

2100 Queen Anne Avenue N

EARLY DESIGN GUIDANCE #3033807-EG
OCTOBER 2, 2019

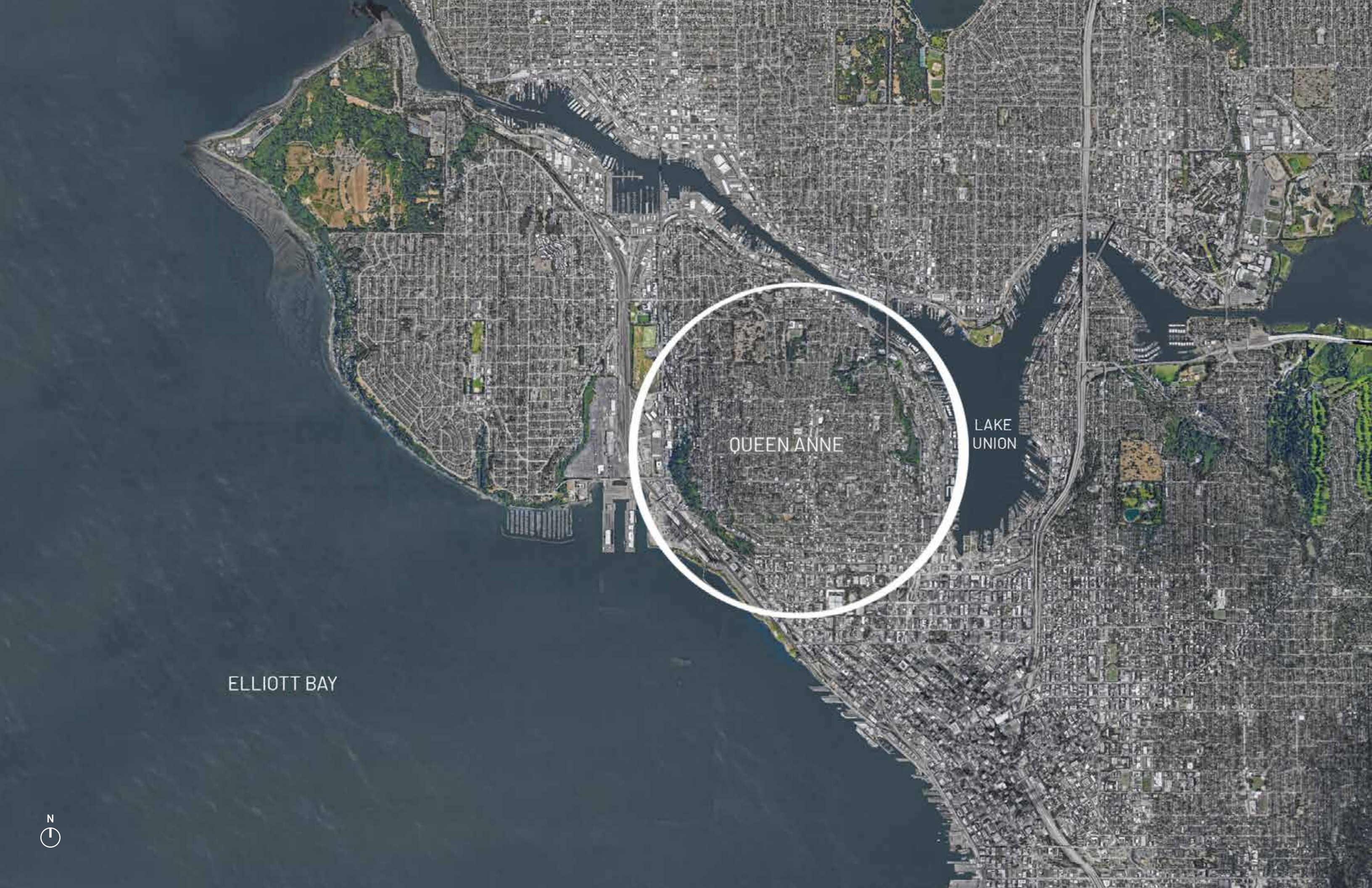
R RUNBERG
ARCHITECTURE
GROUP

HEWITT


barrientos RYAN


CAHILL
EQUITIES





QUEEN ANNE

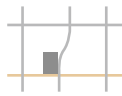
LAKE UNION

ELLIOTT BAY



TABLE OF CONTENTS

01	PROJECT DATA + NEIGHBORHOOD HISTORY	4-15
02	NEIGHBORHOOD ANALYSIS +SITE CONTEXT	16-49
03	MASSING EVOLUTION	50-61
04	MASSING OPTIONS	62-89
05	LANDSCAPE PLAN	90-95
06	DESIGN DEPARTURES	96-101
07	APPENDIX	102-119



01 PROJECT DATA + NEIGHBORHOOD HISTORY

PROJECT DATA & OBJECTIVES

OWNER:	QASW, LLC
DEVELOPER:	BARRIENTOS RYAN + CAHILL EQUITIES
BUILD TO SUIT STORE:	SAFEWAY
ARCHITECT:	RUNBERG ARCHITECTURE GROUP 1 YESLER WAY, SEATTLE, WA 98104
LANDSCAPE ARCHITECT:	HEWITT 101 STEWART ST. SUITE 200, SEATTLE, WA 98101
CONTRACTOR:	EXXEL PACIFIC CONTRACTORS
PROPOSED USE:	MIXED-USE RESIDENTIAL
PROJECT ADDRESS:	2100 QUEEN ANNE AVE. N SEATTLE, WA 98109
ZONING:	ZONING TYPE: NC2P-75(M1) / NC2-75(M1)
ZONING OVERLAY:	UPPER QUEEN ANNE RESIDENTIAL URBAN VILLAGE
STREET CLASSIFICATIONS:	QUEEN ANNE AVE. N AND BOSTON STREET = MINOR ARTERIALS
OTHER CONSIDERATIONS:	PEDESTRIAN OVERLAY ON THE WEST HALF OF SITE
BUILDING CODE:	2015 SEATTLE BUILDING CODE
TAX ACCOUNT NUMBERS:	1794500895,1794500880
SDCI PROJECT #:	3033807-EG
SITE AREA:	79,836 SF (1.83 ACRES)
FAR	BASE: 5.5
	MAXIMUM: 5.5 (439,115 SF)
	PROPOSED: 3.94 - 5.35
GROSS SF:	468,000 SF RESIDENTIAL: 204,000 SF COMMERCIAL: 50,000 SF PARKING: 145,000 SF SUPPORT: 69,000 SF
VEHICLE PARKING:	P1 COMMERCIAL: 160 STALLS P2 RESIDENTIAL: 194 STALLS
UNITS:	322 TOTAL STUDIOS: 67 1-BED: 113 2-BED: 54 OPEN 1: 88

PROJECT INFO:

The project is located in Seattle's Queen Anne neighborhood and encompasses the majority of the block bounded by Queen Anne Avenue North, Boston Street, 1st Avenue North, and Crockett Street. The project proposes a high-quality, mixed-use project with approximately 322 apartments and a 50,000 SF Albertsons/Safeway store at ground level. At least 20 percent of the residential units will be affordable residences. A wide array of unit types will be included, including a significant number of residences programmed as two-bedroom homes suited for roommates, couples, and small families.

With an ideal location in Seattle's thriving Queen Anne neighborhood, the vision is to create a project that is built to last, which creates ample public gathering spaces, and offers a high-quality, thoughtful design for the neighborhood, and incorporates warm, tactile materials that will tie into Safeway's new urban grocery store concept. Although the existing store has served the community for many years, the small footprint limits Safeway. The new urban store concept will provide expanded offerings to their customers while incorporating a design and experience that is more distinct to this neighborhood.

With an intentional design focus on connectivity and walkability, the project will feature increased pedestrian and landscaping investments along all four streets. The project will also include a public plaza at the corner of Queen Anne Ave. N and Crockett. The plaza will feature opportunities for outdoor seating, public art, and various landscaping and hardscape improvements. The plaza will create a dynamic, outdoor space for the public to congregate, relax, and interact. The store is setback 5' from the property line to provide additional outdoor seating for the general public.



SITE LOCATION



COMMUNITY OUTREACH

The applicant team met conducted community outreach from December 2018 through September 2019 (update). The following is a list of meetings held to date and the design feedback received:

12/17/2018 - Presented to the Queen Anne Land Use Review Committee (LURC)

Feedback:

Context:

- Project needs to reflect character and culture of Queen Anne. Don't want sense of community to be lost.
- Appreciates design team's emphasis on community.
- Recommends each side of the block have a different voice. Design doesn't need to be homogeneous.

Massing:

- Interested in seeing setbacks along Crockett St.

Pedestrian Safety:

- Consider pedestrian & traffic safety on 1st Ave. N.

Store:

- Community wants exceptional design and interaction with the sidewalk.

2/14/2019 - Met with members of the Picture Perfect Queen Anne neighborhood group.

Feedback:

PPQA is especially interested in 4 aspects of this pivotal Queen Anne Project:

- Significant greenery on Queen Anne Avenue. Refer to Queen Anne Streetscape Master Plan.
- Activate the pedestrian experience. Provide a strong and pedestrian friendly connection between the interior and exterior of the store.
- Pedestrian open space and the inclusion of usable open space for meeting and greeting neighbors.
- The use of classic brick material on the exterior and other high-quality cladding.

3/26/2019 - Public Community meeting, solicited feedback with an open house format where attendees could place stickers next to priorities and leave comments on Post-It notes.

Feedback:

Residential Streetscape:

- Prioritize a more residential feel, not urban/ hardscape feel, more plantings and landscaping, pedestrian oriented green street

Plaza:

- Prioritize flexible evening gathering space, open edge of plaza, indoor-outdoor flow to casual gathering, small urban plaza with art, consider safety and lighting, orient plaza to Queen Anne Ave, consider trees and furniture in the plaza, consider art in the plaza

Commercial Streetscape:

- Consider the existing Queen Anne character, insert retail with a flow to sidewalk, small group seating, consider tree species and furniture selection, high visibility and transparency of openings along Queen Anne Ave

3/26/2019 - Public Community meeting (Continued)

Height, Bulk, and Scale:

Attendees almost unanimously agreed with the following items:

- Keep height of building lower along Crockett St.
- Concentrate taller parts of residential building on the NE side of the site.
- Step building at grade back 3-5 feet from the property line to allow for public seating along Queen Anne Ave
- Include more landscaping along Queen Anne Ave N.
- Include townhome-like facade along 1st Ave N.
- Other comments: appreciated breaking down the upper level massing into 3 buildings, consider step the building as it goes up, concern about height.

9/5/2019 - Presented to Queen Anne Land Use Review Committee (LURC)

Feedback:

Context:

- Place making and street character should be different and as diverse as each street abutting the site.
- Appreciates design team's emphasis on community and desire to have the project reflect the community.

Massing:

- Enthusiastic about massing, setbacks along the ground level, and step backs at the upper levels.
- Community requested additional drawings showing how the proposed massing fits into the adjacent context.

Concern about height.

- Height and setbacks along Queen Anne Ave allows or provides the opportunity to create something special or iconic.

Pedestrian Safety:

- Consider pedestrian & traffic safety on 1st Ave. N. and Crockett St.

Parking:

- Community wants adequate parking for the new development.

9/10/2019 - Presented to the general public in a community meeting

Feedback:

Context:

- Place making and street character should be different and as diverse as each street abutting the site.
- Community desires to have high quality and well maintained landscaping around the site.

Pedestrian Safety:

- Provide ample sightlines for the parking garage entries and exits.
- Pleased to see crosswalks at Boston St. and 1st Ave. N will be updated and provide safer pedestrian crossings.

Parking:

- Community wants adequate residential parking for the new development.
- Consider electrical charging areas for both electrical cars and bikes.

Massing:

- Community would like to see shadow studies of the proposed massing at a future meeting.



Photographs from the 3/26/19 public meeting with an open house format.



Photographs from the 9/5/19 LURC meeting



Photograph from the 9/10/19 public community meeting



Photograph from the 9/10/19 public community meeting

ZONING SUMMARY

23.47A.004 – Permitted and prohibited uses

Table A for 23.47A.004 Uses in Commercial Zones
Retail Sales, multipurpose: Permitted, limited to 50,000 sf
Residential Uses: Permitted

23.47A.010 – Maximum size of nonresidential use.

Max size for Retail Sales, multipurpose: 50,000sf

23.47A.005 – Street-level uses

C.1 Residential uses at street level – Residential uses may occupy no more than 20 % of the street-level street-facing facade in a pedestrian-designated zone, facing a designated principal pedestrian street

23.47A.008.A.2 – Blank Facades

Blank segments of the street-facing facade between 2’ and 8’ above the sidewalk may not exceed 20’ width.
Total blank facade segments max 40 percent of the width of the facade of the structure along the street.

23.47A.008.B.2 – Transparency

60% of the street facade between 2’ and 8’ above the sidewalk shall be transparent.

23.47A.008.B.3 & 4 – Non-residential depth and height

Average depth of 30’ and minimum depth of 15’
Non-residential uses at street level shall have a floor-to-floor height of at least 13 feet.

23.47A.008.C – Pedestrian Designated Zone

Limits 20% of façade to residential uses.
Provide overhead weather protection.

C.5 – Maximum Width and Depth Limits: 250’

C.6 6. – Space for small commercial uses at street level
Provide small commercial space when commercial space is greater than 5,000 sf.

D1 &2 – Residential uses at grade visually prominent entry, dwelling unit max 4’ above or below grade.

23.47A.012 – Structure height: 75’

23.47A.013 – Floor Area Ratio: 5.5 max

23.47A.014.C – Upper-level setbacks for street-facing facades:

75’ height limit, portions of structures above 65 feet must be set back from the front lot line by an average depth of 8 feet.

23.47A.014.D. – Facade modulation

For structures with a width of more than 250 feet, at least one portion of the structure 30 feet or greater in width must be set back a minimum of 15 feet from the front property line.

23.47A.024 – Residential Amenity Areas

Required in an amount equal to 5 % of the total gsf in residential use, can exclude areas used for mechanical equipment and accessory parking. Bioretention facilities qualify as amenity areas.

23.47A.016 – Green Factor of 0.3 is required

23.47A.030 & 23.54.015 – Required Parking

Site is in a Frequent Transit Service area, no minimum parking required for nonresidential and residential uses.

Table C for 23.54.030 – Number of curb cuts allowed: 4 max for site

23.54.030.F.2.b – Curb Cut widths

- 1) For one-way traffic, the minimum width of curb cuts is 12 feet, and the maximum width is 15 feet.
- 2) For two-way traffic, the minimum width of curb cuts is 22 feet, and the maximum width is 25 feet, except that the maximum width may be increased to 30 feet if truck and auto access are combined. Max 15% driveway slope

23.54.030.G Sight Triangle – required on side of driveway used as an exit.

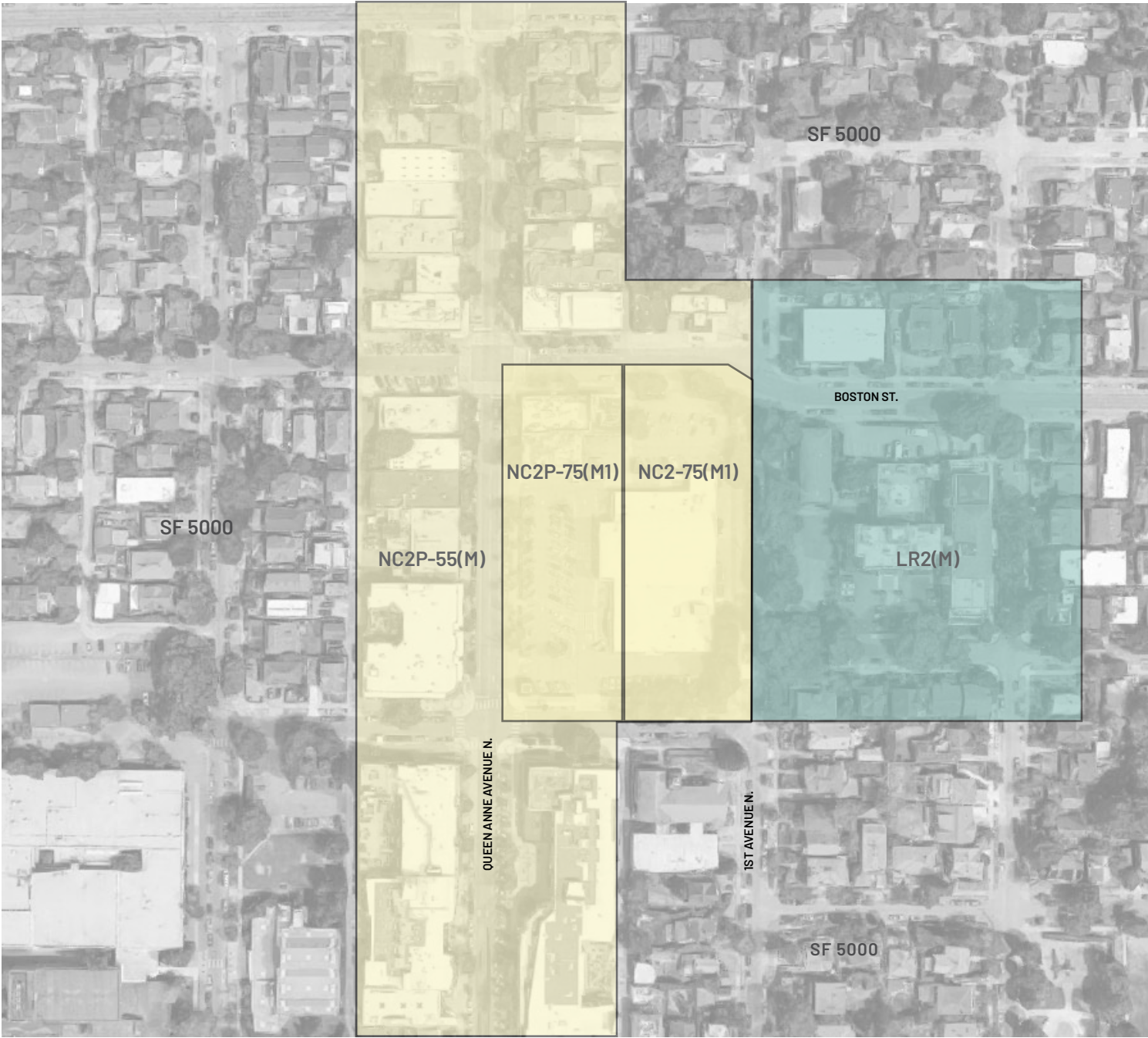
23.54.35 Loading Berth Requirements – Low demand requires 1 loading berth.

23.54.015.K – Bike Parking required

Sales & service: 1/4,000 SF long term and 1/2,000 sf short term
Multi-family structures: 1 per dwelling unit long term, 1 per 20 dwelling units short term

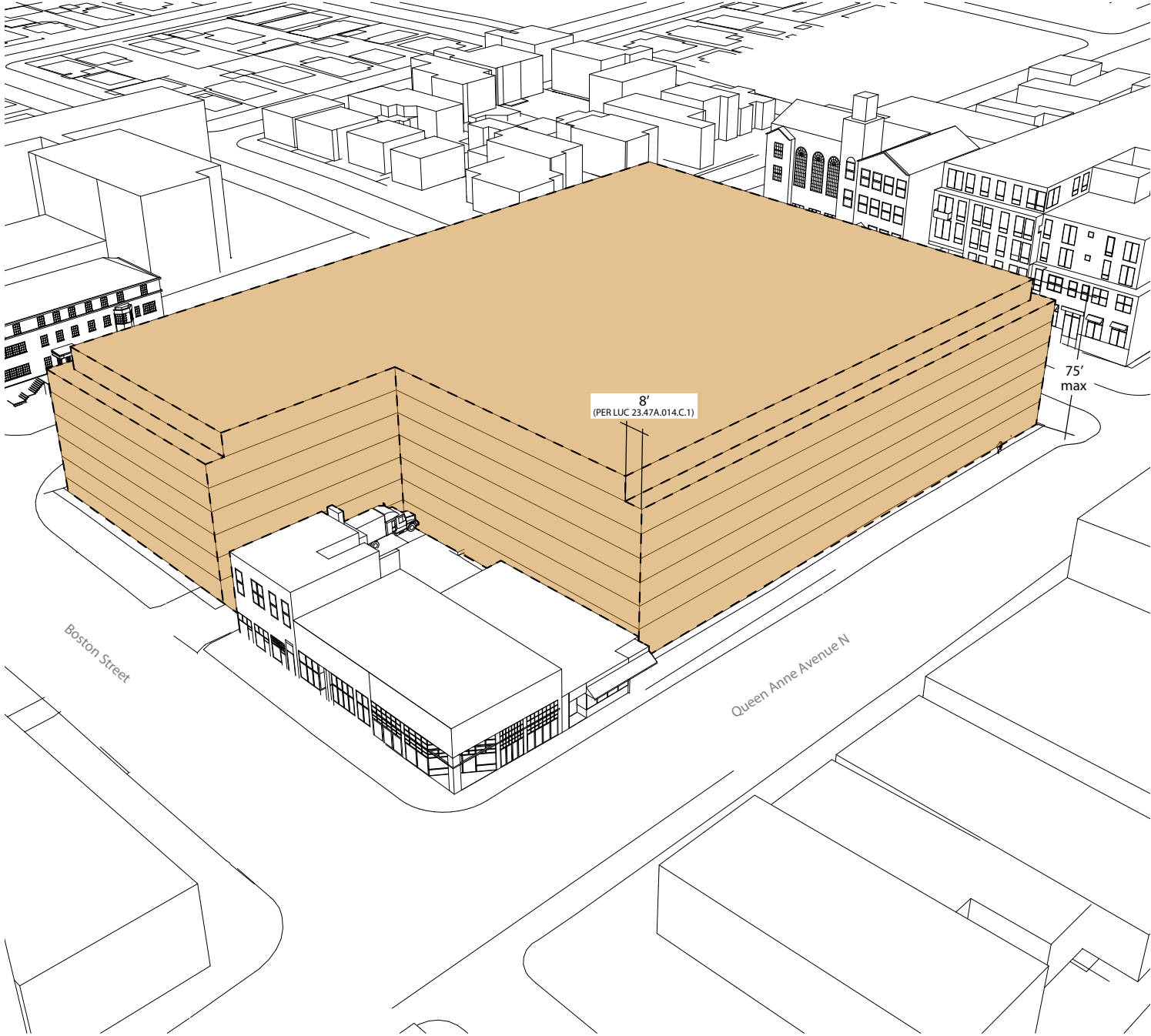
Table A 23.54.040 – Solid Waste Storage requirements

Residential >100 units: 575 sf plus 4sf per additional unit above 100.
Nonresidential 50,000 sf: 175 sf



ZONING

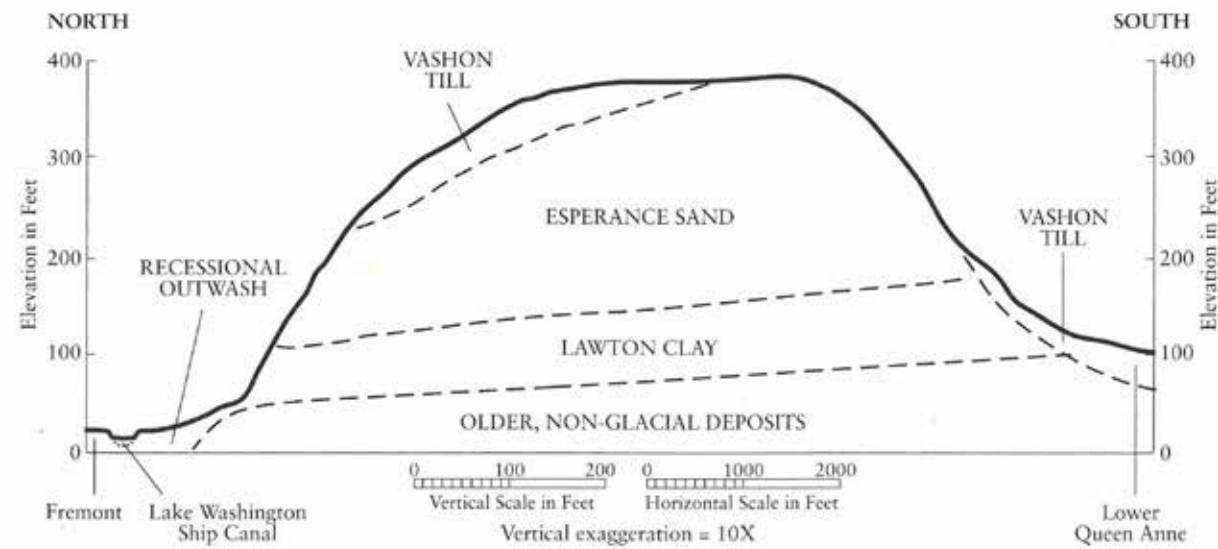
- SF 5000
- NC2P-55(M)
- NC2P-75(M1) & NC2-75(M1)
- LR2(M)



MAXIMUM ZONING ENVELOPE

SITE ZONING	
Zone:	NC2P - 75 (M1) , NC2-75 (M1)
Overlay:	Upper Queen Anne Residential Urban Village Pedestrian Overlay on West Half of Site
Street Classifications:	Queen Anne Avenue N and Boston Street = Minor Arterials
Lot Area:	79,839 SF (1.83 Acres)
Allowable FAR:	5.5
Allowable Area:	439,115 SF

NEIGHBORHOOD AND SITE HISTORY



QUEEN ANNE GEOLOGICAL PROFILE

The Queen Anne hill is one of the original “7 hills” of Seattle. The flat top portion of Queen Anne hill stands 456' above Elliott Bay and was formed by deposits of the Vashon glacier and other non glacial sediments. The area has been modified by rising sea levels, erosions and landslides.



MILITARY ROAD (DEXTER AVE.) CA. 1855

The Queen Anne hill was originally called 'Eden Hill' as it had dense vegetation and an incredible view of the surroundings. It was described to be the promise land by its first settler, Thomas Mercer. The 1870s, mark Seattle's transition from wilderness to urban development.



WILCOX HOUSE -CA. 1871

The homesteaders began to clear out the forest to plant crops and create pastures for their livestock. This was called "stump farming."

13,500 YEARS AGO

FORMATION OF QUEEN ANNE HILL

1860s

LOST WILDERNESS



QUEEN ANNE HILL - CA. 1883

Queen Anne Hill seen from downtown Seattle, circa 1883. The southern slope of the hill was subdivided in the 1880s, while the northern sides of the hill remained wooded into the 1920s.



QUEEN ANNE TOWN - CA. 1894

The area was called Queen Anne Town as part of a real estate promotion to encourage development. As the population in Seattle boomed in the 1880s and 1890s, the development of Queen Anne town was limited due to the challenging topography.



FIRST AVE. N & GARFIELD ST. - CA. 1891

1890s

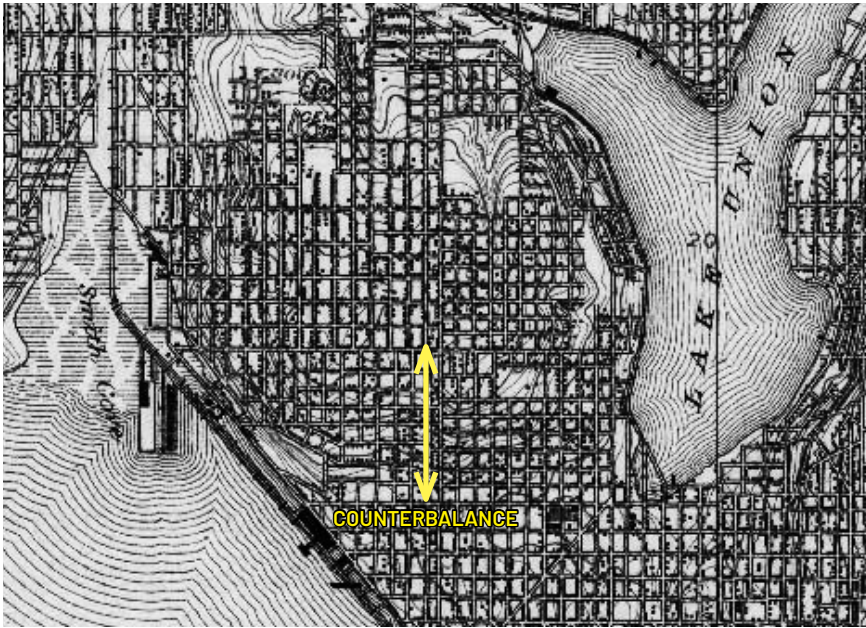
"QUEEN ANNE TOWN"

NEIGHBORHOOD AND SITE HISTORY



QUEEN ANNE AVENUE -CA. 1902

In 1902, a streetcar was constructed to connect the top of Queen Anne Hill with the remainder of Seattle. A counterbalance system was used to make this possible. A 16-ton underground weight counterbalanced the trolley. The trolley and counterbalance remained on opposite ends of the track. When the trolley is at the bottom moving up, the counterbalance is released from the top of the hill and descends down as the trolley moves up and vice versa.



QUEEN ANNE NEIGHBORHOOD -CA. 1909

Less than a decade later, the counterbalance allowed for the development of the Queen Anne As well as the implementation of the street grid.





QUEEN ANNE AVENUE & BOSTON STREET - 1927

Queen Anne Avenue and Boston Street looking east. The project site is to the right of the photo. This intersection has been one of the centers of the top of the hill since the 1920's. Throughout the years, the intersection has been home to prominent community grocery stores, drugstores, doctor's offices, and a movie theater.



CURRENT SITE CONDITION - 2019

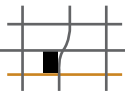
The current structure was built in 1962 and has remained a Safeway store with a parking lot since.

1927

QUEEN ANNE AVE & BOSTON ST

1962 - 2019

PRESENT CONDITION



02 NEIGHBORHOOD ANALYSIS + SITE CONTEXT

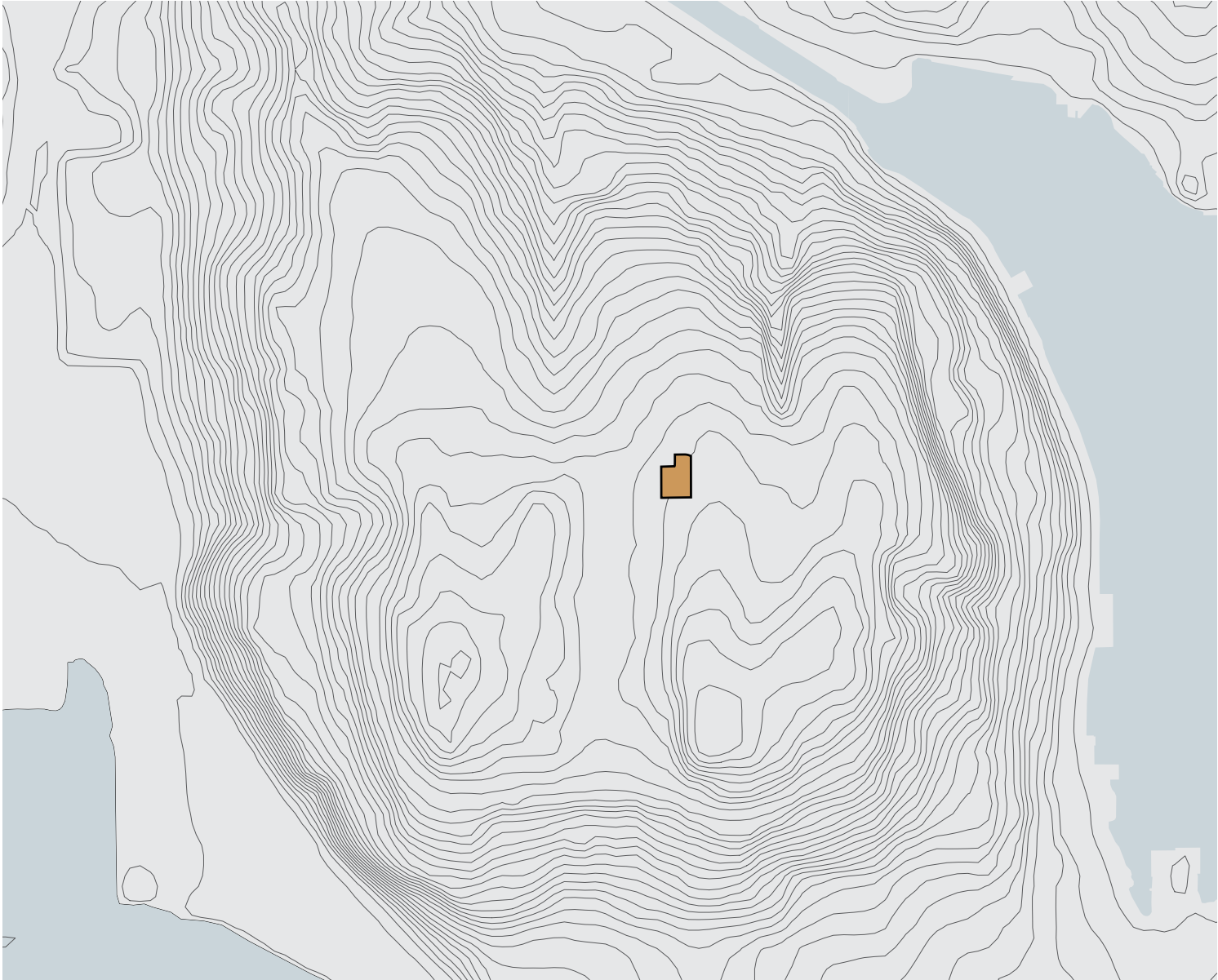
NEIGHBORHOOD ANALYSIS





NEIGHBORHOOD EXTENT

Site is located centrally in the Queen Anne neighborhood.



NEIGHBORHOOD TOPOGRAPHY

Site sits on top of Queen Anne Hill, in a relatively flat part of the hill's topography.



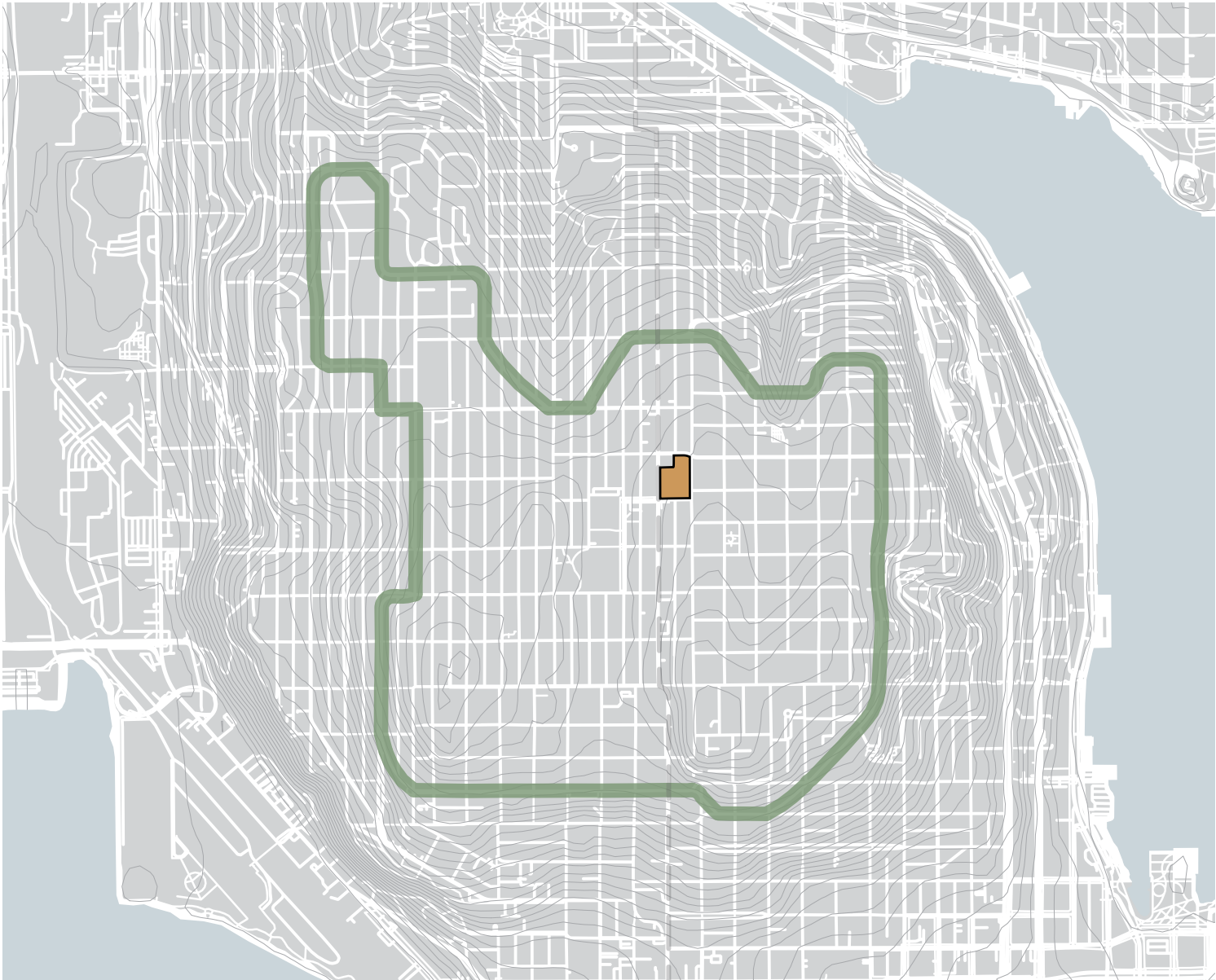
NEIGHBORHOOD ANALYSIS



NEIGHBORHOOD GRID

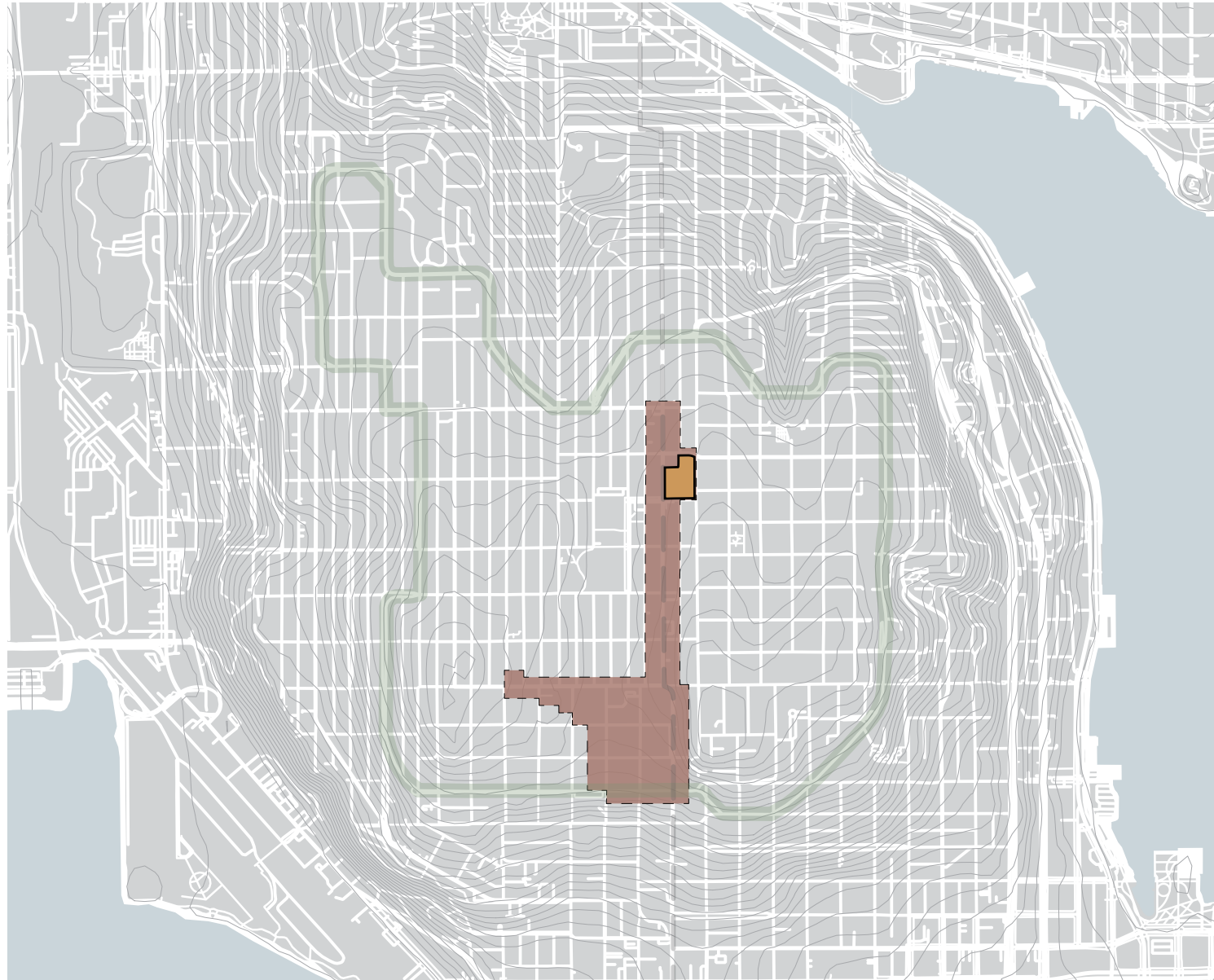
The site is bordered to the west by Queen Anne Avenue (highlighted with dashed line). This street is the major north/south arterial road that runs through the Queen Anne neighborhood.

To the east, the site is bordered by 1st Avenue North. This street is the edge between two different street grid systems in Queen Anne.



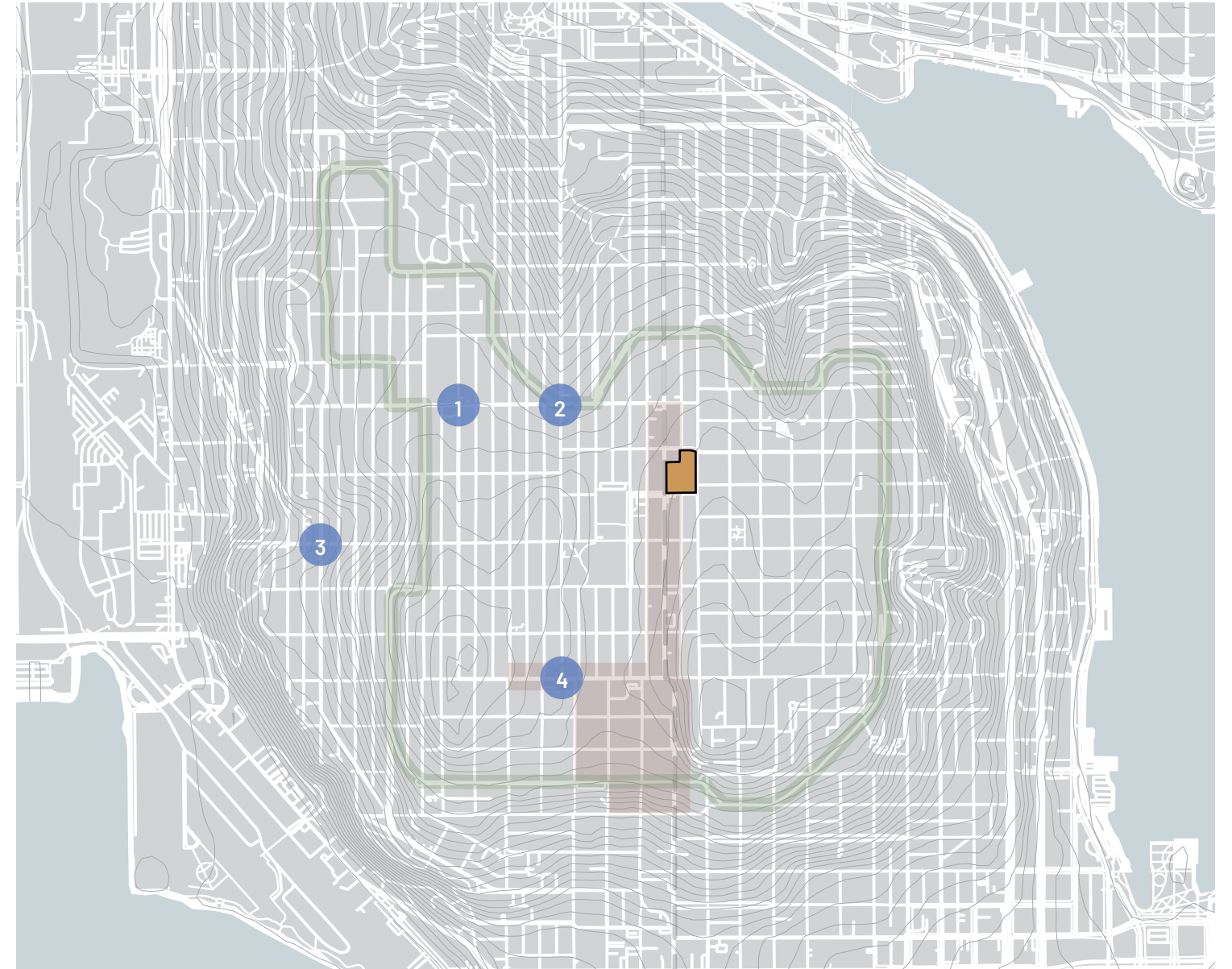
“CROWN OF QUEEN ANNE” (OLMSTED PLAN)

Green outline shows Queen Anne Boulevard, a scenic route proposed by the community in 1907. It closely follows the outline of the top of Queen Anne Hill. It highlights the interaction between the topography of the hill and the more regular street grid systems.



QUEEN ANNE HILL RESIDENTIAL URBAN VILLAGE

Red shows Queen Anne Residential Urban Village, the commercial district of the neighborhood. The project site is located within this area.



SMALL COMMERCIAL NODES "NEIGHBORHOOD HAMLETS"

1. McGraw St. & 6th Ave.
2. McGraw St. & 3rd Ave.
3. Howe St. & 10th Ave.
4. Galer St. & 3rd Ave.

Highlighted in blue are smaller sections of the neighborhood that contain commercial activity away from the main road of Queen Anne Avenue.



NEIGHBORHOOD DEVELOPMENT & USES



NEIGHBORHOOD DEVELOPMENT & USES



1. STORYVILLE COFFEE



2. AMERICAN CANCER SOCIETY
(GRANTED SEATTLE LANDMARK STATUS)



3. ARBOR PLACE APTS.
(FUTURE DEVELOPMENT)



4. SEATTLE LEARNING CENTER



5. QUEEN ANNE MANOR SENIOR LIVING



6. SWEETBRIER APTS.



7. FARMER'S MARKET
(EVERY THURS. JUNE - OCTOBER)



8. 7 HILLS APTS. / BARTELL DRUGS



9. TOWNE APTS. / TRADER JOES



10. QUEEN ANNE BAPTIST CHURCH
(SWEET PEA COTTAGE PRESCHOOL OF THE ARTS)



11. MCCLURE MIDDLE SCHOOL



12. QUEEN ANNE COMMUNITY CENTER



13. QUEEN ANNE POOL



14. BETHANY PRESBYTERIAN CHURCH

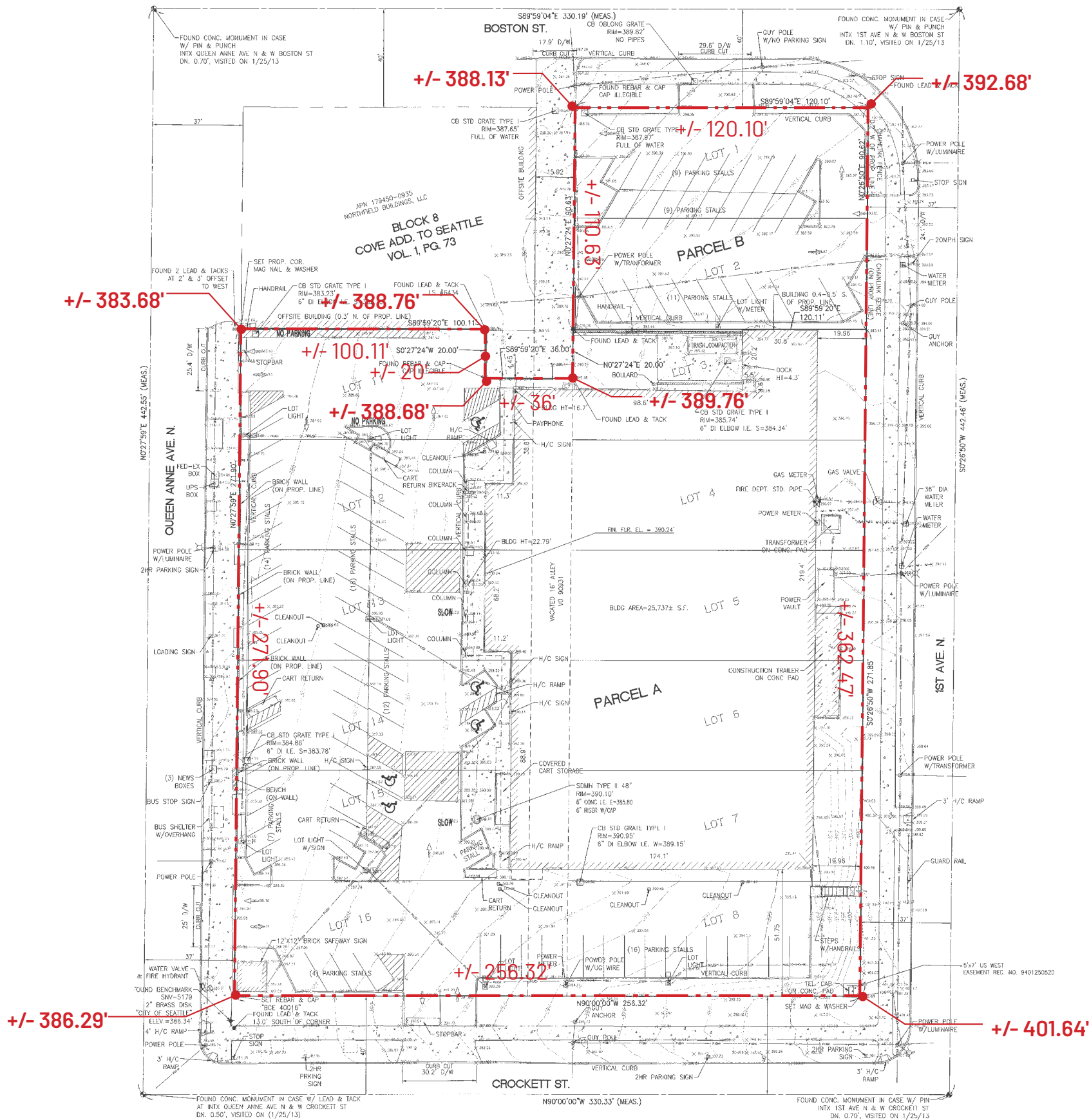


15. QUEEN ANNE BOOK COMPANY

URBAN NODES DIAGRAM



- 1 HOW TO COOK A WOLF
- 2 GRAPPA / ORRAPIN THAI CUISINE / IKIIKI SUSHI BAR
- 3 BOUNTY KITCHEN / STORYVILLE
- 4 HILLTOP ALE HOUSE
- 5 PARAGON
- 6 MEZCATERIA OAXACA (EL MEZCALITO)
- 7 TRADER JOES
- 8 ZEEKS PIZZA
- 9 QUEEN ANNE BOOK COMPANY
- 10 5 SPOT
- 11 OLYMPIA PIZZA
- 12 CAFFE FIORE
- A GARDEN AT MCGRAW & QUEEN ANNE
- B GARDEN AT BOSTON & QUEEN ANNE
- C FARMER'S MARKET (Thursdays 3-7pm, May-October)
- D MCCLURE MIDDLE SCHOOL
- E QUEEN ANNE COMMUNITY CENTER
- F QUEEN ANNE POOL
- G WEST QUEEN ANNE PLAYFIELD
- H BETHANY PRESBYTERIAN CHURCH
- J GARDEN AT THE BOTTOM OF THE GALER STEPS



LEGAL DESCRIPTION

PARCEL A: LOTS 3 THROUGH 8, INCLUSIVE, AND LOTS 11 TO 16, INCLUSIVE, BLOCK 8, COVE ADDITION TO SEATTLE, ACCORDING TO THE PLAN THEREOF, RECORDED IN VOLUME 1 OF PLATS, PAGE 73, IN KING COUNTY, WASHINGTON. TOGETHER WITH THE VACATED ALLEY IN SAID BLOCK LYING NORTH OF THE NORTH LINE OF CROCKETT STREET AND SOUTH OF THE PRODUCTION WEST OF THE SOUTH LINE OF LOT 2 IN SAID BLOCK 8, VACATED BY ORDINANCE NUMBER 90931 IN THE CITY OF SEATTLE; EXCEPT THE EAST 20 FEET OF THE NORTH 20 FEET OF SAID LOT 11; ALSO EXCEPT THAT PORTION OF SAID VACATED ALLEY LYING BETWEEN THE PRODUCTION EAST OF NORTH LINE OF SAID LOT 11 AND A LINE 20 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE AS CONVEYED TO THE CITY OF SEATTLE FOR ALLEY PURPOSES BY DEED RECORDED UNDER RECORDING NUMBER 5395735,

PARCEL B: LOTS 1 AND 2, BLOCK 8, COVE ADDITION TO SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 73, IN KING COUNTY, WASHINGTON.

URBAN ANALYSIS

OPPORTUNITIES

- 1 CORNER LOT WITH HIGH VISIBILITY
- 2 LOCATED WITHIN QUEEN ANNE HILL RESIDENTIAL URBAN VILLAGE & 1/2 OF SITE WITHIN THE PEDESTRIAN ZONE.
- 3 EASY ACCESS TO PUBLIC TRANSIT - TWO BUS STOPS ADJACENT TO SITE ALONG QUEEN ANNE AVE. N & BOSTON ST.
- 4 CLOSE PROXIMITY TO FARMER'S MARKET, PUBLIC PARKS, QUEEN ANNE P - PATCH, QUEEN ANNE POOL, QUEEN ANNE COMMUNITY CENTER.
- 5 SOLAR ACCESS
- 6 HIGHLY WALKABLE / VERY BIKEABLE SITE (WALKSCORE = 94, BIKESCORE = 70)
- 7 OPPORTUNITY TO CREATE VIBRANT PEDESTRIAN ACTIVITY AT INTERSECTION OF QUEEN ANNE AVE. N & CROCKETT ST.

CONSTRAINTS

- 8 VEHICLE TRAFFIC & NOISE ALONG QUEEN ANNE AVE. N & BOSTON ST.
- 9 +/- 15 FEET OF GRADE CHANGE ALONG CROCKETT ST.
+/- 9 FEET OF GRADE CHANGE ALONG 1ST AVE. N
- 10 FOR NEW DEVELOPMENTS, VEHICULAR TRAFFIC TO ENTER AND EXIT FROM THE ALLEY.

[] QUEEN ANNE RESIDENTIAL URBAN VILLAGE

[] FARMER'S MARKET

[] ENVIRONMENTAL / TRAFFIC NOISE

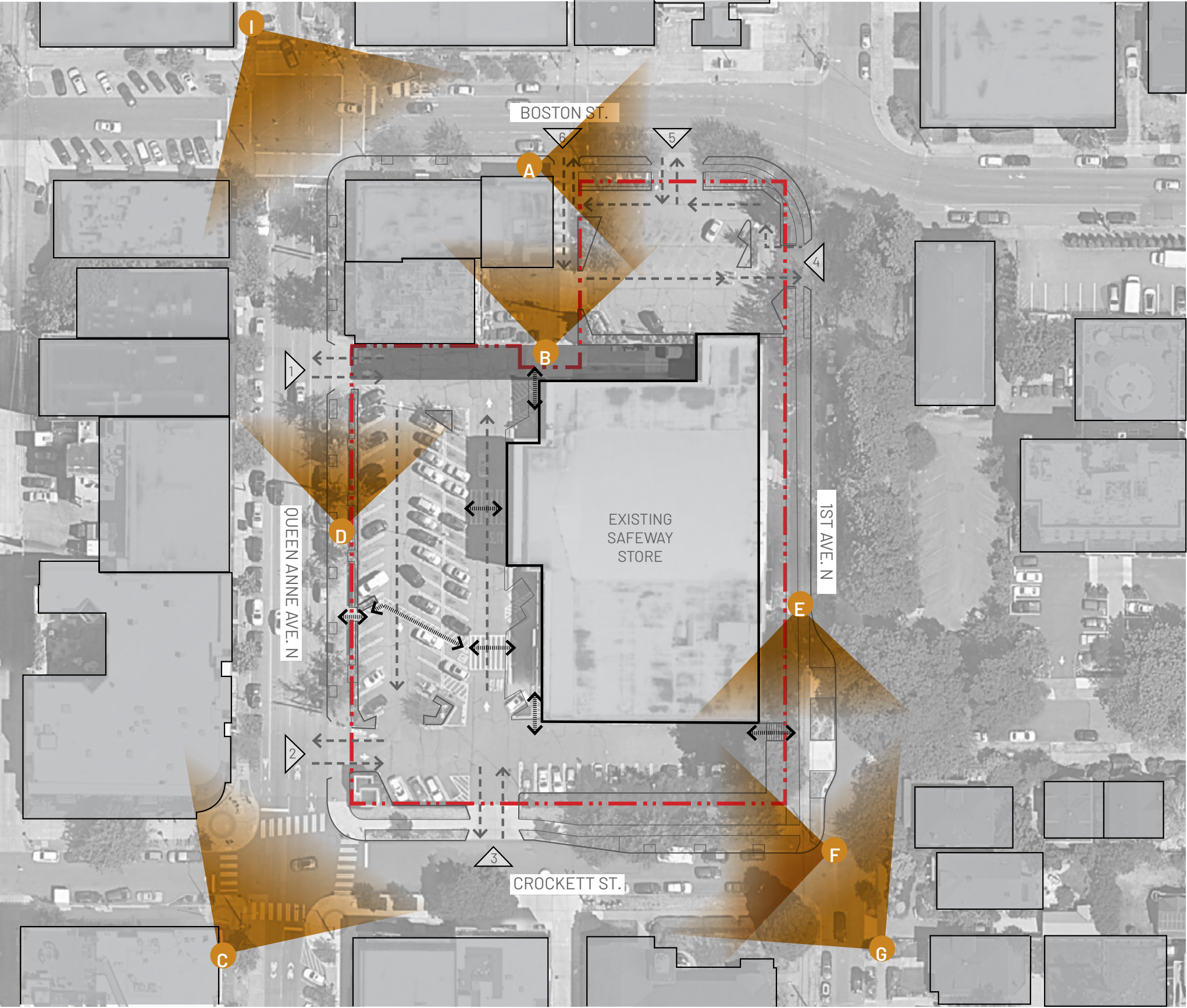




TRANSIT PATTERNS

- MINOR ARTERIAL / MAJOR TRANSIT ROUTE
- MINOR ARTERIAL / MINOR TRANSIT ROUTE
- BIKE TRAFFIC - SHARROW / MINOR SEPARATION
- QUEEN ANNE RESIDENTIAL URBAN VILLAGE
- PEDESTRIAN ZONE
- BUS STOP
- GATEWAY

EXISTING SITE PLAN



EXISTING SITE PLAN

- PROPERTY LINE
- CURRENT VEHICULAR ENTRY
- TRUCK LOADING
- CURRENT VEHICULAR CIRCULATION
- DESIGNATED PEDESTRIAN PATH/ACCESS

EXISTING SITE CONDITIONS



A. BOSTON ST. LOOKING EAST



B. ALLEY LOOKING NORTH



D. QUEEN ANNE AVE. LOOKING NORTH



E. 1ST AVE. N LOOKING SOUTH



C. SOUTHWEST AERIAL VIEW OF SITE



F. CROCKETT ST. LOOKING WEST



G. SOUTHEAST AERIAL VIEW OF SITE



I. NORTHEAST AERIAL VIEW OF SITE

STREET CHARACTER STUDIES - BOSTON STREET



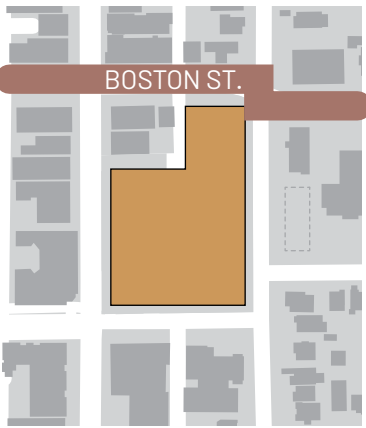
Homegrown + Picture Perfect Queen Anne Plantings



Storyville Coffee



Multi Family Housing at Boston St. and 1st Ave. N



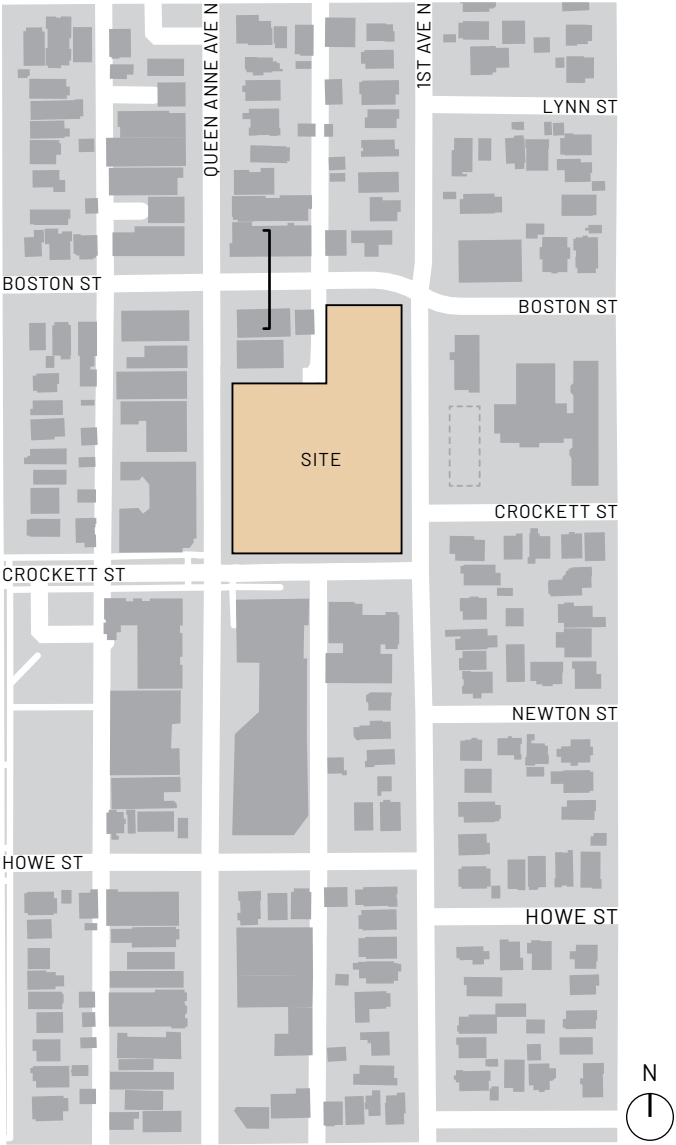
Grappa / Orrapin Thai Cuisine / Ikiiki Sushi



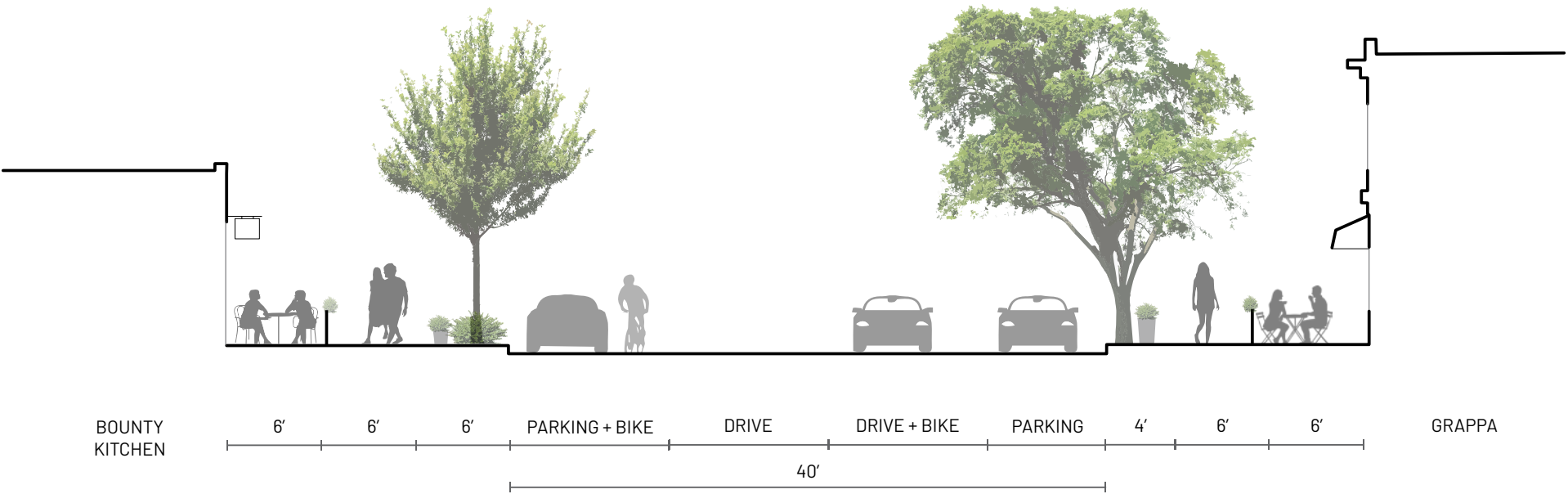
Queen Anne Manor - Assisted Living

Boston Street is one of the major east/west arterial streets in Queen Anne, featuring bus stops and bike lanes. It has both commercial and residential building uses.

This section illustrates Boston Street between Bounty Kitchen (next to the project site), and Grappa across the street. Both spaces feature outdoor seating and create an activated pedestrian zone.



STREET SECTION KEY PLAN



STREETSCAPE SECTION: BOUNTY KITCHEN + GRAPPA RESTAURANT



STREET CHARACTER STUDIES - 1ST AVENUE N



American Cancer Society



Single Family Residential Stoops Along 1st Ave. N



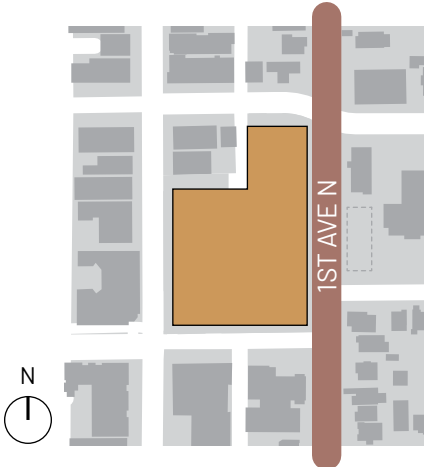
Proposed Massing for adjacent Arbor Place Apartments



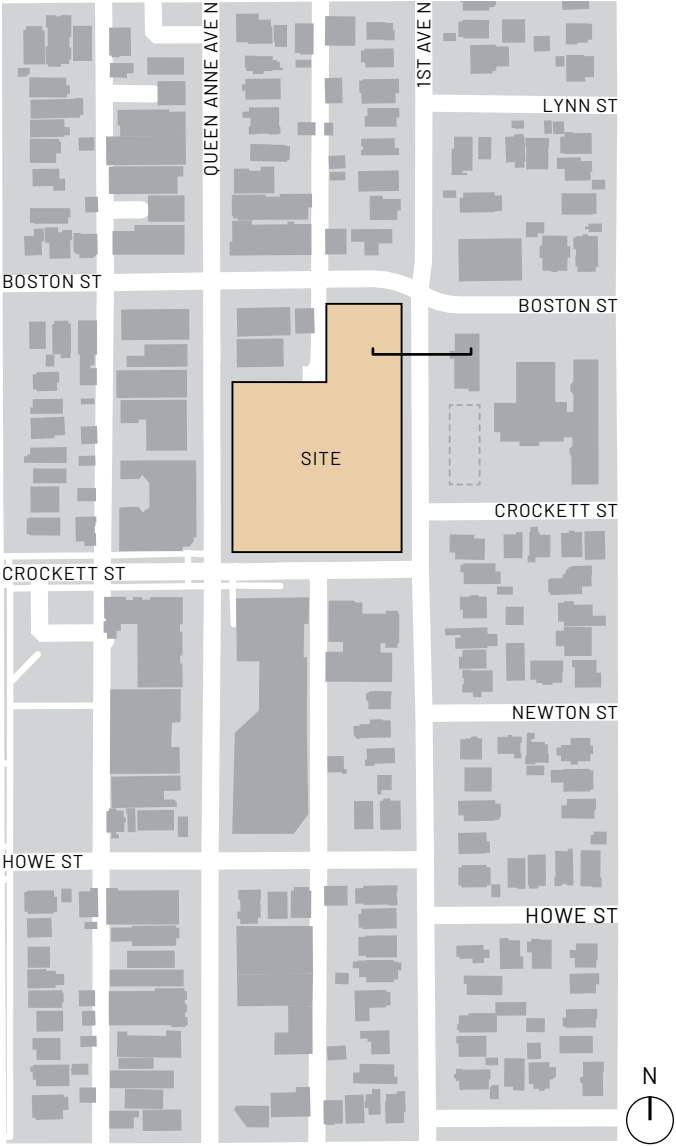
R.O.W. Planting



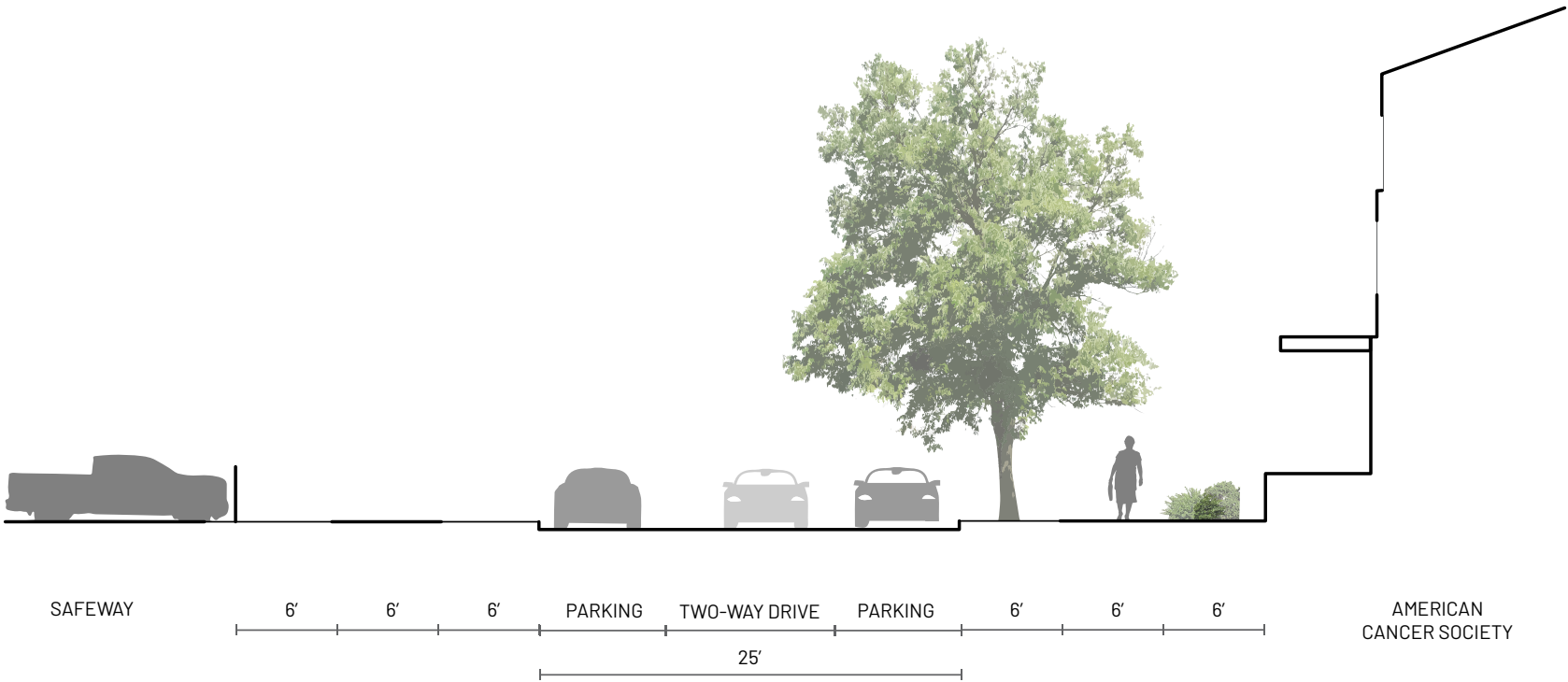
Intersection at 1st Ave. N & Crockett St.



1st Ave. N. is classified as a neighborhood yield street. The street is lined trees, single family homes built on stoops, the street width is narrower, and the sidewalks are quieter. Directly opposite of the project site is the American Cancer Society Building as well as a future multi-family residential development.



STREET SECTION KEY PLAN



STREETSCAPE SECTION: SAFEWAY + AMERICAN CANCER SOCIETY BUILDING



STREET CHARACTER STUDIES - CROCKETT STREET



Trader Joe's Garage Entrance



Queen Anne Baptist Church



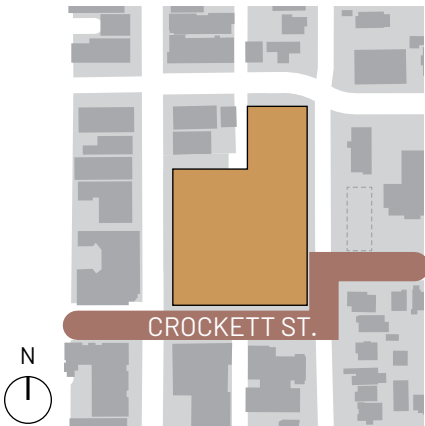
Union Bank



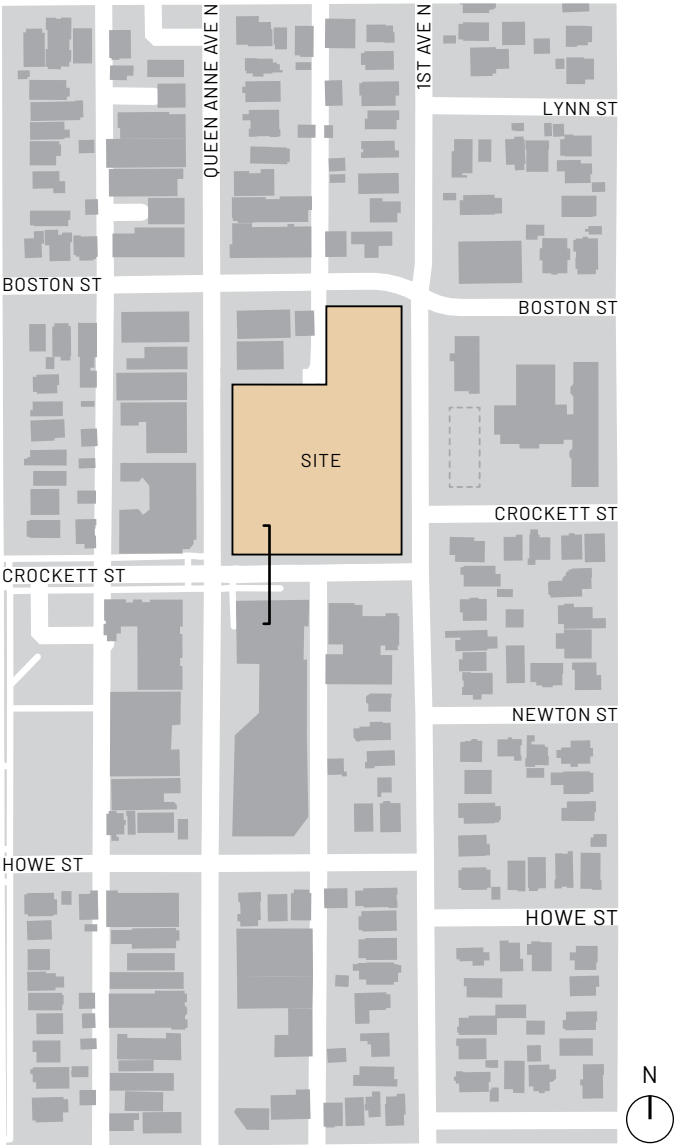
Queen Anne Farmer's Market



Menchie's - Corner of W. Crockett St. & Queen Anne Ave. N.



Crockett Street is not a major arterial roadway but it is a prominent pedestrian street. The sidewalks along Crockett Street are wider and lead to a variety of building uses. A portion of Crockett Street just west of the project site becomes the Queen Anne Farmer's Market every Thursday during the summer.



STREET SECTION KEY PLAN



STREETSCAPE SECTION: UNION BANK + SAFEWAY PARKING LOT



STREET CHARACTER STUDIES - QUEEN ANNE AVENUE N



Simple & Just



Mezcaleria Oaxaca



Queen Anne Book Company



Queen Anne Cafe



Zeeks Pizza



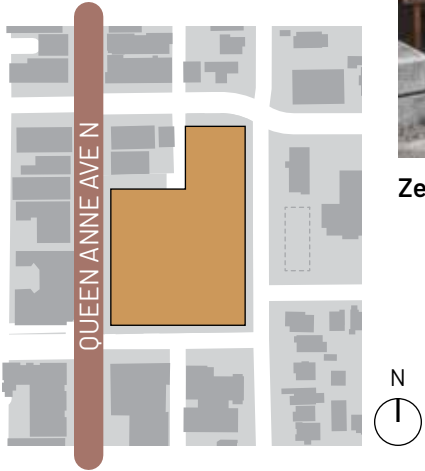
Cafe Ladro



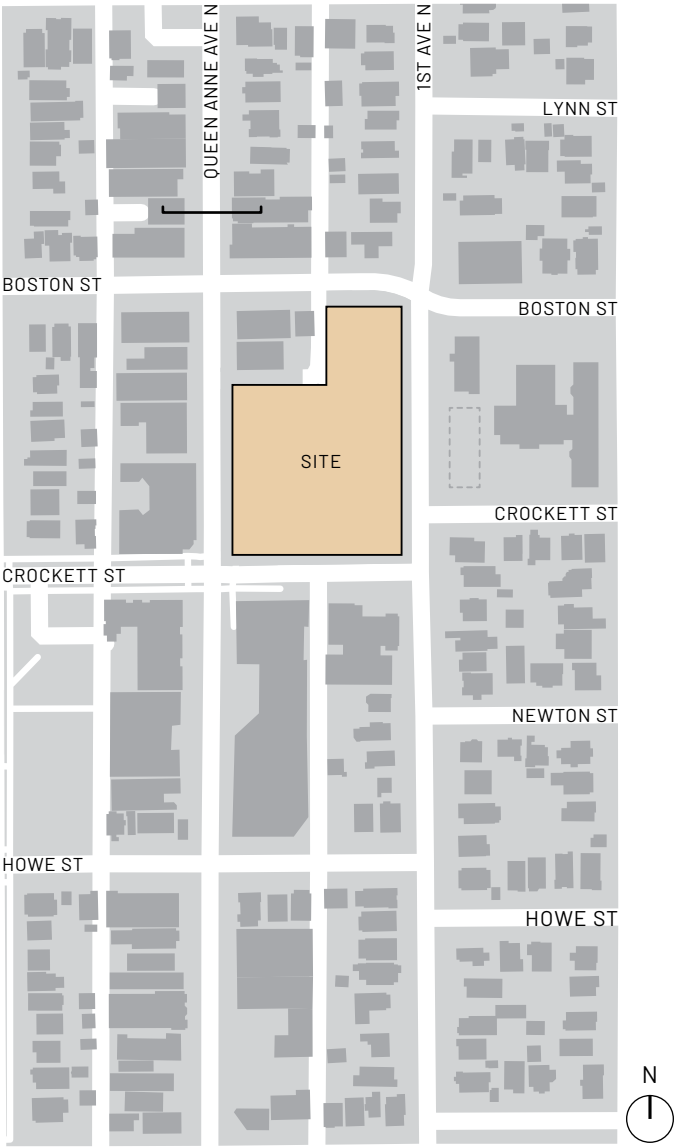
Hilltop Ale House



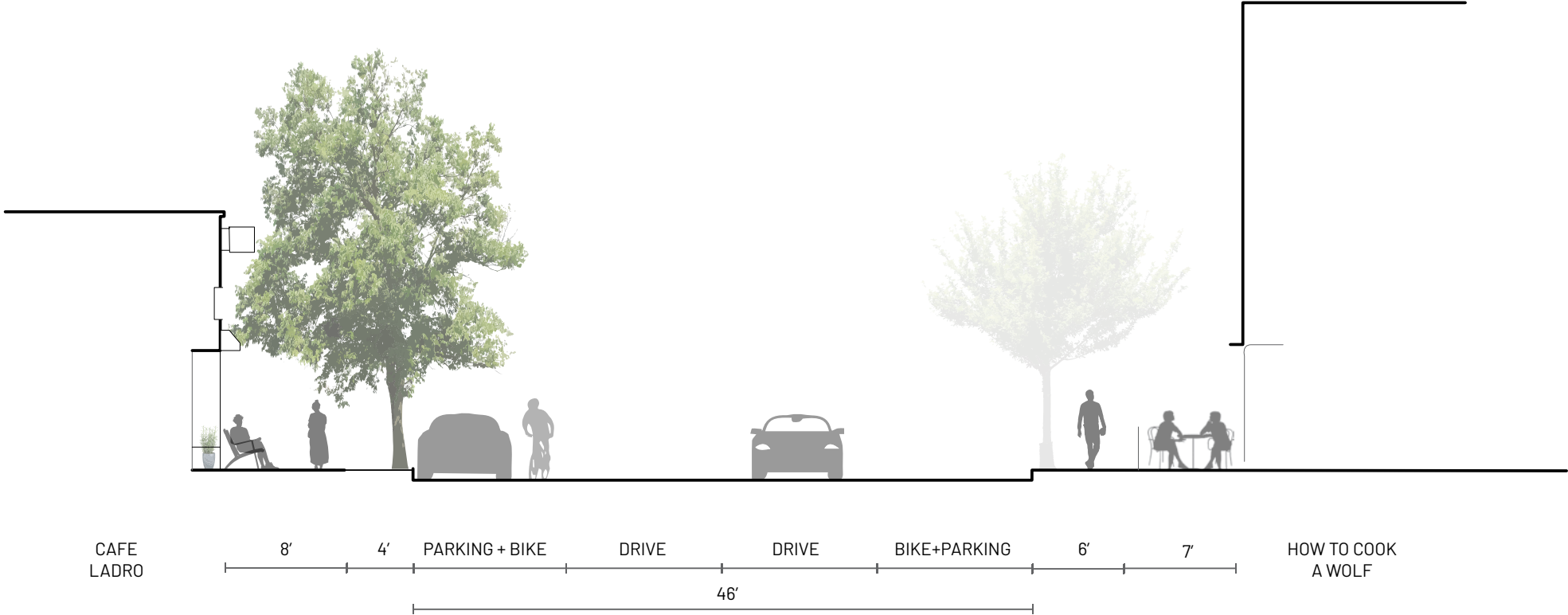
Mezcateria Oaxaca (El Mezcalito)



Queen Anne Avenue features a strong, neighborhood-scale commercial character. Select locations along Queen Anne Ave were studied to understand the types of spaces that create this character.



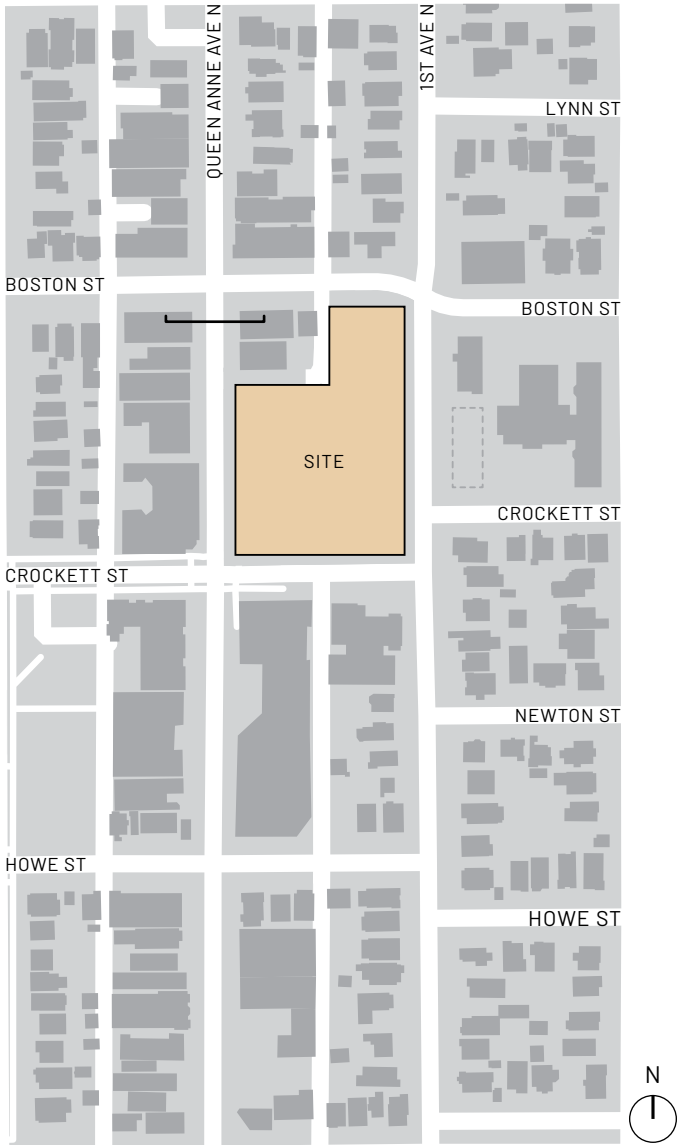
STREET SECTION KEY PLAN



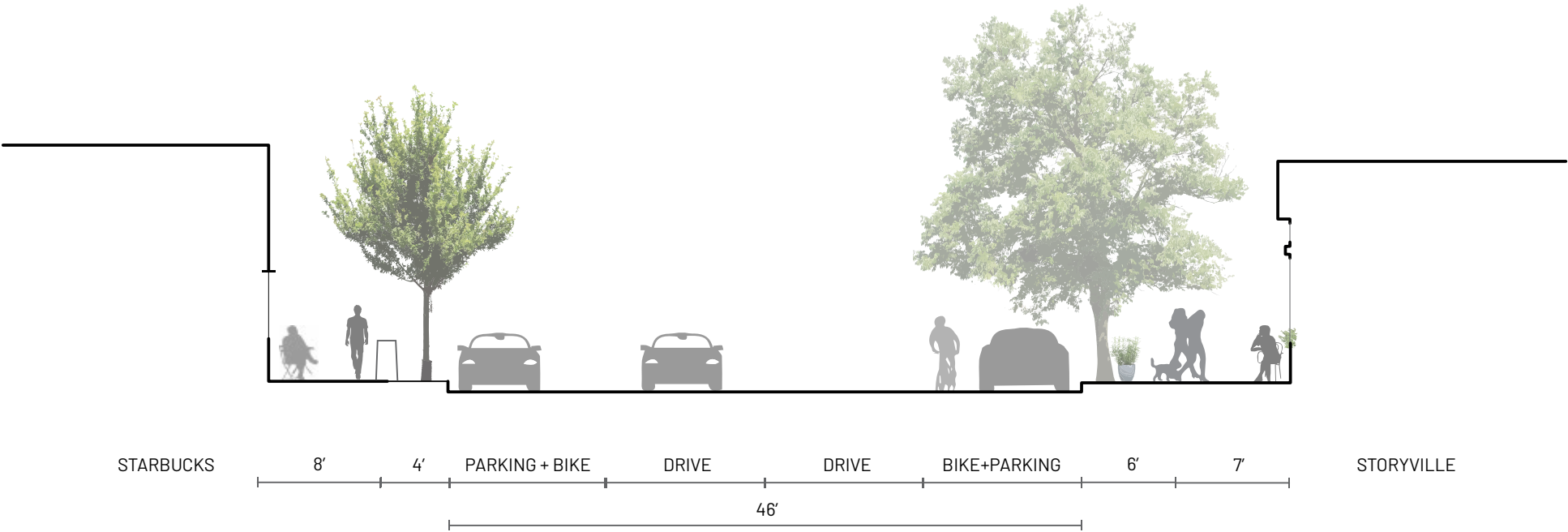
STREETSCAPE SECTION: CAFE LADRO + HOW TO COOK A WOLF



STREET CHARACTER STUDIES - QUEEN ANNE AVENUE N.

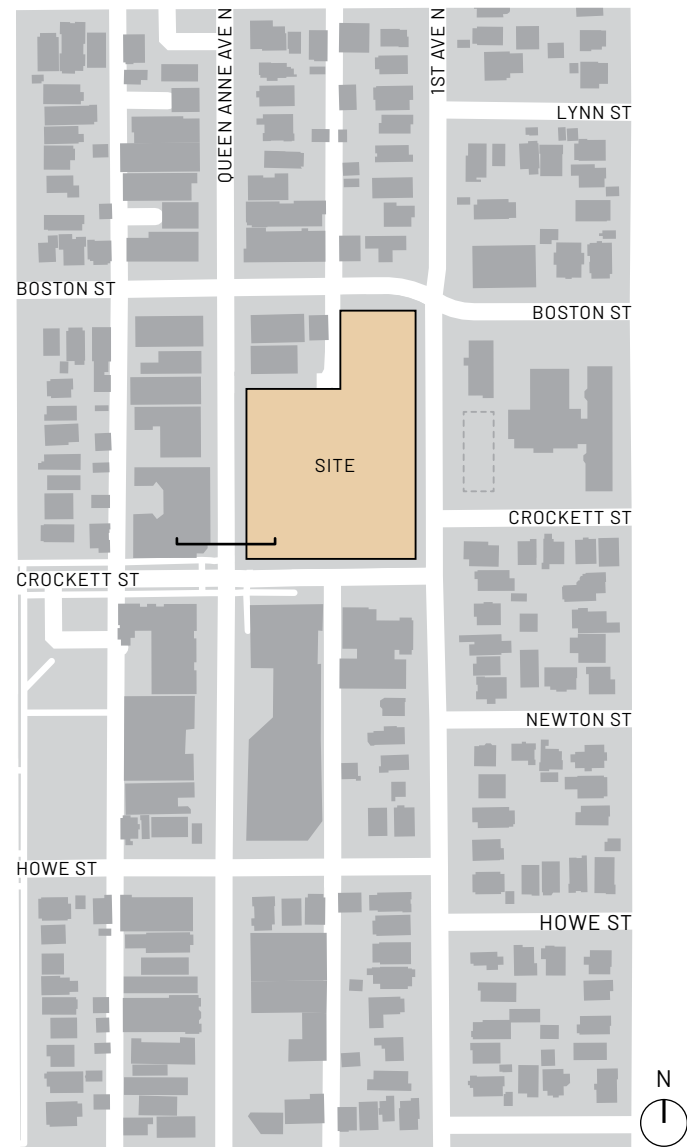


STREET SECTION KEY PLAN



STREETSCAPE SECTION: STARBUCKS + STORYVILLE COFFEE





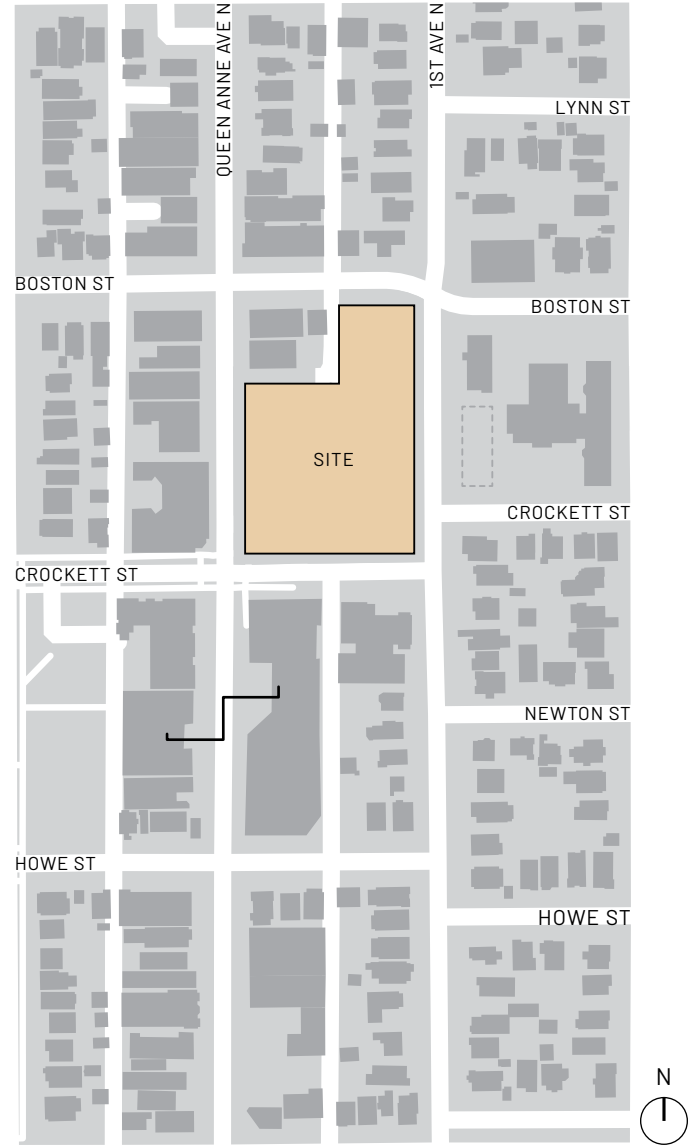
STREET SECTION KEY PLAN



STREETSCAPE SECTION: MENCHIE'S + SAFEWAY PARKING LOT



STREET CHARACTER STUDIES - QUEEN ANNE AVENUE N.

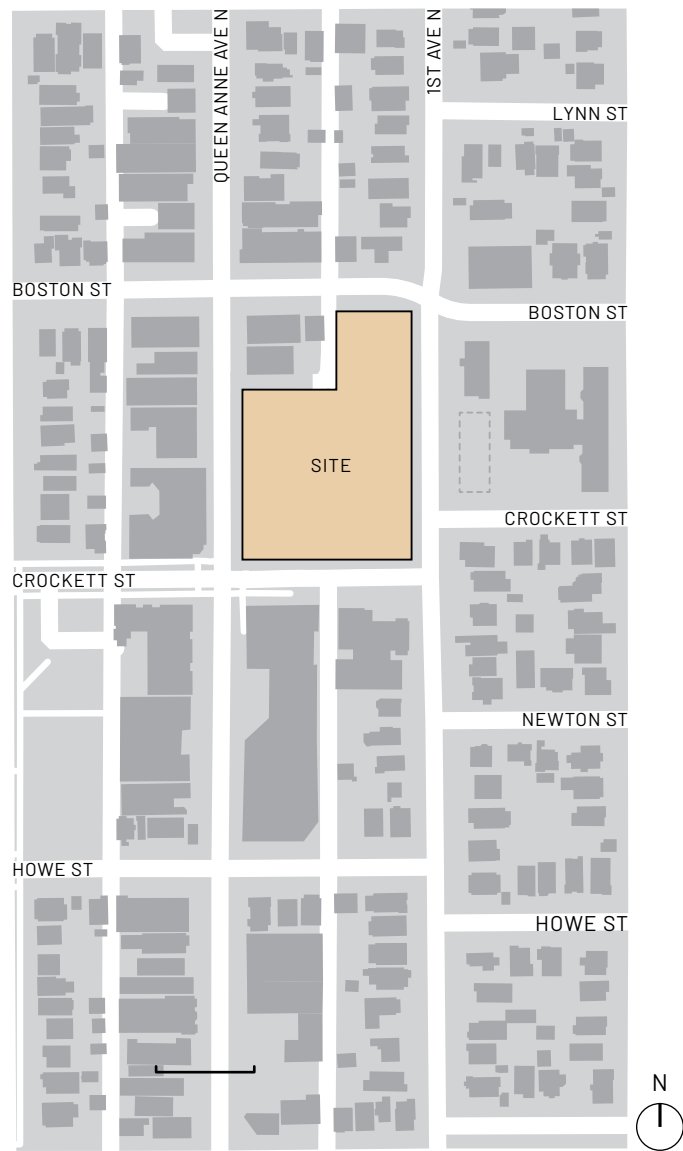


STREET SECTION KEY PLAN

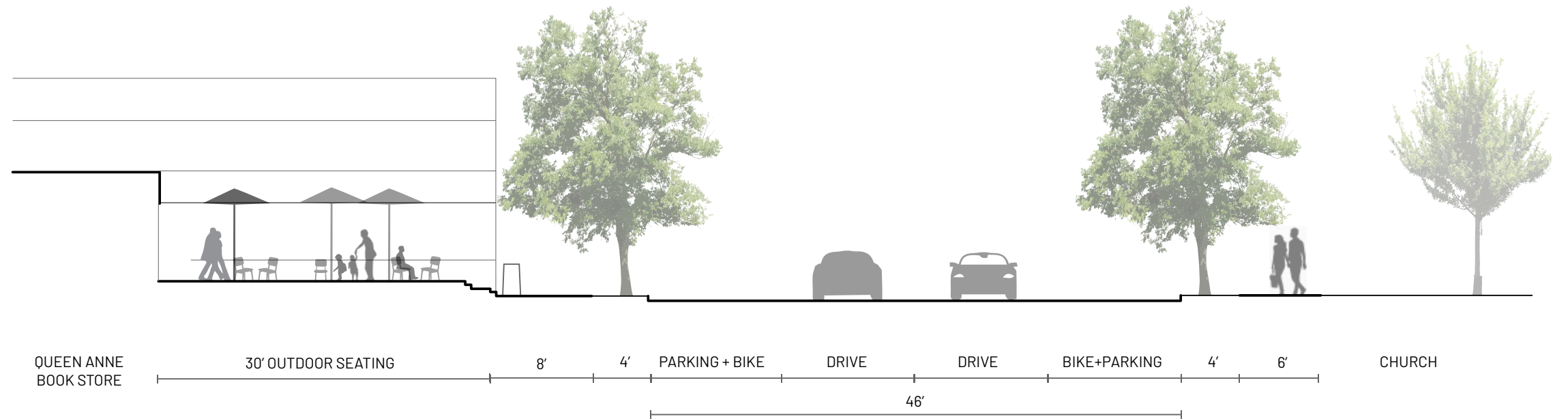


STREETSCAPE SECTION: ZEEK'S PIZZA + TOWNE APARTMENTS PLAZA





STREET SECTION KEY PLAN



STREETSCAPE SECTION: QUEEN ANNE BOOKSTORE + BETHANY PRESBYTERIAN CHURCH



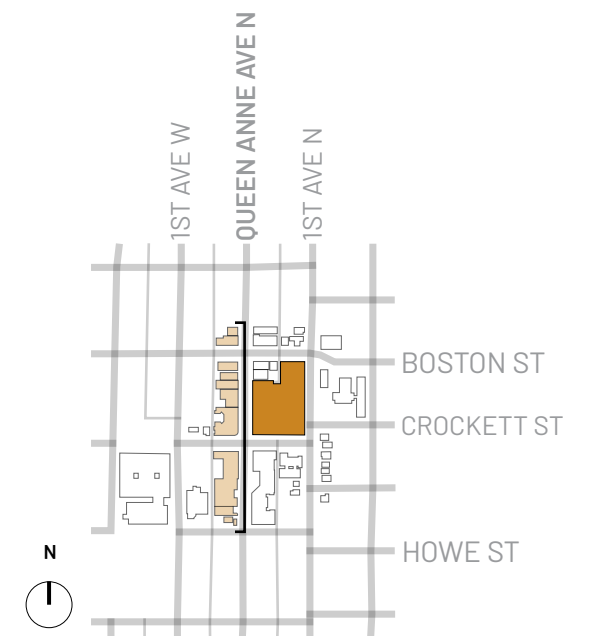
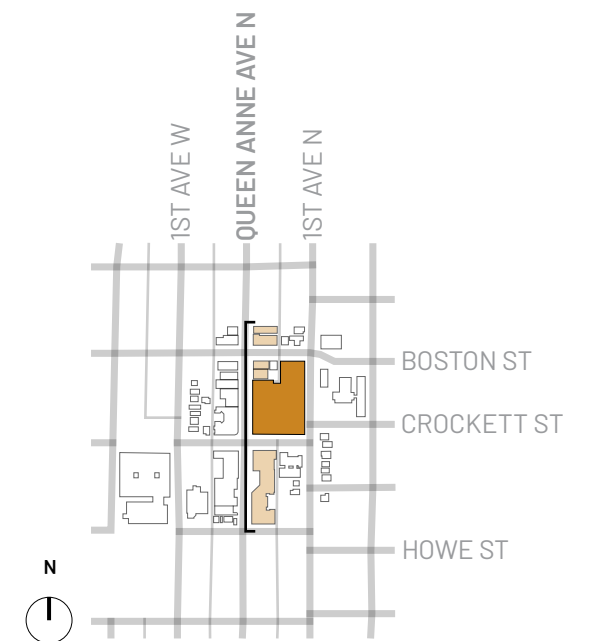
STREET ELEVATIONS - QUEEN ANNE AVENUE N



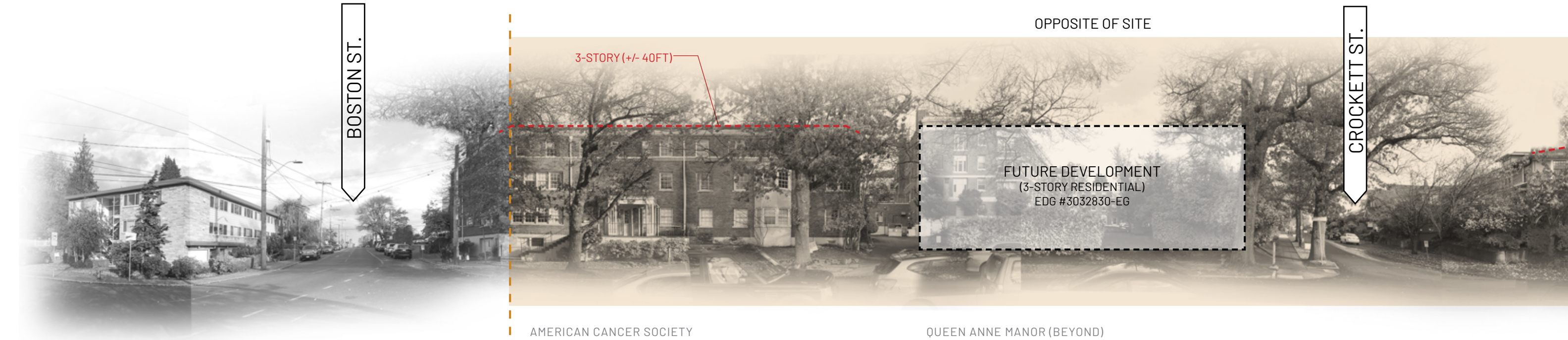
QUEEN ANNE AVENUE - EAST ELEVATION



QUEEN ANNE AVENUE - WEST ELEVATIONS



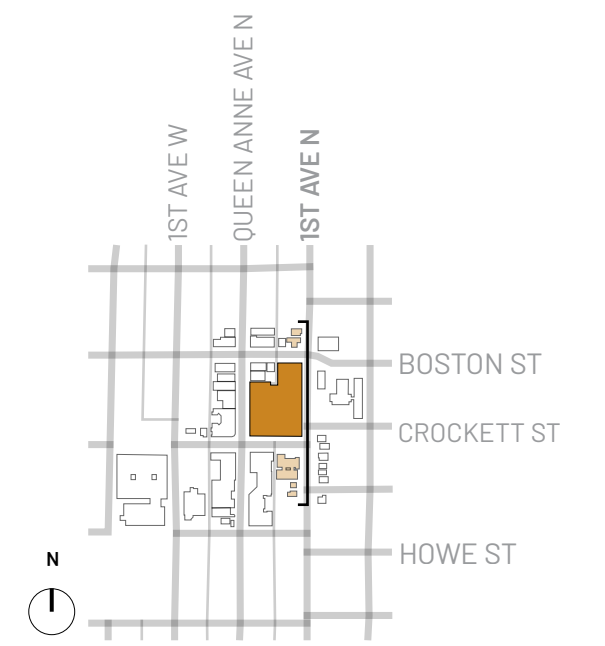
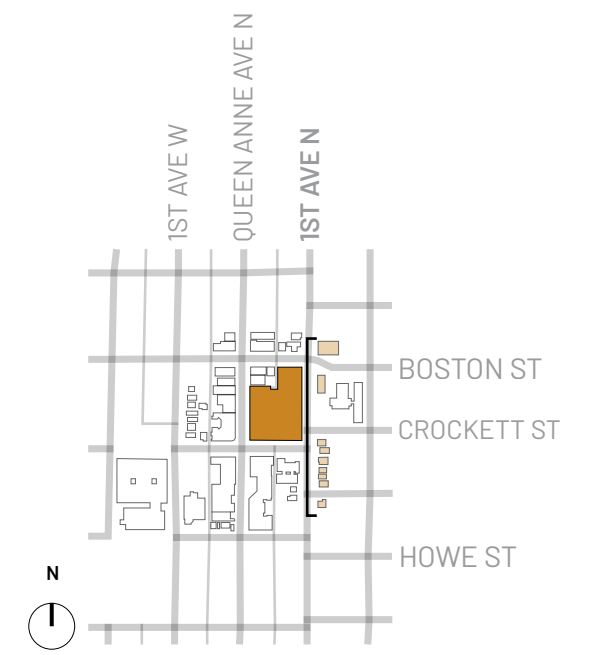
STREET ELEVATIONS - 1ST AVENUE N



1ST AVENUE - EAST ELEVATION



1ST AVENUE - WEST ELEVATION

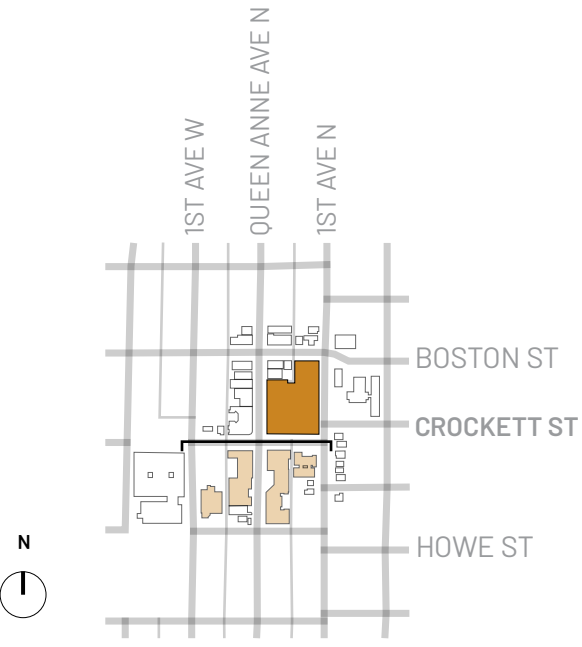
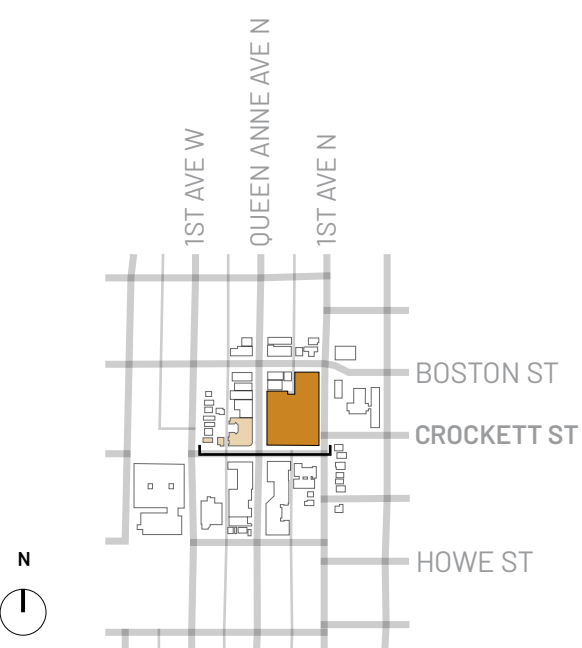


QUEEN ANNE EYE CLINIC

STREET ELEVATIONS - CROCKETT STREET



PROJECT SITE



QUEEN ANNE FARMERS MARKET
(THURSDAYS JUNE-SEPTEMBER 3:00PM-7:30PM)

QUEEN ANNE POOL (BEYOND)

MCCLURE MIDDLE SCHOOL

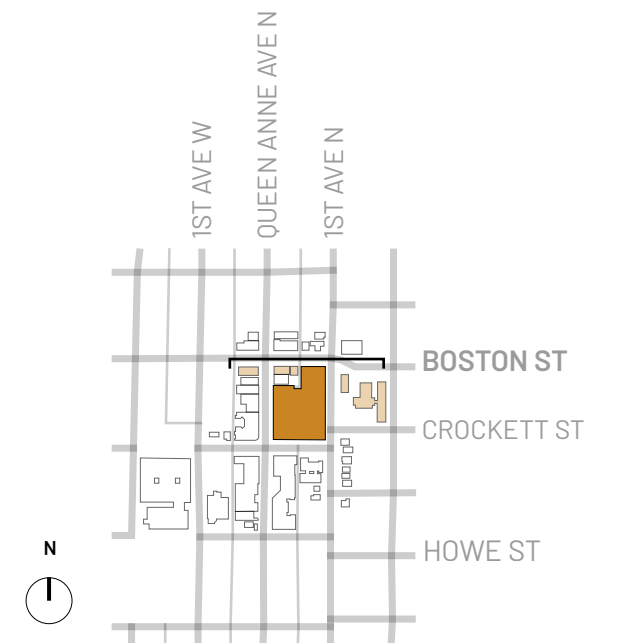
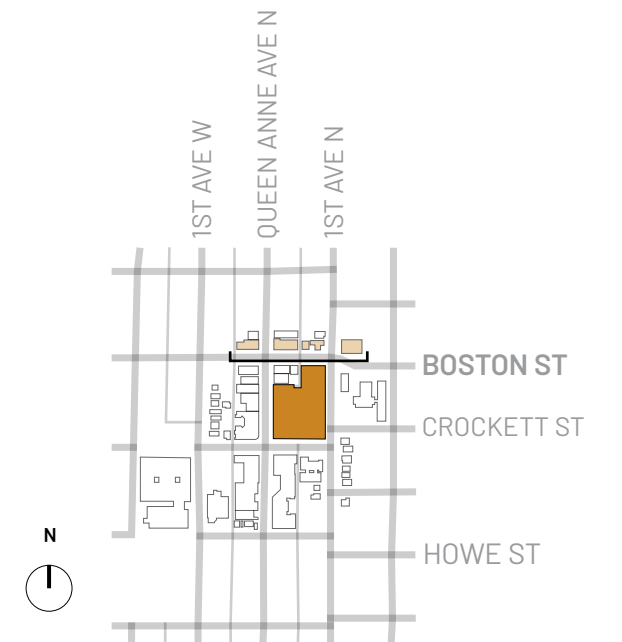
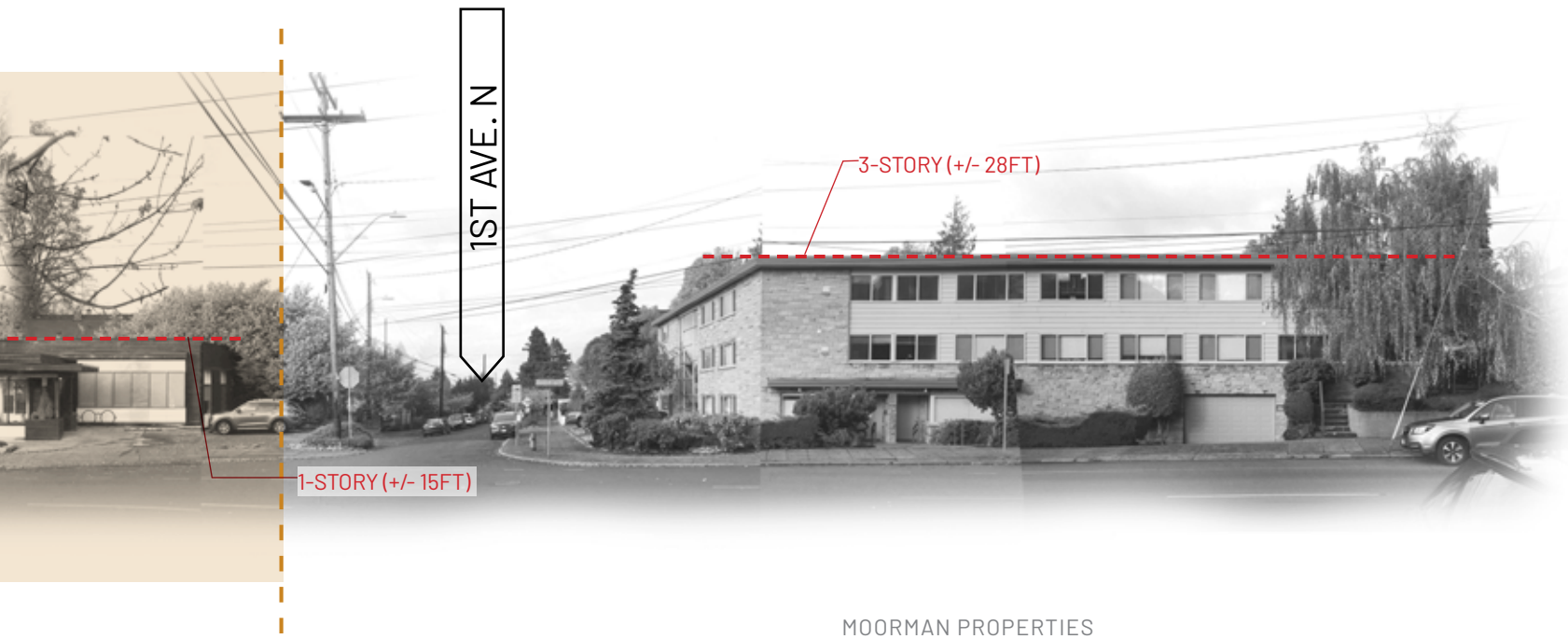
STREET ELEVATIONS - BOSTON STREET

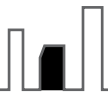


BOSTON STREET - NORTH ELEVATIONS



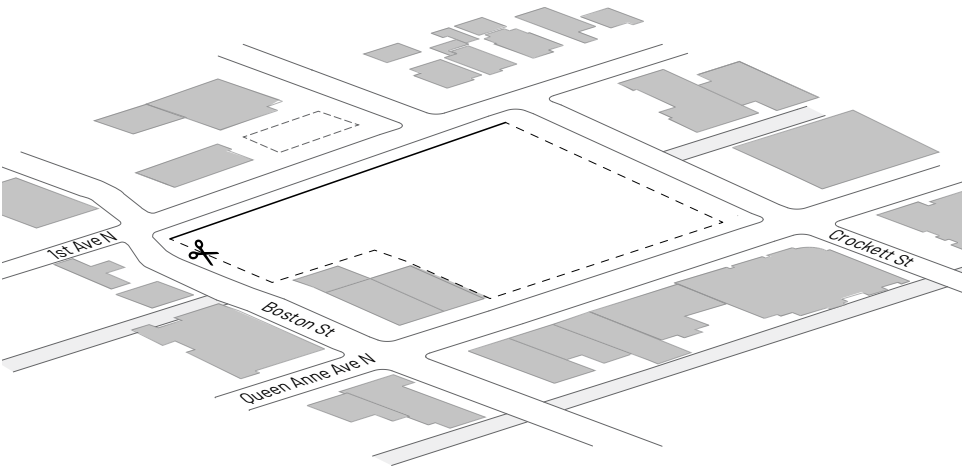
BOSTON STREET - SOUTH ELEVATIONS



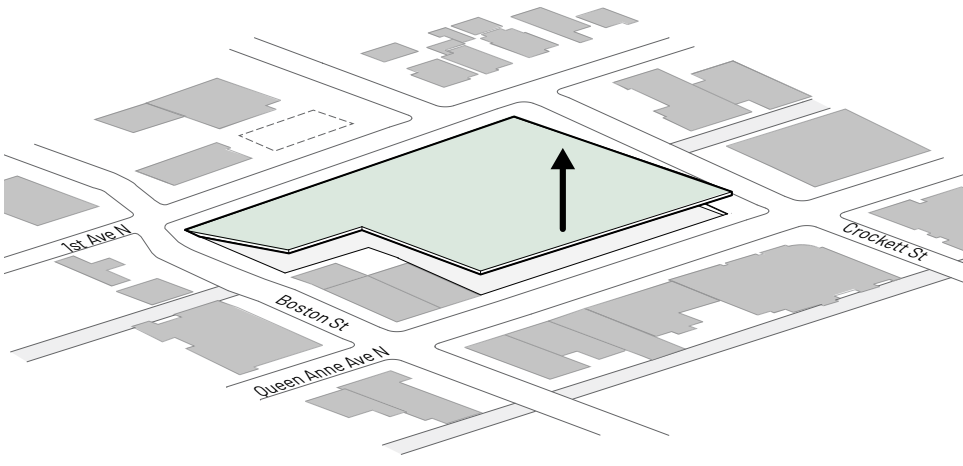


03 MASSING EVOLUTION

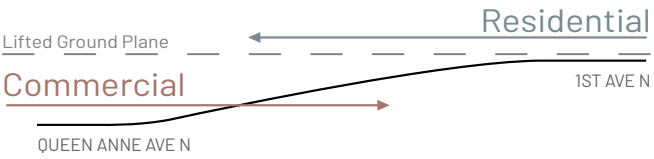
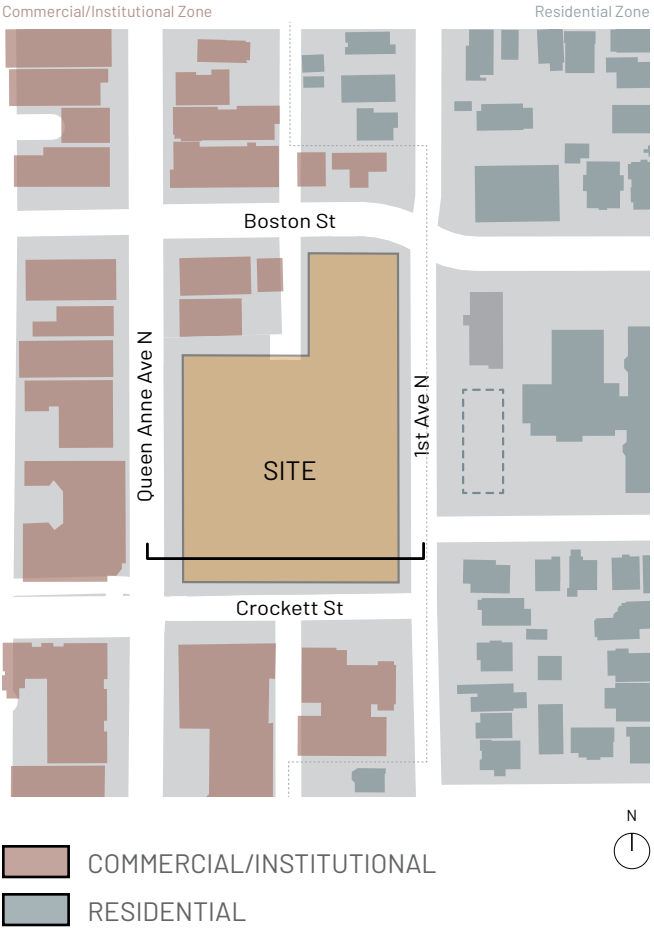
MASSING EVOLUTION



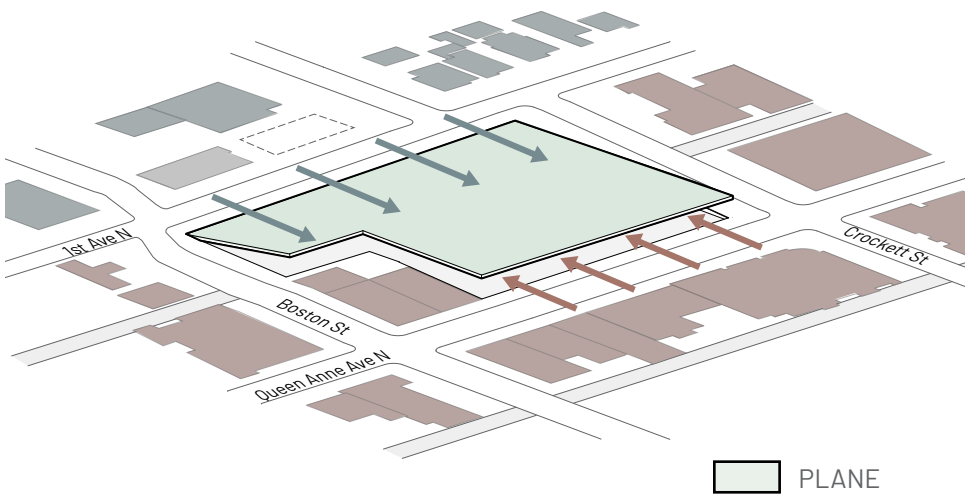
1. CUT SITE



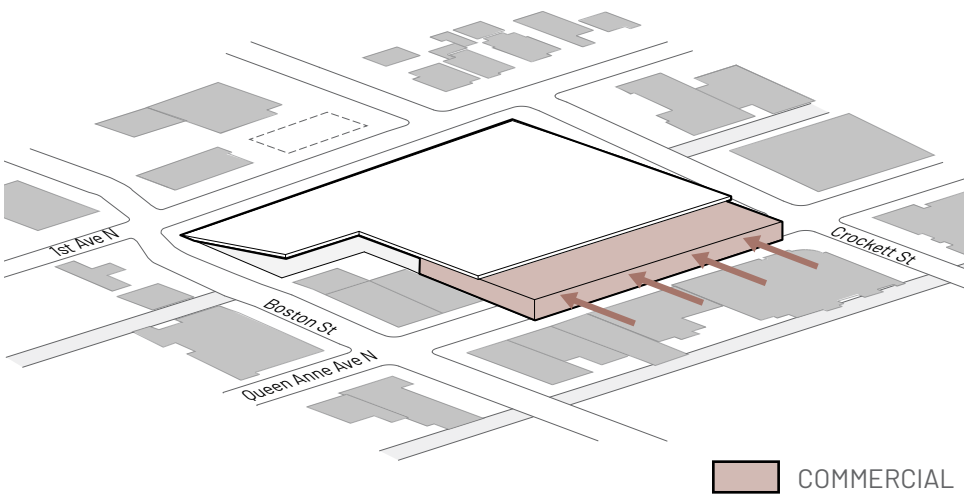
2. PEEL/LIFT GROUND PLANE



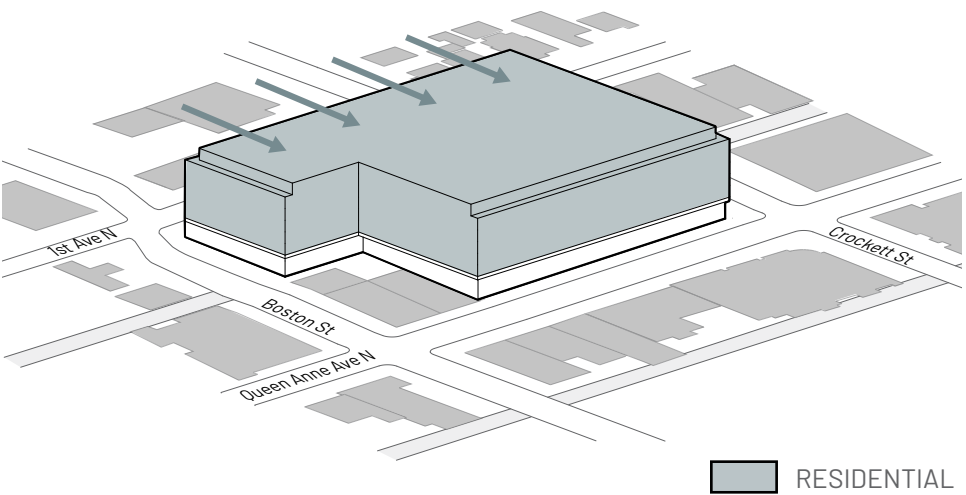
NEIGHBORHOOD USES



3. PROGRAM ADJACENCIES

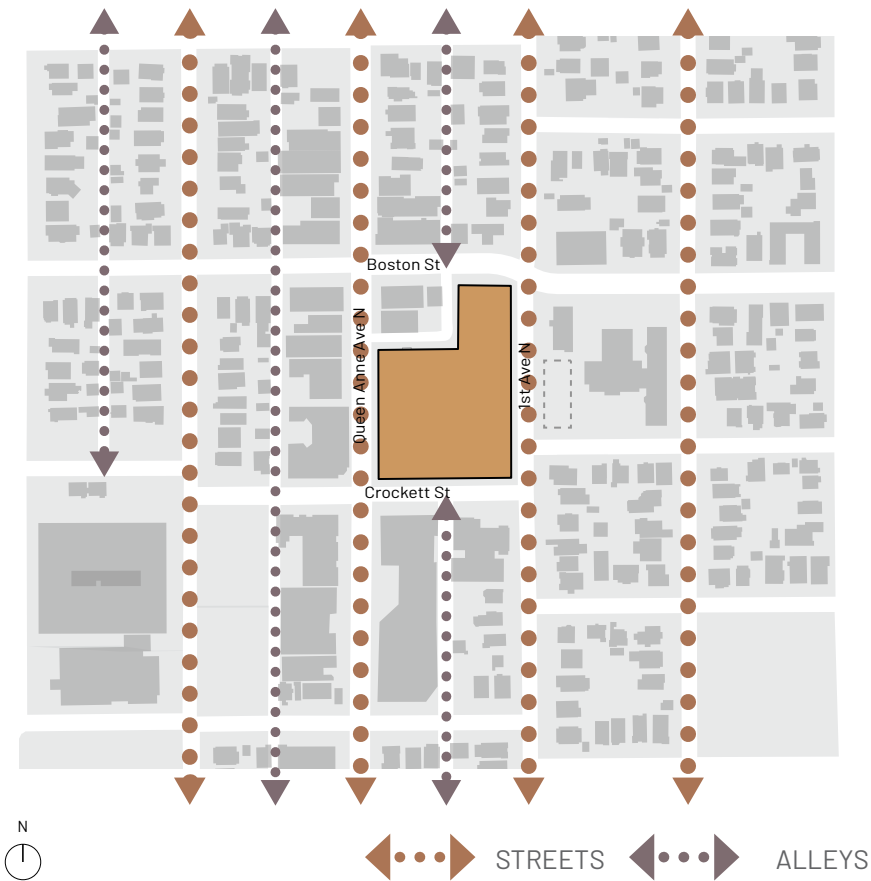


4.INSERT COMMERCIAL (SAFeway STORE)

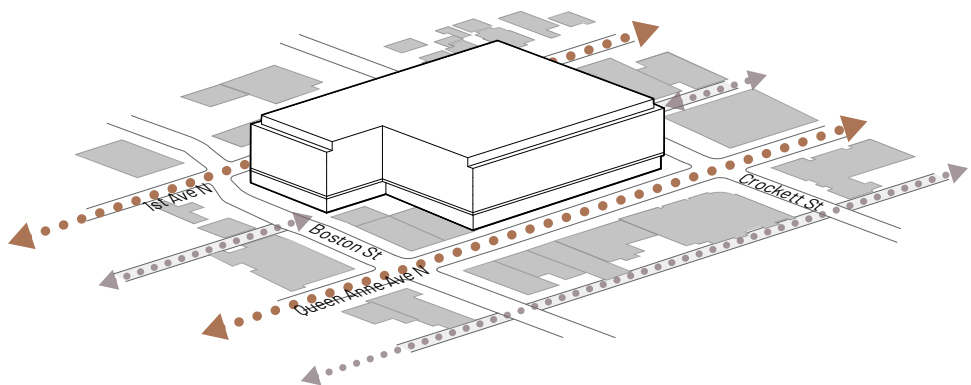


5. PLACE RESIDENTIAL (SHOWN AS MAXIMUM ZONING)

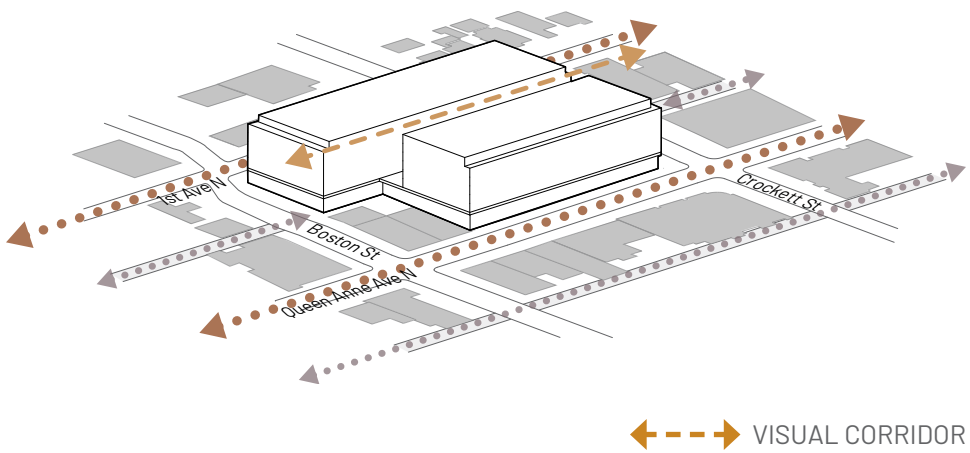
MASSING EVOLUTION



EXISTING NORTH/SOUTH STREETS AND ALLEYS

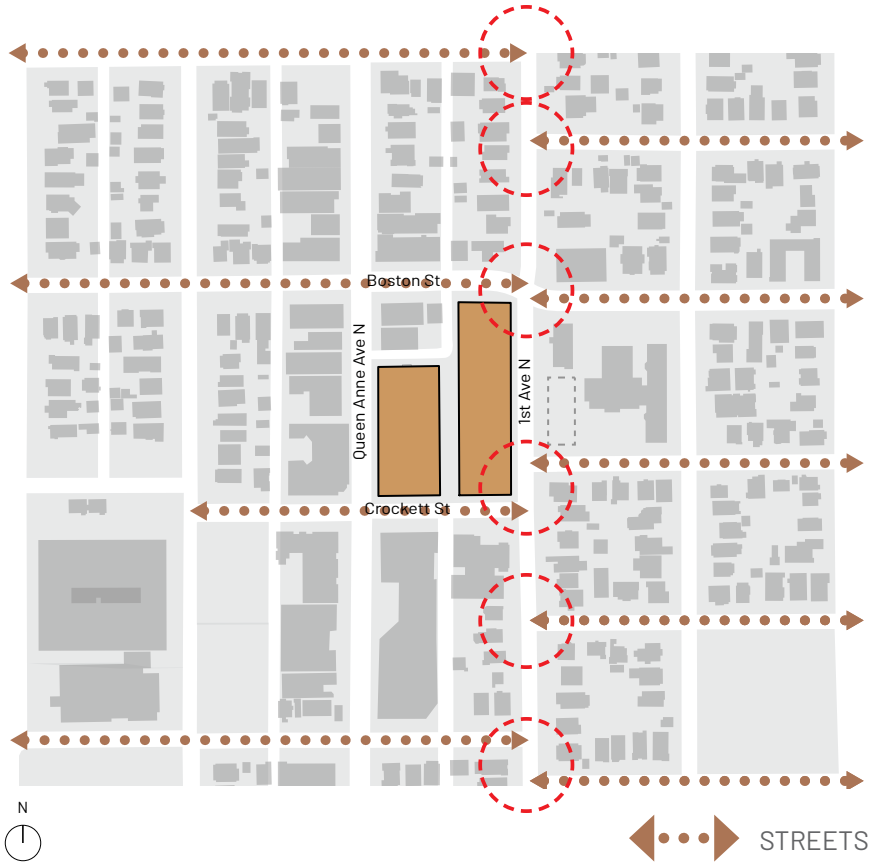


5A. EXISTING NORTH/SOUTH STREETS AND ADJACENT ALLEYS

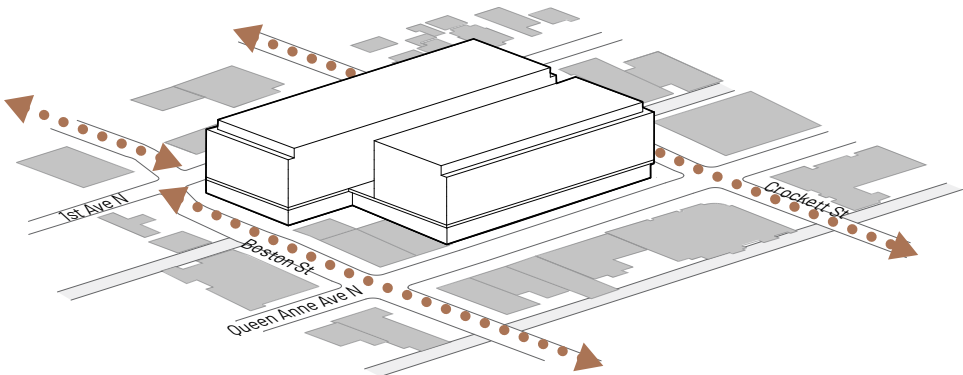


5B. RESPONSE TO EXISTING NORTH/SOUTH STREETS AND ADJACENT ALLEYS

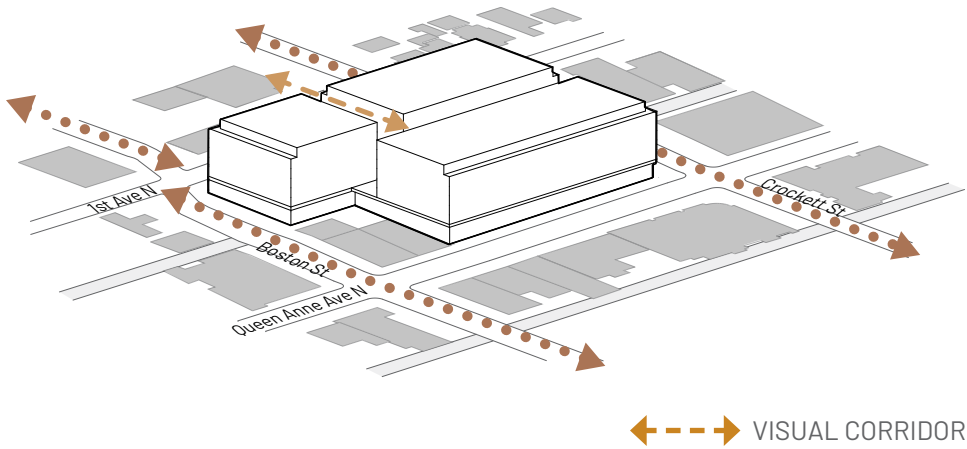
- Divide massing in N/S direction to provide a visual corridor that corresponds to alley grid to the west



EXISTING OFFSET STREET GRID



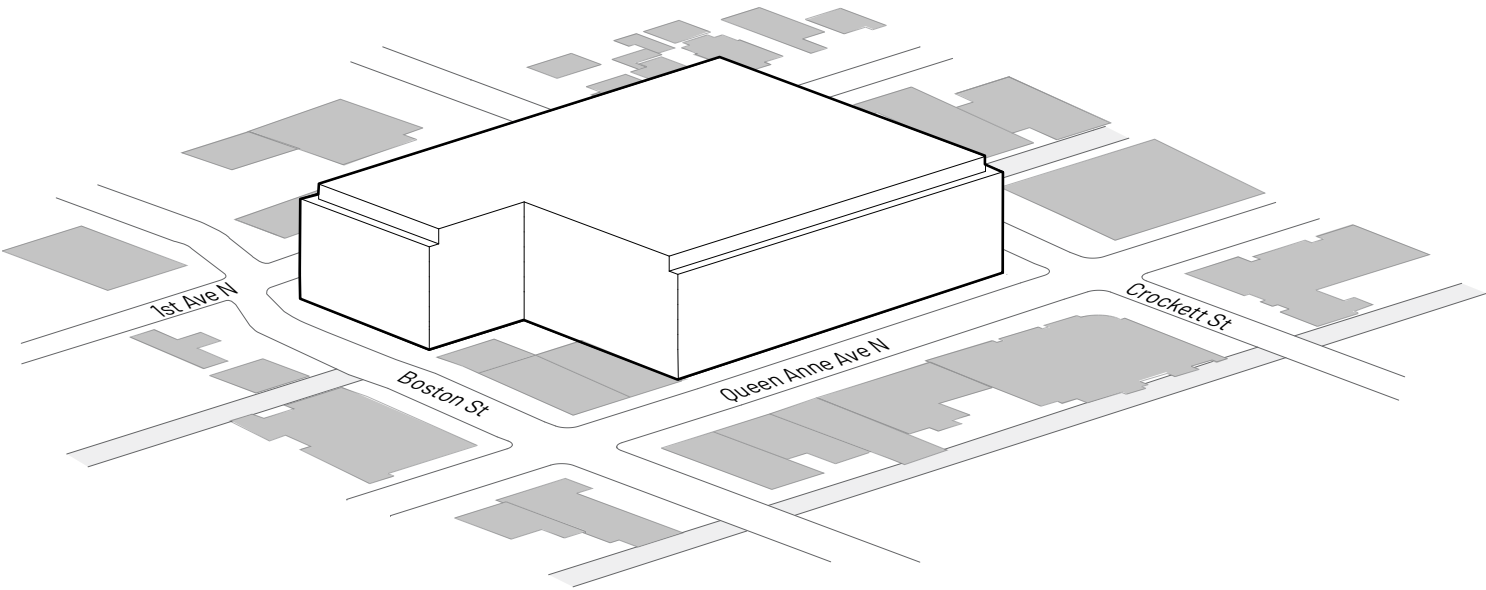
6A. EXISTING OFFSET STREET GRID



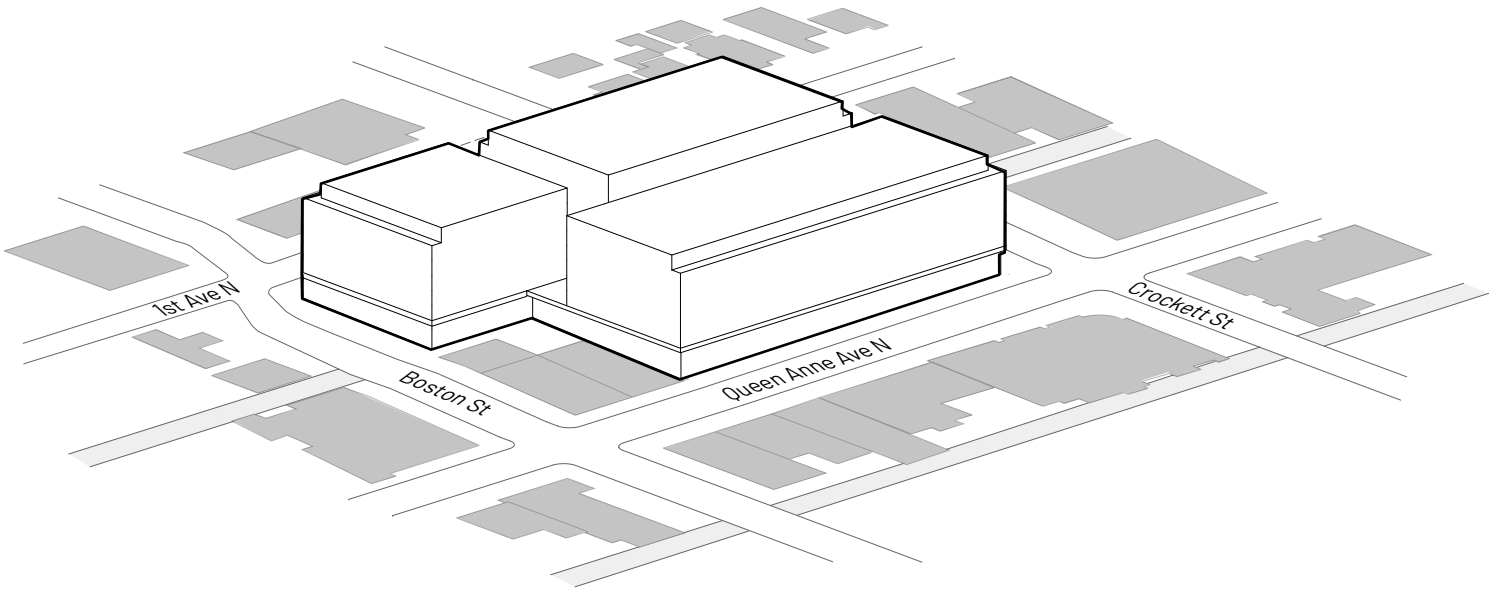
6B. RESPONSE TO EXISTING OFFSET STREET GRID

- Divide east massing in the E/W direction to provide visual corridor that corresponds to the offset grid to the east. West massing to maintain alley grid established in previous division.

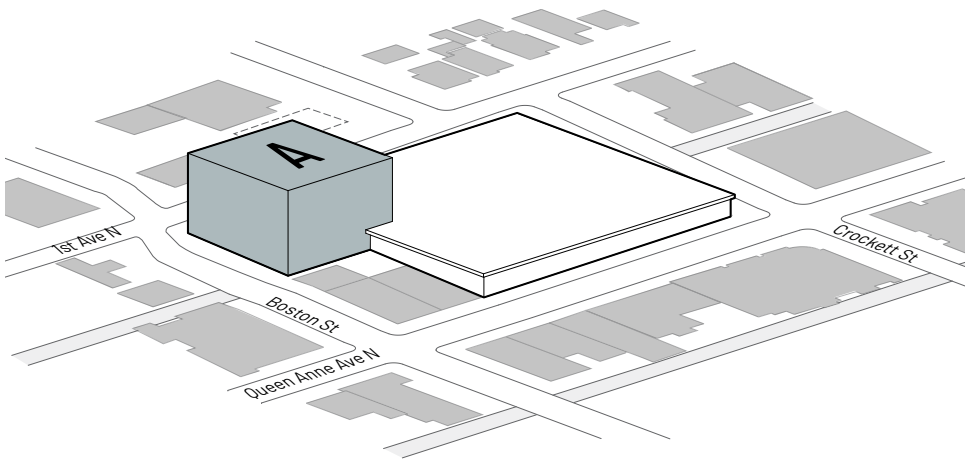
MASSING ALLOWED VERSUS PROPOSED



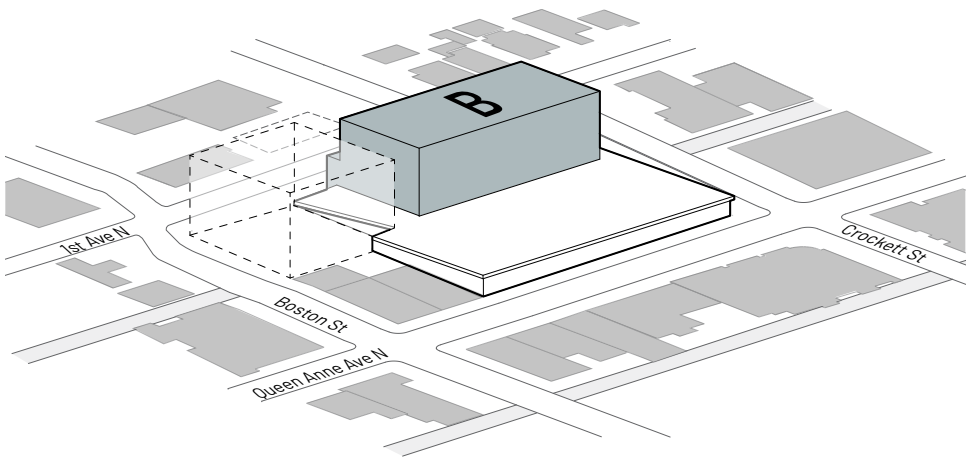
ALLOWED MASSING
FAR : 5.5



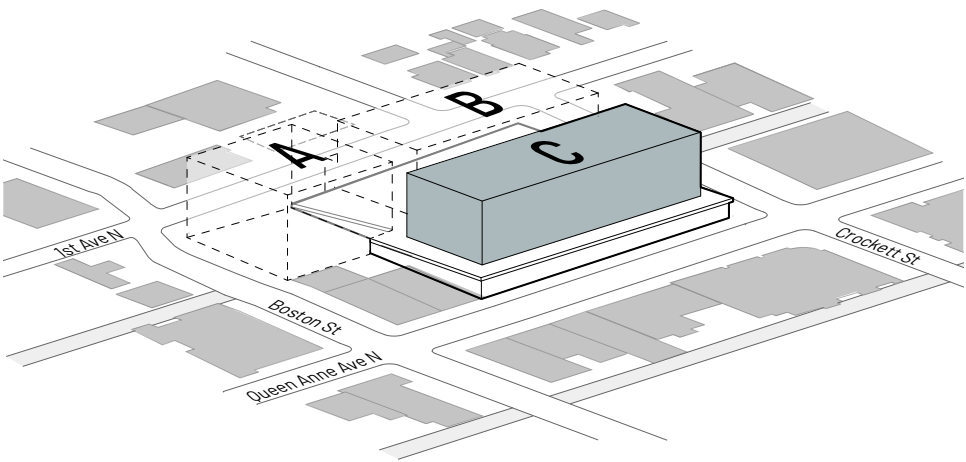
PROPOSED MASSING
FAR : 3.94
DELTA: 1.56



BUILDING A - INTERSECT PLANE



BUILDING B - PUSH DOWN PLANE



BUILDING C - SIT ON TOP OF PLANE

- Taking cues from the massing evolution study, the 3 buildings begin to interact with the lifted ground plane to provide building characters that respond to their corresponding street frontage.

THIS PAGE IS INTENTIONALLY LEFT BLANK

UPPER QUEEN ANNE PRIORITY DESIGN GUIDELINES:

- CS1.I

RESPOND TO SITE CHARACTERISTICS

i. Solar Orientation

• Building massing should maximize light and air to the street and other landscaped areas.

• Where possible, buildings should respect existing adjacencies that enjoy solar and other environmental considerations.
- CS2.I

CORNER LOTS

i. Intersections

• Buildings sited on corner lots should take advantage of their role as community activity nodes.

• Special features and strong building forms should be used to visually anchor the block. Larger setbacks are encouraged to provide wider sidewalks or plazas. Focal elements such as public art, landscaping or a community information kiosk should be considered at some intersections.
- CS2.II

HEIGHT, BULK, AND SCALE COMPATIBILITY

i. Breaking Up Building Mass

• Building mass should be broken into distinct but related sections that reflect the historic 30- and 45-foot-wide lot sizes.

iii. Top Floor Setback

• To increase natural light on the street, reduce the apparent height of new buildings and preserve the feel of smaller-scale commercial buildings, the community would consider supporting a departure for 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 façade(s).
- PL1.I

CONNECTIVITY - PEDESTRIAN OPEN SPACE AND ENTRANCES

• Courtyards and other pedestrian open spaces that accommodate outdoor eating, serve as public gathering areas, or provide greenery along the streetscape are especially encouraged. Such areas should be sited, if possible, to allow sunlight to penetrate.
- PL2.II

WALKABILITY - PEDESTRIAN OPEN SPACE AND ENTRANCES

i. Building Setbacks For Wider Sidewalks

• Where possible, buildings should be set back 3 to 4 feet from property lines abutting public sidewalks to provide increased sidewalk width (at least 15' – 16', including walkway and amenity strip) along Queen Anne Avenue.
- DC1.I

PARKING AND VEHICLE ACCESS

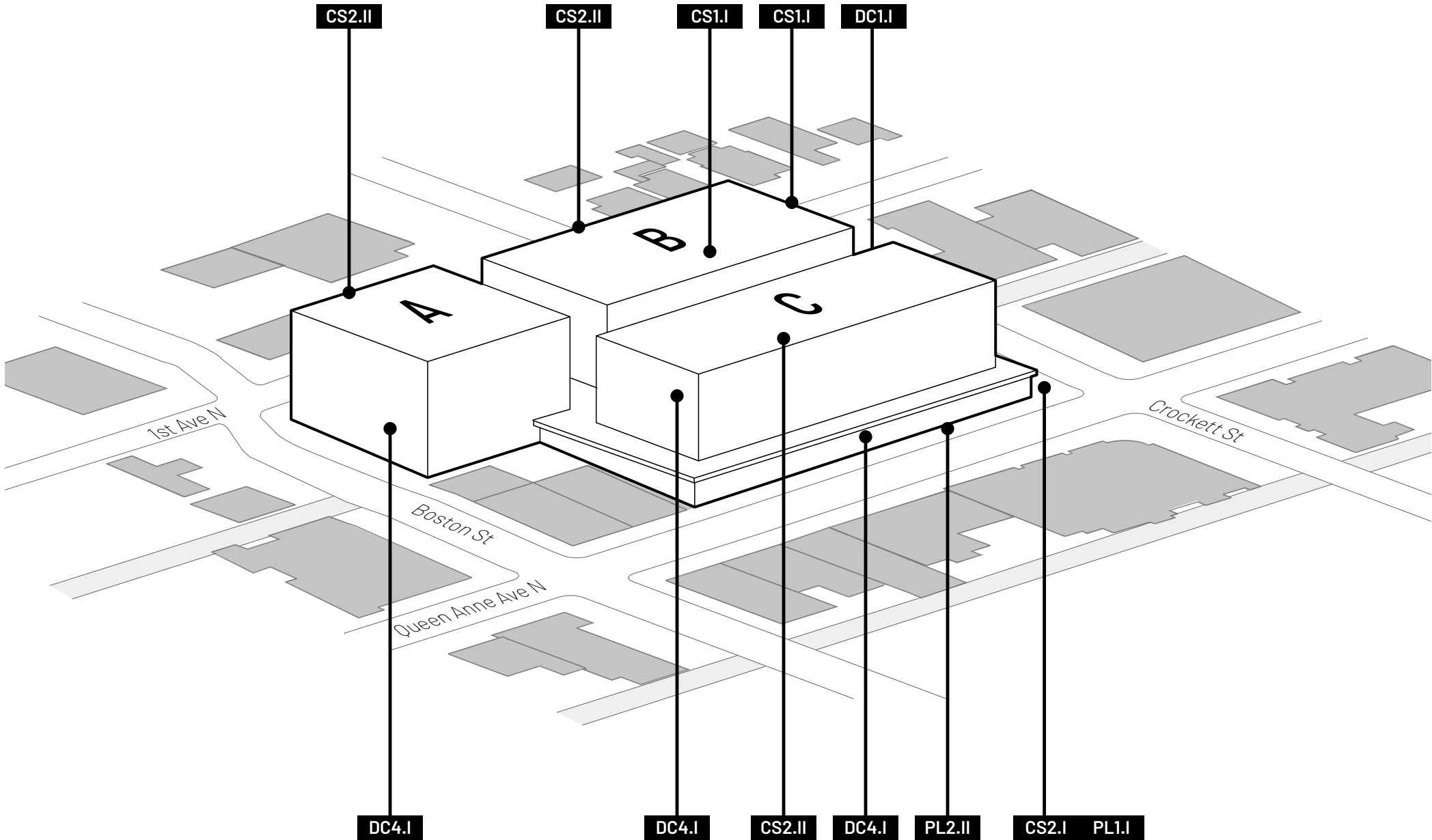
ii. Access to Parking

• Below grade parking is encouraged with access located on alleys or side streets. Access from Queen Anne Avenue North, West Galer Street, West McGraw Street and 10th Avenue West is discouraged.
- DC4.I

EXTERIOR FINISH MATERIALS

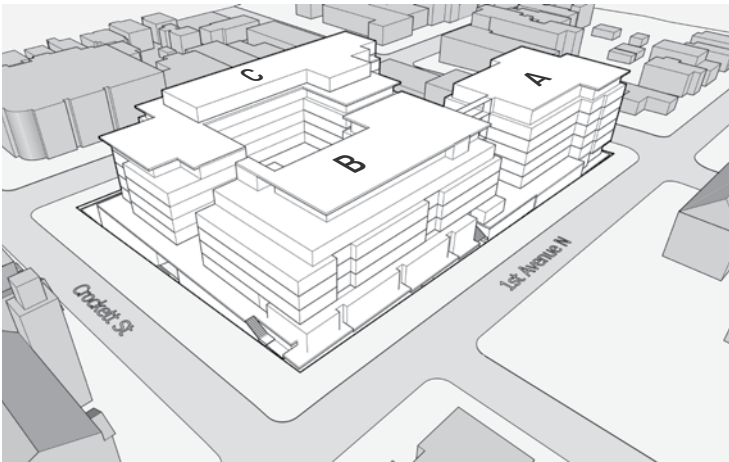
ii. Cladding Materials

High-quality cladding materials, such as brick and terra cotta, tile, natural and cast stone are suitable for the planning area. Although primary attention to material quality should be paid to the streetscape façade, quality materials are also desirable on alley-facing facades.



NEIGHBORHOOD DESIGN GUIDELINES

CS1 NATURAL SYSTEMS & SITE FEATURES



Approach: Increase upper level setbacks to minimize shading impact. Create residential courtyard to maximize the use of natural daylight and ventilation

CS1.B SUNLIGHT AND NATURAL VENTILATION

- CS1.B.2 Daylight and Shading: Maximize daylight for interior and exterior spaces and minimize shading on adjacent sites through the placement and/or design of structures on the site.
- CS1.B.3 Managing Solar Gain: Manage direct sunlight falling on south and west facing facades through shading devices and existing or newly planted trees.

UPPER QUEEN ANNE SUPPLEMENTAL GUIDANCE:

- CS1.I.i Solar Orientation:
 - a. Building massing should maximize light and air to the street and other landscaped areas.
 - b. Where possible, buildings should respect existing adjacencies that enjoy solar and other environmental considerations.
 - c. Orientation of buildings to make efficient use of passive energy is encouraged.

CS2 URBAN PATTERN AND FORM



Approach: Respond to the existing neighborhood pattern of alleys and offset streets as a way to break down the scale of the overall building massing

CS2.A LOCATION IN THE CITY AND NEIGHBORHOOD

CS2.A.1 Sense of Place: Emphasize attributes that give Seattle, the neighborhood, and/or the site its distinctive sense of place.

CS2.B ADJACENT SITES, STREETS AND OPEN SPACES

CS2.B.2 Connection to the Street: Identify opportunities for the project to make a strong connection to the street and carefully consider how the building will interact with the public realm. Consider the qualities and character of the streetscape- its physical features and its function-in sitting and designing the building.

UPPER QUEEN ANNE SUPPLEMENTAL GUIDANCE:

- CS2.I Corner Lots - Intersections:
 - i. Buildings sited on corner lots should take advantage of their role as community activity nodes.
 - ii. Special features and strong building forms should be used to visually anchor the block. Larger setbacks are encouraged to provide wider sidewalks or plazas.

CS2.D HEIGHT, BULK, AND SCALE

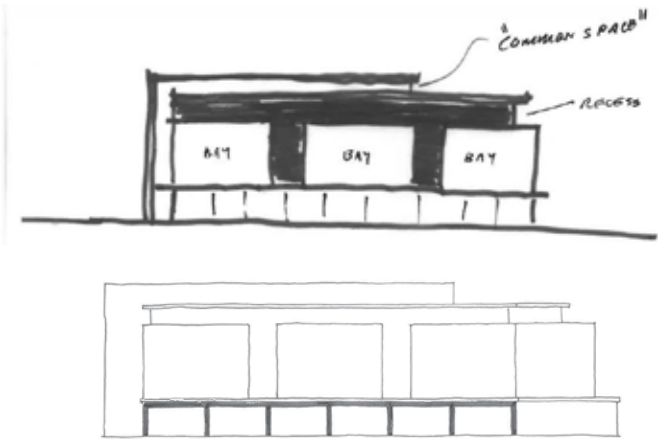
CS2.D.1 Existing Development and Zoning: Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition.

CS2.D.5 Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy and outdoor activities of residents in adjacent buildings.

UPPER QUEEN ANNE SUPPLEMENTAL GUIDANCE:

- CS2.II. i Breaking up Building Mass:
 - a. Building mass should be broken into distinct but related sections that reflect the historic 30- and 45-foot-wide lot sizes.
- CS2.II. iv. Setbacks Where Commercial Abuts Residential: When possible, building heights should be reduced and setbacks increased where commercial uses abut residential uses. However, the community strongly supports wider sidewalks and pedestrian open spaces along public streets. In order to help a development provide these features, the community would likely support development flexibility by granting departures, as appropriate.

CS3 ARCHITECTURAL CONTEXT AND CHARACTER



Approach: Reference the historical 30 to 45 foot dimension found in the neighborhood context for the modulation of the facades

CS3.A EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES

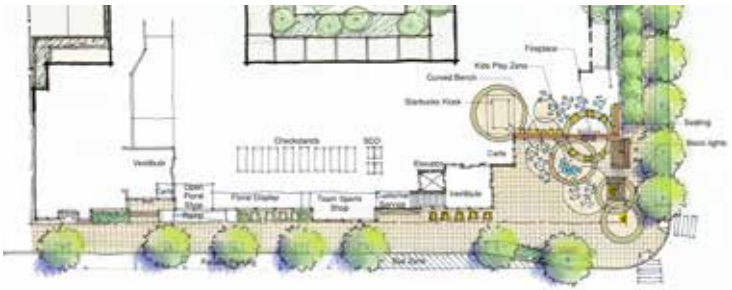
CS3.A.2 Contemporary Design: Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles; as expressed through use of new materials and other means.

CS3.A.3 Established Neighborhoods: In existing neighborhoods with a well-defined architectural character, site and design new structures to complement or be compatible with the architectural style and siting patterns of neighborhood buildings.

UPPER QUEEN ANNE SUPPLEMENTAL GUIDANCE:

- CS3.I.i Architectural Diversity: Buildings that reflect a diversity of architectural shapes, sizes, styles, and themes are considered positive attributes of the Queen Anne neighborhood.
- CS3.II Architectural Context: There is a clear community preference for buildings that complement the scale and architectural character of early, 20th-century commercial buildings. These structures demonstrate an established and successful approach to creating a pedestrian-oriented village center...

PL1 CONNECTIVITY



Approach: Provide large public plaza at the corner of Queen Anne Avenue North and Crockett Street

PL1.A NETWORK OF OPEN SPACES

PL1.A.2 Adding to Public Life: Seek opportunities to foster human interaction through an increase in the size and/or quality of project-related open space available for public life.

PL1.B WALKWAYS AND CONNECTIONS

PL1.B.1 Pedestrian Infrastructure: Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project.

UPPER QUEEN ANNE SUPPLEMENTAL GUIDANCE:

PL1.I Pedestrian Open Space and Entrances: Courtyards and other pedestrian open spaces that accommodate outdoor eating, serve as public gathering areas, or provide greenery along the streetscape are especially encouraged. Such areas should be sited, if possible, to allow sunlight to penetrate.

PL3 CONNECTIVITY



Approach: Provide moments along the storefront that open the interior space to the sidewalk. Include townhome entries along 1st Avenue North.

PL3.B RESIDENTIAL EDGES

PL3.B.1 Security and Privacy: Provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development and the street or neighboring buildings. Consider design approaches...to indicate the transition from one type of space to another.

PL3.C RETAIL EDGES

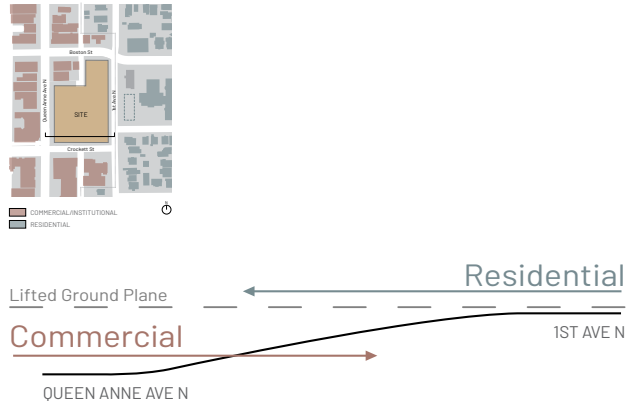
PL3.C.1 Porous Edge: Engage passerby with opportunities to interface visually with the building interior using glazing and transparency. Create multiple entries where possible and make a physical and visual connection between people on the sidewalk and retail activities in the building.

UPPER QUEEN ANNE SUPPLEMENTAL GUIDANCE:

PL3.I.i Human Activity - Outdoor Dining: Outdoor eating and drinking opportunities are encouraged along street-level building facades.

PL3.II.i Pedestrian Open Space and Entrances - Operable Storefront Windows: Storefront windows that open the interior space to the sidewalk are encouraged to provide outdoor eating and drinking opportunities.

DC2 ARCHITECTURAL CONCEPT



Approach: Respond to the site's surrounding uses and topography to create an appropriate design response for adjacent street characters

DC2.D SCALE AND TEXTURE

DC2.D.1 Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining wall, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept.

DC2.D.2 Texture: Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or "texture," particularly at the street level and other areas where pedestrians predominate.

UPPER QUEEN ANNE SUPPLEMENTAL GUIDANCE:

DC2.II Human Scale - Pedestrian Orientation: Human scale contributes to a structure's overall appeal and is a key element in creating an inviting pedestrian oriented community.

DC4 EXTERIOR ELEMENTS AND FINISHES



Approach: Use appropriate and high quality elements and finishes for the building and its open spaces.

DC4.A BUILDING MATERIALS

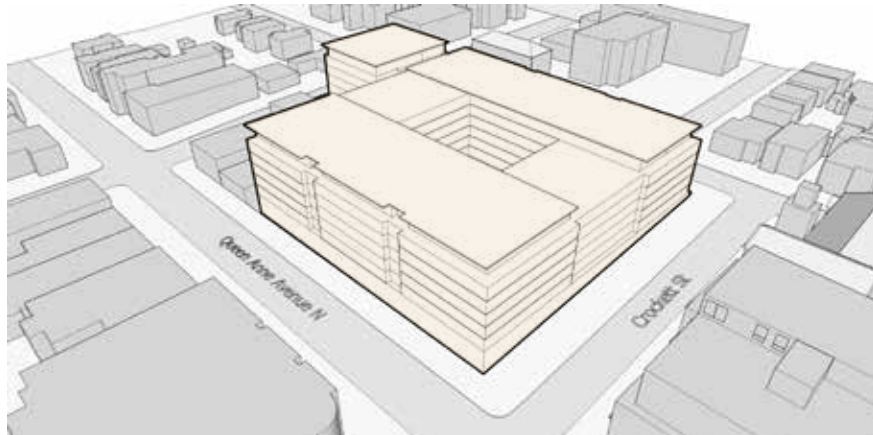
DC4.A.1 Exterior Finish Materials: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

UPPER QUEEN ANNE SUPPLEMENTAL GUIDANCE:

DC4.I Exterior Finish Materials
i) Building for the Long Term - New buildings should be design and built as high-quality, long-term additions to the neighborhood with design and materials appropriate to Queen Anne.
ii) Cladding Materials - High-quality cladding materials, such as brick and terra cotta, tile, natural and cast stone are suitable for the planning area. Although primary attention to material quality should be paid to the streetscape facade, quality materials are also desirable on alley-facing facades.



04 MASSING OPTIONS



OPTION 1 - CODE COMPLIANT

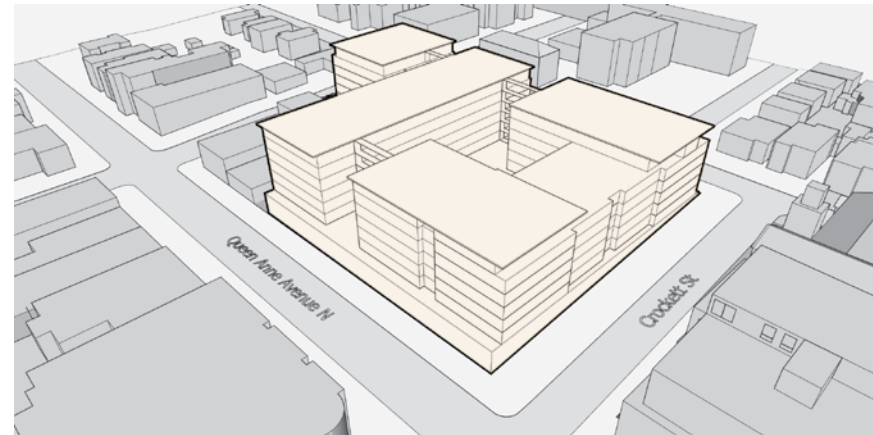
- Unit Count = 410
- 581,400 GSF total
- 7 Stories
- FAR: 5.35

PROS:

- No departures, code compliant scheme
- Provides maximum number of units to provide needed housing stock

CONS:

- Massing has minimal response to 4 facades
- Provides no relief to adjacent properties



OPTION 2 - OPEN EAST-WEST

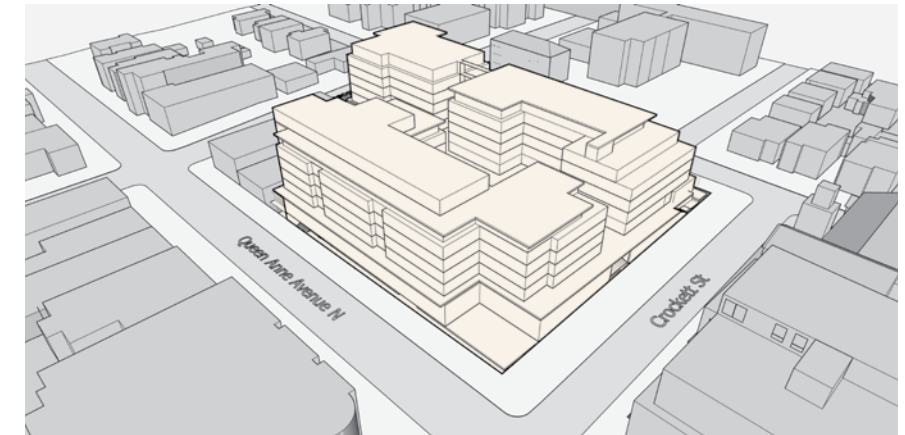
- Unit Count = 350
- 532,800 GSF total
- 7 Stories
- FAR: 4.74

PROS:

- Modulation responds to offset grid
- Breaks down massing
- Provides more housing

CONS:

- Modulation prioritizes offset grid but does not modulate along Crockett
- Less setback provided along Crockett Street
- Lose 48,600 SF of rentable space and 60 residential units



OPTION 3 - PREFERRED

- Unit Count = 322
- 467,800 GSF total
- 6-7 Stories
- FAR: 3.94

PROS:

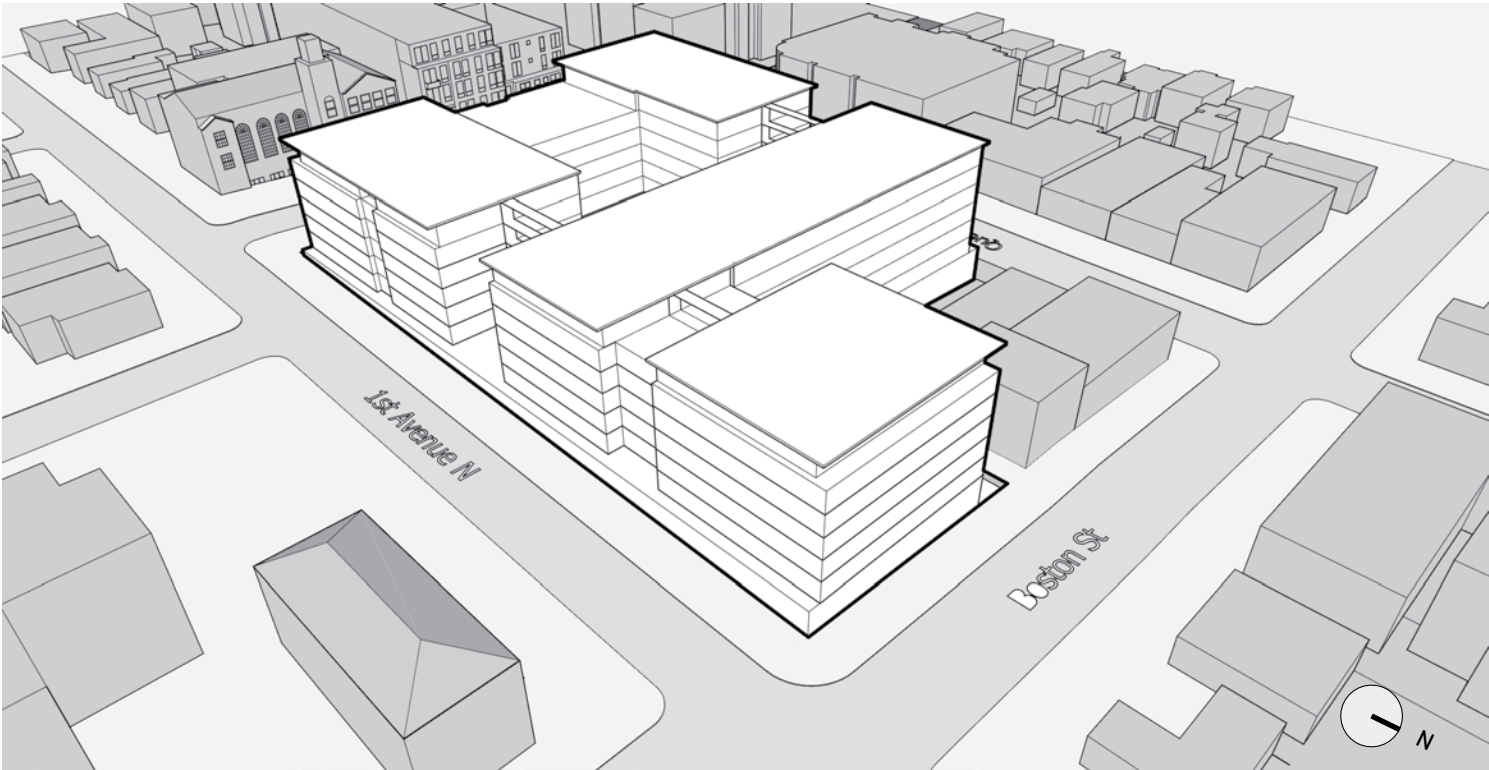
- Massing and modulation scaled to respond to 4 street characters, including offset grid and visual extension of the alley through the site
- 8' setback at upper floors along Queen Anne Avenue
- 5' setback at street along Queen Anne Avenue
- Large corner plaza

CONS:

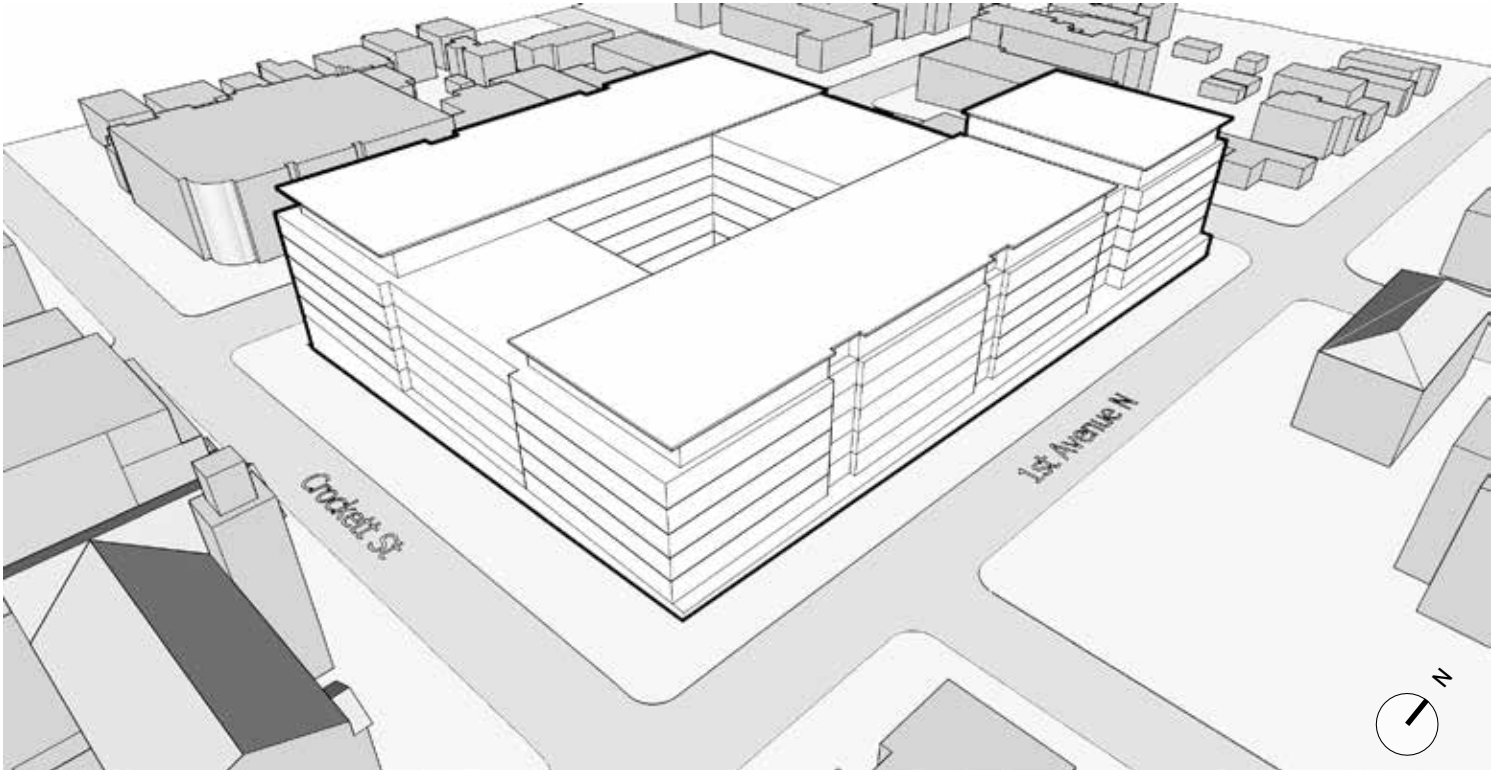
- Departures needed for principal pedestrian street max width and depth
- Loss of 113,600 SF and 88 units of housing

OPTION 1
CODE COMPLIANT

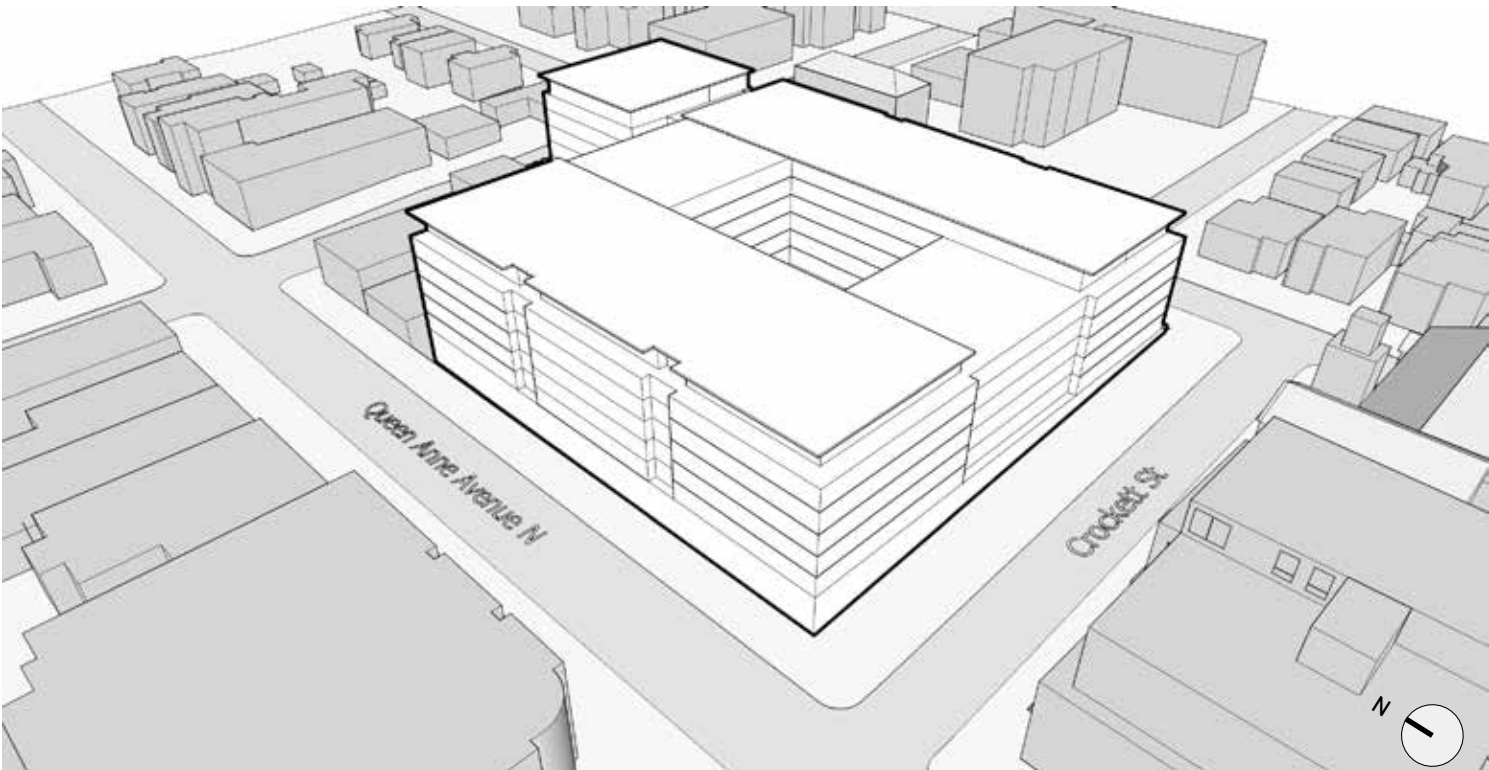




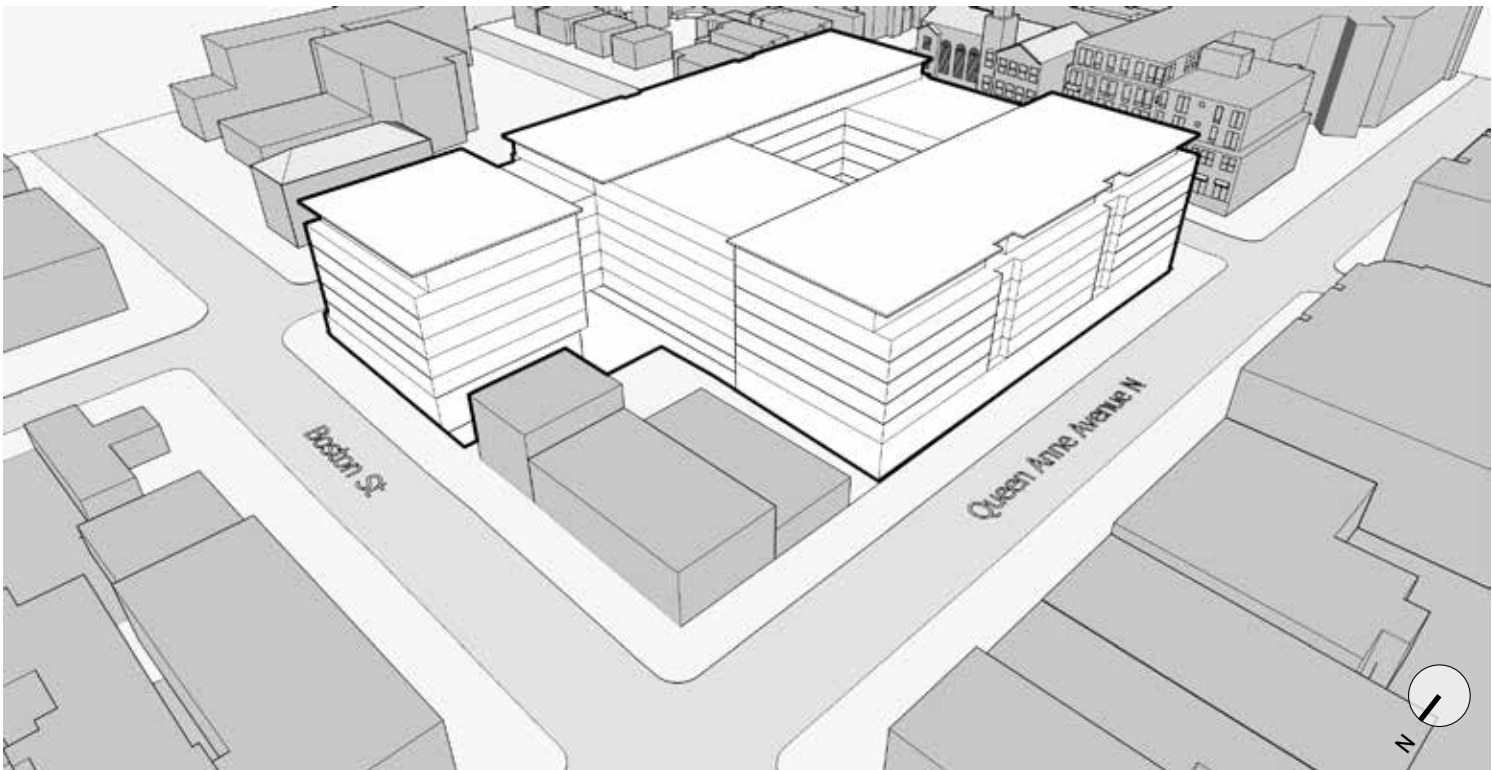
Bird's Eye View from the Intersection of 1st Ave N & Boston St



Bird's Eye View from the Intersection of 1st Ave N & Crockett St

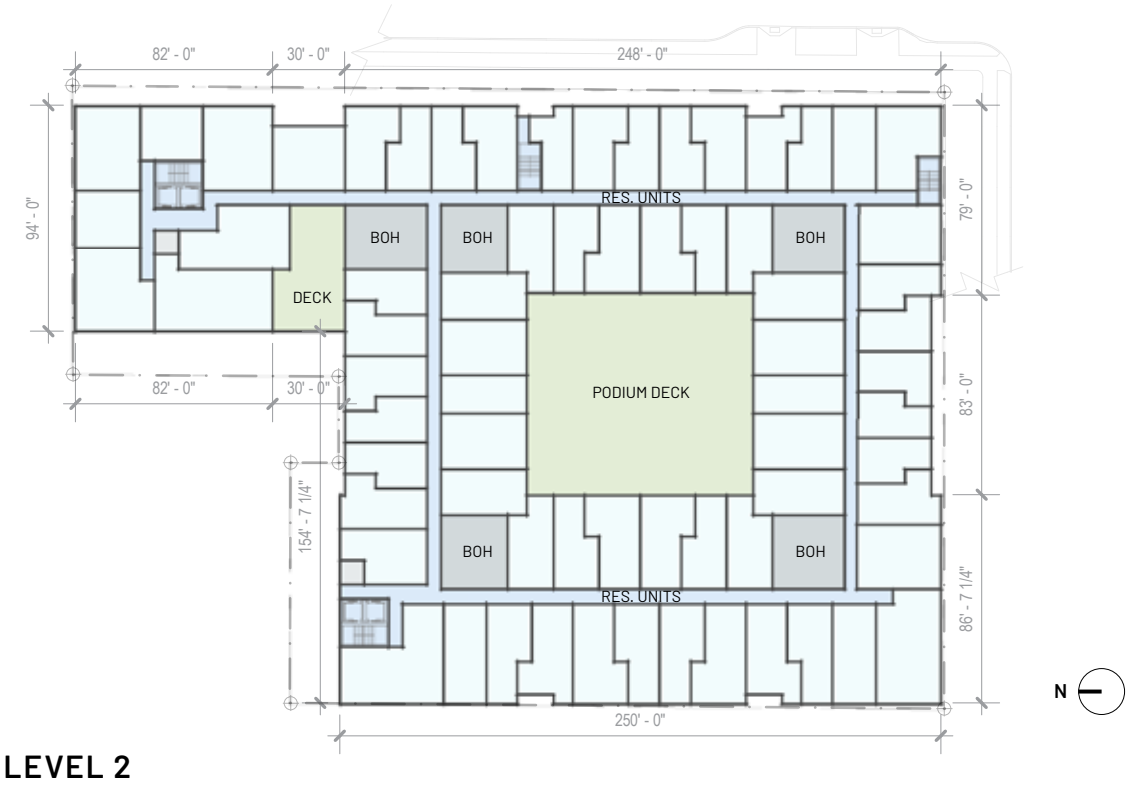
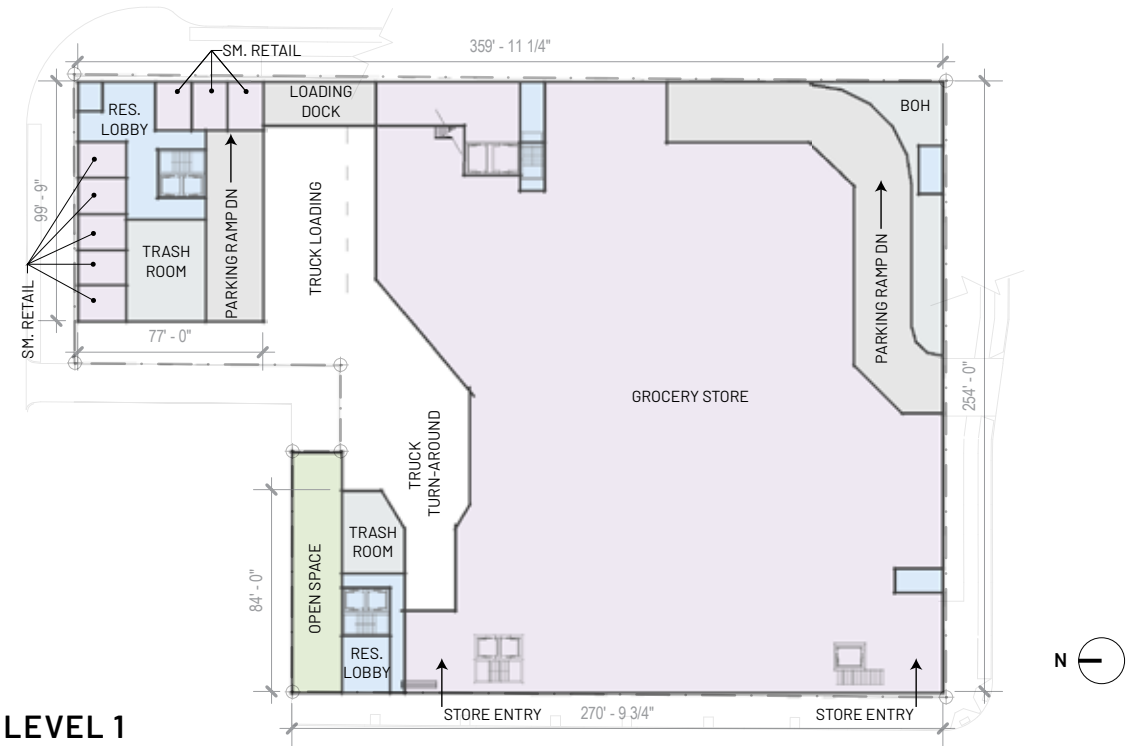


Bird's Eye View from the Intersection of Queen Anne Ave N & Crockett St

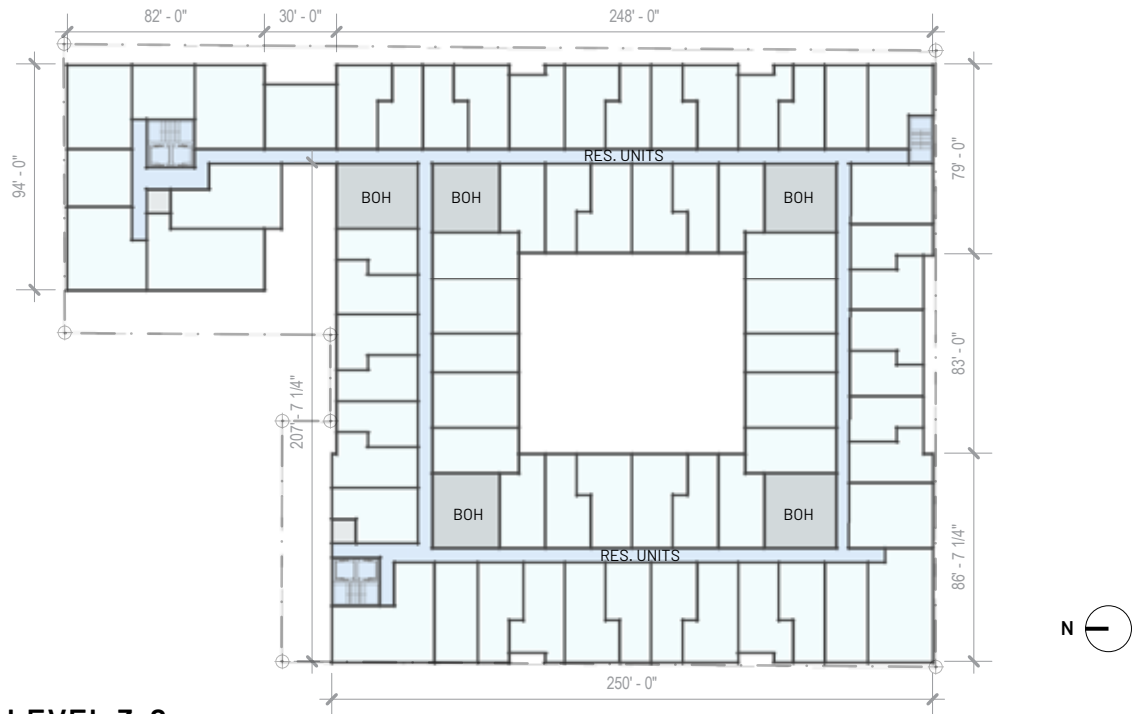


Bird's Eye View from the Intersection of Queen Anne Ave N & Boston St

OPTION 1 - BUILDING PLANS



OPTION 1 - BUILDING PLANS



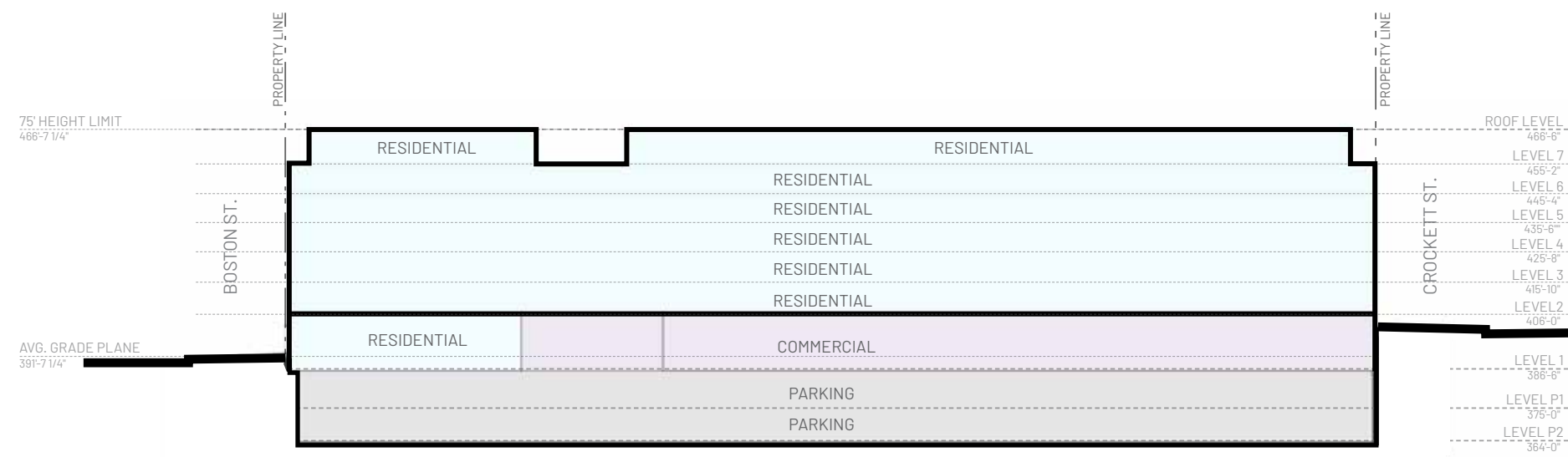
LEVEL 3-6



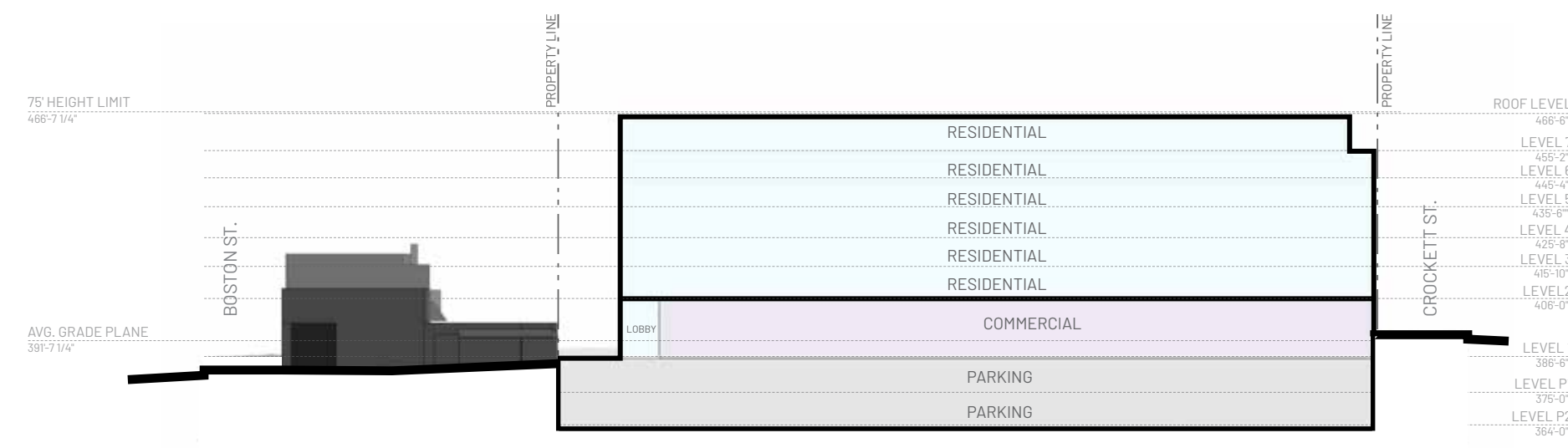
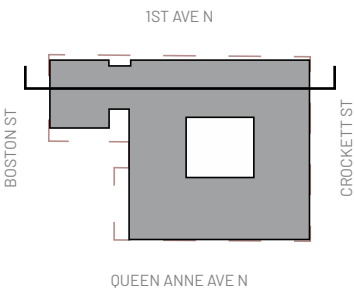
LEVEL 7

- FLOOR PLANS**
- COMMERCIAL
 - RESIDENTIAL
 - LOBBY/CIRCULATION
 - AMENITY SPACES
 - MECHANICAL/STORAGE
 - PARKING
 - ROOF DECK/BALCONY

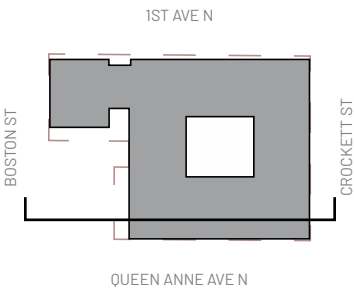
OPTION 1 - BUILDING SECTIONS

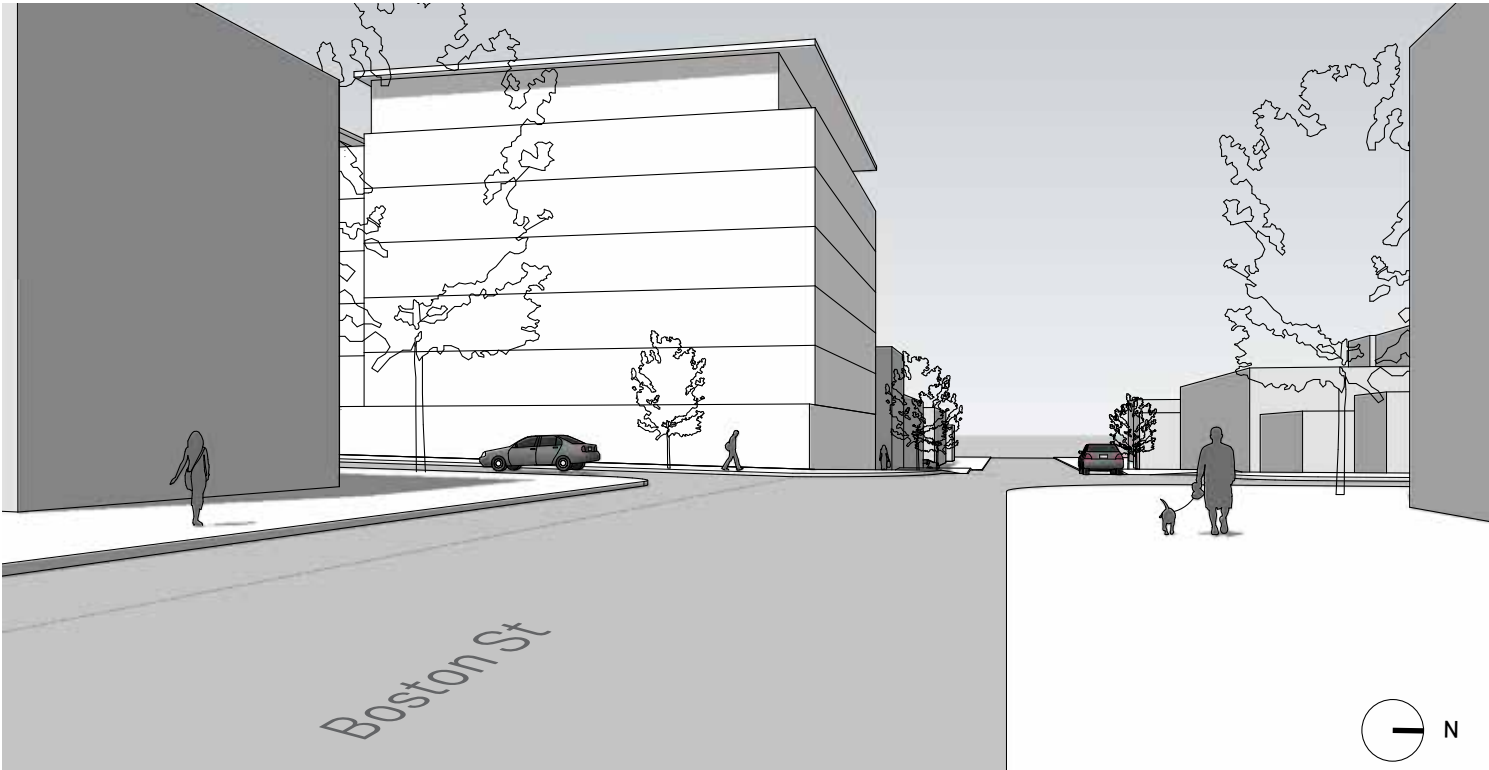


N/S SECTION THROUGH BUILDING 1 & 2



N/S SECTION THROUGH BUILDING 3





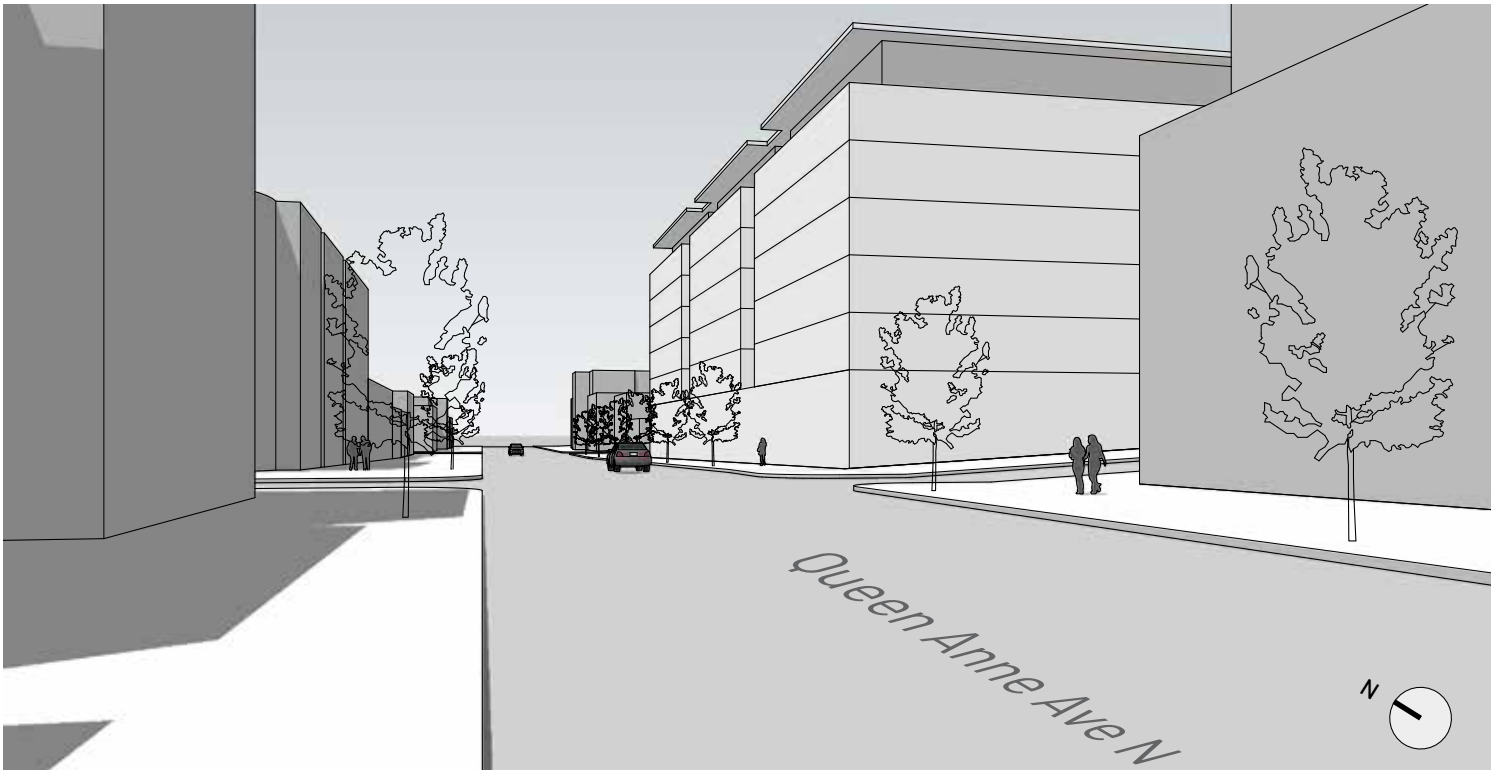
Street View of Site Looking West on Boston St



Street View of Site Looking North on 1st Ave N



Street View of Site Looking East on Crockett St

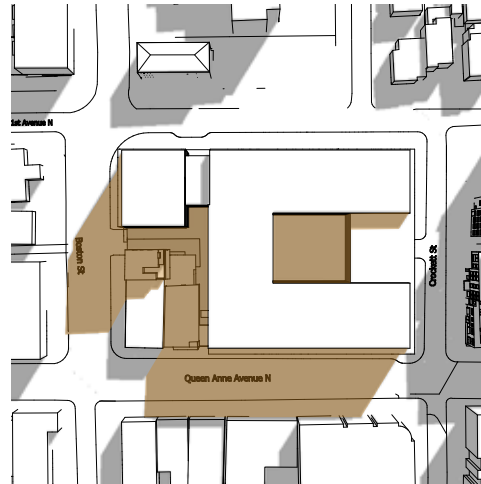


Street View of Site Looking North on Queen Anne Ave N

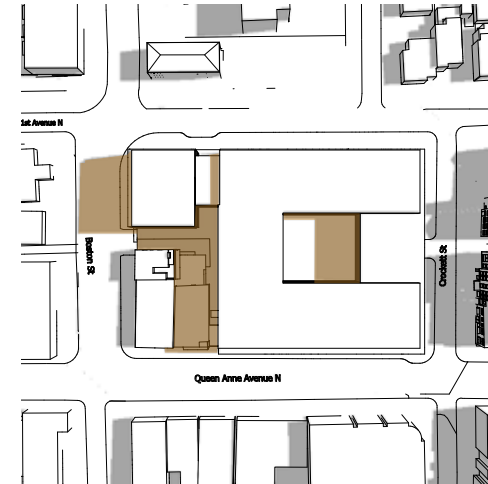
THIS PAGE IS INTENTIONALLY LEFT BLANK

SPRING / FALL EQUINOX

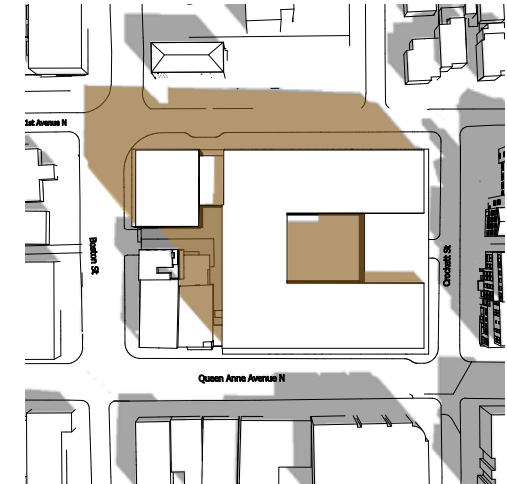
9 AM



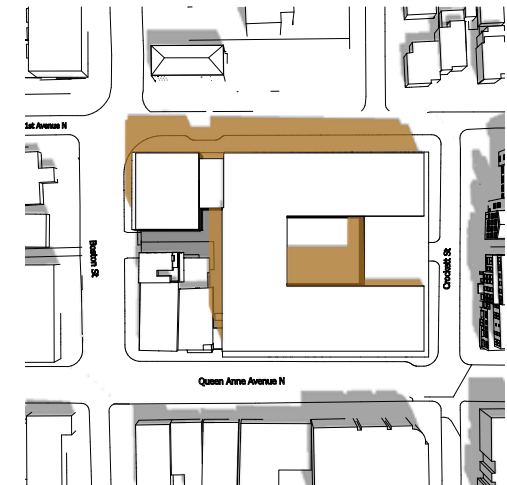
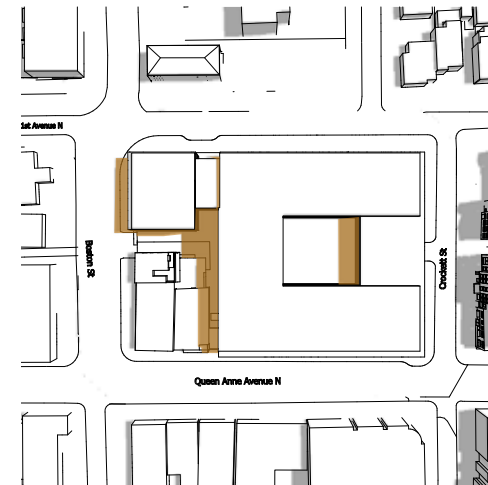
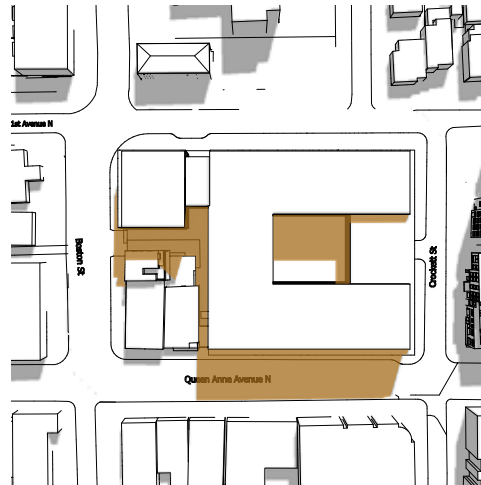
12 PM



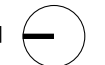
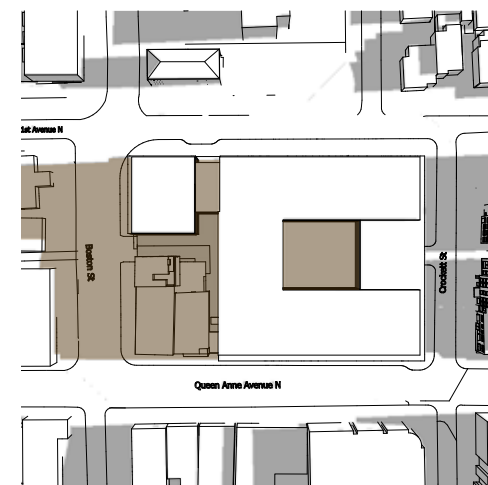
3 PM



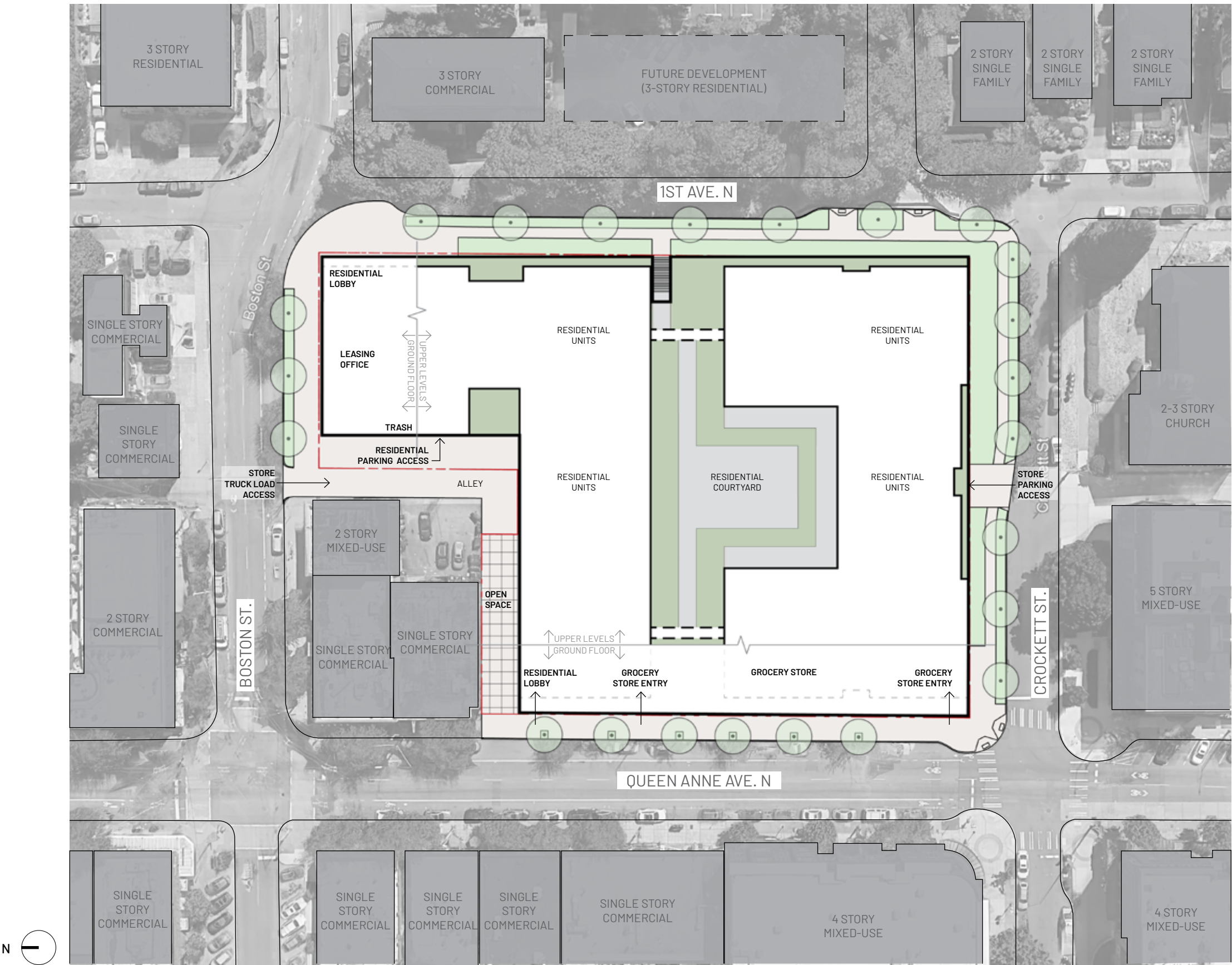
SUMMER SOLSTICE



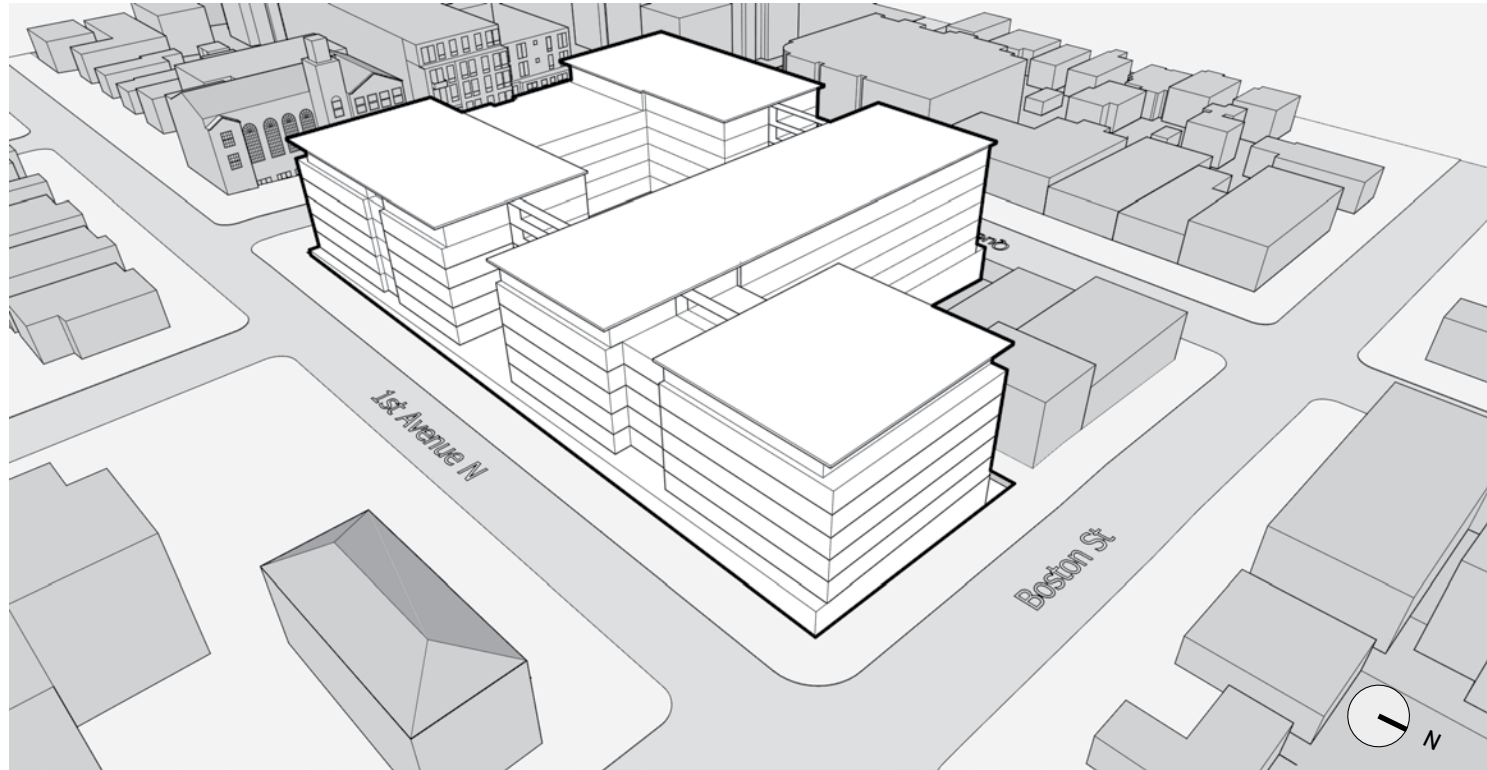
WINTER SOLSTICE



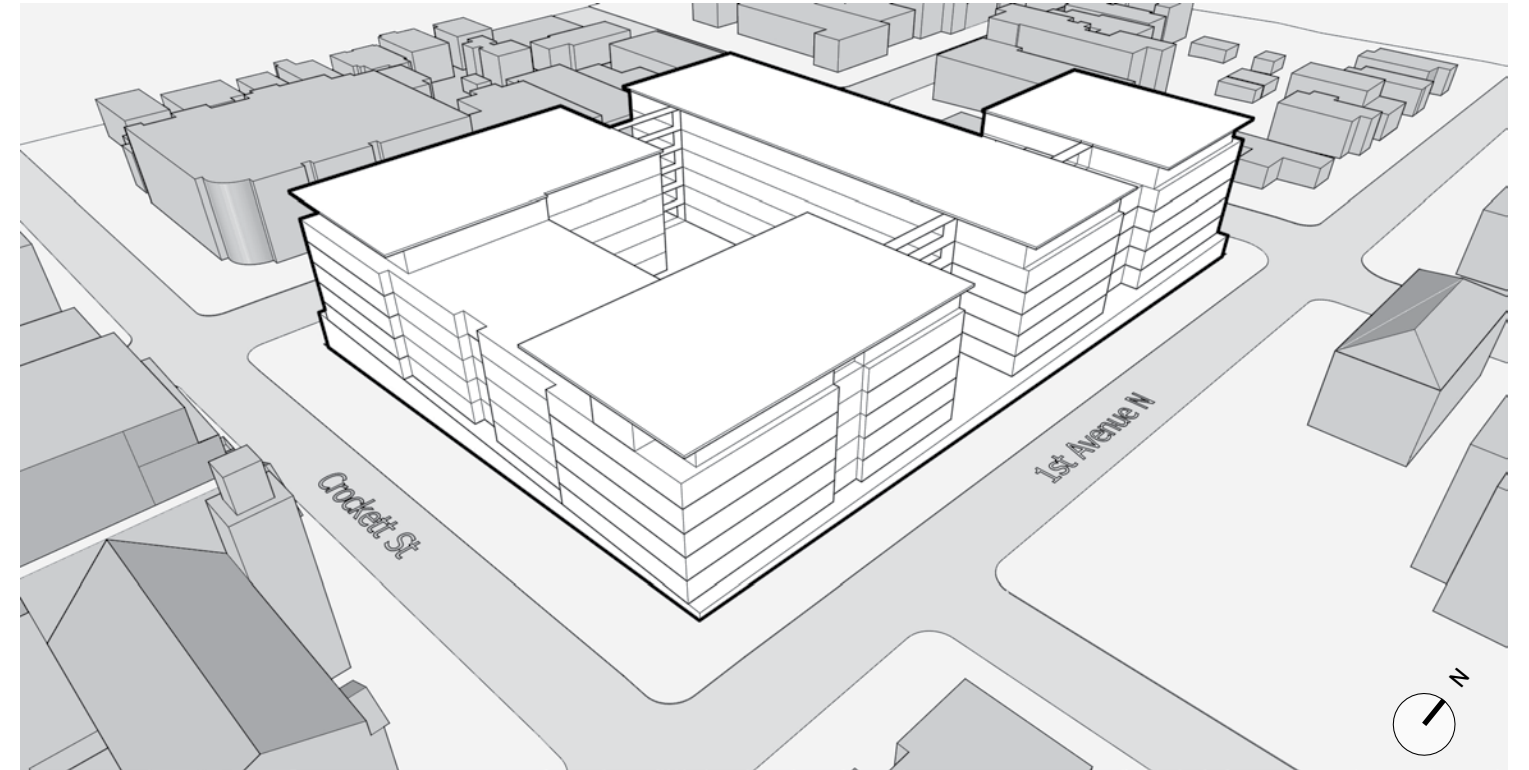
OPTION 2
OPEN EAST-WEST



OPTION 2 - MASSING

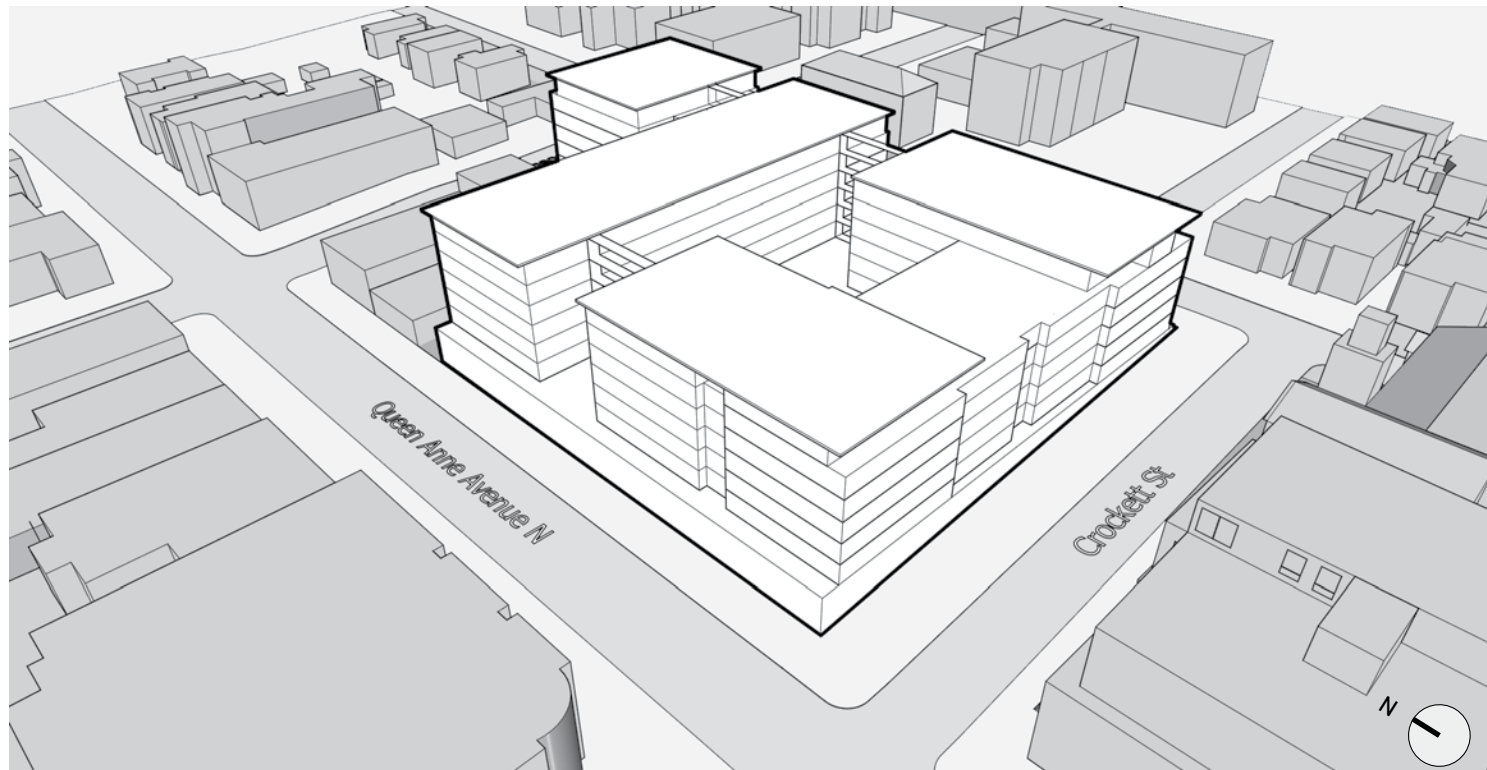


Bird's Eye View from the Intersection of 1st Ave N & Boston St

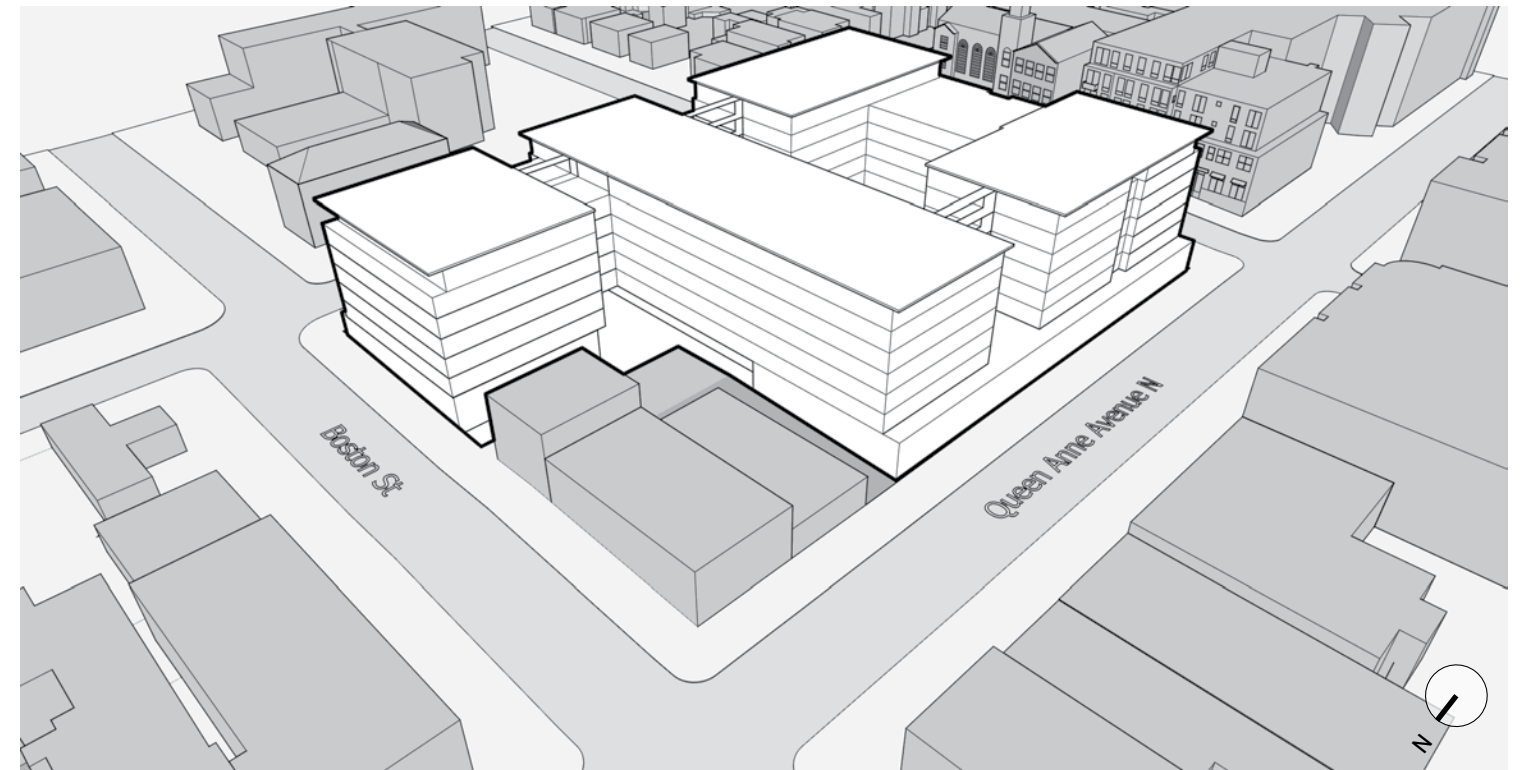


Bird's Eye View from the Intersection of 1st Ave N & Crockett St

OPTION 2 - MASSING

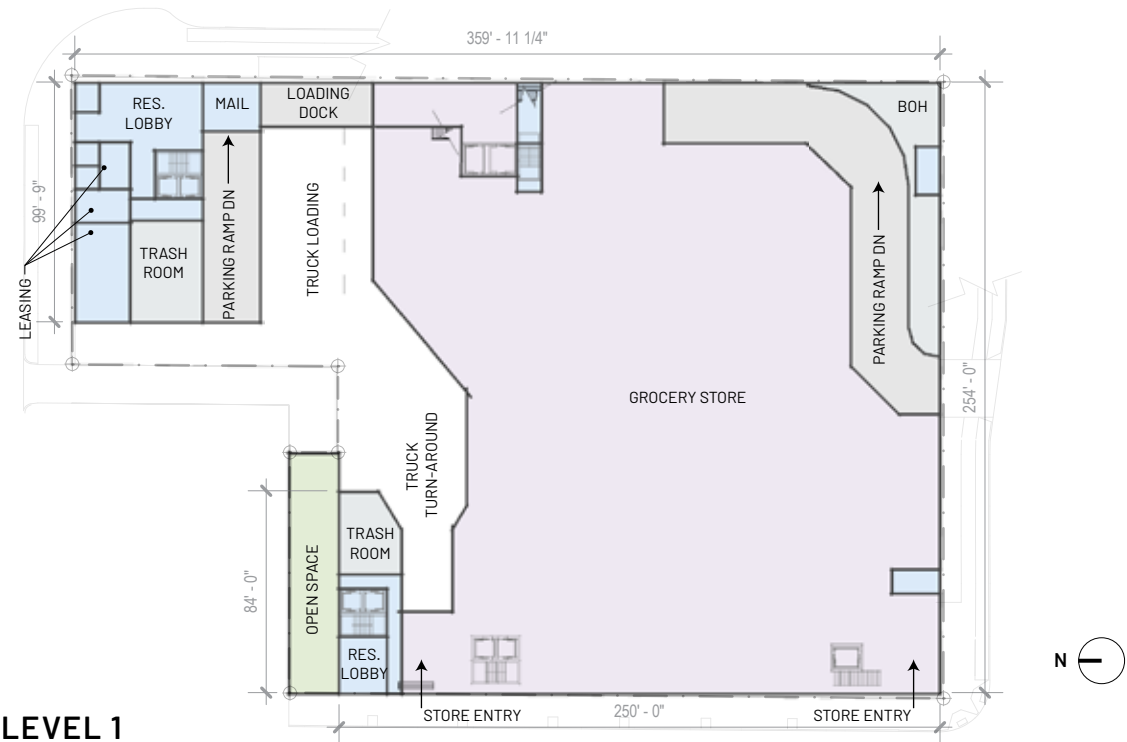


Bird's Eye View from the Intersection of Queen Anne Ave N & Crockett St

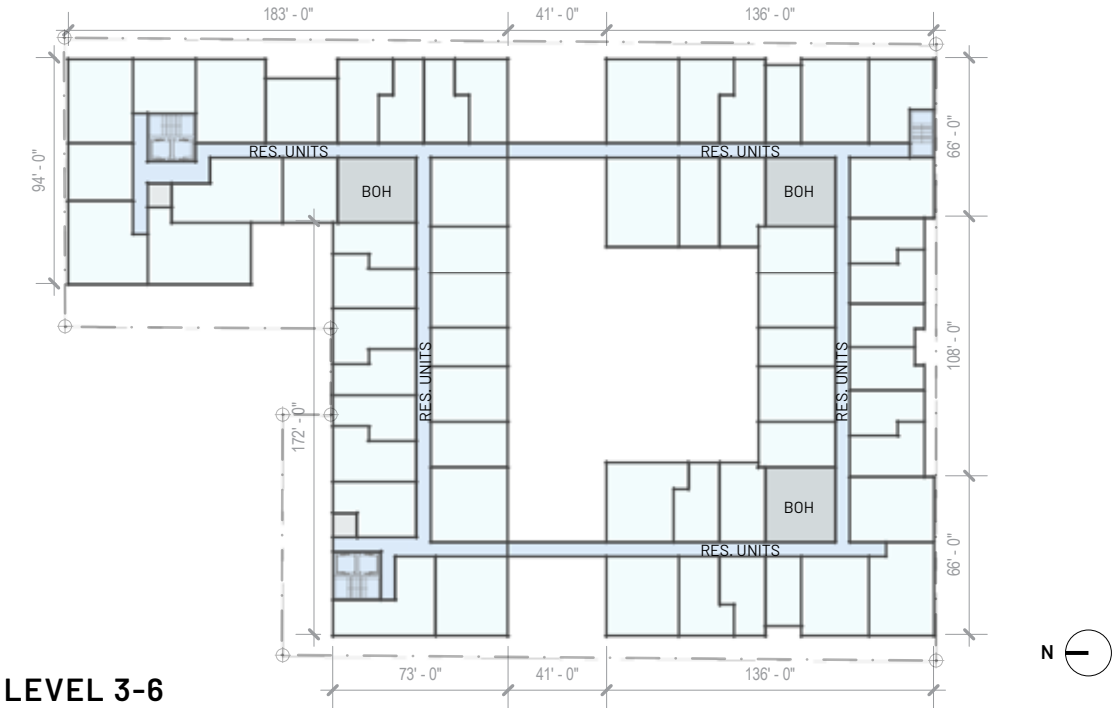


Bird's Eye View from the Intersection of Queen Anne Ave N & Boston St

OPTION 2 - BUILDING PLANS



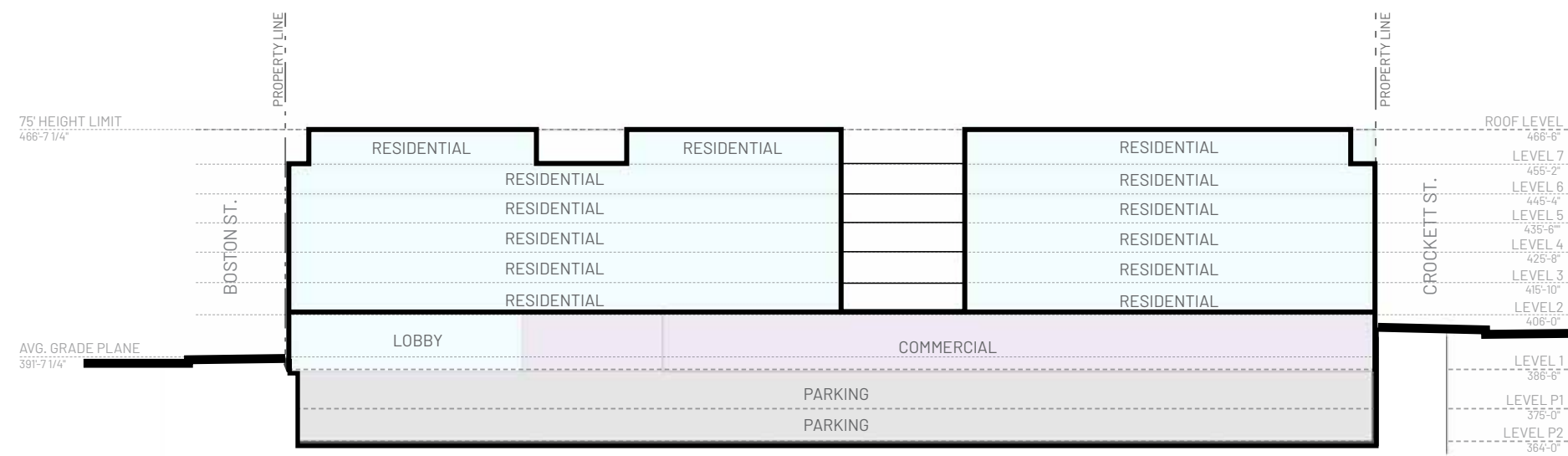
OPTION 2 - BUILDING PLANS



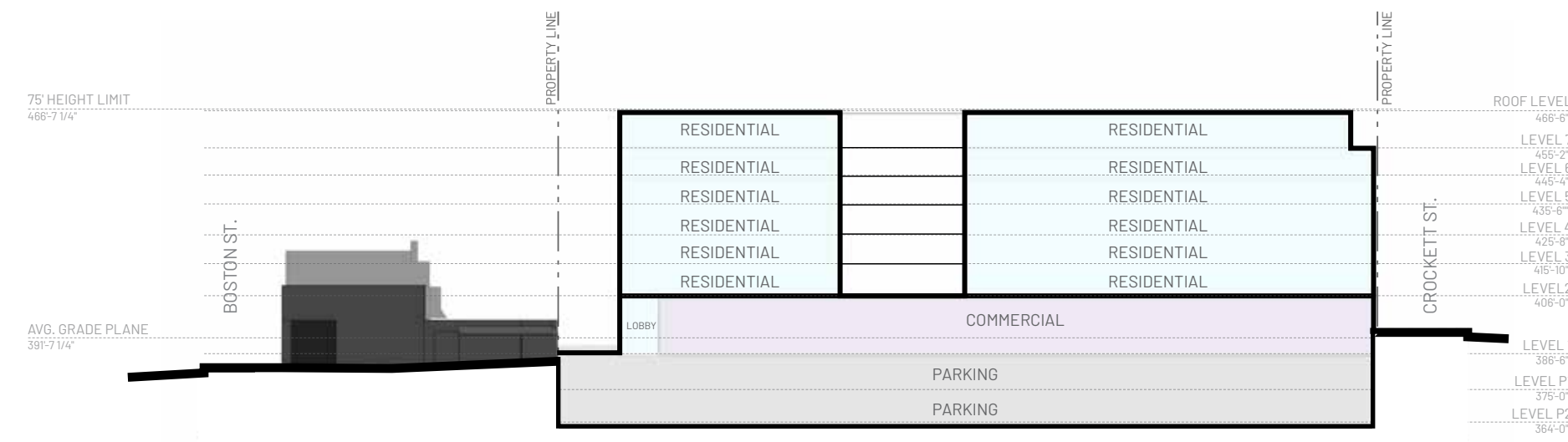
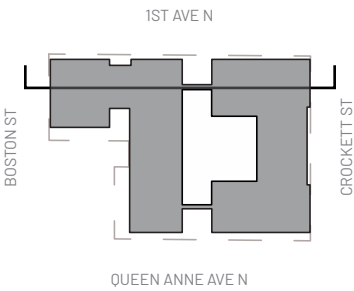
- FLOOR PLANS**
- COMMERCIAL
 - RESIDENTIAL
 - LOBBY/CIRCULATION
 - AMENITY SPACES
 - MECHANICAL/STORAGE
 - PARKING
 - ROOF DECK/BALCONY



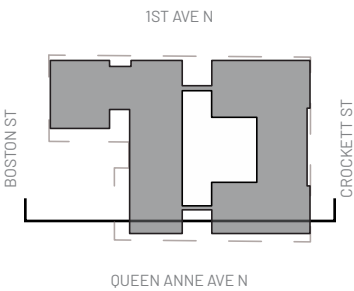
OPTION 2 - BUILDING SECTIONS



N/S SECTION THROUGH BUILDING 1 & 2



N/S SECTION THROUGH BUILDING 3





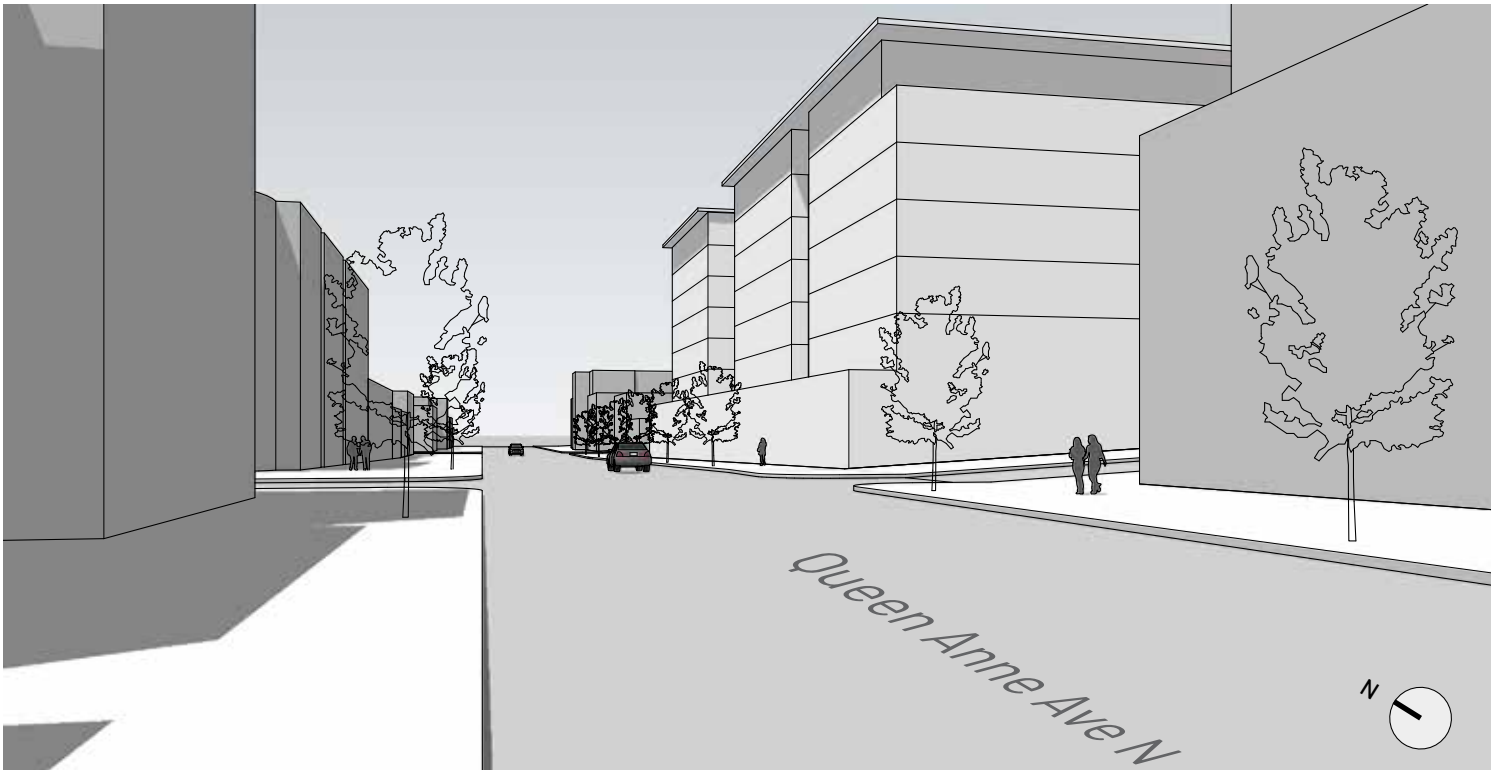
Street View of Site Looking West on Boston St



Street View of Site Looking North on 1st Ave N



Street View of Site Looking East on Crockett St

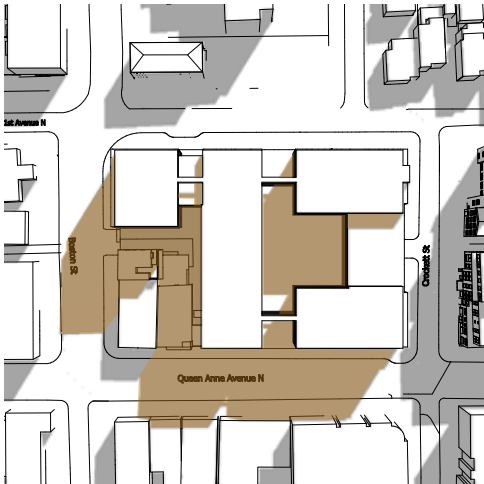


Street View of Site Looking North on Queen Anne Ave N

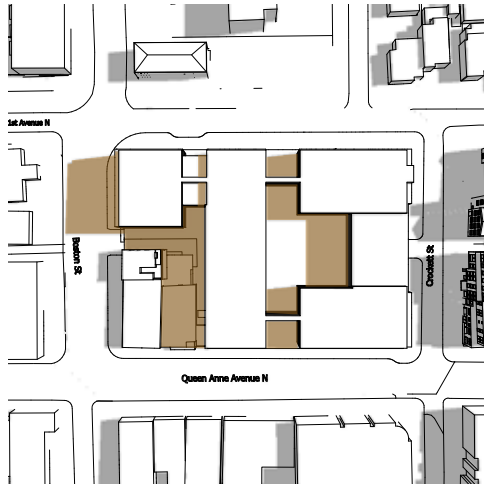
THIS PAGE IS INTENTIONALLY LEFT BLANK

SPRING / FALL EQUINOX

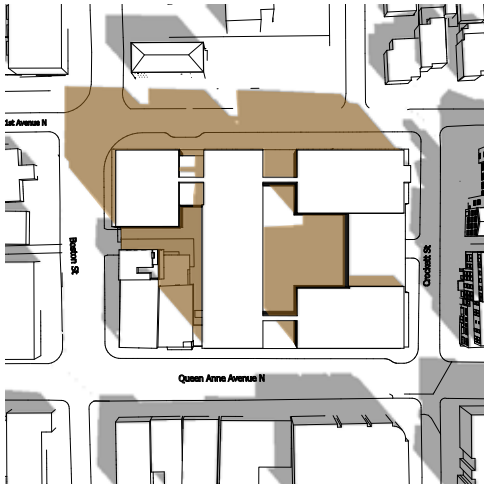
9 AM



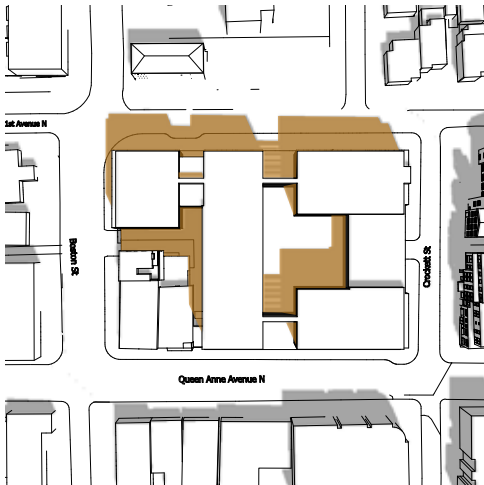
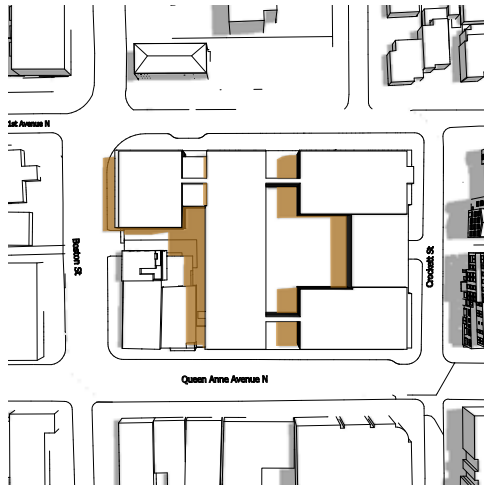
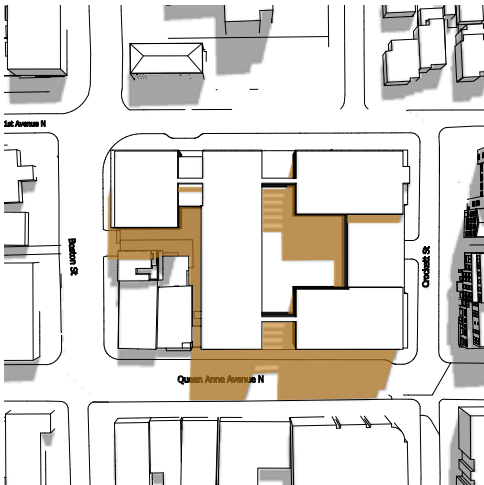
12 PM



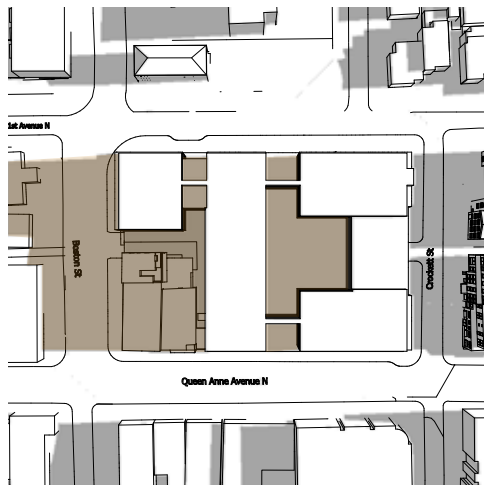
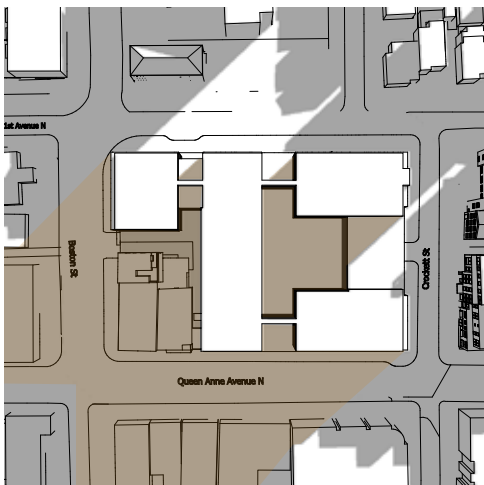
3 PM



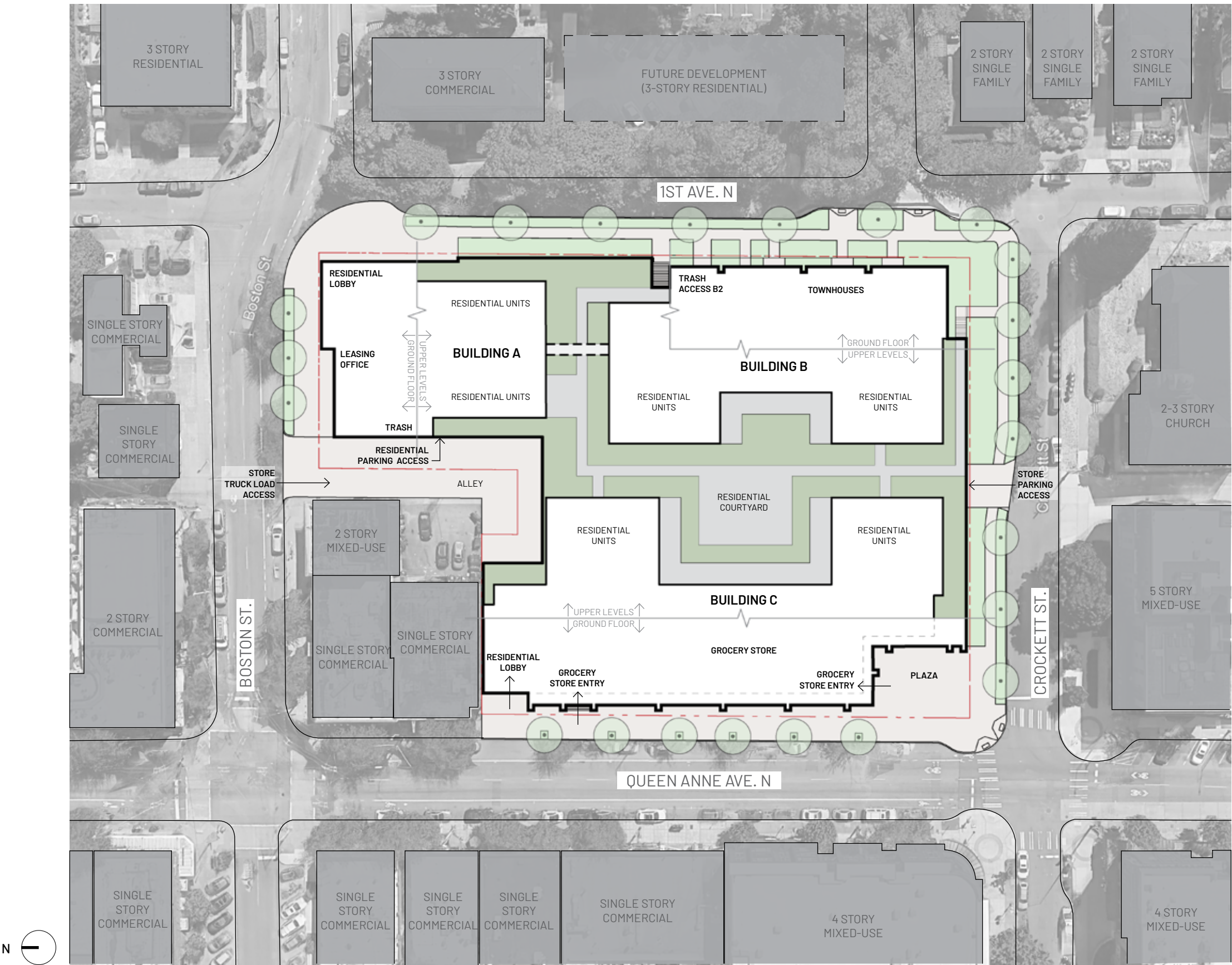
SUMMER SOLSTICE

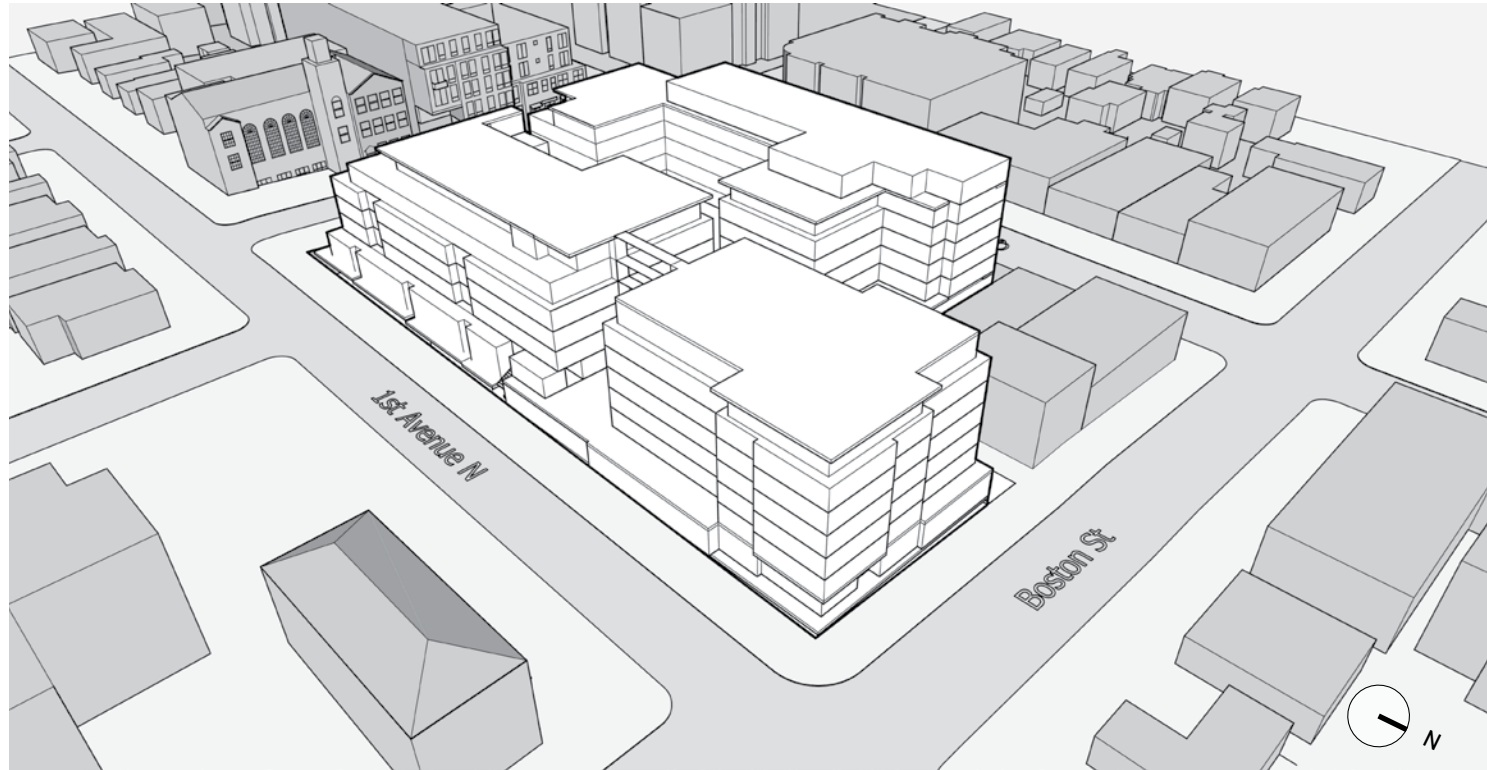


WINTER SOLSTICE

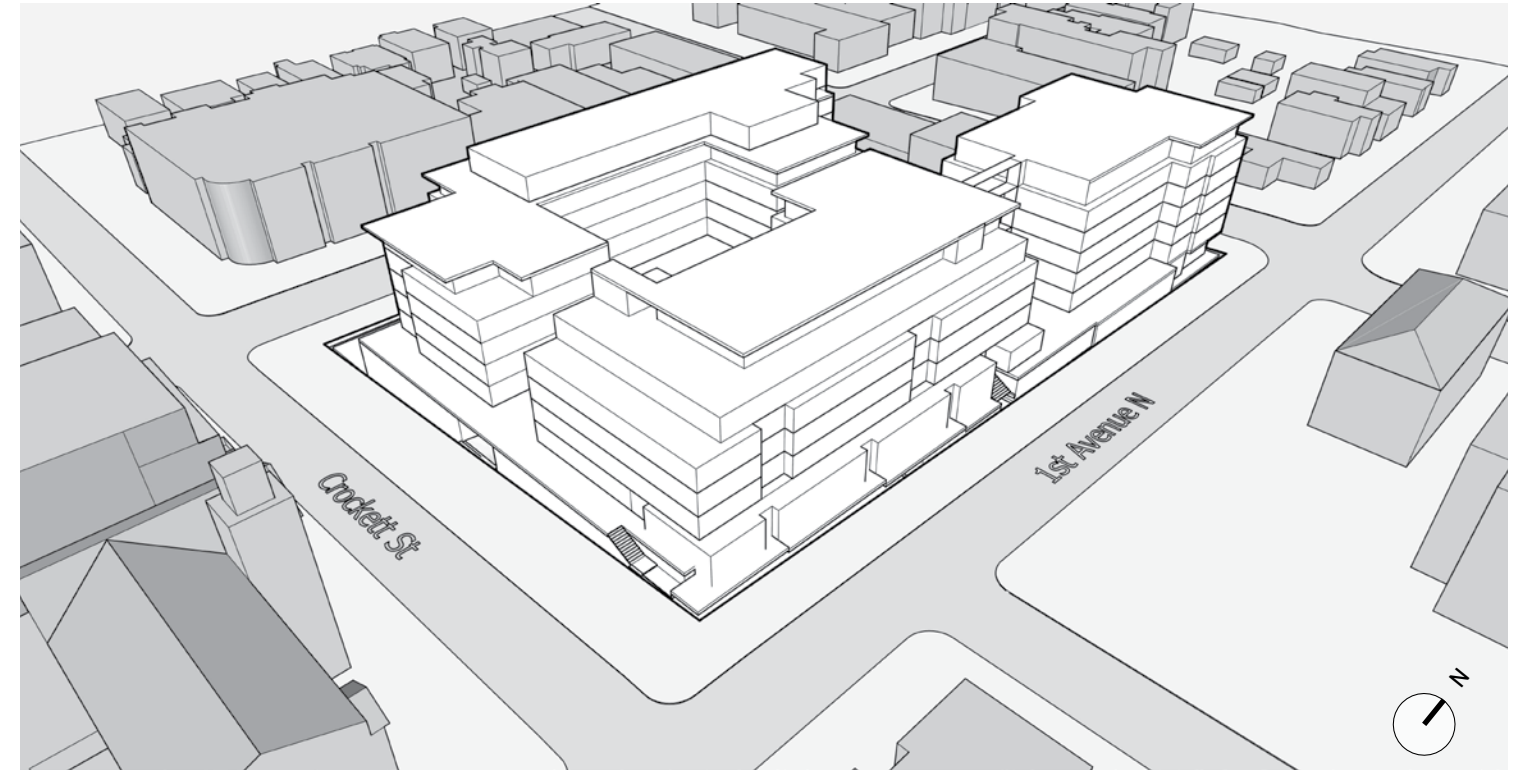


OPTION 3
PREFERRED SCHEME

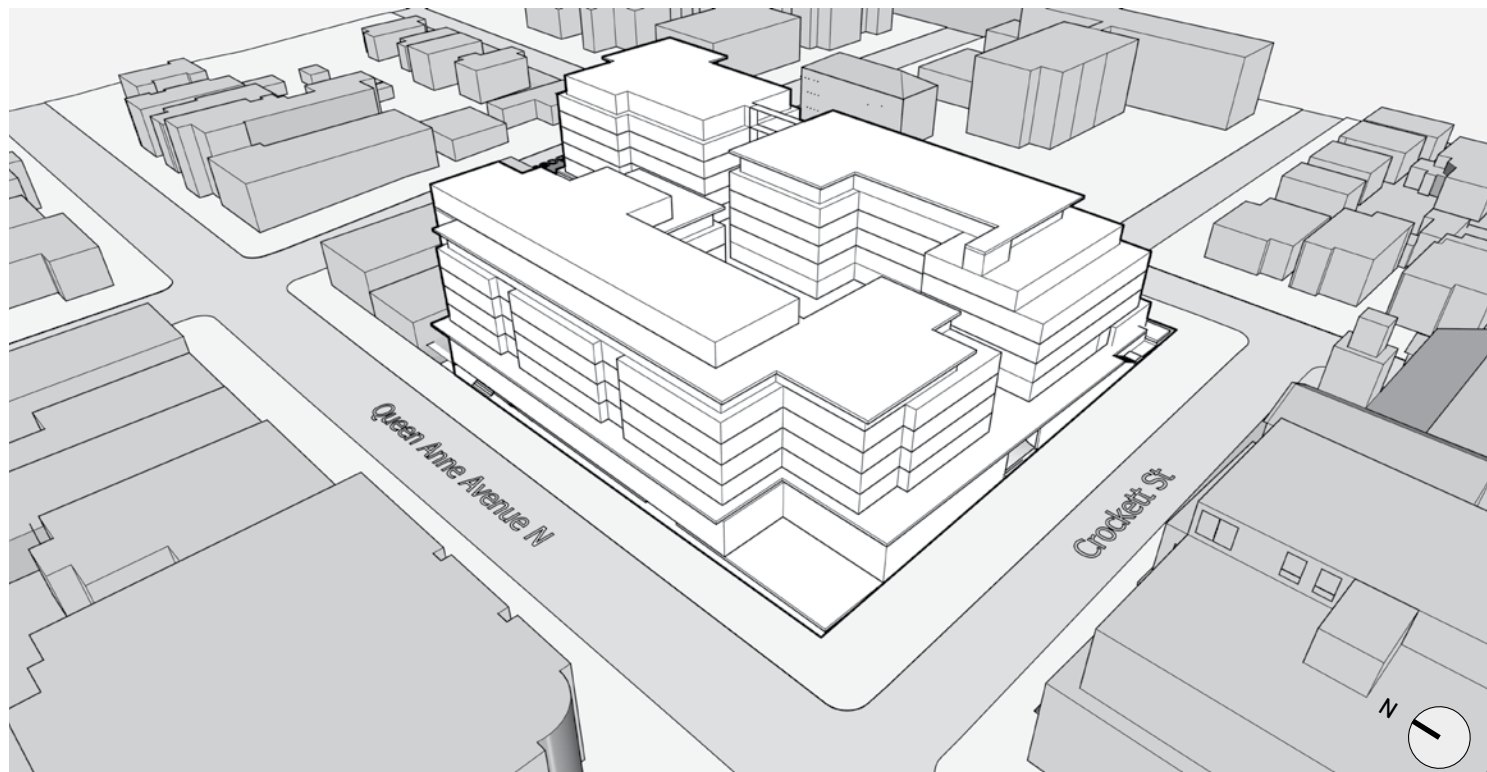




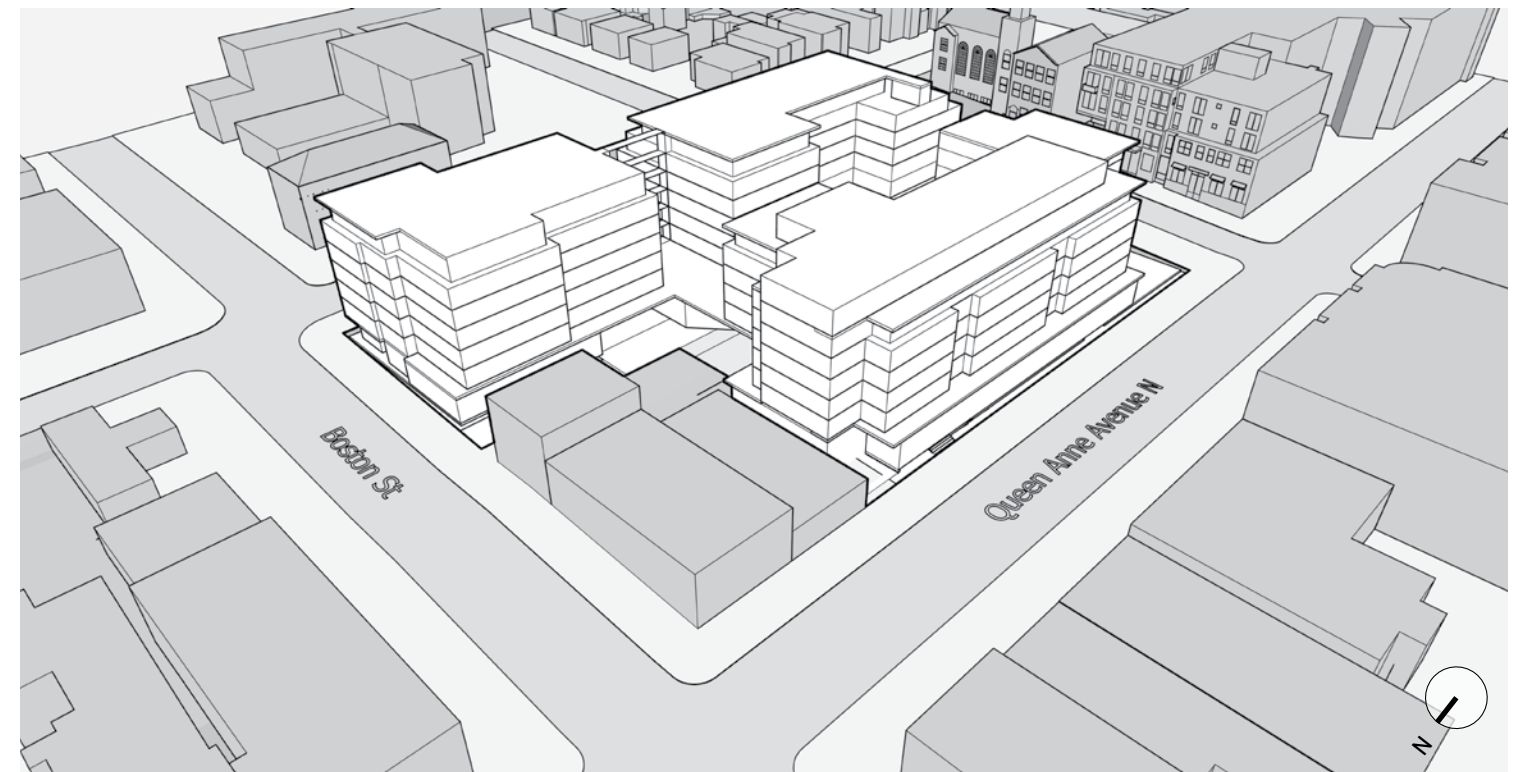
Bird's Eye View from the Intersection of 1st Ave N & Boston St



Bird's Eye View from the Intersection of 1st Ave N & Crockett St

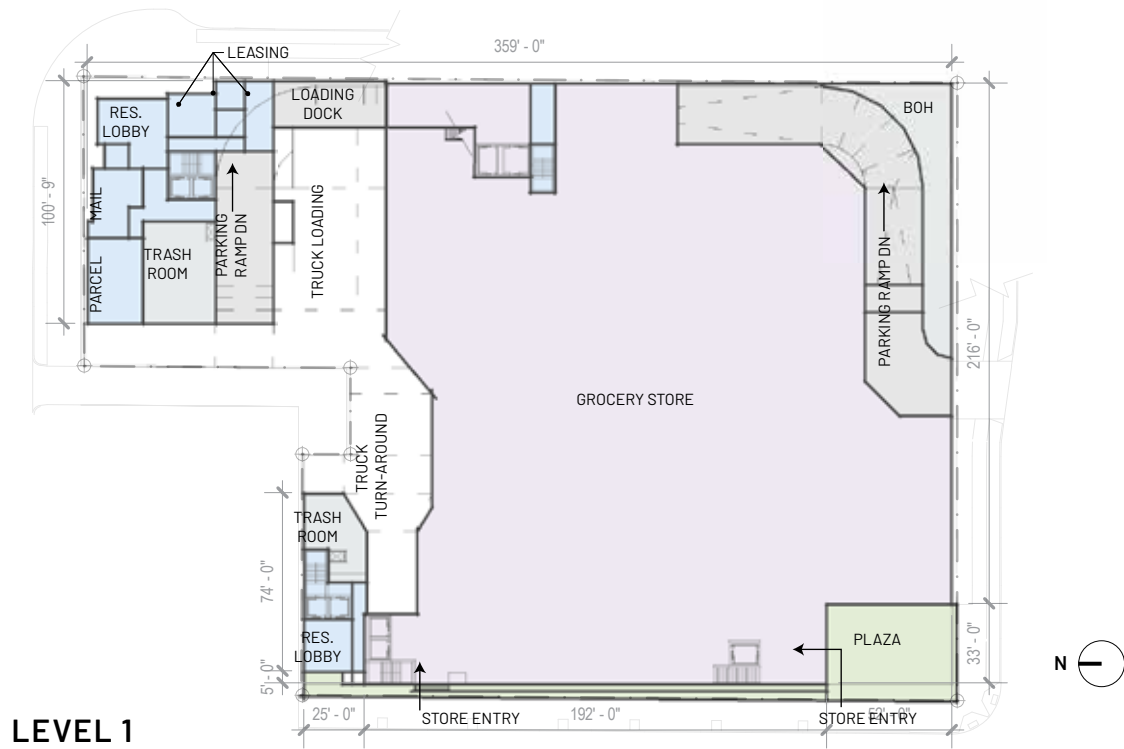


Bird's Eye View from the Intersection of Queen Anne Ave N & Crockett St



Bird's Eye View from the Intersection of Queen Anne Ave N & Boston St

OPTION 3 - BUILDING PLANS



OPTION 3 - BUILDING PLANS



LEVEL 3-5



LEVEL 7

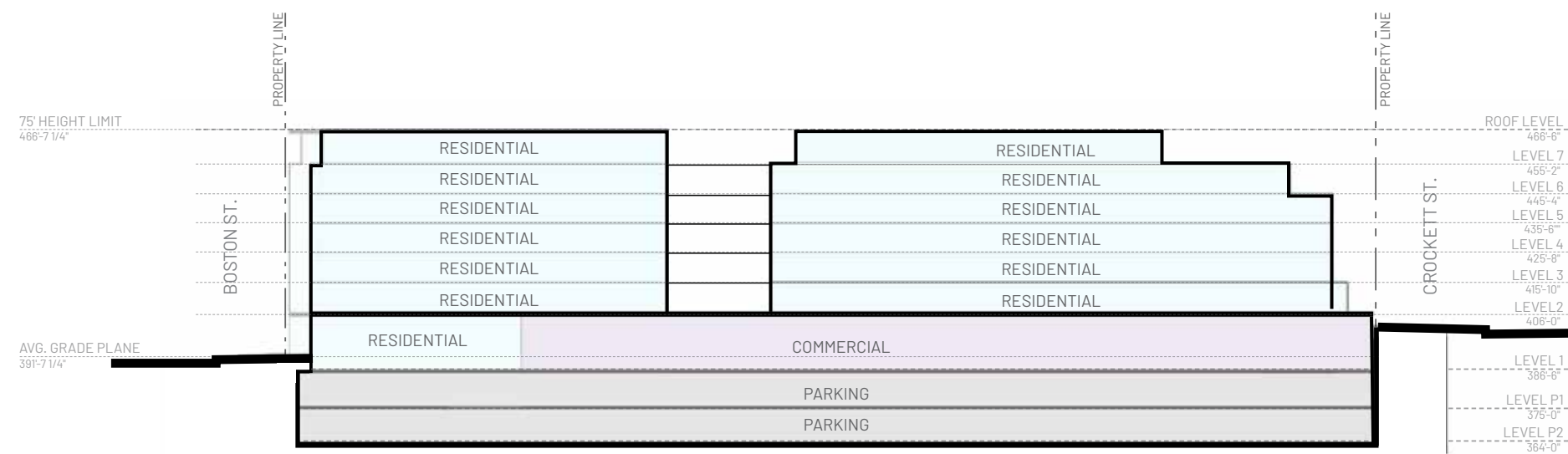
FLOOR PLANS

- COMMERCIAL
- RESIDENTIAL
- LOBBY/CIRCULATION
- AMENITY SPACES
- MECHANICAL/STORAGE
- PARKING
- ROOF DECK/BALCONY

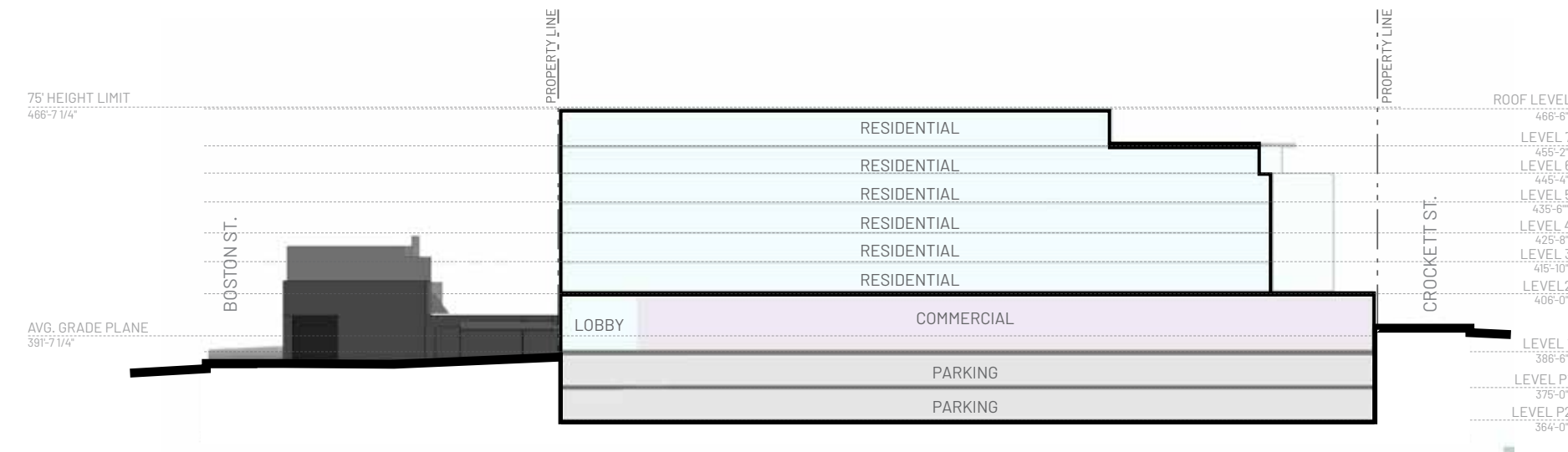
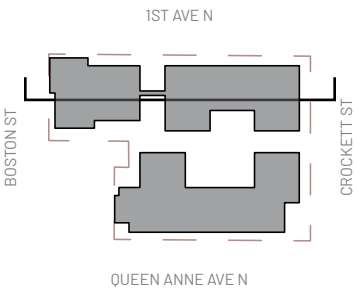


LEVEL 6

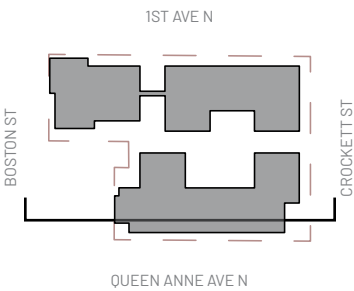
OPTION 3 - BUILDING SECTIONS



N/S SECTION THROUGH BUILDING 1 & 2

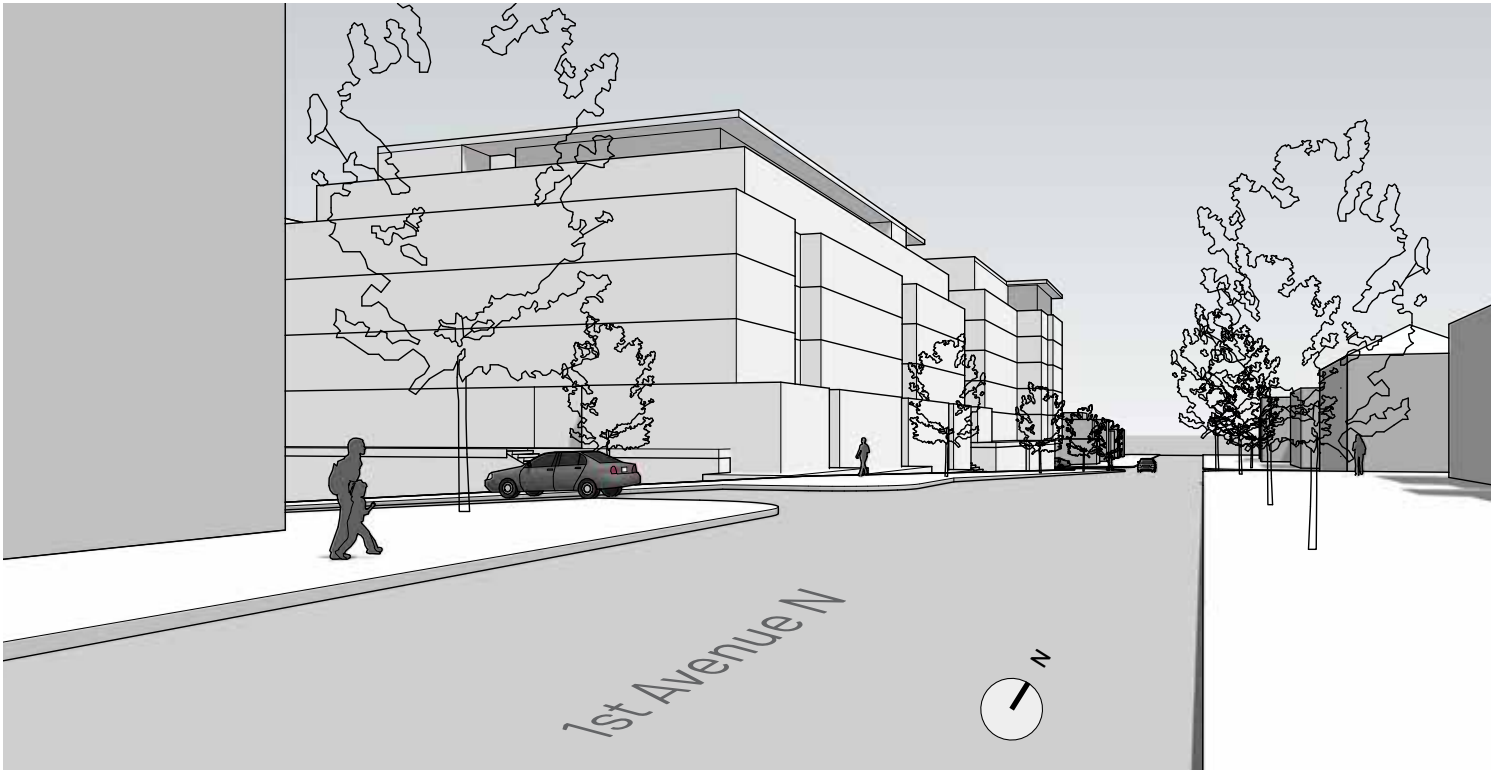


N/S SECTION THROUGH BUILDING 3





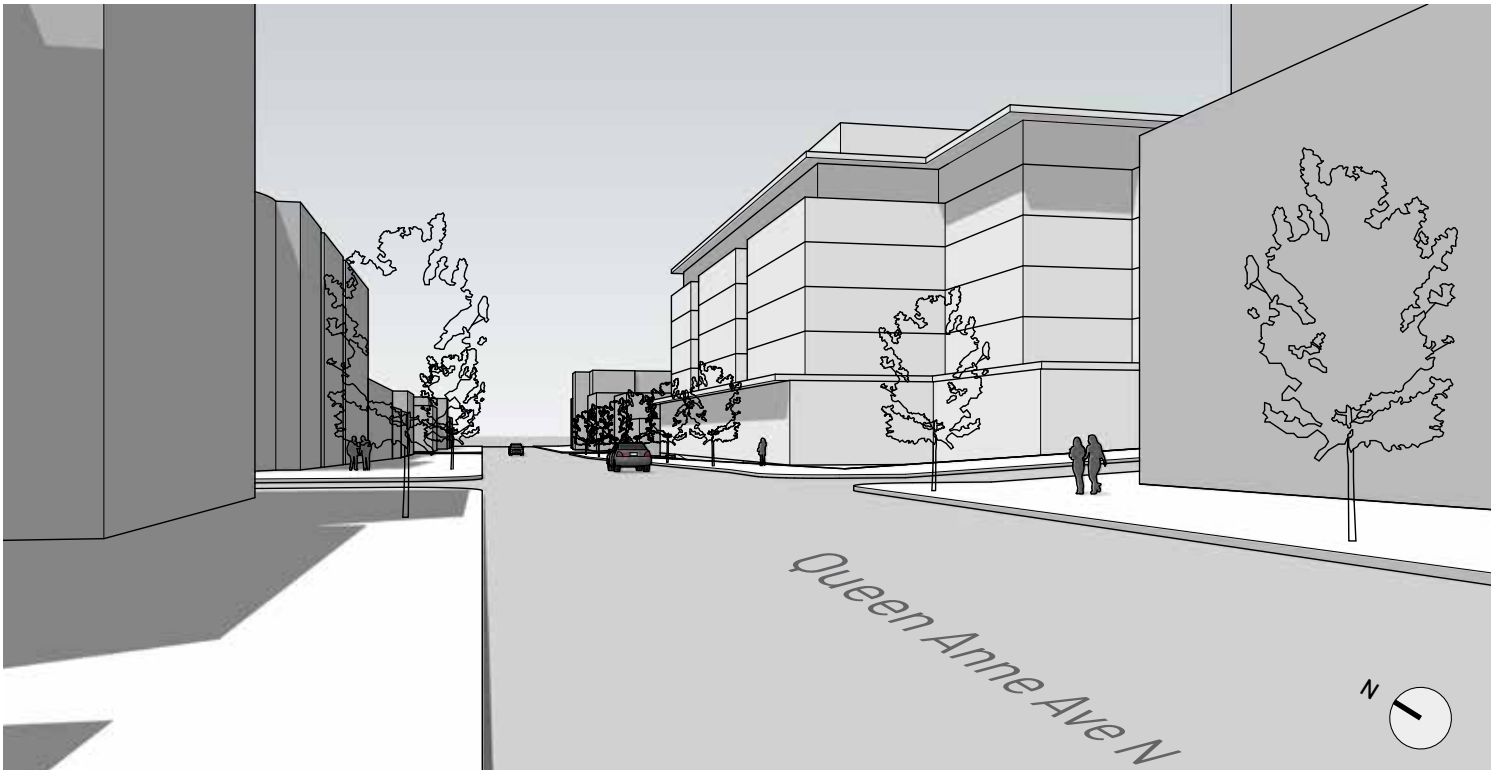
Street View of Site Looking West on Boston St



Street View of Site Looking North on 1st Ave N



Street View of Site Looking East on Crockett St

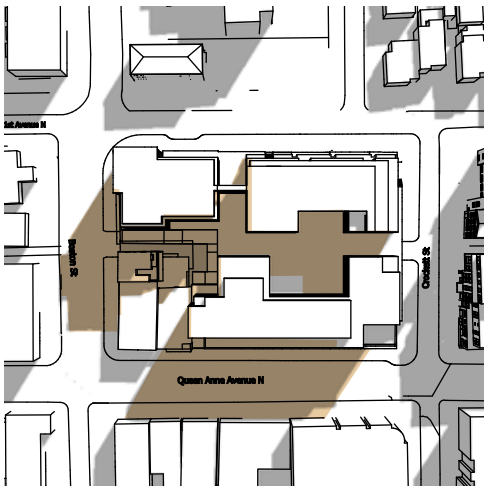


Street View of Site Looking North on Queen Anne Ave N

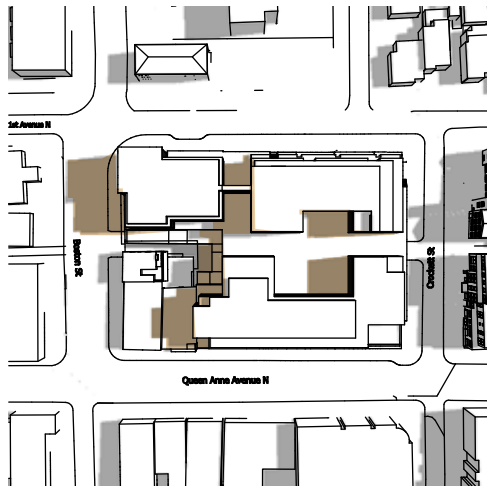
THIS PAGE IS INTENTIONALLY LEFT BLANK

SPRING / FALL EQUINOX

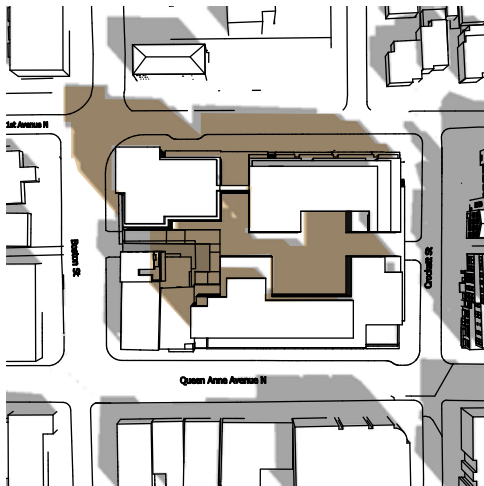
9 AM



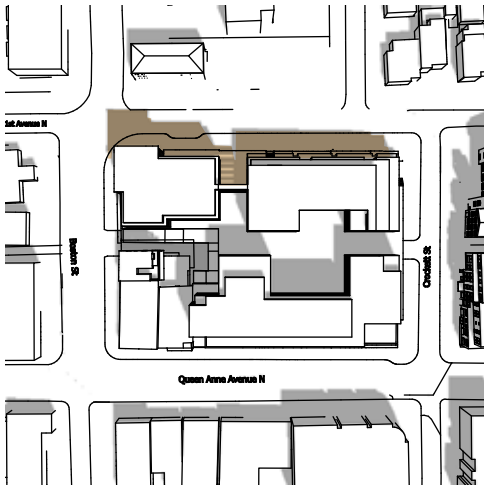
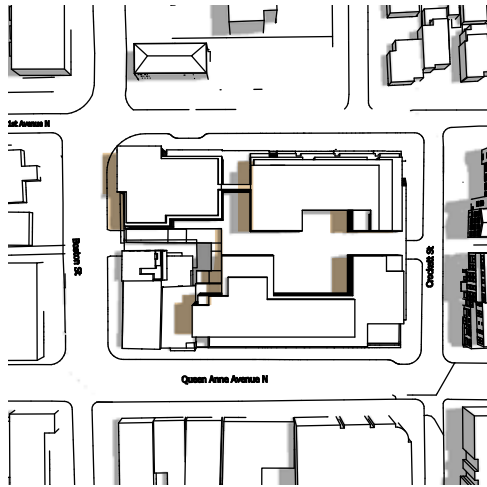
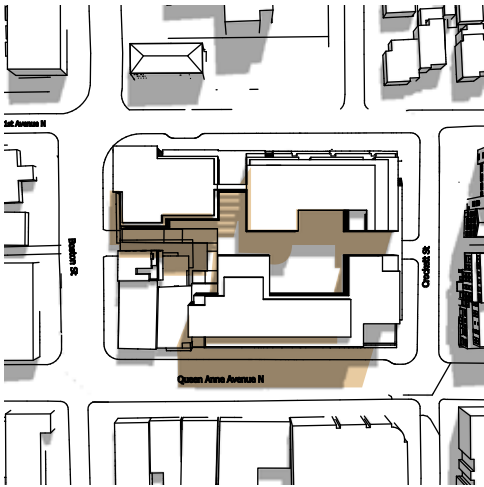
12 PM



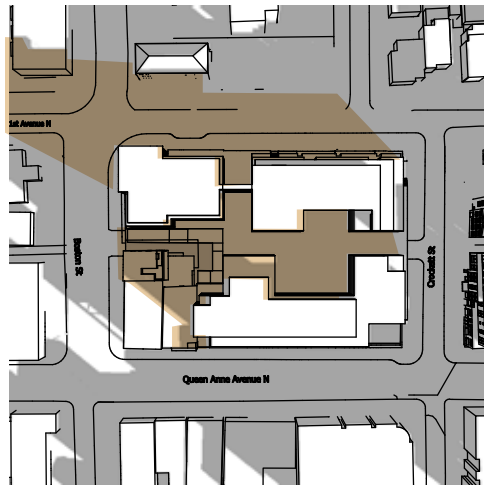
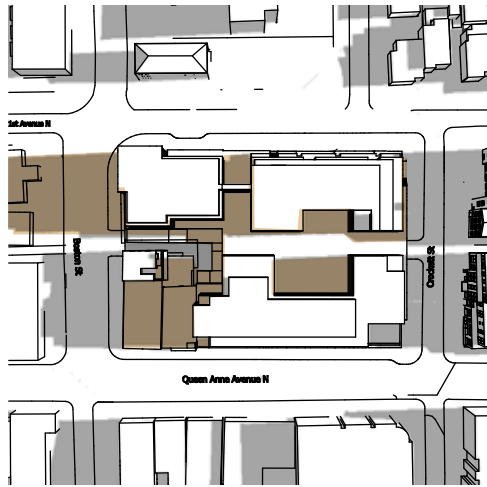
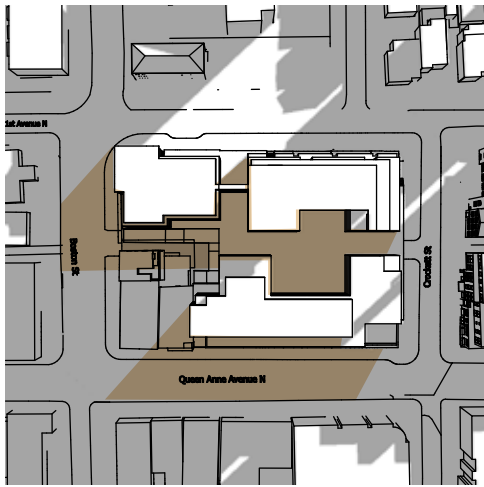
3 PM



SUMMER SOLSTICE



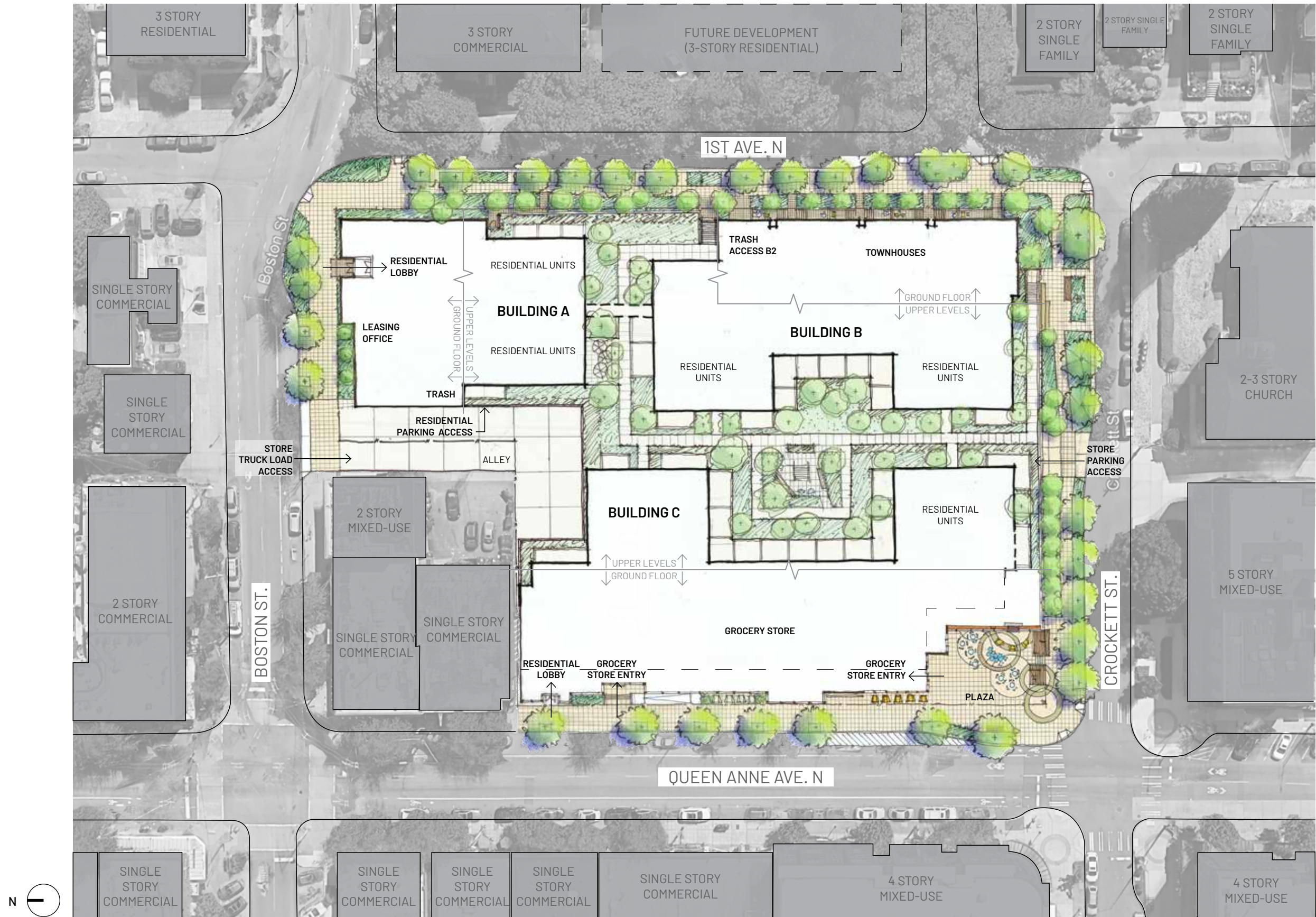
WINTER SOLSTICE





05 LANDSCAPE PLAN

LANDSCAPE PLAN

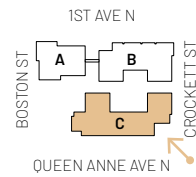
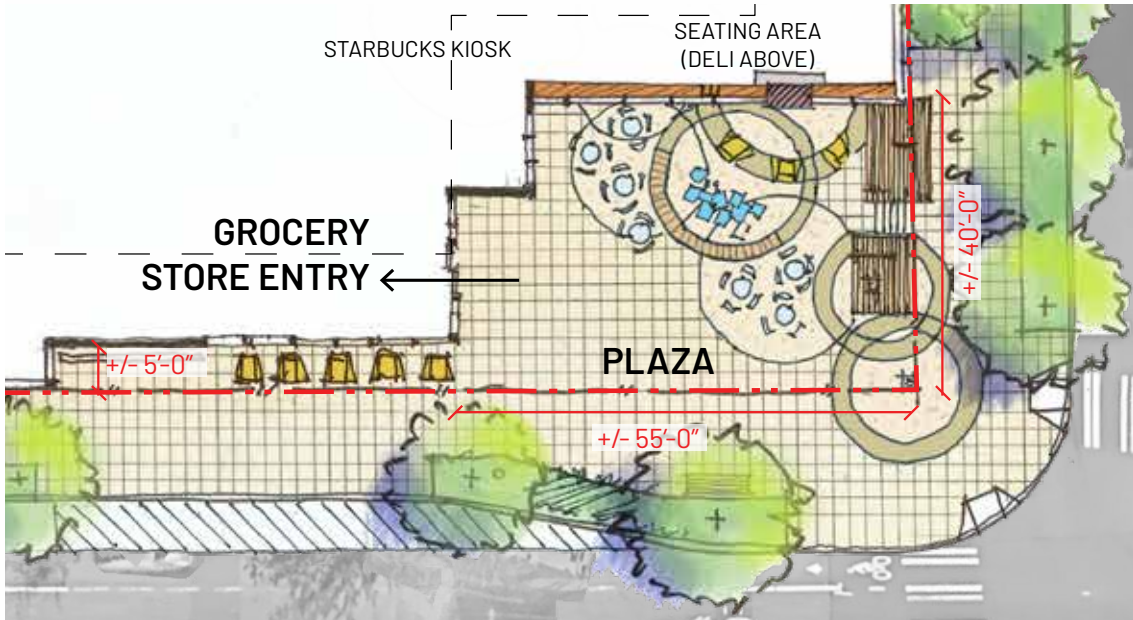
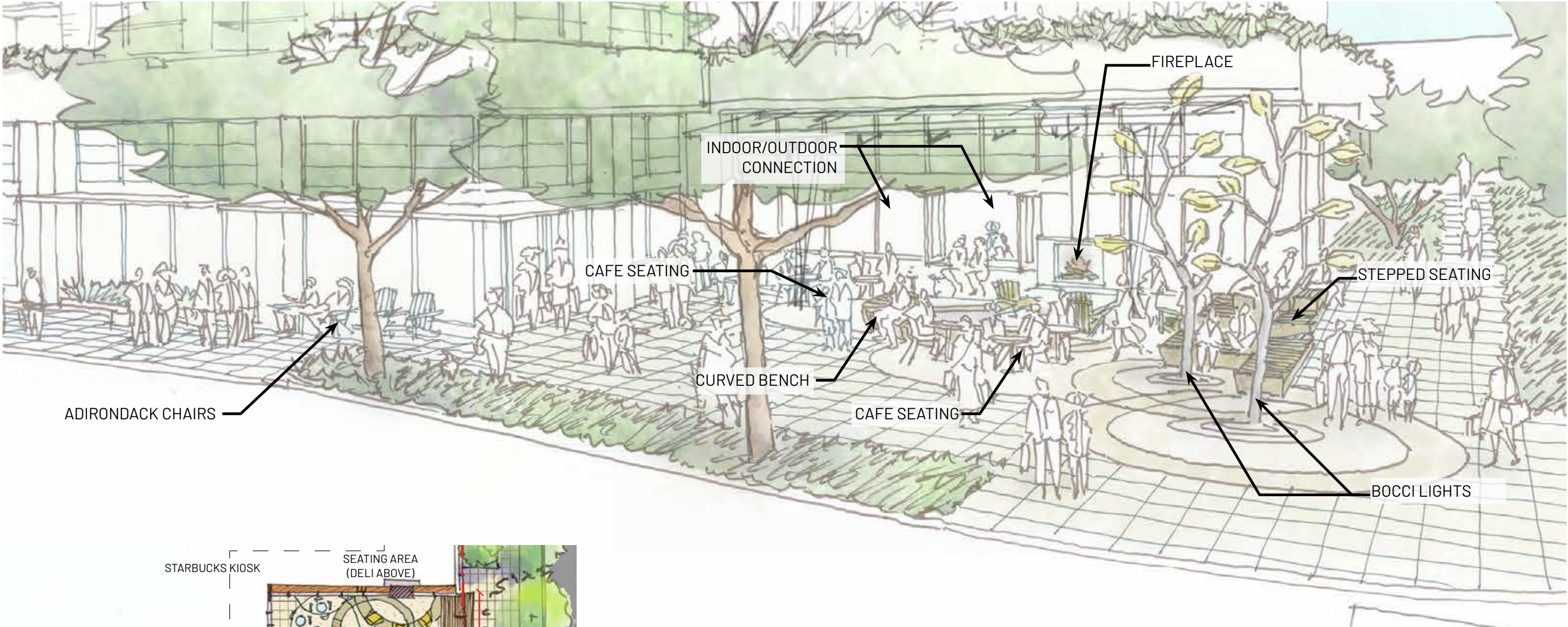




PREFERRED OPTION 3 - VIGNETTE ALONG QUEEN ANNE AVE N & PLAZA



PREFERRED OPTION C - PLAZA - SETBACKS AND FEATURES





06 DESIGN DEPARTURES

POTENTIAL DESIGN DEPARTURE - MAX WIDTH & DEPTH OF 250' AT PEDESTRIAN-DESIGNATED ZONES

DEVELOPMENT STANDARD REQUIREMENT

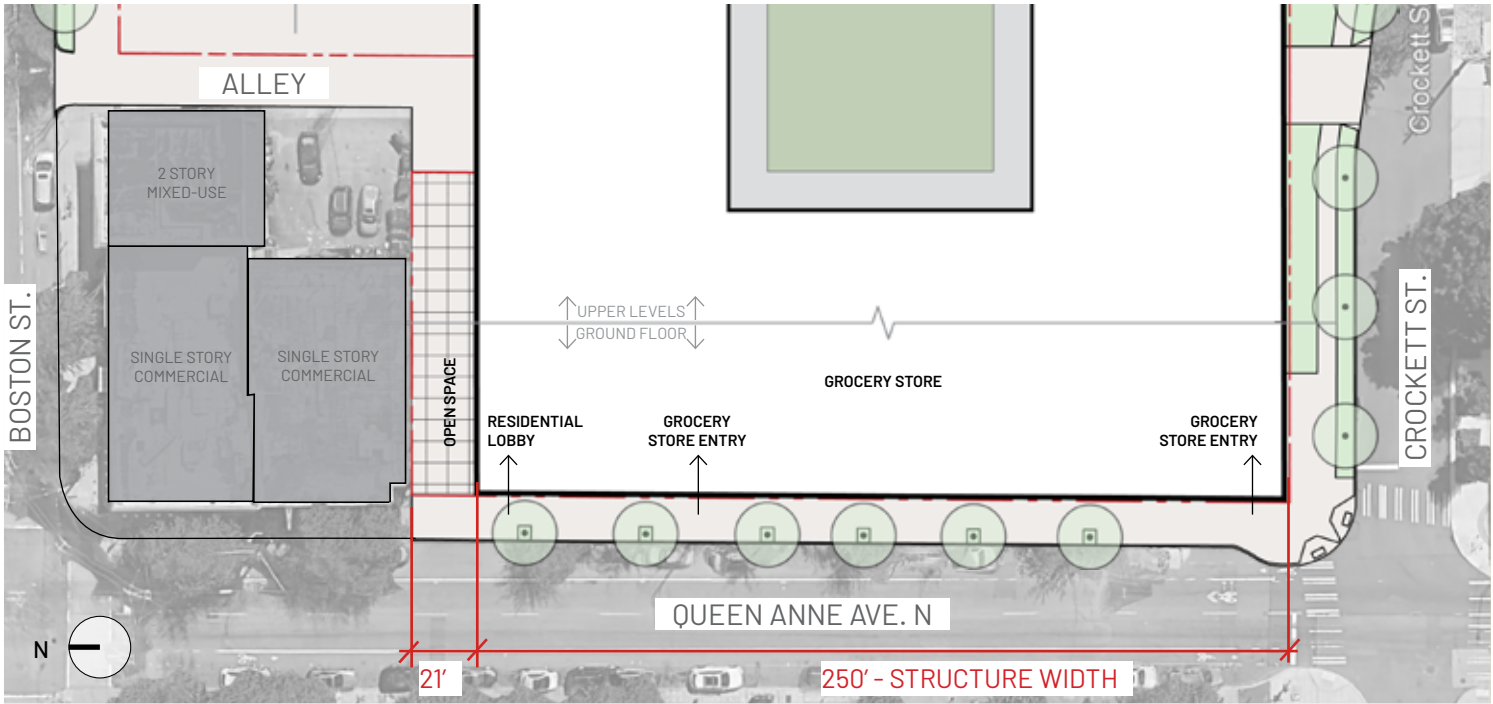
23.47A.008.C.5.a Along a principal pedestrian street (Queen Anne Ave N), the maximum width and depth of the building structure is 250'.

DEPARTURE REQUEST / PROPOSAL

Propose the width of the building structure along Queen Anne Ave N to be 271' along Queen Anne Ave N. The 271' length includes a 55' long by 40' deep plaza at the corner of Crockett & Queen Anne Ave N.

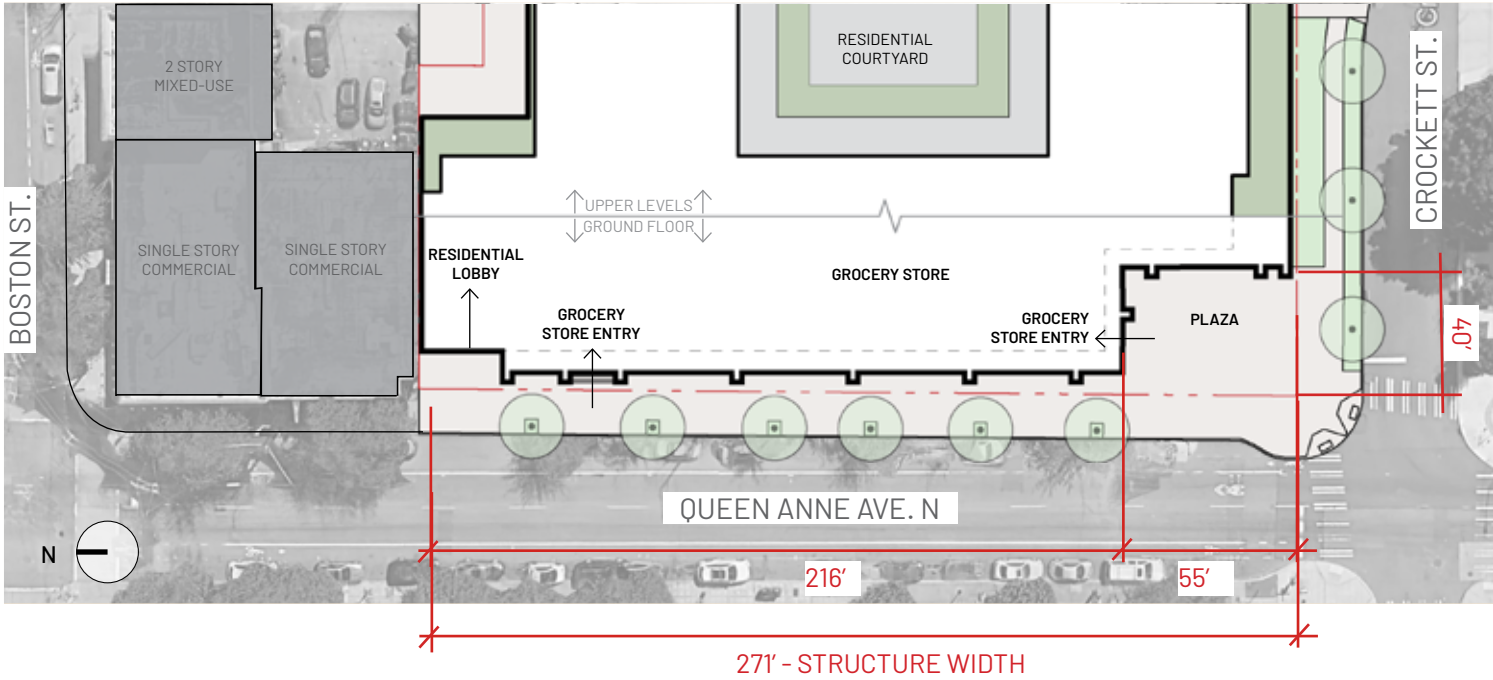
JUSTIFICATION

The preferred design includes a +/-55' long plaza along Queen Anne Ave N that will provide an opportunity for pedestrian interaction with seating and variety of spaces as well as a larger area for the bus stop. The plaza provides a break in the structure, thus reducing the linear footage along Queen Anne Ave N to 216 ft. The proposed plaza provides the opportunity for a better pedestrian and visual experience while still meeting the intent of the code by providing a 216' facade along Queen Anne Ave N. Additionally, the facade is set back 5' along Queen Anne Ave N, providing more areas for seating and landscaping.



CODE COMPLIANT OPTION

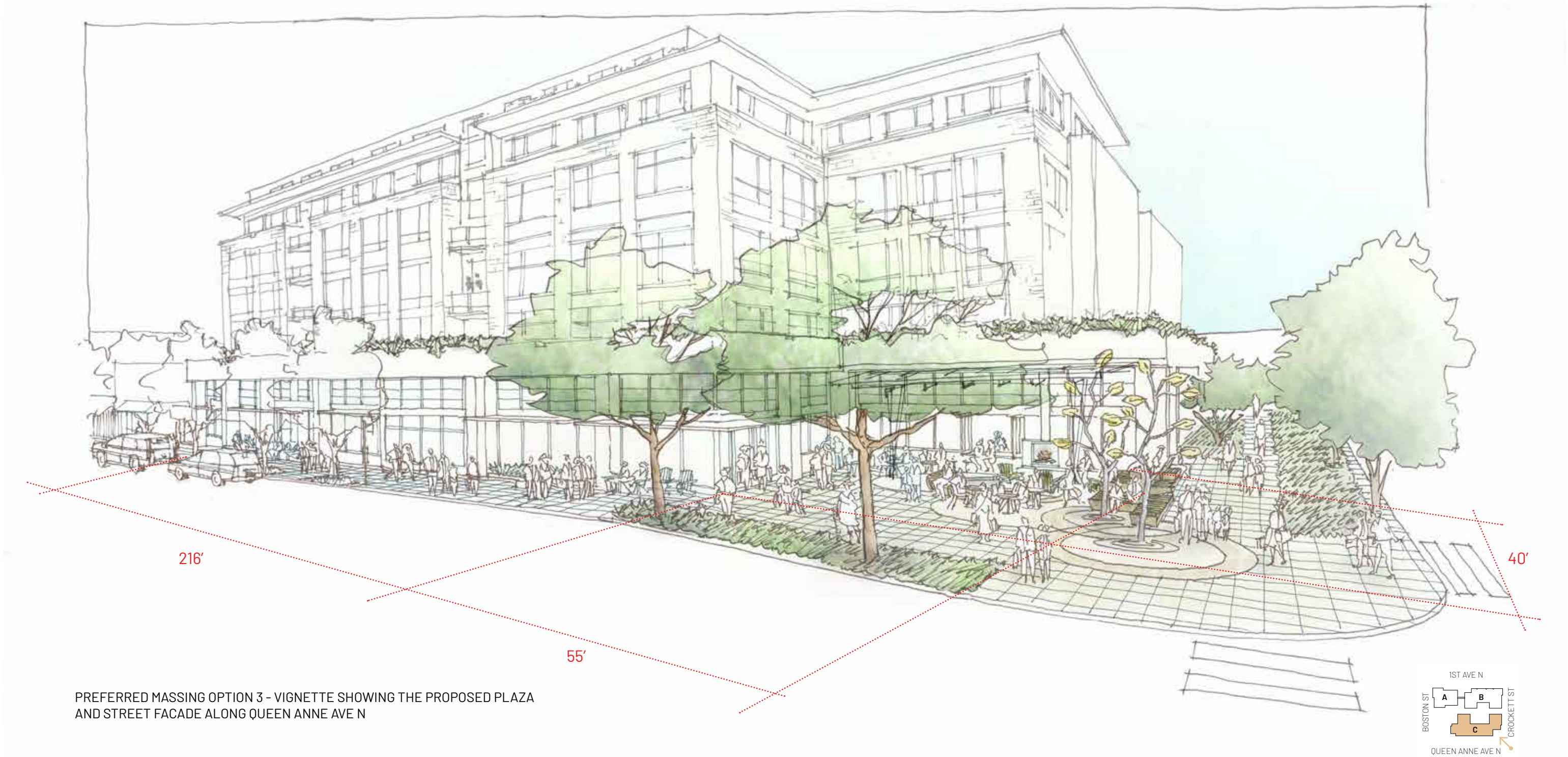
The code compliant option can provide a max. 250' wide structure, but the open space that results is not ideal for the outdoor spaces that create areas for socialization and seating as envisioned by the Queen Anne Design Guidelines.



PREFERRED MASSING WITH DEPARTURE REQUEST

The preferred massing option provides a 55' wide by 40' deep plaza at the intersection of Queen Anne Ave and Crockett. This south-facing plaza will provide opportunities for gathering and cafe seating and is located just east of the Farmer's market. An additional 5' setback is provided along Queen Anne Ave, providing opportunities for a variety of sidewalk experiences. [CS2,CS3, PL1, PL2,PL3, DC3]

POTENTIAL DESIGN DEPARTURE - MAX WIDTH & DEPTH OF 250' AT PEDESTRIAN-DESIGNATED ZONES



PREFERRED MASSING OPTION 3 - VIGNETTE SHOWING THE PROPOSED PLAZA AND STREET FACADE ALONG QUEEN ANNE AVE N

POTENTIAL TYPE 1 DECISION - SMALL RETAIL SPACES AT PEDESTRIAN DESIGNATED STREETS

DEVELOPMENT STANDARD REQUIREMENT

23.47A.008.C.6.Space for small commercial uses at street level. All structures abutting a principal pedestrian street (Queen Anne Ave N) that include more than 5,000sf of street-level commercial uses shall provide small commercial uses. For a 50,000 sf grocery store, 8 small commercial spaces are required (Min. size - 300 sf, Max size - 1500 sf)

As a Type I decision, the Director may waive the requirements of subsection 23.47A.008.C.6. The Director’s decision shall be based on the availability of existing small commercial spaces on a principal pedestrian street:

- 1) Within the same urban village as the structure;
- 2) Within 400 lineal feet of the structure, if the structure is located within an urban center; or
- 3) Within the same pedestrian-designated zone as the structure on the same principal pedestrian street, if the structure is located outside of an urban village or urban center.

PROPOSAL

Type 1 decision to allow all retail to be used by the new 50,000 SF Safeway store.

JUSTIFICATION

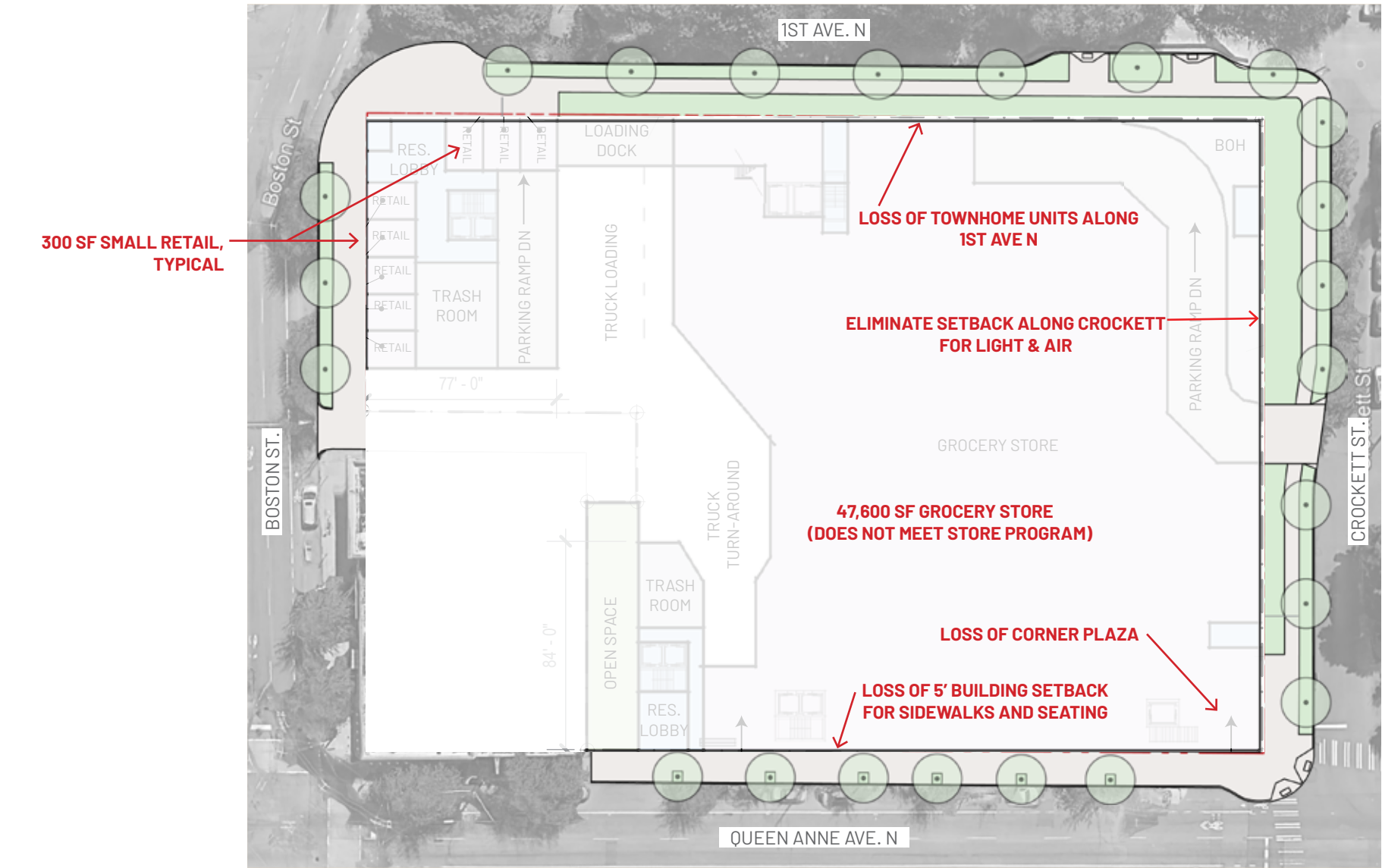
The neighborhood needs a full service urban grocery store. As urban centers and urban villages have densified in order to provide more housing, the urban grocery store has changed to meet the market-driven needs that now includes delis with expanded indoor seating and a large variety of take out foods. In order to provide the basic goods and services typically found in a standard grocery store plus the new neighborhood demands for deli, take-out and indoor seating an urban grocery store requires a minimum of 50,000 sf.

The new Safeway store program will require the 50,000 sf allowed by the zoning code. The preferred massing option balances the store frontage with several urban responses to the context including a large corner plaza for socialization and gathering, a 5’ setback along Queen Anne for wider sidewalks and seating and landscaping opportunities, and activated uses along Boston and 1st Ave. [CS2,CS3, PL1, PL2, PL3, DC2, DC3]

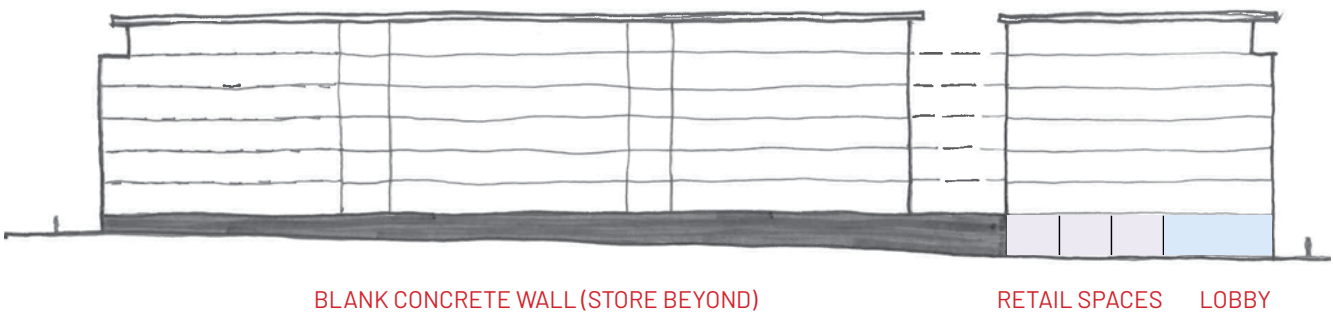
In order to accommodate the 8 small commercial spaces and maximize the store , the following adverse impacts would result for the design:

- (1) Eliminate the large corner plaza that provides seating areas for the neighborhood and a better bus stop; which makes this facade experience much better for the neighborhood.
- (2) Eliminate the 5’ setback along Queen Anne Ave N that provides areas for landscaping and seating.
- (3) No activation along 1st Ave N by eliminating the townhouse units.
- (4) Eliminate the setback along Crockett (requested by the neighborhood) to provide more light and air and reduce the massing impact at the corner of 1st Ave N and Crockett.

STUDY SHOWING SMALL RETAIL SPACES (MASSING OPTION 1):

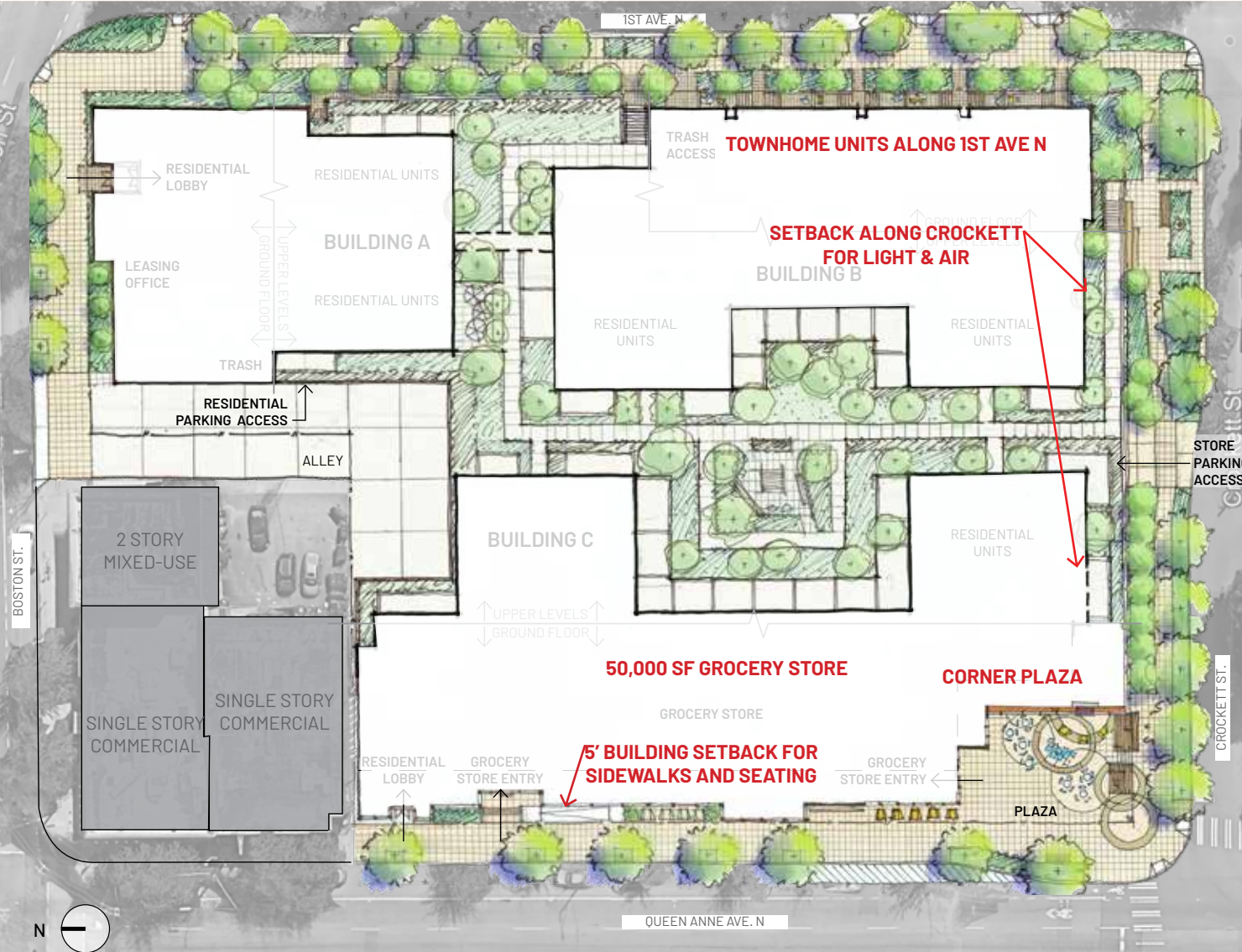


1ST AVE N - ELEVATION



POTENTIAL TYPE 1 DECISION - SMALL RETAIL SPACES AT PEDESTRIAN DESIGNATED STREETS

PREFERRED MASSING OPTION 3:



PREFERRED MASSING WITH TYPE 1 DECISION

The preferred massing option proposes to locate the grocery store along Queen Anne Ave N and provide a rich pedestrian experience along this retail frontage[CS2,CS3, PL1, PL2,PL3, DC3].

A 50,000 sf store will allow the grocery store to provide the level of service and uses for the Queen Anne neighborhood. Introducing small retail spaces would impact the other uses on the site, such as the residential lobbies, the 5' setback along QA Ave, the corner plaza, the upper level setbacks along Crockett, and the townhome units along 1st Ave N.

PREFERRED MASSING OPTION 3:VIGNETTE ALONG QA AVE & PLAZA



PREFERRED MASSING OPTION 3:VIGNETTE AT TOWNHOMES ALONG 1ST AVE N

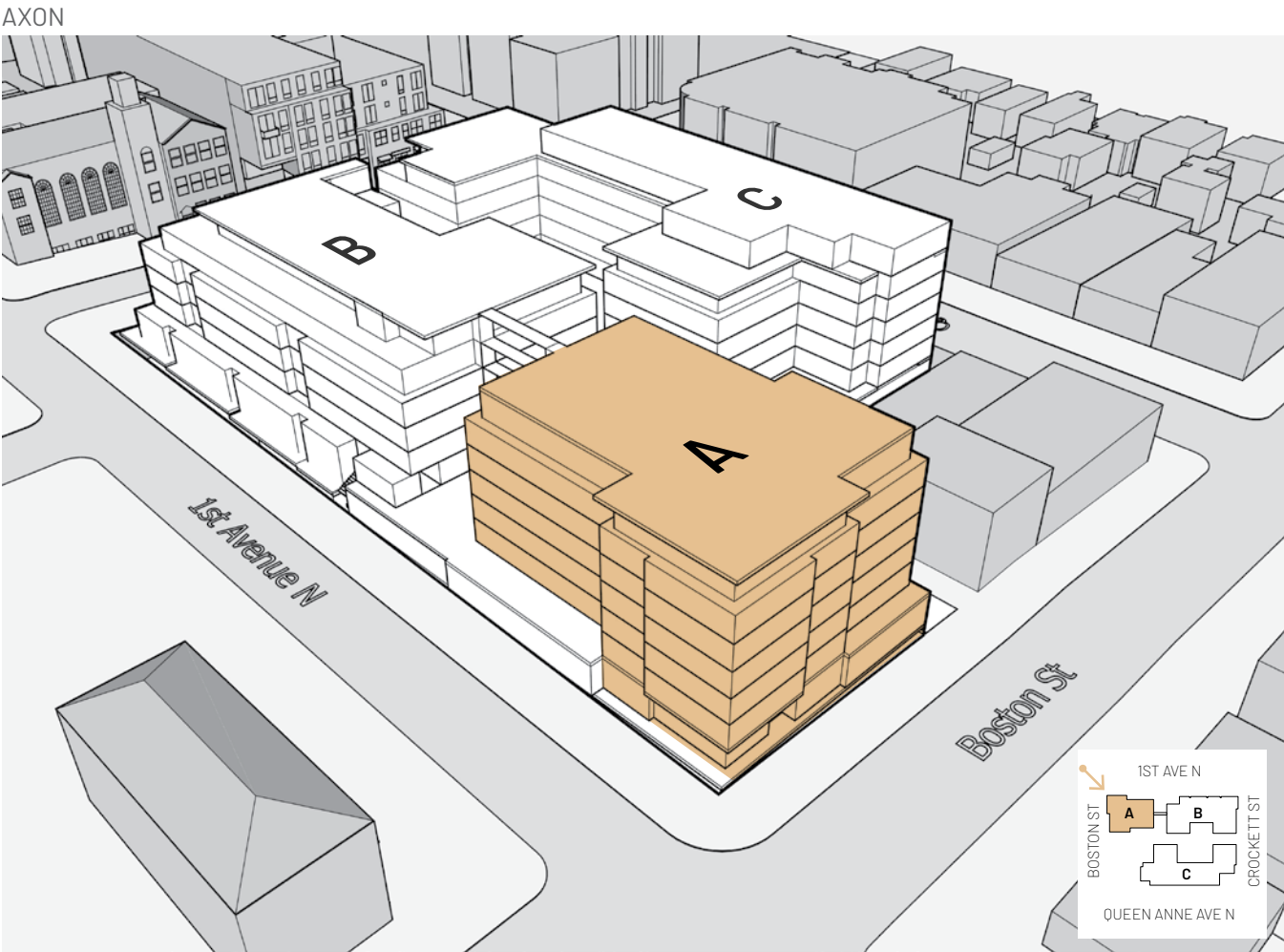




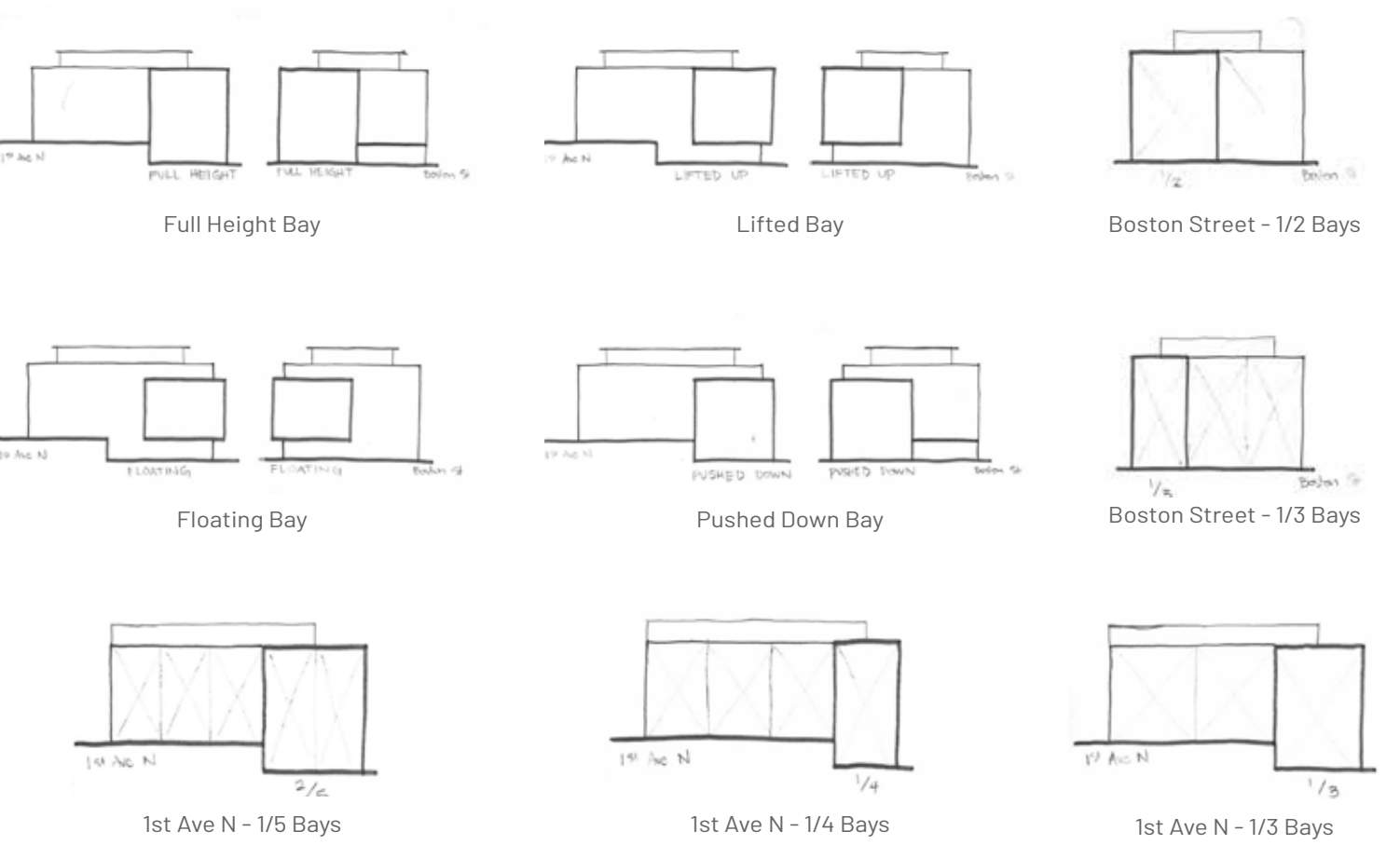
07 APPENDIX

PREFERRED OPTION 3 - BUILDING A - MASSING & STUDIES

The following sketches show the modulation studies and design character for Preferred Massing Option 3 - Building A.



MODULATION STUDIES



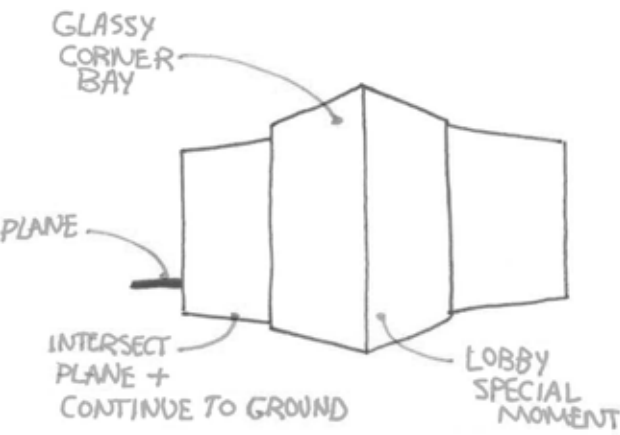
PRECEDENT IMAGES



Corner bay + transparent base



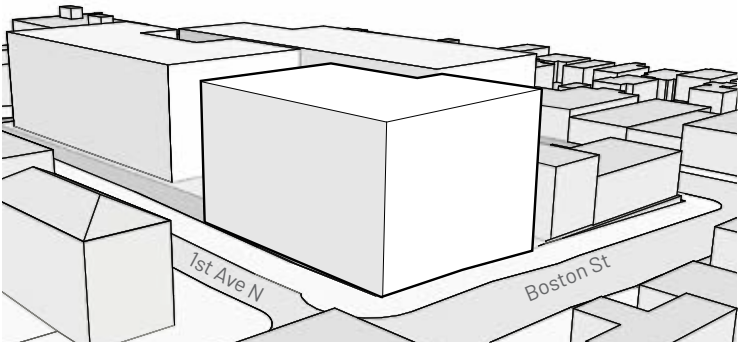
Corner expression + roof plane



PREFERRED OPTION 3 - BUILDING A - UPPER MASSING REFINEMENT & CONCEPTUAL MATERIALS

1

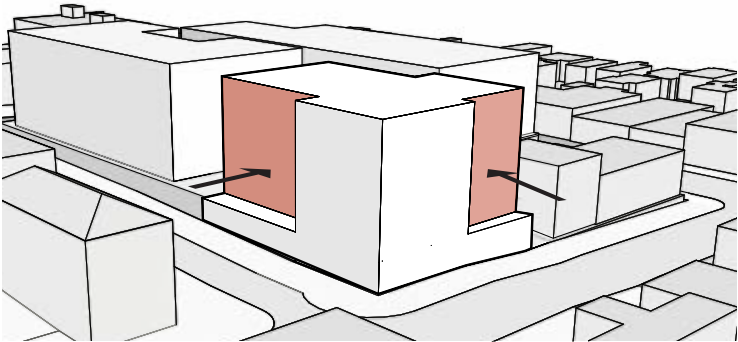
Building A concept: Building intersects plane and continues to the ground.



2

Upper floors divided into bays. Exterior bays push in to form the corner. [CS2, DC2]

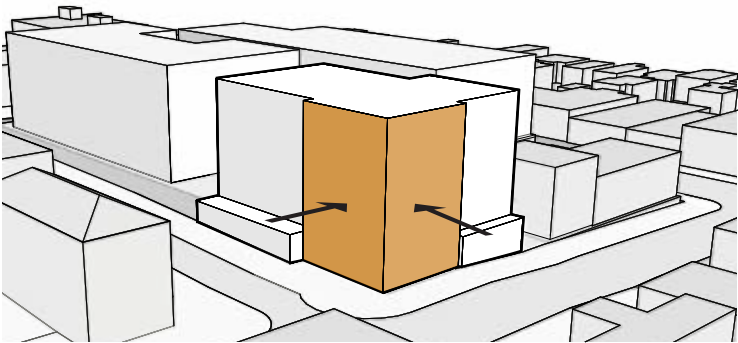
Upper bays could be metal cladding. [DC4]



3

Corner bay pushes in to reinforce vertical corner expression. [CS2, CS3, DC2]

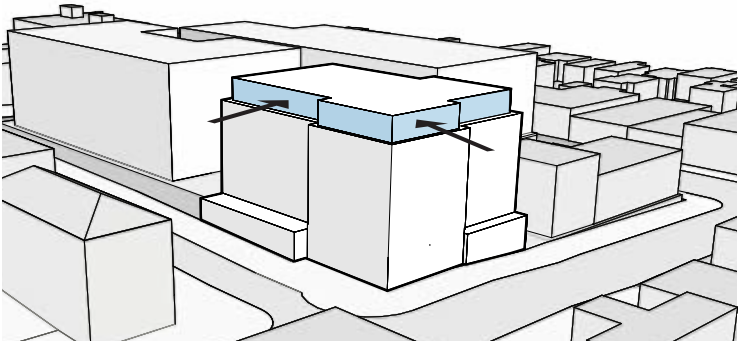
Corner bay could be in brick/masonry to reinforce the grounded expression.[DC4]



4

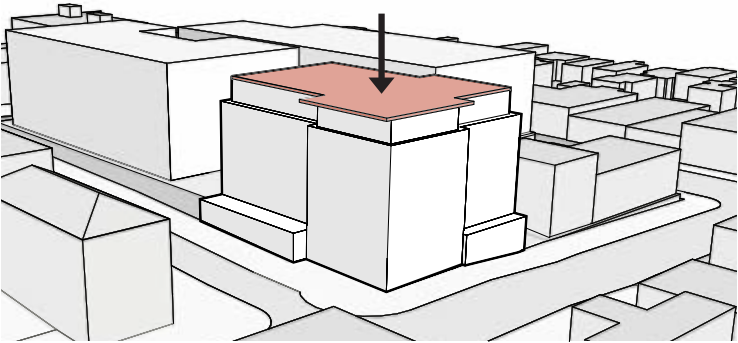
Break down scale with upper massing reveals.[CS2, DC2]

Reveal could be a light metal or resin panel. [DC4]



5

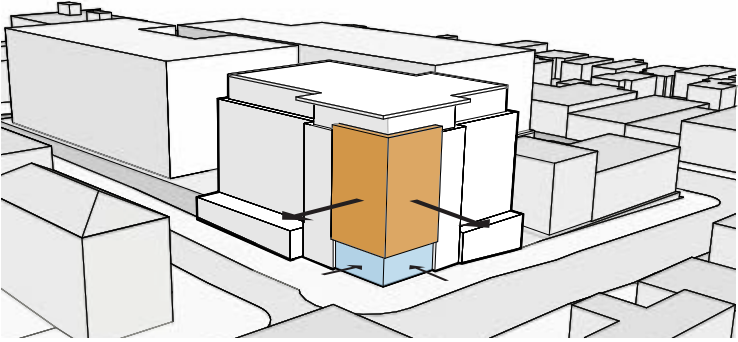
Introduce extended roof planes at top floor [CS2].



6

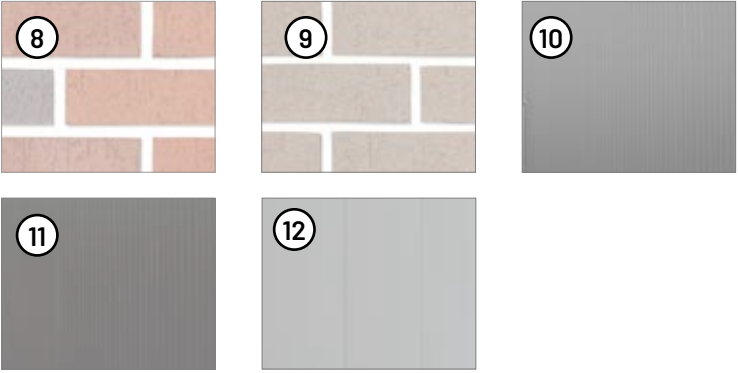
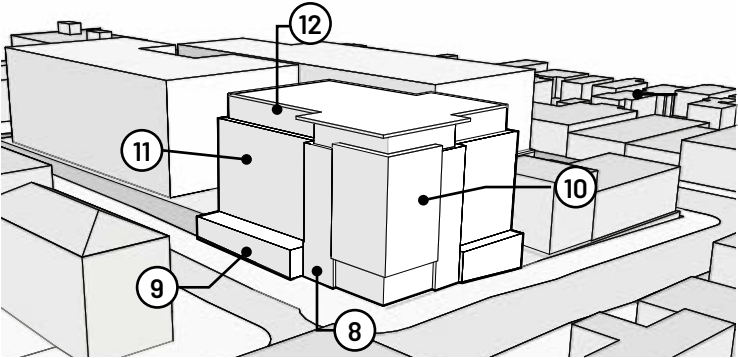
Break down the scale of the corner bay by pushing out the upper floors - a reference to the Four Square style prevalent in the Queen Anne neighborhood . [CS2, CS3]

Upper cladding could be brick or metal with a transparent base. [DC4]



7

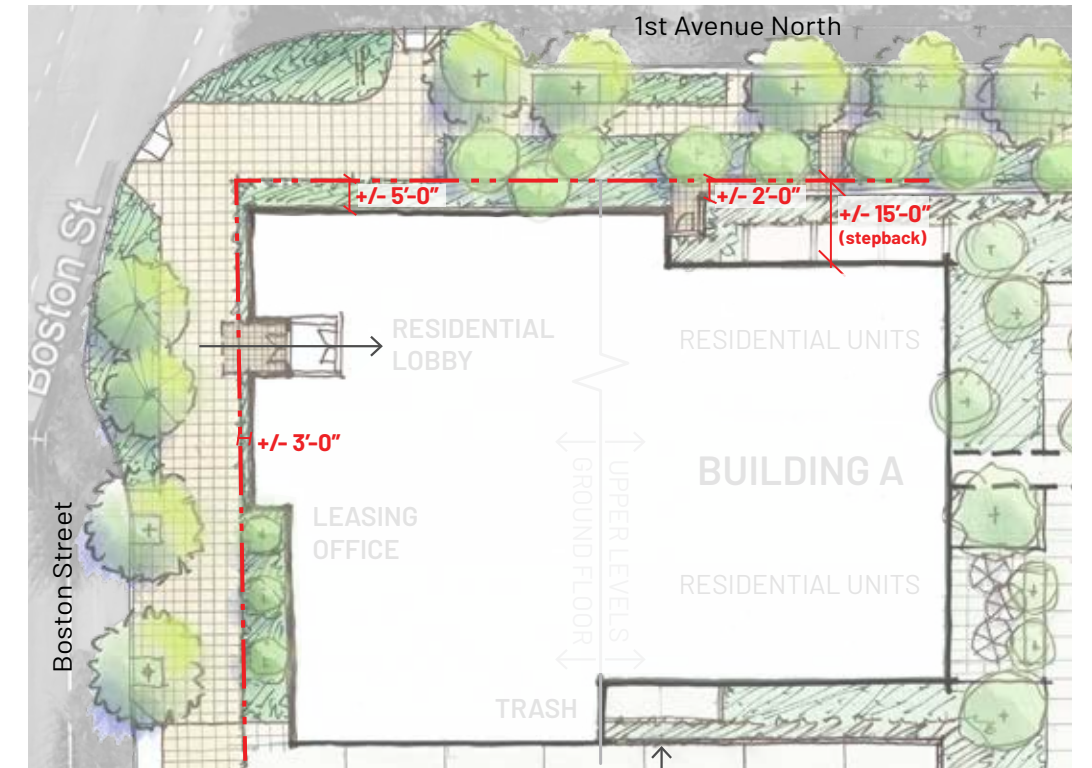
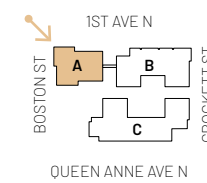
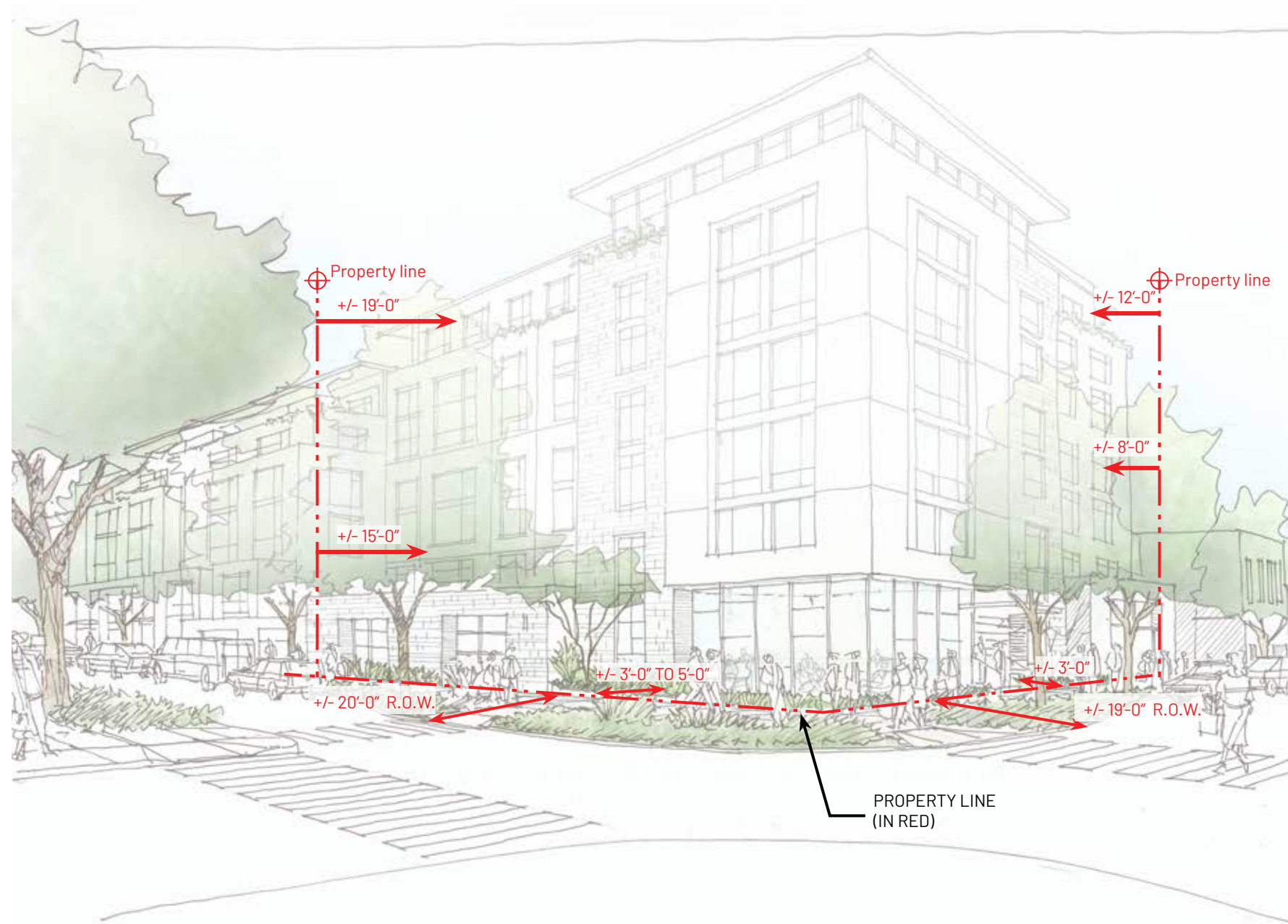
Building A conceptual materials palette. [DC4]



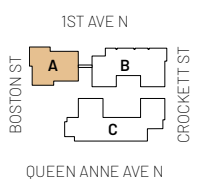
PREFERRED OPTION 3 - BUILDING A VIGNETTE- BOSTON ST & 1ST AVE AT LOBBY ENTRY



PREFERRED OPTION 3 - BUILDING A - SETBACKS

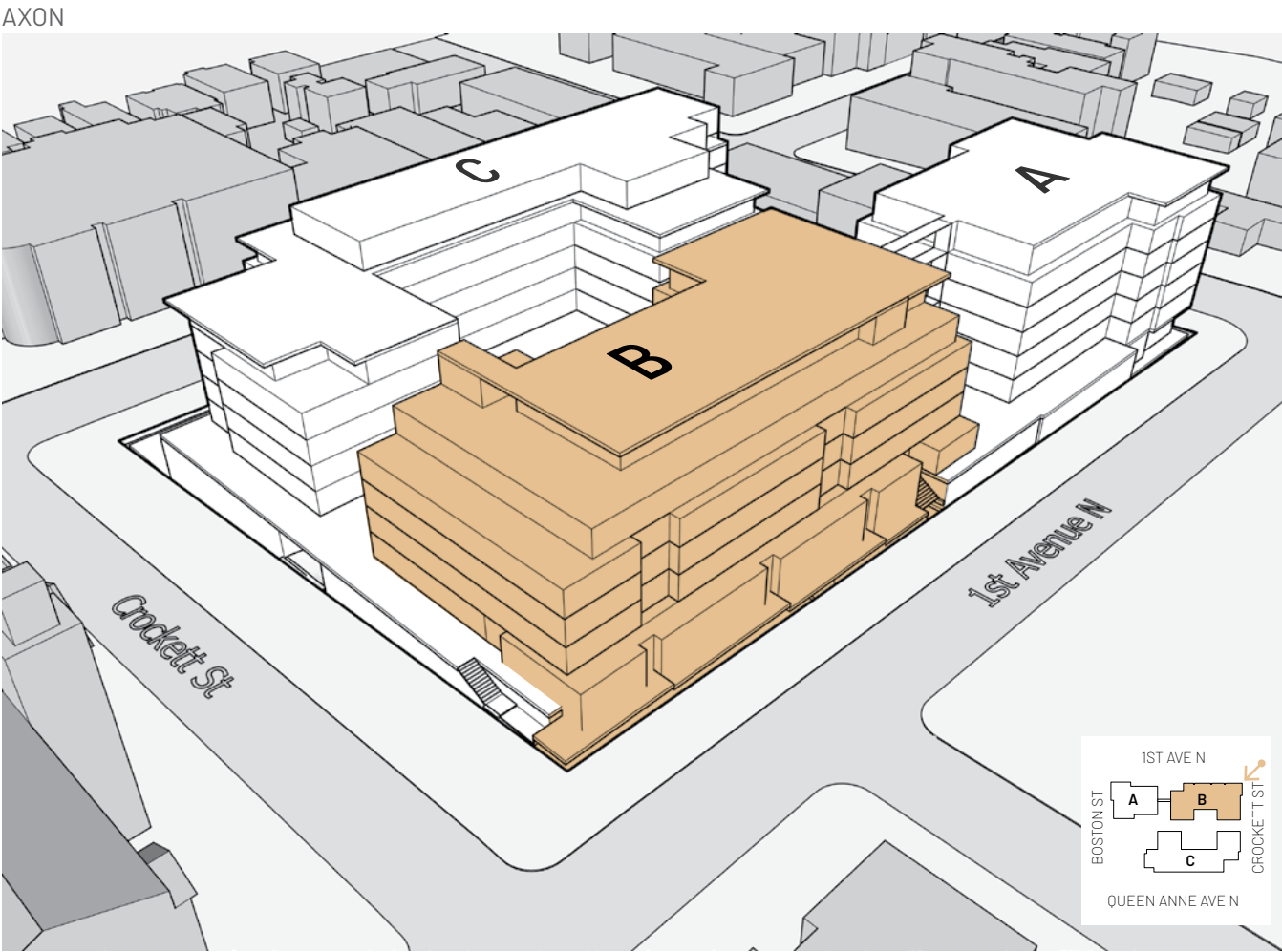


Plan - Corner of 1st Ave & Boston St

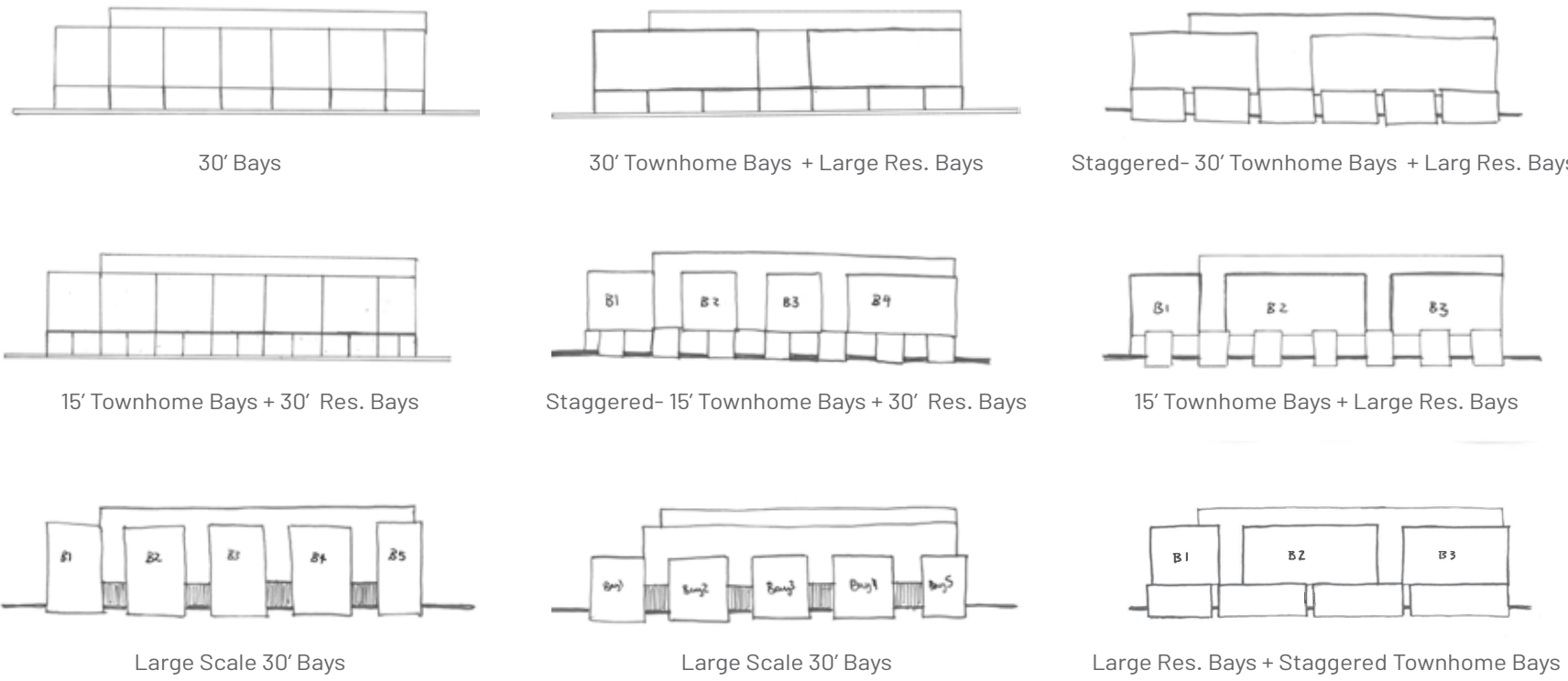


PREFERRED OPTION 3 - BUILDING B - MASSING & STUDIES

The following sketches show the modulation studies and design character for Preferred Massing Option 3 - Building B.



MODULATION STUDIES



PRECEDENT IMAGES



Townhouse expression - grounded

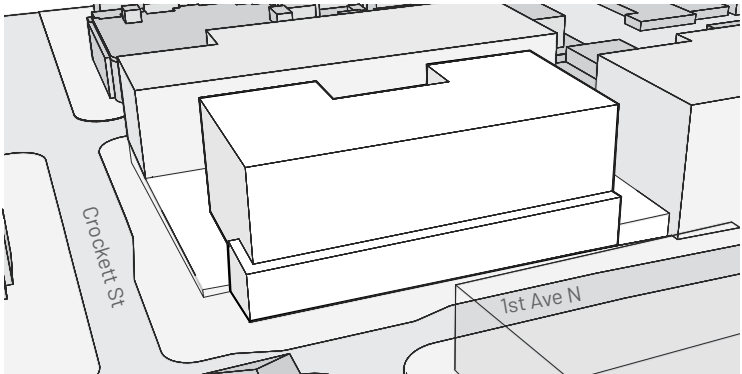


townhouse expression + materials

PREFERRED OPTION 3 - BUILDING B - UPPER MASSING REFINEMENT & CONCEPTUAL MATERIALS

①

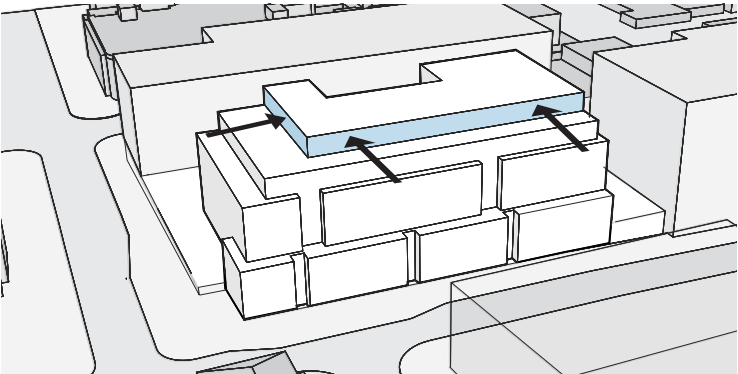
Building B concept: Building pushes plane down to create stoops that relate to existing residences along 1st Ave N.



⑤

Additional setback at top floor to reduce height/ bulk and scale. [CS2, DC2]

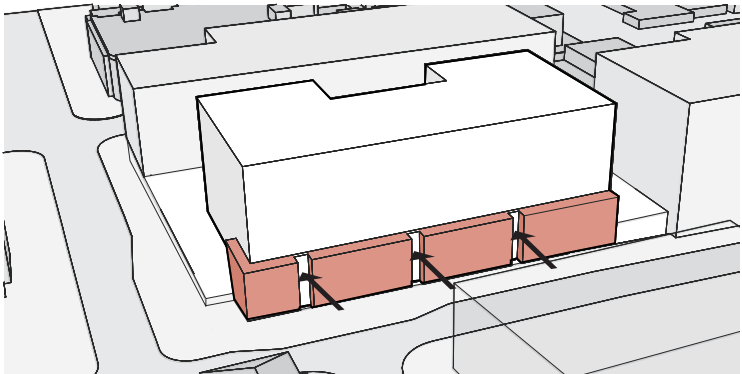
Top floor volume could be light resin panel cladding. [DC4]



②

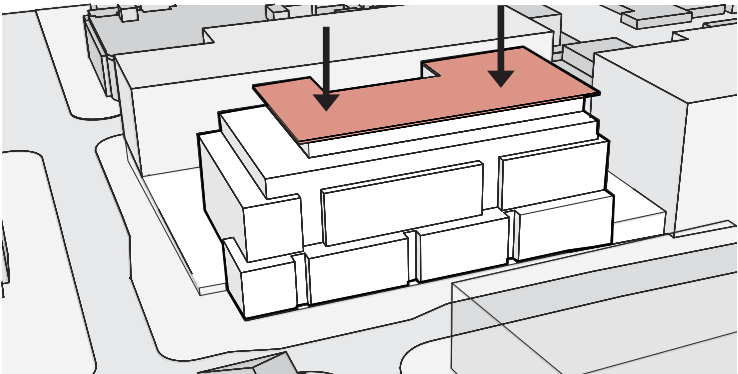
Break down scale of townhouse base by dividing base into a series of bays. [CS2, DC2]

Townhouse base could be clad in brick/ masonry. [DC4]



⑥

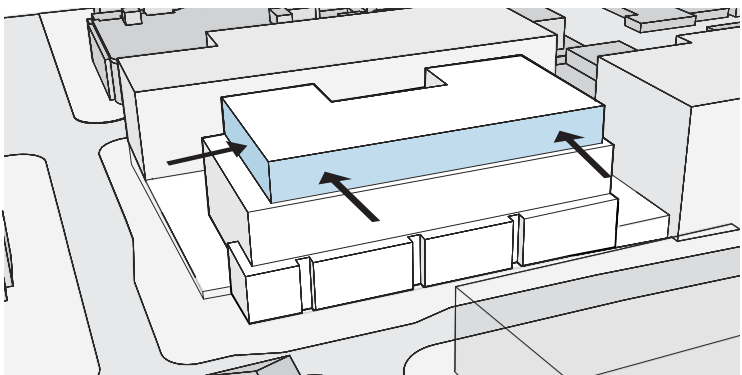
Introduce roof plane at top floor. [CS2]



③

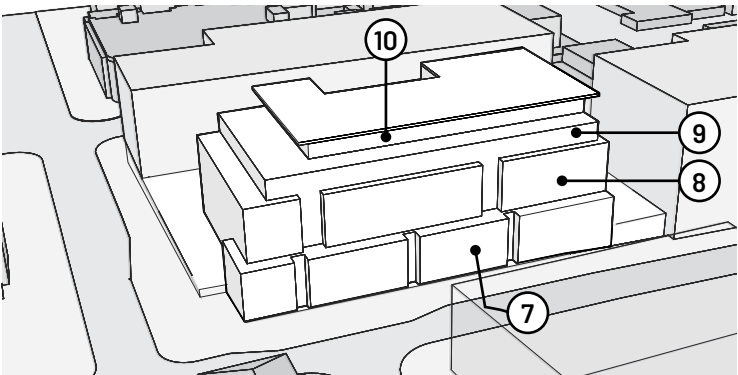
Break down scale with upper massing setbacks at Crockett & 1st in response to nearby single family residences. [CS2, DC2]

Upper massing reveal could be light metal cladding. [DC4]



⑦

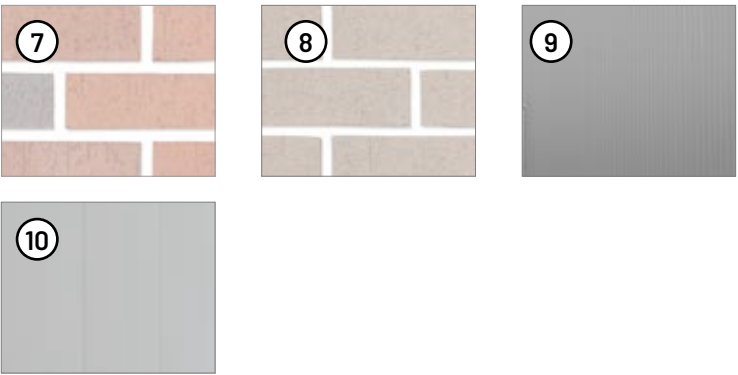
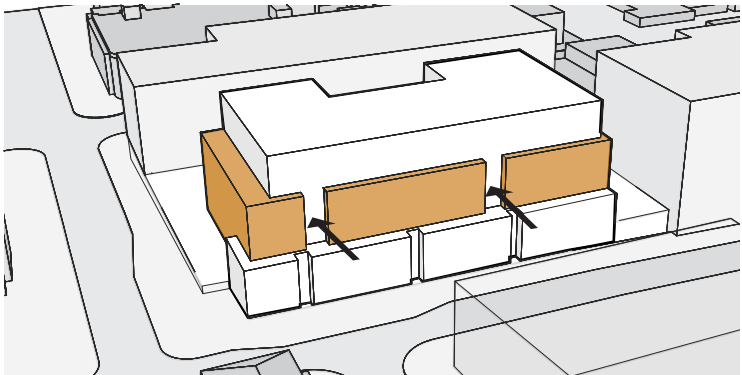
Building B conceptual materials palette [DC4]



④

Carve middle floors into a series of bays. [CS2, CS3, DC2]

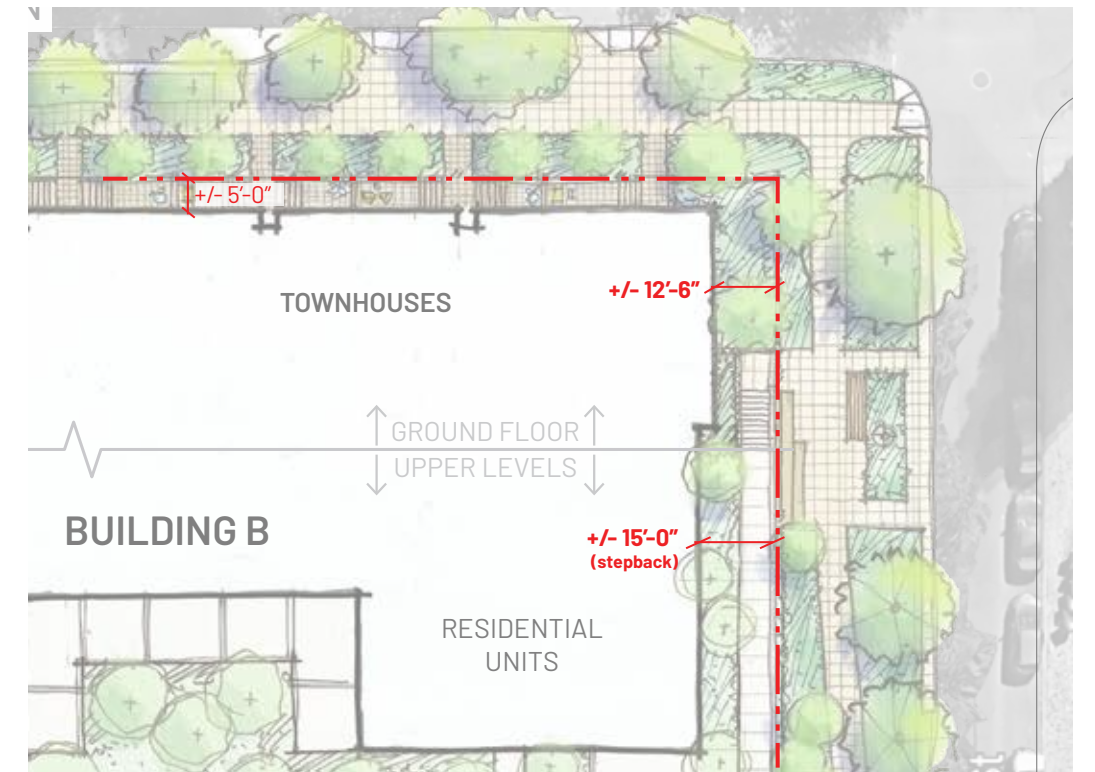
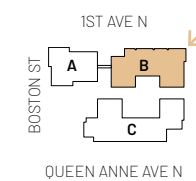
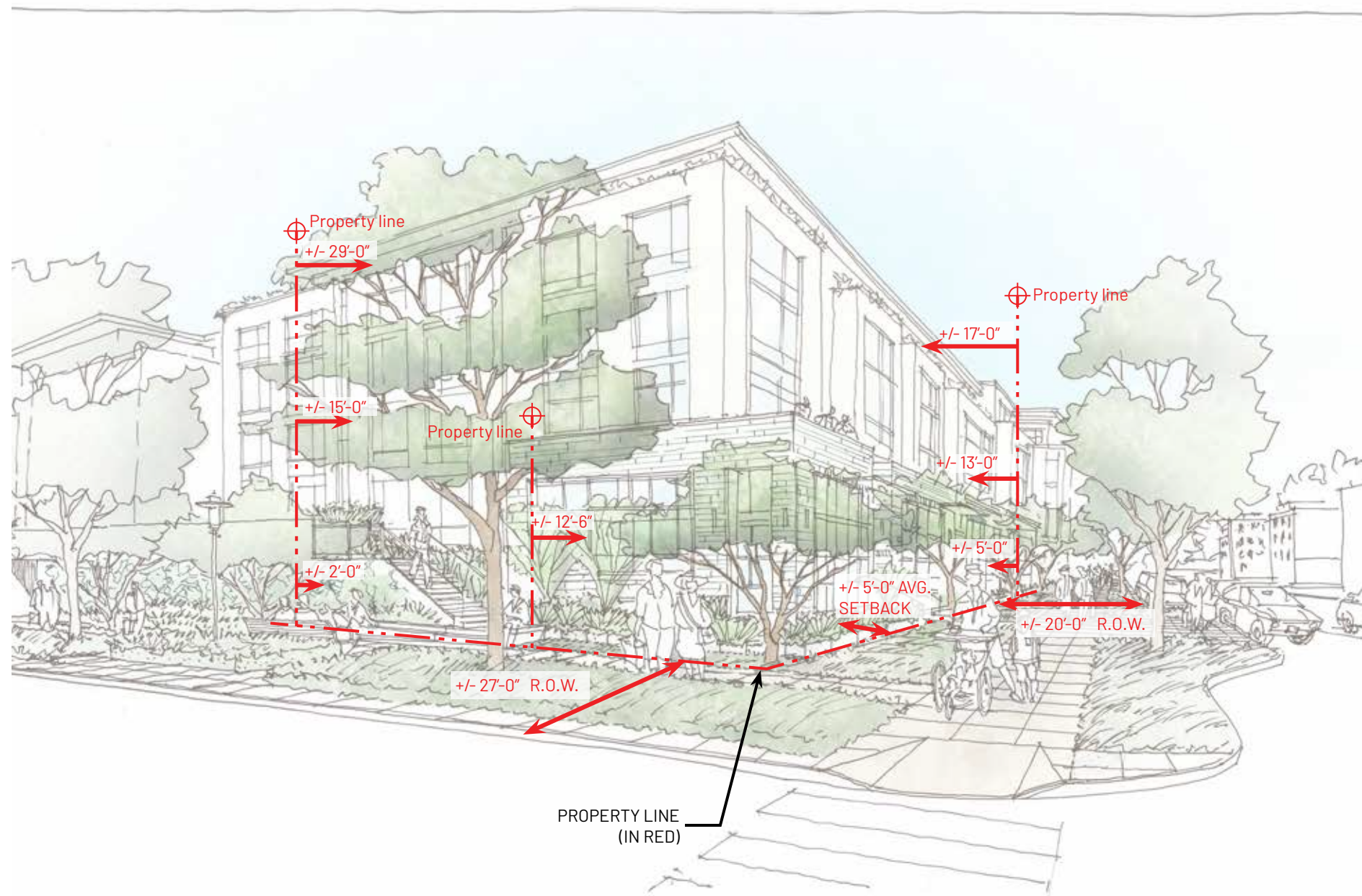
Bays could be in brick to contrast reveal. [DC4]



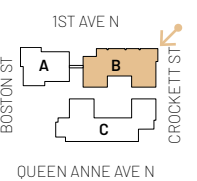
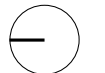
PREFERRED OPTION 3 - BUILDING B VIGNETTE- CROCKETT & 1ST AVE AT TOWNHOME ENTRIES



PREFERRED OPTION 3 - BUILDING B - SETBACKS

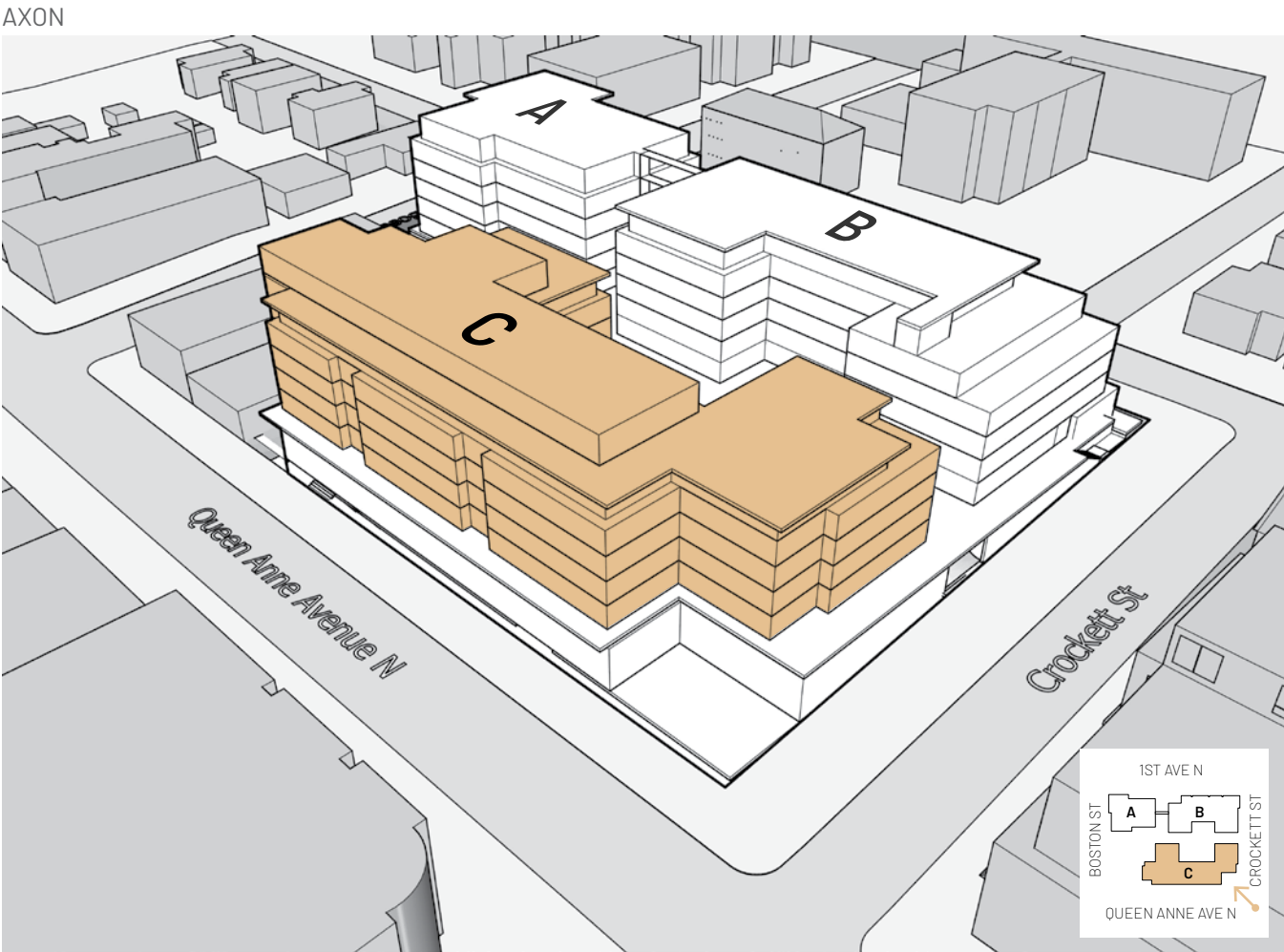


Plan - Corner of 1st Ave & Crockett St.

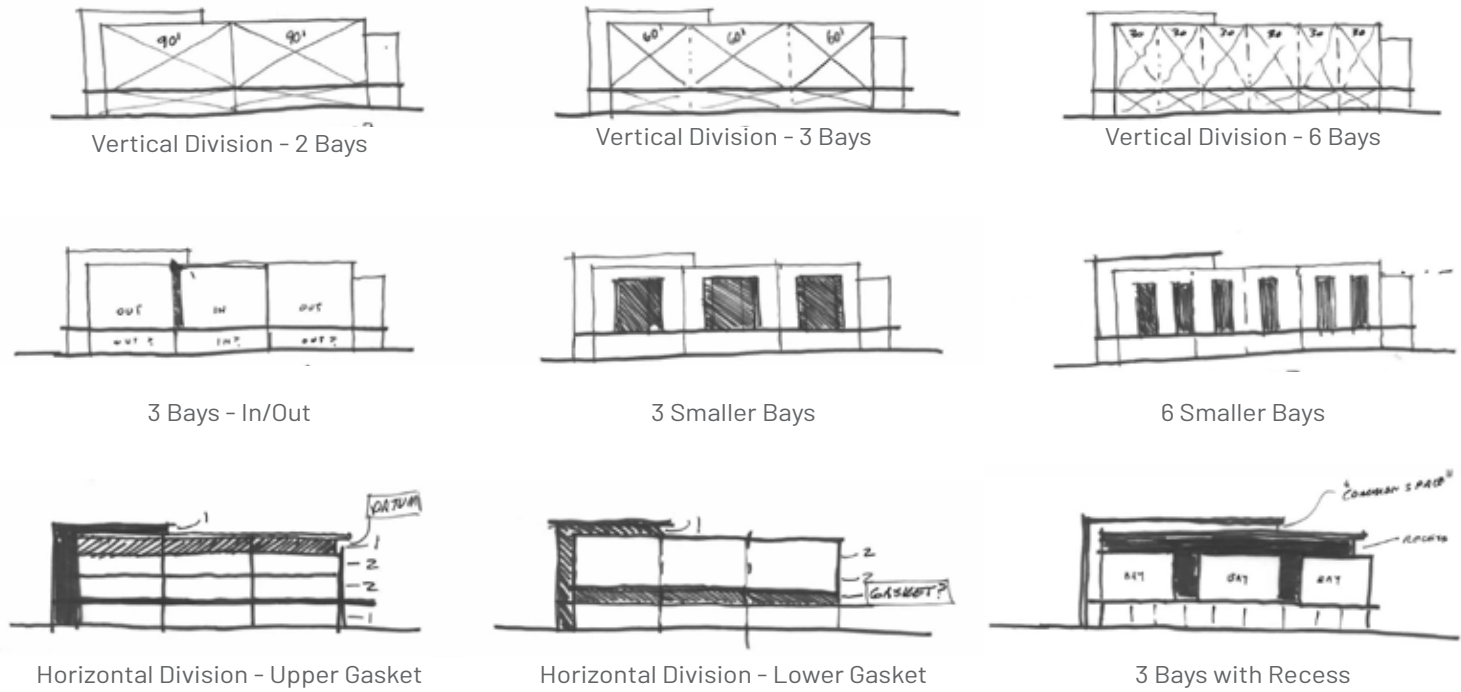


PREFERRED OPTION 3 - BUILDING C - MASSING & STUDIES

The following sketches show the modulation studies and design character for Preferred Massing Option 3 - Building C.



MODULATION STUDIES



PRECEDENT IMAGES



Corner expression + roof plane



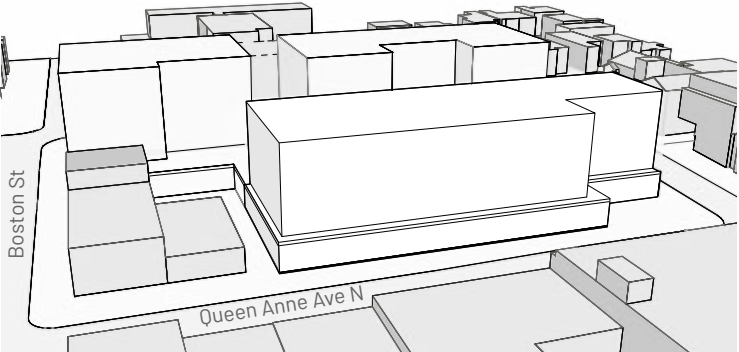
Corner expression + integrated skin

PREFERRED OPTION 3 - BUILDING C - UPPER MASSING REFINEMENT & CONCEPTUAL MATERIALS

1

Building C concept: upper mass sits on top of plane, grocery store below plane.

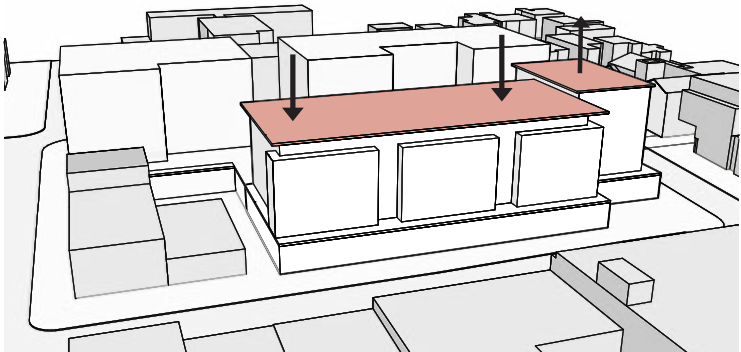
Grocery store cladding could be brick/ masonry to reference context. **[CS2, CS3, DC2, DC4]**



4

Introduce roof planes & raise volume at corner for corner expression. **[CS2]**

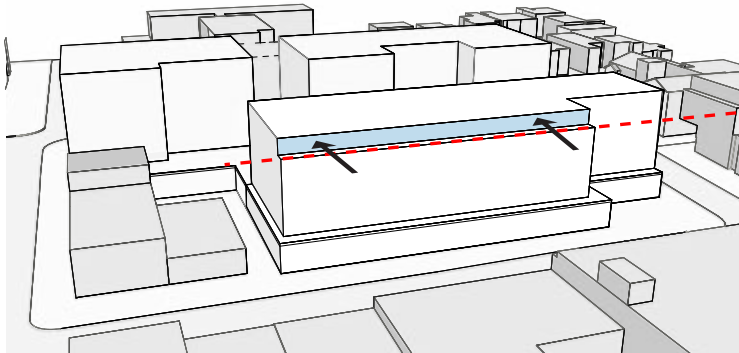
Corner volume could be in brick or contrasting metal finish. Corner will look different than main body reveal. **[DC4]**



2

Break down scale with upper massing reveals that references the 45' height of nearby midrise buildings. **[CS2, DC2]**

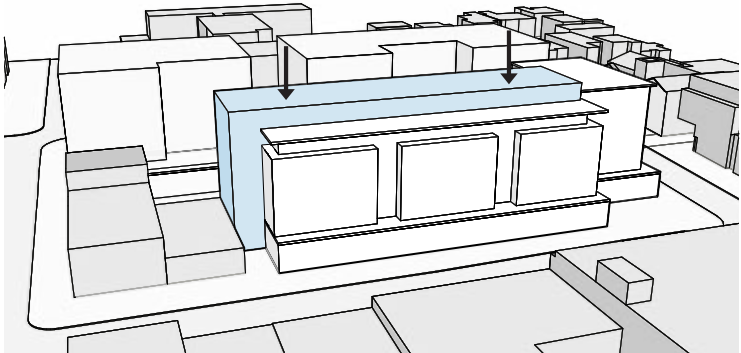
Reveal material could be dark, metal cladding. **[DC4]**



5

Introduce "gasket" form element at lobby and vertical circulation, connects to rooftop amenity space. **[CS2, CS3]**

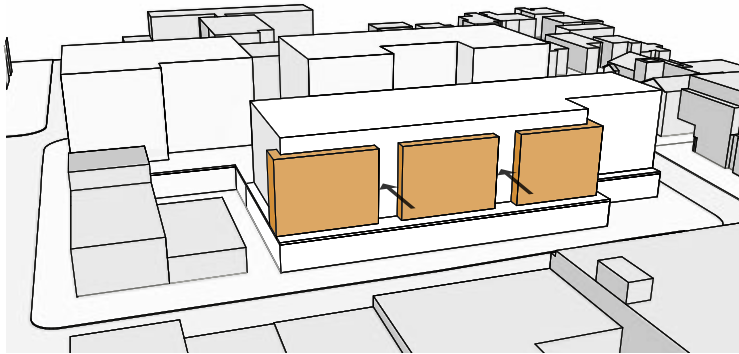
Cladding could be light skin expression in metal or resin panel. **[DC4]**



3

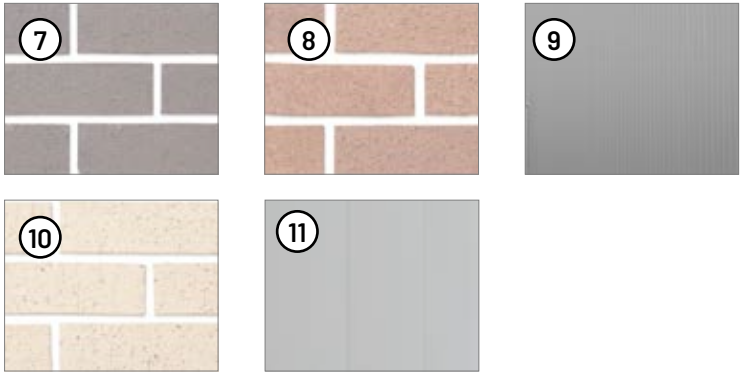
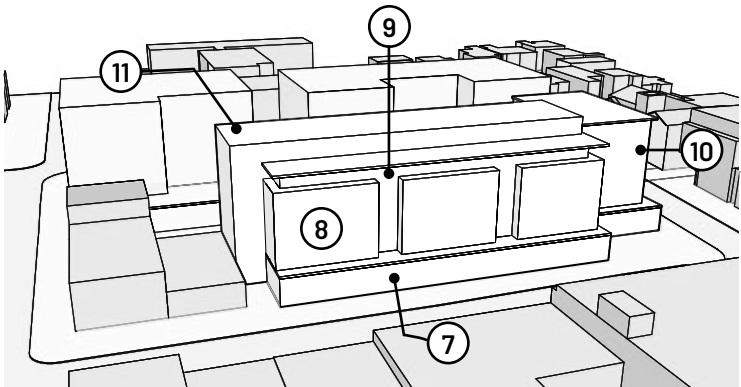
Carve to reveal 3 bays that reference 60' historic parcel width. **[CS2, CS3, DC2]**

Bays could be in brick to contrast reveal. **[DC4]**

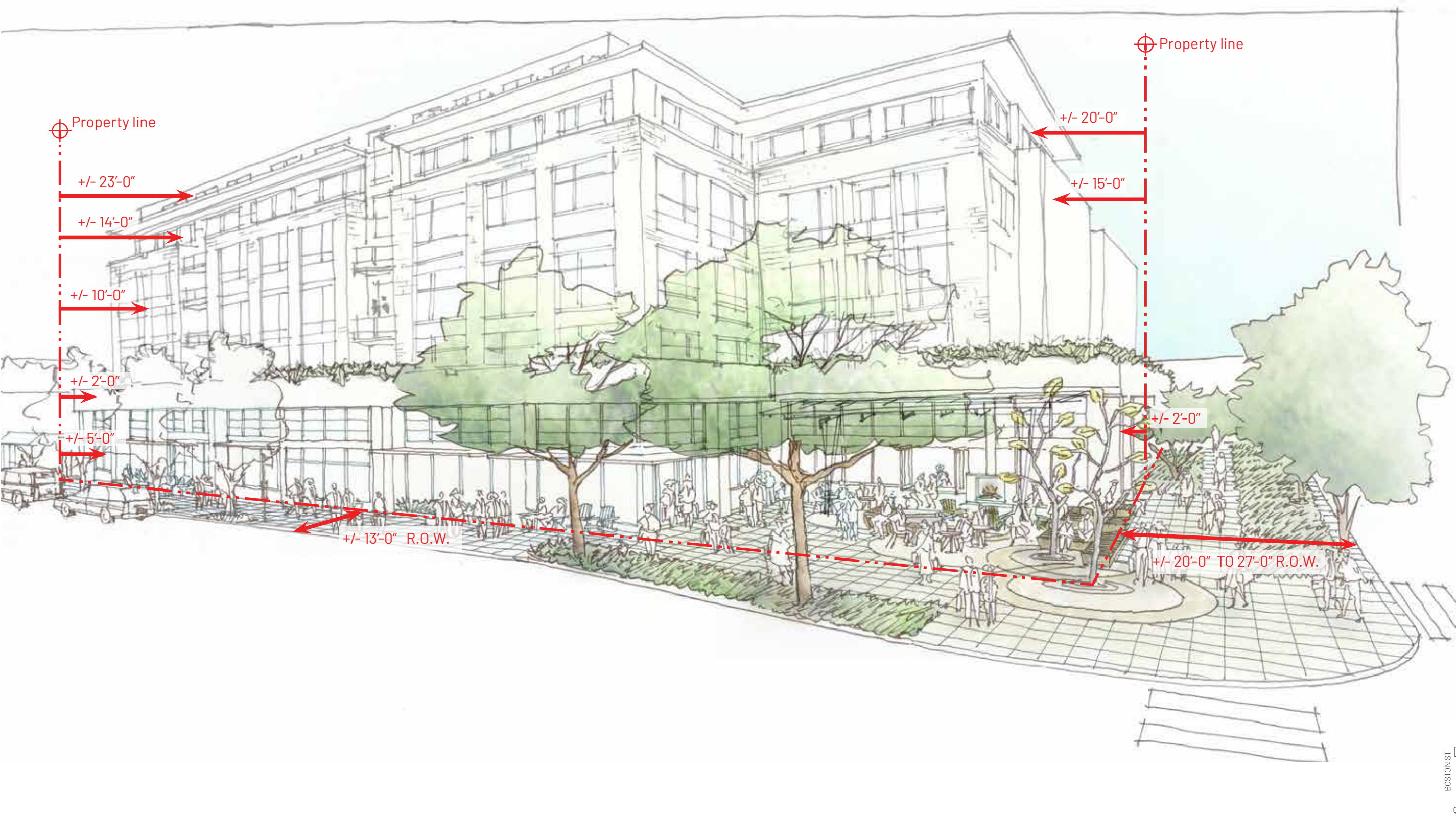


6

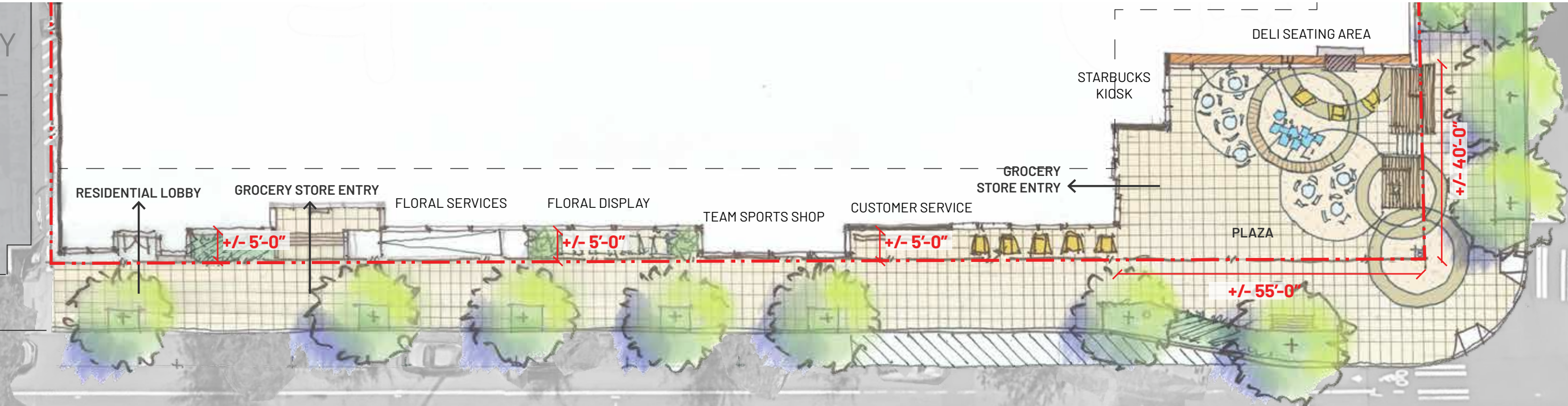
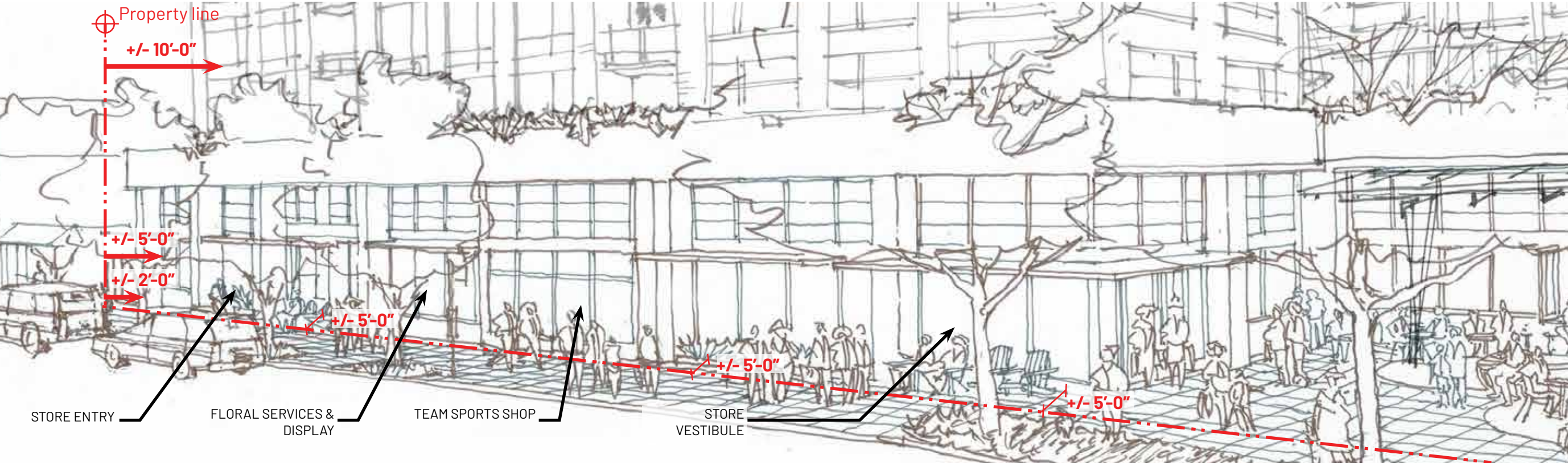
Building C conceptual materials palette **[DC4]**



PREFERRED OPTION 3 - OVERALL BUILDING C - SETBACKS



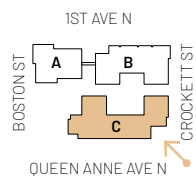
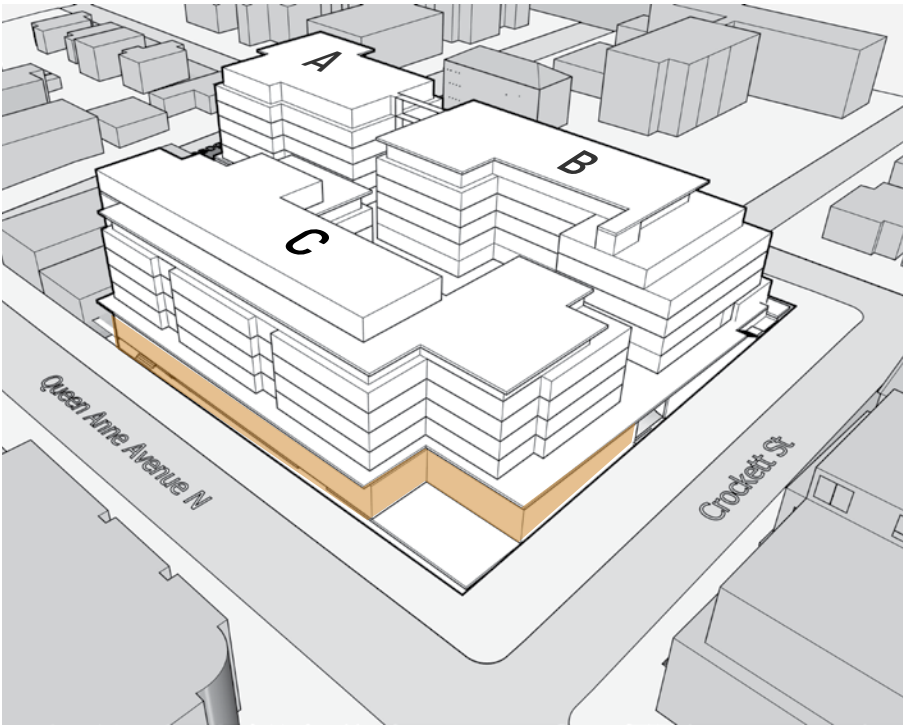
PREFERRED OPTION 3 - BUILDING C - STOREFRONT SETBACKS AND FEATURES



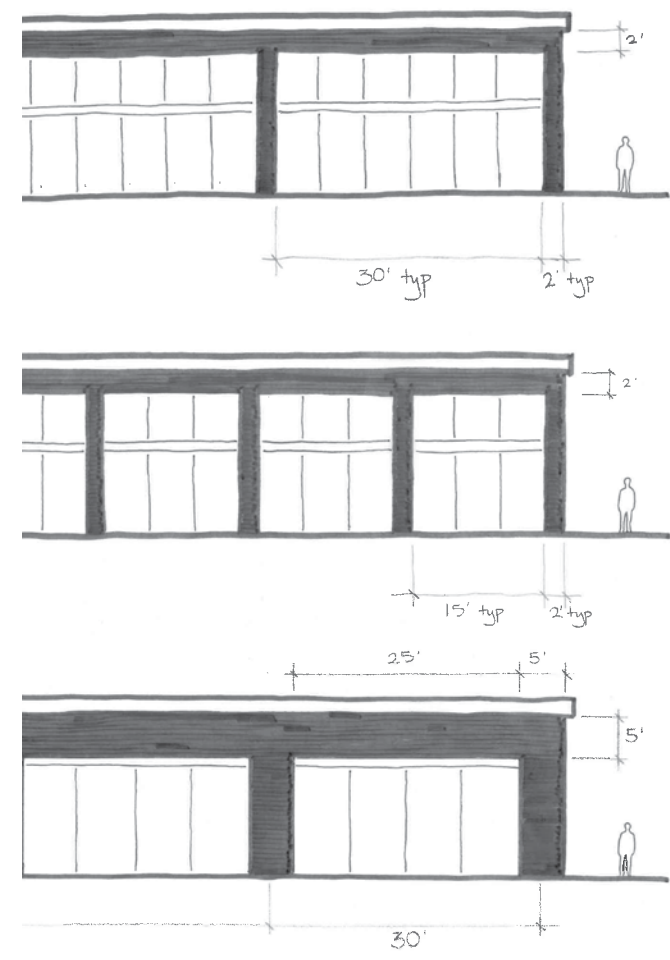
PLAN - QUEEN ANNE AVE STOREFRONT

PREFERRED OPTION 3 - BUILDING C - STOREFRONT - STUDIES & PRECEDENTS

The following sketches show the storefront modulation studies and design character for Preferred Option 3 - Building C.



Sketches studying different expressions of 15' & 30' bays (based on modules of the 45' & 60' historic storefront bays):



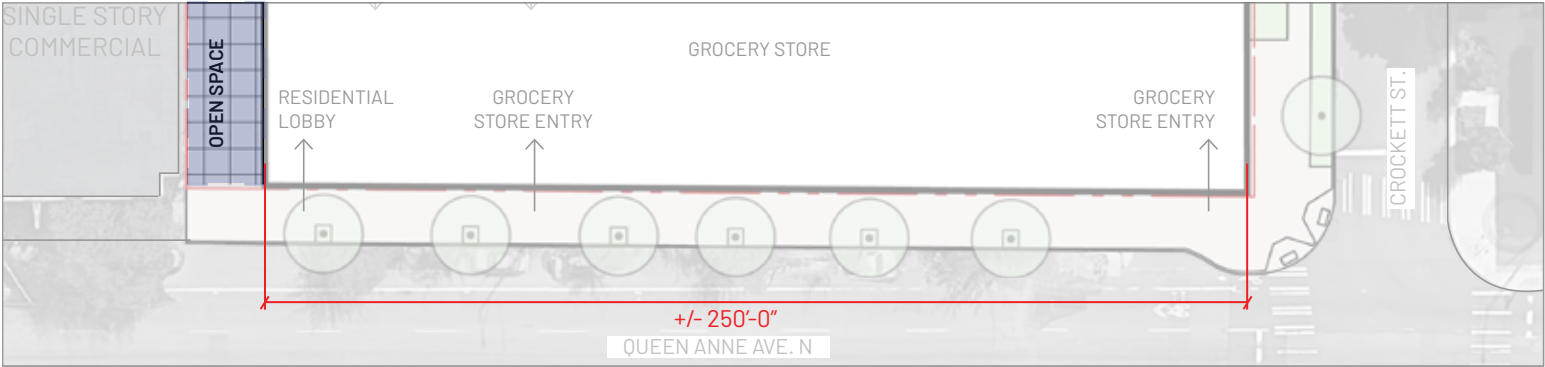
Design Inspiration: storefront expression:



PLAZA STUDIES - ANALYSIS OF PROPOSED LOCATION OF PLAZA

The following studies explore the location for plaza along Queen Anne Avenue North and the benefits and disadvantages of each location.

PLAZA LOCATION: NORTH EDGE



Study shows an open space on the north edge of the site along Queen Anne Ave. N, between the proposed grocery store and the adjacent existing single story commercial building.

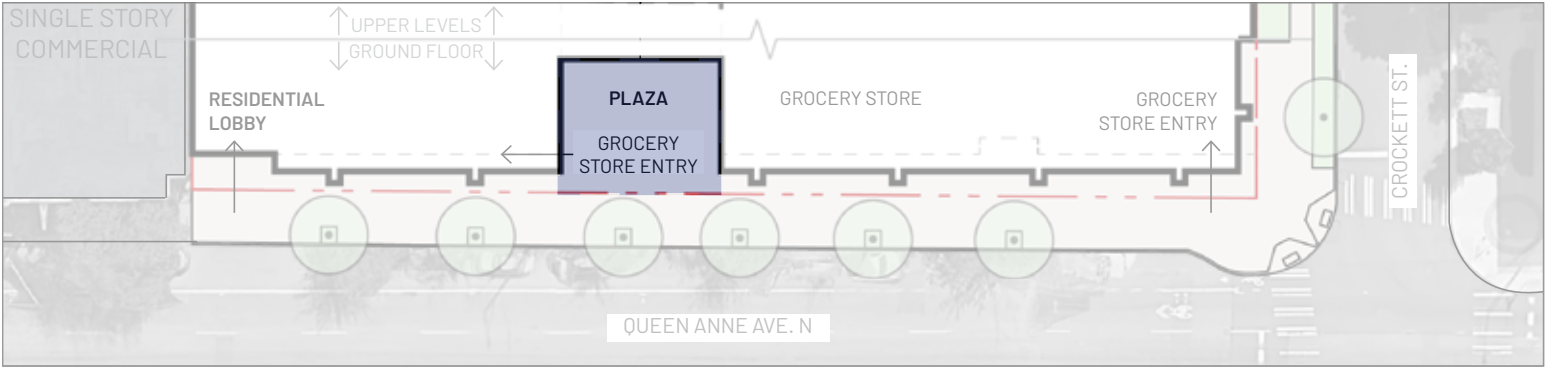
Pros:

- + The open space on the north corresponds with the 50 ft linear code requirement for the storefront.

Cons:

- The open space shape is long and narrow, with the short side orientated to the sidewalk.
- The open space will not receive ample daylight, and sunlight will only reach the space in the late afternoon.
- The open space faces solid wall of adjacent single story commercial building.
- The open space does not respond to urban context.

PLAZA LOCATION: MID-BLOCK



Study shows a plaza roughly mid-block along Queen Anne Ave. N, dividing the interior of the proposed grocery store.

Pros:

- + The central plaza located mid-block provides a visual break in the storefront along Queen Anne Ave N.
- + The central plaza responds to a similar configuration in front of Trader Joe's, one block to the south.

Cons:

- The central plaza divides the interior space of the grocery store, providing less functional interior space along the storefront.
- The central plaza will only receive direct western sun exposure during late afternoon/evening.
- The central plaza is only open along one side and provides less opportunity to activate the pedestrian experience.
- The central plaza does not respond to the farmer's market along Crockett St.

PLAZA LOCATION: CORNER OF QUEEN ANNE AVE N. & CROCKETT ST.



Study shows a plaza at the southwest corner of site adjacent to the intersection of Queen Anne Ave N. and Crockett Street.

Pros:

- + Corner plaza allows access from two different directions, creating an active pedestrian experience on both Queen Anne Ave and Crockett St.
- + The corner plaza takes advantage of the site's prominence as a corner lot through larger setbacks, wider sidewalks, landscaping, and provides an opportunity for art.
- + The corner plaza has southern and western exposures and will receive an abundance of natural light throughout the day.
- + The corner plaza responds to the Queen Anne Farmers Market located west across Queen Anne Ave N along Crockett St.
- + The neighborhood has requested a corner plaza.

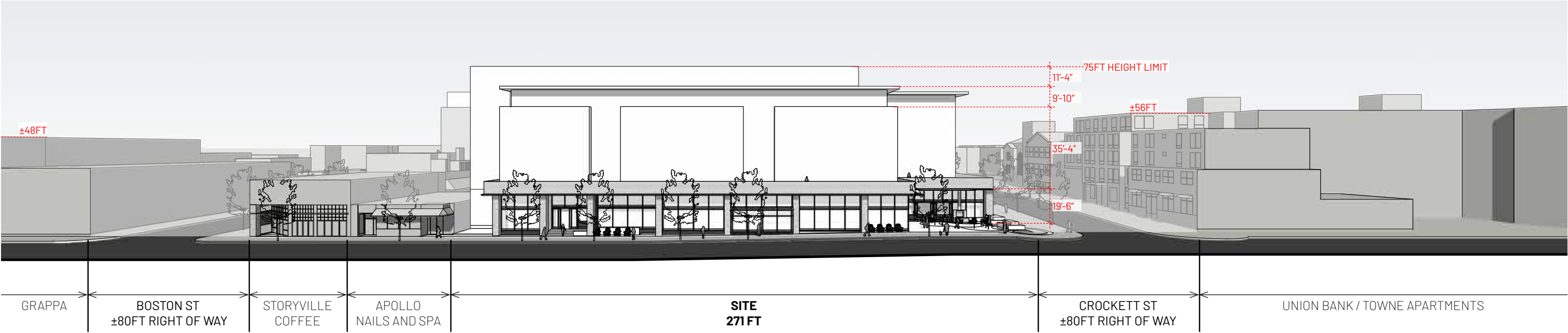
Cons:

- The corner plaza pushes the grocery store's south entry further away from the prominent intersection.

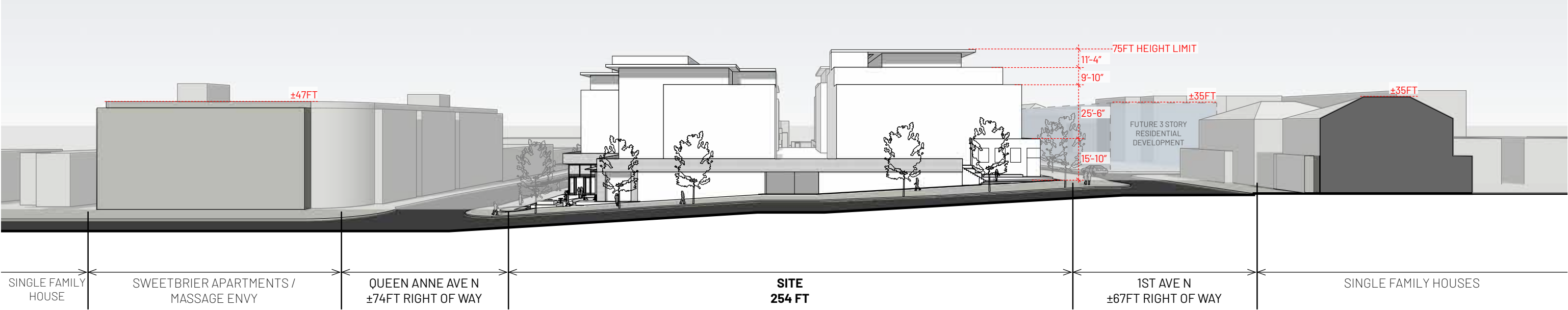
PREFERRED MASSING OPTION 3 - ELEVATIONS IN NEIGHBORHOOD CONTEXT

Elevations for Massing Option 3 showing neighborhood context.

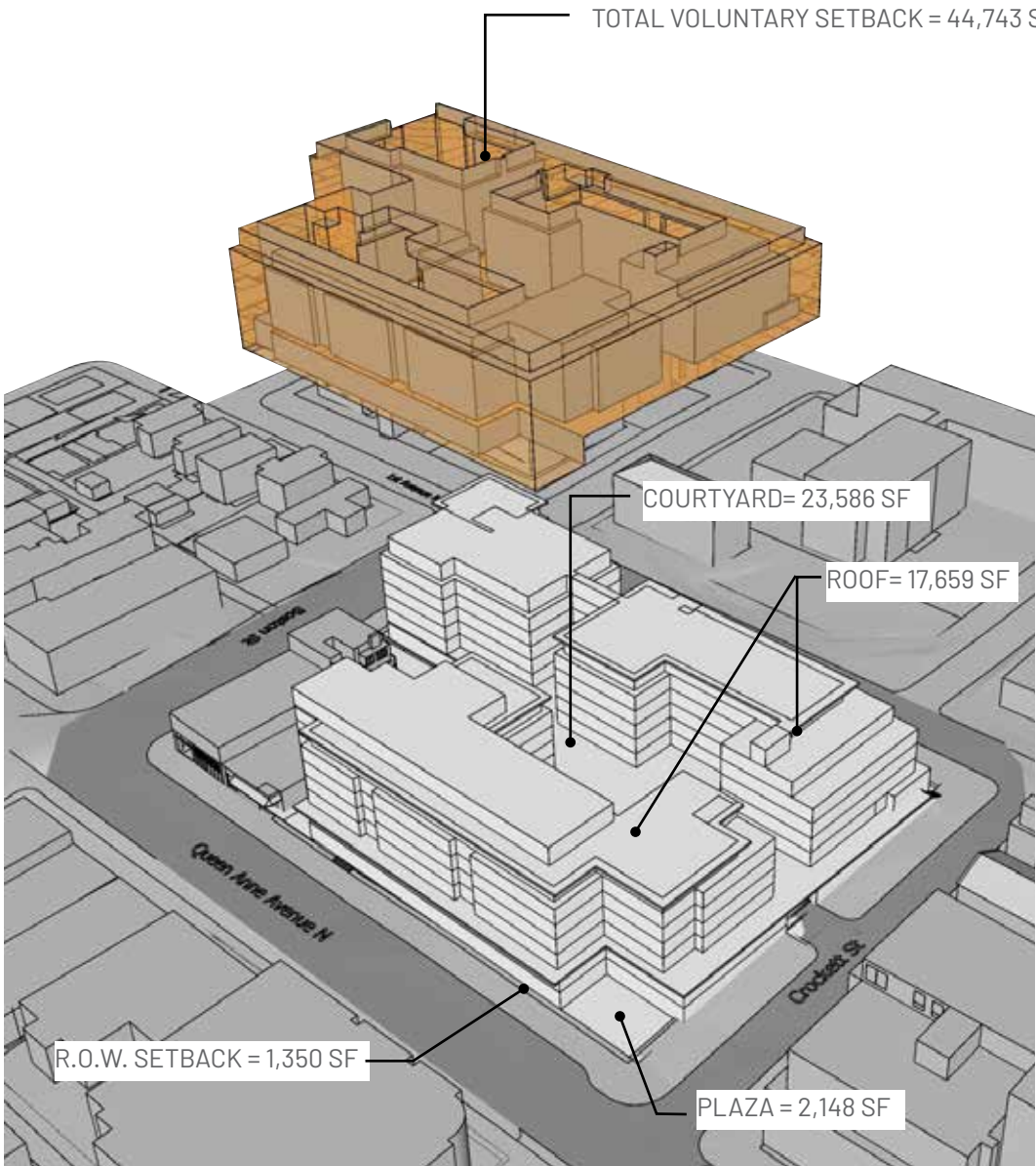
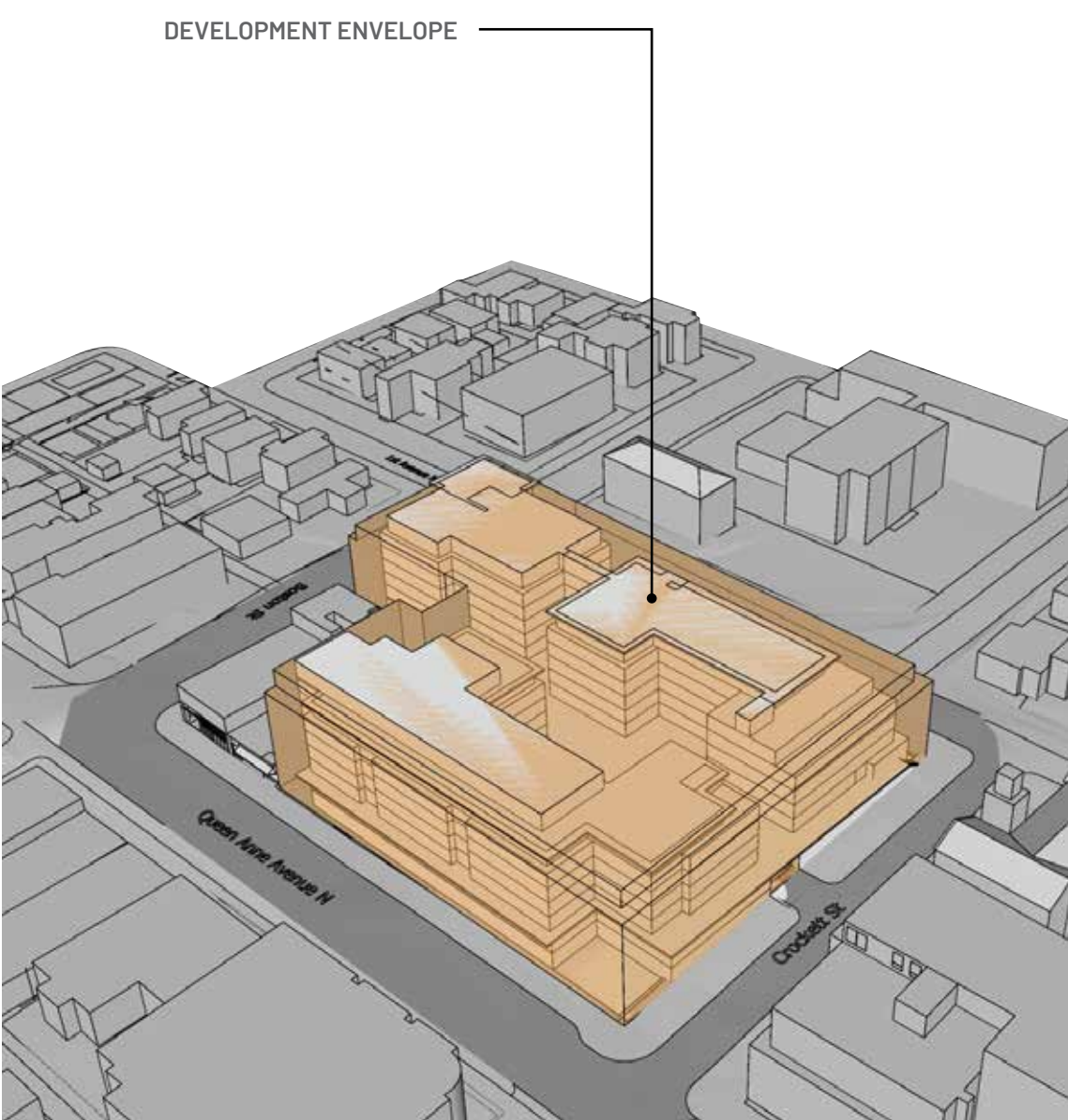
QUEEN ANNE AVENUE NORTH - LOOKING EAST



CROCKETT STREET - LOOKING NORTH



COMPARISON OF DESIGNATED DEVELOPMENT ENVELOPE TO PREFERRED MASSING OPTION 3



DEVELOPMENT ENVELOPE:
F.A.R. = 5.5
MAX GSF FOR F.A.R. = 439,115 SF

PROPOSED SCHEME:
F.A.R. = 3.94
GSF FOR F.A.R. = 314,230 SF

DELTA F.A.R. = 1.56 (28.4%)
DELTA: 124,885 SF* (28.4%)

*124,885 SF = 100-UNIT BUILDING



GREENHOUSE APARTMENTS - 3701 S. HUDSON ST