

AVALON QUEEN ANNE

Seattle, WA

Design Review Board

JUNE 4, 2008



DRAWING INDEX

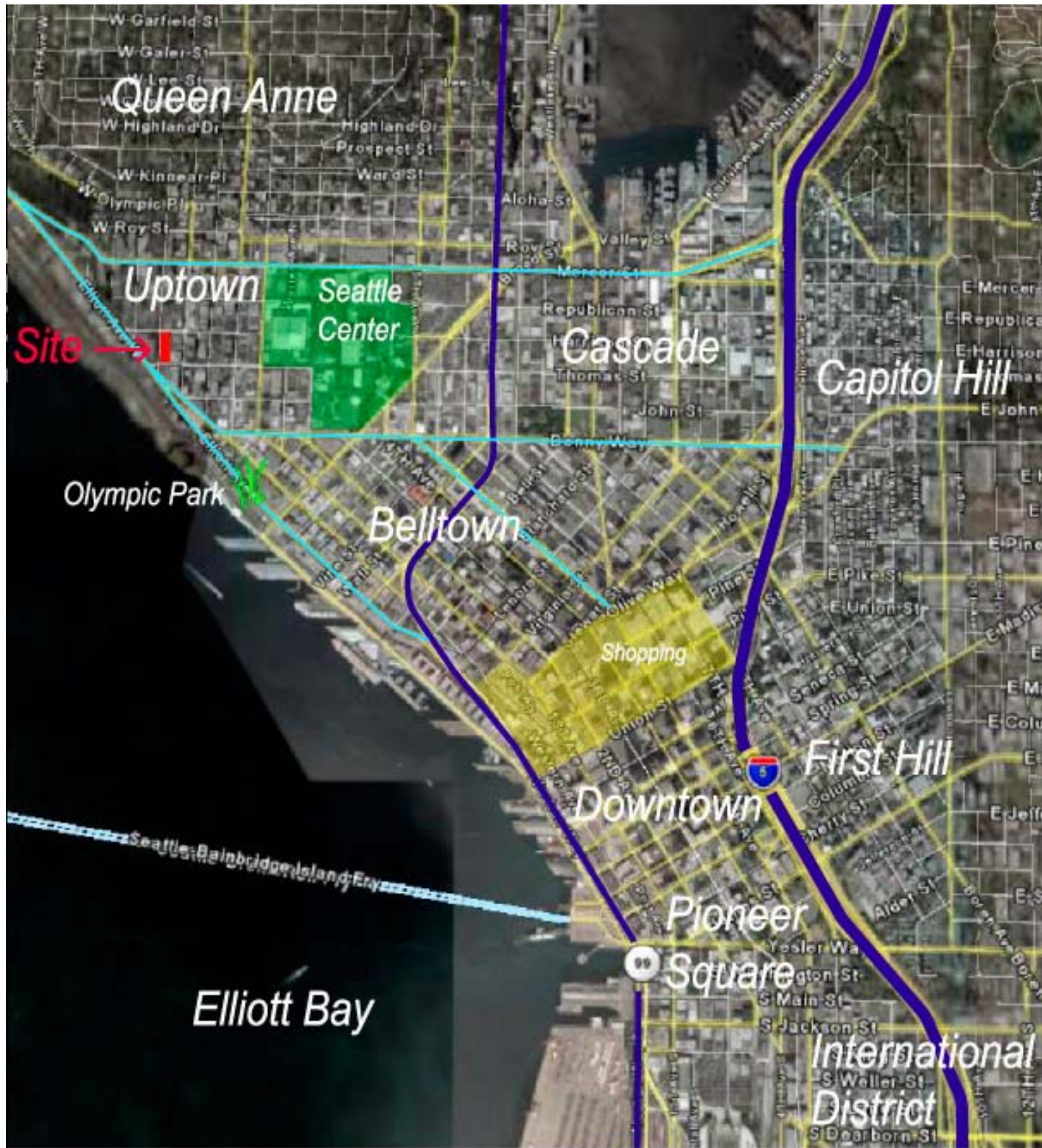
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AvalonBay
COMMUNITIES, INC.

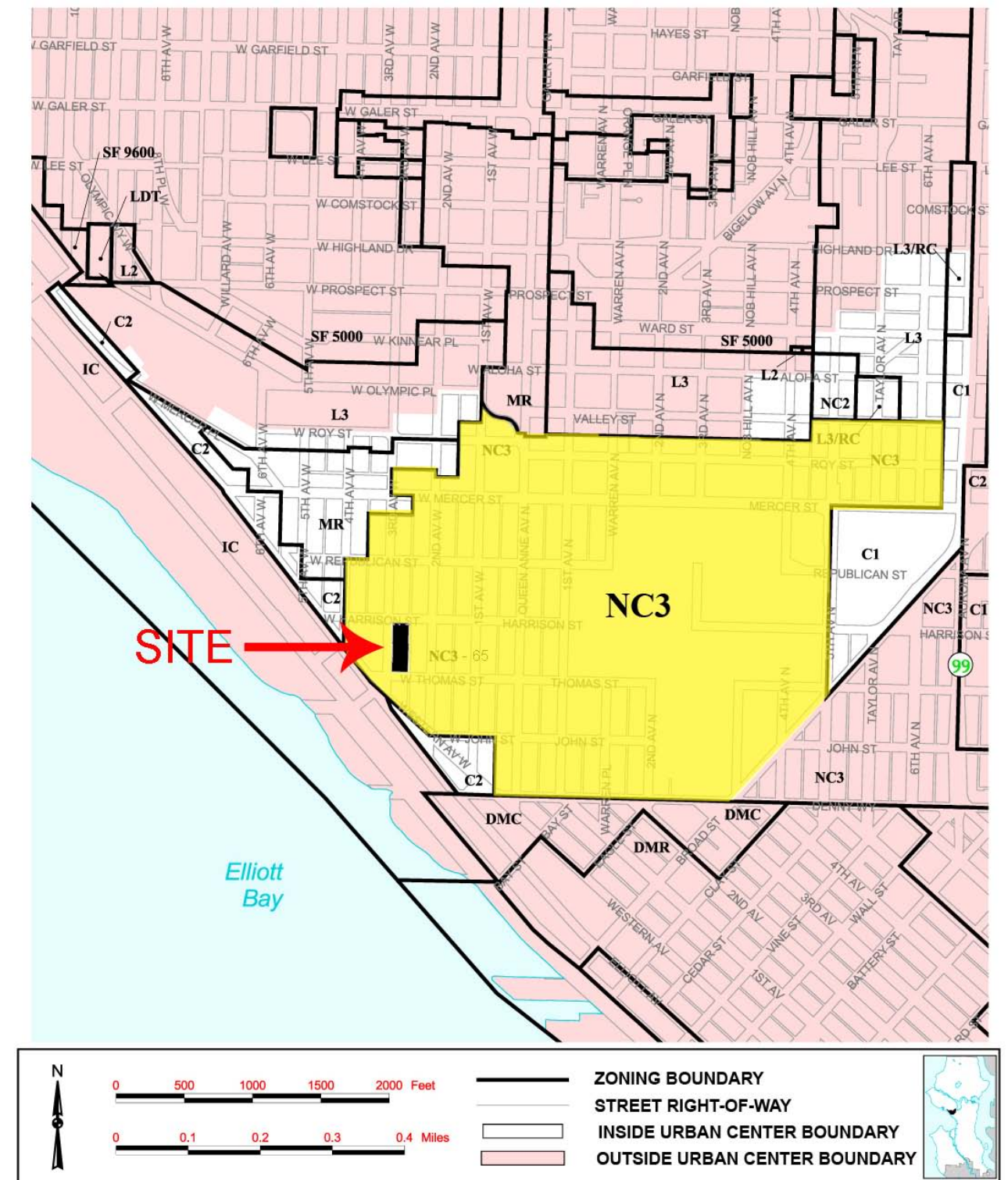
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Vicinity Map
Project Address - 330 3rd. Ave. W, Seattle, WA





B



A



- Existing Housing
- Pedestrian path
- Vista Loop
- Bike path
- Metro
- Shops



C



D



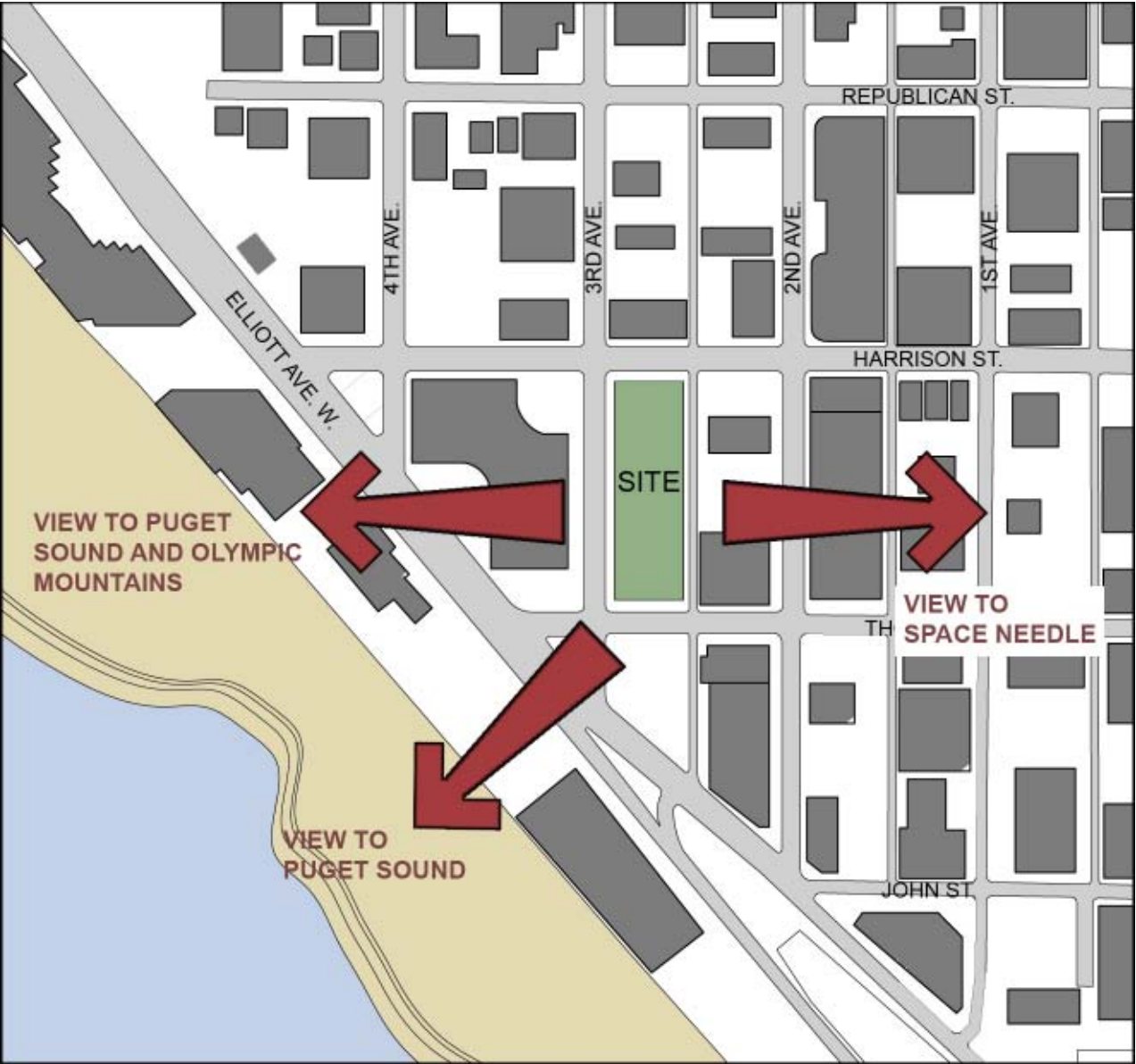
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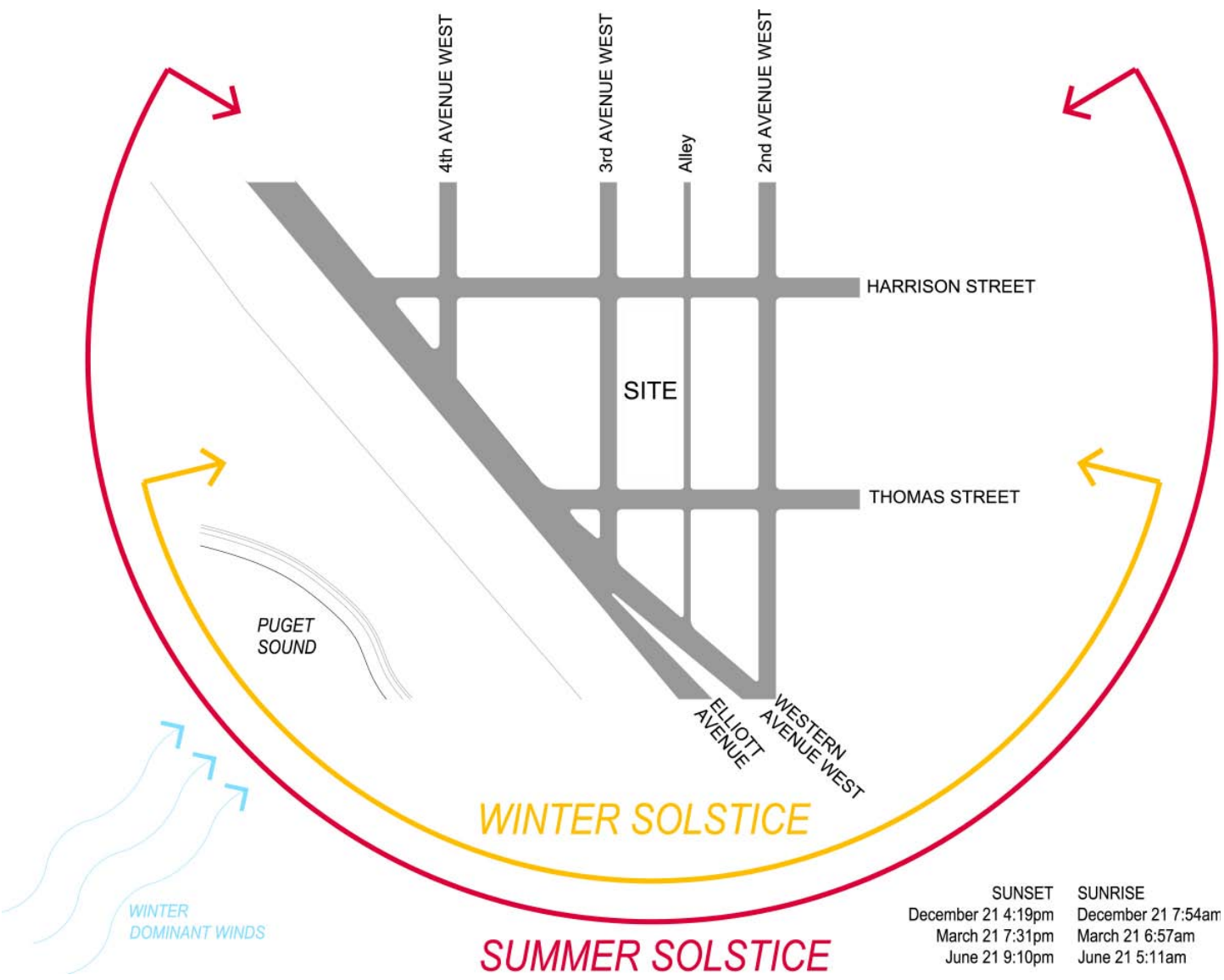
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G



View Diagram



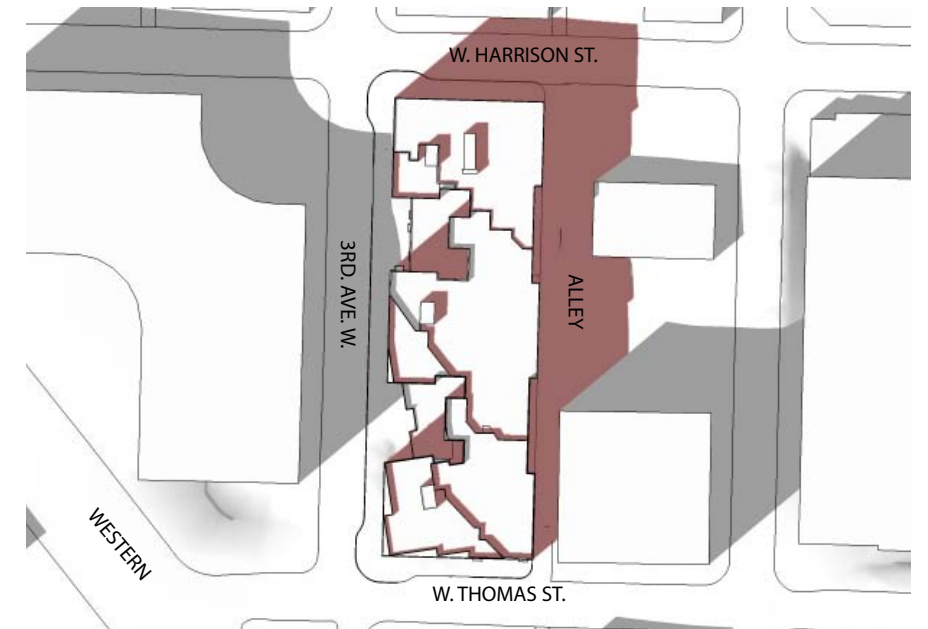
Solar and Wind Diagram



March 21, 9am



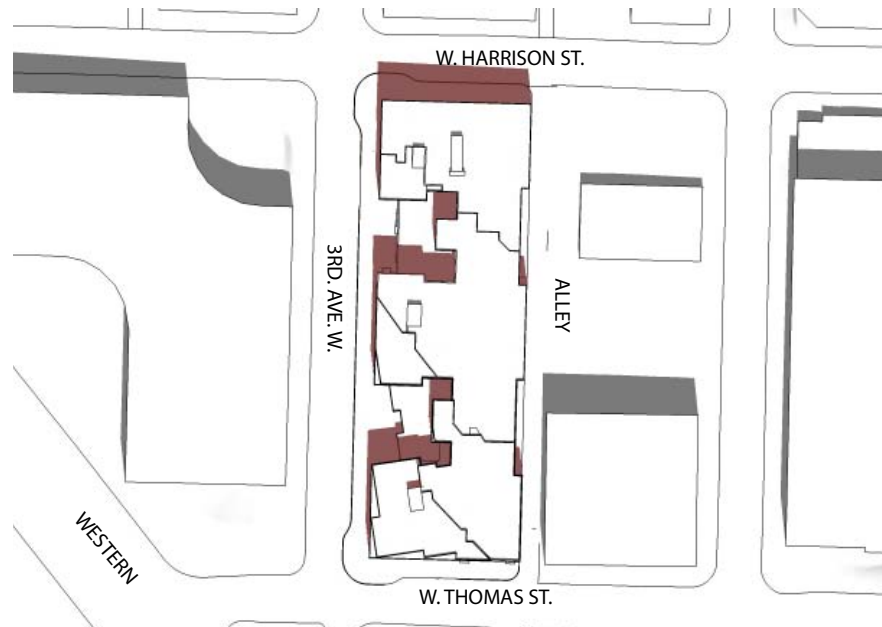
March 21, 12pm



March 21, 3pm



June 21, 9am



June 21, 12pm



June 21, 3pm

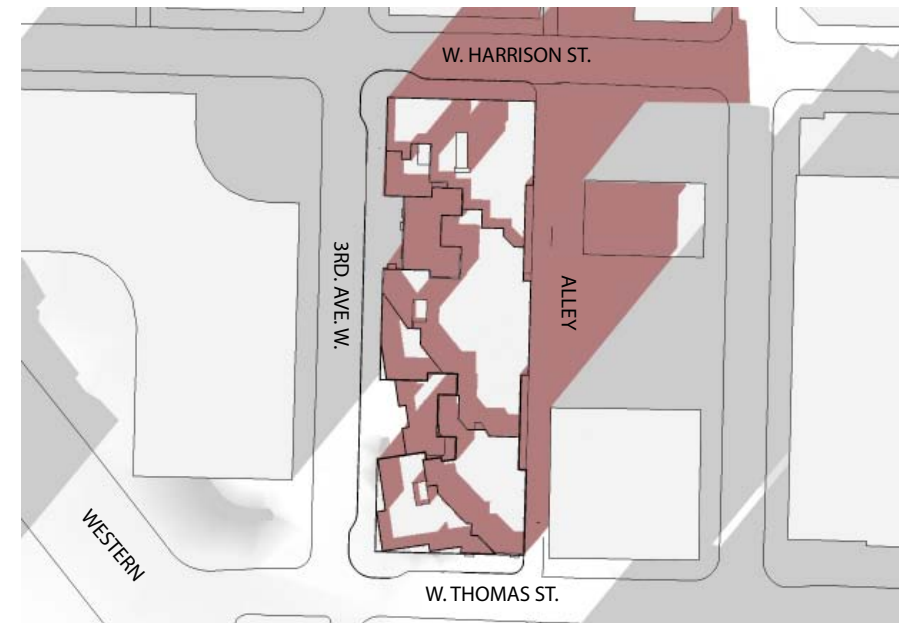




Dec. 21, 9am



Dec. 21, 12pm



Dec. 21, 3pm





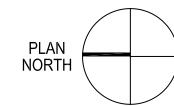


W. HARRISON ST.

W. THOMAS ST.

AVALON QUEEN ANNE

DESIGN REVIEW BOARD - June 4th, 2008





W. HARRISON ST.





W. HARRISON ST.

W. THOMAS ST.

3RD. AVE. W.

KEY



BUILDING OUTLINE



WEATHER PROTECTED
PEDESTRIAN AREA



PEDESTRIAN AREA ENTRY

LEVEL 4

LEVEL 3

LEVEL 1

ALLEY

SECONDARY
LOBBY ENTRY

LIVE/WORK
ENTRY

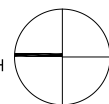
LIVE/WORK
ENTRY

LIVE/WORK
ENTRY

MAIN LOBBY
ENTRY

FUTURE RETAIL
ENTRY

PLAN
NORTH



OVERHEAD WEATHER PROTECTION

11

AVALON QUEEN ANNE

DESIGN REVIEW BOARD - June 4th, 2008



Corner of 3rd Avenue and W. Harrison St.



NOTE: Refer to "Materials and Colors" on page 25 for sample finishes



Future Pedestrian Bridge

3rd Avenue with future pedestrian walkway in foreground

Fiber Cement Board Siding - "Grand Clock Brown"

Metal Channel - "Evening Sky"

Vinyl Windows

Metal Panel Siding

Composite Panel Siding - "Mid Grey"

Fiber Cement Board Siding - "Strathmore Manor"

Metal Channel Deck w/ Glass Panel Rails - "Evening Sky"

Composite Panel Siding - "Oxidant"



West Elevation (3rd Ave. W.)

Brick - "Midnight Black"

Storefront System

Brick - "Artic White"

NOTE: Refer to "Materials and Colors" on page 25 for sample finishes



Future Pedestrian
Bridge



Corner of 3rd Avenue and W. Thomas St.

Fiber Cement Board Siding -
"Strathmore Manor"

Metal Channel Deck
w/ Glass Panel Rails -
"Evening Sky"

Composite Panel Siding -
"Oxidant"

Storefront System



South Elevation (W. Thomas St.)

Composite Panel Siding -
"Mid Grey"

Metal Channel -
"Evening Sky"

Vinyl Windows

Existing Building

Fiber Cement Board Siding -
"Grand Clock Brown"

Metal Panel Siding

Brick - "Artic White"

0 16' 32'

NOTE: Refer to "Materials and Colors"
on page 25 for sample finishes



Alley and W. Thomas St.

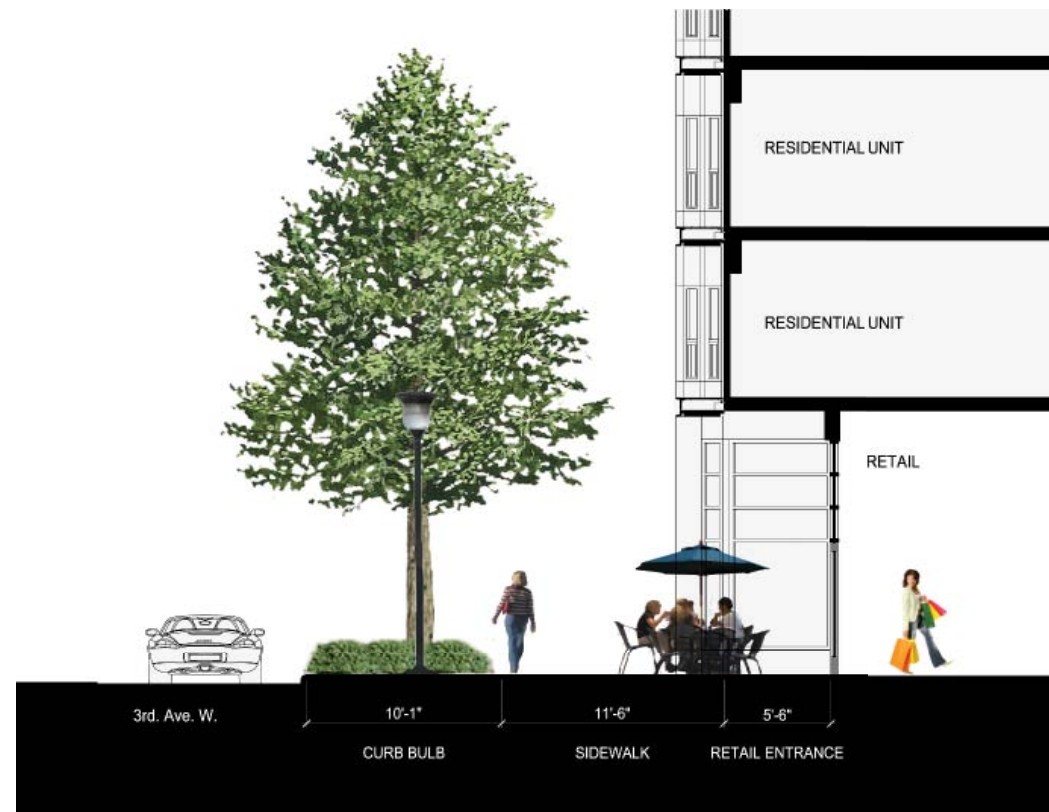


Alley and W. Harrison St.



East Elevation (Alley)

NOTE: Refer to "Materials and Colors" on page 25 for sample finishes



Section @ Retail Entrance - 3rd Ave. W.



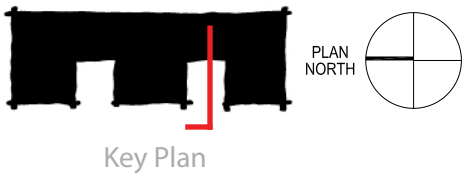
Key Plan



Perspective @ Retail Entrance - 3rd Ave. W. and W. Thomas St.



Section @ Residential Entrance - 3rd Ave. W.



Perspective @ Residential Entrance - 3rd Ave. W.



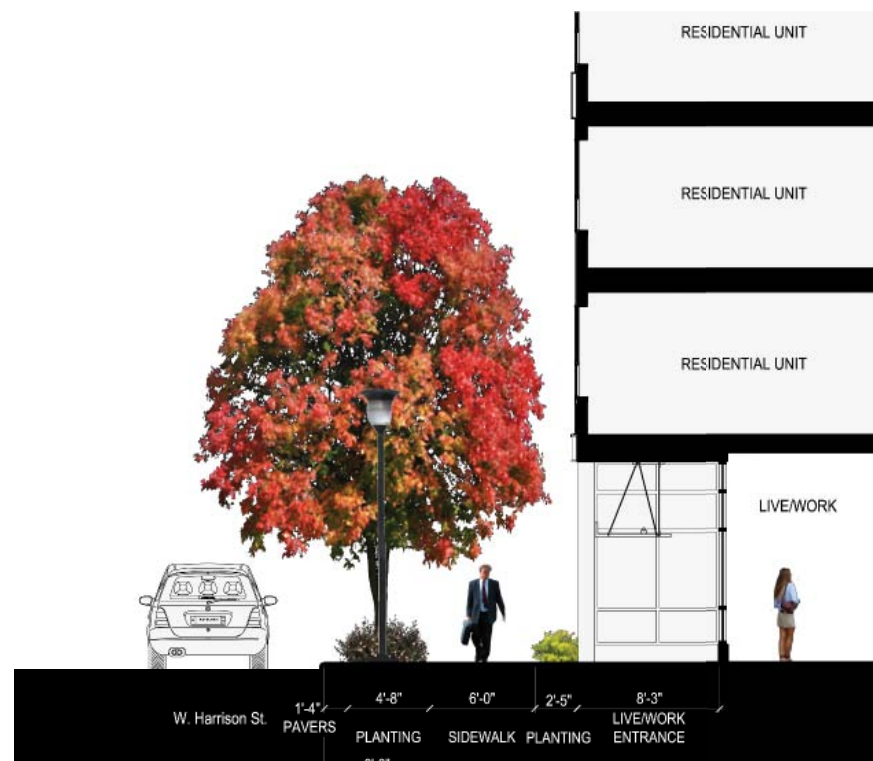
Section @ Live / Work Entrance - 3rd Ave. W.



Key Plan



Perspective @ Live / Work Entrance - 3rd Ave. W.



Section @ Live / Work - W. Harrison St.



Key Plan



Perspective @ Live / Work - W. Harrison St. and 3rd. Ave. W.



Pedestrian Lig
Ornamental p
mounted pedestrian
light, 30' - 40' o.c. Per
Uptown District
Queen Anne Design
Guidelines



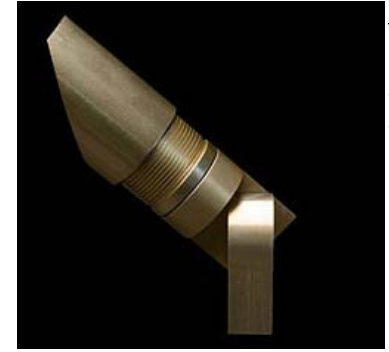
Egress Lighting
Wall-mounted
light at entries/
exits



Recessed Entry Light
Ceiling-mounted
down light at
entries



Wall Sconce Light
Wall-mounted
light at entries



Uplight
Landscape
accent light
at trees

W. HARRISON ST.

W. THOMAS ST.

3RD. AVE. W.



W. HARRISON ST.

Egress Lighting
Wall-mounted
light at entries/
exits

Wall Scone Light
Wall-mounted
light at entries

Uplight
Landscape
accent light
at trees

ALLEY

3RD. AVE. W.

W. THOMAS ST.

AVALON QUEEN ANNE

DESIGN REVIEW BOARD - June 4th, 2008



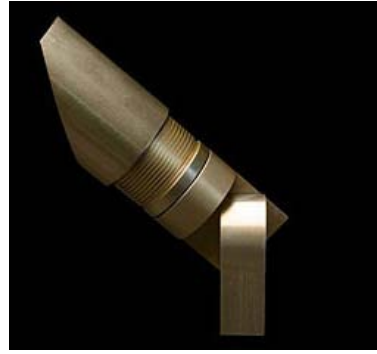
Path Lighting
12" ht. mini bollard
accent light



Egress Lighting
Wall-mounted
sconce light at
entries/exits



Wall Sconce Light
Wall-mounted
sconce light at
entries



Uplight
Landscape
accent light
at trees



Wall Light
Wall-mounted
accent light



W. HARRISON ST.

W. THOMAS ST.

ALLEY

3RD. AVE. W.



Entry sign above Main Lobby entrance on 3rd Ave.



Canopy sign at Main Lobby entrance on 3rd Ave.



Retail sign at corner of 3rd Ave. and Thomas St.



Retail sign at corner of 3rd Ave. and Thomas St.



Building sign at corner of 3rd Ave. and Harrison St.



Parking signage at alley Garage entrances

NOTE: Refer to the Building Elevations on sheets 12-15 for signage locations.



Fiber Cement Board Siding -
"Grand Clock Brown" BM 2096-30



Composite Panel Siding -
"Oxidate"



Composite Panel Siding-
"Mild Grey"



Fiber Cement Board Siding -
"Strathmore Manor" BM 244



Metal Channel/Accent -
"Evening Sky" BM 833



Metal Panel Siding -
"Zincalume"



Brick - "Arctic White"



Brick - "Midnight Black"

NOTE: Refer to Building Elevations on
sheets 12-15 for location of materials on
building.

Open / Dry / Exposed
↓
Lush / Wet / Layered

Mountain Meadow / Roof Terraces and Green Roofs



Accent - Stone



Glacial Erratics

Paving



Decking

Walls



Metal Edging

Site Features



Outdoor Fireplace

Sub-Alpine Forest / Courtyard Gardens



Sandstone Slab



Concrete Pavers



Low Concrete Wall



Privacy Screen

Coastal Forest / Streetscape



Stacked Slate



Integrally Colored CIP Concrete



Green Wall



Entry Gate



Open / Dry / Exposed
↑
Lush / Wet / Layered
↓

Mountain Meadow / Roof Terraces and Green Roofs

TREES

Acer glabrum / Rocky Mountain Maple
Tsuga mertensiana / Mountain Hemlock

SHRUBS

Arctostaphylos x. media / Manzanita
Potentilla fruticosa / Bush Cinquefoil
Rosa woodsii / Mountain Rose

GROUND COVERS

Arctostaphylos uva-ursi / Bearberry
Calamagrostis acutiflora 'Karl Foerster' / Feather Reed Grass
Ceanothus gloriosus 'Point Reyes' / Point Reyes Ceanothus
Echinacea purpurea / Purple Coneflower
Erigeron speciosus 'Azure Fairy' / Fleabane
Festuca glauca 'Elijah Blue' / Elijah Blue Fescue

Gaura lindheimeri 'Siskiyou Pink' / Siskiyou Pink Gaura
Helictotrichon sempervirens / Blue Oat Grass
Lupinus latifolius / Broadleaf Lupine
Panicum virgatum 'Heavy Metal' / Heavy Metal Switch Grass

GREEN ROOFS

Achillea millefolium / Common Yarrow
Sedum sieboldii / Siebold Stonecrop
Sisyrinchium idahoense / Idaho Blue-Eyed Grass
Stipa tenuissima / Mexican Feather Grass

Trees



Mountain Hemlock

Shrubs



Rocky Mountain Maple

Sedges, Grasses and Groundcovers



Fleabane



Mexican Feather Grass

Sub-Alpine Forest / Courtyard Gardens

TREES

Cornus mas 'Red Stone Strain' / Cornelian Cherry
Amelanchier alnifolia / Serviceberry

SHRUBS

Aronia melanocarpa / Chokecherry
Ceanothus thyrsiflorus 'Victoria' / Staked Victoria California Lilac
Chaenomeles speciosa 'Jet Trail' / White Flowering Quince
Cornus sericea 'Midwinter Fire' / Winter Flame Dogwood
Lonicera pileata / Privet Honeysuckle
Physocarpus opulifolius 'Dart's Gold' / Yellow Ninebark
Ribes aureum 'Gracillimum' / Golden Currant
Ribes sanguineum / Red Flowering Currant

VINE/ESPALIER

Clematis armandii 'Apple Blossom' / Apple Blossom
Evergreen Clematis
Clematis armandii 'Snowdrift' / Snowdrift Evergreen Clematis
Jasminum nudiflorum / Winter Jasmine
Parthenocissus tricuspidata / Boston Ivy

GROUND COVERS

Carex morrowii 'Ice Dance' / Ice Dance Japanese Sedge
Carex pendula / Sedge
Deschampsia caespitosa / Tufted Hair Grass



Cornelian Cherry



'Midwinter Fire' Dogwood



Drooping Sedge



'Ice Dance' Japanese Sedge

Coastal Forest / Streetscape

TREES

Acer circinatum / Vine Maple
Acer rubrum 'Scarlet Sentinel' / Red Maple
Liquidambar styraciflua / Sweet Gum
Quercus robur 'Fastigiata' / Pyramidal English Oak

SHRUBS

Arctostaphylos x. media / Manzanita
Cistus x 'Silver Pink' / Rockrose
Cistus x corbariensis / Rockrose
Cornus sericea 'Kelsey' / Kelsy Dwarf Dogwood
Mahonia aquifolium 'Compacta' / Compact Oregon Grape
Symphoricarpos albus / Common White Snowberry
Vaccinium corymbosum 'North Sky' / Dwarf Highland Blueberry
Vaccinium ovatum / Evergreen Huckleberry

GROUNDCOVERS

Ceanothus gloriosus 'Point Reyes' / Point Reyes Ceanothus
Cistus salviifolius / Rockrose Sageleaf
Deschampsia caespitosa / Tufted Hair Grass
Fragaria chiloensis / Ornamental Strawberry
Gaultheria shallon / Salal
Gaura lindheimeri 'Siskiyou Pink' / Siskiyou Pink Gaura
Helictotrichon sempervirens / Blue Oat Grass
Lupinus latifolius / Broadleaf Lupine
Mahonia repens / Creeping Mahonia
Polygonatum odoratum / Solomon's Seal
Polystichum munitum / Western Sword Fern



Vine Maple



Snowberry



Compact Oregon Grape



Western Sword Fern

Early Design Guidance Positive Responses

Massing

The committee agreed that Scheme C that was the best massing for the site. It provides the basis for our current building design.

Departures

Departure 1 and 2, as outlined in the “Departures” page of this packet, were presented to the committee. It was agreed that the departures were minor and the trade-off was beneficial to the community.

Early Design Guidance Recommendations

Façade treatment appropriate to use (A-2, A-3, A-10, C-1, C-4) The street level uses at each façade should provide architectural cues and treatments to enhance the uses:

1. *Recommendation :*
Live-work units should appear commercial in nature. The Board noted concerns about the live-work units facing the atrium and not directly facing the street. The atrium and live-work fronts should be designed to appear clearly commercial and not residential, through use of storefront windows, commercial entries, and appropriate landscaping.

Response:
We have worked to make the live/work fronts appear commercial in nature by using transparent storefront window systems at the street and courtyard-facing facades, creating individual entry canopies that incorporate opportunities for signage, and landscaping that enhances the public nature of the live/work units.

Refer to:
West Elevation (page 13), Live-Work from 3rd Avenue Perspective (page 18)

2. *Recommendation:*
Pedestrian entry should be brought closer to the streetscape to provide active uses at the street front and emphasize the building entries

Response:
The two courtyards along 3rd serve to break down the mass of the building along 3rd Avenue. This was the strength of the preferred massing as agreed upon by the committee at the Early Design Guidance meeting. In order to address the comment and activate the street front, we have reconfigured the entry (southern) courtyard along 3rd Avenue. The entry has been punctuated by a linear canopy that starts over the sidewalk and guides pedestrian into the lobby. This covers a distinct walkway pattern that begins in the right of way and draws the resident and/or visitor into a largely transparent entry marked by landscaping on either side. All of these elements together worked to create a distinct entry from the surrounding facades. The courtyard has also been developed to provide exterior seating and small gathering spaces for pedestrians.

Refer to:
Street-level plan (page 8), Lobby perspective (page 17)

3. *Recommendation:*
The alley façade should be appropriately treated to improve the visual appearance as viewed from adjacent properties. Demonstrate that the proposed massing will not create significant shadows on adjacent properties

Response:
In two large areas on the alley façade, we have setback the building envelope 6’ to allow more light and air to reach the alley and reduce shadows on adjacent development. We have also taken care to treat the façade with the same materials and level of detail/design that the 3 street-facing facades have. This reduces the effect of the alley being the “backside” of the building.

Refer to:
Shadow studies (page 6-7), East Elevation (page 15), Floor plan (page 8)

4. *Recommendation:*
Street level open spaces should interact with sidewalk activity and provide real usable open spaces.

Response:
We reconfigured the two open courtyards along 3rd Avenue. These have been designed to create areas of rest and interaction which blur the notion of public and private space. It is intended that these spaces enhance the pedestrian experience for both residents and users of the building as well as those that only mean to pass-by. Both provide courtyards have at grade access allowing them to be accessible.

Refer to: Street-level plan (page 8), Live-Work from 3rd Avenue Perspective (page 18), Lobby perspective (page 17)



Response to Design Review Guidelines

A-2 Streetscape Compatibility: The siting of buildings should acknowledge and reinforce the existing desirable spatial characteristics of the right-of-way.

1. *Recommendation :*
The applicant should clearly graphically demonstrate the proposed development at the southwest corner, including curb bulb, building corner design at the street level and above, and pedestrian perspectives of the proposed development.

Response:
We consider the southwest corner as the “gateway” to our building as well as the Uptown area. Given the importance of this corner, we have chosen to architecturally emphasize it by highlighting a series of shifting floor planes with steel channels and horizontal metal screens that act as sun screens, incorporated balconies, provides overhead weather protection, and act as an overall architectural feature.

Refer to:
West Elevation (page 13), South Elevation (page 14),
Retail perspective (page 18)

2. *Recommendation:*
The applicant should also examine potential uses aside from the fitness center for street level use on 3rd Ave W. Fitness centers catering to residents do not seem to be commonly used at the same times that people would be active at the street level (evenings and weekends). The street level uses should represent active uses that engage with the streetscape.

Response:
In regards to the fitness center, we have considered a number of uses for this space including retail and office space. In our meetings with the LURC (Queen Anne Community Group) we learned the community sees Thomas as the best location for retail even though that street has no retail requirements. Responding to this information we provided retail space on Thomas and moved the Fitness Center from Thomas to its current location on 3rd Avenue. Since the spirit of the design standard is to maximize activity at the street-level, we feel that a fitness center which serves over 200 units (many of which will have multiple tenants) has a constant level of activity that would activate the street. This is especially true at those times when the surrounding office buildings are empty and there is a greater need to put eyes on the street and create a greater sense of security for the pedestrian experience.

Refer to:
Street-level plan (page 8), West elevation (page 13), Departure (page 32)

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

Recommendation:
Entrances should be clearly visible and accessible.

Response:
All entries will be are clearly defined and apparent as well as accessible.

Refer to:
Street-level plan (page 8), Retail Perspective (page 18), Lobby Perspective (page 17), Live/Work perspective (page 18)

A-10 Corner Lots: Building on corner lots should be oriented to the corner and public street fronts. Parking and automobile access should be located away from corners.

1. *Recommendation :*
The proposed massing creates three bays, which will give the visual impression of three separate buildings. The southwest “building” should be significant and architecturally emphasized, since it will be the anchor to the corner of W. Thomas St and 3rd Ave W. The Board responded positively to the preliminary design of a strong corner element, and noted that any balconies should be architecturally integrated into the building design.

Response:
Refer to our response to A-2 for how we intended to create an architecturally emphasized corner. The balconies are integrated into this system to reduce the effect that they are simply pasted onto the building façade.

Refer to:
Residential Plan (page 9), Building elevations (pages 12-15)

2. *Recommendation:*
The street level should be designed to create a blending of indoor and outdoor spaces. Possible techniques to achieve this include roll up glass doors at the retail levels, outdoor seating with overhead weather protection, and landscaping.

Response:
At the southwest corner of the building, where we have retail, we have overhead canopy weather protection. This is incorporated as part of the sun shade system and integrated decks. We also provide significant weather protection for all building entries, both residential and commercial. We have also incorporated a high-level of transparency at all street-level uses to blur the sense of indoor and outdoor space. We have also used landscaping both on the site and in the right-of-way to accent areas of use and major entries. Certain elements, such as benches and sitting walls, have been incorporated to give pedestrians a chance of rest and reprieve. The big grade changes due to the sloping site make roll-up doors challenging.

Refer to:
Street-level plan (page 8), Retail Perspective (page 16), Lobby Perspective (page 17), Live/Work perspective (page 18)

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 and siting pattern of neighboring buildings.

Recommendation:
Façade treatments must be appropriate to each use and context.

Response:
Our project currently sits in a crossroads between glass office buildings, parking lots, and smaller residential buildings (both single and multi-family). Our building responds to these varying characteristics as well as helping to define the future character of the neighborhood.

Refer to:
Street-level plan (page 8), Retail Perspective (page 16), Lobby Perspective (page 17), Live/Work perspective (page 18)

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.

Recommendation :
The applicant noted that proposed material palette includes brick, metal, and cementitious board siding. The Board directed the applicant to use a combination of sophisticated elegant durable materials in context with existing Uptown neighborhood structures. Concrete is a possible treatment, but it should be adequately stained and/or sealed to avoid an unfinished appearance.

Response:
The building will use a non-traditional shape and color of brick at the base of the building to give a more modern, sophisticated feel. At the upper portions of the building, a combination of cementitious panel combined with accents of metal and composite panel will be used. Also, steel channels and steel angles will be incorporated in the façade treatment to give a higher quality of detailing in material transitions. Concrete will be used minimally, mainly at the base of the brick treatment, short plantar walls, and at the building base at some areas of siding.

Refer to:
Elevations (pages 12-15), Materials (page 24)

Response to Design Review Guidelines

D-1 Pedestrian Open Spaces and Entrances. Convenient and attractive access to the building's entry should be provided. To ensure comfort and security, paths and entry areas should be sufficiently lighted and entry areas should be protected from the weather. Opportunities for creating lively, pedestrian-oriented open space should be considered.

Recommendation:
The applicant should provide pedestrian level sketches of the proposed development at all street fronts, with particular focus on the live-work units and the retail at the southwest corner. Additional elevation details and graphics showing the context of adjacent buildings will be required.

Response:
Sketches of these areas have been provided in the packet and will be shown at the presentation.

Refer to:
Streetscapes (pages 16-19), Elevations (pages 12-15)

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, utility meters, mechanical units and service areas cannot 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.

Recommendation :
The applicant should provide details of this item at MUP intake. Daily trash pickup is preferred over dumpsters at the alley.

Response:
The trash (both residential and commercial) have are located within the building in the middle of the block off the alley. They have been designed to shield view from the street but provide convenient access for the trash collectors. All mechanical equipment will be located within the building or on the roof area and away from public view.

Refer to:
Street-level plan (page 8)

D-8 Treatment of Alleys. The design of alley entrances should enhance the pedestrian street front.

Recommendation:
The applicant noted that the proposal includes a 5’ setback and green wall at the alley. The Board requested additional graphic information demonstrating the effect of proposed shadowing and visual appearance of the project to adjacent properties.

Response:
The setback at the alley and green wall can be seen on the plans and elevations and have been increased to 6’ to give further consideration to the alley and adjacent property. The elevations also give detail on how we intend to treat the alley. A shadow study of this area will be provided for the presentation to the DRB so they can see the minimal impact our building will have on future development across the alley.

Refer to:
Street-level plan (page 8)

D-9 Commercial Signage. Signs should add interest to the street front environment and should be appropriate for the scale and character desired in the area.

Recommendation:
The applicant should provide a conceptual signage plan at MUP intake, indicating proposed signage types and placement. Include proposed signage for live-work units.

Response:
We have provided the locations of the signage at the building elevations as well as detail examples of each type of signage.

Refer to:
Elevations (pages 12-15), Signage (23)

D-10 Commercial Lighting. Appropriate levels of lighting should be provided in order to promote visual interest and a sense of security for people in commercial districts during evening hours. Lighting may be provided by incorporation into the building façade, the underside of overhead weather protection, on and around street furniture, in merchandising display windows, in landscaped areas, and/or on signage.

Recommendation :
The applicant should provide a lighting plan at MUP intake, indicating proposed fixture locations and details.

Response:
We have included lighting plans in the in the packet which identify the type of fixture and the location on the building exterior.

Refer to:
Lighting plans (pages 20-22)

D-11 Commercial Transparency. Commercial storefronts should be transparent, allowing for a direct visual connection between pedestrians on the sidewalk and the activities occurring on the interior of a building. Blank walls should be avoided.

Recommendation:
The applicant should provide graphics indicating proposed transparency, meeting this guideline. The applicant should place additional focus on this item at the proposed live-work units.

Response:
We have maximized transparency at all commercial locations including the retail at the south end of the site and the Live/Works at the west and north face of the site. We have also maximize transparency at the lobby, leasing office and fitness center as they engage the street and are commercial in nature.

Refer to:
Street-level plan (page 8), Elevations (pages 12-15)

D-12 Residential Entries and Transitions. For residential projects in commercial zones, the space between the residential entry and the sidewalk should provide security and privacy for residents and a visually interesting street front for pedestrians. Residential buildings should enhance the character of the streetscape with small gardens, stoops and other elements that work to create a transition between the public sidewalk and private entry.

Recommendation:
The applicant should examine alternatives for placing a use other than fitness center at the sidewalk level, as described in the response to item A-2.

Response:
Refer to our response in regards to item A-2 for the results of our examination for alternative uses at this area.

Refer to:
Street-level plan (page 8), West elevation (page 13), Departures (page 30)

E-3 Landscape Design to Address Special Site Conditions. The landscape design should take advantage of special on-site conditions such as high-bank front yards, steep slopes, view corridors, or existing significant trees and off-site conditions such as greenbelts, ravines, natural areas, and boulevards.

Recommendation :
The applicant should provide additional information regarding alley façade treatment at MUP intake. Additional landscape plans for the entire site will also be required at MUP intake.

Response:
We have developed the character of the alley with the future adjacent tenants in mind. We have also added detailed landscape drawings.

Refer to:
Street-level plan (page 8); Courtyard Plan (page 9); East Elevation (page 15)



Requested Departures

DEVELOPMENT STANDARD REQUIREMENT	PROPOSAL	RATIONALE
1. Street-Level Uses: Section 23.47.005 D.3 <i>Required:</i> Residential uses are limited to 20% of the street-level street-facing façade when facing an arterial. For the purposes of our site, Harrison and 3rd Avenue are currently classified as arterials.	<i>Proposed:</i> We would locate the residential lobby, leasing center, and fitness center along 3rd Avenue which would create an aggregate of 30% of residential use along 3rd Avenue	<i>Rationale:</i> In our meetings with the LURC (Queen Anne Community Group) we learned the community sees Thomas as the best location for retail even though that street has no retail requirements. Responding to this information we provided retail space on Thomas and moved the Fitness Center and Leasing Office from Thomas to its current location on 3rd Avenue which are defined as residential uses but are much more commercial in nature.
2. Street-Level Development: Section 23.47.008 D.2 <i>Required:</i> Residential street-level uses at street grade must either be 4 feet above grade or setback 10 feet from the property line.	<i>Proposed:</i> We would like to locate the fitness center slightly below grade and within 10 feet of the property line. As determined through early inquiry, the fitness center is deemed a residential use.	<i>Rationale:</i> As in stated in Departure 1 we opted to concentrate our retail along Thomas St. in regard to recommendations from the community, thereby moving the Fitness Center to 3rd Avenue. To help activate the street at this area by placing the Fitness Center, which serves over 200 units, directly on the street. This will be especially needed at those times when the surrounding office buildings are empty and there is a greater need to put eyes on the street and create a greater sense of security for the pedestrian experience.
3. Depth of non-residential uses: Section 23.47A.008 B.3.a <i>Required:</i> Non-residential uses must extend an average of at least thirty (30) feet in depth from the street-level street-facing facade.	<i>Proposed:</i> Have the average depth of non-residential use along Thomas St. be 28.1’	<i>Rationale:</i> We have opted to include a Move-in Room along the alley which will allow tenants to load their belongings into a staging room from the alley. This will prevent tenants from loading in through the north entry off of the sidewalk, interfering with the pedestrian experience. Since this use is considered a residential use by the zoning code, it reduces our average depth of commercial by 1.9’.

Early Design Guidance

June 8, 2007

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AVALON QUEEN ANNE

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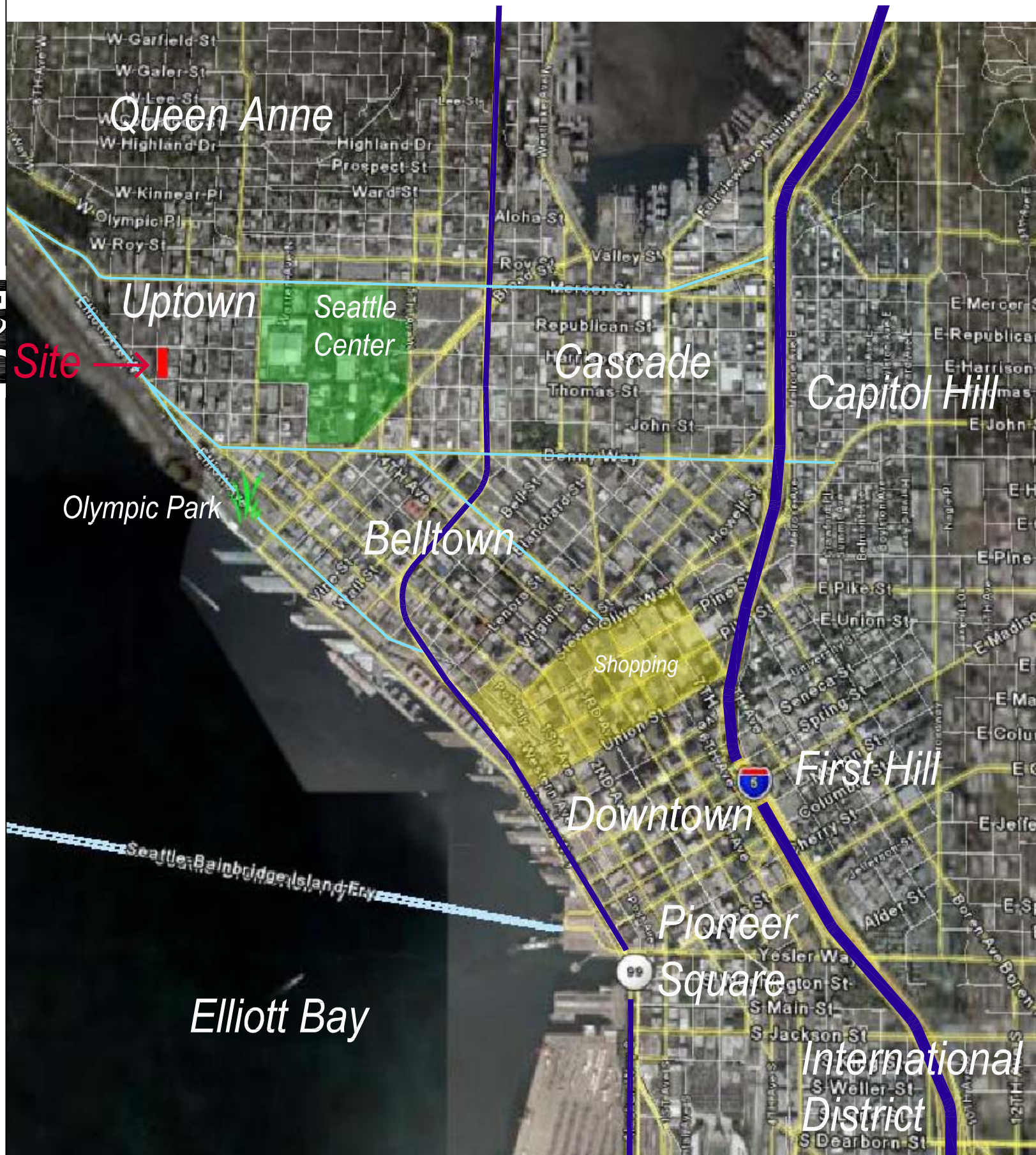
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PROJECT:
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VICINITY MAP



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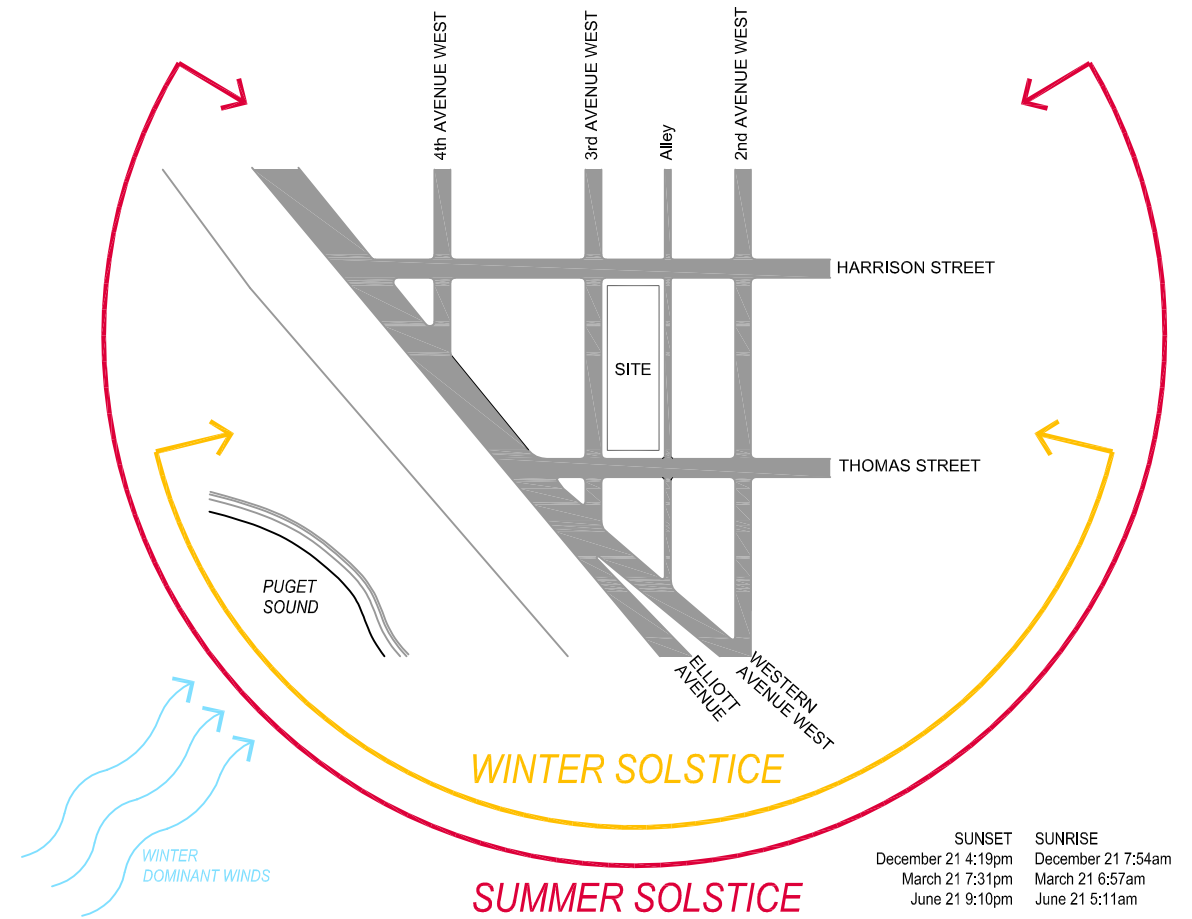
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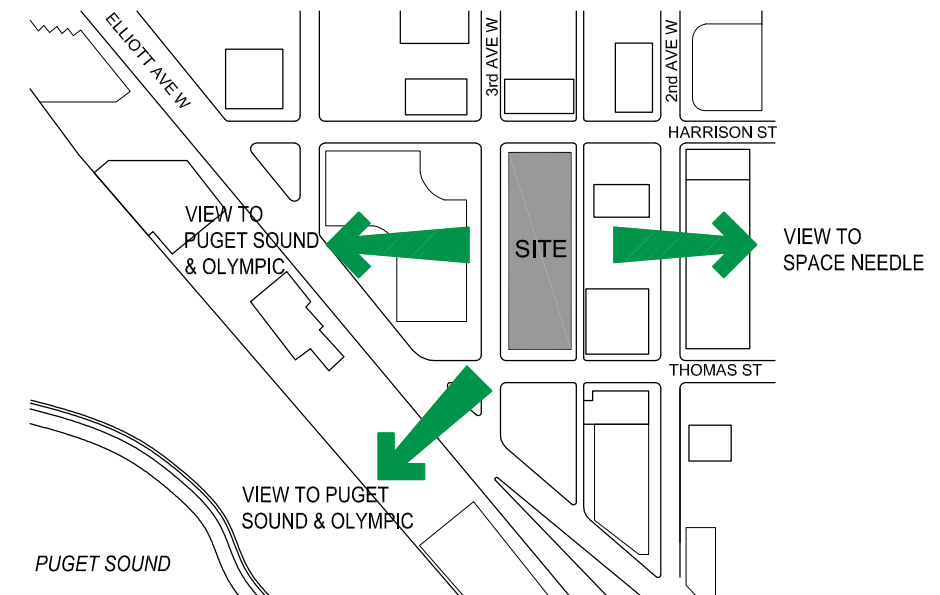
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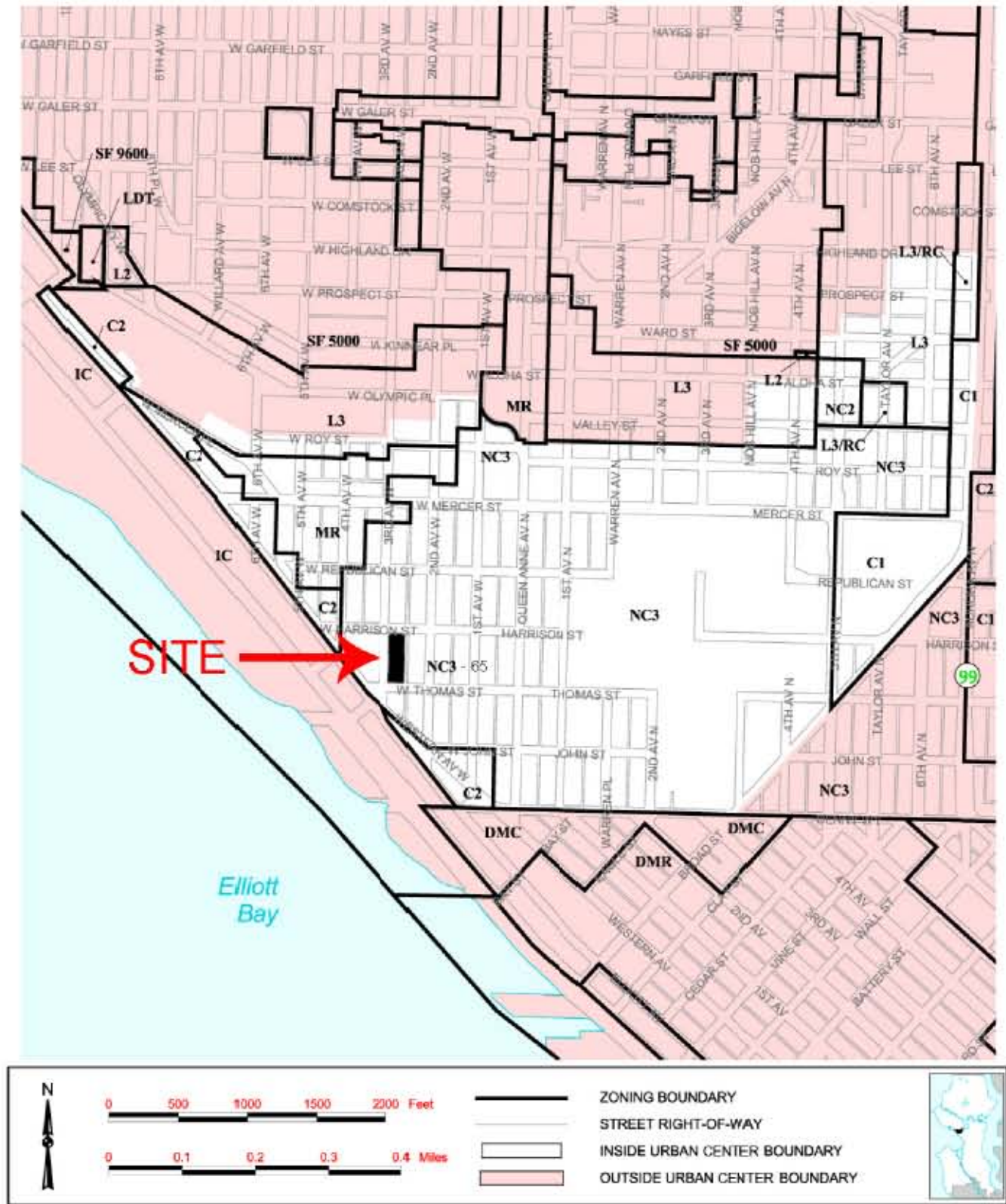


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UPTOWN NEIGHBORHOOD BOUNDARY / ZONING



UPTOWN NEIGHBORHOOD LAND USE



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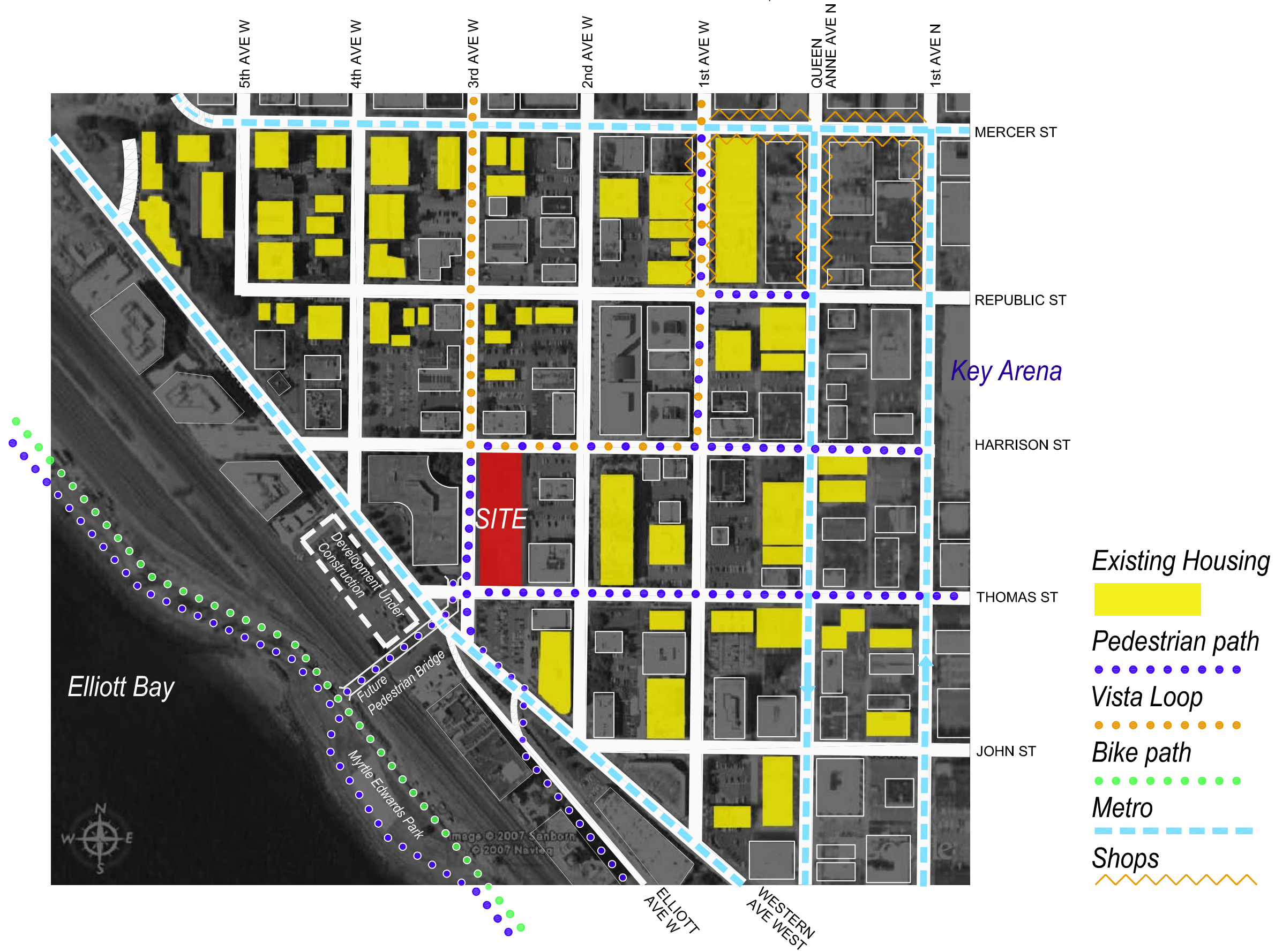
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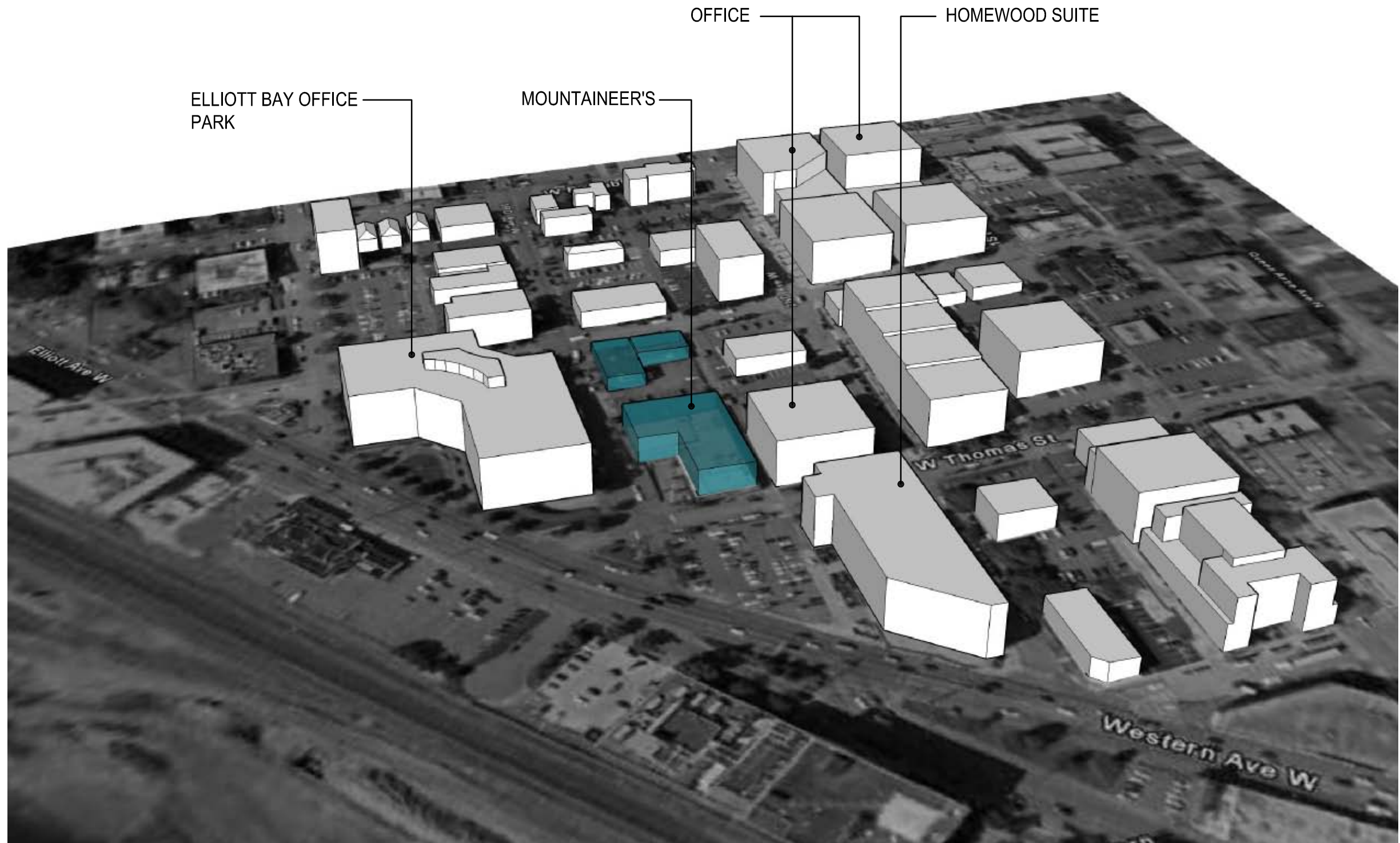
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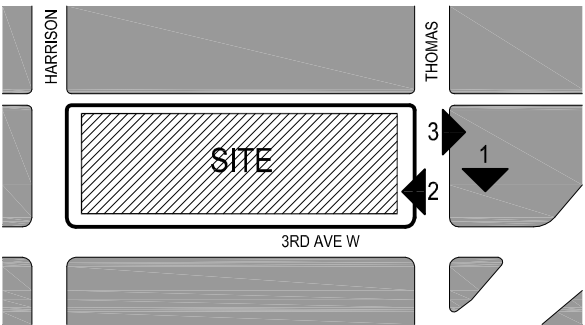
VIEW TO SOUTH ON THOMAS 3



VIEW TO NORTH ON THOMAS 2



VIEW TO PUGET SOUND 1



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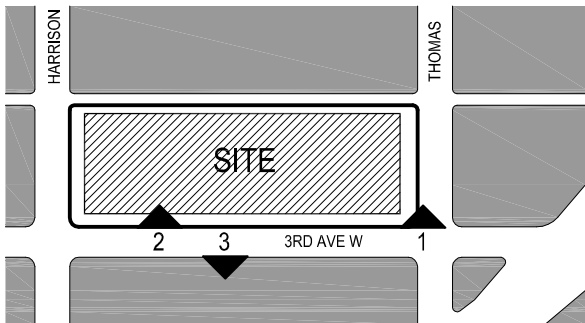
VIEW TO WEST ON 3RD AVE W 3



VIEW TO EAST ON 3RD AVE W 2



VIEW TO EAST ON 3RD AVE W & THOMAS 1



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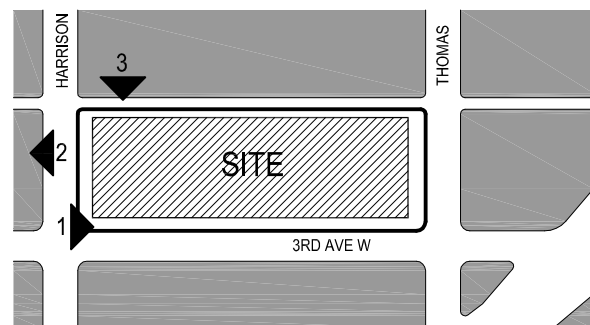
VIEW TO WEST ON ALLEY 3



VIEW TO NORTH ON HARRISON 2



VIEW TO SOUTH ON HARRISON 1



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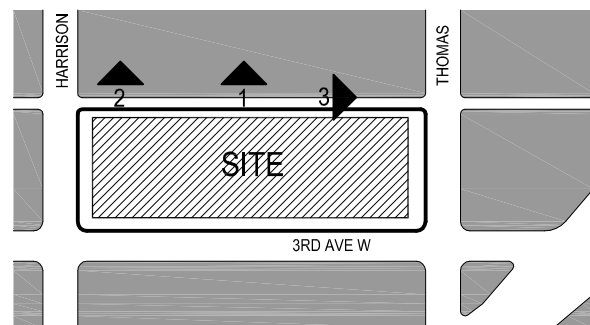
VIEW TO SOUTH ON ALLEY ③



VIEW TO EAST ON ALLEY ②



VIEW TO EAST ON ALLEY ①



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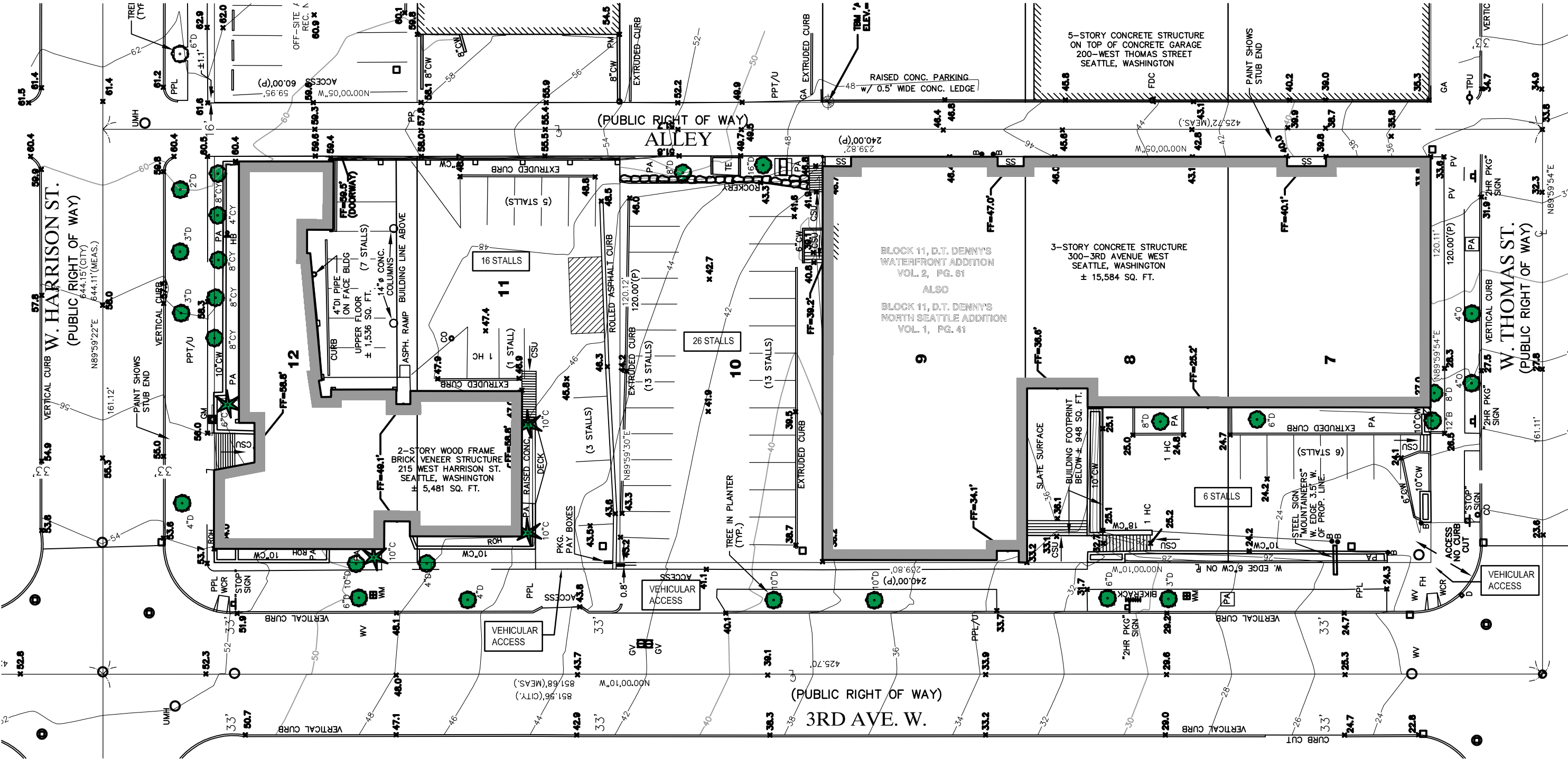
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AVALON QUEEN ANNE

PROJECT NO:
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SHEET NO:
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LEGAL DESCRIPTIONS

TAX PARCEL NO. 1989200640:
LOTS 1, 11 AND 12, BLOCK 11, D.T. DENNY'S WATERFRONT ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE(S) 61, IN KING COUNTY, WASHINGTON.

(ALSO KNOWN AS LOTS 1, 11 AND 12, BLOCK 11, D.T. DENNY'S NORTH SEATTLE ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 1 OF PLATS, PAGE(S) 41, IN KING COUNTY, WASHINGTON).

TAX PARCEL NO. 1989200620:
LOTS 7, 8, 9 AND 10, BLOCK 11, PLAN OF NORTH SEATTLE (COMMONLY KNOWN AS D.T. DENNY'S NORTH SEATTLE ADDITION TO THE CITY OF SEATTLE), ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 1 OF PLATS, PAGE 41, IN KING COUNTY, WASHINGTON.

(SAID LOTS ALSO APPEARING ON THE PLAT OF D.T. DENNY'S WATERFRONT ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF PLATS, PAGE 61, IN KING COUNTY, WASHINGTON).

LINES

- OP STORM AND SANITARY SEWER LINE
- OT GAS LINE
- OVERHEAD POWER LINE
- OVERHEAD TELECOMMUNICATIONS LINE
- POWER LINE
- STORM DRAIN LINE
- TELECOMMUNICATIONS LINE
- WATER LINE

HATCH

- CONCRETE SURFACE
- ASPHALT PAVEMENT
- EXISTING BUILDING

TREES

- B BIRCH
- CY CHERRY
- D DECIDUOUS
- O OAK
- C CEDAR

PLAN NORTH

SITE SURVEY

0 40 80



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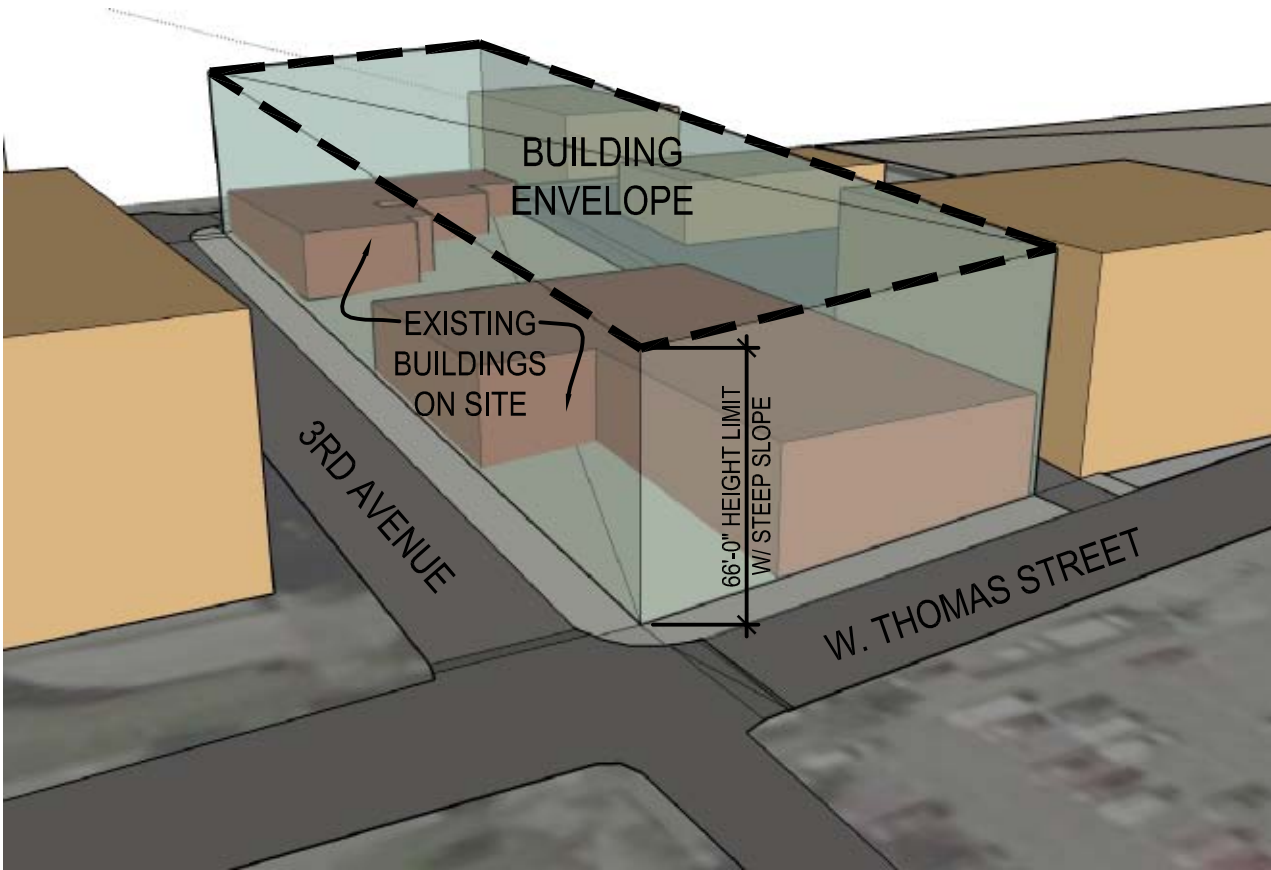
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PROJECT DATA

RESIDENTIAL UNITS: +/- 195 units
COMMERCIAL SF: +/- 14,500 square feet (incl. 7 Live/Work units)
PARKING STALLS: +/- 250 stalls

ZONING DIAGRAM



CLARIFICATIONS/ DEPARTURES

A. During land-use or design review the project may explore asking for a departure from the limitation that residential use not exceed 20% of the street level façade. Thomas Street is the best location for the retail space but it is not required there. We would like to concentrate the retail along Thomas, rather than providing some on Thomas and some on 3rd. We may also seek to substitute residential use for the live-work units.

B. We also need clarification of what the 20% limit applies to. We believe that the accessory functions of the project's leasing center, staff offices, and fitness center should all be accepted as nonresidential use to count toward the 80% frontage requirement. Those accessory spaces are not residential units, and function more like commercial space. Therefore, we believe they should count as nonresidential. However, if DPD concludes that these accessory spaces are classified as a residential use, then we would propose a departure from the 4' above grade or 10' setback requirement of section 23.47A.008.D.2.

ZONING SUMMARY

ZONE: NC3-65
ADDRESS: 300 Third Avenue W. and 215 W. Harrison Street, Seattle, WA.
LOT SIZE: 43,200 SF

23.47.005 Permitted uses

- C. In NC zones in new structures, street-level parking must be separated from the street-level, street-facing façade by another permitted use.
- D.3. Residential uses may not exceed, in the aggregate, 20% of the street-level street-facing facade when facing an arterial. 3rd Avenue and Harrison are both arterials. Street level uses are allowed along all of Thomas as it is a non-arterial.

23.47A.008 Street-level development standards

- A.3. Setbacks. Street-level street-facing facades must be located within ten (10) feet of the lot line, unless wider sidewalks, plazas, or other approved landscaped or open spaces are provided.
- B.3.a. Nonresidential uses must extend an average of at least thirty (30) feet and a minimum of fifteen (15) feet in depth from the street-level street-facing facade, except that if the street-facing facade and depth requirements result in a space greater than fifty (50) percent of the structure's footprint, the Director shall modify the street-facing facade or depth requirements, or both, to reduce the space to fifty (50) percent of the structure's footprint
- B.3.b. Nonresidential uses at street level must have a floor-to-floor height of at least thirteen (13) feet.

23.47A.012 Structure height and floor area ratio

- A. 65 feet max height
- B. Sloped Lots. On sloped lots, additional height shall be permitted along the lower elevations of the structure footprint, at the rate of one (1) foot for each six (6) percent of slope, to a maximum additional height of five (5) feet.
65' zoning + 1' steep slope increase = 66' total height limit.

23.47A.013 Floor area ratio

- B. Maimum FAR for structures containing both residential and non residential uses and with a 65' height limit is 4.75 per Chart A: Maximum Floor Area Ratio (FAR).

23.47A.016 Screening and landscape

- A.2. Green Area Factor Requirement. This project will be required to have landscaping achieving a green factor of .30 or greater.

23.47A.024 Residential Amenity Areas

A. Residential amenity areas, including but not limited to decks, balconies, terraces, roof gardens, plazas, courtyards, play areas, or sport courts, are required in an amount equal to five (5) percent of the total gross floor area in residential use, except as otherwise specifically provided in this chapter. Gross floor area, for the purposes of this subsection, excludes areas used for mechanical equipment, accessory parking and residential amenity areas.

23.47A.032 Parking location and access

A.1.a. Access to parking must be from the alley if the lot abuts an alley improved to the standards of Section 23.53.030C. Alley access is proposed.

23.53 STREETS ALLEYS AND EASEMENTS

23.53.015 Improvements required for existing streets.

A.6 Arterials per Street Improvement Manual, 66 feet ROW required, 66 feet ROW existing, 36 feet roadway required, 36 feet roadway existing at W. Harrison St. and 3rd Ave. W.
80 feet ROW required, 80 feet ROW existing 52 foot road required, 52 foot roadway existing at Broadway
Required right-of-way width for Thomas (existing nonarterial street) is 52 feet. It currently satisfies the existing condition.

23.53.030 Alley improvements in all zones

D.4 Minimum Widths Established. NC3, C1, C2, SCM, all downtown zones = 20'; 2'-0" dedication required for the site.

23.54 ACCESS AND OFF-STREET PARKING

23.54.015 Required parking

K.1. After the first fifty (50) spaces for bicycles are provided, additional spaces are required at one half (1/2) the ratio shown in Chart E. Spaces within dwelling units or on balconies do not count toward the bicycle parking requirement. Refer to K.2-7 for specific requirements of bicycle storage.

Chart A. B.10. Parking for nonresidential uses other than institutions: Sales and service, general: 1 space for each 500 square feet.

D. Live-work units: 1 space for each unit, plus if the unit exceeds 2,500 square feet, the parking requirement for the use most similar to the nonresidential space.

Chart B. Section B. Residential or Multifamily Requirements with Location Criteria: K. Residential uses in commercial zones with urban centers: no minimum parking requirements.



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A. SITE PLANNING

A-1 Responding to site characteristics:

The building will be designed to step with the slope to accommodate significant changes in elevation and reflect the natural topography.

It is also sited to enhance the pedestrian experience by engaging the street with pedestrian-friendly uses.

A-2 Streetscape Compatibility

Retail will be provided at the corner of 3rd and Thomas to accomodate pedestrian oriented businesses. Also, a series of Live/Work units along 3rd and Harrison will provid further opportunity for street-level business access.

We also feel these amenities contribute to the "Vista Loop" walking path which passes our site at Harrison.

A-3 Entrances Visable from the street

All entries to the project are visable from the street and have been designed to be prominent and clearly distinguishable.

A-4 Human Activity

The building encourages human activity on the street by placing commerical uses at the property edge. Further, we have placed the residential fitness center along the street to provide informal surveillance during the evening hours when business activity is lower.

A-5 Respect for Adjacent Sites

Our neighbors currently consist of surface parking lots and office buildings. Being that our project will provide residences and street-level activity, we will improve the character of this area.

A-6 Transition between residence and street

Our residences are located above the street-level activities (commercial), however we have set back the residential lobby and provided a landscaped courtyard as a transitional area.

A-7 Residential Open Space

The project provides a large roof deck at the corner of 3rd and Thomas to maximize views to the Puget Sound. Also, intermediate and street-level courtyards will be provided to enhance the residential experience.

A-8 Parking and Vehicle Access

All parking will be located in a garage shielded from public view within the site. Vehicular access to the garage will be provided from the alley.

A-9 Location of Parking on Commercial Street

Parallel parking is provided at the street level but the well landscaped right-of-way will soften the experience for the pedestrian.

A-10 Corner Lots

Our building holds the corner at both 3rd/Harrison and 3rd/Thomas. Further, we consider the corner at 3rd and Thomas to be a "gateway" to the Uptown area and it will be designed to maximize this opportunity.

B. HEIGHT, BULK, SCALE

B-1 Height, Bulk and Scale Compatibility

Due to the long, sloping street front along 3rd Avenue, the building mass will be broken down into three distinct areas. These areas are supplemented by courtyards to generate a variety of street-level experiences and enhance the pedestrian character.

The building does not exceed the maximum allowed building height or lot coverage, and does not present a zone edge situation.

C. ARCHITECTURAL ELEMENTS AND MATERIALS

C-1 Architectural Context

Given the immediate context of our site (offices and surface parking), our building has the opportunity to set the standard of creating a pedestrian-friendly enviroment. Our building will provide a variety of experiences that will enhance the character of the neighborhood.

C-2 Architectural Concept and Consistency

The form of this building is derived from the uses therein. The residential components are raised up off of the street level or set back for a more intimate experience. The commercial elements engage the street to enhance the street character.

C-3 Human Scale

The human scale will be addressed through careful detailing of windows, entries and outdoor spaces such as courtyards and vestibules.

C-4 Exterior Finish Materials

Some examples of exterior finish materials that are being considered are masonry, concrete, stone, metal, cementitious panels, and any other materials that lend themselves to a high quality of detailing.

C-5 Structured Parking Entrances

All garage entrances will be placed on the alley to shield view from the street/sidewalk.

D. PEDESTRIAN ENVIRONMENT

D-1 Pedestrian Open Spaces and Entrances

All entrances will be clearly defined and designed to express their function. Courtyards will be provided to enhance the living experience for tenants and create further opportunities for the building to engage the street.

D-2 Blank Walls

Continuous blanks walls will be avoided on this building. Walls will either have some type of architectural feature (such as windows, entries, etc.) or landscaping to soften building surfaces.

D-3 Retaining Walls

Any retaining walls required for the building will be constructed of such materials as to provide substantial pattern and texture (i.e. masonry, stone, or patterned concrete). Also, landscaping will be implemented in some areas to enhance the pedestrian experience.

D-4 Design of parking lots near Sidewalks

No parking lots will be near sidewalks.

D-5 Visual impacts of Parking Structure

The parking structure will be buffered from all streets by commerical uses. The garage and garage access will only be visable from the alley.

D-6 Screening of Dumpsters, Utilities and Service Areas

All dumpsters, utilites or service areas will be located within the building or tucked away along the alley.

D-7 Personal Safety and Security

The building is designed to provide informal surveillance by placing commerical functions and the residential fitness center along the street. Also, the project will be well lit and avoid small alcoves for criminal activity.

E. LANDSCAPING

E-1 Landscaping to Reinforce Design Continuity with Adjacent sites

The landscape design enforces the character established by the Queen Anne Alliance guidelines and new zoning code. The right-of-way is heavily landscaped to enhance the pedestrian experience and create a continuity through the neighborhood.

E-2 Landscaping to enhance the Building and/or site

Landscaped courtyards that engage the street, enhancing both the building and street character.

E-3 Landscape Design to Address Special Site Conditions

A green wall at the base of the building along the alley will enrich the pedestrian experience with the alley. Also, the street level courtyards will meet grade to provide for the handicapped and people with special needs.



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SCHEME A

BENEFITS:

- PROMOTE URBAN DENSITY
- MODULATION AT THE ALLEY
- ENGAGE THE BUILDING WITH THE STREET (EYES ON THE STREET)

CHALLENGES:

- DOES NOT UTILIZE MAXIMUM NATURAL DAYLIGHT
- DOES NOT MAXIMIZE THE VIEW
- CREATES DARK & NARROW CORRIDOR ON 3RD AVE. W
- NOT ENOUGH MODULATION ON THE MAIN STREET
- MOST UNITS FACE THE ALLEY



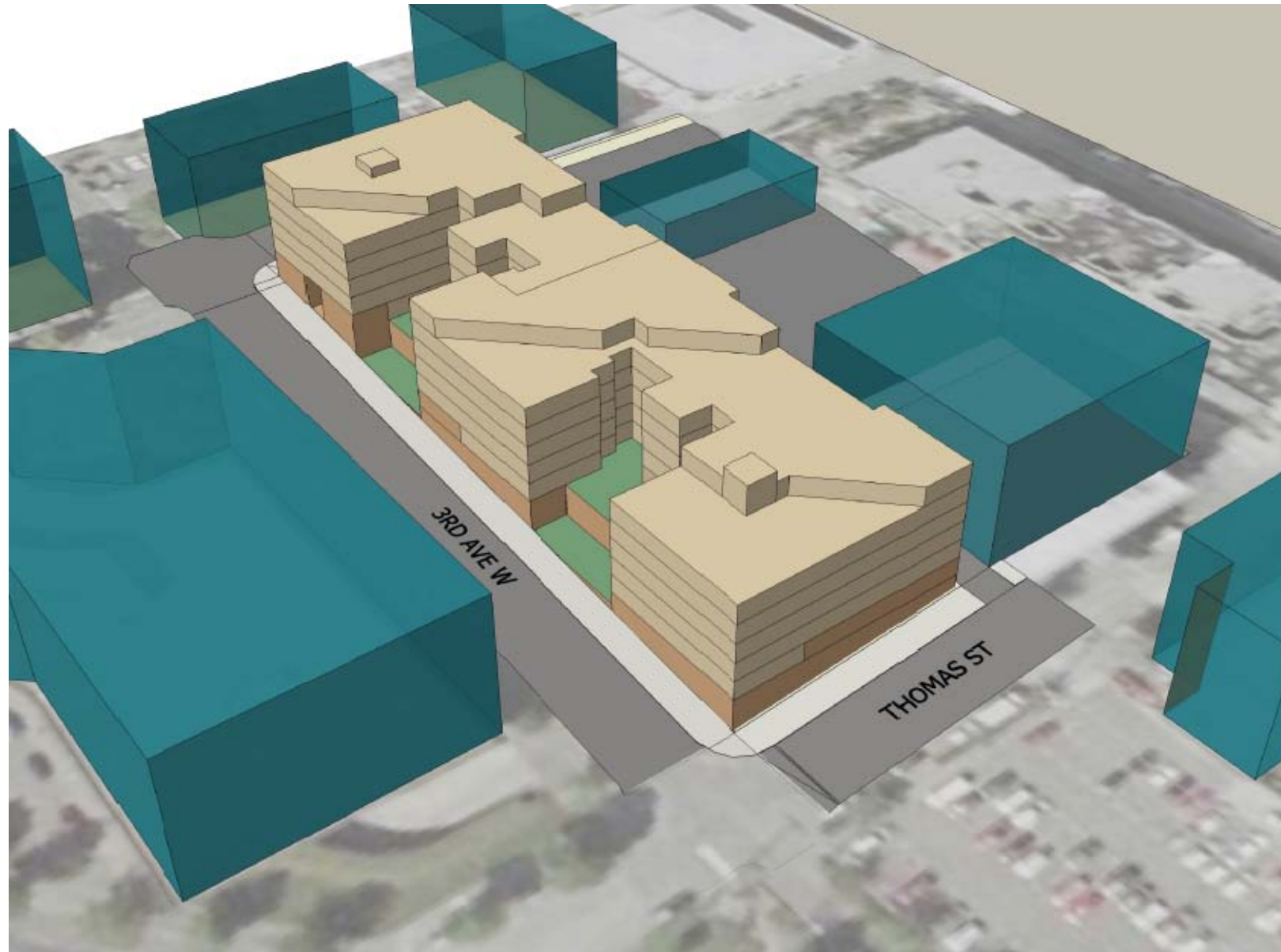
SCHEME B

BENEFITS:

- MODULATION ON THE 3RD AVE W
- SMALL COMMON ENTRIES AT STREET LEVEL
- BUILDING SET BACK FROM 3RD AT PODIUM

CHALLENGES:

- BUILDING SETBACK DOES NOT ENGAGE WITH THE STREET
- NO TREATMENT ON THE ALLEY
- DOES NOT PROMOTE URBAN DENSITY
- DOES NOT UTILIZE PROMINENT STREET CORNER
- DOES NOT MAXIMIZE VIEWS



SCHEME C
(PREFERRED)

BENEFITS:

- MODULATION ON 3RD AVE W
- SMALL COMMON ENTRIES AT STREET LEVEL
- MAXIMIZE VIEWS
- ENGAGE THE BUILDING WITH THE STREET (EYES ON THE STREET)
- PROMOTE URBAN DENSITY
- SOME MODULATION AT THE ALLEY
- MAXIMIZE NATURAL DAYLIGHT
- UTILIZE THE SITE SLOPE

CHALLENGES:

- NEED TO ACTIVATE THE ALLEY
- NEED TO REINFORCE THE PROMINENT STREET CORNER



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SCHEME C - ALLEY SIDE



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DRAWING ISSUES:

EDG
06/08/07

SHEET TITLE:
PREFERRED BUILDING MASSING

PROJECT:
AVALON QUEEN ANNE

PROJECT NO:
2006069.00
SCALE:
N.T.S.
SHEET NO:
06.2



D. Vegetated Wall (1800 SF)

Green Factor Requirements

Parcel Size: 43,207 SF

Required Score: 0.300 Provided Score: 0.301

C. Green Roof (6,500 SF)

Required Open Space

A.1. Vegetation <24" Soil (650 SF), (525 Shrubs >3' Ht.)

B.1. Vegetation >24" Soil (2,500 SF)

TREES

B.3. Small trees (28)

B.4. Small/Medium Trees (7)

B.5. Medium/Large Trees (10)

B.8. Permeable Paving (250 SF)

Bonuses

F. Drought Tolerant Plants (9,650 SF)

G. Landscape visible to public (4,300 SF)



SEATTLEgreen factor

FINAL VERSION 3-9-07

enter sq ft of parcel

43,207

SCORE

0.301

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	<div>enter sq ft</div> <div>650</div>	0.2	130
2 Plants and shrubs 3' and higher at maturity	<div>enter number of plants</div> <div>525</div> <div>8400</div>	0.3	2,520.0
B Vegetation planted with a soil depth of more than 24"			
1 Lawn, grass pavers or other plants less than 3' tall at maturity	<div>enter sq ft</div> <div>2500</div>	0.7	1,750
2 Shrubs taller than 3' at maturity - calculated at 16 sq ft per plant (typically planted no closer than 18" on center)	<div>enter number of plants</div> <div>0</div> <div>0</div>	0.3	-
3 Tree canopy for "small trees" in SDOT's Street Tree Planting Schedule or equivalent canopy spread of 15' - calculated at 50 sq ft per tree	<div>enter number of plants</div> <div>28</div> <div>1400</div>	0.3	420
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	<div>enter number of plants</div> <div>7</div> <div>700</div>	0.3	210.0
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	<div>enter number of plants</div> <div>10</div> <div>1500</div>	0.4	600.0
6 Tree canopy for "large trees" in in Street Tree Planting Schedule or equivalent canopy spread of 30' - calculated at 200 sq ft per tree	<div>enter number of plants</div> <div>0</div> <div>0</div>	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	<div>enter number of plants</div> <div>0</div> <div>0</div>	0.5	-
8 Permeable paving that drains only itself. It must be at grade. - calculated per square foot	<div>enter sq ft</div> <div>250</div>	0.6	150.0
C Green roofs - 4" minimum soil depth at time of planting	<div>enter sq ft</div> <div>6500</div>	0.7	4,550.0
D Vegetated walls	<div>enter sq ft</div> <div>1800</div>	0.7	1,260.0
E Water features (fountains) or rain gardens (where allowed by SPU)	<div>enter sq ft</div> <div>0</div>	0.7	-

sub-total of sq ft =

23,700

Bonuses

F Landscaping using drought tolerant plants or where at least 50% of annual irrigation needs are met from non-potable sources

enter sq ft

9,650

0.1

965

G Landscaping visible to passers-by from adjacent public right of way or public open spaces

enter sq ft

4,300

0.1

430

green factor numerator =

12,985

* 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.

AVB OA Worksheet Sample 1 Updated.xls

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AvalonBay

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SHEET TITLE:

GREEN FACTOR WORKSHEET

PROJECT:

AVALON QUEEN ANNE

PROJECT NO:

2006069.00

SCALE:

N.T.S.

SHEET NO:

07.1

architecture | interior design | landscape architecture | planning & urban design