



City of Seattle

**Department of Construction and Inspections**  
Nathan Torgelson, Director



**DATE:** 7/5/2015  
**TO:** East Design Review Board Members  
**FROM:** Magda Hogness, SDCI Land Use Planner  
**RE:** Project No. 3020338, 2939 E Madison St  
July 13, 2016 6:30pm  
Seattle University, 1000 E James Way, Student Center 210- Multi-Purpose Room

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Hi, enclosed are the packet and checklists for next week's EDG meeting. Please mark them up, take them on your site visit and bring them to the meeting.

**Project Summary:** The 40,422 sf project site is located in the Madison Valley Neighborhood. The applicant is proposing a 7-story structure containing 75 residential units with 26,600 sq. ft. of retail at ground level and parking for 158-156 units.

**Public Comment Summary:** To date, design related public comments have included:

- Concerned with the height, bulk and scale of the proposal, and the frontage along Dewey.
- Support of the development; this project will bring a socially responsible grocery co-op and add many needed residential units to this fast growing city that is experiencing a housing supply crisis.
- Concerned with paving over such a very large surface.
- Would like to see significant sized trees on Dewey and on Madison and a variety of plants.
- Concerned with traffic and parking entry impacts for pedestrians and bicyclists.
- Concerned with noise, air, light pollution, and shadow impacts over people's back yards and the P-Patch.
- Support for proposal option 3, provides a good balance of attractive commercial property with minimal disruption to the neighborhood.
- Support for the scale of proposal; it is in scale with other development on Madison.

**Project Highlights:** I've identified the following issues as important considerations to address at this stage: (guideline citations)

- **Massing and Context Response:** The project site is a triangular corner lot (E Mercer Street is an unopened right of way) and is adjacent to single family zoning. I've asked the applicant to provide additional diagrammatic sections at the meeting, similar to the section shown on page 38, or window mapping studies to demonstrate how the design respects adjacent properties/ minimizes disrupting privacy for residents. (CS2-D)
- **Architectural Concept and Blank Walls:** I've asked the applicant to explain the design concept behind each massing option and to clarify the proposed height for blank walls and retaining walls. (DC2, DC2-B-1) For the preferred massing alternate 3 would setting back the northeast corner upper massing provide a better transition to the topography and be more consistent with rest of the massing along Dewey? As proposed, will a material change be sufficient to provide a transition? (DC2, DC4)
- **Vehicular/ Loading Entry Location:** The request for vehicular access from Madison requires a Type 1 Decision. While SDCI makes the determination, the Director will consider feedback you have.
- **E Mercer Street Improvement Exception.** Street improvements are required along E Mercer Street and at a minimum, these improvements specify a twenty-five foot wide paved street, see pg. 40. The project team has filed a Right-of-Way Improvement Exception Request. As with the Type I Vehicular Access, the Director considers Design Review Board guidance. Please weigh in on this item.

Looking forward to the meeting!  
Magda Hogness