

## 2026 E Madison Street Seattle WA 98122

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Seattle Design Commission Presentation  
November 06, 2014

**LENNAR®**  
MULTIFAMILY COMMUNITIES

 **HEWITT**  
ENCORE  
architects  
pllc

**WHY WE ARE HERE:**

1. Council's conceptual approval requires the detailed public benefit to be reviewed by the Design Commission
2. Conceptual Public benefit approved by Council in 2007 includes:
  - a. Public open space of 11,700 s.f., with benches or café seating and special treatments
  - b. Public art
  - c. Retail along Madison and Denny, widened sidewalks along Madison and Denny, with enhanced landscaping

**OUR GOAL:**

1. Obtain approval from Design Commission of detailed public benefit package
2. Implement public benefit package and move forward to building permits

# LOCATION



Madison-Miller Residential Urban Village

\*

Future Community Park

....

Principal Arterial

....

Minor Arterial

●

Transit Stops

|||||

Bus Routes

|||||

#8

|||||

#11

|||||

#48

|||||

#12

|||||

Bike Route (non-arterial)

A detailed aerial map of the project site and surrounding area. The project site is highlighted with a yellow dashed line. The map shows various streets including East Thomas St, East Denny Way, East Howell St, East Olive St, East Pine St, 17th Ave E, 18th Ave E, 19th Ave E, 20th Ave E, 21st Ave E, 22nd Ave E, and 23rd Ave E. Landmarks include Miller Playfield, Safeway, Trader Joe's, and Mt. Zion Baptist Church. The map also shows various zoning codes (L-3, L-4, L-2, NC2-40, NC3P-65, RSL/TC, LDT) and transit routes (bus routes #8, #11, #48, #12 and bike routes). A north arrow is located in the bottom right corner. Arrows on the right side point towards Madison Park and Madison Valley.

HEWITT

2026 E Madison St  
Seattle Design Commission 11.06.14

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# NEIGHBORHOOD PHOTOS



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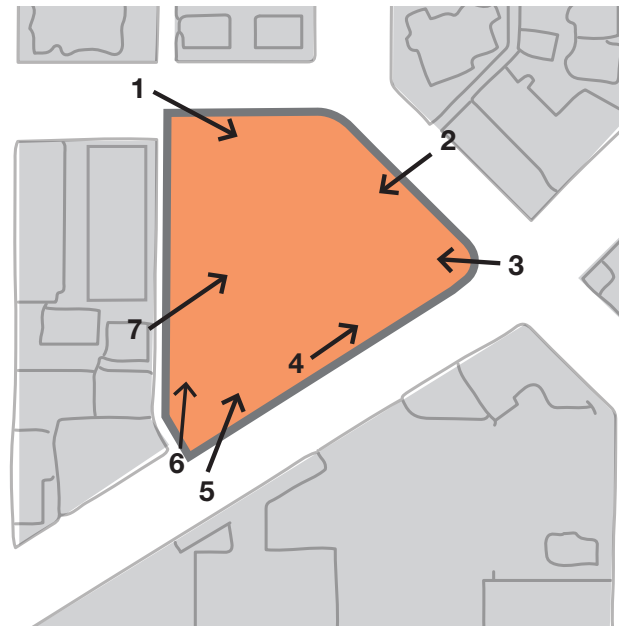
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- 1 Madison Valley
- 2 Madison Temple
- 3 El Gallito Restaurant
- 4 McKinney Manor Apartments
- 5 Hearing Speech & Deafness Center
- 6 Madison Apartments & Trader Joe's
- 7 17th Avenue & East Olive Street
- 8 Madison Crossings & Madison Market
- 9 Summit Apartments
- 10 Former location of the Twilight Exit
- 11 Planned Parenthood
- 12 Neighboring Office Building
- 13 Bridgestone Tire Shop

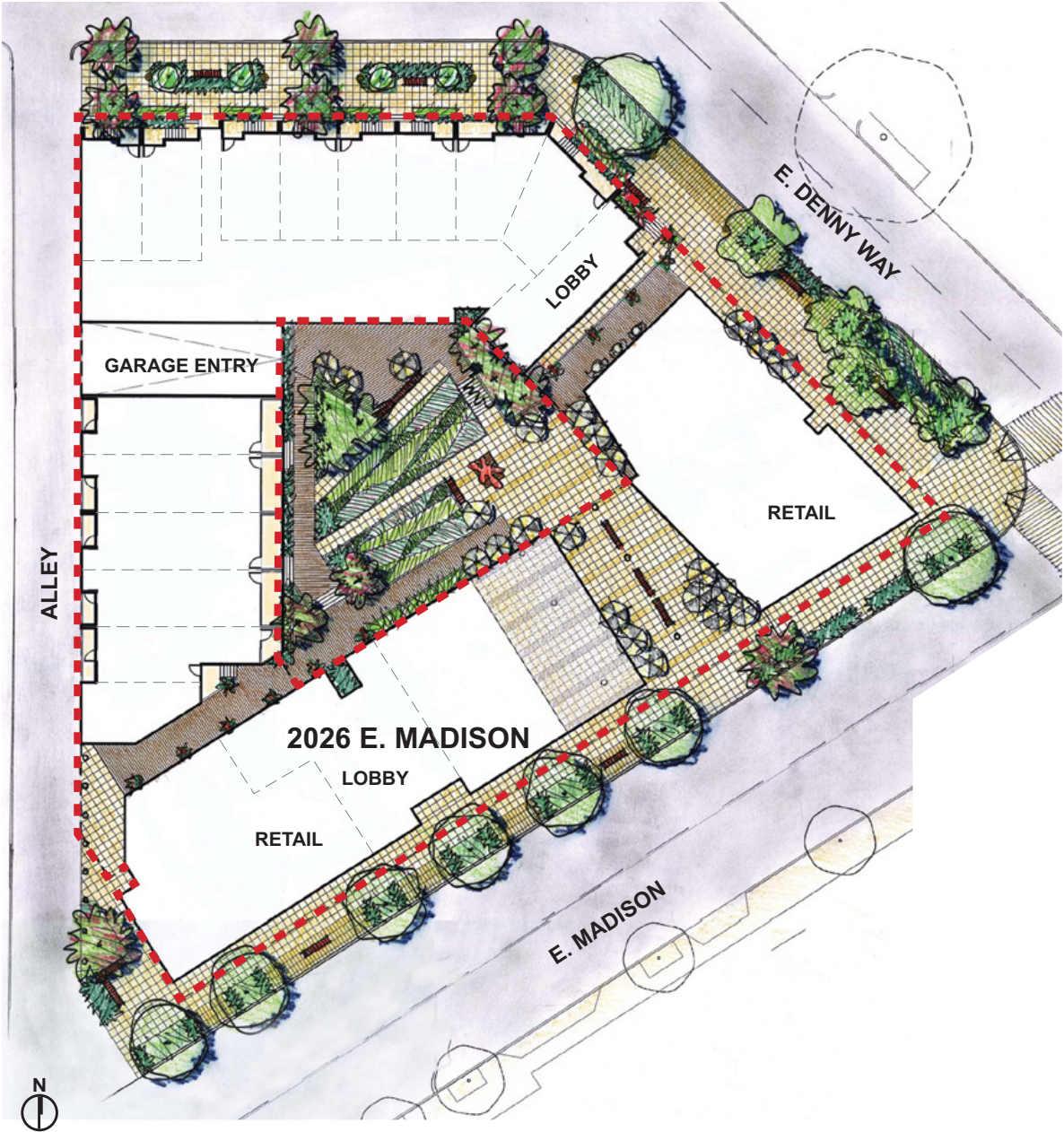


# SITE PHOTOS



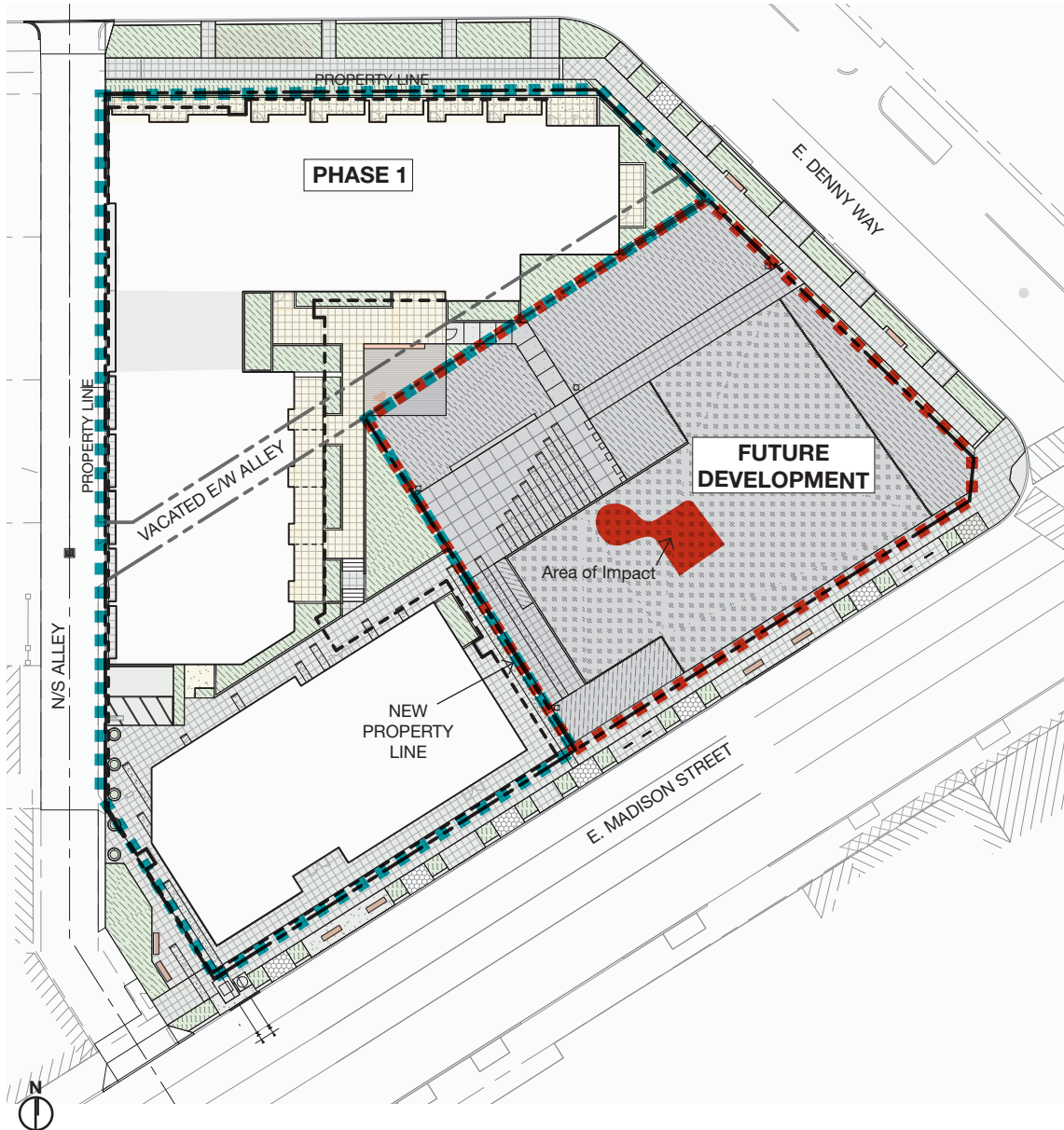
- 1 View from NW corner
- 2 View to SW from Denny Way
- 3 View West from Intersection
- 4 View NE along Sidewalk at Madison
- 5 View from SW corner
- 6 View North along Alley
- 7 View NE from Alley

# APPROVED SITE PLAN - 2009





# PROJECT OVERVIEW & PHASING



## PROJECT OVERVIEW

### PHASE 1 :

- 157 Units
- Construction : 2015
- Substantial completion : 2017

### FUTURE DEVELOPMENT :

- 70 Units +/-
- Construction : upon receipt of NFA, expected 2017-2018
- IMPACT : private open space will be replaced by building with public benefit features and required area to be incorporated

### ENVIRONMENTAL IMPACTS :

- Source of Contamination - PCEs (Dry Cleaner Solvents)
- Remedial investigation showed extent of contamination on site and into E Madison St. ROW
- Remediation measures:
  - Between 2008 and 2011, most of contaminated source was eliminated
  - Quarterly monitoring has been ongoing
  - All remedial efforts are being performed per DOE's Voluntary Cleanup Program
  - NFA expected in 2017-2018
- Adjacent site Phase 1 is clean and protected by Plume Clause



# ILLUSTRATIVE SITE PLAN - 2014



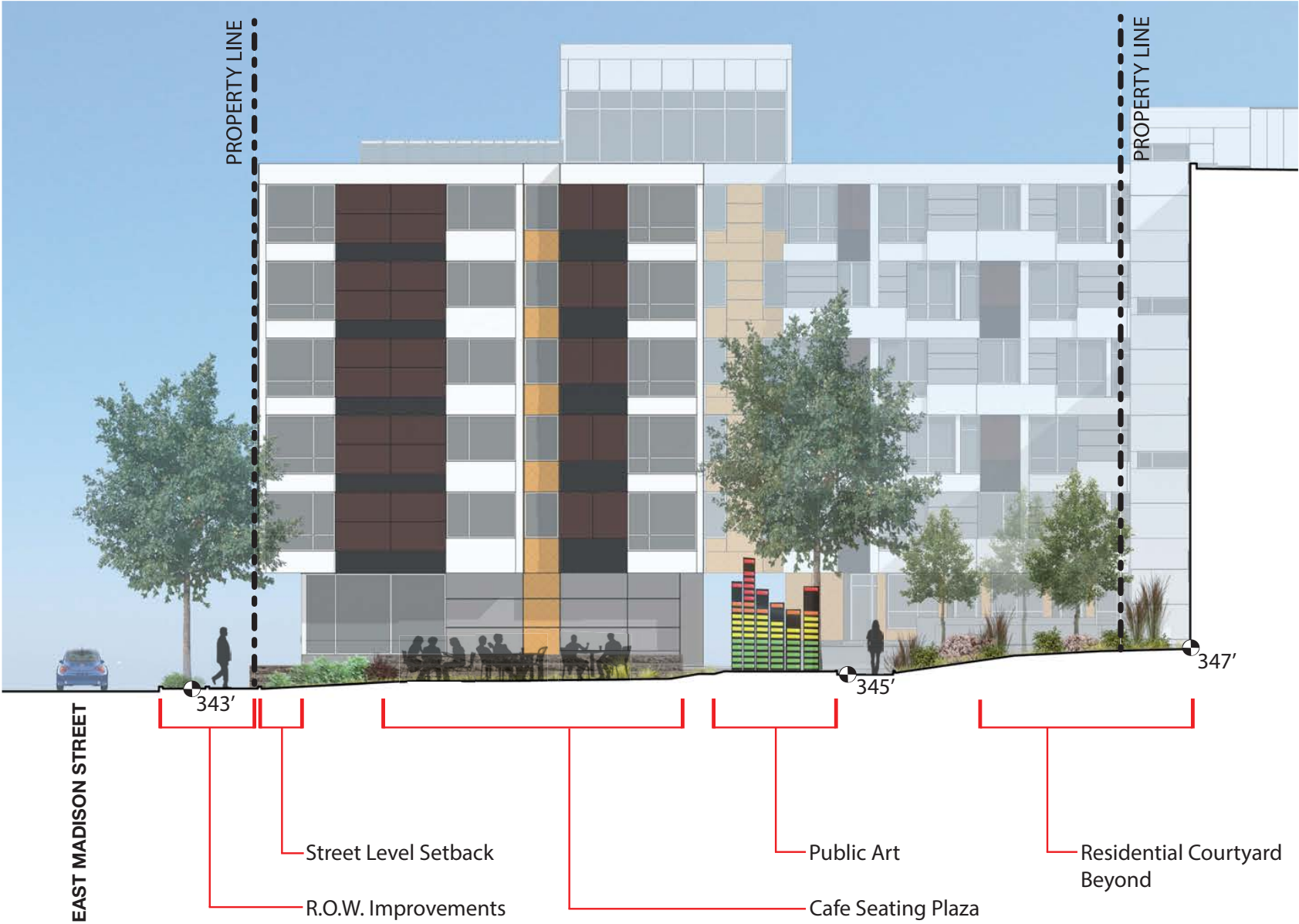
## **BASIS OF DESIGN:**

- Reinforce site porosity through visual and pedestrian access
- Ensure safety of public and tenants through the use of lighting, building /site activation, appropriate landscaping, and good site lines
- Create a multi-use, simple, passive open space on the Phase 2 site
- Utilize public art, lighting, seating, hardscape materials, turf, and landscaping to welcome the public and organize / enliven the open space
- Acknowledge transition between publicly accessible space and semi-private tenant space

## **PROPOSED PEDESTRIAN CONNECTOR:**

- New concrete path varies from 8'-0" - 12'-0" provides 24 hour access through the site and maintains connection between N/S Alley and E Denny Way
- All new power and communication lines will be located on E Denny Way. This is currently under review with Seattle City Light.

# SITE SECTION - 2014



SITE SECTION LOOKING WEST



## CORNER VIEW





# ELEVATIONS



**1 MADISON STREET**



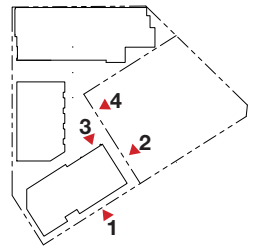
**2 SE END ON OPEN SPACE**



**3 COURTYARD SOUTH**



**4 COURTYARD WEST**



# ELEVATIONS



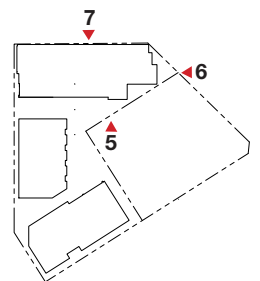
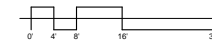
5 COURTYARD NORTH

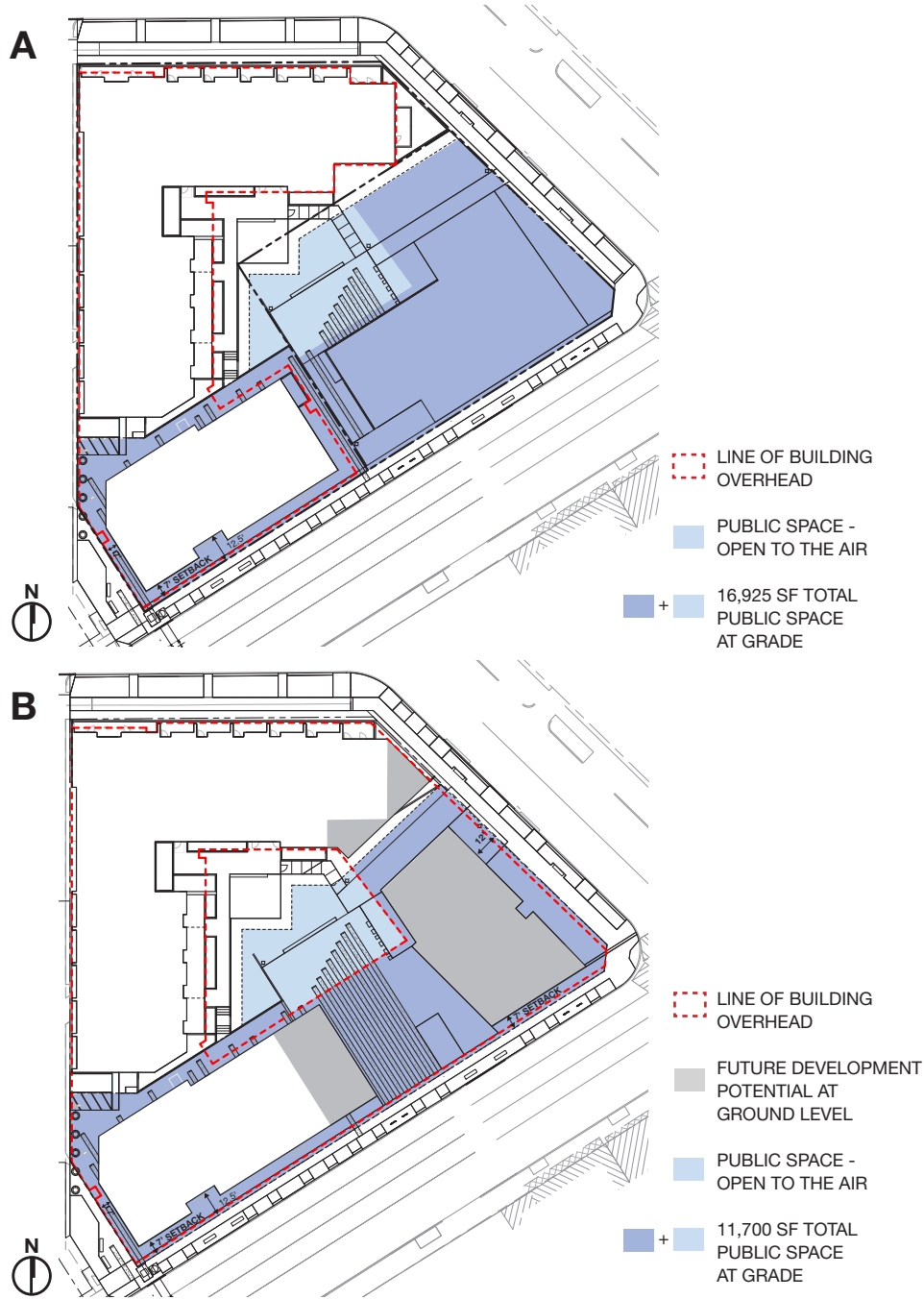


6 NW END ON OPEN SPACE



7 DENNY WAY





## PUBLIC BENEFIT SUMMARY

### \* PUBLIC BENEFIT REQUIREMENTS:

- Public space of approximately 11,700 square feet
- Water feature or art element
- Benches or cafe seating
- Stone finishes
- Special treatments at the entries to invite the public to enter and linger

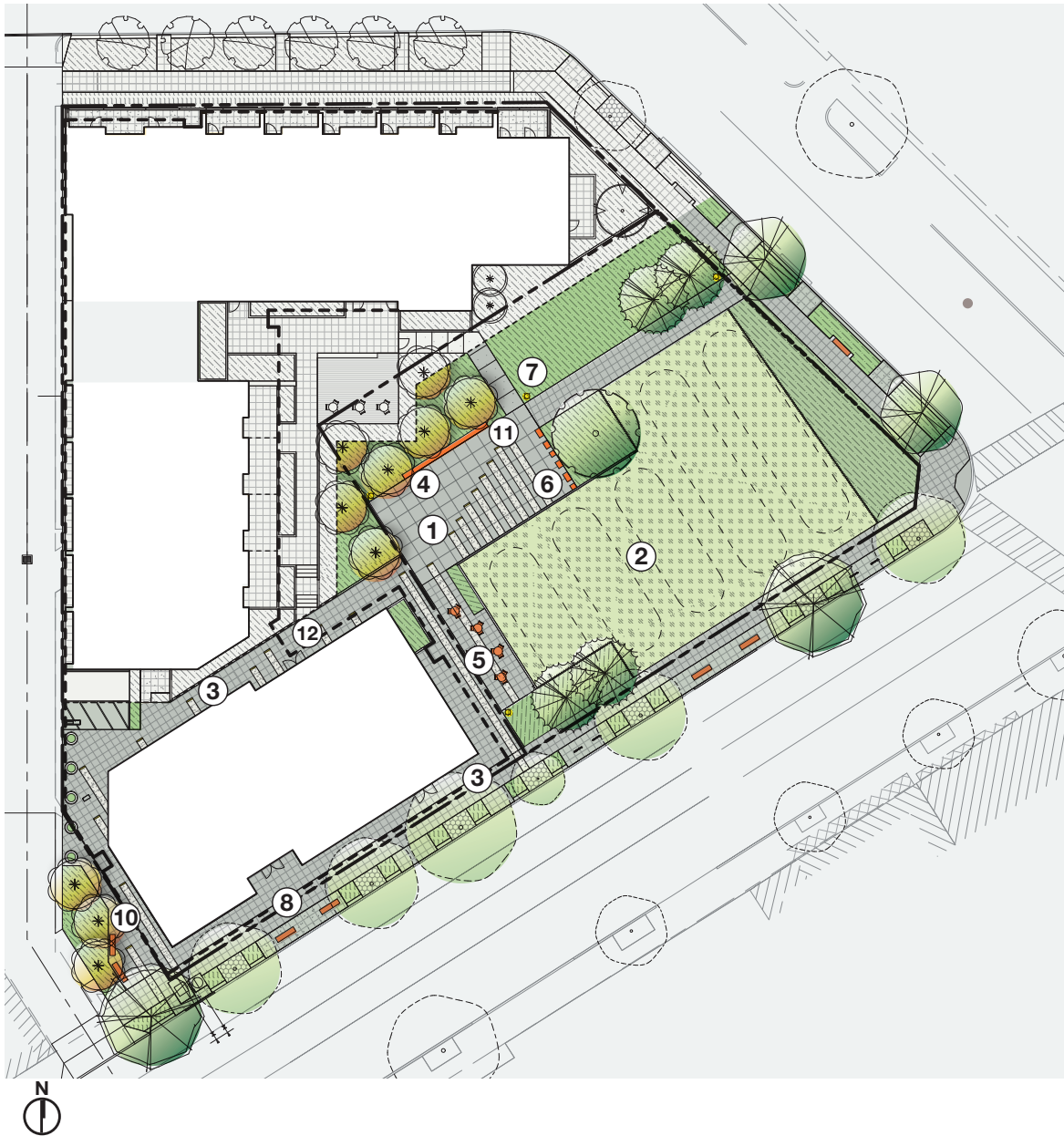
### PUBLIC BENEFIT MATRIX:

PUBLIC BENEFITS	DESCRIPTION	CODE REQ'D	PROPOSED <b>A</b>	FUTURE PROPOSED <b>B</b>
<b>PUBLICLY ACCESSIBLE OPEN SPACE</b>	PUBLIC SPACE WITH HARDSCAPE, LANDSCAPE, SEATING, AND RETAIL ACCESS			
	* PUBLIC SPACE	NOT REQ'D	16,925 SF	11,700 SF
	HARDSCAPE AREAS	NOT REQ'D	6,143 SF	9,348 SF
	LANDSCAPE AREAS	NOT REQ'D	10,782 SF	2,352 SF

<b>OPEN SPACE AMENITIES</b>	PEDESTRIAN AMENITIES TO ENHANCE THE EXPERIENCE OF THE PUBLIC SPACE			
	OVERHEAD WEATHER PROTECTION	NOT REQ'D	2,316 SF	8,712 SF
	* PUBLIC BENCH SEATING	NOT REQ'D	38 LF	38 LF
	* PUBLIC CAFÉ SEATING	NOT REQ'D	802 SF	1,445 SF
	* SPECIALTY FINISHES	NOT REQ'D	574 SF	1,722 SF
	PEDESTRIAN SECURITY LIGHTING	NOT REQ'D	4 TOTAL	2 TOTAL
<b>BUILDING SETBACKS</b>	VOLUNTARY BUILDING SETBACKS TO ENHANCE THE PUBLIC PLAZA AT THE SIDEWALK AND PROVIDE EXTERIOR AREA ADJACENT TO RETAIL			
	SETBACK ALONG E. MADISON STREET	NOT REQ'D	103 LF, 955 SF	154 LF, 1,168 SF
	SETBACK ALONG E. DENNY WAY	NOT REQ'D	N/A	89 LF, 1,137 SF
	SETBACK ALONG N/S ALLEY TO REMAIN	NOT REQ'D	51 LF, 355 SF	51 LF, 355 SF
<b>PUBLIC ART</b>	ART TO ENHANCE THE EXPERIENCE OF THE PUBLIC SPACE			
	* ART AND LIGHTING INSTALLATION	NOT REQ'D	1,500 SF	1,500 SF



# PUBLIC BENEFITS PLAN - PROPOSED 2014



**PUBLICLY ACCESSIBLE OPEN SPACE** with enhanced landscaping, open plaza areas, large turf area, and retail access.

- 1 Hardscape Areas
- 2 Landscape Areas

**PEDESTRIAN AMENITIES** including security lighting, cafe seating, bench seating, and seatwalls.

- 3 Overhead Weather Protection
- 4 Bench Seating
- 5 Public Seating
- 6 Specialty Finishes
- 7 Pedestrian Lighting

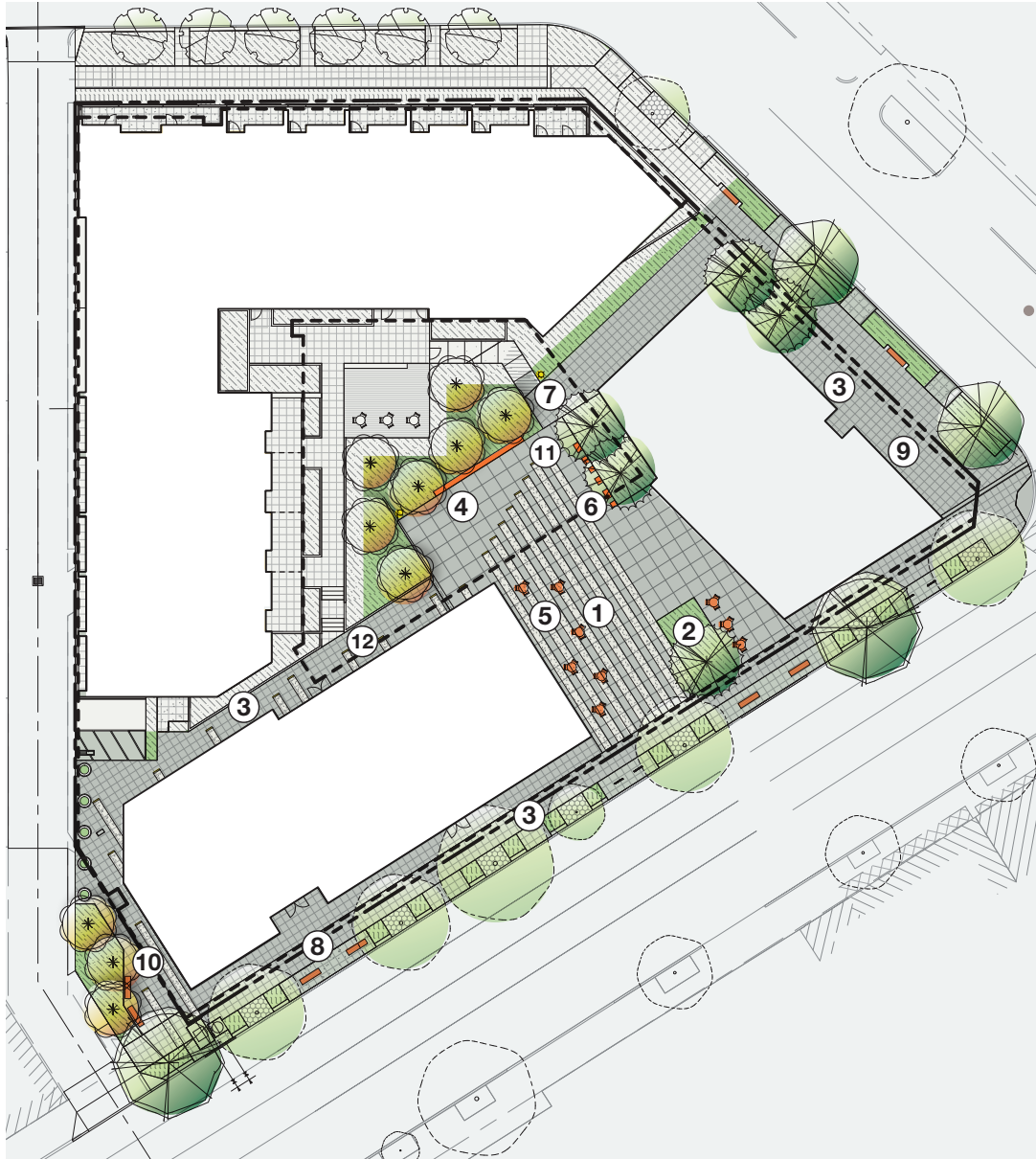
**BUILDING SETBACKS** on East Madison Street, N/S Alley, and provide spill-out for retail.

- 8 Setback along Madison
- 9 Setback along Denny Way
- 10 Setback along N/S Alley

**PUBLIC ART** including permanent lighting and a feature sculptural element in the main public plaza space.

- 11 Art
- 12 In-grade Lighting

# PUBLIC BENEFITS PLAN - FUTURE PROPOSED



**PUBLICLY ACCESSIBLE OPEN SPACE** with enhanced landscaping, open plaza areas, large turf area, and retail access.

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**PEDESTRIAN AMENITIES** including security lighting, cafe seating, bench seating, and seatwalls.

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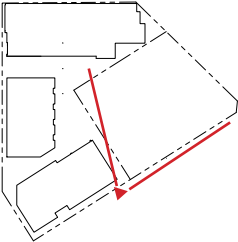
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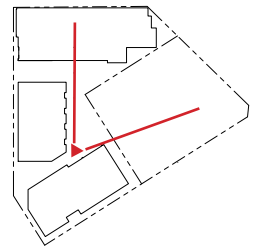


# PUBLICLY ACCESSIBLE OPEN SPACE



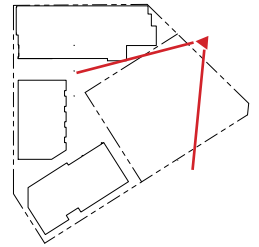


# PUBLICLY ACCESSIBLE OPEN SPACE



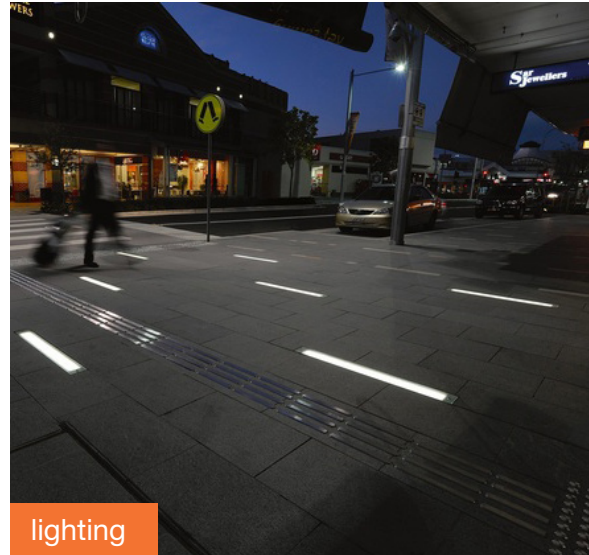


# PUBLICLY ACCESSIBLE OPEN SPACE





# PEDESTRIAN AMENITIES





# PLANT PALETTE

## TREES



## TREES

1. Chinese Dogwood
2. Japanese Maple
3. Japanese Snowbell
4. Katsura
5. Serviceberry
6. Stewartia
7. Vine Maple
8. Sunset Maple
9. Zelkova

## SHRUBS

1. Redtwig Dogwood
2. Bonica Rose
3. Oakleaf Hydrangea
4. White Icicle Currant
5. Center Glow Ninebark
6. Goldflame Spirea
7. Doublefile Viburnum
8. Boxwood
9. Elfin Strawberry Bush
10. Drooping Leucothoe
11. Red Edge Hebe
12. Sweetbox

## GRASSES + PERENNIALS

1. Orange New Zealand Sedge
2. Ice Dance Sedge
3. Tufted Hair Grass
4. Blue Oat Grass
5. Carmen Gray Rush
6. Yaku Jima Silver Grass
7. Silver Dragon Liriope
8. Kinnikinnik
9. Epimedium
10. Emerald Carpet Creeper
11. Creeping Mahonia
12. False Solomon Seal
13. Lily of the Nile
14. Wild Ginger

## SHRUBS



## GRASSES + PERENNIALS

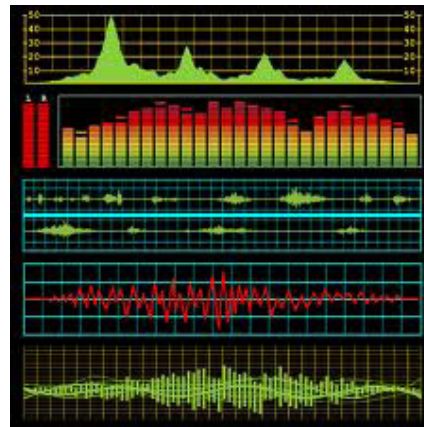
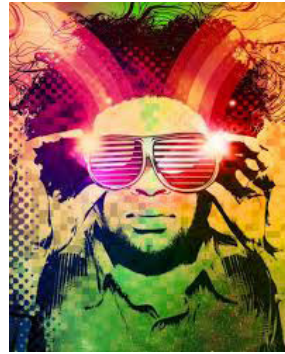




# PUBLIC ART

## "The Equalizer"

- Speaks to the music scene of Madison street during the 60's and 70's Funk and R&B era
- Reiterates the rhythms and harmonies incorporated in the building design and landscape
- Interpretation of stereo equipment that creates a visual for the snapping drums and thumping bass of Funk
- Electric quality enhanced by translucent material during the day and LED lighting at night
- Positioned in a pedestrian plaza, spaced to allow flow and interaction
- Layout of the sculptures creates a visual interest for passersby through changing composition



# PUBLIC ART

