

**FINAL DESIGN RECOMMENDATIONS
OF THE
SOUTHEAST SEATTLE DESIGN REVIEW BOARD**

July 10, 2001

BACKGROUND INFORMATION:

Project Number: **9806189**
Address: **2216 East Madison Street**
Applicant: **Paul Rust and Pavlina Ryvola for Madison Temple**

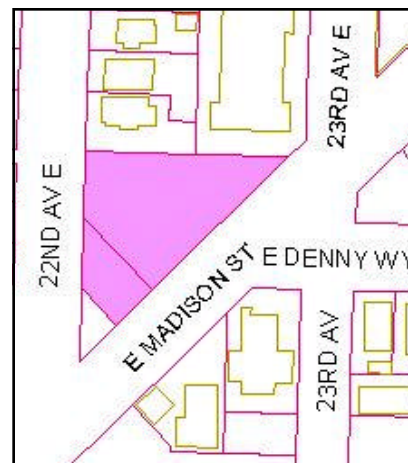
Board Members Present: **Mark Hannam**
George Nishi
Sebastian Portuesi

Board Members Absent: **None**

DCLU Staff Present: **Lisa Rutzick**

BRIEF PROJECT DESCRIPTION

Design and construction of a mixed-use building consisting of 91 residential units distributed among seven floors above 5,645 square feet of ground-level commercial retail uses, 2,392 square feet of general amenity area and approximately three and a half levels of underground parking (138 spaces). The subject site is located within an NC3-85' zoning district and is currently undeveloped. The lot is triangular except for the southwestern tip, which is not part of the development site. The subject property is approximately 18,896 square feet, with the longest edge along East Madison Street. The two remaining property lines are roughly the same in length, although one edge is bounded by 22nd Avenue East to the west and the other is abutting a Lowrise 3 zone to the north. A single-family house and a senior housing apartment building are located on the parcels immediately to the north of the subject site. Parking within the proposed structure will be accessed from both 22nd Avenue East and from East Madison Street.



DESIGN GUIDELINE PRIORITIES: EARLY DESIGN GUIDANCE: August 24, 1999

An Early Design Guidance meeting was held on August 24, 1999. After visiting the site, considering the site analysis provided by the proponents, and hearing public comment, the Design Review Board members provided siting and design guidance and identified by letter and number those siting and design guidelines found in the City of Seattle's "*Design Review: Guidelines for Multifamily and Commercial Buildings*" of highest priority for this project. The main design direction to the applicant from the EDG meeting focused on the issues of designing a vibrant streetscape level along Madison Street, responding to the privacy issues and scale impacts between the subject site with the abutting zone and creating a prominent corner feature.

Public Comment:

Approximately 50 members of the public attended this Early Design Guidance meeting. The following issues and concerns were raised:

- The economic need to include market-rate housing in this neighborhood in an effort to broaden the housing types and economic diversity of the community.
- Avoidance of blank walls along the northern edge of the property abutting an L-3 zone. The ground floor garage would create a 13-foot concrete wall will need to be addressed, due to visual impacts.
- The need for on-site garbage collection and storage able to accommodate the anticipated number of residential units.
- Traffic concerns addressed pedestrian safety along Madison, the potential for new crosswalks, fear that 22nd Street East will bear all of the traffic operations associated with the building and sufficient parking provisions.
- Strong support for maximizing the ground floor commercial space which will encourage human activity along Madison Street.
- Bulk and scale concerns with a structure which proposes to build to the maximum dimensional envelope.
- Desire to preserve the existing vegetation and mature trees along the northern property edge.
- Suggestion to include a children's play area within the building.
- Strong support for the project proponents was generally expressed by all who offered comment.

DESIGN REVIEW BOARD RECOMMENDATIONS: July 10, 2001

On July 10, 2001 the Design Review Board reconvened for a Public Meeting regarding this project, at which time site, landscaping and floor plans, as well as elevation sketches and material samples were presented for the members' consideration.

Public Comment:

Approximately 30 members of the public attended this design review meeting. The following comments, issues and concerns were raised related to the design and proposed project:

- Desire for additional screening of the dumpsters from the view of the abutting residential uses as well as from the pedestrian activity along 22nd Avenue;
- Clarifying the width of the sidewalk along 22nd Avenue;
- Stressing the importance of maintaining a secure garage entrance area off of 22nd Avenue, including securing the landscaped area and dumpster pad immediately adjacent to the driveway;
- Discussing the traffic challenges along Madison Street, specifically the lack of turning lanes;
- Determining the history of the fence structure located along the northern edge of the subject property;
- Exploring the possibility of shared parking arrangements between the various uses on site;
- Reiterating the omission of English Ivy in the proposed landscaping plan;
- Encouraging the proposed project as a positive contribution to the neighborhood; and
- Reinforcing the efforts being made to decrease the security concerns of the neighborhood.

Summary of Decision:

After considering the proposed design and the project context, hearing public comment, and reconsidering the previously stated design priorities, the Design Review Board members came to the following conclusions on how the applicant met the identified priority design guidelines. The Board's response to the revised design follows in *italics*.

A-1 RESPONDING TO SITE CHARACTERISTICS

Building siting which is responsive to the natural conditions.

The Board acknowledged both the constraints and opportunities inherent with this site. The site constraints are related primarily to the triangular shape of the parcel and the heavy traffic activity present on East Madison Street. The southwestern tip of the triangle belongs to a different property owner and will not be developed as part of this site. The shape of the site also creates opportunities. The proposed structure will be highly visible to East Madison Street traffic, as well as the multiple streets which feed into and cross East Madison Street in this vicinity. The downward slope of East Madison offers excellent views towards Lake Washington and the Cascades.

The Board was satisfied that the proposed development responded to the shape, topography and opportunities offered by the subject site. The building mass is shifted towards Madison Street, a principal arterial, helping to define the

streetscape with an interesting, highly glazed and articulated façade, while capturing the views to the east. The open spaces have been configured towards the 22nd Avenue façade, taking advantage of the western sun exposure and faces towards lower density development.

A-2 STREETScape COMPATIBILITY

Building façades should reinforce the desirable characteristics of the right-of-way.

The Board supported developing a strong pedestrian character reinforced by ground level retail along East Madison Street. This pedestrian scale may be emphasized with the use of awnings, landscaping, as well as efforts to retain retail tenants which will encourage human activity.

All of the retail uses within the proposed building are located at ground level and follow the slope of Madison Street. The floor plan of the commercial spaces has been left open to encourage the most appropriate pedestrian-related uses to select this location. Overhead metal awnings and a storefront window system with significant transparency help define the pedestrian scale; as well as enhance the level of activity visible both inside and outside the building.

A-3 VISIBLE ENTRANCES

Entries should be clearly identifiable and visible from the street.

The Board noted that the residential entryways should be distinguishable from the retail entries. This may be achieved using different awning shapes, entry details, building materials, signage, architectural features and lighting. The entry to the proposed garage(s) should be minimized through design elements, such as awnings and decorative grilles along the garage vents and entry.

The Board was satisfied with the metal awnings and grill design over the garage vents. The Board, however, was interested in seeing greater emphasis on the residential entryway along 22nd Avenue through the use of features such as, but not limited to signage, lighting and architectural details. Therefore, the following condition was recommended:

- 1. Prior to MUP Issuance, the applicant shall submit a revised west elevation to the DCLU Land Use Planner further detailing and enhancing the residential entryway.*

A-4 PEDESTRIAN ACTIVITY

Encourage human activity on street.

Given the high visibility of this site, the Board encouraged the applicant to design a ground floor façade which contributes to a busy and safe streetscape. Programming activity into the design will help to encourage a functional and active streetscape in perpetuity. Design elements should include fenestration patterns which increase transparency between the retail space and the sidewalk, the incorporation of the sidewalk space into the design of the retail space, such as large windows which open outward.

These design elements would allow opportunities for café tables, florist shop displays, espresso stands and other business-related activity to spill into public visibility and use.

The storefront window system proposed at the ground level does not include windows which open or otherwise allow for business activity to spill over to the sidewalk. Please see A-2.

A-5 RESPECT FOR ADJACENT SITES
Minimize intrusion upon adjacent sites.

The Board strongly encouraged the applicant to be mindful of the ground level blank wall on the northern edge of the project which faces the Lowrise zoning district. The Board strongly encouraged the applicant to provide a landscaping component which mitigates the effects of the blank wall. Breaking down the scale and visual impact of the wall, as well as providing texture, may be achieved using several materials, colors and vegetation.

The Board agreed that the variety of materials and colors, slight recessing of the façade and vertical windows would all contribute to the subtle pattern of this façade, thereby enhancing views of this wall, as well as softening the impacts of the scale to the abutting neighbors. The length of this façade is 80 feet in length, the approximate length of the residential building on the lot abutting the subject site to the north. It was pointed out that this measurement therefore reflects the dimensions of the neighbor most impacted by the proposed development. Furthermore, the facade is bisected by a notched section of the wall creating further articulation of the surface.

A-6 TRANSITION BETWEEN RESIDENCE AND STREET
Spaces between the building and the sidewalk should provide security for residents and encourage social interaction among neighbors.

The Board suggested that the balconies, the second floor terrace, residential entryways and the parking garage are building components which should be addressed as areas critical to creating a sense of security and encouraging positive interaction among residents and neighbors.

The Board agreed that the design of the ground level commercial uses, landscaping and distribution of open spaces throughout the site will achieve the desired objectives set forth in this guideline.

A-8 PARKING AND VEHICLE ACCESS
Automobile impacts on adjacent properties and the pedestrian environment should be minimized.

Please see A-3, A-9 and A-10 for further discussion of garage entryways.

A-9 PARKING ON COMMERCIAL STREET FRONTS
Parking on a commercial street front should be minimized.

The proposal includes vehicular access to the building through a garage entry off of 22nd Avenue East. While the Board understands the heavy traffic and busy nature of East Madison Street, they encourage the applicant to investigate possible entrances off of Madison which would help to deflect the full impact from 22nd Avenue.

The proposed design includes one level of parking with 19 stalls to be accessed from 22nd Avenue, while the balance of the parking spaces would be accessed from the garage entrance located on Madison Street. Therefore, the Board agreed that because the bulk of the traffic will be situated off of Madison Street, the original guidance was satisfied.

A-10 CORNER LOTS

Orient building to corner and public street fronts while keeping automobile access away from the corner.

The Board identified that the project's southwestern corner will be critical to establishing a strong presence in the area. This corner element should be designed in a manner which establishes a powerful presence in the community. The Board also noted that the history of the site and of the community might be integrated into the design efforts. The Board also supported the notion that this corner site could help define the upper Madison neighborhood and trigger further urban design connections between lower and upper Madison. It was further noted that attracting and maintaining successful retail tenants is often contingent on the availability of usable space and this condition will in-turn affect the level of pedestrian activity; therefore, efforts to encourage the economic viability, flexibility and usability of the retail spaces should be made.

The Board agreed that the proposed "rain screen" feature (described under the discussion of criterion C-4) creates an elegant, identifiable and powerful sculpted piece at this very visible corner location.

B-1 HEIGHT, BULK AND SCALE

Provide sensitive transition to nearby, less intensive zones.

The Board encouraged using design elements which will help to break down the large bulk and scale of the proposed building in a neighborhood which has few existing structures of comparable heights. Design features such as fenestration patterns and building materials which emphasize the horizontal dimensions rather than the vertical, façade modulations, varied roof lines and architectural details will help the proposed building to be integrated into the existing built environment. The Board also specified that the ground floors should be visually differentiated from the upper floors using different materials and features.

The Board agreed that the proposed design is well articulated with a series of balconies, some of which are inset, while others protrude. Different colored and patterned materials and significant transparency create further visual interest. The fenestration patterns creates strong horizontal lines and the landscaping breaks down the edges along the northern and western property lines. The open space terrace located at the second level dramatically reduces the bulk and scale of the

building mass with relation to 22nd Avenue and the lower density residential uses to the north.

C-1 ARCHITECTURAL CHARACTER

Complement positive architectural character and/or respond to nearby historic structures through architectural elements and materials.

The Board suggested using a combination of high-quality materials such as masonry, metals, hardplanks and trellis work not only to reflect the existing character of the neighborhood, but also to introduce innovative designs into a neighborhood containing an aging building stock.

The Board expressed approval of the proposed design as being innovative and appropriate to a neighborhood within transition from older, more traditional building stock to the more modern and contemporary designs of recent developments.

C- 2 ARCHITECTURAL CONCEPT

Unified architectural concept.

The Board suggested that the building uses be reflected in the design of the project on both the Madison and 22nd Avenue façades. The retail and residential levels ought to be distinguishable. Respecting the adjacent properties, the northern façade might take on a slightly less imposing character. Please see sections B-1, C-1 and C-3 for further discussion.

C- 3 HUMAN ACTIVITY

Encourage human scale and human activity.

The Board specified that awnings should be installed above the retail level which will offer protection from the weather. Weaving architectural details and features into this ground floor façade would also contribute to a more comfortable and enjoyable pedestrian environment.

Please see A-2 for further discussion.

C-4 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 to a high quality of detailing are encouraged.

The Board encouraged the creative use of materials and detailing in the proposed project which will help define the neighborhood character. Please see C-1 for further discussion of the architectural design of this project.

The materials palette of the proposed design includes gray cementitious board and corrugated metal along the body of the building; gray metal balconies with yellow-

colored mesh screens and metal railings; and a metal and glass awning which follows the curve of the building wrapping around to the roof level intercepting with a metal trellis feature. A green-colored glass is used throughout the structure. The “rain screen” corner feature is a system of smooth and corrugated metal (Galvalume) panels hung to create a pattern. At the top of this corner feature is a solar powered tubular clock. The northern wall is also patterned through the use of yellow cementitious board, corrugated cementitious board, flat cementitious board, three vertical windows and a series of recesses in the wall.

C-5 STRUCTURED PARKING ENTRANCES

Parking garage entries should be minimized so that they do not dominate the street frontage of a building.

The applicant had not yet decided on the exact location of the garage entryway(s). One will likely be located off of 22nd Avenue East towards the northern edge of the property. If a secondary garage entry were pursued, it would likely be accessed from East Madison Street. The Board felt that such an entryway ought to be sited in a manner which is not disruptive to the design and function of the building façade. Please see A-3 for further discussion.

Please see A-9.

D-1 PEDESTRIAN ENTRYWAYS

Provide convenient, attractive and protected pedestrian entry.

The Board identified the need for security features which will protect both residents and pedestrians. Such features may include street lighting and the maintenance of clear sight lines. Also reference sections A-3 and A-6 for further discussion related to pedestrian entryways.

The proposed design includes awnings for overhead weather protection, as well as lighting along the exterior. The Board was satisfied that this directive was addressed sufficiently.

D-2 BLANK WALLS

Buildings should avoid large blank walls facing the street, especially near sidewalks. Where blank walls are unavoidable, they should receive design treatment to increase pedestrian comfort and interest.

The Board expressed concern that the northern wall would be out of scale and unfriendly to the abutting residential environment. It was suggested that the use of landscaping elements, as well as the use of materials and architectural details would be desirable and would help break up the visual impact of the wall. See A-5.

D-5 VISUAL IMPACTS OF PARKING STRUCTURES

Please see C-5.

D-6 SCREENING OF DUMPSTERS, UTILITIES AND SERVICE AREAS

The Board specified that the applicant investigate issues of garbage collection and storage in an effort to accommodate the necessary equipment and space for dumpsters.

All of the dumpsters and utilities will be located within the parking garage accessed from 22nd Avenue. At collection time, the dumpsters will be rolled out to a concrete pad immediately to the north of the driveway. The Board would like to see additional screening of this area from pedestrian view, while continuing to mind safety and security issues. Therefore, the following conditions were recommended:

2. *Prior to MUP Issuance, the applicant shall submit revised plans, west elevation and details to the DCLU Land Use Planner illustrating a design response to the security issues associated with the pocket open space located at the northwestern corner of the subject site.*
3. *Prior to MUP Issuance, the applicant shall submit a revised west elevation to the DCLU Land Use Planner demonstrating adequate screening of the dumpster and garbage area adjacent to the 22nd Avenue driveway.*

D-7 PERSONAL SAFETY

Please see A-4, A-6 and D-1.

E-1 LANDSCAPING TO REINFORCE DESIGN CONTINUITY WITH ADJACENT SITES

Where possible, special consideration should be given to abutting streetscape and neighboring properties.

The Board strongly supported landscaping which would screen the garage wall to the north. Please see A-5.

The proposed landscaping plan includes a planter along the second floor level which will be planted with hanging vegetation intended to cascade over the edge and screen the walls of the parking garage. Additionally, Boston Ivy shall be planted at the base of the northern wall and will climb the wall, further screening and enlivening the concrete base.

E-2 LANDSCAPING TO ENHANCE THE BUILDING AND/OR SITE

Landscaping, including living plant material, special pavements, trellises, screen walls, planters, site furniture and similar features should be appropriately incorporated into the design to enhance the project.

The Board felt that landscaping features, such as trellises, planter boxes, deck furniture and climbing plant materials would encourage comfortable and attractive open spaces on this site. In particular, the rooftop terrace, second floor deck,

northern garage wall and public right-of-way along the ground level would all benefit from such landscaping plans.

The Board was satisfied that the proposed landscaping plan addressed the ground level open spaces with the preservation of the three locust trees on site, the introduction of ash trees and ground cover along the planting strip on 22nd Avenue, as well as hedges and ivy along the northern edge. The rooftop terrace includes a trellis feature and open area bordered by built-in planters filled with a variety of low flowering shrubs. The terrace located at the second level includes benches, planters and a combination of trees, ground cover, shrubs and flowers.

E-3 LANDSCAPE DESIGN TO ADDRESS SPECIAL SITE CONDITIONS
Landscape design should consider special on-site conditions such slopes and view corridors.

Façade landscaping along the proposed building, in addition to ground level, second-story and roof terrace landscaping, would enhance the visibility of this site, as well as break down the large scale of the structure, adding texture, variety and color to the building.

The Board agreed that the distribution of open spaces, selected vegetation and landscaping design would complement and enhance the proposed building.

Departure Request: The following departure from the standards set forth in the Land Use Code were requested by the applicant at the time of this meeting.

1. *Sight Triangles – required at driveway access points to provide unobstructed visibility to automobiles and pedestrians alike:* Pursuant to SMC 23.54.030.G, the Code requires sight triangles for greater visibility where automobile traffic interfaces with sidewalks or other pedestrian activity. The proposed driveway on 22nd Avenue includes a single structural column within the sight triangle, requiring a departure from the development standards. The Board unanimously recommended approval of this departure recognizing that a concerted effort was made to design a structure which would retain the cluster of trees located at the northwestern corner. The preservation of these three large locust trees will continue to provide significant greenery, shade, privacy and screening for the abutting residential uses, as well as for the neighborhood in general. The Board agreed that the tree preservation efforts, in conjunction with the ability to maintain clear sight lines for exiting vehicles, would result in a more successful project as a whole.

Summary of Decision: The recommendations summarized below are based on the plans submitted at the Final Design Review meeting. Design, siting or architectural details not specifically identified or altered in these recommendations are expected to remain as presented in the plans available at the July 10, 2001 public meeting. After considering the site and context, hearing public comment, reconsidering the previously identified design priorities, and reviewing the plans and renderings, the Design Review Board members recommended **APPROVAL** of the subject design including the departure allowing a column in the required sight triangle, with the following recommended conditions:

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1. Prior to MUP Issuance, the applicant shall submit a revised west elevation to the DCLU Land Use Planner further detailing and enhancing the residential entryway.
2. Prior to MUP Issuance, the applicant shall submit revised plans, west elevation and details to the DCLU Land Use Planner illustrating a design response to the security issues associated with the pocket open space located at the northwestern corner of the subject site.
3. Prior to MUP Issuance, the applicant shall submit a revised west elevation to the DCLU Land Use Planner demonstrating adequate screening of the dumpster and garbage area adjacent to the 22nd Avenue driveway.