

## 2939 E Madison St., Seattle WA 98112

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

EARLY DESIGN GUIDANCE MEETING

July 13<sup>th</sup>, 2016

PROJECT# 3020338

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TITLE SHEET

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PROJECT INFORMATION

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

LEGAL DESCRIPTION

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

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DEVELOPMENT OBJECTIVES

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

Project Site

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

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

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

Project Vision

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

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

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

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

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

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

Project Program

Programatically, the preffered Option 3 scheme will contain 2 levels of below grade parking providing 158 parking stalls, one level of high ceiling (16’-0” floor to floor height) retail on the street level hosting two retails- one 1,600 SF boutique retail space and one 25,000 SF large retail space. Above the retail level are 3 levels of apartments hosting 75 residential units.

Summary of building program- Option 3 (preferred)	
Site Area:	40,422 SF
Site Coverage:	33,650 SF (83%)



1. Durable materials that weather gracefully.



DEVELOPMENT OBJECTIVES



2. Heigh Ceiling Neborhood Grocery Store.



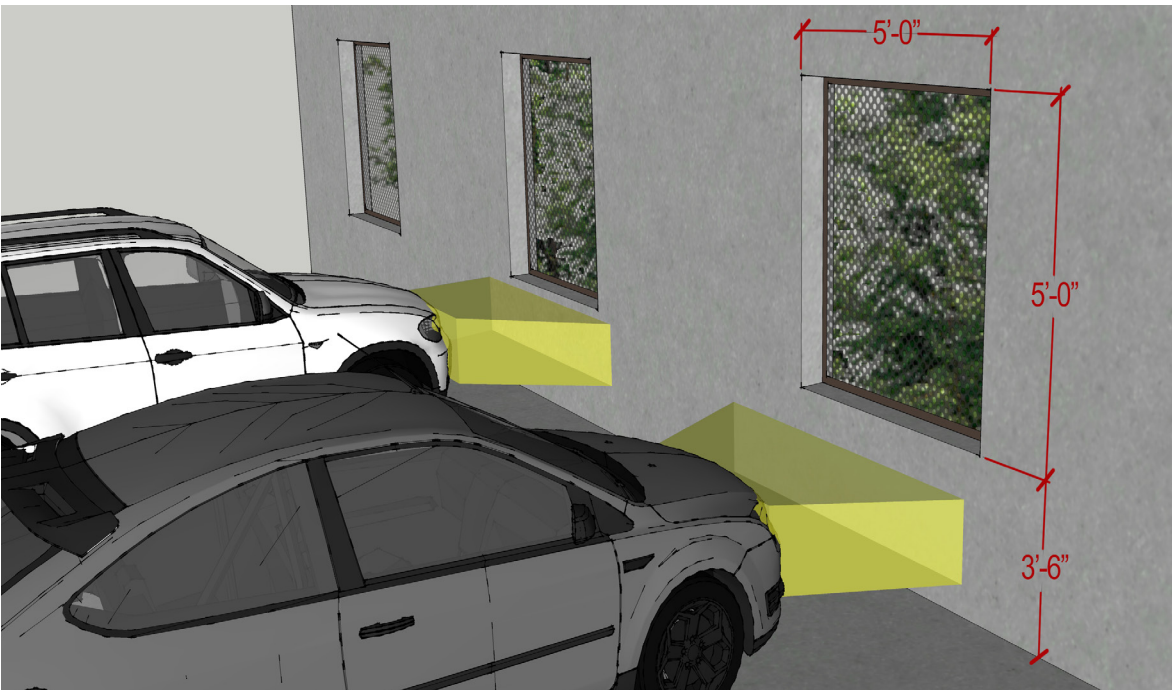
3. Combined entries & deep recessed plaza with weather protecting awning.



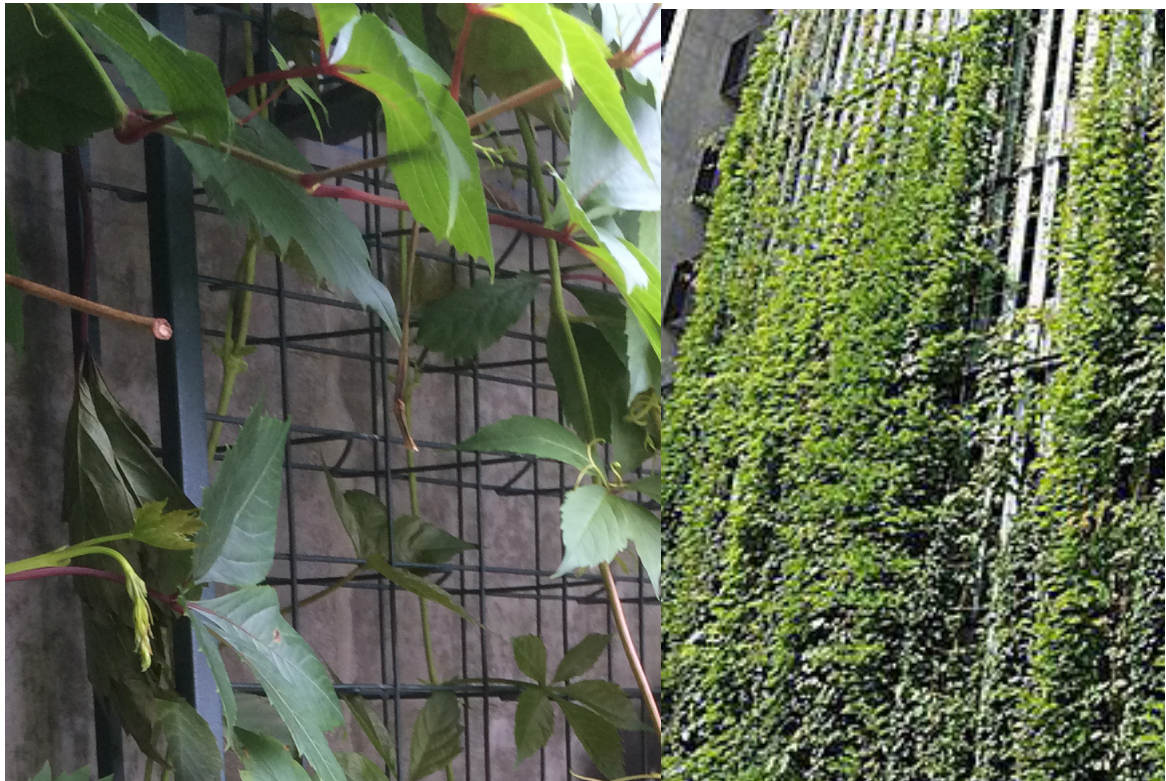
4. Recessed street level provides friendly pedestrian experience.



5. Large glazing in the storefronts to diminish the barrier between



6. Large glazing in the storefronts to diminish the barrier between



7. Structured wire lattice.



ZONING REQUIREMENTS

PROJECT DATA

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

OCCUPANCY CLASSIFICATION / SEPARATIONS:

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

ZONING DATA

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

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

STREET DEVELOPMENT STANDARDS: (23.47A.008)

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

STREET-FACING FACADE WHEN FACING A PRINCIPAL STREET

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

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

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

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

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

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

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

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

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

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

FLOOR AREA RATIO: (23.47A.013)

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

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

FAR EXCEPTIONS: (23.73.009C)

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

PARKING LOCATION AND ACCESS: (23.47A.032)

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

ADA PARKING REQUIREMENTS: (SBC 1106)

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

REQUIRED PARKING: (23.54.015 TABLE A & B)

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

QUALIFY FOR 50% TRANSIT REDUCTION

RESIDENTIAL AMENITY AREA: (23.47A.024)

5% OF GROSS BUILDING AREA IN RESIDENTIAL USE 545,650 SF x 5%= 2,782.5 SF

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

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

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

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

SETBACKS: (23.47A.014)

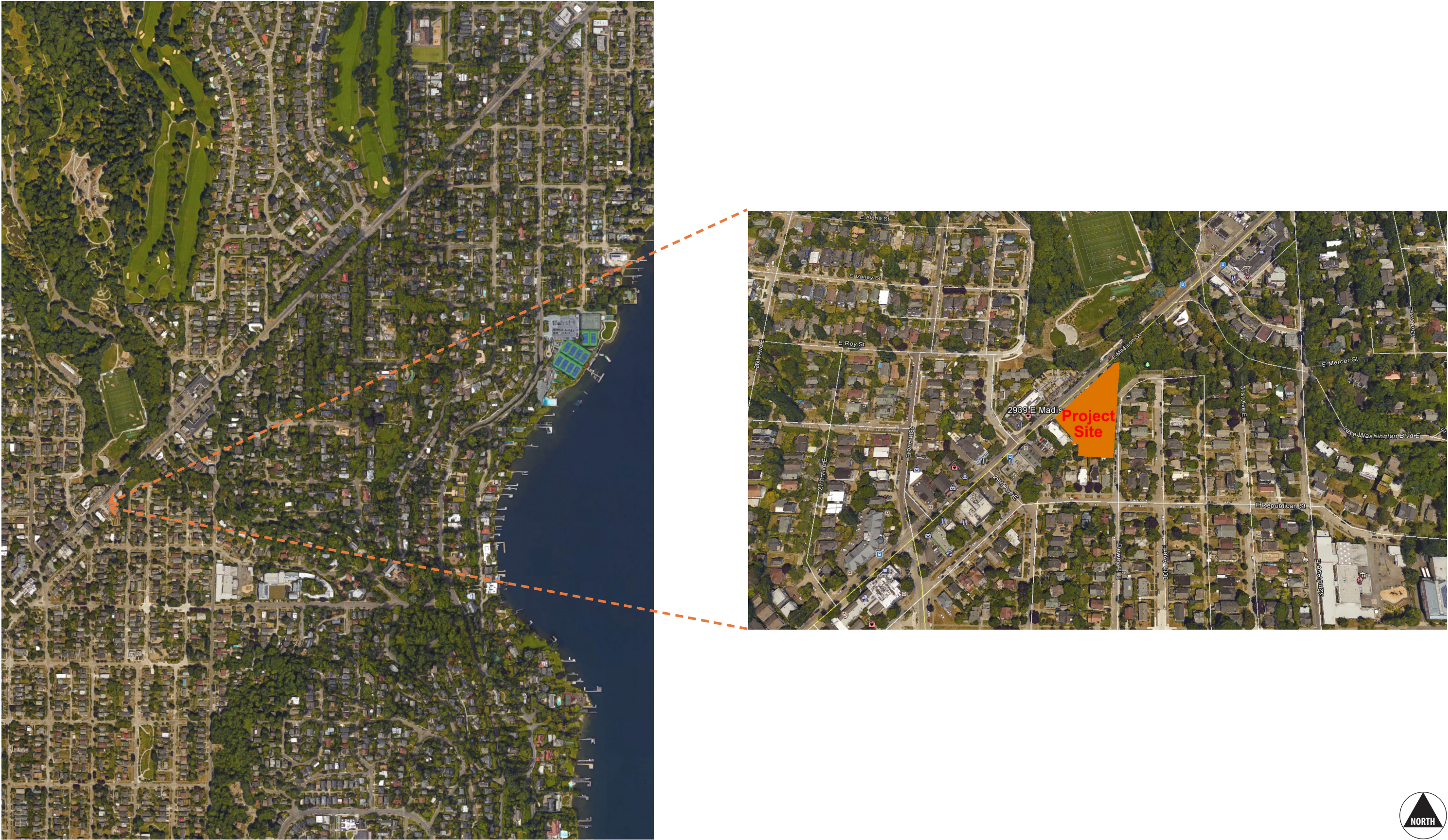
PLAN: 15'-0" TRIANGLE SETBACK REQUIRED FROM RESIDENTIAL ZONE  
SECTION 1: 15'-0" SETBACK REQUIRED FROM 13 FEET HT. TO 40 FEET HT.  
SECTION 2: ABOVE 40 FEET HT. ADD. RATE OF 2 FEET SETBACK PER 10 FEET HT.  
ONE-HALF ALLEY WIDTH MAY BE COUNTED AS PART OF THE REQUIRED SETBACK.

REQUIRED LANDSCAPING: (23.47A.016)

SEATTLE GREEN FACTOR SCORE OF 0.3 OR GREATER



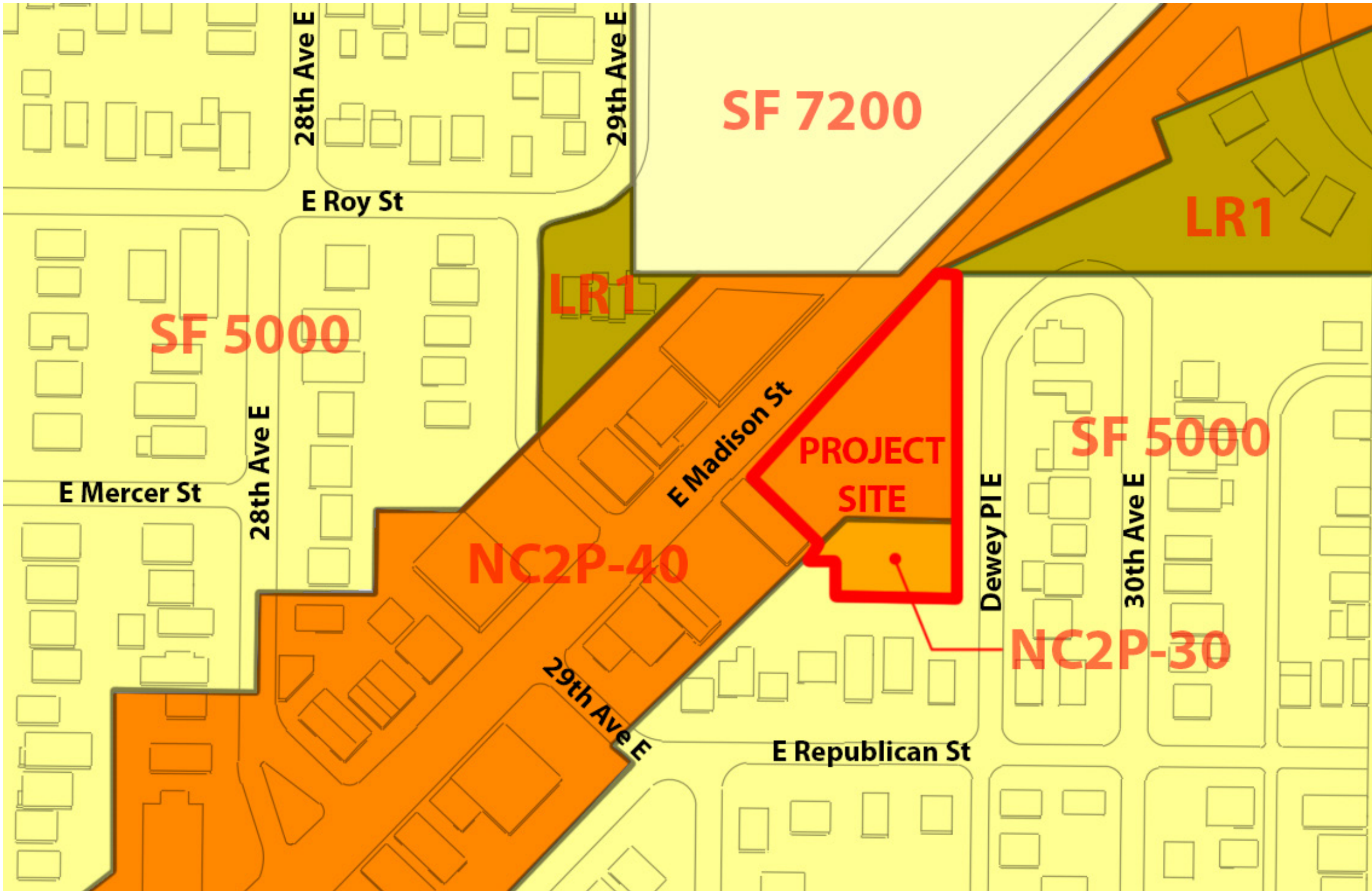
VICINITY MAP





ZONING MAP

ZONING MAP KEY



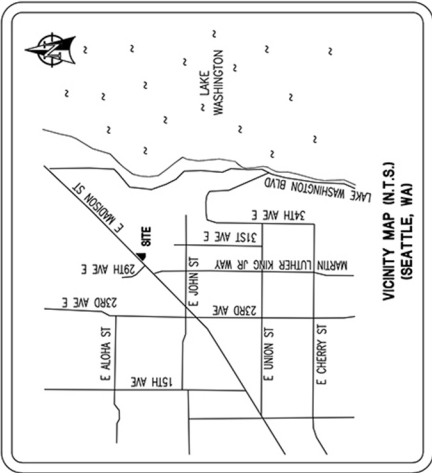
- SF 7200 SINGLE FAMILY
- SF 5000 SINGLE FAMILY
- LR1 LOWRISE 1
- NC2-30
- NC2-40



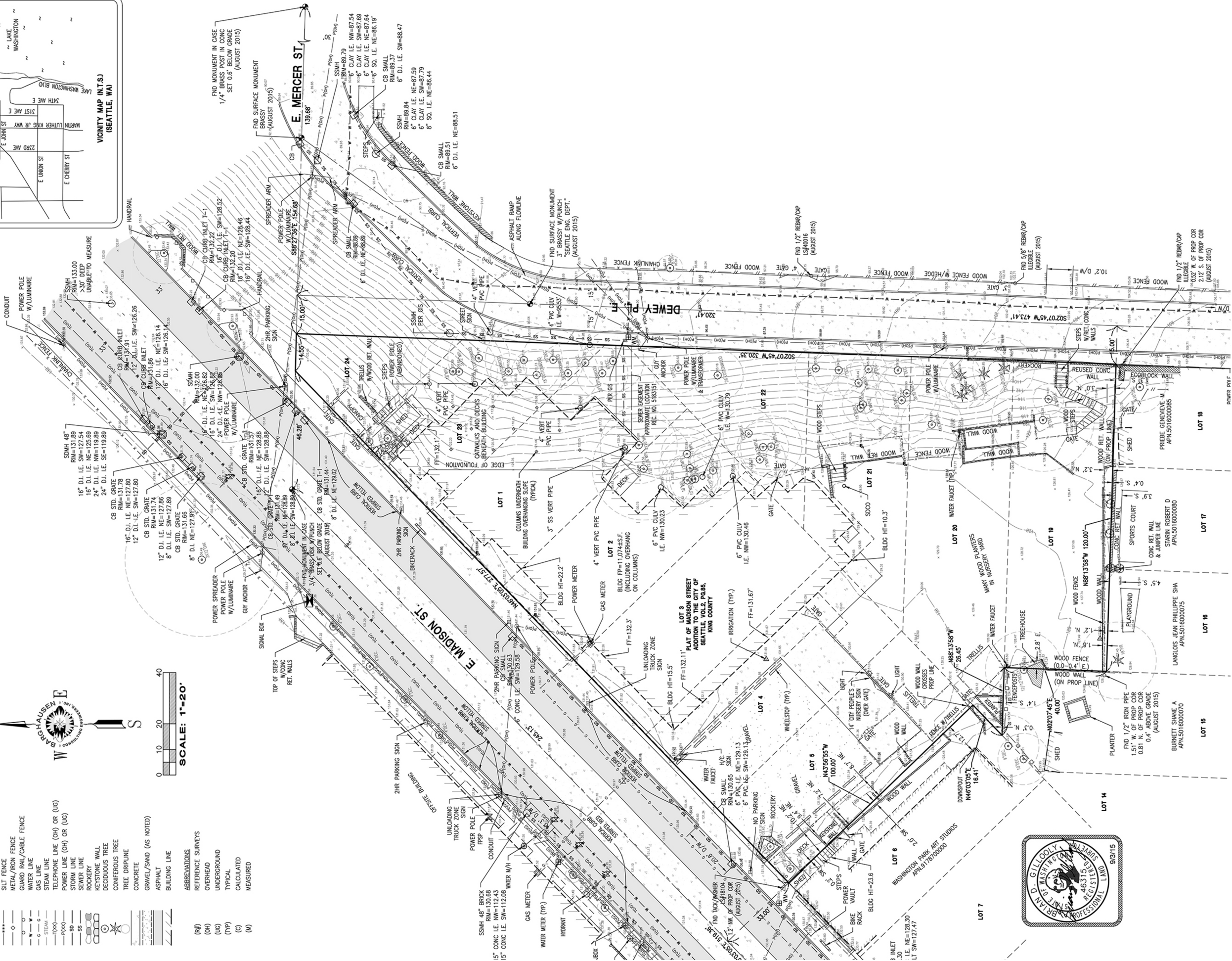
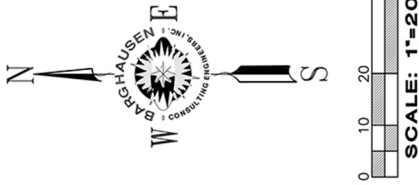


SITE SURVEY  
TREE ID MAP

ALTA/ACSM LAND TITLE SURVEY



- CHAIN LINK FENCE
- WOOD FENCE
- HOGWIRE FENCE
- SILT FENCE
- METAL/IRON FENCE
- GUARD RAIL/CABLE FENCE
- WATER LINE
- GAS LINE
- STEAM LINE
- TELEPHONE LINE (OH) OR (UG)
- POWER LINE (OH) OR (UG)
- STORM LINE
- SEWER LINE
- ROCKERY
- KEYSTONE WALL
- DECIDUOUS TREE
- CONIFEROUS TREE
- TREE DRIFLINE
- CONCRETE
- GRAVEL/SAND (AS NOTED)
- ASPHALT
- BUILDING LINE
- ABBREVIATIONS
- REFERENCE SURVEYS
- OVERHEAD
- UNDERGROUND
- TYPICAL
- CALCULATED
- MEASURED





TREE MATRIX

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

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

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206-528-4670

Tree ID	Scientific Name	Common Name	DSH (inches)	Health Condition	Structural Condition	North	East	South	West	Exceptional Threshold	Exceptional (y/n)	Proposed Action	Notes
1113	<i>Acer macrophyllum</i>	Bigleaf maple	16.9*	Fair	Poor	10	10	10	10	30	No	Remove	Co-dominant: 11.4, 12.5; Narrow angle of attachment, included bark; poor union with <i>Kretzschmaria deusta</i> present, decay in largest stem
1114	<i>Acer macrophyllum</i>	Bigleaf maple	17.7	Good	Good	10	18	10	18	30	No	Remove	
1115	<i>Acer macrophyllum</i>	Bigleaf maple	11.3*	Fair	Fair	17	7	15	18	30	No	Remove	Co-dominant: 9.5, 6.2; trunk failure near top, tension side wounds
1116	<i>Acer macrophyllum</i>	Bigleaf maple	8.4	Fair	Poor	16	4	13	3	30	No	Remove	Invasive ivy ( <i>Hedera</i> spp.) on stem; trunk failure in past; sprouts at top, low live crown ratio; root damage will occur from ROW dedication - future hazard
1117	<i>Alnus rubra</i>	Red alder	13.9	Good	Good	13	10	13	14	Only Exceptional in Grove	No	Remove	Invasive ivy on stem, in ROW dedication - future hazard
1118	<i>Acer macrophyllum</i>	Bigleaf maple	27.6*	Good	Fair	7	20	24	21	30	No	Remove	Co-dominant: 9.7, 16.5, 19.9; narrow angle of attachment; invasive ivy on stem
1119	<i>Acer macrophyllum</i>	Bigleaf maple	11.0	Fair	Fair	20	20	16	5	30	No	Remove	Invasive ivy on stem
1120	<i>Acer macrophyllum</i>	Bigleaf maple	7.5	Good	Good	12	5	14	17	30	No	Remove	
1121	<i>Acer macrophyllum</i>	Bigleaf maple	11.7	Good	Good	10	0	5	25	30	No	Remove	Suppressed
1122	<i>Acer macrophyllum</i>	Bigleaf maple	17.9*	Good	Fair	25	0	0	26	30	No	Remove	Narrow angle of attachment
1123	<i>Acer macrophyllum</i>	Bigleaf maple	9.7	Good	Fair	25	0	0	26	30	No	Remove	Swept base, old tear out at 6 feet
1124	<i>Acer macrophyllum</i>	Bigleaf maple	13.2	Good	Good	14	14	12	12	30	No	Remove	Swept base
1125	<i>Acer macrophyllum</i>	Bigleaf maple	6.5	Good	Fair	6	20	6	0	30	No	Remove	Swept base, suppressed
1126	<i>Acer macrophyllum</i>	Bigleaf maple	18.0*	Fair	Fair	19	9	11	19	30	No	Remove	Stump sprout; old wound at base, small leaf size
1127	<i>Acer macrophyllum</i>	Bigleaf maple	21.3*	Fair	Fair	20	21	17	12	30	No	Remove	Small leaf size, sweep base, narrow angle of attachments

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

www.treesolutions.net  
206-528-4670



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

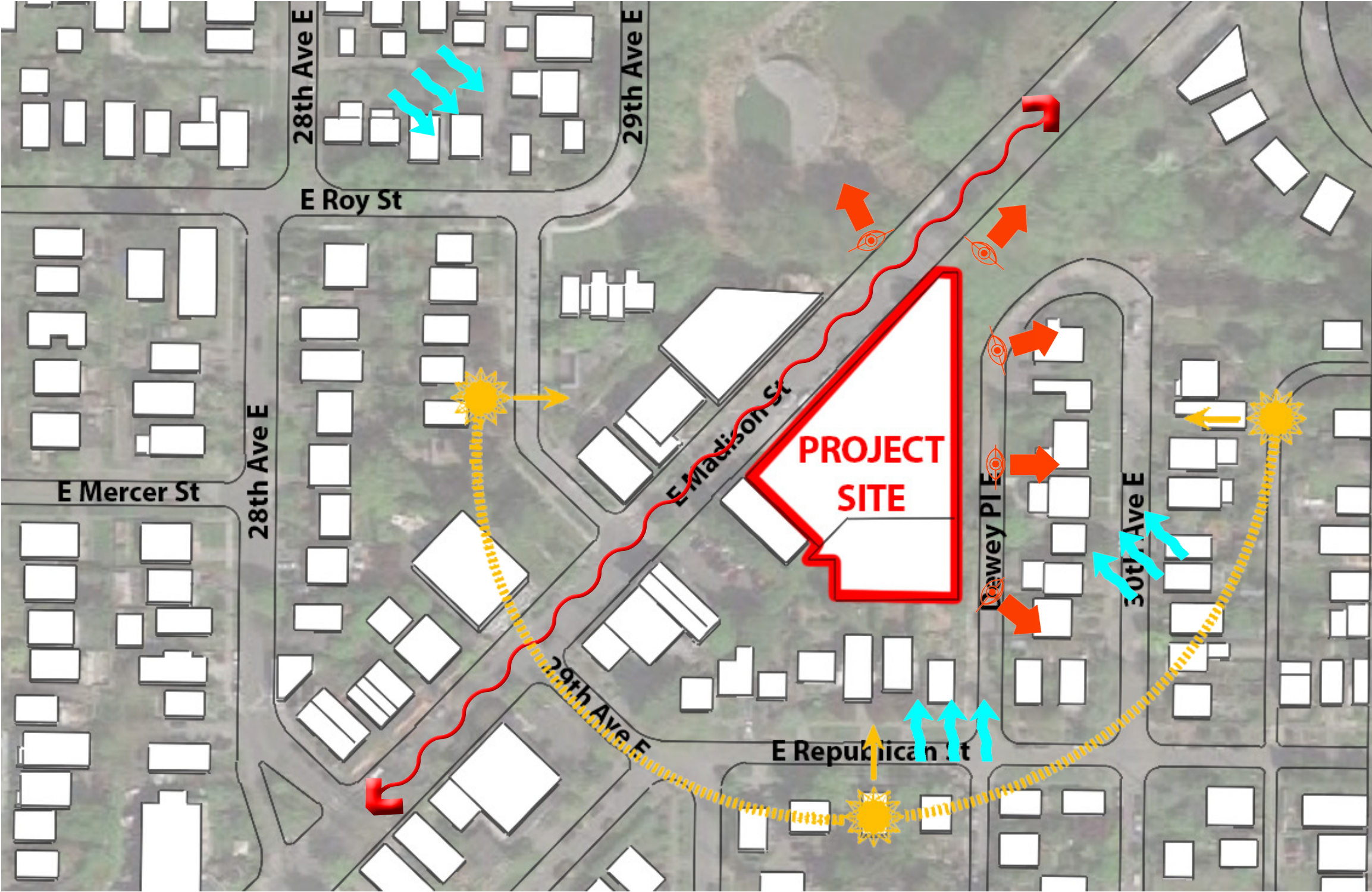


Tree ID	Scientific Name	Common Name	DSH (inches)	Health Condition	Structural Condition	North	East	South	West	Exceptional Threshold	Exceptional (y/n)	Proposed Action	Notes
1138	<i>Acer macrophyllum</i>	Bigleaf maple	29.3	Fair	Fair	25	22	26	20	30	No	Remove	Measured at narrowest point below union, invasive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

Additional notes:  
DSH (Diameter at Standard Height) is measured 4.5 feet above grade.  
Multi-stem trees are noted, and a single stem equivalent is calculated using the method defined in the Director's Rule 16-2008.  
Drip line is measured from the center of the tree to the outermost extent of the canopy



SITE ANALYSIS



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





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NEIGHBORHOOD KEY PLAN & CHARACTER



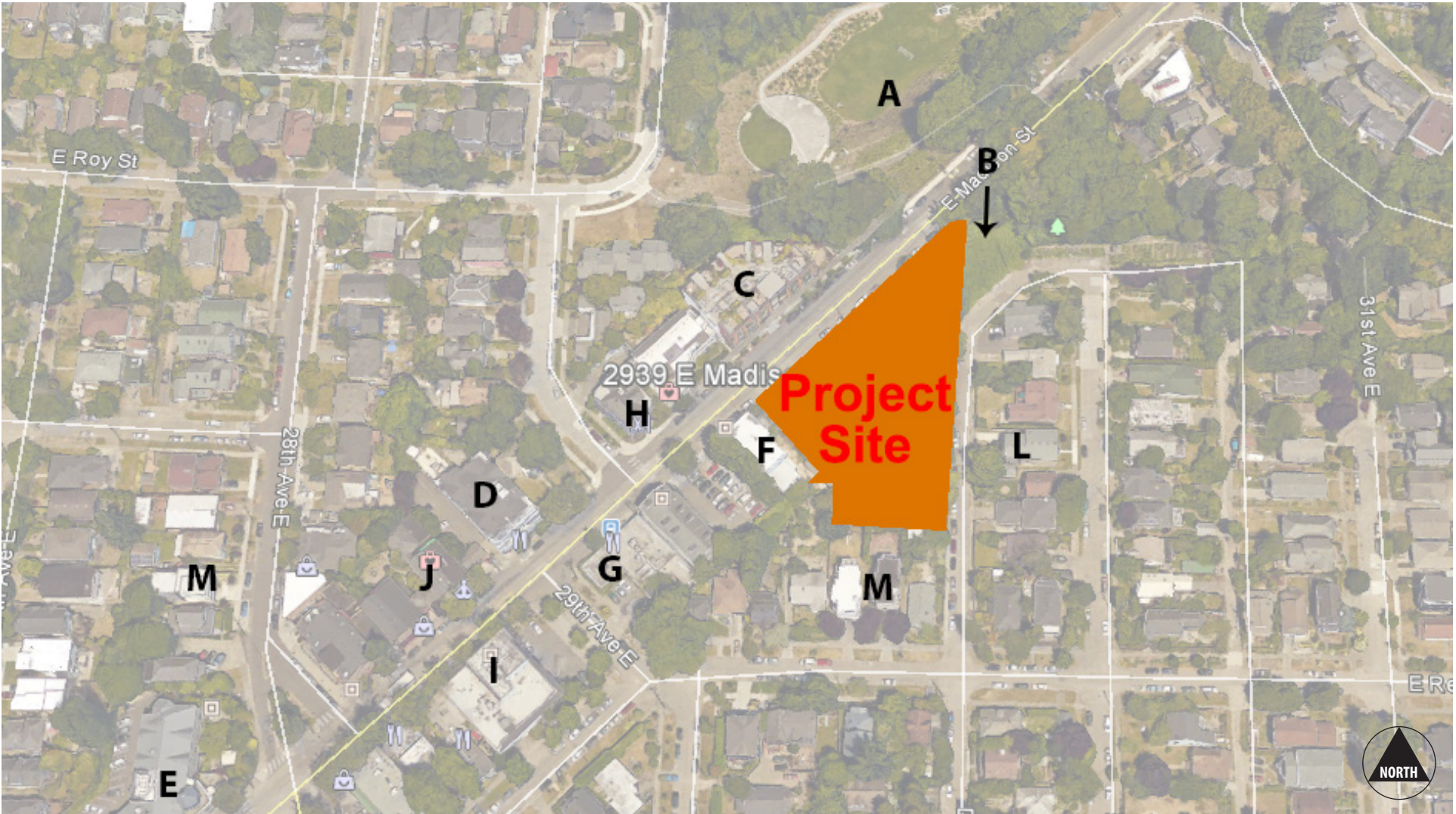
A. WASHINGTON PARK PLAY FIELD



B. STEEP SLOPE



C. MIXED USE- ACROSS FROM PROJECT SITE



VICINITY KEY PLAN



D. MIXED USE/ CONDO



E. OFFICE BUILDING



NEIGHBORHOOD CHARACTER



F. RETAIL- ADJACENT TO PROJECT SITE



G. RESTAURANT



H. RETAIL- CONVERTED FROM HOUSE



I. RETAIL STRIP



J. RETAIL STRIP



K. MADISON SQUARE



L. RESIDENTIAL- ACROSS FROM PROJECT SITE



M. RESIDENTIAL- ADJACENT TO PROJECT SITE



N. MIXED RESIDENTIAL BUILDING TYPES



VICINITY KEY PLAN & SITE CHARACTER



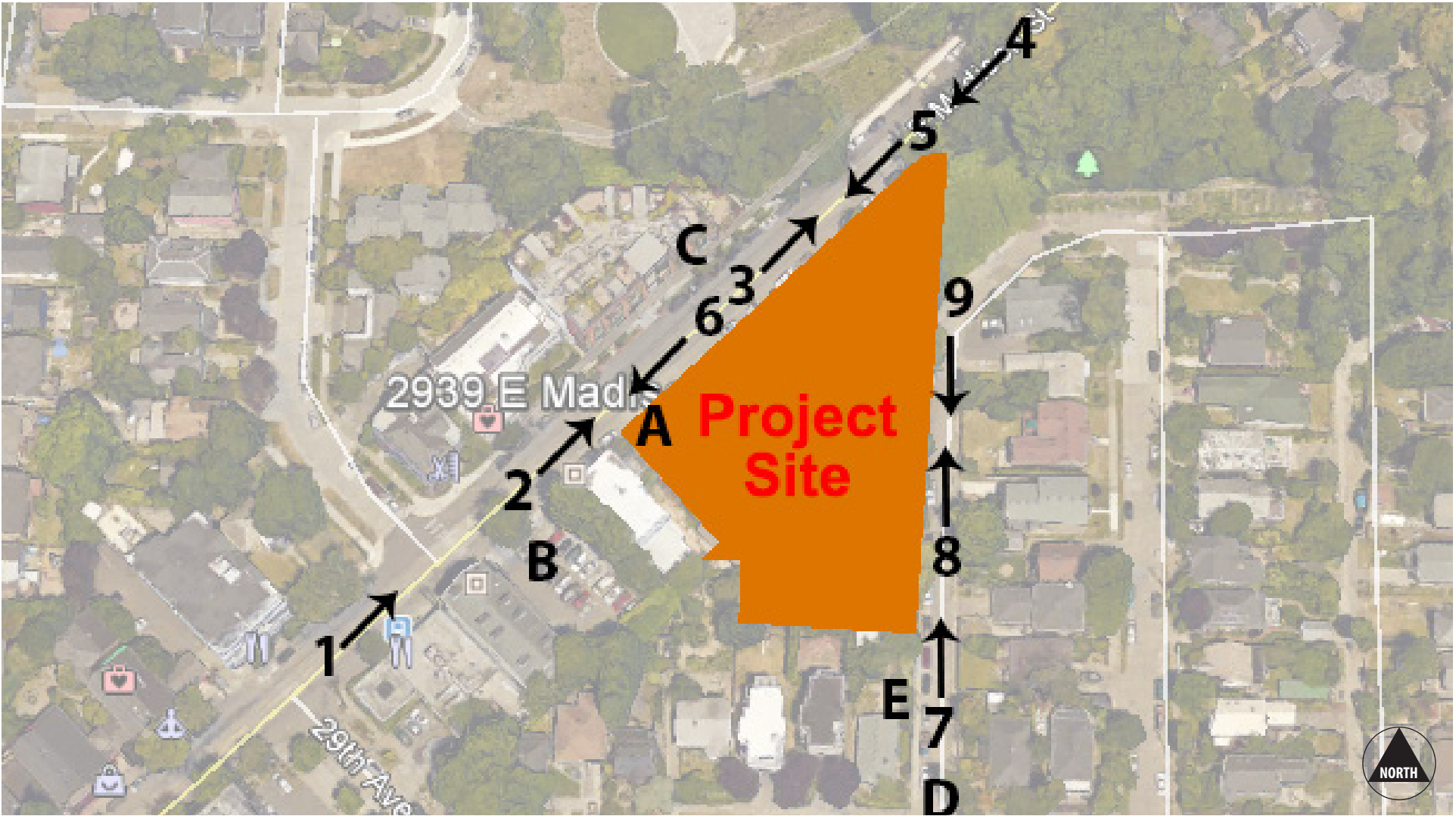
A. EXISTING CURB CUT



B. MULTIPLE CURB CUTS ON E MADISON ST.



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



VICINITY KEY PLAN



D. DEWEY PL E CHARACTER



E. ECOBLOCK RETAINING WALL



VICINITY PHOTOS



1. E MADISON ST- LOOKING NE



2. E MADISON ST- LOOKING NE



3. E MADISON ST- LOOKING NE



4. E MADISON ST- LOOKING SW



5. E MADISON ST- LOOKING SW



6. E MADISON ST- LOOKING SW



7. DEWEY PL E- LOOKING N



8. DEWEY PL E- LOOKING N



9. DEWEY PL E- LOOKING S



STREET PHOTO MONTAGE



E MADISON ST- LOOKING SOUTHEAST (PROJECT SITE)



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



STREET PHOTO MONTAGE



DEWEY ST- LOOKING WEST (PROJECT SITE)



DEWEY ST- LOOKING EAST (ACROSS FROM PROJECT SITE)



DESIGN REVIEW GUIDELINES

CONTEXT AND SITE

- CS1-B Take advantage of solar exposure and natural ventilation
- CS1-C Appropriate use of natural topography
- CS1-D Incorporate on-site landscaping elements
- CS2-A Architectural presence
- CS2-B Allow adjacent sites, streets and open space to inform design
- CS2-C Relationship to the block
- CS2-D Respect for adjacent sites
- CS3-A Incorporate architectural features, pattern and proportion to reinforce the neighborhood character
- CS3-B Local history and culture



CS1-C

Existing Topography



CS2-A

Five-Story Mixed Use



CS2-B

E Madison St Character



CS2-B

Mature Street Trees



CS2-D

Neighborhood P-Patch



CS2-C

Adajcent NC2-40 Development



DESIGN REVIEW GUIDELINES

PUBLIC LIFE

- PL2

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

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

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

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

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

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

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

Retail Edges
- PL3-C-1

Porous Edge: Engage passersby with opportunities to interact visually with the building interior using glazing and transparency. Create multiple entries where possible and make a physical and visual connection



PL2 Pedestrian Streetscape



PL3-A-1 Distinctive Street-Level Entry



PL3-C Neighborhood Character Details



PL2-C-1 Weather Protection



# DESIGN REVIEW GUIDELINES

## DESIGN CONCEPT

- DC1-C-1

Below-Grade Parking: Locate parking below grade wherever possible. Where a surface parking lot is the only alternative, locate the parking in rear or side yards, or on lower or less visible portions of the site.
- DC2

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

Architectural and Facade Composition
- DC2-B-1

Façade Composition: Design all building facades—including alleys and visible roofs— considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned.
- DC2-B-2

Blank Walls: Avoid large blank walls along visible façades wherever possible. Where expanses of blank walls, retaining walls, or garage facades are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians.
- DC4

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

Exterior Elements and Finishes
- DC4-A-1

Exterior Finish Materials: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that Have texture, pattern, or lend themselves



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



DC2 Neighborhood Unified Design



DC4-A Eyes on the Street



DC2-B-1 Architectural Composition



DC4-A-1 High-Quality, Durable Materials

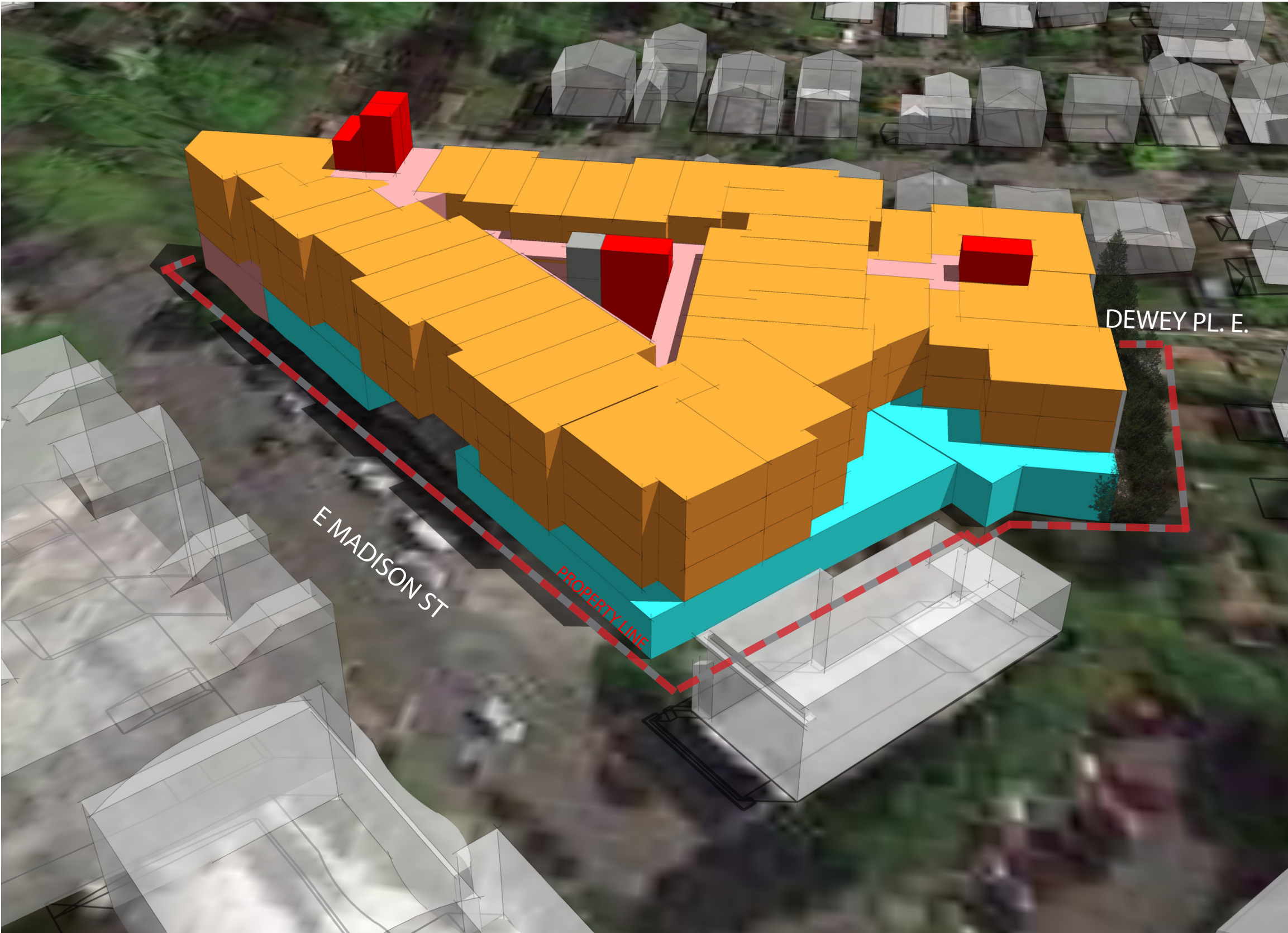


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# DESIGN REVIEW PROPOSAL - OPTION 1

## VIEW LOOKING NORTHEAST



### DESCRIPTION

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

### ADVANTAGES

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

### CHALLENGES

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

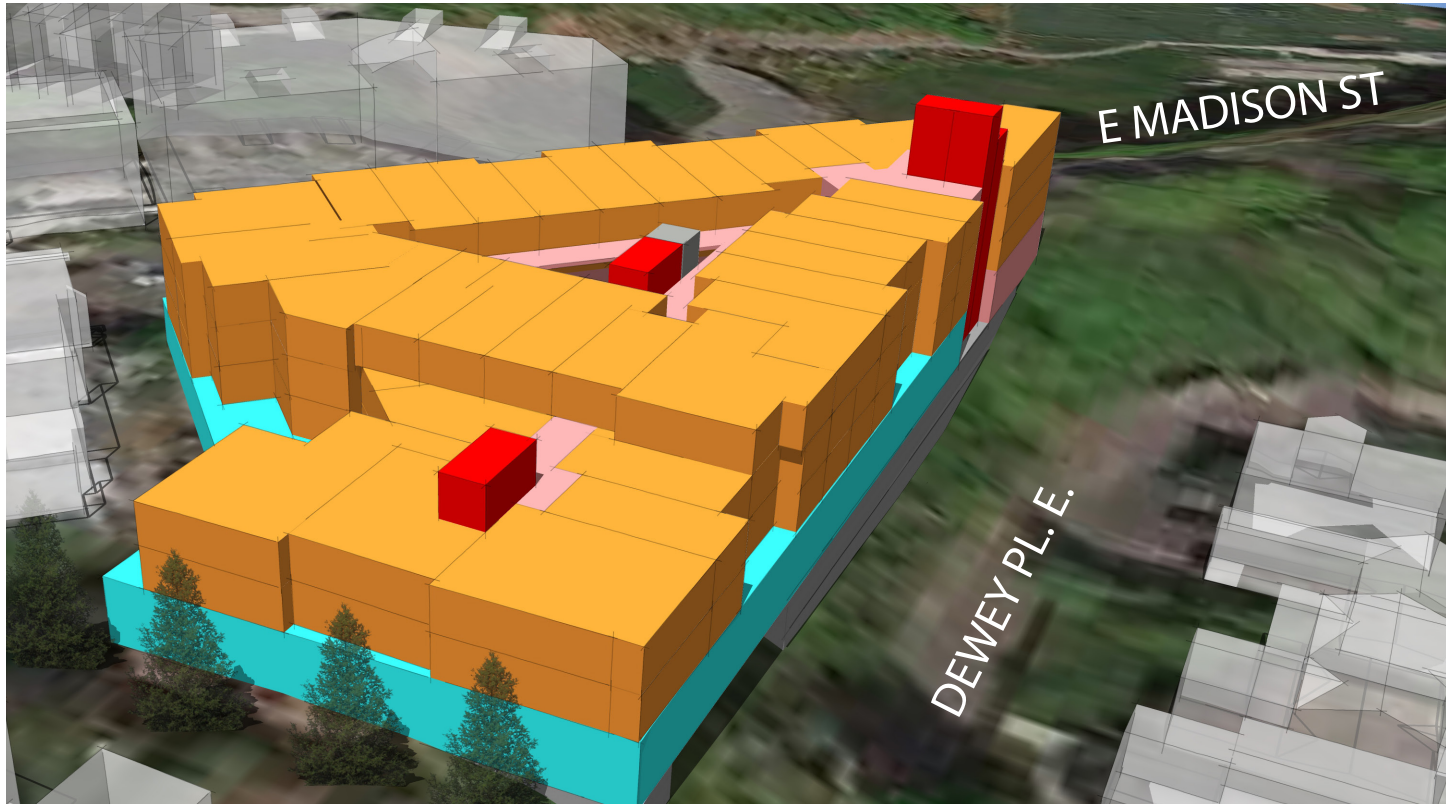


DESIGN REVIEW PROPOSAL - OPTION 1

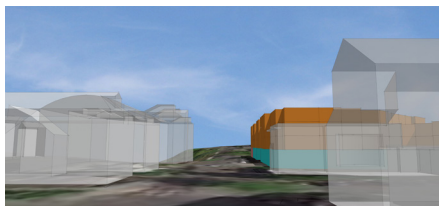
VIEW LOOKING SOUTHEAST



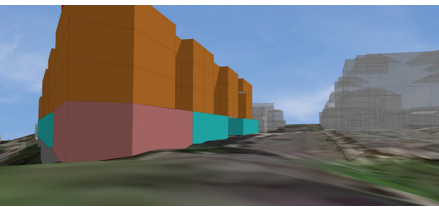
VIEW LOOKING NORTHWEST



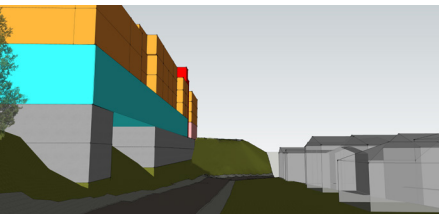
STREET/RETAIL LEVEL PLAN



Madison- Looking North



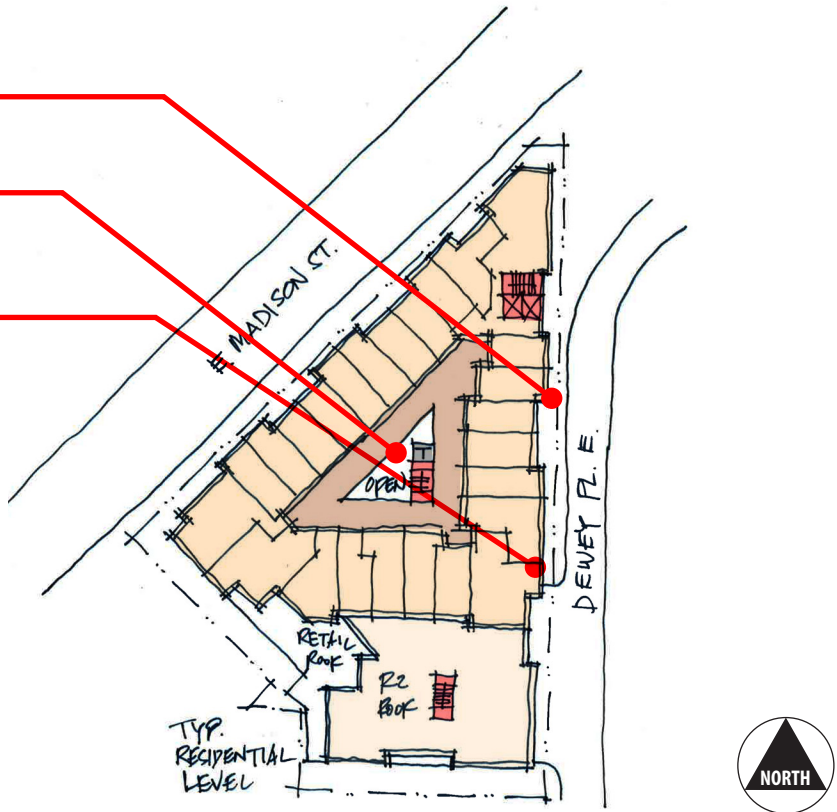
Madison- Looking South



Dewey- Looking South

STREET LEVEL PRESPECTIVE

RESIDENTIAL PLAN LEVEL



CHALLENGES

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

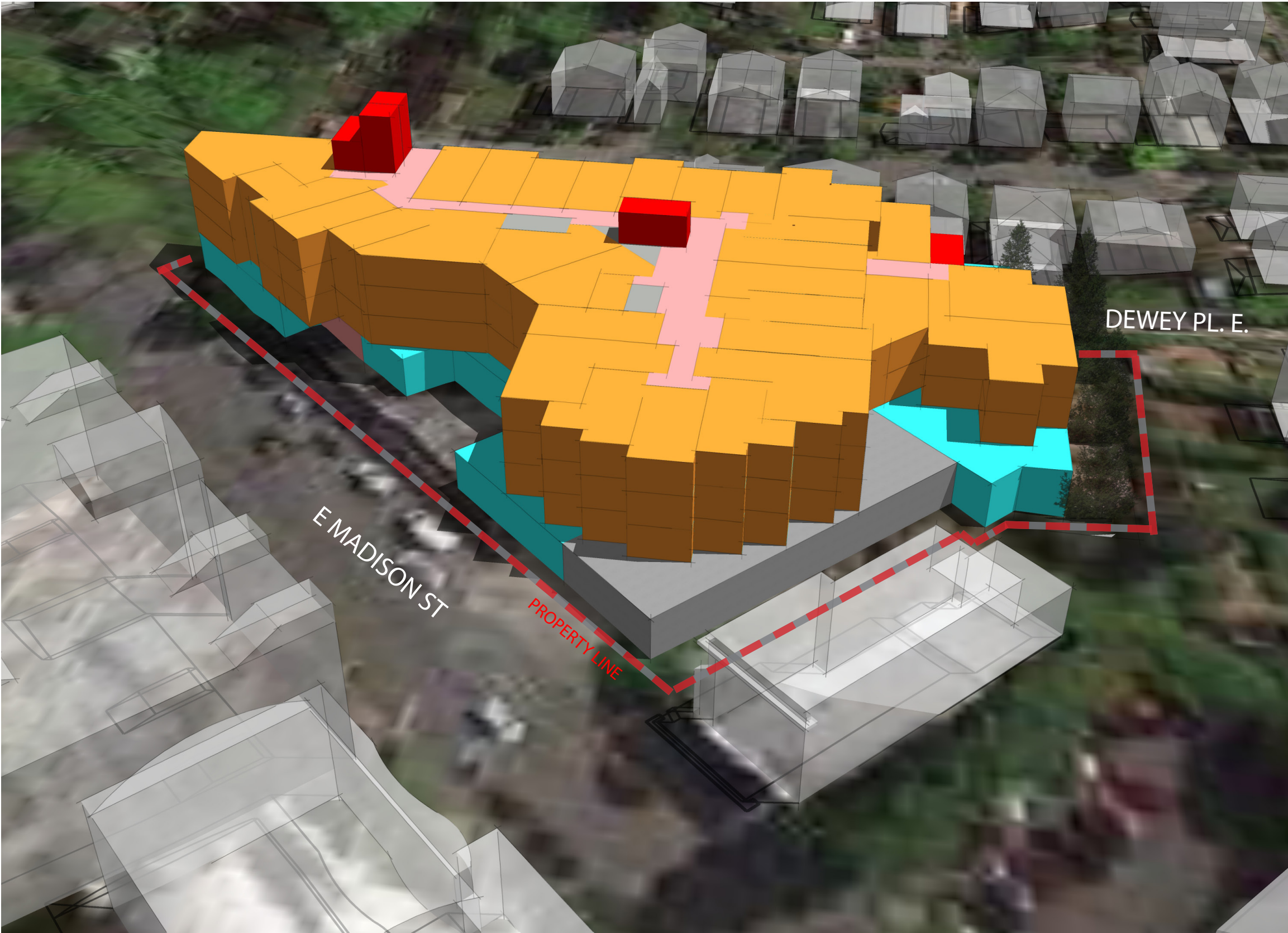
OPTION 1 INFO:

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



# DESIGN REVIEW PROPOSAL - OPTION 2

## VIEW LOOKING NORTHEAST



### DESCRIPTION

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

### ADVANTAGES

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

### CHALLENGES

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

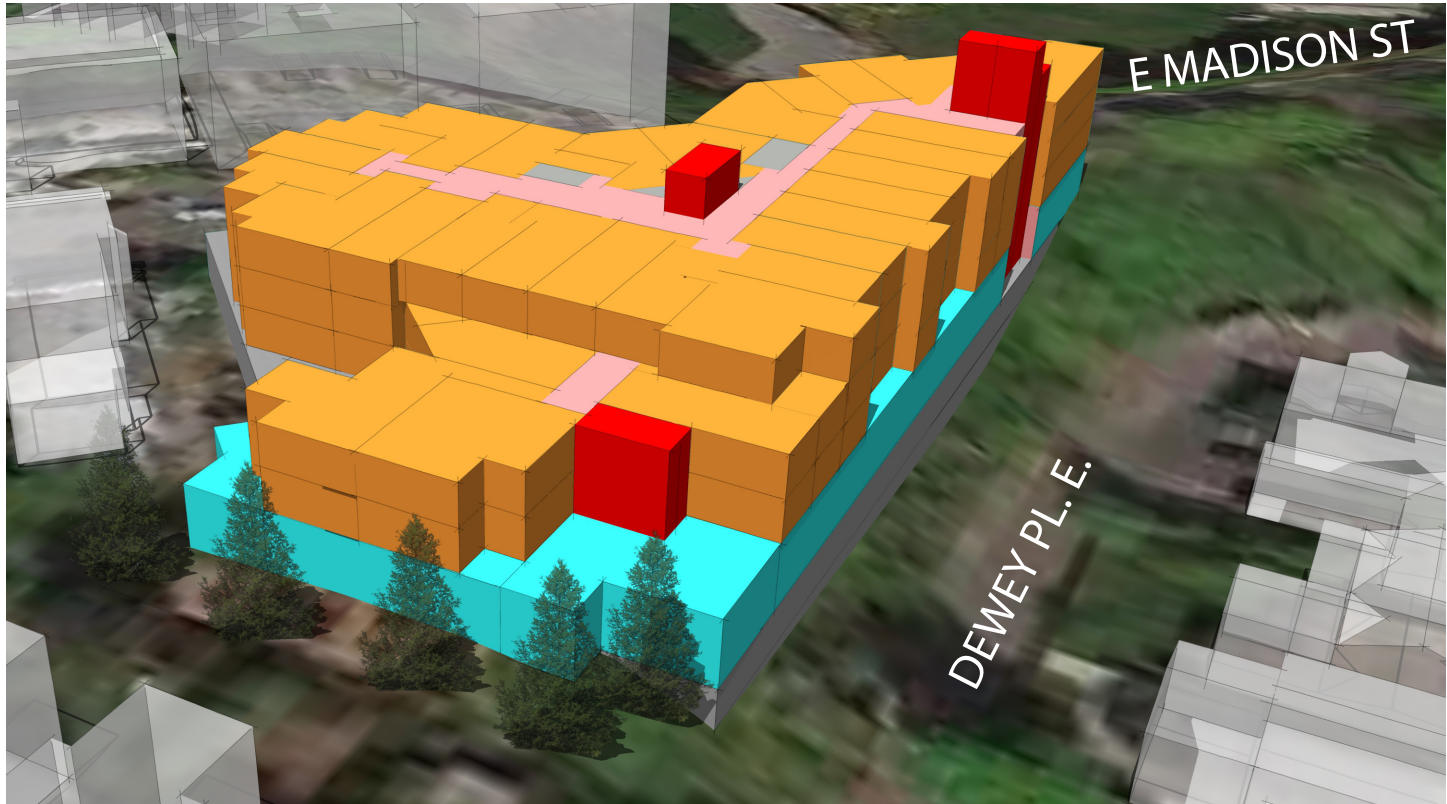


DESIGN REVIEW PROPOSAL - OPTION 2

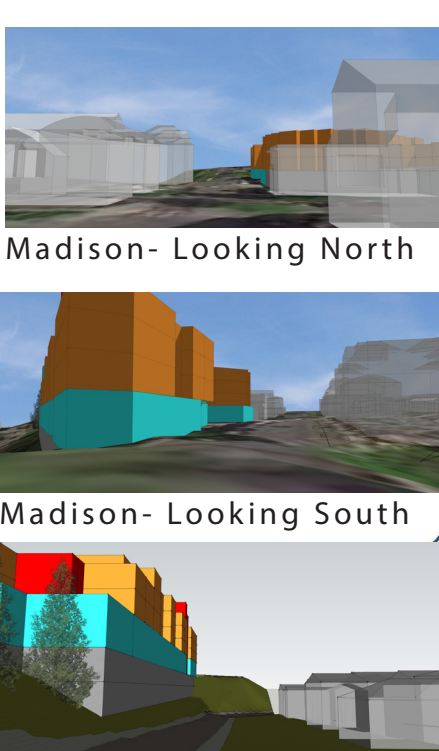
VIEW LOOKING SOUTHEAST



VIEW LOOKING NORTHWEST

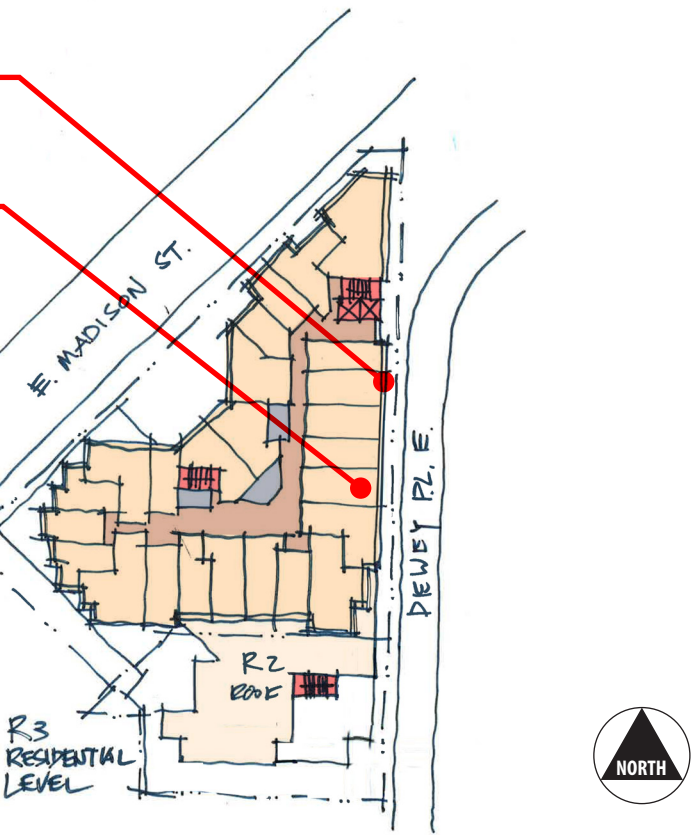


STREET/RETAIL LEVEL PLAN



STREET LEVEL PRESPECTIVE

RESIDENTIAL PLAN LEVEL



CHALLENGES

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

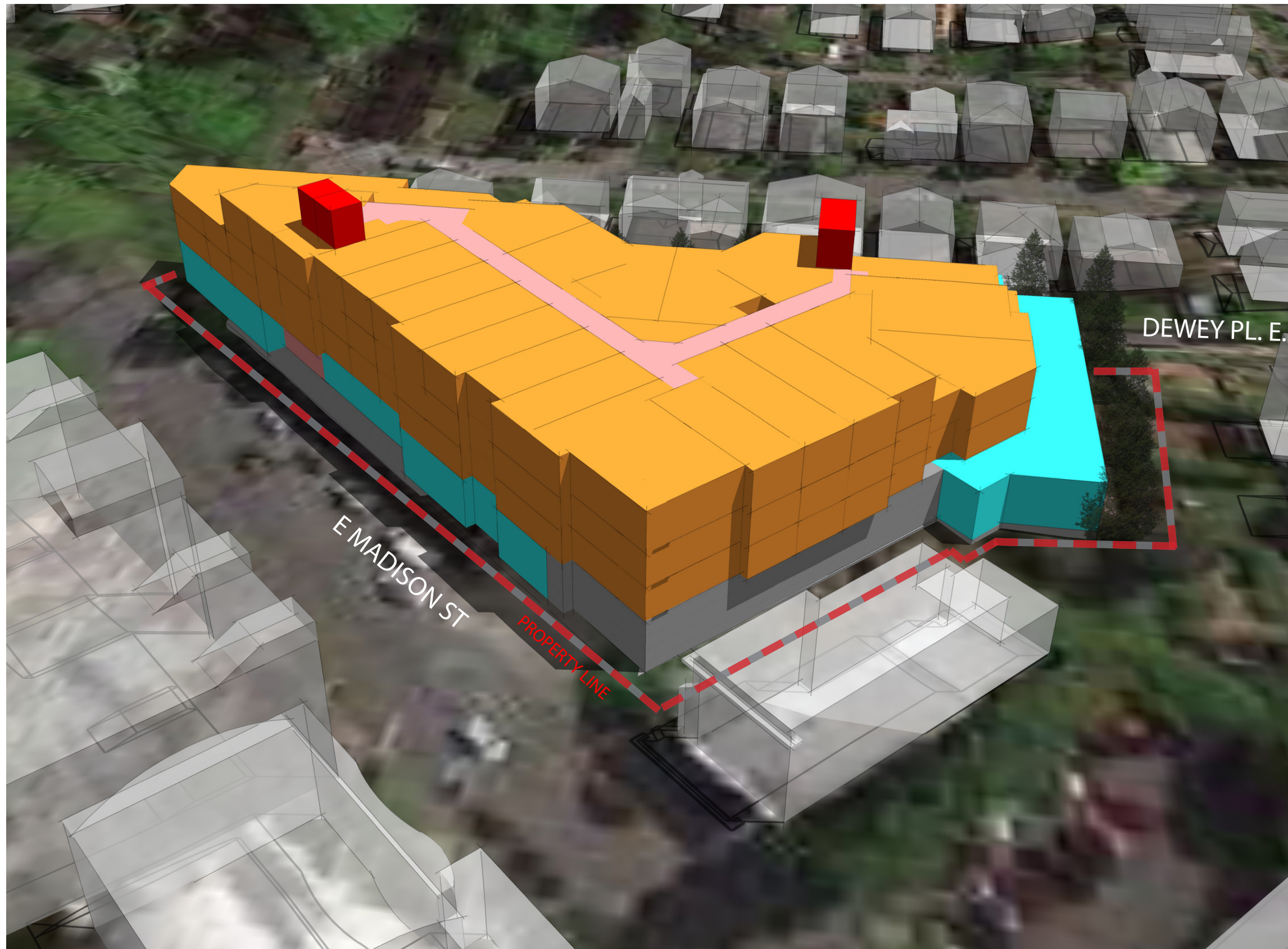
OPTION 2 INFO:

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



## DESIGN REVIEW PROPOSAL - OPTION 3 - STEPPED BACK, PREFERRED

## VIEW LOOKING NORTHEAST



## DESCRIPTION

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

## ADVANTAGES

- **Prominent retail entry on E. Madison St. Continuous retail floor, flexible for future tenant.**
- **Parking and back of house service off E. Madison St. away from Dewey Pl. E.,**
- **Retail entrance +/- 2'-6" provide better ADA transition.**
- **Maximize residential presence on E. Madison St.**
- **The three tier "L" scheme provides relief to the bulky massing of the building towards the single family residents to the east of the project site.**
- **Minimum Blank Wall.**

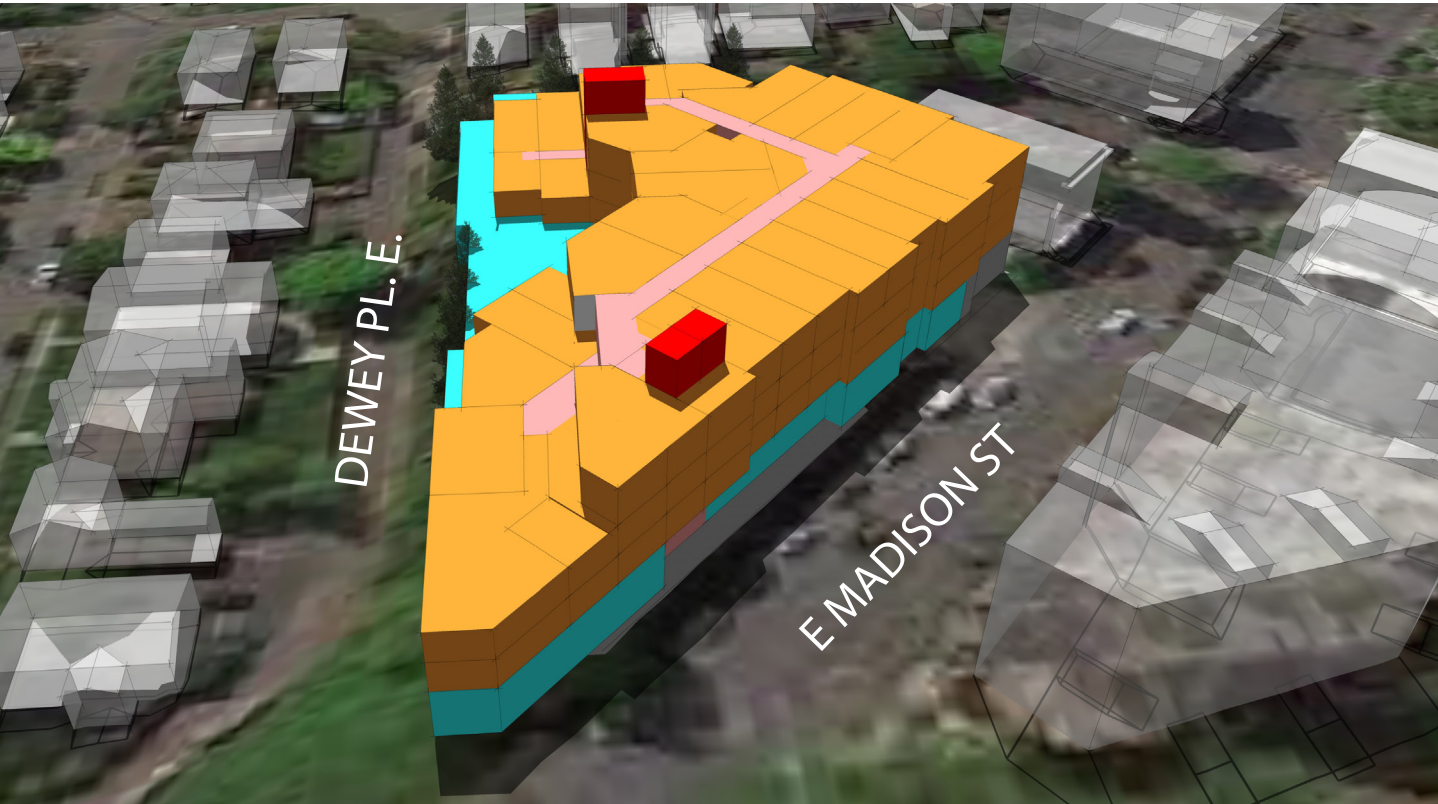
## CHALLENGES

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

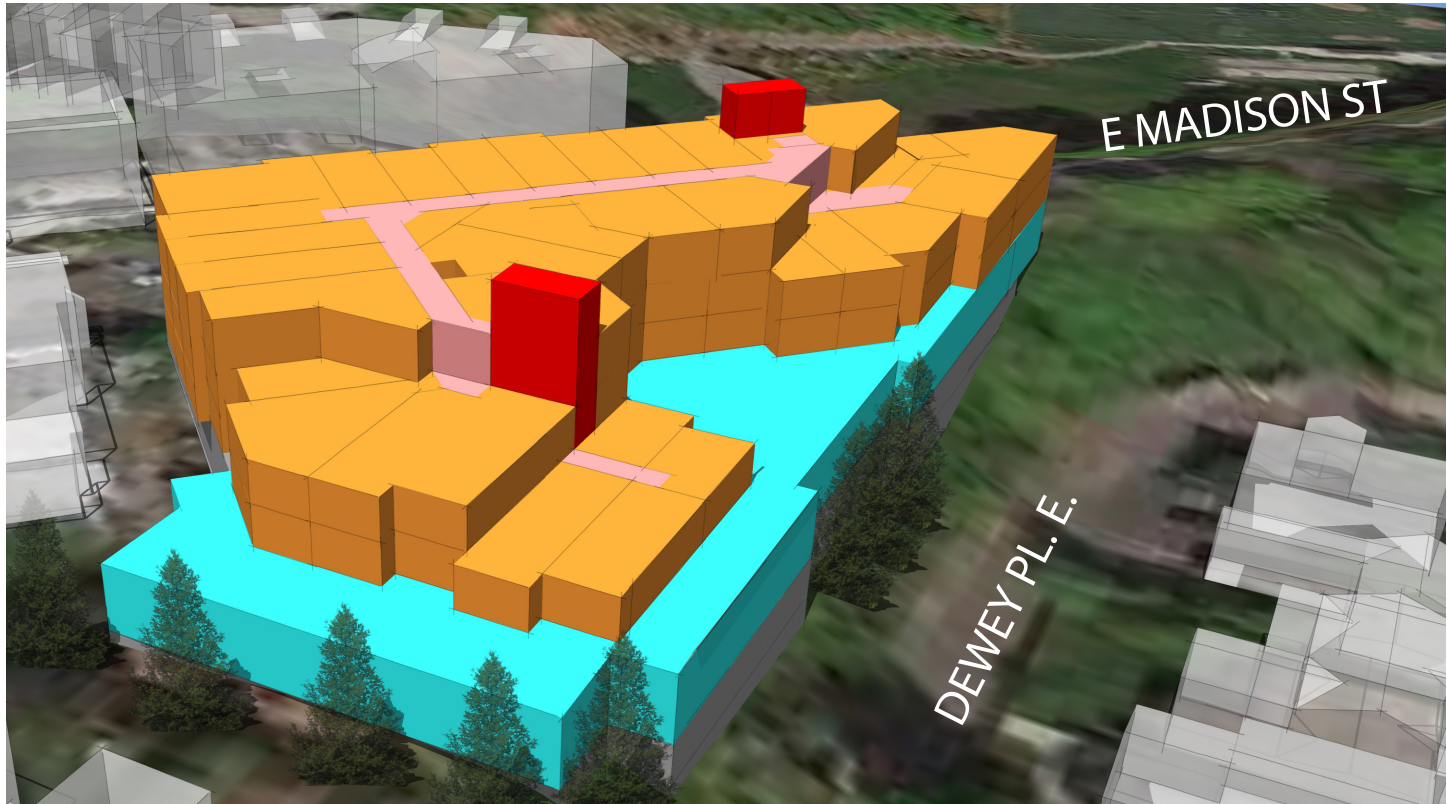


DESIGN REVIEW PROPOSAL - OPTION 3 - STEPPED BACK, PREFERRED

VIEW LOOKING SOUTHEAST



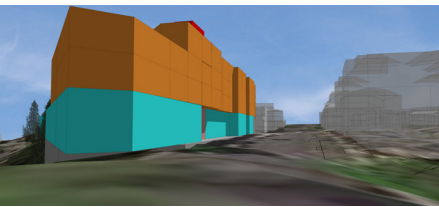
VIEW LOOKING NORTHWEST



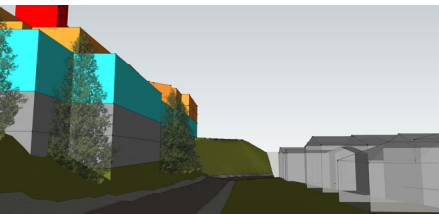
STREET/RETAIL LEVEL PLAN



Madison- Looking North



Madison- Looking South



Dewey- Looking South

STREET LEVEL PRESPECTIVE

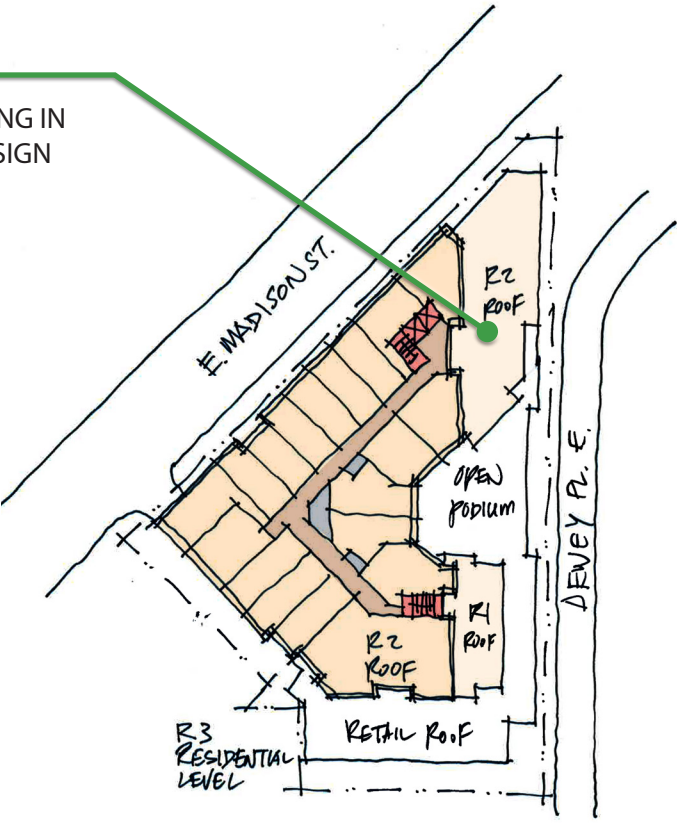
ADVANTAGES

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

PREFERRED OPTION INFO:

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

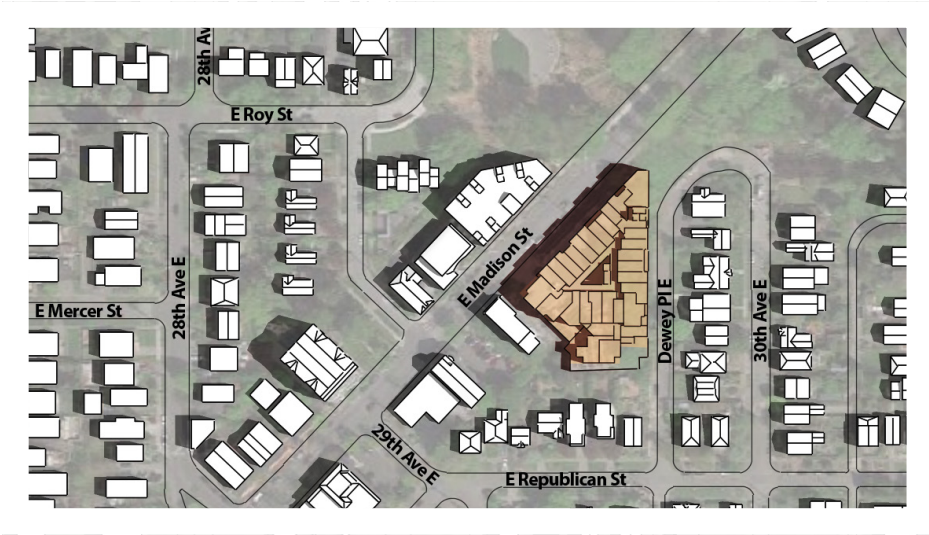
RESIDENTIAL PLAN LEVEL



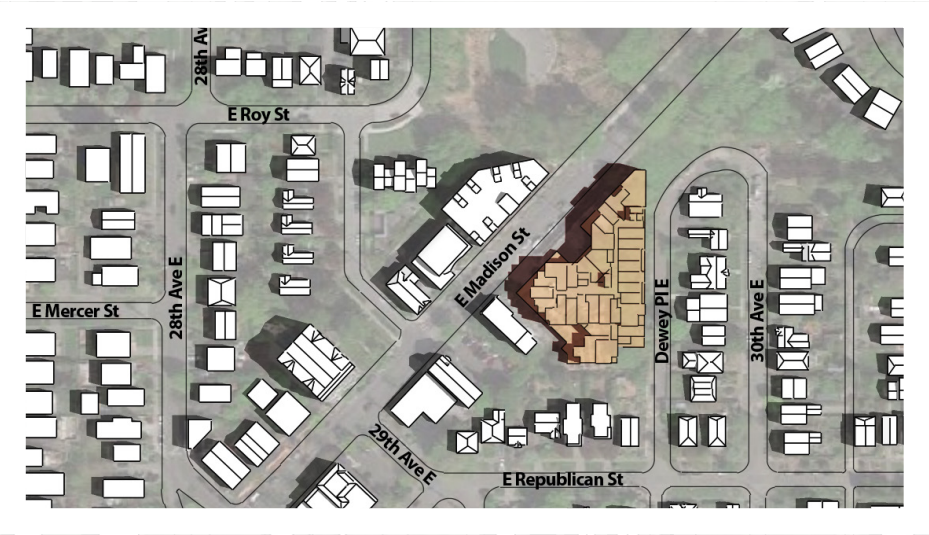


SOLAR STUDIES - SUMMER SOLSTICE

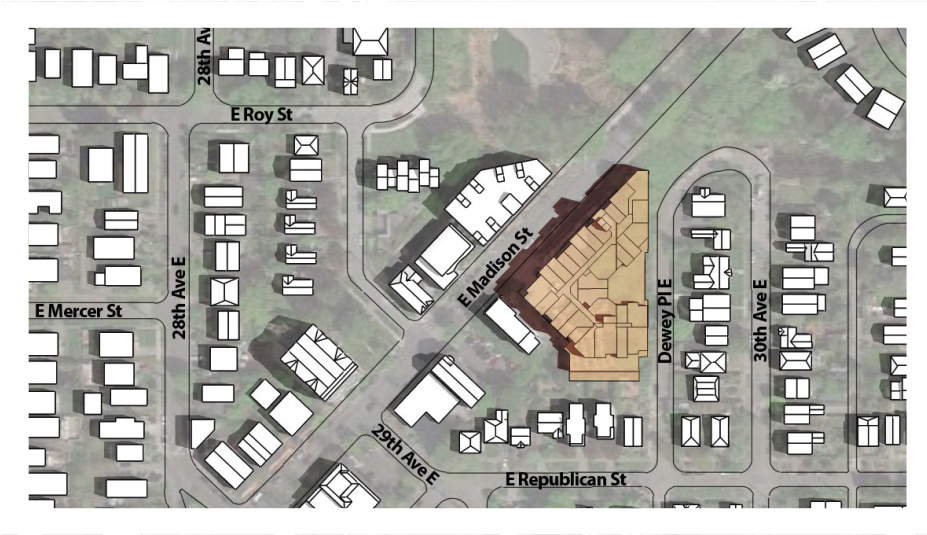
OPTION 1



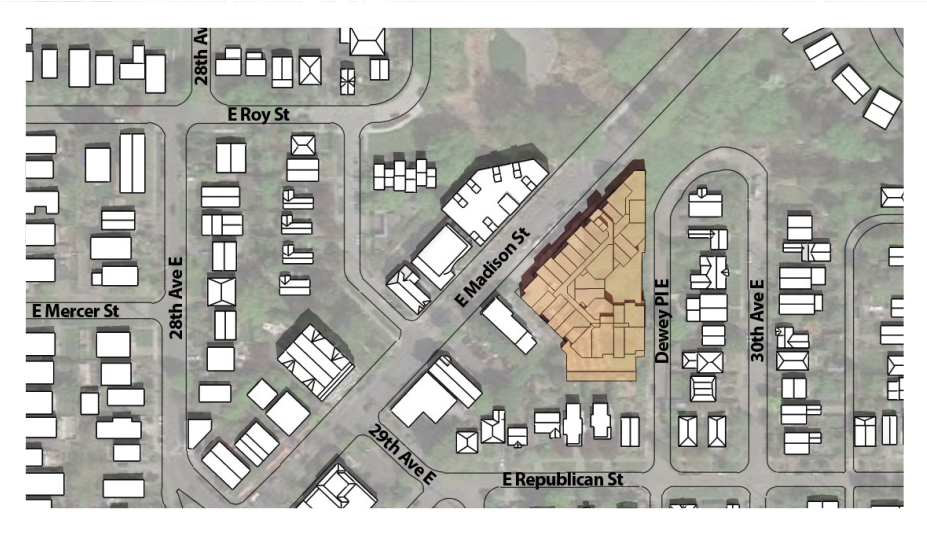
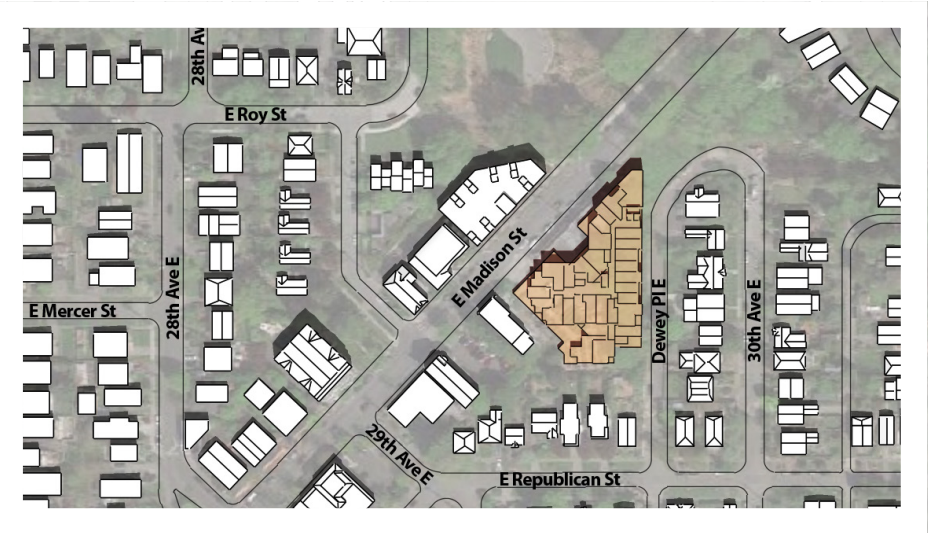
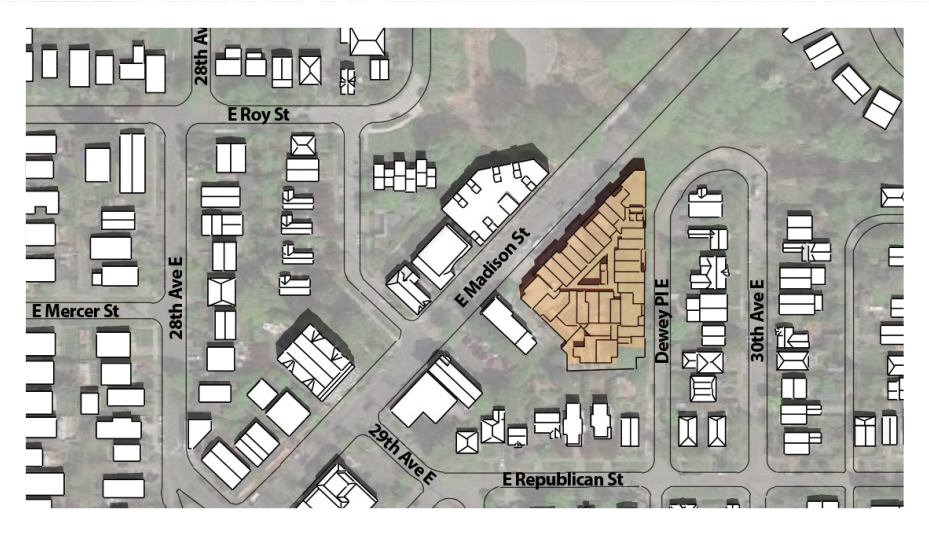
OPTION 2



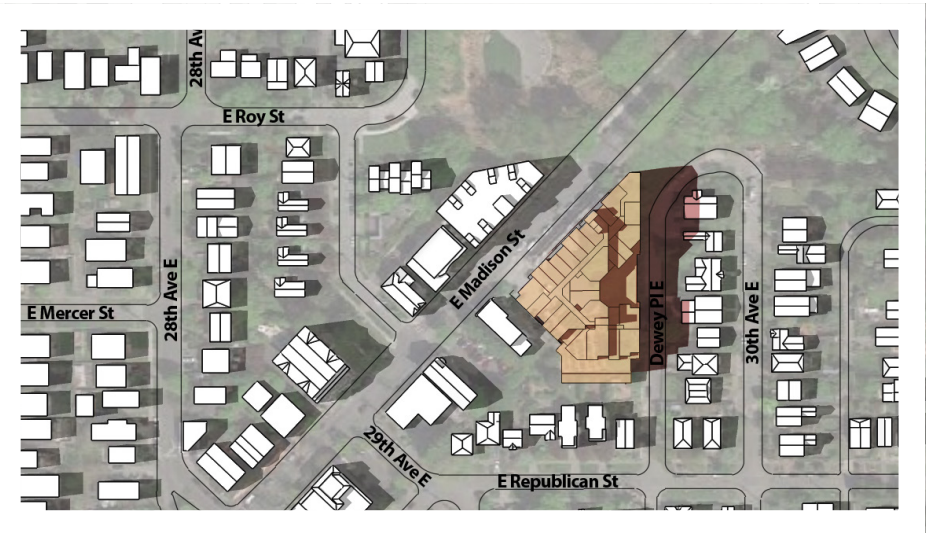
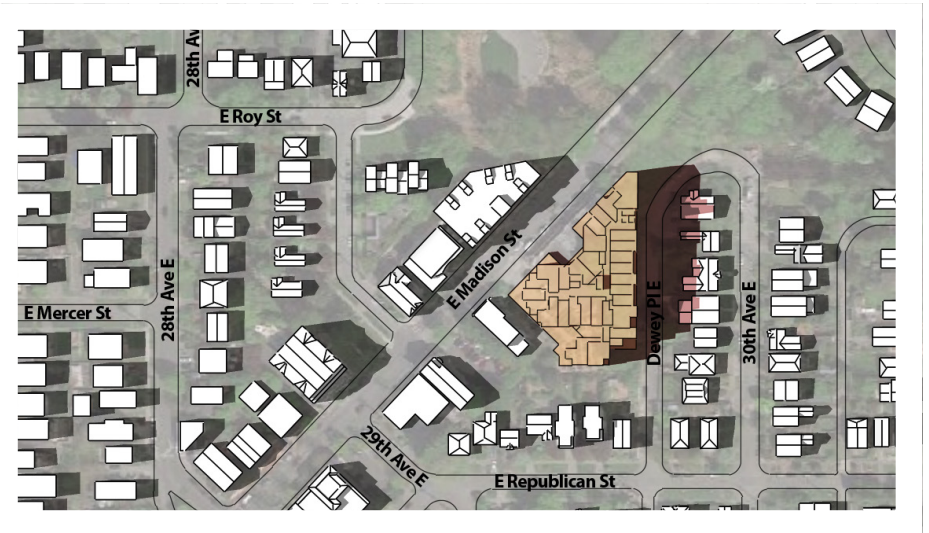
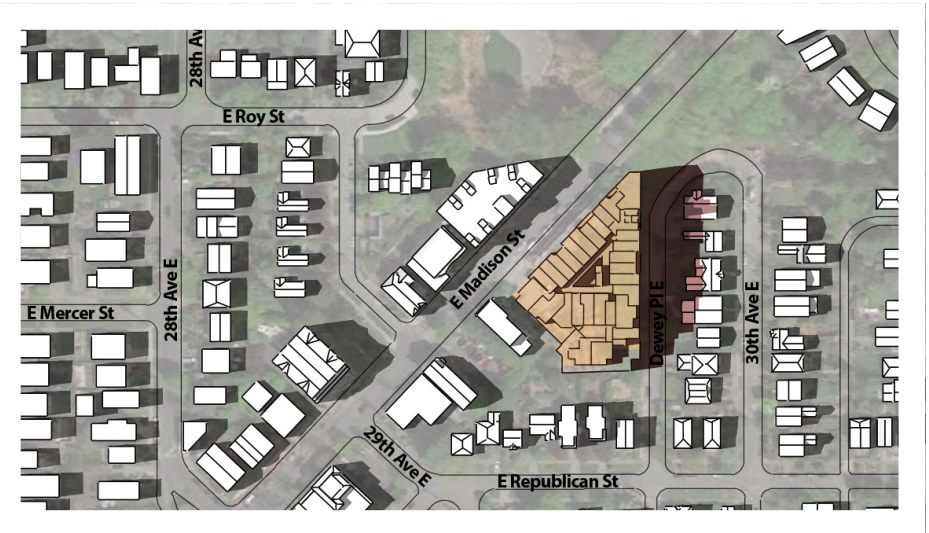
OPTION 3 - PREFERRED



9 AM



NOON

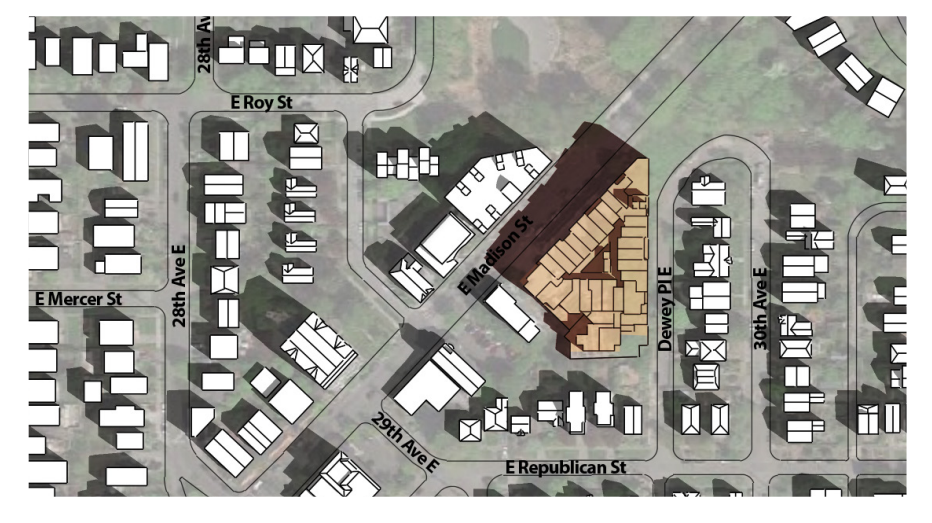


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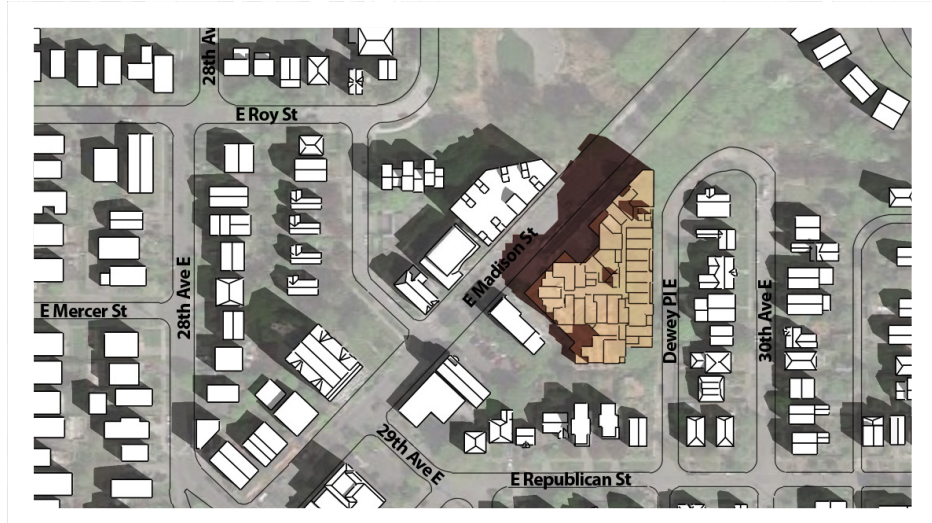


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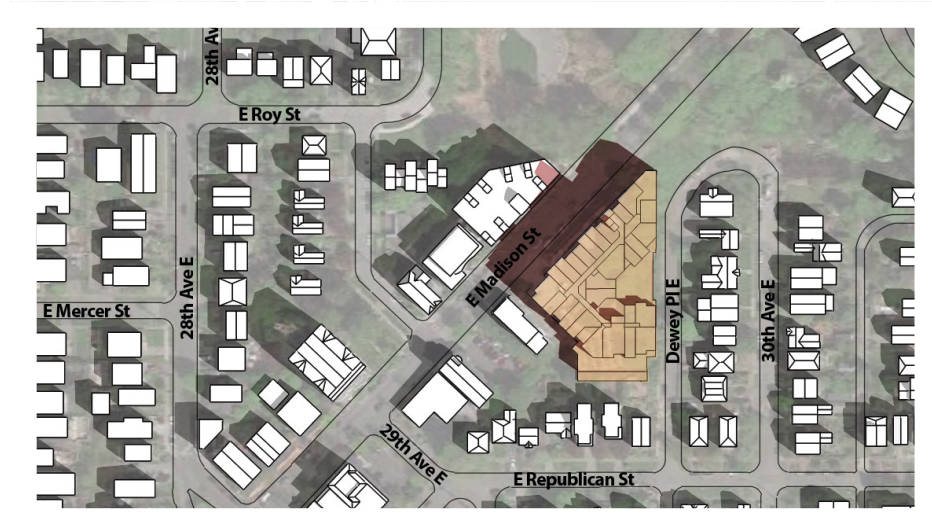
OPTION 1



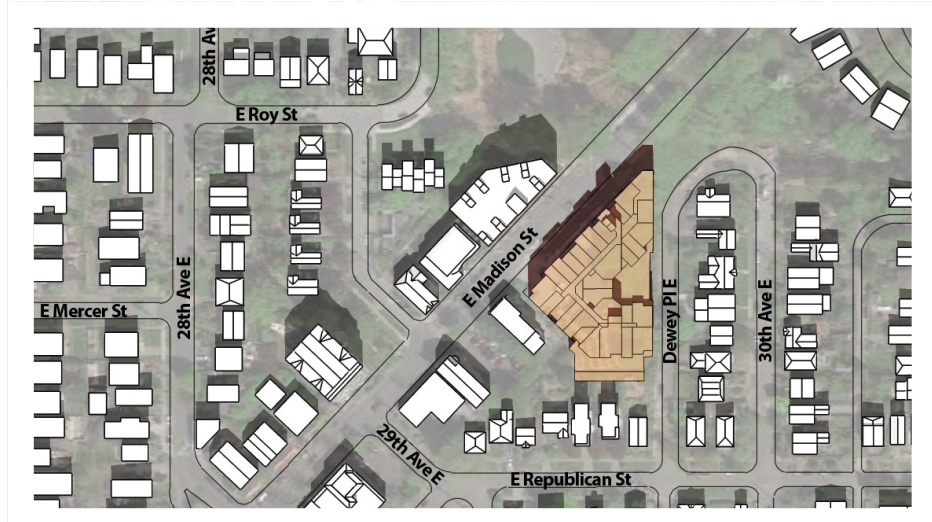
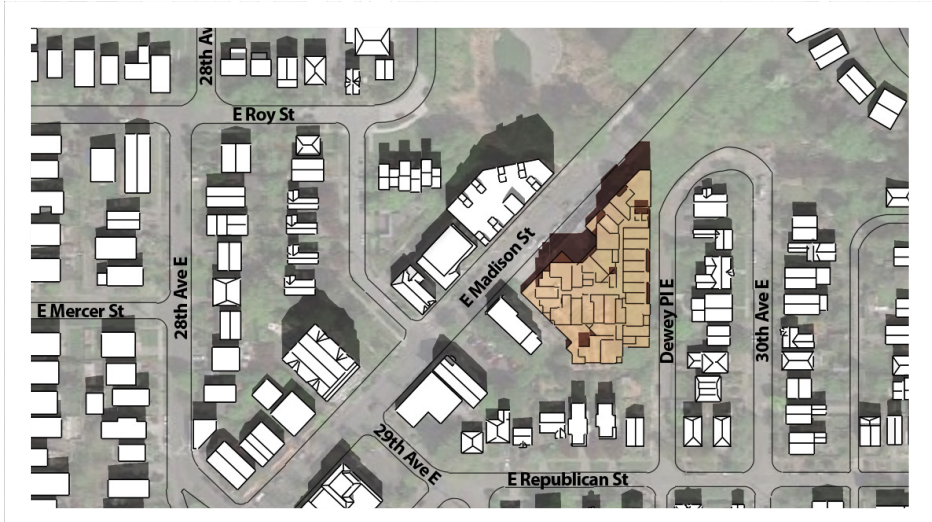
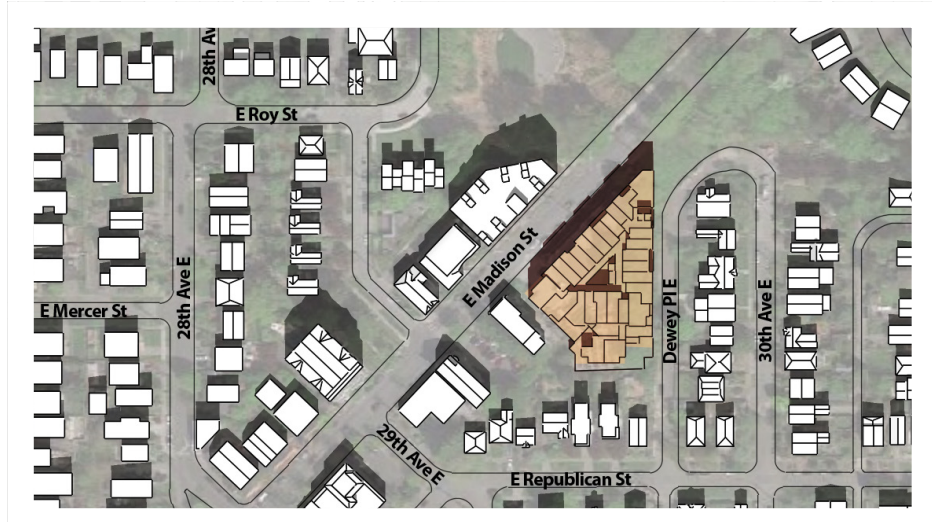
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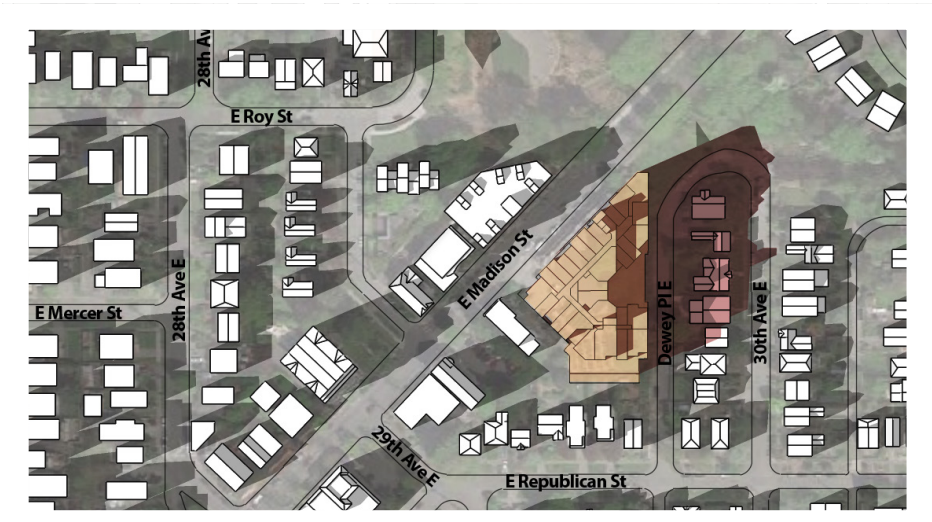
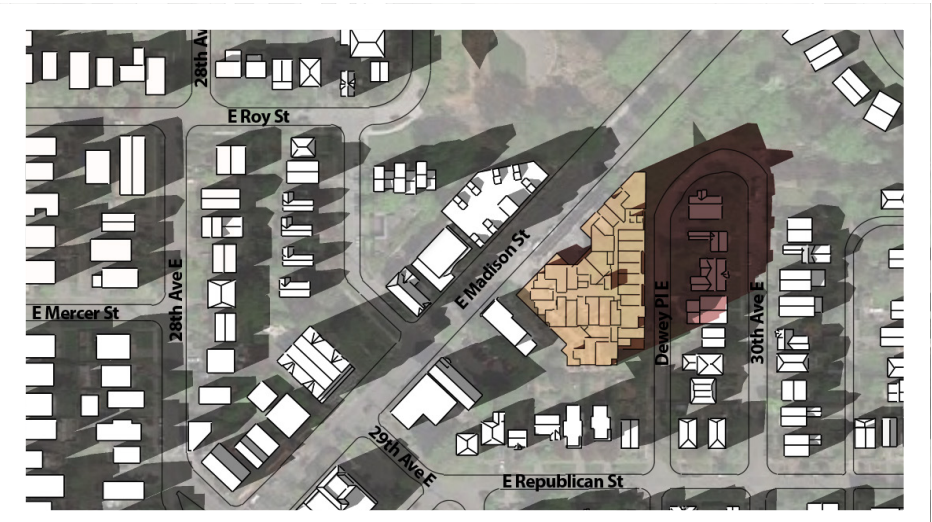
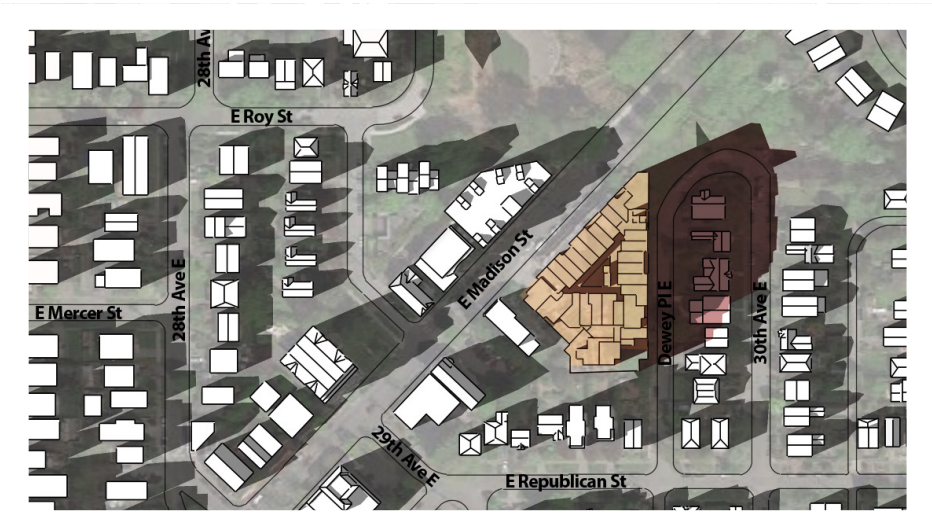
OPTION 3 - PREFERRED



9 AM



NOON

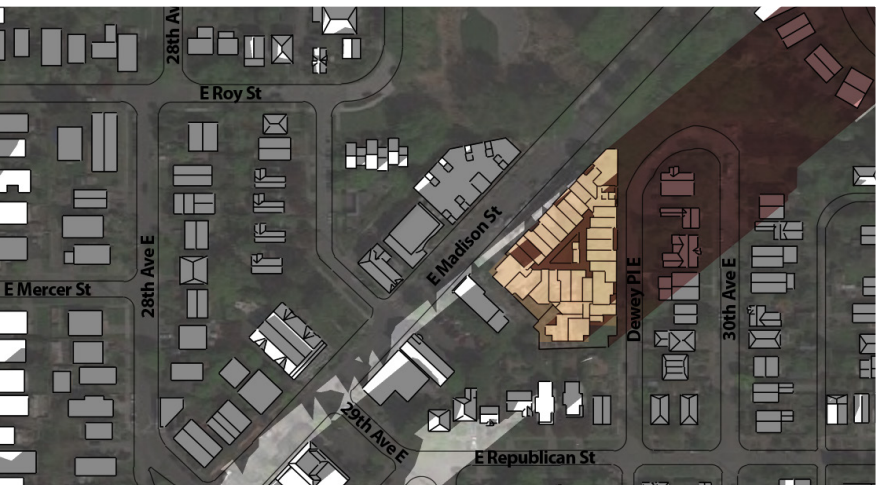
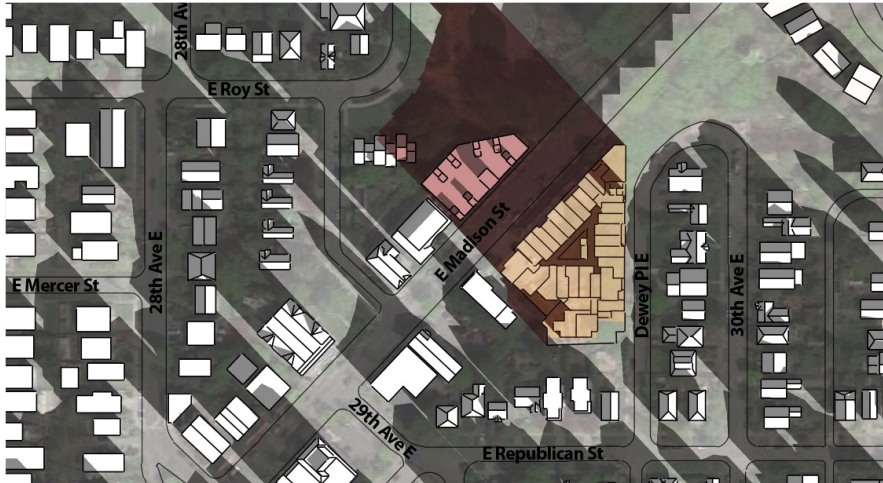


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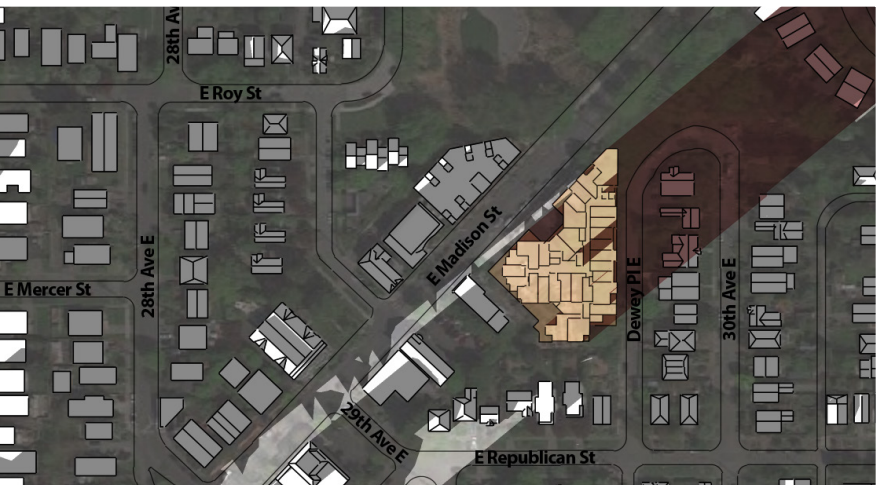
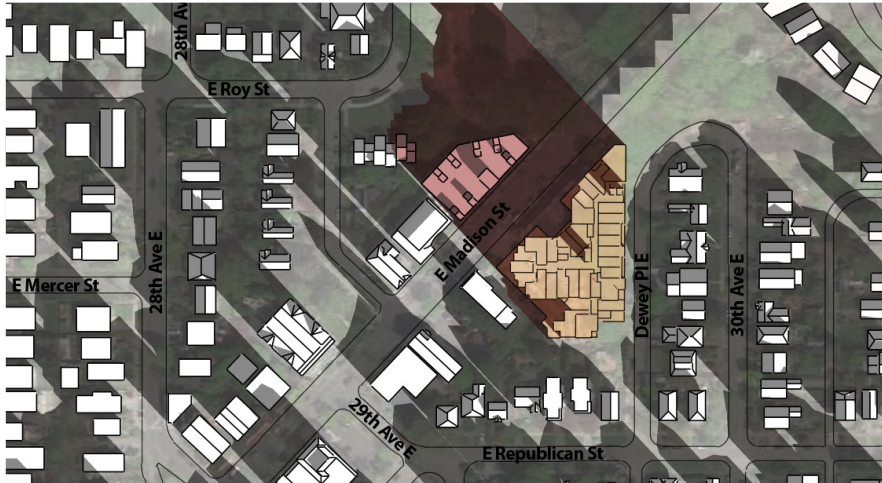


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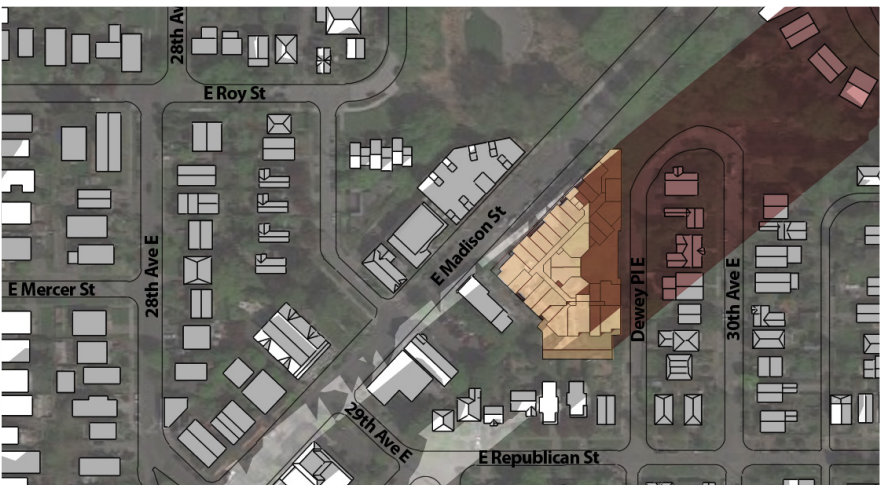
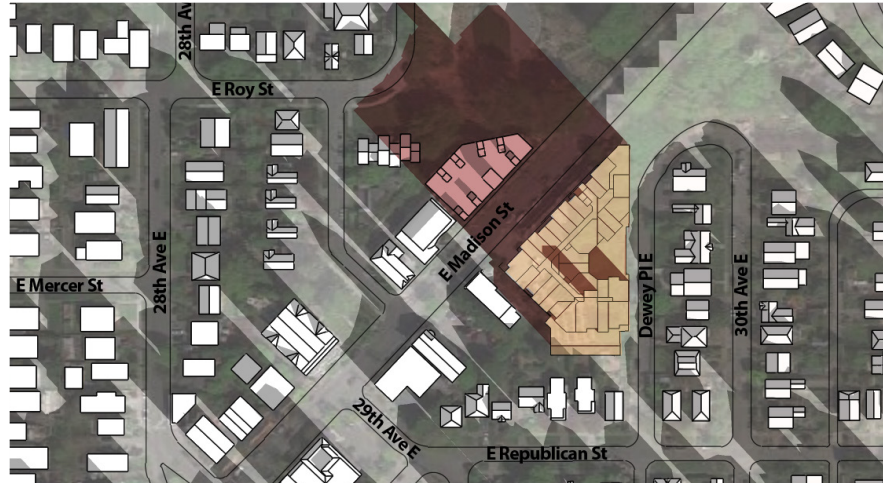
OPTION 1



OPTION 2



OPTION 3 - PREFERRED



9 AM

NOON

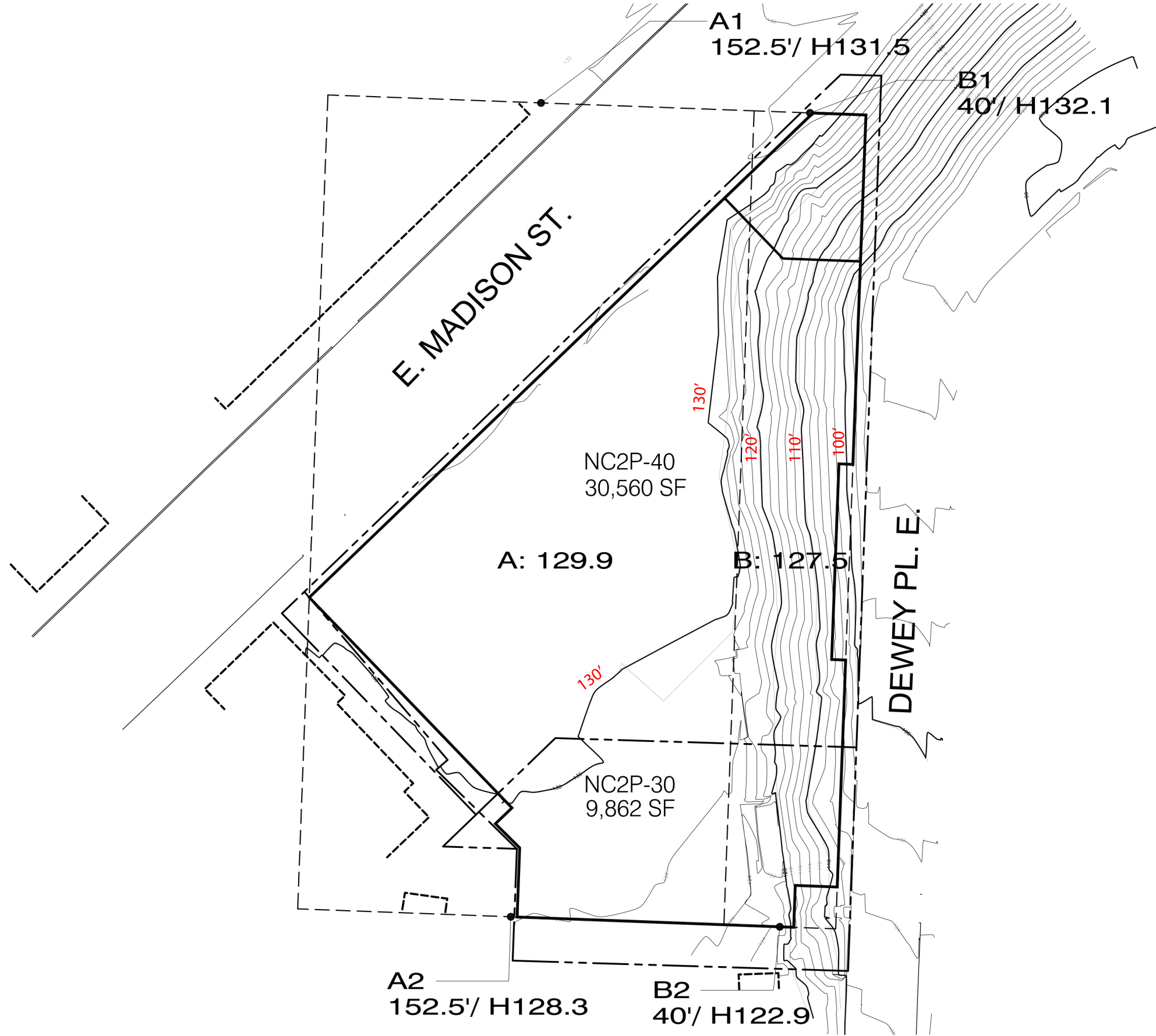
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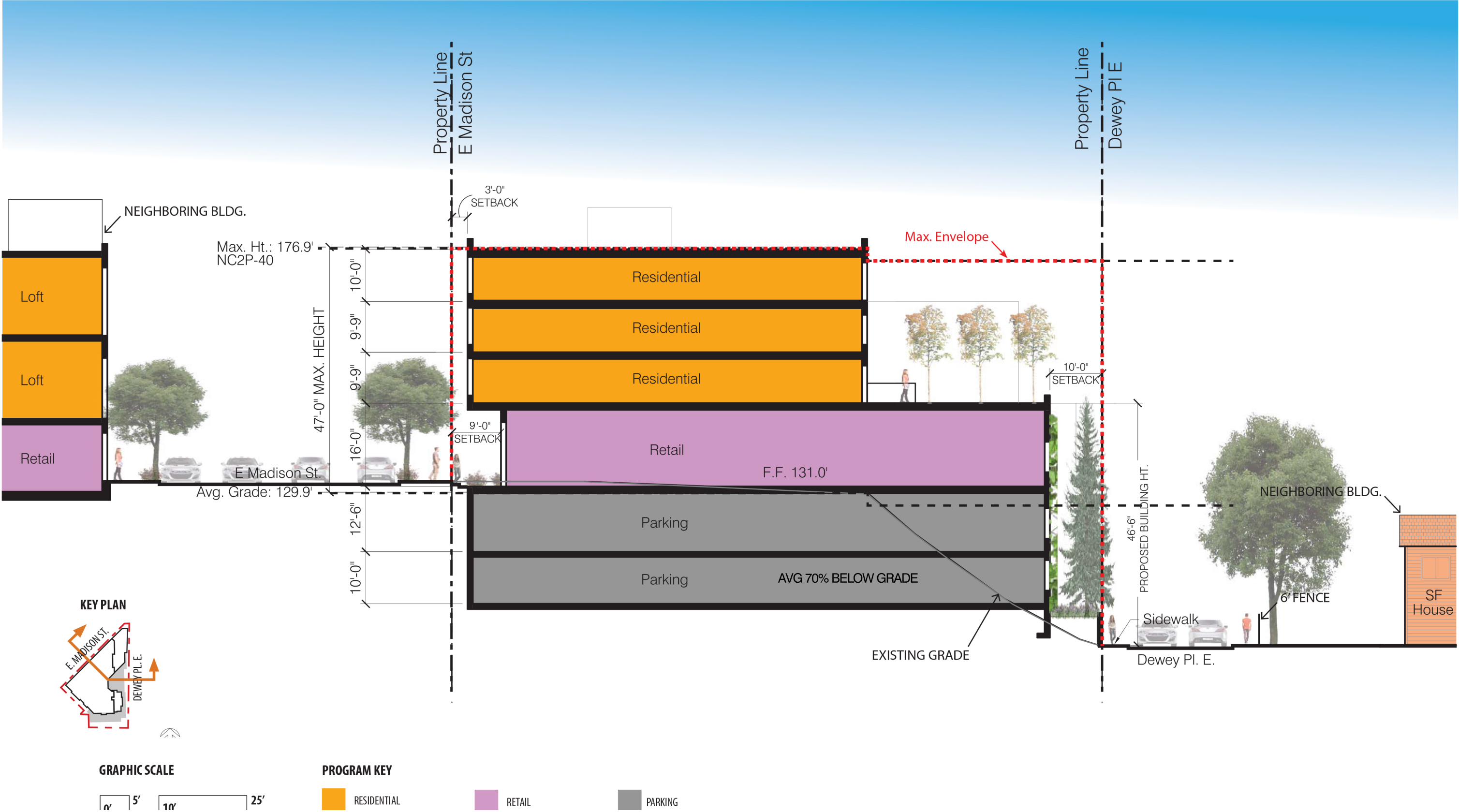
HEIGHT CALCULATION - PREFERRED OPTION





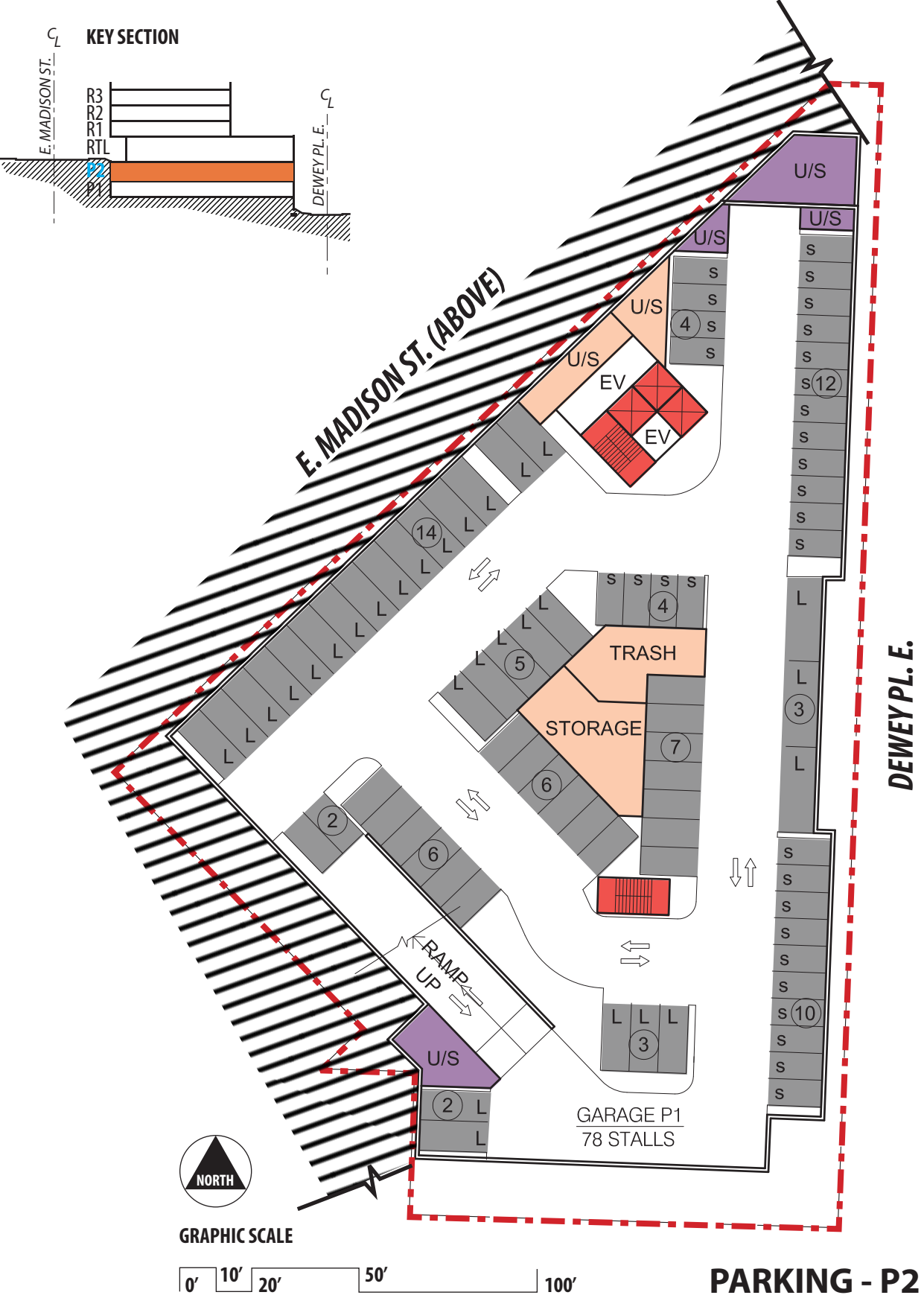
CONCEPTUAL SECTION- HEIGHT CALCULATION - PREFERRED OPTION

SECTION





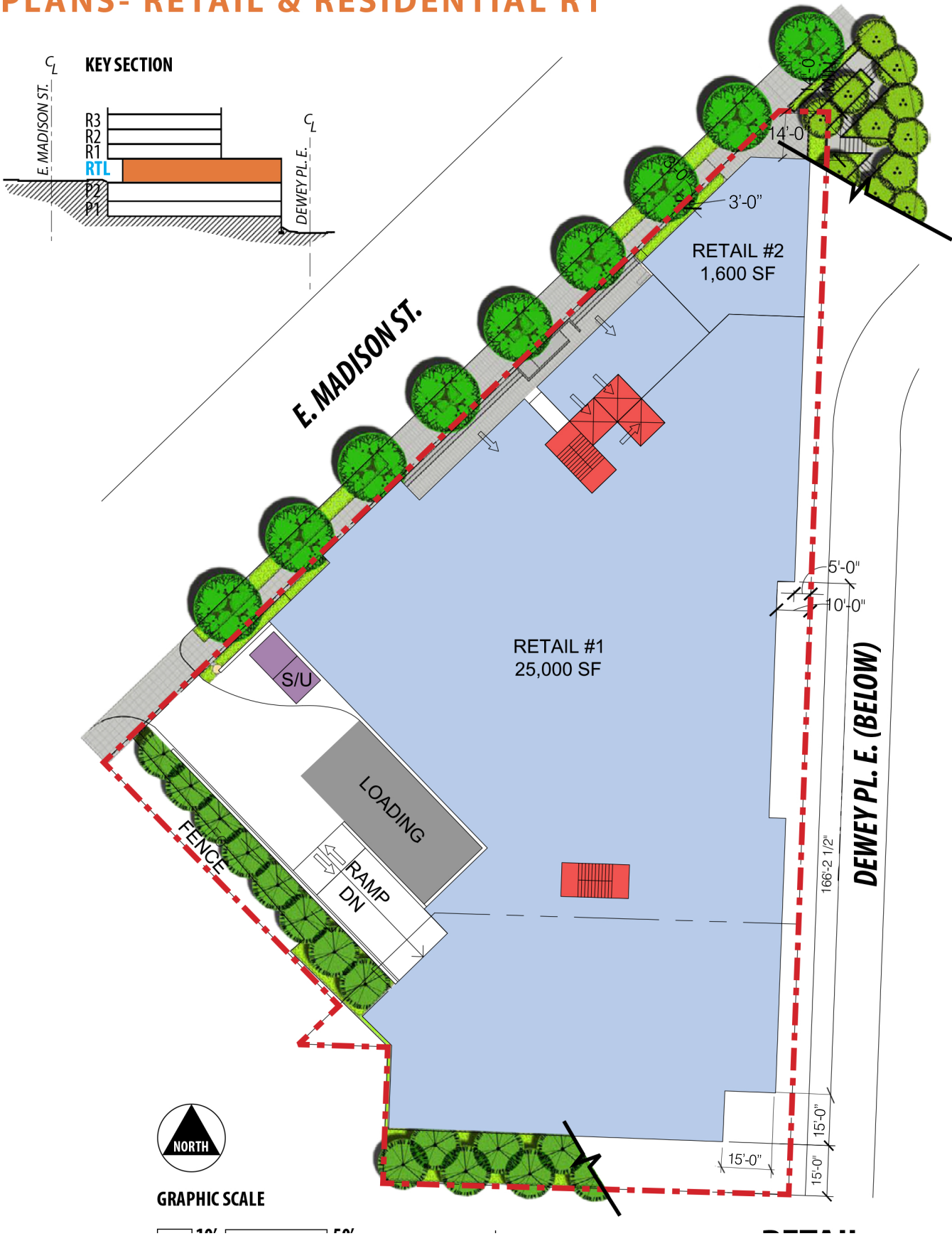
PLANS- GARAGE LEVELS





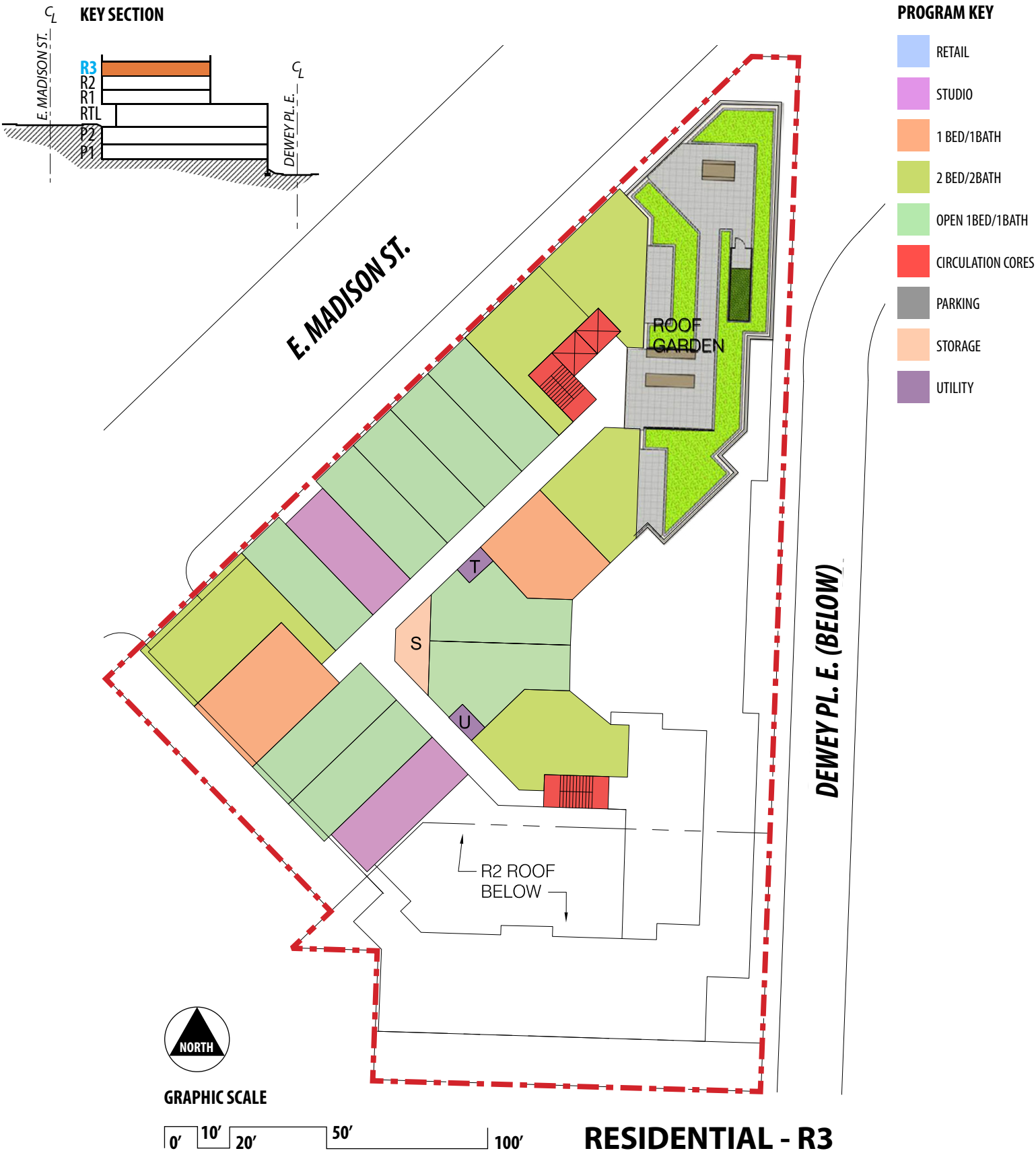
PLANS- RETAIL & R1 LEVELS

PLANS- RETAIL & RESIDENTIAL R1





PLANS- R2 & R3 LEVELS





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LANDSCAPE CONCEPT - STREET LEVEL





LANDSCAPE CONCEPT - PODIUM LEVEL





LANDSCAPE CONCEPT - ROOF LEVEL



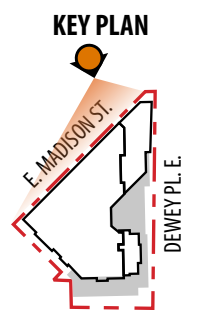


MAIN TITLE





## PREFERRED SCHEME- E MADISON STREET LOOKING SOUTHEAST

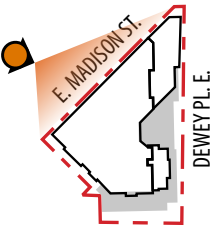




PREFERRED SCHEME- E MADISON STREET LOOKING NORTHEAST



KEY PLAN





PREFERRED SCHEME- E MADISON STREET LEVEL LOOKING NORTH NORTHEAST





## PREFERRED SCHEME- DEWEY PL. E. LOOKING SOUTHWEST





PREFERRED SCHEME- DEWEY PL. E. LOOKING NORTHWEST





## PREFERRED SCHEME- DEWEY PL. E. LOOKING NORTHWEST





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