



DPD Project # 3024961

Streamlined Design Review

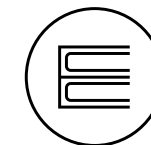
Parcel No: 095500-0590

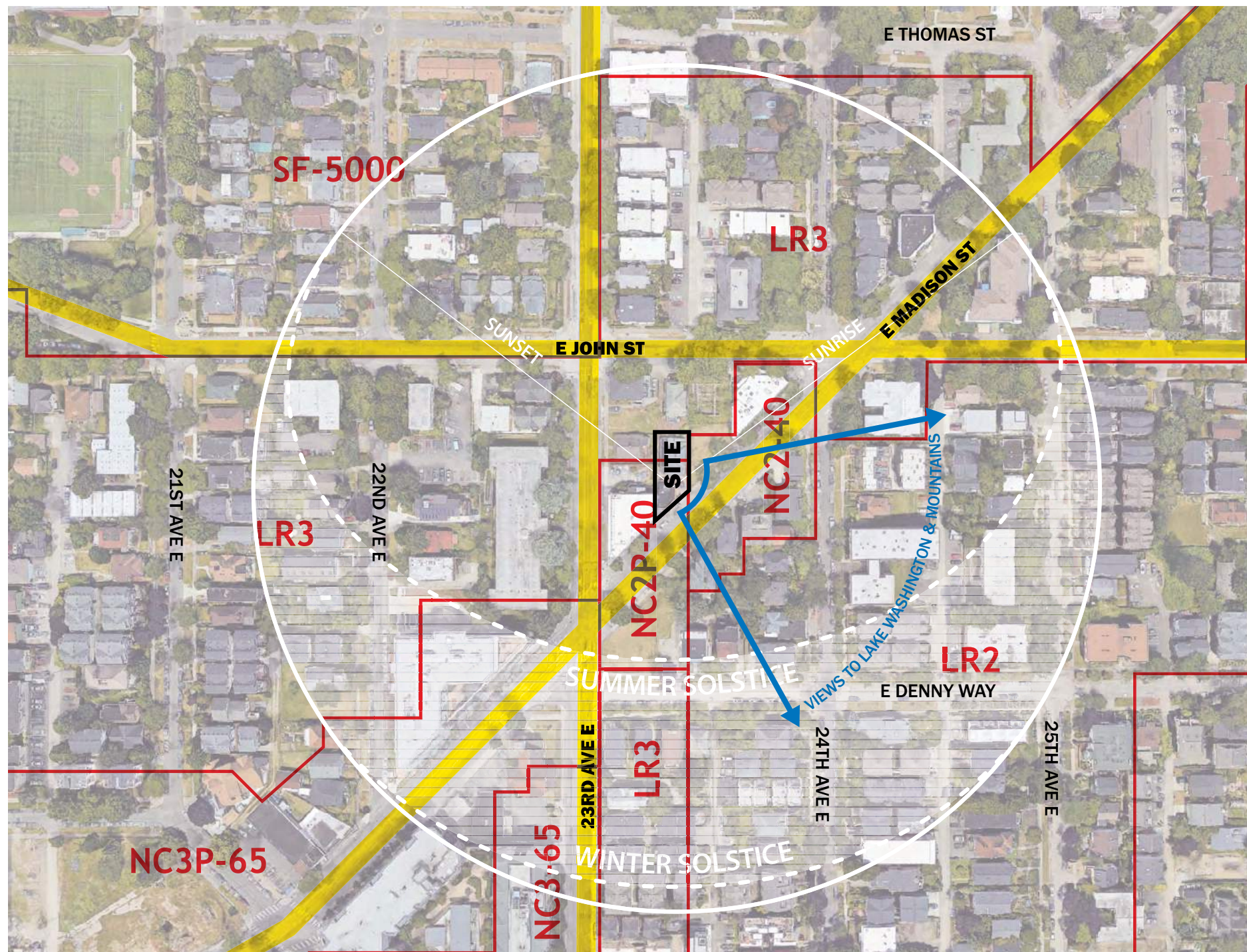
Zone: LR3/NC2P-40

PROPOSAL:

Construct a five story 10,000 sq. ft. mixed use building with approximately 17 residential units and 470 sq. ft. of ground floor commercial space. More than 50% of the proposed dwelling units will be Small Efficiency Dwelling Units (SEDUs). Parking is not required and will not be provided. The proposal project would replace two small buildings containing commercial and residential use.

This is a challenging site in that it is made up of two zones; LR3 and NC2P-40 and is on Madison street, which has a steep slope, narrow sidewalks and overhead power lines. All of these factors define a very unique buildable area.





Located in the Stephens neighborhood of the Capitol Hill / Central District, home to one of the most dynamic areas in the city. The site currently houses two older two story buildings, both unoccupied. Historically they have housed both commercial and residential tenants. The block itself is made up mostly of older buildings. An older masonry mixed use three story building sits directly to the west, a new small congregate five story residential building sits directly to the east and a two story mixed use brick and stucco building holds down the east end of the block.

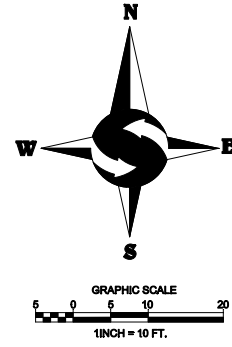
Madison Avenue, a main thoroughfare from downtown to Lake Washington is steeply sloped across the site downhill heading east. Over the length of the only 34' south property line the sidewalk drops approximately four feet.

Views of the mountains and lake are to the east and south and will get better the higher up you go in the building. Sun and light will best to the east and south, especially on the upper floors. Buildings on the property lines at the adjacent east and west will greatly reduce natural lighting along these lines. The north LR3 portion of the site abuts neighboring LR3 and will have thirty feet between buildings. The south provides ample sun and nature alighting as it is street facing.

Older buildings in this area tend to be smaller in scale and separated between commercial and residential use. Newer buildings often are larger and have a mixed use make up. Because of a large number of new projects being built conforming to current land use code, the street uses are becoming more pedestrian and retail or service oriented. Overall the architectural type is, like many in the area, eclectic and of many different generations.

The site's zoning is a combination of L3 and NC. The existing structure in the L3 portion is non-conforming with regards to the north and east yards. Only seven feet from the north property line (15' required) and three feet from the east (5' required) The neighboring mixed use building to the west is built to the south property line and the congregate building to the east an average of three feet off of the property line.





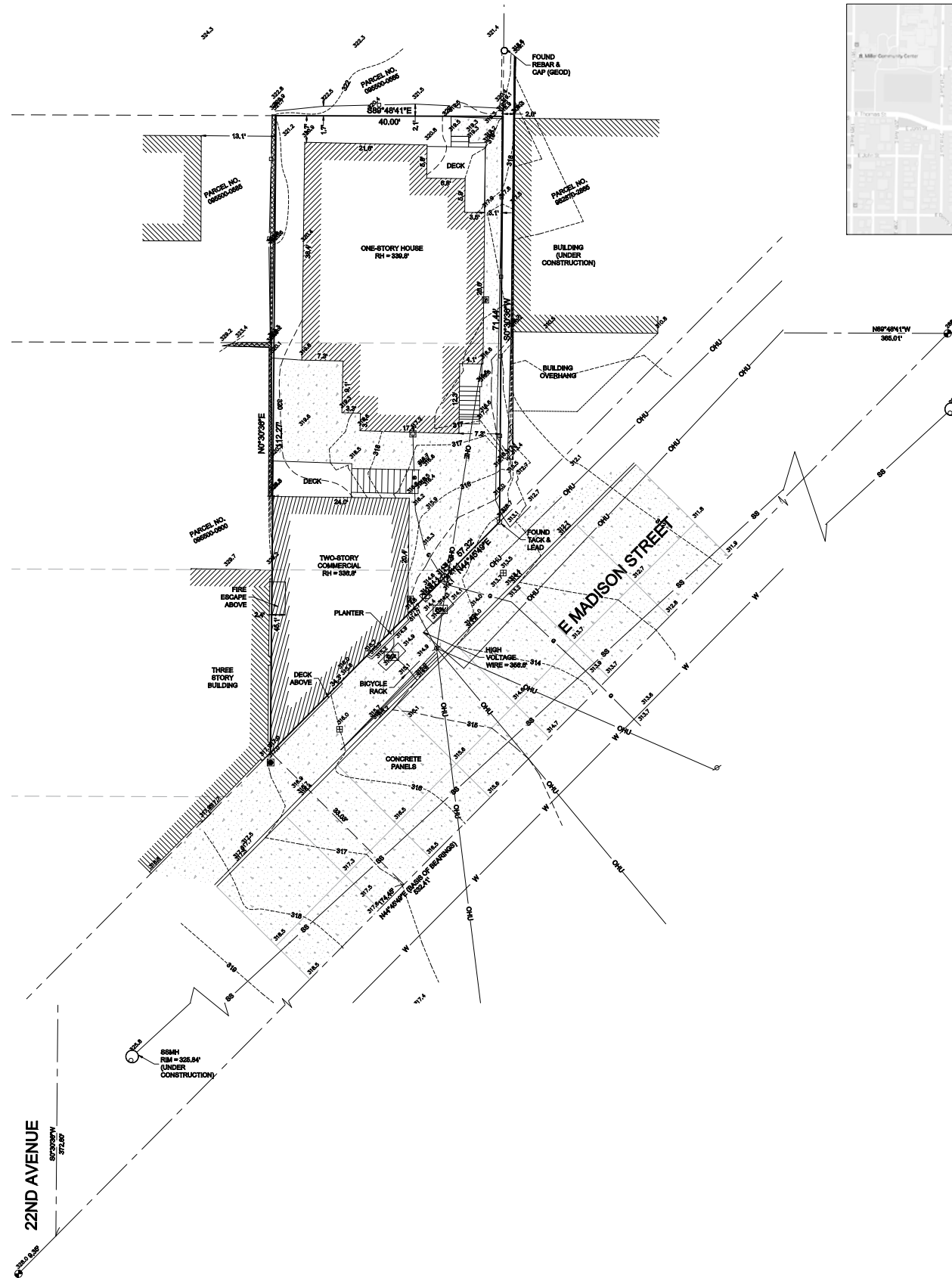
GENERAL NOTES

1. THIS SURVEY WAS COMPLETED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST ON THIS PROPERTY THAT ARE NOT SHOWN HEREON.
2. INSTRUMENTATION FOR THIS SURVEY WAS A 3-SECOND NIKON NIVO 5.0 TOTAL STATION. PROCEDURES USED IN THIS SURVEY MEET OR EXCEED STANDARDS SET BY WAC 352.03(4)(c).
3. THE INFORMATION ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE IN SEPTEMBER 2016 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.
4. UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON ABOVE GROUND OBSERVATIONS AND AS-BUILT PLANS WHERE AVAILABLE. ACTUAL LOCATIONS OF UNDERGROUND UTILITIES MAY VARY AND UTILITIES NOT SHOWN ON THIS SURVEY MAY EXIST ON THIS SITE.
5. ALL MONUMENTS WERE LOCATED DURING THIS SURVEY UNLESS OTHERWISE NOTED.

VERTICAL DATUM & CONTOUR INTERVAL



ELEVATIONS SHOWN ON THIS DRAWING WERE DERIVED FROM INFORMATION PROVIDED BY THE WGS SURVEY DATA WAREHOUSE.
 POINT ID NO. 8NVC2827
 3" BRASS CAP IN THE SOUTHEAST CORNER OF THE INTERSECTION OF E MADISON STREET AND 23RD AVENUE E.
 ELEVATION: 327.523 FEET NAVD 88
 1.7' CONTOUR INTERVAL - THE EXPECTED VERTICAL ACCURACY IS EQUAL TO 1/2 THE CONTOUR INTERVAL OR PLUS / MINUS 0.9' FOR THIS PROJECT.



VICINITY MAP
NTS

LEGEND

- FOUND MONUMENT IN CASE
- FOUND REBAR AS DESCRIBED
- TACK IN LEAD FOUND
- SET 60" X 24" IRON ROD
- W/1" YELLOW PLASTIC CAP
- ⊕ POWER METER
- ⊕ UTILITY POLE
- ⊕ GAS METER
- ⊕ SANITARY SEWER CLEANOUT
- ⊕ SANITARY SEWER MANHOLE
- ⊕ WATER VALVE
- ⊕ FIRE HYDRANT
- ⊕ WATER METER
- ⊕ FIBER OPTIC VAULT
- SB — APPROXIMATE LOCATION SANITARY SEWER LINE
- ⊕ POWER VAULT
- OP — OVERHEAD POWER
- OU — OVERHEAD UTILITIES
- X — CHAINLINK FENCE
- W — WOOD FENCE
- C — CONCRETE WALL
- ⊕ ROCKERY
- ⊕ ASPHALT SURFACE
- ⊕ CONCRETE SURFACE
- ⊕ GRAVEL SURFACE
- CE CEDAR
- DE DECIDUOUS
- DF DOUGLAS FIR
- MP MAPLE
- PI PINE
- * INDICATES MULTI-TRUNK

LEGAL DESCRIPTION

THAT PORTION OF LOTS 34 AND 35, BLOCK 8, BOSTON HEIGHTS ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGE 183, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 3; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 40 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID BLOCK 8 TO THE NORTHWESTERLY LINE OF EAST MADISON STREET; THENCE NORTH EASTERLY ALONG SAID NORTHWESTERLY LINE TO THE EASTERLY LINE OF SAID LOT 4; THENCE NORTH ALONG THE EAST LINE OF SAID BLOCK 8 TO THE POINT OF BEGINNING.

SITUATE IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON.

BASIS OF BEARINGS

THE PLAT OF BOSTON HEIGHTS ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGE 183, IN KING COUNTY, WASHINGTON, ACCEPTED A BEARING OF FOR THE CENTERLINE OF E MADISON STREET BASED ON FOUND MONUMENTS IN CASE.

PROJECT INFORMATION

SURVEYOR: SITE SURVEYING, INC.
 2350 NE 11TH ST
 SAMMAMISH, WA 98074
 PHONE: 425.236.4412

PROPERTY OWNER: MADISON FM, LLC
 2016 10TH AVENUE NE
 BELLEVUE, WA 98004

TAX PARCEL NUMBER: 090000-0000

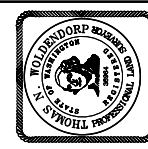
PROJECT ADDRESS: 2310 E MADISON STREET
 SEATTLE, WA 98112

ZONING: NC2P-40

JURISDICTION: CITY OF SEATTLE

PARCEL ACREAGE: 0.074 S.F. (0.004 ACRES)
 AS SURVEYED

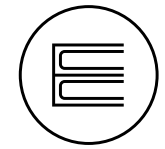
SE 1/4, SW 1/4, SEC 28, TWP 25N, RNG 4E, W.M.

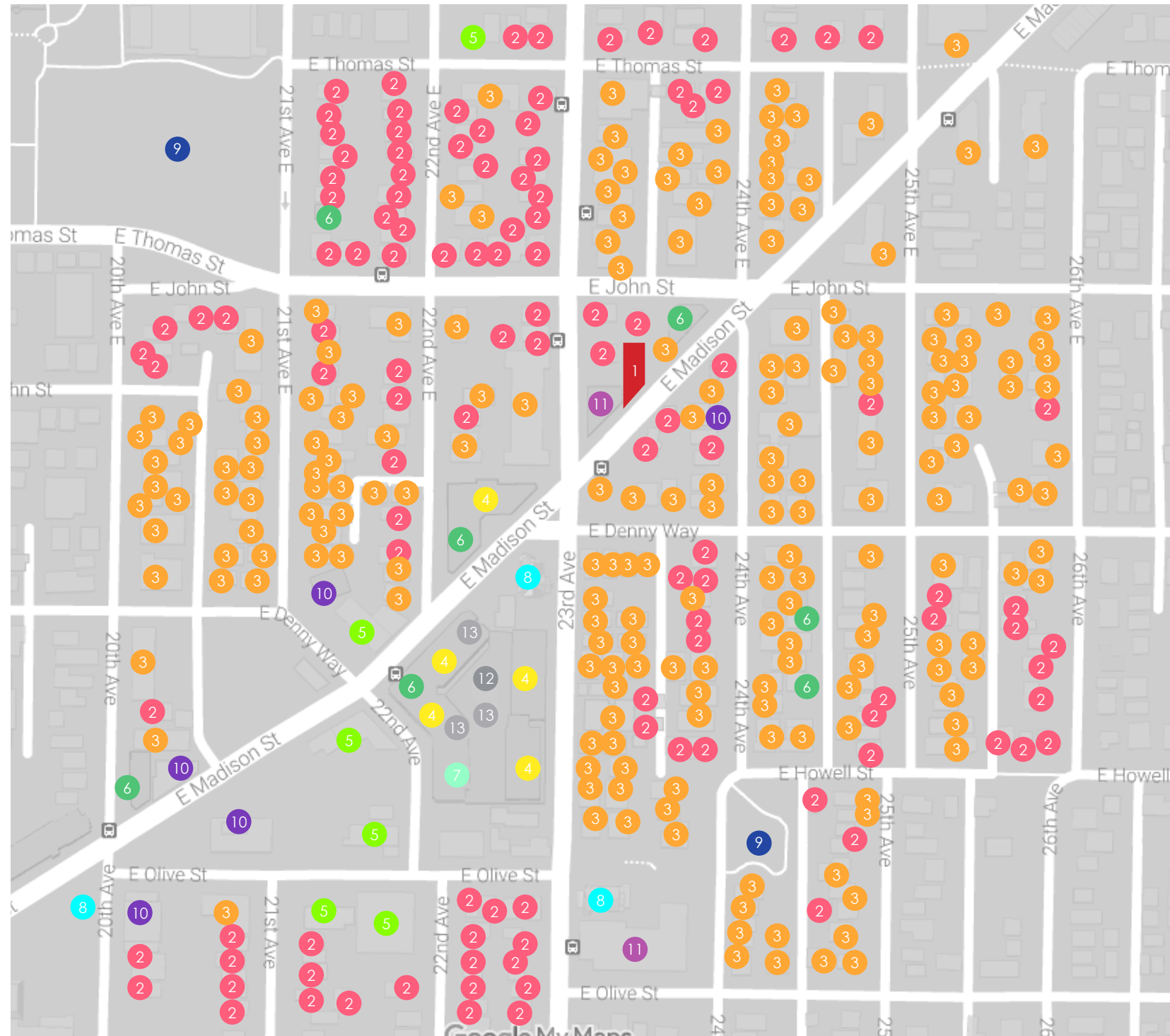


DATE	REVISION	DRN

TOPOGRAPHIC SURVEY
 MADISON FM, LLC
 2310 E MADISON STREET
 SEATTLE, WA 98112

PROJECT NO. 16-269
 DRAWN BY: EFJ
 CHECKED BY: TNW
 DATE: 9/4/16
 SHEET 1 OF 1

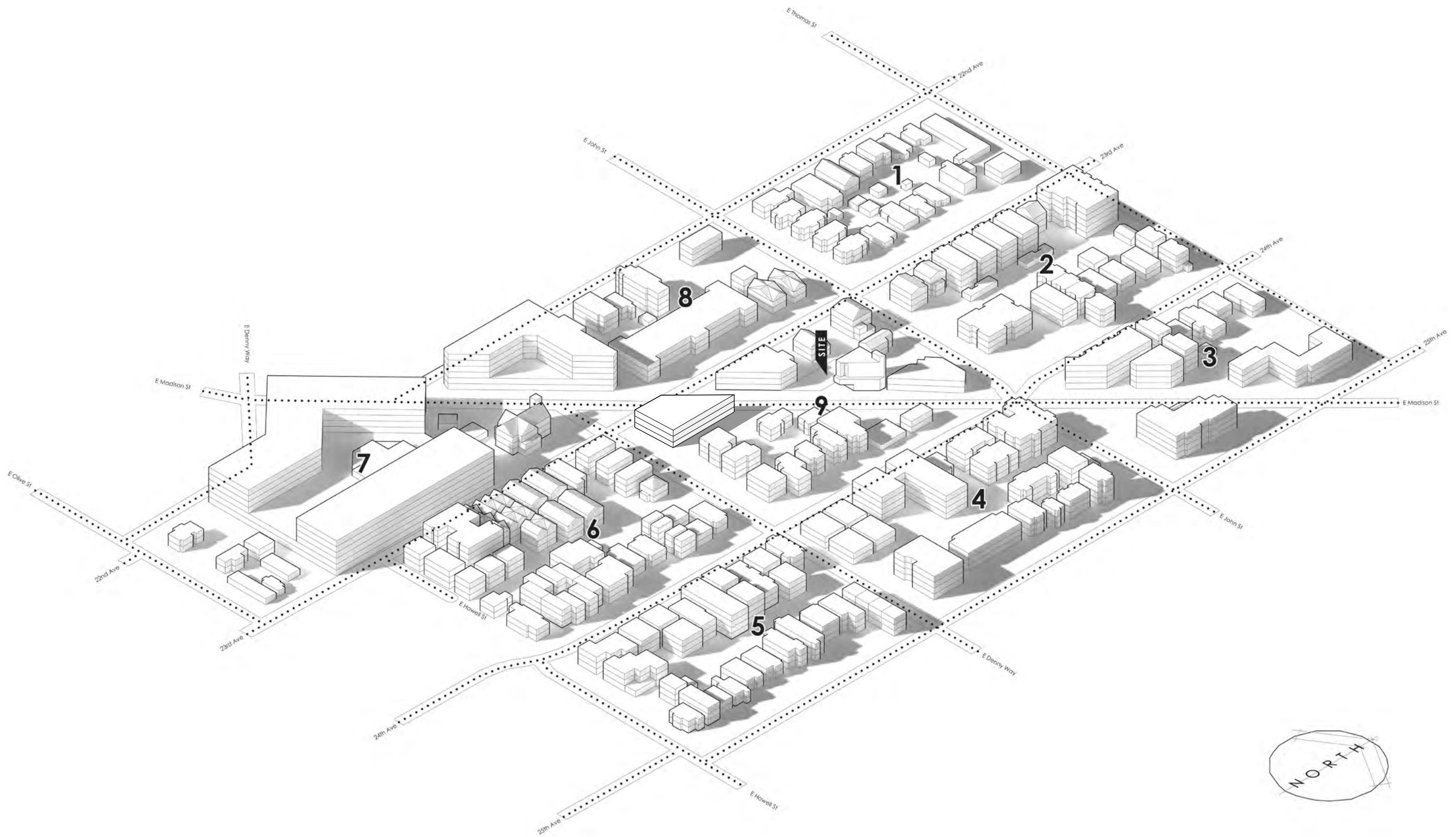




EXISTING USES IN NEIGHBORHOOD

- Project Location 1
- Single-family Residential 2
- Multi-family Residential 3
- Mixed Use Residential/Commercial 4
- Workshop/Warehouse 5
- Bar/Restaurant/commercial 6
- Grocery 7
- Church 8
- Park 9
- Offices 10
- Athletic Center 11
- Bank 12
- Medical 13



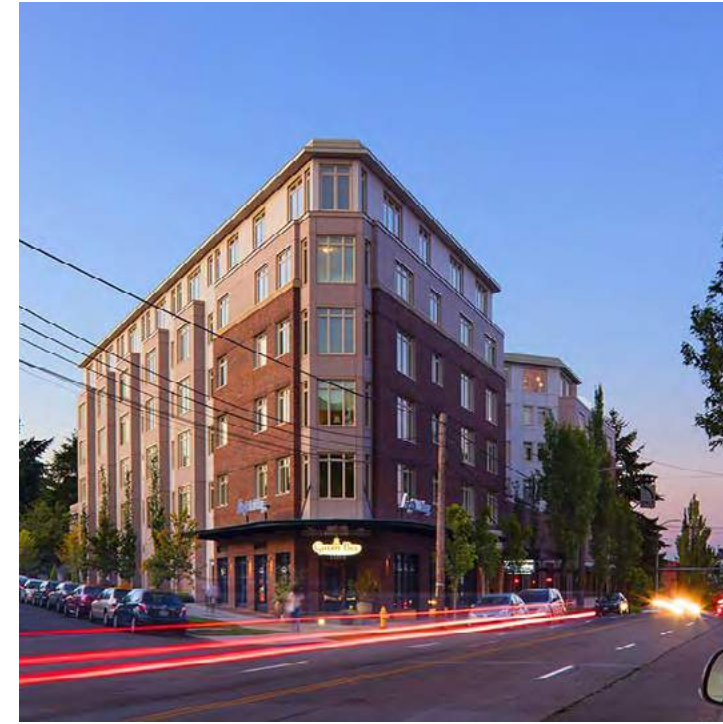




1. As the neighborhood becomes dense, residential buildings provide open space by including roof decks and elevated secondary pedestrian streetscapes.



2. Local buildings use contemporary materials such as wood paneling, metal and synthetic paneling, such as the fiber reinforced concrete "oko" paneling shown in the building across the street.



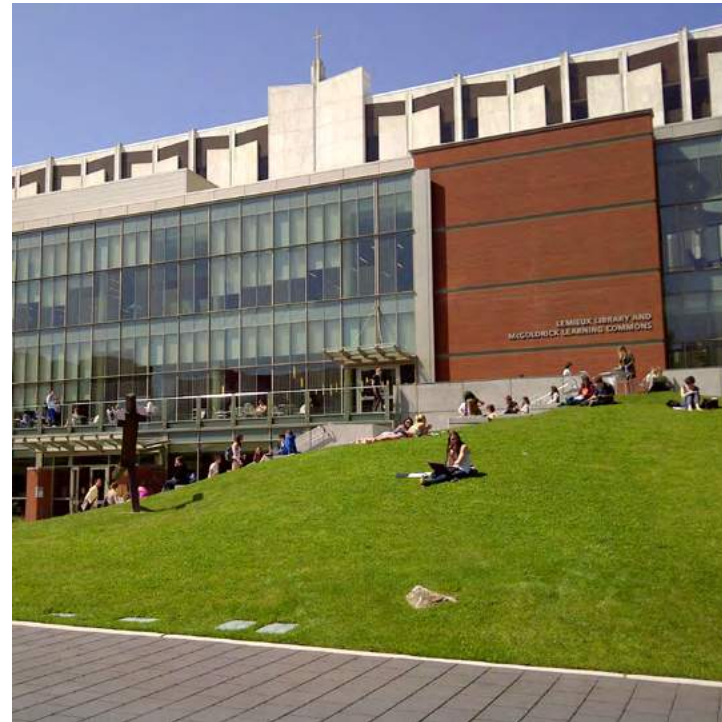
3. residential buildings provide commercial/retail on street level, enriching the street life and increasing walkability.



4. Resources for environmentally conscious residents scatter the neighborhood, including the central coop, the Mad-P Pea patch community garden, the City People's garden store, and a Trader Joe's grocery store.



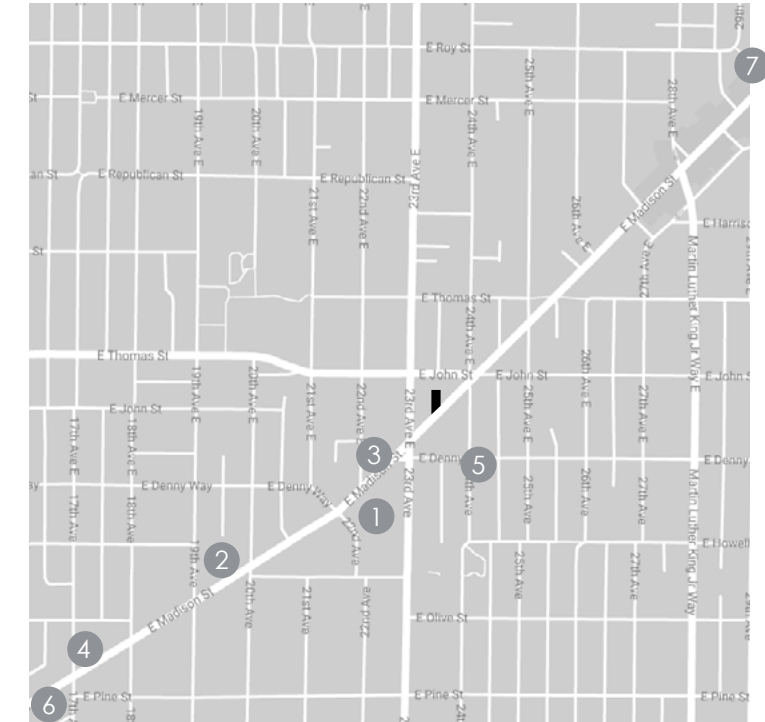
5. High density results in smaller living situations; contemporary materials and massing strategies are prevalent.



6. The site is a short bike trip away from several schools, including Seattle U and Seattle Central College in central Capital Hill.



7. Parks such as the Washington park play field, Washington Park Arboretum, Madison park beach, and Volunteer park are within walking/biking distance.



VIEW LOCATION KEY PLAN



PROJECT LOCATION

EAST MADISON STREET - LOOKING NORTH



ACROSS FROM SITE

EAST MADISON STREET - LOOKING SOUTH



ACROSS FROM SITE - LOOKING SOUTH



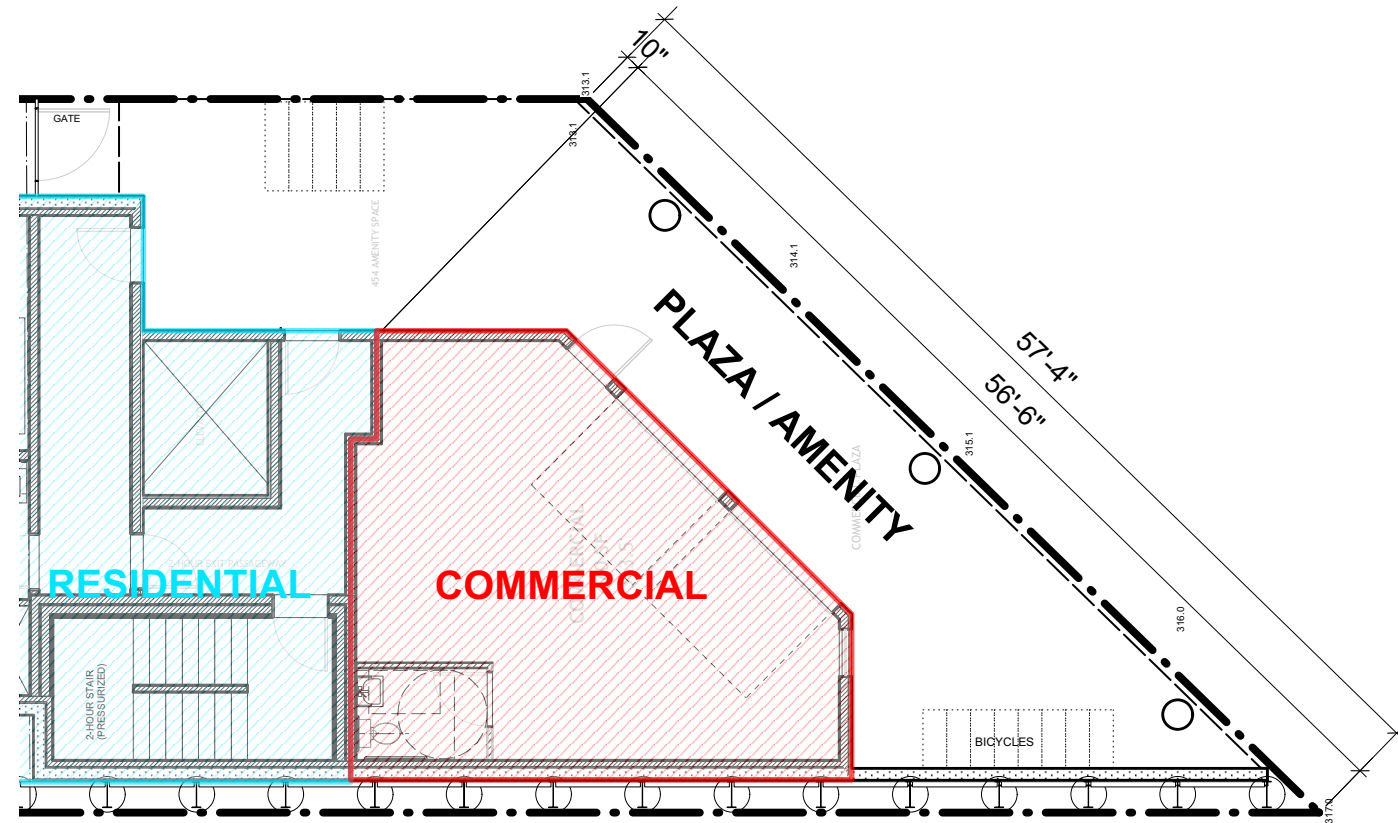
PROJECT LOCATION - LOOKING NORTH

ZONING ANALYSIS

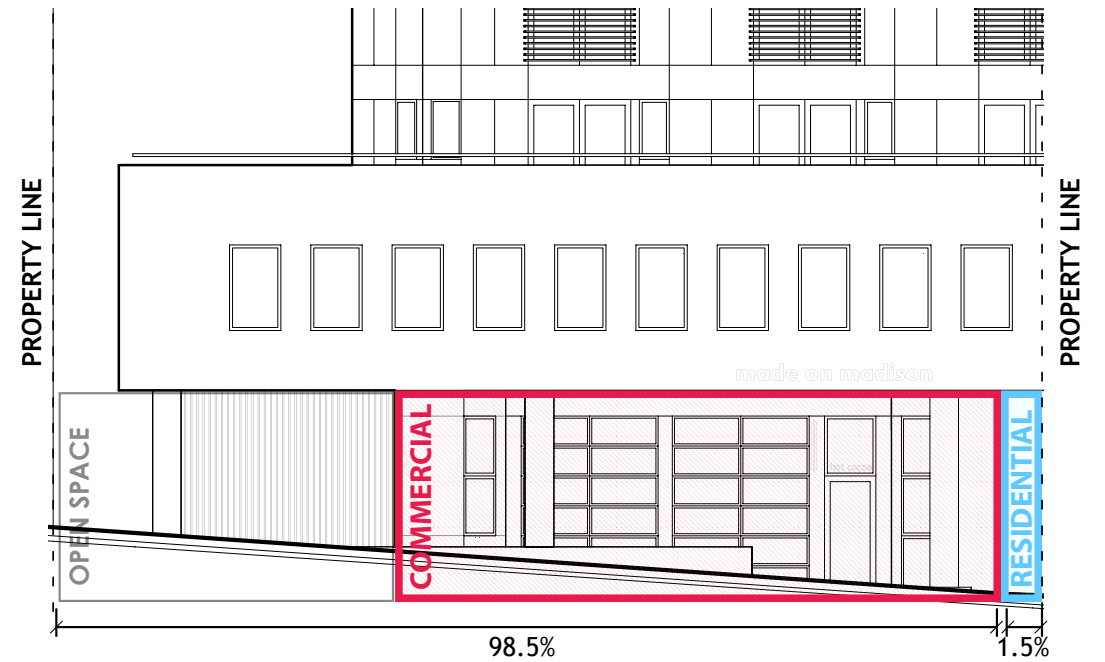
ADDRESS: 2310 E MADISON ST.
 ZONE: NC2P-40 & LR3
 OVERLAY: MADISON-MILLER (RES. URBAN VILLAGE)

CODE SECTION	CODE STANDARD	PROPOSED
23.41.004 DESIGN REVIEW	Line i: Congregate residences and residential uses in which more than 50% of dwelling units are SEDUs between 5,000 to 12,000 SF: Streamlined Design Review	10,219 SF = SDR
23.47A.004 / 23.45.504 PERMITTED & PROHIBITED USES	NC2: Commercial and residential uses are permitted. LR3: Residential uses are permitted.	618 s.f. commercial & 17 dwelling units (12 SEDUs)
23.47A.005 STREET-LEVEL USES	In a pedestrian-designated zone, residential uses may occupy no more than 20% of the street-level street-facing facade.	Conforming, see page 9
23.47A.008 STREET-LEVEL DEV. STANDARDS	Blank segments may not exceed 20 feet in width. Total of all blank segments may not exceed 40% of the street-facing facade. 60% of street-facing facade shall be transparent. Visually prominent entry. 6' deep continuous weather protection over the sidewalk.	Conforming, see page 10
23.47A.012 / 23.45.514 STRUCTURE HEIGHT	40' base height limit from average grade level. NC2: 4' increase for 13' flr-to-flr commercial use LR3: 4' increase for partially below grade story	Conforming, see elevations on page 20-22
23.47A.013 / 23.45.510 FLOOR AREA RATIO	NC2P-40: 3.2 FAR LR3 (with LEED or Built-Green): 2.0 FAR	Conforming, see page 13
23.47A.014 / 23.45.518 SETBACK REQUIREMENTS	NC2P-40: None required. LR3: 15' rear setback, 5' side setback for facades <40'	15' rear setback 5' side setback in LR3 portion, see page 13
23.47A.016 / 23.45.524 LANDSCAPING & SCREENING STANDARDS	NC2: Green Factor score of 0.3 or greater required. LR3: Green Factor score of 0.6 or greater required.	See Green Factor worksheet on page 14
23.47A.022 / 23.45.534 LIGHT & GLARE STANDARDS	Exterior lighting shall be shielded and directed away from adjacent properties.	Conforming, see page 14
23.47A.024 / 23.45.522 AMENITY AREA	NC2: An amount equal to 5 percent of the total gross floor area in residential use is required. LR3: An area equal to 25% of the lot area. A minimum of 50% of the required area shall be provided at ground level as common amenity area.	Conforming, see page 11
23.54.015 REQUIRED VEHICLE PARKING	No minimum requirement for residential uses within urban centers or urban villages with frequent transit service.	None. Project is located in an urban village with frequent transit
23.54.015 Table D REQUIRED BICYCLE PARKING	Dwelling units: 1 space per dwelling unit. (5 spaces req'd) SEDUs: 0.75 spaces per SEDU. (9 spaces req'd.) 14 total spaces required	14 bike spaces proposed See page 14
23.54.040 SOLID WASTE & RECYCLE STORAGE	For 16-25 dwelling units: 225 s.f. For residential units not readily described as dwelling units, such as congregated residences, the Director shall determine the amount of storage required based on # of sleeping rooms.	Conforming
23.45.527 FACADE LENGTH LIMITS	LR3: Max combined length of all portions of a facade within 15' of a side property line is 65% of the length of that property line	Conforming See page 12





STREET-LEVEL STREET-FACING USES PLAN



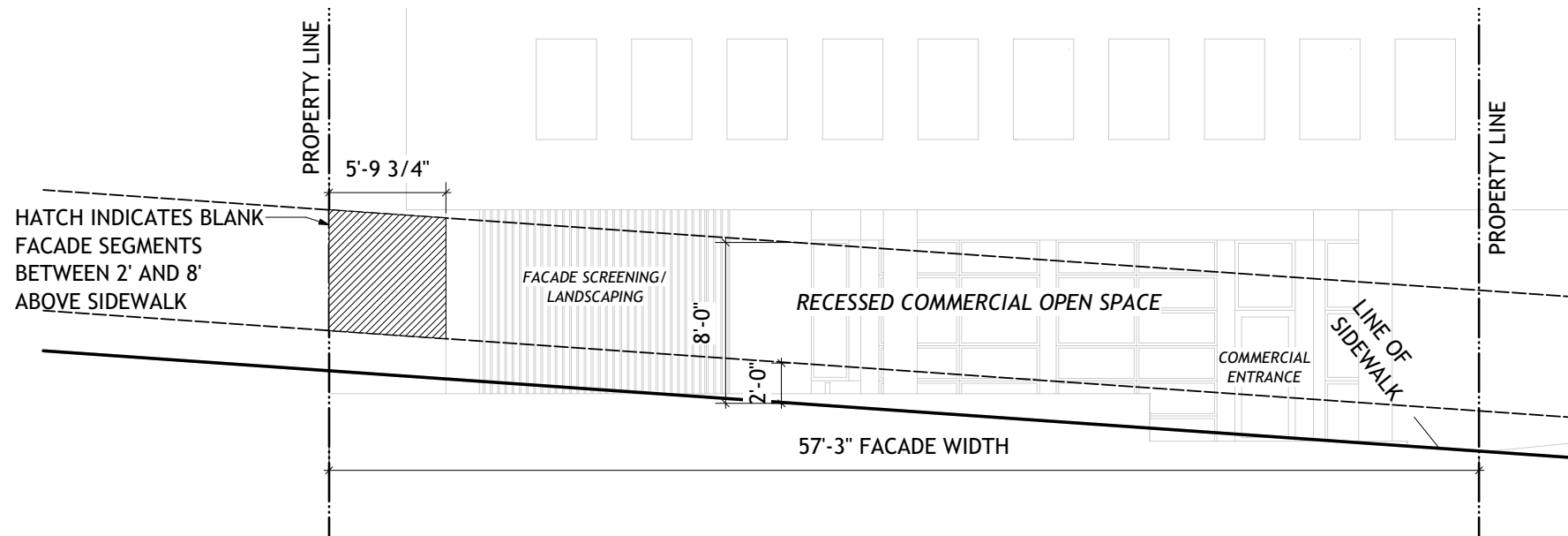
STREET-LEVEL STREET-FACING USES SOUTH ELEVATION

COMMERCIAL	= 36'-6" / 57'-4"	= 64%	
OPEN SPACE	= 20'-0" / 57'-4"	= 34.5%	
		= 98.5%	MINIMUM 80%
RESIDENTIAL	= 0'-10" / 57'-4"	= 1.5%	MAXIMUM 20%

23.47A.005 STREET LEVEL USES

NOT MORE THAN 20% OF THE STREET-FACING STREET-LEVEL FACADE MAY BE OCCUPIED BY A RESIDENTIAL USE. COMMERCIAL USES REQUIRED ALONG STREET-FACING FACADE

- D.1 THE FOLLOWING ARE REQUIRED ALONG 80% OF PRINCIPAL PEDESTRIAL STREET
- J. PARKS AND OPEN SPACE
 - L. SALES AND SERVICES



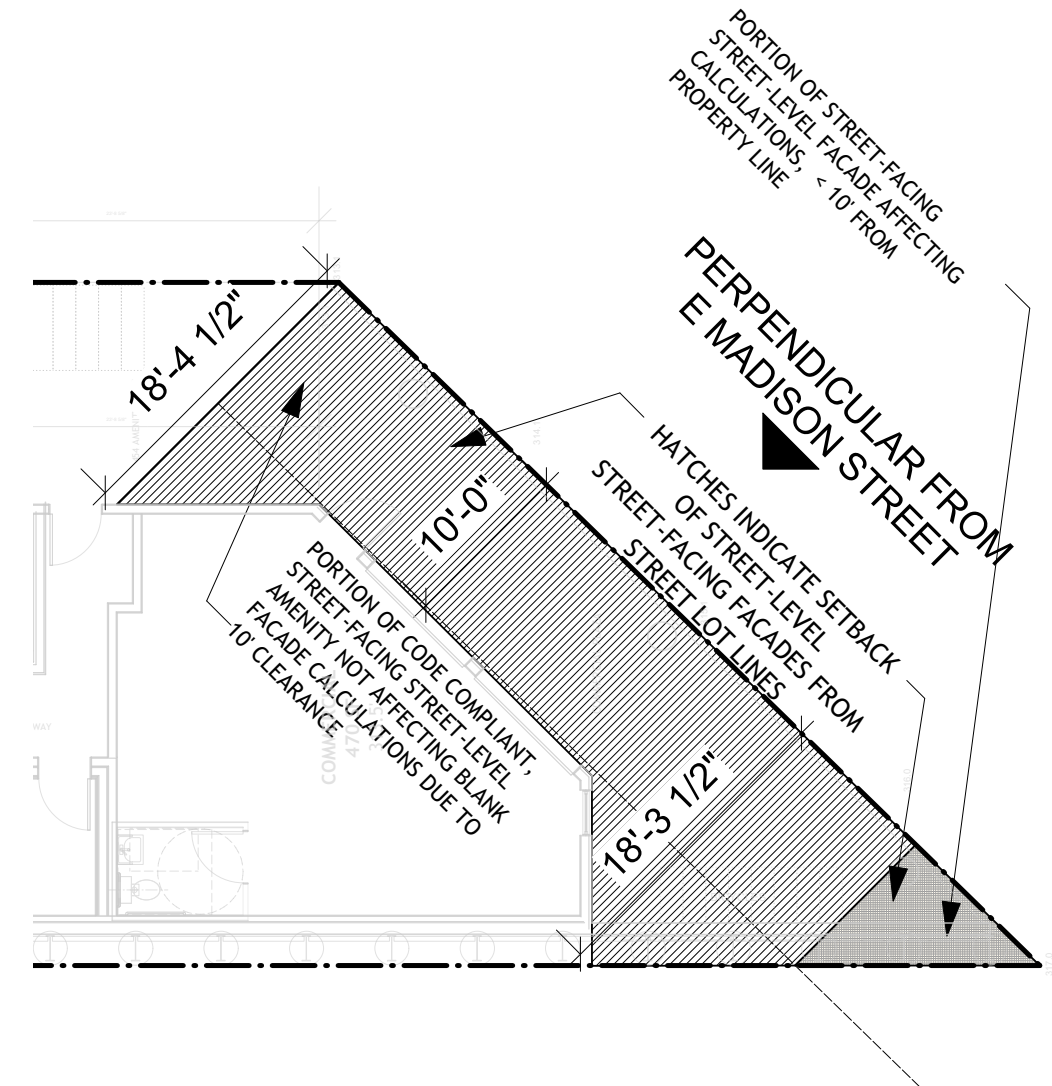
MAX. 40% WIDTH OF FACADE MAY BE BLANK.
 $.4 \times 57.25 = 22.9'$ MAX.

PROPOSED: 5.78'

APPLICABLE STREET-LEVEL DEVELOPMENT STANDARDS (23.47A.008):

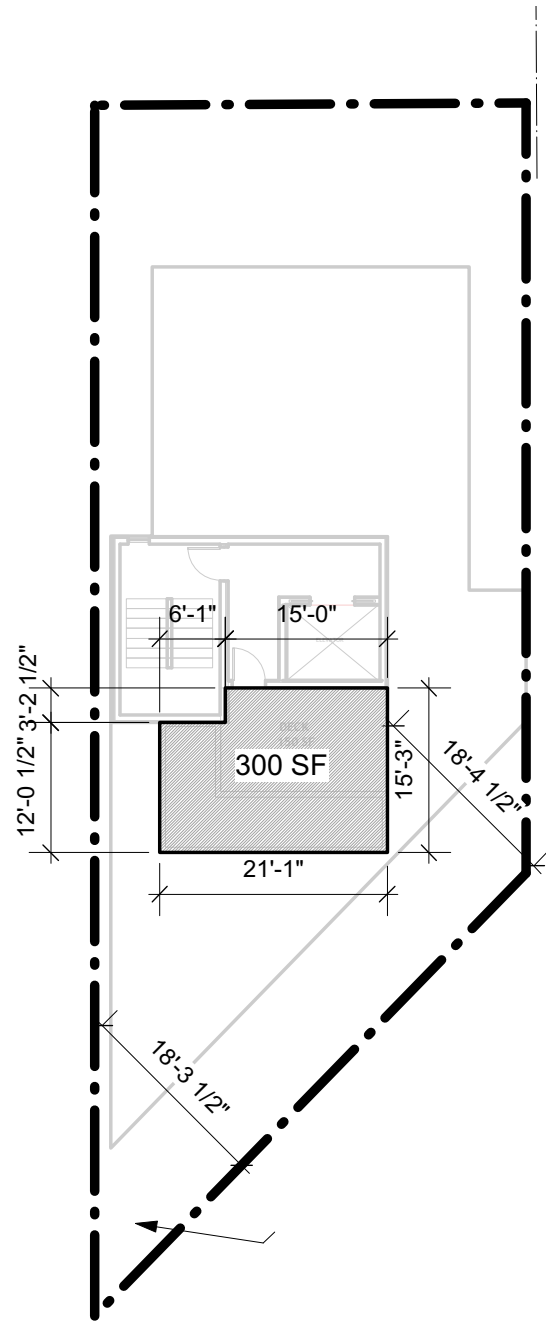
1. Blank segments of the street-facing facade between 2 feet and 8 feet above the sidewalk may not exceed 20 feet in width.
2. The total of all blank facade segments may not exceed 40 percent of the width of the facade of the structure along the street.
3. Street-level street-facing facades shall be located within 10 feet of the street lot line, unless wider sidewalks, plazas, or other approved landscaped or open spaces are provided.
4. At least one of the street-level street-facing facades containing a residential use shall have a visually prominent pedestrian entry.

**STREET-LEVEL STREET-FACING BLANK FACADES
 SOUTH ELEVATION**

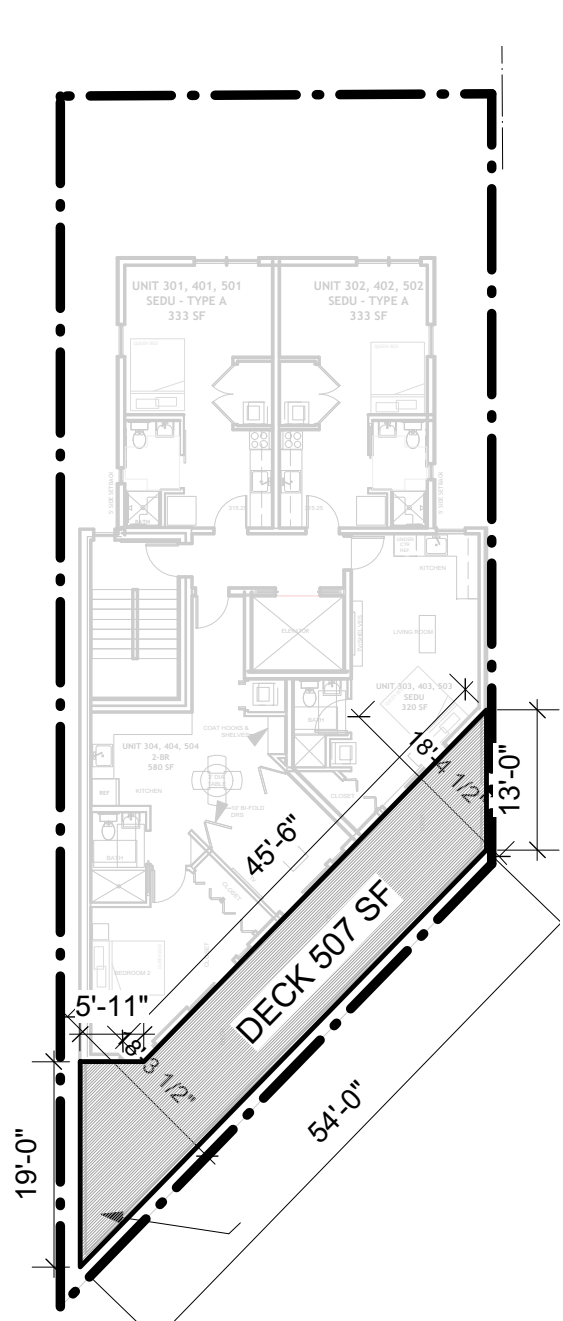


**STREET-LEVEL STREET-FACING BLANK FACADES
 PLAN**

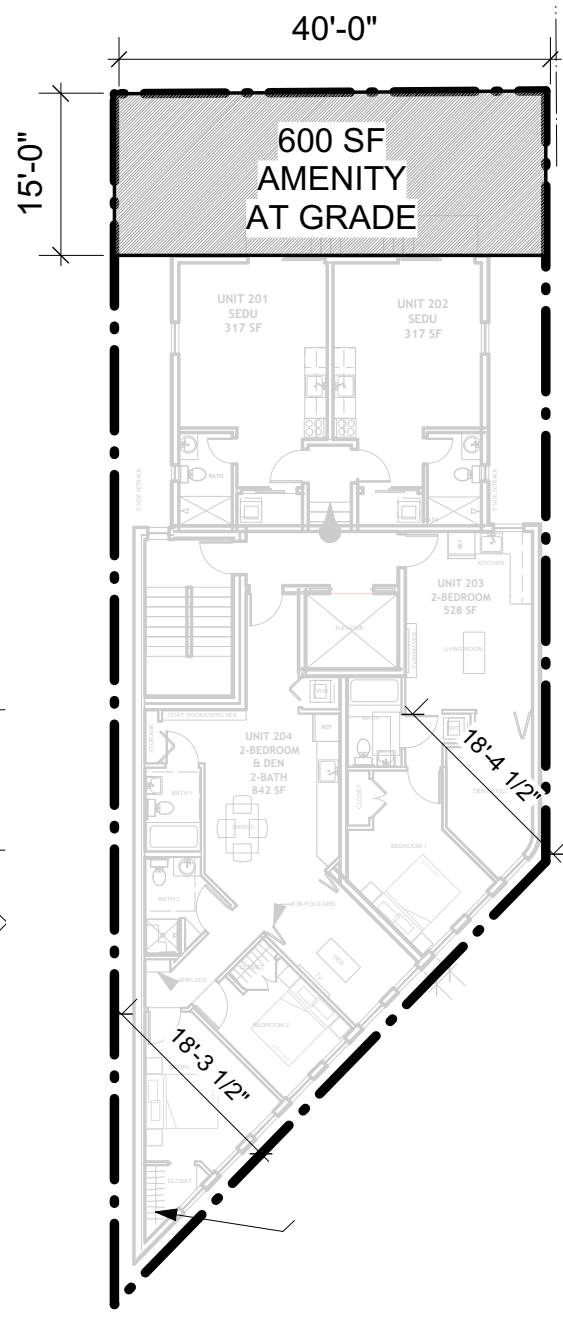




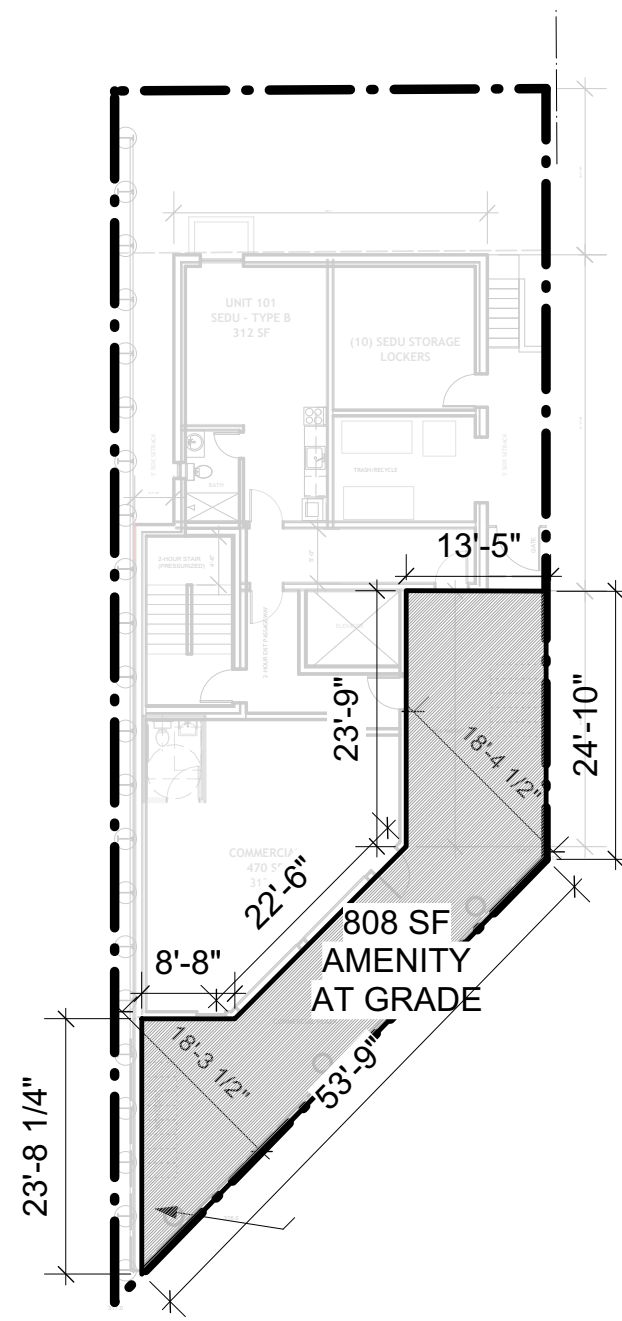
ROOF



LEVEL 3



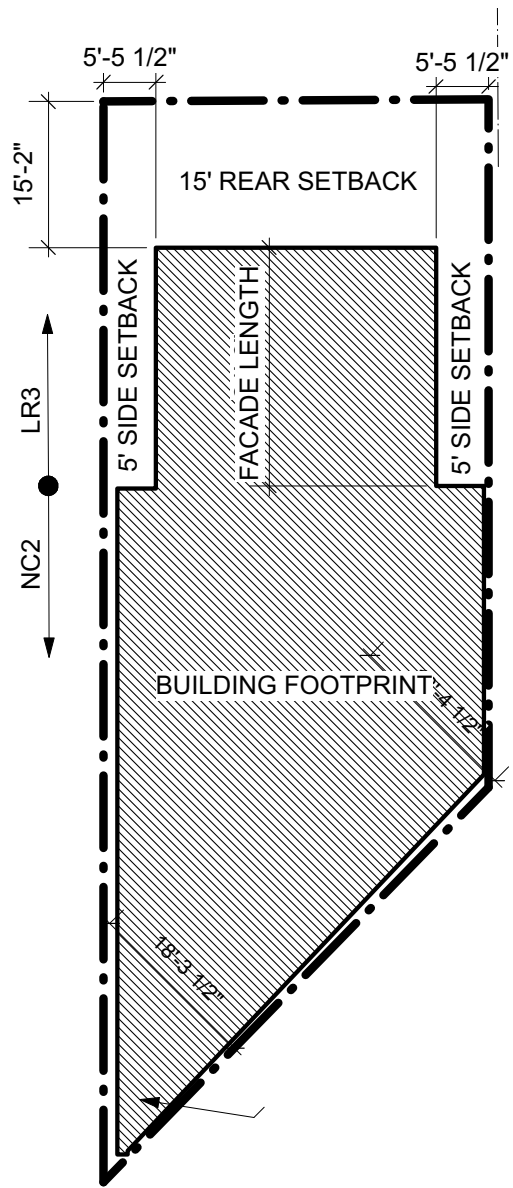
LEVEL 2 AT GRADE



LEVEL 1 AT GRADE

AMENITY AREAS	
REQUIRED AREA:	
LR3:	25% OF LOT AREA .25 x 1600 SF = 400 SF
NC2-40:	5% OF GROSS FLOOR AREA IN RES. USE: 6689 SF - 618 SF COMM. USE = 6071 SF .05 x 6071 = 304 SF
TOTAL REQUIRED:	704 SF
PROPOSED:	
AT GRADE:	1408 SF
DECKS:	
-LEVEL 3	507 SF
-ROOF	300 SF
TOTAL PROPOSED:	2215 SF

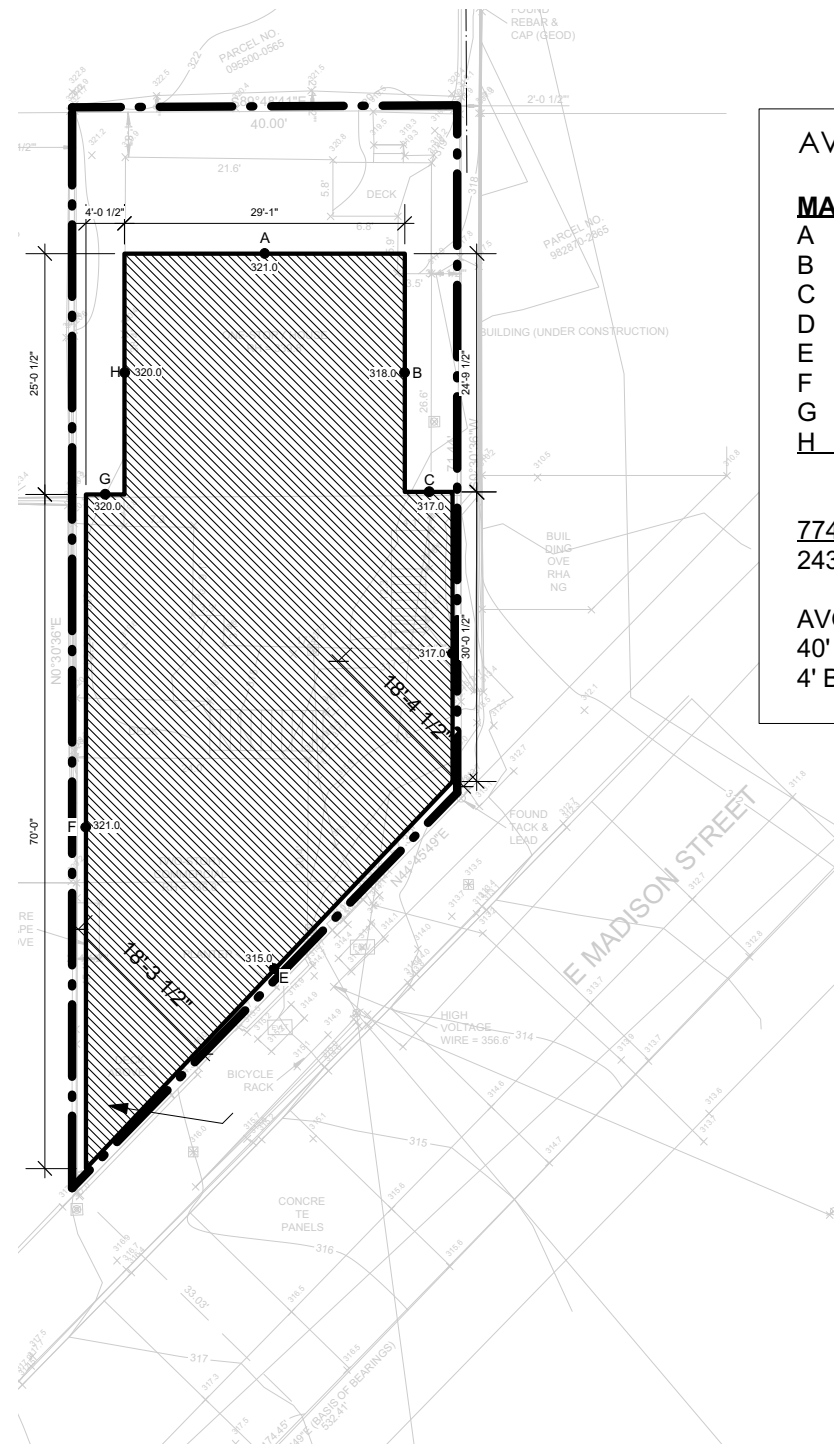




SETBACKS

NC2:
NO SETBACKS APPLY TO THIS PORTION OF THE LOT

LR3:
FRONT: N/A
REAR: 15' (NO ALLEY)
SIDE: 5' (FACADE <40' LENGTH)



AVERAGE GRADE LEVEL CALC

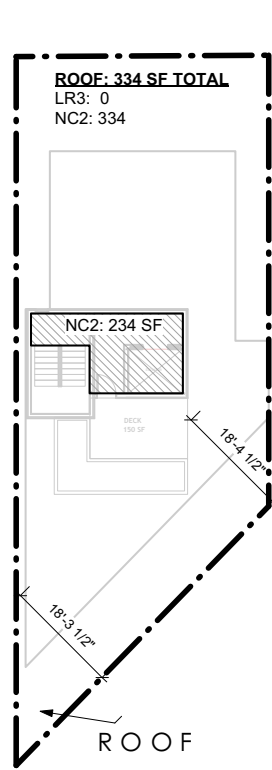
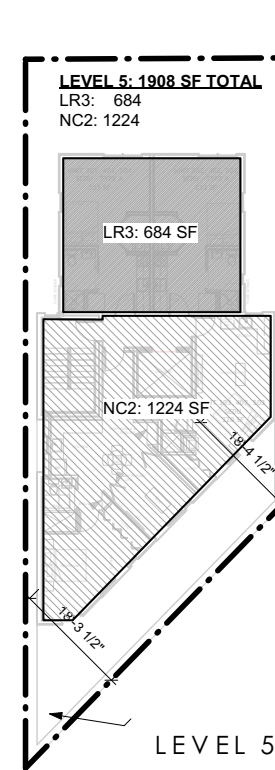
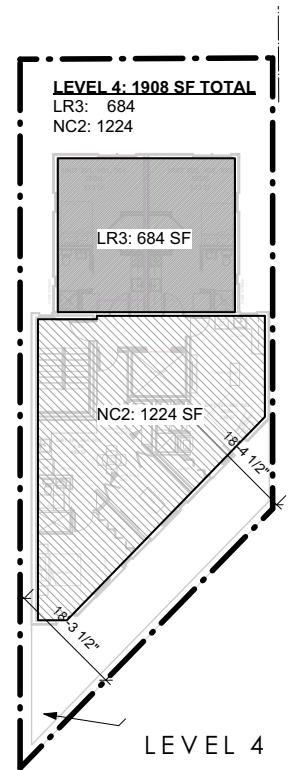
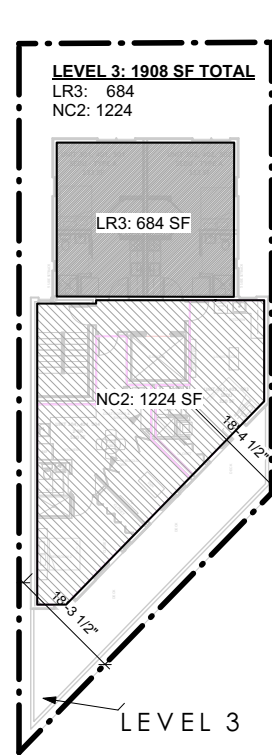
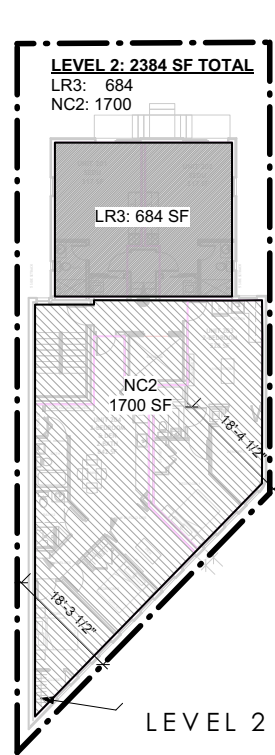
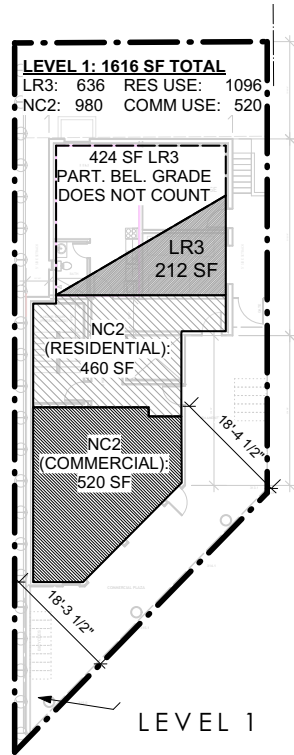
MARK	LENGTH	ELEVATION	L x E
A	29.08'	321.0	9,334.68
B	24.75'	318.0	7,870.5
C	4.96'	317.0	1,572.32
D	30.0'	317.0	9,510.0
E	55.33'	315.0	17,428.95
F	70.0'	321.0	22,470
G	4.04'	320.0	1,292.8
H	25.04'	320.0	8,012.8
	243.2	0.0	

$77491.55 = 318.63$ AVG GRADE LEVEL
243.2

AVG. GRADE LEVEL: 318.63
40' BASE HEIGHT LIMIT 358.63
4' BONUS FOR 13' FLR-FLR 362.63

SETBACKS
1/16" = 1'-0"

AVERAGE GRADE LEVEL
1/16" = 1'-0"



GROSS FLOOR AREA & UNITS

FLOOR	NC	LR3	UNITS	BEDS
LEVEL 1	980	212	1	1 (1) SEDUs, 520 SF COMMERCIAL
LEVEL 2	1700	684	4	7 (2) SEDUs, (1) 3-BR, (1) 2-BR
LEVEL 3	1224	684	4	5 (3) SEDUs, (1) 2-BR
LEVEL 4	1224	684	4	5 (3) SEDUs, (1) 2-BR
LEVEL 5	1224	684	4	5 (3) SEDUs, (1) 2-BR
ROOF	234	0	0	
TOTAL	6586	2948	17	23 (12) SEDU, (4) 2-BR, (1) 3-BR

FLOOR AREA RATIO (FAR) CALCULATION

MAX SF:

MAX. ALLOWED IN NC2P-40:

FAR: 3.2
 3.2 x 2074 SF LOT AREA = 6637 SF

MAX. ALLOWED IN LR3 (w/LEED OR BUILT-GREEN):

FAR: 2.0
 2.0 x 1600 SF LOT AREA = 3200 SF

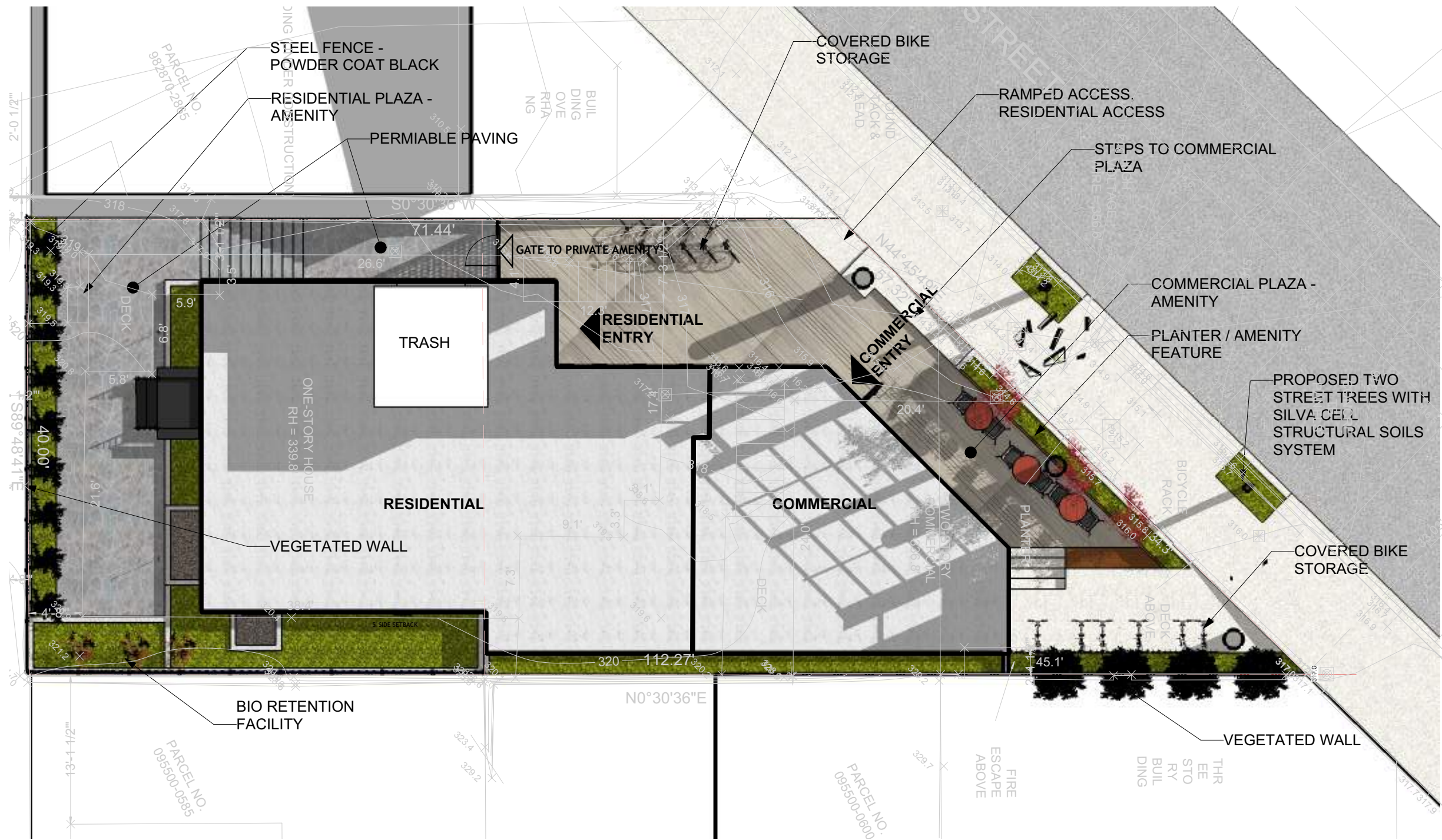
TOTAL SF ALLOWED : 9837 SF

PROPOSED:

NOTE: AREA OF LEVEL 1 LOCATED IN THE LR3 ZONE IS PARTIALLY BELOW GRADE AND IS SUBTRACTED FROM THE FAR CALC.

NC2: 6586 (LESS THAN 6637 MAX.)
 LR3: 2948 (LESS THAN 3200 SF MAX.)

GROSS FLOOR AREA DIAGRAMS
 1/16" = 1'-0"



Green Factor Score Sheet SEATTLE green factor

Project title: _____ Parcel size (enter this value first) **1,600** of parcel **SCORE 0.693**

Landscaping Elements**	Totals from GF worksheet	Factor	Total
A Landscaped areas (select one of the following for each area)			
1 Landscaped areas with a soil depth of less than 24"	0	0.1	-
2 Landscaped areas with a soil depth of 24" or greater	320	0.6	192.0
3 Bioretention facilities	55	1.0	55.0
B Plantings (credit for plants in landscaped areas from Section A)			
1 Mulch, ground covers, or other plants less than 2' tall at maturity	320	0.1	32
2 Shrubs or perennials 2+ at maturity - calculated at 12 sq ft per plant (typically planted no closer than 18" on center)	27	0.3	97
3 Tree canopy for "small trees" or equivalent (canopy spread 8' to 15') - calculated at 75 sq ft per tree	3	0.3	68
4 Tree canopy for "small/medium trees" or equivalent (canopy spread 16' to 20') - calculated at 150 sq ft per tree	3	0.3	45.0
5 Tree canopy for "medium/large trees" or equivalent (canopy spread of 21' to 25') - calculated at 250 sq ft per tree	0	0.4	-
6 Tree canopy for "large trees" or equivalent (canopy spread of 26' to 30') - calculated at 350 sq ft per tree	0	0.4	-
7 Tree canopy for preservation of large existing trees with trunks 6"+ in diameter - calculated at 20 sq ft per inch diameter	0	0.8	-
C Green roofs			
1 Over at least 2" and less than 4" of growth medium	0	0.4	-
2 Over at least 4" of growth medium	150	0.7	105.0
D Vegetated walls			
1 Permeable paving over at least 6" and less than 24" of soil or gravel	0	0.2	-
2 Permeable paving over at least 24" of soil or gravel	450	0.5	230.0
E Approved water features			
1 Permeable paving over at least 6" and less than 24" of soil or gravel	0	0.2	-
2 Permeable paving over at least 24" of soil or gravel	450	0.5	230.0
G Structural soil systems			
sub-total of sq ft = 2,164			
H Bonuses			
1 Drought-tolerant or native plant species	320	0.1	32.0
2 Landscaped areas where at least 50% of annual irrigation needs are met through the use of harvested rainwater	0	0.2	-
3 Landscaping visible to passersby from adjacent public right of way or public open spaces	0	0.1	-
4 Landscaping in food cultivation	0	0.1	-

** Do not count public rights-of-way in parcel size calculation.
** You may count landscape improvements in rights-of-way contiguous with the parcel. All landscaping on private and public property must comply with the Landscape Standards Director's Rule (DR 6-2009)

Green Factor Score Sheet SEATTLE green factor

Project title: _____ Parcel size (enter this value first) **2,056** of parcel **SCORE 0.301**

Landscaping Elements**	Totals from GF worksheet	Factor	Total
A Landscaped areas (select one of the following for each area)			
1 Landscaped areas with a soil depth of less than 24"	0	0.1	-
2 Landscaped areas with a soil depth of 24" or greater	200	0.6	120.0
3 Bioretention facilities	0	1.0	-
B Plantings (credit for plants in landscaped areas from Section A)			
1 Mulch, ground covers, or other plants less than 2' tall at maturity	200	0.1	20
2 Shrubs or perennials 2+ at maturity - calculated at 12 sq ft per plant (typically planted no closer than 18" on center)	17	0.3	61
3 Tree canopy for "small trees" or equivalent (canopy spread 8' to 15') - calculated at 75 sq ft per tree	3	0.3	68
4 Tree canopy for "small/medium trees" or equivalent (canopy spread 16' to 20') - calculated at 150 sq ft per tree	0	0.3	-
5 Tree canopy for "medium/large trees" or equivalent (canopy spread of 21' to 25') - calculated at 250 sq ft per tree	2	0.4	200.0
6 Tree canopy for "large trees" or equivalent (canopy spread of 26' to 30') - calculated at 350 sq ft per tree	0	0.4	-
7 Tree canopy for preservation of large existing trees with trunks 6"+ in diameter - calculated at 20 sq ft per inch diameter	0	0.8	-
C Green roofs			
1 Over at least 2" and less than 4" of growth medium	0	0.4	-
2 Over at least 4" of growth medium	0	0.7	-
D Vegetated walls			
1 Permeable paving over at least 6" and less than 24" of soil or gravel	150	0.7	105.0
E Approved water features			
1 Permeable paving over at least 6" and less than 24" of soil or gravel	0	0.2	-
2 Permeable paving over at least 24" of soil or gravel	0	0.5	-
G Structural soil systems			
sub-total of sq ft = 1,519			
H Bonuses			
1 Drought-tolerant or native plant species	200	0.1	20.0
2 Landscaped areas where at least 50% of annual irrigation needs are met through the use of harvested rainwater	0	0.2	-
3 Landscaping visible to passersby from adjacent public right of way or public open spaces	170	0.1	17
4 Landscaping in food cultivation	0	0.1	-

** Do not count public rights-of-way in parcel size calculation.
** You may count landscape improvements in rights-of-way contiguous with the parcel. All landscaping on private and public property must comply with the Landscape Standards Director's Rule (DR 6-2009)

14 SITE PLAN
05/26/2017

2310 E MADISON ST
streamlined design review
project number #3027313

ECCO
architecture & design
203 N 36th St., Suite 201, Seattle, WA 98103
206.706.3937 // www.eccodesigninc.com

Sun: (Pictured)

The site fronts Madison on the south, and a goal is to take advantage of this with a concentration of windows doors and open spaces on Madison. This could benefit both the building users and the users of the street. Weather protection on the street level is provided by the building overhang above. Shading of the neighbors to the north is reduced by the more restrictive massing of the LR zone resulting in larger setbacks / less solar blocking for the neighbors to the North. Solar and ventilation blockage is reduced on the south side of the building because setbacks required for existing power lines will reduce the building massing.

Topography:

Madison has a substantial slope up heading in the westerly direction, gaining over four feet of elevation over the width of the site. Because this is a narrow site it is not practical to step the floor levels to match the sidewalk. The project proposes to create a buffer between sidewalk and interior space/building face with an amenity space. This space will provide green space, public space and architectural interest that we feel will benefit both the passer by and the building user.

Plants and Habitat: (Pictured)

Concrete vs plantings the existing site has no existing green space. The proposal is to add green space at the north side buffering the lowrise zones to the north of the site and to add green edges along Madison. Street trees will also be planted in the parking strip.

CS2

Location in the City and Neighborhood:

The site is located in one of the most dynamic neighborhoods in the city. Situated in Capital Hill's east side it is very much a constantly evolving mix of people and cultures. A walkable neighborhood in a busy transit corridor, with all types of public services, restaurants and every manner of retail that is centrally located and close to all city neighborhoods.

Relationship to the Block:

The side of the block where the project site is located is a mix of office to the west, to the east is a congregate living facility and an historic two story retail building/office building to the east that contains a variety of retail tenants. Across the street is a new apartment building with ground floor retail and a small office building. The site itself currently consists of two buildings housing a small business and a residence, smaller in scale than the neighbors and beyond their serviceable life without substantial repair. We hope to add to the mix by providing a residential presence of life on the street at all hours of the day, and a ground floor retail space that provides additional neighborhood living room space for residential and office users of the block.

Streetscape Compatibility: (Pictured)

The goal for this development will be to add to the lively Madison street scene, and provide sidewalk café space opportunities). With the proposed open space and covered open space along Madison, the current layout would provide an eddy for the busy street current. The commercial portion will provide a variety of experiences and overlap with the residential uses for the development. One story above of residential will be near the sidewalk. The remaining three stories will be setback due to power line clearance requirements.



Height and compatibility: (Pictured)

The building height and massing is in keeping with the new buildings in the neighborhood. The step back from the street for the upper levels keeps the massing similar to some of the older neighboring buildings.

CS3

Architectural Concept:

Two levels of street oriented building topped by three stories of a quieter, slightly set back residential use. The floor level, front facing facade will consist primarily of storefront glass, creating a sense of openness to the street from behind a shared, open amenity space. The goal is to bring different pedestrian and user experiences than what the adjacent buildings on the block are providing. Pedestrian entries and bike parking are covered and set back from the building edge. The second floor will be a high quality cementitious siding OKO skin with a special metal trim detail around its windows to add scale and interest.

Emphasizing Positive Neighborhood Attributes: (Pictured)

The neighborhood is increasingly pedestrian oriented, with smaller scale businesses and residential buildings. The block has an intimate feel, with gems hidden in plain sight on the busy Madison street. The project goal is to add to that; the ground floor is proposed to be commercial just off the street with an indoor outdoor space adjacent to the sidewalk providing a softer transition between steeply sloped street and the retail space and expanding the public area of the building. The entry to the residential portion of the building is also proposed to be set back from the street providing

PL3 and PL4

Street Level Interaction: (Pictured)

Street level interaction is emphasized, we feel, by setting the building back 10' or more from the sidewalk. With a small site and a steeply sloped sidewalk it is very difficult to provide two ADA building access points and to avoid awkward interactions between building and sidewalk uses at two different levels. By creating two plaza areas with functional and visual access to the public it is our goal that the interaction with the street will have variety and provide comfort for the user.

Retail Edges:

We have purposefully blurred the edges of retail to blend into to plaza, public rite of way and residential use. Providing Multi purpose areas is beneficial to a smaller project like this one.

Planning ahead for bicycles: (Pictured)

There are two exterior bike storage areas on the south / street side of the site. A goal is to provide temporary stop by storage and more long term (overnight) under the cover the building provides.



DC2 – Architectural Concept

Architectural and Façade Composition: (Pictured)

The primary composition consists of two components; lower levels addressing the street and upper levels above the fray. From afar they share consistency in regular articulation and façade penetration pattern. Please also see CS3

Secondary Architectural Features:

Bike parking, sculptural steel screenings, outdoor sitting areas, signage, changes of elevation of patio areas, and planters are proposed to add the architectural experience.

Scale and Texture:

A variety of materials adds to the textural experience, while keeping in mind this is a small building and small space, so to maintain a consistent palette is important.

DC3 – Open Space Concept

Design:

Please see CS2 and CS3.

DC4 – Exterior Elements and Materials

Cladding:

The proposed cladding is a combination of cement OKO skin, in combination with aluminum windows and doors on the first two floors to add richness to the building areas most visible from the public level. The upper levels will be cement board and dark colored vinyl windows.

Architectural Elements:

Canopies, railings and fencing will be steel and finished with a quality powder coating in a gray or dark gray finish.

Planters and benches: (Pictured)

A combination of concrete and wood will be used.

Signage: (Pictured)

Super graphics indicating the building number are proposed, very functional for identification on a busy fast moving street, and fun to brighten up a smaller space. Business signage for the commercial tenant will be two fold, on the Madison façade and at the patio level. One location for vehicular traffic and one for pedestrian.

Architectural and Façade Composition



Signage



Planters and Benches

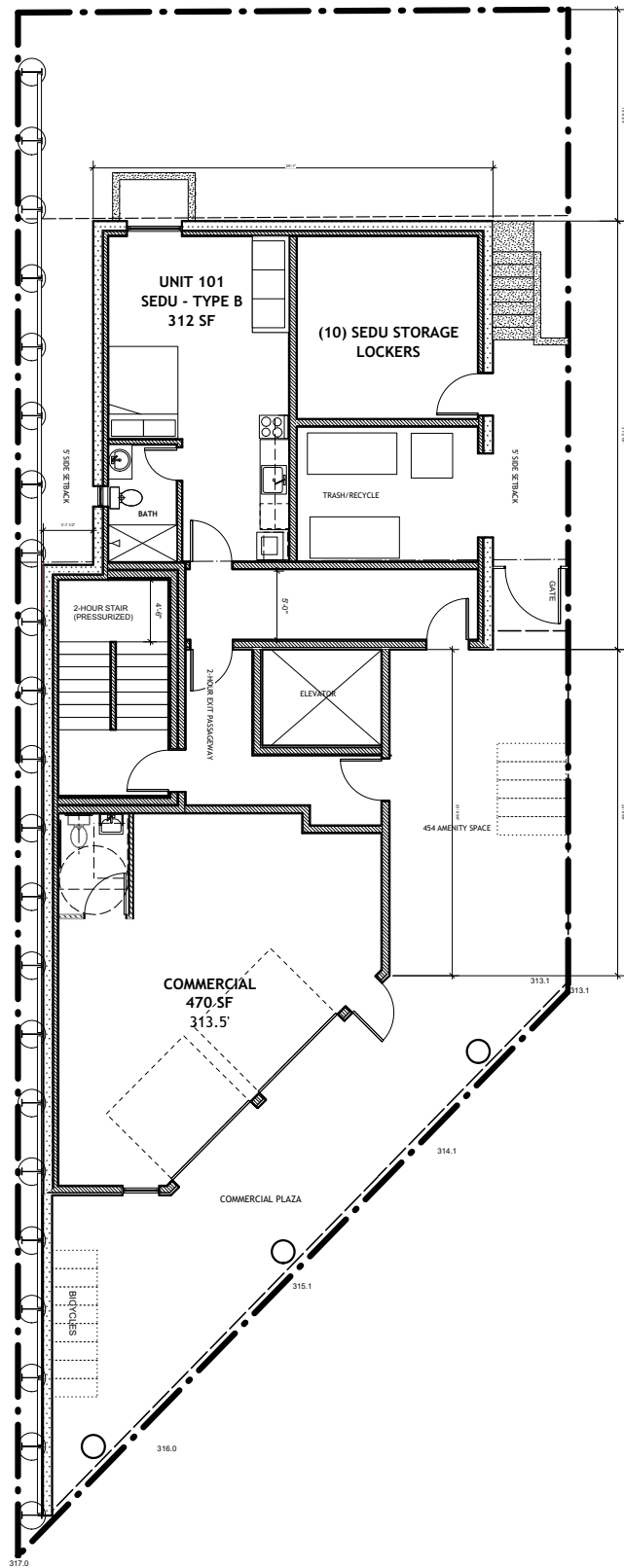


Emphasizing Positive Neighborhood Attributes

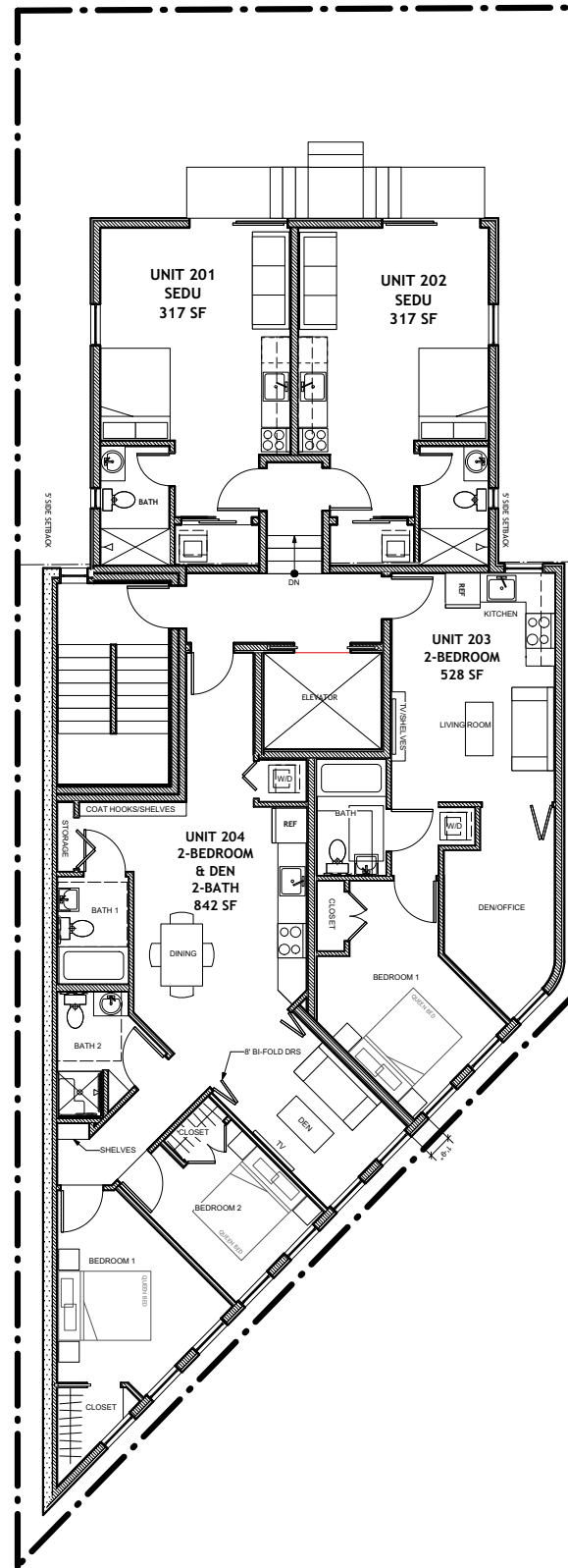


Emphasizing Positive Neighborhood Attributes

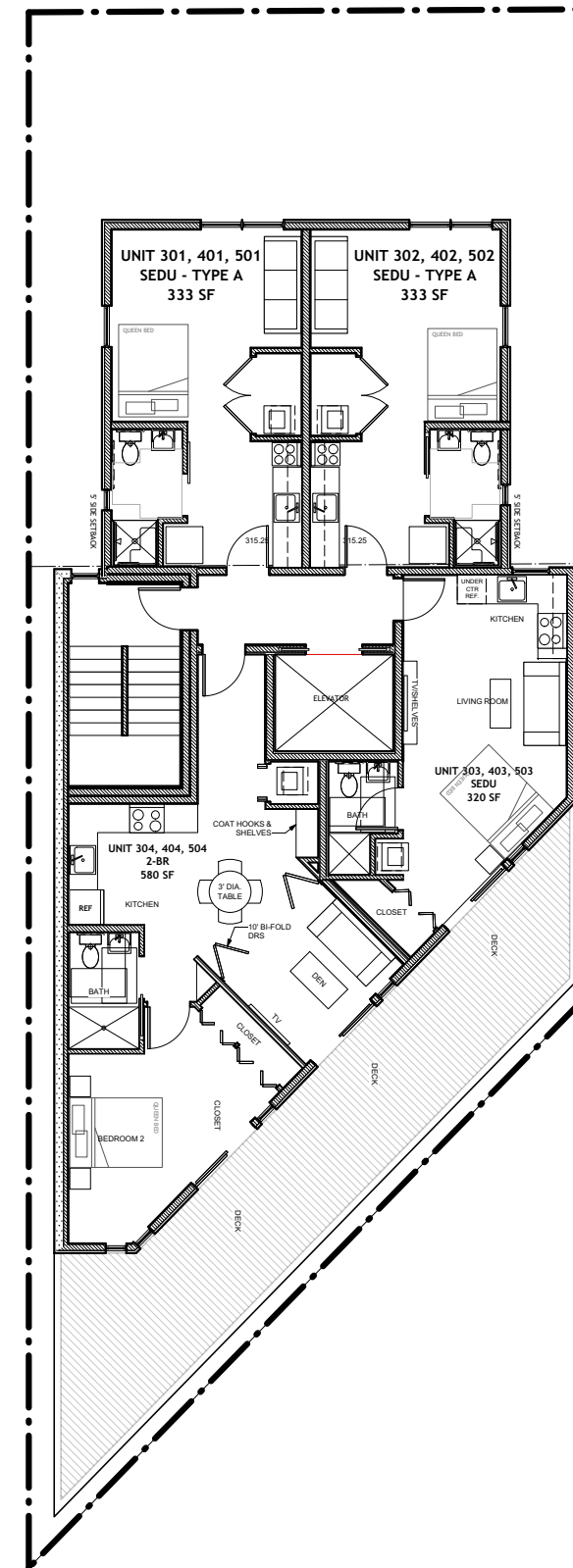




GROUND LEVEL ①

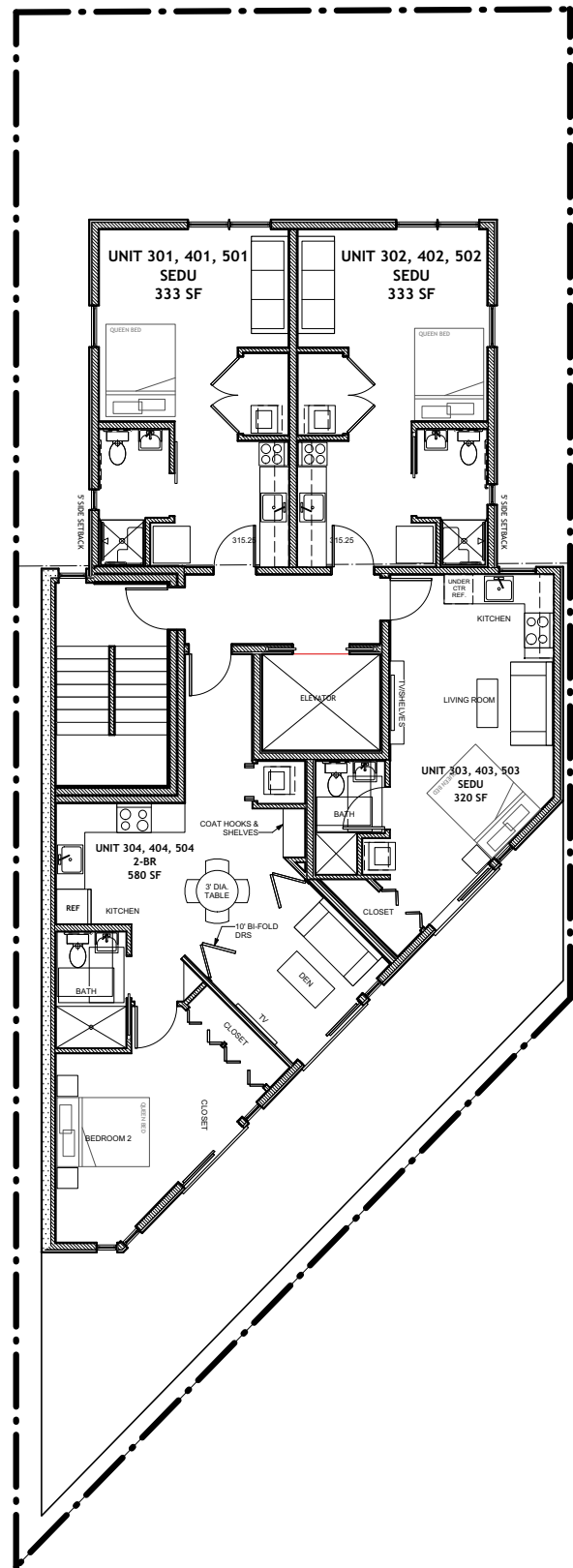


SECOND LEVEL ①

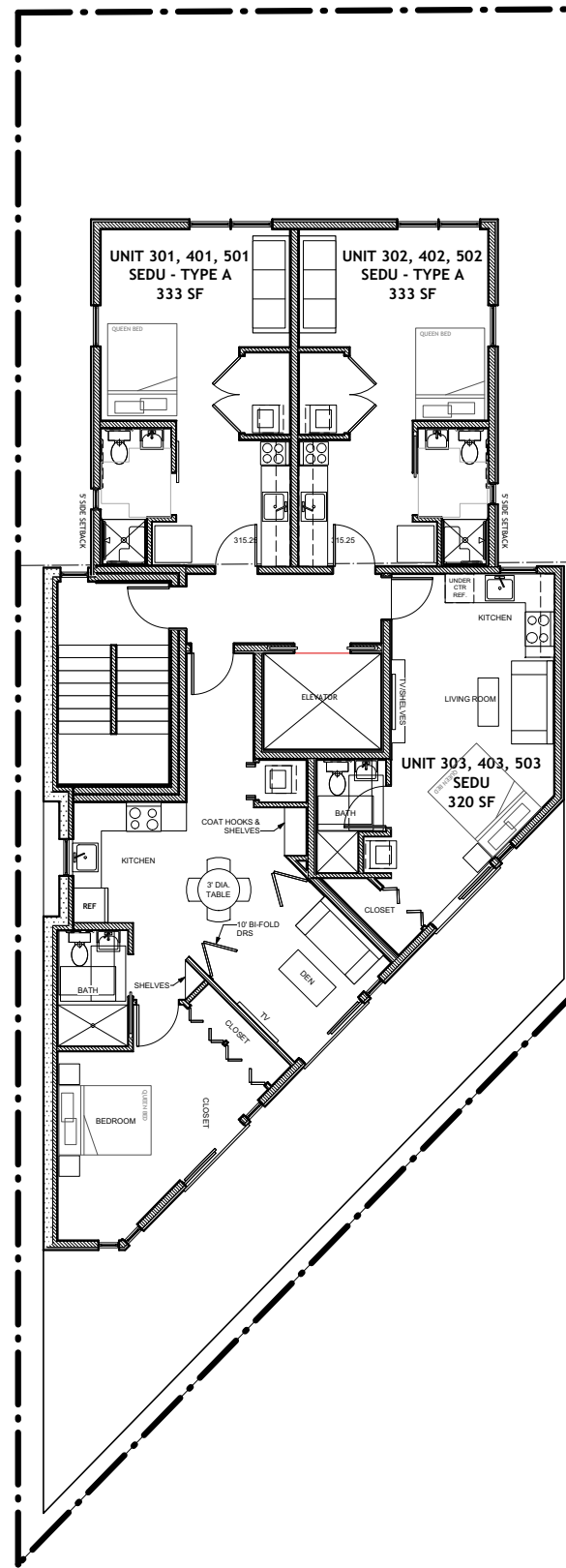


THIRD LEVEL ①

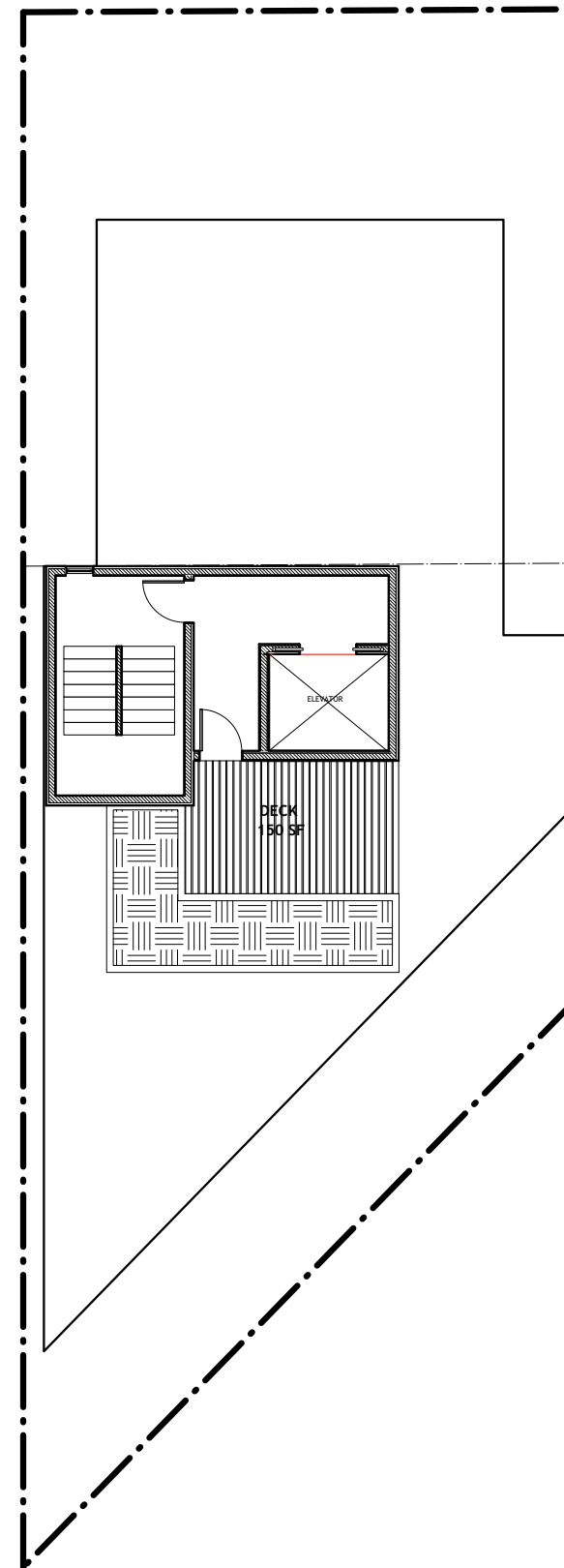




FOURTH LEVEL ①



FIFTH LEVEL ①



ROOF LEVEL ①

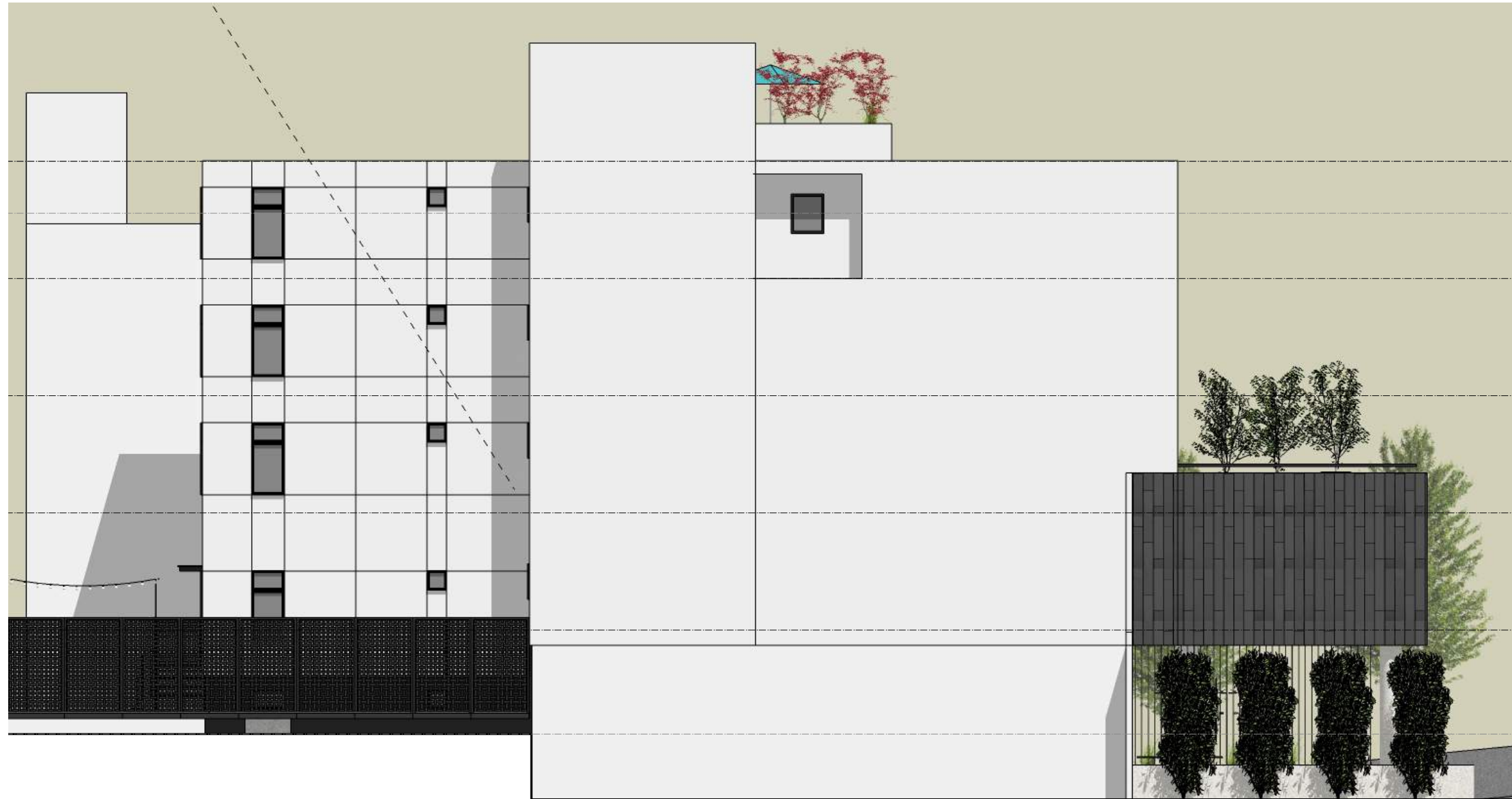




EAST ELEVATION

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WEST ELEVATION

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SOUTH ELEVATION



NORTH ELEVATION



AMENITY & REAR ELEVATION
NORTH EAST VIEW



BUILDING FRONT
SOUTH VIEW



VIEW THROUGH ADJACENT ENTRANCE
SOUTH EAST VIEW



COMMERCIAL/RESIDENTIAL ENTRANCE
SOUTH EAST VIEW



FRONT COMMON AMENITY
EAST VIEW



AMENITY FROM STREET
SOUTH WEST VIEW



BALCONIES & ROOF DECKS
EAST VIEW



REAR AMENITY, REAR UNITS
NORTH WEST VIEW