility
- 3 Madison Apartment Homes, 4 stories, 50'
- 4 The Mill, surface parking lot
- 5 Parking Garage
- 6 Sorrento Hotel

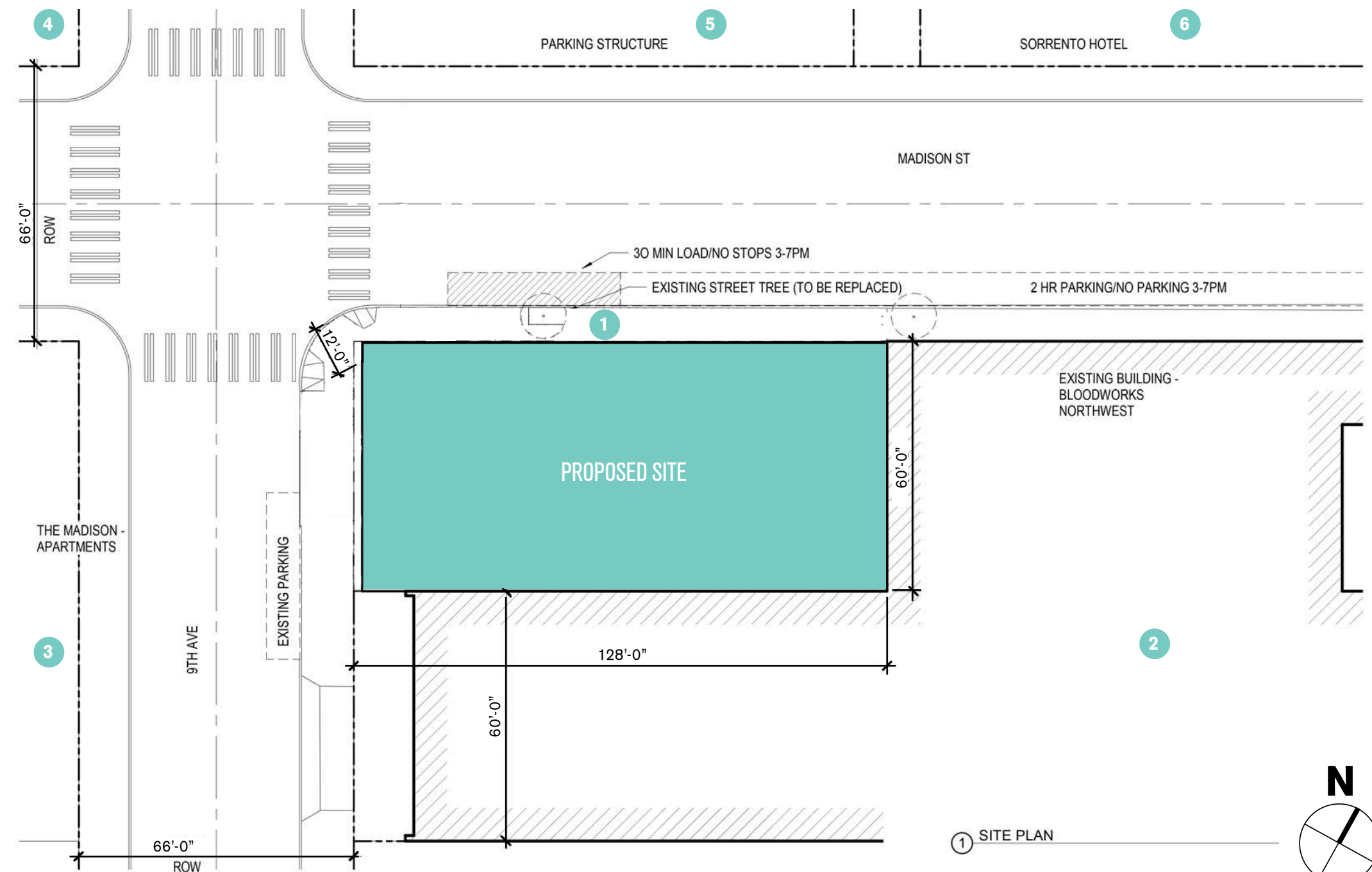
LEGAL DESCRIPTION

Lot 1, in Block 77 of extension in Terry's first addition to the Town of Seattle, as per plat, recorded in volume 1 of plats, page 86, in King County, Washington. Together with that portion of the southwesterly one-half (1/2) of vacated alley adjoining or abutting thereon pursuant to ordinance number 78776, which upon vacation, attached to said premises by operation of law.

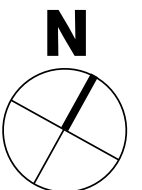
EASEMENTS

Rec. 20171109000835 temporary construction for the purpose of placing personnel, machinery and equipment of sue during construction to accomplish sidewalk installation and/or upgrade ADA curb ramps within City right of way.

Site Survey NTS



1 SITE PLAN



SITE CONDITIONS

Proposed Shadow Conditions

Legend

 Proposed Building Location

Observations

- **Small Footprint.** Given that the tower carries a relatively small footprint, the impact of the shadows on adjacent properties is generally limited and likely to not have any significant adverse impacts to adjacent properties during the summer months.
- **Equinox.** During the equinox, properties to the North and Northwest experience some shadow impacts in the morning and early afternoon.
- **North Properties.** During the winter solstice, the shadows cast by the proposed tower will generally reach much further than the rest of the year.



DESIGN GUIDELINES

High Priority Guidelines

CS1: NATURAL SYSTEMS & SITE FEATURES

A. Energy Use



A-1 ENERGY CHOICES

At the earliest phase of project development, examine how energy choices may influence building form, siting, and orientation, and factor in the findings when making siting and design decisions.

Design Response

A combination of renewable energy sources and methods will include building mounted PV panels, battery storage, and a collaborative waste water heat recovery program with neighboring medical sourced uses.

C. Topography



C-1 LAND FORM

Use the natural topography and/or other desirable land forms to inform the project design.

Design Response

We have allowed the significantly sloping site to inspire as we plan functional pedestrian oriented uses that enhance the public right of way experience. The topography of our site also informs our interior functional planning so that we can take advantage of disparate sidewalk elevations.

CS2: URBAN PATTERN & FORM

A. City & Neighborhood Location



A-1 SENSE OF PLACE

Emphasize attributes that give the neighborhood and the site its distinctive sense of place. Sense of place is informed by patterns of streets, street slope, significant trees, iconic buildings & transportation junctions. These attributes are gateways to the community.

Design Response

We strive to implement pedestrian oriented experiences that the passerby can engage with. We also plan to retain existing trees, where possible, and enhance the ROW pedestrian experience with sensitive landscaping. We see this building as a "gateway" for the neighborhood and its particular mix of residential, institutional, and small retail experiences.

A. City & Neighborhood Location



A-2 ARCHITECTURAL PRESENCE

Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly. A site may lend itself to a "high profile" design with significant presence and individual identity.

Design Response

We see this building, by virtue of its slender massing, and its small site, as an opportunity to create an iconic architectural statement. We plan to leverage this into a fully locally oriented brand that speaks to the existing fabric of the surroundings and the future of this neighborhood.

CS2: URBAN PATTERN & FORM

C. Relationship to the Block



C-1 CORNER SITES

Corner sites can serve as gateways or local points: both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances. Consider using a corner to provide extra space for pedestrians and an generous entry.

Design Response

The recent history of the site included a corner entry to a well established eatery. We plan to leverage this unique opportunity to provide a corner entry to a dining use in the current design for the project.

CS3: ARCHITECTURAL CONTEXT & CHARACTER

A. Emphasizing Positive Neighborhood Attributes



A-2 CONTEMPORARY DESIGN

Explore how contemporary designs can contribute to the development of attractive new forms & architectural styles, as expressed through use of new materials or other means.

Design Response

We believe that a “contemporary” design aesthetic does not have to be “cold” and can add clean, visual interest to pedestrian oriented uses and entry to the building. We also believe that the clean lines found in the design enhances the residential component based construction.

PL1: CONNECTIVITY

A. Network Of Open Spaces



B-2 PEDESTRIAN VOLUMES

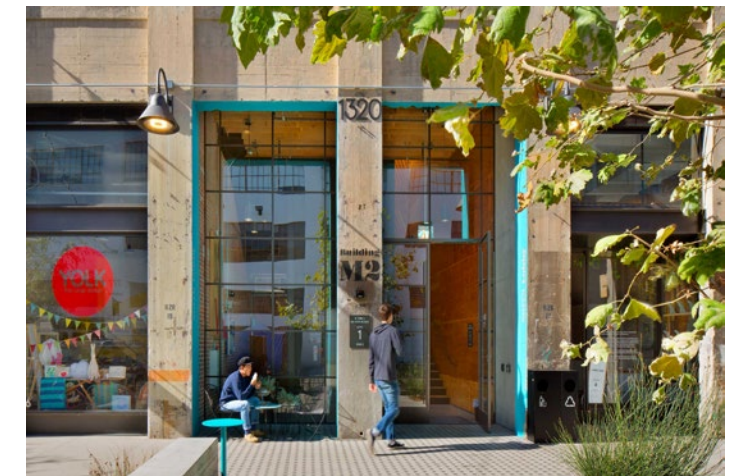
Provide ample space for pedestrian flow and circulation, particularly in areas where there is already heavy pedestrian traffic or where the project is expected to add or attract pedestrians to the area.

Design Response

We plan on providing a widened ROW along Madison Street, one block adjacent to a future BRT bus line and will also provide an accessible recessed main entry to the building. Pedestrian oriented uses will be transparent and allow interior retail uses to be seen from the public ROW.

PL3: STREET-LEVEL INTERACTION

A. Entries



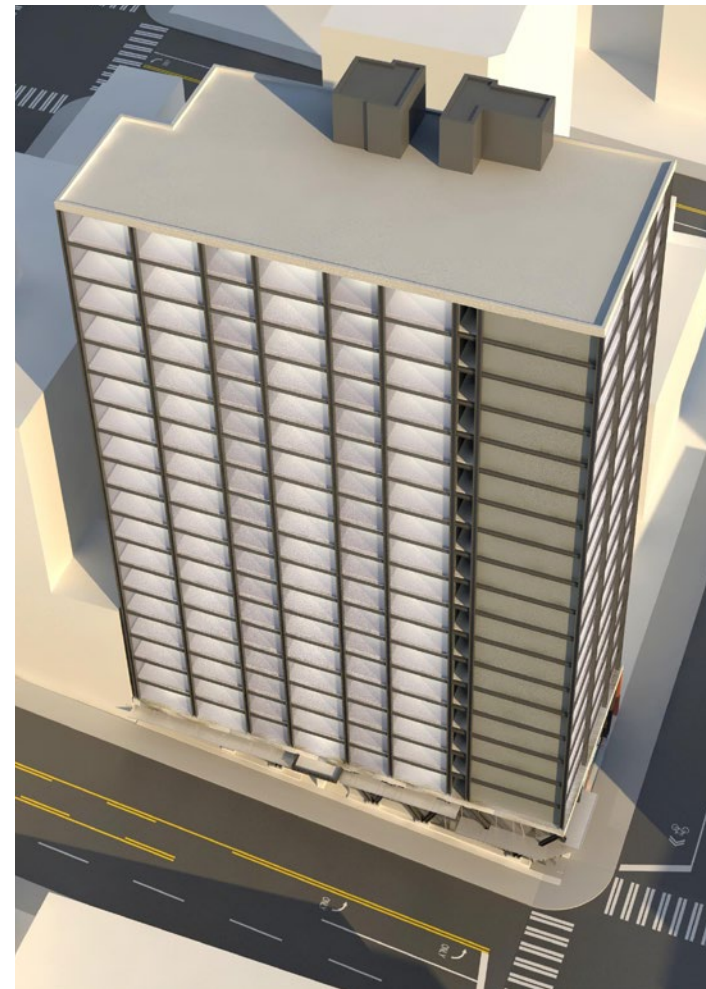
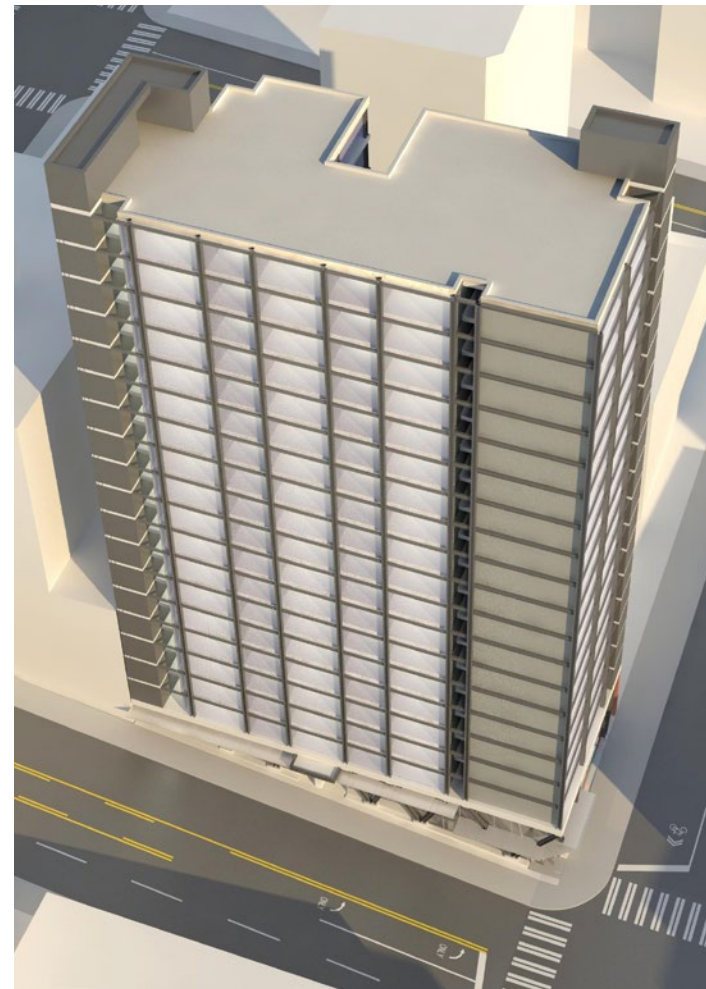
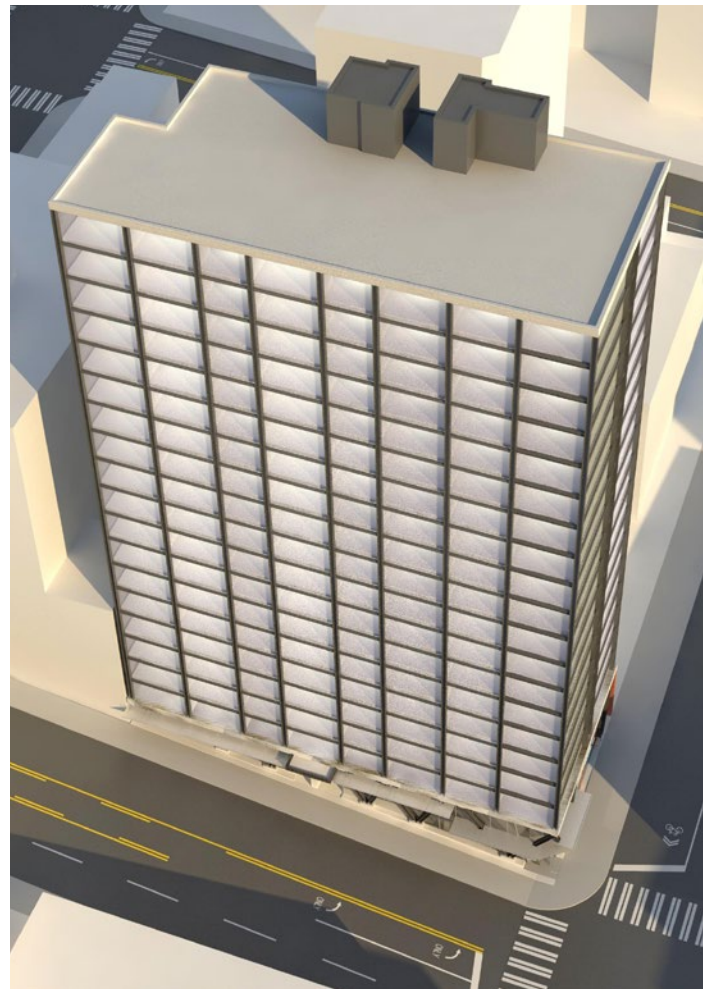
A-1 DESIGN OBJECTIVES

Design primary entries to be obvious, identifiable, & distinctive with clear lines of sight & lobbies visually connected to the street. Scale & detail them to function well for their anticipated use & also to fit with the building of which they are a part, differentiation residential and commercial entries with design features & amenities specific to each.

Design Response

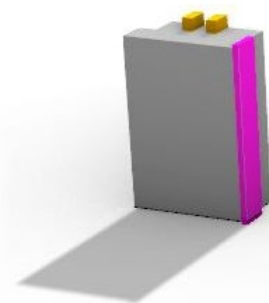
The primary entry to the building, serving residential and retail/restaurant uses will be provided with clear lines of sight from the public ROW. Distinctive detailing will be keyed to provide clear, understandable, and obvious points of entry for the building.

CONCEPT ALTERNATIVES



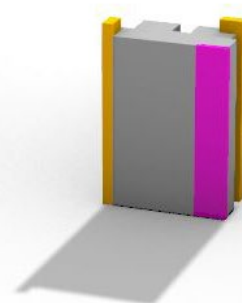
Option 1 Metrics

Gross Floor Area	84425
Number of Units	159
Number of Affordable Units	41



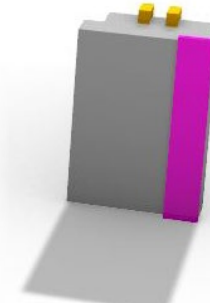
Option 2 Metrics

Gross Floor Area	84425
Number of Units	141
Number of Affordable Units	37



Option 3 Metrics (Preferred)

Gross Floor Area	84425
Number of Units	159
Number of Affordable Units	41



Fundamentals to All Schemes

OPPORTUNITIES

- Take advantage of views to downtown and Elliot Bay
- Emphasize the vertical proportions of the building
- Breakdown the scale of the building along Madison Street with transparent pedestrian oriented uses
- Leverage the significant site topography to enhance the pedestrian experience along Madison Street
- Maximise development potential to yield the most affordable housing units
- Place core elements (stairs & elevators) along the south property line to reduce adverse impacts for pedestrians

CHALLENGES

- Obstructed views south of building up to 50'
- Building services along 9th Ave are complicated with narrow 60' site and 2' ROW give along Madison Street
- Character of surrounding context is in transition due to new and proposed building projects

GUIDING PRINCIPLES

Given the contextual analysis of the First Hill neighborhood four design guidelines stand out for the 901 Madison project.

- **Orientation.** Building transparency should be oriented to create a strong visual link with downtown and the Puget Sound. This will further connect the project with the neighborhood and its place in the region.
- **Balance.** The project should respond to the design context and character of neighboring buildings. Synthesizing the neighborhood through a balance of tectonics, massing articulation, and transparency modulation.
- **Engagement.** The pedestrian experience along Madison Street should be enhanced through architectural details that emphasize connection and place, engaging the public who use the site.
- **Corner Character.** The unique historical character and design of the current building on our site should be remembered in the future design through the incorporation of a dynamic corner condition.

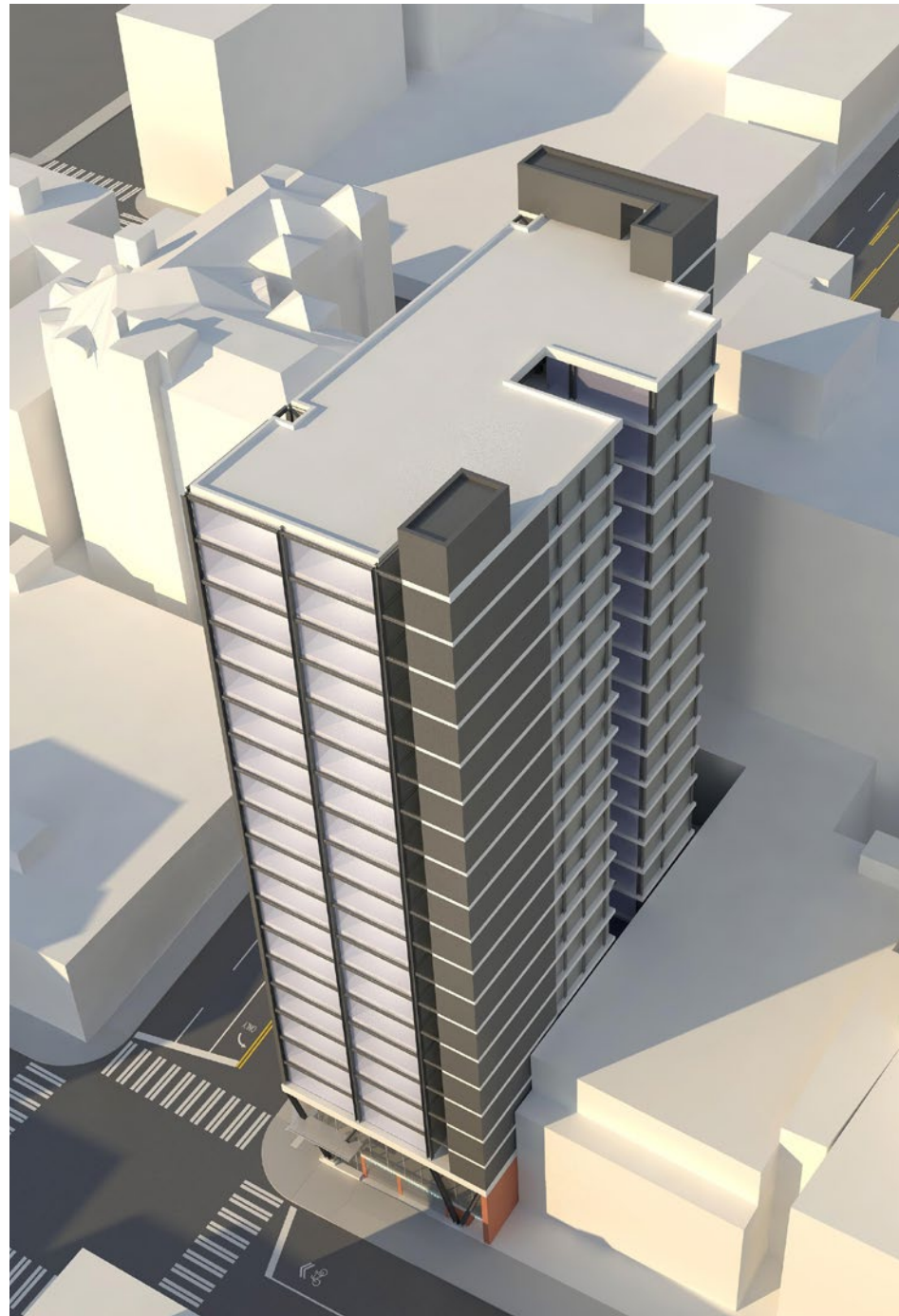
CONCEPT ALTERNATIVES

Summary of Alternatives

Option 1



Option 2



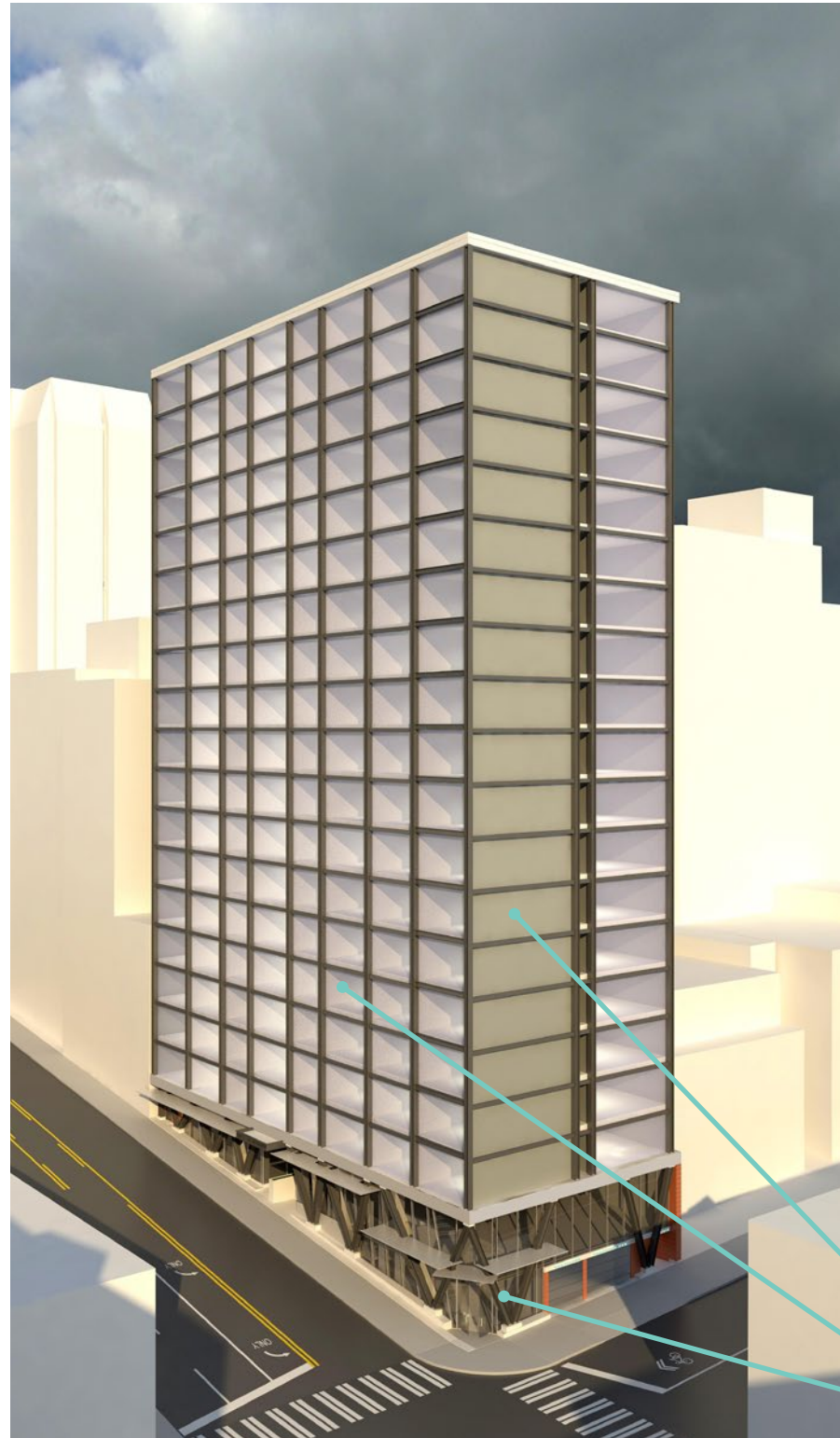
Option 3 (Preferred Scheme)



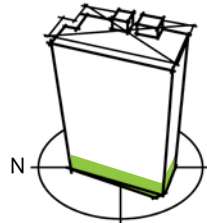
CONCEPT ALTERNATIVES

Option 1

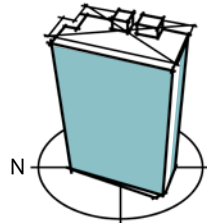
Aerial Looking East



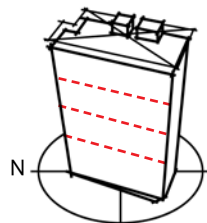
Opportunities



Engagement
Transparent street level facade encourages pedestrian engagement



Orientation
Glass facade along 9th Ave Madison Street connecting with surrounding context



Balance
Emphasizing the tectonic nature of massing through horizontal articulation

- EXTERIOR FACADE
- UNIT GLAZING
- LEVEL 1 RETAIL

Affordable Housing

UNIT TYPE

UNIT TYPE	No. of Units	Unit %	MFTE	MHA
Jr. Studio	36	22%	5	-
Studio	54	34%	16	4
Jr. 1 BR	18	11%	2	1
1 BR	33	20%	7	3
2 BR	18	11%	2	1
Total Units:	159		32	9

TOTAL AFFORDABLE HOUSING UNITS:

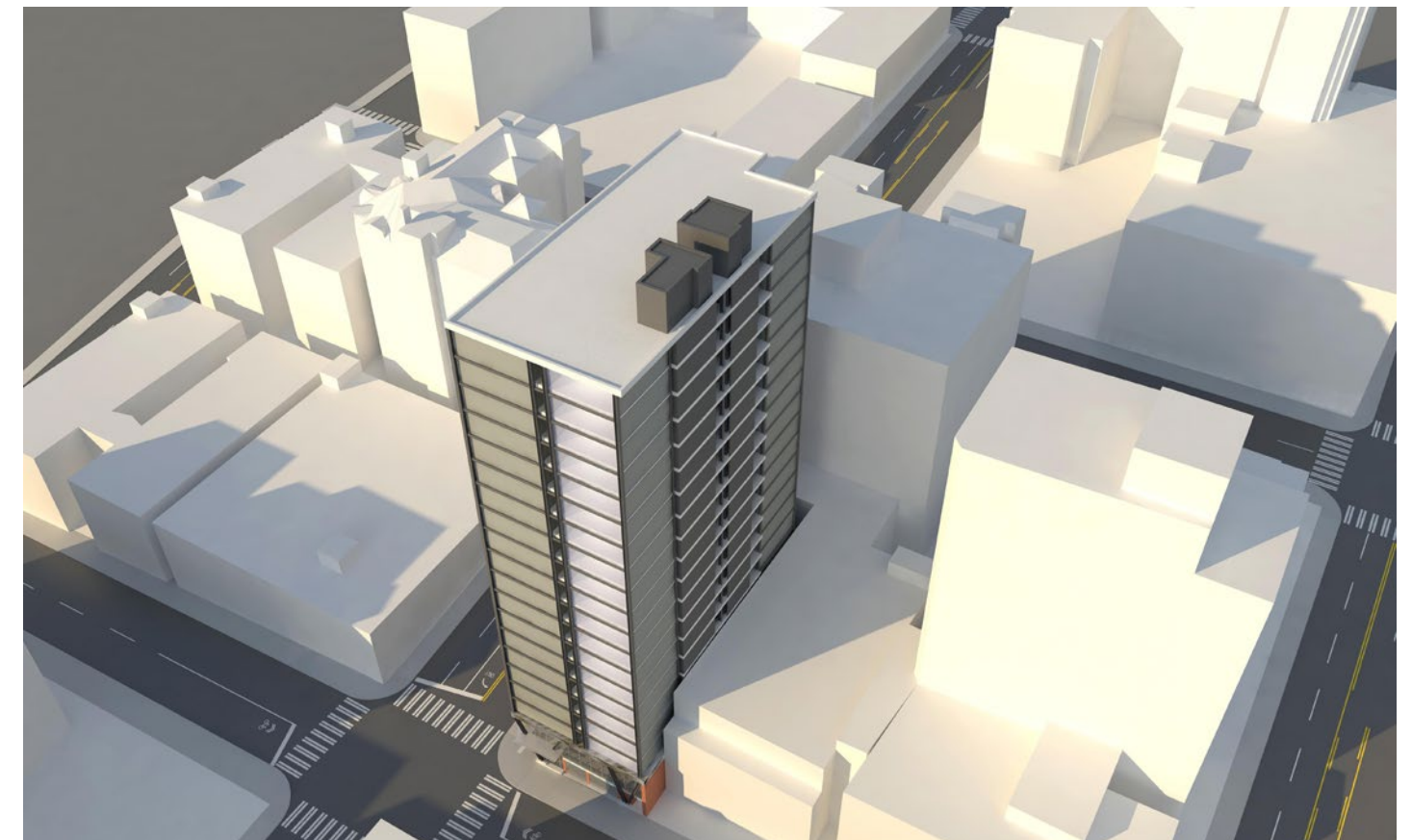
Appx. 41

Data

LEVELS

L1 Retail:	1500 GSF
B1 Retail:	750 GSF
B1 Services:	1776 GSF
B2 Services:	3183 GSF
Parking Machine:	6939 GSF

Aerial Looking North



CONCEPT ALTERNATIVES

Option 1

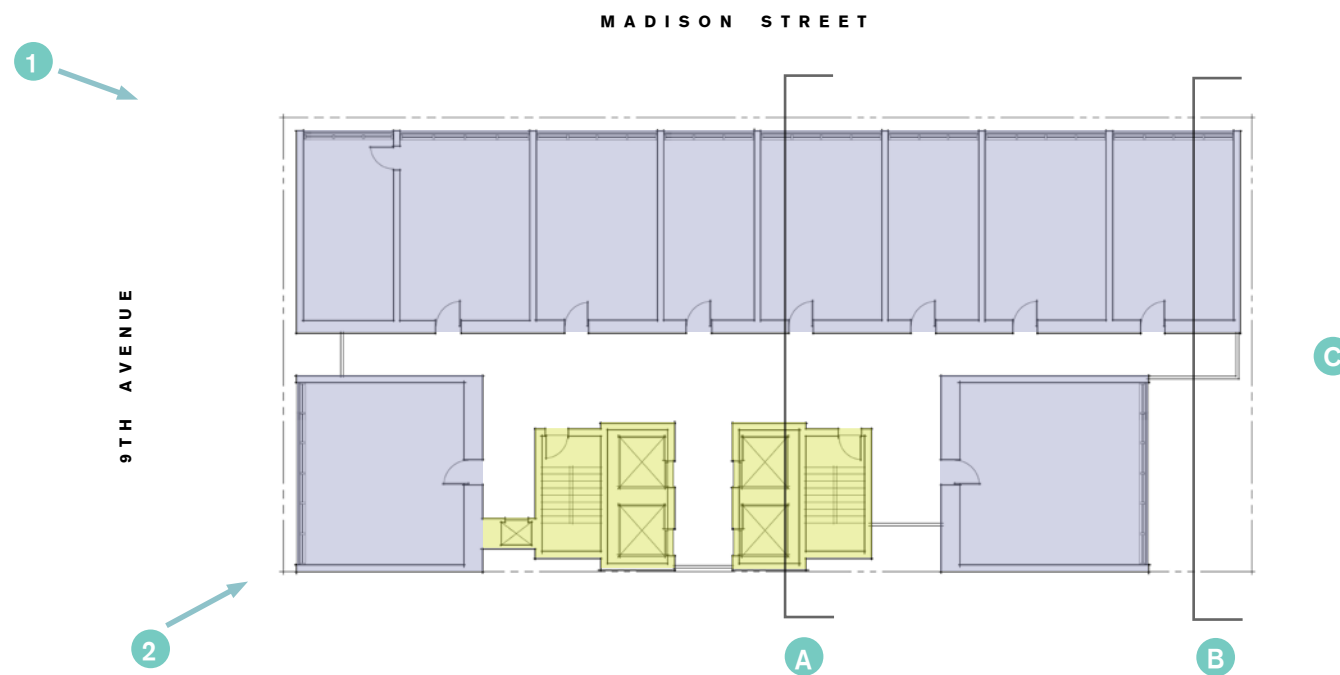
Eye Level Looking East



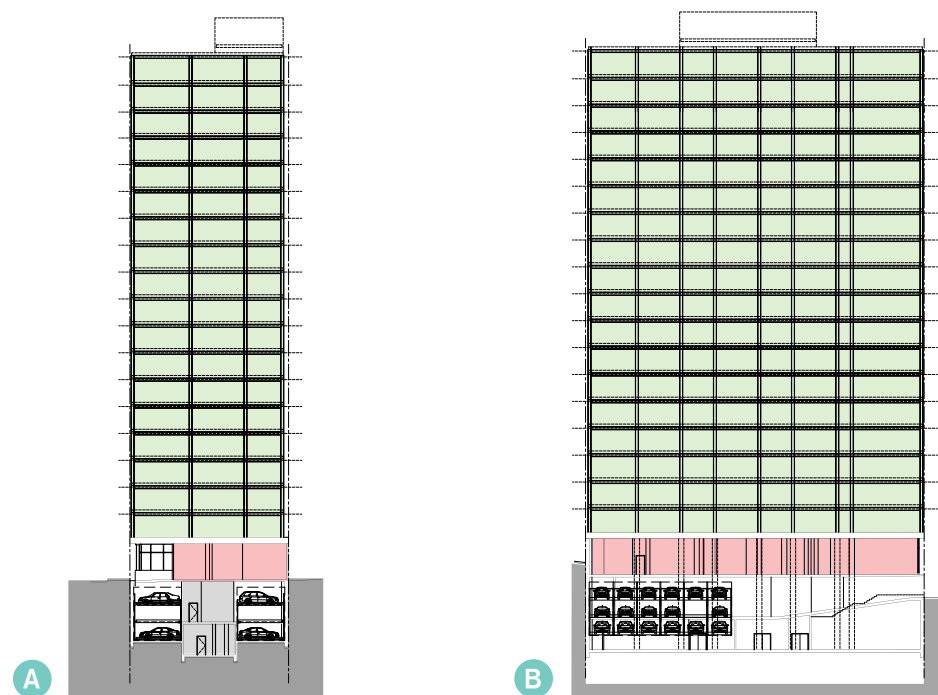
Eye Level Looking North



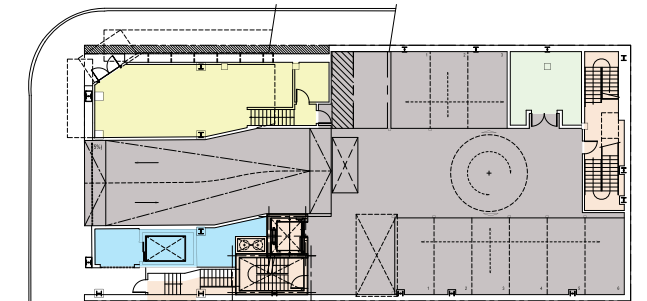
Level 2-21: Residential



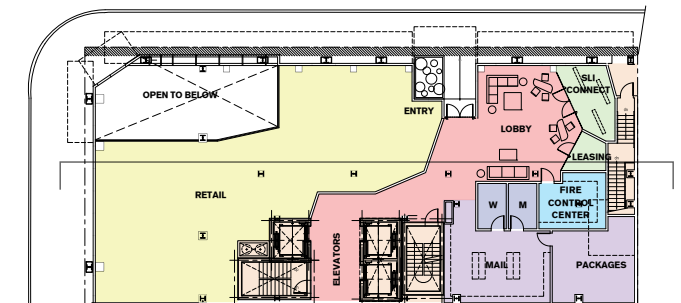
Sections



Level Basement: Building Services



Level 1: Ground Level



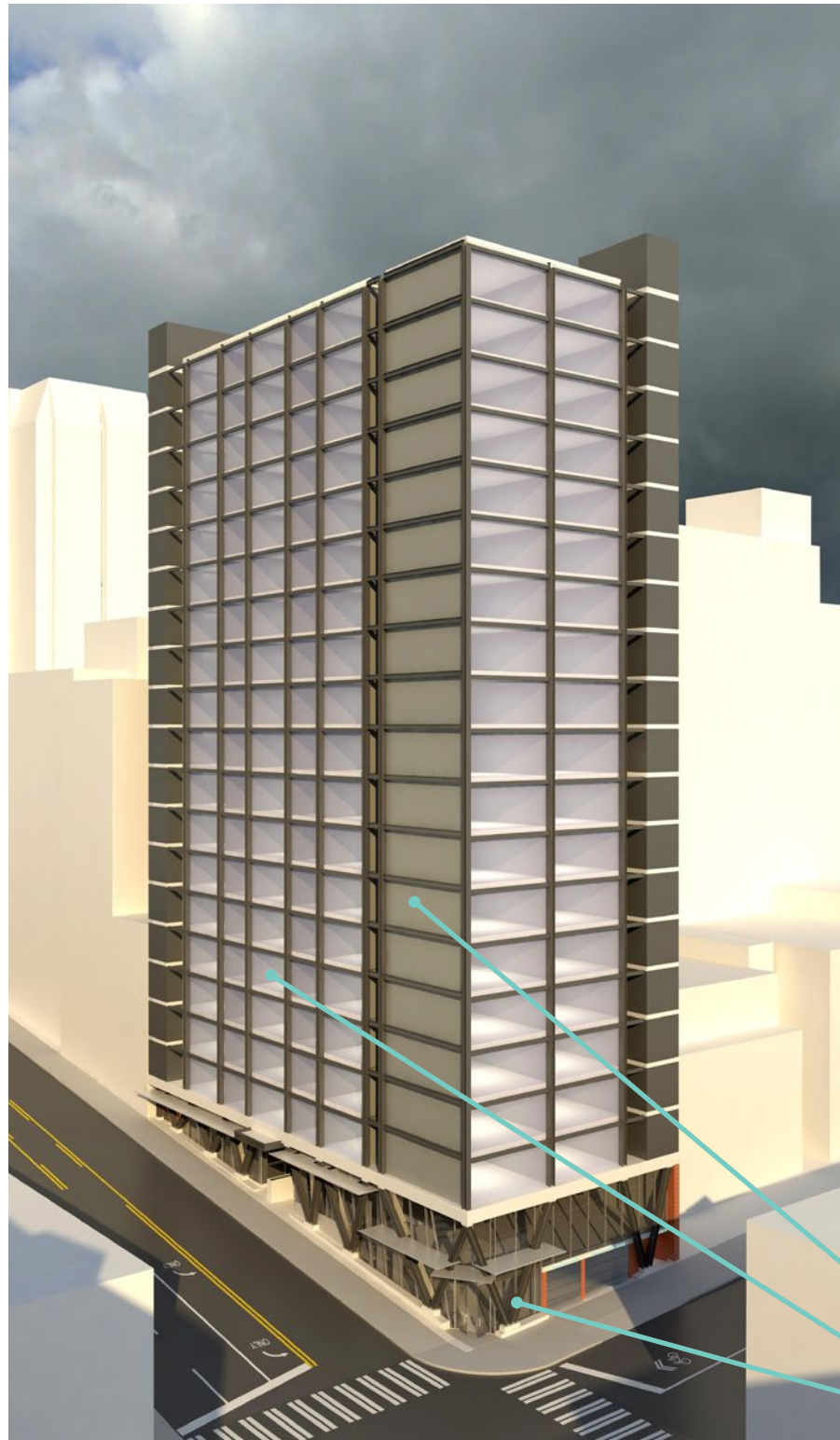
Guiding Principals

- ✓ **Orientation.** Building transparency should be oriented to create a strong visual link with downtown and the Puget Sound. This will further connect the project with the neighborhood and its place in the region.
- ✓ **Balance.** The project should respond to the design context and character of neighboring buildings. Synthesizing the neighborhood through a balance of tectonics, massing articulation, and transparency modulation.
- ✓ **Engagement.** The pedestrian experience along Madison Street should be enhanced through architectural details that emphasize connection and place, engaging the public who use the site.
- ✗ **Corner Character.** The unique historical character and design of the current building on our site should be remembered in the future design through the incorporation of a dynamic corner condition.

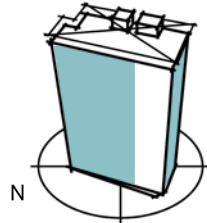
CONCEPT ALTERNATIVES

Option 2

Aerial Looking East



Opportunities



Orientation

North / West glass facade connects building with surrounding neighborhood



Balance

Emphasizing the tectonic nature of massing through vertical articulation

- EXTERIOR FACADE
- UNIT GLAZING
- LEVEL 1 RETAIL

Affordable Housing

UNIT TYPE

UNIT TYPE	No. units	Unit %	MFTE	MHA
Jr. Studio	18	13%	2	-
Studio	36	26%	9	3
Jr. 1 BR	36	26%	9	2
1 BR	33	22%	7	2
2 BR	18	13%	2	1

Total Units: 141 MFTE 29 MHA 8

TOTAL AFFORDABLE HOUSING UNITS:

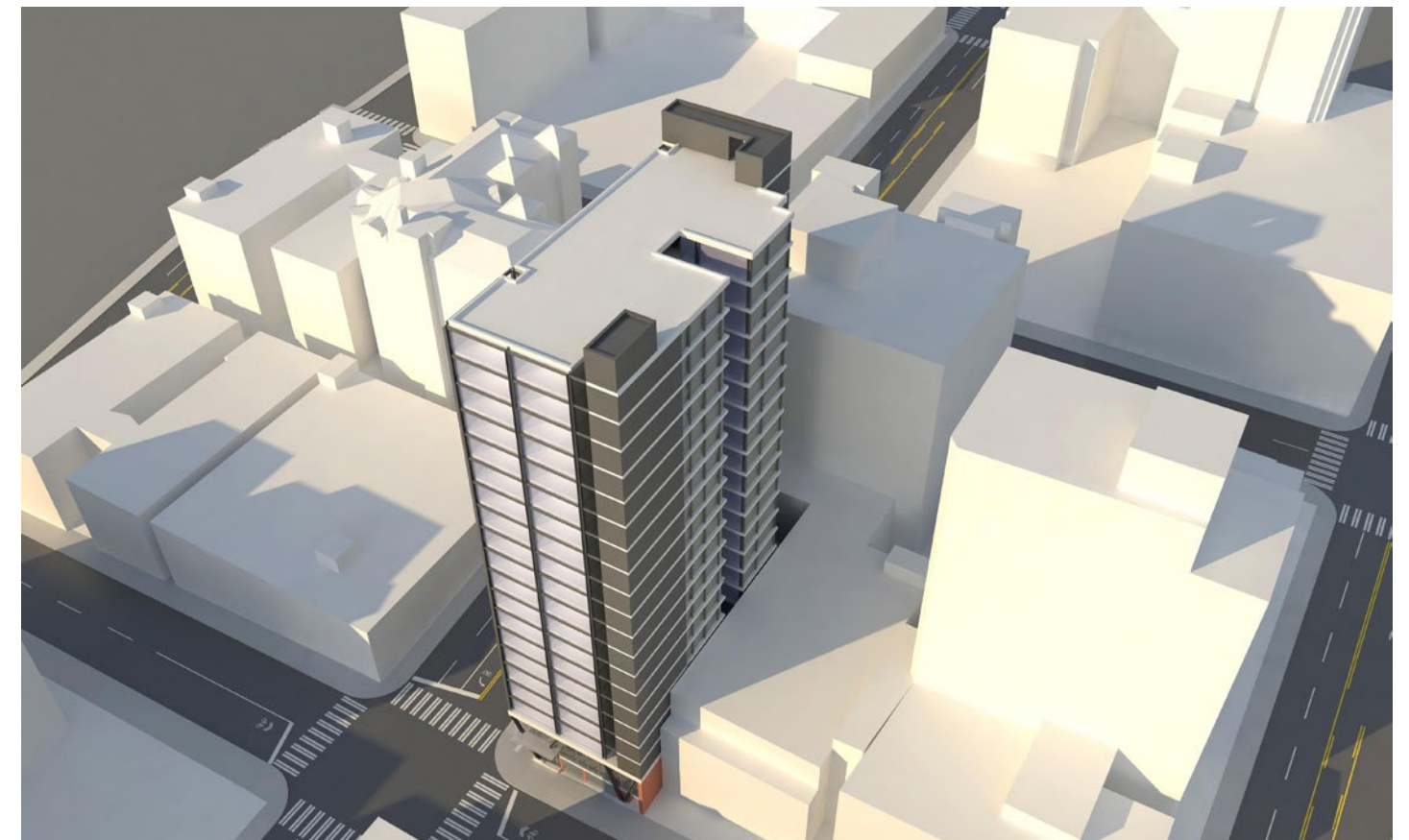
Appx. 37

Data

LEVELS

L1 Retail:	1500 GSF
B1 Retail:	750 GSF
B1 Services:	1776 GSF
B2 Services:	3183 GSF
Parking Machine:	6939 GSF

Aerial Looking North



CONCEPT ALTERNATIVES

Option 2

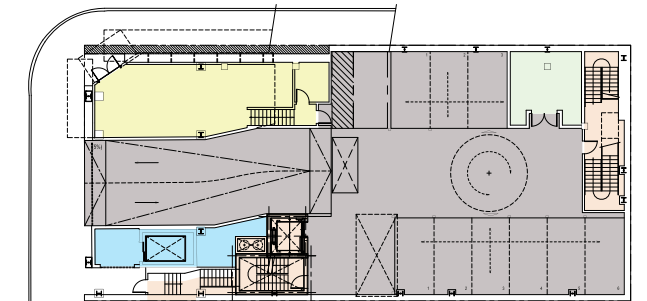
Eye Level Looking East



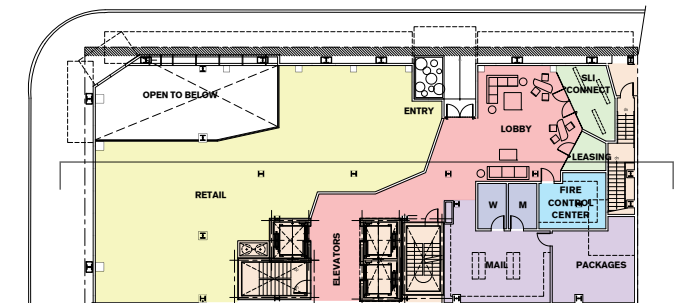
Level 2-21: Residential



Level Basement: Building Services



Level 1: Ground Level



Eye Level Looking North



Sections



Guiding Principals

- ✔ **Orientation.** Building transparency should be oriented to create a strong visual link with downtown and the Puget Sound. This will further connect the project with the neighborhood and its place in the region.
- ✔ **Balance.** The project should respond to the design context and character of neighboring buildings. Synthesizing the neighborhood through a balance of tectonics, massing articulation, and transparency modulation.
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- ✘ **Corner Character.** The unique historical character and design of the current building on our site should be remembered in the future design through the incorporation of a dynamic corner condition.

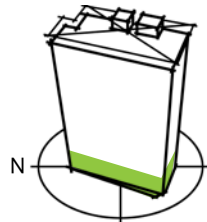
CONCEPT ALTERNATIVES

Option 3 (Preferred)

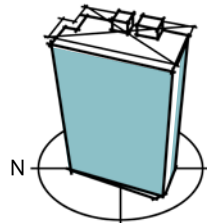
Aerial Looking East



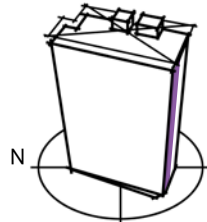
Opportunities



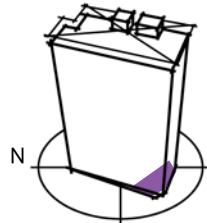
Engagement
Transparent street level facade encourages pedestrian engagement



Orientation
Glass facade along 9th Ave Madison Street connecting with surrounding context



Balance
Short side of bldg along 9th Ave equal opaque and glass



Corner Character
Structure and design responds to historic building conditions with a chamfered corner entrance

- EXTERIOR FACADE
- UNIT GLAZING
- CHAMFERED CORNER

Affordable Housing

UNIT TYPE

UNIT TYPE	No. of Units	Unit %	MFTE	MHA
Jr. Studio	36	22%	5	-
Studio	54	34%	16	4
Jr. 1 BR	18	11%	2	1
1 BR	33	20%	7	3
2 BR	18	11%	2	1
Total Units:	159		32	9

TOTAL AFFORDABLE HOUSING UNITS:

Appx. 41

Data

LEVELS

L1 Retail:	1500 GSF
B1 Retail:	750 GSF
B1 Services:	1776 GSF
B2 Services:	3183 GSF
Parking Machine:	6939 GSF

Aerial Looking North



CONCEPT ALTERNATIVES

Option 3 (Preferred)

Eye Level Looking East



Eye Level Looking North



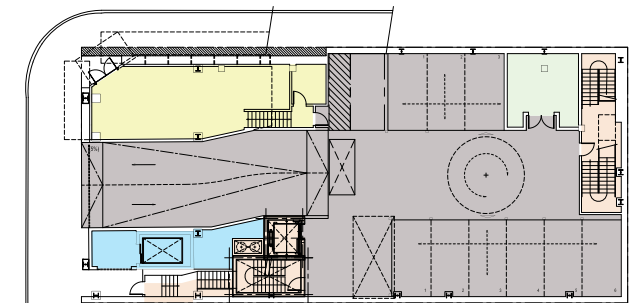
Level 2-21: Residential



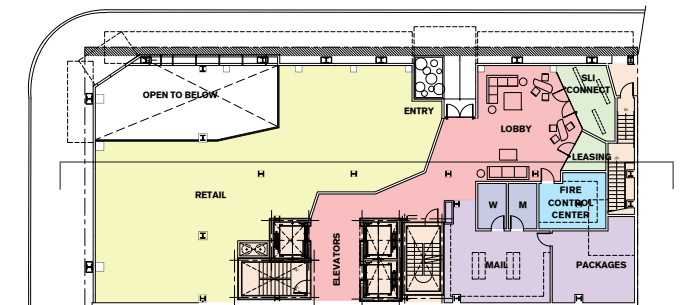
Sections



Level Basement: Building Services



Level 1: Ground Level



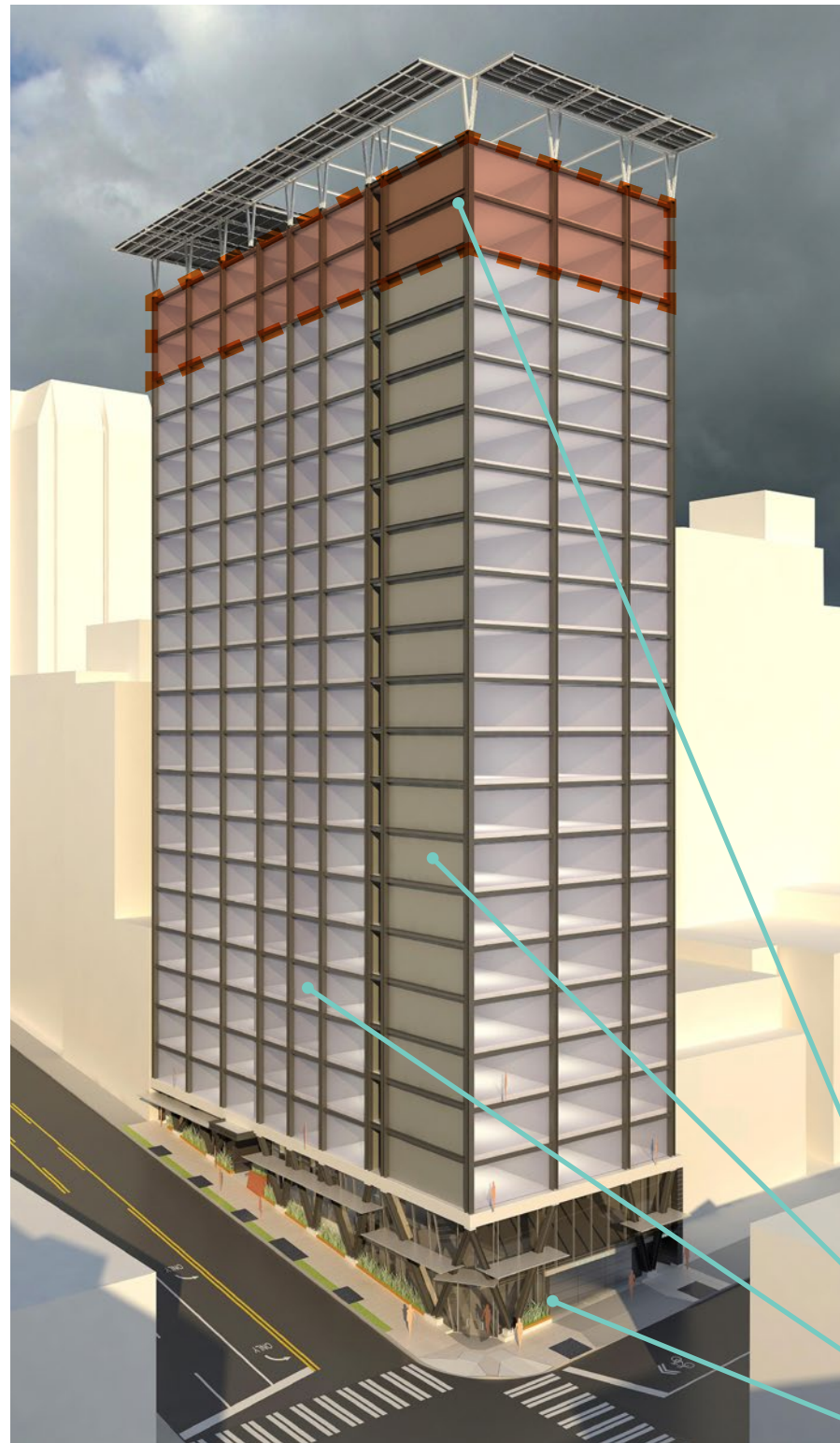
Guiding Principals

- ✓ **Orientation.** Building transparency should be oriented to create a strong visual link with downtown and the Puget Sound. This will further connect the project with the neighborhood and its place in the region.
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- ✓ **Engagement.** The pedestrian experience along Madison Street should be enhanced through architectural details that emphasize connection and place, engaging the public who use the site.
- ✓ **Corner Character.** The unique historical character and design of the current building on our site should be remembered in the future design through the incorporation of a dynamic corner condition.

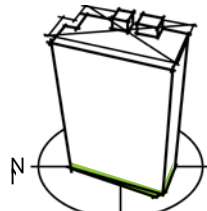
CONCEPT ALTERNATIVES

Option 3 (Living Building Pilot)

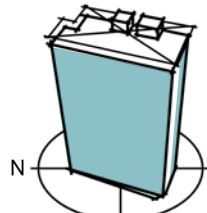
Aerial Looking East



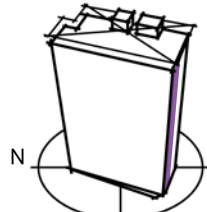
Opportunities



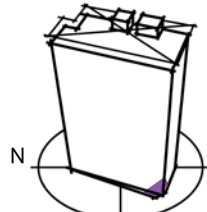
Engagement
Transparent street level facade encourages pedestrian engagement



Orientation
Glass facade along 9th Ave Madison Street connecting with surrounding context



Balance
Short side of bldg along 9th Ave equal opaque and glass



Corner Character
Structure and design responds to historic building conditions with a chamfered corner entrance

- 2 ADDITIONAL LEVELS
- EXTERIOR FACADE
- UNIT GLAZING
- CHAMFERED CORNER

Affordable Housing

UNIT TYPE

UNIT TYPE	No. units	Unit %	MFTE	MHA
Jr. Studio	40	22%	8	-
Studio	60	34%	15	7
Jr. 1 BR	20	11%	4	1
1 BR	38	20%	7	1
2 BR	20	11%	4	2

Total Units: 178 MFTE: 36 MHA: 11

TOTAL AFFORDABLE HOUSING UNITS:

Appx. 47

Data

LEVELS

L1 Retail:	1500 GSF
B1 Retail:	750 GSF
B1 Services:	1776 GSF
B2 Services:	3183 GSF
Parking Machine:	6939 GSF

Aerial Looking North



CONCEPT DEVELOPMENT

Option 3 (Preferred)

Eye Level Looking East



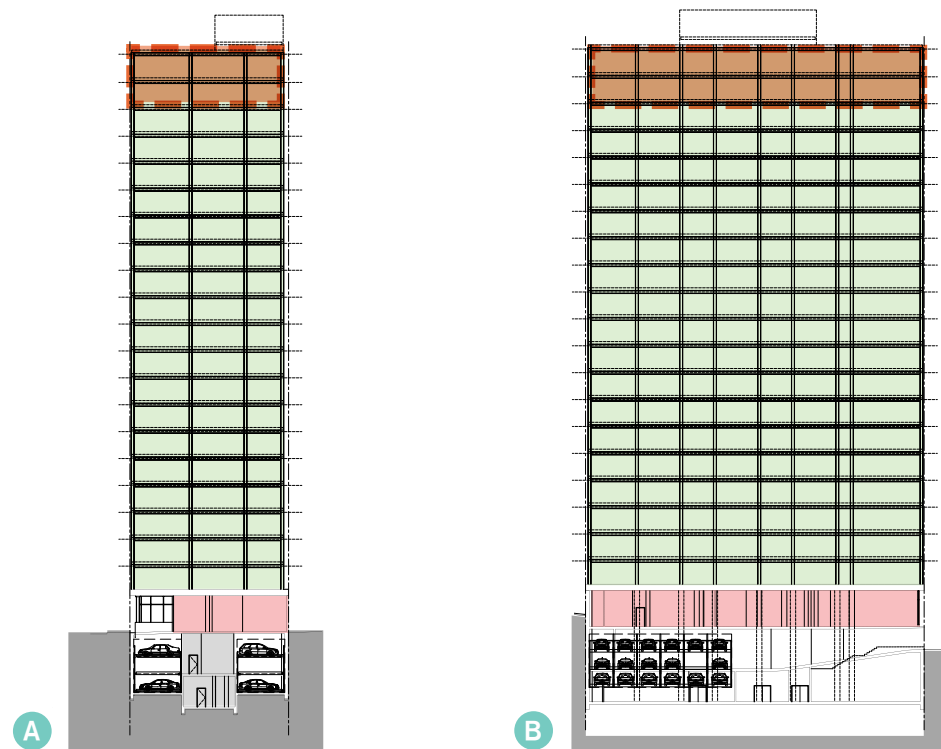
Eye Level Looking North



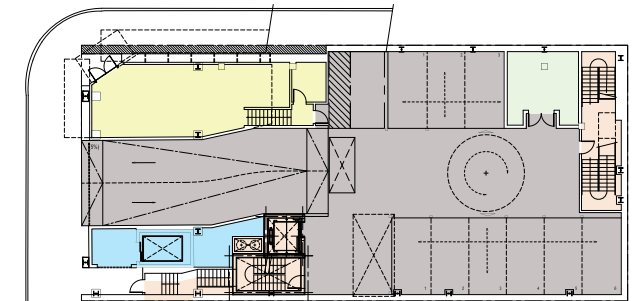
Level 2-21: Residential



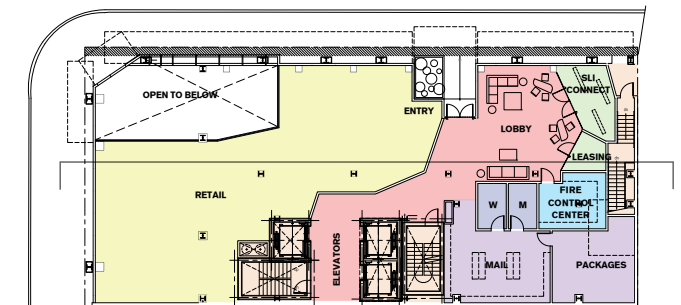
Sections



Level Basement: Building Services



Level 1: Ground Level



Guiding Principals

- ✓ **Orientation.** Building transparency should be oriented to create a strong visual link with downtown and the Puget Sound. This will further connect the project with the neighborhood and its place in the region.
- ✓ **Balance.** The project should respond to the design context and character of neighboring buildings. Synthesizing the neighborhood through a balance of tectonics, massing articulation, and transparency modulation.
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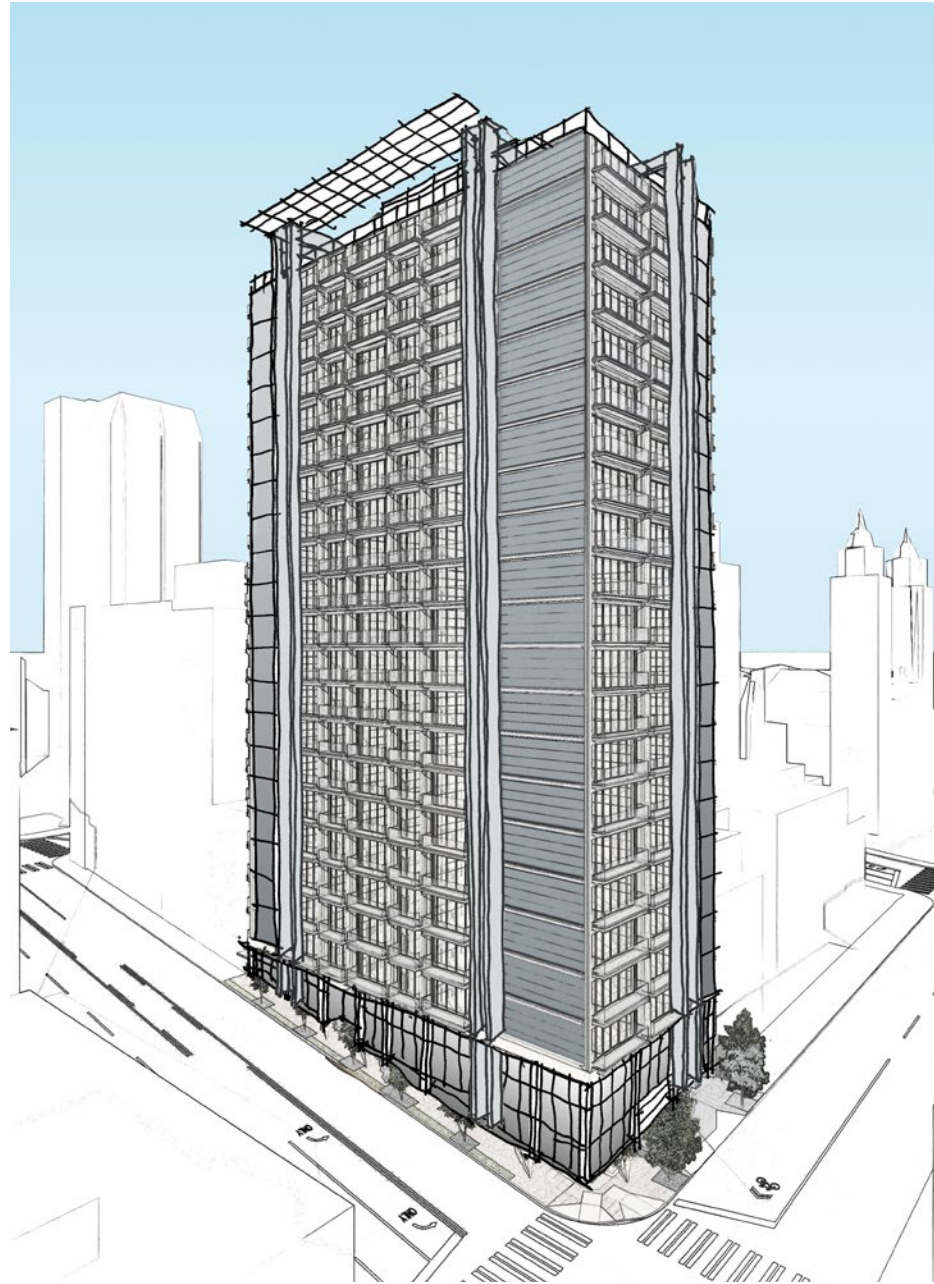
CONCEPT DEVELOPMENT

Summary of Material Schemes

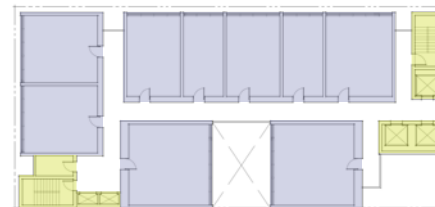
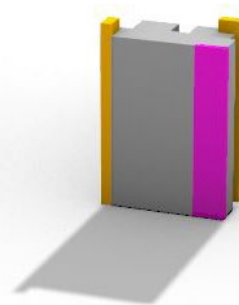
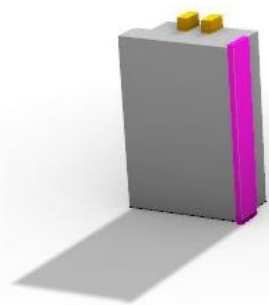
Option 1



Option 2



Option 3: Preferred Scheme



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SUSTAINABLE LIVING INNOVATIONS

The SLI System

A Departure from Traditional Thinking



A new way of living through a new way of building.

Mission

To deliver 4-star mid- to high-rise residential projects inexpensively, faster, and with a higher level of operational efficiency and livability.

Vision

SLI's objective is to tackle inherent problems with conventional multi-story residential construction worldwide, i.e. urgent need, material waste, size limitations, risk, and lack of resources.

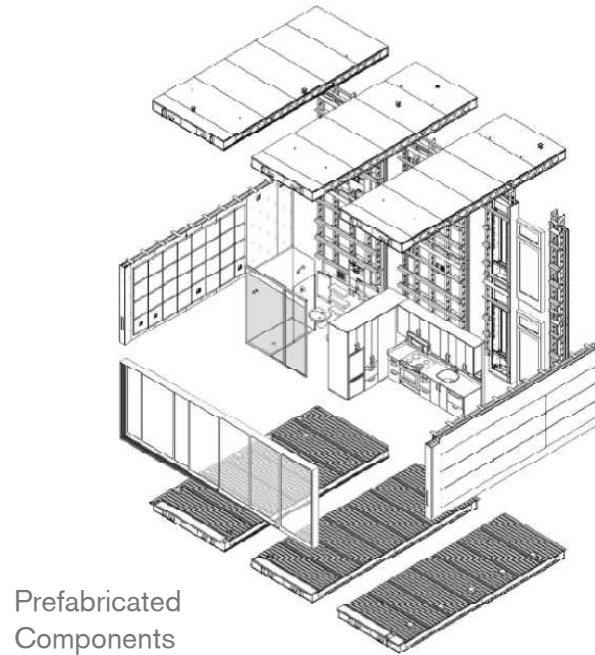
What is the SLI deliverable?

All components are manufactured off site and delivered to the location ready to connect. Very little site prep is required and can be done while the panels are being put together. Once the panels arrive on site, the process is clean and repetitive as panels are erected, connected, and systems are activated. Interior and exterior finishes are installed, and the building is ready for inspection.

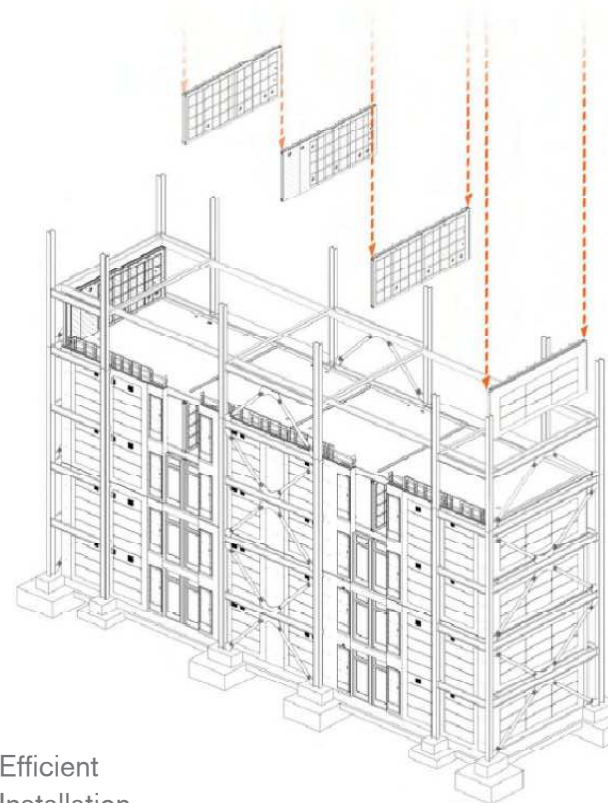
Traditional construction schedules are reduced by 50% with SLI (offsite fabrication is 70% of the shortened schedule, onsite labor is 30%).

For example, an 18 month traditional construction schedule is reduced to 9 months with an SLI building. Of those 9 months, 6.3 months is off site fabrication and 2.7 months is on site labor.

Panel Installation



Prefabricated Components

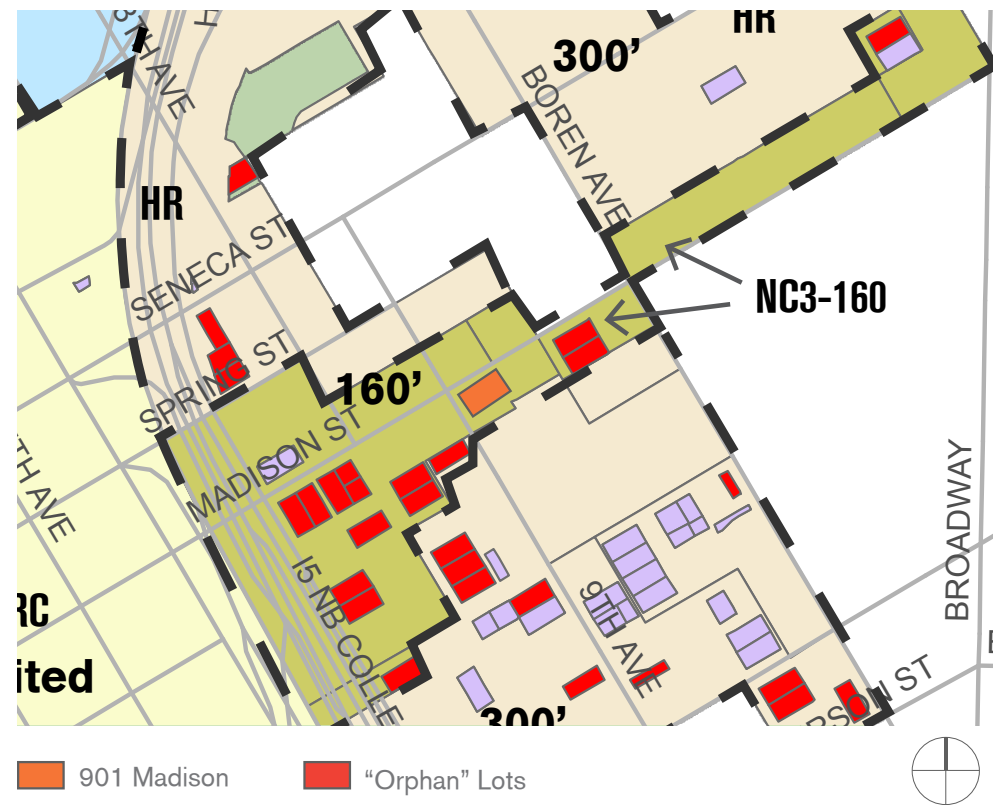


Efficient Installation

Benefits for the City

- ▶ **Turn-Key.** SLI can finance construction costs with partners across the West Coast. A turn-key solution lowers construction risk for developers and brings down construction cost.
- ▶ **Minimal construction waste.** Every fastener, pipe, and wire has been documented and standardized. Manufacturing companies build SLI systems on an OEM basis, and the panels are assembled off-site.
- ▶ **Energy & Water Efficient.** SLI buildings use about two-thirds less energy and one-third less water than traditional apartment buildings. On-site renewable energy and grey water treatment result in a high performance building.
- ▶ **Reduce community impact.** 50% faster construction minimizes neighborhood disruptions, traffic, and parking issues.
- ▶ **Affordable Housing.** SLI intends to perform both MFTE and MHA affordable housing requirements on site for all projects within the city of Seattle.
- ▶ **Housing on Non-Traditional Lot Sizes.** Turn undersized "orphan" lots in the City that are too small for traditional construction (<8000 SF) into sites for highly marketable apartment buildings.
- ▶ **Reduce highway congestion.** 49.6% of Seattle's workforce still commutes to work alone in their car. SLI can help the City build thousands of housing units closer to workplaces and alternative transportation options.

SLI Solution for the City of Seattle



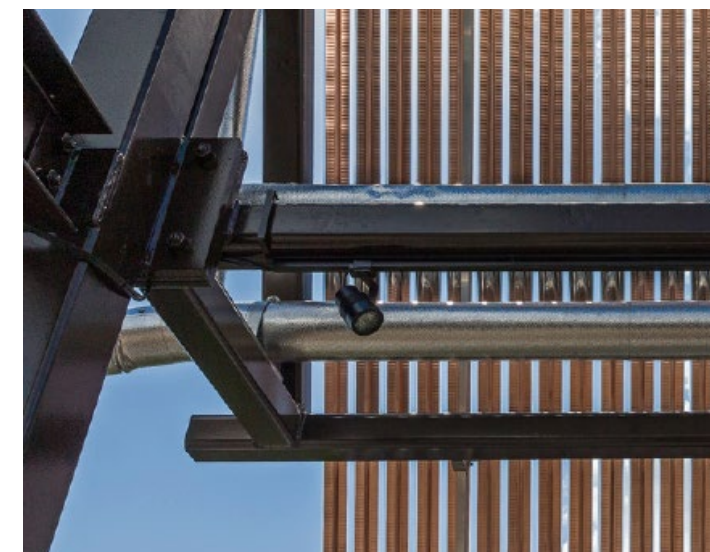
901 Madison Site

We estimate there are over 200 residential parcels in Seattle that are less than 8,000 SF with improvements less than 50% of land value. We call them “orphan” lots because they are unbuildable to zoning height with traditional construction. SLI can remedy this, like with 901 Madison.

Advancing Sustainable Living

- ▶ **Reduced onsite time** lowers the construction carbon footprint associated with workers commuting to the site and deliveries.
- ▶ **Factory assembled** panel systems inherently eliminate waste. Moreover, SLI utilizes companies that are ISO9000 certified.
- ▶ SLI units use low-to-no VOC materials, and that are responsibly sourced.
- ▶ Solar panels provide energy for hydronic unit heating & central domestic hot water.
- ▶ **Greywater** treatment system provides recycled water for toilet flushing, irrigation and laundry, and in-floor hydronic heating.
- ▶ **Low voltage** electrical system/LED lighting for all residential units and common areas.
- ▶ **Recycled materials** are used in the structural system (steel) and interior finishes (wood).

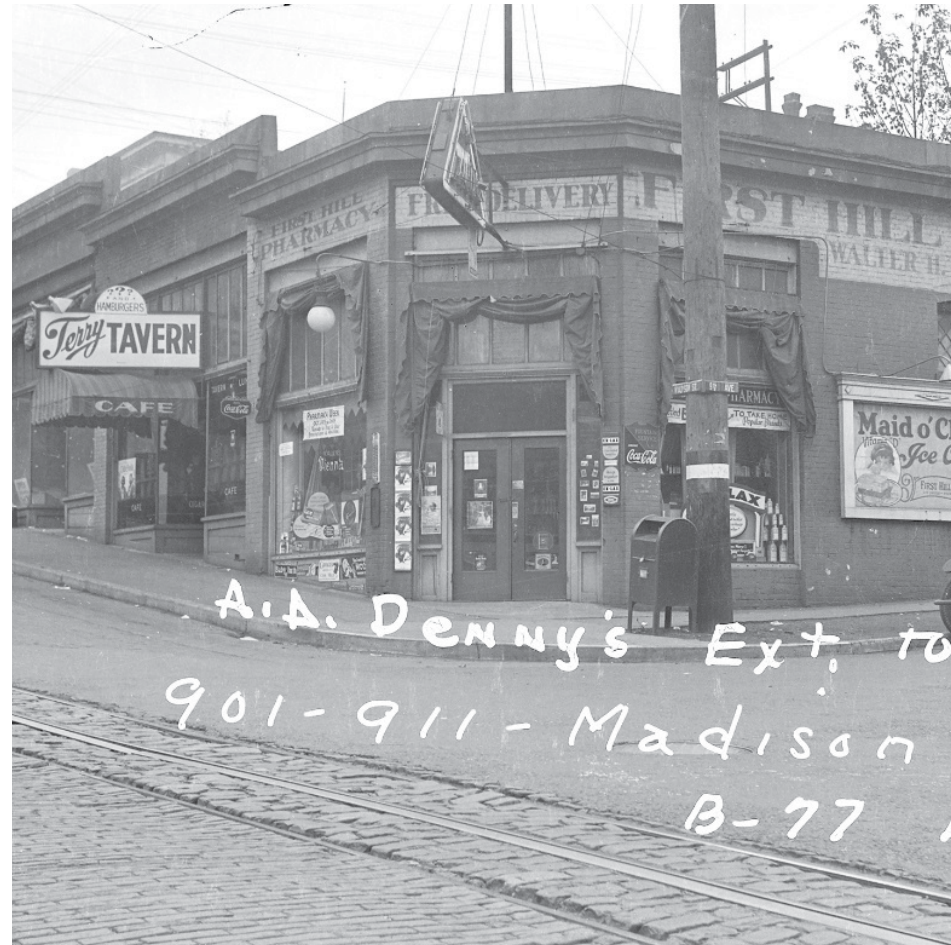
47+7 Apartments, Greywater Treatment System, Solar Tubes



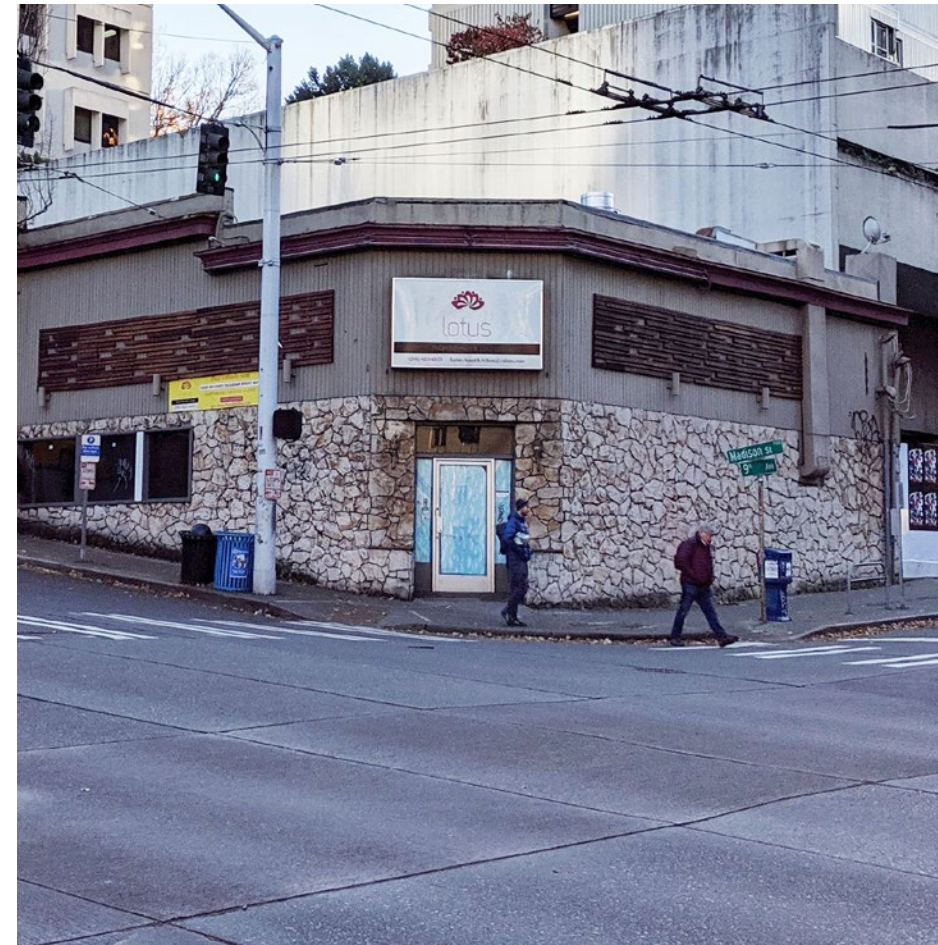
CONCEPT DEVELOPMENT

Pedestrian Experience Studies

1937 Corner Character



1960 Corner Character



Proposed Corner Character



Pedestrian Experience on Madison Avenue



Observations

- Breakdown the scale of the building along Madison Street with transparent pedestrian oriented uses
- Leverage the significant site topography to enhance the pedestrian experience along Madison Street
- Place core elements (stairs and elevators) along the south property line to reduce adverse impacts for pedestrians
- Transparency is utilized to connect interior street level used with surrounding context, and pedestrian interaction with the site
- Balance between massing articulation and tectonic connections emphasizes the dynamic building character of the neighborhood
- Chamfered corner acknowledges the historical form of the location

CONCEPT DEVELOPMENT

Pedestrian Experience

Pedestrian Experience on 9th Street



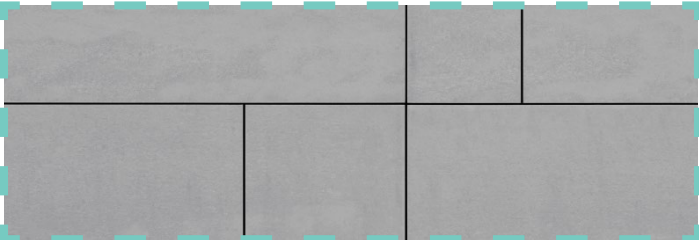
POTENTIAL MATERIAL OPTIONS + COLOR PALETTE

View from Madison Street and 9th Avenue

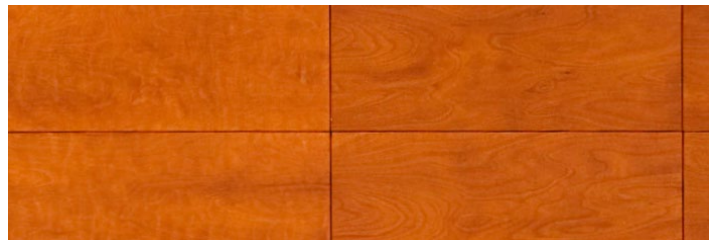


Exterior Wall Material Options

METAL PANEL



WOOD PANEL



FIBER CEMENT PANEL



WOOD SIDING



BRONZE COPPER PANEL

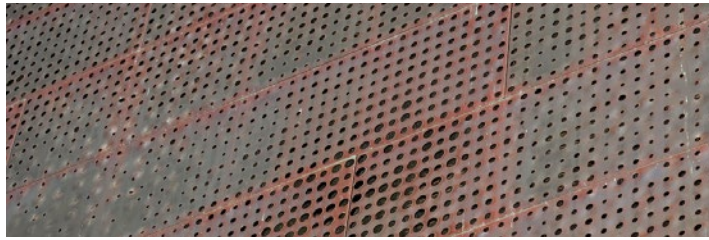


Balcony Options

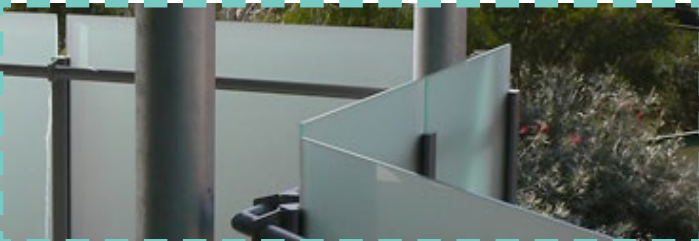
DARK STEEL BALCONY



PERFORATED METAL PANEL



TRANSLUCENT GLASS W/ STEEL HANDRAIL



FLOATING STEEL



POTENTIAL MATERIAL OPTIONS + COLOR PALETTE

Additional Views

Storefront Glazing Options

MULLION CAP

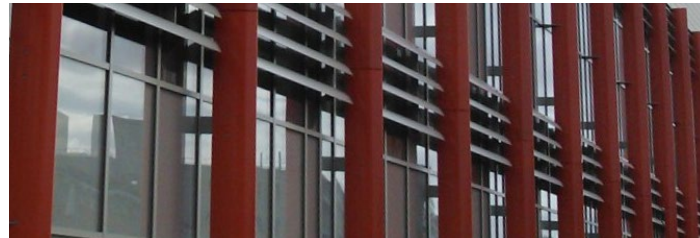


SILICONE BUTT JOINT



Vertical Privacy Fin Options

RESIN PANEL



PERFORATED METAL



Pedestrian View on 9th Avenue



Pedestrian View on Madison Street

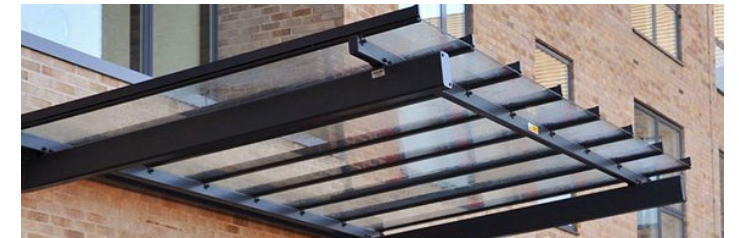


Canopy Options

SPIDER GLAZING



VISION GLASS WITH TUBE STEEL



RESIDENTIAL ENTRY CANOPY



Structure

EXPOSED STEEL FRAMING



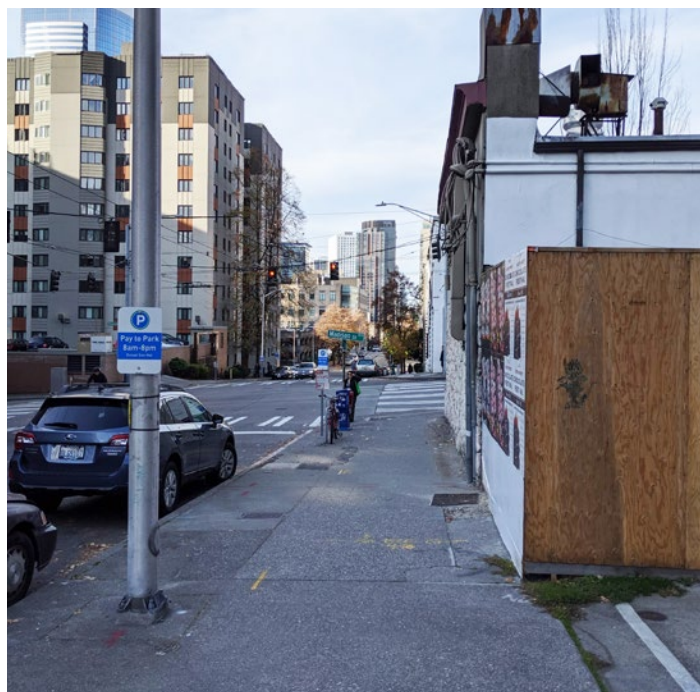
SITE PLAN + LANDSCAPE CONCEPTS

Existing Streetscape + Sidewalk Conditions

Site Photography



PHOTOS ALONG MADISON STREET



PHOTOS ALONG 9TH AVENUE

SITE PLAN + LANDSCAPE CONCEPTS

Proposed Landscape Plan

Streetscape Precedents

The street edges with continuous planting strips provide a buffer between pedestrian and vehicular traffic, while leaving the corner visually open to the retail space. Bike parking is included on 9th Ave. Raised planters are integrated with the brace frame structure to soften the building edge to pedestrians. Planting will be selected to provide a variety of color and texture.



LINEAR PLANTERS



BIKE PARKING

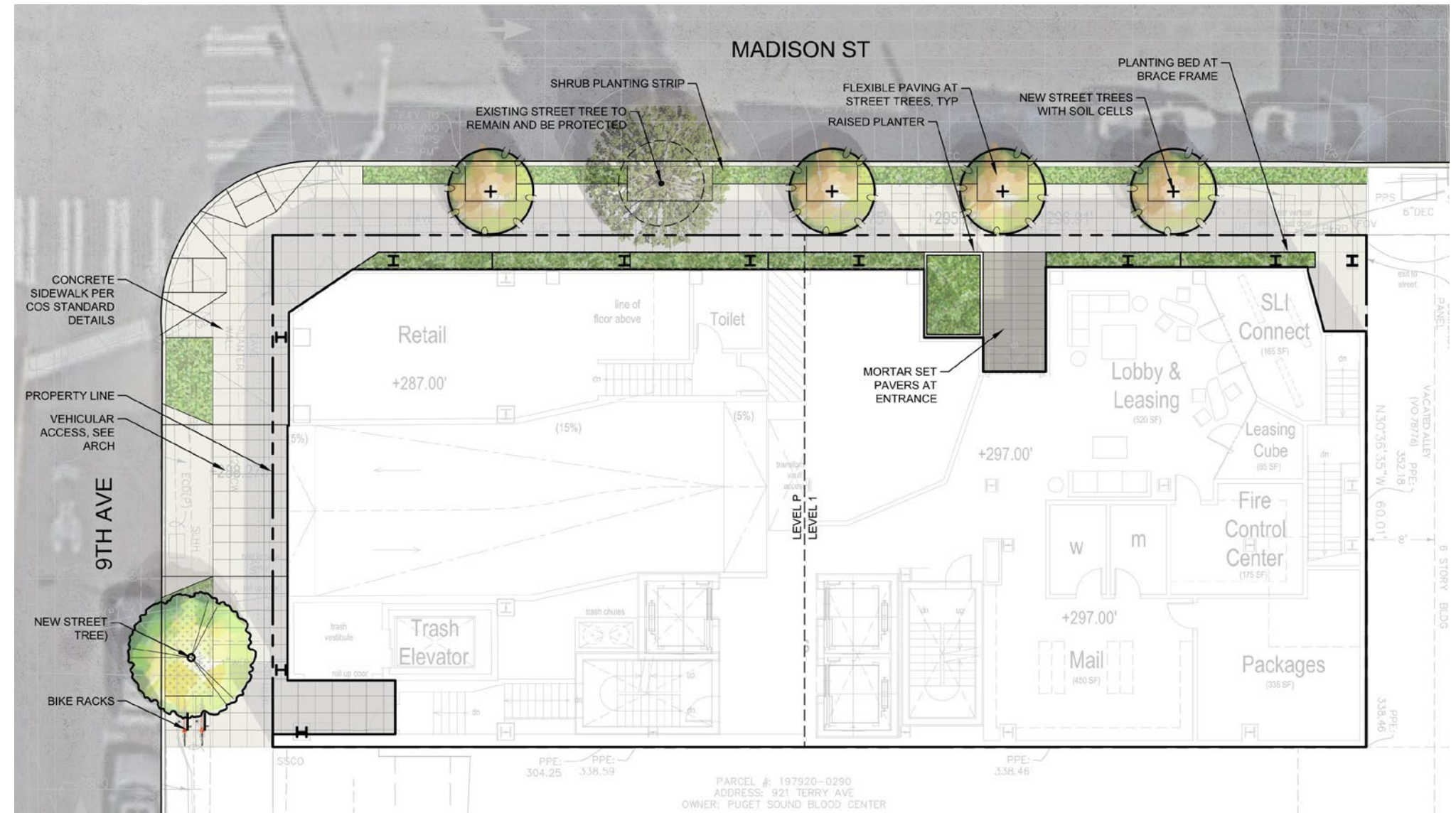


FLEXIBLE PAVING AT TREES



ACCENT PAVING AT ENTRY

Site Landscape



SCALE: 1/16" = 1'-0"

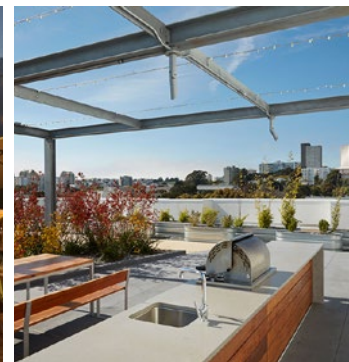


Roof Precedents

The roof gathering spaces are centered under generous openings in the solar panel installation above. Urban agriculture plantings are placed throughout, including fig and bay laurel trees, raised herb and berry planters, and cold frames for growing veggie starts. Various amenity spaces offer multiple opportunities for intimate gatherings and multi-person events.



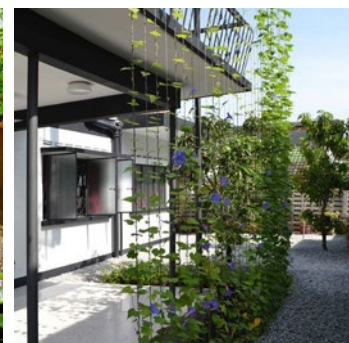
LIGHTING



BBQ ISLAND

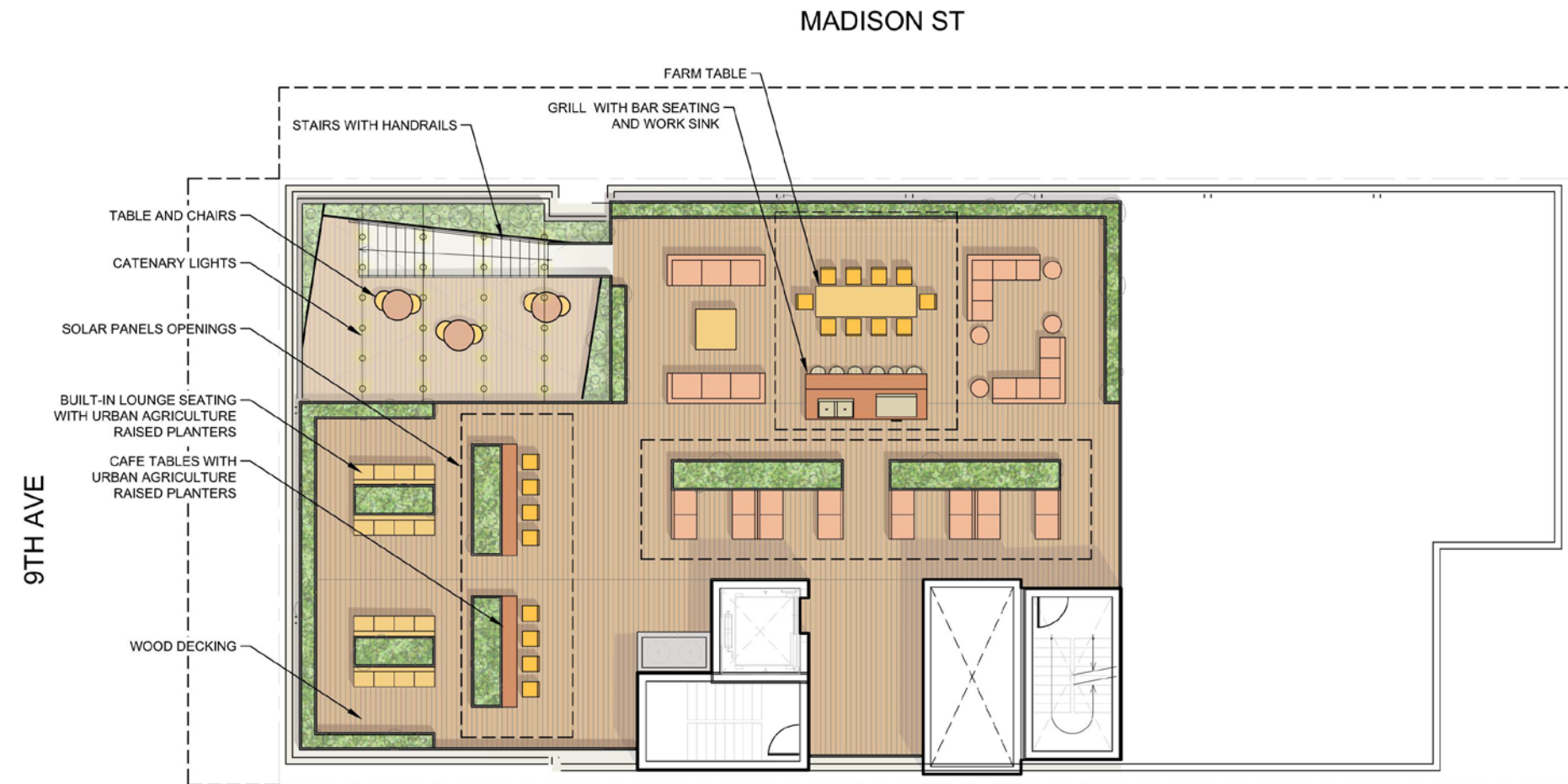


BAR SEATING & DINING



URBAN AGRICULTURE PLANTERS & TRELIS

Roof - Outdoor Amenity



0' 8' 16' 32'

SCALE: 1/16" = 1'-0"



DESIGN DEPARTURES

Departure Diagrams

Legend

----- Required Transparency Zone

■ Transparent Zones

■ Opaque Zones

Calculations

Length of 9th Avenue Elevation: **58'-7"**

Garage Door Allowance: **22'-0"**

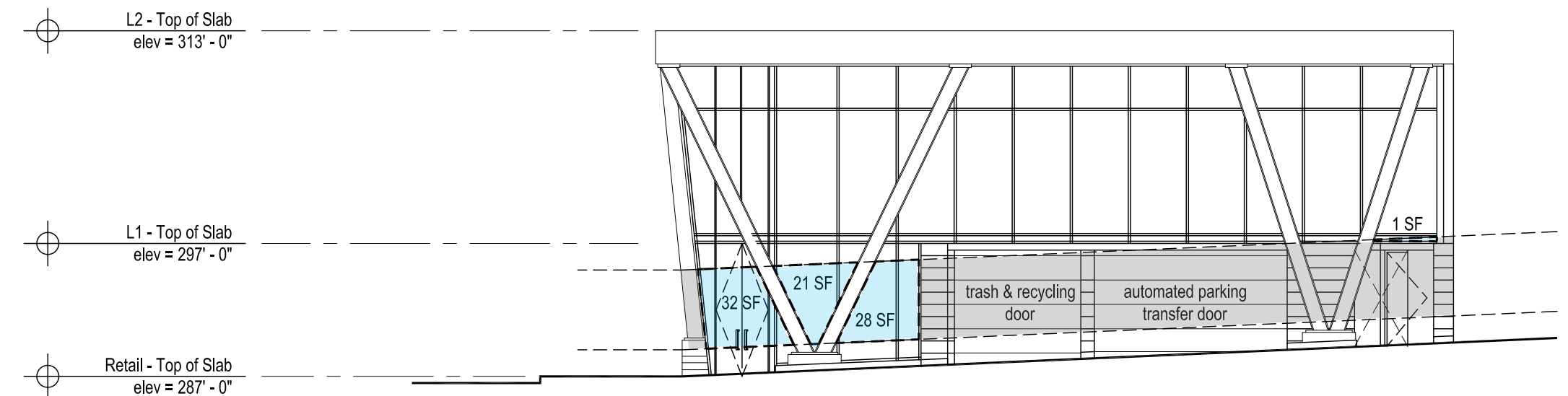
Sub Total: $58'-7" - 22'-0" = 36'-7"$

Area of Parallelogram: $2'-0" \text{ to } 8'-0" \times 36'-7" = 207 \text{ SF}$

Transparent Area: $32\text{SF} + 21\text{SF} + 28\text{SF} + 1\text{SF} = 82\text{SF}$

Effective Transparent Area (%) = **39.6%**

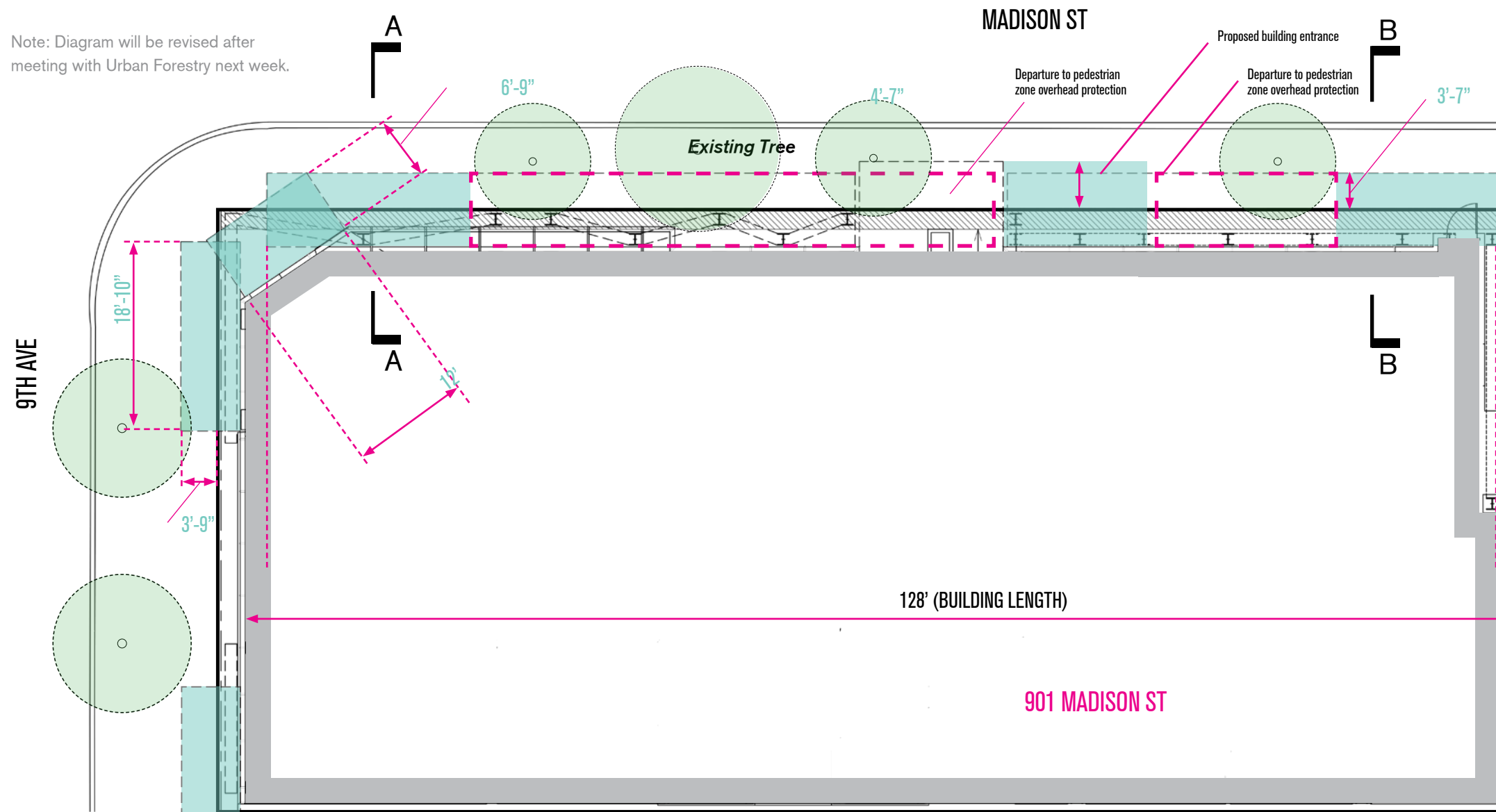
9th Avenue Transparency Departure



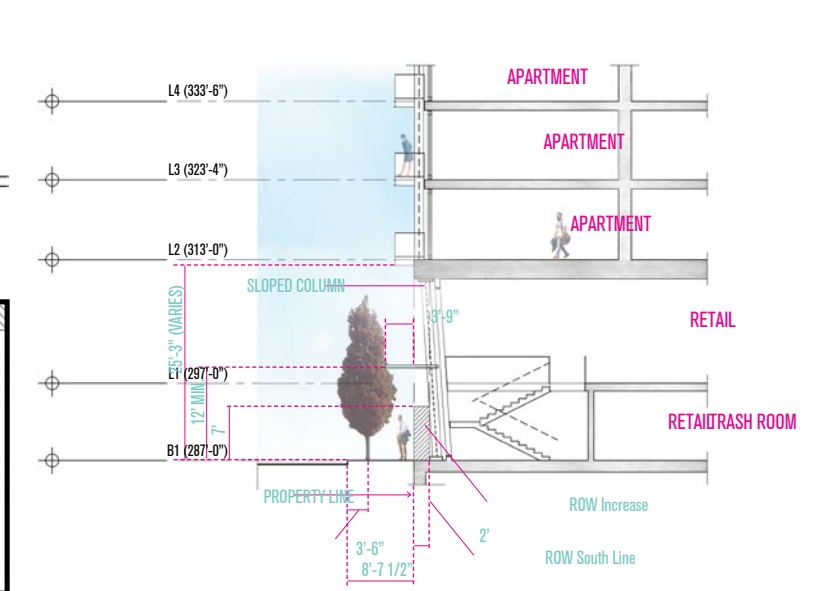
West Elevation Transparency- 9th Avenue

REQUIREMENT	REQUEST	RATIONALE	RELEVANT DESIGN GUIDELINES
1 23.47A.008.B.2.A – Transparency			
<i>Sixty percent of the street-facing facade between 2 feet and 8 feet above the sidewalk shall be transparent</i>	Transparency requirements may be reduced to account for minimal site access for fire stair, garage access, and building service requirements.	Municipal Code requires 60% transparency along the street facing facades of the structure between 2' and 8' off grade. Due to the limited access to the site for loading, parking, and stairwell requirements, the structure provides less than the 60% requirement.	A. Network of Open Spaces B-2 Pedestrian Volumes to attract pedestrians to the area.

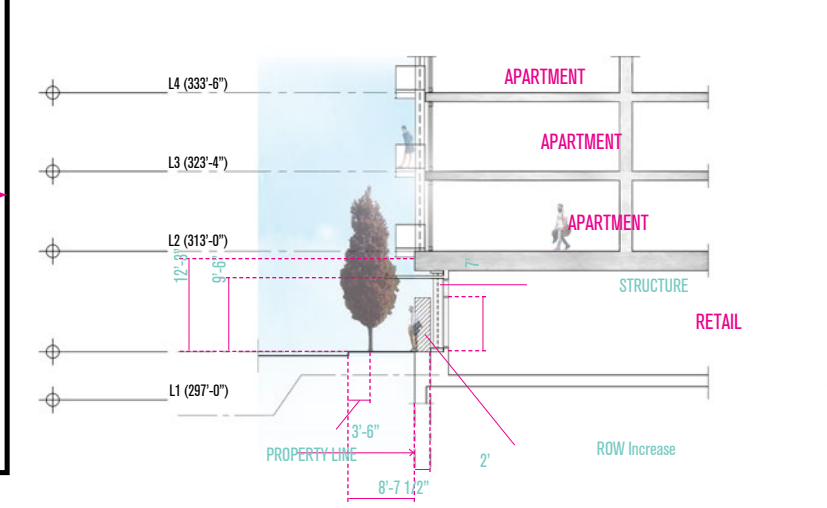
Level 1 - Required Overhead Weather Protection Along Principle Pedestrian Street (Madison Street)



Section A - Proposed Depth



Section B - Proposed Depth



REQUIREMENT

REQUEST

RATIONALE

2 23.47.008.B.4.A – Overhead Weather Protection

Continuous overhead weather protection (i.e., canopies, awnings, marquees, and arcades) is required along at least 60 percent of the street frontage of a structure on a principal pedestrian street.

Overhead weather protection may be reduced to less than the 60% required along a principal pedestrian street (Madison Street).

Urban Forestry requires existing street trees along 3rd Ave to have a minimum clearance from canopies of 8' from the center line of the tree. In addition new street trees must maintain a 5' distance from the center line of the tree. In order to accommodate street trees and canopy coverage along Madison Street, certain sections of the canopy should be removed to keep clear of the existing street tree, and future street trees.

DESIGN DEPARTURES

Departure Diagrams

Legend

Proposed Enclosed Amenity Area

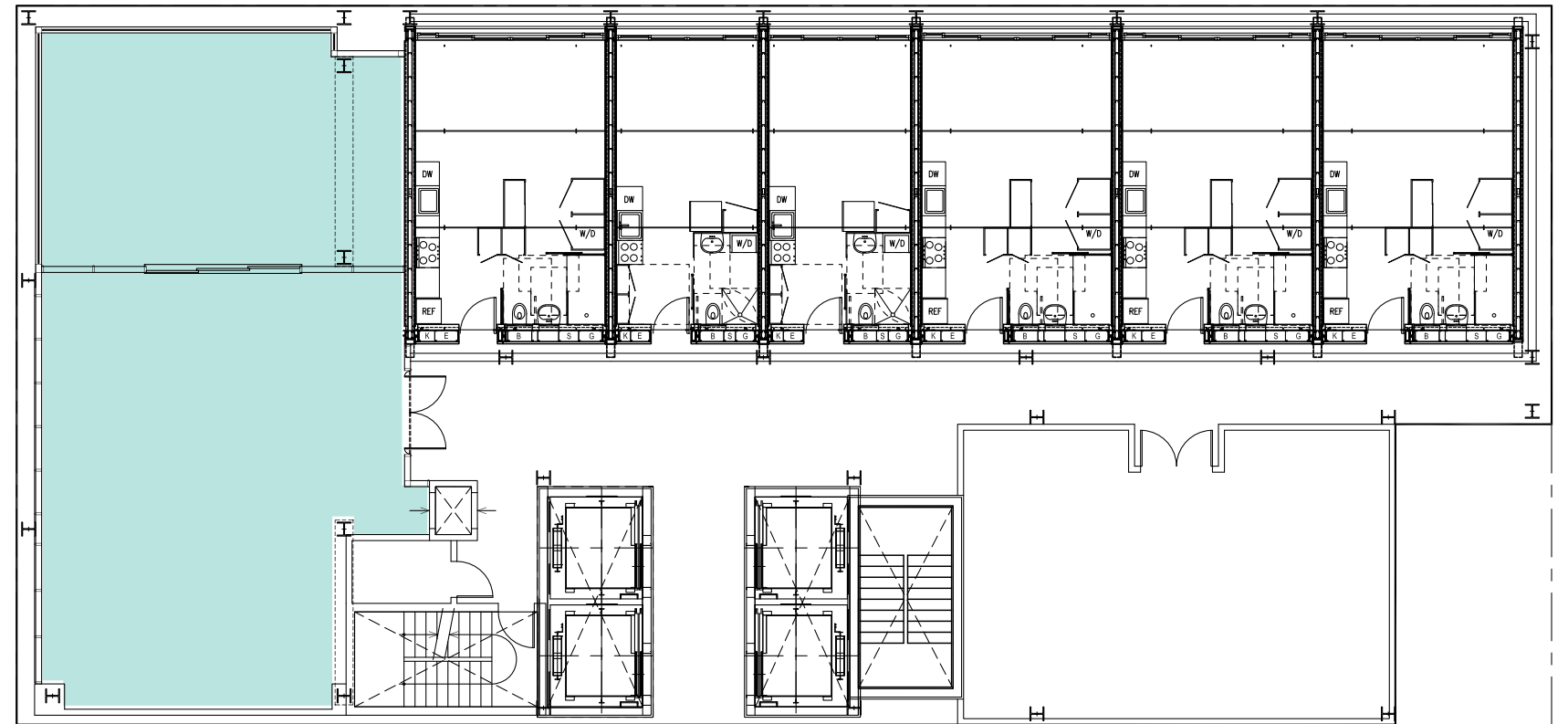
Calculations

Total Building Floor Area: 87,990 GSF

Amenity Factor: 0.05%

Required Amenity Area: **4,400 SF**

Enclosed Amenity Space



L20 - PROPOSED ENCLOSED AMENITY AREA

REQUIREMENT

2 23.47A.024.B.2 – Amenity Areas shall not be enclosed

Amenity areas shall not be enclosed.

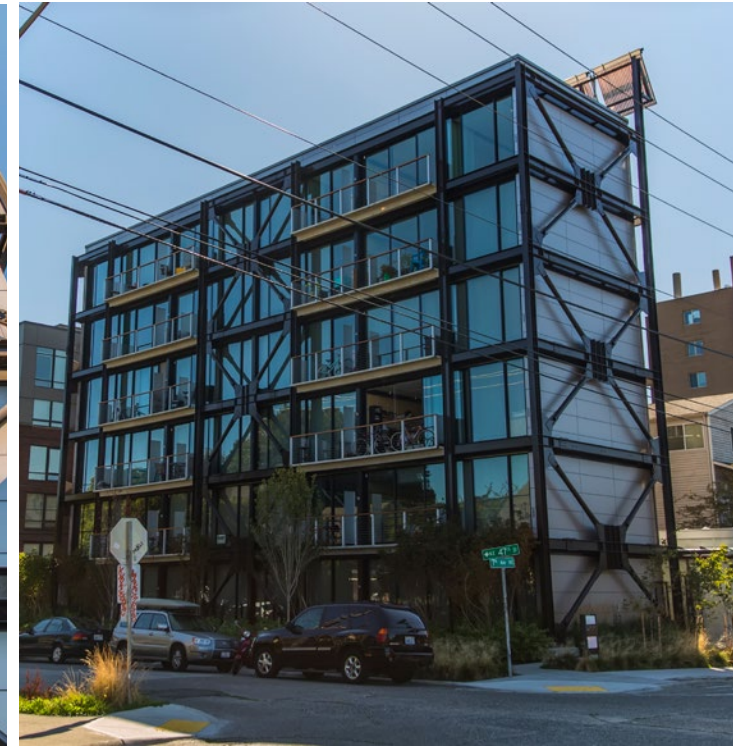
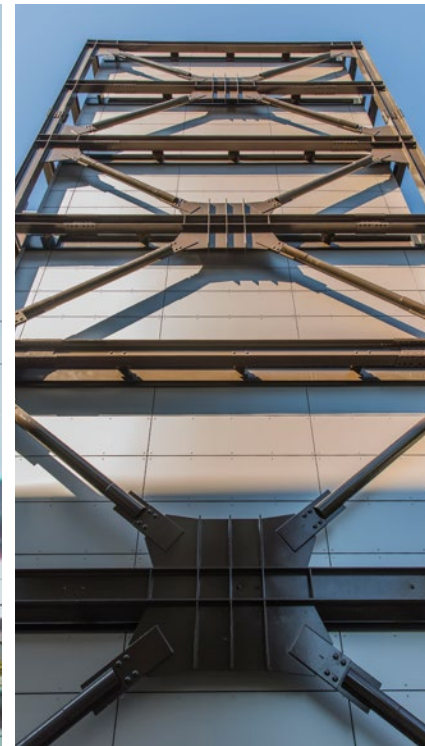
REQUEST

The roof has 2758 square feet of amenity space. L20 has 1651 square feet of amenity space. Departure would allow us to enclose all or a portion of the L20 amenity space.

RATIONALE

Municipal code requires that all amenity areas shall not be enclosed. We feel that an amenity space just below the roof will be a better experience for residents if a portion of the space is enclosed. Weather protection is key for a successful amenity space in this location of the building. The roof amenity space would not be enclosed.

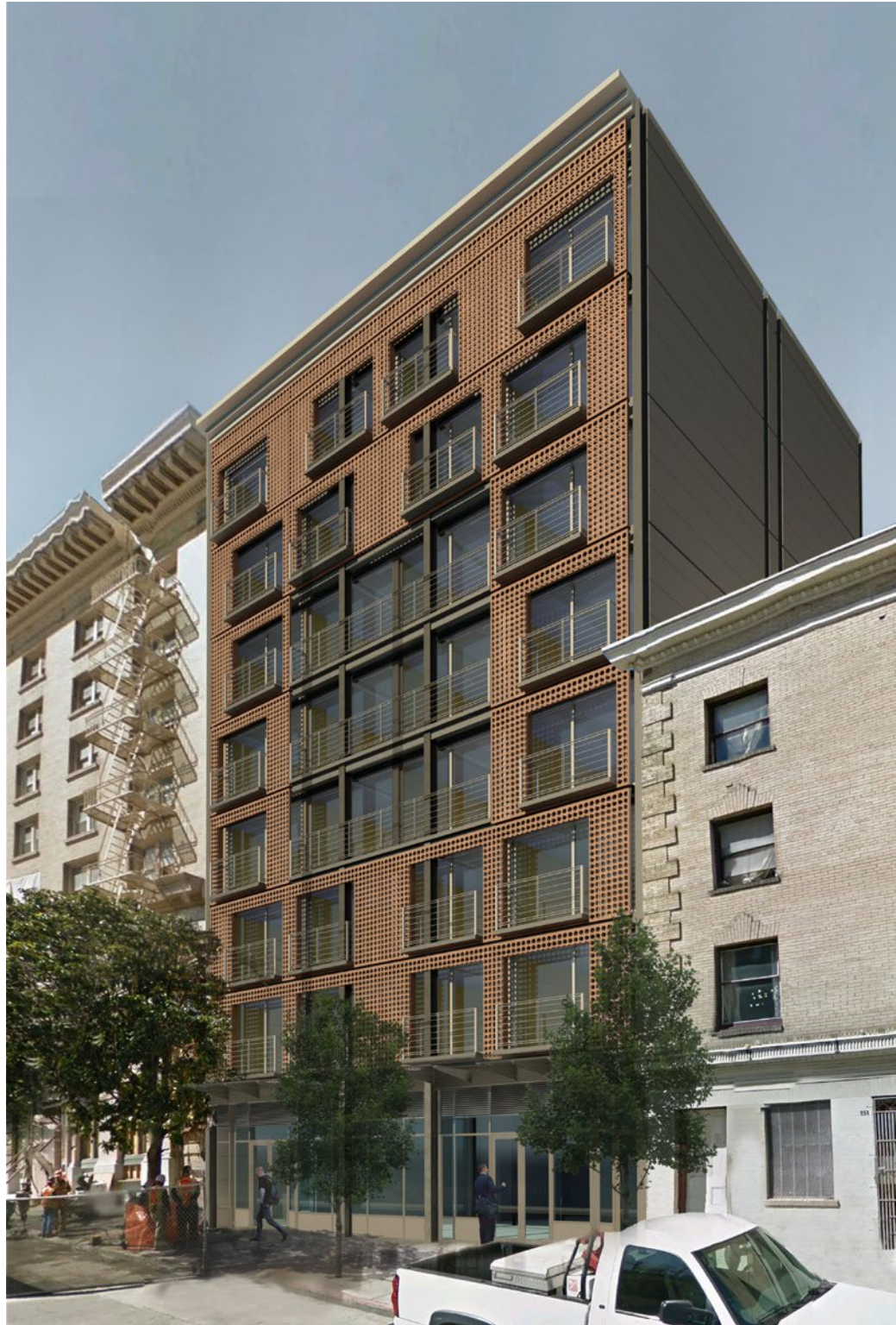
47+7 - Seattle, WA



APPENDIX

Examples of SLI Design

145 Leavenworth - San Francisco, CA



303 Battery - Seattle, WA



1800 Terry - Seattle, WA



