

222 QUEEN ANNE AVE N

DPD #3005302



DESIGN REVIEW BOARD

5 . 2 . 07



NICHOLSON KOVALCHICK ARCHITECTS
4302 SW ALASKA ST., SUITE 200
SEATTLE, WA 98116
206.933.1150

ATTACHMENT B

PROJECT DESCRIPTION

The project site is located at 222 Queen Anne Avenue N and abuts an alley to the rear. The site is a mid-block rectangular lot that measures approximately 63' from north to south and 120' from east to west.

The site slopes from the northeast corner to the southwest corner approximately 8' following the general topography of the immediate vicinity. The site is zoned NC-65. The proposed site is in the Uptown Urban Center that is composed of a mostly fine-grain development composed of apartment buildings, small commercial buildings, parking lots and more recent modern office buildings and large condominium projects. To the west are Western and Elliot Avenues and the shoreline that includes Myrtle Edwards Park and the new Olympic Sculpture Park. To the east is the large Seattle Center complex including parks and cultural venues. To the North is Queen Anne and the Mercer Street Commercial District and to the South is Belltown. Queen Anne Avenue N. is the one of the major arterials of the Uptown Urban Center.

The proposed project is a mixed-use building with 1,177 square feet of retail/commercial space along Queen Anne Avenue N., 30 apartments and parking for 31 cars. The residential apartments are arranged in an L-configuration that re-enforces the urban street-wall on Queen Anne Avenue N. while also providing a private courtyard for residents at the rear.

The aesthetic approach of project is simple, elegant and contemporary with high-quality and durable materials. This project could serve as a positive example of the scale and quality of development for the neighborhood.

(A-3) Entrances Visible from the Street – Entries should be clearly identifiable and visible from the street.

At the Design Review meeting, the Board responded enthusiastically to the tower element at the front façade that serves to call out the residential front entrance. Both residential and commercial entries are highly visible and distinct in character.

(A-4) Human Activity – New development should be sited and designed to encourage human activity on the street.

The Design Review Board was also enthusiastic over the prospect of the commercial space fronting the sidewalk having an outdoor seating area – an outdoor seating area has been included in the design. Special effort was made to make the commercial space both inviting and lively. The commercial space has a dynamic, recessed glass façade that is nearly two stories in height with a sculpted concrete hood to frame the space.

(A-7) Residential Open Space – Residential projects should be sited to maximize opportunities for creating usable, attractive, well-integrated open space.

The Board agreed that a prominent residential entry should be easily identifiable from Queen Anne Avenue and reinforced by the architecture. They agreed that the concept image shown on the upper left area of the concept board best achieved this guideline. The Board also complimented the simplicity of the design that elegantly and clearly identifies the building entry, ground level commercial use and residential uses above.

The Board stressed that the applicant's inclination to shift the building mass towards the west was appropriate and would help define a strong urban street wall along this important neighborhood arterial. The Board elaborated that attention to the design quality of the west elevation will be a critical consideration as they review departure requests. Particular focus on the sidewalk environment will be looked upon favorably should a departure from commercial depth be pursued. Specifically, the Board would like to see a wider sidewalk area with street trees, landscaping and other amenities, such as space for café seating that would support an active commercial use at the ground level while also offering an attractive pedestrian experience. The western exposure enjoyed by the site supports the concept of an active, outdoor seating area at the sidewalk. The Board commended the extra height included at the commercial level (15') and was also supportive of large storefront windows at the ground level.

The Board agreed that Option B allows more flexibility for the open space being accessible to private units and/or as designated common open space. The Board did warn that if common open space is located directly in front of private units, the landscape design should protect the privacy of these units while also allowing for comfortable enjoyment of the open space by other building residents. The Board suggested that keeping the open space located at the second level private for the use of the abutting units avoids the potential conflict between private and common spaces. The solar access of the open space is important and should be contemplated as the open space is designed. The Board encouraged locating some common open space at the rooftop given the view opportunities and solar access that will remain unaffected by potential future development to the south (that will affect the lower level open spaces). The Board was not supportive of decks on the Queen Anne side and agrees that the building would have a more desirable urban character without decks. The Board noted that a common roof deck would make up for the omission of decks on the west side of the building.

As recommended by the Design Review Board, design emphasis and development as well as the use of high quality materials has been focused on the primary front façade. The commercial area is framed by a well-detailed and articulated concrete hood. The entry tower element is clad in a metal panel with generous floor to ceiling windows. The main residential façade has a dynamic cant that takes advantage of views while providing for more interesting residential units. The residential façade is also clad with very high quality wood grain phenolic resin accent panels that have a beautiful color in the muted winter light of Seattle winters.

In keeping with the Design Review Board's preference, there are no balconies facing the street. See comments from A-3 and A-4 above regarding the response to residential entrance location and commercial space. The design complies with both of the boards recommendations. The massing option preferred by the Design Review Board was implemented.

Following the Design Review Board's suggestion, the open space on the second level terrace was divided into spaces accessible to individual units while the remainder was devoted to cast in place planters with Japanese Maples that can be enjoyed from the balconies of the residential units above. Amenity space is also being provided at the rear of the terrace and in the area adjacent to the open residential hallways.

Since the Early Design Guidance meeting, this project is now being reviewed under the new commercial code, therefore no departures are needed for open space or lot coverage.

The owner of the building is a family-run operation that holds and maintains all their properties as they will do with this building. The owner is constructing this building as apartments in a time when many apartments are being converted to condominiums and new construction is favoring condominiums. The owner has experienced great difficulty with the maintenance of roof decks and decided that effort and resources would be better used in the front façade to meet the most important concerns of the Design Review Board.

(CONTINUED NEXT PAGE)



ATTACHMENT B

(C-1) Architectural Context – New buildings proposed for existing neighborhoods with a well-defined and desirable character should be compatible with or complement the architectural character or siting pattern of neighboring buildings.

This new building is particularly compatible with the neighborhood for several reasons. The size of the apartment buildings is modest at 30-units unlike much apartment building development that tends to be many times as large. This size of development is in keeping with the scale of buildings in this particular neighborhood and maintains the fine-grain pattern.

The distinctive design of the commercial space with overhanging concrete hood is both reminiscent of the mid-century vintage style and re-enforces a ground level scale that is common in many buildings in the area.

Queen Anne Avenue N is the central spine of this neighborhood and the ground level commercial space will tie into the fine-grain retail character that starts on Mercer Street and is developing along this street. Comments have been received from people who work in the area and are looking forward to a café or eatery being located in the commercial space (this is currently an amenity that is lacking in the immediate neighborhood). The combination of commercial space below residential units is also keeping with the uses found in the vicinity of the building.

(C-2) Architectural Concept and Consistency – Building design elements, details and massing should create a well-proportioned and unified building form and exhibit an overall architectural concept. Buildings should exhibit form and features identifying the functions within the building. In general, the roofline or top of the structure should be clearly distinguished from its facade walls.

The building has an elegant contemporary design. The forms are clean, well-proportioned and composed with sensitivity to the relationship between the individual parts and their uses. The restrained palette of high quality exterior materials and colors supports the clarity of the architectural concept.

(C-3) Human Scale – The design of new buildings should incorporate architectural features, elements and details to achieve a good human scale.

A variety of architectural elements have been incorporated into the project to achieve a satisfying human scale. The street level façade in particular is both inviting and dynamic with seating areas, planting elements and entrance that effectively engage the human scale. The combination of individual elements and proportional relationships help to create spaces and elevations that are appealing and related to human scale.

(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 discussed the eclectic character of the existing context in terms of massing, size and architectural expression. Given this variety, the lack of a clear character and the relatively narrow width of the site, the Board encouraged a design that uses simple massing and a façade design that establishes a strong street wall. The emphasis should be on using high quality materials, rather than on over-modulating the building form. Again, the Board felt that the concept image in the upper left corner of page 14 of the EDG packet most successfully meets this objective. The restraint of this design concept is refreshing in that it evokes a strong architectural style while and maintaining simple forms and lines. In this same vein, the Board noted support for punched windows proportional to the massing and size of the elevation (this was also effectively shown in the same concept image).

The Board agreed that the concept design shown at the upper right corner was underdeveloped and overly modulated.

The Board liked some elements of the image shown at the bottom of the concept board, although agreed that too many architectural moves were included for too small of a site. The ground level design of this image, however, was suggested as potentially compatible with the upper left hand image.

The Board agreed that Option B best preserves the solar exposure and views to and from the site. They encouraged a site configuration that maximizes light to the units and open spaces.

The Board encouraged use of high quality, long lasting materials that can wrap the building corners from the west elevation around to the sides without creating too much distraction. The Board would like to specifically review how this wrapping will occur with whatever material is selected. The material should wrap the corner for a distance wide enough to avoid the appearance of a false-front. The Board is most concerned that the west elevation is clad with high quality materials that have a warm character (most likely not metal). However, the Board noted that the south and east elevations will be highly visible for the near future and should be well-designed and treated.

Following the Board's preference, the design for the front façade was chosen that emphasizes the use of a more restrained modulation with the use of high quality materials. Also following the Design Review Board's preference, metal was not used on the front façade. High quality wood grain phenolic resin accent panels are being used on the front façade that have the 'warm character' preferred by the Board. All materials are both quality and durable. Discussion of the east and west facades is covered in D-2 below.

(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.

Buildings should avoid large blank walls. Where blank walls are unavoidable, they should receive design treatment to increase pedestrian comfort and interest.

The west elevation of the building facing the street has engaging and dynamic modulation with quality cladding materials. At street level there is a wonderful commercial space with canted glass façade and an outdoor seating area with planter that will contribute to the life and visual interest of the street level experience. Because a number of strong design moves are incorporated into the front façade, the side elevations were refined to both avoid visual clutter and harmonize as secondary elements to the most prominent façade.

Facing south, the building façade steps back from the front property line due to the canting front façade and also steps back to form an interior courtyard. At the courtyard there is a patterning of window and door openings and balconies as well as a change in metal color. The portion of the façade near the property line is clad with a return of wood-grain phenolic resin accent panels from the front façade with the remainder being clad with corrugated metal siding. This is a simple, elegant solution that shares similarities to the recent building of contemporary design a few blocks to the north on Queen Anne Avenue N that uses extensive metal siding on both north and south facades. Future redevelopment of the adjacent property would completely block this elevation from view.

Facing north, the building façade has simple but elegant articulation. The exterior hallways of each residential floor have exposed painted floor girders and railings with a change in metal color in the hallway. The stair tower is clearly articulated as a mass and the metal from the entry tower at the front façade wraps around for design clarity. This façade will be largely blocked by the existing apartment building and should that site be redeveloped, the ensuing development would completely block this elevation.

(CONTINUED NEXT PAGE)

ATTACHMENT B

(D-5) Visual Impacts of Parking Structures – The visibility of all at-grade parking structures or accessory parking garages should be minimized. The parking portion of a structure should be architecturally compatible with the rest of the structure and streetscape. Open parking spaces and carports should be screened from the street and adjacent properties.

The visibility of all at-grade parking structures should be minimized. The parking portion of the structure should be architecturally compatible with the rest of the structure and streetscape.

The proposed parking garage has one level below grade and another level at the alley grade. The parking garage is visible from that alley and partially visible from the north and south where it is only one level above grade. The parking garage is compatible with the design of the project.

(D-6) Screening of Dumpsters, Utilities and Service Areas – Building sites should locate service elements like trash dumpsters, loading docks and mechanical equipment away from the street front where possible. When elements such as dumpsters can not be located away from the street front, they should be situated and screened from view and should not be located in the pedestrian right-of-way.

Building sites should locate service elements, like trash dumpsters, loading docks and mechanical equipment away from the street front, where possible. When such elements cannot be located away from the street front, they should be situated and screened from view.

Dumpsters are located in a secure space, interior to the building and immediately adjacent to the alley. There is an internal door for use by residents and the commercial tenant and an exterior door for access by garbage trucks.

(E-2) Landscaping to enhance 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 noted that the open space at the second level should provide visual relief for the building residents and pedestrians with landscaping and seasonal color. The landscaping of the right-of-way along the sidewalk should also offer interest and softening of the pedestrian environment. See also discussion regarding residential open space design under Guideline A-7.

The landscaping at the terrace level will include Japanese maples, shrubs, plantings and green walls that will be visible from all units facing onto the courtyard as well as being visible from the adjacent property and the alley. A smaller courtyard adjacent to the open exterior hallways will have bamboo and shrubs. These planting areas will be dense and rich in texture providing a wonderful view from balconies, windows and the open north facing corridors.

At street level, new street trees will add life to the sidewalk and enhance the commercial space. A planting area in front of the commercial space will soften the building edge. Also the outdoor seating area for the commercial area will make the façade more permeable to the street while providing an ideal viewing space for the new landscaping.

DEPARTURE MATRIX

Development Standard	Requirement	Proposed	Departure Amount	Reason for Departure
Retail Depth (SMC 23.47.008)	Minimum required retail depth is to average 30'-0" feet with no depth less than 15'-0"	25'-5" to 15'-2" depth not including outdoor seating area. 30'-2" to 19'-6" depth including outdoor seating area.	7'-6" average depth departure not including seating area. 6" depth departure including seating area.	From the front property line, the retail depth measures 30'-0", including the seating area. As shown at the meeting and encouraged by the Board, the commercial façade is pushed back to accommodate an outdoor terrace with a seating area. This outdoor seating area will provide a valuable amenity to the neighborhood while adding life to the urban streetscape.
Amenity Area Minimum Dimension (SMC 23.47.024)	Minimum dimension of 10'-0"	8'-6" width for a small portion of total amenity space.	1'-6" departure that only applies to 6% of the total provided amenity space.	1,223 sf of amenity space is required. 1,619 sf of amenity space is provided by this project. 1,151 sf of project amenity space meets the dimensional requirements. The project is providing 32% more amenity space than required by code.

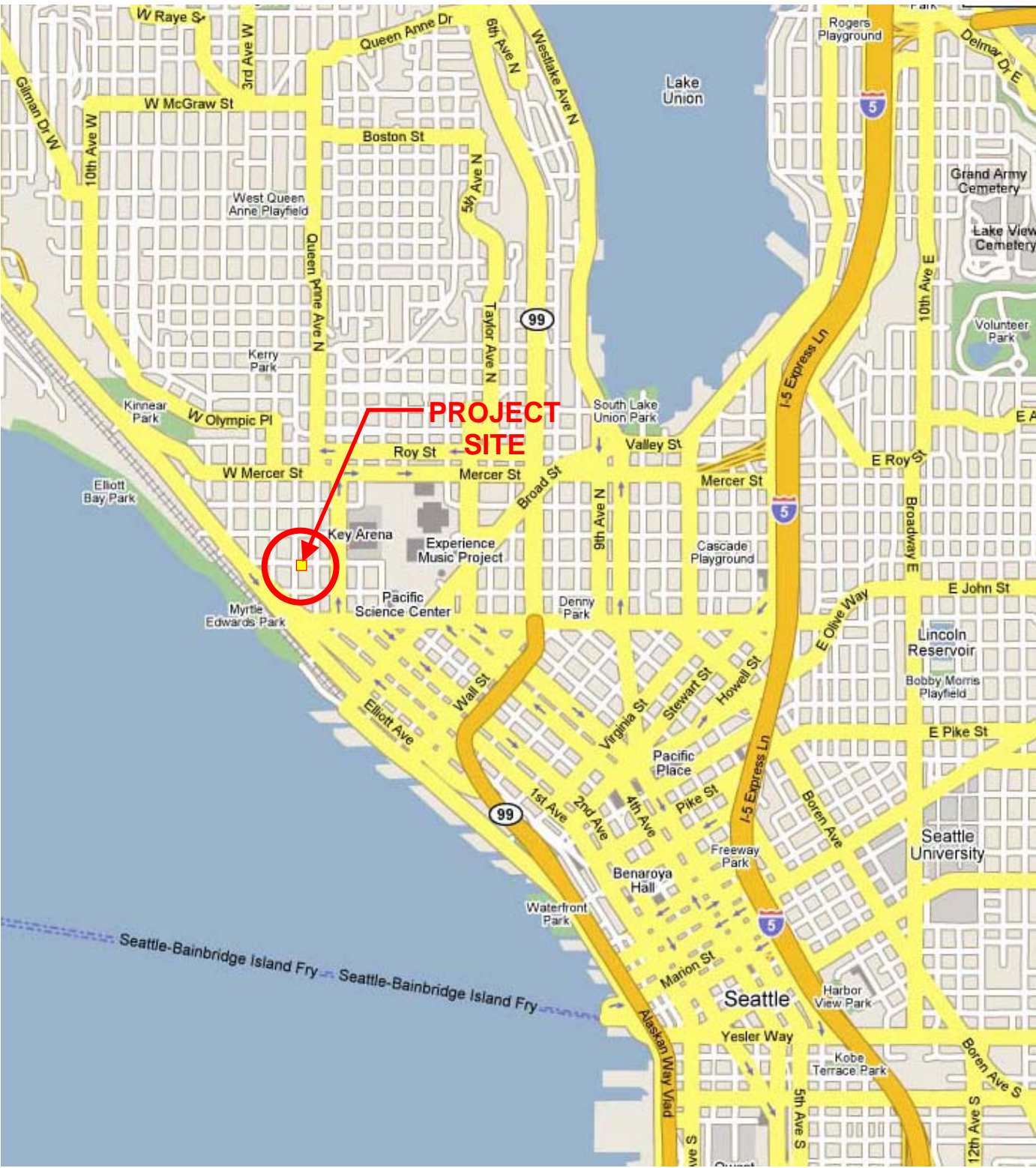
SITE CONTEXT: ZONING AND VICINITY MAPS



ZONING MAP (NTS)



VICINITY MAP (NTS)



PROJECT LOCATION (NTS)



DESIGN REVIEW BOARD
RECOMMENDATION MEETING

NICHOLSON KOVALCHICK ARCHITECTS
4302 SW ALASKA ST., SUITE 200
SEATTLE, WA 98116
206.933.1150

SITE CONTEXT: EXISTING SITE PLAN



RESIDENTIAL



COMMERCIAL

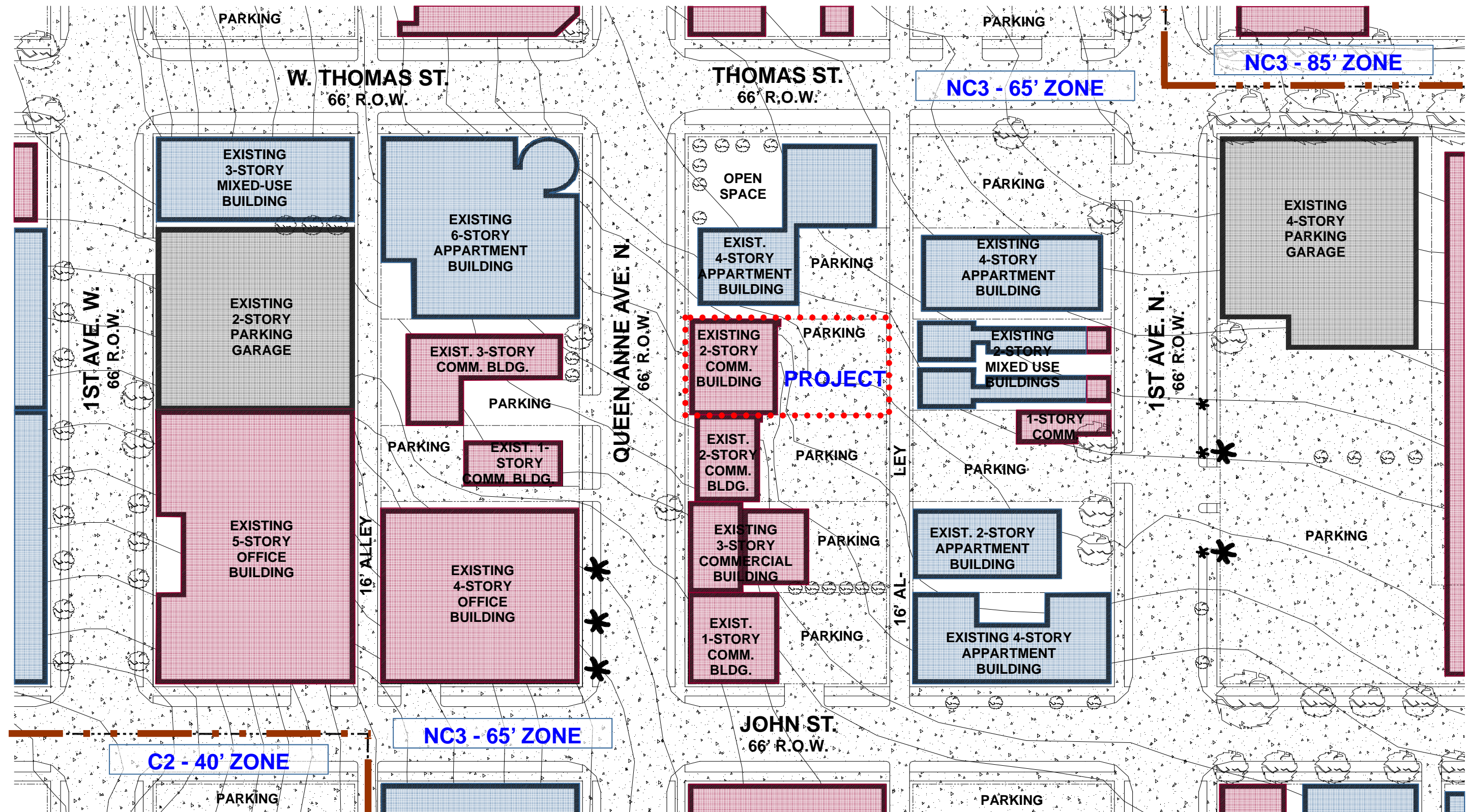


PARKING GARAGE

ZONE CHANGE



PROJECT SITE



DESIGN REVIEW BOARD
RECOMMENDATION MEETING

222 QUEEN ANNE AVENUE N

Proposed Mixed-Use Development for West Freeman Properties

SITE PHOTOS



APARTMENT BUILDING ADJACENT TO SITE



QUEEN ANNE AVENUE LOOKING SOUTH



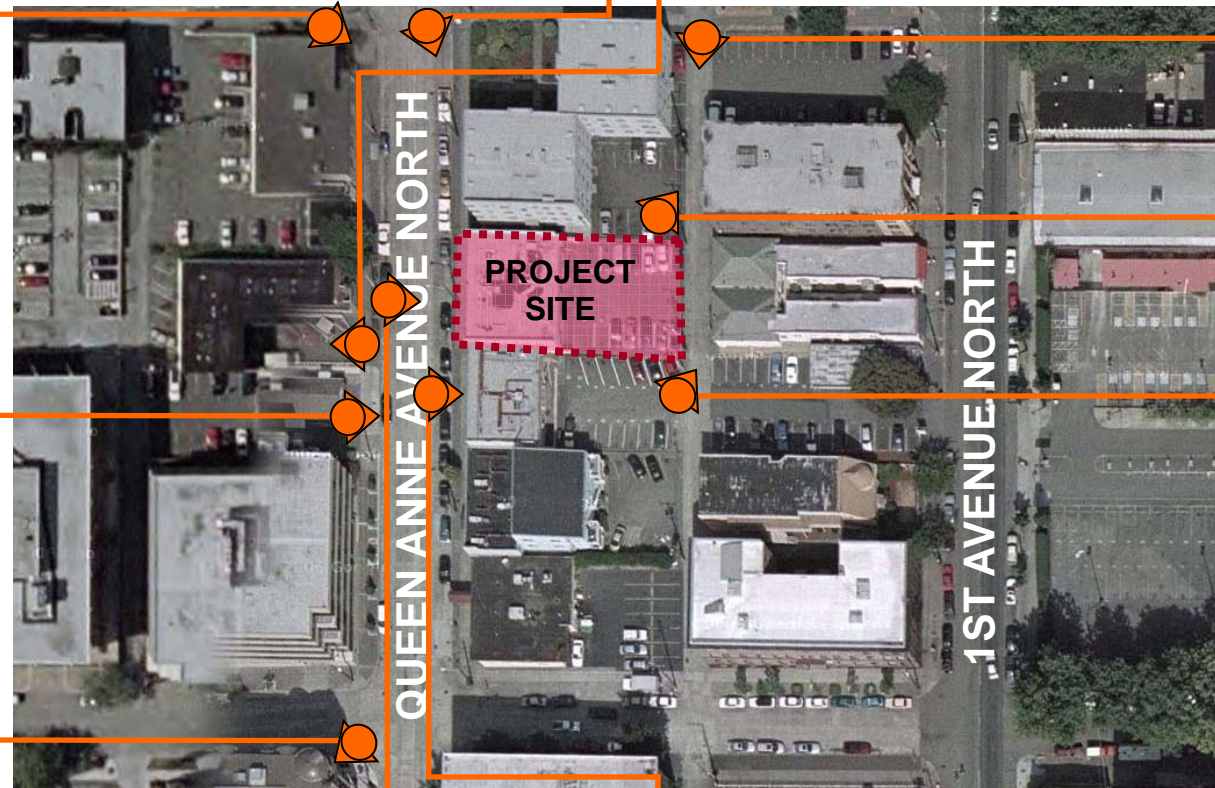
APARTMENT BUILDING ACROSS FROM SITE



ALLEY BEHIND THE SITE LOOKING SOUTH



OFFICE BUILDING NEAR SITE



APARTMENT BUILDING ACROSS ALLEY FROM SITE



CONDOMINIUM BUILDING ON SW CORNER OF QUEEN ANNE AVE. N. AND JOHN ST.



SITE: TWO-STORY OFFICE BUILDING



OFFICE BUILDING ADJACENT TO SITE



APARTMENT BUILDING ACROSS ALLEY FROM SITE



NICHOLSON KOVALCHICK ARCHITECTS
4302 SW ALASKA ST., SUITE 200
SEATTLE, WA 98116
206.933.1150

DESIGN REVIEW BOARD
RECOMMENDATION MEETING

STREETSCAPE PHOTOS

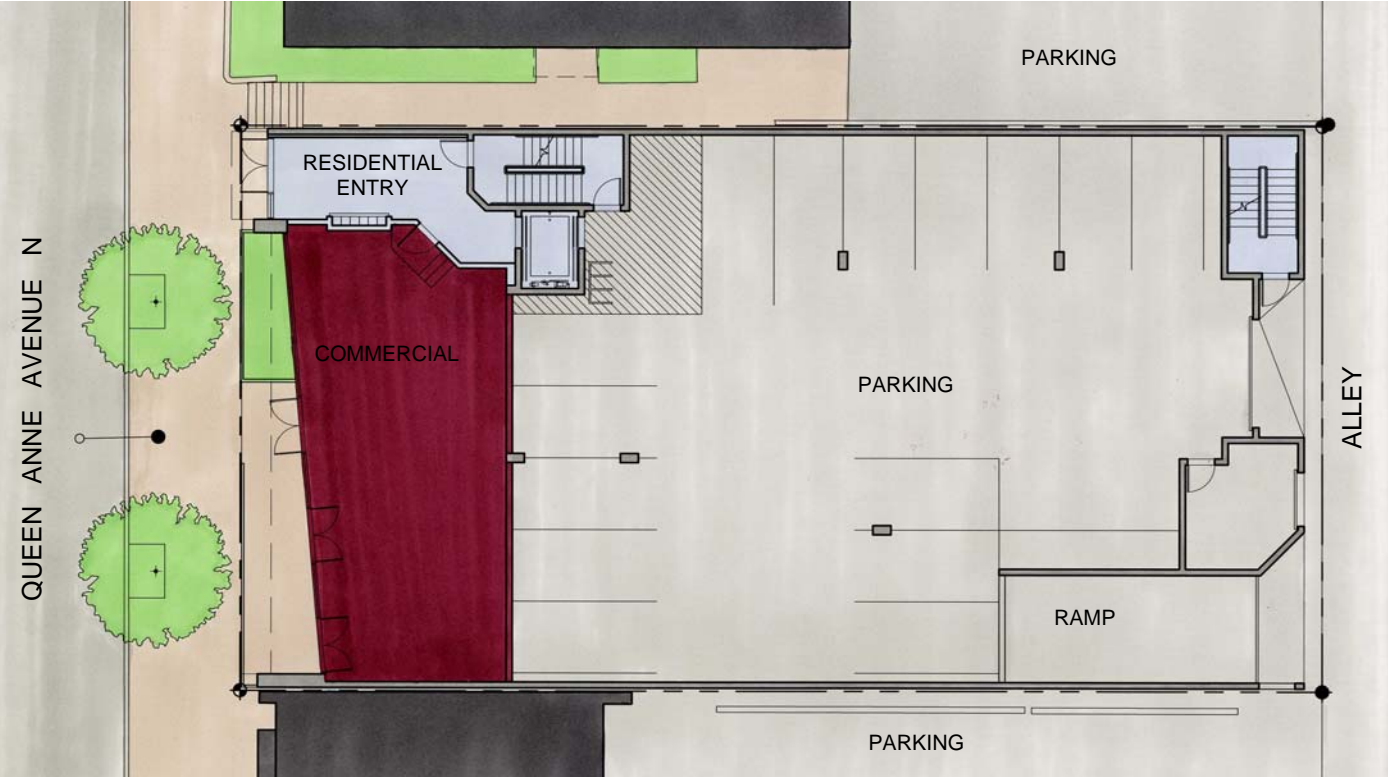


QUEEN ANNE AVENUE NORTH FRONTAGE: LOOKING EAST AT SITE

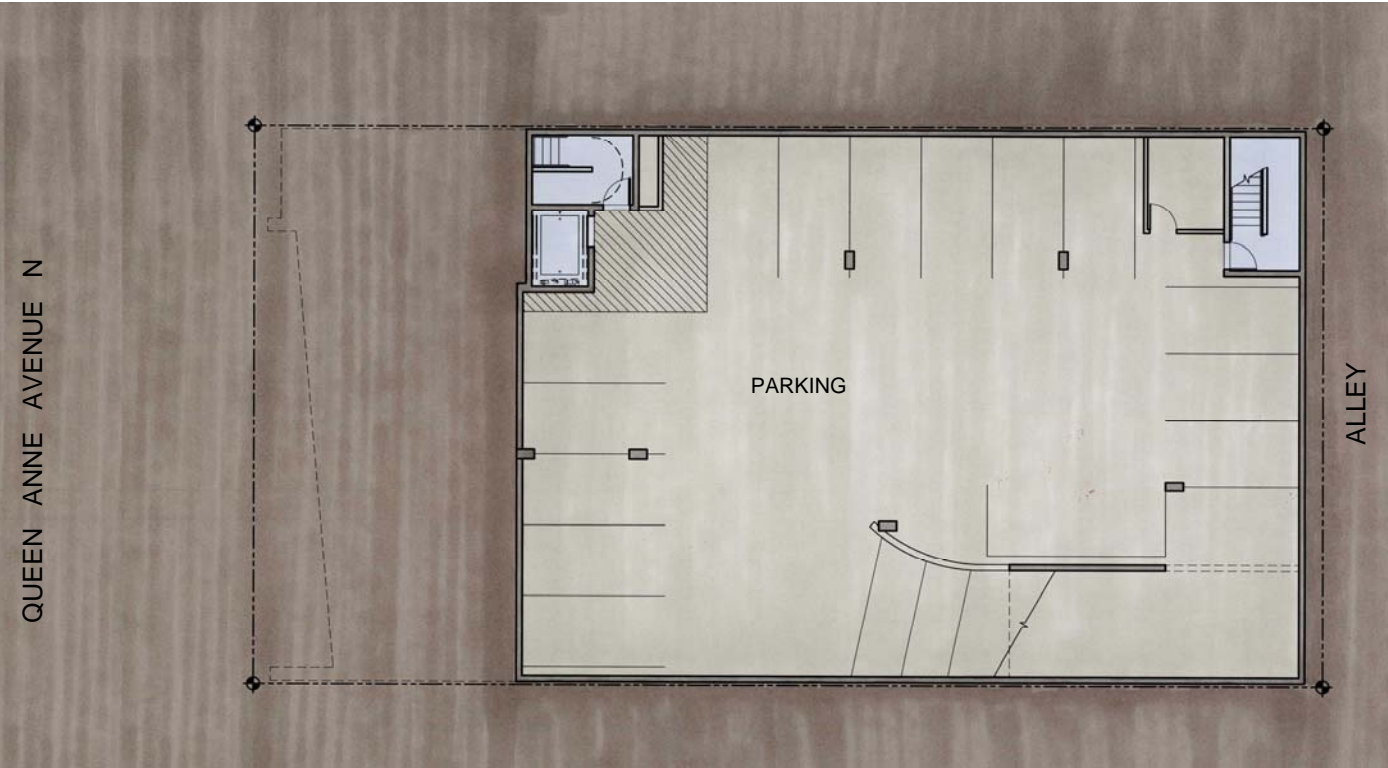


ALLEY BETWEEN QUEEN ANNE AVENUE NORTH & 1ST AVENUE NORTH: LOOKING WEST AT SITE

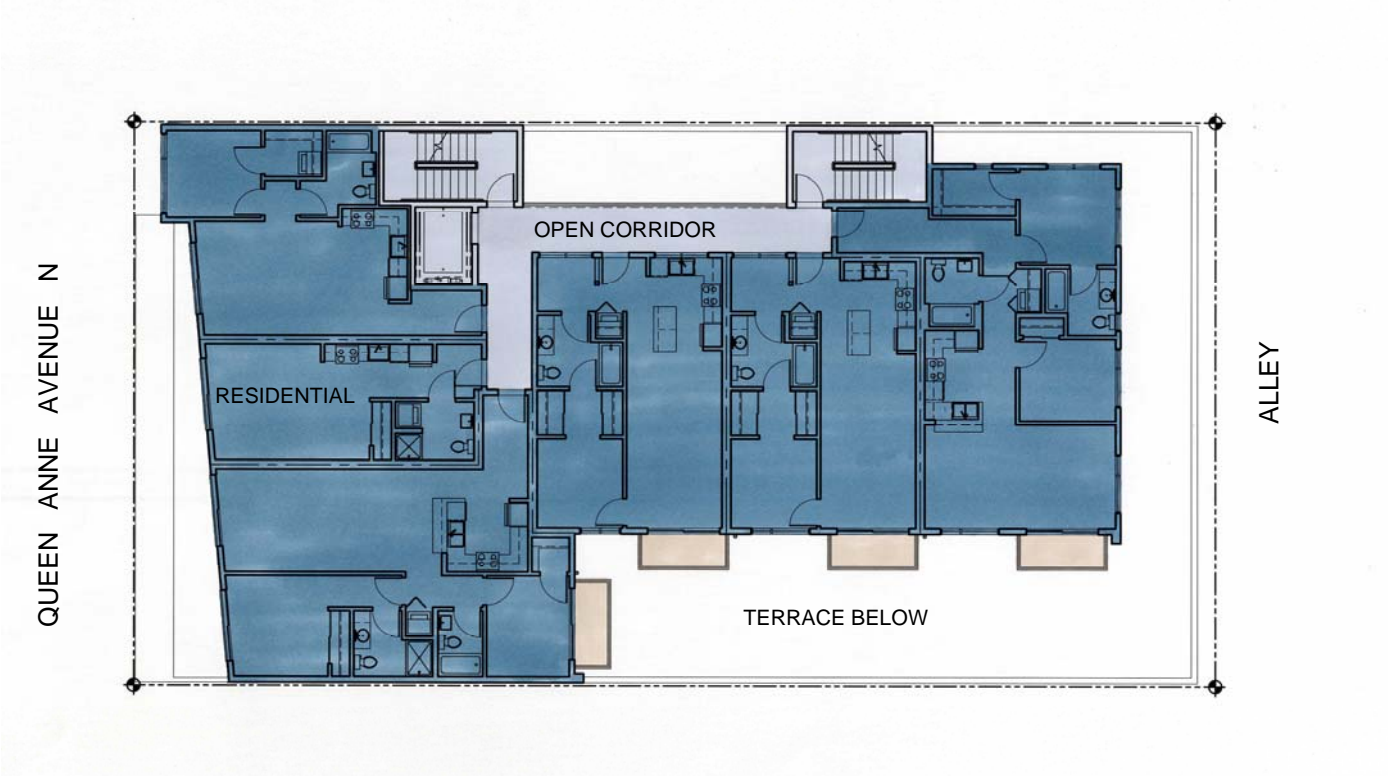
SITE CONTEXT



LEVEL 1 PLAN



PARKING LEVEL PLAN



LEVEL 3-5 PLAN



LEVEL 2 PLAN



NICHOLSON KOVALCHICK ARCHITECTS
4302 SW ALASKA ST., SUITE 200
SEATTLE, WA 98116
206.933.1150

DESIGN REVIEW BOARD
RECOMMENDATION MEETING

COLORS & MATERIALS

WEST ELEVATION



EAST ELEVATION



WOOD GRAIN PHENOLIC RESIN ACCENT
PANEL COLOR: RUSTIK

BOLT-ON METAL DECK

THERMAL BREAK ALUMINUM WINDOWS
COLOR: CHARCOAL

SCUPPER BOX AND ROUND METAL
DOWNSPOUT

CORRUGATED METAL SIDING
COLOR: COOL METALLIC CHAMPAGNE

FLAT PANEL METAL SIDING
COLOR: COOL ZATIQUE II

CONCRETE
CEMENTIOUS FINISH COAT

ALUMINUM STOREFRONT SYSTEM
COLOR:CHARCOAL

FLAT PANEL METAL SIDING
COLOR: MATCH BENJAMIN MOORE 'HOT
APPLE SPICE'



NICHOLSON KOVALCHICK ARCHITECTS
4302 SW ALASKA ST., SUITE 200
SEATTLE, WA 98116
206.933.1150

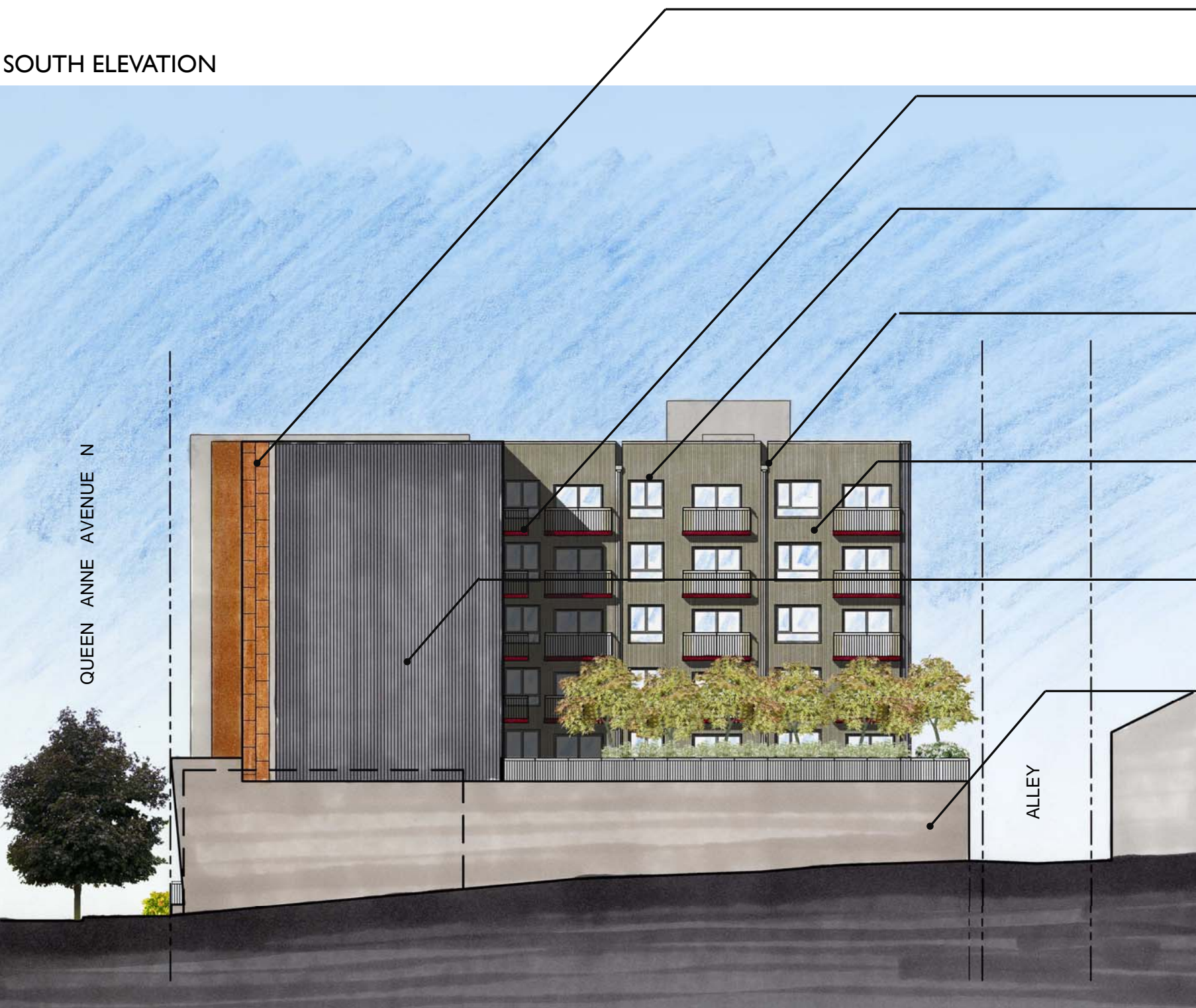
DESIGN REVIEW BOARD
RECOMMENDATION MEETING

222 QUEEN ANNE AVENUE N

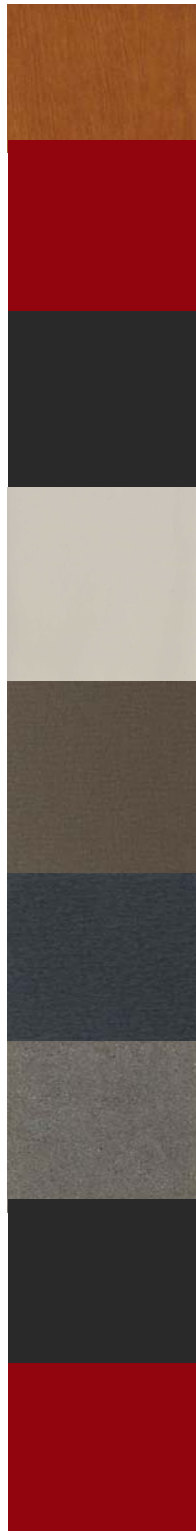
Proposed Mixed-Use Development for West Freeman Properties

COLORS & MATERIALS

SOUTH ELEVATION



- WOOD GRAIN PHENOLIC RESIN ACCENT
PANEL COLOR: RUSTIK
- BOLT-ON METAL DECK
- THERMAL BREAK ALUMINUM WINDOWS
COLOR: CHARCOAL
- SCUPPER BOX AND ROUND METAL
DOWNSPOUT
- CORRUGATED METAL SIDING
COLOR: COOL METALLIC CHAMPAGNE
- FLAT PANEL METAL SIDING
COLOR: COOL ZATIQUE II
- CONCRETE
CEMENTIOUS FINISH COAT
- ALUMINUM STOREFRONT SYSTEM
COLOR:CHARCOAL
- FLAT PANEL METAL SIDING
COLOR: MATCH BENJAMIN MOORE 'HOT
APPLE SPICE'

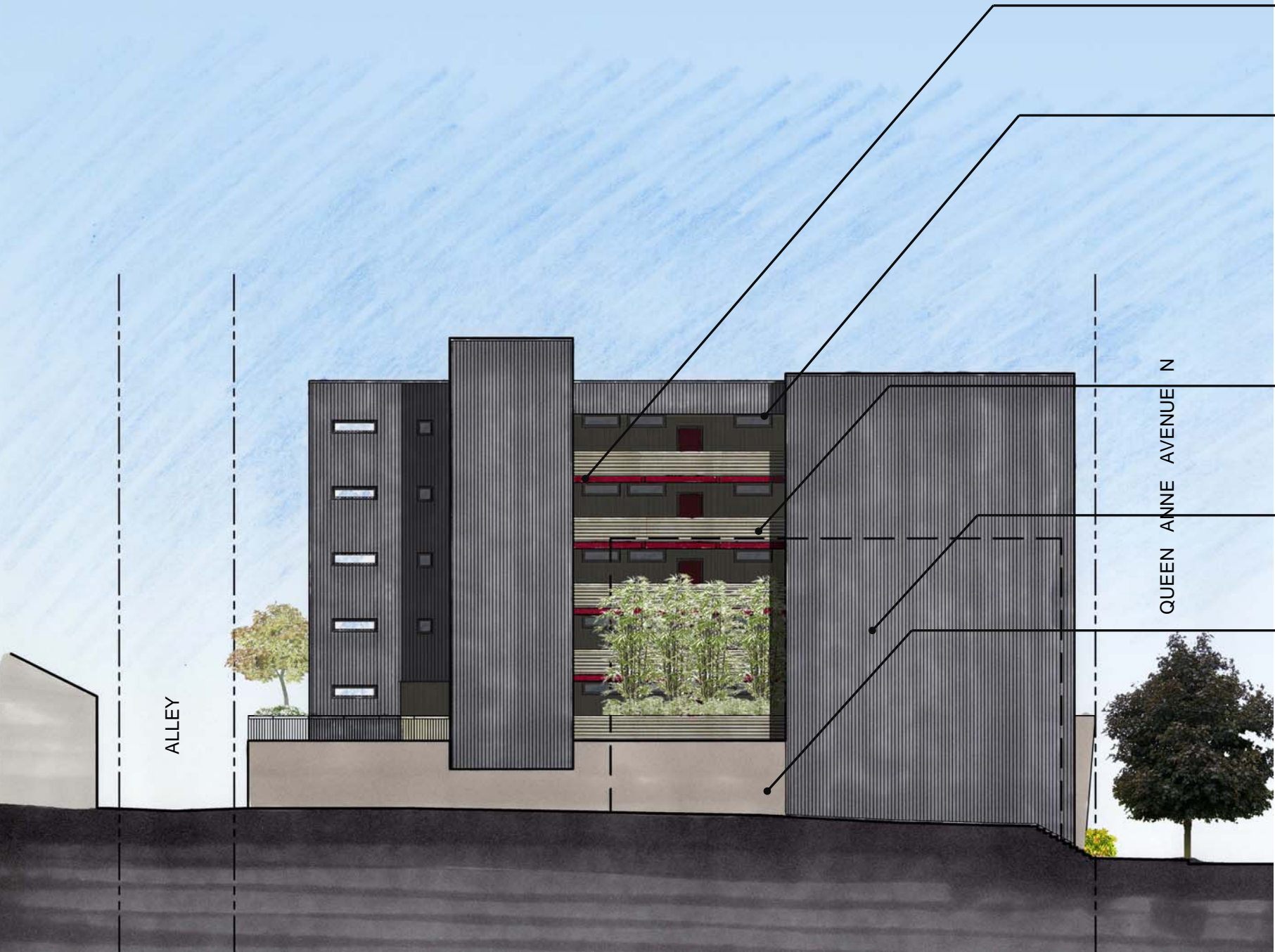


DESIGN REVIEW BOARD
RECOMMENDATION MEETING

NICHOLSON KOVALCHICK ARCHITECTS
4302 SW ALASKA ST., SUITE 200
SEATTLE, WA 98116
206.933.1150

COLORS & MATERIALS

NORTH ELEVATION



WOOD GRAIN PHENOLIC RESIN ACCENT
PANEL COLOR: RUSTIK

BOLT-ON METAL DECK

THERMAL BREAK ALUMINUM WINDOWS
COLOR: CHARCOAL

SCUPPER BOX AND ROUND METAL
DOWNSPOUT

CORRUGATED METAL SIDING
COLOR: COOL METALLIC CHAMPAGNE

FLAT PANEL METAL SIDING
COLOR: COOL ZATIQUE II

CONCRETE
CEMENTIOUS FINISH COAT

ALUMINUM STOREFRONT SYSTEM
COLOR:CHARCOAL

FLAT PANEL METAL SIDING
COLOR: MATCH BENJAMIN MOORE 'HOT
APPLE SPICE'



DESIGN REVIEW BOARD
RECOMMENDATION MEETING

NICHOLSON KOVALCHICK ARCHITECTS
4302 SW ALASKA ST., SUITE 200
SEATTLE, WA 98116
206.933.1150

MASSING STUDIES



LOOKING NORTHEAST FROM ACROSS QUEEN ANNE AVE N



LOOKING SOUTHEAST FROM ACROSS QUEEN ANNE AVE N



LOOKING NORTH UP QUEEN ANNE AVE N



LOOKING SOUTH DOWN QUEEN ANNE AVE N



LANDSCAPE: LEVEL 1 & LEVEL 2

PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	SPACING
STREET TREE					
STREET TREE PLANTING PER COS 100A STANDARD DETAIL. CONTACT CITY ARBORIST BILL AMES, AT 206.684.5693, TWO DAYS PRIOR TO PLANTING.					
TREES					
	MAGNOLIA DENUDATA	YULAN MAGNOLIA	2" CAL.	B&B	PER PLAN
	ACER PALMATUM (GREEN)	JAPANESE MAPLE (GREEN)	6'-8" HT.	B&B	PER PLAN
SHRUBS, PERENNIALS, AND GRASS					
	CAMELLIA SASANQUA 'JEAN MAY'	'JEAN MAY' CAMELLIA	2 GAL.	CONT.	24" O.C.
	ESCALLONIA X 'NEWPORT DWARF'	'NEWPORT DWARF' ESCALLONIA	2 GAL.	CONT.	24" O.C.
	NANDINA DOMESTICA 'HARBOUR DWARF'	'HARBOUR DWARF' HEAVENLY-BAMBOO	2 GAL.	CONT.	30" O.C.
	PARTHENOCISSUS QUINQUEFOLIA	VIRGINIA CREEPER	5 GAL.	CONT.	PER PLAN
	PHYLLOSTACHYS NIGRA	BLACK BAMBOO	5 GAL.	CONT.	PER PLAN
	PIERIS JAPONICA 'CAVATINE'	'CAVATINE' ANDROMEDA	5 GAL.	CONT.	30" O.C.
	POLYSTICHUM MUNITUM	SWORD FERN	1 GAL.	CONT.	PER PLAN
GROUND COVERS					
	75% ARCTOSTAPHYLOS UVA-URSI	75% KINNIKINNICK	1 GAL.	CONT.	24" O.C.
	25% MAHONIA NERVOSA	25% DULL OREGON-GRAPE	1 GAL.	CONT.	24" O.C.
	LIRIOPE SPICATA	CREeping LILYTURF	1 GAL.	CONT.	24" O.C.
	75% PACHYSANDRA TERMINALIS	75% JAPANESE SPURGE	1 GAL.	CONT.	24" O.C.
	25% LIRIOPE MUSCARI	25% BIG BLUE LILY TURF	1 GAL.	CONT.	24" O.C.

- NOTES**
- 1. ALL PROPOSED PLANTING AREAS SHALL BE WATERED WITH AN IN-GROUND, AUTOMATIC IRRIGATION SYSTEM.
 - 2. AT THE TIME OF PLANTING, DECIDUOUS TREES SHALL BE MINIMUM 1.5 INCH IN DIAMETER MEASURED 6 INCHES IN HEIGHT ABOVE THE GROUND. FOR MULTI-STEMMED TREES, THERE MUST BE AT LEAST 3 STEMS AND THE TREE SHALL BE AT LEAST 6 FEET TALL. MATURED HEIGHT OF TREES SHALL BE 15' MIN.
 - 3. PROVIDE GROUND COVERS IN ALL SHRUB PLANTING AREAS. GROUND COVERS SHALL BE SPACED, USING TRIANGULAR PATTERN, TO PROVIDE TOTAL COVERAGE OF LANDSCAPE AREA IN THREE YEARS.
 - 4. AT GRADE LANDSCAPING AREAS SHALL CONTAIN AT LEAST FOUR INCHES OF TOPSOIL AT FINISH GRADE.
 - 5. PLANTERS ON STRUCTURE TO RECEIVE LIGHT-WEIGHT SOIL PLANTING MIX.
 - 6. ALL LANDSCAPE AREAS TO RECEIVE MINIMUM TWO INCHES OF MULCH EXCEPT WHERE GRAVEL MULCH IS SPECIFIED.
 - 7. SEE SHEET L-1.03 FOR LANDSCAPE REQUIREMENT SUMMARY.



KAREN KEST
landscape architects
111 West John Street, Suite 300
Seattle, Washington 98119
tel: 206.323.6032
fax: 206.281.9336



DESIGN REVIEW BOARD
RECOMMENDATION MEETING

NICHOLSON KOVALCHICK ARCHITECTS
4302 SW ALASKA ST., SUITE 200
SEATTLE, WA 98116
206.933.1150

222 QUEEN ANNE AVENUE N

Proposed Mixed-Use Development for West Freeman Properties

LANDSCAPE: GREEN FACTOR SUMMARY

Planting Area Designation Spreadsheet

SEATTLE *green factor*

		Planting Area						
		1	2	3	4	5	6	TOTAL
A1	square feet							0
A2	square feet							0
B1	square feet	202	118	60	199	62	587	1228
B2	# of plants		10		32	16	91	149
B3	# of trees						6	6
B4	# of trees	2						2
B5	# of trees							0
B6	# of trees							0
B7	# of trees							0
B8	square feet	84						84
C	Green Roofs - square feet							0
D	Vegetated Walls - square feet			112.5	181		259	552.5
E	Water Features - square feet							0
F	Water use - square feet	202	118	60	199	62	587	1228
G	Visibility - square feet	402	278	172.5				852.5

FINAL VERSION 1-23-07

enter sq ft of parcel

Parcel size (ENTER THIS VALUE FIRST)*

7,548

SCORE

0.314

You need at least 0.300

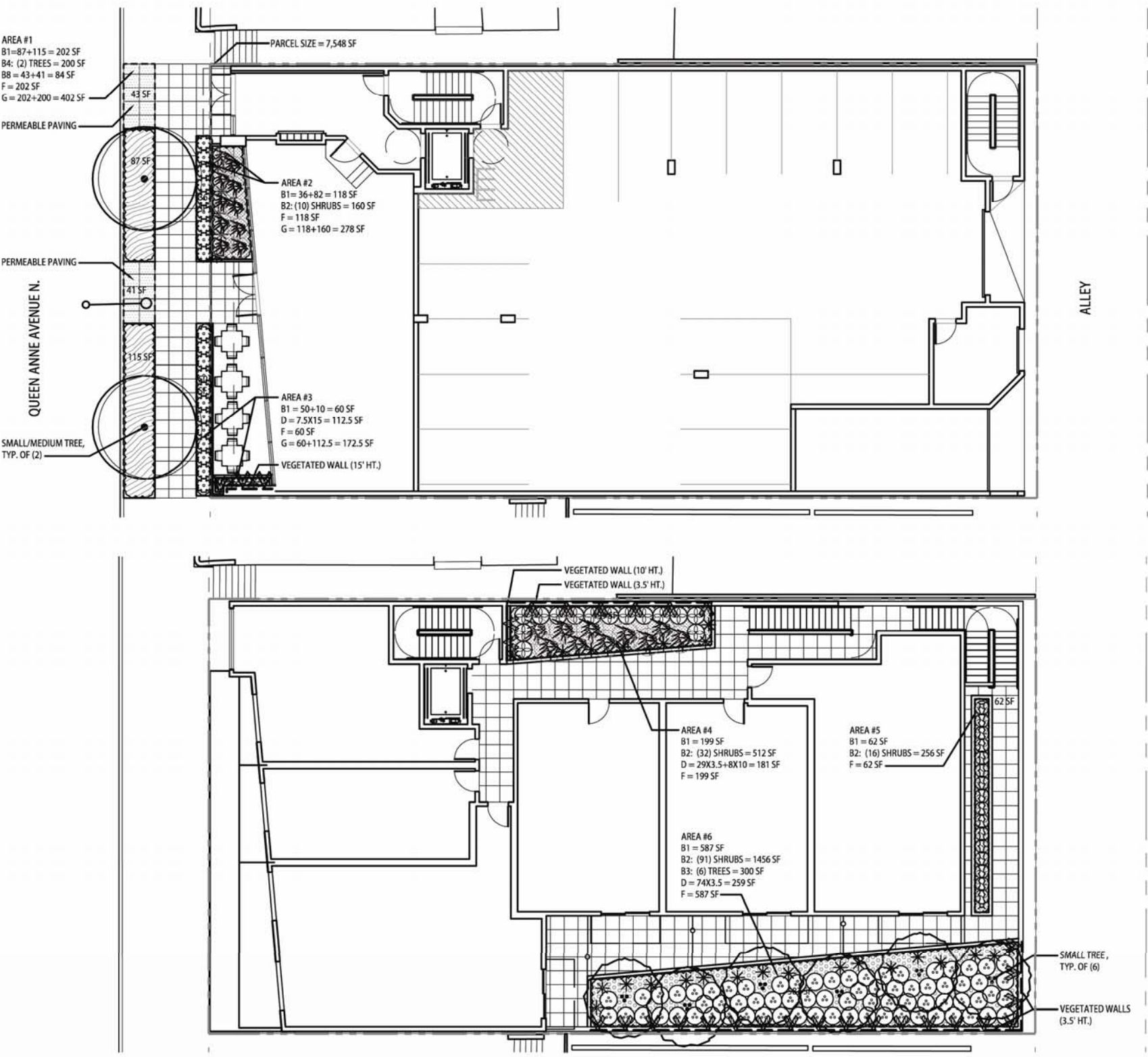
Types of Area**	Square Feet	Factor	Total
A Vegetation planted with a soil depth of less than 24"			
1 Lawn or grass pavers or ground covers	enter sq ft 0	0.2	-
2 Plants and shrubs 3' and higher at maturity	enter sq ft 0	0.3	-
B Vegetation planted with a soil depth of more than 24"			
1 Lawn, grass pavers or other plants less than 3' tall at maturity	enter sq ft 1228	0.7	860
2 Shrubs taller than 3' at maturity - calculated at 16 sq ft per plant (typically planted no closer than 18" on center)	enter number of plants 149 2384	0.3	715
3 Tree canopy for "small trees" in SDO's Street Tree Planting Schedule or equivalent canopy spread of 15' - calculated at 50 sq ft per tree	enter number of plants 6 300	0.3	90
4 Tree canopy for "small/medium trees" in Street Tree Planting Schedule or equivalent canopy spread of 20' - calculated at 100 sq ft per tree	enter number of plants 2 200	0.3	60.0
5 Tree canopy for "medium/large trees" in Street Tree Planting Schedule or equivalent canopy spread of 25' - calculated at 150 sq ft per tree	enter number of plants 0 0	0.4	-
6 Tree canopy for "large trees" in Street Tree Planting Schedule or equivalent canopy spread of 30' - calculated at 200 sq ft per tree	enter number of plants 0 0	0.4	-
7 Tree canopy for preservation of "exceptional trees" or trees with trunk diameter exceeding 24" at four and one half feet above the ground, calculated at 250 sq ft per tree	enter number of plants 0 0	0.5	-
8 Permeable paving that drains only itself. It must be at grade. - calculated per square foot	enter sq ft 84	0.6	50.4
C Green roofs - 4" minimum soil depth at time of planting			
	enter sq ft 0	0.7	-
D Vegetated walls			
	enter sq ft 552.5	0.7	386.8
E Water features (fountains) or rain gardens (where allowed by SPU)			
	enter sq ft 0	0.7	-
Bonuses			
		sub-total of sq ft = 4,749	
F Landscaping using drought tolerant plants or where at least 50% of annual irrigation needs are met from non-potable sources	enter sq ft 1,228	0.1	123
G Landscaping visible to passers-by from adjacent public right of way or public open spaces	enter sq ft 853	0.1	85
		green factor numerator = 2,379	

* Do not count public rights of way in parcel size calculation.

** To calculate your green factor score, you may count the landscape elements that are in public rights of way if they are contiguous with the parcel.

07223-SFG-001607-v0.0

07223-SFG-001607-v0.0



KAREN KEST
landscape architects
111 west john street, suite 300
seattle washington 98119
tel: 206.323.6032
fax: 206.281.9336



NICHOLSON KOVALCHICK ARCHITECTS
4302 SW ALASKA ST., SUITE 200
SEATTLE, WA 98116
206.933.1150

DESIGN REVIEW BOARD
RECOMMENDATION MEETING

222 QUEEN ANNE AVENUE N

Proposed Mixed-Use Development for West Freeman Properties