

Final Recommendation

1919 QUEEN ANNE AVE NORTH OFFICE/RETAIL

DEVELOPMENT OBJECTIVES:

- 1. To create a mixed used development bringing retail/restaurant, office and residential uses together to provide integrated work, service and living opportunities in the heart of the Queen Anne neighborhood.
- 2. To provide a lively and interactive pedestrian experience along Queen Anne Avenue North.
- 3. To provide workable tenant opportunities that promote successful business efforts and ultimately long term service establishments in the community.
- 4. To provide associated parking that supports this project and can help the needs of adjacent uses during off-peak parking demand times.
- 5. To blend into the unique fabric of the Queen Anne area.

REVISED PROJECT DESCRIPTION:

Proposed: 4-story (mixed use) commercial office/retail and residential building. The ground floor area will be dedicated to retail, service and restaurant uses. Floors 2 through 4 will provide office and med/dental space. There will be 4 apartments on the east side of the 4th floor with a localized, western territorial view.

There will be 3-4 levels of below grade parking. The access to the parking lot is going to be from the Alley on the west side of the propoerty and through the adjacent Eden Hill project. Easements will be established to maintain this access route.

There are no curb cuts, existing or proposed, along Queen Anne Avenue. The project will continue the replacement/improvements of curb and sidewalks along Queen Anne Avenue North that were started during the Eden Hill Project.

This area is a transition from the Single Family neighborhoods on the perimeter to the more urban character along Queen Anne Ave. The tenants in this building will provide service amenities as well as employment opportunities that will help establish live-work environment in the area.

RESIDENTIAL UNITS: 4 apartments 3,900 SF
COMMERCIAL AREA: +/- 49,100 SF
TOTAL GFA 53,000 SF (FAR Limit = 53,131 SF)
PARKING: There are exemptions for each tenant / business of 5,000.

Pursuant to the traffic study for this project the building will provide +/- 130 stalls.

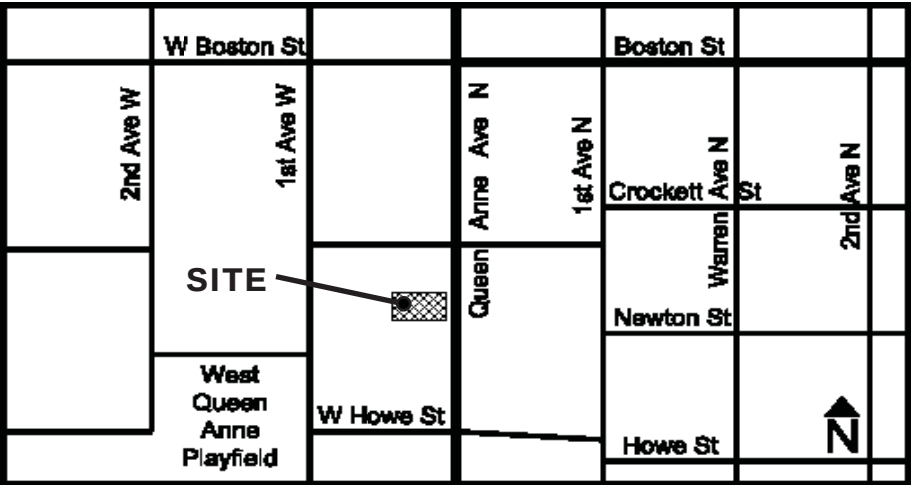
INDEX OF SHEETS

- TITLE SHEET / DEVELOPMENT OBJECTIVES
- 1.1 Cover Sheet / Objectives / Vicinity Map
- URBAN DESIGN ANALYSIS
- 2.1 9- Block Axonometric View / Design Cues
 - 2.2 Streetscape Photomontages
 - 2.3 Streetscape Photomontages
- ZONING / PLANNING ISSUES
- 3.1 Pertinent City Guidelines
- SITE ANALYSIS
- 4.1 Zoning Information
 - 4.2 Topographic / Tree Survey / Vicinity Map
- PRESENTATION OF SOLUTION
- 5.1 Q.A. Ave Renderings
 - 5.2 Q.A. Ave Elevation
 - 5.3 Plaza Renderings & Plan
 - 5.4 Floor Plans P4 & P3
 - 5.5 Floor Plans P2 & P1
 - 5.6 Floor Plans L1 & L2
 - 5.7 Floor Plans L3 & L4
 - 5.8 Roof Plan & Conceptual Lighting Plan
 - 5.9 Elevations - East & West
 - 5.10 Elevations - North & South / Wall Section
 - 5.11 Cross Section - Looking North
 - 5.12 Longitudinal Section - Looking West
 - 5.13 Shadow Study
 - 5.14 Material Board
 - 5.15 Signage - Conforming Setback Study
 - L1 Landscape Plan - Streetscape
 - L2 Landscape Plan - Upper Levels
 - L3 Landscape Plan - Roof Top

- SUMMARY OF DESIGN GUIDELINES & DEPARTURES
- 6.1 Application of Design Guidelines & Comments
 - 6.2 Application of Design Guidelines & Comments / Design Departure List

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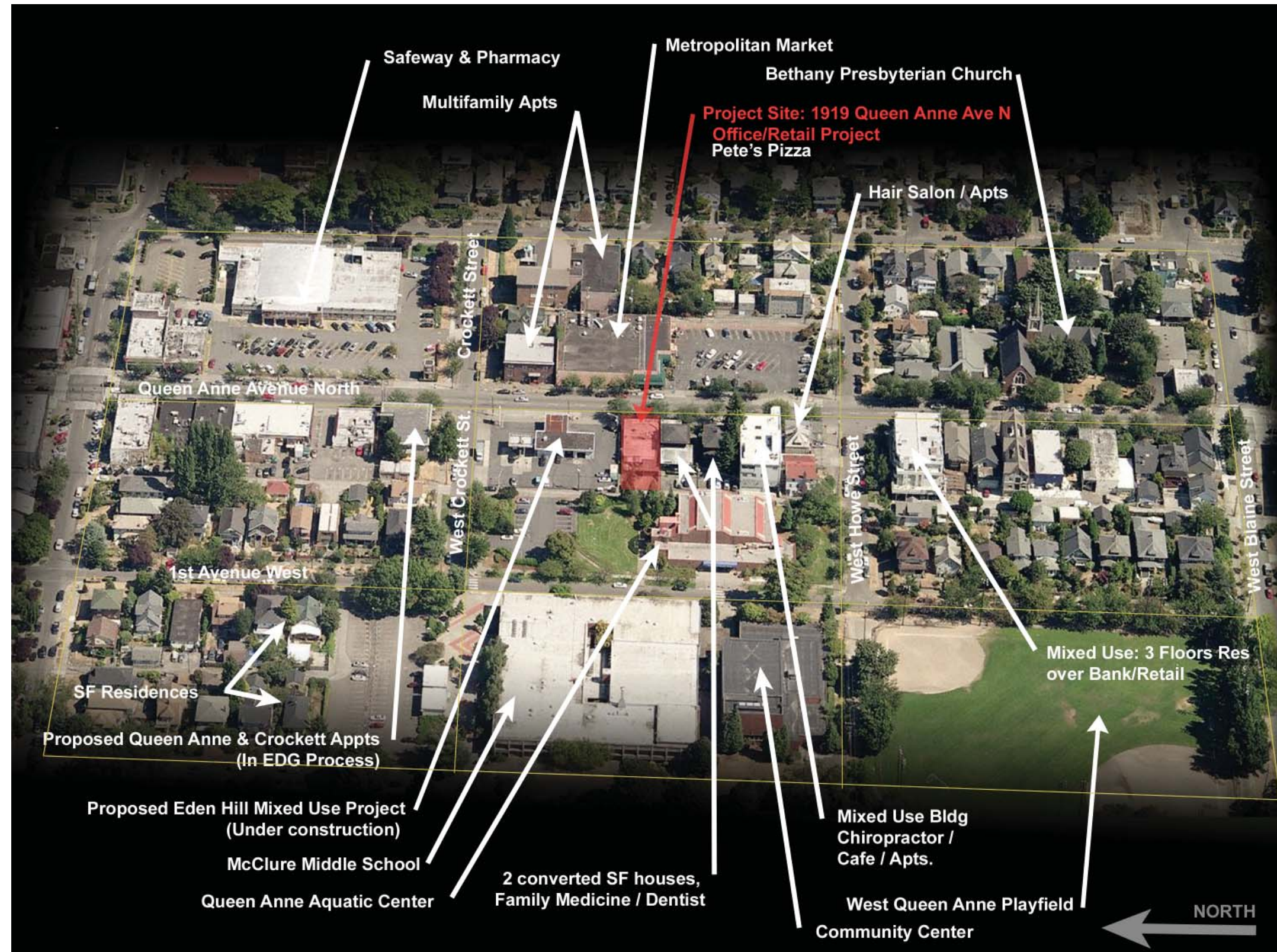
VICINITY MAP

Design Cues:

This area is going through a change with several projects coming on board at once. The site immediately to the north is nearly complete (Eden Hill). There is also the Queen Anne & Crockett Apartments further to the north and the mixed use project proposed on the site of the Metropolitan Market. All of these projects are in keeping with the scale of the zoning parameters in the area, leading to a more urban street character along Queen Avenue.

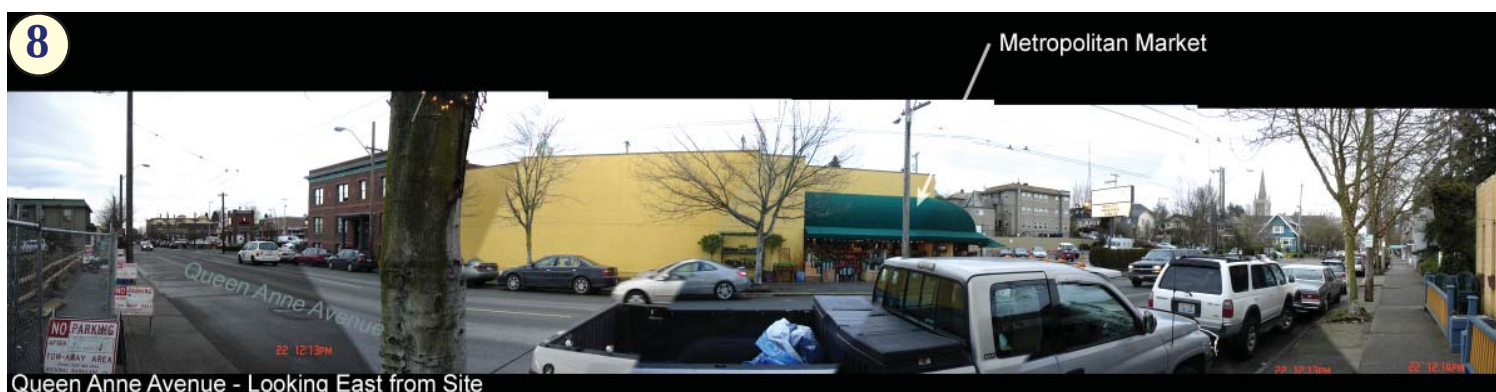
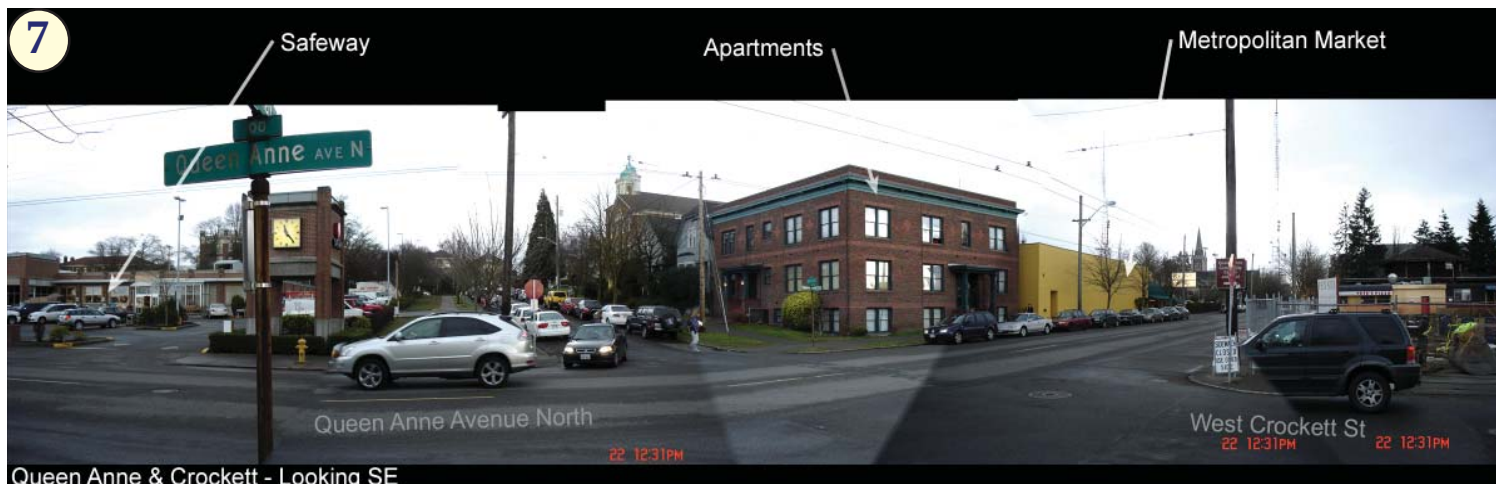
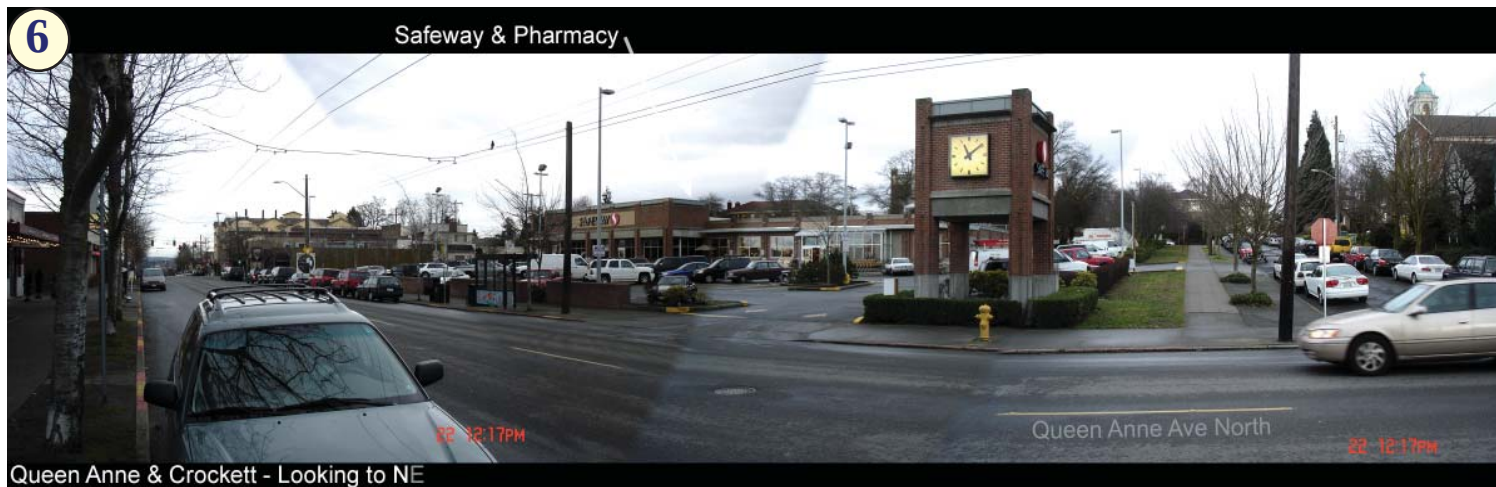
- With this new residential density will come increased pedestrian traffic and the associated need for services.
- This project will provide some needed opportunities for these types of services.
- It will provide space for existing service businesses and medical practitioners that may be displaced by future development.
- The scale of the streetscape is increasing, but it is consistent with other long standing structures along Queen Anne Avenue.
- Brick/Masonry is the predominant material along Queen Anne Avenue, but there are instances of other materials forming an eclectic palette to work from.
- It seems that masonry has been a popular choice for many of the new projects for it's historic precedent and its sustainability.
- It appears that it would be an appropriate avenue for this project, though it seems important to allow some deviations either material or formal to allow this building to have its own identity on the streetscape.

9-Block View:



Street Scapes:





Street Scapes:



City Zoning & Site Information

PROJECT LOCATION:	1919 Queen Anne Avenue North Seattle, Washington 98109	STRUCTURE HIGHT 23.47A.012	Maximum Height: 40' plus 4' for conditions shown in Section A1a and an additional 3' for setbacks proposed in the Queen Anne Design Guidelines for setbacks along Queen Anne Avenue on upper floors.	LANDSCAPING AND SCREENING 23.47A.016	Green Factor: See Landscape plans for detailed approach to Green Factor Calc's.
ZONING SUMMARY:	NC2P-40				
PERMITTED USES 23.47A.004 Chart A	C.2.b Restaurants are permitted outright with a business establiment limit of 25,000SF. Retail Sales & Services are permitted outright with a business establiment limit of 25,000SF. Offices are permitted outright with a business establiment limit of 25,000SF. Eating Establishments are permitted outright with a business establiment limit of 25,000SF. Residential uses are permitted outright.	23.47A.012,D,2	Skylights, clerestories, parapets and fire walls may extend up to 4' above the applicable height limit.	RESIDENTIAL AMENITY AREAS: 23.47A.017	Residential GFA: 3,847 SF Residential Decks 528 SF (13.47%) Exceeds min 5% requirement.
		23.47A.012,D,4	Rooftop features may extend up to 15' above the height limit, including stair and elevator penthouses and mechanical equipment.	23.47A.027	LandmarkDistricts/Structures: N/A
				23.47A.028	Std's for Drive In Businesses: N/A
STREET LEVEL USES 23.47A.005	Queen Anne Ave North is a principal pedestrian street as listed in Section E.2. There are no residential units on the ground level. All of the anticipated ground level uses/tenants are listed in Section E.1.	FLOOR AREA RATIO 23.47A.013	Maximum Floor Area Ratio: 3.25 Site Area: 16,348 SF Max Floor Area: 53,131 SF GFA Proposed: 53,000 SF	SOLID WASTE/RECYCLABLE STORAGE AREA: 23.47A.029	GFA +/- 53,000SF, therefore 225 SF required by the table in 23.47A. The project shows +/-300 which exceeds the minimum requirement.
CONDITIONAL USES 23.47A.006	There are no conditional uses required or anticipated.	SETBACKS 23.47A.014, B,2a	Rear Setback: DESIGN DEPARTURE A portion of the building (44'-3" wide) on alley side abutting pool will be setback 8' to a height of 25'-6". (The City Zoning guidelines state a 10' setback above 13'-0") Pursuant to previous DRB the board supported this departure if substantial modulation was provided and additional setbacks in this area. There are areas along the Alley facade that greatly exceed this requirement and a great deal of modulation is provided. Also there are no residential uses in the block immediately to the west or the school property immediately west of that property.	PARKING AND LOADING: Ref 23.54.015 23.47A.030	In NC2 zones there are waivers for parking in pedestrian-designated zones as outlined in Chart D of 23.54.015. - Exemption for the first 5,000 of each business in general sales and medical services. - Exemption for first 2,500 SF of an eating establishment.
MAJOR PHASED DEVELOPMENT 23.47A.007	Not Applicable		The residences are setback a minimum of 17'-4" on the fourth floor which accomodates the requirement for 15' plus 2' for each 10' above 40' above grade. (The bldg is < 50' in height.)		There is a require of (1) space per dwelling unit times (4) = 4 required. A traffic study has been completed showing a demand of approximately 120 cars for this facility. We are providing +/-135 stalls to handle this load and potential overflow for other peak demands from current facilities in the area.
STREET LEVEL DEVELOPMENT STANDARDS 23.47A.008	Blank Facades: There are no blank facade elements that exceed the width of a typical column element at +/- 30". The total blank facade = +/-30' which is 22.2% of the facade. 40% is the max allowable. Setbacks: The center area is located 14'2 from the property, though they are located behind a plaza/wider pedestrian area as permitted in Section 3. Transparency: 77.8% of the facade is transparent as described in Section 2, a & b. Street Level Uses: The minimum depth of street level nonresidential uses is > 40'.	23.47A.014, B,3b		PARKING LOCATION AND ACCESS: All access to 23.47A.032	underground parking is via the alley on the west side of the property.
		23.47A.014, B,4	One-half (1/2) of the alley width may be counted as part of the required setback.		

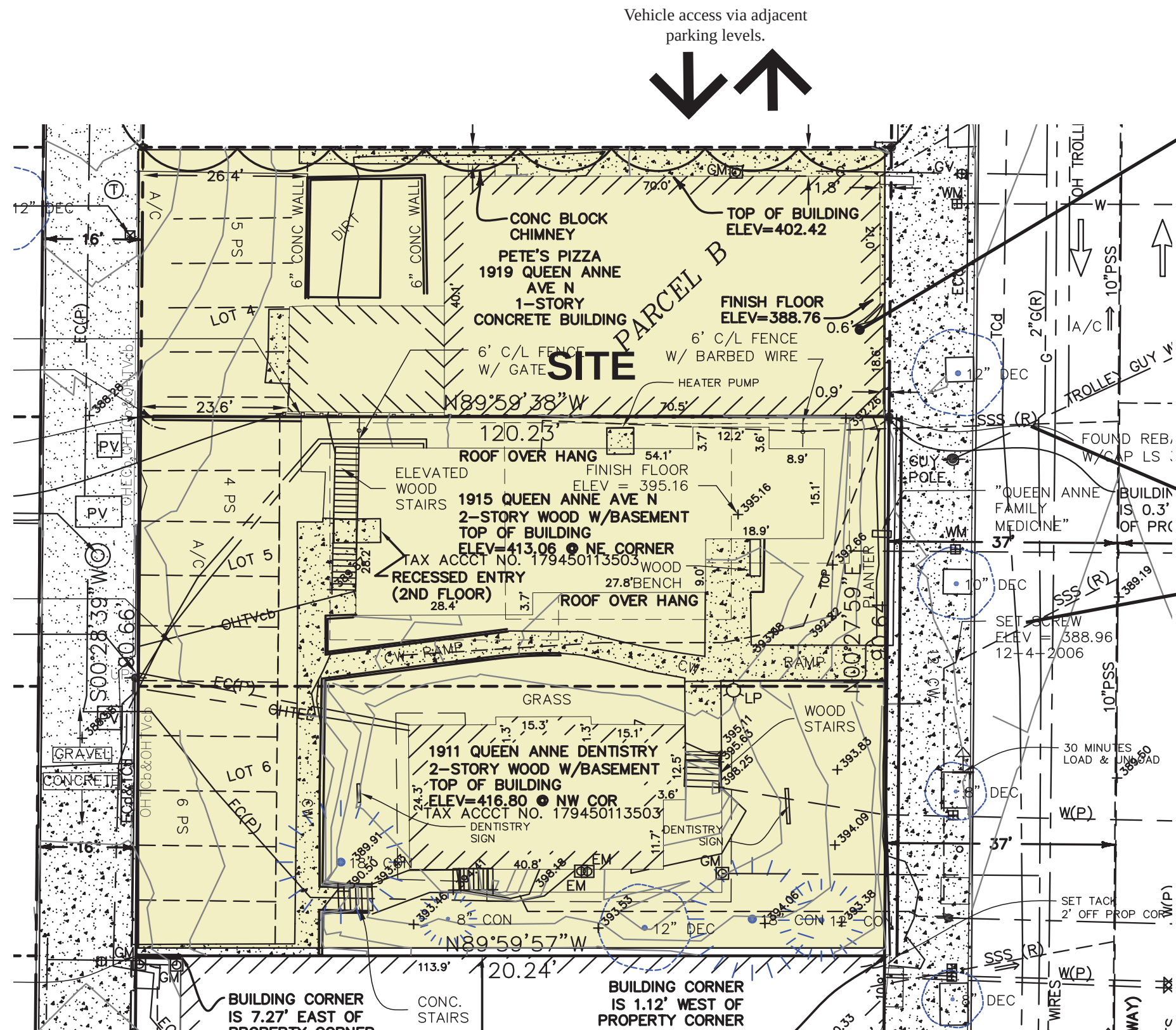
SF-5000 

NC2-40 

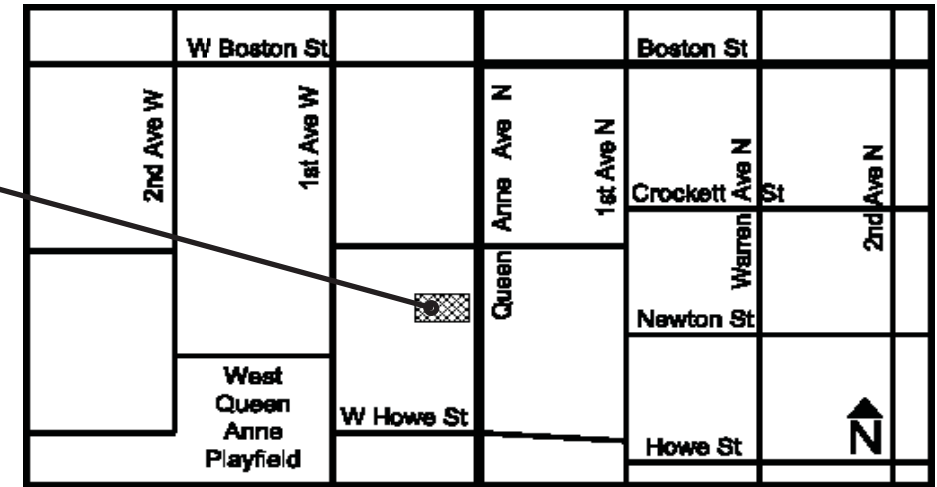
- The area is in transition with numerous projects under construction or in for design review / building permit.
- The zoning along Queen Anne Ave North is primarily NC2-P40 in the vicinity of the subject property.
- The site immediately to the north is a new 4-story mixed use residential / retail structure. The proposed (nearly complete) structure is shown in the model.
- There is also another mixed-use residential project proposed on the NW corner of Queen Anne Ave and West Crockett. We do not know the form of this building yet. The existing buildings are shown.
- These projects will raise the residential density in the area significantly.
- This building proposal for the project at 1919 Queen Anne Avenue will provide needed services to support this growth.
- The area immediately to the West of the site is zoned SF5000, however it is occupied by the Queen Anne Aquatic Center.
- McClure Middle School and the Community Center occupy the block beyond that.
- Many of the immediate transitional issues associated with moving from NC2 to single family residential areas are less relevant because of the site use.



AREA ZONING



SITE



VICINITY MAP

Existing Street Trees to Remain

TOPOGRAPHY / TREE SURVEY

Scale 1" = 20'

1919 QUEEN ANNE AVE NORTH OFFICE/RETAIL PROJECT

Seattle, Washington

Donahou Design Group
Architects LLC

ddg





1919 QUEEN ANNE AVE NORTH OFFICE/RETAIL PROJECT

Seattle, Washington

Donahou Design Group
Architects LLC

ddg

Tree Well
6'x8'
per city standards

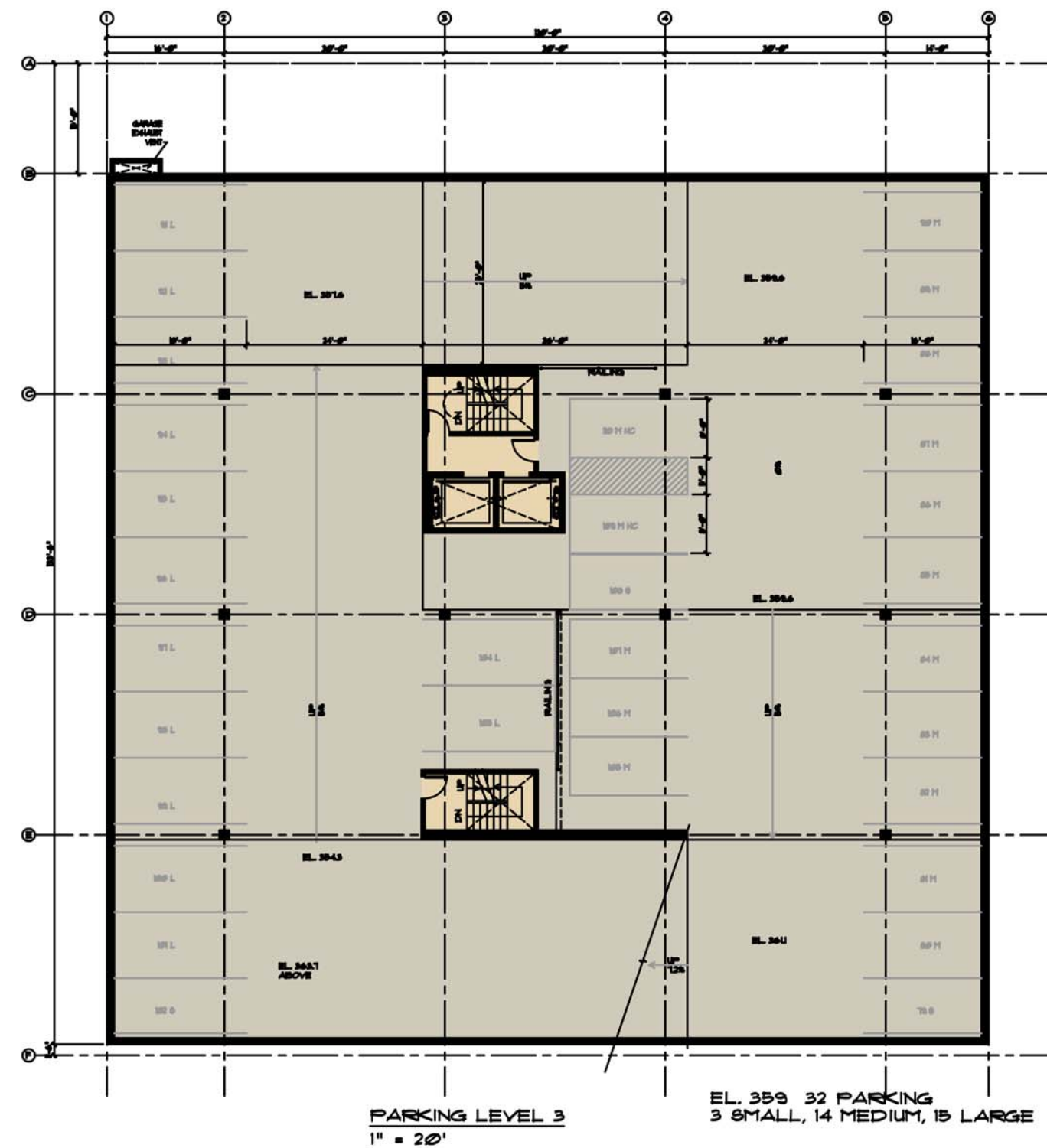
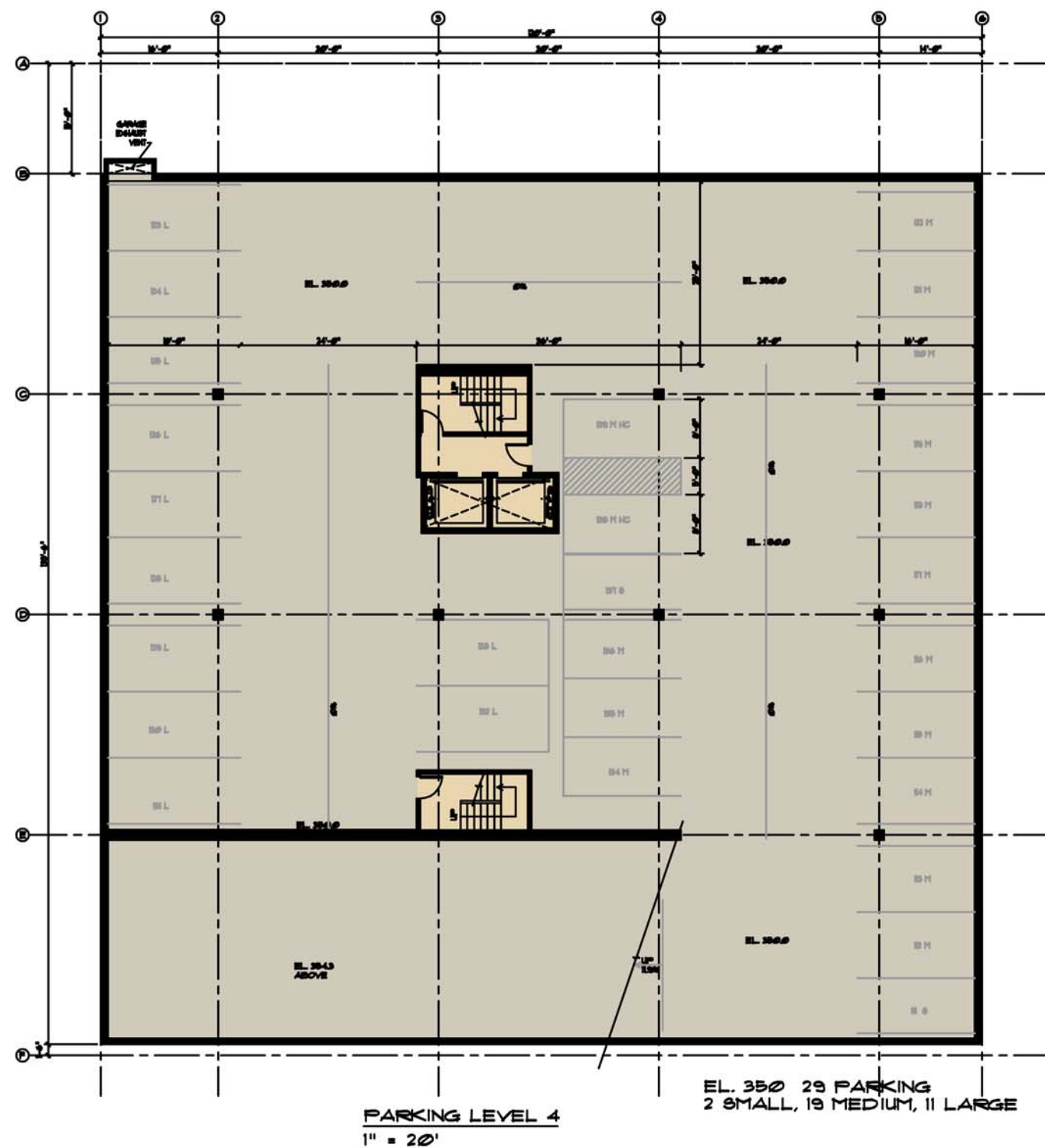
City Sidewalk
natural concrete
2'x2' grid
per city standards

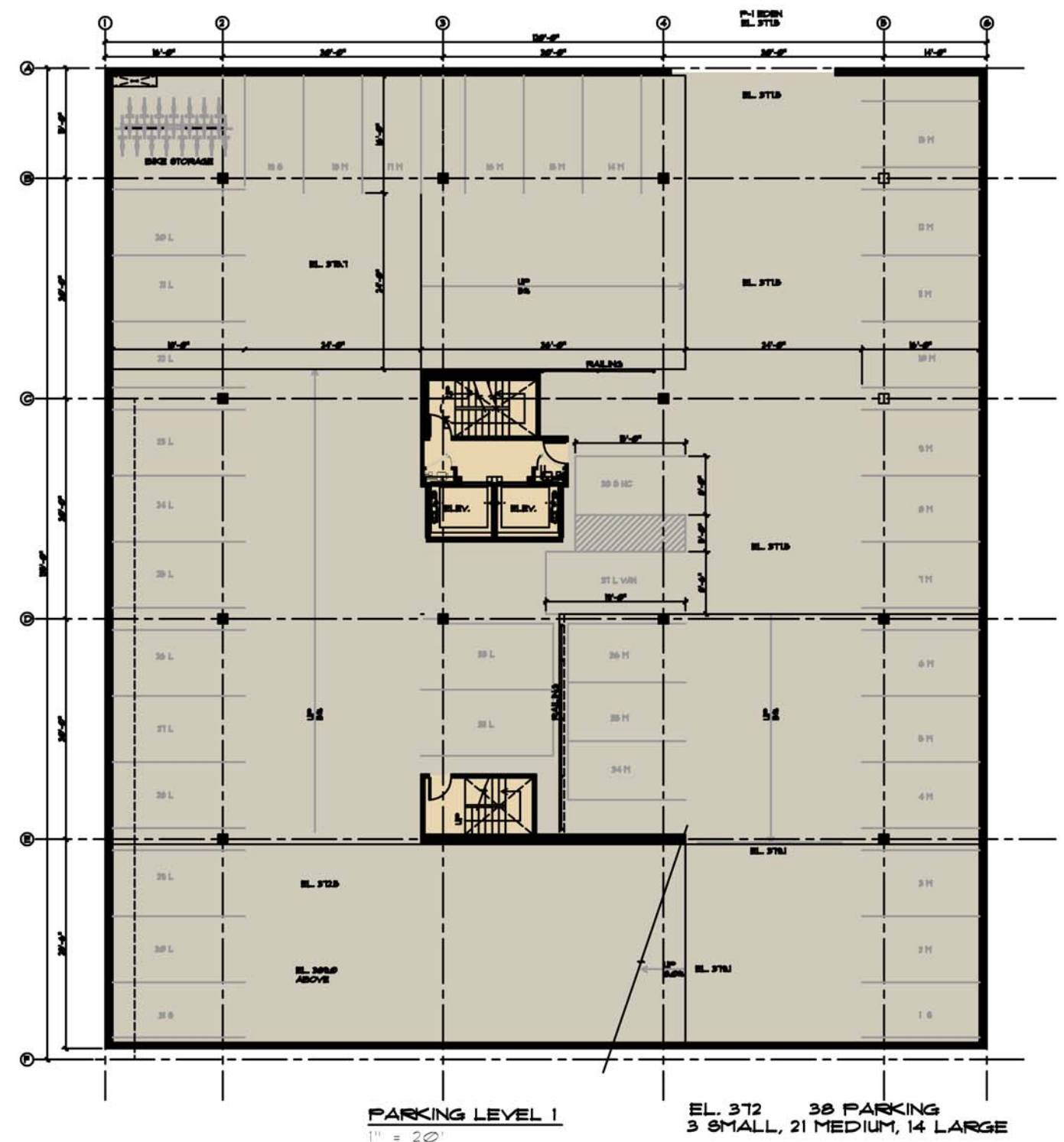
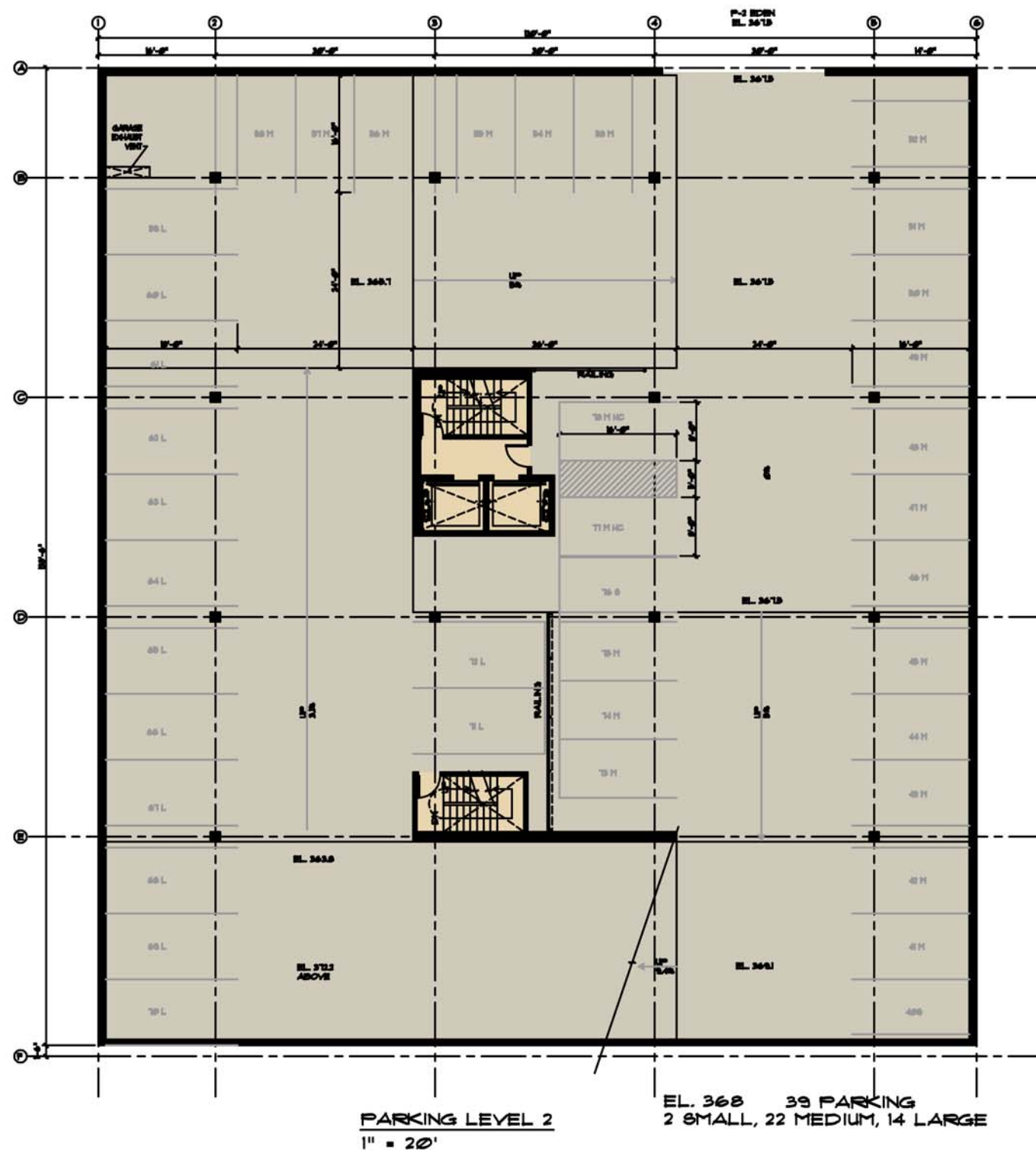
Main Entry
SGS integral colored concrete
Color: Smoke
4'x4' grid

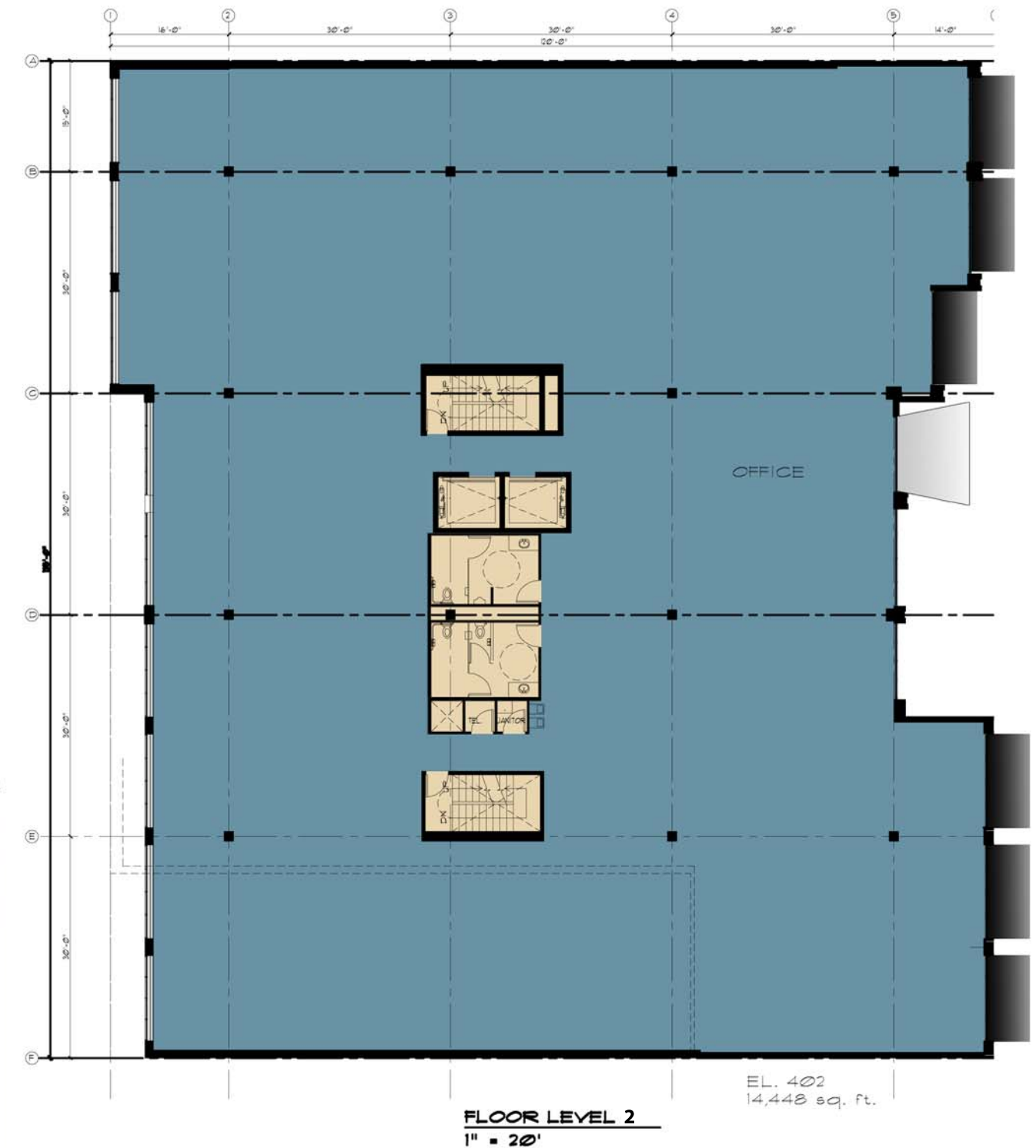
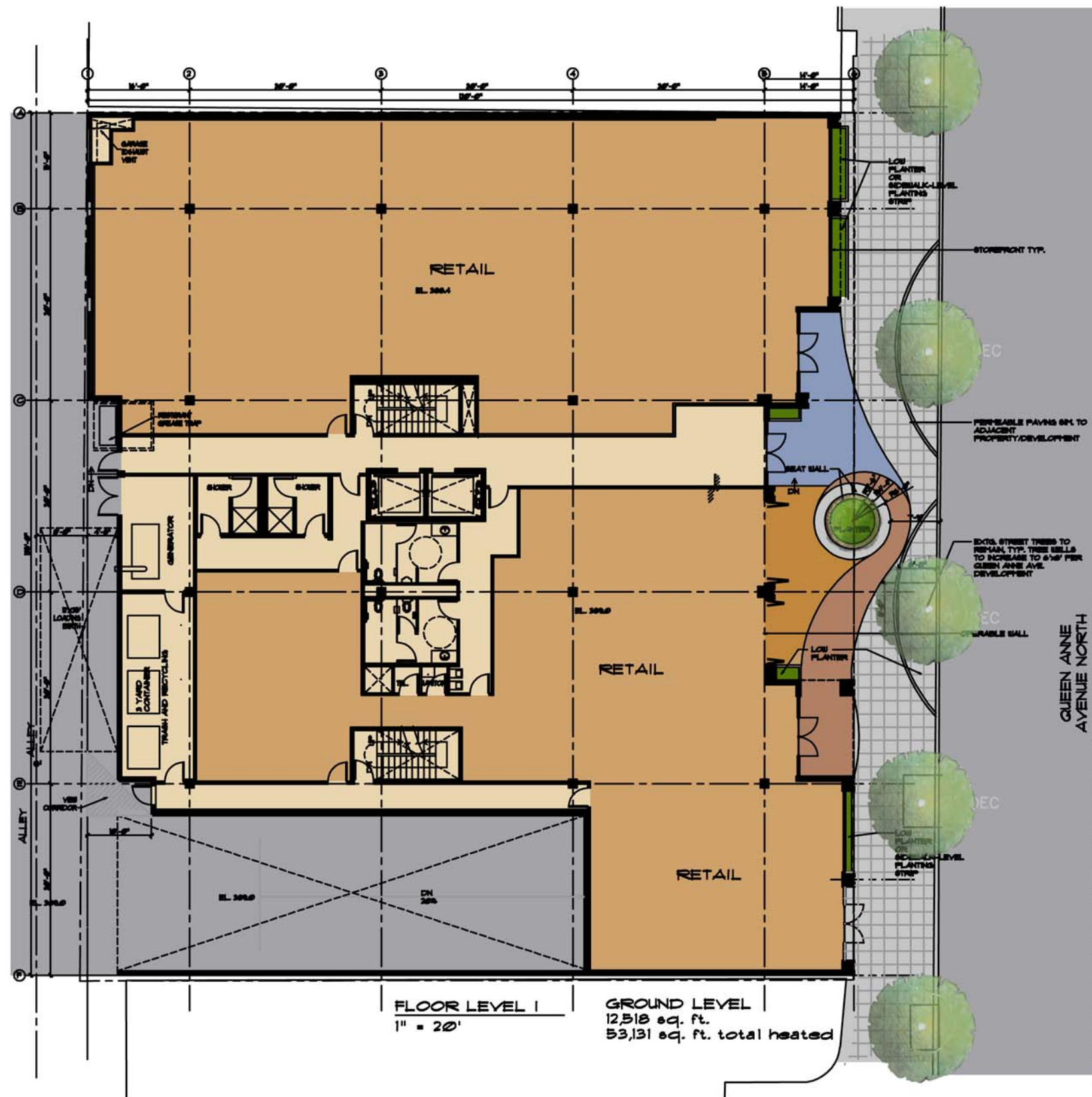
Seat Wall
landscaping w/civic art
artwork not shown
artist to be determined

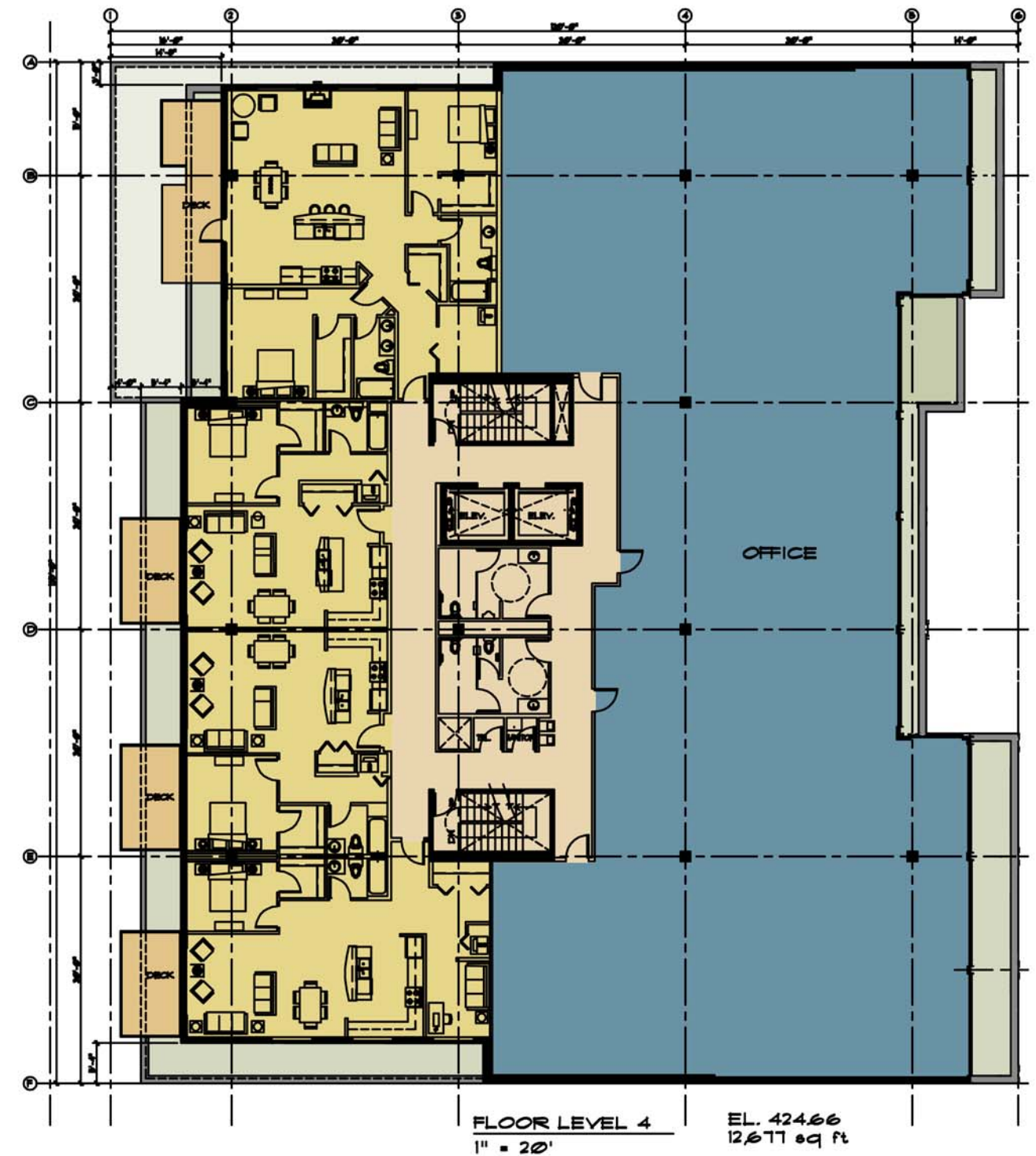
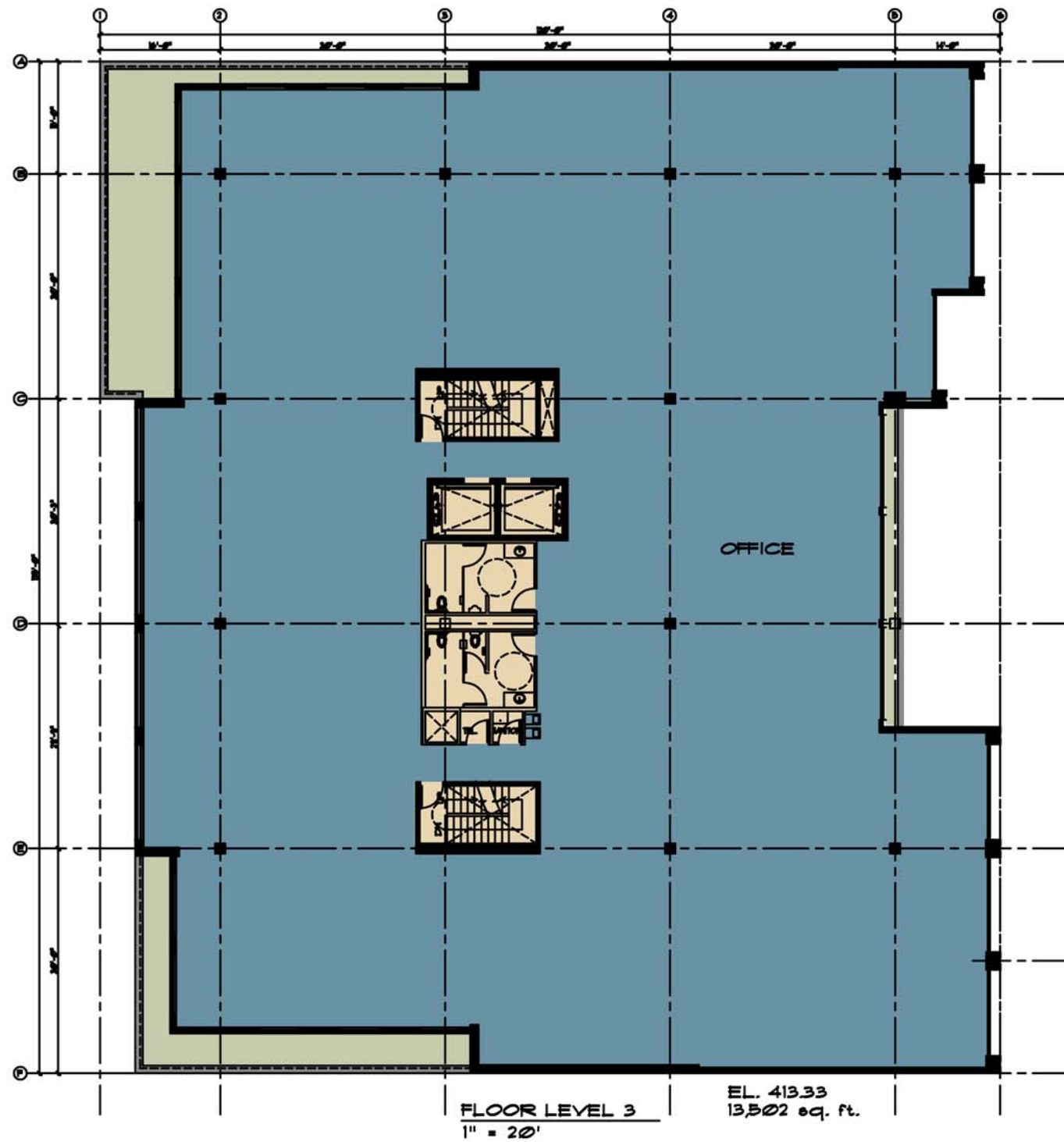
Cafe Seating
SGS integral colored concrete
color: Marigold
color: Sedona
4'x4' grid

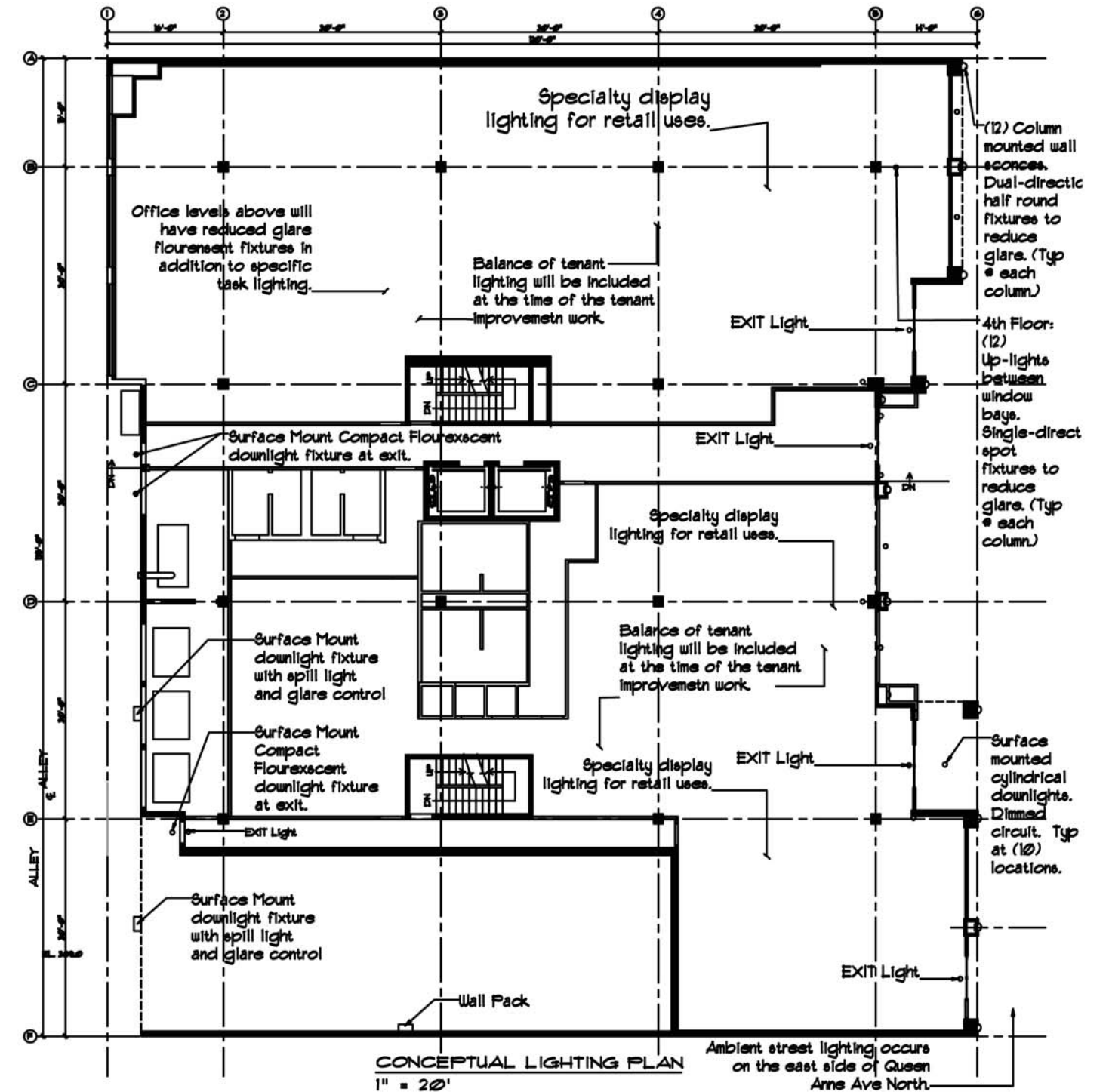
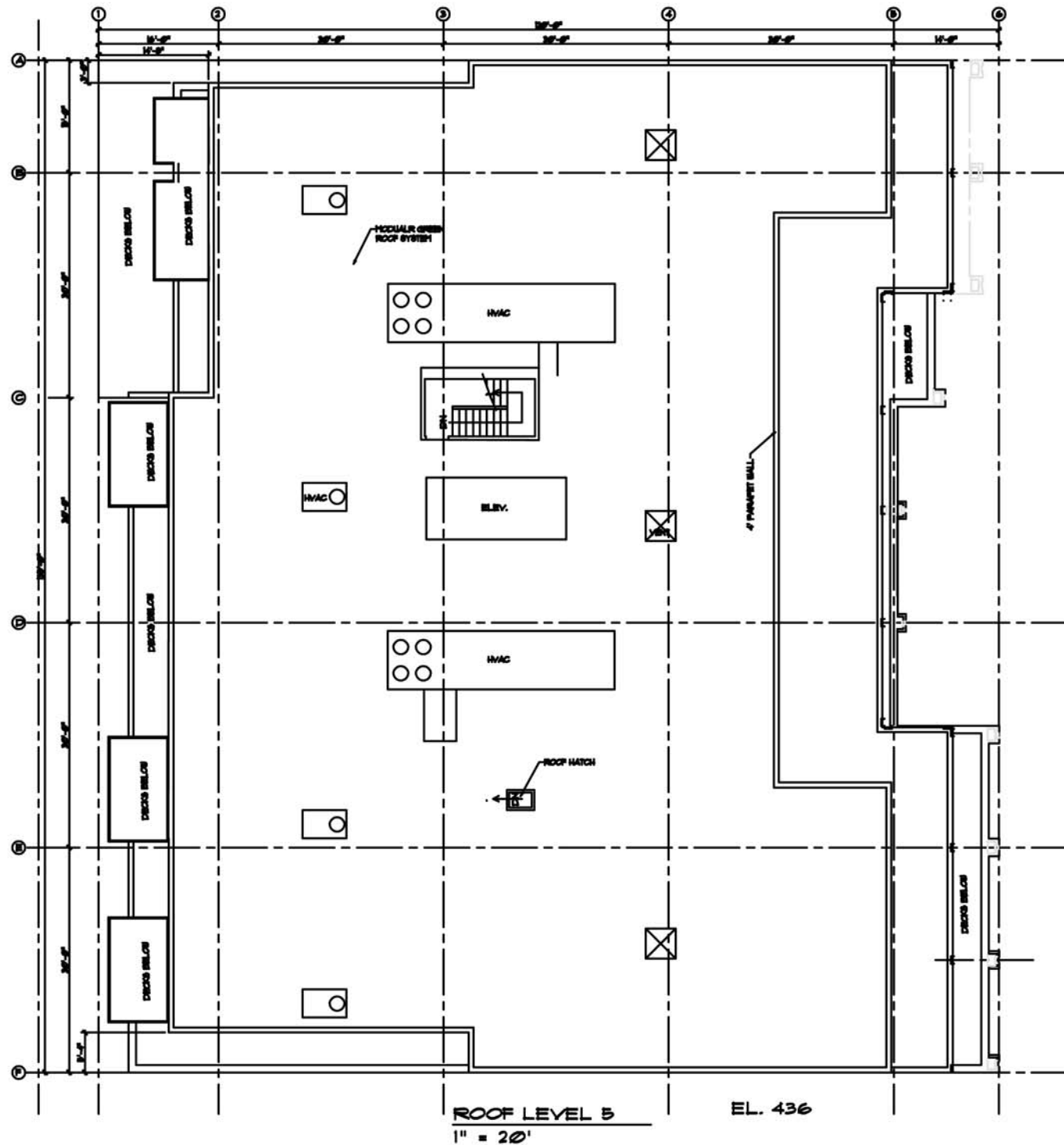




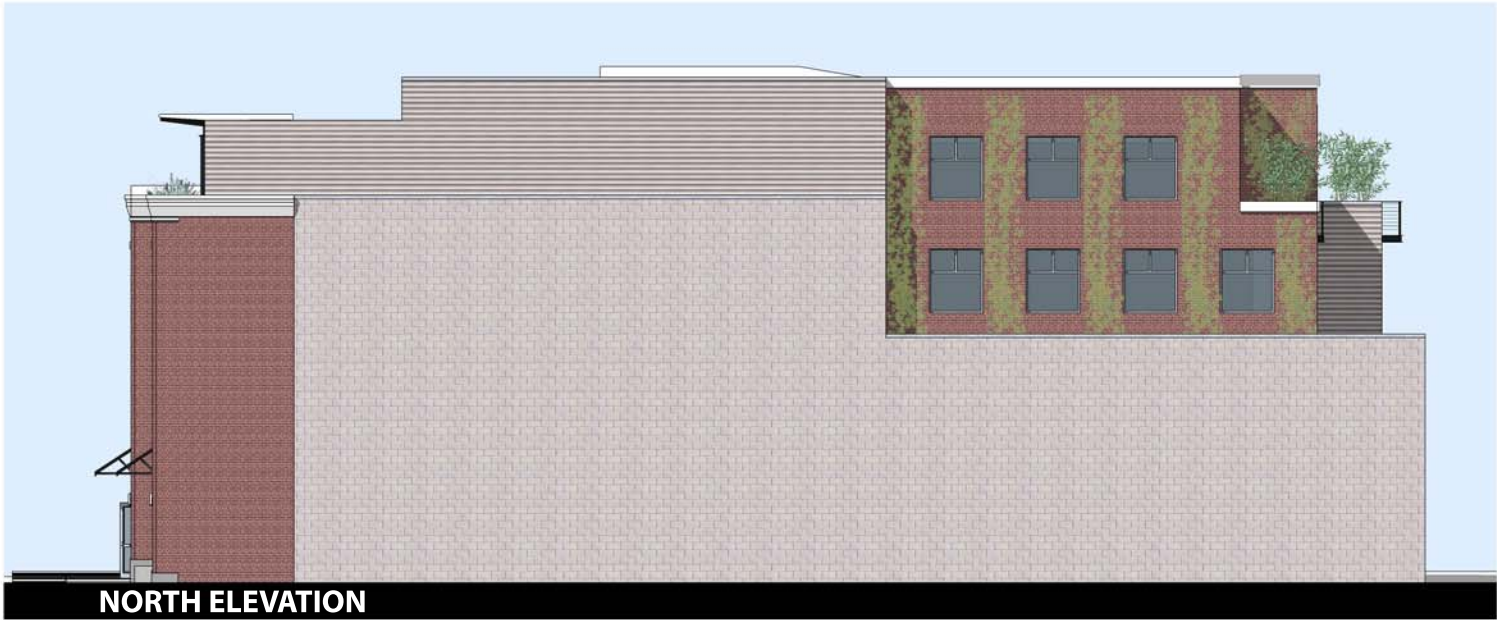




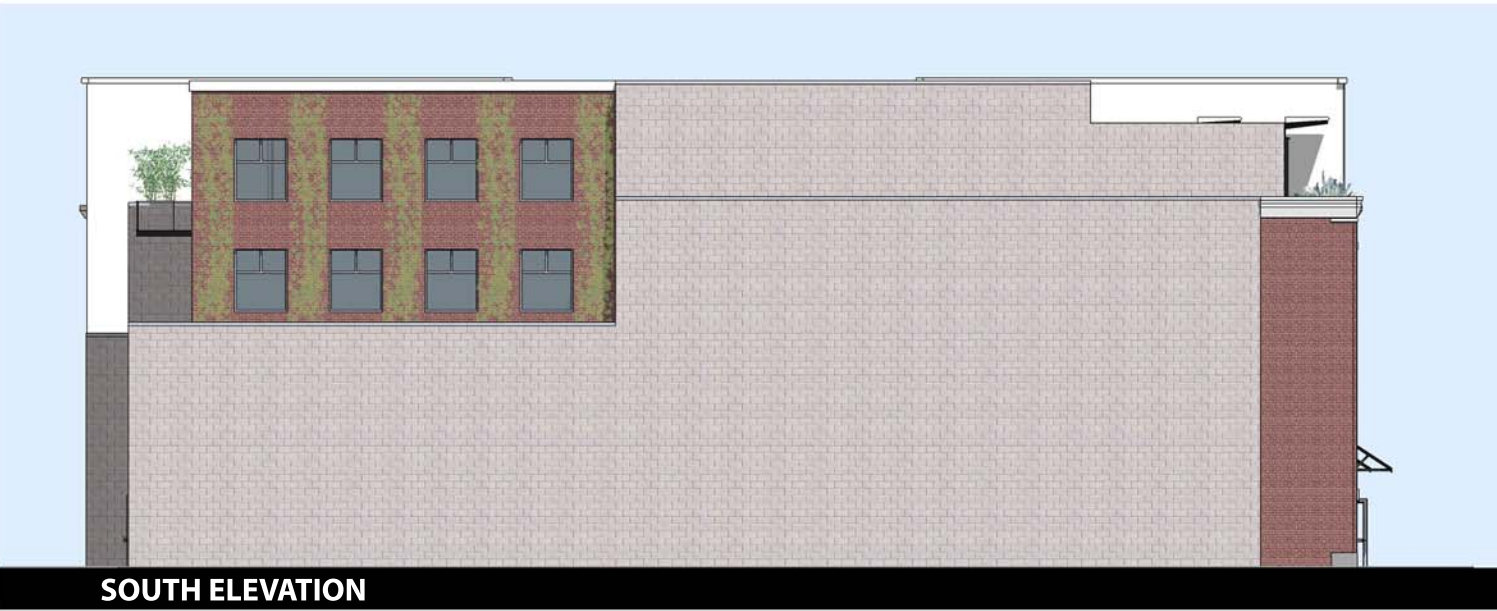




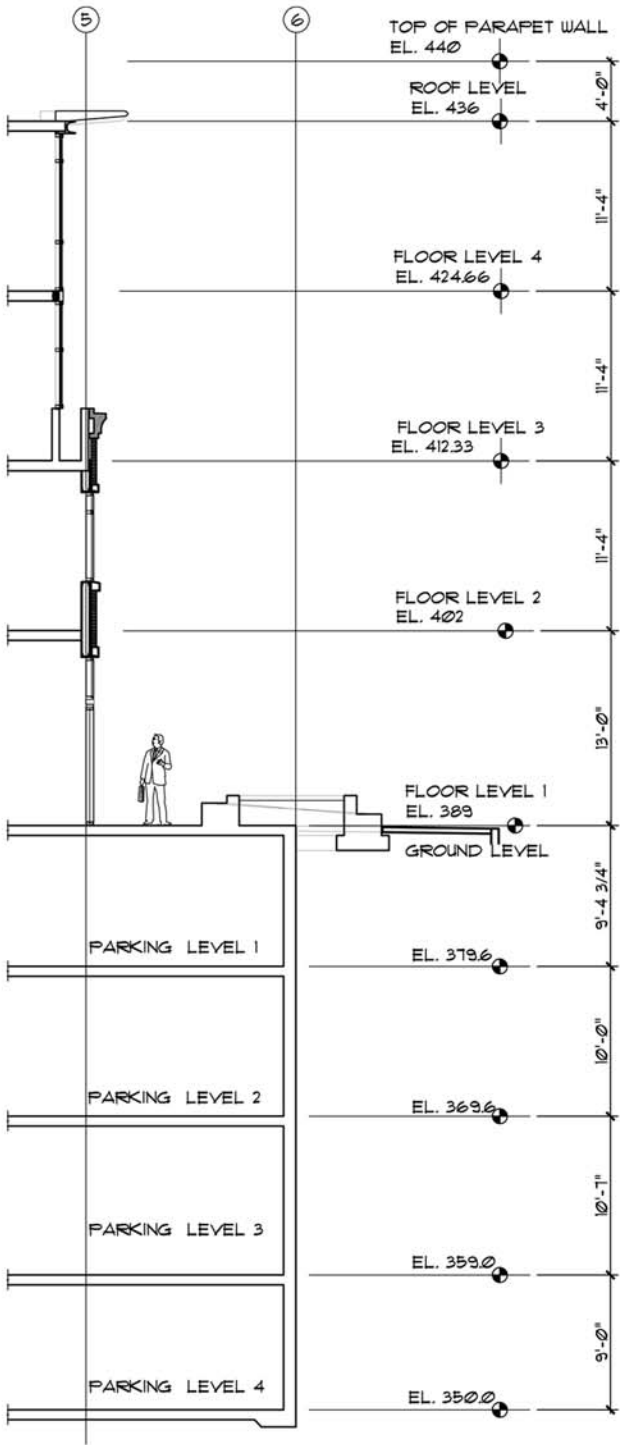




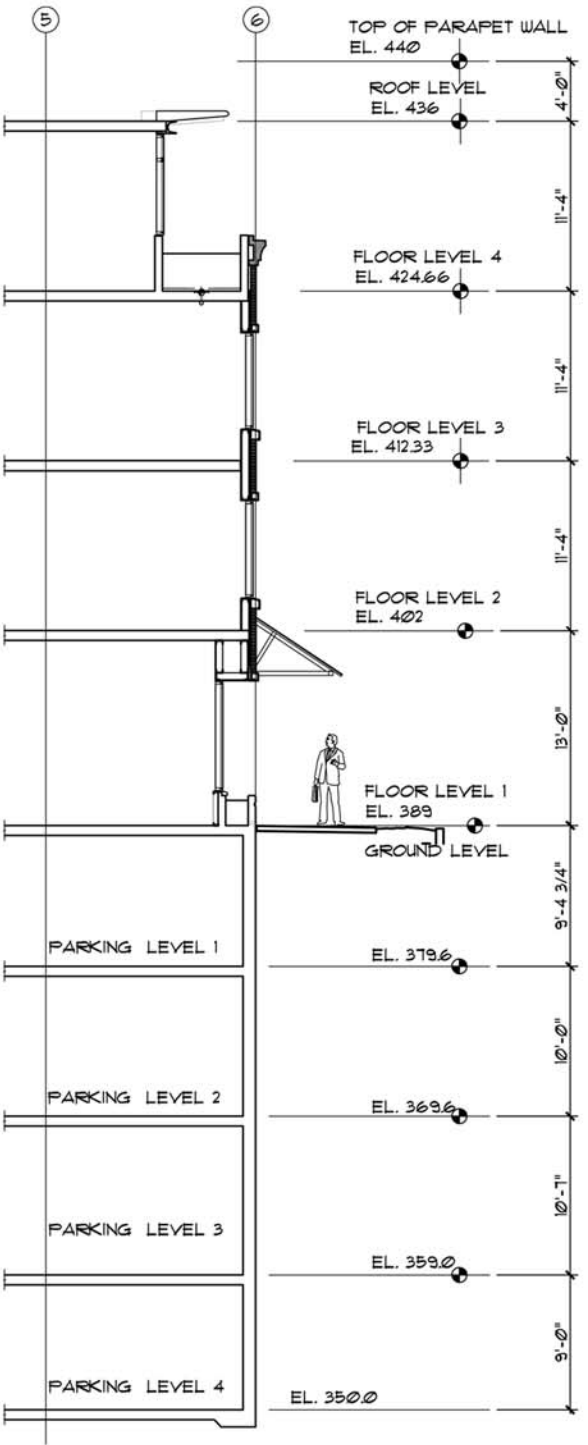
NORTH ELEVATION



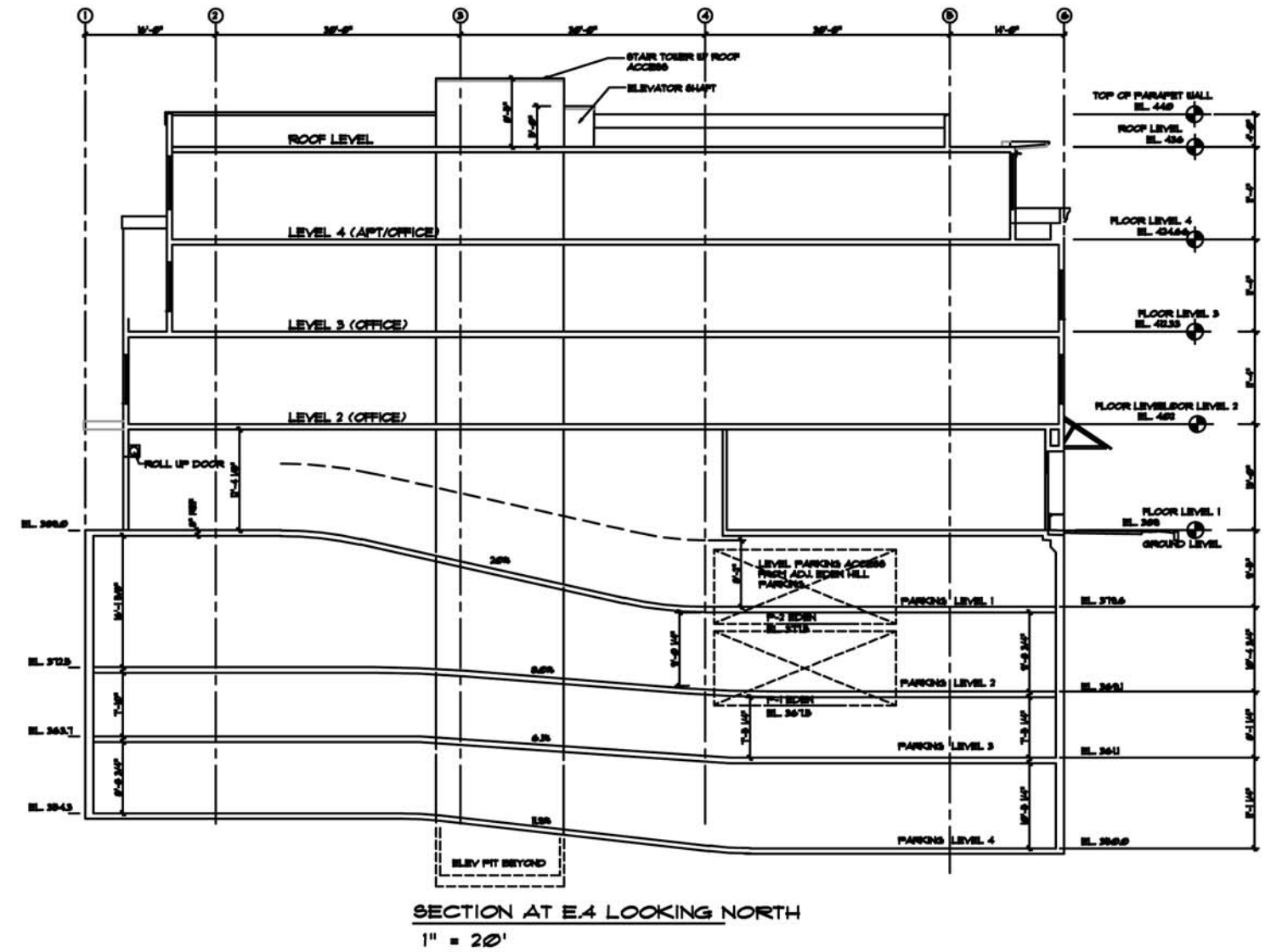
SOUTH ELEVATION

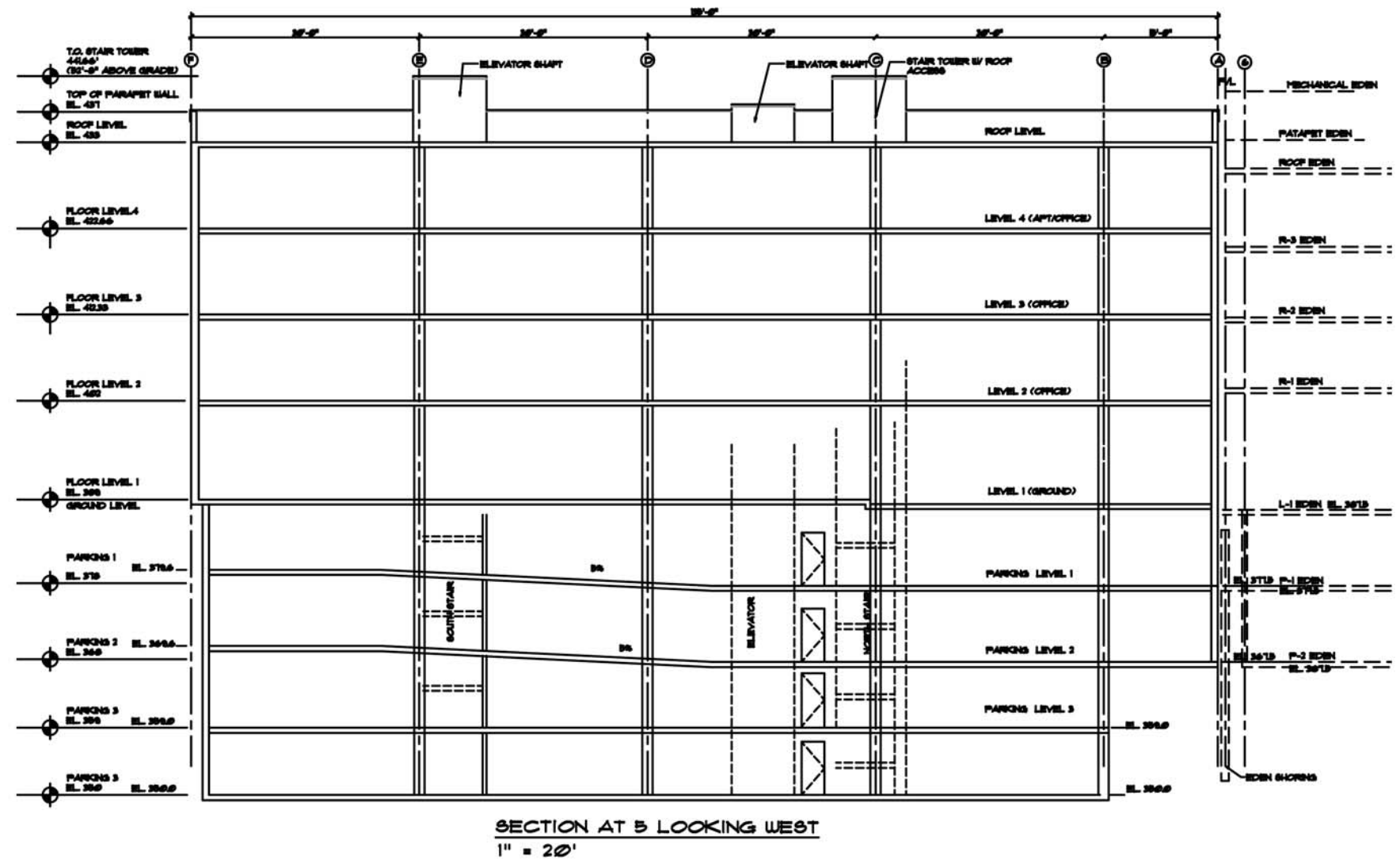


EAST WALL SECTION
NOT TO SCALE



EAST WALL SECTION
NOT TO SCALE



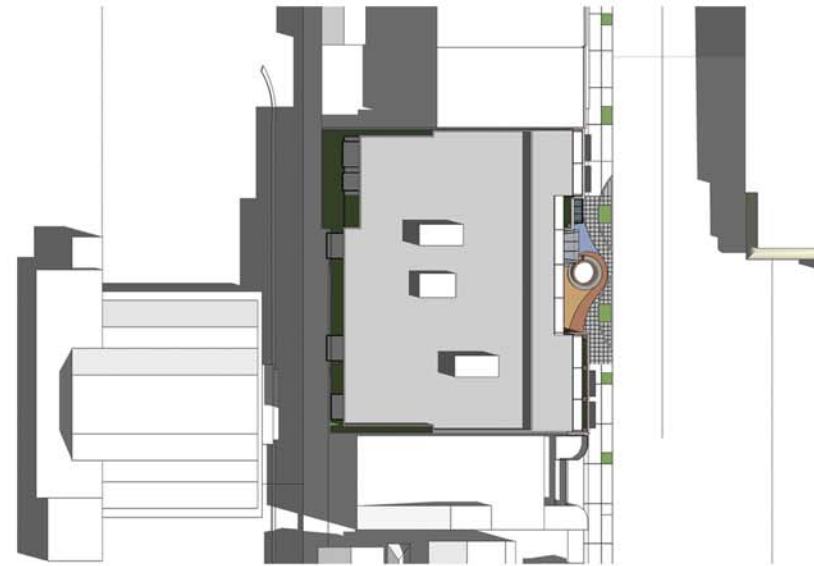


EQUINOX

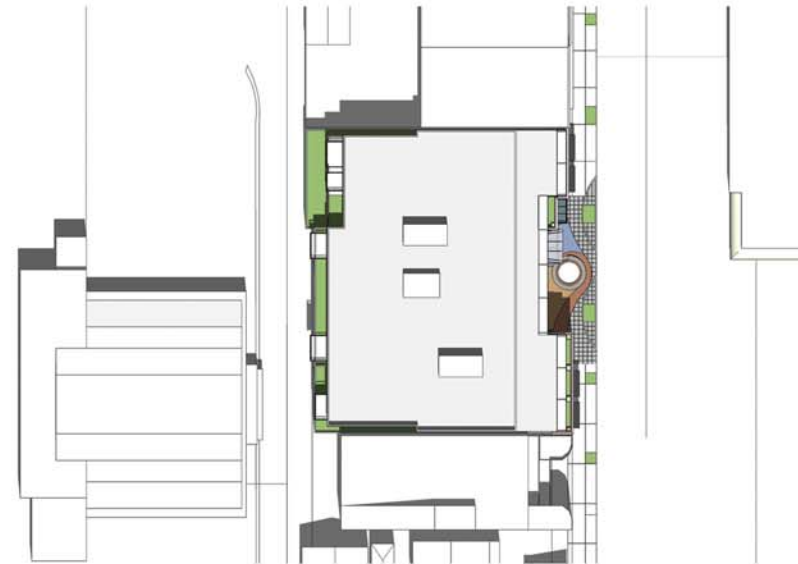
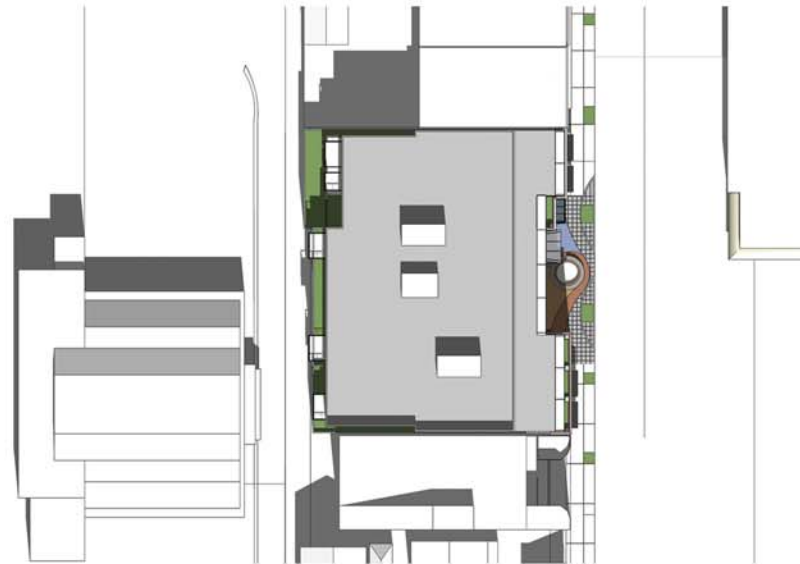
SUMMER SOLSTICE

WINTER SOLSTICE

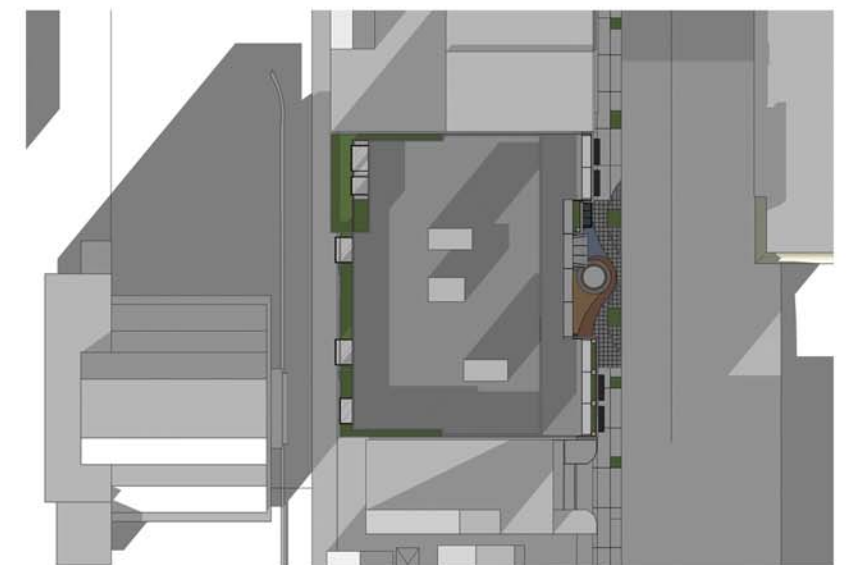
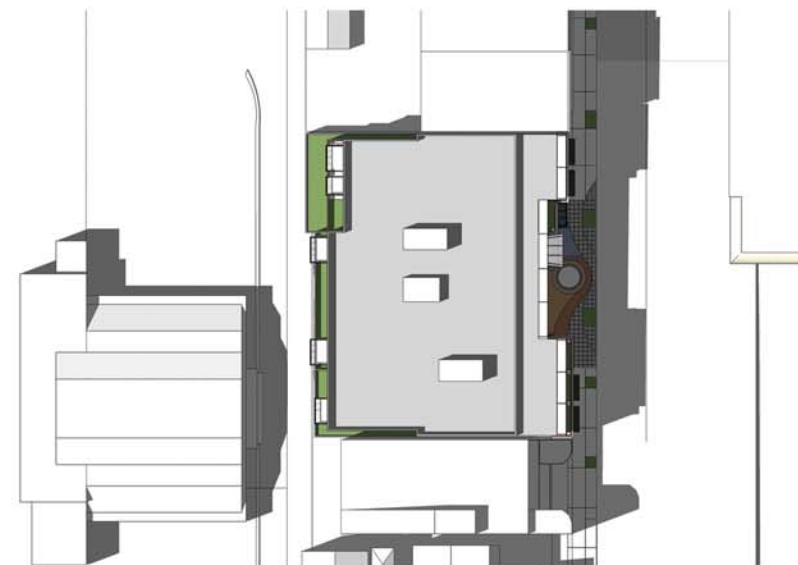
9a



12p



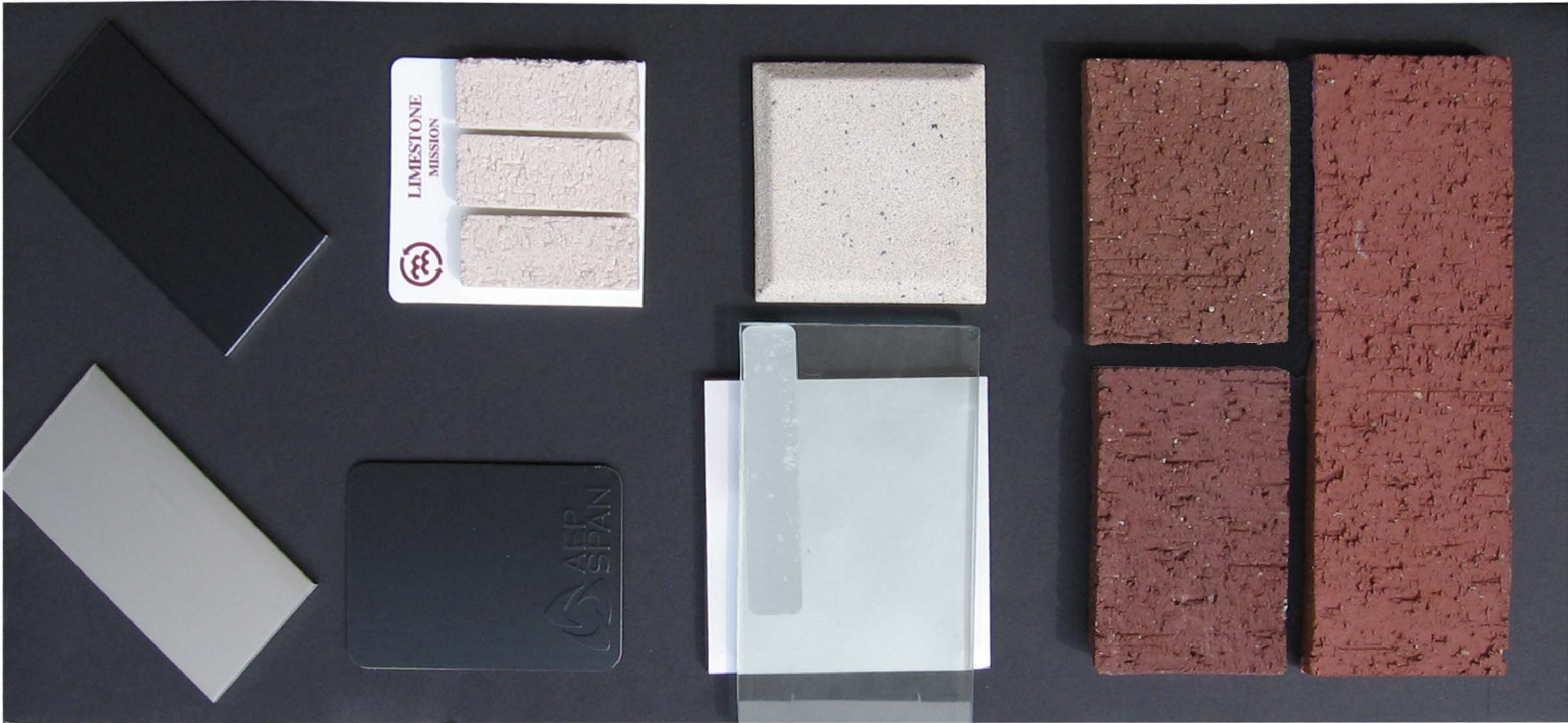
3p



ALUMINUM STOREFRONT
Black Anodized Finish

BRICK VENEER ACCENT
Color: Limestone Finish: Mission

PRECAST CONCRETE
Cornice, Window Sills



ALUMINUM STOREFRONT
Champagne Anodized Finish

POWDER COATED STEEL
Color: Semi-Gloss Black

GLASS
Color: Clear Vision Glass

BRICK VENEER
3-Color Blend: Inca, Vintage, Burgandy
Finish: Mission



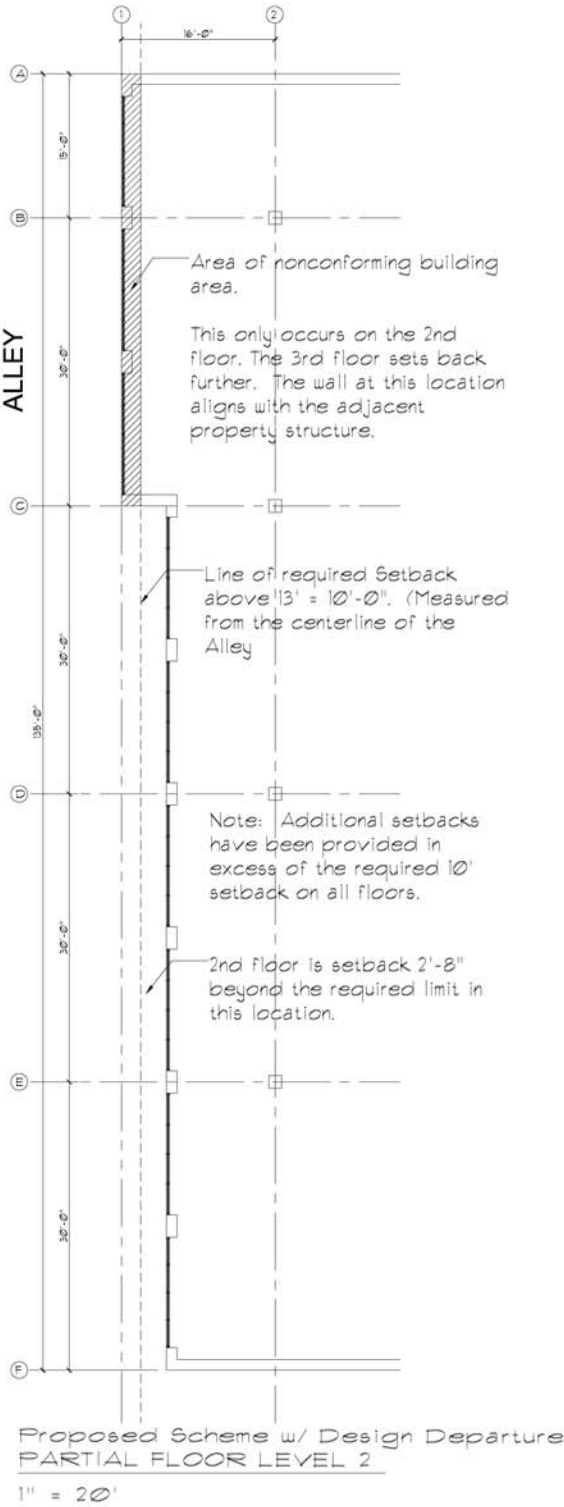
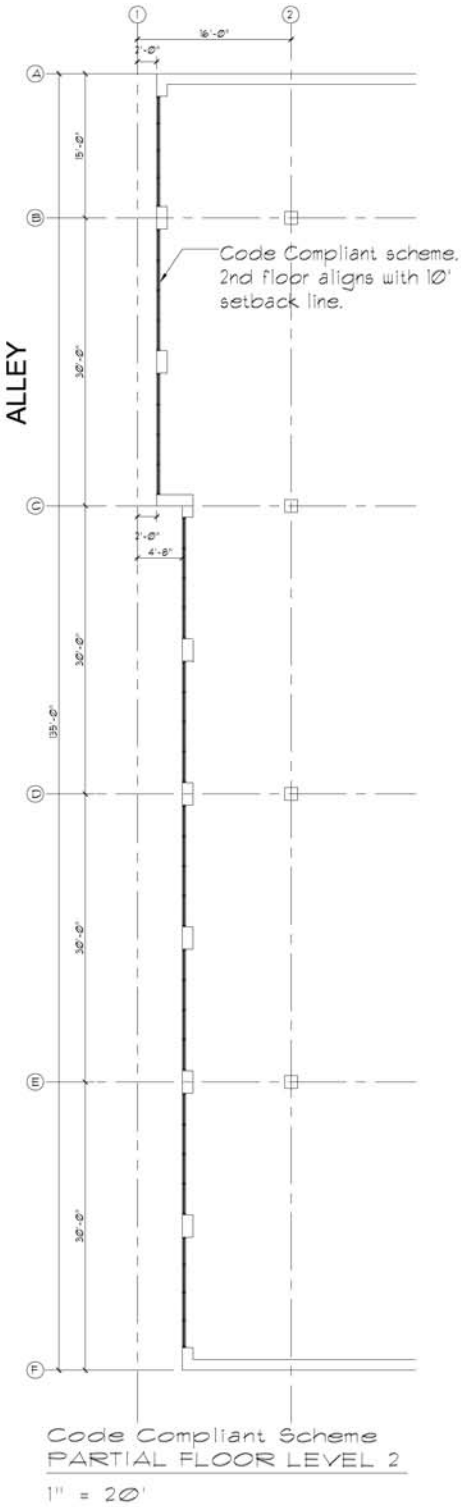
Signage Proposal



Proposed Setback

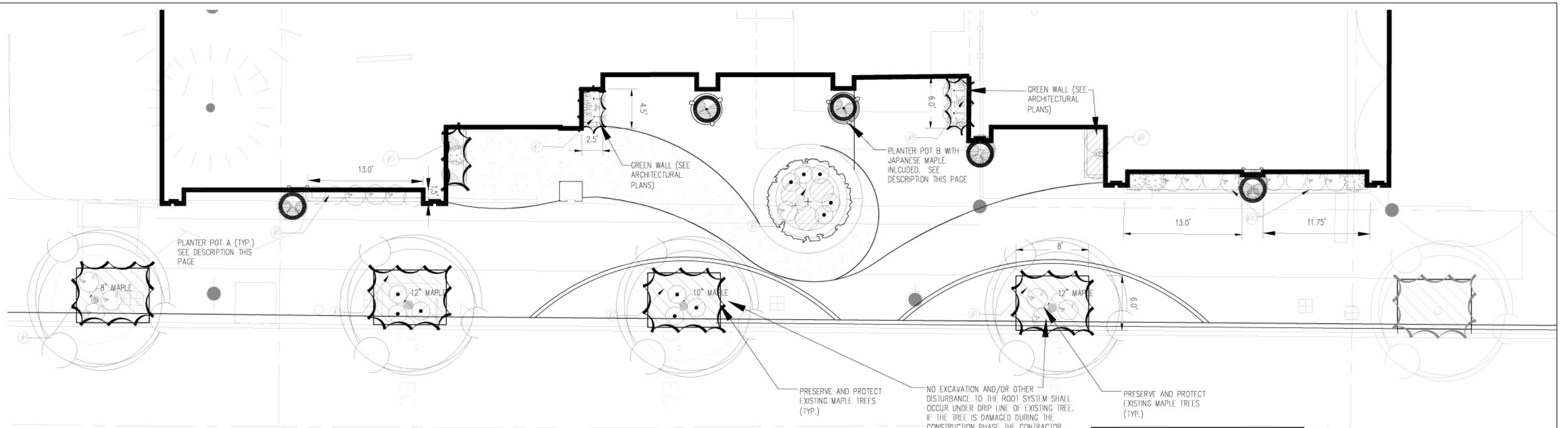


Conforming Setback



Rear Setback at Residential Zoning Design Departure Comparison

S:\Washington\SEATTLE\Emerald Bay_Equity\Queen Anne\Queen Anne\Queen Anne.dwg - SEE4\DRAWINGS\SEPP310L - Queen Anne Landscape Plan.dwg Apr 08, 2008 - 3:54pm



PLANT SCHEDULE

SYMBOL	BOTANICAL/COMMON NAME	SIZE/COMMENTS
TREES		
	EXISTING MAPLE TREE TO REMAIN	PRESERVE AND PROTECT EXISTING TREES. CONTRACTOR TO REPAIR OR REPLACE WITH SIMILAR SIZE AND SPECIES IF DAMAGE OCCURS.
	ACER PALMATUM 'SEIRYU' SEIRYU JAPANESE MAPLE	1-1/2" CAL., B&B, SPECIMEN QUALITY
	MAGNOLIA GRANDIFLORA 'LITTLE GEM' DWARF SOUTHERN MAGNOLIA	15 GAL. 1-1/2" - 1-3/4" CAL., SPECIMEN QUALITY
	TAXUS BACCATA 'FASTIGIATA' IRISH YEW	7 GAL. CONT., 36" MIN. HT., FULL & BUSHY
SHRUBS		
	CALAMAGROSTIS ACUTIFLORA 'KARL FORESTER' KARL FORESTER'S FEATHER REED GRASS	5 GAL. CONT., 18" MIN. HT., FULL & BUSHY
	CAREX MORROWII 'ICE DANCE' ICE DANCE SEDGE	1 GAL. CONT., 18" MIN. HT., FULL & BUSHY
	FATSIA JAPONICA JAPANESE ARALIA	5 GAL. CONT., 18" MIN. HT., FULL & BUSHY
	VICTORIA CEANOETHUS THYRSIFLORUS 'VICTORIA' CALIFORNIA LILAC	5 GAL. CONT., 18" MIN. HT., FULL & BUSHY
	FESTUCA GLAUCA 'ELIJAH BLUE' ELIJAH BLUE FESCUE	1 GAL. CONT., 18" MIN. HT., FULL & BUSHY
	HEUCHERA 'FROSTED VIOLET' FROSTED VIOLET CORAL BELLS	1 GAL. CONT., 18" MIN. HT., FULL & BUSHY
	ILLEX CRENATA 'CONVEXA' CONVEX LEAF JAPANESE HOLLY	18-24" HT., B&B, FULL & BUSHY
	NANDINA DOMESTICA 'GULF STREAM' 'GULF STREAM' HEAVENLY BAMBOO	5 GAL. CONT., 18" MIN. HT., FULL & BUSHY
	PENNISETUM SETACEUM 'RUBRUM' PURPLE FOUNTAIN GRASS	2 GAL. CONT., 18" MIN. HT., FULL & BUSHY
GROUND COVER/VINE		
	ALYSSUM MONTANUM 'MOUNTAIN GOLD' MOUNTAIN GOLD ALYSSUM	1 GAL. CONT., PLANT @ 18" O.C.
	ARCTOSTAPHYLOS UVA-URSIS/ KINNICKINICK	1 GAL. CONT., PLANT @ 18" O.C.
	CAMPANULA GLOMERATA 'JOAN ELLIOT' 'JOAN ELLIOT' CLUSTERED BELLFLOWER	4" POTS CONT., PLANT @ 12" O.C.
	EUONYMUS FORTUNII 'RADICANS' EVERGREEN WINTER CREEPER	1 GAL. CONT., PLANT @ 18" O.C.
	DROUGHT TOLERANT PLANT	

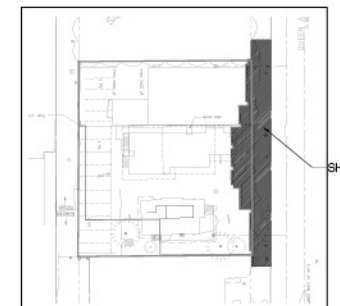
PLANTER POT SCHEDULE

	PLANTER POT A: UNLESS OTHERWISE NOTED (1) TAXUS BACCATA 'FASTIGIATA' IRISH YEW (2-3) HEUCHERA 'FROSTED VIOLET' FROSTED VIOLET CORAL BELLS (2-3) HAKONECHLOA MACRA 'AUREOLA' GOLDEN JAPANESE FOREST GRASS ANNUAL COLOR	7 GAL. CONT., 36" MIN. HT., FULL & BUSHY 1 GAL. CONT., 18" MIN. HT., FULL & BUSHY 1 GAL. CONT., FULL & BUSHY GRASS TO BE PLANTED IN FRONT OF YEW AND TRAIL OVER EDGE OF POT PLANTER POTS SHOULD CONTAIN ANNUAL COLOR
	PLANTER POT B: UNLESS OTHERWISE NOTED (1) PENNISETUM SETACEUM 'RUBRUM' PURPLE FOUNTAIN GRASS (2) SPIRAEA JAPONICA 'WALBURA' MAGIC CARPET SPIRAEA ANNUALS/PERENNIALS	2 GAL. CONT., 18" MIN. HT., FULL & BUSHY 1 GAL. CONT., FULL & BUSHY PLANTER POTS SHOULD CONTAIN ANNUAL COLOR
	* PLANTER POTS ADJACENT TO VEGETATED WALLS ARE TO CONTAIN COMMON WINTER CREEPER * ALL PLANTING AREAS ARE TO BE WATERED VIA LOW WATER USE AUTOMATIC DRIP IRRIGATION SYSTEM * GREEN FACTOR PLANTING AREA DESIGNATION	

GREEN FACTOR

SEATTLE green factor			
Area (sq ft) of	Area (sq ft) of	Area (sq ft) of	Area (sq ft) of
Planting Area (PA) VALUE (POT)	16,308	16,308	16,308
Types of Area**	Square Feet	Factor	Total
A. Vegetation planted with a soil depth of less than 24"			
1. Lawn or grass (grass or ground cover)	16,308	0.2	3,262
2. Perennial or shrub (if not higher density)	16,308	0.8	13,046
B. Vegetation planted with a soil depth of more than 24"			
3. Lawn or grass (grass or ground cover)	16,308	0.2	3,262
4. Perennial or shrub (if not higher density)	16,308	0.8	13,046
5. Tree canopy for "medium tree" in Street Tree Planting Schedule or equivalent canopy spread of 20' - calculated at 150 sq ft per tree	16,308	0.2	3,262
6. Tree canopy for "large tree" in Street Tree Planting Schedule or equivalent canopy spread of 20' - calculated at 150 sq ft per tree	16,308	0.2	3,262
7. Tree canopy for "medium tree" in Street Tree Planting Schedule or equivalent canopy spread of 20' - calculated at 150 sq ft per tree	16,308	0.2	3,262
8. Tree canopy for "large tree" in Street Tree Planting Schedule or equivalent canopy spread of 20' - calculated at 150 sq ft per tree	16,308	0.2	3,262
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18. Tree canopy for "large tree" in Street Tree Planting Schedule or equivalent canopy spread of 20' - calculated at 150 sq ft per tree	16,308	0.2	3,262
19. Tree canopy for "medium tree" in Street Tree Planting Schedule or equivalent canopy spread of 20' - calculated at 150 sq ft per tree	16,308	0.2	3,262
20. Tree canopy for "large tree" in Street Tree Planting Schedule or equivalent canopy spread of 20' - calculated at 150 sq ft per tree	16,308	0.2	3,262
C. Green roofs - minimum soil depth of 6" or greater	16,308	0.2	3,262
D. Vegetated walls	16,308	0.2	3,262
E. Water features (fountains) or rain gardens (where allowed by SPS)	16,308	0.2	3,262
F. Landscaping using drought tolerant plants or where at least 50% of annual irrigation needs are met from non-potable sources	16,308	0.2	3,262
G. Landscaping made to passers by from adjacent private right of way or public open spaces	16,308	0.2	3,262
* Do not count public rights of way or private site calculations. ** To calculate your green factor score, you may round the landscape elements that are in public rights of way if they are adjacent to the project.			

KEY PLAN:



SHEET L1

GRAPHIC SCALE



No.	Date	By	Revision Description

Designed By:	Issue Date:
KMF	4/9/2008
Drawn By:	
KMF	
Checked By:	Project No.:
TSP	70072006

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PROPOSED MIXED USE
1919 QUEEN ANNE AVE. N.
SEATTLE, WASHINGTON

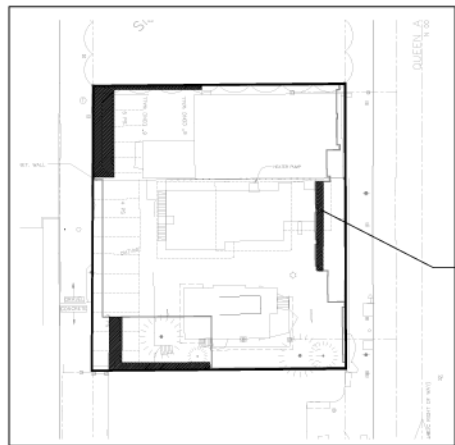
LANDSCAPE PLAN
STREETSCAPE

L1

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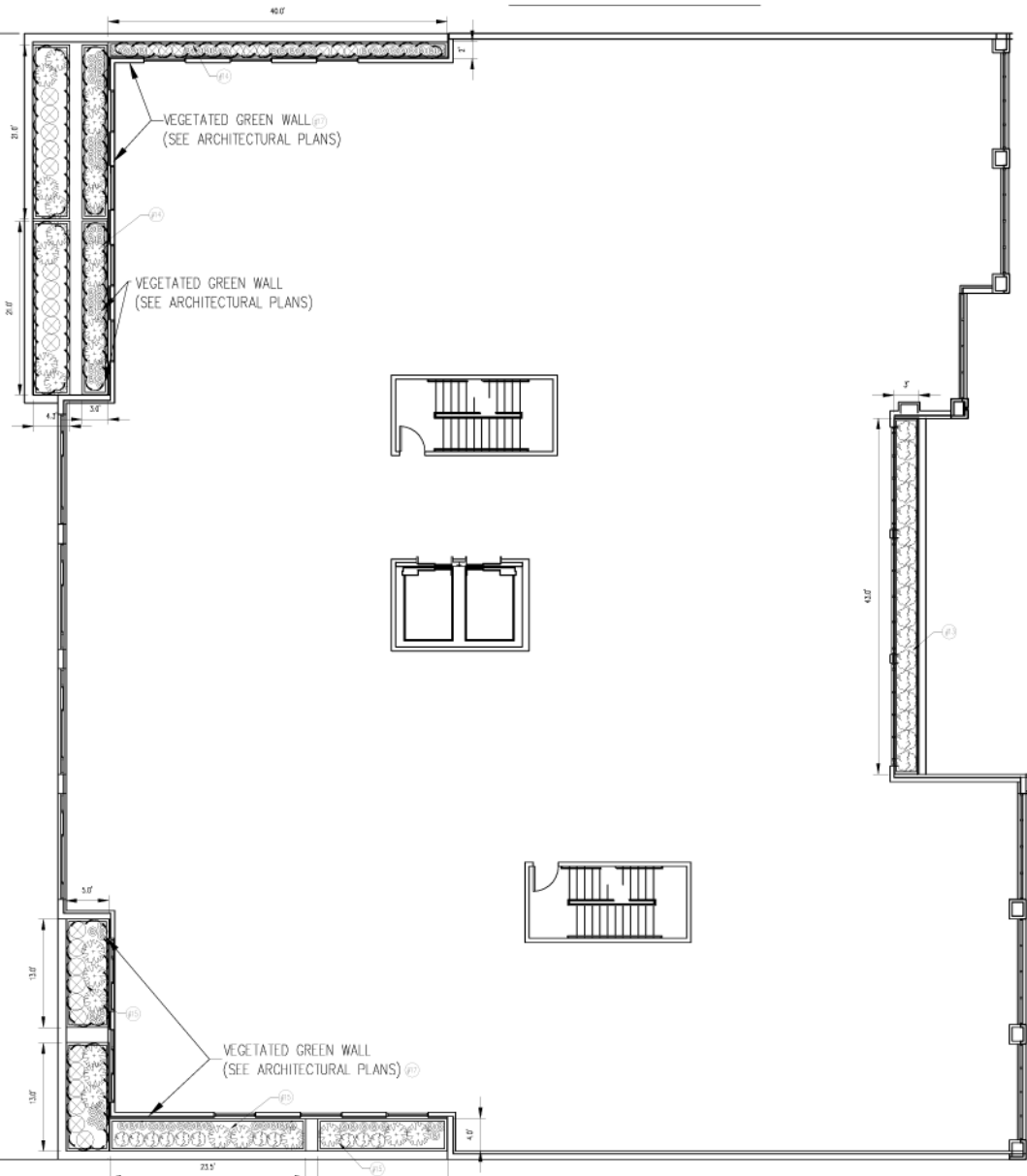


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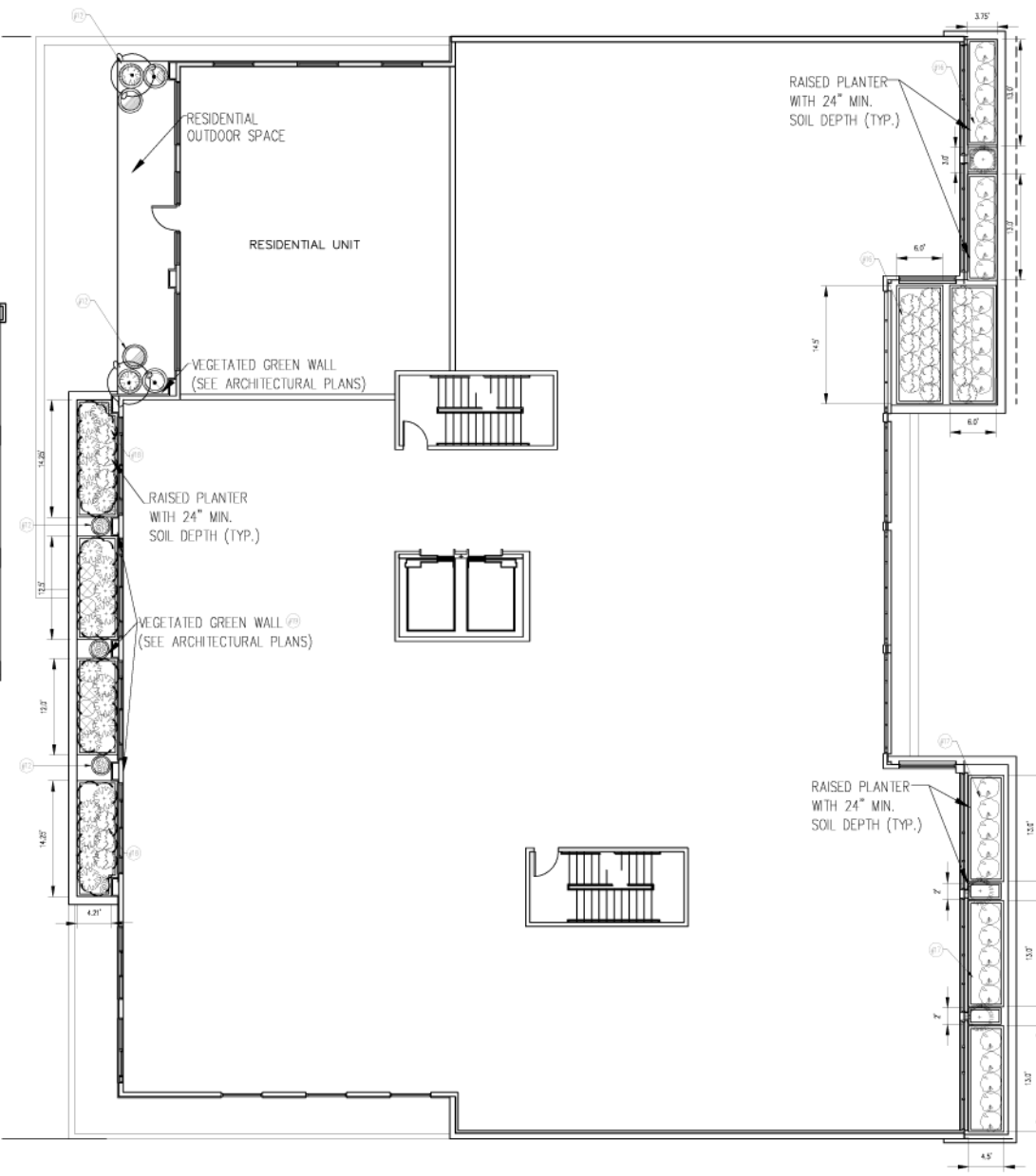


LEVEL 3
SHEET L2

LEVEL 3



LEVEL 4

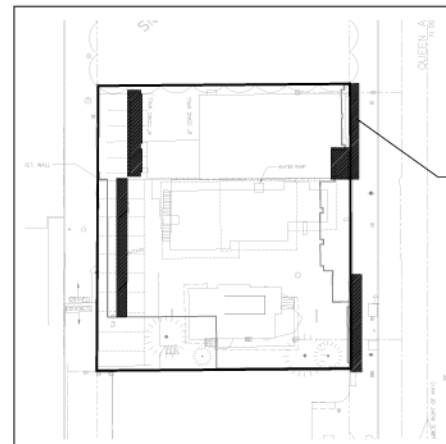


PLANT SCHEDULE

SYMBOL	BOTANICAL/COMMON NAME	SIZE/COMMENTS
TREES		
	EXISTING MAPLE TREE TO REMAIN	PRESERVE AND PROTECT EXISTING TREES. CONTRACTOR TO REPAIR OR REPLACE WITH SIMILAR SIZE AND SPECIES IF DAMAGE OCCURS
	ACER PALMATUM 'SEIRYU' / SEIRYU JAPANESE MAPLE	1-1/2" CAL., B&B, SPECIMEN QUALITY
	MAGNOLIA GRANDIFLORA 'LITTLE GEM' / DWARF SOUTHERN MAGNOLIA	15 GAL. 1-1/2" - 1-3/4" CAL., SPECIMEN QUALITY
	TAXUS BACCATA 'FASTIGIATA' / IRISH YEW	7 GAL. CONT., 36" MIN. HT., FULL & BUSHY
SHRUBS		
	CALAMAGROSTIS ACUTIFLORA 'KARL FORESTER' / KARL FORESTER'S FEATHER REED GRASS	5 GAL. CONT., 18" MIN. HT., FULL & BUSHY
	CAREX MORROWII 'ICE DANCE' / ICE DANCE SEDGE	1 GAL. CONT., 18" MIN. HT., FULL & BUSHY
	FATSIA JAPONICA / JAPANESE ARLIA	5 GAL. CONT., 18" MIN. HT., FULL & BUSHY
	VICTORIA CEANOTHUS THYRSIFLORUS 'VICTORIA' / CALIFORNIA LILAC	5 GAL. CONT., 18" MIN. HT., FULL & BUSHY
	FESTUCA CLAUCA 'ELIJA BLUE' / ELIJAH BLUE FESCUE	1 GAL. CONT., 18" MIN. HT., FULL & BUSHY
	HEUCHERA 'FROSTED VIOLET' / FROSTED VIOLET CORAL BELLS	1 GAL. CONT., 18" MIN. HT., FULL & BUSHY
	ILLEX CRENATA 'CONVEXA' / CONVEX LEAF JAPANESE HOLLY	18-24" HT., B&B, FULL & BUSHY
	NANDINA DOMESTICA 'GULF STREAM' / 'GULF STREAM' HEAVENLY BAMBOO	5 GAL. CONT., 18" MIN. HT., FULL & BUSHY
	PENNISETUM SETACEUM 'RUBRUM' / PURPLE FOUNTAIN GRASS	2 GAL. CONT., 18" MIN. HT., FULL & BUSHY
GROUND COVER/VINE		
	ALYSSUM MONTANUM 'MOUNTAIN GOLD' / MOUNTAIN BOLD ALYSSUM	1 GAL. CONT., PLANT @ 18" O.C.
	ARCTOSTAPHYLOS UVA-URSI / KINNICKINICK	1 GAL. CONT., PLANT @ 18" O.C.
	CAMPANULA GLOMERATA 'JOAN ELLIOT' / 'JOAN ELLIOT' CLUSTERED BELLFLOWER	4" POTS CONT., PLANT @ 12" O.C.
	EUONYMUS FORTUNII 'RADICANS' / EVERGREEN WINTER CREEPER	1 GAL. CONT., PLANT @ 18" O.C.

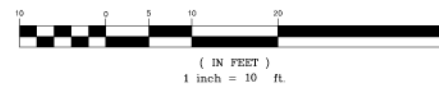
● DROUGHT TOLERANT PLANT

KEY PLAN:



LEVEL 4
SHEET L2

GRAPHIC SCALE



(IN FEET)
1 inch = 10 ft.

No.	Date	By	Revision Description

Designed By:	Issue Date:
KMF	4/9/2008
Drawn By:	
KMF	
Checked By:	Project No.:
TSP	70072006

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LANDSCAPE PLAN
UPPER LEVEL LANDSCAPE

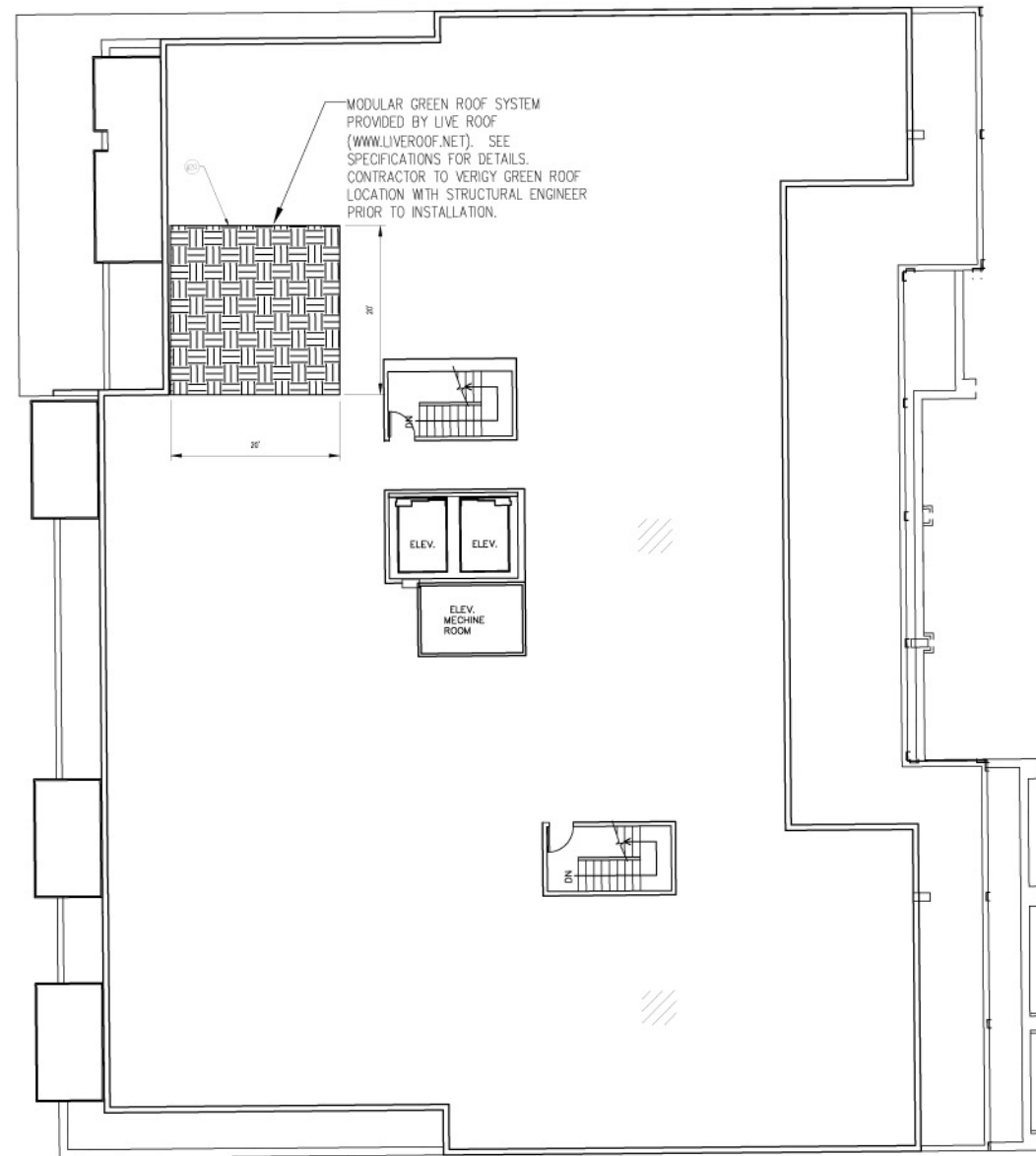
L2

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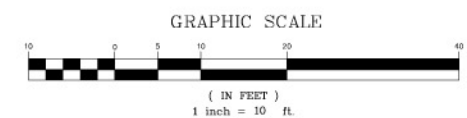
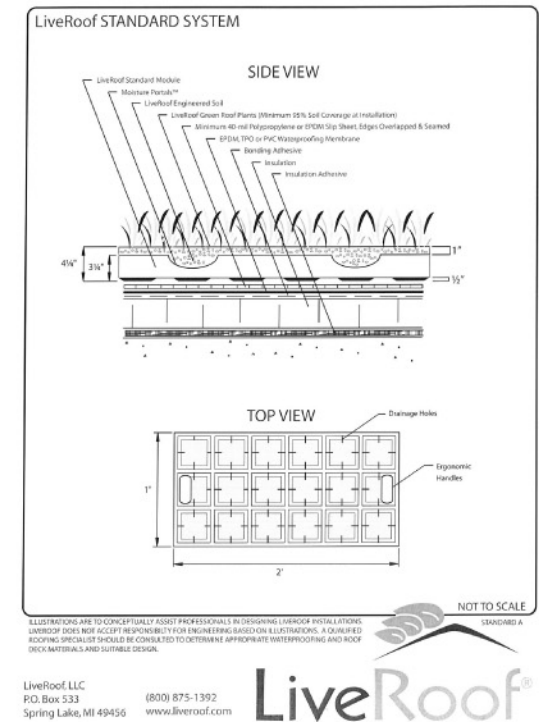
T. Shawn Parsons
Certificate No. 307

ROOF LEVEL



MODULAR GREEN ROOF SYSTEM

LIVE ROOF WWW.LIVEROOF.NET



No.	Date	By	Revision Description

Designed By:	Issue Date:
KMF	4/9/2008
Drawn By:	
KMF	
Checked By:	Project No.:
TSP	70072006

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SEATTLE, WASHINGTON

LANDSCAPE PLAN
ROOF TOP LANDSCAPE

L3

Application of Design Guidelines:

Comments:

A-1: Responding to Site Characteristics.	• The site is small with an urban street character. • There are zero setbacks on both sides. • Strategies will be used to create an interactive pedestrian experience with transparency, landscaping and modulation. • The access to the parking is via the alley and the adjacent building. • The alley on the west side allows for service access such as trash collection. • There are some local territorial views for the apartments and upper floor offices.
A-2: Streetscape Compatibility	• The area is in transition with many projects under construction or in for design review. • This project will be sensitive the traditional materials in the area as well as provide an interactive pedestrian experience. • There is an increase in residential density within this zoning and the new projects proposed. • Along with that there will be more pedestrians and a need for more services. • These will be provided in part by the service tenants in this building. • The tenants will have a visual presence for the pedestrians as they access the building circulation.
A-3: Entrances Visible from the Street.	• The ground level retail will have a distinct entrance incorporated into a transparent street façade. • The transparency is beneficial on many fronts from a sense of prospect, safety and spatial openness to the promotion of interest and interaction with prospective customers.
-4: Human Activity	• Responding to the needs of the increased residential density, this project will provide opportunities for professional services and small scale retail businesses. • These services are provided within a short walk of many new residential units, providing and cultivating a sense of ownership and care in the community.
A-5: Respect for Adjacent Sites	• The design team is reviewing the projects in the area in the context of the history of this portion of Queen Anne Hill. • The forms and massing will respond in kind with the zoning and pattern of development in the area. The materials will provide a link to the history in the area.
A-6: Transition Between Residence and Street	• There are only 4 residential units proposed in this project. The demand for these units given the privacy and local territorial views has pushed for their inclusion in the project. The residences will use the same circulation system to he street and garage levels.
A-7: Residential Open Space	Each unit is provided with decks on the west side of the building. The open space exceeds the code requirement by a factor of 2.3.
A-8: Parking and Vehicle Access	+/-130 Parking stalls will be provided below grade. Parking access is via the alley on the west side of the property. There is no surface parking proposed on thise project. Loading is accomplished on the Alley side of the building.

Application of Design Guidelines:

Comments

A-9: Location of Parking on Commercial Street Fronts	• Aside from whatever street front parking (parallel parking) is available in the right of way, all parking will be below grade.
A-10: Corner Lots	• Not Applicable
B-1: Height, Bulk and Scale	• The project is proposing an expanded streetscape in the middle of the project and block. This will provide some visual relief as well as opportunities for restaurant and retail users to spill into this area creating a more interesting pedestrian environment. • The massing of the buildng steps back from Queen Anne Avenue mitigating the effect of the building bulk on the neighborhood. • Pursuant to previous DRB commentary, the materials of the upper portion of the building are lighter in feel compared to the masonry on the lower level avoiding the potential for a monolithic presentation along Queen Anne Avenue.
C-1: Architectural Context	• The siting of the buildings in the immediate vicinity and the character of the lot lead to a reasonably urban response. • The context in the area will be defined by materials and the human scale factors that are present for the pedestrians along Queen Anne Avenue.
C-2: Architectural Concept and Consistency	• Though this building will have its own identity and character, the design team acknowledges the efforts in other projects to use materials and forms that speak to the character of the area. • This building will also use appropriate materials to provide a continued sense of the history and character of the area. • In the same effort however we acknowledge that the zoning will generate a much different scale in the area. • So the formal response will have to be in the context of the larger forms proposed in the other developments in the immediate area.
C-3: Human Scale	• Strategies will be employed at the pedestrian level to ease the impact of the massing allowed in this NC2 zone. • Modulation and transparency will also be used to reduce the spatial impact of the 4-story heights allowed including the shift to a more pavillion-like character on the upper levels. • The strategies promoted in the Seattle Green Factor program including street level plantings and hanging baskets will further promote a human scale for pedestrians and visitors to the building. • Canopies will provide scale elements at the ground level to reduce the overall impact of the structure for pedestrians.
C-4: Exterior Finish Materials	• The design team anticipates using masonry and other durable materials not only for their strong life cycle cost benefits but also to provides materials that have been comfortable and common in the area for years.
C-5: Structured Parking Entrances	• As stated previously, the owner is combining the parking level access with that already provided in the Eden Hill project. • This will save resources as well as the visual and safety impacts of multiple car access points.

Application of Design Guidelines:

Comments

D-1: Pedestrian Open Spaces and Entrances

- The entire property width along Queen Anne Ave is 135’.
- The center portion of the site is set back to create an midblock plaza for the outdoor seating or restaurant uses.
- The façade will be a mix of transparent glazing and well defined entries.
- In keeping with the Seattle Green Factor Guidelines, the entries will be articulated with landscaping elements and overhead cover.

D-2: Blank Walls

- The east and west facades will be articulated with glazing elements, modulation and a variety of materials.
- The north and South facades are against property lines with large developments.
- No openings are allowed by Code.
- Some modulation is possible along the North property line relative to the West courtyard of the adjacent building.
- The design options show a 3 foot setback/modulation to allow some protected window openings on the north and south sides.

D-3: Retaining Walls

- There are no visible retaining walls along the streetscape at Queen Anne Avenue.

D-4: Design of Parking Lots Near Sidewalks

- Not Applicable.

D-5: Visual Impacts of Parking Structures

- All Parking is underground.
- Access is achieved via the alley and neighboring subsurface parking to the north.

D-6: Screening of Dumpsters, Utilities and Service Areas.

- Utilities are all underground.
- Dumpsters and recycling are provided in an enclosure accessed off the Alley on the west side of the property.

D-7: Personal Safety and Security

- The street side pedestrian environment will be well lit with protected overhead cover.
- The transparent glazing at the retail area and upper level entrance will also contribute toe the ambient light on the sidewalk in the evening.
- The parking is private with access from within the building providing security for employees and patrons who arrive by car.
- The parking levels have multiple access points to increase visibility and therefore a more secure feeling.

E-1: Reinforce Existing Landscape Character of Neighborhood

- With the transition to a relatively more urban character the landscape character will change.
- The Seattle Green Factor program promotes landscape elements in various forms. Every effort has been made to concentrate the green elements at the pedestrian level.

E-2: Landscaping to Enhance the Building and/or Site

- In keeping with the Seattle Green Factor program, the design team is looking for ways to be enhance the building experience and sustainability

E-3: Landscape Design to Address Special Site Conditions.

- The design team has concentrated the landscape treatment near the glazed and pedestrian areas.

Design Departures:

Comments

SETBACKS
Rear Setback Adjacent to Residential Zones:
23.47A.014, B,2a

A portion of the building (44’-3” wide) on alley side abutting pool will be setback 8’ to a height of 25’-6”. (The City Zoning guidelines state a 10’ setback above 13’-0”) Pursuant to previous DRB discussions, the board supported this departure if substantial modulation and additional setbacks were provided in this area. There are areas along the Alley facade that greatly exceed this requirement and a great deal of modulation is provided. Also there are no residential uses in the block immediately to the west or the school property immediately west of that property. The project has also been adjusted to provide more setbacks along Queen Anne Ave, than were represented in previous schemes.

SOLID WASTE ENCLOSURE
Overhead Clearance:
23.47A.029, D,2c

21’-0” clearance will not be provided. The dumpsters will be stored in a service area and rolled onto the Alley for pick up. The overhead clearance will be +/- 7’-0”. There is no need for further clearance due to the alley dimension and access for the trucks. This method is common in the area and the same as recent projects along Queen Anne Avenue, including the recently completed Eden Hill project immediately to the north.