



City of Seattle
Gregory J. Nickels, Mayor
Department of Planning and Development
D.M. Sugimura, Director

EARLY DESIGN GUIDANCE
AREA 7 Capitol Hill
Meeting date: September 19, 2007
Report date: October 16, 2007

Application Number: 3007358
Applicant: Eric Amber, Mithun Archtiects, for 2051 EAST UNION, LLC
Address: 2051 East Madison Street
Board Members Present
James Walker, chair
Jason Morrow
Phillip Beck
Sharon Sutton
Rumi Takahashi
Land Use Planner: Holly J. Godard

BACKGROUND INFORMATION:

The site is located at 2051 East Madison Street just north of East Olive Street. The site is the eastern portion of a triangular block. There is no alley in this block. The site is somewhat rectangle with a “knuckle” or “jog” midway along 22nd Avenue. The existing buildings will be demolished. The site has a small slope to the south.

AREA DEVELOPMENT

The site is four (4) platted lots and has different zoning. Zoning at the north end of the site is Neighborhood Commercial 3 with a height limit of 65 feet (NC3P-65). There is a pedestrian overlay (P). The next, mid-site, zoning to the south drops the Pedestrian (P) designation and remains NC3-65. The southern most parcel on the site is zoned Neighborhood Commercial 2 with a 40 foot height limit. (NC2-40). Neighboring uses include a two story woodshop to the south, a large parking lot and a clinic to the west. The Summit apartments and a Safeway

grocery store are across 22nd Avenue; the parking entry to the Safeway store is located on 22nd Avenue across from the south end of the subject site.

EARLY DESIGN GUIDANCE

Architect's Presentation

The developer introduced the design team and himself. He pointed out his long time residence in the area and briefly described the site. Mr. Mueller pointed out that the corner of 22nd and Madison Street has been the home of several popular music venues. Former businesses located in the area include the R&B/jazz club Birdland named for Charlie "Bird" Parker. In the mid-1950's, The area hosted artists such as Quincy Jones, Ray Charles, Ernestine Anderson and later, Jimi Hendrix. Other clubs included the Mardi gras, and the Twilight Exit. He pointed out the site's unique geometry and the wishes of the design team to explore some architectural response to both the music history of the site and the physical geometry.

The architect began his presentation by describing the details of the site's location in the city and the geometry created by the street grid and platted parcels. The site is at the bend of Madison Street and 22nd Avenue. The site is three platted lots and has different zoning. Zoning at the north end of the site is Neighborhood Commercial 3 with a height limit of 65 feet (NC3P-65). There is a pedestrian overlay (P). The next, mid-site, zoning to the south drops the Pedestrian (P) designation and remains NC3-65. The southern most parcel on the site is zoned Neighborhood Commercial 2 with a 40 foot height limit. (NC2-40). The sidewalks are curb and gutter and the 22nd Avenue sidewalk is an amenity that is approximately 16 feet wide. At the upper levels there will be views to the west and to Mount Rainier. Neighboring uses include a two story woodshop to the south, a large parking lot and a clinic to the west. The Summit apartments and a Safeway grocery store are across 22nd Avenue; the parking entry to the Safeway store is located on 22nd Avenue across from the south end of the subject site. Currently the site is occupied by the Twilight Exit tavern and USA Nails salon, parking and a vacant single family house.

Three concept alternatives were presented to the Board. All three approaches have underground parking, a garage entry near the southeast corner of the site, some covered parking at grade level, retail at grade along Madison Street and 22nd Avenue, a residential entry located on 22nd Avenue and a fourth floor terrace on the south end of the site due to the lower height limit NC2-40 zone.

Alternative One has a dominant curved façade along 22nd Avenue. The proposed retail spaces are large and the residential entry faces onto the knuckle of 22nd Avenue. The curved façade holds the building footprint off of the property line and could allow for a large entry courtyard when melded with the wide sidewalk. The residential units are double loaded along a corridor, a large south facing terrace on the fourth floor, and a second story garden terrace which faces to the west.

Alternative Two is a similar proposal as noted above, but the 22nd Avenue façade follows the property line "jog or knuckle". The residential entry is south of the retail uses and somewhat

close to the garage entry. The retail spaces are not as deep as alternative one. The second floor garden terrace is similarly located on the west side of the building with views and light out to the west.

Alternative Three is similar to the other alternatives, but the garden terrace at level 2 is located on 22nd Avenue. The first floor follows the property line along 22nd giving the building form at that level the 22nd Avenue knuckle bend. The levels above the terrace would have east, south and north views into the garden terrace and along 22nd Avenue. The retail, parking and residential entries are the same as alternative two where there is more parking, less deep retail spaces and two residential entries. No anticipated development standard departures were discussed at the meeting.

Board Questions and Comments

The Board had several questions of the architect regarding the proposal alternatives. They were as follows with response by the architect. :

- Is the amount of open space similar in scale for all three schemes? *Yes it is.*
- Is the garage entry at the south for all three schemes? *Yes it is.*
- What types of materials are being considered for the building? *Fiber cement panels, storefront anodized aluminum systems and vinyl windows may be in the palette.*
- How could you build in a programmatic response to your interest in the musicological nature of the site? *There could be studio space for practice, reduced residential unit rental for musicians, a music venue, a music store, music school, etc.*
- Are townhouses a part of these design proposals? *No, there are no townhouses.*
- There appear to be different residential entry locations. What is the thinking on locating the residential entry? *The preferred alternative has a residential entry at the knuckle where the largest outdoor space, one or more retail spaces and the residential lobby can interact. At the same time we are exploring moving the residential off the knuckle to avoid the Safeway vehicle entry across the street*
- How can you add to the pedestrian experience at the knuckle? How will the human activity be animated there? *Outdoor uses related to the ground floor retail, pedestrian and residential passers-by and landscape design can help activate the area.*
- How will one experience different geometries at the corner and at the knuckle. *This will be developed and described later*
- How will the garden roof tops be managed? *More details will be coming at the next meeting*
- What kind of retail will be interested in locating at this site? *A restaurant may be a good fit and further research will determine other interested retail establishments.*
- What is the width of the sidewalks? *The architect quoted 16 feet on 22nd Avenue*
- Describe the design relationship to the clinic building on Madison Street. How will the exit work there? *The exit will be recessed with a transparent fence along the property line.*

- What is the floor to floor height at the first floor retail? *The floor to floor height is 13 feet.*

Public Comments

Approximately 13 members of the public were present. Their comments included the following.

- The Safeway Summit building across 22nd Avenue still has vacant retail spaces on Madison Street. Please find a way that the retail spaces can be attractive enough to be rented.
- The light industrial building to the south appears to be only 2 feet off of the property line.
- The garden terrace at the second floor would give southern exposure and views to the south and possibly Mount Rainier if it was located on the south side of the building rather than on the east or the west facades.
- Scheme number 1 is a good scheme. The curved façade is interesting. Traffic on 22nd Avenue can move very fast and should have traffic calming measures. Encouraging pedestrians to activate 22nd Avenue is important. Opportunities for southern light to be captured in plazas or residential units would be a good design move.

Board Deliberations

- The Board shared initial reactions including curiosity and desire to see the site geometries fully explored and studied for best design solutions for the site, especially design of the ground plane. The site geometries include the orthographic intersection of 22nd Avenue and Madison Street, a somewhat unique form on Madison Street and the knuckle or jog of the property midway along the 22nd Avenue façade.
- A south facing garden terrace would help optimize the sites location and ability to provide solar access.
- Keep the wide sidewalk and use it to spill onto the site where possible.
- The residential lobby should be encourage more activity than as a simple pass through.
- Scheme One is preferred by the Board.
- Overhead weather protection should be provided along both streets and good quality materials should be used.
- Loading functions for the building need to be identified and integrated into the site and building.
- The corner at 22nd Avenue and Madison Street should have an appropriate architectural treatment.

DESIGN GUIDELINES.

A *Site Planning*

A-1 Responding to Site Characteristics. The siting of buildings should respond to specific site conditions and opportunities such as non-rectangular lots, location on prominent intersections, unusual topography, significant vegetation and views or other natural features.

Examine the unique site geometries and express them in an appropriate architectural manner. Consider the “knuckle” in this site in designing the ground plane to include special characteristics that could be gleaned from the unique site opportunities. Stories of the site history, uses and greats who may have played music on site are encouraged to be explored in architectural expression and programmatic commitments such as practice studios, reduced rent programs, music performance or club settings.

A-2 Streetscape Compatibility

The siting of buildings should acknowledge and reinforce the existing desirable spatial characteristics of the right-of-way.

The current and commodious sidewalk on 22nd Avenue should be retained and enhanced by siting the building footprint to reinforce the open feeling and pedestrian scale.

A-4 Human Activity. New development should be sited and designed to encourage human activity along the street.

Retail spaces should engage the sidewalk and encourage transparency. The design should create level entries with the sidewalk for retail uses.

A-7 Residential Open Space. Residential projects should be sited to maximize opportunities for creating usable, attractive, well-integrated open space.

The Board wants to see the fourth floor south terrace well designed and utilized as well as for any roof top open space. The Board directed the applicant to create a garden terrace located on the south side rather than the east and west facing alternative shown in the edg packet schemes.

A-10 Corner Lots. Buildings on corner lots should be oriented to the corner and public street fronts. Parking and automobile access should be located away from corners.

The Board expects to see a strong architectural solution at the corner of 22nd and Madison to be presented at the next meeting. This corner should communicate the resolution of the site geometries, history and position along Madison Street.

C Architectural Elements and Materials

C-3 Human Scale. The design of new buildings should incorporate architectural features, elements, and details to achieve a good human scale.

The street level design should have high quality materials, overhead weather protection and building to sidewalk relationships that work with the residential lobby and entry, sidewalk interface, and retail uses. The street level landscape design should be developed within a full definition of plants, paving, sculpture, public art, seating, water features etc.

C-4 Exterior Finish Materials.

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

The Board would like to see high quality materials for building materials on this project. Materials or material boards and color should be presented at the next design review meeting.

C-5 Structured Parking Entrances. The presence and appearance of garage entrances should be minimized so that they do not dominate the street frontage of a building.

The Board directed the applicant to study the garage entrance and the impacts on the sidewalk in light of the many users who will be frequenting the garage.

D Pedestrian Environment

D-1 Pedestrian Open Spaces and Entrances. Convenient and attractive access to the building's entry should be provided. To ensure comfort and security, paths and entry areas should be sufficiently lighted and entry areas should be protected from the weather. Opportunities for creating lively, pedestrian-oriented open space should be considered.

The Board directed the applicant to study the building façade curve and present a design that responds appropriately to the site geometries and at ground level ensures the comfort and security of the pedestrian spaces.

D-5 Visual Impacts of Parking Structures. The visibility of all at-grade parking structures or accessory parking garages should be minimized. The parking portion of a structure should be architecturally compatible with the rest of the structure and streetscape. Open parking spaces and carports should be screened from the street and adjacent properties.

The south façade of the building at grade is the parking level and should be designed with care to minimize the impact on the neighbor to the south and to create an interesting visual appearance.

D-9 Commercial Signage

Signs should add interest to the street front environment and should be appropriate for the scale and character desired in the area.

The applicant should bring a signage plan to the next meeting

D-12 Residential Entries and Transitions

The space between the residential entry and the sidewalk should provide security and privacy for residents and be visually interesting for pedestrians.

The residential entry and lobby should interface with other uses to make it a lively and attractive part of the development.

E Landscaping

E-3 Landscape Design to Address Special Site Conditions. The landscape design should take advantage of special on-site conditions such as high-bank front yards, steep slopes, view corridors, or existing significant trees and off-site conditions such as greenbelts, ravines, natural areas, and boulevards.

The Board directed the applicant to fully develop a striving and interesting landscape plan to enhance the building and site especially around the “knuckle”, the terraces, the corner streetscape, planting strips and other open spaces

The applicant is anticipating several development standard departure requests at this time. They may include relief from street level transparency, site triangles, and structural building overhangs. The Board will entertain departures from development standards if they help the project better meet the priority guidelines stated above.

DPD staff planner notes:

- The applicant must bring the following to the next Design Review meeting:
- “Knuckle” sidewalk and entry design.
- First and second level detail designs of entry facades, corner treatments and garage entry
- Deck and terrace landscaping details and points for a maintenance plan
- Materials or materials boards, color boards
- A concept signage plan

The MUP plans must include colored and shadowed elevations of the building and colored landscape / ROW improvement plans.