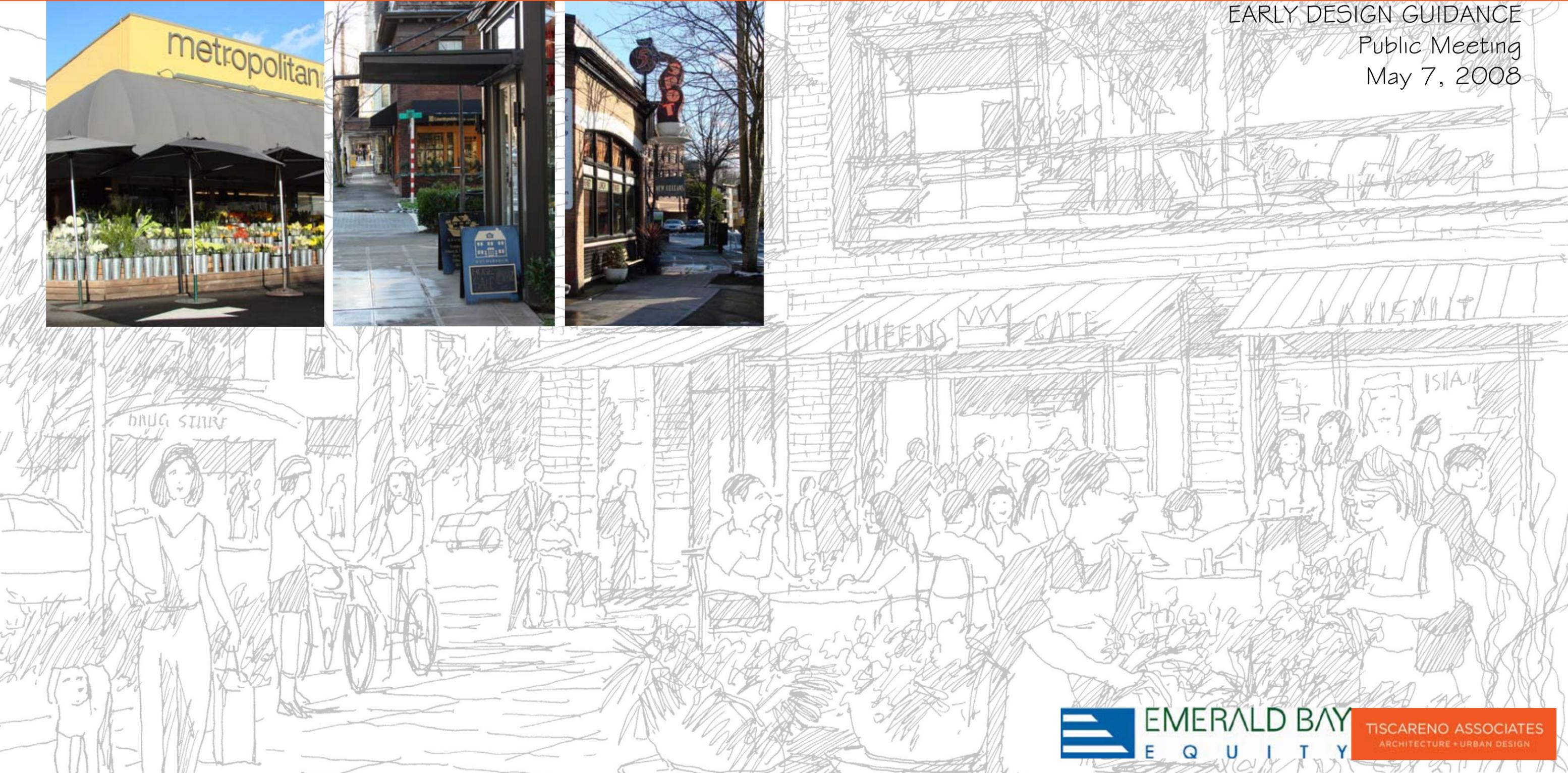


Queen Anne Market Mixed-Use - 1900 Queen Anne Avenue North

CITY OF SEATTLE DESIGN REVIEW

EARLY DESIGN GUIDANCE
Public Meeting
May 7, 2008



EMERALD BAY
EQUITY

TISCARENO ASSOCIATES
ARCHITECTURE + URBAN DESIGN

QUEEN ANNE MARKET MIXED-USE

OWNER:

Queen Anne & Howe Investments, L.L.C.
1919 Queen Anne Ave. #300
Seattle, WA 98109
206.816.3400

ARCHITECT:

Tiscareno Associates
500 Union Street, #420
Seattle, WA 98101
206.325.3356

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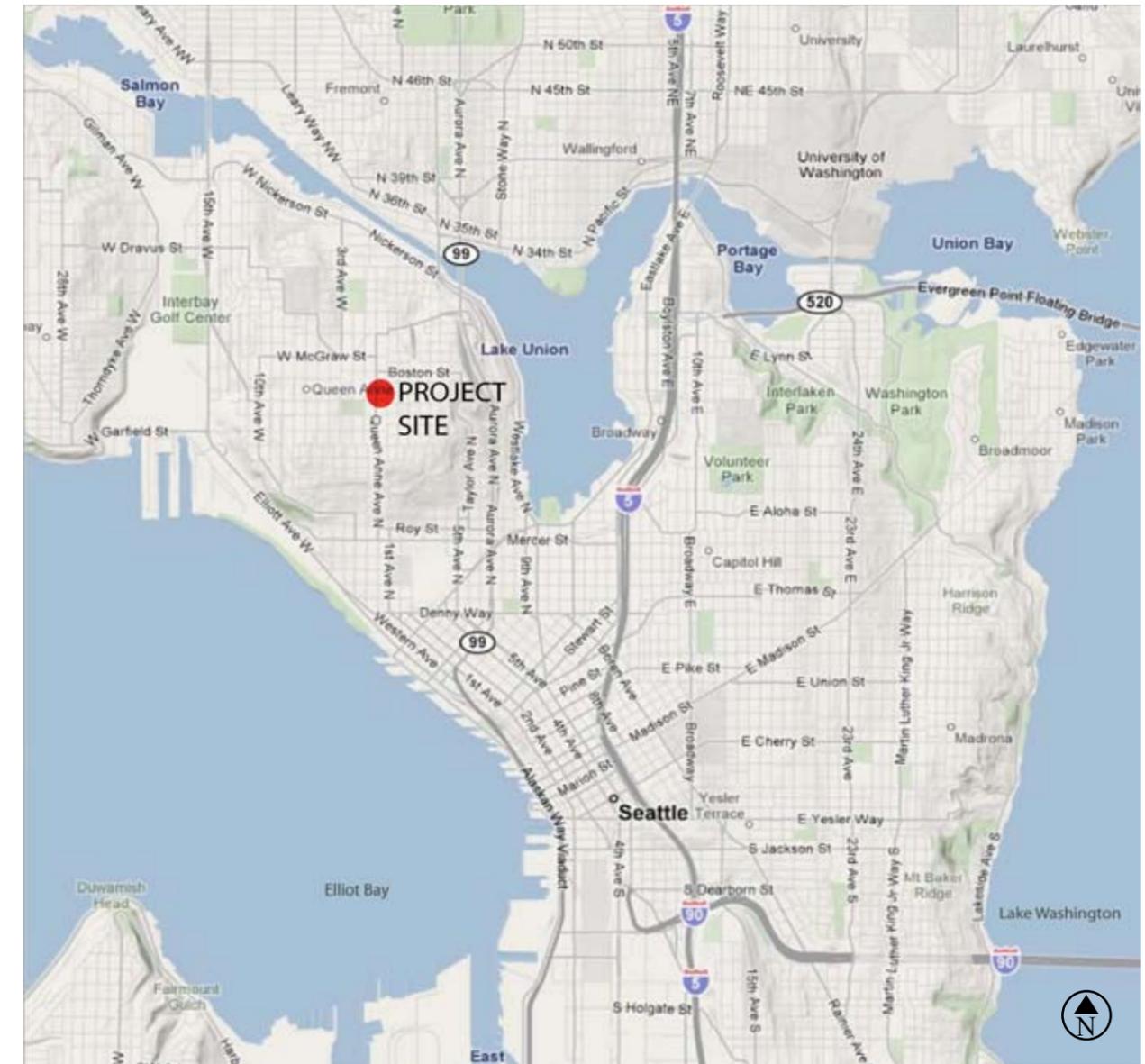
PROJECT DESCRIPTION

The proposed project sits on a sloped site in an NC2P-40 zone, and is within the Upper Queen Anne Urban Village boundary. The proposed 4 story buildings consist of at-grade retail, including a 20,000 SF grocery/ market and other neighborhood retail users, with three levels of residential units above. Approximately 110 residential units are evenly distributed between an independent living product and an apartment product. Parking is amply supported by two levels of below-grade parking accessed off of Crockett Street. A public street level plaza and private upper level residential courts provide amenity space for both the neighborhood and residents alike.

EXISTING SITE CONDITIONS

The site consists of four tax parcels under one ownership and is currently occupied by a one-story retail building, a three-story apartment building, and two, single-family residences. The adjacent sites include single-family residential buildings to the south, a Safeway store to the north, new four-story mixed-use buildings across Queen Anne Ave N (Eden Hill) and 1919 Queen Anne Ave N (future) and single family residences and a church across a shared alley to the east. The existing grade slopes up from west to east and up from north to south.

VICINITY MAP



AREA OF POTENTIAL DEPARTURE-

1. Building setback requirements between commercial and residential lots:
SMC 23.47A.014B3a: Building setback between residential and commercial lots; no setback required for portions of structures less than 13 feet high; required setback of 15 feet for portions of structures above 13 feet to a maximum of 40 feet high and incrementally for portions above 40 feet. Applicant may seek to average the setback requirement along this lot line. The proposed above-grade building will voluntarily set back 2 feet from the lot line at the alley (10 feet from alley centerline to structure) up to 13 feet high. Above 13 feet high, some portions of the structure would average the required 15' setback from the alley centerline. This departure would allow for greater massing variation along the residential-facing alley, helping create a more palatable alley-facing building facade. The proposed building does not depend on this potential departure.

ZONING CODE SUMMARY

ZONING - NC2P- 40

P - Pedestrian Overlay

Upper Queen Anne Residential Urban Village

MAX DEVELOPMENT FAR (SMC 23.47A.013)

Site Area - 43,200 SF

Developable Area - 43,200 x 3.25 FAR = 140,400 SF

BUILDING AREA PROPOSED

Area Developed - 140,400 SF

PRELIMINARY GROSS FLOOR AREAS

Retail Gross Floor Area= +/- 30,140 SF + 2,000 SF Mezzanine= +/- 32,140 SF

Residential Gross Floor Area= +/- 95,860 SF (Excluding Decks and Patios)

Ground Floor Loading, Lobbies, Circulation= +/- 8,000 SF

Project Gross Floor Area= Approximately 140,400 SF at completion

HEIGHT LIMIT (SMC 23.47A.008)

40' Maximum + 7' Height Increase (> 12,000 SF Multi-Purpose Retail Sales)

+ 1'-3" Sloped Lot Height Increase + 3' Height Increase (6' Upper Level Setback,

Queen Anne Neighborhood Specific Guidelines) = 51'-3" Allowable Height

Maximum # of Building Stories Allowed= 4 stories

RESIDENTIAL AMENITY SPACE REQUIRED (SMC 23.47A.024)

Minimum 5% of total gross floor area in residential use. (+/- 4,793 SF of residential amenity space is required)

SEATTLE GREEN FACTOR (SMC 23.47A.016)

Green Area Factor score must exceed .300, per Landscaping Standards.

SETBACKS (SMC 23.47A.014)

Front: none required. Side: none required

Rear: 15' setback is required for portions of a building above 13 feet, up to 40 feet; an additional 2 feet of setback is required for every 10' of increase above 40'.

Loading: Setback of 12' is required and shall be measured parallel from the alley centerline. The setback shall be maintained up to a height of 16'.

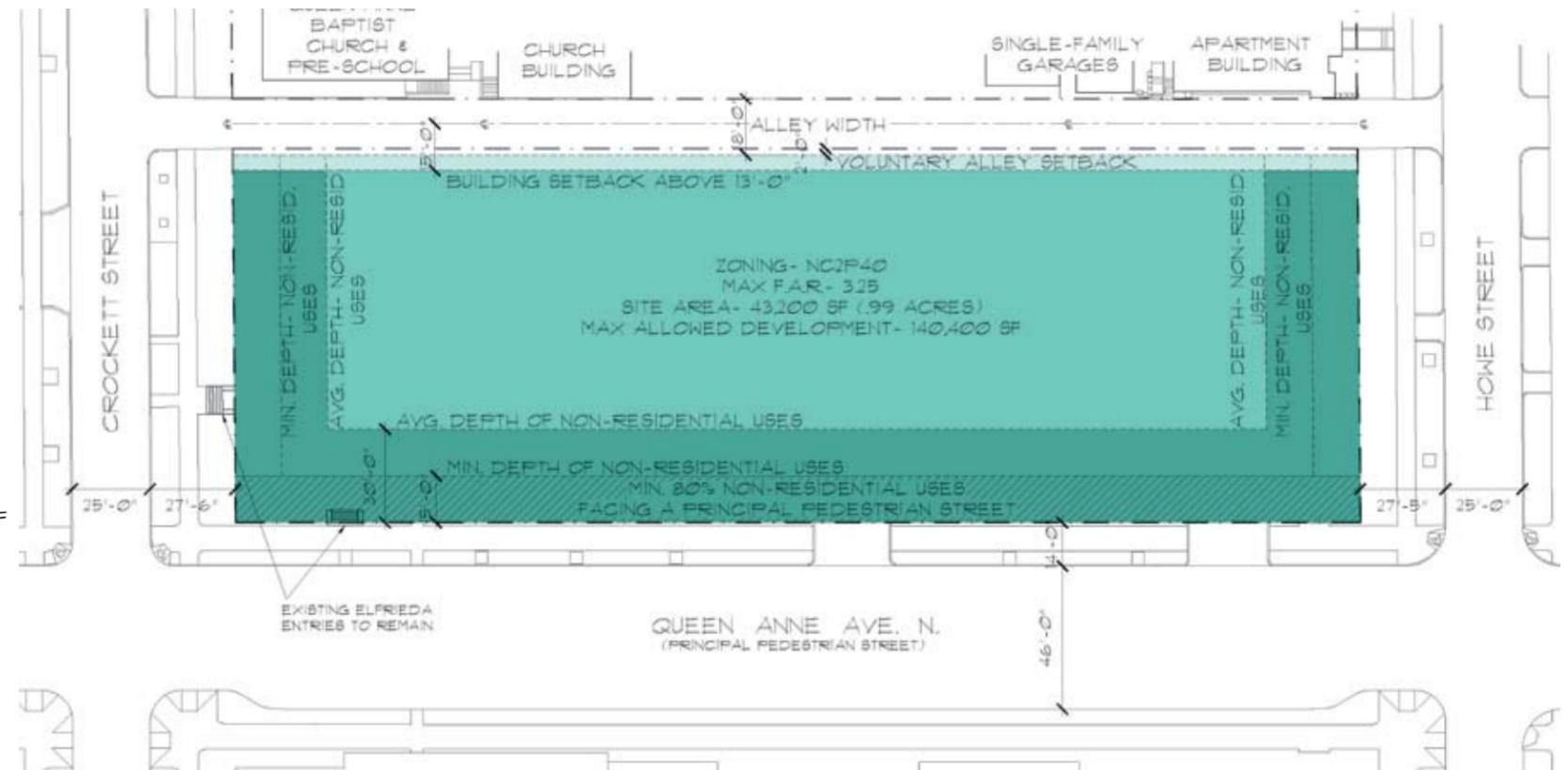
PARKING REQUIRED (SMC 23.54.015)

Retail: 1 Stall/500 SF= 32,140 SF/500 SF = 64.3 Stalls (No exemptions included)

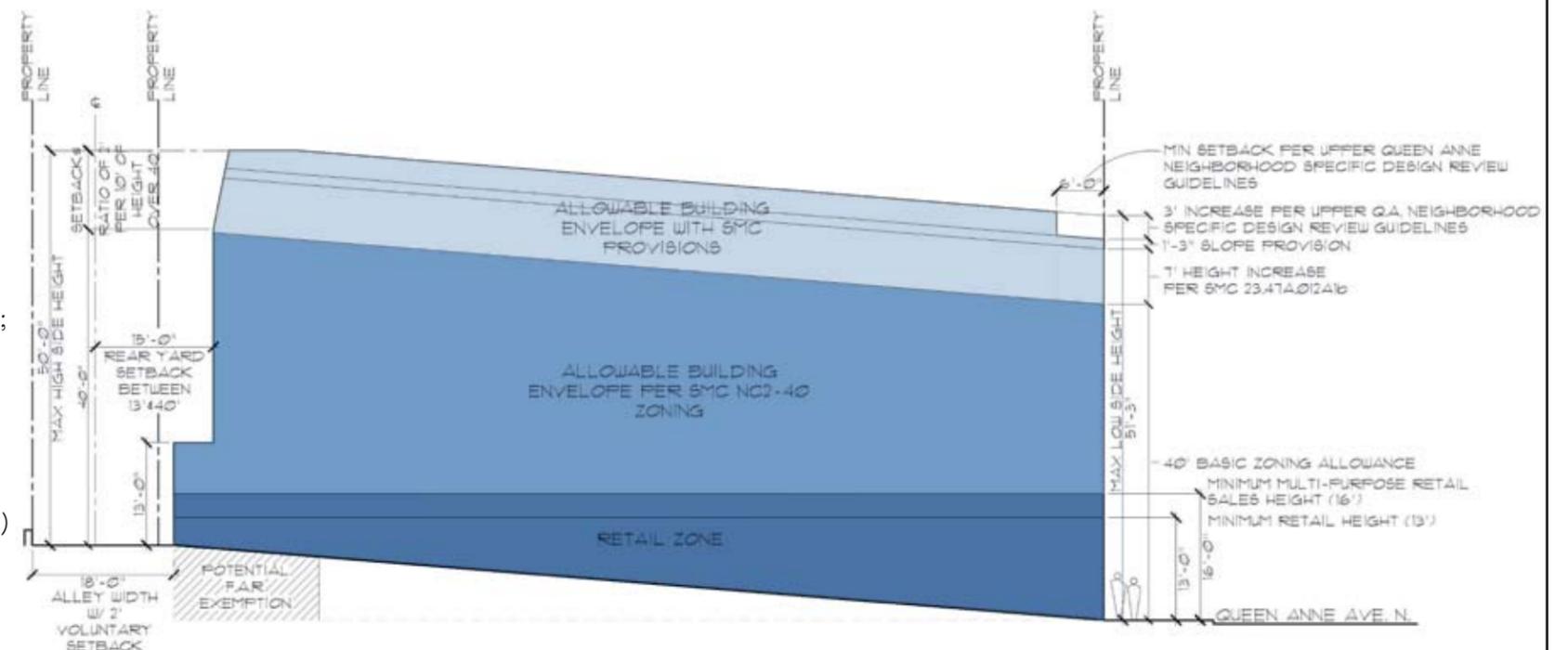
Residential: 1 Stall/ Unit= Approximately 110 units x 1 Stall/Unit = 110 Stalls

Total Stalls Required = Approximately 174.3 Stalls Required

Total Stalls Provided = Approximately 201 Stalls Provided



HORIZONTAL ZONING ENVELOPE- PLAN



VERTICAL ZONING ENVELOPE- MASSING

QUEEN ANNE MARKET MIXED USE- 1900 QUEEN ANNE AVE N



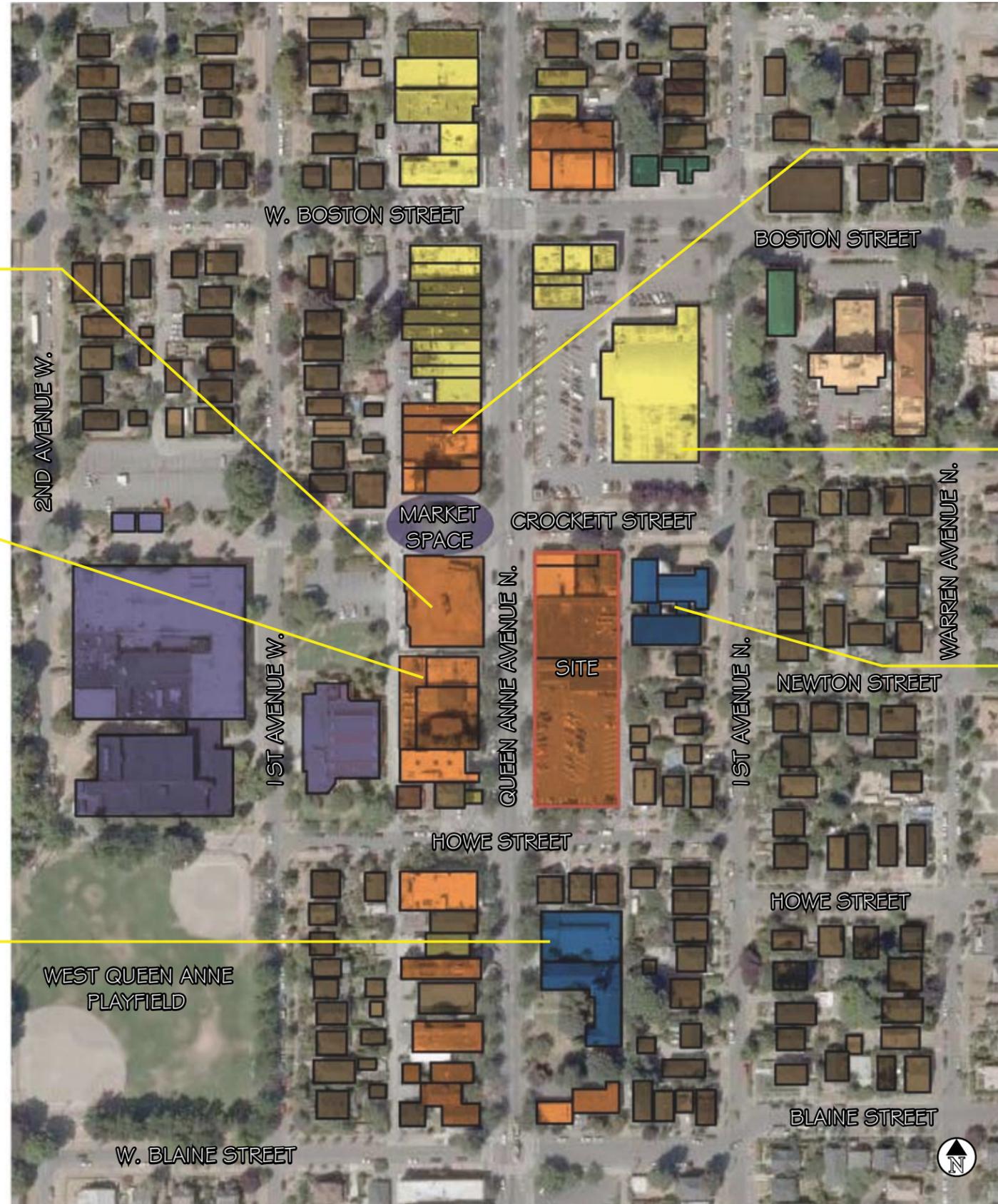
EDENS HILL APARTMENTS/ BARTELL'S/ PASTA & CO.



1919 QUEEN ANNE AVE- DESIGN PHASE



BETHANY PRESBYTERIAN CHURCH



SWEETBRIAR APARTMENTS- UNDER CONSTRUCTION



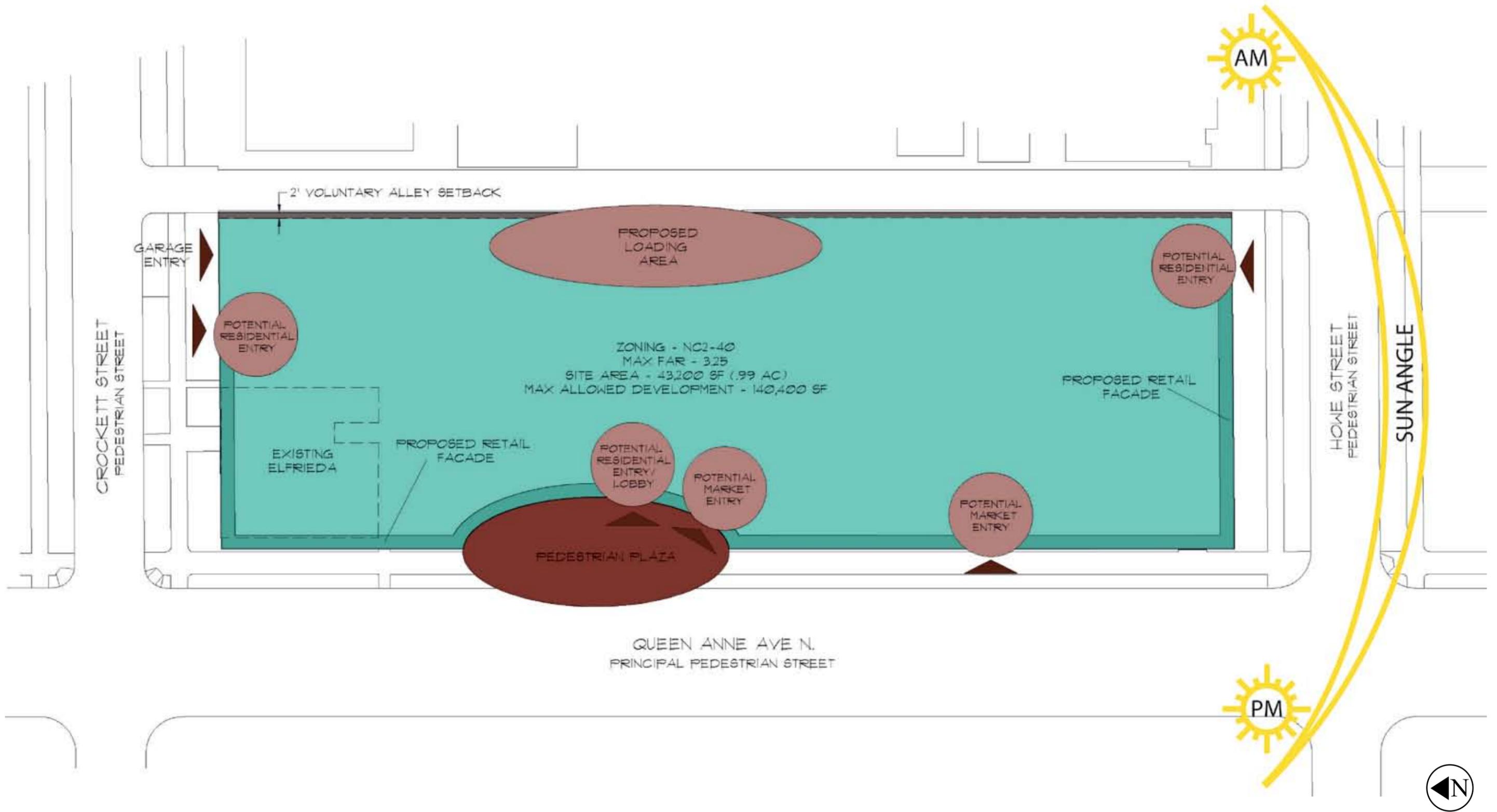
SAFeway GROCERY



QUEEN ANNE BAPTIST CHURCH & PRE-SCHOOL

- PROJECT SITE
- RETAIL
- MIXED-USE
- OFFICE
- RESIDENTIAL
- RELIGIOUS
- SENIOR HOUSING
- COMMUNITY

MESSAGE: AREA IS EVOLVING AS MIXED-USE



SURROUNDING STREETSCAPES

QUEEN ANNE MARKET MIXED USE- 1900 QUEEN ANNE AVE N

1. CROCKETT STREET- NORTH



QUEEN ANNE AVE N

SAFEWAY PARKING LOT
ACROSS FROM SITE, TYP.

SAFEWAY STORE

2. ALLEY- EAST



3. HOWE STREET- SOUTH



SINGLE-FAMILY RESIDENCES

ALLEY

CHURCH-OWNED HOUSES

QUEEN ANNE AVE N

4. QUEEN ANNE AVE N- WEST



HOWE STREET

SALON

DRACHEN BUILDING

1919 QUEEN ANNE AVE (FUTURE OFFICE BLDG)

EDEN HILL APARTMENTS/ BARTELL'S

CROCKETT STREET

5. CROCKETT STREET- SOUTH



QUEEN ANNE BAPTIST CHURCH

ALLEY SINGLE-FAMILY RESIDENCES ELFRIEDA QUEEN ANNE AVE N
EXTENT OF SITE, TYP.



6. ALLEY- WEST



7. HOWE STREET- NORTH



QUEEN ANNE AVE METROPOLITAN MARKET/ PARKING LOT ALLEY APT. BLDG SFR

8. QUEEN ANNE AVE N- EAST



CROCKETT STREET

ELFRIEDA

METROPOLITAN MARKET

PARKING LOT

HOWE STREET

CITY OF SEATTLE GUIDELINES FOR MULTI-FAMILY AND COMMERCIAL BUILDINGS DESIGN REVIEW CRITERIA

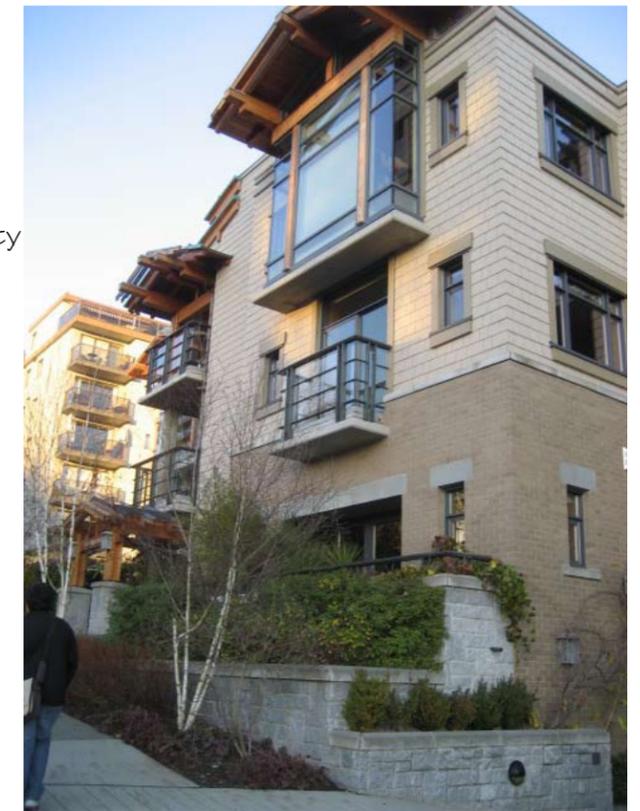


SITE PLANNING

- Streetscape Compatibility
- Human Activity
- Residential Open Space
- Corner Lots

HEIGHT, BULK AND SCALE

- Stepped-Back Upper Floors
- Facade Modulation
- Incorporation of Architectural Details From Projects in the Vicinity
- Use of Landscaping and Natural Topography





ARCHITECTURAL ELEMENTS AND MATERIALS

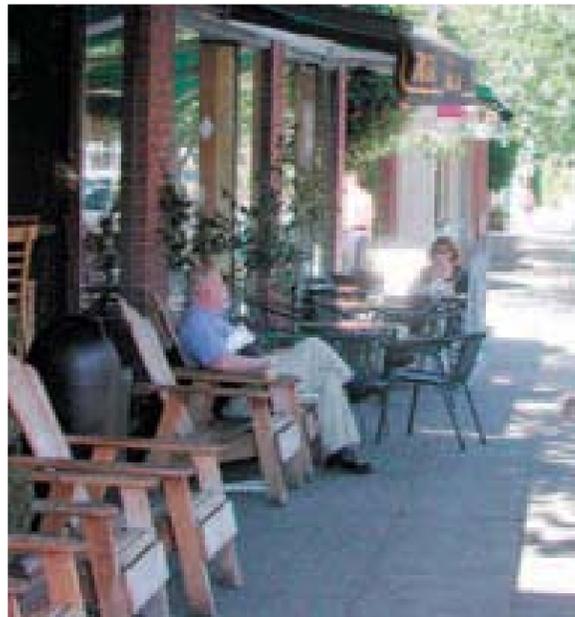
- Architectural Context/ Concept
- Human Scale
- Exterior Finish Materials



PEDESTRIAN ENVIRONMENT

- Pedestrian Open Spaces and Entrances
- Avoid Blank Walls
- Personal Safety and Security
- Treatment of Alleys
- Commercial Lighting and Signage

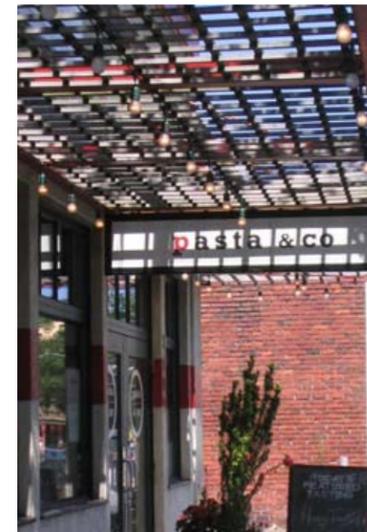




PICTURE PERFECT QUEEN ANNE (ZGF PARTNERSHIP)

This master plan for the Queen Anne community addresses the six block commercial corridor along Queen Anne Avenue North, between West Galer and West McGraw Street; the plan holds the following goals central to its vision

- Enhance a sense of community identity.
- Create a socially, environmentally, and economically sustainable community.
- Address pedestrian comfort and safety.
- Reflect Queen Anne's unique history.
- Provide gathering spaces.
- Support vibrant activity.
- Emphasize important community connections.
- Encourage diverse business types.
- Maintain a clean streetscape.
- Provide innovative and architecturally interesting design solutions that reference Queen Anne's unique character.





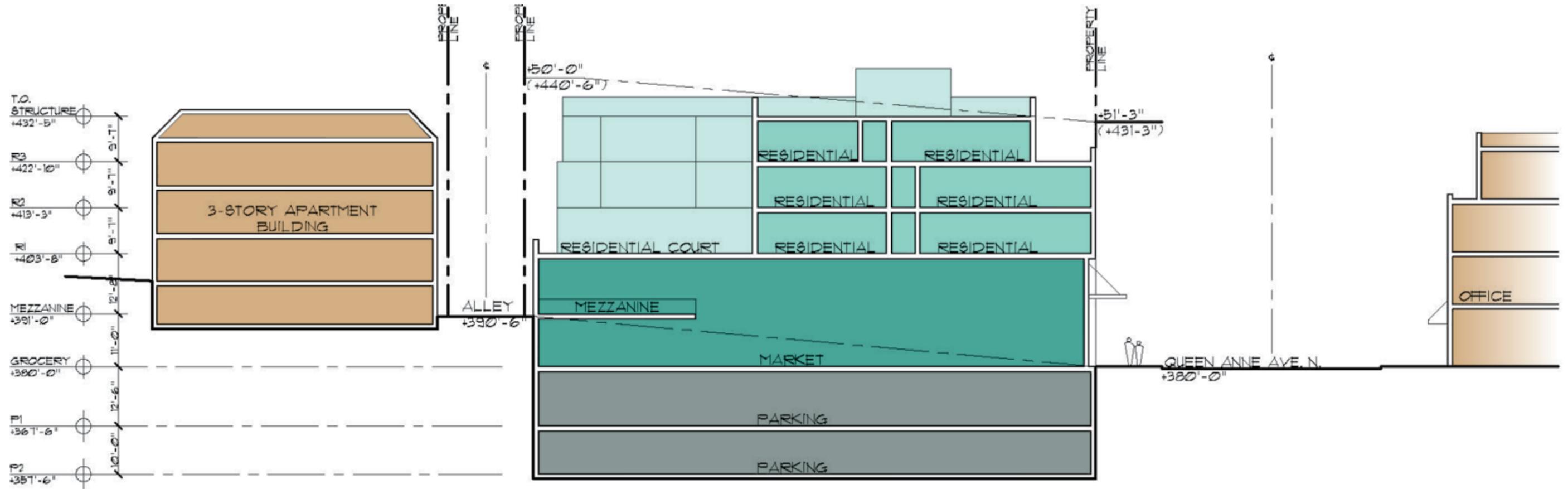
QUEEN ANNE NEIGHBORHOOD SPECIFIC DESIGN REVIEW GUIDELINES*

These design guidelines are intended to meet the objectives of Seattle's Comprehensive Plan and The Queen Anne Plan, yet maintain the vision of the community as it evolves. Important objectives for Upper Queen Anne commercial areas addressed in the guidelines include the following:

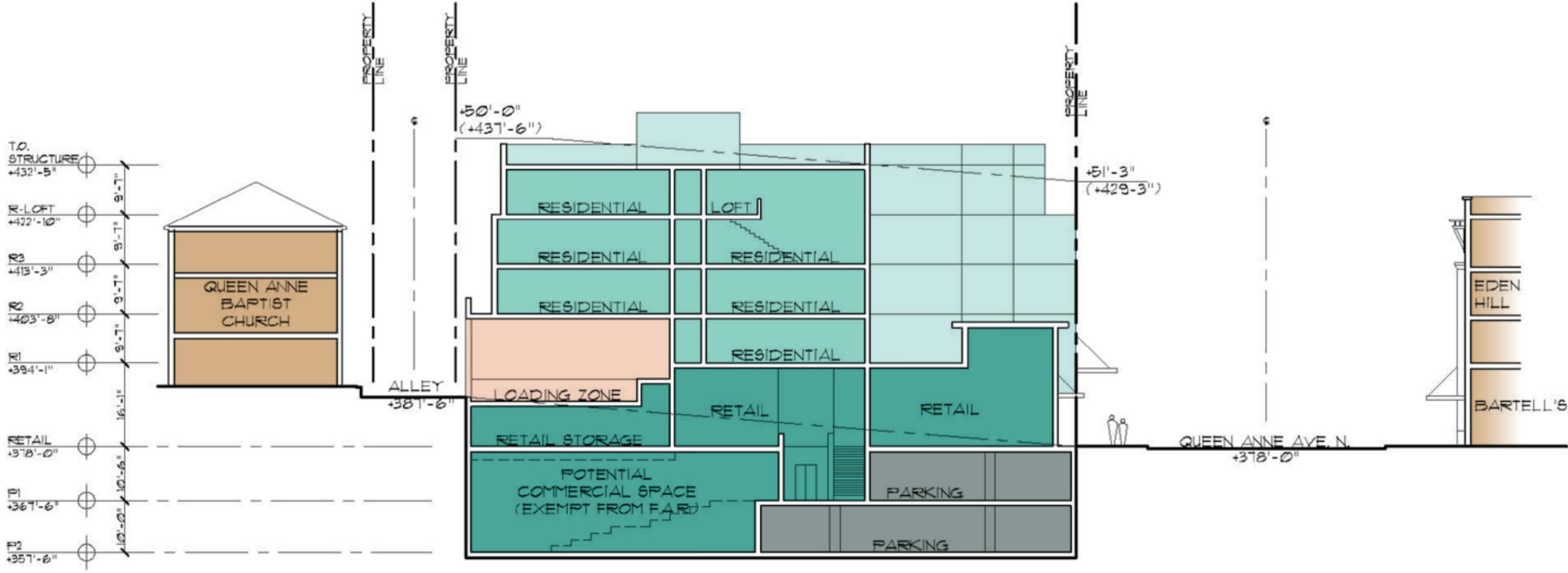
- Create a village center, which consists of a variety of commercial nodes and features continuous storefronts at the sidewalk edge.
- Minimize the impact of new buildings within the context of the neighborhood.
- Encourage architectural expression which is consistent with and enhances the established character as a pedestrian oriented community business district.
- Recognize the relationship to and immediate adjacency of a strong and vibrant single family residential neighborhood.
- Create a safe, pedestrian and bike-friendly environment with spacious, well-landscaped sidewalks.
- Incorporate a variety of landscaped public spaces, such as courtyards, plazas or small parks along sidewalks to provide areas for socialization and outdoor cafe seating.
- Incorporate pedestrian amenities and make special accommodations for bus riders.
- Encourage the preservation and reuse of existing older buildings.
- Provide diverse housing choices for all income levels.
- Create retail space for local and family-run businesses rather than larger businesses.
- Encourage sustainable design practices.

*Supports a departure for an additional building height of 3 feet for projects that step back the top floor of the structure a minimum of 6 feet from the street side facades.





TYPICAL BUILDING SECTION THROUGH MARKET SPACE NEAR HOWE STREET



TYPICAL BUILDING SECTION THROUGH RETAIL SPACE NEAR CROCKETT STREET

QUEEN ANNE MARKET MIXED USE- 1900 QUEEN ANNE AVE N



AERIAL VIEW LOOKING SOUTH DOWN QUEEN ANNE AVE N



SITE PLAN

ADVANTAGES

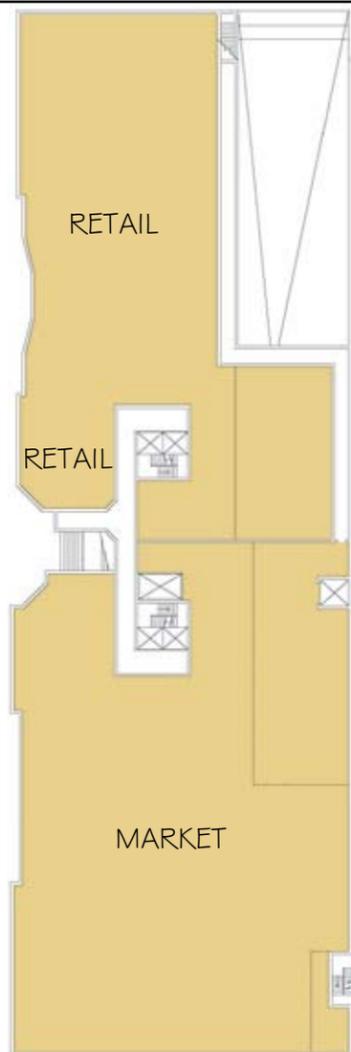
1. Clearly defines street edge while maximizing visibility of retail.
2. Elfrieda footprint establishes modulation.
3. Stepped back upper floors help minimize the effect of massing on the pedestrian experience.
4. Opportunity to create two distinct buildings.
5. Differing court orientations provide varied view experiences from residential units.

DISADVANTAGES

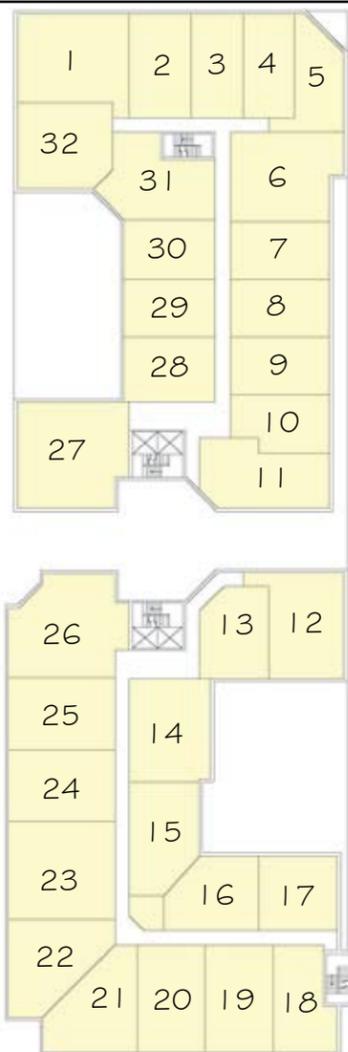
1. Residential "alley" created by two building scheme creates units that "look in" on each other.
2. No street level court like other schemes.
3. Massing along street level retail minimizes opportunities for modulation of the building facade.
4. Less lineal retail frontage compared to other schemes.

COLOR KEY

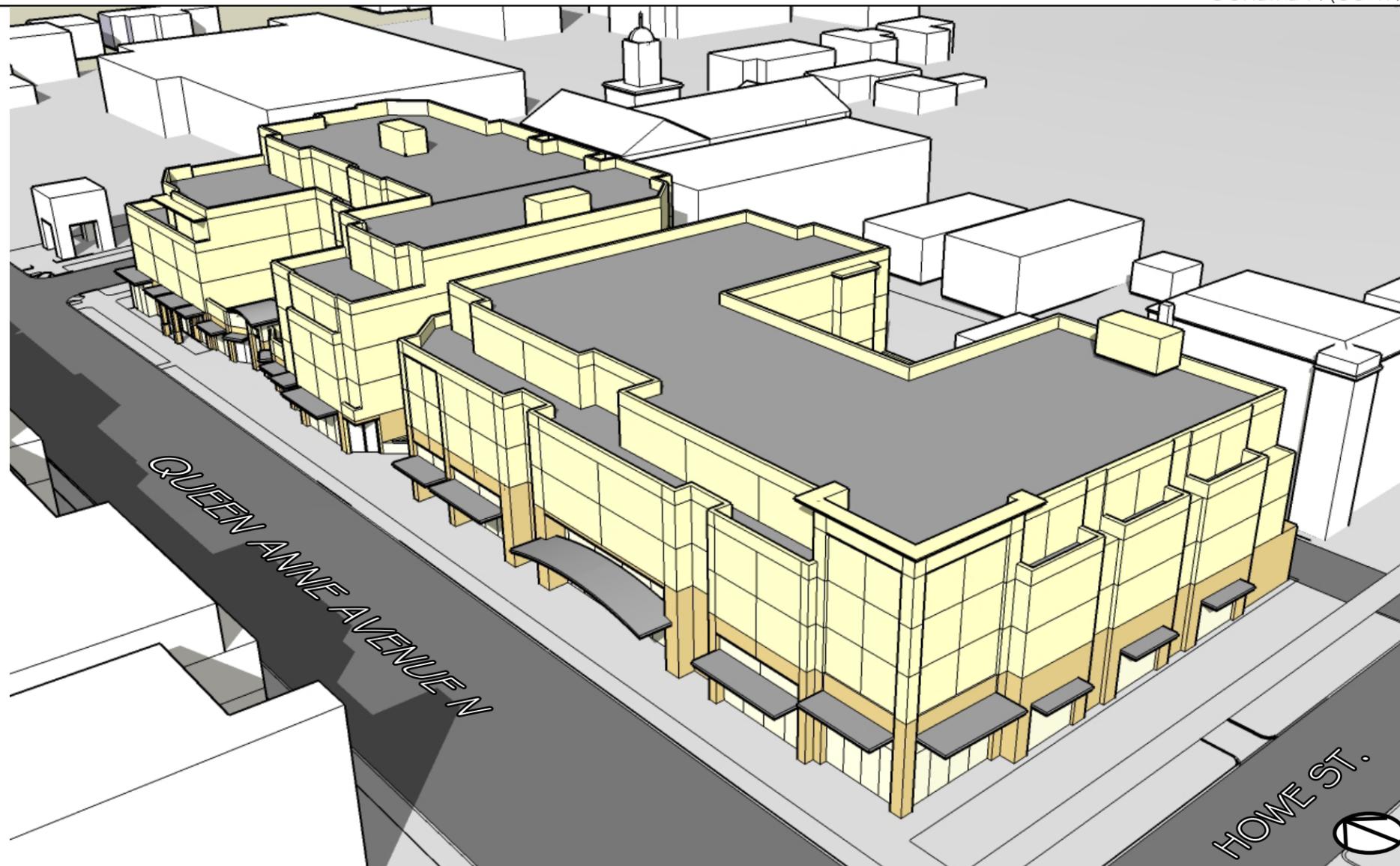
- STREET LEVEL PLAZA
- RESIDENTIAL COURTS
- RESIDENTIAL ZONE
- RETAIL ZONE
- LOADING ZONE



FIRST FLOOR PLAN



TYPICAL RESIDENTIAL PLAN



AERIAL VIEW LOOKING NORTH DOWN QUEEN ANNE AVE N

BUILDING INFORMATION

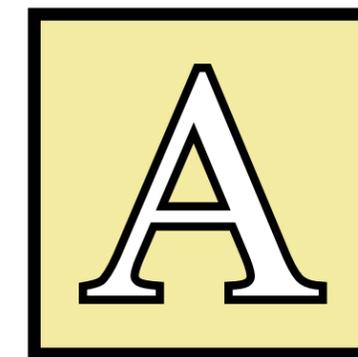
RETAIL SF=	+/- 35,100 SF
RESIDENTIAL SF=	+/- 95,860 SF/ 110 UNITS
+LOBBIES & LOADING=	+/- 9,000 SF
TOTAL SF=	+/- 139,960 SF
% OF ALLOWABLE F.A.R.=	+/- 99%

OPEN SPACE SF

PUBLIC SF=	N/A
+PRIVATE SF=	+/- 11,400 SF
TOTAL SF=	+/- 11,400 SF



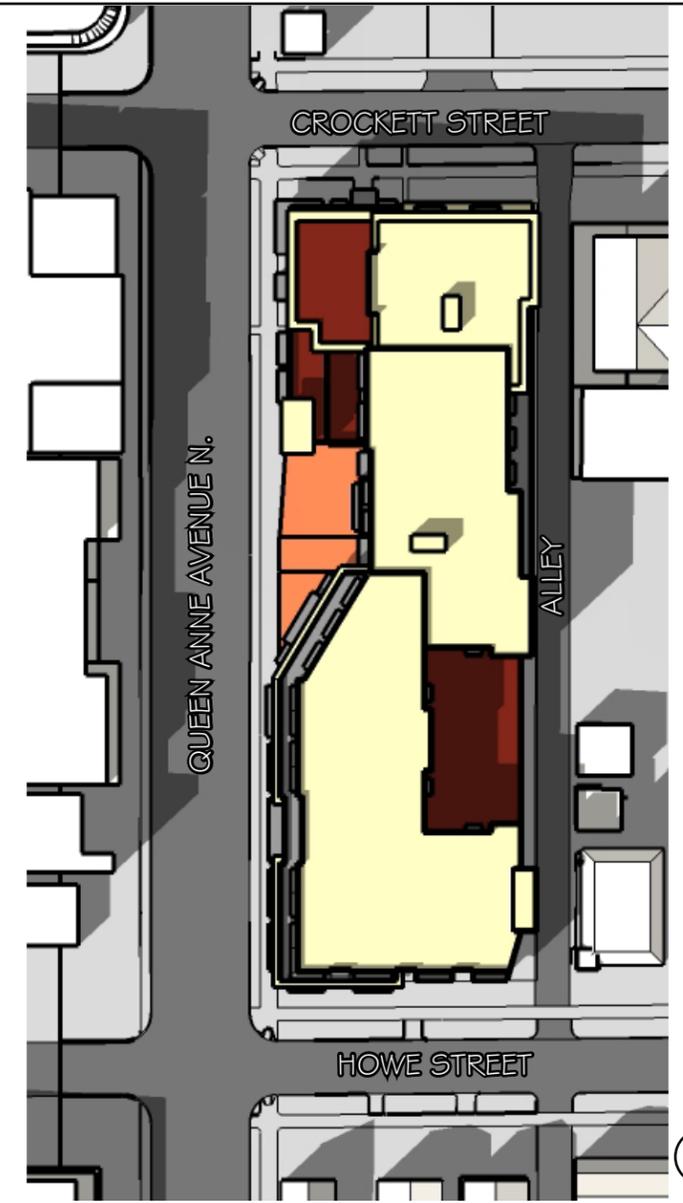
AERIAL VIEW SOUTH DOWN THE ALLEY AT CROCKETT STREET



QUEEN ANNE MARKET MIXED USE- 1900 QUEEN ANNE AVE N



AERIAL VIEW LOOKING SOUTH DOWN QUEEN ANNE AVE N



SITE PLAN

ADVANTAGES

1. Massing defines edge of Queen Anne Ave N with retail uses, reducing bulk.
2. Plaza creates a mid-block connection with office building across the street.
3. Tower element creates pedestrian scale focal point at plaza.
4. Plaza creates multiple "blocks" at the pedestrian level.
5. Maximizes market tenant's presence off of the street level plaza.
6. Two large courts improve views from units.

DISADVANTAGES

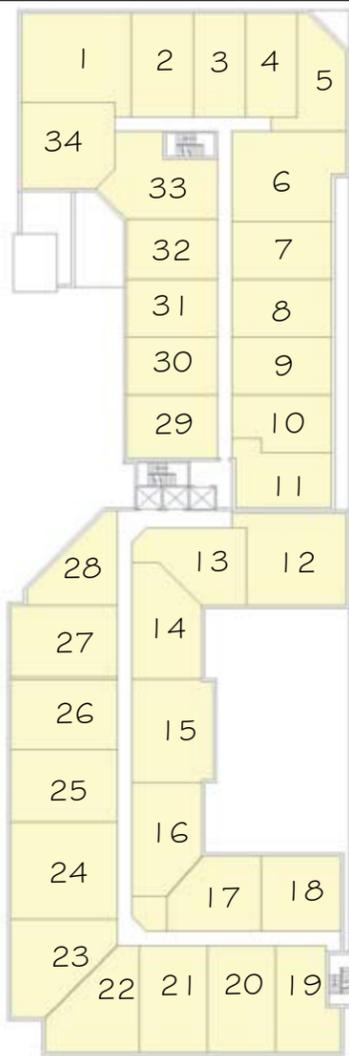
1. East-facing residential court reduces exposure to afternoon sun.
2. Some neighborhood retail is located at back of street level plaza.
3. Will need to creatively soften massing on alley facade.

COLOR KEY

- STREET LEVEL PLAZA
- RESIDENTIAL COURTS
- RESIDENTIAL ZONE
- RETAIL ZONE
- LOADING ZONE



FIRST FLOOR PLAN



TYPICAL RESIDENTIAL PLAN



AERIAL VIEW LOOKING NORTH DOWN QUEEN ANNE AVE N



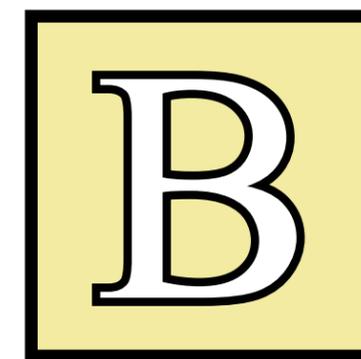
AERIAL VIEW SOUTH DOWN THE ALLEY AT CROCKETT STREET

BUILDING INFORMATION

RETAIL SF=	+/-	32,140 SF
RESIDENTIAL SF=	+/-	95,860 SF/ 110 UNITS
+LOBBIES & LOADING=	+/-	8,000 SF
TOTAL SF=	+/-	136,000 SF
% OF ALLOWABLE F.A.R.=	+/-	97%

OPEN SPACE SF

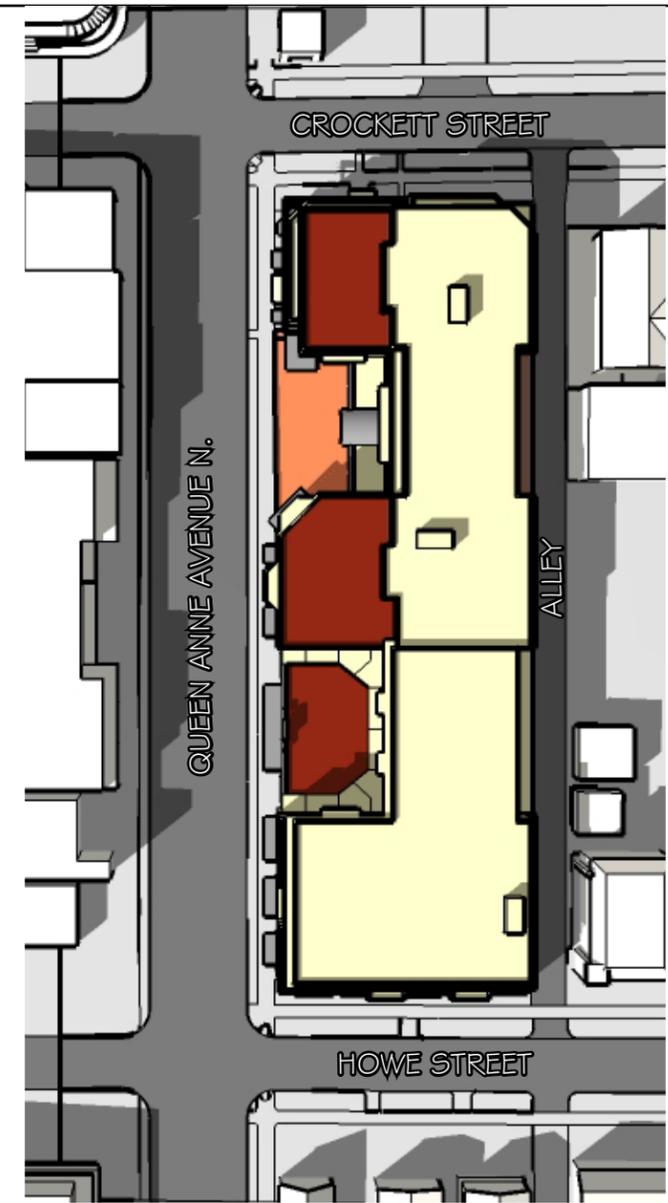
PUBLIC SF=	+/-	3,500 SF
+PRIVATE SF=	+/-	7,300 SF
TOTAL SF=	+/-	10,800 SF



QUEEN ANNE MARKET MIXED USE- 1900 QUEEN ANNE AVE N



AERIAL VIEW LOOKING SOUTH DOWN QUEEN ANNE AVE N



SITE PLAN

ADVANTAGES

1. Active street-level plaza creates a pedestrian amenity.
2. Massing maximizes the size of the market tenant.
3. Massing utilizes the sloped site, minimizing the mass along the street.
4. Private residential court faces west, taking advantage of solar orientation.
5. Stepped back upper floors disguise bulk in 1-4 story massing on the street.

DISADVANTAGES

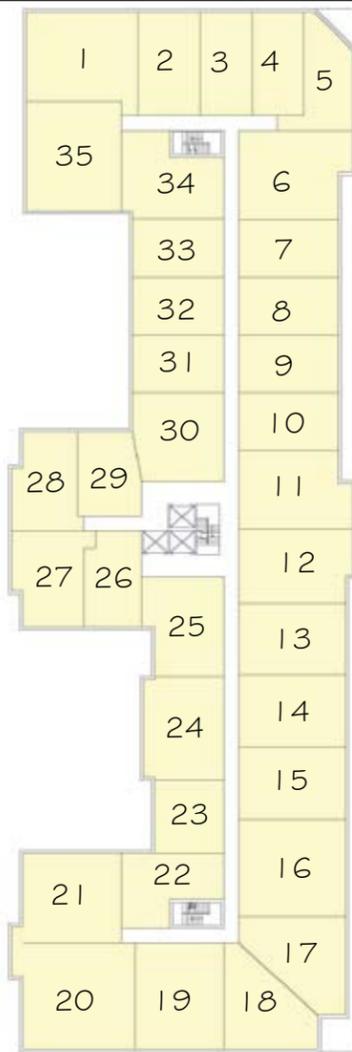
1. Provides the least amount of private residential green space.
2. Majority of neighborhood retail located at the deepest part of the plaza.
3. Large amount of mass located near single-family on the alley side.
4. Residential court faces Queen Anne Ave N, minimizing privacy of residents and inviting street noise in.
5. Residential exit corridors would penetrate main retail spaces.

COLOR KEY

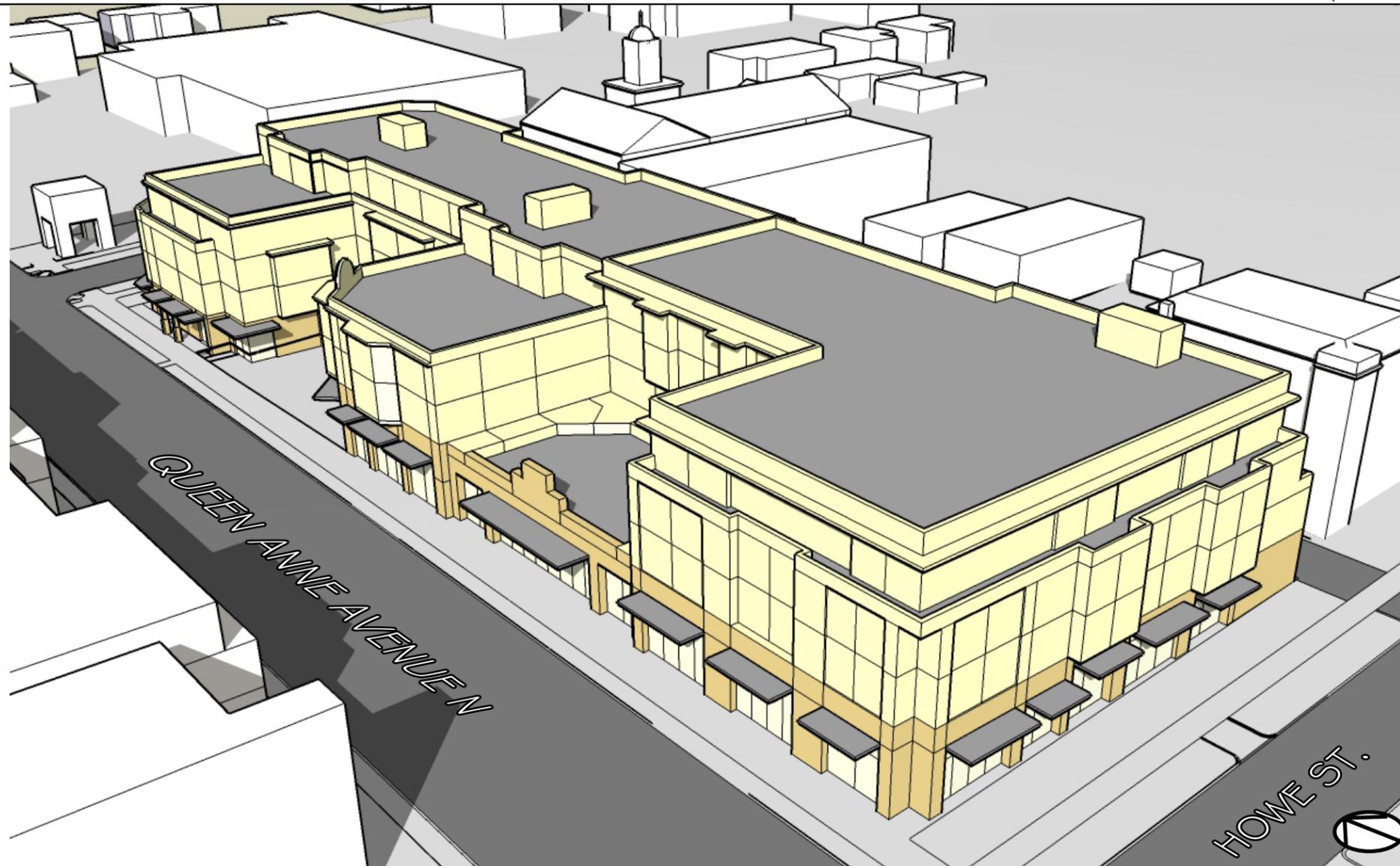
- STREET LEVEL PLAZA
- RESIDENTIAL COURTS
- RESIDENTIAL ZONE
- RETAIL ZONE
- LOADING ZONE



FIRST FLOOR PLAN



TYPICAL RESIDENTIAL PLAN



AERIAL VIEW LOOKING NORTH DOWN QUEEN ANNE AVE N

BUILDING INFORMATION

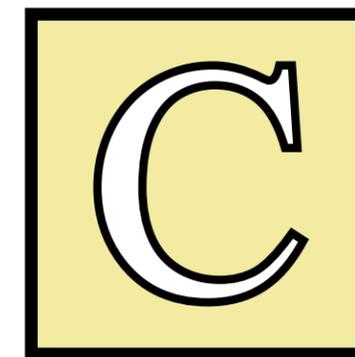
RETAIL SF=	+/- 31,800 SF
RESIDENTIAL SF=	+/- 100,300 SF/ 115 UNITS
+LOBBIES & LOADING=	+/- 8,000 SF
TOTAL SF=	+/- 140,100 SF
% OF ALLOWABLE F.A.R.=	+/- 99%

OPEN SPACE SF

PUBLIC SF=	+/- 3,210 SF
+PRIVATE SF=	+/- 6,230 SF
TOTAL SF=	+/- 9,440 SF



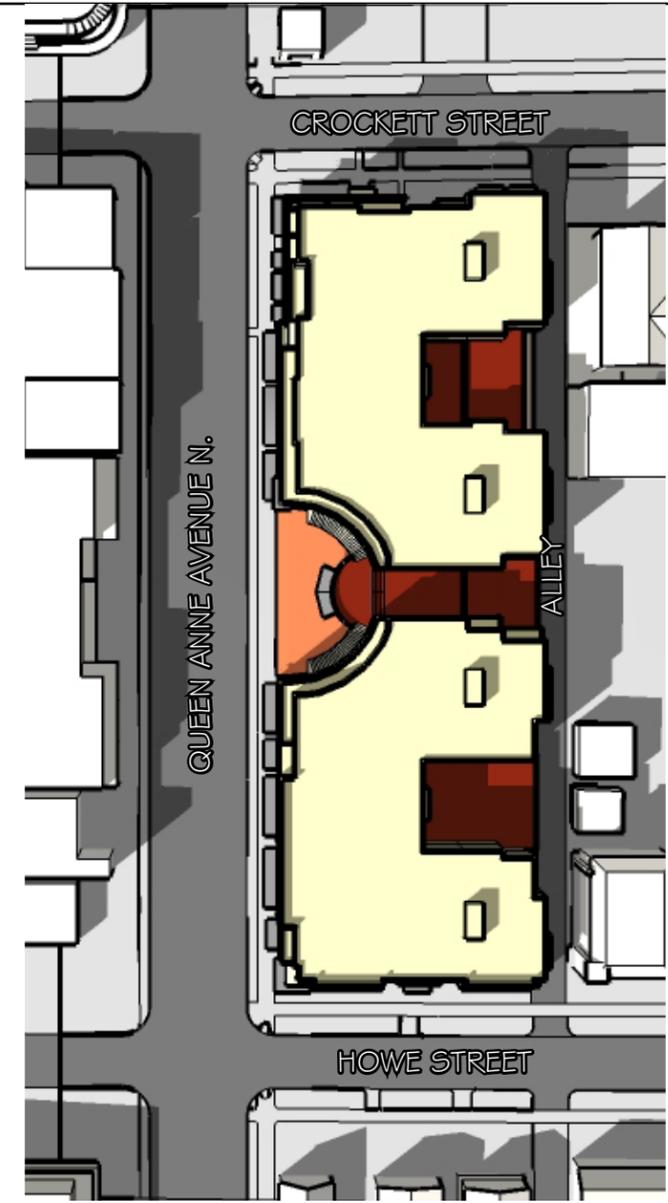
AERIAL VIEW SOUTH DOWN THE ALLEY AT CROCKETT STREET



QUEEN ANNE MARKET MIXED USE- 1900 QUEEN ANNE AVE N



AERIAL VIEW LOOKING SOUTH DOWN QUEEN ANNE AVE N



SITE PLAN

ADVANTAGES

1. Two building scheme locates the majority of the building mass on Queen Anne Ave N., maximizing retail viability
2. Central pedestrian court activates street level.
3. Higher floor-to-floor heights allow for some high-end units.
4. Good solar exposure at plaza.

DISADVANTAGES

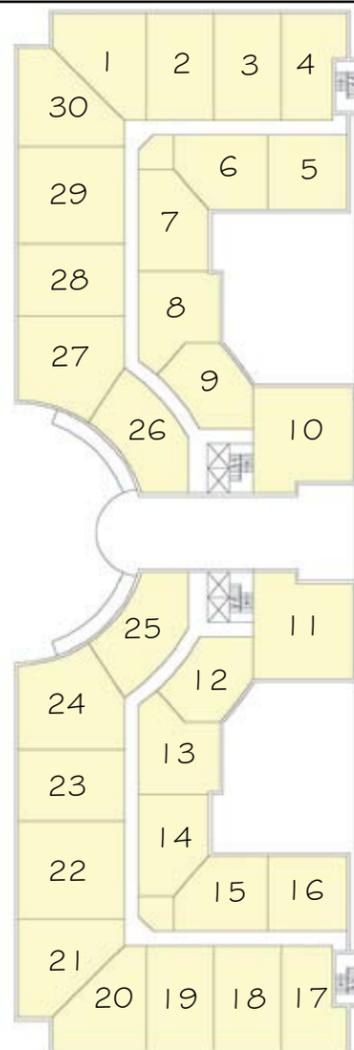
1. Limits the size of the market tenant
2. Does not achieve 3.25 F.A.R.
3. Private residential courts are small and don't take advantage of solar orientation.
4. Residential "alley" creates units that look into each other.

COLOR KEY

- STREET LEVEL PLAZA
- RESIDENTIAL COURTS
- RESIDENTIAL ZONE
- RETAIL ZONE
- LOADING ZONE



FIRST FLOOR PLAN



TYPICAL RESIDENTIAL PLAN



AERIAL VIEW LOOKING NORTH DOWN QUEEN ANNE AVE N



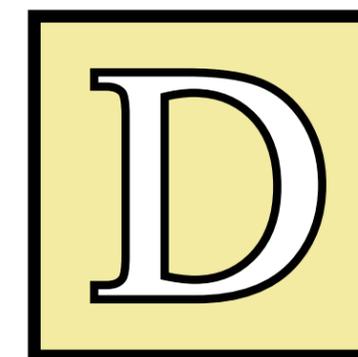
AERIAL VIEW SOUTH DOWN THE ALLEY AT CROCKETT STREET

BUILDING INFORMATION

RETAIL SF=	+/-	31,900 SF
RESIDENTIAL SF=	+/-	87,600 SF/ 94 UNITS
+LOBBIES & LOADING=	+/-	10,000 SF
TOTAL SF=	+/-	136,000 SF
% OF ALLOWABLE F.A.R.=	+/-	92%

OPEN SPACE SF

PUBLIC SF=	+/-	2,000 SF
+PRIVATE SF=	+/-	7,800 SF
TOTAL SF=	+/-	9,800 SF



QUEEN ANNE MARKET MIXED USE- 1900 QUEEN ANNE AVE N



AERIAL VIEW LOOKING SOUTH DOWN QUEEN ANNE AVE N



VIEW LOOKING NORTH FROM INSIDE OF PEDESTRIAN PLAZA



VIEW LOOKING NORTH DOWN QUEEN ANNE AVE N AT MARKET ENTRY



VIEW LOOKING SOUTH DOWN QUEEN ANNE AVE N AT CROCKETT ST.

AERIAL VIEW LOOKING SOUTH DOWN QUEEN ANNE AVE N



PRESERVE THE GENERAL STYLE AND GENERAL LOCATION OF THE ELFRIEDA BUILDING.

DEFINE THE CORNERS @ INTERSECTIONS NEAR QUEEN ANNE AVE N.

DESIGN THOUGHTFUL TRANSITIONS FROM RETAIL USES ON QUEEN ANNE AVE N TO NEIGHBORHOOD/ SFR USES ON HOWE AND CROCKETT.

CREATE A VARIETY OF BLOCKS/ EXPERIENCES ALONG THE STREET THROUGH AUTHENTIC MATERIALS, DETAILS, AND MASSING.

PROVIDE A PROMINENT MARKET ENTRY OFF OF THE SPACIOUS PUBLIC PEDESTRIAN PLAZA.

AERIAL VIEW LOOKING NORTH DOWN QUEEN ANNE AVE N



AERIAL VIEW LOOKING SOUTH DOWN ALLEY



DESIGN A TOWER ELEMENT TO CREATE A PEDESTRIAN SCALE FOCAL POINT AT PLAZA.

EXTEND THE TREATMENT OF THE HOWE AND CROCKETT STREET FACADES DOWN THE ALLEY AN APPROPRIATE DISTANCE.

RESPECT THE BUILDING'S PROXIMITY TO SINGLE-FAMILY-RESIDENCES THROUGH THE CONSCIOUS EFFORT TO MINIMIZE THE MASSING ALONG THE ALLEY-FACING FACADES.

INCORPORATE STEPPED-BACK UPPER FLOORS THAT REDUCE THE SCALE OF THE BUILDING FROM THE STREET.

AERIAL VIEW LOOKING NORTH DOWN ALLEY



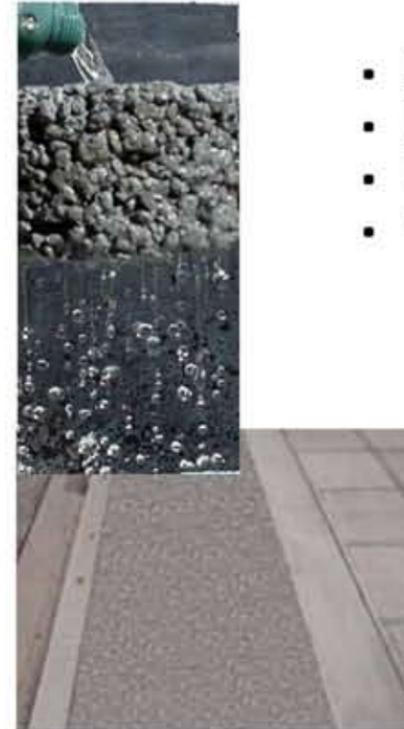
TONES SUGGEST POTENTIAL MASSING/ MATERIAL CHANGES ONLY; THEY ARE NOT INTENDED TO SUGGEST A SPECIFIC COLOR OR MATERIAL

SEATTLE GREEN FACTOR GOALS

- Increase the amount of urban landscaping at the street level
- Encourage landscapes that are visible to pedestrian traffic
- Create an ecologically functional site
- Increase street level aesthetics
- Improve air quality
- Decrease energy consumption



Green Wall



Permeable Paving



Drought Tolerant Landscaping

SEATTLE GREEN FACTOR STRATEGIES

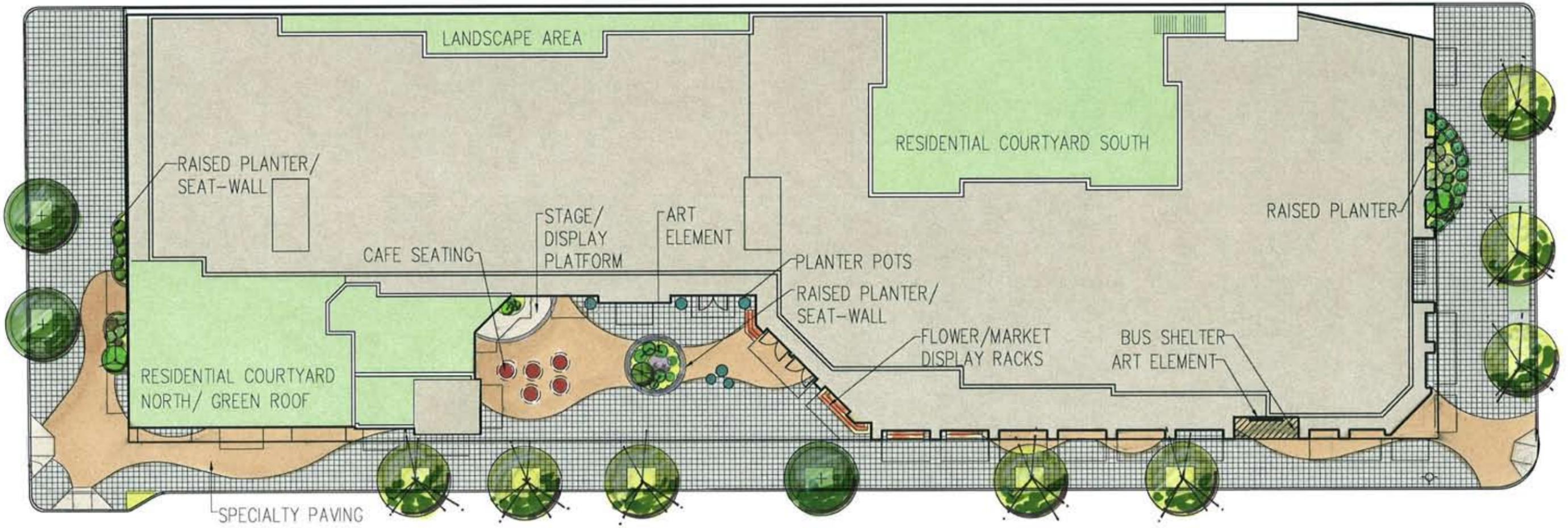
- Provide maximum amount of visible planting without interfering with pedestrian circulation
- Provide planting in layers of vegetation
- Increase proposed tree sizes
- Preserve existing trees where possible
- Design for low water use
 - Drought tolerant plant species
 - Water efficient irrigation
- Provide green walls
- Provide permeable paving
- Provide increased soil depth
- Green Roof

CROCKETT STREET

ALLEY

HOWE STREET

QUEEN ANNE AVENUE N.



NORTH RESIDENTIAL COURTYARD FEATURES/AMENITIES

Site Furnishings

Urban style site furnishings provides a comfortable living/ dining/entertaining space using recycled material.



Planter Pots and Raised Planters

for vegetation on shared courtyard spaces



Green Factor Elements

Integration of Green Screens will help define private spaces within the courtyard. Green roof areas will be viewed from the upper residential courtyard.

Trellis

Feature to frame view to Queen Anne Ave. N and provide shade to courtyard



SOUTH RESIDENTIAL COURTYARD FEATURES/AMENITIES

Site Furnishings

Urban style site furnishings provides a comfortable living/ dining/ entertaining space using recycled material.



Raised Garden Beds

Drip Irrigation provided for vegetable/herb/ lower gardens/ Maintained by Residents



Planter Pots

Galvanized metal and/or ceramic planter pots for roof deck container gardening. (size and shape TBD).



Water Feature



Water feature/ fountain to provide bold focal point and sound to the courtyard garden

