

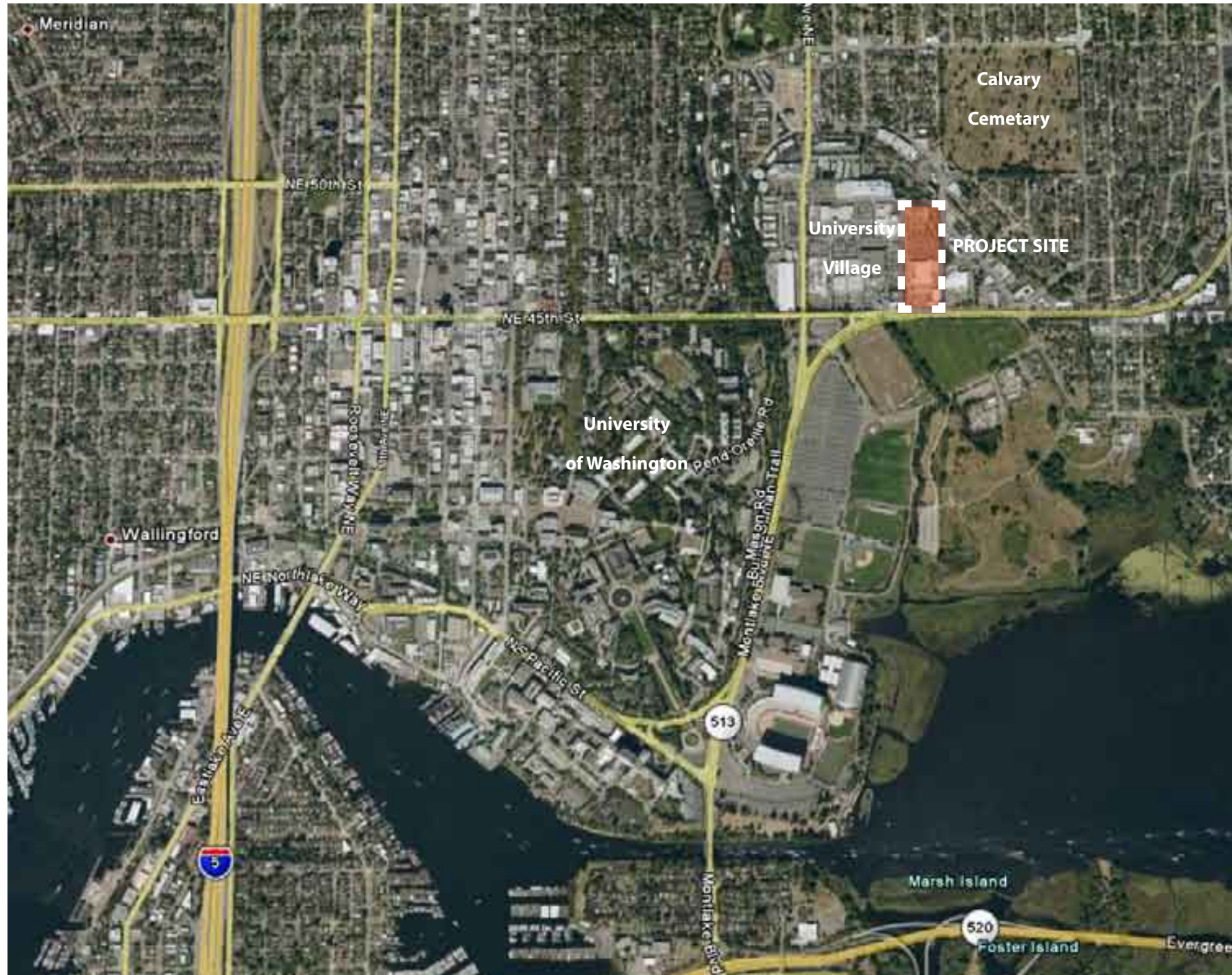
# QFC 807 on NE 45th Street

Early Design Guidance

DPD project #: 3009681

2746 NE 45th Street

December 8, 2008



## Project Team

### QFC

10116 NE 8th St.  
Bellevue, WA 98004

### Lorig

Suite 420  
2025 First Ave  
Seattle, WA 98121

### Powell Development Co.

2625 Northrup Way  
Bellevue, WA 98004

### Mithun

Suite 200  
1201 Alaskan Way  
Seattle, WA 98101

# Index

Vicinity Map	1
EDG Narrative	2
Zoning Map and Zoning Requirements	3
Site Analysis and Surrounding Uses	4
Overall Site Context Photos	5
Site Context Photos	6
Site Context Photos	7
Scheme 1 - Ground Floor	8
Scheme 1 - Second Floor	9
Scheme 1 - Residential Floor Plan	10
Scheme 1 - Perspective Views	11
Schemes 2 & 3 - Ground Floor	12
Schemes 2 & 3 - Second Floor	13
Scheme 2 - Residential Floor Plan	14
Scheme 2 - Perspective Views	15
Scheme 3 - Residential Floor Plan	16
Scheme 3 - Perspective Views	17
Sections	18
Character Sketches	19
Design Guidelines	20

## Existing Site

The site is located immediately to the east of the University Village, north of NE 45th St., in the University District. Currently, the site contains an existing 60,650 sf QFC Grocery Store with 6,400 sf storage offices and loading, and 60,000 sf storage facilities above, an adjacent 12,100 sf Liquor store and loading facilities, a 14,000 sf one story maintenance facility building and associated parking for approximately 410 cars. While the site itself is relatively flat, there is a steep slope at the north and west edges of the site to the adjacent properties. Vehicular traffic into and through the site is heavy, due to the existing uses on the site and to vehicles accessing the mall.

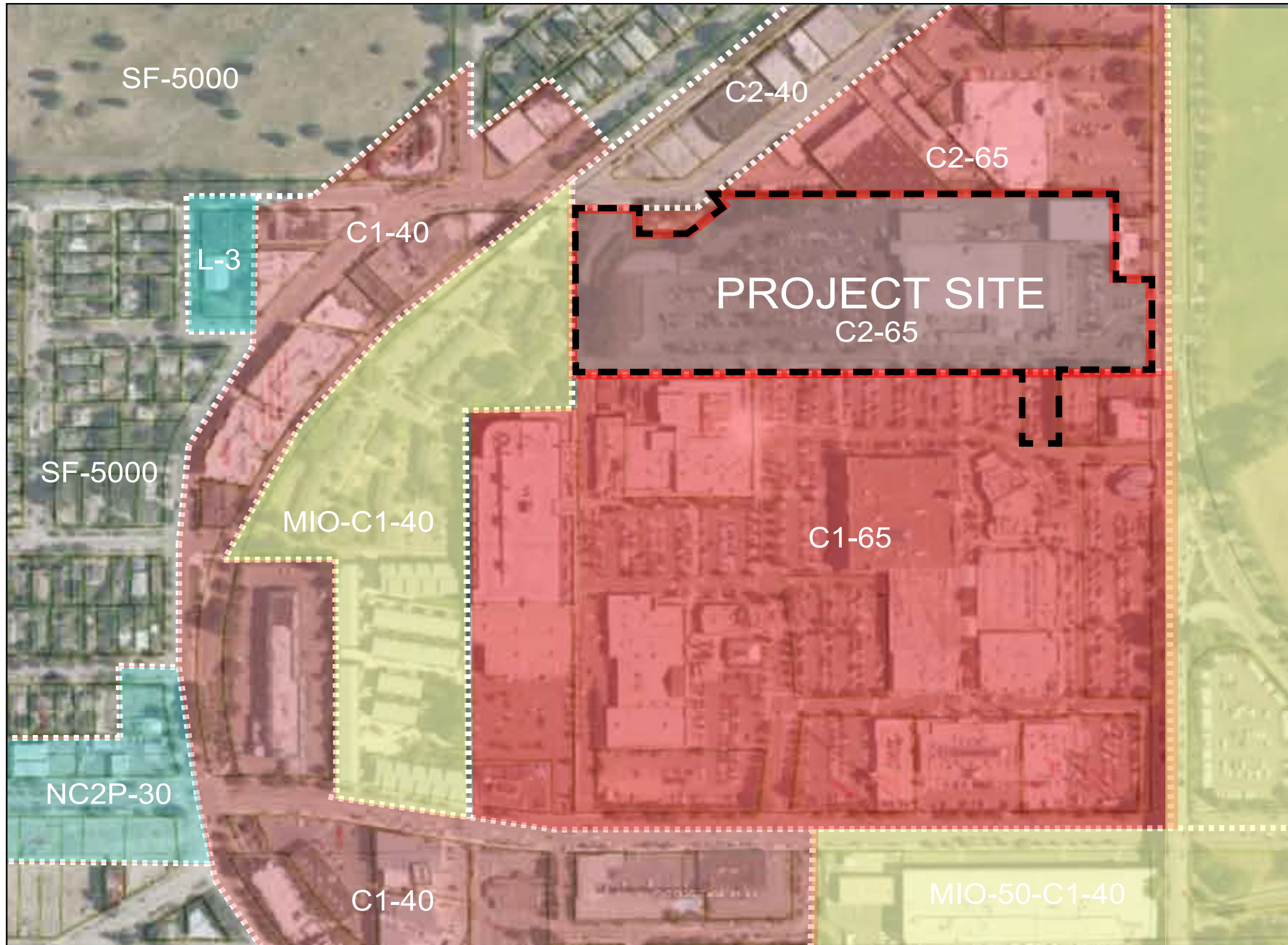
## Neighboring Development

The site is predominantly bordered by retail development. To the west of the site, is the University Village, a regional shopping center, and to the east is another Grocery Store, as well as additional retail facilities. NE 45th St. is a major east-west arterial that separates the site from the University of Washington grounds to the south. To the north, the site abuts family Student Housing for the University of Washington, separated by a major vehicular access point from NE Blakeley Street that serves both the Project Site and the University Village.

## Proposed Objectives

The site is underutilized in its current development. The Development Objective is to create better uses on the site and enhance the relationship with the neighboring University Village. The existing Grocery Store, QFC, would remain and be improved, and the remaining portion of the site would be developed with a variety of uses. The proposed objective is a mixed-use structure containing new retail spaces, between 250 and 350 apartment units and associated parking both within the structure and on surface.

SUMMARY TABLE		Parking		Sq. Ft.	Retail		Storage		Residential		Sq. Ft. per Level	F.A.R.
		Structured	Surface		Existing	New	Existing	Units	Sq. Ft.			
<b>Scheme 1</b>	Level 1	265	50	92,000	72,750	26,000	6,400	1,000	500	91	81,500	81,500
	Level 2	320		104,000								
	Level 3											
	Level 4											
	Level 5											
<b>TOTALS</b>		<b>585</b>	<b>50</b>	<b>196,000</b>	<b>72,750</b>	<b>31,000</b>	<b>66,400</b>	<b>273</b>	<b>246,000</b>	<b>91</b>	<b>81,500</b>	<b>81,500</b>
<b>Scheme 2</b>	Level 1	279	50	98,000	60,650	26,000	6,400	1,000	500	80	72,000	72,000
	Level 2	334		109,000								
	Level 3											
	Level 4											
	Level 5											
	Level 6											
<b>TOTALS</b>		<b>613</b>	<b>50</b>	<b>207,000</b>	<b>60,650</b>	<b>31,000</b>	<b>66,400</b>	<b>300</b>	<b>271,500</b>	<b>80</b>	<b>72,000</b>	<b>72,000</b>
<b>Scheme 3</b>	Level 1	279	50	98,000	60,650	26,000	6,400	1,000	500	98	88,000	88,000
	Level 2	334		109,000								
	Level 3											
	Level 4											
	Level 5											
	Level 6											
<b>TOTALS</b>		<b>613</b>	<b>50</b>	<b>207,000</b>	<b>60,650</b>	<b>31,000</b>	<b>66,400</b>	<b>338</b>	<b>305,500</b>	<b>98</b>	<b>88,000</b>	<b>88,000</b>



## Zoning Requirements

**C2-65, Commercial Zone**  
**Administrative Conditional Use for Housing**

**Allowable Height:**  
**65'**

**Floor Area Ratio:**  
**4.75**  
**Lot Area = 383,446**  
**Total FAR = 1,725,507 sf**

**Setbacks:**  
**A min. 5' landscaped setback may be required under certain conditions.**

**Landscape:**  
**Site must achieve a green factor score of 0.30 or more.**

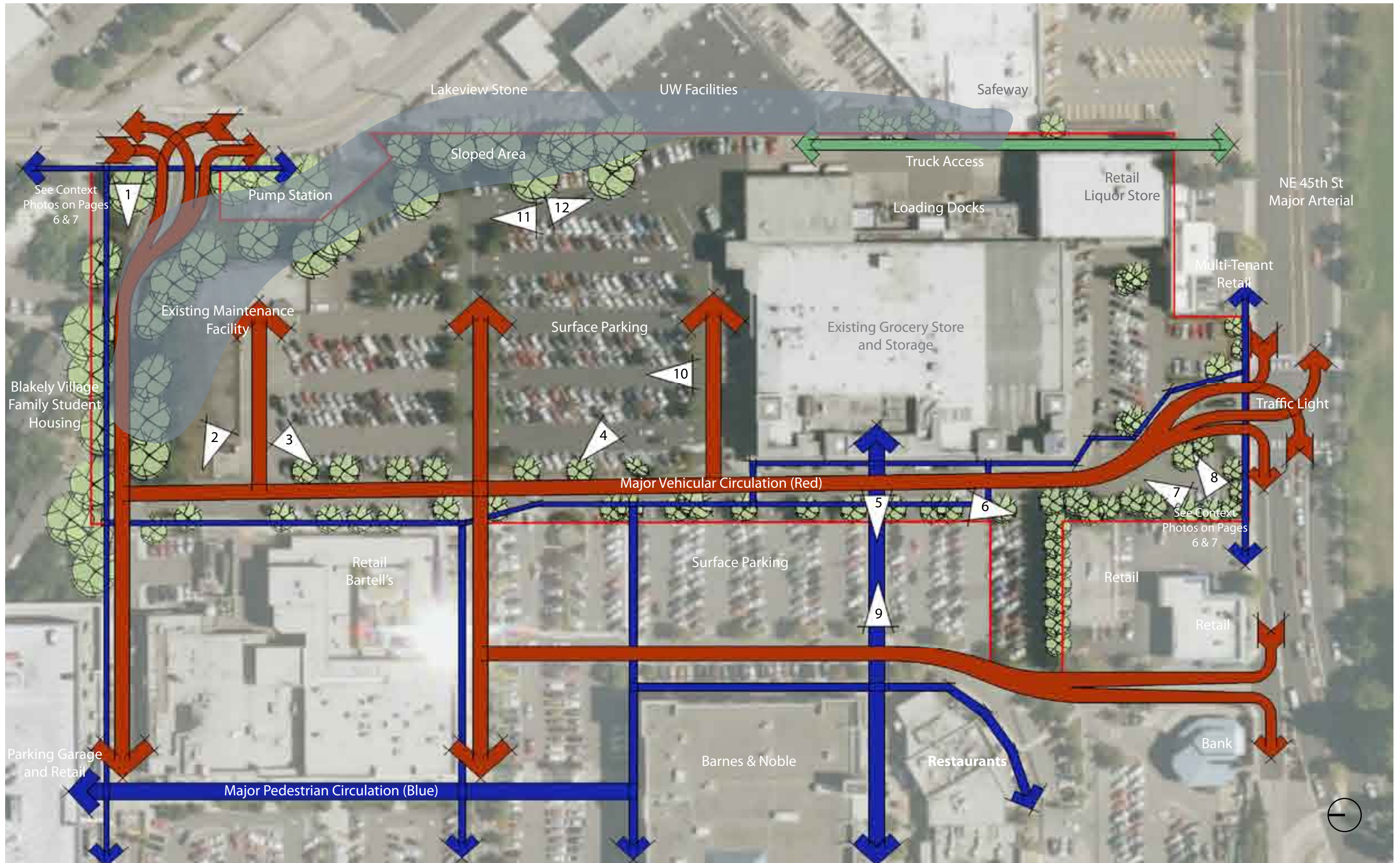
**Parking:**  
**Parking must be accessed from an improved alley, or if one does not exist, access is permitted from the street and limited to one two-way curb cut.**

**Off-street parking may be located anywhere on the lot in C2 zones. However, parking for structures with residential uses in C zones may not be located between a structure and a street lot line or inside a structure adjacent to a street-level street-facing facade. Parking to the side of a structure shall not exceed 60 feet of lineal street frontage.**

**Parking Requirements:**  
**Sales and Service = 1/500 sf**  
**Storage = 1/2,000 sf**  
**Eating and Drinking Establishments = 1/250 sf**  
**Residential Use = 1 per Unit**

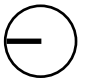
**Transit Reduction - 20% of non-residential use**  
**Cooperative Parking - 20% for 4 or more separate businesses**







Context - East Side of Site



Context - West Side of Site





1 - Northeast Corner - Looking West



2 - Northwest Corner - Looking Northwest



3 - Northwest Corner - Looking Southwest



4 - Western Edge of Site - Looking Northwest



5 - Center of Site - Looking West



6 - Center of Site - Looking Southwest



7 - Southwest Corner - Looking Northeast



8 - Southwest Corner - Looking East



9 - From University Village - Looking East



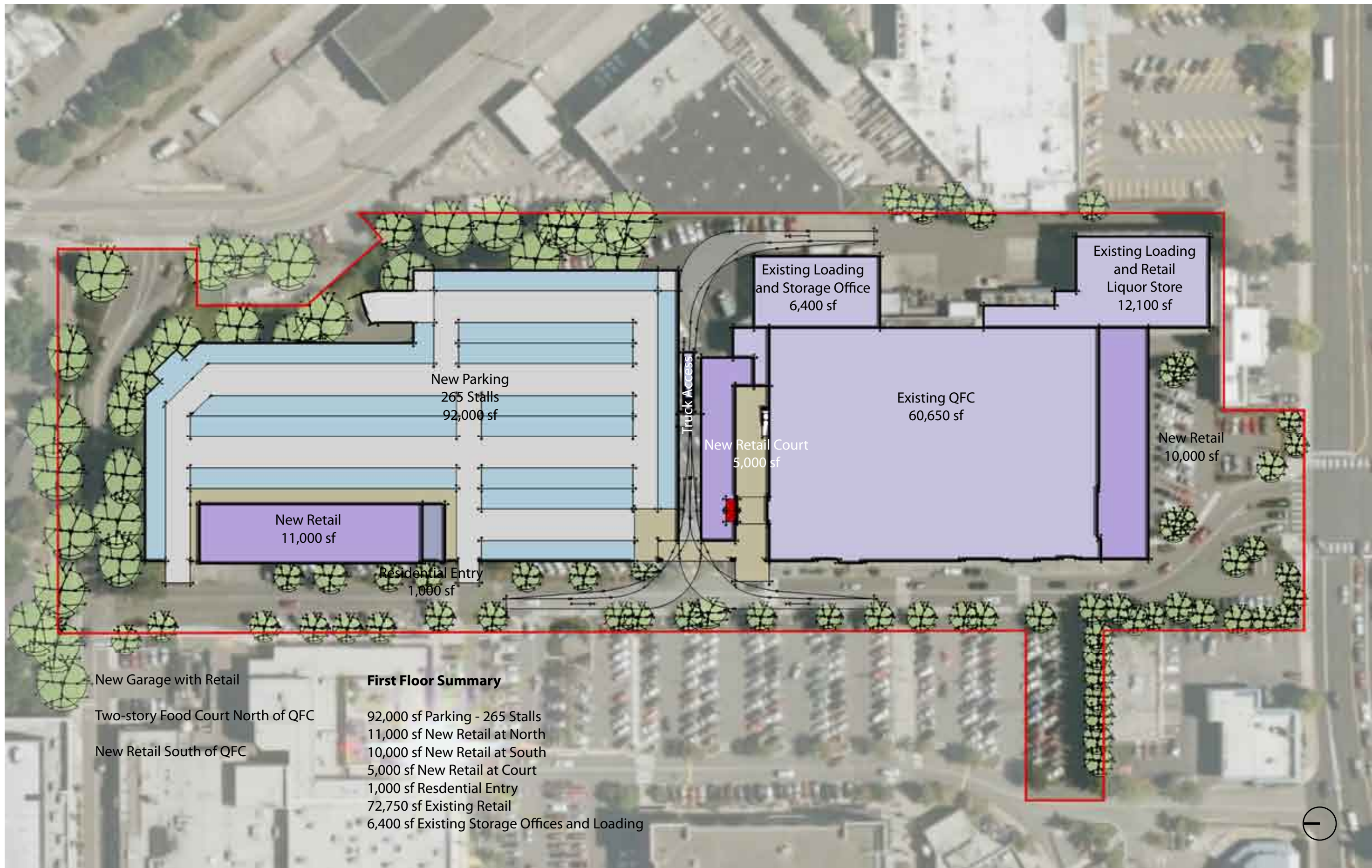
10 - Center of Site - Looking North



11 - Eastern Edge of Site - Looking North



12 - Eastern Edge of Site - Looking South



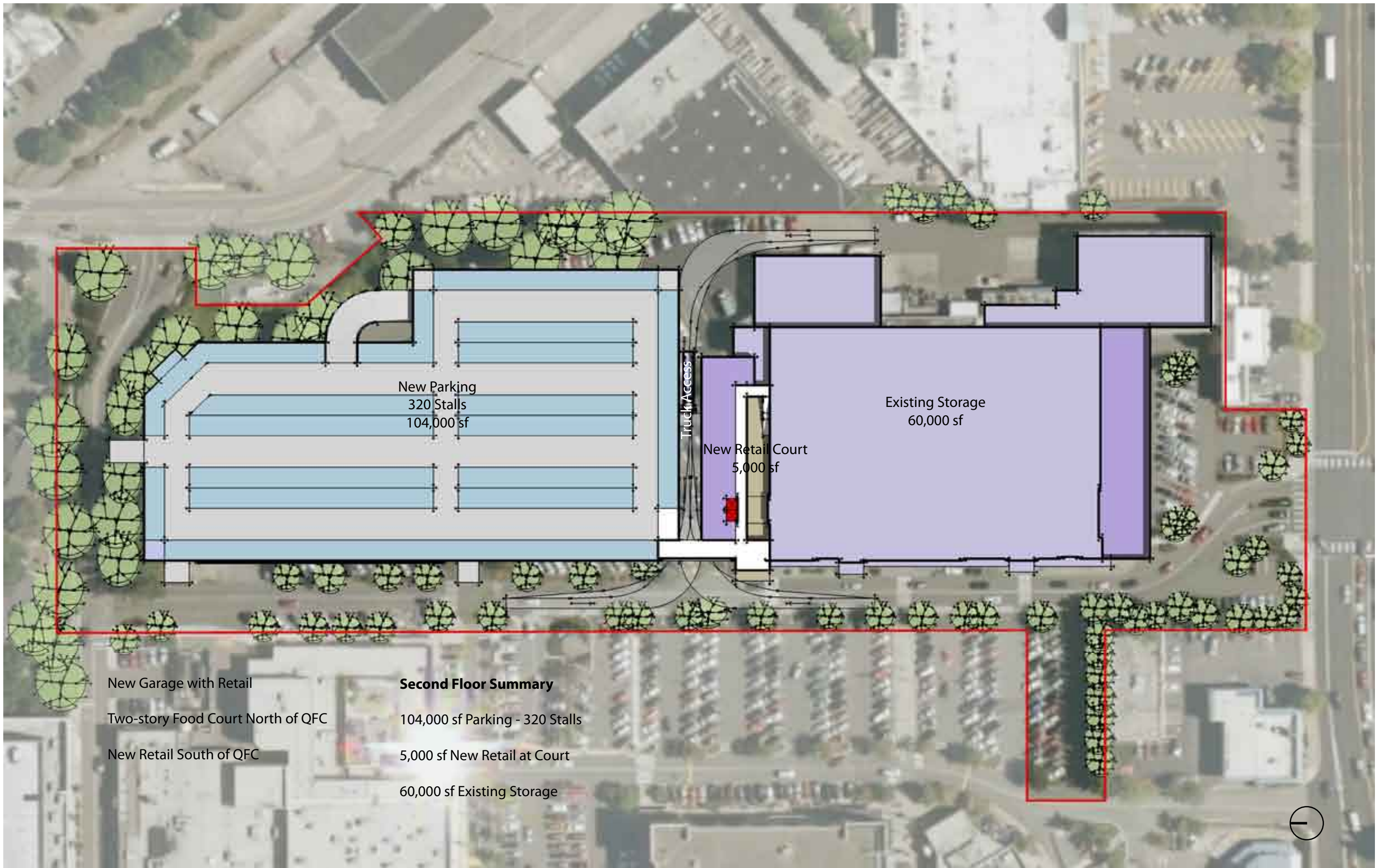
New Garage with Retail

Two-story Food Court North of QFC

New Retail South of QFC

**First Floor Summary**

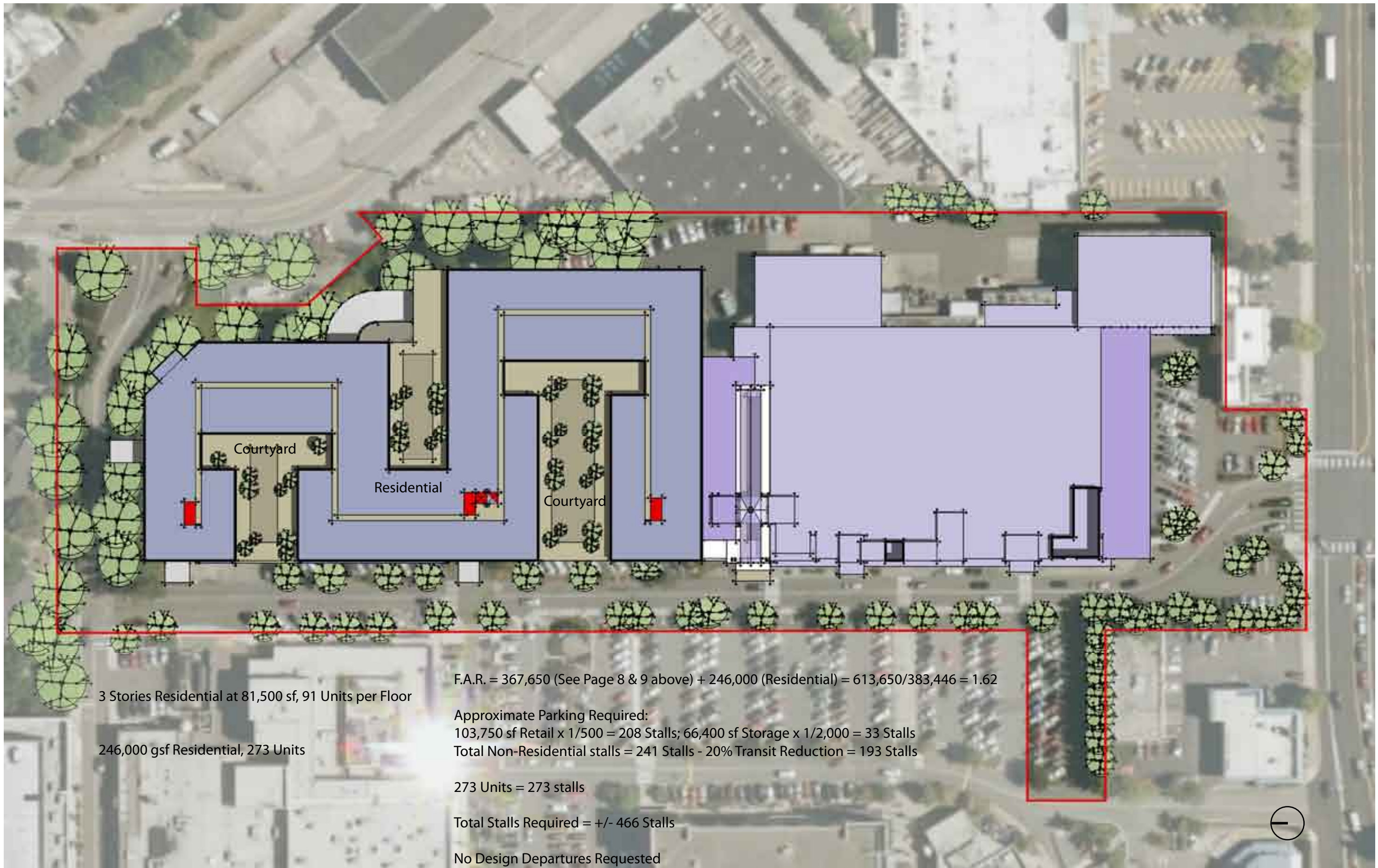
- 92,000 sf Parking - 265 Stalls
- 11,000 sf New Retail at North
- 10,000 sf New Retail at South
- 5,000 sf New Retail at Court
- 1,000 sf Residential Entry
- 72,750 sf Existing Retail
- 6,400 sf Existing Storage Offices and Loading



New Garage with Retail  
 Two-story Food Court North of QFC  
 New Retail South of QFC

**Second Floor Summary**  
 104,000 sf Parking - 320 Stalls  
 5,000 sf New Retail at Court  
 60,000 sf Existing Storage

**Scheme 1 - Second Floor**



3 Stories Residential at 81,500 sf, 91 Units per Floor

246,000 gsf Residential, 273 Units

$$\text{F.A.R.} = 367,650 \text{ (See Page 8 \& 9 above)} + 246,000 \text{ (Residential)} = 613,650 / 383,446 = 1.62$$

Approximate Parking Required:

$$103,750 \text{ sf Retail} \times 1/500 = 208 \text{ Stalls}; 66,400 \text{ sf Storage} \times 1/2,000 = 33 \text{ Stalls}$$

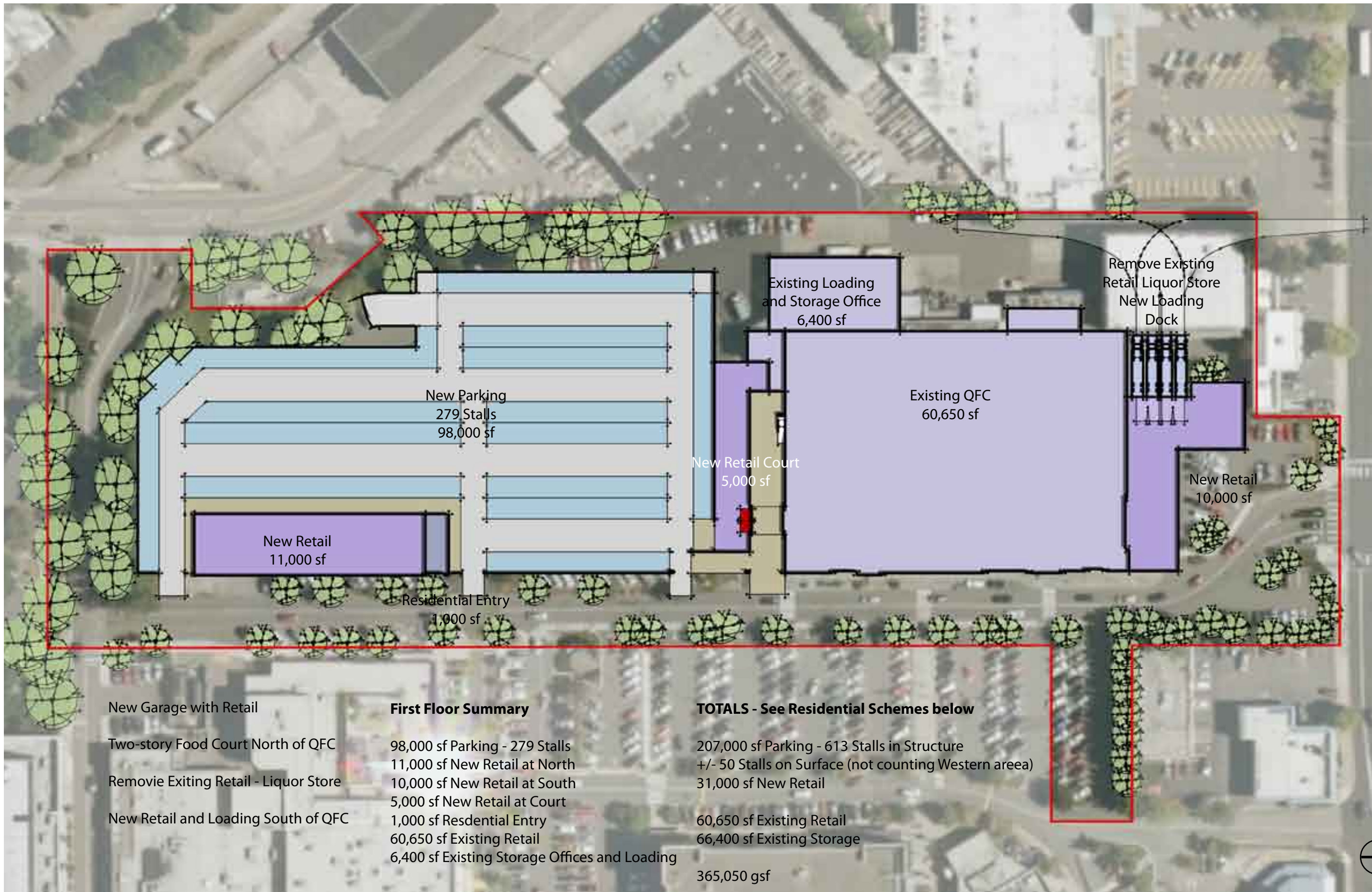
$$\text{Total Non-Residential stalls} = 241 \text{ Stalls} - 20\% \text{ Transit Reduction} = 193 \text{ Stalls}$$

$$273 \text{ Units} = 273 \text{ stalls}$$

$$\text{Total Stalls Required} = +/- 466 \text{ Stalls}$$

No Design Departures Requested





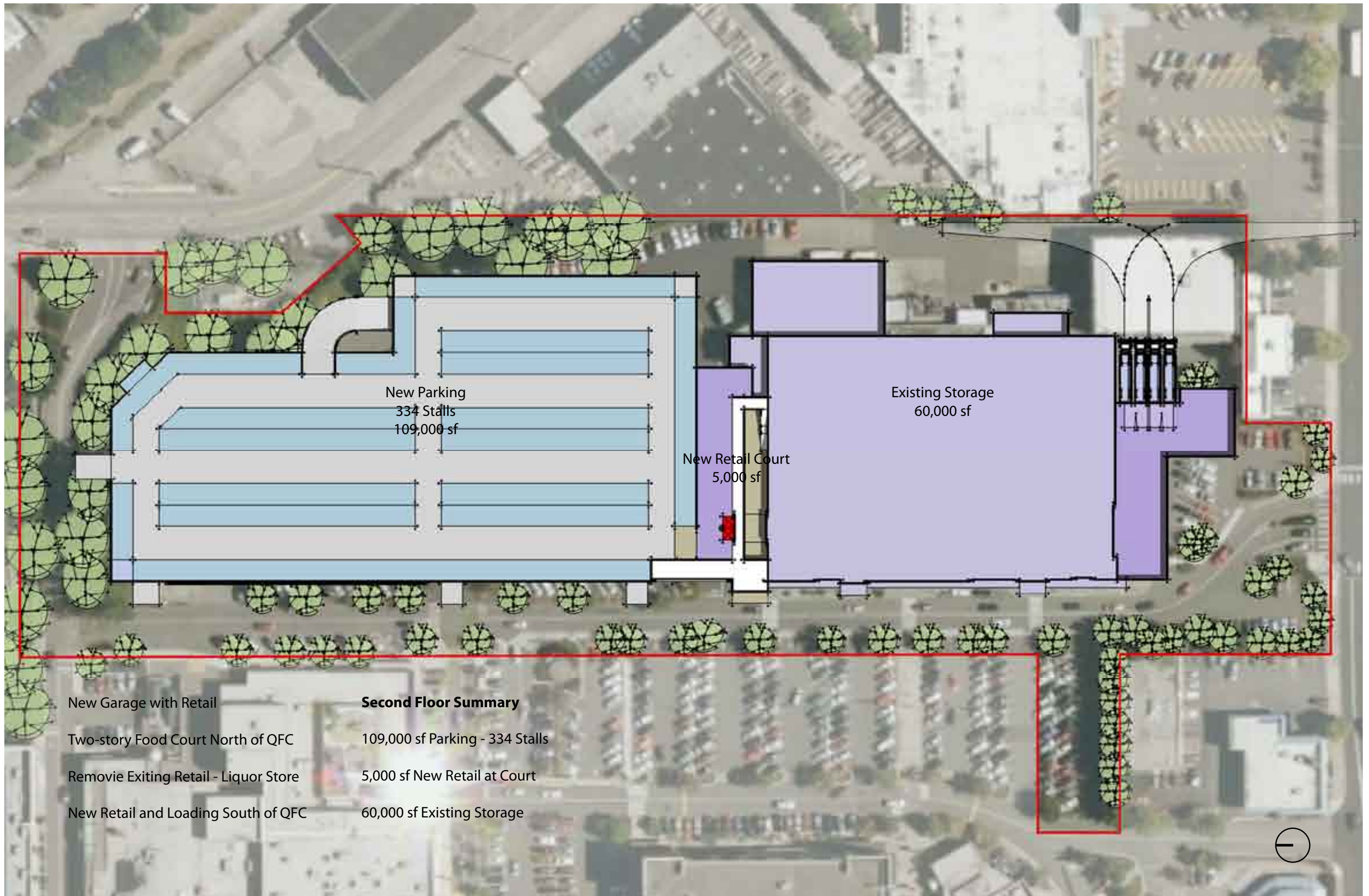
New Garage with Retail  
 Two-story Food Court North of QFC  
 Remove Existing Retail - Liquor Store  
 New Retail and Loading South of QFC

**First Floor Summary**

98,000 sf Parking - 279 Stalls
11,000 sf New Retail at North
10,000 sf New Retail at South
5,000 sf New Retail at Court
1,000 sf Residential Entry
60,650 sf Existing Retail
6,400 sf Existing Storage Offices and Loading

**TOTALS - See Residential Schemes below**

207,000 sf Parking - 613 Stalls in Structure +/- 50 Stalls on Surface (not counting Western area)
31,000 sf New Retail
60,650 sf Existing Retail
66,400 sf Existing Storage
<b>365,050 gsf</b>



New Garage with Retail

Two-story Food Court North of QFC

Remove Existing Retail - Liquor Store

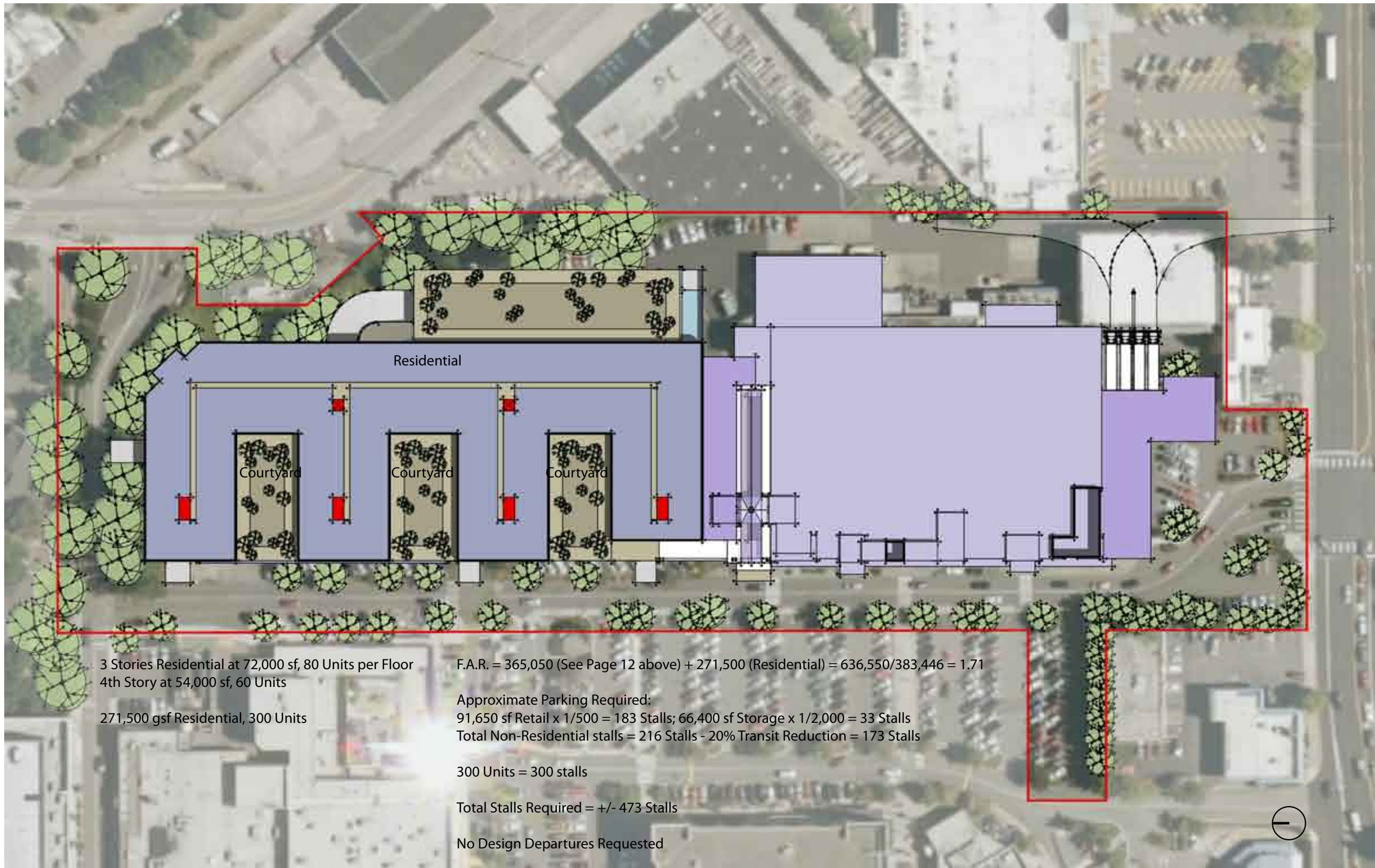
New Retail and Loading South of QFC

**Second Floor Summary**

109,000 sf Parking - 334 Stalls

5,000 sf New Retail at Court

60,000 sf Existing Storage



3 Stories Residential at 72,000 sf, 80 Units per Floor  
 4th Story at 54,000 sf, 60 Units  
 271,500 gsf Residential, 300 Units

F.A.R. = 365,050 (See Page 12 above) + 271,500 (Residential) = 636,550/383,446 = 1.71

Approximate Parking Required:  
 91,650 sf Retail x 1/500 = 183 Stalls; 66,400 sf Storage x 1/2,000 = 33 Stalls  
 Total Non-Residential stalls = 216 Stalls - 20% Transit Reduction = 173 Stalls

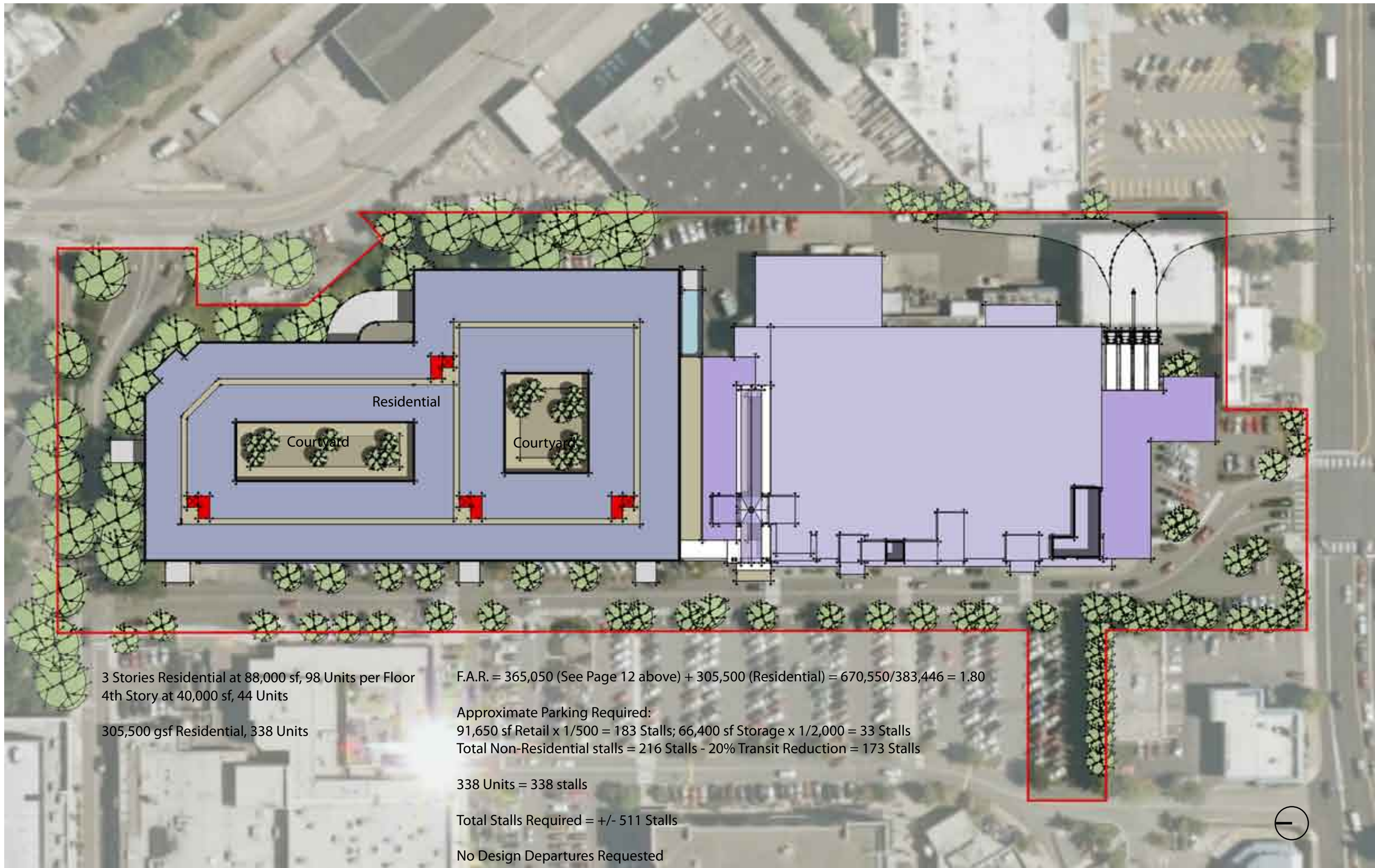
300 Units = 300 stalls

Total Stalls Required = +/- 473 Stalls

No Design Departures Requested







3 Stories Residential at 88,000 sf, 98 Units per Floor  
 4th Story at 40,000 sf, 44 Units  
 305,500 gsf Residential, 338 Units

F.A.R. = 365,050 (See Page 12 above) + 305,500 (Residential) = 670,550/383,446 = 1.80

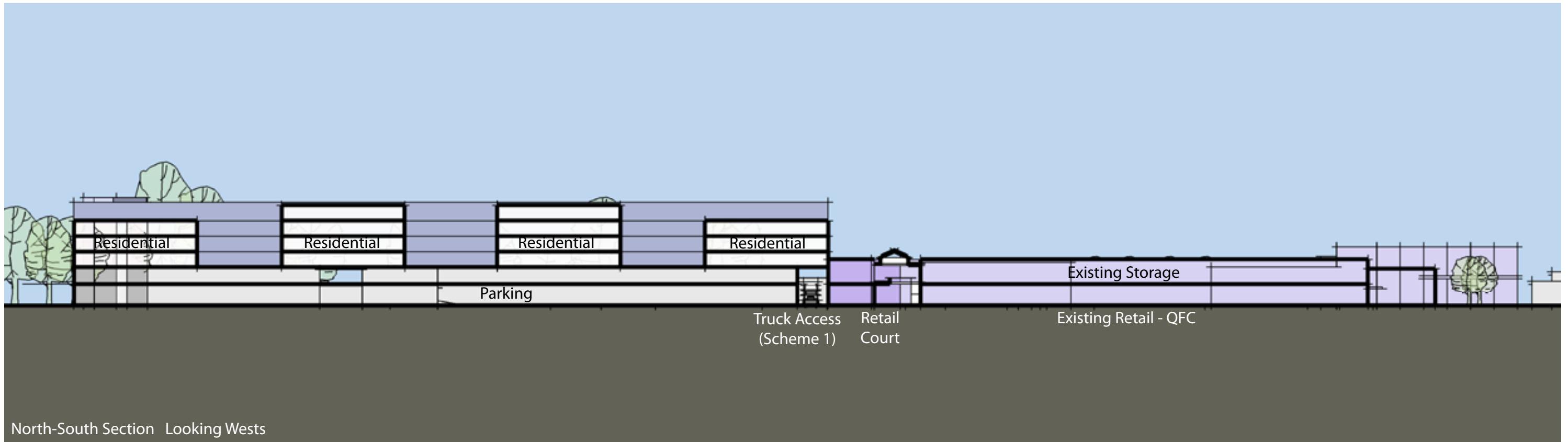
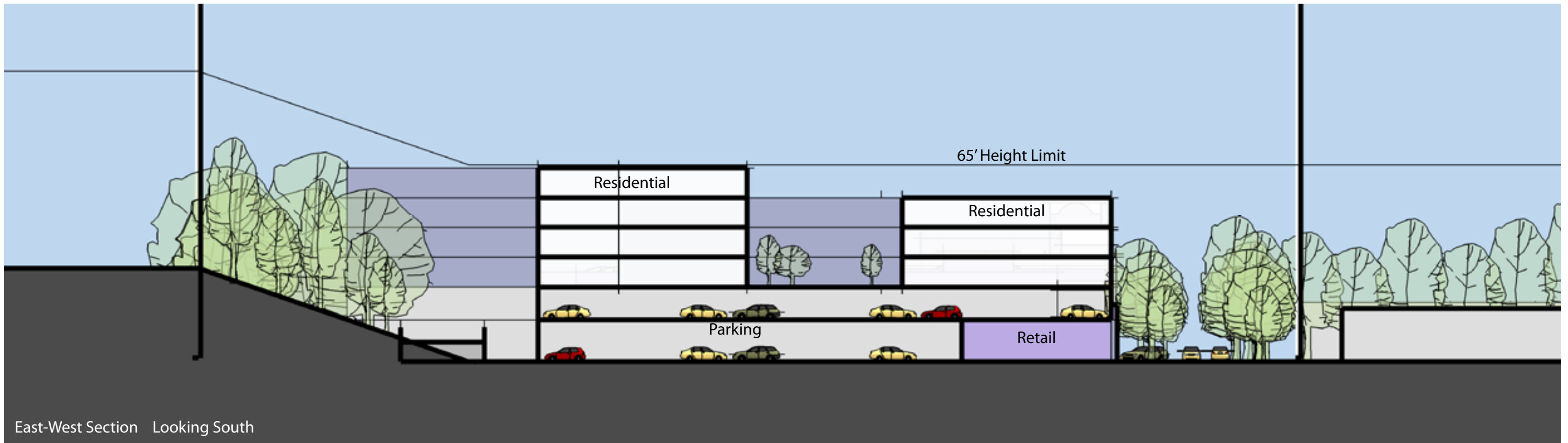
Approximate Parking Required:  
 91,650 sf Retail x 1/500 = 183 Stalls; 66,400 sf Storage x 1/2,000 = 33 Stalls  
 Total Non-Residential stalls = 216 Stalls - 20% Transit Reduction = 173 Stalls

338 Units = 338 stalls

Total Stalls Required = +/- 511 Stalls

No Design Departures Requested







View from Northwest



View of Retail Court from West



View from Southwest

# Design Guidelines

## A. SITE PLANNING

- A2: Adjacent pedestrian streetscapes will be complemented with pedestrian-friendly sidewalk connections and shop fronts at ground level.
- A3: Building entries will be clearly recognizable and approachable from surrounding streets. Distances between storefront entries will be limited at pedestrian areas.
- A4: Human activity at the sidewalk / street edge will be encouraged by use of pedestrian amenities such as lighting, benches, landscape plants, and overhead canopies.
- A8: Crossing paths of automobiles and pedestrians will be minimized.
- A9: Automobile parking will be located within screened parking structures, away from direct view.
- A10: Property corners will be emphasized with architectural features, including raised roofs and prominent building forms.

## B. HEIGHT, BULK & SCALE

- B1: Buildings will complement the prevailing scale of adjacent development and roadways. At long facades, use of varied architectural forms and stepping of the building mass at its ends will reduce the appearance of building scale and provide transition to surrounding buildings.

## C. ARCHITECTURAL ELEMENTS & MATERIALS

- C1: Architectural style, scale, and proportions will be compatible with adjacent buildings.
- C2: Building massing will create unified, consistent forms, while facade elements will provide distinctive architectural compositions.
- C3: Pedestrian activity will be encouraged with human-scale architectural features such as site furniture, overhead canopies for weather protection and streetscape lighting.
- C4: Building materials will be of high quality, and varied material facade treatment will give the buildings interest and avoid monotonous views.
- C5: Parking structure entries will be located to the sides of buildings and blended into the facade design to reduce the visual prominence of the parking entry.

## D. PEDESTRIAN ENVIRONMENT

- D1: Pedestrians will be encouraged by use of site furniture, human-scale signage, ample and attractive walking surfaces, overhead weather protection, and architectural lighting.
- D5: The facades of parking structures will be treated with architectural forms and screening elements to reduce visual impacts.
- D6: Loading, service, and utility areas will be housed within buildings, away from view.
- D7: Personal security will be fostered by providing adequate lighting and clear lines of sight, while reducing potential hiding places within the project.

## E. LANDSCAPING

- E1: Street trees and landscaping will be consistent with the species and patterning of adjacent landscaping.

## Design Departures

No Design Departures requested at this time.