

## Herbaugh, Melinda

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**From:** Peter Steinbrueck <peter@steinbrueckurbanstrategies.com>  
**Sent:** Friday, January 27, 2017 4:30 PM  
**To:** PRC  
**Subject:** Project #3020338 3925 E. Madison  
**Attachments:** EDG3 Meeting 1-25-2017 PS Comments.docx

EDG3 Public Comments Attached.

Thank you.

**Peter Steinbrueck, FAIA**

**STEINBRUECK URBAN STRATEGIES, LLC**

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**EDG3 Meeting January 25, 2017  
Public Comment**

**Re: Project 3020338, 3925 East Madison Street**

Dear Members of the Seattle East Design Review Board:

Clearly some progress has been made on the design of this project since the last design review. It's a testament to the value of the design review process, your careful review, and informed community engagement.

The biggest improvement we see now is residential screening (5 shallow townhouses) of the above grade parking on Dewey Place.

This meaningful change, and reduction the retaining wall height effectively conceals most of the blank wall of the above grade parking garage with new neighbors, life, and 24/7 activity—all good.

At present, the scale and character at Dewey Place is pedestrian, with mostly one or two story detached homes, generous landscaping, and yards.

Still unsatisfactory is the lack of response to design guidelines addressing Context and Site, specifically CS1 Topography, CS2 Urban Pattern and Form, (height, bulk, scale relationship to block) and CS3 Architectural Context and Character.

The limited setback at the lowest level, is now less than in EDG2 does not appear adequate to accommodate the growth and layering of mature trees and diverse plantings.

Bottom line: more housing, denser landscaping, less cars and a smaller garage should be further encouraged. But the lack of depth and superficiality of the townhouse facades—averaging just 11-1/2 feet in depth, combined with the imposing upper level retail and residential facades-- with 3 to 4 feet setbacks, read as flat vertical plane towering more than 75 feet above the Dewey Place.

The overall effect is that height, bulk, and scale are not sufficiently mitigated to provide a reasonable transition to the block.

**In your EDG3 recommendation and follow up, we ask that you apply these important guidelines more rigorously to the design to achieve a better transition to the slope, block, and immediate neighbors.**

**Thank You.**

**Peter Steinbrueck, FAIA**

## Save Madison Valley EDG3 Meeting 1-25-2017

### REFERENCE TO CITY DESIGN GUIDELINES

#### C. CONTEXT AND SITE

CS-1 NATURAL SYSTEMS AND SITE FEATURES Use natural systems and features of the site and its surroundings as a starting point for project design.

#### CS-1C TOPOGRAPHY

CS1C-1. Land Form: Use the natural topography and/or other desirable land forms or features to inform the project design.

CS1C-2 . Elevation Changes: Use the existing site topography when locating structures and open spaces on the site. Consider “stepping up or down” hillsides to accommodate significant changes in elevation.

CS2 URBAN PATTERN AND FORM: Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

A. LOCATION IN THE CITY AND NEIGHBORHOOD

B. ADJACENT SITES, STREETS, AND OPEN SPACES

C. RELATIONSHIP TO THE BLOCK

**D. HEIGHT, BULK, AND SCALE (Topographic Features, Transition, Massing, respect for Adjacent Sites, etc.)**

CS3 ARCHITECTURAL CONTEXT AND CHARACTER Contribute to the architectural character of the neighborhood

#### CS3 - A. EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES

1. Fitting Old and New Together:

3. Established Neighborhoods: