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 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.
EXISTING USES IN NEIGHBORHOOD

- Project Location
- Single-family Residential
- Multi-family Residential
- Mixed Use Residential/Commercial
- Workshop/Warehouse
- Bar/Restaurant/commercial
- Grocery
- Church
- Park
- Offices
- Athletic Center
- Bank
- Medical
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 Capitol Hill.

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

ACROSS FROM SITE

EAST MADISON STREET - LOOKING NORTH

2310 E MADISON ST
streamlined design review
project number #3027313

PROJECT LOCATION - LOOKING NORTH

ACROSS FROM SITE - LOOKING SOUTH

EAST MADISON STREET - LOOKING SOUTH

STREET CONTEXT
05/26/2017
<table>
<thead>
<tr>
<th>CODE SECTION</th>
<th>CODE STANDARD</th>
<th>PROPOSED</th>
</tr>
</thead>
<tbody>
<tr>
<td>23.41.004</td>
<td>DESIGN REVIEW</td>
<td>Line 1: 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</td>
</tr>
<tr>
<td>23.47A.004 / 23.45.304</td>
<td>PERMITTED &amp; PROHIBITED USES</td>
<td>NC2: Commercial and residential uses are permitted. LR3: Residential uses are permitted. 618 s.f. commercial &amp; 17 dwelling units (12 SEDUs)</td>
</tr>
<tr>
<td>23.47A.005</td>
<td>STREET-LEVEL USES</td>
<td>In a pedestrian-designated zone, residential uses may occupy no more than 20% of the street-level street-facing facade. Conforming, see page 9</td>
</tr>
<tr>
<td>23.47A.008</td>
<td>STREET-LEVEL DEV. STANDARDS</td>
<td>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</td>
</tr>
<tr>
<td>23.47A.012 / 23.45.514</td>
<td>STRUCTURE HEIGHT</td>
<td>40 base height limit from average grade level. NC2: 4 increase for 13 ft-to-ft commercial use LR3: 4 increase for partially below grade story Conforming, see elevations on page 20-22</td>
</tr>
<tr>
<td>23.47A.013 / 23.45.510</td>
<td>FLOOR AREA RATIO</td>
<td>NCJP-40: 3.2 FAR LR3 (with LEED or Built-Green): 2.0 FAR Conforming, see page 13</td>
</tr>
<tr>
<td>23.47A.014 / 23.45.518</td>
<td>SETBACK REQUIREMENTS</td>
<td>NCJP-40: None required. LR3: 15’ rear setback, 5’ side setback for facades &gt;40’ 15’ rear setback 5’ side setback in LR3 portion, see page 13</td>
</tr>
<tr>
<td>23.47A.016 / 23.45.524</td>
<td>LANDSCAPING &amp; SCREENING STANDARDS</td>
<td>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</td>
</tr>
<tr>
<td>23.47A.022 / 23.45.534</td>
<td>LIGHT &amp; GLARE STANDARDS</td>
<td>Exterior lighting shall be shielded and directed away from adjacent properties. Conforming, see page 14</td>
</tr>
<tr>
<td>23.47A.024 / 23.45.522</td>
<td>AMENITY AREA</td>
<td>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 grade level as common amenity area. Conforming, see page 11</td>
</tr>
<tr>
<td>23.54.015</td>
<td>REQUIRED VEHICLE PARKING</td>
<td>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</td>
</tr>
<tr>
<td>23.54.017 A &amp; D</td>
<td>REQUIRED BICYCLE PARKING</td>
<td>Dwelling units: 1 space per dwelling unit, (3 spaces req’d) SEDUs: 0.75 spaces per SEDU, (9 spaces req’d.) 14 total spaces required 14 bike spaces proposed See page 14</td>
</tr>
<tr>
<td>23.54.040</td>
<td>SOLID WASTE &amp; RECYCLE STORAGE</td>
<td>For 16-25 dwelling units: 225 s.f. For residential units not readily described as dwelling units, such as congregate residences, the Director shall determine the amount of storage required based on 4% of sleeping rooms. Conforming</td>
</tr>
<tr>
<td>23.45.527</td>
<td>FACADE LENGTH LIMITS</td>
<td>LR3: Max combined length of all portions of a facade within 15’ of a side property line is 85% of the length of that property line Conforming See page 12</td>
</tr>
</tbody>
</table>
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 PEDESTRIAN STREET

J. PARKS AND OPEN SPACE
L. SALES AND SERVICES
MAX. 40% WIDTH OF FACADE MAY BE BLANK.
\[ .4 \times 57.25 = 22.9' \text{ MAX.} \]

PROPOSED: 5.78'

APPLICABLE STREET-LEVEL DEVELOPMENT STANDARDS (23.474.008):

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
AMENITY AREAS

REQUIRED AREA:

LR3: 25% OF LOT AREA
\( \frac{0.25 \times 1600 \text{ SF}}{} = 400 \text{ SF} \)

NC2-40: 5% OF GROSS FLOOR AREA
IN RES. USE:

6689 SF - 618 SF COMM. USE
\( = 6071 \text{ SF} \)
\( \times 0.05 = 304 \text{ SF} \)

TOTAL REQUIRED: 704 SF

PROPOSED:

AT GRADE: 1408 SF
DECKS:
- LEVEL 3 507 SF
- ROOF 300 SF

TOTAL PROPOSED: 2215 SF

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

<table>
<thead>
<tr>
<th>FLOOR</th>
<th>NC</th>
<th>LR3</th>
<th>UNITS</th>
<th>BEDS</th>
</tr>
</thead>
<tbody>
<tr>
<td>LEVEL 1</td>
<td>980</td>
<td>212</td>
<td>1</td>
<td>(1) SEDUs, 520 SF COMMERCIAL</td>
</tr>
<tr>
<td>LEVEL 2</td>
<td>1700</td>
<td>684</td>
<td>4</td>
<td>(2) SEDUS, (1) 3-BR, (1) 2-BR</td>
</tr>
<tr>
<td>LEVEL 3</td>
<td>1224</td>
<td>684</td>
<td>4</td>
<td>(3) SEDUs, (1) 2-BR</td>
</tr>
<tr>
<td>LEVEL 4</td>
<td>1224</td>
<td>684</td>
<td>4</td>
<td>(3) SEDUs, (1) 2-BR</td>
</tr>
<tr>
<td>LEVEL 5</td>
<td>1224</td>
<td>684</td>
<td>4</td>
<td>(3) SEDUs, (1) 2-BR</td>
</tr>
<tr>
<td>TOTAL</td>
<td>6586</td>
<td>2948</td>
<td>17</td>
<td>23 (12) SEDUs, (4) 2-BR, (1) 1-BR</td>
</tr>
</tbody>
</table>

**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:** 6566 (LESS THAN 6637 MAX.)
  - **LR3:** 2948 (LESS THAN 3200 SF MAX.)
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 cafe 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 O[KO 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.
WEST ELEVATION

2310 E MADISON ST
streamlined design review
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SOUTH ELEVATION

NORTH ELEVATION