



City of Seattle

Gregory J. Nickels, Mayor

Department of Planning & Development

D.M. Sugimura, Director

FINAL RECOMMENDATION
OF THE
CAPITOL/FIRST HILL/CENTRAL AREA DESIGN REVIEW BOARD

BACKGROUND INFORMATION:

Project Number: 3008615

Address: 1222 East Madison Street

Applicant: Kevin Cleary, Baylis Architects, for Wallace Properties

Meeting date: July 1, 2009
Report date: July 23, 2009

Board members present: Sharon Sutton, Chair
Evan Bourquard
Wolf Saar
Lisa Picard

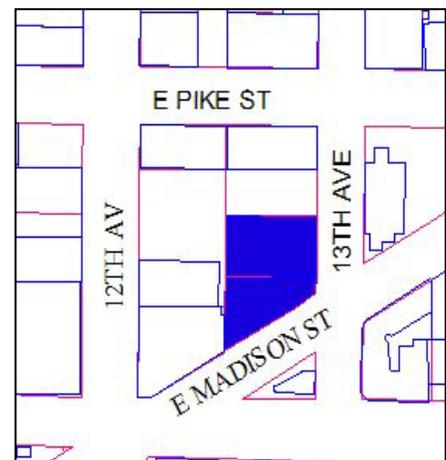
Board members absent: Brian Cavanaugh

DPD staff present: Holly J. Godard, Land Use Planner

SITE & VICINITY

The irregular shaped corner site is bounded by East Madison Street to the south and 13th Avenue to the east. There is no alley located on or adjacent to the site. The site is currently occupied by surface parking and a one story automotive repair shop.

The site slopes slightly, with the lowest elevation at the SW corner of the property and sloping upwards to the east and north. The northeast corner of the property is approximately 13 feet higher than the lowest southwest corner.



The site is zoned NC3P-65' (Neighborhood Commercial 3 with a Pedestrian designation). E Madison Street is a designated principal pedestrian street per the Land Use Code and a designated principal arterial per SDOT. The site falls within the "Pike-Pine Urban Center Village," a Pike-Pine neighborhood.

The adjacent zoning to the west and south is also NC3P-65'. The adjacent zoning across the street to the east is NC3-65'. Further to the southwest is the Seattle University Major Institution Overlay MIO-105'-NC3P-65'. The zoning to the southeast is Lowrise 3.

The development in the neighborhood surrounding the site is primarily a mixture of multifamily structures, automobile sales and repair shops, warehouses, retail and restaurants, and surface parking lots. The character of the older buildings in the area, such Trace Lofts, Elysian Brewery and Park Hill Apartments include auto-row and warehouse type buildings constructed of masonry with large fenestration.

PROJECT DESCRIPTION

The proposal includes demolition of the existing building and the construction of a new six-story building. The new structure would include approximately 120 residential units, 5,000 sq. ft. of ground level retail uses and below grade parking for approximately 59 vehicles. (Revised during the MUP process)

EARLY DESIGN GUIDANCE

The Early Design Guidance meeting occurred on July 16, 2008. For a complete report see the Master Use Permit file accessible from the Applicant Services Center on floor 20 in the Seattle Municipal Tower. Documents are also available on the City Website.
http://www.seattle.gov/dpd/Planning/Design_Review_Program/Overview/

The project submitted the Master User Permit application on February 4, 2009.

FINAL RECOMMENDATION MEETING – July 1, 2009

Architect's Presentation

Kevin Cleary of Baylis Architects made the presentation. He briefly reviewed the project site, vicinity uses, opportunities and constraints of the project site. The site is zoned NC3P-65' (Neighborhood Commercial 3 with a Pedestrian designation). E Madison Street is a designated principal pedestrian street per the Land Use Code and a designated principal arterial per SDOT. The site falls within the "Pike-Pine Urban Center Village," a Pike-Pine neighborhood.

The architect reviewed the design guidance and issues requests from the EDG and first Recommendation meetings; the corner treatment, the 13th Avenue pedestrian experience,

residential units on 13th, the residential entrance, the proposed street side trash area, the north façade.

	DEVELOPMENT STANDARDS	REQUIRED	PROPOSED	DEPARTURE AMOUNT	DESIGN PRIORITY GUIDELINES
1	23.47a.008 D 2 Residential entry requirements	Residential Entry to be 10'-0" from property line	Propose residential entry setback between 3'-6" to 4'-0" From property line	6'-6" to 6'-0" from required	Departure to better meet A-2 & A-4, C-2 and engage the residential entry to the street.
2	23.54.030 G 2 Site triangle Requirement	10x10 site triangle	Convex mirrors and warning device.	At both sides no site triangle; See proposed.	Due to reduction of residential entry setback, to better meet C-1 & C-5, the site triangle is no longer possible; mitigating provisions provided to better meet D-7.
3	23.54.030 F2b2	Minimum 22"	Less than 22"	3 feet	Departure to better meet guideline C-5 Structured parking Entrances and D-7 Pedestrian Safety

The architect showed how the corner architecture was changed to a simpler form from sidewalk to parapet. The notched form and large awning is now a squared-off form with several levels of small awnings. The glazing remains a dominant feature of the element in contrast to the heavy framework of the rest of the facades. The framework façade grid is offset, one façade to the other, with the corner element acting as a sort of knuckle. The result is a nuance in form that shapes and frames the interior uses and presents a well-ordered exterior.

Commercial entrances are located on 13th and Madison, but no corner entrance is proposed.

The two residential uses on the second floor were troublesome to the Board. They are now removed and the 13th Avenue retail base is now higher along that façade. The residential entry on 13th had been moved back to create a small entry. The awning over the entry will be different than the awnings over the rest of the commercial areas along 13th and Madison. This may be a difference in form and materials to mark the residential use.

The north façade has been simplified. The orange colored grid has been removed.

Board Questions and Comments

The Board asked clarifying questions to understand several evolving aspects of the design. The Board asked about the new corner element: It is more squared to the orthogonal grid, distinctive, but in harmony with the building forms. The largely glass wall treatment of the corner has been retained. The awnings are expressed in new smaller forms and continue to help create a distinctive corner element. The trash collection area had been redesigned to hold trash near the sidewalk for the collection vendor. Overhead weather protection along the facades is continuous except for a break over the parking garage entrance. The Board also asked about the awning colors and material, retail uses, and including an exhaust chase for possible restaurant uses. Departures are being sought to help the project better meet the early design guidelines.

Design Departure Summary

Public Comments

No member of the public attended the meeting.

Board deliberations

The Board discussed the project in their deliberations starting with their initial reactions. The Board recommended that there be continuous weather protection including protection over the garage entry. The Board thought the corner awnings were interesting and appropriate. There was discussion on the Madison façade change of color and its effect on the façade. The Board recommended using a curb cut that is smaller than the 22 foot minimum would enhance the 13th Avenue pedestrian experience and the Board approves a departure to allow a smaller curb cut.

After considering the proposed design and the project context, hearing public comment, and reviewing the design priorities, the Board feels that the guidance has been addressed by the applicant. The 4 Board members unanimously **recommend conditional approval** of the project and the departure requests to the Director. Conditions in the decision should include the following:

1. Provide overhead weather protection over the vehicle garage entry.
2. Reduce the curb cut width at the property line as much as possible.
3. The corner awnings are good as shown, please review the construction details for these awnings and check that the retail awnings are protective and appropriate for retail entries along the facades.