



2925 E Madison St., Seattle WA 98112

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

EARLY DESIGN GUIDANCE MEETING #3

January 25, 2017

PROJECT# 3020338

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TITLE SHEET

CONTACTS INFORMATION

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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)

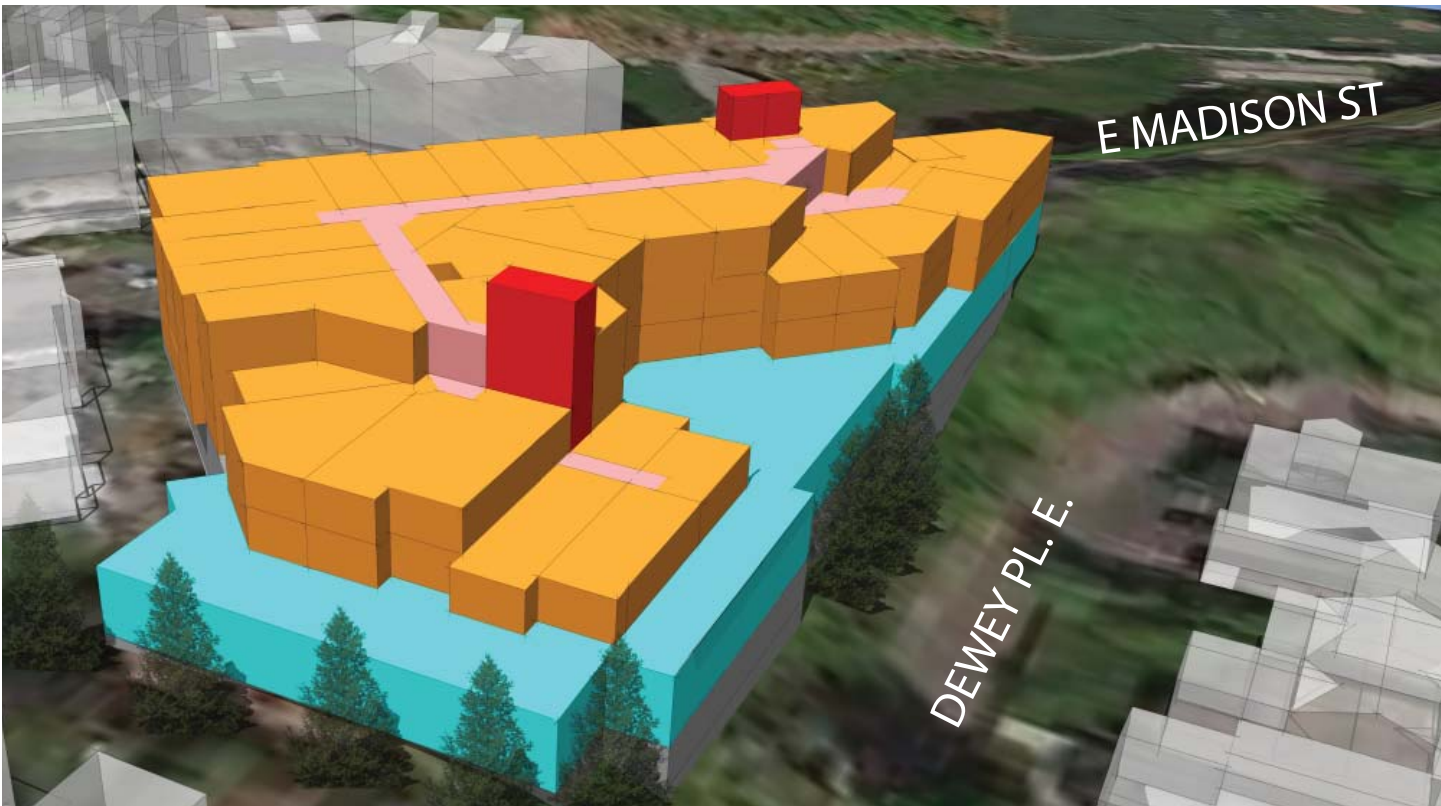
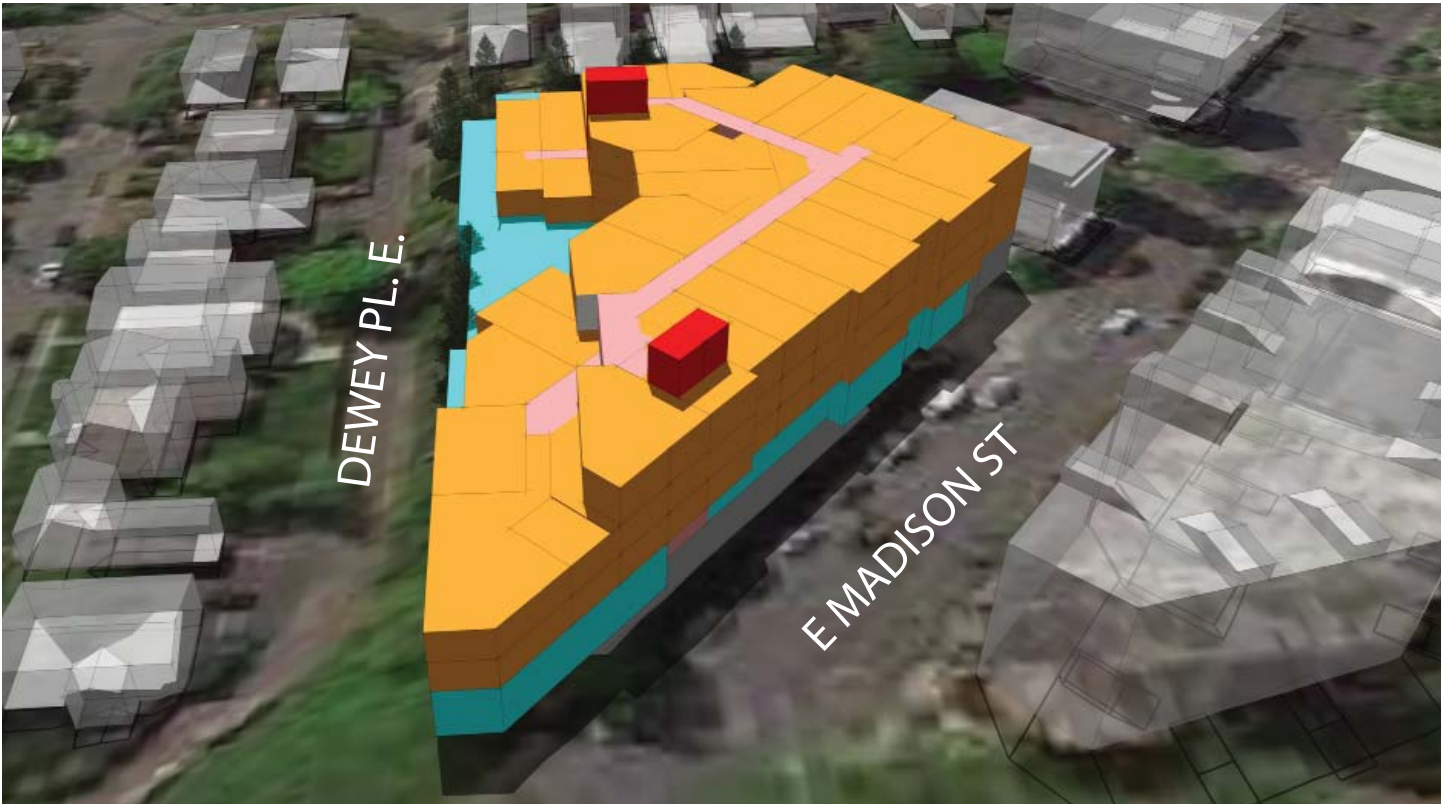
LEGAL DESCRIPTION

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

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EDG #1 SUMMARY



OPTION #3: STEPPED BACK SCHEME (PREFERRED OPTION)

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 +/- 6" provide better ADA transition.
- Maximize residential presence on E. Madison St.
- The three tier stepped 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

EDG #2 SUMMARY

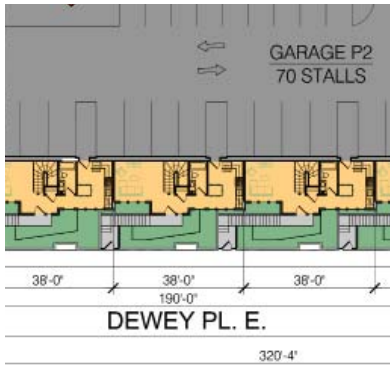
1. DEWEY FRONTAGE: HEIGHT, BULK, SCALE AND RESPONSE TO CONTEXT

Echoing public comment, the Board was concerned with the extent of blank wall shown and the potential for light and glare impacts to surrounding residential properties. The Board agreed that the frontage and scale relationship at this location is critical to address before moving forward.

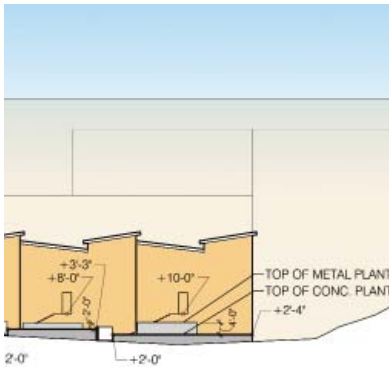
- a. The Board discussed if the elevated parking provides the best frontage condition on Dewey and recommended studying the arrangement of uses and the location of parking to provide a residential transition to the single family zoning and better respond to the existing topography. (CS1-C, CS2-A, CS2-D, CS3-A-1, DC1, DC2-A-2)
Alternative uses were studied to better transition the parking level to single-family residences. As a response to the guidance of the Design Review Board, two-story residential townhouses (5) were added to the Dewey Pl facade to complete the step-down neighborhood transition. The residential facades of these townhouses modulate down the street to reduce the bulk of the eastern facade. Sloped roof forms are used to relate to the context of existing residential forms across Dewey.
- b. Concerned with the visibility of the exposed wall and frontage, the Board agreed with public comment that additional massing transition, setback and landscape should be incorporated to develop a sensitive solution, which better relates to the surrounding residential context. (CS1-C, CS2-A, CS2-B, CS3-A-1, DC2-B, DC3-C-3)
The addition of residential townhouses eliminates the potential light and glare and noise concerns by pushing the parking wall away from Dewey an additional 11 feet (total setback = 26 feet). Furthermore, the interior program at the parking level was revised to keep parking away from the Dewey facade at the Northwest corner. Residential use spaces (bike storage and gym) now occupy this corner with no exposed parking wall openings. The residential townhouses are setback an average of 12 feet from Dewey providing ample space for tiered landscaping, which resembles a pleasant residentially-scaled front-yard.
- c. Affirming the public comment regarding the pedestrian experience along Dewey, the Board was also concerned with the height of the retaining wall proposed adjacent to the sidewalk and recommended additional setbacks and planted landscape to improve the public realm. (CS2-A, CS2-B, CS3-A-1, PL1-B-3, DC4-D-4)
The height of the retaining wall along Dewey Pl E sidewalk has been lowered to 2'-0" at the lowest point and 4'-0" at the highest. The durable board-formed concrete wall provides a subtle texture that relates to the wood grain of the cladding. A diverse landscape palette is now placed at or below eye-level to enhance the pedestrian experience and improve the public realm. Additional weathered steel planters walls terrace away from the sidewalk to soften the transition to the Dewey residential street.



1 a



1 b



1 c

2. SETBACKS, SITE FEATURES AND EXISTING TREE CANOPY

While reviewing the existing vegetation and proposed replacement planting, the Board acknowledged the public's concern with tree canopy loss, green wall maintenance, and that fact that the proposed planting will take years to mature. The Board agreed that the setback depth, amount of landscape buffer, and green wall maintenance is important to address. For the next meeting, the Board recommended studying the depth of the setback and seriously examining the potential to save some of the existing trees. (CS1-D-1, CS2-B, CS2-D-2, DC3-C, DC4-D)

The applicant explored the depth of the parking wall setback and increased the parking wall setback by 11 feet. This is the maximum possible setback distance to retain 70 parking stalls for each parking level. Two options were presented at the Second EDG meeting demonstrating massing options which save existings trees on-site. Neither of these options were supported by the board. The green wall has been replaced with residential townhouses and program using high-quality materials to provide character along Dewey Pl and eliminate the concern for green wall maintenance.

3. TRASH, VEHICULAR ACCESS AND LOADING LOCATION

The Board acknowledged splitting the loading and parking access point into two locations appears logical, but agreed more information was needed before indicating their preference on the related departures. Related to developing a sensitive solution to the Dewey frontage, the Board requested studying alternates, such as one vehicular access point. (CS2-B-2, PL1, DC1, DC4)

A traffic study regarding parking and access impacts demonstrates split access minimizes the traffic impact on both streets. One vehicular access point has been studied off both Dewey Pl E and E Madison St.

4. MADISON STREETSCAPE AND GATHERING SPACE

The Board agreed with public sentiment and continued to support the addition of a community space along the street, beyond an enlarged entry sequence, and also encouraged studying the widening of the sidewalk along Madison to provide adequate space for pedestrian to engage and interact with the streetscape. (CS2-B-2, PL1, PL3-C, DC3)

The indoor/outdoor spaces have been enlarged and refined adjacent to the grocer frontage and the corner retail space. The sidewalk width has been increased to a minimum of 8 feet wide and maximum of 10 feet wide allowing for ample pedestrian space that connects to increased ground level setbacks.

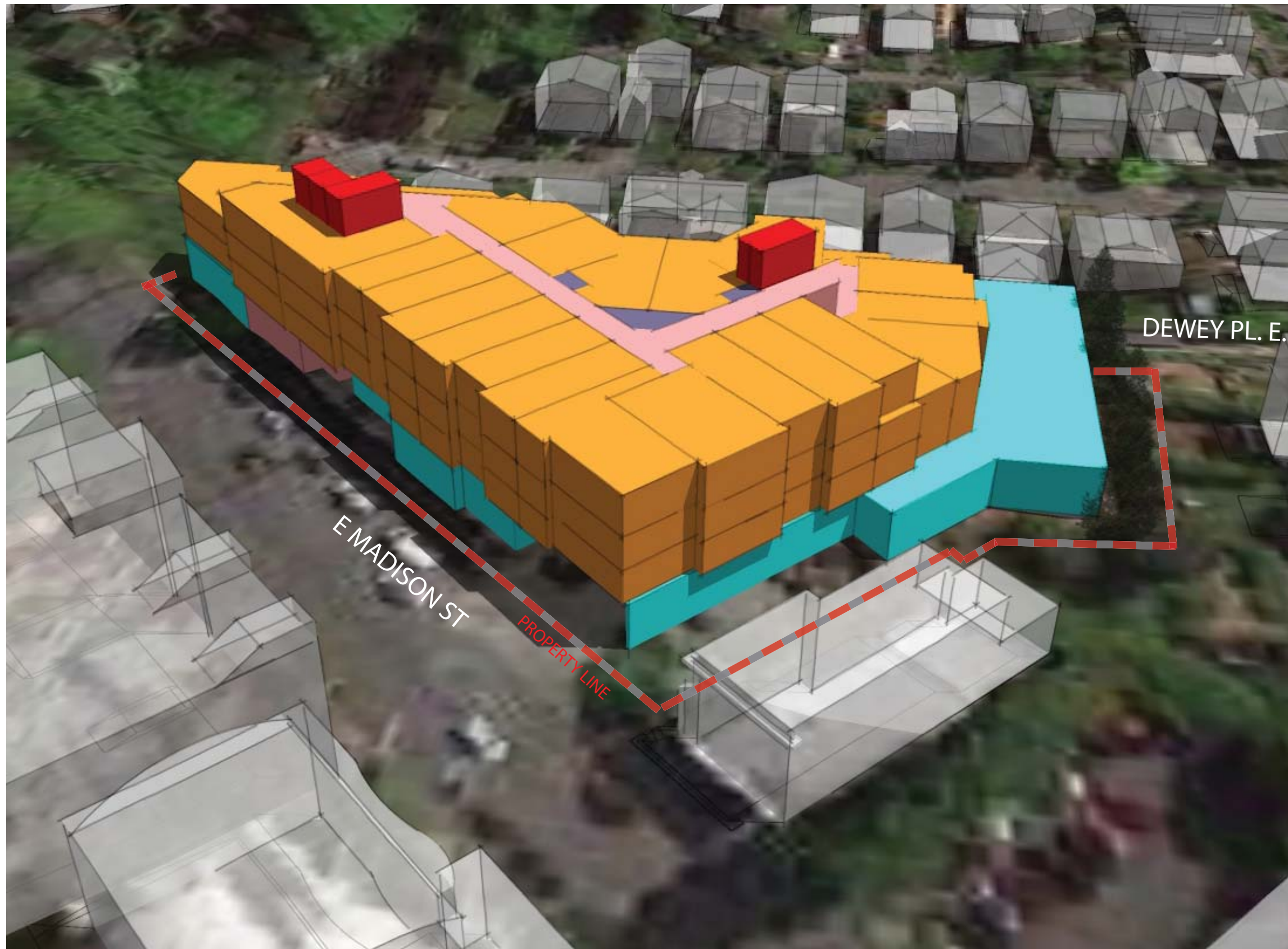
5. MATERIALS

The Board continued to strongly support the quality of materials presented. (CS3-A-1, DC2, DC4-A-1.)

A traffic study regarding parking and access impacts demonstrates split access minimizes the traffic impact on both streets. One vehicular access point has been studied off both Dewey Pl E and E Madison St.

PREFERRED DESIGN - EDG 3

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.
- Townhomes along Dewey Pl. E. provides like for like transitions to SF zone

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 +/- 1'-0" 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.**
- **Townhomes along Dewey Pl. E. provides like for like transition to SF zone**
- **Minimum Blank Wall.**

CHALLENGES

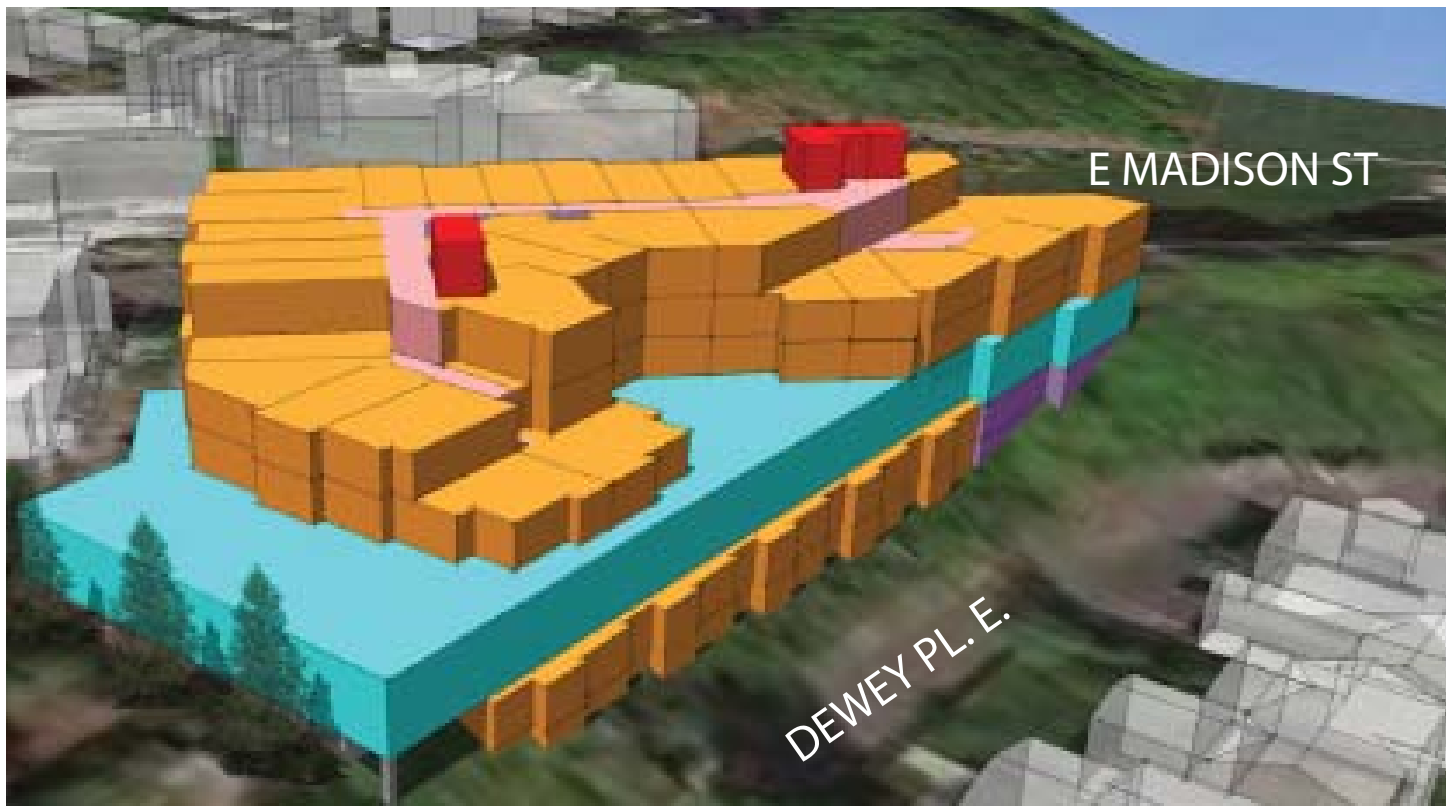
- Parking garage ramp.

PREFERRED DESIGN - EDG 3

VIEW LOOKING SOUTHEAST



VIEW LOOKING NORTHWEST



STREET/RETAIL LEVEL PLAN



Madison- Looking North



Madison- Looking South



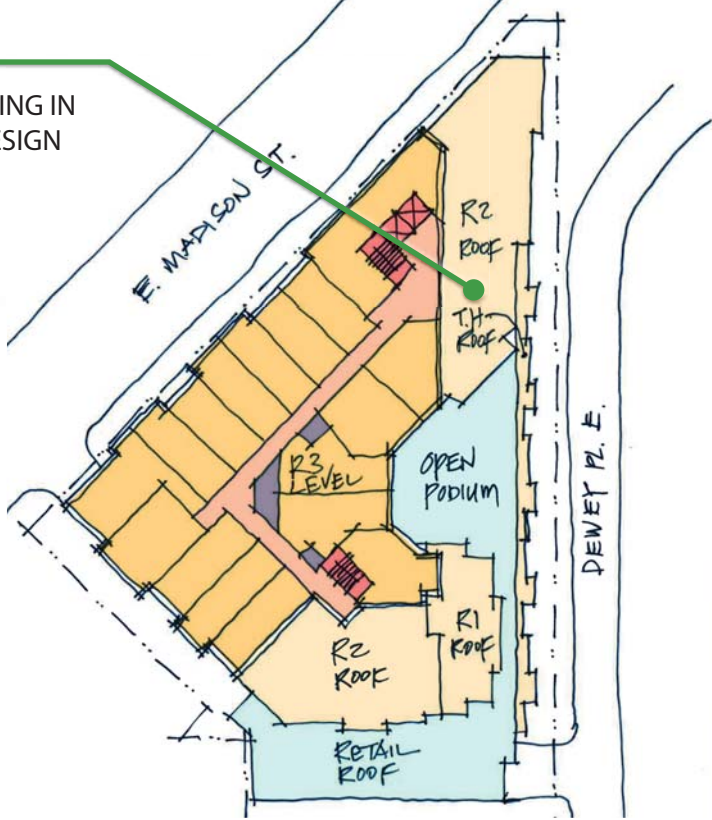
Dewey- Looking South

STREET LEVEL PRESPECTIVE

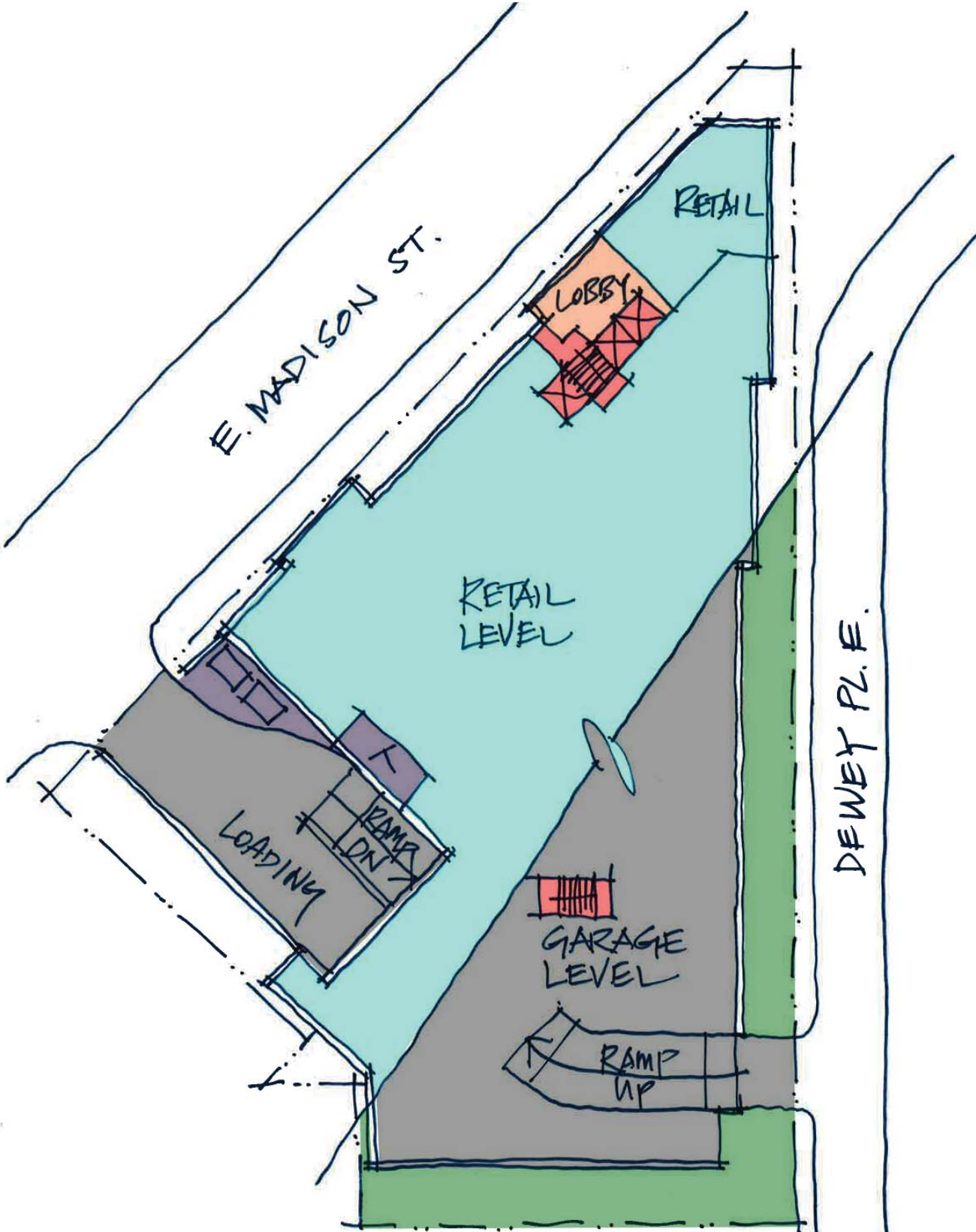
ADVANTAGES

- ✓ CS2-D REDUCE BULK AND SCALE BY STEPPING BUILDING DOWN, RESULTING IN FULL LEVEL REDUCTION AT RESIDENTIAL STREET - "STAIR-STEP" DESIGN
- ✓ PL3 RETAIL LEVEL AT GRADE - BETTER STREET LEVEL INTERACTION
- ✓ PL3-C RETAIL EDGE ALONG E. MADISON ST.
- ✓ DC4-D RESIDENTIAL USE AONG DEWEY PL. E. PROVIDES LIKE FOR LIKE TRASITION TO SF ZONE
- ✓ CS1-D MULTIPLE OPPORTUNITIES FOR ONSITE LANDSCAPING

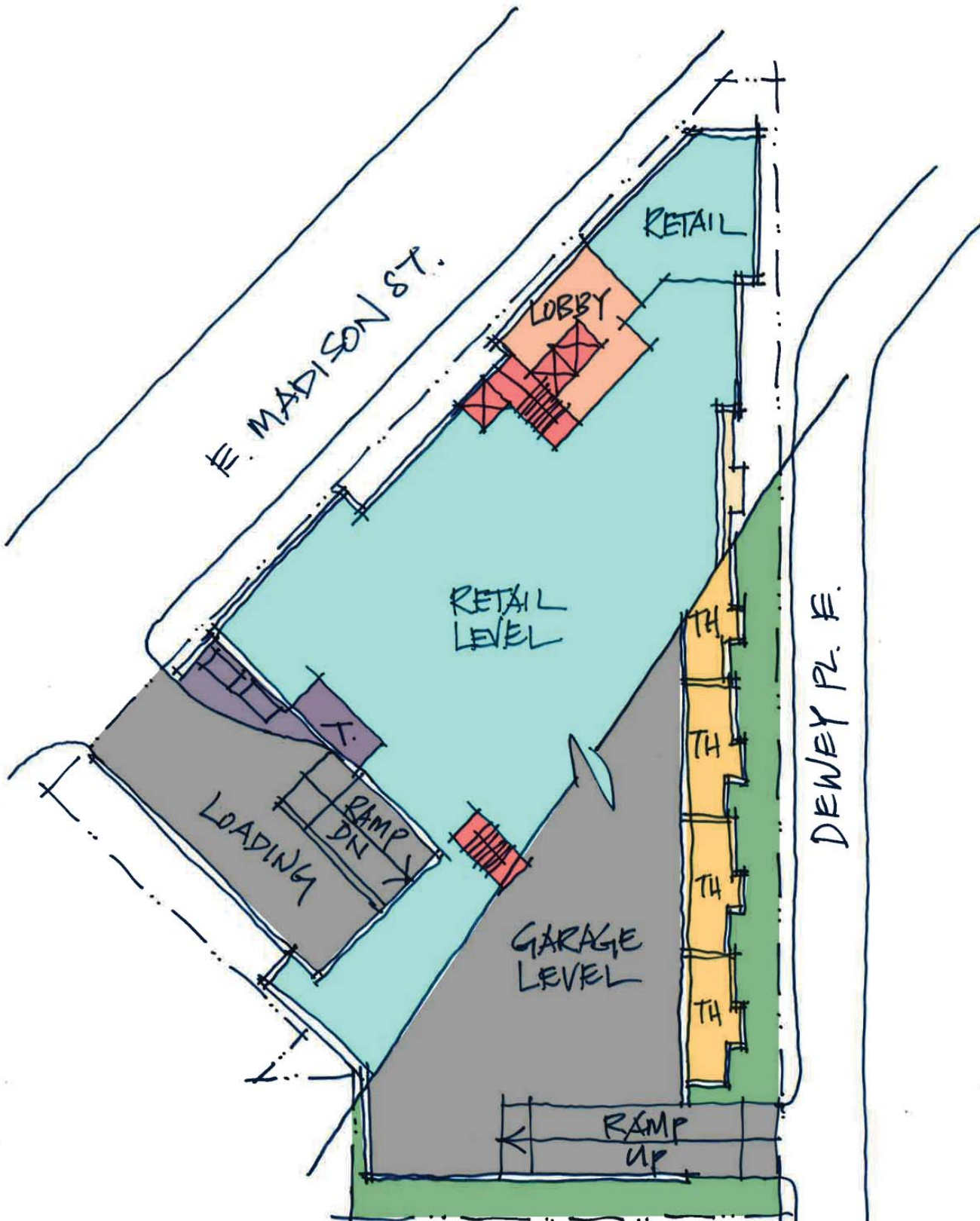
RESIDENTIAL PLAN LEVEL



PREFERRED DESIGN - EDG2 VS EDG 3

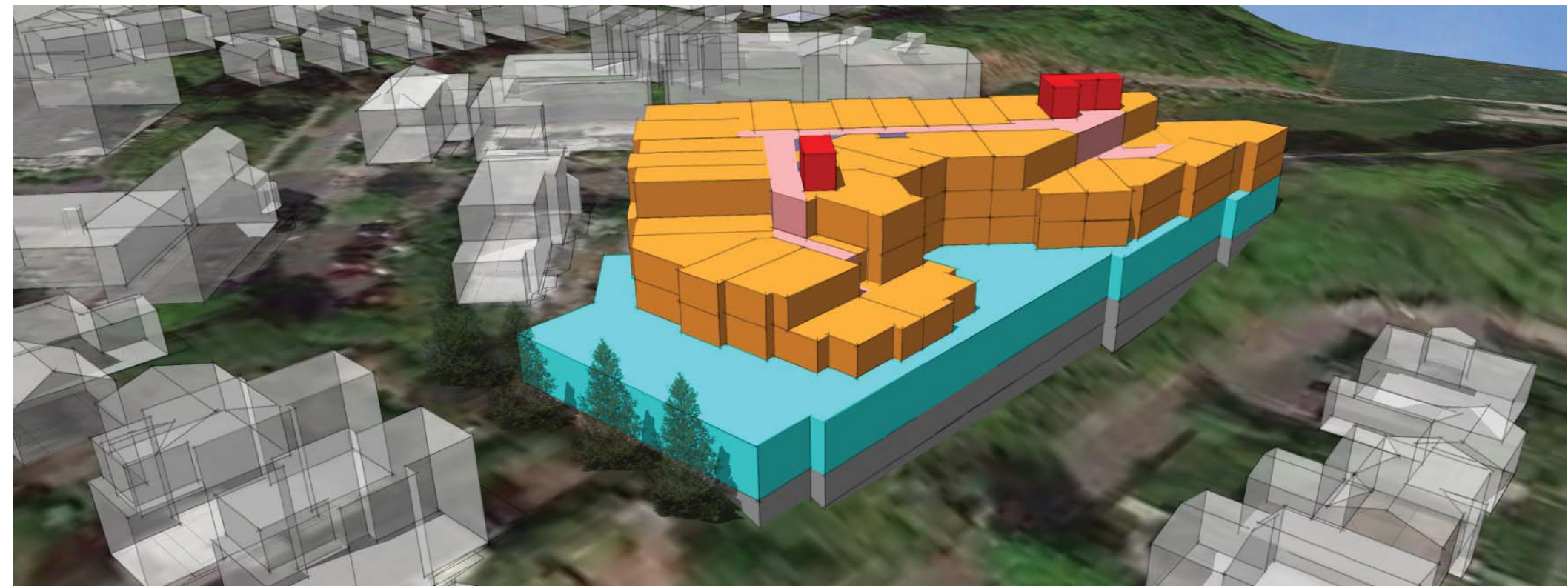


EDG #2

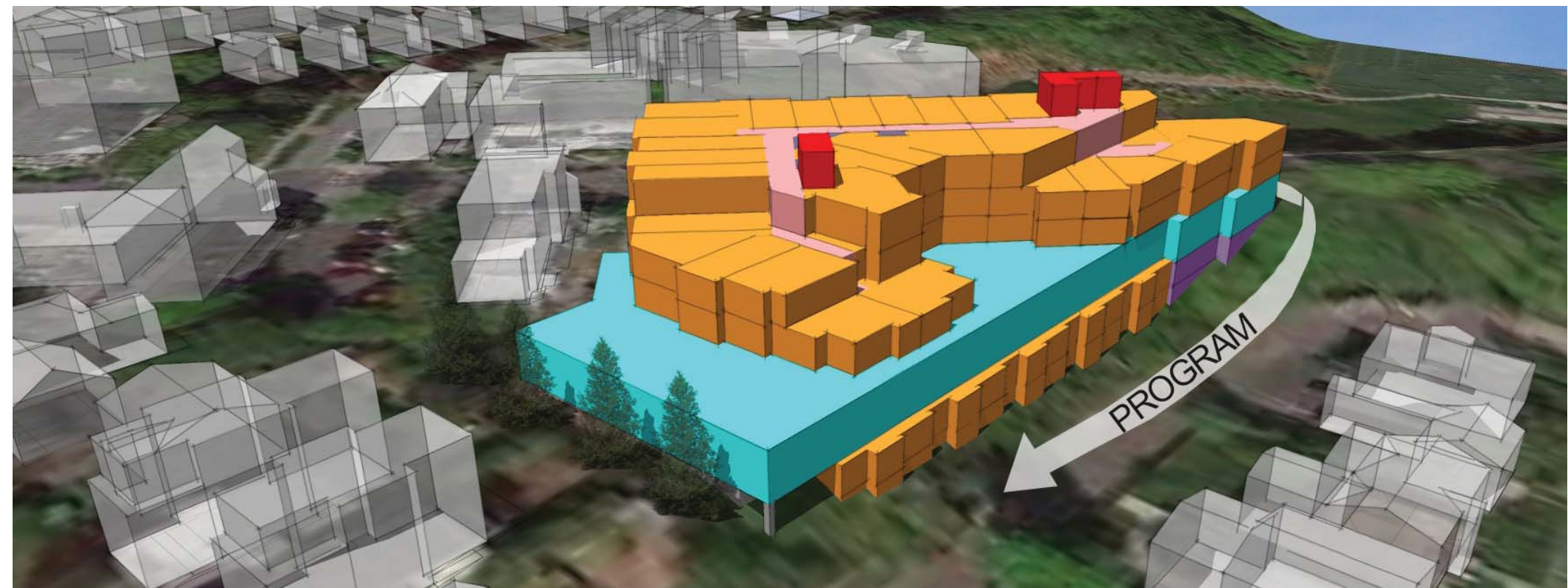
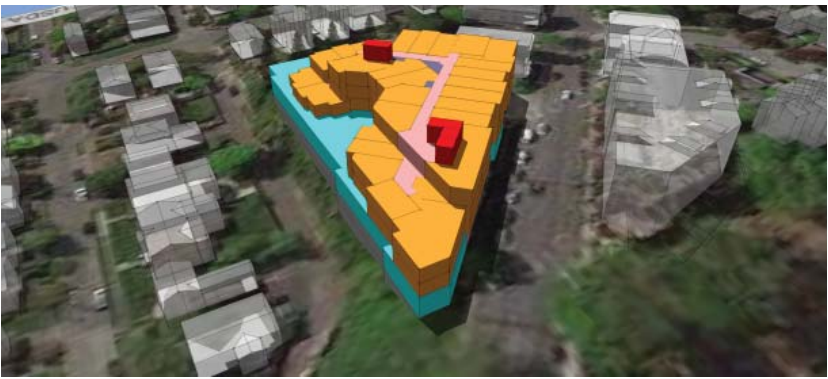


EDG #3

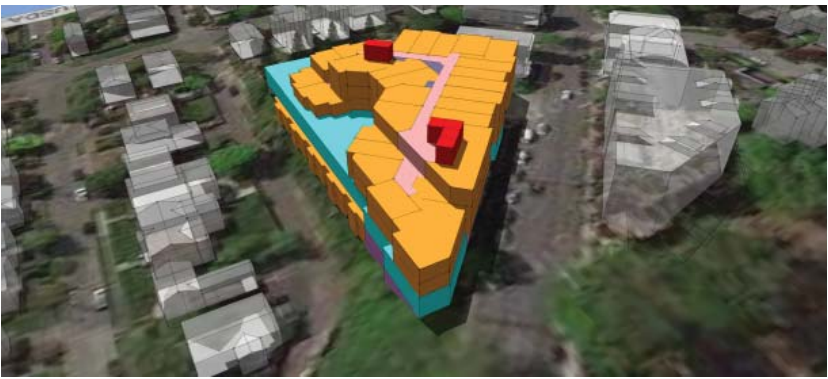
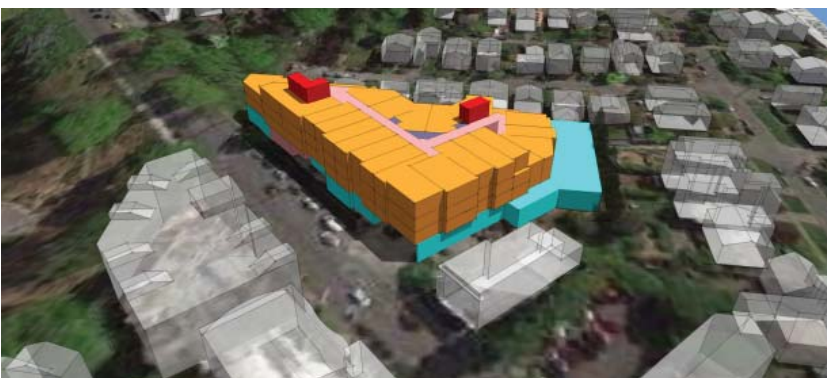
PREFERRED DESIGN - EDG 2 VS EDG 3



EDG #2



EDG #3



SUMMARY

Tree Solutions Inc was asked to evaluate trees on site six inches in diameter and greater, with reference to a site survey dated September 3, 2015. The tree size, species, health and structural condition, and related notes and recommendations for each tree are noted in the Tree Inventory (see Arborist's Report - July 1, 2016) The majority of the trees on site are located on a steep slope located along the eastern property line.

The qualified arborist determined that trees on the steep slope site are considered hazardous due to of one or combination of the following reasons:

- 1. Structure, disease, past maintenance practices
- 2. Soil stability of steep slope
- 3. Changes in hydrology as a result of building up-slope
- 4. Retaining wall construction along Dewey PI E

Based on the four reasons listed above , the qualified arborist **recommends removal of all trees on the steep slope** to avoid hazardous conditions and improve function to the site.

Table of Trees										Date of Inventory: 05.20.2016	
2939 E Madison St Seattle, WA 98112										Table Prepared: 05.31.2016	
										Revised: 07.01.2016	
Tree ID	Scientific Name	Common Name	DSH (inches)	Health Condition	Structural Condition	Exceptional Threshold	Exceptional (y/n)	Proposed Action	Notes		
56	<i>Ilex aquifolium</i>	English holly	8"	Good	Good	19	No	Remove	*Estimated DSH, no access, no tag		
1101	<i>Cercidiphyllum japonicum</i>	Katsura	13.5	Good	Good	30	No	Remove			
1102	<i>Cercidiphyllum japonicum</i>	Katsura	12.6	Good	Good	30	No	Remove	Co-dominant: 8.5, 9.3;		
1103	<i>Alnus rubra</i>	Red alder	24.4	Good	Good		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	30	No	Remove	Co-dominant: 5.5, 5.1; j-shaped base due to slope creep		
1105	<i>Thuja plicata</i> 'Zebirina'	Zebirina western redcedar	21.2	Good	Fair	30	No	Remove	Co-dominant: 14.1, 15.9; Portion topped for power line; in ROW dedication - future hazard		
1106	<i>Thuja plicata</i> 'Zebirina'	Zebirina western redcedar	12.2	Good	Good	30	No	Remove	In ROW dedication - future hazard		
1107	<i>Thuja plicata</i> 'Zebirina'	Zebirina western redcedar	14.0	Good	Good	30	No	Remove			
1108	<i>Thuja plicata</i> 'Zebirina'	Zebirina western redcedar	7.3	Good	Fair	30	No	Remove	J-shaped base, corrected lean		
1109	<i>Thuja plicata</i> 'Zebirina'	Zebirina western redcedar	12.9	Good	Fair	30	No	Remove	Topped for powerlines, in ROW dedication - future hazard		
1110	<i>Populus nigra</i>	Lombardy poplar	19.4	Good	Good	30	No	Remove	Base slightly buried		
1111	<i>Acer macrophyllum</i>	Bigleaf maple	16.4*	Good	Fair	30	No	Remove	Co-dominant: 5.1, 5.9, 7.9, 8.3, 4.5, 7.8; stump sprout; narrow angles of attachment		
1112	<i>Acer macrophyllum</i>	Bigleaf maple	19.1	Good	Good	30	No	Remove			
1113	<i>Acer macrophyllum</i>	Bigleaf maple	16.9*	Fair	Poor	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	30	No	Remove			
1115	<i>Acer macrophyllum</i>	Bigleaf maple	11.3*	Fair	Fair	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	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		No	Remove	Invasive ivy on stem, in ROW dedication - future hazard		
1118	<i>Acer macrophyllum</i>	Bigleaf maple	27.6*	Good	Fair	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	30	No	Remove			
1120	<i>Acer macrophyllum</i>	Bigleaf maple	7.5	Good	Good	30	No	Remove	Invasive ivy on stem		

Tree ID	Scientific Name	Common Name	DSH (inches)	Health Condition	Structural Condition	Exceptional Threshold	Exceptional (y/n)	Proposed Action	Notes
1121	<i>Acer macrophyllum</i>	Bigleaf maple	11.7	Good	Good	30	No	Remove	Suppressed
1122	<i>Acer macrophyllum</i>	Bigleaf maple	17.9*	Good	Fair	30	No	Remove	Narrow angle of attachment
1123	<i>Acer macrophyllum</i>	Bigleaf maple	9.7	Good	Fair	30	No	Remove	Swept base, old tear out at 6 feet
1124	<i>Acer macrophyllum</i>	Bigleaf maple	13.2	Good	Good	30	No	Remove	Swept base
1125	<i>Acer macrophyllum</i>	Bigleaf maple	6.5	Good	Fair	30	No	Remove	Swept base, suppressed
1126	<i>Acer macrophyllum</i>	Bigleaf maple	18.0*	Fair	Fair	30	No	Remove	Stump sprout, old wound at base, small leaf size
1127	<i>Acer macrophyllum</i>	Bigleaf maple	21.3*	Fair	Fair	30	No	Remove	Small leaf size, sweep base, narrow angle of attachments
1128	<i>Populus nigra</i>	Lombardy poplar	28.5	Good	Good	30	No	Remove	Mid-slope measurement marked with red paint showing level of measurement; pruned for powerlines; root damage will occur from ROW dedication - future hazard
1129	<i>Prunus serrulata</i>	Flowering cherry	16.9*	Fair	Fair	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>	Lombardy poplar	18.1	Good	Good	30	No	Remove	Root damage will occur from ROW Dedication - future hazard
1131	<i>Populus nigra</i>	Lombardy poplar	37.5	Good	Good	30	No	Remove	Root damage will occur from ROW Dedication - future hazard
1132	<i>Prunus serrulata</i>	Flowering cherry	7.1	Fair	Fair	23	No	Remove	Brown rot in stem, in ROW dedication - future hazard
1133	<i>Prunus serrulata</i>	Flowering cherry	8.9*	Fair	Fair	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	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	23	No	Remove	
1136	<i>Populus nigra</i>	Lombardy poplar	13.7*	Good	Good	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	30	No	Remove	
1138	<i>Acer macrophyllum</i>	Bigleaf maple	29.3	Fair	Fair	30	No	Remove	Measured at narrowest point below union; invasive ivy on stem; narrow angle of attachment; cavity present swept base



TREE 1105 - Topped tree can lead to structural issues



TREE 1103 - Structural defect can lead to failure of stems



TREE 1112 - Structural defect will lead to structural failure



TREE 1114 - Trunk failures and damage along main stem



TREE 1109 - Hazardous due to past maintenance

TREE PRESERVATION STUDY

TREE PRESERVATION SUMMARY

The design team was asked by the Design Review Board to explore opportunities to retain any existing trees on site.

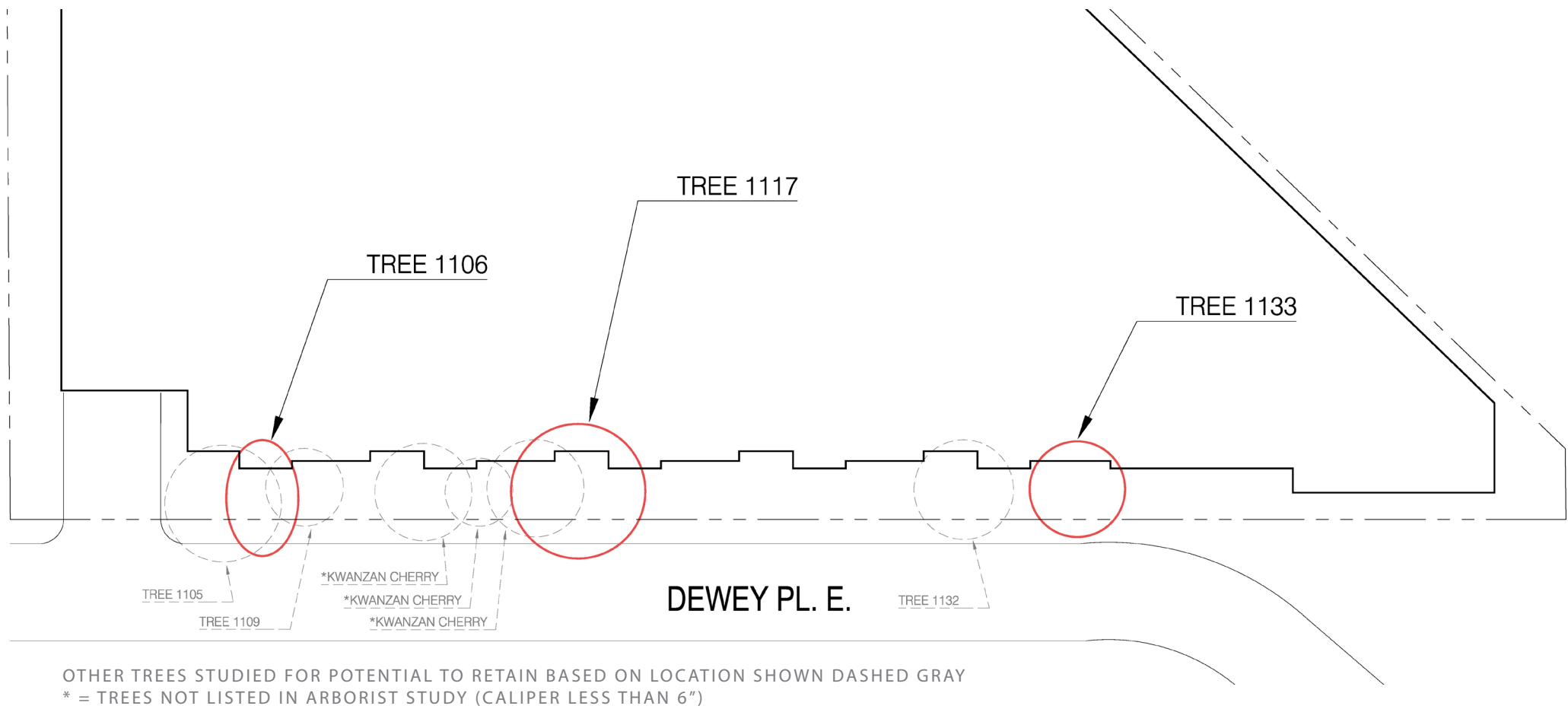
Although the arborist recommends removal of all trees on the steep sloop along Dewey PL to avoid hazardous conditions and replacement with appropriate mitigation trees, the design team directed the arborist to determine if any trees can potentially be preserved. Although the following trees are poor candidates for retention, the design team has selected Tree 1106, 1117, and 1133 as trees which can potentially be retained. Of the trees studied along Dewey PI E, these trees are in the best condition and location to warrant further study.

Tree 1106 is a Zebrina western red cedar in good condition and has not been topped unlike surrounding red cedar trees. Issues with potential retainage - Four reasons identified in Arborist Summary.

Tree 1117 is a Red Alder in good condition, but the tree species is not considered a long-term retention tree and does not tolerate site disturbance well. Issued with potential retainage - Four reasons identified in Arborist Summary.

Tree 1133 is a Flowering Cherry in fair condition. Issues with potential retainage - Four reasons identified in Arborist Summary.

If they are able to be retained, these trees are spaced adequately along Dewey PI E to provide the frontage with some mature growth trees to contrast the new planned landscaping within the front yard setbacks. There is no warranty or guarantee that problems or deficiencies of the subject trees may not arise in the future. All trees possess the risk of failure. The design team will continue to work with the qualified arborist to determine if these trees can be retained.



TREE 1106 - Western Red Cedar

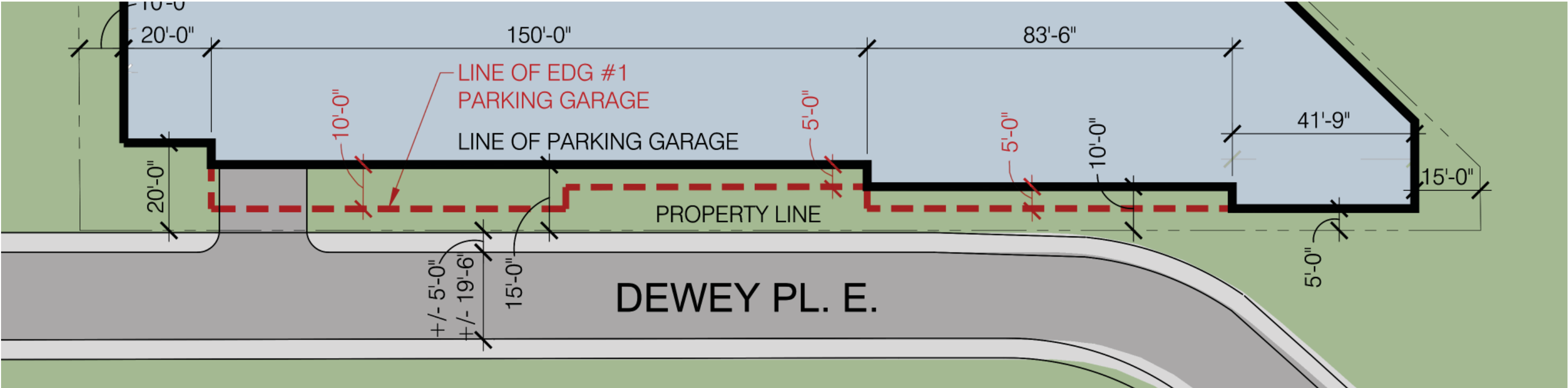


TREE 1117 - Red Alder

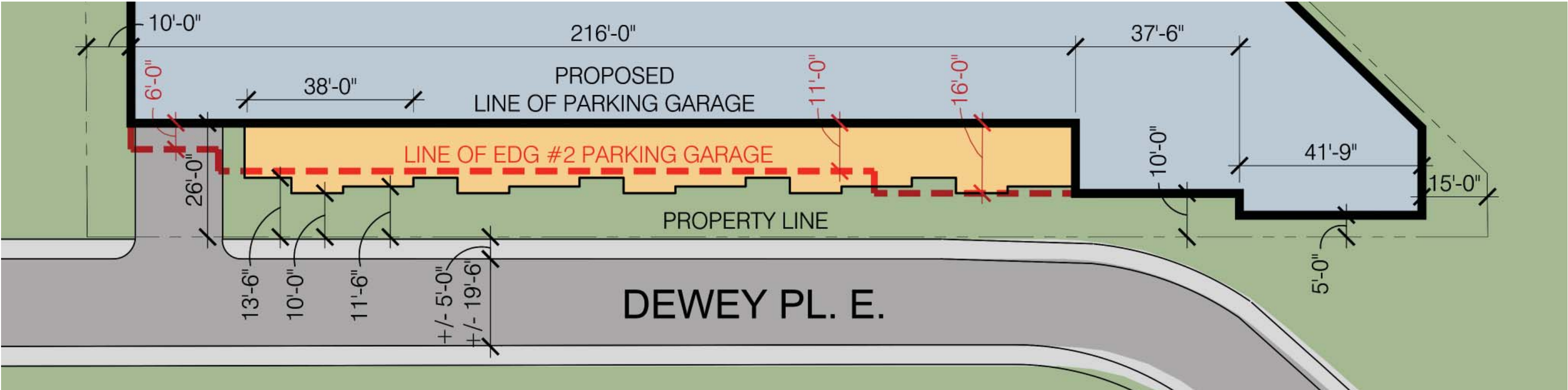


TREE 1133 - Flowering Cherry

PREFERRED DESIGN - DEWEY PL DIAGRAMS

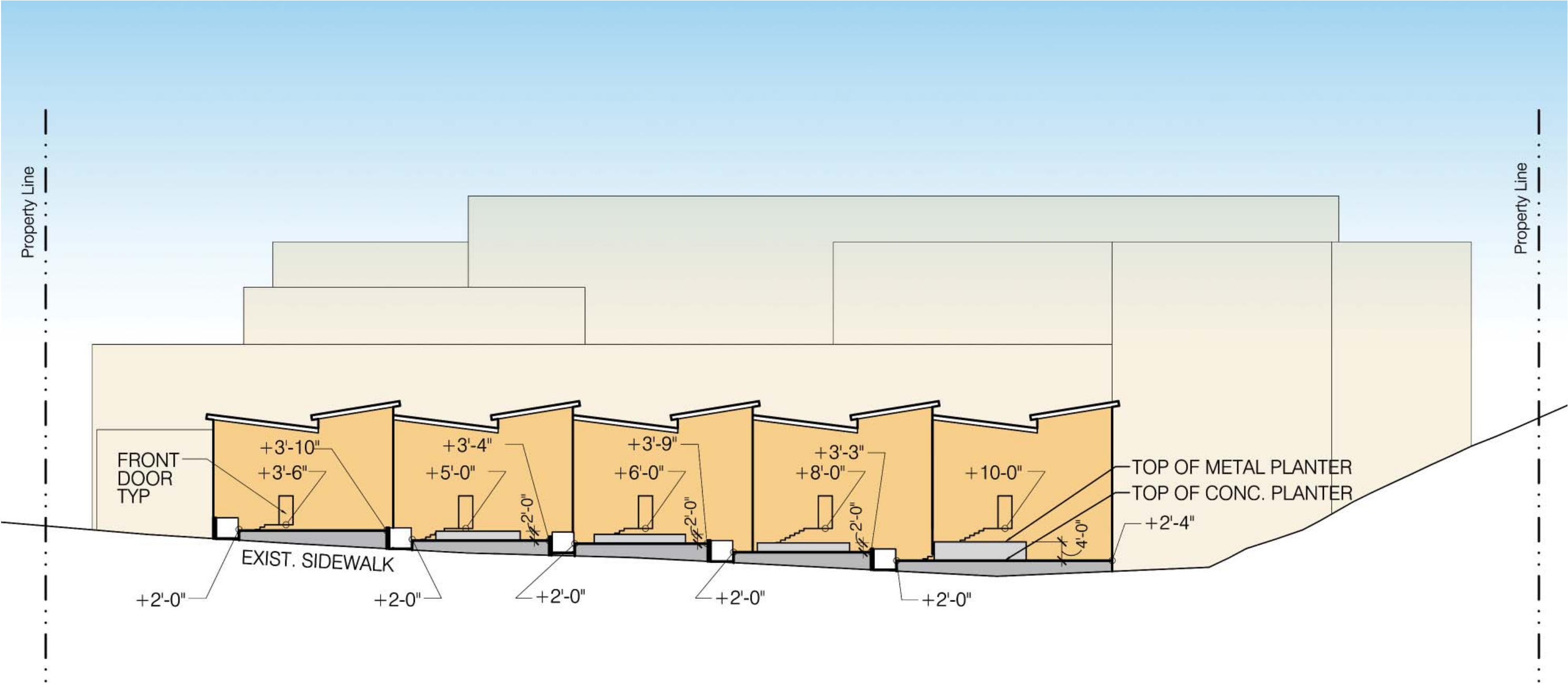


DEWEY FACADE AT EDG #2



DEWEY FACADE AT EDG #3

PREFERRED DESIGN - DEWEY FACADE PLANTER HEIGHT



TOWNHOME ROOF STUDIES

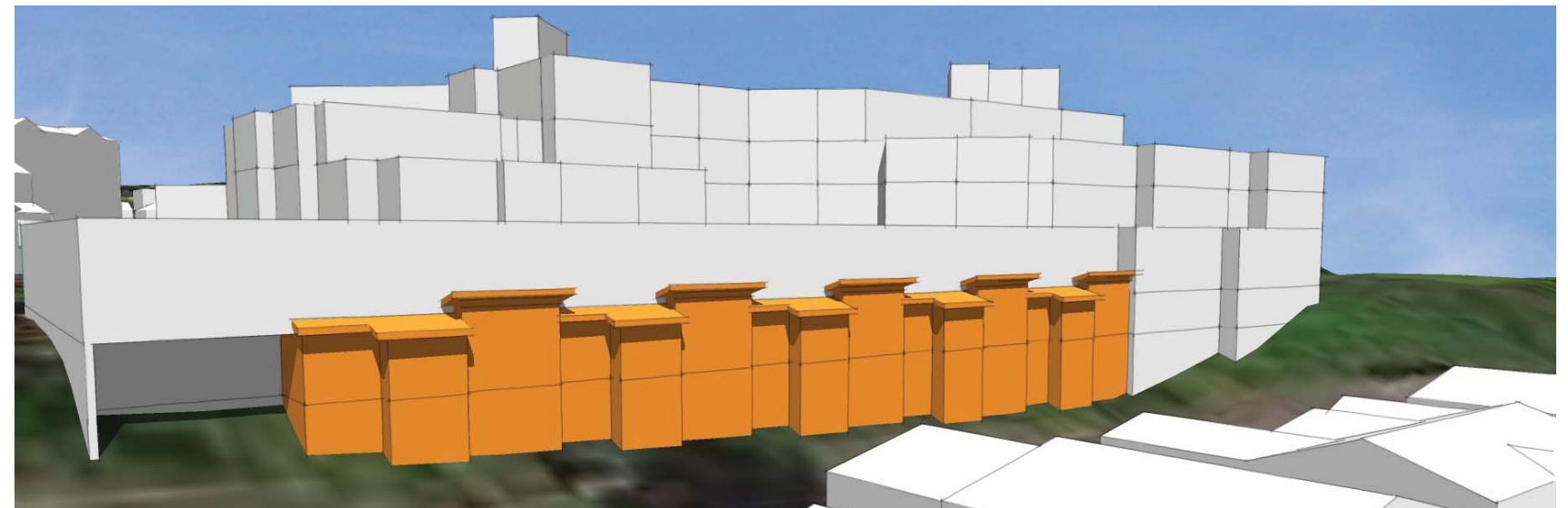
FLAT ROOF STUDY

- ROOF FORM DOES NOT RELATE TO RESIDENTIAL CONTEXT OF SINGLE FAMILY HOUSES
- ROOF DOES NOT COMPLIMENT TOWNHOUSE MODULATION



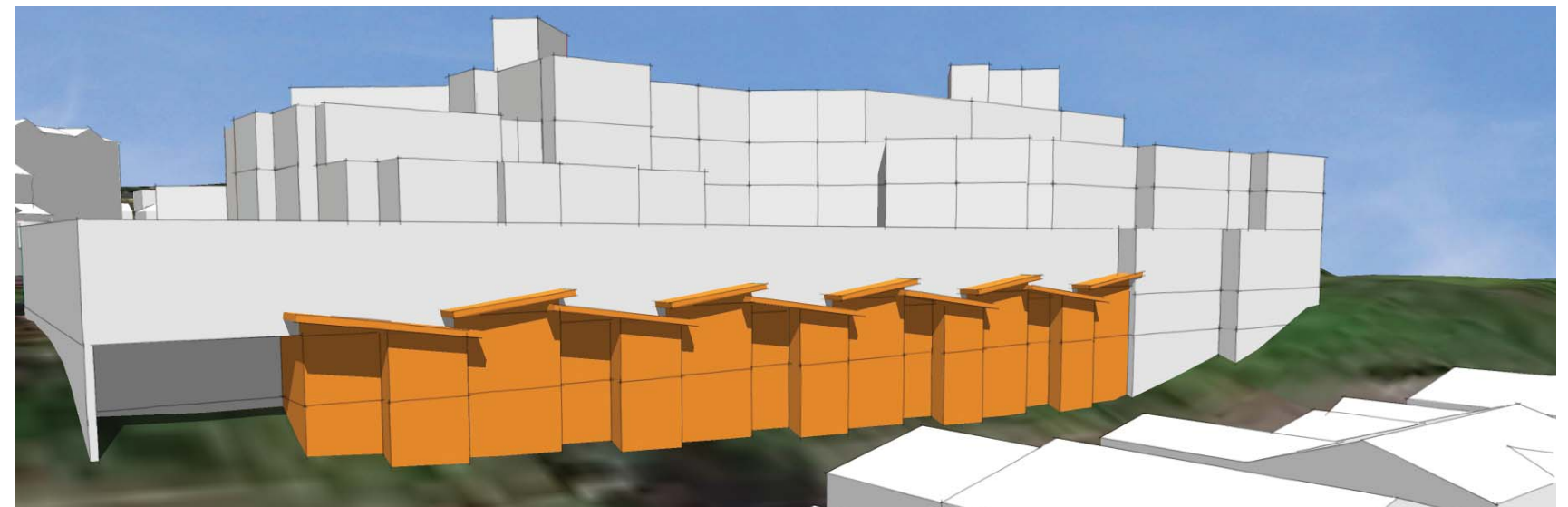
PROJECTED SHED ROOF STUDY

- ROOF FORM BETTER RELATES TO SLOPED ROOFS OF SINGLE FAMILY HOMES.

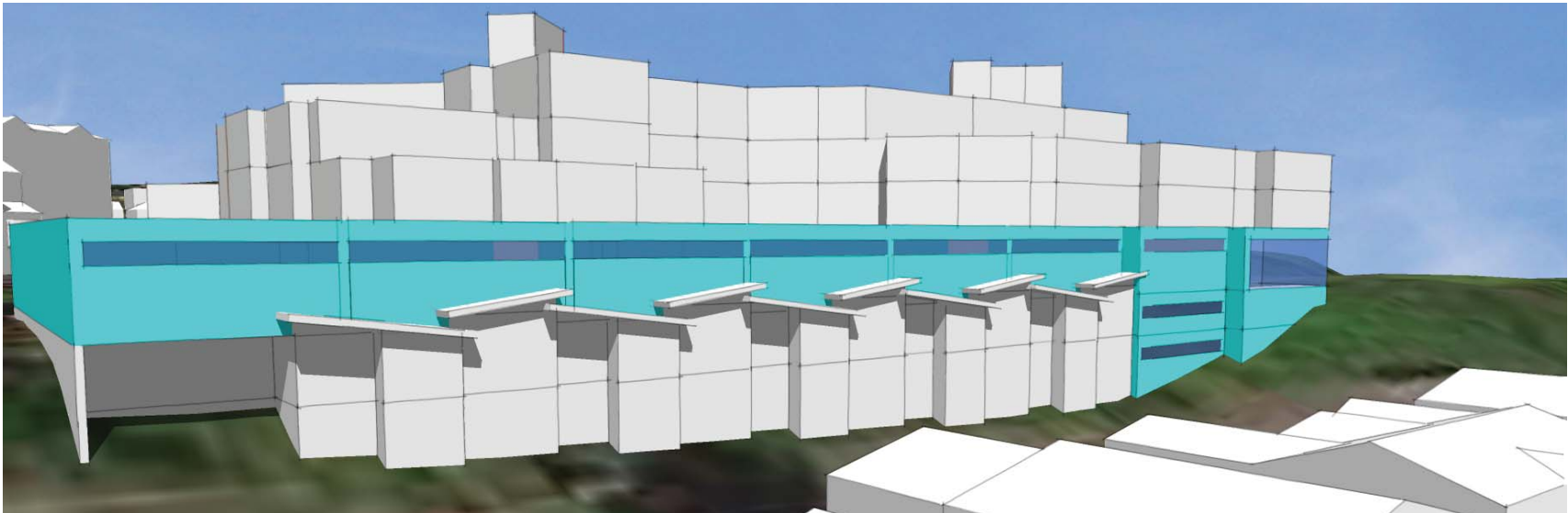


COPLANAR SHED ROOF STUDY (PREFERRED)

- ROOF FORM COMPATIBLE TO NEIGHBORING SINGLE FAMILY HOMES.
- EXTENDED ROOF LINES CREATE VISUAL INTEREST FOR PEDESTRIANS

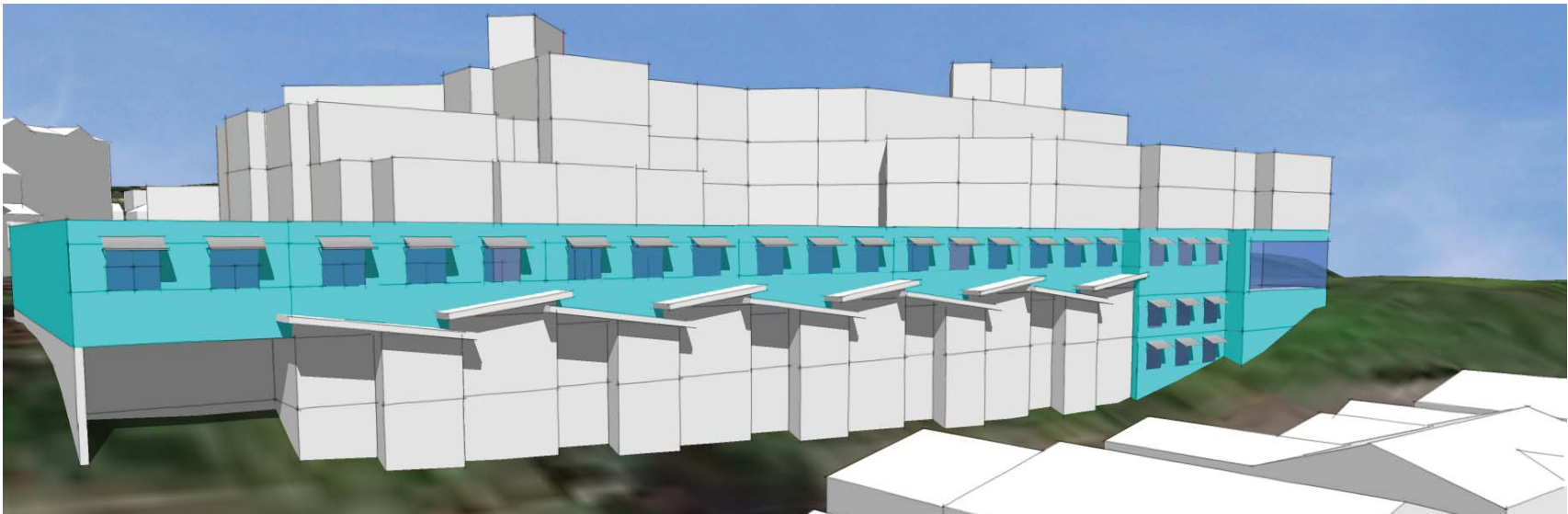


RETAIL WINDOW STUDIES



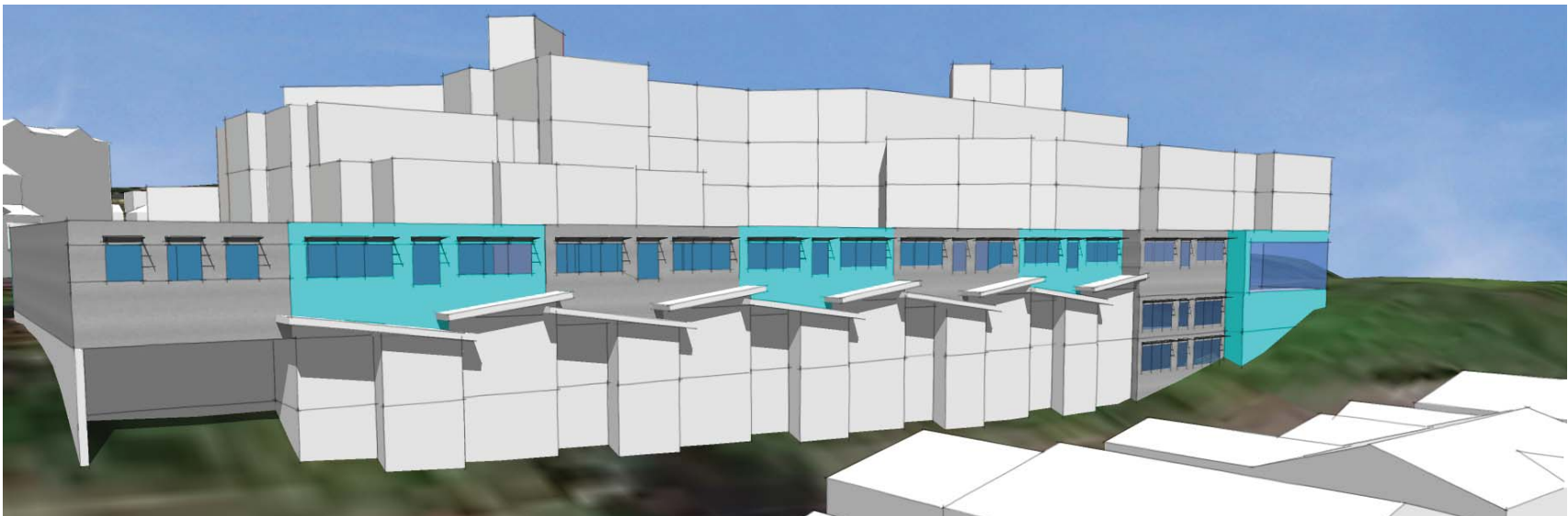
RIBBON WINDOW STUDY

- MODERN AESTHETIC OF CONTINUOUS RIBBON WINDOWS POORLY RELATES TO SINGLE FAMILY NEIGHBORHOOD
- LINEAR PATTERN CREATES VISUAL TENSION WITH TOWNHOUSES BELOW



PUNCHED WINDOW STUDY

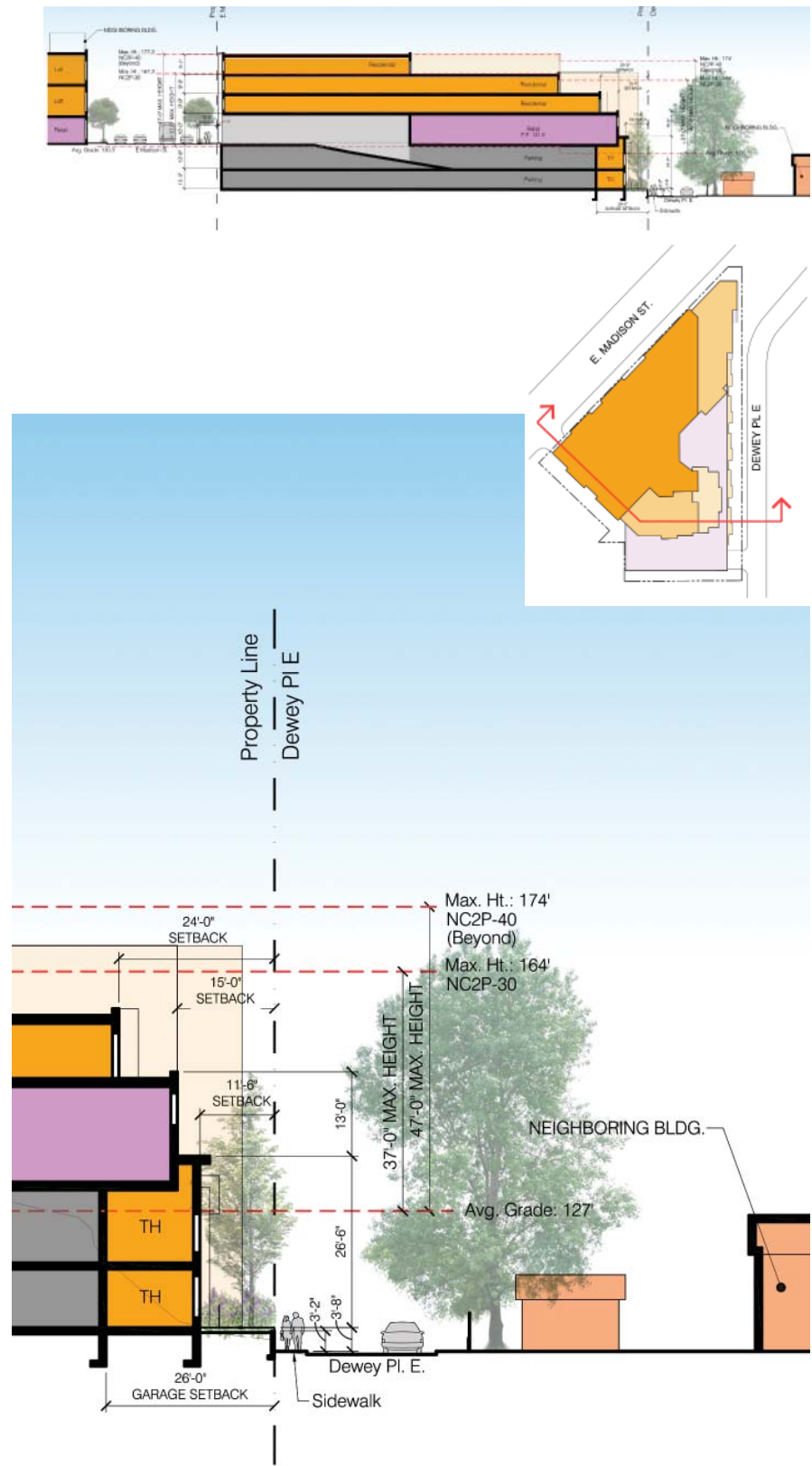
- RHYTHM OF CONTINUOUS PUNCHED OPENINGS DISTRACTS FROM VIEWS OF TOWNHOUSES
- REPETITION OF WINDOW AND AWNINGS NOT RESPONSIVE TO ADJACENT SINGLE FAMILY ZONE



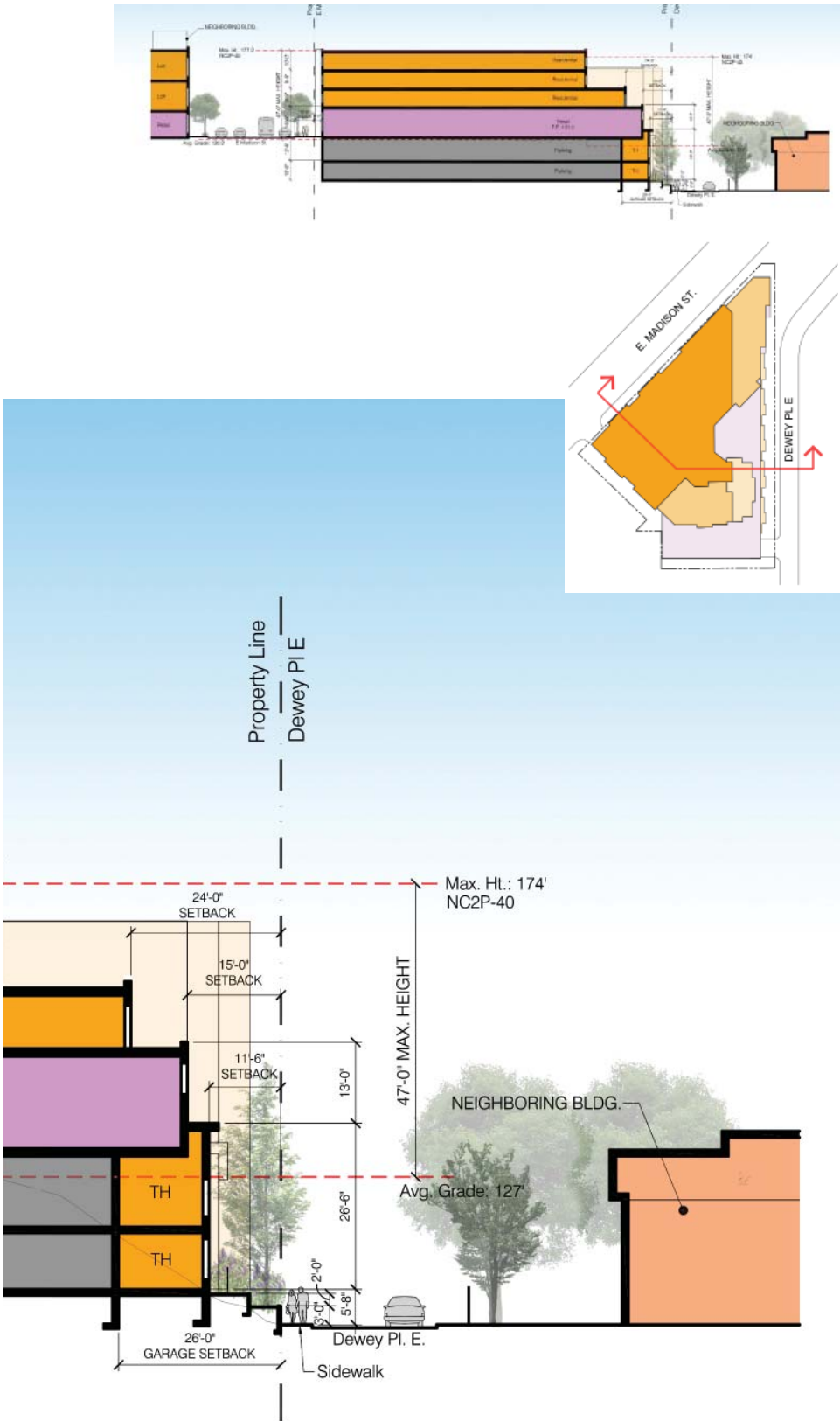
RESIDENTIALLY-SCALED WINDOW STUDY (PREFERRED)

- FENESTRATION OPENINGS HAVE SIMILAR SCALE AS RESIDENTIAL WINDOWS ABOVE AND BELOW
- VARIOUS WINDOW SIZES CREATE UNIQUE RHYTHM THAT DIRECTLY RESPONDS TO TOWNHOUSES
- CURRENT 'BAYS' UTILIZE ALTERNATE COLOR TO BREAK DOWN FACADE BULK AT COMMERCIAL LEVEL (FACADE IS COPLANAR FOR ALL WINDOW STUDIES)

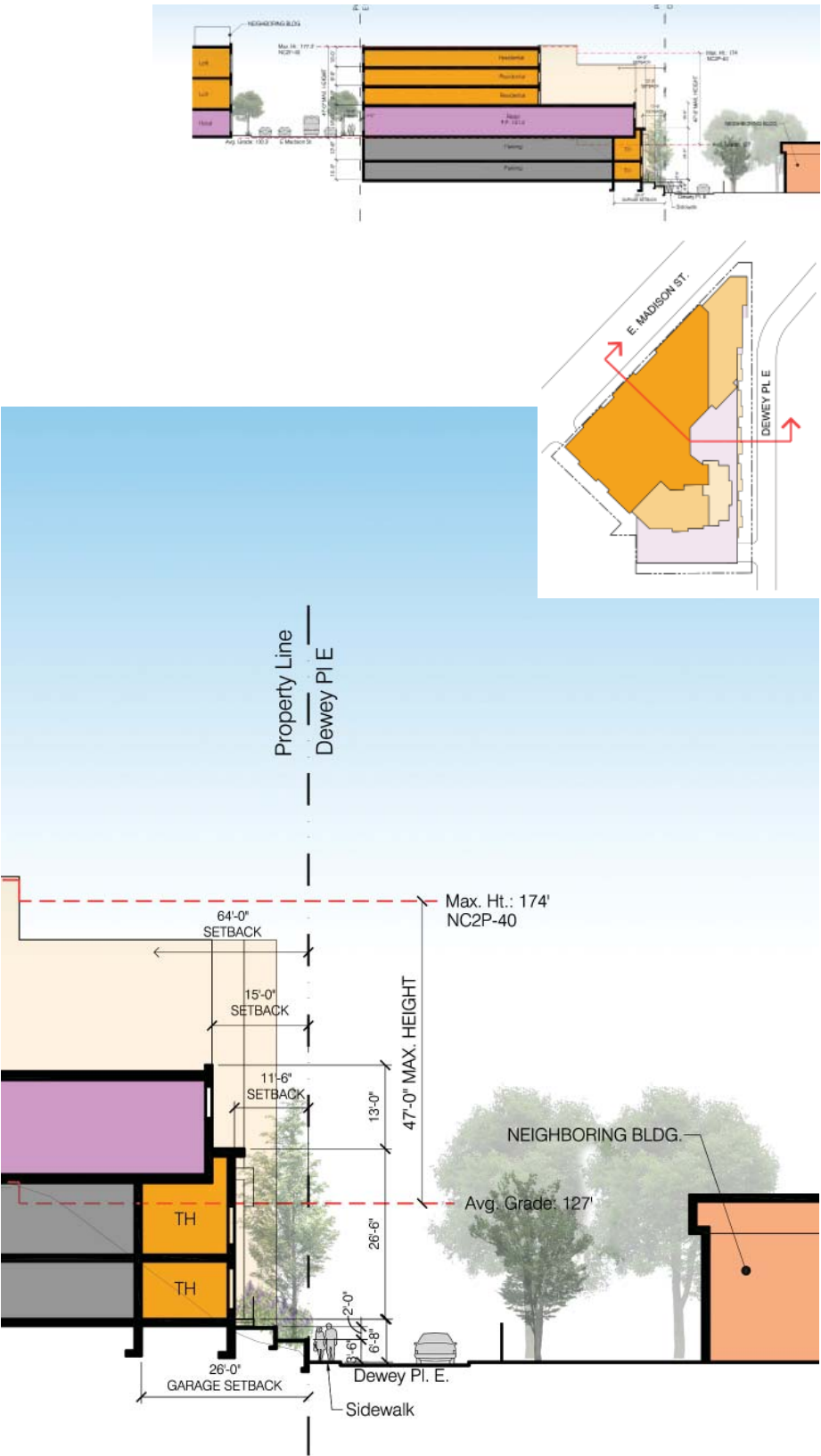
PREFERRED DESIGN - DEWEY PEDESTRIAN EXPERIENCE AND SECTIONS



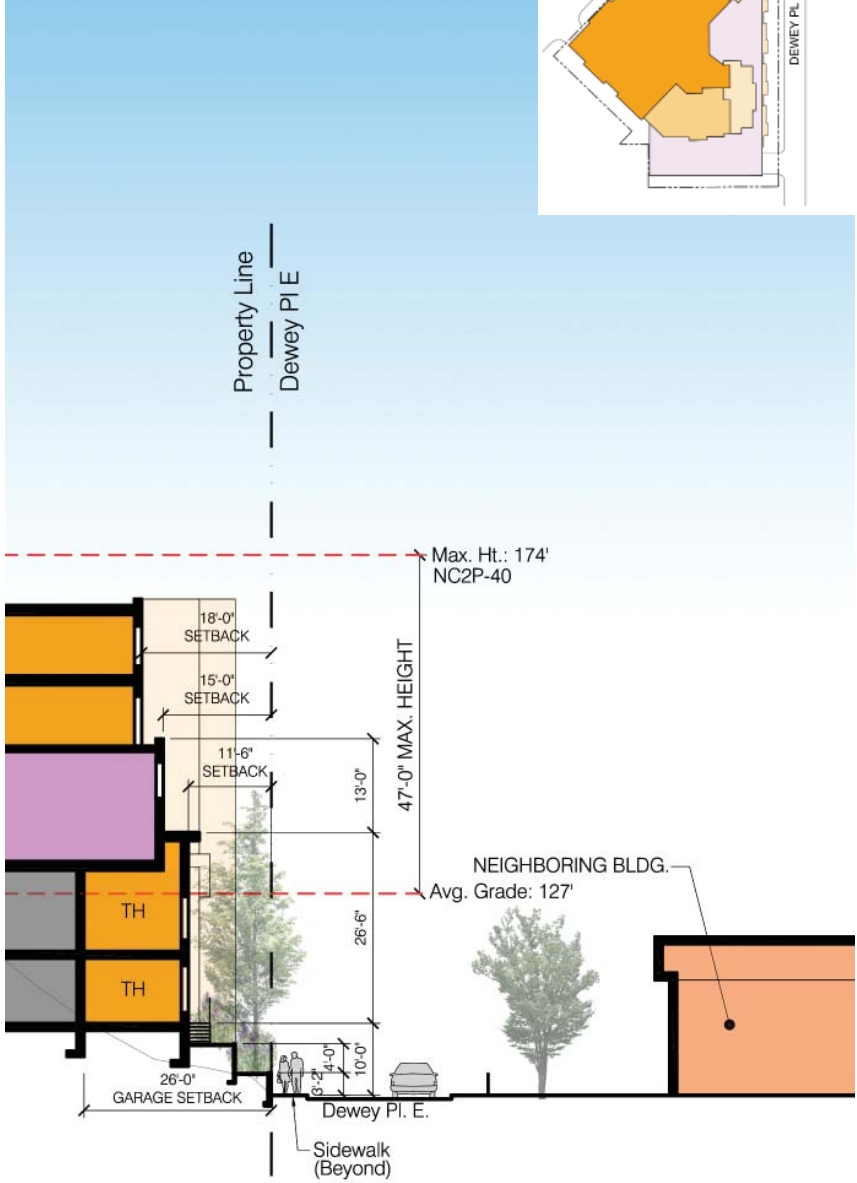
PREFERRED DESIGN - DEWEY PEDESTRIAN EXPERIENCE AND SECTIONS



PREFERRED DESIGN - DEWEY PEDESTRIAN EXPERIENCE AND SECTIONS



PREFERRED DESIGN - DEWEY PEDESTRIAN EXPERIENCE AND SECTIONS

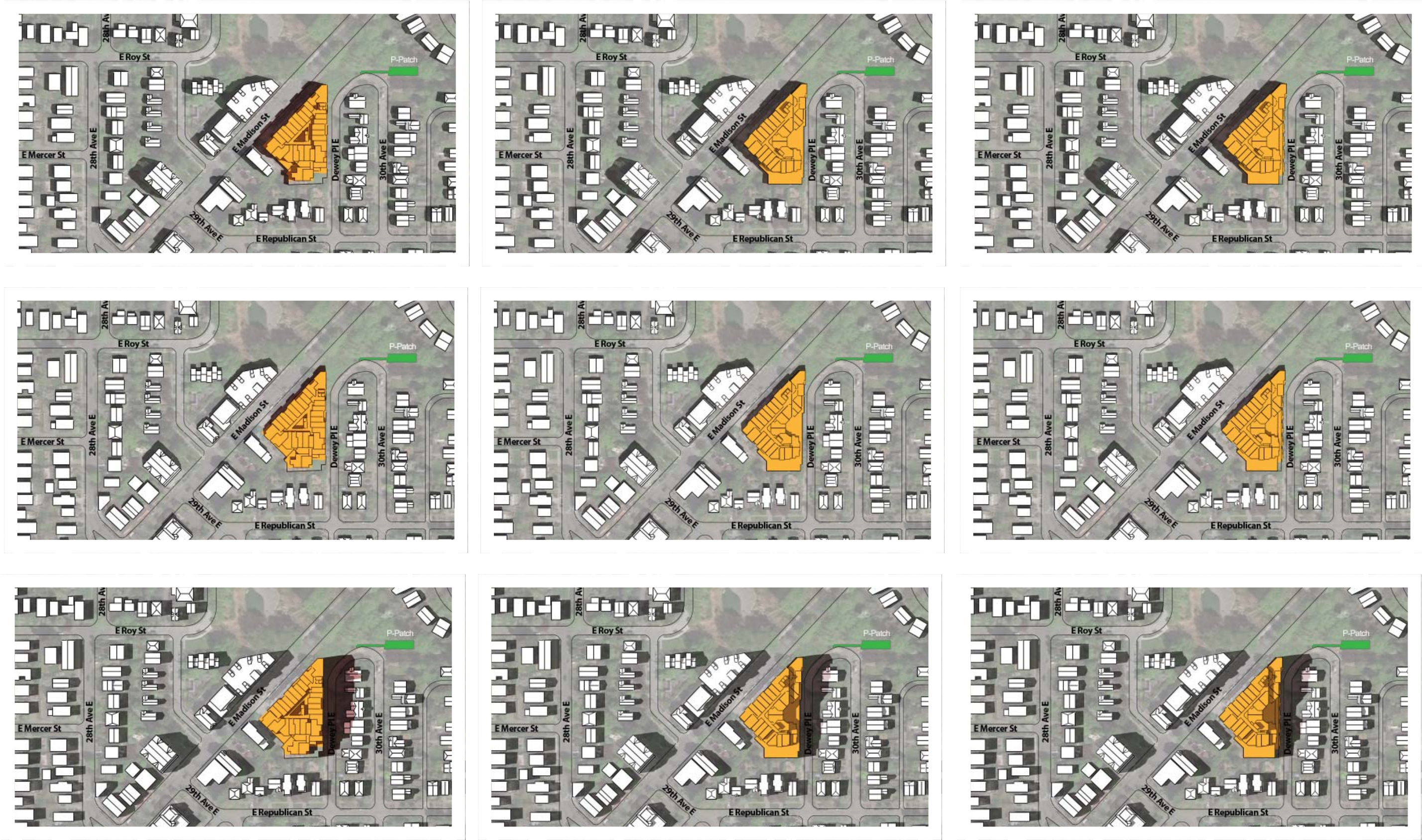


SOLAR STUDIES - SUMMER SOLSTICE

EDG 1- MAXIMIZE ZONING ENVELOPE

EDG 2

EDG 3



9 AM

NOON

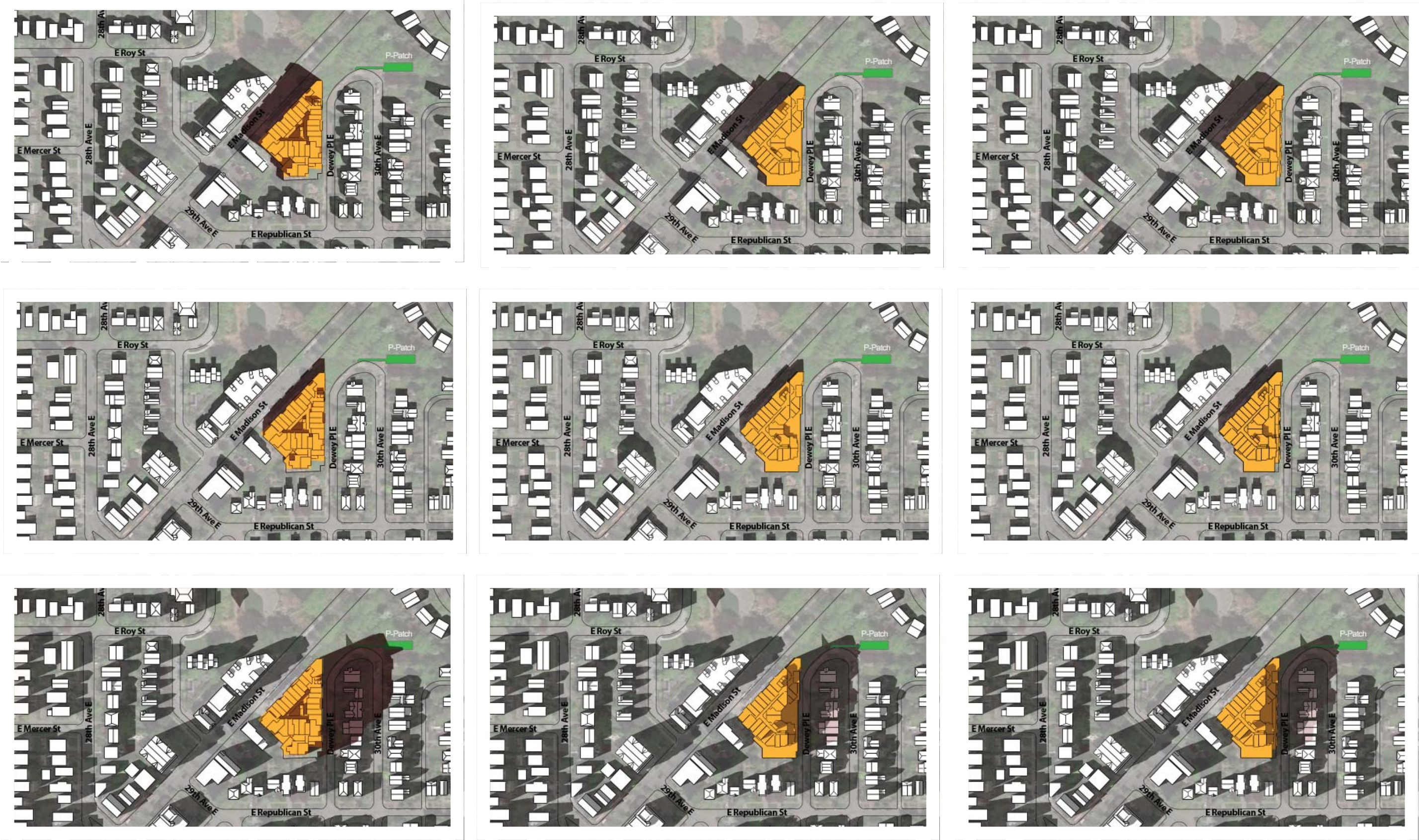
4 PM

SOLAR STUDIES - EQUINOX

EDG 1- MAXIMIZE ZONING ENVELOPE

EDG 2

EDG 3



9 AM

NOON

4 PM

SOLAR STUDIES - WINTER SOLSTICE

EDG 1- MAXIMIZE ZONING ENVELOPE

EDG 2

EDG 3



9 AM

NOON

4 PM

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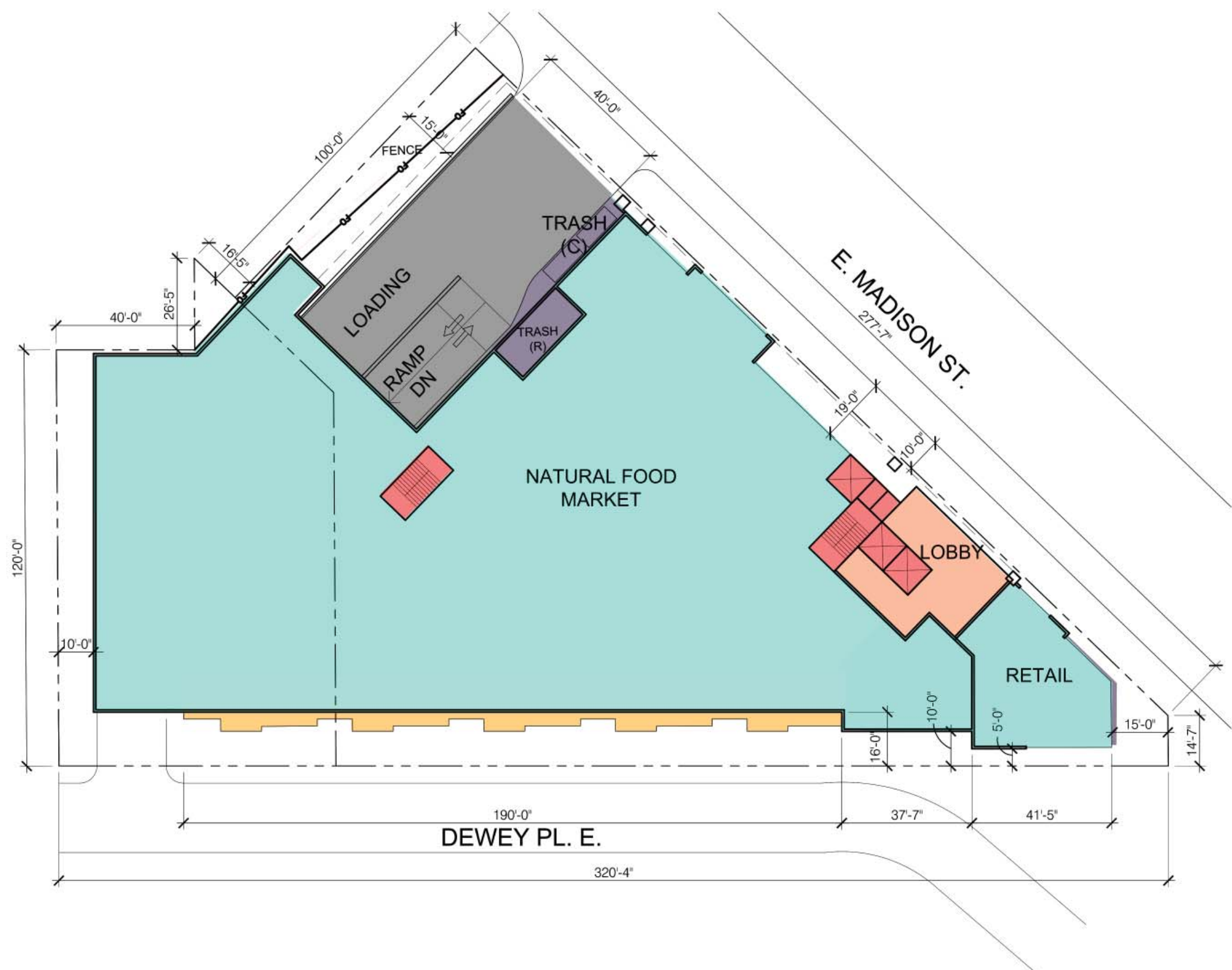
PREFERRED DESIGN - P2 PLAN



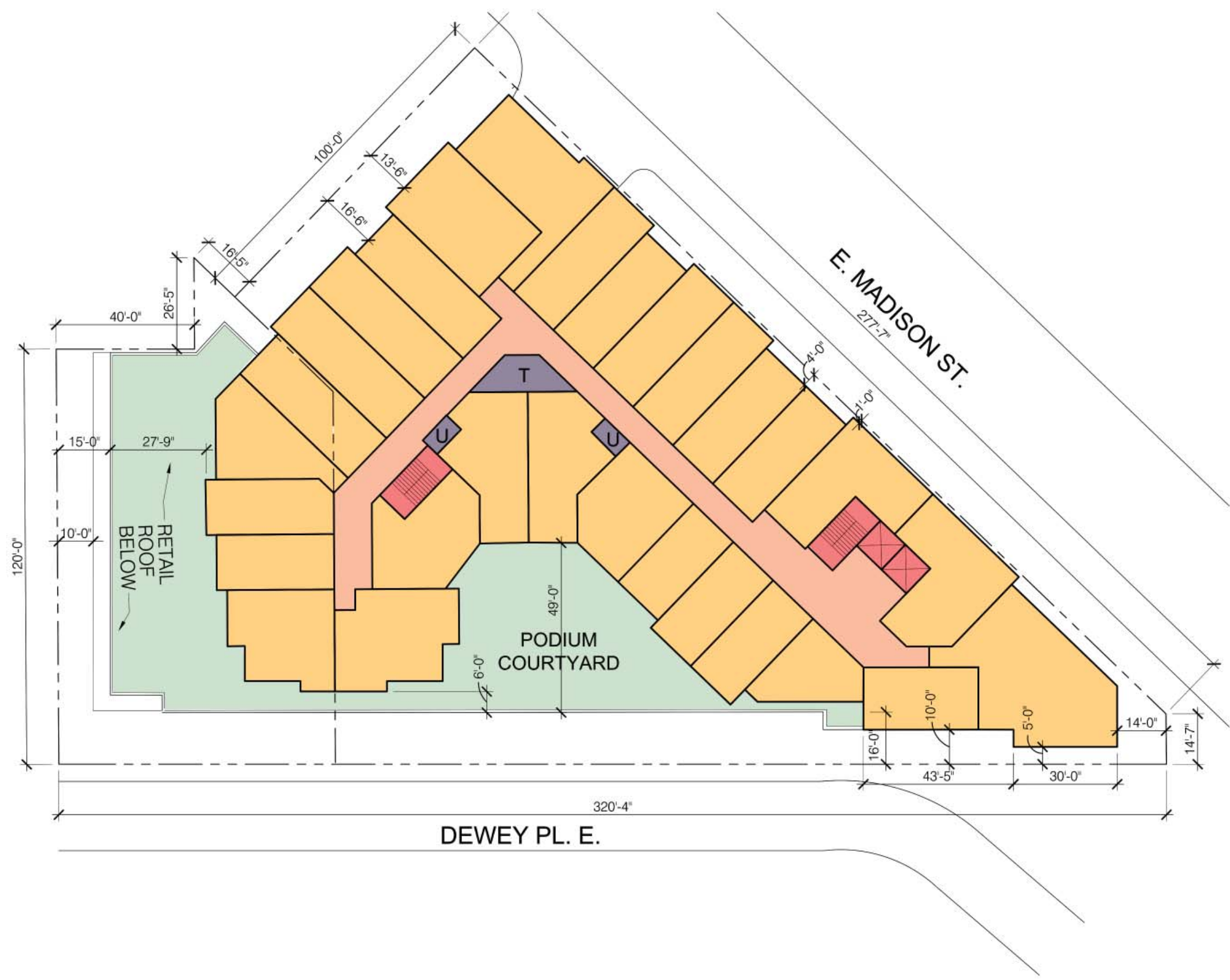
PREFERRED DESIGN - P1 PLAN



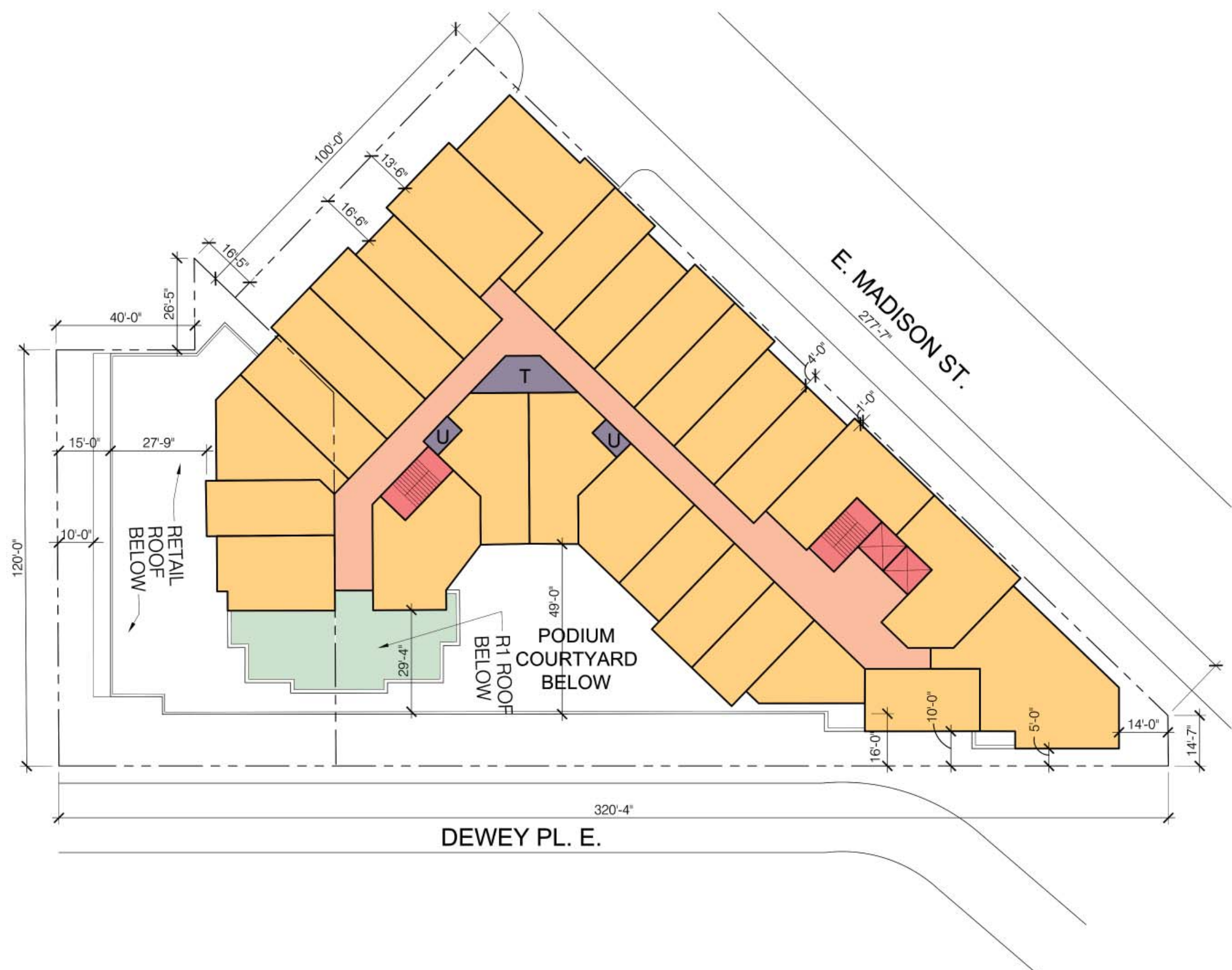
PREFERRED DESIGN - GROUND LEVEL PLAN



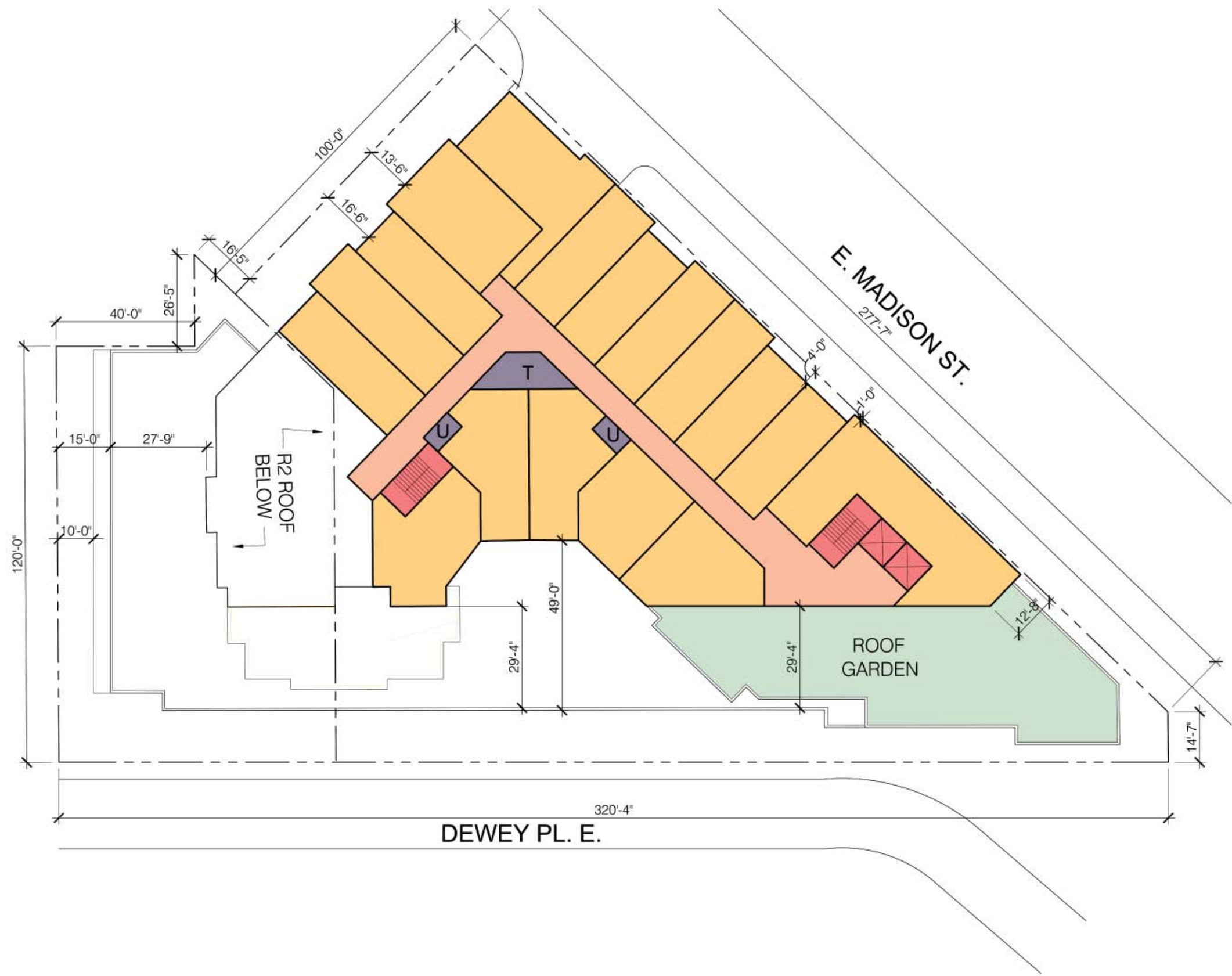
PREFERRED DESIGN - RESIDENTIAL LEVEL 1 PLAN



PREFERRED DESIGN - RESIDENTIAL LEVEL 2 PLAN



PREFERRED DESIGN - RESIDENTIAL LEVEL 3 PLAN



PREFERRED SCHEME- E MADISON STREET LOOKING SOUTHEAST

DC4-A-1
HIGH-QUALITY DURABLE MATERIALS

DC2-C-1
BALCONIES, AWNINGS CREATE VISUAL
DEPTH & INTEREST



PL-1
CORNER RETAIL GATHERING SPACE

CS2-A-2
ELEGANT QUALITY DESIGN GIVES
APPROPRIATE ARCHITECTURAL PRESENCE

PL3-A
OBVIOUS & DISTINCTIVE PRIMARY
ENTRIES

PREFERRED SCHEME- E MADISON STREET LOOKING NORTHEAST



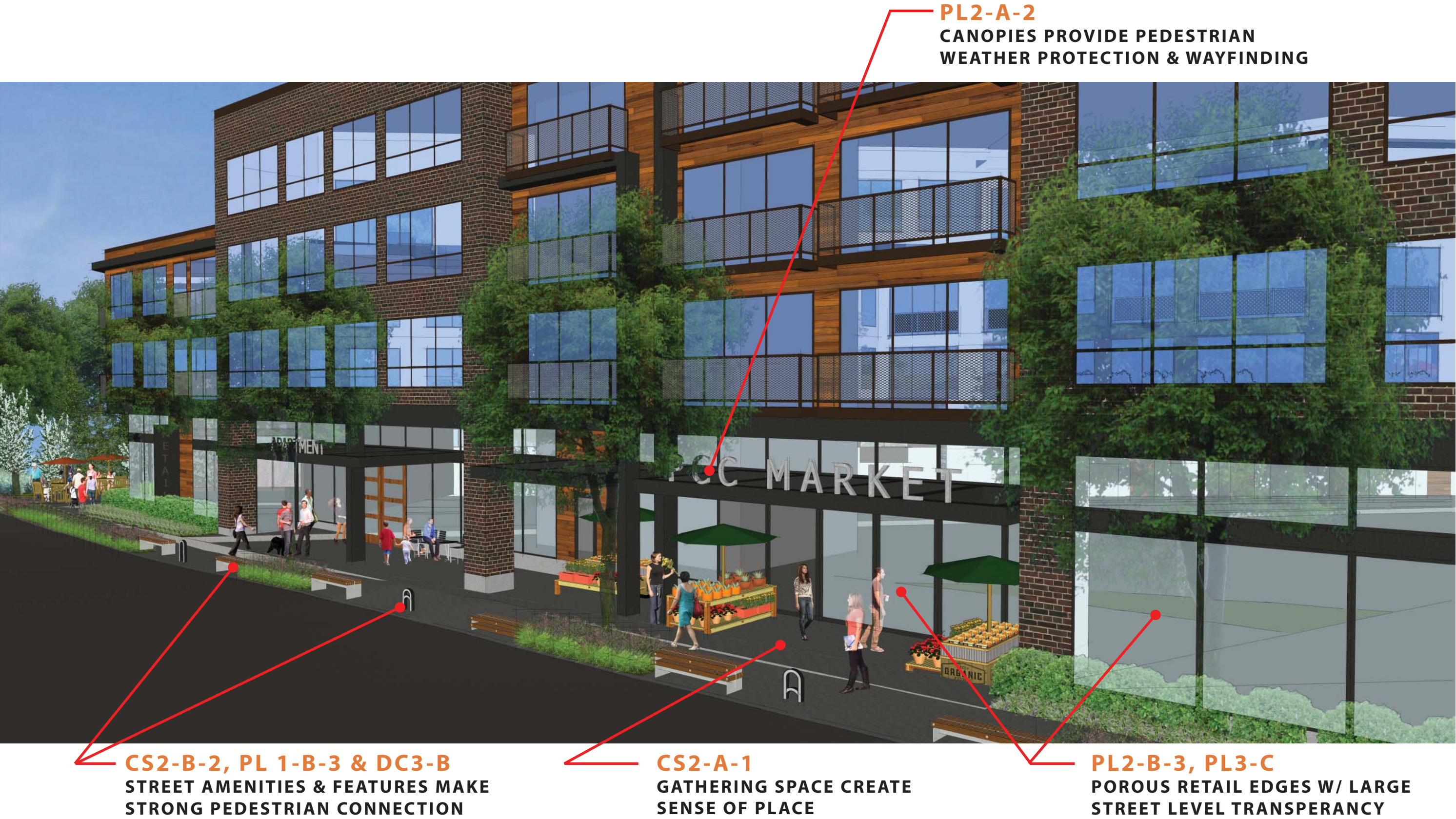
PL 2-B-1
EYES ON STREET

CS2-D-1
SCALE CONSISTANT W/ E. MADISON ST.
NEIGHBORING COMMERCIAL BUILDINGS

DC4-B
UNIQUE SIGNAGE CHARACTER

DC1-C
SCREENED RETAIL VEHICULAR ACCESS
REDUCE VISUAL IMPACT

PREFERRED SCHEME- E MADISON STREET LEVEL LOOKING NORTHEAST



CS2-B-2, PL 1-B-3 & DC3-B
STREET AMENITIES & FEATURES MAKE
STRONG PEDESTRIAN CONNECTION

CS2-A-1
GATHERING SPACE CREATE
SENSE OF PLACE

PL2-B-3, PL3-C
POROUS RETAIL EDGES W/ LARGE
STREET LEVEL TRANSPERANCY

PL2-A-2
CANOPIES PROVIDE PEDESTRIAN
WEATHER PROTECTION & WAYFINDING

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PREFERRED SCHEME- DEWEY PL. E. LOOKING NORTHWEST



DC1-B&C

RESIDENTIAL PARKING ACCESS ONLY PROVIDES LIKE FOR LIKE TRAFFIC PATTERN. KEEP SERVICE ENTRY & LOADING DOCKS AWAY FROM RESIDENTIAL STREETS

DC4-D-1

CHOICE OF PLANT MATERIAL CREATE ENDURING GREEN SPACE

CS1-D, DC4-D, CS2-D-2 & 3

RESIDENTIAL ZONE TRANSITION W/ GENEROUS SETBACKS & LUSH LAYERED LANDSCAPING

PREFERRED SCHEME- DEWEY PL. E. LOOKING NORTHWEST (TRANSPARENT TREES)



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PREFERRED SCHEME- DEWEY PL. E. LOOKING SOUTHWEST



CS2-D3, D4 & D5

**STEPPED-DOWN MASSING WITH TOWNHOUSES
FRONTING DEWEY PROVIDES SENSITIVE
TRANSITION TO ADJACENT NEIGHBORS**

CS2-B-3

**GENEROUS SETBACKS ENHANCE OPEN
SPACE**

PREFERRED SCHEME- DEWEY PL. E. LOOKING SOUTHWEST (TRANSPARENT TREES)



CS2-D3, D4 & D5
STEPPED-DOWN MASSING WITH TOWNHOUSES
FRONTING DEWEY PROVIDES SENSITIVE
TRANSITION TO ADJACENT NEIGHBORS

CS2-B-3
GENEROUS SETBACKS ENHANCE OPEN
SPACE

PREFERRED SCHEME- DEWEY PL. E. STREET LEVEL LOOKING NORTHWEST



DC2-C1

SECONDARY ARCHITECTURAL
FEATURES ADD DEPTH TO
FACADES

PL3-B1 & B2

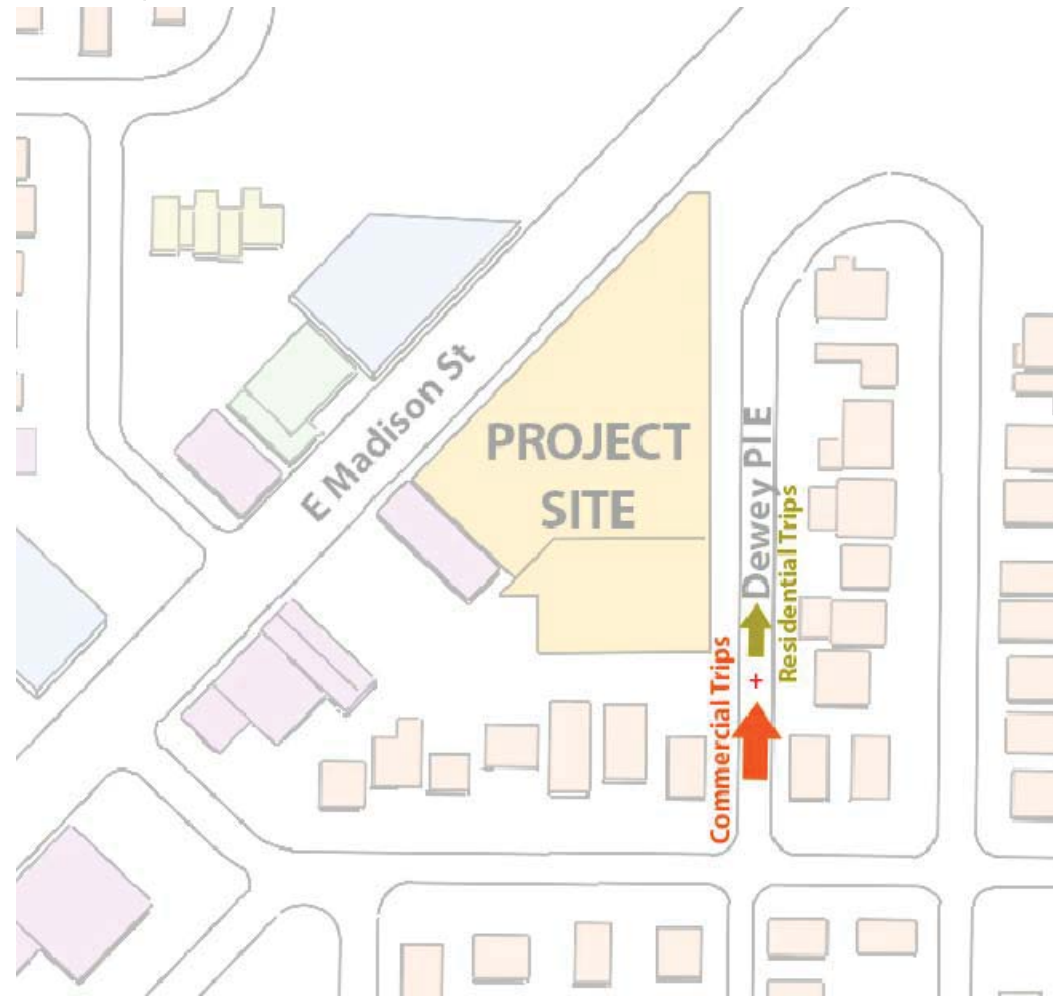
ELEVATED MAIN FLOOR & LANDSCAPE BUFFER
PROVIDE SECURITY & PRIVACY FOR GROUND
LEVEL RESIDENCES

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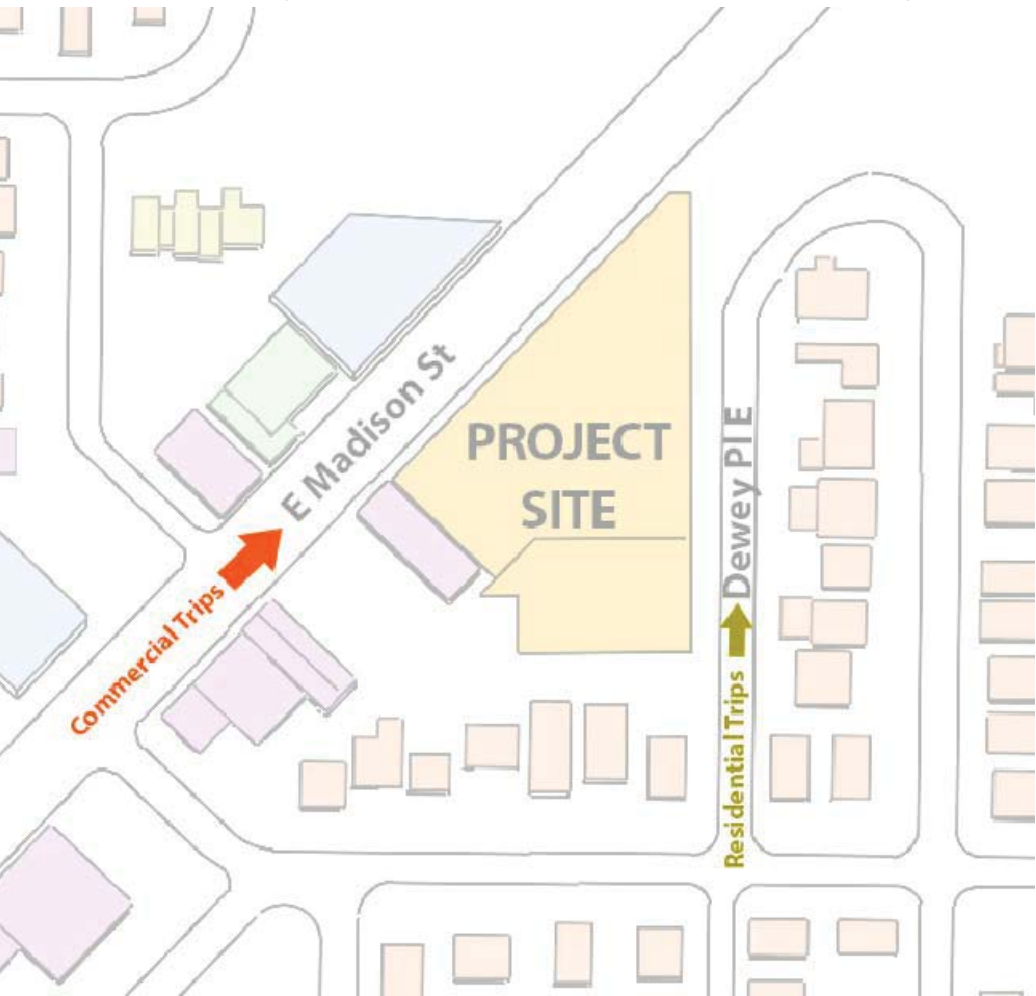
DEPARTURE REQUEST - VEHICULAR DUAL-ACCESS

#	Departure Request	Code Requirements	Explanation for Departure
1	Dual Access to parking garages: Commercial parking access and loading at E. Madison St. Residential parking access at Dewey Pl. E.	SMC 23.47A.032.A.21: 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 pedestrian street.	Proposed dual access from both E. Madison St & Dewey Pl. E. minimizes the traffic impact on both streets. Commercial parking access and loading at E. Madison St. assist directing commercial traffic away from the residential street- Dewey Pl. E. The project Transportation Impact analysis by the Gibson Traffic Consultants supports the proposed departure. There are also many curb cuts on E Madison St. and the project proposed curb cut on E. Madison St. is at the approximate location of existing curb cut.

Code Requirement
Not sympathetic to residential streets



Proposed
Supported by transportation impact analysis



Curb Cuts
On E. Madison St.

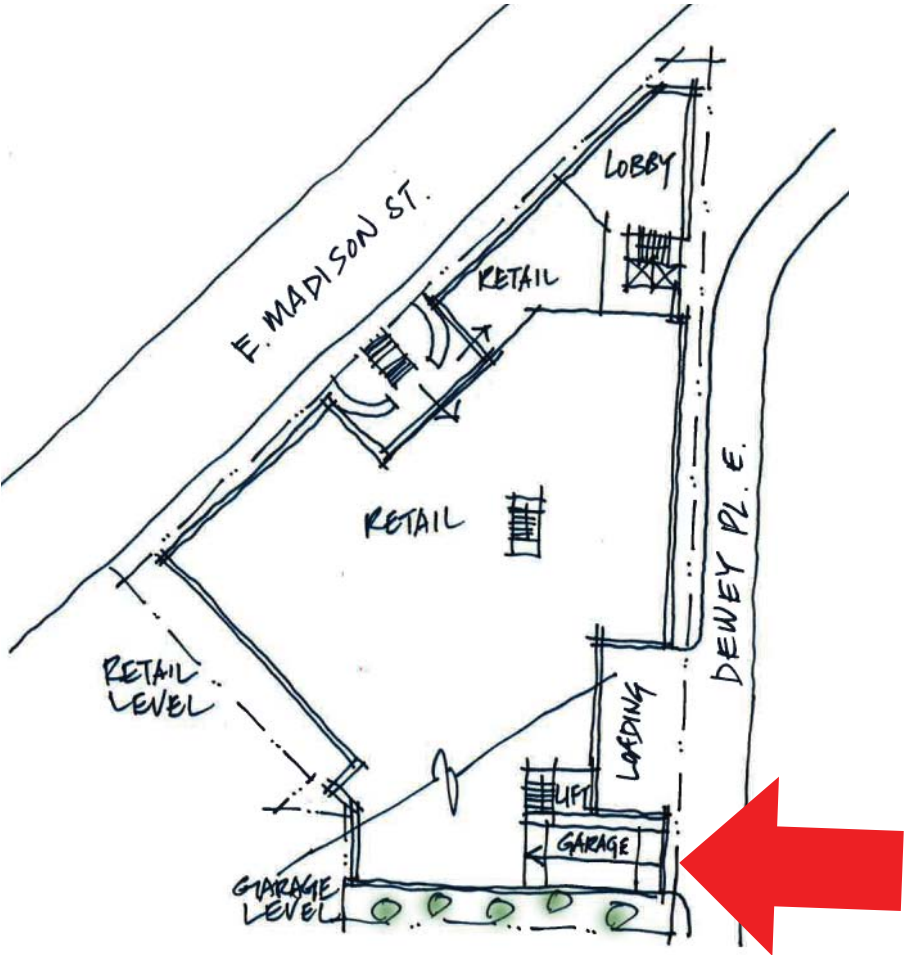


Curb cut on E. Madison St. across project site



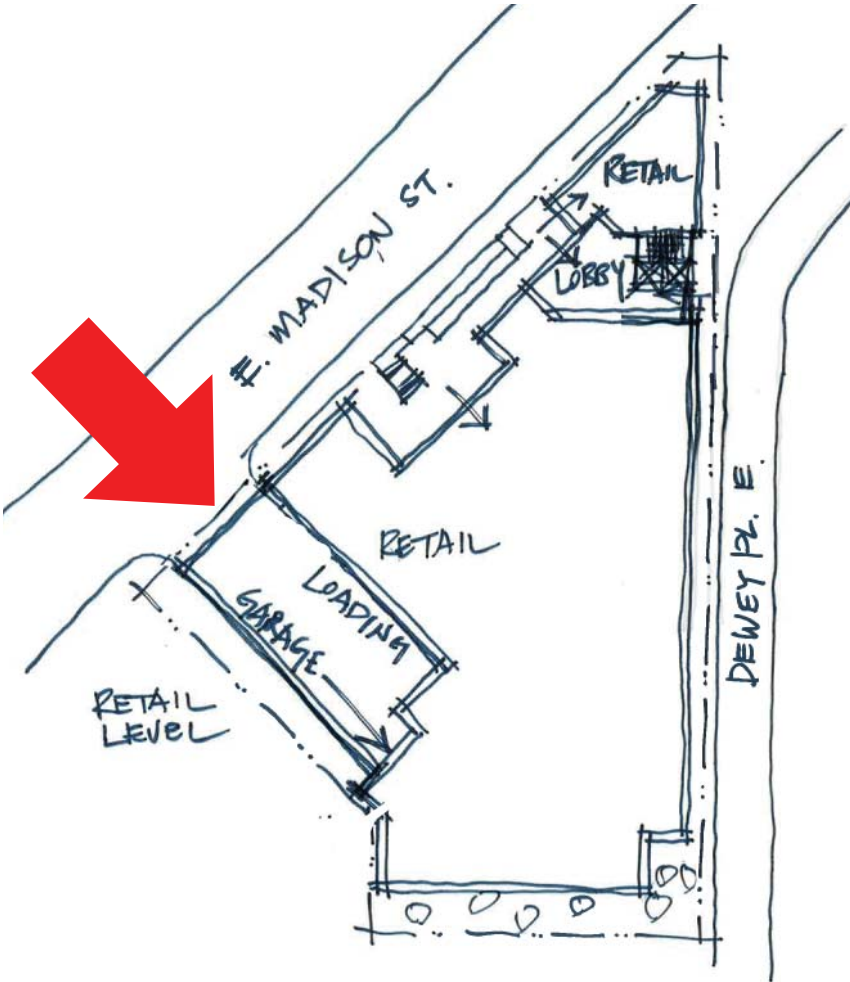
Existing curb cut on project site at E. Madison St.

DEPARTURE REQUEST - VEHICULAR ACCESS STUDIES



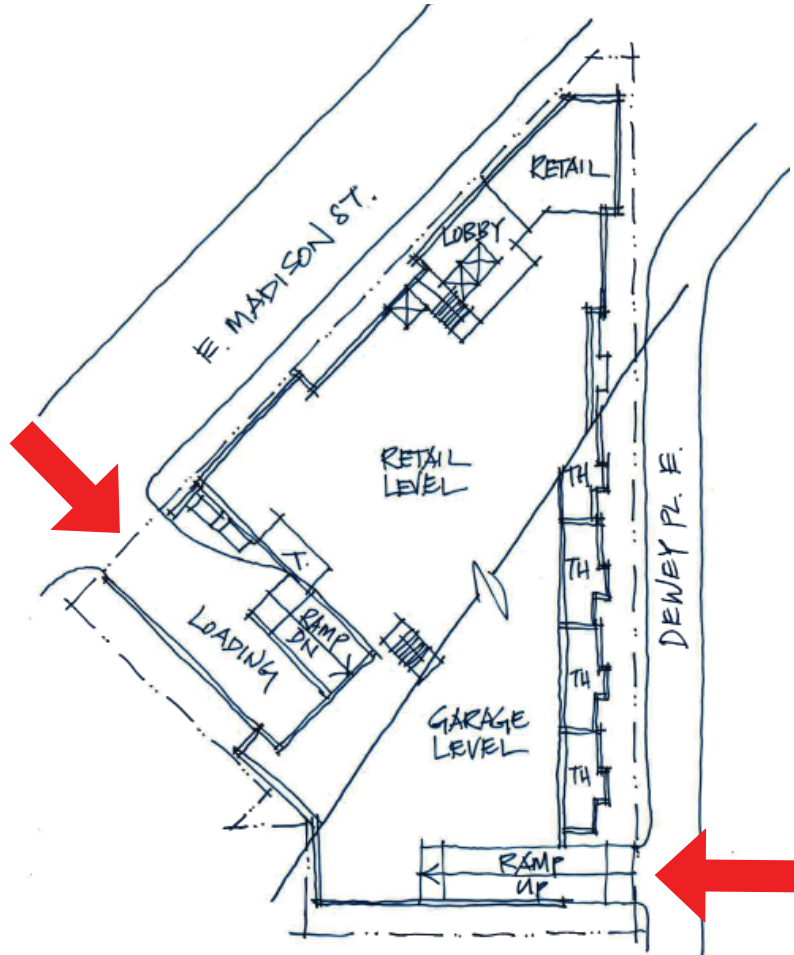
DEWEY PL E SINGLE ACCESS STUDY

- LARGE NUMBER OF COMMERCIAL TRIPS TRAVEL ON RESIDENTIAL STREETS (E REPUBLICAN AND DEWEY PL E)
- CREATES THE MOST NEW TRIPS ON ROADWAYS DUE TO TRAFFIC TRAVELING ON RESIDENTIAL STREETS
- DIFFICULT WAYFINDING FOR COMMERCIAL VEHICLES
- LARGE NUMBER OF TRIPS ADDED TO DEWEY PL E WHICH IS APPROX. 18' WIDE.
- MORE RETAIL FRONTAGE ON E MADISON ST



E MADISON ST SINGLE ACCESS STUDY

- ADDS ALL TRIPS TO BUSY E MADISON ST
- CAUSES MOST TRAFFIC DELAYS OF ALL OPTIONS
- COMMERCIAL VEHICLES, RESIDENTIAL VEHICLES AND COMMERCIAL LOADING VEHICLES ACCESS SITE OFF SINGULAR ENTRANCE/EXIT

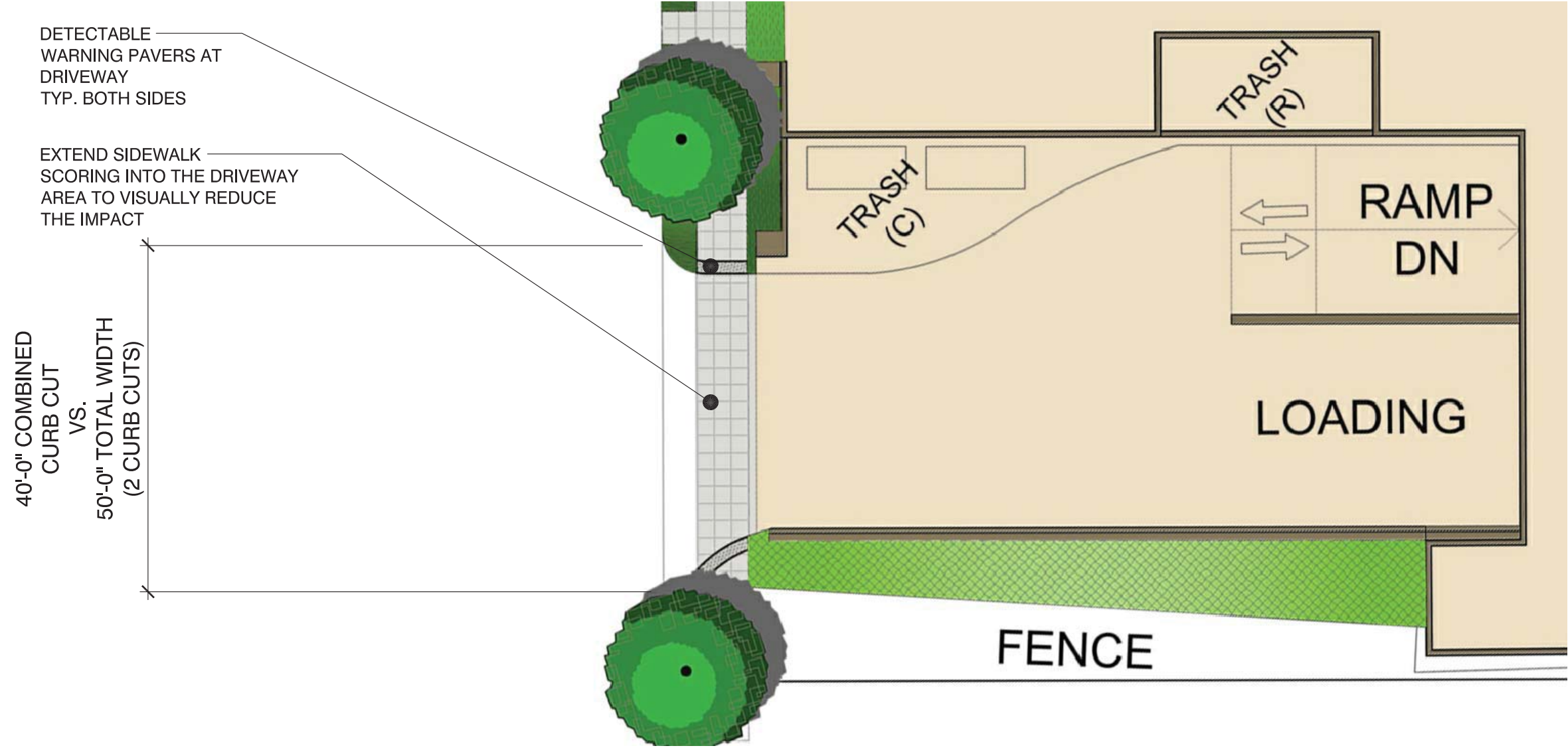


DUAL ACCESS STUDY (PREFERRED)

- RESIDENTIAL TRIPS DIRECTED USE RESIDENTIAL STREETS (PL-1)
- COMMERCIAL TRIPS UTILIZE COMMERCIAL STREET (PL-1)
- MOST BALANCED TRAFFIC SCENARIO
- REDUCED TRAFFIC CONGESTION ON E MADISON ST

DEPARTURE REQUEST - E MADISON ST CURB CUT WIDTH

#	Departure Request	Code Requirements	Explanation for Departure
2	Curb cut width: Increase from allowed 30'-0" curb cut width to 40'-0" curb cut width.	SMC 23.54.030F.2.b.2 For two way traffic, the minimum width of curb cuts is 22 feet, and the maximum width is 25 feet, except that the maximum width may be increased to 30 feet if truck and auto access are combined.	Proposed departure responds to Design Guideline DC1-B1b : The combined curb cut of the parking entrance and the loading berth reduces the number of curb cuts. At 40'-0", the proposed single curb cut is less than the combined total of 50'-0" that would be required if there are two curb cuts (SMC Table B for 23.54.030: 2 curb cuts allowed for principal arterial street frontage greater than 160 feet up to 320 feet). 40'-0" curb cut also provides smoother delivery truck turning radius, helps alleviate potential traffic backup on E Madison St. The proposed design will extend sidewalk scoring into the driveway area (with tactile paver on both sides) to visually reduce the impact.



LANDSCAPE CONCEPT - STREET LEVEL



E MADISON ST - CONCEPTS



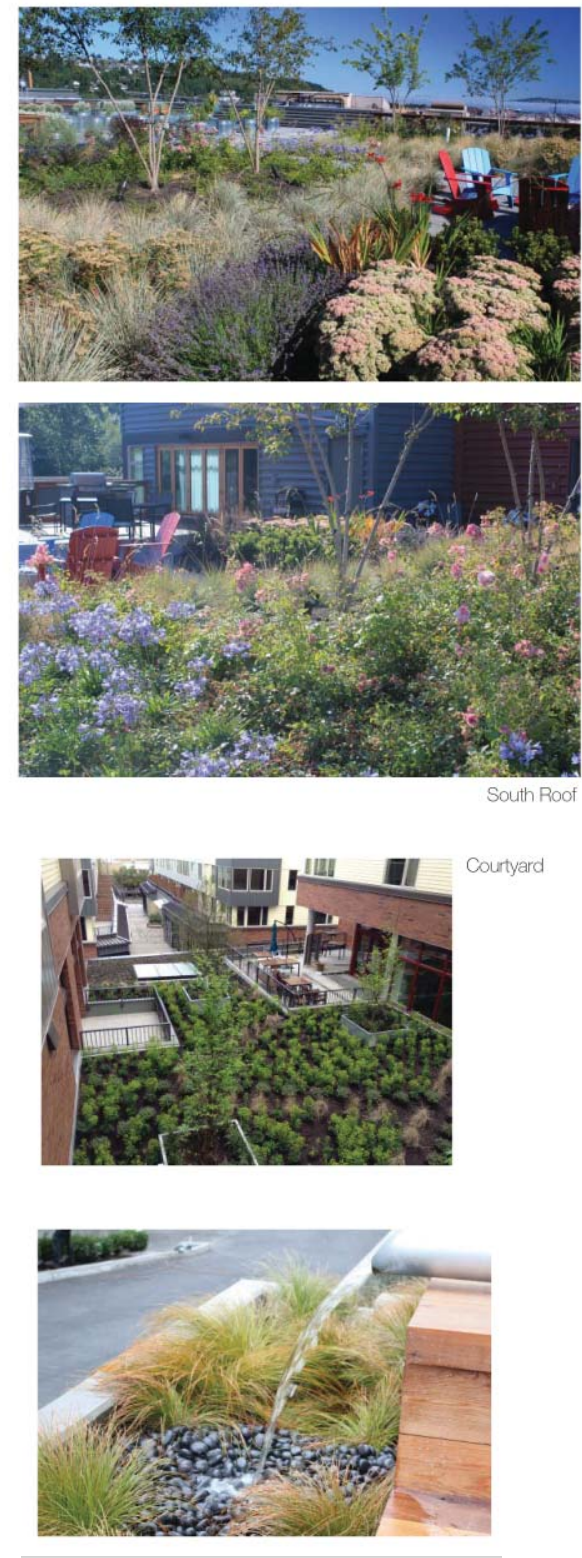
DEWEY PL E - CONCEPTS






















PLANT SCHEDULE EDG 3

TREES	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	QTY
	ACER CIRCINATUM CANOPY COVERAGE REPLACEMENT VALUE 314 SF	VINE MAPLE	B & B	MULTI-STEM	8'-10'	1
	AMELANCHIER ALNIFOLIA 'PRINCESS DIANA' SMALL TREE - 110 CF SOIL VOLUME REQUIRED - CANOPY COVERAGE REPLACEMENT VALUE 176 SF	SERVICEBERRY	B & B	2.5" CAL	12'-14' HT	1
	ARBUTUS X 'MARINA' SMALL TREE - 110 CF SOIL VOLUME REQUIRED - CANOPY COVERAGE REPLACEMENT VALUE 314 SF	ARBUTUS STANDARD	B & B	2.5" CAL	12'-14' HT	6
	CALOCEDRUS DECURRENS CANOPY COVERAGE REPLACEMENT VALUE 177 SF	INCENSE CEDAR	B & B		7'-8' H	9
	CHAMAECYPARIS LAWSONIANA CANOPY COVERAGE REPLACEMENT VALUE 177 SF	PORT ORFORD CEDAR	B & B		7'-8' H	7
	CORNUS NUTTALLII CANOPY COVERAGE REPLACEMENT VALUE 314 SF	WESTERN FLOWERING DOGWOOD	B & B	2.5" CAL	10'-12' HT	1
	CORYLUS CORNUTA CALIFORNICA CANOPY COVERAGE REPLACEMENT VALUE 70 SF	WESTERN HAZELNUT	B & B	MULTI-STEM	7'-8' HT	3
	FAGUS SYLVATICA REQUIRED STREET TREE PER BILL AMES EMAIL COMMUNICATION 2 AUGUST 2016 30' ON CENTER	EUROPEAN BEECH	B & B	2.5" CAL	12'-14' HT	10
	PARROTIA PERSICA REQUIRED STREET TREE PER TELECOM 2 AUGUST 2016 - 20' ON CENTER	PERSIAN PARROTIA	B & B	2.5" CAL	12'-14' HT	11
	SAMBUCUS RACEMOSA CANOPY COVERAGE REPLACEMENT VALUE 28 SF	RED ELDERBERRY	B & B	MULTI-STEM	7'-8' HT	5
SHRUBS	BOTANICAL NAME	COMMON NAME	CONT	MIN HT/SPREAD	O.C. SPCG	QTY
	GAULTHERIA SHALLON	SALAL	1 GAL			215
	LONICERA NITIDA 'RED TIPS'	RED TIPS BOX HONEYSUCKLE	5 GAL			105
	MAHONIA AQUIFOLIUM	OREGON GRAPE	5 GAL			44
	PHORMIUM TENAX 'ATROPURPUREUM COMPACTUM'	BRONZE NEW ZEALAND FLAX	5 GAL			51
	PHYSOCARPUS OPULIFOLIUS 'DIABLO'	DIABLO NINEBARK	5 GAL			18
	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	2 GAL			168
	PRUNUS LAUROCERASUS 'MOUNT VERNON'	MOUNT VERNON LAUREL	5 GAL			32
	RIBES SANGUINEUM	RED FLOWERING CURRANT	5 GAL			5
	ROSA GYMNOCARPA	DWARF ROSE	5 GAL			52
	SKIMMIA JAPONICA	SKIMMIA	5 GAL			96
	SPIRAEA JAPONICA 'MAGIC CARPET'	MAGIC CARPET SPIREA	5 GAL			39
	SYMPHORICARPOS OCCIDENTALIS	WESTERN SNOWBERRY	5 GAL			21
	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	5 GAL			11
ANNUALS/PERENNIALS	BOTANICAL NAME	COMMON NAME	CONT	MIN HT/SPREAD	O.C. SPCG	QTY
	HEUCHERA X 'MAHOGANY'	MAHOGANY CORAL BELLS	1 GAL			138
	LAVANDULA OFFICINALIS	ENGLISH LAVENDER	1 GAL			113
	LIRIOPE SPICATA 'BIG BLUE'	CREEPING LILY TURF	1 GAL			165
GRASSES	BOTANICAL NAME	COMMON NAME	CONT	MIN HT/SPREAD	O.C. SPCG	QTY
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	5 GAL			31
	HAKONECHLOA MACRA 'AUREOLA'	GOLDEN VARIEGATED HAKONECHLOA	1 GAL			63
SHRUB AREAS	BOTANICAL NAME	COMMON NAME	CONT	SPACING		QTY
	GAULTHERIA SHALLON	SALAL	3GAL-4' HT			24 SF

LANDSCAPE CONCEPT - PODIUM LEVEL



PLANT SCHEDULE LEVEL ONE

TREES	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	QTY
	AMELANCHIER ALNIFOLIA 'PRINCESS DIANA' SMALL TREE - 110 CF SOIL VOLUME REQUIRED - CANOPY COVERAGE REPLACEMENT VALUE 176 SF	SERVICEBERRY	B & B	2.5" CAL	12'-14' HT	13
	ARBUTUS X 'MARINA' SMALL TREE - 110 CF SOIL VOLUME REQUIRED - CANOPY COVERAGE REPLACEMENT VALUE 314 SF	ARBUTUS STANDARD	B & B	2.5" CAL	12'-14' HT	8
SHRUBS	BOTANICAL NAME	COMMON NAME	CONT	MIN HT/SPREAD	O.C. SPCG	QTY
	GAULTHERIA SHALLON	SALAL	1 GAL			72
	LONICERA NITIDA 'RED TIPS'	RED TIPS BOX HONEYSUCKLE	5 GAL			17
	MAHONIA AQUIFOLIUM	OREGON GRAPE	5 GAL			16
	PHYSOCARPUS OPULIFOLIUS 'DIABLO'	DIABLO NINEBARK	5 GAL			16
	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	2 GAL			84
	PRUNUS LAUROCERASUS 'MOUNT VERNON'	MOUNT VERNON LAUREL	5 GAL			50
	RIBES SANGUINEUM	RED FLOWERING CURRANT	5 GAL			2
	ROSA GYMNOCARPA	DWARF ROSE	5 GAL			43
	SPIRAEA JAPONICA 'MAGIC CARPET'	MAGIC CARPET SPIREA	5 GAL			27
	SYMPHORICARPOS OCCIDENTALIS	WESTERN SNOWBERRY	5 GAL			22
	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	5 GAL			16
ANNUALS/PERENNIALS	BOTANICAL NAME	COMMON NAME	CONT	MIN HT/SPREAD	O.C. SPCG	QTY
	HEUCHERA X 'MAHOGANY'	MAHOGANY CORAL BELLS	1 GAL			48
	LAVANDULA OFFICINALIS	ENGLISH LAVENDER	1 GAL			103
	LIRIOPE SPICATA 'BIG BLUE'	CREeping LILY TURF	1 GAL			68
GRASSES	BOTANICAL NAME	COMMON NAME	CONT	MIN HT/SPREAD	O.C. SPCG	QTY
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	5 GAL			11
	CAREX TESTACEA	CAREX	1 GAL			98
	HAKONECHLOA MACRA 'AUREOLA'	GOLDEN VARIEGATED HAKONECHLOA	1 GAL			37




















LANDSCAPE CONCEPT - ROOF LEVEL



North Roof



PLANT SCHEDULE LEVEL ONE

TREES	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	QTY
	AMELANCHIER ALNIFOLIA 'PRINCESS DIANA' SMALL TREE - 110 CF SOIL VOLUME REQUIRED - CANOPY COVERAGE REPLACEMENT VALUE 176 SF	SERVICEBERRY	B & B	2.5" CAL	12'-14' HT	13
	ARBUTUS X 'MARINA' SMALL TREE - 110 CF SOIL VOLUME REQUIRED - CANOPY COVERAGE REPLACEMENT VALUE 314 SF	ARBUTUS STANDARD	B & B	2.5" CAL	12'-14' HT	8
SHRUBS	BOTANICAL NAME	COMMON NAME	CONT	MIN HT/SPREAD	O.C. SPCG	QTY
	GAULTHERIA SHALLON	SALAL	1 GAL			72
	LONICERA NITIDA 'RED TIPS'	RED TIPS BOX HONEYSUCKLE	5 GAL			17
	MAHONIA AQUIFOLIUM	OREGON GRAPE	5 GAL			16
	PHYSOCARPUS OPULIFOLIUS 'DIABLO'	DIABLO NINEBARK	5 GAL			16
	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	2 GAL			84
	PRUNUS LAUROCERASUS 'MOUNT VERNON'	MOUNT VERNON LAUREL	5 GAL			50
	RIBES SANGUINEUM	RED FLOWERING CURRANT	5 GAL			2
	ROSA GYMNOCARPA	DWARF ROSE	5 GAL			43
	SPIRAEA JAPONICA 'MAGIC CARPET'	MAGIC CARPET SPIREA	5 GAL			27
	SYMPHORICARPOS OCCIDENTALIS	WESTERN SNOWBERRY	5 GAL			22
	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	5 GAL			16
ANNUALS/PERENNIALS	BOTANICAL NAME	COMMON NAME	CONT	MIN HT/SPREAD	O.C. SPCG	QTY
	HEUCHERA X 'MAHOGANY'	MAHOGANY CORAL BELLS	1 GAL			48
	LAVANDULA OFFICINALIS	ENGLISH LAVENDER	1 GAL			103
	LIRIOPE SPICATA 'BIG BLUE'	CREEPING LILY TURF	1 GAL			68
GRASSES	BOTANICAL NAME	COMMON NAME	CONT	MIN HT/SPREAD	O.C. SPCG	QTY
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	5 GAL			11
	CAREX TESTACEA	CAREX	1 GAL			98
	HAKONECHLOA MACRA 'AUREOLA'	GOLDEN VARIEGATED HAKONECHLOA	1 GAL			37

PLANT PALETTE - COLOR AND TEXTURE



NATIVE - SERVICEBERRY



NATIVE - VINE MAPLE



NATIVE - HAZEL



NATIVE - INCENSE CEDAR



NATIVE - PACIFIC DOGWOOD



LAVENDER



NATIVE - RED ELDERBERRY



NATIVE - EVERGREEN
HUCKLEBERRY



NATIVE- SWORD FERN



LILY TURF



NATIVE - RED FLOWERING
CURRANT



NATIVE - SNOWBERRY

LANDSCAPE PORTFOLIO - THOMAS RENGSTORF & ASSOCIATES PORTFOLIO



ARCHITECT PORTFOLIO - STUDIO MENG STRAZZARA PROJECT PORTFOLIO

501 E PIKE



BALLARD COMMONS



THE GATSBY APARTMENTS

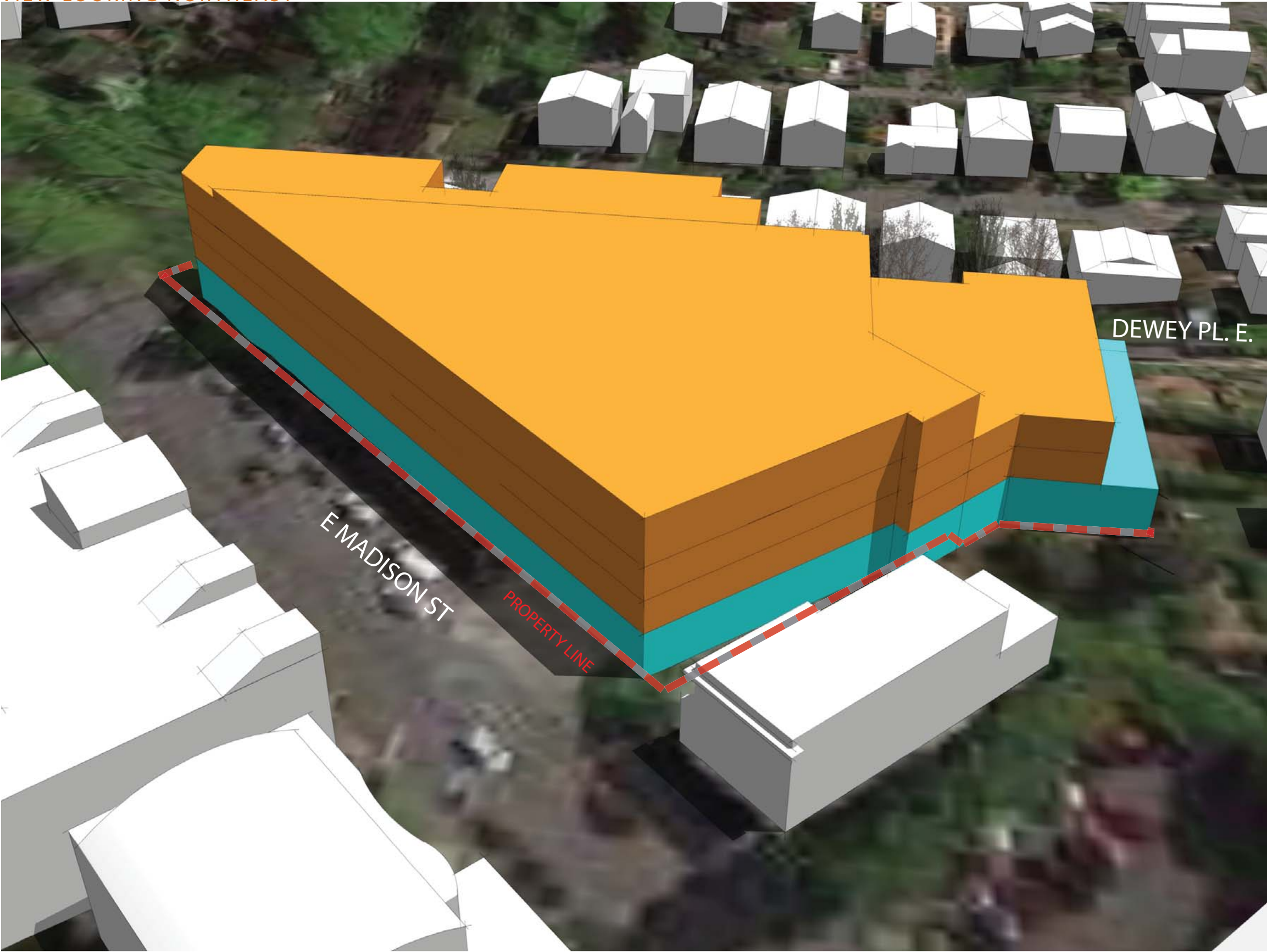


1620 BROADWAY



DESIGN OPTION - CODE-COMPLIANT

VIEW LOOKING NORTHEAST



DESCRIPTION

- The design team was asked to provide one option which meets the intent of the code with respect to potential exceptional trees, access and street improvement exception and require no departures.
- Vehicular entrance to the commercial and residential parking garage and loading dock is located off Dewey Pl. E.
- The massing scheme carves a significant space around existing trees on site.
- The program for the site was developed consistent with Code-allowed FAR. To accomplish this No Departure Alternative, the retail and residential masses were necessarily pushed out towards respective property lines.
- A hill-climb assist stair is located at the northeast corner beyond our site to connect the unopened E Mercer St ROW.

ADVANTAGES

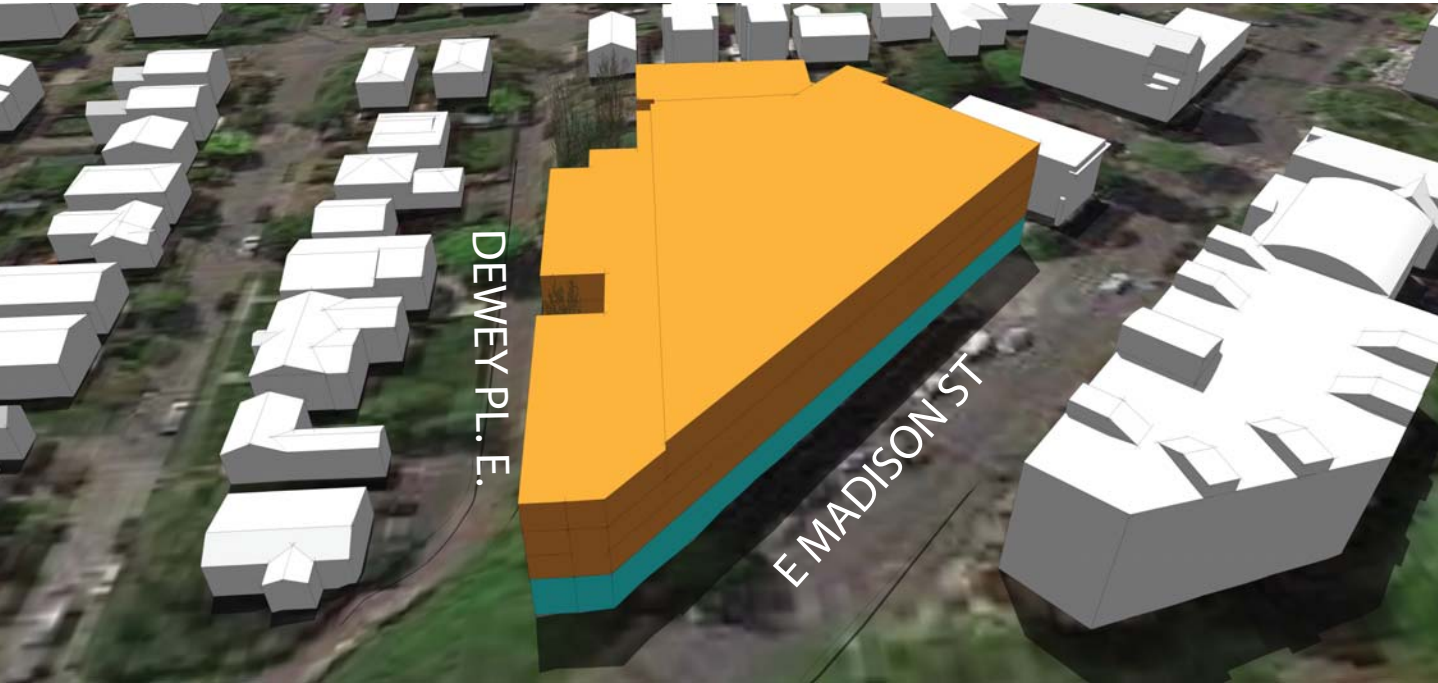
- **Massing allows for potential to retain existing trees and canopy**

CHALLENGES

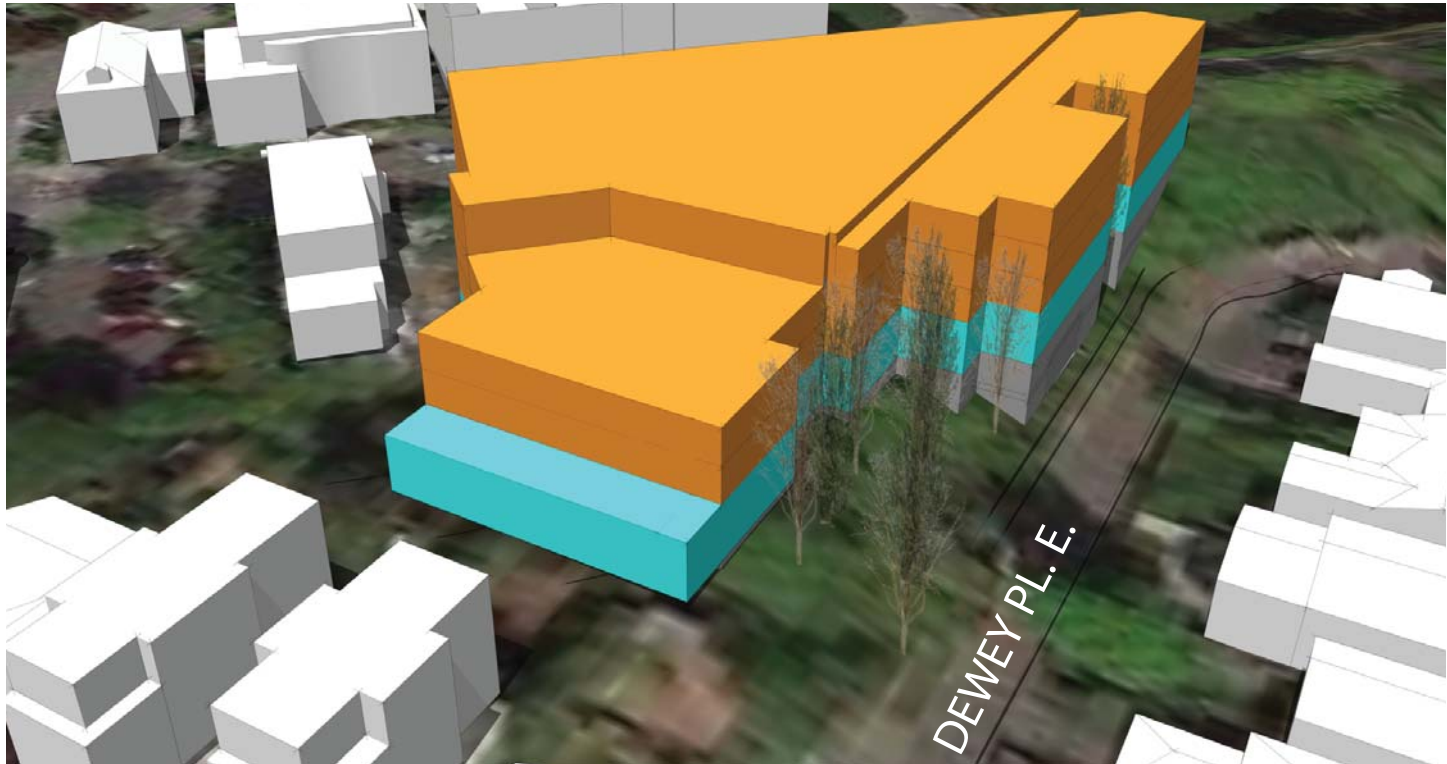
- Commercial and residential vehicular access restricted to residential street.
- No gathering space provided at retail level along E Madison St.
- Large zero lot line walls along Dewey Place E
- Reduced residential setback to south and east
- Large residential massing above retail and parking creates poor residential zone transition
- Tall blank wall

DESIGN OPTION - CODE-COMPLIANT

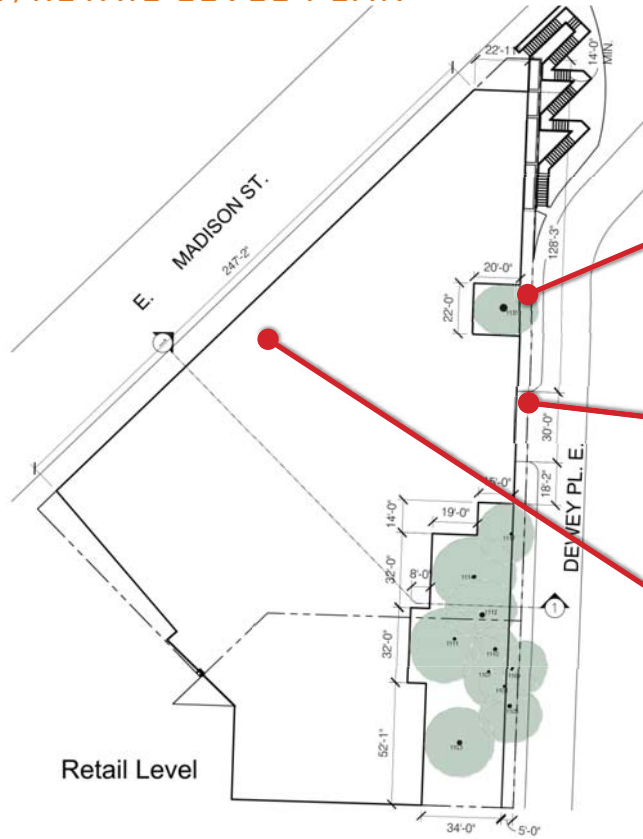
VIEW LOOKING SOUTHEAST



VIEW LOOKING NORTHWEST



STREET/RETAIL LEVEL PLAN



DISADVANTAGES

- CS1-C
DESIGN DOES NOT RESPOND TO SLOPED TOPOGRAPHY AT EAST PORTION OF SITE
- DC2-A-1
MASSING DOES NOT UTILIZE OPEN SPACE AND INCREASES PERCEIVED MASS AND HEIGHT
- CS2-D-3+4+5
COMMERCIAL AND RESIDENTIAL VEHICLE ACCESS OFF RESIDENTIAL STREET
- DC1
LARGE MASSING AT DEWEY PL E FRONTAGE AND REDUCED OPPORTUNITIES FOR SCREENING LANDSCAPING
- DC3-C
DOES NOT REINFORCE EXISTING OPEN SPACE
- PL-1
NO GATHERING SPACE PROVIDED ALONG E MADISON ST.
- WILL NOT PRESERVE TREES POST-CONSTRUCTION. SEVERAL TREES DEEMED HAZARDOUS.

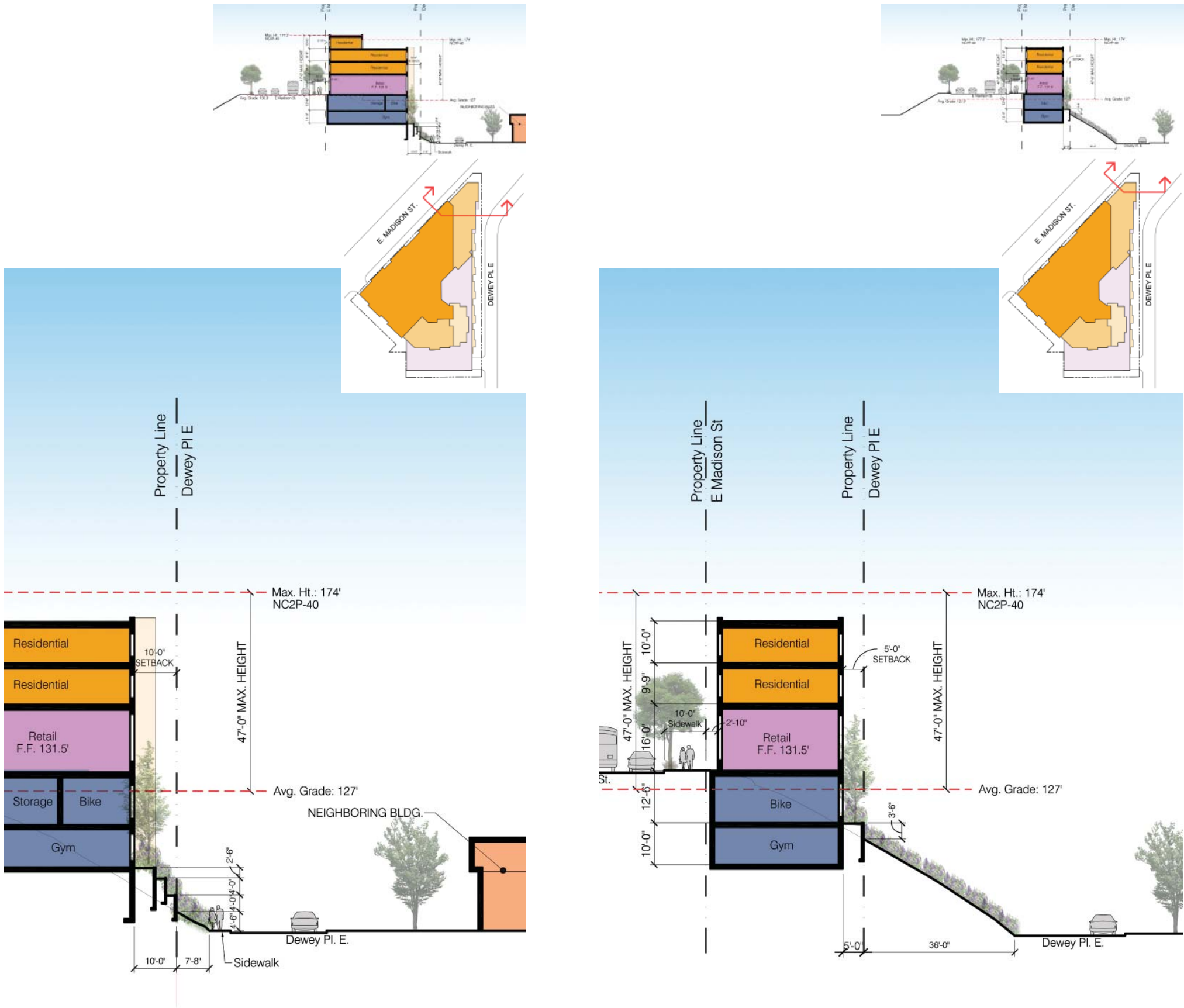
RESIDENTIAL PLAN LEVEL



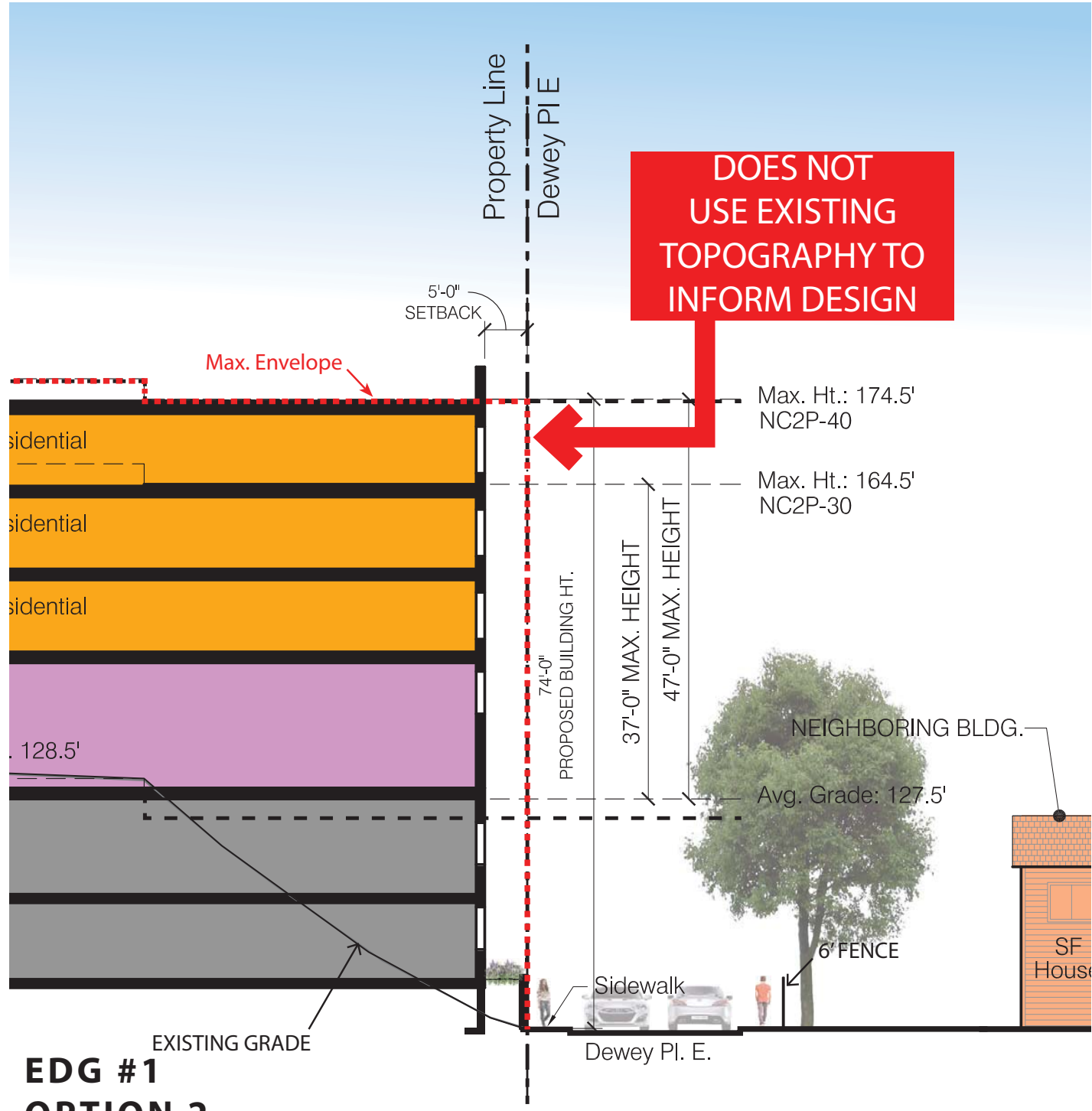
APPENDIX

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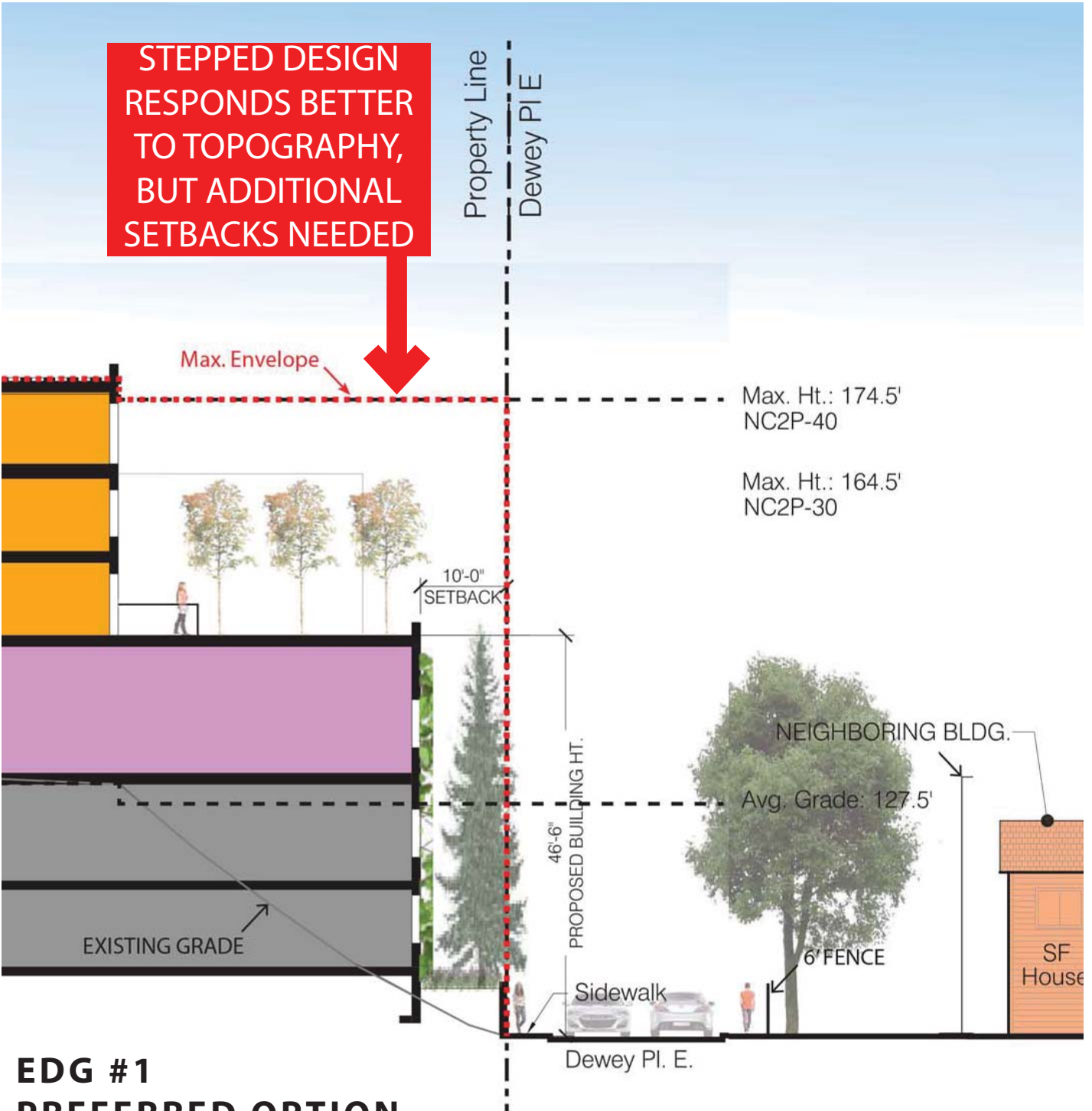
EDG #3 PREFERRED DESIGN - BUILDING SECTIONS



EDG #2 RESPONSE - TRANSITION TO RESIDENTIAL NEIGHBORHOOD



EDG #1
OPTION 2
CENTER SECTION



EDG #1
PREFERRED OPTION

SECTION

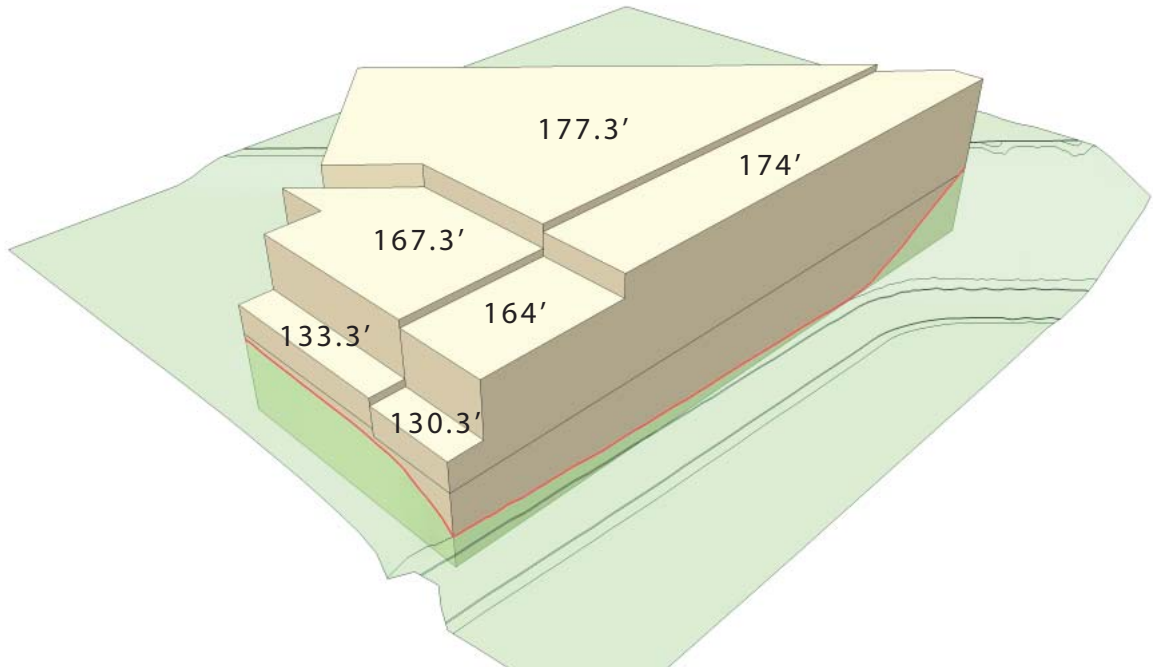
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2925 E MADISON ST., SEATTLE, WA 98112 | EARLY DESIGN GUIDANCE MEETING #3 | DPD# 3020338 | JAN 25 2017

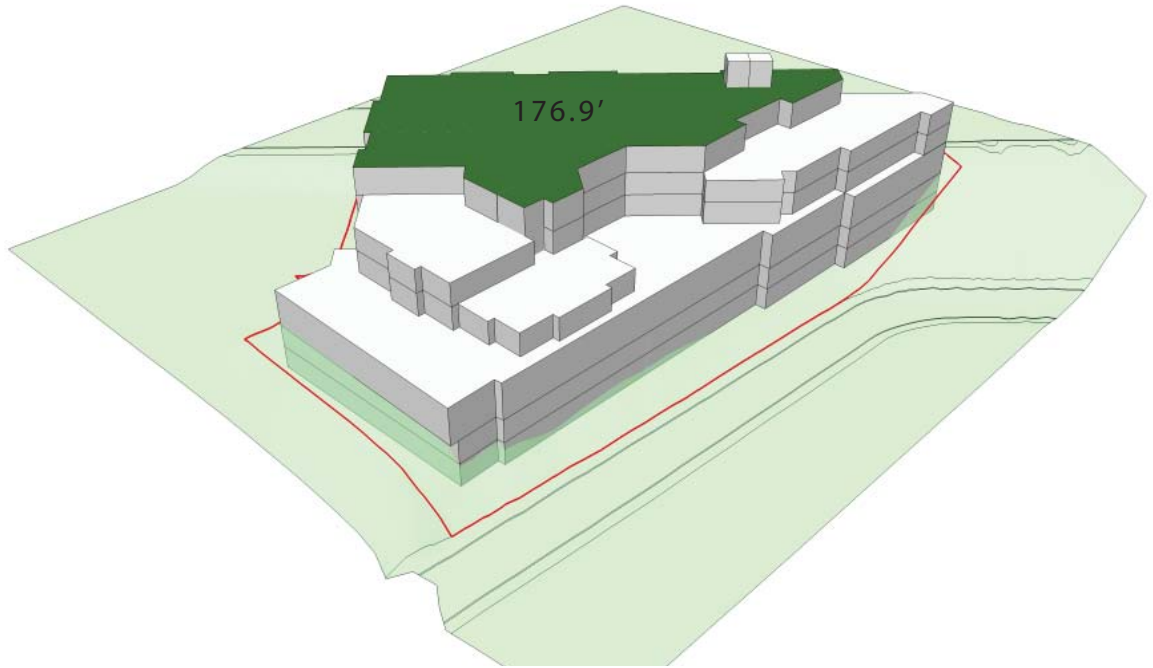
EDG #2 - RESPONSE TO CONTEXT AND TOPOGRAPHY

ZONING ENVELOPE



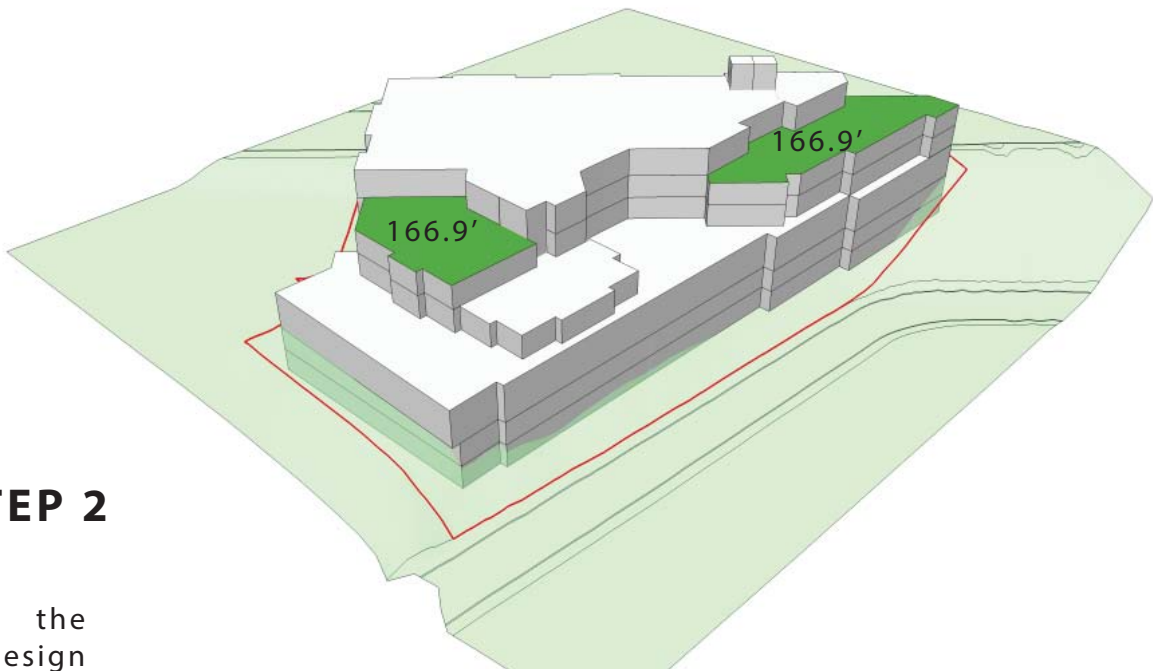
STEP 1

The top story responds to the uniquely shaped site and varied topography with large setbacks from the single family adjacencies to deemphasize mass and height. (DC2-A-1)



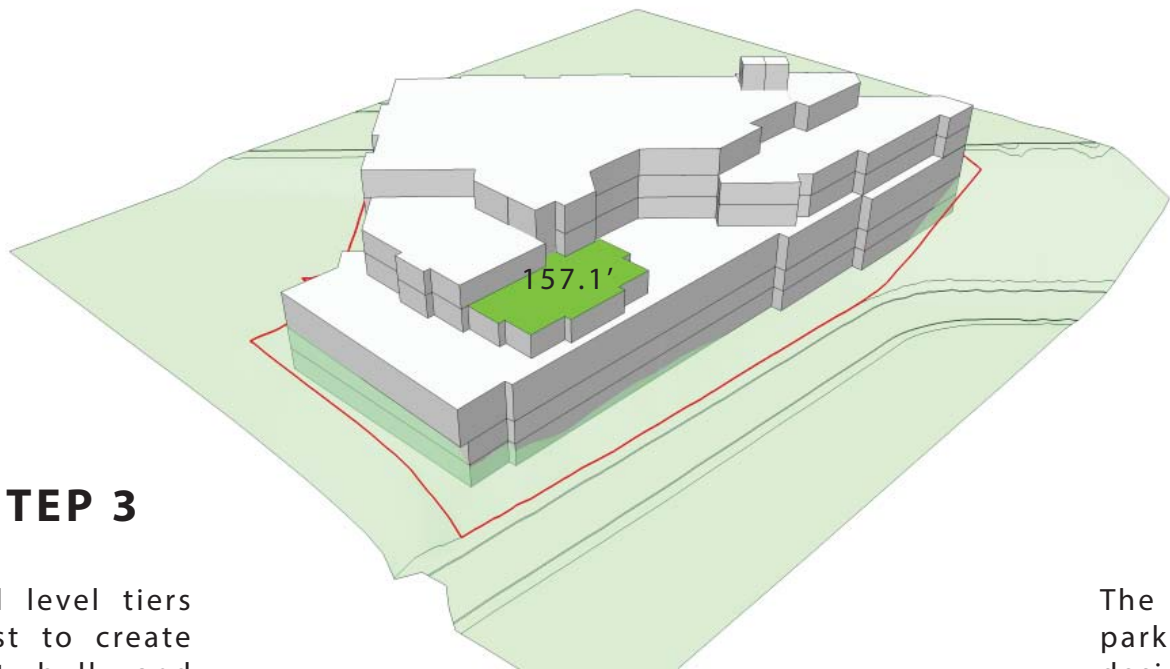
STEP 2

The next level utilizes the topography to inform the design by stepping down towards the single family zones. (CS2-B-1)



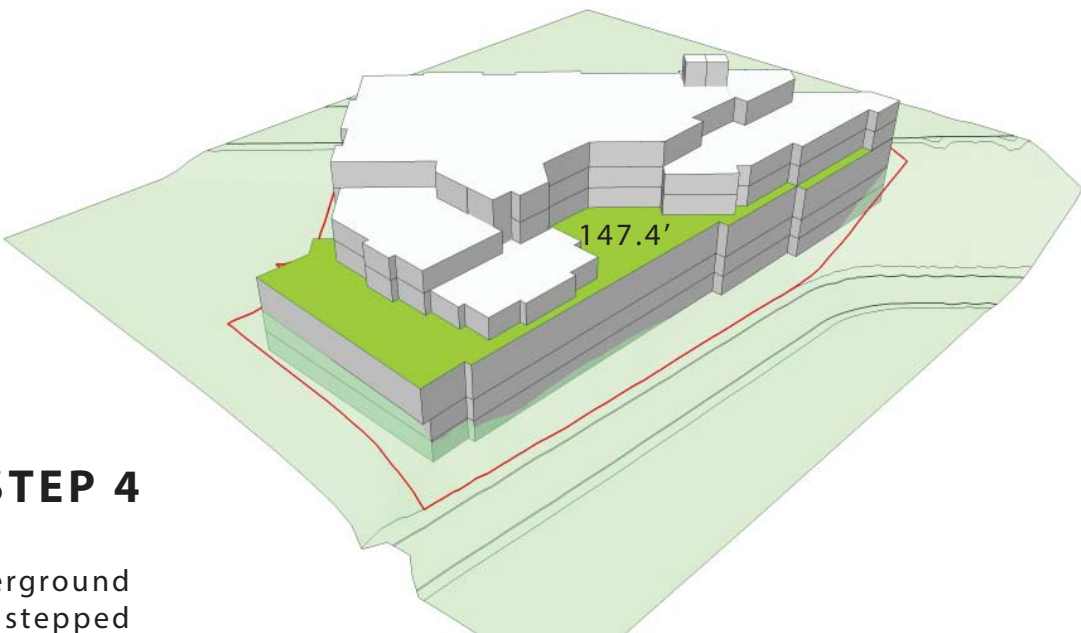
→ **STEP 3**

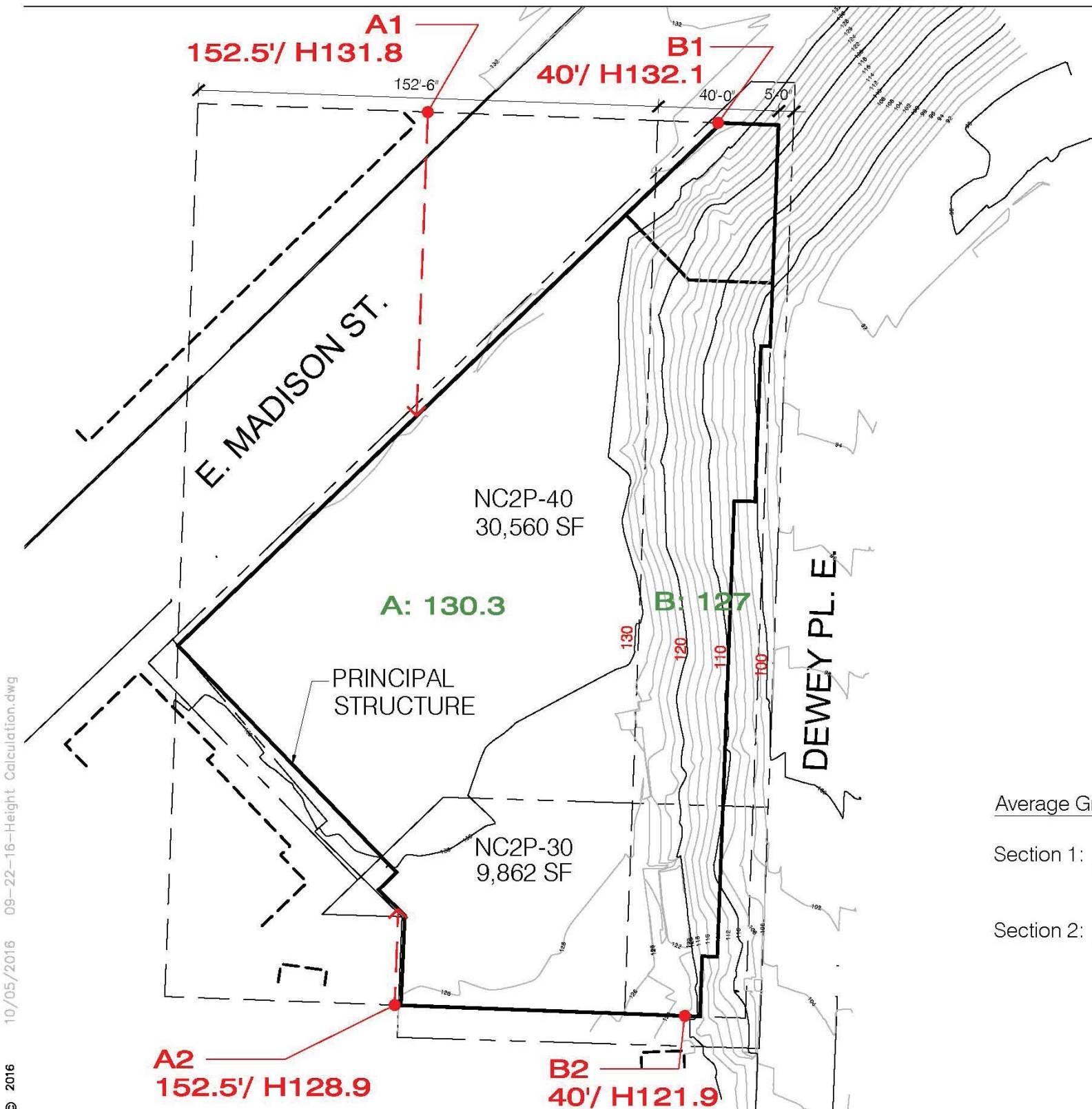
The lowest residential level tiers down at the southeast to create a clear step in height, bulk, and scale and a successful zone transition (CS1-C)



→ **STEP 4**

The retail level and underground parking complete the stepped design by setting back 5', 10', and 15' from the property line to provide a layered landscaped base (CS1-D, CS2-A, CS2-D)





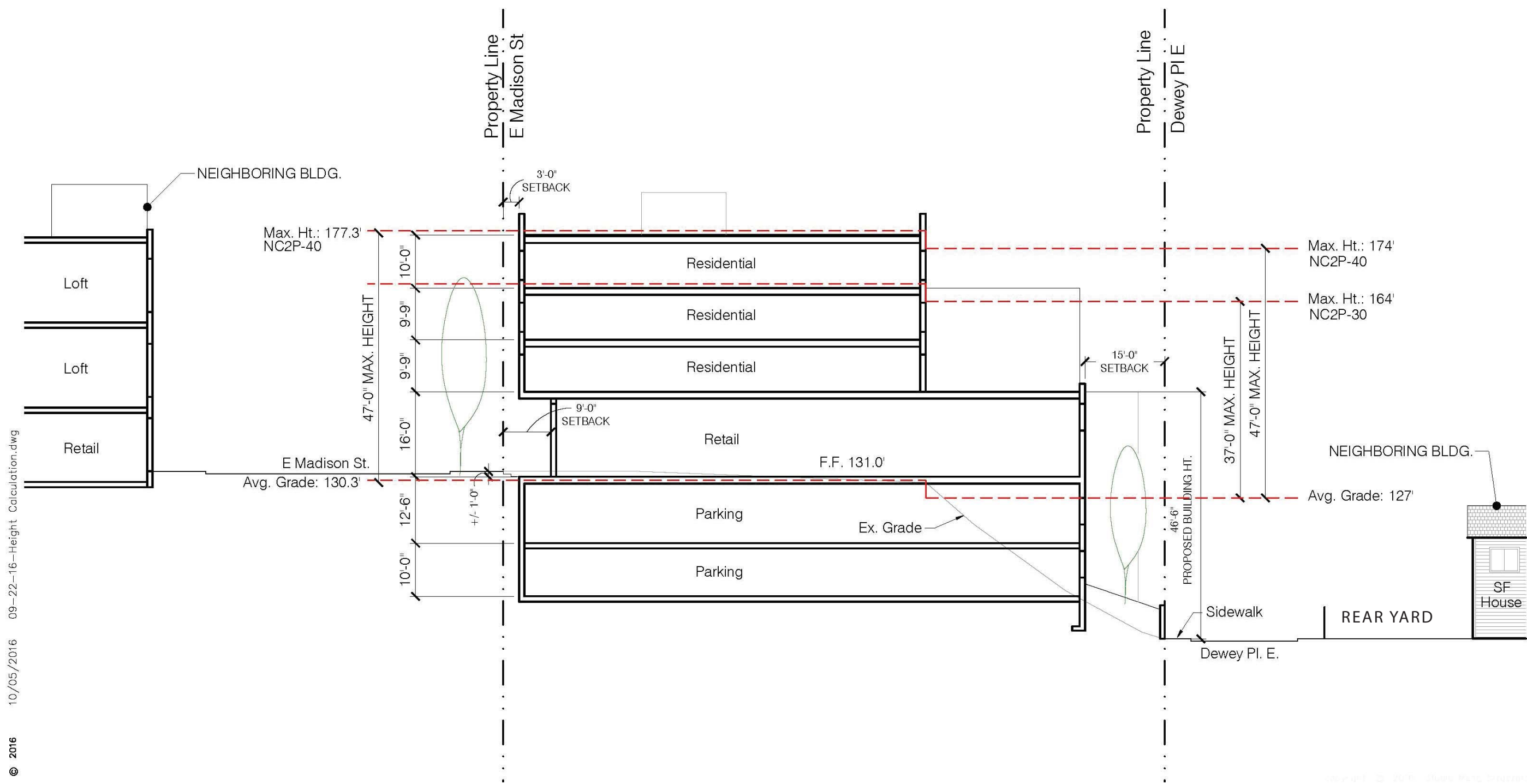
Average Grade Level Calculation
The Average Grade Level was calculated using SMC 23.86.006.A.2. Per DPD Director's Rule 4-2012 Height Measurement: Calculating Average Grade Level - Option to the General Rule, "*Subsection 23.86.006.A.2 provides an acceptable option for determining average grade level to allow structures to better respond to the topography of sloping sites.*" The code section is referenced below along with applicant's corresponding methods.

- a. Draw the smallest rectangle that encloses the principal structure. - *The smallest rectangle enclosing principal structure drawn on plan.*
- b. Divide one side of the rectangle, chosen by the applicant, into sections at least 15 feet in length using lines that are perpendicular to the chosen side of the rectangle. - *The rectangle is divided into a 40 ft section (> 15 ft). The 40 ft. section encompasses the steep slope, allowing the structure to better respond to the site topography.*
- c. The sections delineated in subsection 23.86.006.A.2.b are considered to extend vertically from the ground to the sky. - *The section extends vertically from ground to sky.*
- d. The maximum height for each section of the structure is measured from the average grade level for that section of the structure, which is calculated as the average elevation of existing lot grades at the midpoints of the two opposing exterior sides of the rectangle for each section of the structure. (Based on DCI zoning comments, midpoint elevation taken along building perimeter perpendicular to midpoint of opposing sides of the rectangle.) - *The maximum height for each section of the structured is calculated. See Average Grade Level Calculations A and B.*

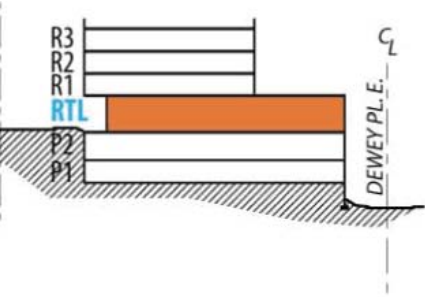
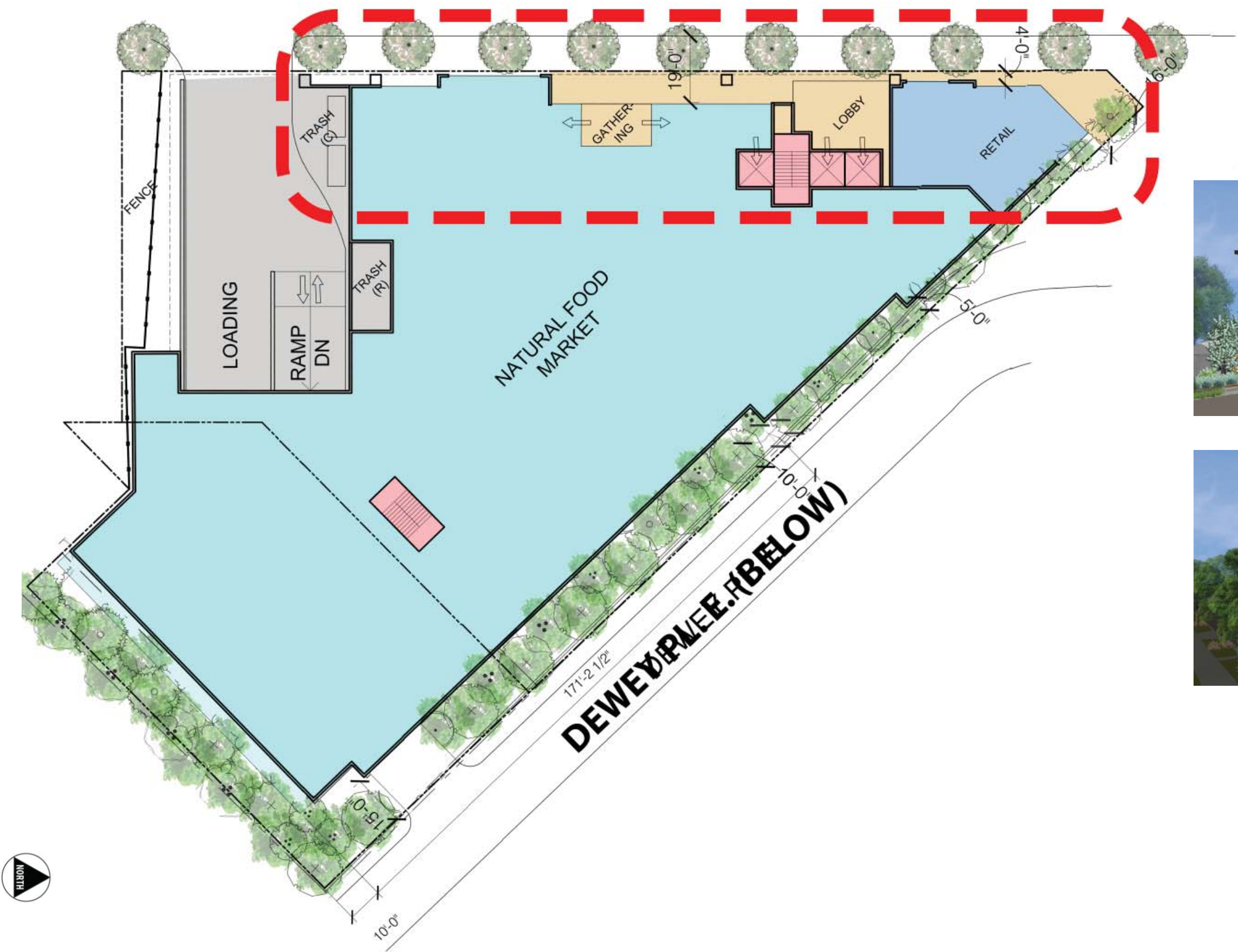
Average Grade Level

Section 1:
$$\frac{(A1 \times a) + (A2 \times a)}{a + a} = \frac{(131.8 \times 152.5) + (128.9 \times 152.5)}{152.5 + 152.5} = \frac{20,053.75 + 19,565.75}{305} = 130.3$$

Section 2:
$$\frac{(B1 \times b) + (B2 \times b)}{b + b} = \frac{(132.1 \times 40) + (121.9 \times 40)}{40 + 40} = \frac{5,284 + 4,876}{80} = 127$$



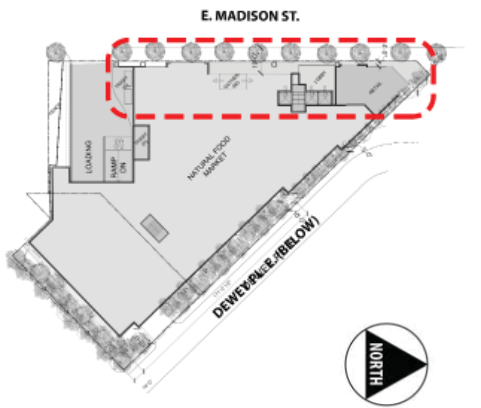
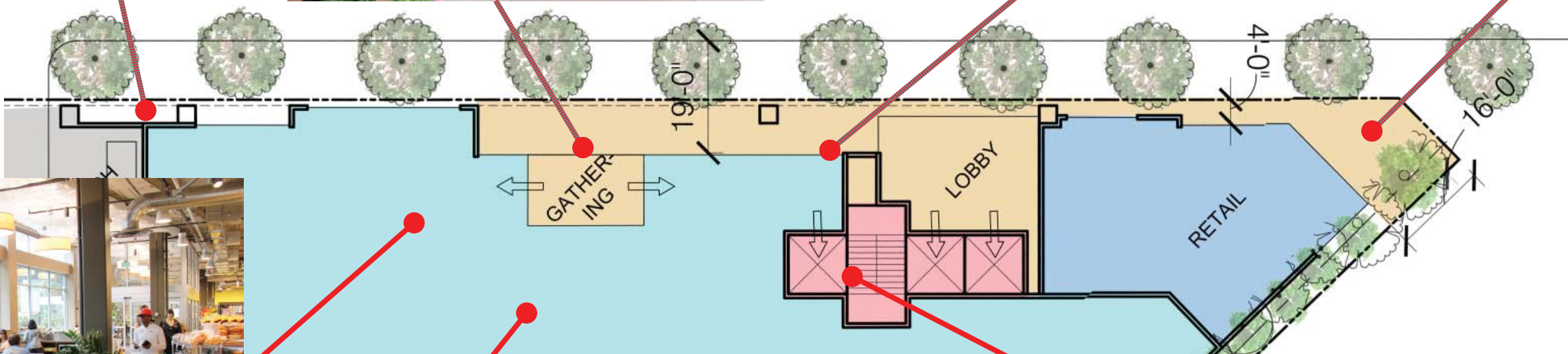
E. MADISON ST.



EDG #2 - RETAIL ENLARGED PLAN

NATURAL FOOD MARKET VALUES

- Preserving high-quality food standards
- Supporting local, sustainable agriculture
- Celebrating food
- Educating consumers
- Embracing sustainability
- Building community



EDG #2 - BELOW GRADE PARKING & BLANK WALLS

DC1-C1 BELOW GRADE PARKING

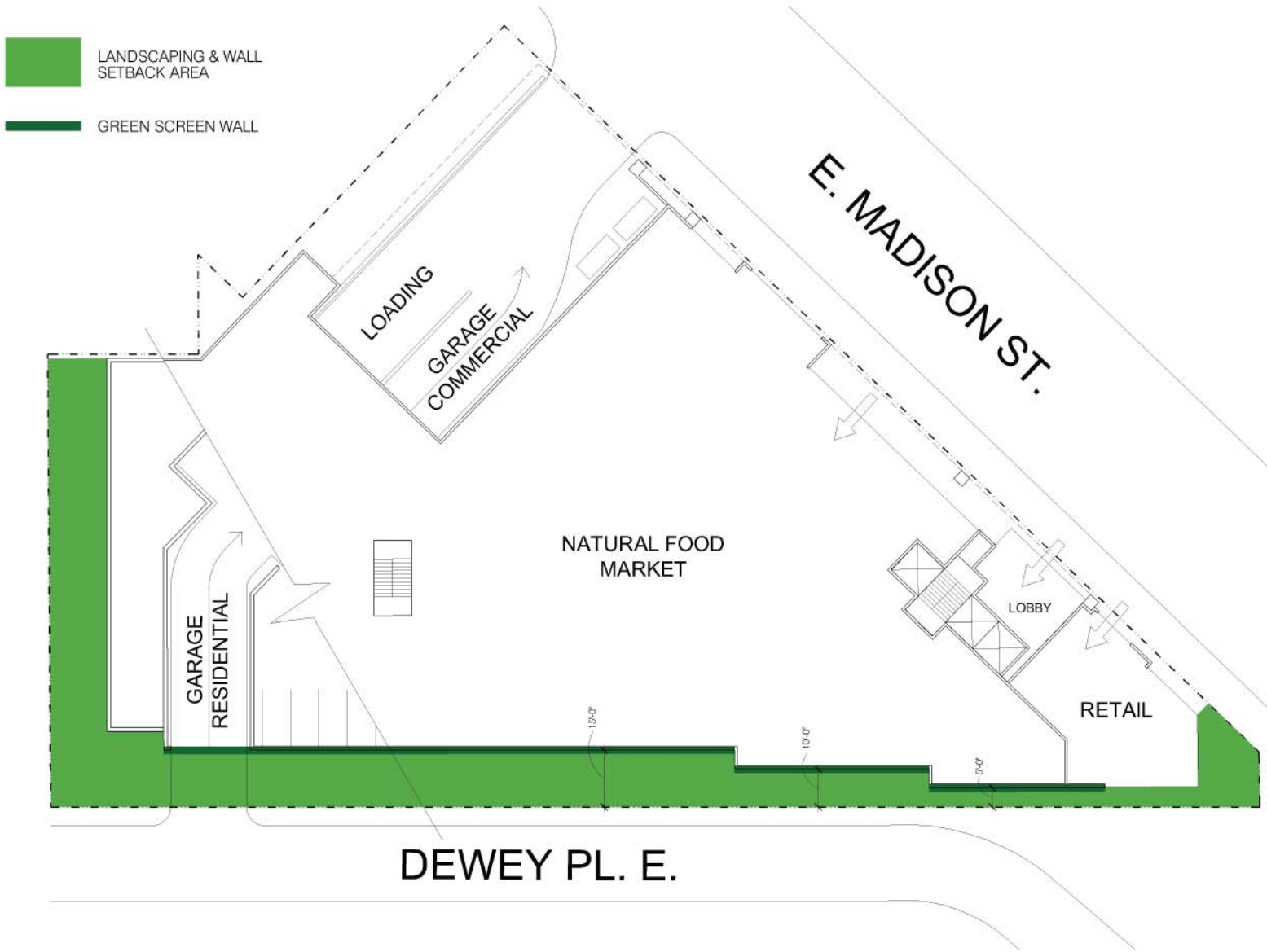
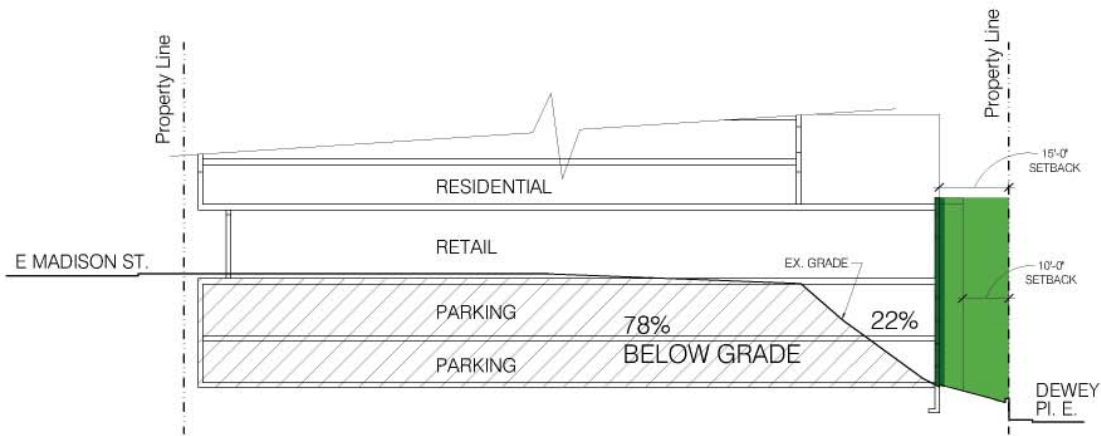
LOCATE PARKING BELOW GRADE WHEREVER POSSIBLE.
WHERE A SURFACE PARKING LOT IS THE ONLY ALTERNATIVE:
LOCATE PARKING IN REAR OR SIDE YARDS
ON LOWER OR LESS VISIBLE PORTION OF THE SITE.

DC1-C2 VISUAL IMPACTS

REDUCE THE VISUAL IMPACT OF PARKING STRUCTURES AS MUCH AS POSSIBLE.
CONSIDER PROVIDE TREES, LANDSCAPING OR FENCING AS A SCREEN.



Regional Project Example



Landscaping & Green Screen Wall Location

EDG #2 - BELOW GRADE PARKING & BLANK WALLS



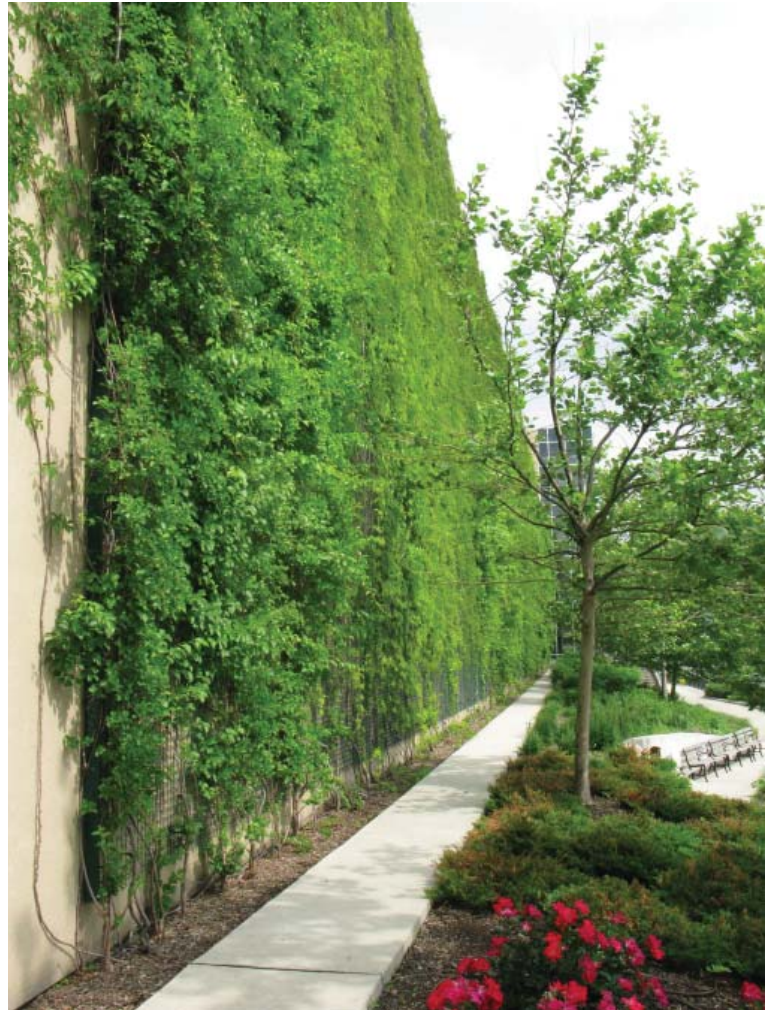
Structured wire lattice.



Regional Project Example



Proposed Green Screen Concept



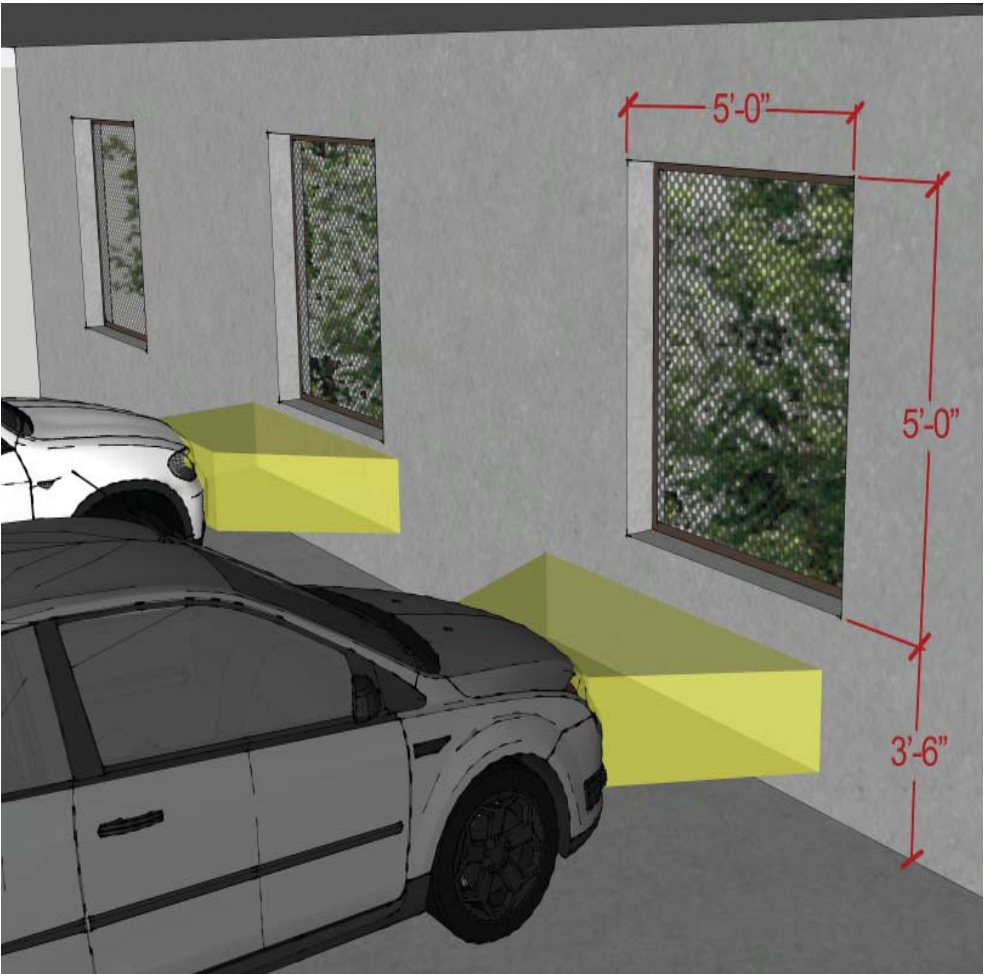
Regional Project Example

DC1-B2 BLANK WALLS

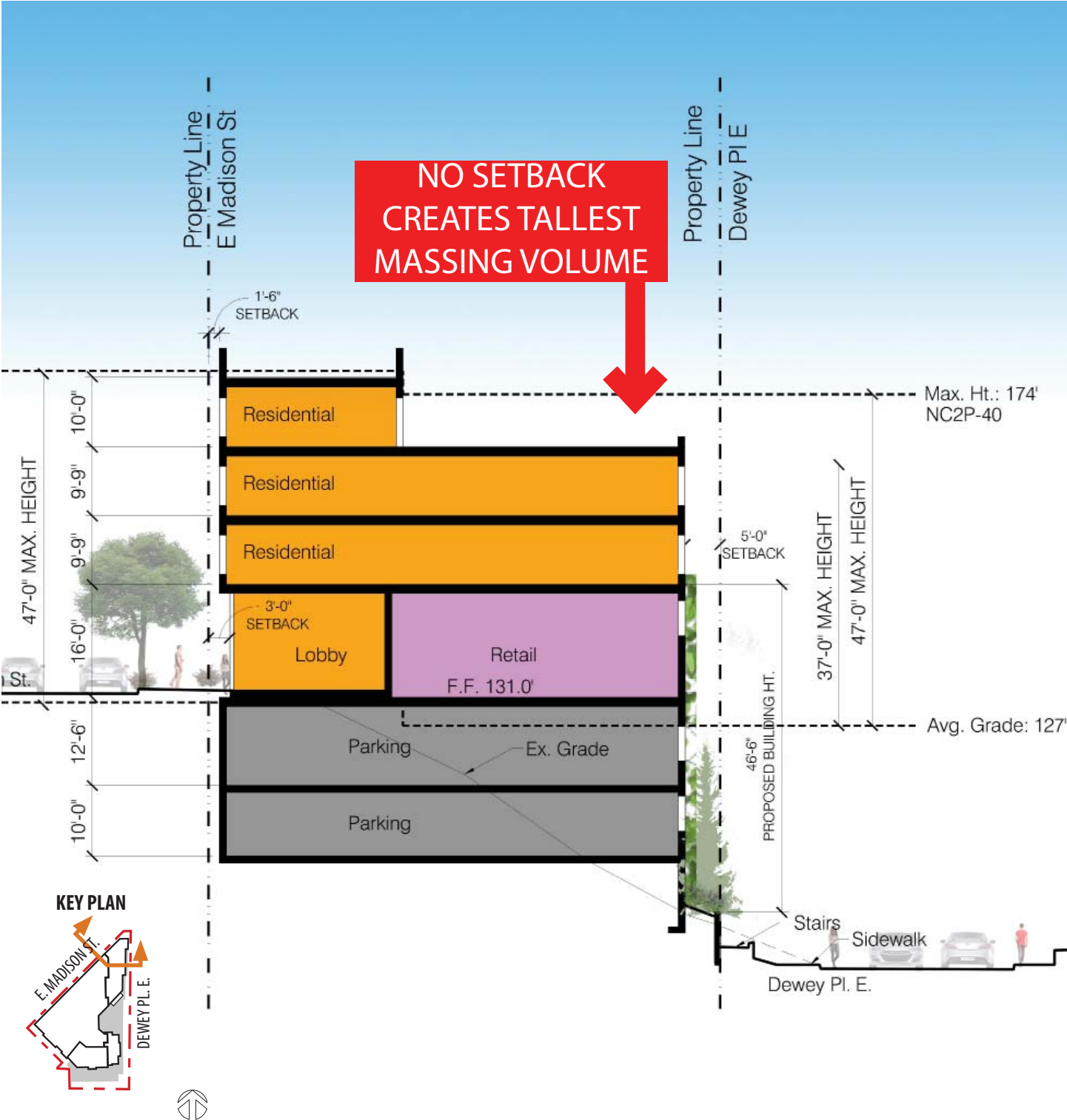
AVOID LARGE BLANK WALLS ALONG VISIBLE FACADES WHERE POSSIBLE. SOLUTION MAY INCLUDE: GREEN WALLS, LANDSCAPING AREA OR RAISED PLANTERS. WALL SETBACKS OR OTHER INDENTATIONS.

SMC 23.47A.008 STREET LEVEL DEVELOPMENT STANDARDS

A.2 BLANK FACADES in nc zones:
Facade segments are considered blank if they do not include at least one of the following:
5) SCREENING AND LANDSCAPING ON THE FACADE ITSELF.



EDG #2 - NORTHEAST CORNER DESIGN RESPONSE



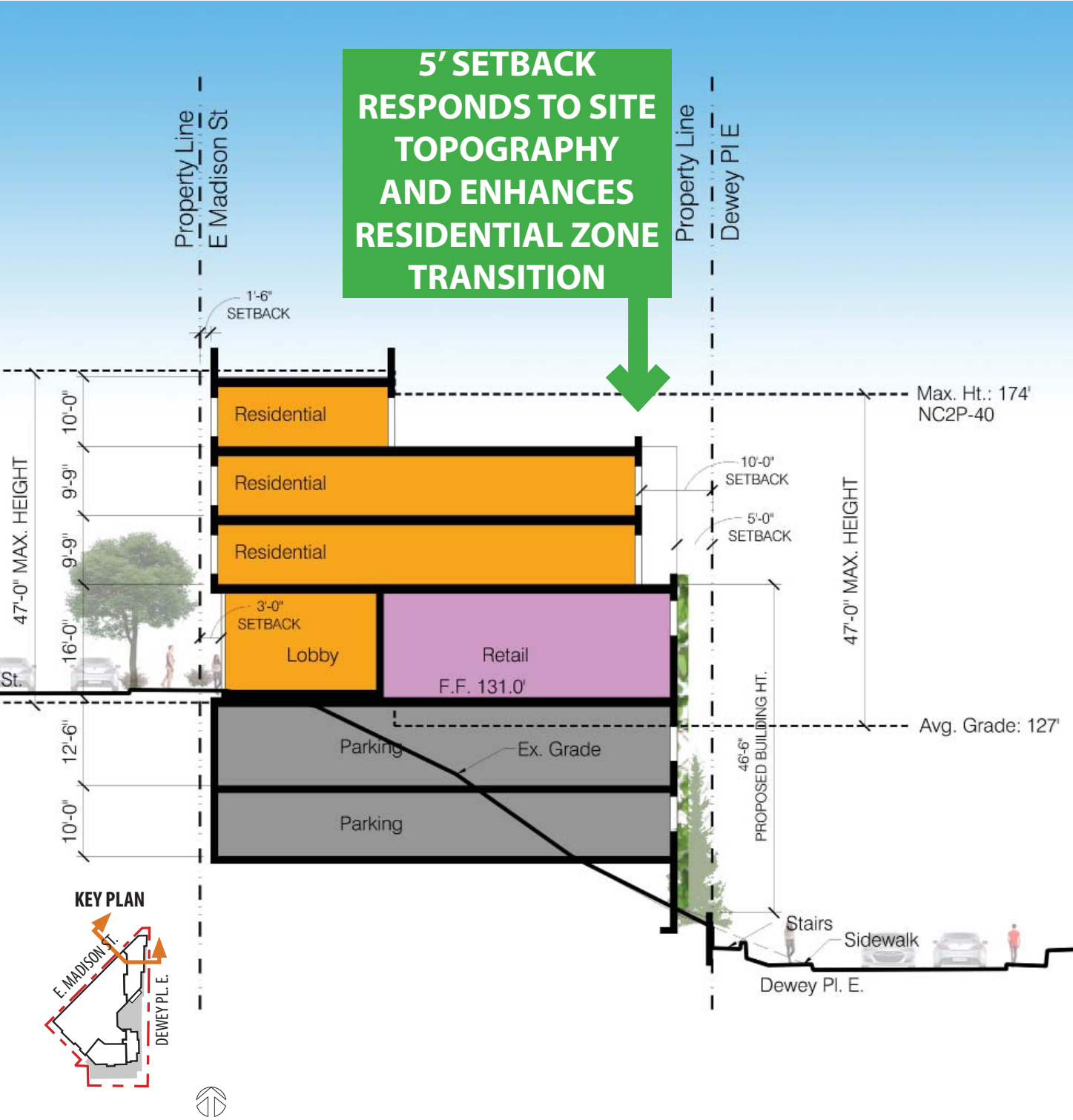
THE BOARD NOTED THAT THE TALLEST MASSING VOLUME APPEARS TO BE AT THE NORTHEAST CORNER AND AGREED THIS AREA WILL BE HIGHLY VISIBLE AND THE SCALE RELATIONSHIP IS CRITICAL. (CS2-A, CS2-B, CS2-C1, CS2-D, DC2-A-2, DC2-B, DC2-D-1)



EDG #1
PREFERRED OPTION
NORTHEAST SECTION

EDG #1
PREFERRED OPTION
NORTHEAST PERSPECTIVE

EDG #2 - NORTHEAST CORNER DESIGN RESPONSE



AS A RESPONSE TO THE BOARDS GUIDANCE, THE RESIDENTIAL LEVEL IS SETBACK AN ADDITIONAL 5' TO RESPOND TO SITE TOPOGRAPHY, MINIMIZE VISUAL IMPACTS OF THIS FACADE, AND ENHANCE THE STEPPED DOWN EFFECT OF THE MASSING AT THE CORNER (CS1-C, CS2-A, CS2-D-2, CS3-A-1, CS2-B-3, DC1, DC3-C-3)



EDG #2
RESPONSE
NORTHEAST SECTION

EDG #2
RESPONSE
NORTHEAST PERSPECTIVE

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 slope 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 Madison 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 scheme will contain 2 levels of below grade parking providing 150 parking stalls, one level of high ceiling (16’-0” floor to floor height) retail on the street level hosting two retails- one 1,500 SF boutique retail space and one 25,000 SF large retail space. Above the retail level are 3 levels of apartments hosting 73 residential units.

Summary of building program- Option 3 (preferred)

Site Area:	40,422 SF
Site Coverage:	32,600 SF (80%)



1. Durable materials that weather gracefully.

DEVELOPMENT OBJECTIVES



2. High Ceiling Neighborhood Grocery Store.



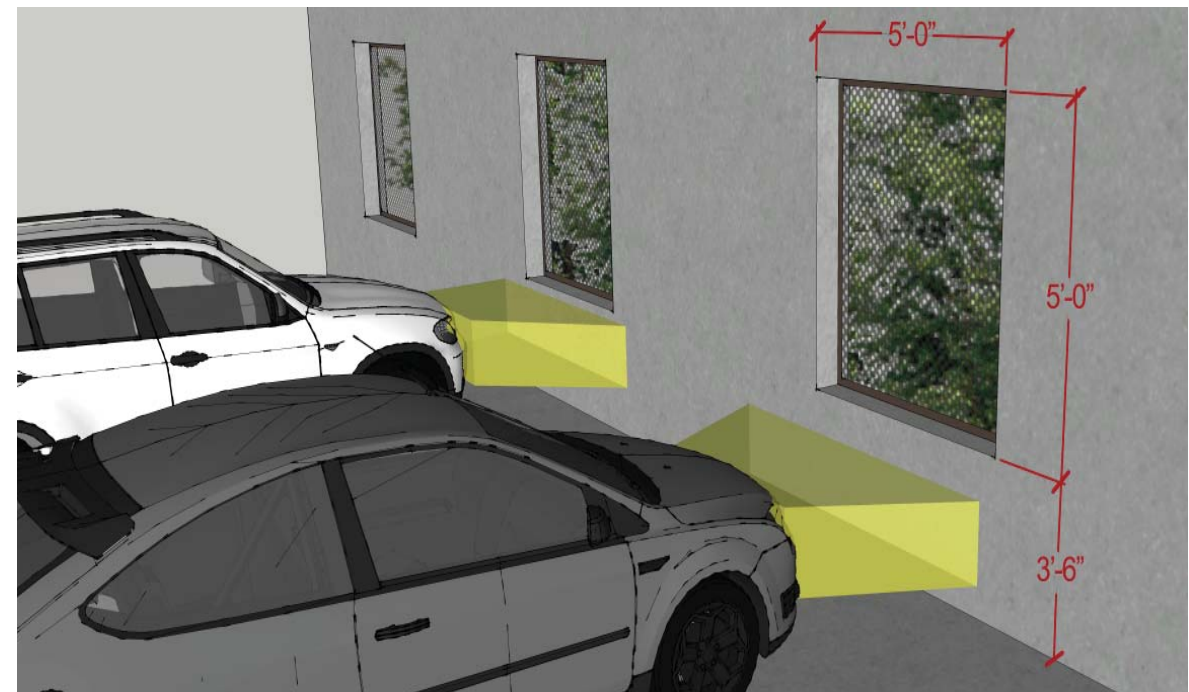
3. Combined entries & deep recessed plaza with weather protecting awning.



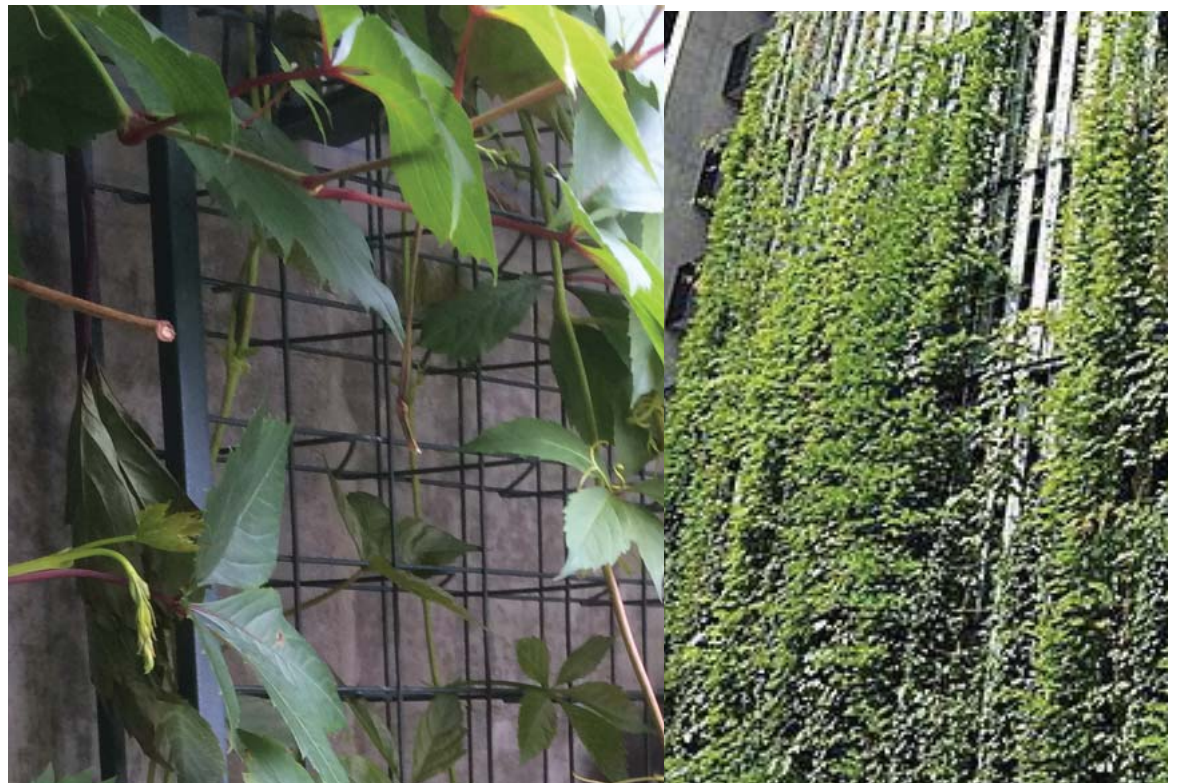
4. Recessed street level provides friendly pedestrian experience.



5. Large glazing in the storefronts to diminish the barrier between outside and inside,



6. Opening at parking level designed to shield light from automobiles



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%= 2,728.5 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.

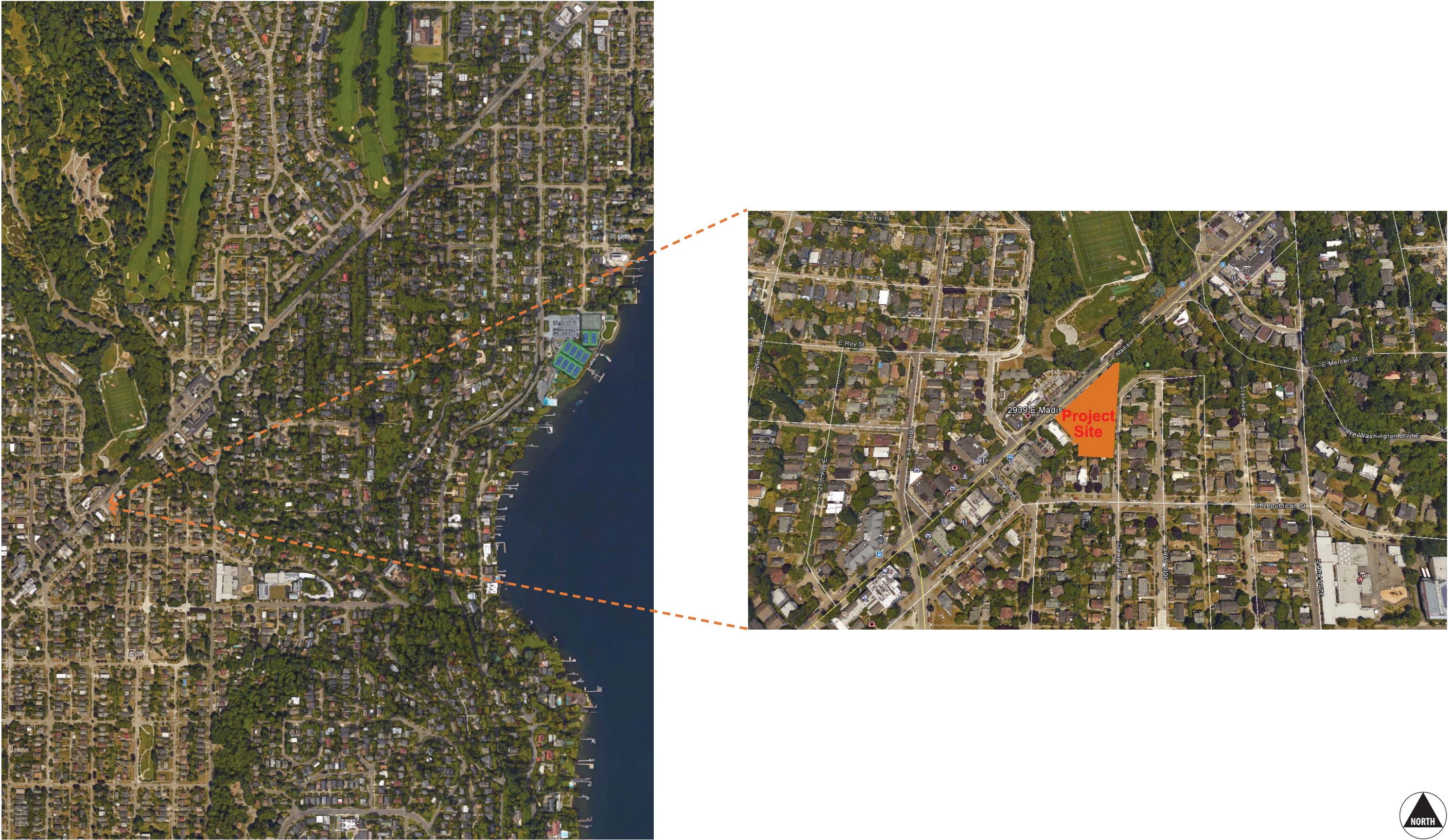
SETBACKS: (23.47A.014)

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)

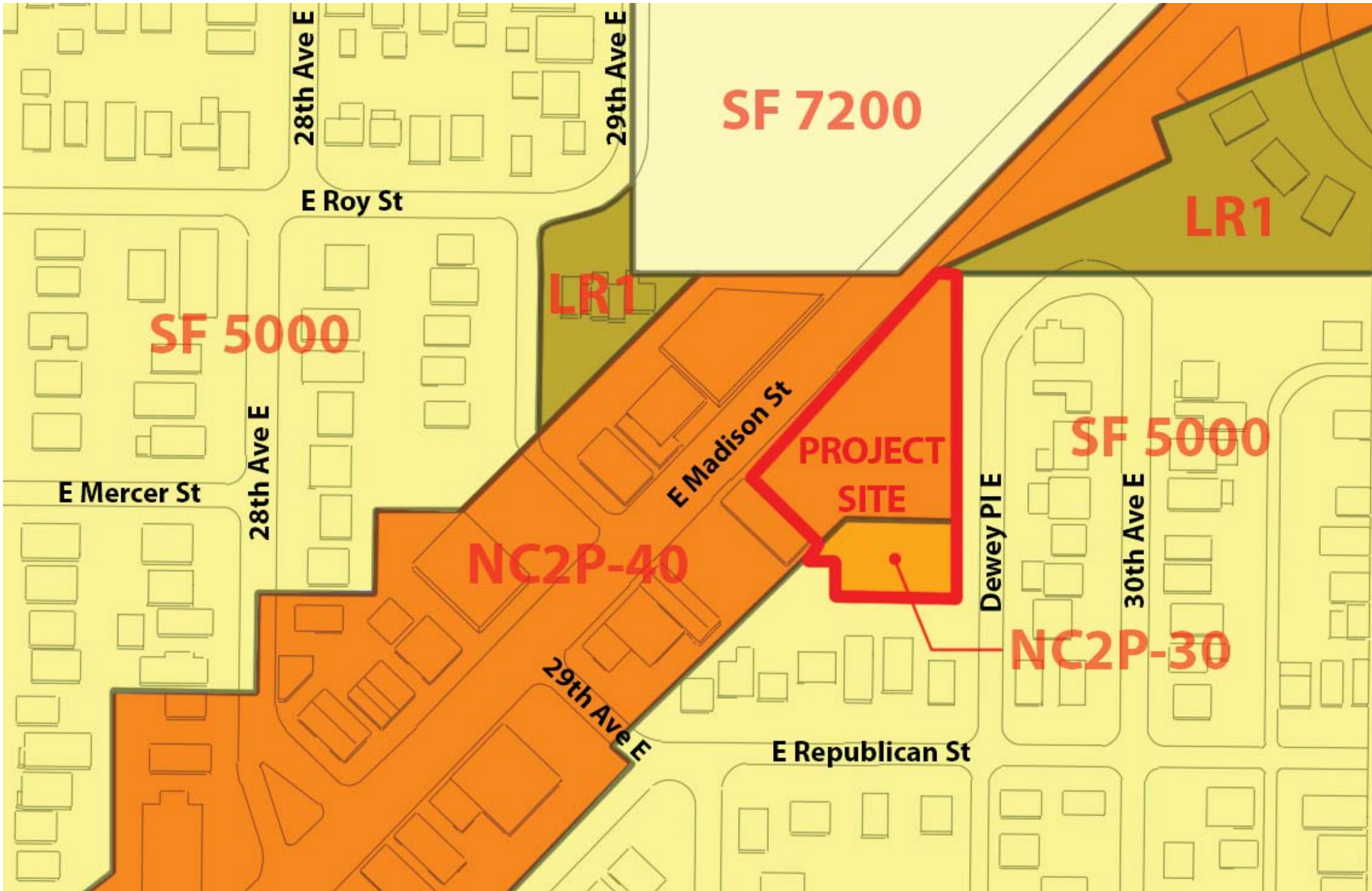
SEATTLE GREEN FACTOR SCORE OF 0.3 OR GREATER

VICINITY MAP



ZONING MAP

ZONING MAP KEY

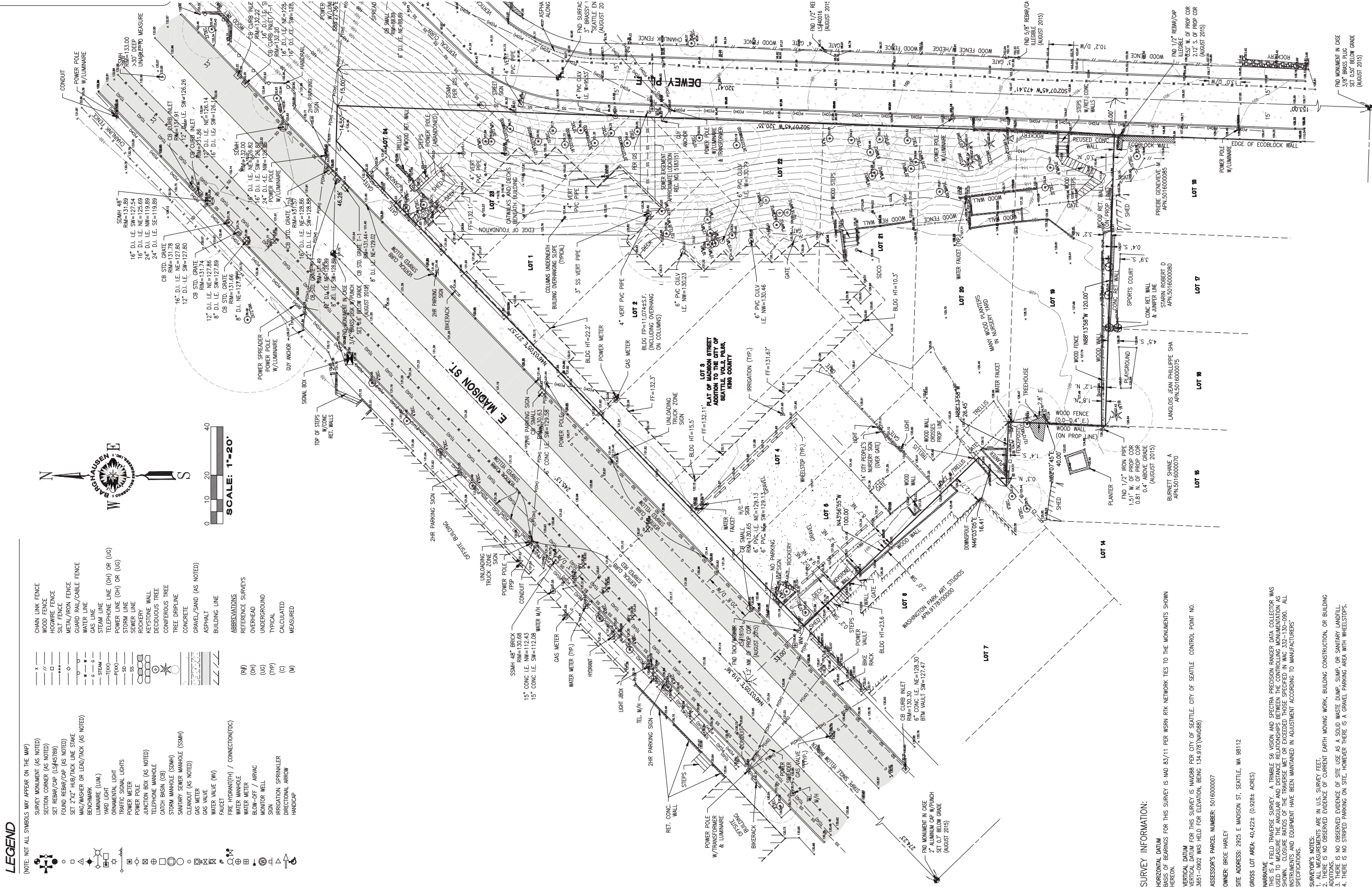


- SF 7200 SINGLE FAMILY
- SF 5000 SINGLE FAMILY
- LR1 LOWRISE 1
- NC2-30
- NC2-40



SITE SURVEY TREE ID MAP

ALTA/ACSM LAND TITLE SURVEY



SURVEYOR'S CERTIFICATION:
TO: VELMER COMPANIES AND CHICAGO TITLE INSURANCE COMPANY;
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD AND LAND SURVEYING PRACTICES FOR ALIEN LAND TITLE SURVEYS, JOINTLY ENGENDERED AND ADOPTED BY PLAT COMPILERS AND INCLUDES ITEMS 2, 3, 5, 16(b), 16, 6, 3, 11(b), 11(b), 13, 14, 16, AND 18 OF PLAT THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 30, 2015.
DATE OF PLAT OR MAP: SEPTEMBER 3, 2015

Brian D. Gillooly, PLS

BRIAN D. GILLOOLY, PLS
WASHINGTON REGISTRATION NO. 46315

No.	Date	By	Ckd.	Appr.
-----	------	----	------	-------

TREE MATRIX

Tree ID	Scientific Name	Common Name	DSH (inches)	Health Condition	Structural Condition	Drip line Radius (feet)				Exceptional Threshold (y/n)	Exceptional 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	

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Tree ID	Scientific Name	Common Name	DSH (inches)	Health Condition	Structural Condition	North	East	South	West	Exceptional Threshold (y/n)	Exceptional Action	Notes
1113	<i>Acer macrophyllum</i>	Bigleaf maple	16.9*	Fair	Poor	10	10	10	10	30	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	Remove	
1115	<i>Acer macrophyllum</i>	Bigleaf maple	11.3*	Fair	Fair	17	7	15	18	30	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	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	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	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	Remove	Invasive ivy on stem
1120	<i>Acer macrophyllum</i>	Bigleaf maple	7.5	Good	Good	12	5	14	17	30	Remove	
1121	<i>Acer macrophyllum</i>	Bigleaf maple	11.7	Good	Good	10	0	5	25	30	Remove	Suppressed
1122	<i>Acer macrophyllum</i>	Bigleaf maple	17.9*	Good	Fair	25	0	0	26	30	Remove	Narrow angle of attachment
1123	<i>Acer macrophyllum</i>	Bigleaf maple	9.7	Good	Fair	25	0	0	26	30	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	Remove	Swept base
1125	<i>Acer macrophyllum</i>	Bigleaf maple	6.5	Good	Fair	6	20	6	0	30	Remove	Swept base, suppressed
1126	<i>Acer macrophyllum</i>	Bigleaf maple	18.0*	Fair	Fair	19	9	11	19	30	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	Remove	Small leaf size, sweep base, narrow angle of attachments

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TREE MATRIX

Date of Inventory: 05.20.2016
Table Prepared: 05.31.2016
Revised: 07.01.2016

Table of Trees
2939 E Madison St
Seattle, WA 98112



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 measurement; pruned for powerlines, root damage will 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	

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Table of Trees
2939 E Madison St
Seattle, WA 98112

Date of Inventory: 05.20.2016
Table Prepared: 05.31.2016
Revised: 07.01.2016

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

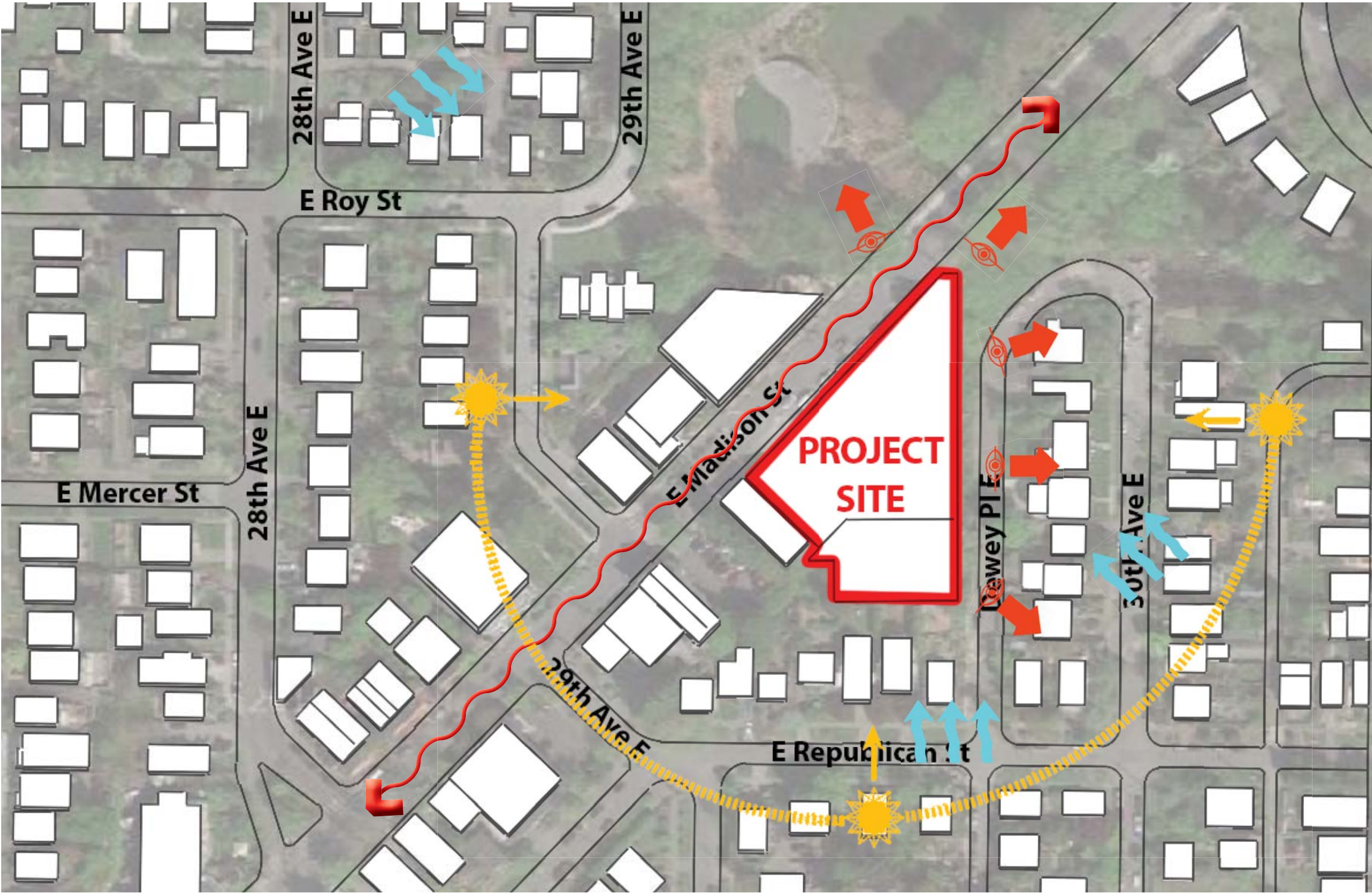
Additional notes:
DSH (Diameter at Standard Height) is measured 4.5 feet above grade.
Multi-stem trees are noted, and a single stem equivalent is calculated using the method defined in the Director's Rule 16-2008.
Drip line is measured from the center of the tree to the outermost extent of the canopy

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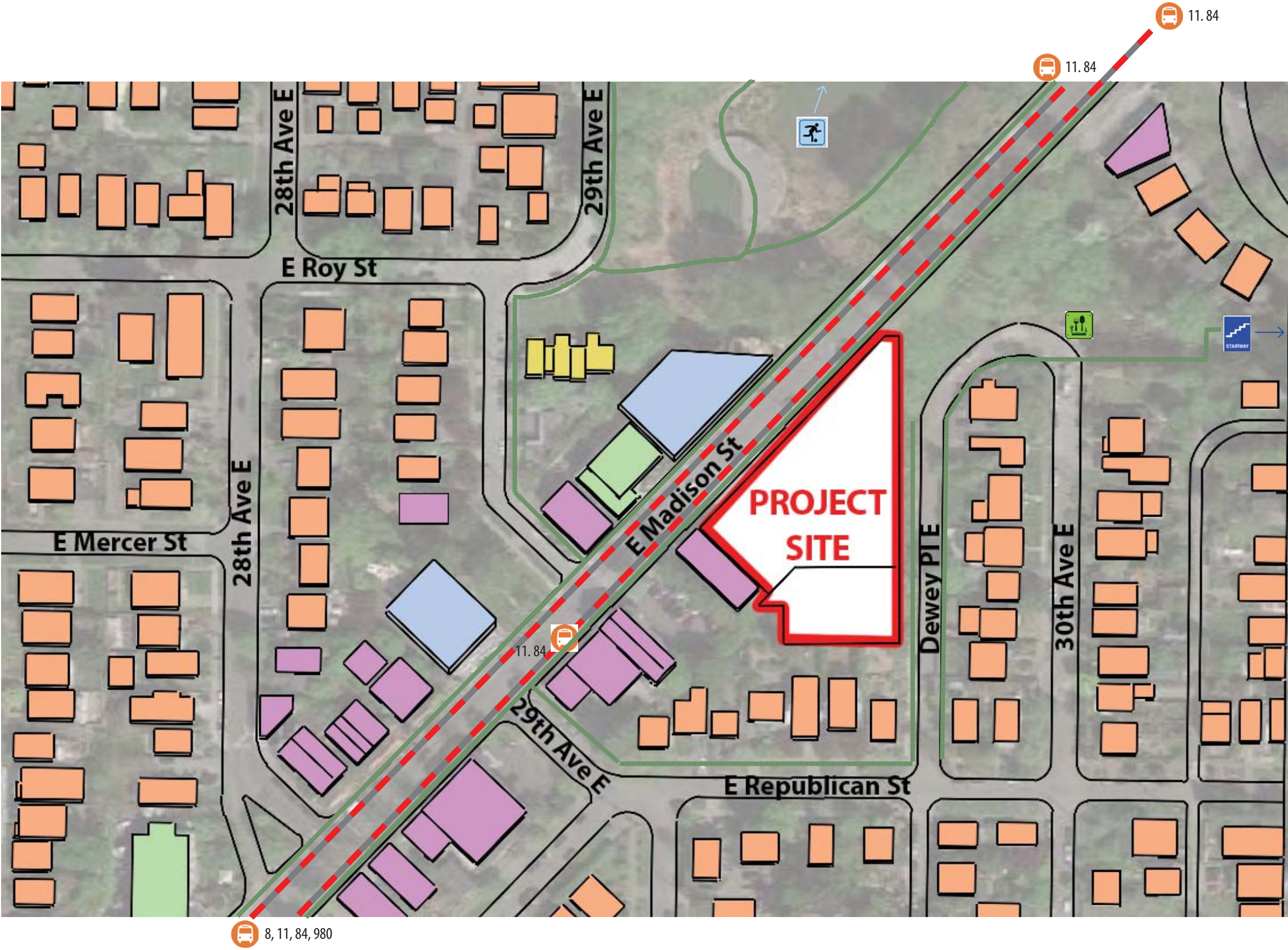
SITE ANALYSIS



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



SITE CONTEXT



- BUILDING USES**
- SINGLE FAMILY
 - OFFICE
 - MIXED USE
 - RETAIL
 - TOWNHOMES

- TRANSPORTATION OPTIONS**
- BUS STOP
 - BUS LINE
 - CAR SHARING POINT
 - BIKE SHARING POINT
 - PEDESTRIAN PATH

- DISTRICT ZONING**
- MAJOR PEDESTRIAN STREET

- NEIGHBORHOOD CHARACTER**
- E MERCER STARWAY TO LAKE WASHINGTON BLVD
 - "MAD P" P-PATCH
 - WASHINGTON PARK PLAYFIELD

NEIGHBORHOOD KEY PLAN & CHARACTER



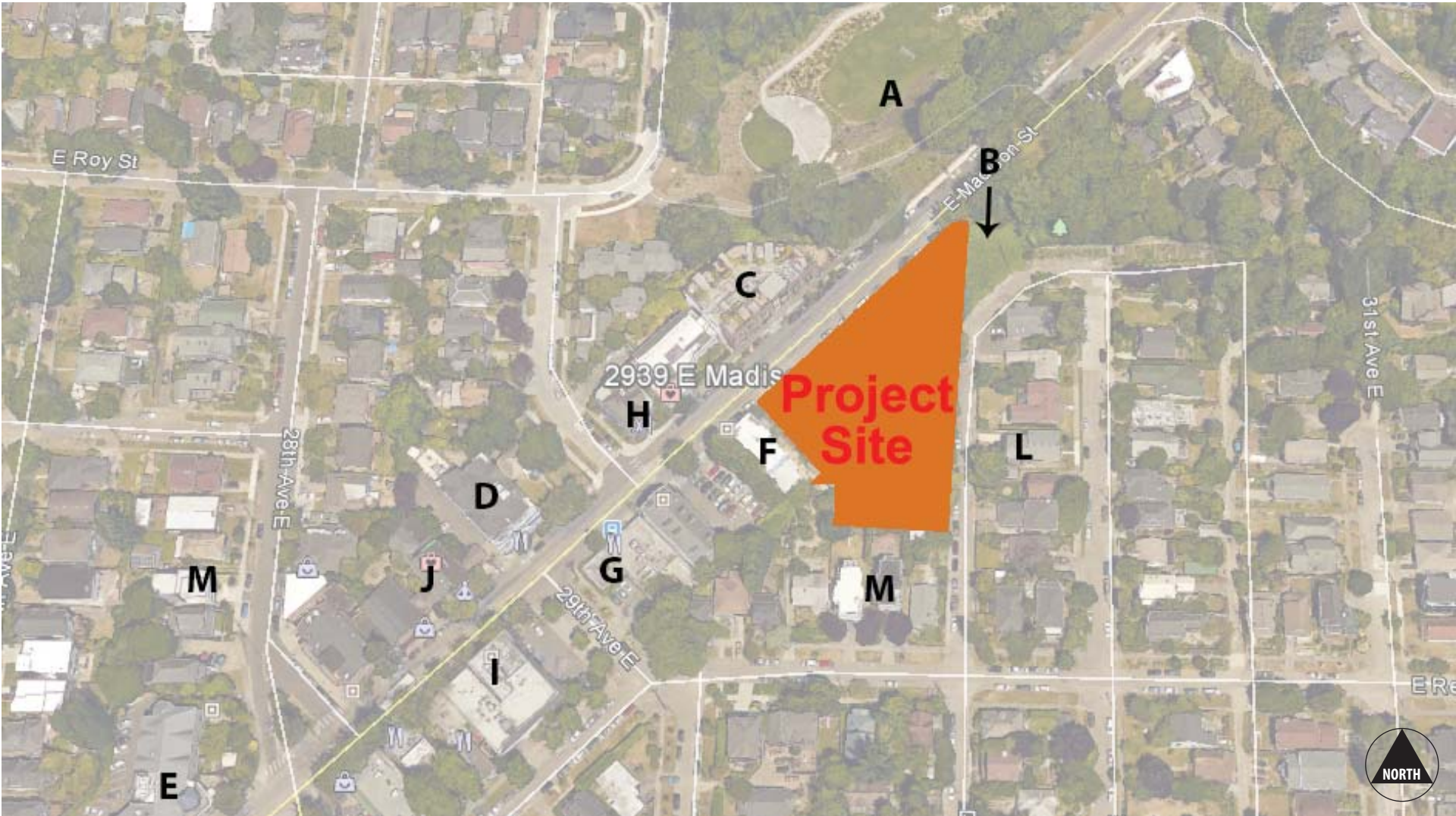
A. WASHINGTON PARK PLAY FIELD



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



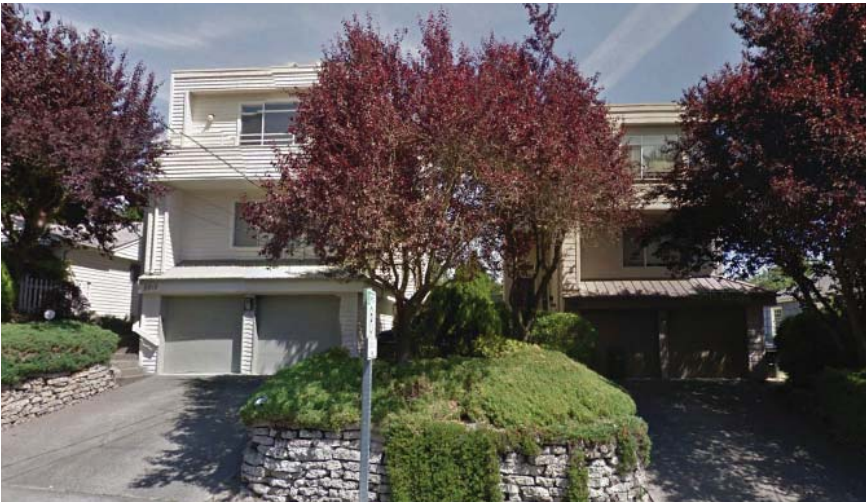
J. RETAIL STRIP



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



CS2-C

Mixed-Use Office/Retail



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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EDG #1: 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

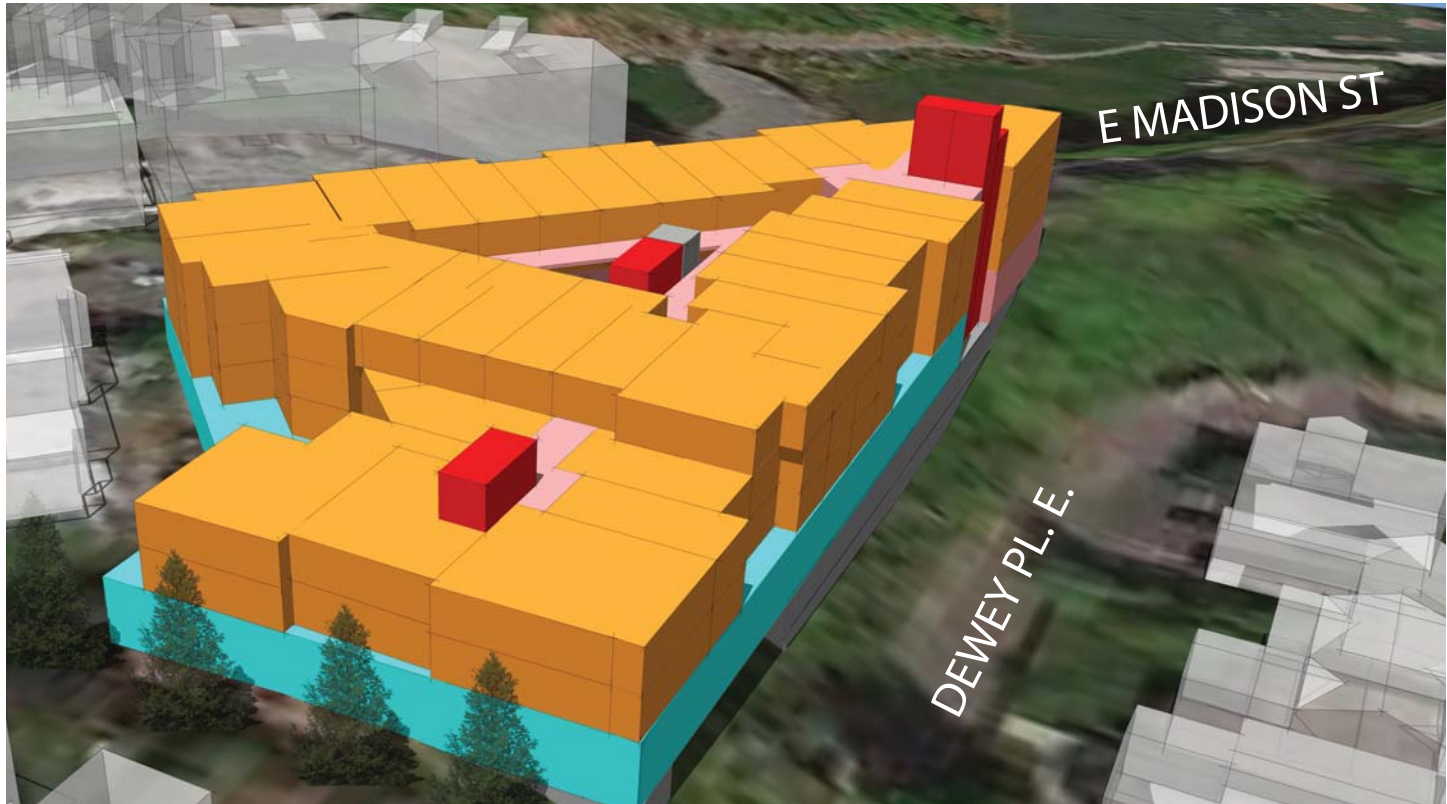
- **Retail entry +/- 6'-0" below grade, difficult for ADA access.**
- **Residential entrance off Dewey minimize residential entry presence on E. Madison St.**
- **Commercial + residential parking entry and loading dock off Dewey Pl. E. disrupts single family zone character.**
- **Courtyard scheme pushing 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.**

EDG #1: DESIGN REVIEW PROPOSAL - OPTION 1

VIEW LOOKING SOUTHEAST



VIEW LOOKING NORTHWEST

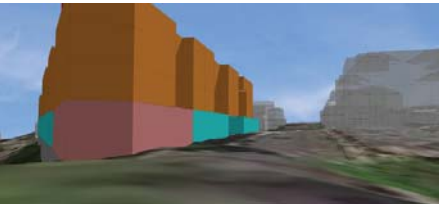


STREET/RETAIL LEVEL PLAN

RESIDENTIAL PLAN LEVEL



Madison- Looking North

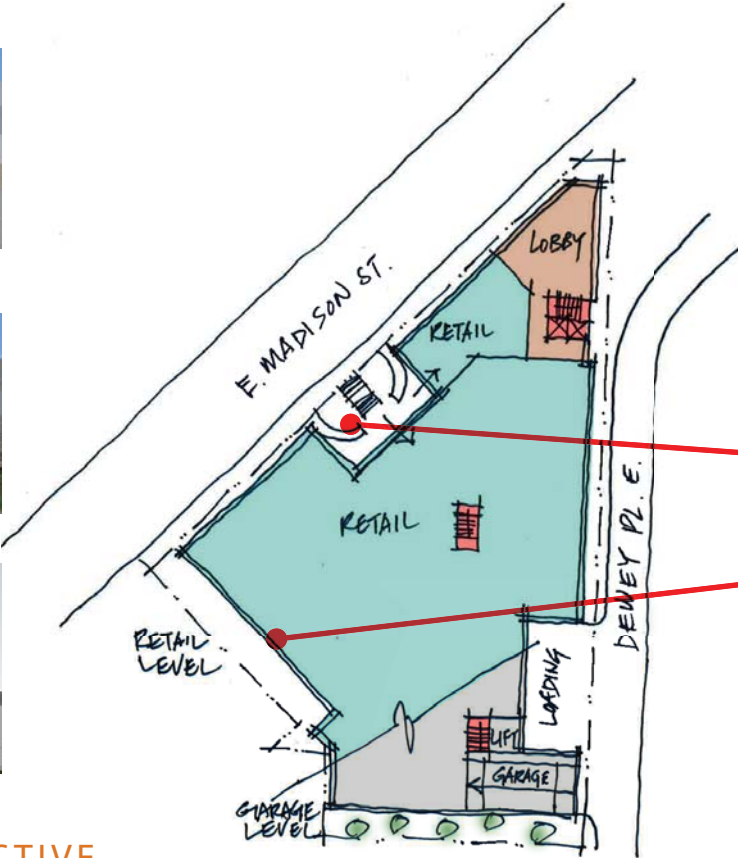


Madison- Looking South



Dewey- Looking South

STREET LEVEL PRESPECTIVE

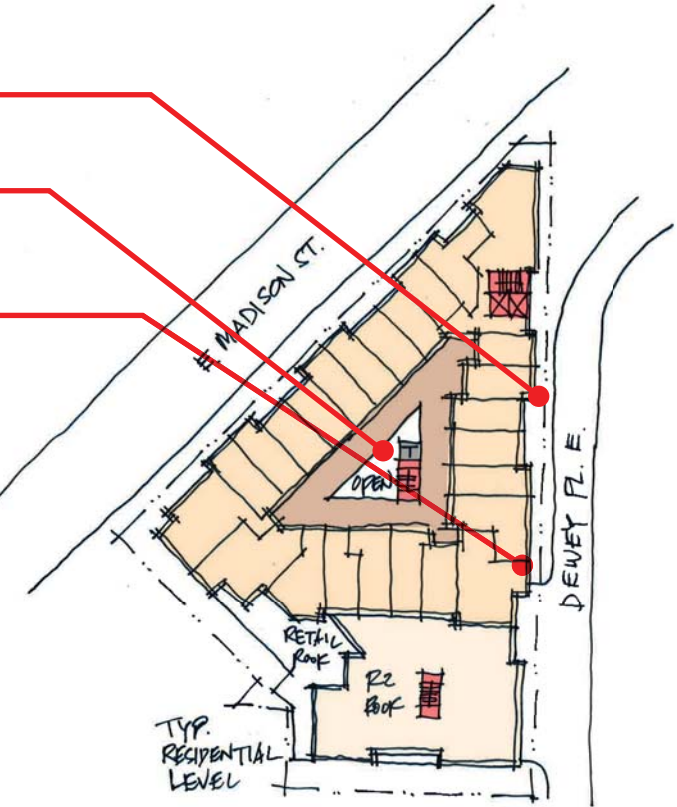


CHALLENGES

- 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%)



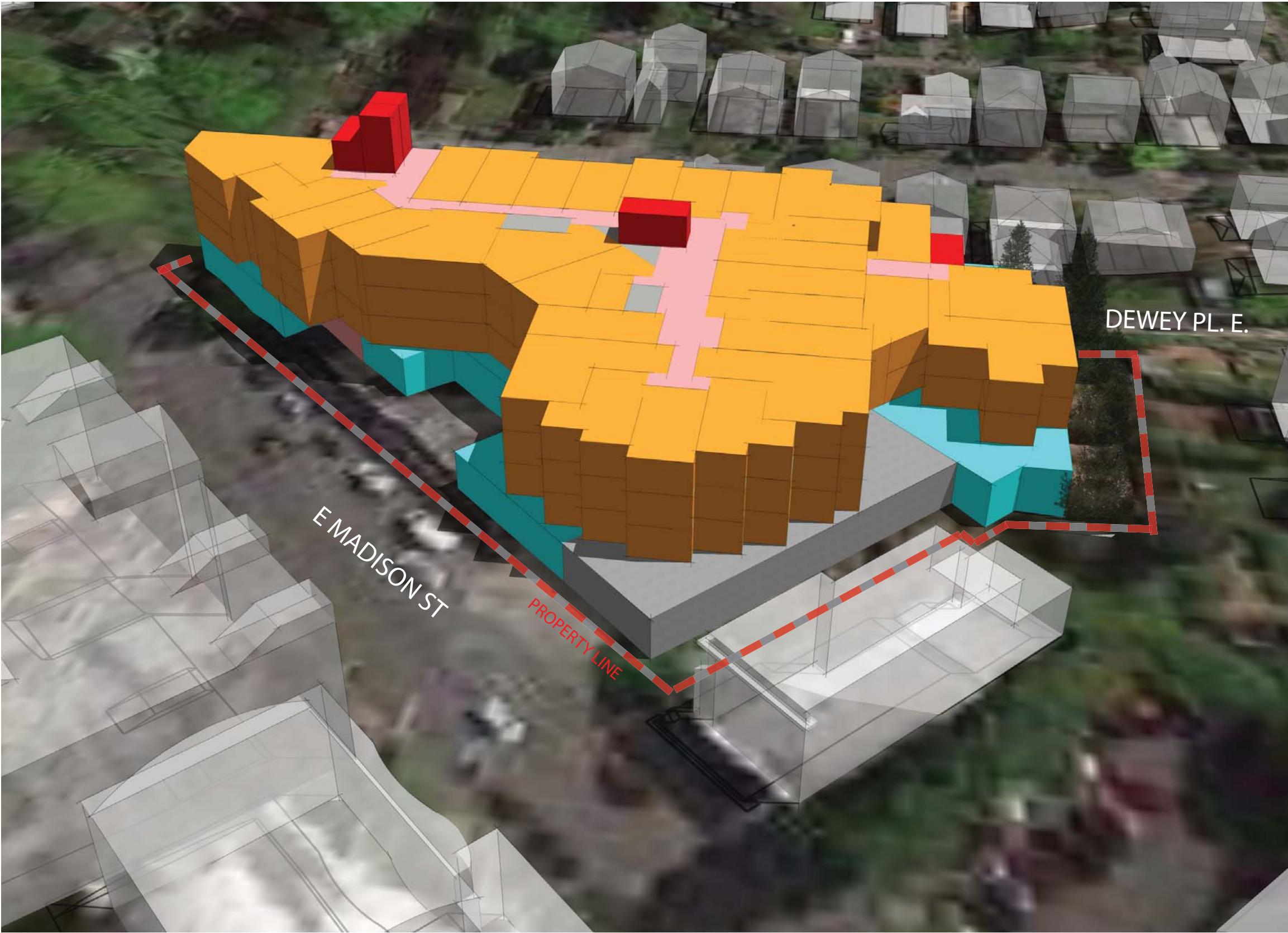
EDG #1: CONCEPTUAL SECTION - OPTION 1



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EDG #1: 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

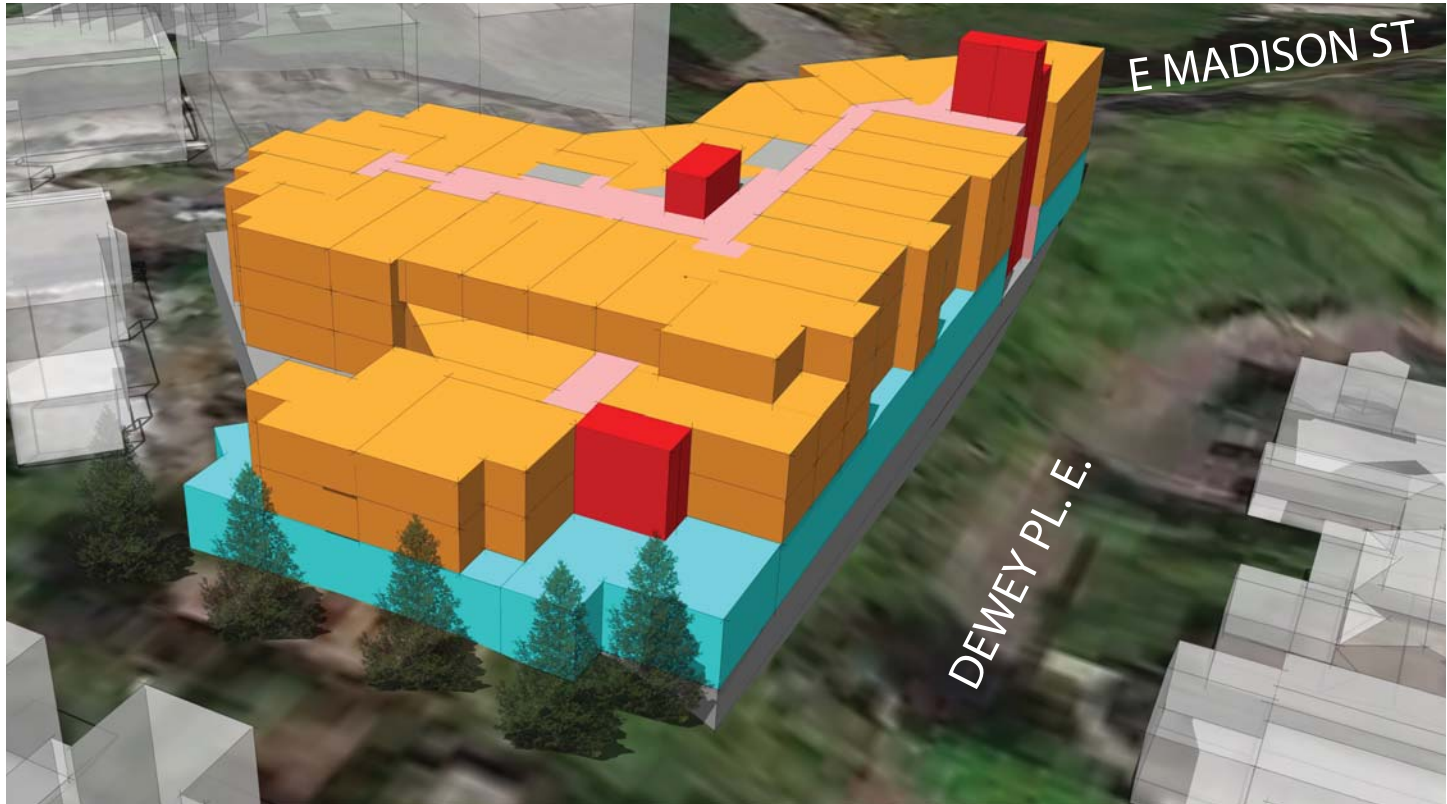
- **Retail entry +/- 6'-0" below grade, difficult for ADA access.**
- **Deep cutout of retail massing along E. Madison St. disrupts retail edge**
- **Deep “V” recess pushes units to the east edge along Dewey Pl. E. makes building appear bulky and insensitive to the single families to the east of the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

EDG #1: DESIGN REVIEW PROPOSAL - OPTION 2

VIEW LOOKING SOUTHEAST



VIEW LOOKING NORTHWEST

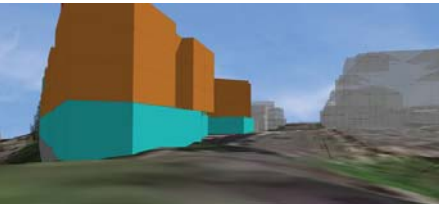


STREET/RETAIL LEVEL PLAN

RESIDENTIAL PLAN LEVEL



Madison- Looking North

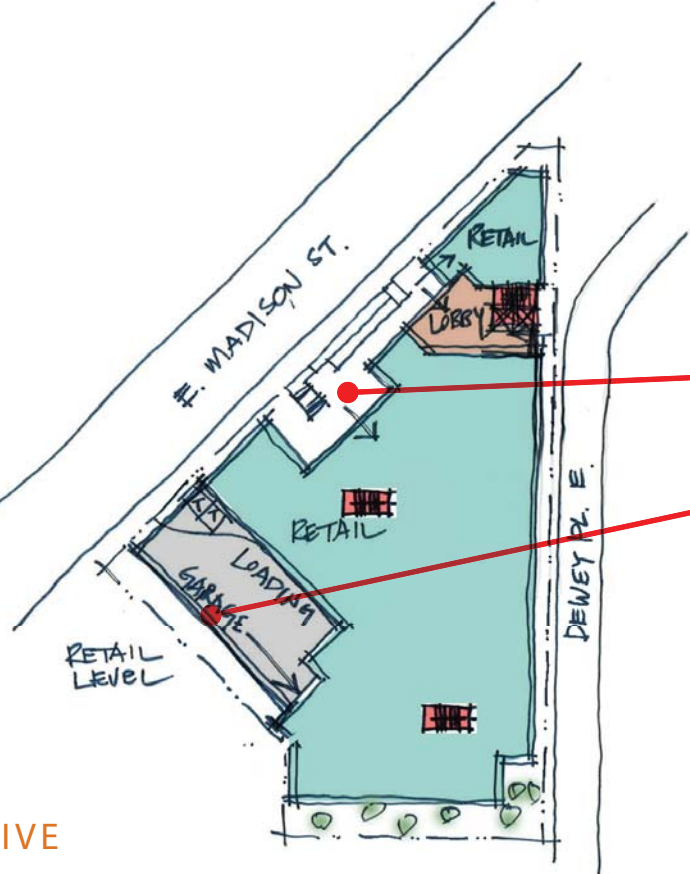


Madison- Looking South



Dewey- Looking South

STREET LEVEL PRESPECTIVE

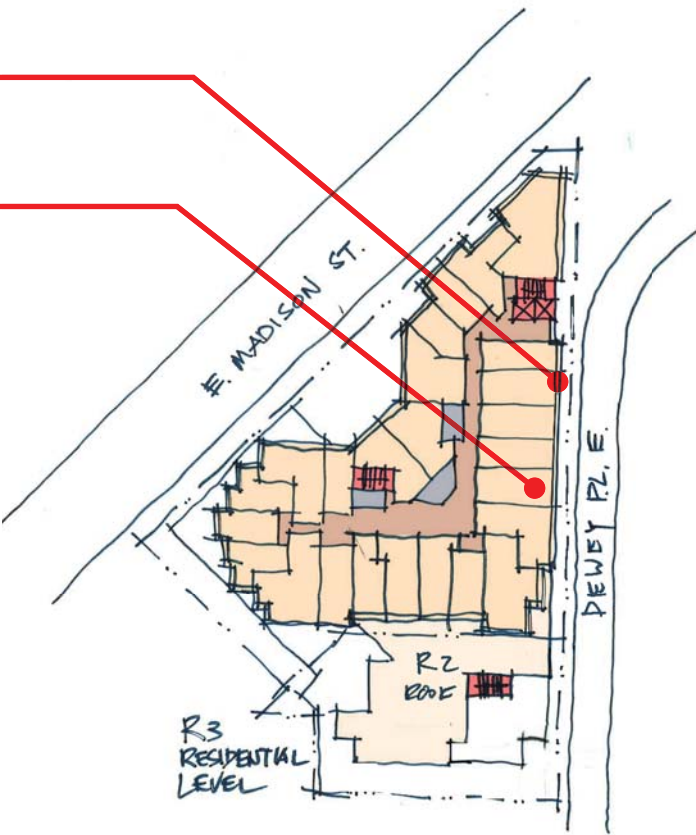


CHALLENGES

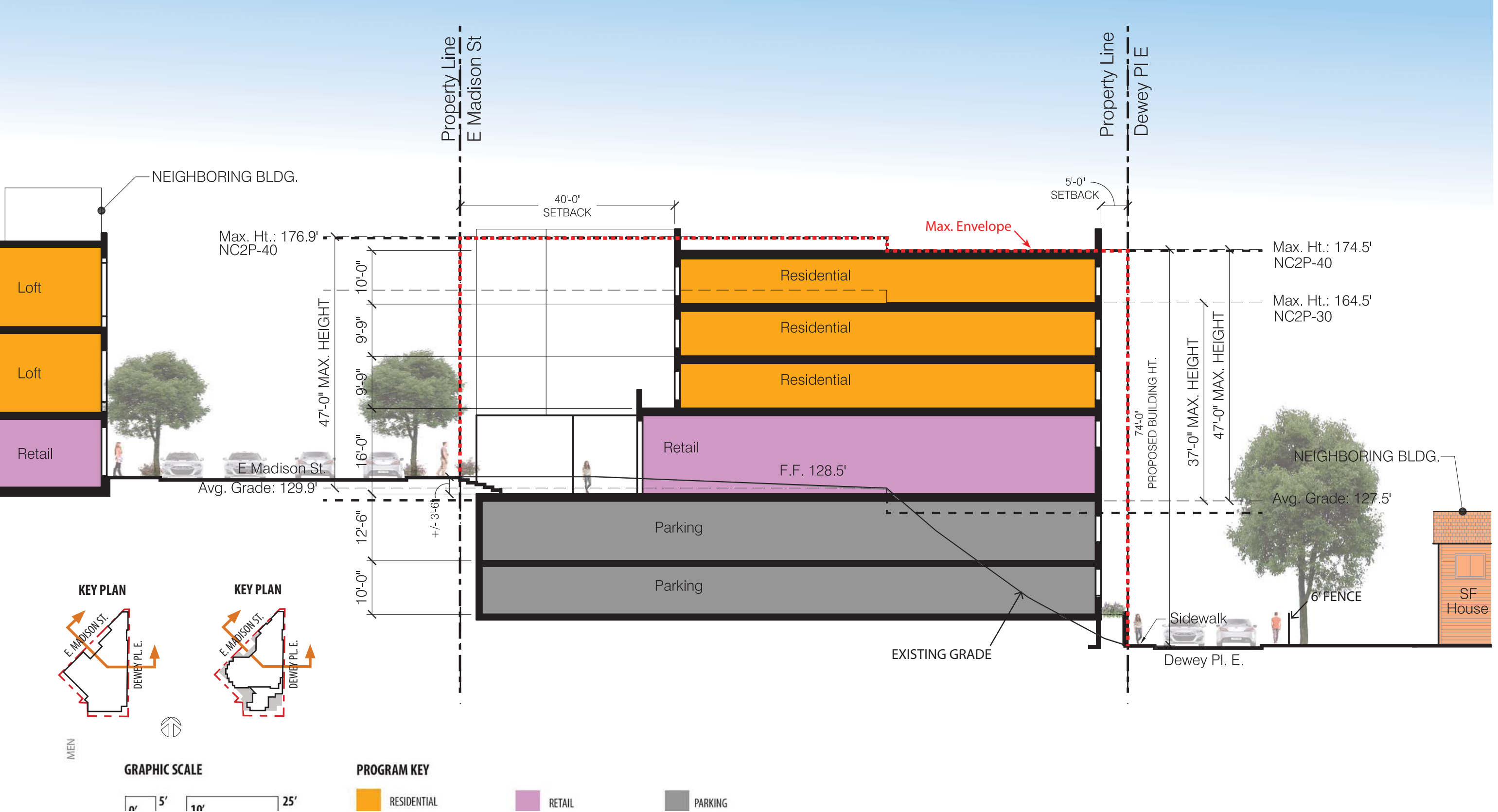
- CS1-D** NO OPPORTUNITY FOR ONSITE LANDSCAPING
- CS2-D** LARGE BUILDING MASS DOES NOT RESPECT ADJACENT SINGLE FAMILY RESIDENCES
- PL3** +/- 6'-0" RETAIL LEVEL BELOW GRADE REDUCE STREET LEVEL INTERACTION
- DC1-C-1** PARTIAL BLANK WALL AGAINST SOUTH PROPERTY LINE NEGATIVELY AFFECTS NEIGHBORS TO THE SOUTH

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%)



EDG #1: CONCEPTUAL SECTION - OPTION 2



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EDG #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 +/- 1’-0” 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.

EDG #1: CONCEPTUAL SECTION - PREFERRED OPTION

