

Magnolia Safeway

EDG 3

Site: 2550 32nd
Avenue W



BUMGARDNER
architecture • planning • interiors

Applicant Team
Developer | Security Properties
Architect | Bumgardner
Landscape Architect | Communita Atelier



Early Design Guidance 3
SDCI Number: 3034348-EG
10.21.2020

Design Guidance and Response Summary Addendum

EDG 2 / EDG3

Design Guidance and Response Summary Addendum

10.21.2020

EDG 2 Design Guidance / EDG3 Response Summary

Addendum

Note: Options 4 and 5 are not included in this summary for brevity. Options 4 and 5 were developed in response to ADR Guidance, then their design led to the Preferred Option H, which retains the responsive elements. Full details are included in Volumes I and II of the EDG3 submittal, with Design Guideline-specific responses for Options 1-5 in the Volume II Appendix.

#	Guidance Summary	Option 1 Reduced-Height (non-LBP)	Option 2 TerracE	Option 3 Strong Verticals	Preferred Option H Hybrid
Massing					
1.a	<p>Revisit three massing options, and create options that are not dependent on the same midblock horizontal shift, the same building orientation, the same ground level, the same building height, and design treatment.</p> <p>(possibly introducing a reduced height option)</p>	<p>Introduces a reduced 55’ height option. Single-story element created by setting housing back 34’ above the store.</p> <p>Unique midblock horizontal shift with South block at the sidewalk.</p> <p>See page 23, Volume I.</p>	<p>Introduces a new, unique massing option where the mass is divided East/West instead of North/South as in other options, placing the bulk of the structure atop the high alley.</p> <p>Along 32nd, 70’ deep courtyards break up the building into a traditional “E” pattern. Upper two floors are set back 30’ from building edge, also reducing mass.</p> <p>See page 23, Volume I.</p>	<p>Utilizes the basic parti of two primary masses introduced at EDG1 but adds a 23’ x 16’ vertical notch, along with deep recesses, break the building into smaller components.</p> <p>Design is revised into series of vertically defined masses, breaking up the long horizontal site.</p> <p>See page 23, Volume I.</p>	<p>Utilizes the basic parti of two primary masses introduced at EDG1, together with a third organic shaped “hinge” element introduced at EDG 2 to connect the rectilinear north block with the curving shape of south block, but introduces a step backs on upper two levels that wraps three sides and culminates with a full-façade setback and deeper landscaped terrace at the alley.</p> <p>See page 24, Volume I.</p>
1.b	<p>Break down the scale and create more relief between the single-family residential zone to the east and the existing buildings located to the north and south. Design to better aid in the pursuit of biophilia including greater use of ‘nooks and crannies’, balconies and other planting areas.</p>	<p>Building height reduced to 55’.</p> <p>While Option 1 is not pursuing the Living Building Pilot program, it has the same storefront design opportunities for ‘Discovery Alcoves’ along 32nd. See Volume II page 49, Grocery Store Fenestration Conclusion.</p>	<p>Massing parti responds to request to study dividing site along East/West. Results in less mass on 32nd, but more on the alley adjacent to single family residents.</p> <p>See Volume II page 49, Grocery Store Fenestration Conclusion for ‘Discovery Alcoves’ along 32nd.</p>	<p>Relief to adjacent existing apartment buildings to the North and South is also provided by generous voluntary setbacks that alternate with minor areas of no setback to over 10 feet, creating vertical elements that provide visual relief and a material and color break opportunity.</p>	<p>Deeper voluntary setbacks provide relief to single family residences across alley. North block is set back 30’ from alley and South block is set back 64’.</p> <p>Landscape planting areas are provided on rooftop, upper level steps, alley terrace and along 32nd. ‘Discovery Alcoves’ (page 49, Volume II). See Volume I page 86 for LBP Design Expression of Biophilia.</p>

#	Guidance Summary	Option 1 Reduced-Height (non-LBP)	Option 2 TerracE	Option 3 Strong Verticals	Preferred Option H Hybrid
1.c	Continue to develop three unique massing options. These could include varying bay heights and further exploration of verticality, which could create interesting variations in building height and façade depth.	Significant 34 foot setback of the north block creates a one story element at the street level. Relief to adjacent existing apartment buildings to the North and South is provided by voluntary 10-foot minimum setbacks on the North and South sides that alternate with small areas with no setback for visual relief.	Deep courtyards provide the appearance of multiple buildings along 32nd.	A 24' wide slot is introduced along 32 nd that breaks the larger North block into smaller more vertical "apartment buildings"	The massing shift at the North alley block enables the largest and deepest landscaped terrace at the alley edge. Upper level step backs reduce the feeling of height at the ground level. Hybrid includes Option 4's "stair-stepping" decks intended to appear as stepped tree house forms. (See page 80, Volume I)
Design Concept					
2.a	<p>Staff recognizes that a singular massing strategy based on two shifting volumes, one set back from 32nd Ave W and a second that shifts the mass to the west away from the alley, was committed to early on in the design process.</p> <p>EDG 2 massing forms react to the development site in a similar manner, with the same orientation, similar overall volume, length, and heights.</p> <p>Devote further study in developing three distinct massing options that have a readily identifiable design concepts and rationales.</p>	<p>EDG3 provides two new distinct massing strategies including Option 1, with reduced building height, additional storefront at the street edge and hidden surface parking. see above.</p> <p>See generally page 23, Volume I. Details on Option 1 are in Volume I, pages 26-36.</p>	<p>EDG3 provides two new distinct massing strategies including Option 2, see above.</p> <p>Option 2 provides a unique response with predominately horizontal massing that responds to the site's slope in the east/west direction.</p> <p>See generally page 23, Volume I. Details on Option 2 are in Volume I, pages 38-45.</p>	<p>Option 3 continues the preferred massing strategy, but with massing that emphasizes verticality.</p> <p>See generally page 23, Volume I. Details on Option 3 are in Volume I, pages 46-54.</p> <p>See Volume II, Studies pages 9-49 for additional study and rationale for locating the North grocery block forward on 32nd and the South plaza block back toward the alley. See page 10 for an overview.</p> <p>Studies show: Site topography drives massing strategy, see Volume II page 17.</p> <p>Grocery store requirements drive many site planning responses, see Volume II page 19.</p>	<p>Option H takes the preferred massing strategy introduced at EDG1, with a curving "hinge" element between the North and South blocks, and refines it based on community feedback.</p> <p>See generally page 24, Volume I. Details on Option H are in Volume I, pages 74-82.</p> <p>The site planning studies that determine the preferred massing strategy examine topography, grocery requirements, plus plaza, surface parking and other streetscape elements, as shown in Streetscape Activation Conclusion, page 47 of Volume II.</p>

#	Guidance Summary	Option 1 Reduced-Height (non-LBP)	Option 2 TerracE	Option 3 Strong Verticals	Preferred Option H Hybrid
2.b	Legibility of Design Concepts				
2.b.i-iii	<p>The massing option relationships to the massing concepts are unclear.</p> <p>Modify and emphasize design approaches, and develop clear design concepts that are more indicative of design inspirations, and can be carried through the entire building and reflected in the massing moves and articulation choices.</p>	<p>The new Option 1’s massing concept reflects the downtown Magnolia Village streetscape’s one-story commercial storefronts, interspersed with the occasional taller building. The North massing block features single-story grocery, with housing tucked away from street view by a setback above the store. Then the South block meets the street with a taller, six-story elevation.</p>	<p>Option 2’s massing creates a pattern of one-story elements that alternate with the taller structures. It takes advantage of the steep slope to place the bulk of the structure atop the high alley, while providing a traditional “E” residential pattern of structures with their own upper level terraces and light courts.</p> <p>At the alley, the tall, strong horizontal block does not align with edges of the “E” form below which enables it to appear to “float” above the traditional apartment structure vocabulary like a cloud.</p>	<p>Strong Verticals takes the rectilinear pattern of the surrounding gridded streets and single family homes to the North and East and extrudes it vertically into series of vertically defined masses, breaking up the long horizontal site while providing opportunities to further individualize these separate feeling buildings with material or color breaks.</p> <p>As a building form, these strong verticals break the horizontal mass into a series of smaller buildings.</p>	<p>The preferred Option H is based on the three-part “Human+Nature” massing parti with a “hinge” element connecting the big two-block massing shifts explored in the EDG1 and EDG2 design concepts. See page 55.</p> <p>The “hinge” furthers the breakdown of building scale by creating a proud third building along the lengthy 32nd Avenue West frontage that is explored in both rectilinear and more organic Biophilic forms.</p> <p>The Preferred Option provides the large curved plaza with plantings for a Human+ Nature element along 32nd; and it provides the deep setback with landscaped terrace along the alley to provide the Human+ Nature experience facing the single family neighborhood.</p>

#	Guidance Summary	Option 1 Reduced-Height (non-LBP)	Option 2 TerracE	Option 3 Strong Verticals	Preferred Option H Hybrid
Articulation					
3.a	<p>Each option for EDG2 uses a similar approach to EDG1 to its building articulation, relying heavily on long vertical eroded areas of similar depth and rhythm placed along the building façade which emphasis the building’s verticality and height.</p> <p>Develop alternative articulation schemes that reveal how the parts fit into a cohesive whole by emphasizing each part separately.</p>	<p>Option 1 introduces a one-story element at the North end of the block that provides the perception of a smaller building at each end.</p> <p>See Massing above.</p>	<p>Option 2 responds to request to study a design that steps with the hillside.</p> <p>See Massing above.</p>	<p>This Option features a vertical slot at level 2 through the roof breaks the 32nd streetside portion of the residential into two pieces.</p> <p>See Massing above.</p>	<p>The Preferred Option introduces a two-story upper-level step back along 32nd and the North and South sides that reduces the perception of height.</p> <p>See Massing above.</p>
3.b	<p>All three massing options treat the ground plane and connection the street in a singular fashion. The result appears to be a building facade that has a same scale and limited variety along the street and north of the public plaza.</p> <p>Revisit the current approach to create more than one design approach to create a fine-grained, pedestrian scale environment along the street edge.</p>	<p>The Reduced-Height option introduces new articulation along 32nd with continuous storefront interrupted by a 34’ wide pedestrian and vehicle access portal.</p> <p>Streetscape Activation Studies in Volume II, pages 35-48, show the site design tradeoffs for 6 different approaches to engage the street, with different locations for the plaza, entries, automobile access, and the possibility of additional retail. Option 1 matches Retail/Commercial study 1 on page 44.</p>	<p>Option 2 is the only option that provides a public plaza that is mostly covered.</p> <p>Options 2, 3 and H share a conceptual site plan. Streetscape Activation Studies in Volume II, pages 35-48, show the site design tradeoffs for 6 different approaches to engage the street, with different locations for the plaza, entries, automobile access, and the possibility of additional retail. The team believes the approach shown in EDG 1 and 2 does provide the best overall design solution, as summarized in the Conclusion on page 47.</p>	<p>At the plaza on 32nd, the larger, more rectilinear mass of Option 3 provides cover at store entry.</p> <p>Options 2, 3 and H share a conceptual site plan. Streetscape Activation Studies in Volume II, pages 35-48, show the site design tradeoffs for 6 different approaches to engage the street, with different locations for the plaza, entries, automobile access, and the possibility of additional retail. The team believes the approach shown in EDG 1 and 2 does provide the best overall design solution, as summarized in the Conclusion on page 47.</p>	<p>Above the plaza along 32nd, the organic hinge form expresses Biophilic design while ganged windows help reduce perception of height.</p> <p>Options 2, 3 and H share a conceptual site plan. Streetscape Activation Studies in Volume II, pages 35-48, show the site design tradeoffs for 6 different approaches to engage the street, with different locations for the plaza, entries, automobile access, and the possibility of additional retail. The team believes the approach shown in EDG 1 and 2 does provide the best overall design solution, as summarized in the Conclusion on page 47.</p>

#	Guidance Summary	Option 1 Reduced-Height (non-LBP)	Option 2 TerracE	Option 3 Strong Verticals	Preferred Option H Hybrid
3.c	<p>Each option appears to be monolithic with no horizontal moves or articulation or upper level setbacks.</p> <p>Develop alternative approaches to the articulation schemes that include horizontal elements and upper level setbacks.</p> <p>This guidance is for all four elevations, especially the east facing elevation located along the zoning transition with the single-family residential zone.</p>	<p>See above for massing moves, horizontal and vertical elements, and upper level setbacks.</p> <p>Option 1 introduces the 90 degree grocery truck loading berth at the alley facing the single-family residential zone. The team studied and found this configuration was possible, as shown in Volume II, Grocery Truck Loading Studies, pages 34-36. The result provides the potential of a deeper terrace and loading activities moved away from single family residents.</p>	<p>See above for massing moves, horizontal and vertical elements, and upper level setbacks.</p> <p>Option 2 responds to the guidance request for unique massing responses. It divides the massing according to the topography in the East/West direction. (See Topography Use Study, page 67, Volume II.) The result of stepping up with hillside is the bulk of the mass is shifted to the alley, creating the biggest impact to the neighboring single family homes.</p>	<p>See above for massing moves, horizontal and vertical elements, and upper level setbacks.</p> <p>Option 3's significant full-building setbacks of the North and South massing blocks provide relief to adjacent existing apartment buildings with generous voluntary setbacks where no setback is required. Setbacks create a large 5,300 square-foot landscaped terrace, with the building's edge more than 60' from the nearest single family home property line.</p>	<p>See above for massing moves, horizontal and vertical elements, and upper level setbacks.</p> <p>At the Preferred Hybrid Option's North alley block, the entire alley façade is set back 5' in a single unified move for all six levels. In addition, the North alley block's 90 degree load berth, also used in Option 1, enables a landscaped terrace inset by more than 43 feet, further reducing the appearance of height at the alley. At the South alley block, a two-story upper-level step back, along with angled bays, reduces scale and creates a significant buffer to the single family homes.</p>
Circulation and Parking Access					
4.a	<p>At the first EDG review, the Board expressed skepticism about the proposed parking access taken from 32nd Street instead of from the alley. After reviewing the EDG 2 packet, Staff has similar concerns.</p> <p>It was suggested at EDG 1 that other supermarkets throughout Seattle have successfully taken parking access off the alley. Staff requests a comparative analysis of how parking at other locations has been taken off the alley to determine if this strategy is physically possible for this site.</p>	<p>Options 1, 2, 3 and Preferred Option all utilize a site plan with garage access off 32nd.</p> <p>EDG3 represents and provides additional Access and Parking Study in Volume II, pages 22-32. The Conclusion on page 32 explains that while it is physically possible for this site, the code requirement for an alley parking garage is not appropriate.</p> <p>Volume II Studies shows the design ramifications of at-grade alley garage access in the Alley Access Study 1 – Parking Above the Store, pages 22-24.</p>	<p>Options 1, 2, 3 and Preferred Option Hall utilize a site plan with garage access off 32nd.</p> <p>Volume II Studies page 12-32 show why splitting the building access, with service requirements of loading and garbage collection being addressed from the alley, away from pedestrians, and shopper and resident access from 32nd best meets design guidelines, solves safety issues, suits the site's topography, and fits grocery store requirements.</p>	<p>Options 1, 2, 3 and Preferred Option Hall utilize a site plan with garage access off 32nd.</p> <p>The topography at this site makes a below-grade parking ramp quite steep, see Alley Access Study 2 – SeaTac Ramp, pages 27-20. The team studied other locations where parking access is taken off the alley and did not find a precedent where the below-grade parking garage ramp had an equivalent steep slope (see Volume II, Vehicle Access on Steep Sites, page 23).</p>	<p>Options 1, 2, 3 and Preferred Option Hall utilize a site plan with garage access off 32nd. The only examples the Team could find for grocery store parking with similar sloping sites had the parking located above the store.</p> <p>The Preferred Option experiences the same problems with alley access as the other options. See Alley Access Study 2 – SeaTac Ramp, Volume II pages 27-30; see also Volume II, Vehicle Access on Steep Sites, page 23.</p>

#	Guidance Summary	Option 1 Reduced-Height (non-LBP)	Option 2 TerracE	Option 3 Strong Verticals	Preferred Option H Hybrid
4.b	<p>The proposed design will include two bays that are open to the alley designed to accommodate delivery trucks and solid waste removal vehicles pulling forward and backing in at varying hours of the day.</p> <p>Revisit design and location of loading and solid waste areas and develop a design scheme that provides ways of reducing visual, auditory or olfactory impacts to the single-family zone across alley.</p>	<p>As noted in the 90 Degree Grocery Truck Loading Study on page 36 of Volume II, and as proposed in Option 1, a 90 degree configuration is viable for grocery delivery, service vehicles, and trucks to utilize off the alley.</p> <p>The 90 degree loading berth is completely enclosed within the building, and provides the least impact for the single-family homes along the alley.</p>	<p>A Parallel Grocery Truck Loading is proposed for Option 2. This loading berth would be enclosed in order for on-site truck loading to meet noise regulations.</p> <p>As shown in the Study on page 35 of Volume II, the parallel loading berth results in a structure about 18' tall within 5' of the alley property line, which requires a departure. This both reduces and increases impact to the single-family homes across the alley, inspiring the approach used in the Preferred Option.</p>	<p>A Parallel Grocery Truck Loading is proposed for Option 3. This loading berth would be enclosed in order for on-site truck loading to meet noise regulations.</p> <p>As shown in the Study on page 35 of Volume II, the parallel loading berth results in a structure about 18' tall within 5' of the alley property line, which requires a departure. This both reduces and increases impact to the single-family homes across the alley, inspiring the approach used in the Preferred Option.</p>	<p>As noted in the 90 Degree Grocery Truck Loading Study on page 36 of Volume II, and as proposed in the Preferred Option, a 90 degree configuration is viable for grocery delivery, service vehicles, and trucks to utilize off the alley.</p> <p>The 90 degree loading berth is completely enclosed within the building, and provides the least impact for the single-family homes along the alley.</p>
Public Life					
5.a	<p>The public plaza is located immediately adjacent to the surface parking area which seems contrary to the pursuit of the idea of biophilia.</p> <p>The proposal requires additional study in ways of connecting the rest of the street frontage to the plaza and ways of separating the plaza from the surface parking area and automobile movement.</p> <p>The team should consider ways of minimizing potential for errant automobile incursion into plaza by creating elevation changes or inclusion of physical barriers.</p>	<p>Option 1 does not include a public plaza. Since it is not a Living Building Pilot (LBP) option with the benefits of the additional FAR that the LBP code incentive provides, Option 1 moves the residential mass on the South forward to the street where it is over the residential lobby and street-level retail.</p>	<p>Options 2, 3 and H retain a public plaza contiguous with surface parking, but with design and study responding to guidance.</p> <p>At Magnolia Safeway, large amounts of landscaping at multiple levels, integrated with stormwater capture and treatment, contribute to the pursuit of Biophilia (see Volume I, Living Building Pilot Design Expression, page 91).</p> <p>Magnolia Grandiflora trees, which reach a mature height of 25', provide a buffer to the street, connect to nature and the history of Magnolia, and reflect Biophilia (see Plaza Sections, Volume I, page 14).</p>	<p>Options 2, 3 and H retain a public plaza contiguous with surface parking, but with design and study responding to guidance.</p> <p>The plaza design for Options 2, 3 and H has been modified since EDG1 by increasing its size and providing better connection to the street by with more useable area at-grade. (See Plaza Design, Volume I, page 10 and Plaza Grades, page 11).</p>	<p>Options 2, 3 and H retain a public plaza contiguous with surface parking, but with design and study responding to guidance.</p> <p>In addition to its larger size and better sidewalk connection, landscape and physical barriers have been added since EDG1 and EDG2 in the plaza design for Options 2, 3 and H. See Public Plaza illustration in Volume I, pages 12 and 15, and Plaza Sections, page 13 for more on raised driveway grades, paving patterns, and concrete planter walls that provide notice and safe separation for pedestrians and autos.</p>

#	Guidance Summary	Option 1 Reduced-Height (non-LBP)	Option 2 TerracE	Option 3 Strong Verticals	Preferred Option H Hybrid
5.b	Revisit the pedestrian courtyard and outdoor plaza proposal and develop a plaza alternative that creates buffers, reduces the presences or eliminates the cars from such close proximity to the pedestrian courtyard.	Option 1 does not include a plaza since use of uncovered site area that does not count as floor area is needed for surface parking (see Grocery Store Requirements in Volume II page 19). Option 1 places uncovered surface parking in the back.	The Option 2 building mass provides a large covered area above the plaza and an exposed collanade of structural building columns. In addition to buffer strategies noted above for Options 2, 3 and H, Streetscape Activation Studies in Volume II, pages 36-48, demonstrate why the design team has selected the Preferred Building Base that includes entry at the site low point, and a large southwest-facing public plaza.	Many precedents exist where plazas are adjacent to parking. These spaces are designed so cars are guests and pedestrians are prioritized. The larger plaza space with its concrete planters eliminates parking in close proximity to the pedestrian courtyard. There are many successful examples that include plazas adjacent to grocery (see Volume II, page 59).	The design of surface parking in Options 3 and H are influenced by Biophilia, designed with openings at the sides and rear to let in natural light, and breezes. The continuous soffit ceiling and nature-inspired bluff finish walls are higher than the typical parking garage finish level. In addition, the larger plaza space with concrete planters eliminates parking in close proximity to the pedestrian courtyard. See Experience at Covered Surface Parking, Volume I, page 16.
5.c	Staff requests further investigation into the possibility of removing the surface parking and entry altogether or moving the automobile access point further to the north, potentially taking advantage of the existing curb cut.	Option 1 removes surface parking at the entry by placing the South block forward over retail space and moving with uncovered surface parking behind to the alley, accessed via a 34' wide pedestrian and vehicle access portal. (See Option 1 in Volume I, especially page 35.)	<p>The pros and cons for moving auto access, parking and plaza components are shown Streetscape Activation Studies in Volume II, pages 36-48.</p> <p>Moving auto access North is too close to the intersection and will cause queuing conflicts and may not be allowed by SDOT (page 43).</p>	<p>Options 2, 3 and H retains the design for convenient surface parking on site, after Study referenced at left.</p> <p>The design improves the current condition by removing two existing curb cuts along 32nd. (See Context Study, Volume II, pages 10 and 16)</p>	<p>Options 2, 3 and H retains the design for convenient surface parking on site, after Study referenced in Option 2at left.</p> <p>Convenient, accessible surface parking is currently used by shoppers and is needed by Safeway (see Grocery Store Requirements in Volume II page 19).</p> <p>The new design reduces impact at 32nd by moving grocery truck loading to the alley.</p>

#	Guidance Summary	Option 1 Reduced-Height (non-LBP)	Option 2 TerracE	Option 3 Strong Verticals	Preferred Option H Hybrid
5.d	<p>Staff requests additional information depicting the pedestrian experience along the sidewalk and the building frontage.</p> <p>Enhance the design so that educational, biophilic and other elements are used to engage the street and support the pursuit of the Living Building Challenge.</p>	<p>Additional information depicting the pedestrian experience for Option 1 is in Volume I, pages 24-35.</p> <p>The section on Option 1 compares the impact at the streetscape of Option 1's 55' height with Option 5's Living Building Height (same height as Options 3, 4 and H). See Volume I, pages 32-33.</p> <p>Option 1 is not pursuing the Living Building Challenge.</p>	<p>Option 2's "E" shape provides the most covered plaza of these three Options. See Option 2 renderings in Volume I.</p> <p>Options 2, 3 and H are based on study depicting pedestrian experience Streetscape Activation Studies in Volume II, pages 48.</p> <p>More about Biophilic design that supports the pursuit of the Living Building Challenge is below.</p>	<p>Option 3's rectilinear hinge shape between the North and South blocks provides some cover to the plaza. See Option 3 renderings in Volume I.</p> <p>Options 2, 3 and H are based on study depicting pedestrian experience Streetscape Activation Studies in Volume II, pages 48.</p> <p>More about Biophilic design that supports the pursuit of the Living Building Challenge is below.</p>	<p>The Preferred Option's curved shape at the hinge joining the North and South blocks peels away to provide the most open-to-the-sky plaza of the three Options. See Option H renderings in Volume I. The plaza will be continually activated by shoppers, neighborhood and building residents who will all mingle in this sensitively designed plaza space.</p> <p>Options 2, 3 and H are based on study depicting pedestrian experience Streetscape Activation Studies in Volume II, pages 48.</p> <p>More about Biophilic design that supports the pursuit of the Living Building Challenge is below.</p>
Living Building Pilot					
6.a	<p>Staff supports the pursuit of the Living Building Pilot program but directs the design team to do more to incorporate the targeted pilot program elements into the massing moves and design concept of the proposed design so that they have greater legibility.</p>	<p>Option 1 is a 55' tall massing design that is not pursuing the Living Building Pilot program.</p>	<p>Details about how Living Building Pilot program elements are reflected in the massing and design are in the Living Building Pilot chapter, Volume I, pages 84-97.</p> <p>Option E's striking horizontal massing is designed according to guidance and topography as discussed above.</p>	<p>In addition to the information referenced at left, Volume I, page 88 illustrates several projects in Seattle pursuing, or certified under, the Living Building Challenge. As shown, these projects look similar to traditional buildings.</p> <p>Option 3's vertical massing is introduced in EDG3 in response to guidance as noted above.</p>	<p>Option H brings in the Biophilic design-influenced curved "hinge" element that joins the North and South massing blocks. In addition, the curving south block is indicative of natural forms in contrast to the "gridded" north block. Natural and re-used building components will also be highlighted in the final design.</p> <p>See Volume I, page 65, Three Part Parti.</p> <p>The Design Expression responses in the Living Building Pilot chapter, Volume I, pages 84-97 are most relevant to this Preferred Option.</p>

#	Guidance Summary	Option 1 Reduced-Height (non-LBP)	Option 2 TerracE	Option 3 Strong Verticals	Preferred Option H Hybrid
6.b	<p>Staff supports the conceptual idea of incorporating biophilia into the overall design concept. The current massing options lack a clear understanding of how they are connecting occupants to nature and biophilia.</p> <p>The current design approach of integrating the surface parking and the pedestrian plaza seems contrary to the idea of biophilia and the LBC, due to proximity of automobile exhaust.</p> <p>Reassess the current approach and develop better strategies for bringing the outdoors inside, and create a better, non-toxic environment for the short-term users of the pedestrian plaza.</p>	<p>Option 1 is not pursuing the Living Building Pilot program and does not include a plaza.</p> <p>Uncovered surface parking pushed to the alley, away from the streetscape along 32nd.</p>	<p>Options 2, 3 and H feature large amounts of landscaping at multiple levels, integrated with stormwater capture and treatment, contributing to the pursuit of Biophilia (see Volume I, Living Building Pilot Design Expression, page 91).</p> <p>Option 2's E design is new. The massing is shown simply to focus on the unique shape. Articulation along 32nd and the alley is not as developed but balconies to connect residents to the outdoors are an option.</p>	<p>Options 2, 3 and H address the Living Building Challenge's Health & Happiness Petal, and concerns about automobile exhaust in proximity to the public plaza, by exploring incorporating titanium dioxide in concrete walls to neutralize auto pollution.</p> <p>With its SW exposure and location across the street from a large open space, the plaza in Options 2, 3 and H will benefit from breezes refreshing the air. At the existing store, grocery truck loading is on 32nd. But the new plaza design moves loading to the alley.</p> <p>Additionally, this site is not on a bus line - the air quality and noise issues of Metro busses that commonly affect Seattle's public spaces will not be an issue here.</p>	<p>Options 2, 3 and H are pursuing the Materials Petal of the Living Building Challenge. These Options promote a non-toxic environment and use of no harmful chemicals, responsible and local sourcing, salvaged materials, and participation in strict construction recycling. These rigorous guidelines are prompting global changes in manufacturing, toward product ingredient transparency and eliminating the worst-in-class chemicals and materials from the built environment. Buildings represent 40% of all greenhouse emissions. (See Living Building Pilot chapter, Volume I page 93.)</p> <p>These Options bring the outside inside for residents in several ways; upon entry through the landscaped plaza, up on the roof deck, at upper level step backs, alley terraces and on balconies. Inside the building, interior design elements will reinforce the human connection to nature in material choices and natural color schemes.</p> <p>The terrace along North building mass at alley provides for significant planting opportunities. See Volume I, page 24 for an overview.</p>

#	Guidance Summary	Option 1 Reduced-Height (non-LBP)	Option 2 TerracE	Option 3 Strong Verticals	Preferred Option H Hybrid
6.c	<p>As part of the Living Building Challenge, this project extols the virtues of the public plaza as being biophilic in nature.</p> <p>Due to the extreme length of the entire street façade and sidewalk, the current the design approach appears to lack a connection between the interior and exterior space or interaction between the lower levels of the project and the street.</p> <p>Continue the exploration of creating a sense of place not only for the pedestrian plaza, but also along the lower level of the building and at the street.</p> <p>Find additional opportunities for creating educational and biophilic experiences using varied textures, rhythms and other elements such as artwork, designed to encourage physical activity, relationship to the natural environment, and landscaping.</p>	<p>Option 1 is not pursuing the Living Building Pilot program and does not include a plaza, but it does provide additional street activation with more retail along 32nd.</p> <p>Option 1’s design provides the same opportunities as Options 2, 3 and the Preferred Option H for interior/exterior connection at the lower level of the street. See at left for more information.</p>	<p>Activity is encouraged in the design of Options 2, 3 and H with site design that responds to the civic-natured setting. (See Plaza Design, Volume I, page 9.)</p> <p>For Options 2, 3 and H, the plaza and “Discovery Alcove” benches along street encourage physical activity and provide building educational opportunities together with places of respite as pedestrians walk up slope or parents waiting for their children at the community center. (See Grocery Store Fenestration Studies in Volume II, pages 46-49, for more about Discovery Alcoves.)</p> <p>Option 2’s “E” shape engages the street differently than other options with deep courtyards, as explained above in Massing. The plaza is covered and provides shade and rain protection.</p>	<p>Options 3 and H are similar in how engage the street except at the “hinge” between North and South blocks.</p> <p>For all these Options, the grocery store windows are set to maximize inside-outside visibility and engagement at the ground level allowing clear visibility over the grocery’s shelving. (See Grocery Store Fenestration Study in Volume II, page 49.)</p> <p>Discovery Alcove insets along the street level at 32nd provide texture and rhythm along the long grocery store frontage. See Grocery Store Fenestration Studies in Volume II, page 46 for three options studied.</p>	<p>Option H features an open-to-sky public plaza that encourages activity designed as a series of outdoor rooms.</p> <p>For the Preferred Option H, as well as Options 2 and 3, public amenities stretch over one third of the site along 32nd Avenue West. The plaza extends from the grocery entrance, through the auto entry portal, and includes a community kiosk at the property's Southwest corner, a new addition since EDG 1 and EDG 2. (See Volume I, Plaza page 12.)</p> <p>The streetscape design for Options 2, 3 and H includes opportunities for the public to learn about the project’s sustainability strategies in Discovery Alcoves. These insets along the street level at 32nd, provide places for seating, artwork and educational signage.</p>

RE-PRINTED FOR REFERENCE
FROM EDG2 SUBMITTAL, 4.01.2020

CHAPTER 5

EDG1 BOARD COMMENTS AND QUESTIONS

Urban experience, context, zoning

How this project enhances the urban experience of its context, under the new zoning

1	As the first project to be developed under the new zoning, demonstrate how the design will further the urban experience of the nearby context today and in relation to future density in the Village.	<ul style="list-style-type: none">• The origin for the proposed project is to replace an outdated 1955 Albertsons grocery store. To pay for the new store, Safeway sought a development partner that could successfully transform the old store, and its surrounding surface parking lots, into a new urban-concept Safeway with residential housing on top.• Prior to the HALA rezone and the Living Building Pilot, the limited above-store development potential meant that the store and site were likely to remain as they are now; auto-dominated with virtually no relationship to the sidewalk.• Even with the additional allowed density, our preferred option leaves more than 19,000 sf of FAR unused. Our design has voluntary setbacks along the alley and a public plaza along 32nd Avenue West. These setbacks and public spaces are sensitive to the immediate context and establish a precedent for future development in the Magnolia Village.• This project brings new and desired condominiums to Magnolia, and a pedestrian-oriented urban design, both of which will help the Village business district to thrive.• The project also introduces biophilia-inspired design, setting a precedent for development that emphasizes health and the benefits of connecting to nature.• The project’s location—across the street from a school, pool, community center and park—makes it ideal for introducing new density and better urban design.• The new public plaza proposed would also serve as an entry portal at the northern boundary of the Magnolia Village and would amplify the civic nature of this place.	CS1 : Natural Systems CS1B: Sunlight + Natural Ventilation CS2: Existing Site Features CS2B: Urban Pattern + Form CS3: Architectural Context CS3A4: Evolving Neighborhoods DC1A1: Visibility DC1A2: Gathering Places DC3A: Open Space Relationship DC3B: Open Space Uses DC4C: Parking and Service Uses DC4D4: Placemaking PL1: Connectivity PL2: Walkability PL3: Street Level Interaction PL3C: Walkability + Retail Edges PL4: Active Transportation
---	---	--	---

Living Building, sustainability, massing, design

How Living Building and sustainability is embodied in building massing and design, as well as plaza

3	The Board supported a Living Building approach and asked how the team arrived at the design concept for the Living Building Pilot program.	<ul style="list-style-type: none">• The Living Building Pilot design concept is informed first by the project’s context and use: a neighborhood grocery store in a broad valley with abundant groundwater and good solar exposure, adjacent to a de facto civic center.• The urban design is inspired by the potential to contribute to public life, with a much-improved pedestrian experience and design moves that create spaces for respite as well as gathering.• Across the street from the site is Catharine Blaine K-8 School, a City of Seattle public outdoor swimming pool, a community center, and a park with ballfields. The public nature of these uses makes this an ideal place to model the positive regenerative impacts that buildings can deliver through the Living Building Pilot program.• The next most important concept in our design approach is biophilia, which is translated to “love of life” and in sustainable design means increasing people’s connections to the natural environment. Studies show biophilic design brings numerous health, environmental and economic benefits for people and urban ecosystems.• Our biophilic design is influenced by nature specific to Magnolia, and these influences appear in the plan, massing and articulation of our design options.• All our design options include landscaping along 32nd Avenue West with an emphasis on native plants and supporting pollinators; attracting birds, butterflies and bees to be part of the streetscape and to delight the spirit.• All design options include a plaza that seeks to connect community with each other and nature through beautifully designed walkways, lush vegetation and rain gardens that provide moments of loveliness and peace.	CS3. Architectural Context and Character B. Local History and Culture 1. Explore the site history and context as potential placemaking opportunities. CS3. Architectural Context and Character A. Evolving Neighborhoods 4. In neighborhood where architecture is evolving or in transition, explore ways for new development to establish a positive and desirable context for others to build upon. PL1. Connectivity A. Network of Open Spaces 2. Seek opportunities to foster human connection through open spaces available for public life.
---	---	---	---

4	The Board asked that the massing options better respond to the Living Building Pilot program, and that sustainability goals be legible in the building design—potentially achieved through building articulation and other design moves.	<ul style="list-style-type: none">• The patterns in nature that inspire each massing option—a peninsula surrounded by Puget Sound on three sides, worn-away and sculpted bluffs, and old-growth forested park lands—set the building design’s response to height, bulk and scale.• All design options include voluntary setbacks at the along the alley allow for tree-filled terraces add to the existing trees found in back yards across the alley, and add to the urban forest of Magnolia.• The design for each massing option is first situated to fit within the constraints of this urban infill site. The site is more than twice as long as it is deep, with the long sides facing east and west. Along with the grocery-driven program requirements, and a desire to limit building height at the alley, the site determines each option’s big orientation moves and opportunities for articulation. Sustainability goals will be evident in each design option’s overall biophilic design response, native landscaping with habitat for pollinators, healthy building materials, as well as building systems for water and energy. Specific responses are described in Chapter 4 Massing Studies.	<p>CS3. Urban Pattern and Form B. Local History and Culture 1. Explore the site history and context as potential placemaking opportunities.</p> <p>CS2. Architectural Context and Character C. Relationship to the Block 1. Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances. Consider using a corner to provide extra space for pedestrians and a generous entry, or build out to the corner to provide a strong urban edge to the block.</p> <p>DC2. Architectural Concept B. Architectural and Facade Composition 1. Design all building facades considering the composition and architectural expression of the building as a whole. On sites that abut an alley, design the alley facade and its connection to the street carefully.</p>
5	Explain how design elements respond to the Living Building Pilot program.	<ul style="list-style-type: none">• Design elements addressing bioretention, water and energy systems are driven by the Living Building Pilot program. All design options will meet the program’s requirements. Details about energy use and water strategies for the project are in Chapter 2.• Materials respond to the Living Building Pilot program directly as they are guided by the strict requirements of the program. Materials used will be locally-sourced, Red List free and selected to respond to the biophilic nature of the project.	<p>CS3. Urban Pattern and Form B. Local History and Culture 1. Explore the site history and context as potential placemaking opportunities.</p> <p>DC2. Architectural Concept D. Scale and Texture 2. 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.</p> <p>DC2. Architectural Concept E. Form and Function</p>
6	The design should clearly read as a Living Building as seen from surrounding areas and the top of the hill.	<ul style="list-style-type: none">• Several Living Building elements located on the rooftop will be visible from a distance; extensive green roof space to help meet bioretention requirements, as well as solar panels to help meet the project’s EUI target.	<p>CS1. Natural Systems and Site Features A. Energy Use 1. At the earliest phase of project development, examine how energy choices may influence building form, siting, and orientation, and factor in the findings when making siting and design decisions.</p>

7	Demonstrate how the pubic plaza will enhance the design concept and relates to a Living Building.	<ul style="list-style-type: none">• The plaza enhances the design concept by pulling the building mass off 32nd Avenue West. This creates space for a new community asset that benefits public life.• Grocery store and residential entries activate the plaza day and night for a safe place to gather, dine on fresh foods, enjoy art, learn about Living Buildings, and attend community events.• The plaza design is inspired by biophilia with space for interaction with other humans, sun, open air, water and plants, as well as habitat for pollinators. It has a series of outdoor rooms with warm sunny places to pause and community tables for meetings• The natural curving forms of the plaza are repeated in the forms of the surrounding structures and relate to the curving paths of the civic center across the street.• As part of the preferred option, the plaza area is at the base of a strong vertical element with biophilic references to the bluffs, beaches and lighthouse areas of Discovery Park.	<p>DC3. Open Space Concept</p> <p>A. Building-Open Space Relationship</p> <p>1. Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.</p> <p>DC4. Materials</p> <p>D. Trees, Landscape and Hardscape Materials</p> <p>2. Use exterior courtyards, plazas, and other hard surfaced areas as an opportunity to add color, texture, and/or pattern and enliven public areas through the use of distinctive and durable paving materials. Use permeable materials wherever possible</p> <p>PL1. Connectivity</p> <p>A. Network of Open Spaces</p> <p>2. Seek opportunities to foster human interaction through an increase in the size and/or quality of project-related open space available for public life. Consider features such as widened sidewalks, recessed entries, curb bulbs, courtyards, plazas, or through-block connections, along with place-making elements such as trees, landscape, art, or other amenities.</p> <p>PL1. Connectivity</p> <p>B. Walkways and Connections</p> <p>1. Design the building and open spaces to positively contribute to a broader network of open spaces throughout the neighborhood. Consider ways that design can enhance the features and activities of existing off-site open spaces.</p> <p>PL1. Connectivity</p> <p>B. Walkways and Connections</p> <p>3. Opportunities for creating lively, pedestrian oriented open spaces to enliven the area and attract interest and interaction with the site and building should be considered. Visible areas to the building’s entry should be provided.</p>
---	--	---	--

Topography, grades

How the design takes advantage of topography and sloping grades

8	The Board wants to see how the topography informs the design concept and how the design takes advantage of the sloping grade, especially as it relates to the east-west direction.	<ul style="list-style-type: none">• Zoning allows the designers to utilize topography to “step the building,” allowing a higher elevation building on the higher portion of the site.• The proposed massing utilizes the grade change in the north-south direction, stepping the building about 5’ down to the south.• Had the designers chosen to utilize the grade change in the east-west direction, the allowed building at the single family alley would be about 9’ taller on the alley side than the proposed massing.• In addition to imposing an even greater height on the single family homes, stepping the building in the east-west direction would require a step inside at the corridor which creates accessibility and other issues that makes this infeasible.	<p>C Topography</p> <p>1. Land Form: Use the natural topography and/or other desirable land forms or features to inform the project design</p>
---	--	--	--

Massing, Height Bulk and Scale

Design concepts and how massing moves break down height, bulk and scale; and address zone transitions

2	<p>Address zone transitions in the massing options per Design Guideline CS2-D3.</p>	<ul style="list-style-type: none">• Adjacent properties on the North and South are in the same zone as the subject project. The NC3 zone that these three properties share require no setback or step backs from abutting properties lines. Nevertheless the preferred design option has voluntarily set back the bulk of the building 10’ from these two abutting properties.• Across the 20’ alley are single family homes. Code requires the homes in these zones be setback 25’ for a rear yard at the alley. Most of these backyards currently have garages and exceptionally large (100’ and greater) trees.• Code requires the NC3 zoned properties across from single family to have a much smaller 5’ setback, and only starting at 13’ above the alley grade. Above 40’ the setback increases 3’ for every 10’ of height, or about 14’ at the top of the proposed building.• The preferred option sets the largest portion of the building back nearly 50’ from the alley, or 95’ from the backs of the single family homes• The portion of the building closest to the alley is heavily articulated with secondary architectural elements such as angled bays and balconies.• The angled windows help protect privacy of the backyards of the single family homes.• None of the proposed options are “maxing out the site.”• In addition the voluntary setback noted above, the project contains about 19,000 sf less than what the code would allow on this site.	<p>CS2. Urban Pattern and Form D. Height, Bulk, and Scale 3. Zone Transitions: For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone(s). Projects should create a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development.</p> <p>DC2. Architectural Concept A. Massing 2.Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects...adding balconies, bay windows, porches, canopies or other elements; and/or highlighting building entries</p> <p>CS2. Urban Pattern and Form D. Height, Bulk, and Scale 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</p>
9	<p>The Board acknowledged that the Living Building Pilot program allows buildings to be 7-stories tall at this site and requested stronger design concepts and rationale for each of the three massing options. Provide options depicting how the height, bulk and scale will be broken down with specific design elements. Any elements such as a sloped roof, indentations or other features that break down the scale of building need to be depicted in addition to massing moves and volume changes.</p>	<ul style="list-style-type: none">• See Chapter 4 Massing Studies for details about of each design concept and option showing roof elements as well as modulation features that break down the overall massing.	<p>DC2. Architectural Concept C. Secondary Architectural Features 3. Use design elements to achieve a successful fit between a building and its neighbors</p> <p>DC2. Architectural Concept D. Scale and Texture</p> <p>DC2. Architectural Concept E. Form and Function</p>

Pedestrian experience

Details about the pedestrian experience

11	<p>The Board asked for more information about the pedestrian experience along 32nd Avenue West, including section studies and more about the building mass at the pedestrian level.</p>	<ul style="list-style-type: none">Because of the grocery store floorplate requirements, all three design options provide a similar pedestrian experience along 32nd Avenue West, and all three options include a plaza.Moving from north to south, the pedestrian experience includes four distinctly different elements:<ol style="list-style-type: none">A 200’ long retail presence broken down by alternating large expanses of glass and “Discovery Alcoves” that provide warm west-facing places to sit under cover. These recesses will have interpretive artwork installed that is about the Living Building approach and the history of Magnolia. Protective canopies above the alcoves also serve as light shelves, bouncing light into the store.An 85’ long public plaza, activated by the entries to Safeway and the 136 residential units.A minimal 22’ wide vehicle access point.20’ of landscape buffer with a community kiosk.Section studies and more illustrations are included in Chapter 3 Public Life.	<p>DC2. Architectural Concept</p> <p>C. Secondary Architectural Features</p> <p>1. Visual Depth and Interest: Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).</p> <p>CS3. Architectural Context and Character</p> <p>B. Local History and Culture</p> <p>1. Placemaking: Explore the history of the site and neighborhood as a potential placemaking opportunity. Look for historical and cultural significance, using neighborhood groups and archives as resources</p> <p>DC2. Architectural Concept</p> <p>D. Scale and Texture</p> <p>1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept. Pay special attention to the first three floors of the building in order to maximize opportunities to engage the pedestrian and enable an active and vibrant street front.</p> <p>PL1. Connectivity</p> <p>B. Walkways and Connections</p> <p>3. Pedestrian Amenities: Opportunities for creating lively, pedestrian oriented open spaces to enliven the area and attract interest and interaction with the site and building should be considered. Examples of pedestrian amenities include seating, other street furniture, lighting, year-round landscaping, seasonal plantings, pedestrian scale signage, site furniture, art work, awnings, large storefront windows, and engaging retail displays and/or kiosks</p>
----	---	---	--

Sunken Store

Design reason for the store to be below ground level, and why it has one entry

5	Provide more information about the design reason for a sunken store along 32nd Avenue West.	<ul style="list-style-type: none">Details about minimum grocery store space parameters and how this influences the whole project’s design are in Chapter 2 Program and Design Fundamentals.Along 32nd Avenue West, the natural topography has nearly 6’ of grade change—from higher at the north point to lower at the south point. This topography is utilized by placing the accessible grocery and residential entries and the plaza at the south low point, where they connect to the sidewalk at grade.Lowering the store allows for the grocery store windows along 32nd Avenue West to not be blocked by shelving. From about 18” to 12’ above the sidewalk level, there are unblocked windows that allow natural light to fill the store, and that provide visual interest to the façade.Safety and security is increased with sidewalk-level windows that are not blocked by shelving.	<p>CS1. Natural Systems and Site Features</p> <p>B Sunlight and Natural Ventilation</p> <p>1. 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.</p> <p>PL2. Walkability</p> <p>B. Safety and Security</p> <p>3. Street-Level Transparency: Ensure transparency of street-level uses</p> <p>C Topography</p> <p>1. Land Form: Use the natural topography and/or other desirable land forms or features to inform the project design</p>
14	Why doesn’t the store have two entries?	<ul style="list-style-type: none">The store entry is designed to welcome visitors arriving from all modes of transportation, and to meet the unique requirements for a grocery.By combining the grocery and housing entries and focusing them on one sunny active public plaza, it creates a stronger, more unified sense of place.A secondary entrance would likely be blocked off and closed by Safeway during less busy periods, creating a negative streetscape condition.	<p>PL4. Active Transportation</p> <p>A. Entry Locations and Relationships</p> <p>Serving all Modes of Travel: Provide safe and convenient access points for all modes of travel. Connections to All Modes: Site the primary entry in a location that logically relates to building uses and clearly connects all major points of access.</p> <p>CS2. Urban Pattern and Form</p> <p>A. Location in the City and Neighborhood</p> <p>1. Sense of Place: Emphasize attributes that give Seattle, the neighborhood, and/or the site its distinctive sense of place. Design the building and open spaces to enhance areas where a strong identity already exists, and create a sense of place where the physical context is less established.</p> <p>PL2. Walkability</p> <p>A. Accessibility</p> <p>1. Access for All: Provide access for people of all abilities in a manner that is fully integrated into the project design. Design entries and other primary access points such that all visitors can be greeted and welcomed through the front door. Refrain from creating separate “back door” entrances for persons with mobility limitations</p>

Plaza location, grades, function

A study and rationale of the plaza location, how the plaza grades work, and how the plaza functions

20	The Board requested that the project team study alternative locations for the public plaza that are separated from the parking garage entrance	<ul style="list-style-type: none">This study is included in Chapter 3 Public Life.	<p>CS1. Natural Systems and Site Features B. Sunlight and Natural Ventilation 1. Take advantage of solar exposure and natural ventilation available onsite where possible. Use local wind patterns and solar gain as a means of reducing the need for mechanical ventilation and heating where possible.</p> <p>CS1. Natural Systems and Site Features B. Sunlight and Natural Ventilation 2. Maximize daylight for interior and exterior spaces and minimize shading on adjacent sites through the placement and/or design of structures on the site.</p>
23	The Board requested more information about how the grades work in relationship to the plaza, why the plaza is depressed, and the design concept behind a depressed plaza.	<ul style="list-style-type: none">The plaza grades relate to the grocery store level, which is explained in the sunken store item above. Illustrations about plaza grades are included in Chapter 3 Public Life.The only portion of the plaza that is depressed is the deli and dining area immediately adjacent to the store. The store level is slightly below grade for the reasons noted above.The design concept behind the depressed plaza is to use the grades to provide both open areas and more secluded buffered spaces. The plaza design is a series of outdoor rooms, some covered, some open to the sky, at a series of levels that connect to the store, the residential entry, the sidewalk, and the multi-use surface parking area.	<p>DC3. Open Space Concept A.Building-Open Space Relationship 1.Interior/Exterior Fit: Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development. PL3. Street-Level Interaction A. Entries 1.Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street. Scale and detail them to function well for their anticipated use and also to fit with the building of which they are a part, differentiating residential and commercial entries with design features and amenities specific to each PL1. Connectivity B. Walkways and Connections 3.Pedestrian Amenities: Opportunities for creating lively, pedestrian oriented open spaces to enliven the area and attract interest and interaction with the site and building should be considered. Visible access to the building’s entry should be provided. Examples of pedestrian amenities include seating, other street furniture, lighting, year-round landscaping, seasonal plantings, pedestrian scale signage, site furniture, art work, awnings, large storefront windows.</p>

25	Depict how a person would access and use the plaza area.	<ul style="list-style-type: none">Based on Board input, the plaza has been redesigned and enlarged to provide a better connection to the sidewalk and a more “community” feel.Progressing from north to south, the deli plaza is at the level of the store and provides a variety of sitting walls and small tables for a coffee or lunch in the sun. Up a few steps to the sidewalk level is the community meeting plaza with two large tables as well as intimate alcoves for meeting with neighbors or making new friends. Further south, an accessible curving path leads to both the residential and the Safeway entries. Beyond that, the surface parking area is partially covered, partially open, entirely accessible from store to each of the plaza levels, and could be used for pop-up community events.While the emphasis is on seat walls, tables, chairs and benches for the community to meet, talk and dine—lower scale landscape plantings will be introduced to provide softening, color and privacy while maintaining a plaza that is open to the sidewalk and to the south and west sun.	<p>DC3. Open Space Concept Open Spaces Uses and Activities Meeting User Needs: Plan the size, uses, activities, and features of each open space to meet the needs of expected users, ensuring each space has a purpose and function.</p> <p>PL1. Connectivity C.Outdoor uses and Activities A. Informal Community Uses: In addition to places for walking and sitting, consider including space for informal community use such as performances, farmer’s markets, kiosks and community bulletin boards, cafes, or street vending.</p> <p>DC3. Open Space Concept A.Building-Open Space Relationship 1.Interior/Exterior Fit: Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.</p> <p>DC1. Project Uses and Activities A. Arrangement of Interior Uses 4.Views and Connections: Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses, particularly activities along sidewalks, parks or other public spaces</p>
----	--	--	---

Surface Parking

Rationale for surface parking, and its adjacency to a publice plaza

	We asked at the end of EDG1 and got clarification Access to parking off 32nd Ave West	<ul style="list-style-type: none">The board supported the access from 32nd and there needs to be a directors ruling prior to approval	<p>CS1. Natural Systems and Site Features B. Sunlight and Natural Ventilation 1. Take advantage of solar exposure and natural ventilation available onsite where possible. Use local wind patterns and solar gain as a means of reducing the need for mechanical ventilation and heating where possible.</p> <p>CS1. Natural Systems and Site Features B. Sunlight and Natural Ventilation 2. Maximize daylight for interior and exterior spaces and minimize shading on adjacent sites through the placement and/or design of structures on the site.</p>
17	Why does the project include surface parking, instead of placing all the parking in the garage?	<ul style="list-style-type: none">Surface parking was requested by the community and Safeway.A conveniently located and accessible hard surface, available for limited parking, provides a safe, convenient connection from all modes of transportation available at this site (particularly for accessible vans) to the entry of Safeway and the residences.Accessibility for disabled, seniors, and young families is best handled with surface parking.60 linear feet of surface parking frontage is allowed in this zone.The existing store has 183 linear feet of surface parking frontage.All other grocery stores in Magnolia (Metropolitan Market, Whole Foods, and QFC) have surface parking. Without surface parking Safeway cannot compete with them.This hard surface will be designed for multiple uses. Magnolia has four art walks per year. The team is in discussions with local artists and organizations to make sure this area, adjacent to the plaza, partly covered, and having significant potential display walls, may be occasionally used by the community.	<p>PL4. Active Transportation A. Entry Locations and Relationships 2. Connections to All Modes: Site the primary entry in a location that logically relates to building uses and clearly connects all major points of access.</p> <p>PL2. Walkability A. Accessibility 1.Access for All: Provide access for people of all abilities in a manner that is fully integrated into the project design. Design entries and other primary access points such that all visitors can be greeted and welcomed through the front door. Refrain from creating separate “back door” entrances for persons with mobility limitations</p> <p>DC1 project Uses and Activities C. Parking and Service Uses 3.Multiple Uses: Design parking areas to serve multiple uses such as children’s play space, outdoor gathering areas, sports courts, woonerf, or common space in multifamily projects.</p> <p>PL2A: Accessibility</p>

19	Why did you place the public plaza adjacent to the surface parking?	<ul style="list-style-type: none">Placing the surface parking adjacent to the public plaza will allow the parking to meet guideline DC1C3, allowing the parking to serve multiple uses. At times parking may be limited to expand the public area and allow a variety of pop-up events outside.Placing the open-to-the sky surface parking immediately south of the plaza (instead of more building) effectively expands the open feeling of the plaza, and allows south light to enter the plaza.Surface parking provides all users convenient access to the grocery store, whether they arrive in a van for wheelchairs, in a stroller, by bus, bike, in a car or on foot.It also supports local vendors by providing convenient unloading parking to use (in off-hours) to deliver their products to Safeway.	<p>DC1. Project Uses and Activities</p> <p>C. Parking and Service Uses</p> <p>3. Multiple Uses: Design parking areas to serve multiple uses such as children’s play space, outdoor gathering areas, sports courts, woonerf, or common space in multifamily projects.</p> <p>PL4. Active Transportation</p> <p>A. Entry Locations and Relationships</p> <p>2.Connections to All Modes: Site the primary entry in a location that logically relates to building uses and clearly connects all major points of access.</p> <p>PL2. Walkability</p> <p>A. Accessibility</p> <p>1.Access for All: Provide access for people of all abilities in a manner that is fully integrated into the project design. Design entries and other primary access points such that all visitors can be greeted and welcomed through the front door. Refrain from creating separate “back door” entrances for persons with mobility limitations</p>
----	---	---	--

West, East facades; NW corner

Details about the west and east facades and the northwest corner

6	How does the northern building volume meet the street? How does the building look from the east, the west and the northwest corner?	<ul style="list-style-type: none">Chapter 4 Massing Studies includes views of each design from these directions.	<p>CS2. Urban Pattern and Form</p> <p>D. Height, Bulk, and Scale</p> <p>3. For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone(s). Projects should create a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development.</p> <p>CS2. Urban Pattern and Form</p> <p>D. Height, Bulk, and Scale</p> <p>5. Respect adjacent properties with design and site planning to minimize disrupting the privacy and outdoor activities of residents in adjacent buildings.</p> <p>PL3. Street Level Interaction</p> <p>C. Residential Edges</p> <p>2. Design the entry as a collection of coordinated elements including the doors, overhead features, ground surface, landscaping, lighting, and other features.</p>
---	---	--	---

Alley

How the alley design works

15	How does the alley work and feel? Show before and after, address briefly.	<ul style="list-style-type: none">The alley will have the same utilitarian use as currently exists: vehicle access and solid waste pick-up. The location of these functions is controlled by code and must occur here.About 3’ above the alley is a large terrace, set back up to 50’ from the alley. The concept for this terrace is to replicate the kind of urban forest which already exists in neighborhood yards across the alley. These tree planters also provide opportunities for rain gardens.See above response regarding massing height, bulk and scale which describes the setbacks at the alley and secondary building articulation.	<p>DC1</p> <p>Parking and Service Uses</p> <p>4.Service Uses: Locate and design service entries, loading docks, and trash receptacles away from pedestrian areas or to a less visible portion of the site to reduce possible impacts of these facilities on building aesthetics and pedestrian circulation. Where service facilities abut pedestrian areas or the perimeter of the property, maintain an attractive edge through screening, plantings, or other design treatments.</p>
----	---	---	--

Distant views

How the project will look from a distance

29	Show elevated perspective views of the project from the surrounding neighborhood that will aid in showing the building in a broader context.	<ul style="list-style-type: none">Renderings showing the building as seen from a distance are included in each of three massing study sections.	<p>CS2. Urban Pattern and Form D. Height, Bulk, and Scale 2. Use changes in topography, site shape, and vegetation or structures to help make a successful fit with adjacent properties.</p> <p>CS2. Urban Pattern and Form D. Height, Bulk, and Scale 3. For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone(s). Projects should create a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development.</p> <p>CS2. Urban Pattern and Form D. Height, Bulk, and Scale 5. Respect adjacent properties with design and site planning to minimize disrupting the privacy and outdoor activities of residents in adjacent buildings.</p>
----	--	---	---

(page intentionally left blank)

EXCERPT RE-PRINTED
FOR REFERENCE

EDG2

ADR GUIDANCE

6.09.2020

There were other comments received that are not related to Design Guidelines.

One purpose of the design review process is for the Staff and City to receive comments from the public that help to identify feedback and concerns about the site and design concept, identify applicable citywide and neighborhood design guidelines of highest priority to the site and explore conceptual design, siting alternatives and eventual architectural design. Concerns with off-street parking, traffic and construction impacts are reviewed as part of the environmental review conducted by SDCl and are not part of this review. Concerns related to seismic conditions and retaining wall engineering will be reviewing under the Building Code as part of the building permit application.

All public comments submitted in writing for this project can be viewed using the following link and entering the record number: <http://web6.seattle.gov/dpd/edms/>

PRIORITIES & STAFF RECOMMENDATIONS

After visiting the site, considering the analysis of the site and context provided by the proponents, Staff provided the following siting and design guidance.

1. Massing:

- a. Staff agrees with EDG 1 Board guidance that Options 1 and 2 did not receive the same amount of attention as the preferred option, Option 3. Staff also believes that all three options are still very similar having evolved from an earlier single design scheme that features the same mid-block shift of two massing blocks oriented in the same direction, with the same building height and depth. Staff directs the design team to revisit their three massing options as shown, and create options that are not dependent on the same midblock horizontal shift, the same building orientation, the same ground level, the same building height (possibly introducing a reduced height option), and design treatment. (CS2-A-2, CS2-B-2, CS2-C-2, CS2-D-4, CS2-D-1, CS2-D-5)
- b. In agreement with public comment, Staff believes that the three massing options represented in the EDG 2 packet are voluminous and more needs to be done to break down the scale, and create more relief between the single-family residential zone to the east and the existing buildings located to the north and south. The massing options should also be designed to better aid in the pursuit of biophilia as described in the EDG 2 packet. This could include the greater use of ‘nooks and crannies’, balconies and other areas for various types of planting. (CS2-A-2, CS2-B-2, CS2-C-2, CS2-D-4, CS2-D-1, CS2-D-5)
- c. A third EDG is required, to allow the design team to continue to develop three unique massing options. These could include varying bay heights and further exploration of the strike slip or verticality of a normal fault action, which could create interesting variations in building height and façade depth. (CS2-A-2, CS2-B-2, CS2-C-2, CS2-D-4, CS2-D-1, CS2-D-5)

2. Design Concept:

- a. Staff recognizes that a singular massing strategy based on two shifting volumes, one set back from 32nd Ave W and a second that shifts the mass to the west away from the alley, was committed to early on in the design process. The result as seen in the EDG 2 packet is three very similar massing forms that react to the development site in a similar manner, with the same orientation, similar overall volume, length, and heights. In agreement with public comment, Staff requests that the design team devote further study in developing three distinct massing options that have a readily identifiable design concepts and rationales. (CS2-D-5, CS3-B-1, DC2-B)
- b. Legibility of Design Concepts:
 - i. In the massing option identified as Grid/Step/Slip, Option #1, the idea behind the design concept is unclear and doesn’t appear to translate into what the design team is calling a strike slip, a kind of horizontal geologic movement of two tectonic plates slipping past each other. By virtue of the title ‘step’ there should also be some kind of vertical stepping, in addition to the horizontal slipping which the option does appear to have. Further, the horizontal placement of the two boxes that are supposed to emulate the slipping motion do not read as such because images do not denote energy of movement or tension. If there was a juxtaposing of horizontal bands that emulate a displacement of layers it would read much more as a shift or slip. As such Staff directs the design team to modify and emphasize this design approach, and to develop a clear design concept that can be carried through the entire building and reflected in the massing moves and articulation choices. (CS1-C-1, CS1-C-2, CS2-D-5, CS3-B-1, DC2-A-1, DC2-B)
 - ii. The massing option relationships to the massing concepts as seen on page 48 of the EDG 2 packet are unclear. Option 2 called ‘Forest Walk’ (formerly Forest Stair) features a cube that shifts mid-block in a horizontal direction, when the notion of a walk as seen in images denote a feeling of connecting to nature, meditative, and movement or shifts in a vertical direction. Further, the idea of a forest illicit an idea of lush vegetative, tall, and linear elements void of predictability. Option 2 doesn’t seem to elicit any of these characteristics. Revisit the approach to this concept and either include elements of the forest walk in the massing approach or find a different more recognizable design concept that is more indicative of concepts and design inspirations presented in the packet. (CS1-C-1, CS1-C-2, CS2-D-5, CS3-B-1, DC2-A-1, DC2-B)
 - iii. The design concepted called Eroded Bluff appears to have several design metaphors and or elements attributed to it. As seen in the design imagery and written description in the EDG 2 packet, this concept relies on ideas associated with the historic grid of the former military use at Discovery Park, imagery related to West Point Light House, organic forms associated with an eroded shoreline bluff and sea shells, old growth forest forms, in addition to the concept of biophilia. When reviewing the massing option 3 it is difficult

to see how these elements have been used to create an overall comprehensive design concept. Eluded to in public comments, the concept of the eroded bluff could conjure up images of cliff failure and property destruction which some members of the general public are less than enthusiastic about. As such Staff directs the design team to revisit this design approach and develop a clear design concept that can be carried through the entire building and reflected in the massing moves and articulation choices. **(CS1-C-1, CS1-C-2, CS2-D-5, CS3-B-1, DC2-A-1, DC2-B)**

3. Articulation:

- a. At EDG 1 the Board said the packet consisted of three very similar massing options made up of two shifting volumes, one to the south set back from 32nd Ave W and a second that shifts to the west away from the alley. In reviewing the EDG 2 packet Staff has a similar assessment. In addition Staff observed that each option uses a similar approach or language to its building articulation, relying heavily on long vertical eroded areas of similar depth and rhythm placed along the building façade which emphasis the building's verticality and height verbalized in several public comments. Develop alternative articulation schemes that reveal how the parts fit into a cohesive whole by emphasizing each part separately. **(CS1-B-2, DC2-B-1, CS2-A-2)**
- b. It appears that all three massing options treat the ground plane and connection the street in a singular fashion. The result appears to be a building facade that has a same scale and limited variety along the street and north of the public plaza. Revisit the current approach to create more than one design approach to create a fine-grained, pedestrian scale environment along the street edge. **(CS1-B-2, CS2-D-5)**
- c. In studying image number 1 on pages 44, 51, 58, perspective views from 32nd looking south, each option appears to be monolithic with no horizontal moves or articulation or upper level setbacks. Develop alternative approaches to the articulation schemes that include horizontal elements and upper level setbacks. This guidance is for all four elevations, especially the east facing elevation located along the zoning transition with the single-family residential zone. **(CS1-B-2, DC2-B-1, CS2-A-2, DC2-C-1)**

4. Circulation and Parking Access:

- a. While this is a Type I Decision with the final determination made by the SDCI Director, a design review departure may be possible if the proposal doesn't meet the Type I criteria. At the first EDG review, the Board expressed scepticism about the proposed parking access taken from 32nd Street instead of from the alley. After reviewing the EDG 2 packet, Staff has similar concerns. It was suggested at EDG 1 that other supermarkets throughout Seattle have successfully taken parking access off the alley. As such Staff requests a comparative analysis of how parking at other locations has been taken off the alley to determine if this strategy is physically possible for this site. **(PL2-A-1, PL2-A-2, DC1-B-1, DC1-C)**

- b. Staff has reviewed the Design Cue imagery depicted on page 41 of the EDG 2 packet captioned, 'The Magnolia Safeway's design modulation relates to the single family zone across the alley' ...a similar condition where the mixed-use building is modulated and scaled appropriate to the single family homes across the alley'. Staff disagrees with this characterization as the proposed design will include two bays that are open to the alley designed to accommodate delivery trucks and solid waste removal vehicles pulling forward and backing in at varying hours of the day. Staff acknowledges public comment listing concerns with the design and location of loading and solid waste storage/collection areas. This design appears not to provide relief to the single-family homes across the alley in terms of visual, auditory or olfactory impacts. Revisit this aspect of the proposal and develop a design scheme that provides ways of reducing these impacts to the single-family zone across the alley. **(CS2-B-2, PL4-A, DC1-B-1)**

5. Public Life:

- a. Staff agrees with EDG 1 Board concerns and public comment that the public plaza is located immediately adjacent to the surface parking area which seems contrary to the pursuit of the idea of biophilia. Echoing the Board's sentiment, Staff agrees that the proposal requires additional study in ways of connecting the rest of the street frontage to the plaza and ways of separating the plaza from the surface parking area and automobile movement. The team should consider ways of minimizing the potential for errant automobile incursion into the plaza area by creating elevation changes or inclusion of physical barriers. **(CS2-B-1, CS2-B-2, CS2-B-3, PL2-A-2, PL2-B-3)**
- b. Staff has reviewed the Landscape Architecture Design Inspiration imagery depicted on page 73 of the EDG 2 packet which depicts various approaches to the pedestrian courtyards and outdoor plaza use. In comparing the imagery on page 73 with the proposed pedestrian courtyard design, what is most notable is the conspicuous absence of cars. Staff suggests that the design team revisit their proposal and develop a plaza alternative that creates buffers, reduces the presences or eliminates the cars from such close proximity to the pedestrian courtyard. **(CS2-B-1, CS2-B-2, CS2-B-3, PL2-A-2, PL2-B-3)**
- c. Staff requests further investigation into the possibility of removing the surface parking and entry altogether or moving the automobile access point further to the north, potentially taking advantage of the existing curb cut. **(CS2-B-2, CS2-B-3, CS2-C-2, PL2-A-2, PL2-B-3)**
- d. In its current configuration, the building frontage is approximately 300 feet in length, a large portion appearing not to engage street. Staff requests additional information depicting the pedestrian experience along the sidewalk and the building frontage, from the public plaza toward W Raye St. In agreement with public comment, enhance the design so that educational, biophilic and other elements are used to engage the street and support the pursuit of the Living Building Challenge. **(CS2-B-1, CS2-B-2, CS2-B-3, PL2-A-2, PL2-B-3)**

6. Living Building Pilot:

- a. In agreement with EDG 1 Board guidance and public comments, Staff supports the pursuit of the Living Building Pilot program but directs the design team to do more to incorporate the targeted pilot program elements into the massing moves and design concept of the proposed design so that they have greater legibility. As one generic example, if the project is designed as a tight building with exposed stair wells, then the massing diagrams should show areas being eroded away. (CS3-B-1D, C2-C-1, DC2-B-1, DC2-E DC4-D-4)
- b. Staff supports the conceptual idea of incorporating elements like biophilia into the overall building design concept. However the current massing options lack a clear understanding of how the architecture is connecting the long-term building occupants to nature and the idea of biophilia. Further, the current design approach of integrating the surface parking and the pedestrian plaza seems contrary to the idea of biophilia and the Living Building Challenge, given that pedestrians will be subjected to automobile exhaust due to the close proximity of both elements. Reassess the current approach and develop better strategies for bringing the outdoors inside for the long-term users, and create a better, non-toxic environment for the short-term users of the pedestrian plaza. (DC3-B-1, DC3-C-2, DC4-D-4)
- c. As part of the Living Building Challenge, this project extols the virtues of the public plaza as being biophilic in nature. Unfortunately, due to the extreme length of the entire street façade and sidewalk, the current the design approach appears to lack a connection between the interior and exterior space or interaction between the lower levels of the project and the street. The design team needs to continue the exploration of creating a sense of place not only for the pedestrian plaza, but also along the lower level of the building and at the street. Public comment included several suggestions for artwork, design to encourage physical activity, relationship to the natural environment, and landscaping. The team should find additional opportunities for creating educational and biophilic experiences using varied textures, rhythms and other elements. (CS2.B.2, CS3-B-1, DC2-D-2, DC2-E, DC4-D-4)

DEVELOPMENT STANDARD DEPARTURES

At the time of the **SECOND** Early Design Guidance review, no departures were requested.

DESIGN REVIEW GUIDELINES

The priority Citywide guidelines identified as Priority Guidelines are summarized below, while all guidelines remain applicable. For the full text please visit the [Design Review website](#).

CONTEXT & SITE
CS1 Natural Systems and Site Features: Use natural systems/features of the site and its surroundings as a starting point for project design.
CS1-A Energy Use

EXCERPT RE-PRINTED
FOR REFERENCE

EDG1

DRB GUIDANCE

1.08.2020

All public comments submitted in writing for this project can be viewed using the following link and entering the record number: <http://web6.seattle.gov/dpd/edms/>

PRIORITIES & BOARD RECOMMENDATIONS

After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment, the Design Review Board members provided the following siting and design guidance.

1. Massing:

- a. The Board stated that Options 1 and 2, did not receive the same amount of study as the preferred option, Option 3 which shouldn't automatically become the defacto preferred option as a result. The Board continued by stating that Options 1 and 2 are simply not viable options as they appeared to be duplications of Option 3 with less detail, including no detail about the public plaza, no discussion about the secondary retail space, no detailed discussion about the residential entries, . **(CS2-A-2, CS2-D-4, CS2-D-1)**
- b. In reviewing the preferred option, the Board observed a third massing element depicted in a vignette sketch shown on page 76 of the EDG packet not included in the preferred option depicted in earlier pages of the packet and ask if the move should be inferred as an element of the preferred massing option. The Board stated that the design team shall depict massing moves or volume changes into the massing diagram at 2nd EDG. **(CS2-A-2, CS2-D-4, CS2-D-1)**
- c. Discussing the northern building volume in the preferred option, the Board noted it was set 4 feet below the southern volume and asked for details on how it will meet the street.
- d. The Board requested additional views of the building mass from the northwest corner and demonstration of how the proposed height will be experienced from a pedestrian viewpoint. **(CS1-B-2, CS2-B-2, CS2-C-2, CS2-D-5)**
- e. The Board stated that there was not enough information about the how the scale of the building will be broken down and that if the design team is considering elements like sloped roofs, indentations or other elements, then this information needs to be presented in an EDG massing option. **(CS2-D-4, CS2-D-5, PL3-A-1, DC2-A-2, DC2-B)**
- f. The Board stated because there was not enough information in the preferred option, the design team should return for a second EDG to provide more options and further studies depicting how the height, bulk and scale will be broken down. The massing options should clarify whether the shifts in the volumes are in the center of the mass, at the corner or are the corners carved in subtle manner, or another approach. **(CS2-C-2, CS2-D-4, CS2-D-5, DC1-A-4, DC2-A-2)**
- g. While acknowledging that setback relief had been given to the adjacent building to the south, the Board was concerned that not much relief had been given to the building to the north. **(CS1-B, CS2-D-1, CS2-D-4, CS2-D-5)**
- h. The Board stated that Design Guideline CS2-D3 discusses zone transitions but could not see how the guideline had been used to inform the three massing option. As such the Board asked for additional study that clearly shows the transitions with adjacent buildings in a neighborhood context. **(CS2-D-3, CS2-D-4, CS2-D-5)**

- i. The Board stated that the massing moves depicted in the thumbnail sketch imagery depicted on page 76 of the EDG packet should be reflected in the massing options. **(CS2-B-1, CS2-B-2, CS2-B-3, PL2-A-2, PL2-B-3)**
- j. For the next EDG meeting, the Board asked to see three updated massing options with access off 32nd Ave W. The massing options could include one option characterized as a partial block shift, and an option with a lantern or tower element as seen in the concept sketch on page 76 of the EDG packet. **(CS2-D-3, CS2-D-4, CS2-D-5, DC2-A-2)**

2. Design Concept:

- a. The Board stated that they did not understand how the massing options presented at EDG were indicative of a recognizable design concept. **(CS2-A-2, CS2-D-1)**
- b. The Board directed the team to demonstrate responses to the following issues in the Second EDG packet, to clarify proposed access into the site and the pedestrian realm.
 - i. What is the design rationale for providing parking access off 32nd Ave W. to the surface parking lot? **(PL1-B-1, PL1-B-3, PL1-C-2)**
 - ii. Why is the public plaza so highly integrated with the greatest amount of traffic into the project site? **(DC3-A-1, DC3-B, DC3-C-2)**
 - iii. Why is there parking outside of the garage and adjacent to pedestrian plaza?
 - iv. Why not place all the parking within the garage? **(DC3-A-1, DC3-B, DC3-C-2)**
- c. The Board observed that the location of the surface parking lot significantly detracts from the public plaza area. Study alternate parking/plaza locations in the second EDG packet. **(PL1-B-1, PL1-B-3, PL1-C-2)**
- d. In the Second EDG packet, demonstrate how the grades work in relationship to the plaza area as depicted on page 74 of the EDG packet dated January 8, 2020. **(CS1-C-2, DC2-D)**
- e. The Board stated that the design guidelines talk about using topography to inform design concepts. In response to these guidelines, the Second EDG packet should demonstrate how the design will take advantage of the sloping conditions by stepping with the grade, especially as it relates to an east-west direction. **(CS1-C-1, CS1-C-2, DC2-A-1)**
- f. The proposed massing is larger than nearby existing context. In the Second EDG packet, demonstrate how the design will further the urban experience of the nearby context. **(DC2-B, DC2-D-1, DC2-E-1, DC4-D-4)**
- g. The Board stated that there is no architectural design concept reflected in any of the massing options presented in the EDG packet. As such the Board requested that the design team devote further study in developing a design concept and rationale for an updated EDG 2 presentation. **(CS2-D-5, CS3-B-1, DC2-B)**

3. Articulation:

- a. The Board observed that proposed design consists of three very similar massing approaches which includes two shifting volumes, a southern volume set back from 32nd Ave W and a northern volume shifting west away from the alley which the Board felt was not yet fully resolved. Additional massing options should be provided in the Second EDG packet. **(CS1-B-2, DC2-B-1, CS2-A-2)**

- b. The Board stated that comparative massing imagery page 53 of EDG packet depicts three massing options with facades that emulate sheer walls that go all the way down to grade with some windows. The Board continued by saying that the massing options should be further developed with reveals or other elements designed to break down the scale, like the thumbnail sketch on page 76 of the EDG packet. **(CS1-B-2, DC2-B-1, CS2-A-2, DC2-C-1)**
- c. The Board stated that the massing volumes should be further articulated. The Board agreed with the conceptual idea of incorporating elements like biophilia and lantern forms into the design were positive. Provide clear information on how all these things would be incorporated into a cohesive design approach, with the information at the 2nd EDG meeting. **(CS2-D-4, CS2-D-5 DC2-C-1)**
- d. The Board requested additional studies showing how the design will transition to lower existing heights north side the building, and provide a north façade that, relates to a design concept.,. **(CS1-B-2, CS2-D-5)**
- e. The Board stated that it will be important to see how the building will look from both west and east sides and requested additional studies depicting how the building will be perceived from those vantage points. **(CS2-D-5, DC2-A-2, DC2-B-1)**
- f. The Board requested additional information depicting how the scale of the massing volumes will be further broken down and how Living Building Pilot elements will be incorporated into the design. **(DC2-C-1, PL3-A-1)**
- g. The Board requested an elevated perspective view of the project from surrounding neighborhoods which would aid in showing the building in a broader context. **(CS3-B-1, CS1-B-2, DC2-B-1, CS2-A-2)**

4. Circulation and Parking Access:

- a. While this is a Type I Decision with the final determination made by the SDCI Director, the Board expressed skepticism about the proposed parking access being taken from the street instead of from the alley. The Board stated that there are several other supermarkets throughout Seattle that take parking access off the alley. **(PL2-A-1, PL2-A-2, DC1-B-1, DC1-C)**
- b. The Board stated that they did not believe that the ‘SeaTac Ramp’ depicted in Option 2 in the EDG packet is the only way to bring parking off the alley. **(DC1-B-1, DC1-C)**
- c. The Board noted the applicant’s statement that taking parking access off 32nd Ave W would reduce the impacts to the single-family residences located to the east of the project. **(PL2-A-1, PL2-A-2, DC1-B-1)**
- d. In discussing the auto circulation patterns presented at EDG, the Board stated that the design scheme depicting access of 32nd Ave W seemed to be most developed, but not completely resolved. **(PL2-A-1, DC1-B-1)**
- e. The Board stated that the preferred option with automobile access off 32nd Ave W needed more analysis in order to demonstrate that this is approach will be a successful response to Design Guidelines and the context. **(PL2-A-1, DC1-C)**
- f. The Board requested additional information related to automobile access off 32nd Ave W and demonstration of how the design function without a midblock pedestrian crossing. SDOT comments noted they do not support a midblock pedestrian crossing at this time. **(CS2-B-2, PL2-A-2, PL2-B-3)**

- g. The Board asked for more detailed information at the podium level including section views of the plaza and its relationship with the access point off 32nd Ave W. **(CS2-B-2, PL4-A, DC1-B-1)**

5. Public Life:

- a. The Board was concerned that the public plaza is located immediately adjacent to the surface parking area. **(CS2-A-1, CS2-C-2, PL2-B-3)**
- b. The Board stated that in similar situations, other sites have benefited from intervening sidewalks or a change in elevation separating pedestrian activities from automobile traffic. Seeing how other sites approached the use of a public plaza, the Board stated that this proposal needs more study in way of separating the plaza from the surface parking area and automobile movement. **(CS2-B-2, CS2-B-3, CS2-C-2, PL2-A-2, PL2-B-3)**
- c. The Board supported the concept for the public plaza designed to support the programming needs of the supermarket but stated that design of the space was not yet clear. Demonstrate how the plaza design will enhance this concept. **(CS2-B-1, CS2-B-2, CS2-B-3, PL2-A-2, PL2-B-3)**
- d. The Board requested section studies taken through the plaza and the sidewalk to demonstrate the pedestrian experience along the sidewalk and the building frontage. **(CS2-B-1, CS2-B-2, CS2-B-3, PL2-A-2, PL2-B-3)**
- e. The Board asked for more detail depicting/describing the indoor-outdoor relationship of the public plaza, the store entry, and the pedestrian experience. **(PL2-A-2, PL2-B-3, DC3-A-1, DC3-B-1)**
- f. The Board requested additional information detailing the location and amount of transparency along the store frontage and the type of textures, rhythms or places of pause along the very long storefront facade. **(CS2-B-1, CS2-B-2, CS2-B-3, PL2-A-2, PL2-B-3)**

6. Living Building Pilot:

- a. Discussing the three massing options, the Board suggested that the option with the least amount of concrete is the best for the environment. As such the preferred option seemed to be the most carbon sensitive opposed to a large parking ramp seen in other options. **(DC2-B-1, DC3-C-2)**
- b. The Board supported the Living Building Pilot approach, suggested that the living building design approach needs to be embodied in the massing and that sustainability goals should be legible in the building design, potentially achieved through building articulation and other design moves. **(CS3-B-1D, C2-C-1, DC2-B-1, DC2-E DC4-D-4)**
- c. The Board stated that a large 7-story building will be very visible within the lower height Magnolia neighborhood. The design should clearly read as a Living Building as seen from the top of the hill and surrounding areas. **(DC2-C-3, DC2-D, DC2-E)**
- d. The Board asked the team to demonstrate how integrating the parking and the pedestrian biophilia will be consistent with the values of the Living Building Challenge, given that pedestrians will be subjected to automobile exhaust with the driveway next to the pedestrian realm. **(DC3-B-1, DC3-C-2, DC4-D-4)**

- e. The Board requested additional information depicting how the living building challenge is reflected in the massing through further study of the fifth/roof elevation. **(CS3-B-1, DC2-D-2, DC2-E, DC4-D-4)**

DEVELOPMENT STANDARD DEPARTURES

At the time of the **FIRST** Early Design Guidance meeting no departures were requested.

DESIGN REVIEW GUIDELINES

The Seattle Design Guidelines and Neighborhood Design Guidelines recognized by the Board as Priority Guidelines are identified above. All guidelines remain applicable and are summarized below. For the full text please visit the [Design Review website](#).

CONTEXT & SITE	
CS1 Natural Systems and Site Features: Use natural systems/features of the site and its surroundings as a starting point for project design.	
CS1-A Energy Use	CS1-A-1. Energy Choices: At the earliest phase of project development, examine how energy choices may influence building form, siting, and orientation, and factor in the findings when making siting and design decisions.
CS1-B Sunlight and Natural Ventilation	CS1-B-1. Sun and Wind: Take advantage of solar exposure and natural ventilation. Use local wind patterns and solar gain to reduce the need for mechanical ventilation and heating where possible. 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 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.
CS1-C Topography	CS1-C-1. Land Form: Use natural topography and desirable landforms to inform project design. CS1-C-2. Elevation Changes: Use the existing site topography when locating structures and open spaces on the site.
CS1-D Plants and Habitat	CS1-D-1. On-Site Features: Incorporate on-site natural habitats and landscape elements into project design and connect those features to existing networks of open spaces and natural habitats wherever possible. Consider relocating significant trees and vegetation if retention is not feasible. CS1-D-2. Off-Site Features: Provide opportunities through design to connect to off-site habitats such as riparian corridors or existing urban forest corridors. Promote continuous habitat, where possible, and increase interconnected corridors of urban forest and habitat where possible.

Magnolia Safeway

EDG 3

Site: 2550 32nd
Avenue W



BUMGARDNER
architecture • planning • interiors

Applicant Team
Developer | Security Properties
Architect | Bumgardner
Landscape Architect | Communita Atelier



Early Design Guidance 3
SDCI Number: 3034348-EG
10.21.2020

Volume I - EDG 3 Submittal

Volume I - Table of Contents

Mission	6	Option 1 - Reduced-Height	27
Executive Summary	7	Option 2 - TerracE	38
Design Guidance Responses	8	Option 3 - Strong Verticals	46
Studies	9	Three Part Parti	55
		Option 4 - Human+Nature.Horizontal	56
		Option 5 - Human+Nature.Steps	65
		Option H - Hybrid	76
<u>Plaza Design</u>			
Public Plaza	11		
Plaza Design	12		
Plaza Grades	13		
Plaza Sections	15		
Pedestrian Experience at the Entry Plaza	17		
Experience at Surface Parking	18		
<u>Massing Options</u>		<u>Living Building Pilot</u>	
Massing Design Progression	21	Living Building Pilot	84
Massing Options	22	Seattle’s Living Building Pilot Requirements	85
Preferred Building Base	23	Water Conservation	85
Mitigating Scale with Massing and Setbacks	24	Health & Happiness Petal - Biophilia	86
Massing Options	25	Biophilic Design Workshop Notes	87
Preferred Option - Alternative Fenestration and		Living Building Pilot in Seattle	88
Articulation Studies	26	Living Building Pilot Compliance	89
		LBP Compliance Risks and Benefits	90
		Living Building Pilot Design Expression	91
		Roof Landscape Plan	97

Mission

Security Properties proposes to replace the 1955 Magnolia Village Albertsons with state-of-the-art housing over a new enlarged Safeway grocery store.



A New Tomorrow

The developer proposes to do this under the strict sustainability requirements of the City of Seattle's **Living Building Pilot** Program, becoming the City's first Living Building Pilot mixed-use residential project over grocery.



Today

Executive Summary

This project was moved from ADR back to the Design Review Board on September 15, 2020. To aid the Board’s review, the team has attached an addendum with summarized EDG2 guidance paired with EDG3 responses.

This **third Early Design Guidance** submittal is in response to guidance from the Seattle Department of Construction and Inspection planner David Landry received June 9, 2020, along with comments and suggestions from various Magnolia resident and neighborhood groups, including the Magnolia Chamber of Commerce, Magnolia Community Council, Neighbors for Magnolia Village Integrity, the new Albertsons Advisory Council, as well as nearby neighbors-at-large.

Studies, located in the Appendix of this submittal, respond to the following guidance topics:

- Context
- Access and Parking
- Grocery Truck Loading
- Streetscape Activation
- The Public Plaza
- Building View

Based upon these studies, the team has proposed its preferred options for:

- | | |
|---------------------------------|---|
| Access and Parking | see Study in Appendix |
| Preferred Building Base | see Massing Options chapter and Study in Appendix |
| Preferred Streetscape | see Study in Appendix |
| Plaza Design | see Plaza chapter and Study in Appendix |
| Preferred Massing Option | see Massing Options chapter |
| Living Building Program | see Living Building chapter |

The team feels these conclusions best respond to City guidance and community concerns, while also fulfilling Safeway’s program requirements, and integrating into the existing neighborhood.

Project Data

Developer	Security Properties
Build-to-Store	Safeway
Architect	Bumgardner
Landscape Architect	Communita Atelier
Contractor	Exxel Pacific
Living Building Consultant	Rushing
Proposed Use	Mixed-Use Residential
Zoning	NC2 55 (M)
SDCI Project #	3034348-EG
Site Area	41,200 sq. ft.
Urban Grocery Store Area	29,500 sq. ft.

Design Guidance Responses

Responses to design guidance, and how the options meet the design guideline intent, are highlighted in bold green throughout the submittal, and comprehensively in the Appendix, in the Studies and Design Guidance Responses sections.

Studies, located in the Appendix, respond to requests for further analysis on parking garage access by studying the site context, access and parking, grocery truck loading, streetscape activation, plaza design and massing.

The **Plaza Design chapter** illustrates Biophilic design influences along with plans and sections about how the topography shapes the plaza design and program.

The **Massing Options chapter** responds to requests for study of additional massing options; exploring a unique mid-block horizontal shift, building orientation, and ground level. It includes three new options, and introduces a reduced-height option, an option with strong horizontal form, and a hybrid option.

The **Living Building Pilot chapter** explains how the Living Building Pilot elements are expressed in the design.

The **Appendix** contains many Studies responding to guidance as well as an extensive list of Design Guideline Responses to Massing Options 1 through 5.

This is an opportunity to deliver a project that meets the Living Building Pilot Program, that conserves resources, utilizes healthy materials and sets a precedent for deeply sustainable design in the Magnolia community.



Studies see Appendix

see Appendix

The Appendix provides a series of extensive studies about the project's conditions and how these conditions contribute to our proposed design solutions.

Context

Context studies review site conditions, especially **topography**, which has a big influence on most major design decisions, the current grocery store use, zoning and the requirements of a new grocery store.

Access and Parking

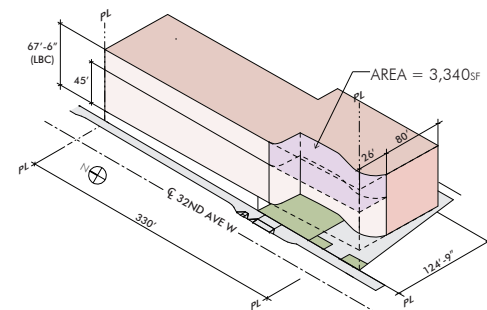
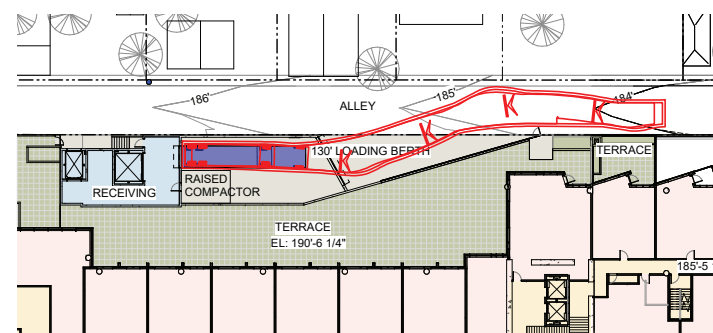
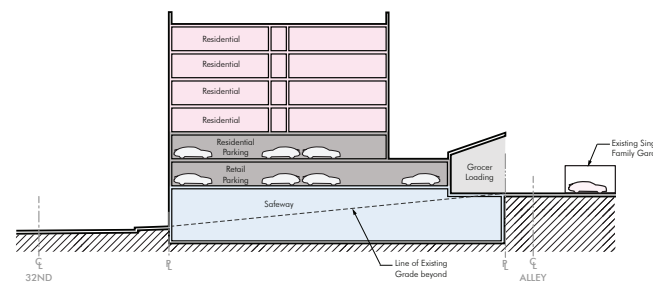
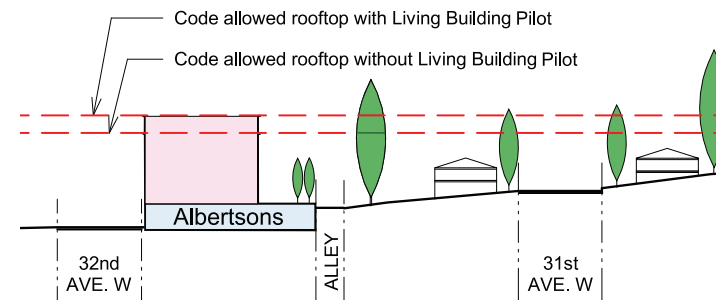
Access and parking studies show why the code requirement for **alley access to a parking garage** is undesirable in this location. The community preference for parking garage access is off 32nd Avenue.

Grocery Truck Loading

We have worked with Safeway and transportation engineering to carefully examine loading truck motions as they navigate to the alley loading dock. This section shows studies for **loading parallel or perpendicular to the alley.**

Streetscape Activation

Streetscape Activation studies examine **different configurations** for plaza, surface parking, retail, and a secondary grocery store entrance.



How do studies lead to design direction?

Plaza Design

The plaza is **contiguous with surface parking**, and illustrations show design ideas along with successful precedents.

Building View

Scale mitigation studies explore how the site's valley setting, proximity to mature landscape, building steps, and the introduction of horizontal and vertical articulation elements can all help to **mitigate the perception of the building's height, mass and density**. We compare the relative impacts between a Living Building Pilot project ("LBP"), and one that does not take advantage of the LBP incentives the code provides. We have also studied how the average grade of this steep sloping site can be measured to determine the building's impact at the street and alley levels which lead the team to its first big two-block massing move. In addition, we have illustrated the design impact resulting from a typical Seattle city code-required upper-level setback volume when compared to a total building setback volume that moves an entire façade as part of the massing parti.

PLAZA DESIGN

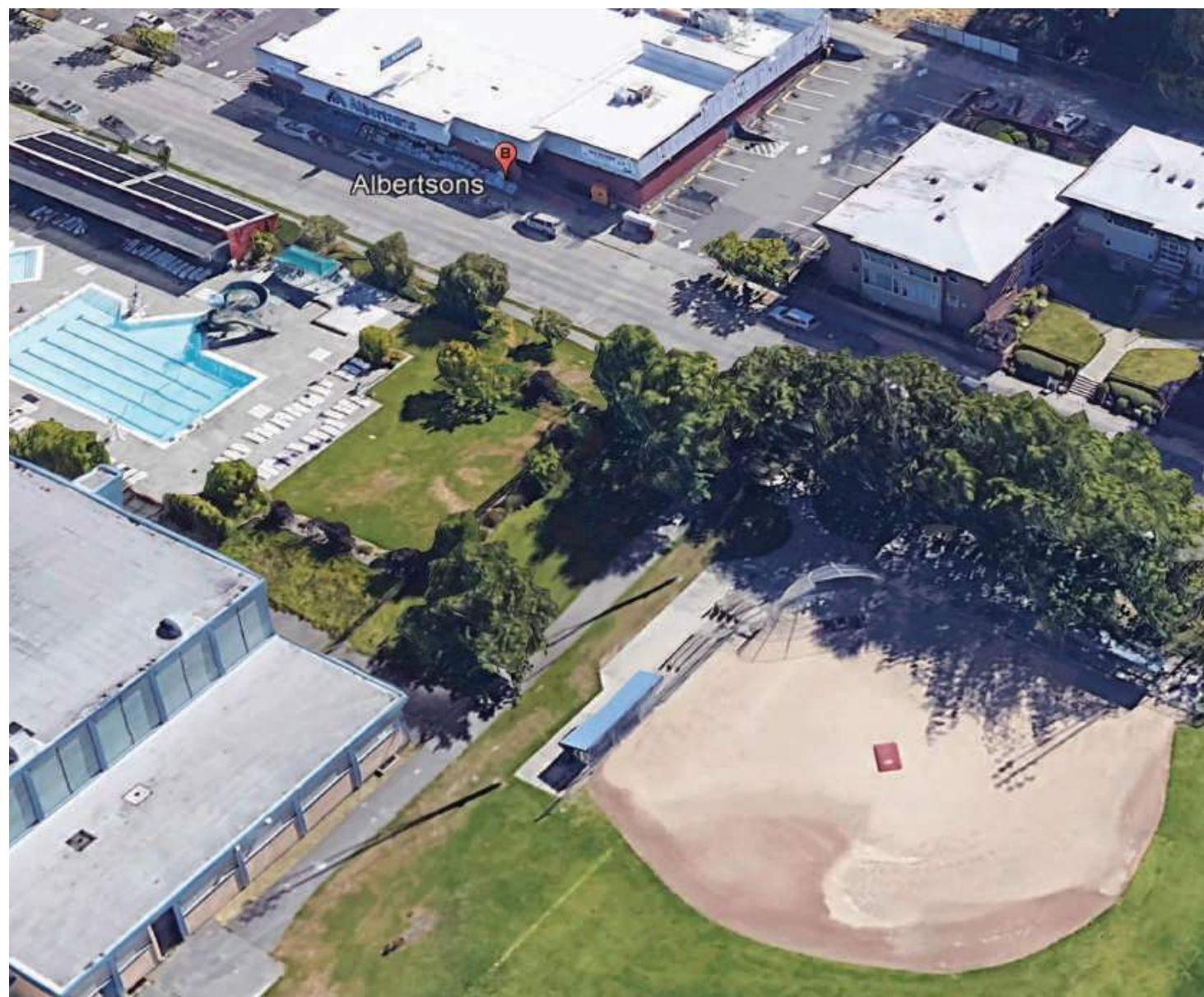


Public Plaza - The Opportunity

The Albertsons redevelopment is in a unique location on the edge of human-made rectilinear homes and gridded streets, framed by the naturalistic, curving forms of the playfield and generous open spaces to the North and South.

This project can set a new precedent for Biophilia, providing the opportunity for shoppers, residents and the general public to interact with Nature, and it can set a future of sustainable living in this special Magnolia Village location.

The Southwest-facing site presents an opportunity to expand neighboring open spaces with a sunny, warm plaza that prevailing breezes refresh, open air allows rain to wash, where habitat encourages interaction, and where building walls - of natural shapes - surround and provide enclosure.



Looking at the existing Albertsons from the Southwest



Looking at the proposed community plaza from the Southwest

Plaza Design

The plaza design is a **series of outdoor** rooms, some covered, some open to the sky, at levels that connect to the store, the residential entry, the sidewalk, and the multi-use surface parking area.

The four primary plaza areas are listed below, with grade and function information explained on the following pages.

- The Outdoor Food Court
- The Forum
- The Uber Pick-up
- The Community Kiosk

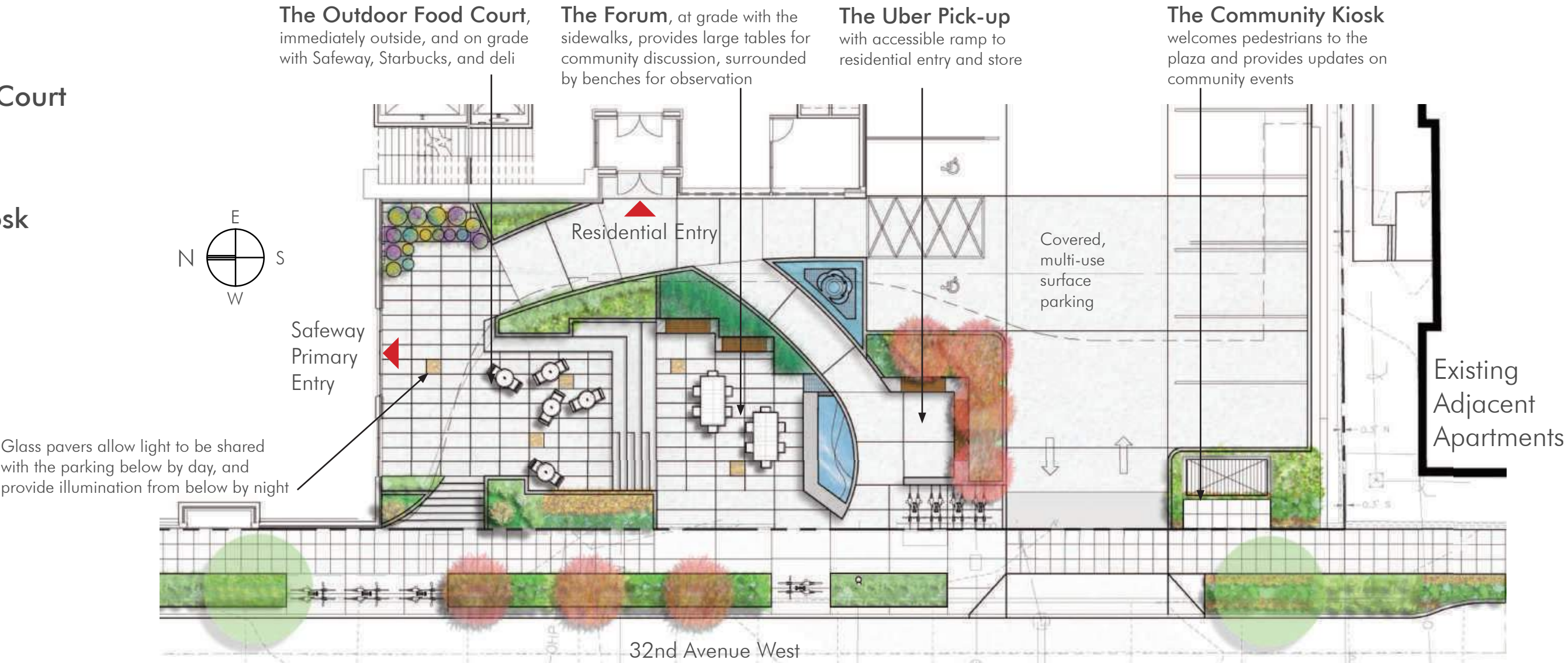


The Outdoor Food Court, immediately outside, and on grade with Safeway, Starbucks, and deli

The Forum, at grade with the sidewalks, provides large tables for community discussion, surrounded by benches for observation

The Uber Pick-up with accessible ramp to residential entry and store

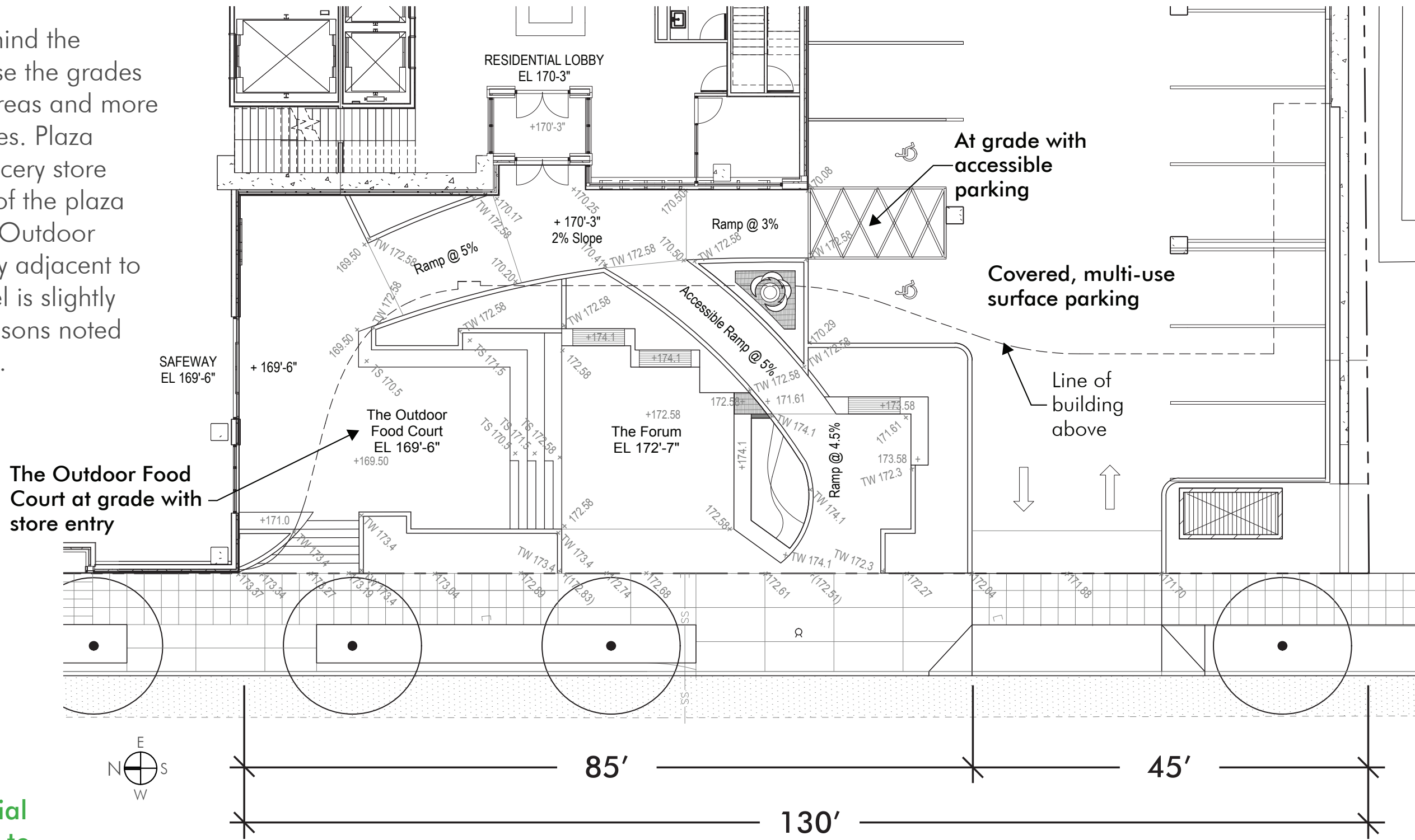
The Community Kiosk welcomes pedestrians to the plaza and provides updates on community events



Plaza Grades

How do people move throughout the plaza?

The design concept behind the depressed plaza is to use the grades to provide both open areas and more secluded buffered spaces. Plaza grades relate to the grocery store level. The only portion of the plaza that is depressed is the Outdoor Food Court immediately adjacent to the store. The store level is slightly below grade for the reasons noted previously in the packet.



Addressing guideline PL2-A-1, the plaza, grocery, and residential entries are accessible to people of all abilities; whether on foot, in a stroller, on a bicycle or by wheelchair.

The Magnolia Safeway public plaza extends 130' along 32nd Avenue West and is about 45' deep or about 5,700 square feet. The portion of this open space amenity that is North of the surface parking entry is about 3,500 square feet.

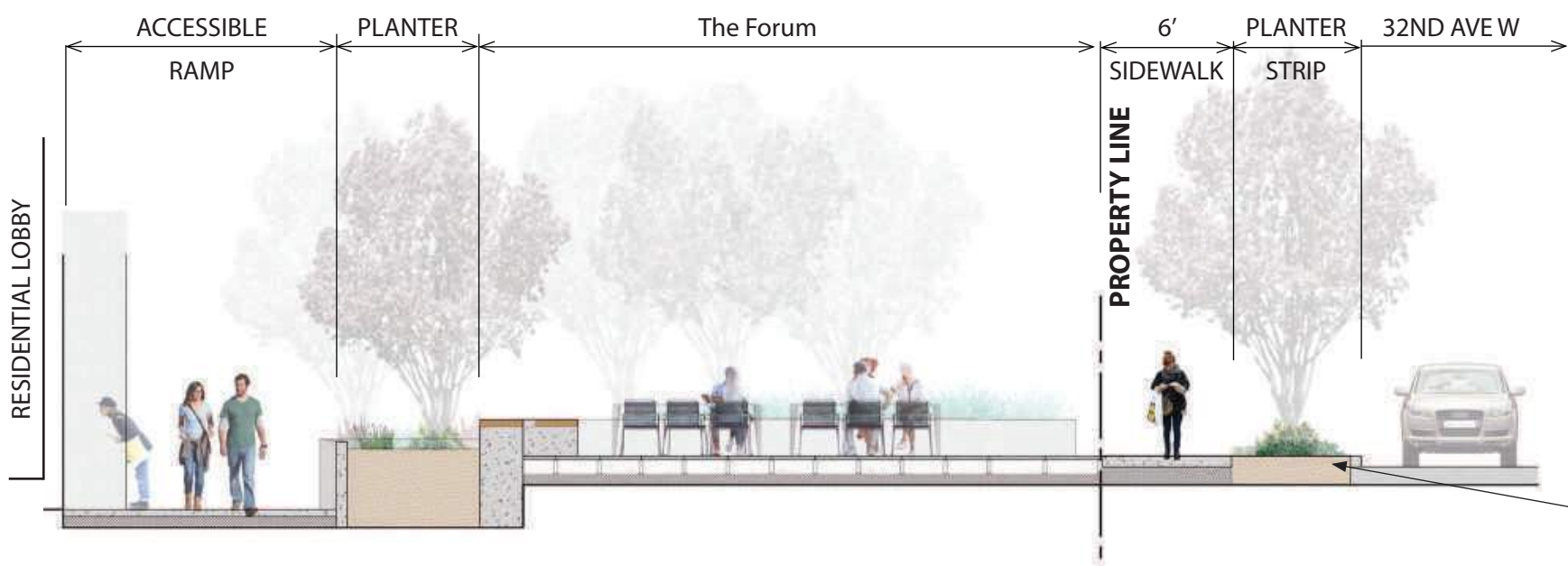
The Public Plaza



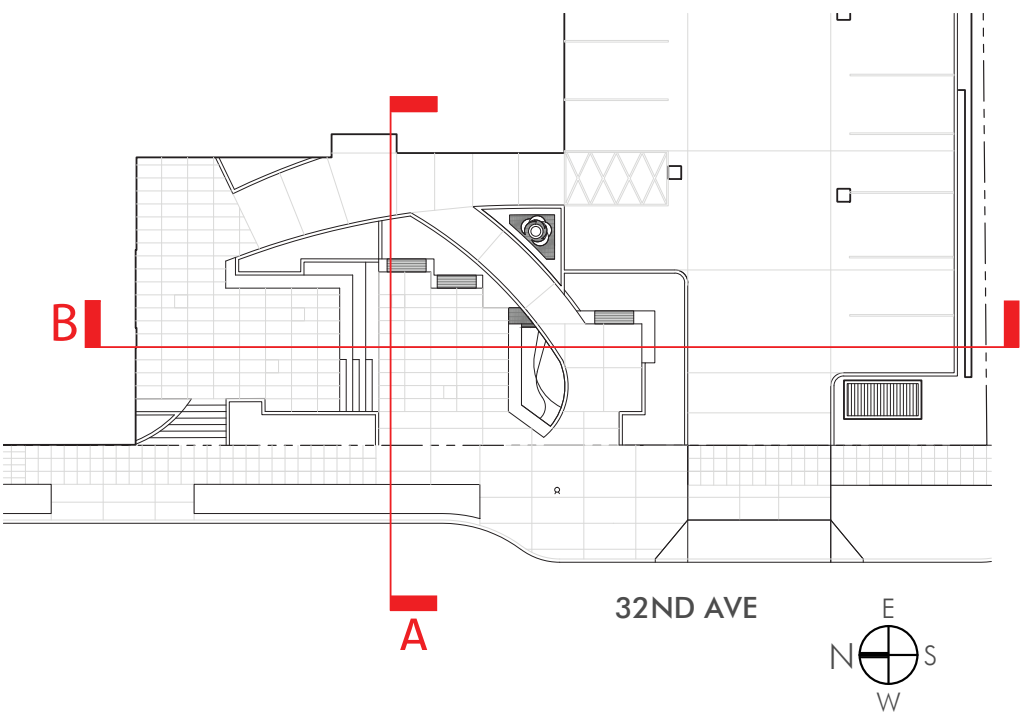
Public amenities stretch over one third of the site along 32nd Avenue West. The plaza extends from the grocery entrance, through the auto entry portal, and includes a community kiosk at the property's Southwest corner.

Plaza Sections

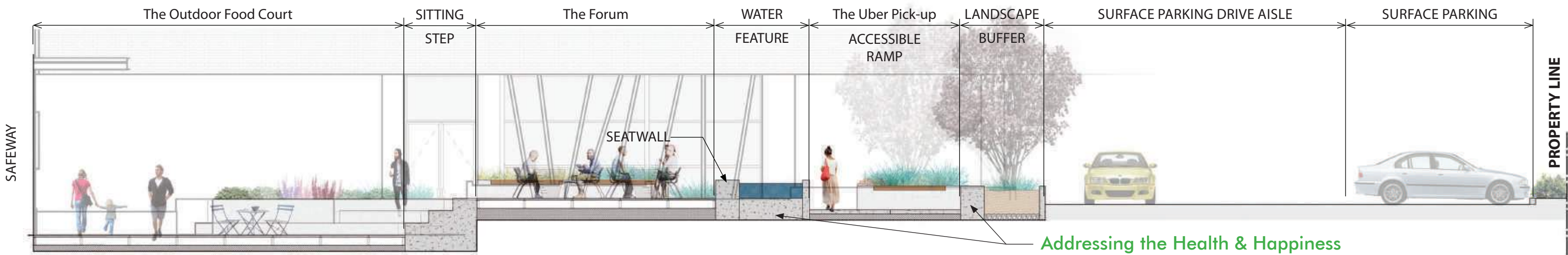
The Forum is on grade with the adjacent 32nd Avenue sidewalk, and overlooks **The Outdoor Food Court**. It is designed with large tables for community discussion, surrounded by benches for observers. An adjacent interactive pool tells the story of ground water harvesting and the cleaning of stormwater, a significant contribution of this proposed Living Building.



SECTION A



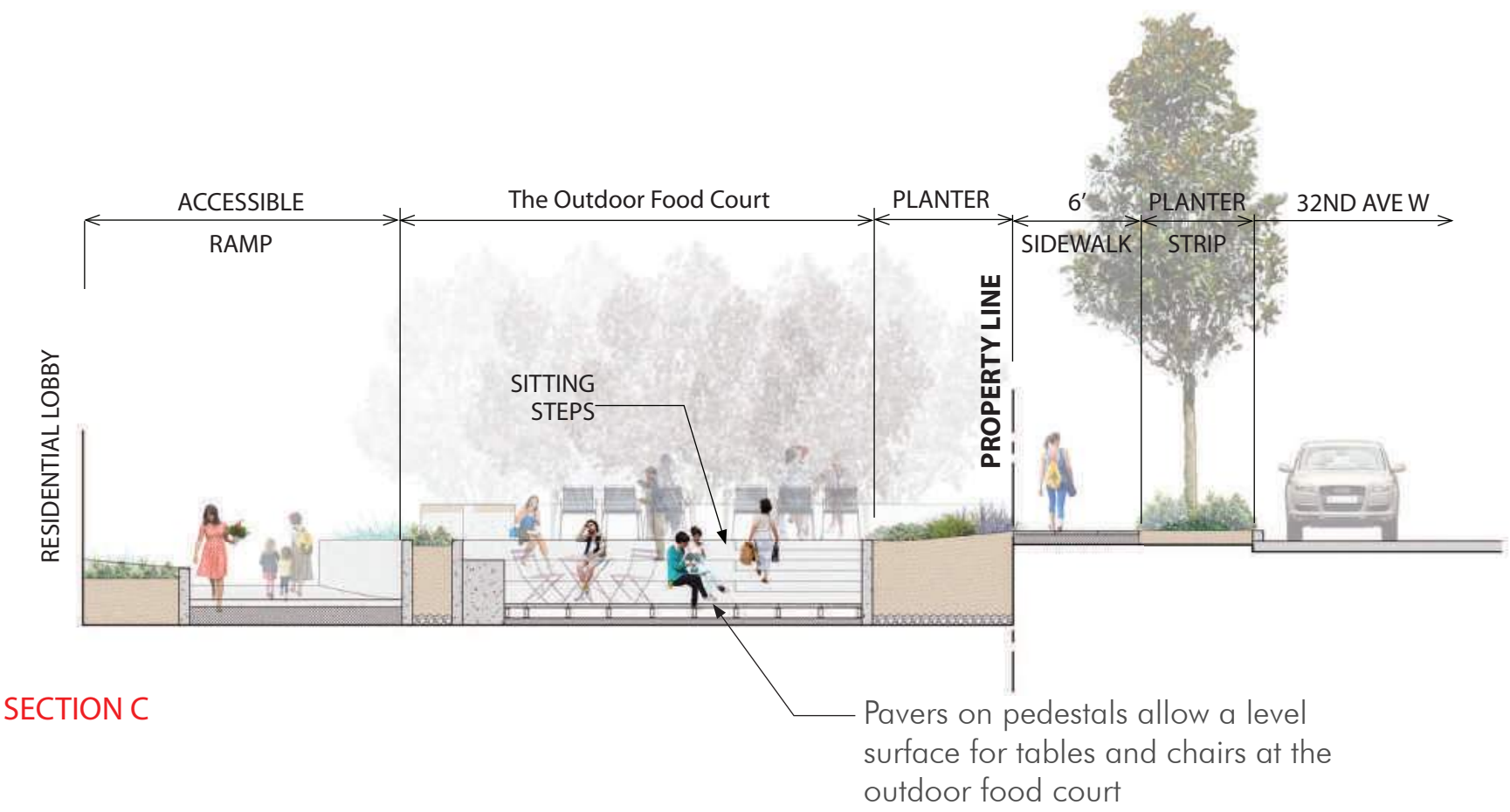
Responding to guidance and community concerns, raised planters have been added adjacent to the driveway, creating a barrier against potential vehicle incursion.



SECTION B

Addressing the Health & Happiness Petal, the team is exploring incorporating titanium dioxide in concrete walls to neutralize auto pollution.

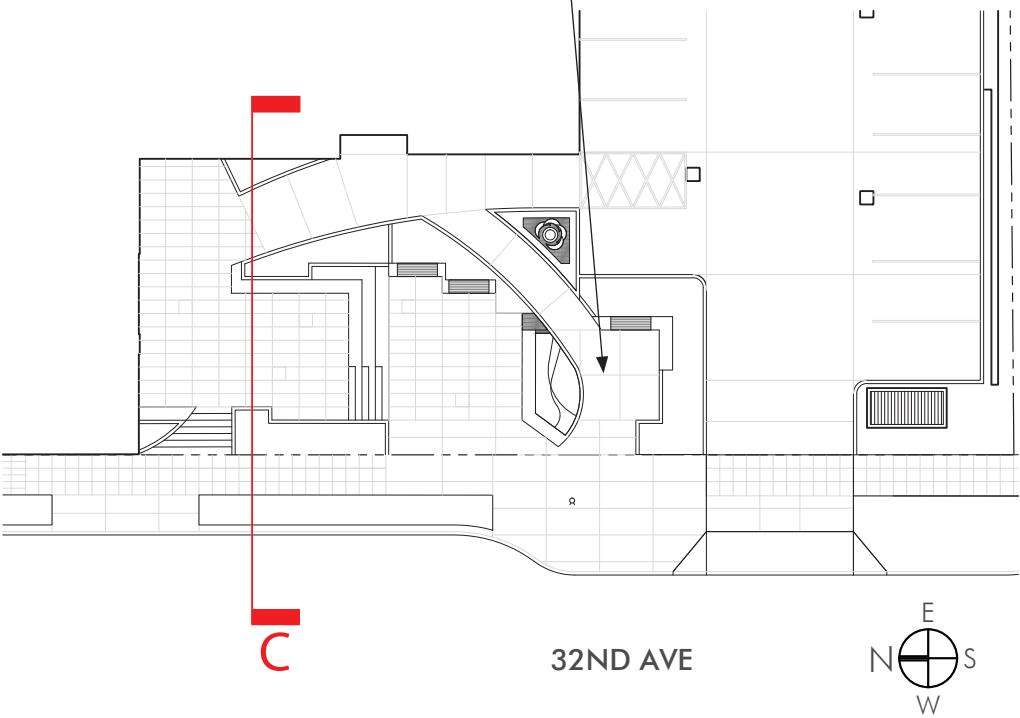
Plaza Sections



SECTION C

Aligned with design guideline DC4-D-3, street trees along 32nd Avenue West are evergreen Magnolia Grandiflora 'Victoria' trees that conform to the city's recommended street tree list, which lists these at a mature height of 25'.

In response to design guidance and community comments, the community plaza experience has been significantly enlarged by eliminating parking to the South.





Raised driveway grades, paving patterns, and concrete planter walls will provide notice and safe separation for pedestrians and autos.

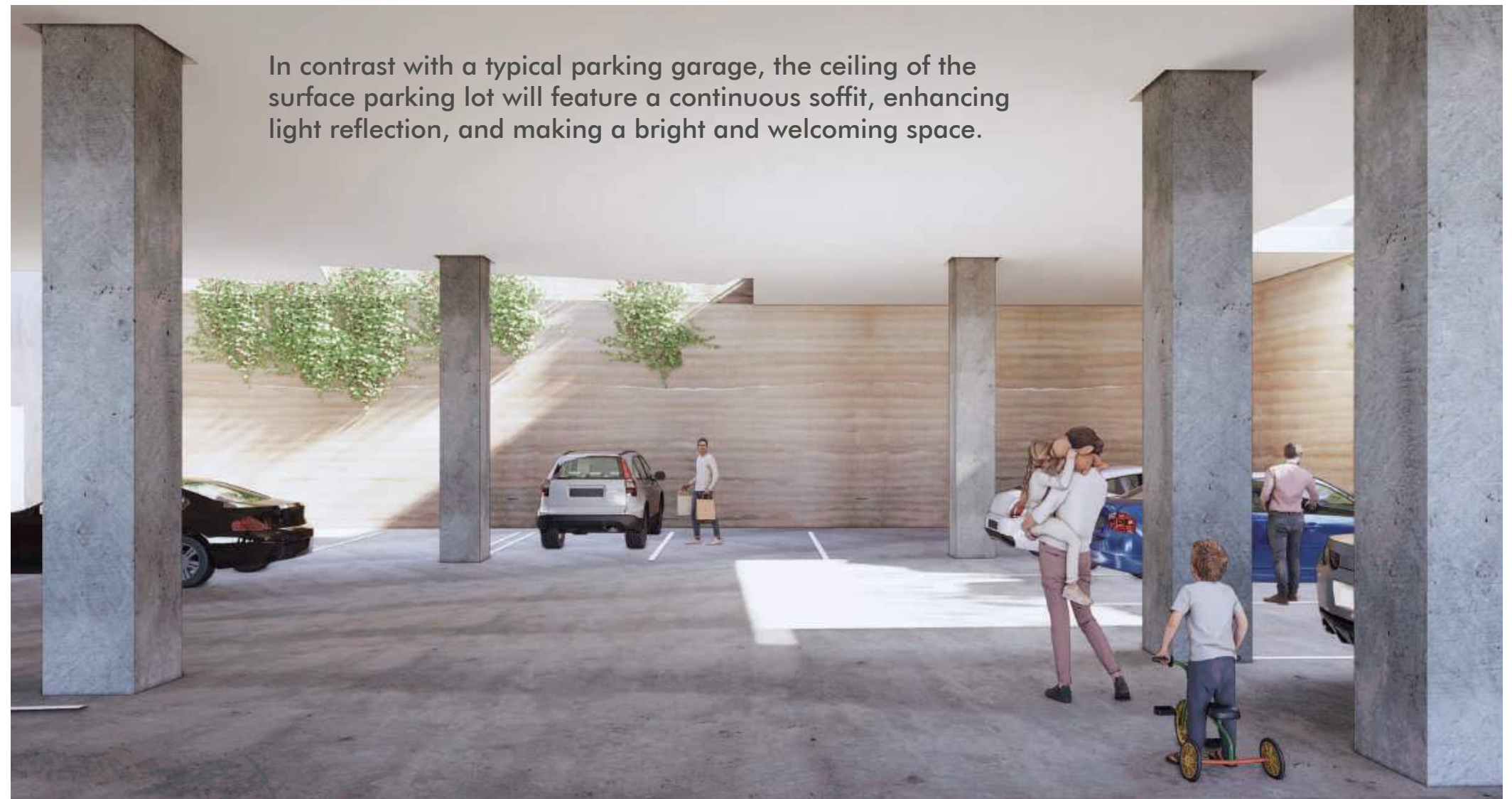
View Looking Northeast towards Plaza

Large light wells allow natural light and air to flow through the surface parking and plaza, respond to air quality concerns, eliminate the need for mechanical ventilation, and align with the LBP Health & Happiness petal, as well as design guideline CS1-B Sunlight and Natural Ventilation.



The eroded layers of the Magnolia Bluff inspired the bluff finish retaining walls

Covered surface parking addresses DC1-C-3 Multiple Uses by providing the opportunity for other community uses like art walks or restaurant pop-ups on special occasions.



View of surface parking interior from 32nd Avenue entrance

The Public Plaza



Responding to design guidance requests and community concerns about automobile exhaust adjacent to the plaza, the team is exploring concrete earth mineral additives that neutralize pollutants. Additionally, experts predict electric vehicles will outsell conventional ones by 2030.

[NPR, February 16, 2019, As More Electric Cars Arrive, What's the Future for Gas-powered Engines?](#)

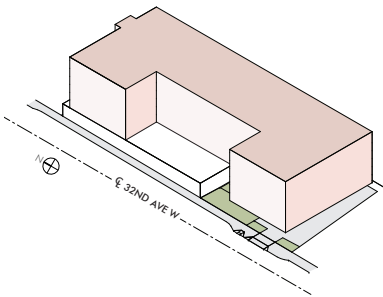
MASSING OPTIONS

Massing Design Progression

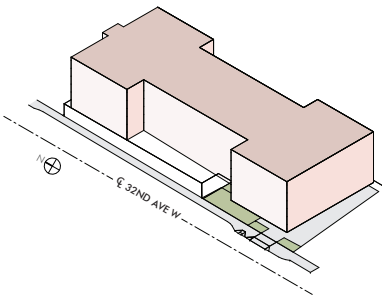
What massing options have been explored so far?

EDG 1

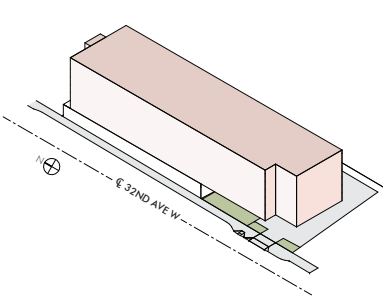
We explored five massing studies under the Living Building Pilot program.



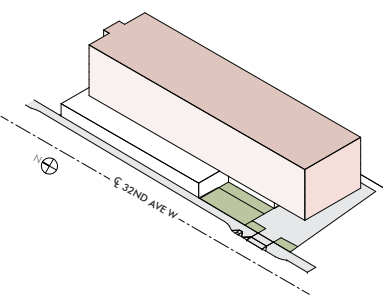
The U



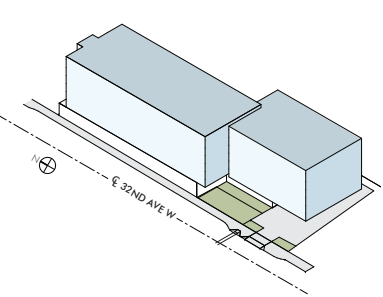
The Barbell



Max Setback at Alley



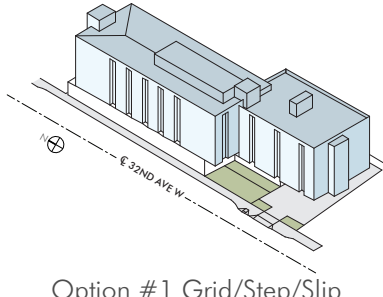
Max Setback at 32nd



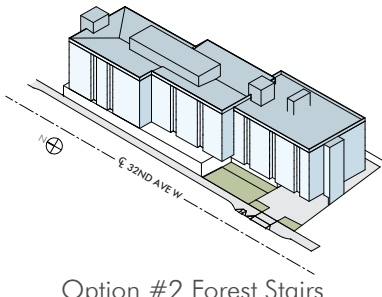
Preferred Option

EDG 2

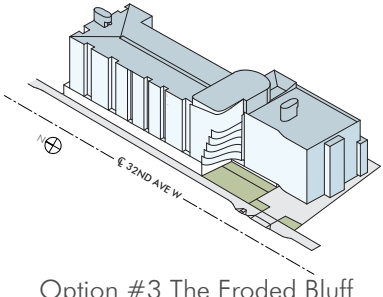
At the end of EDG1, the Board requested we explore variations of the preferred option.



Option #1 Grid/Step/Slip



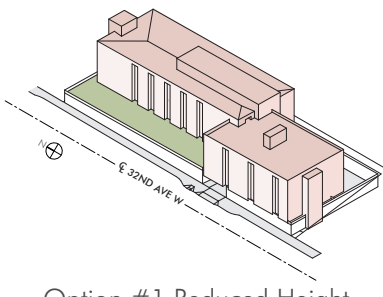
Option #2 Forest Stairs



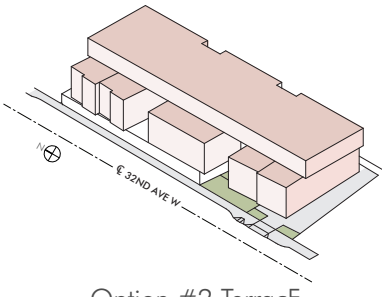
Option #3 The Eroded Bluff

EDG 3

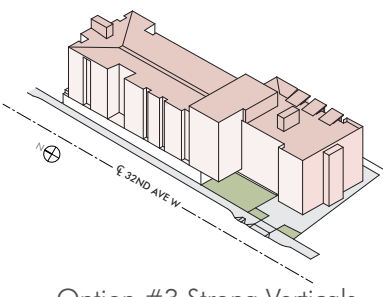
In response to the City's guidance and community comments, we have provided five new options including a reduced-height option, as well as new variations of the preferred option.



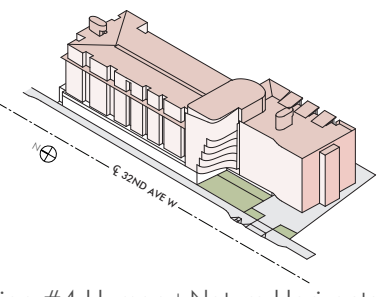
Option #1 Reduced Height
Non-Living Building Pilot



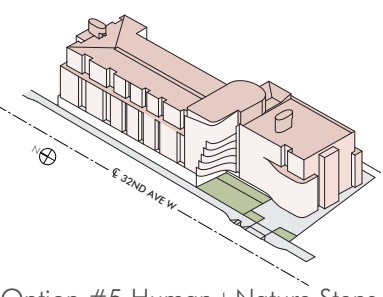
Option #2 TerracE
Living Building Pilot



Option #3 Strong Verticals
Living Building Pilot



Option #4 Human+Nature.Horizontals
Living Building Pilot



Option #5 Human+Nature.Steps
Living Building Pilot

Massing Options

In response to Design Guidance and community comment, this chapter studies five new massing options and a Hybrid, the preferred option, that incorporates elements from three of these options.

The Albertson's redevelopment site is the gateway and portal to the recently up zoned heart of Magnolia, the Magnolia Village, and all Massing Design Options presented are intended to reflect this special location. We believe the building along 32nd Avenue West ("32nd") should have a strong architectural presence and with the alley side abutting single family zoning, this elevation should have a more restrained architectural spirit. Our Preferred Option does this by placing the bulk of the building's mass on 32nd and respects the single family homes to the east with significant building setbacks and abundant landscaping.

See the Appendix for Access and Streetscape Activation studies that explore the trade-offs for siting the parking garage entrance, plaza, surface parking and grocery in different locations.

The Team has explored a 6-story reduced height massing option as recommended by the Design Guidance as well as requested in community comment. In addition, one of the new options is a striking horizontal block form that does not rely on our original two and three part massing parti shown in EDG's 1 and 2. The EDG 3 massing responds to the Design Guidance concerns about the similarity of options previously presented, and their differing level of detail and study.

All massing options include a Massing and Articulation narrative that describe how the massing block placement and more detailed building articulation provide scale relief to the single-family residential zone to the East and the existing buildings to the North and South.

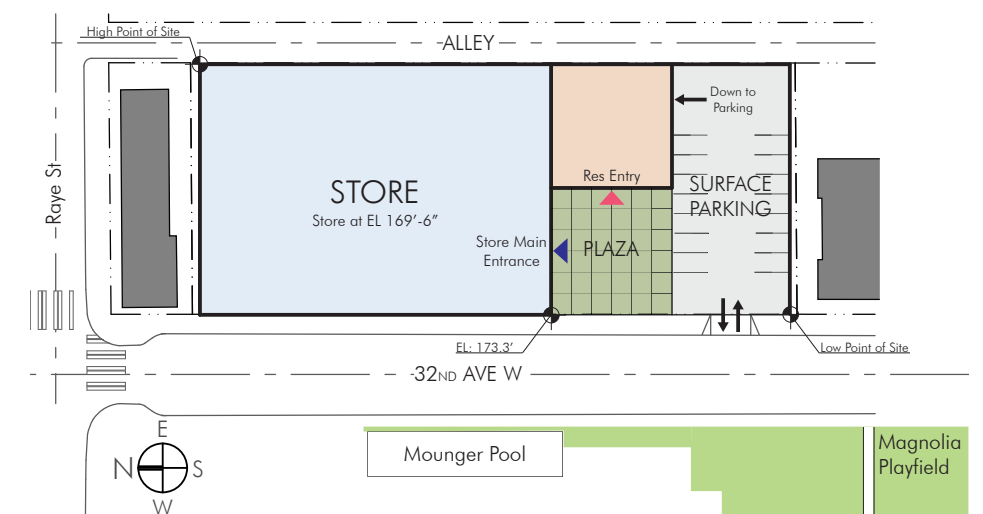
All massing options are based on the grocery store configuration with parking accessed from the South low point of the site, and the store located at the North end of the site; the **Preferred Building Base**.

This configuration meets Safeway's size, shape and functional requirements, and results in a light-filled store with windows unblocked by shelving, and space for a sunny Southwest-facing public plaza for engagement for the store's seasonal sale displays and community gatherings.

The **Preferred Building Base** retains access to the property from 32nd Avenue West and separates delivery and service from residents and shoppers with the loading berth located along the alley. The grocery currently accesses the site from 32nd Avenue West where there are three curb cuts to two surface parking lots as well as the stores loading area.

The **Preferred Building Base** is utilized for each of the massing options. In response to the City's Guidance, and noted in the Studies and Streetscape Activation sections of our submittal, a thorough analysis of options for shopper, resident and delivery vehicle access has been completed. These studies led the Team to its conclusion for the Preferred Building Base, and the Team believes it offers the **strongest response to the pedestrian experience and safety**.

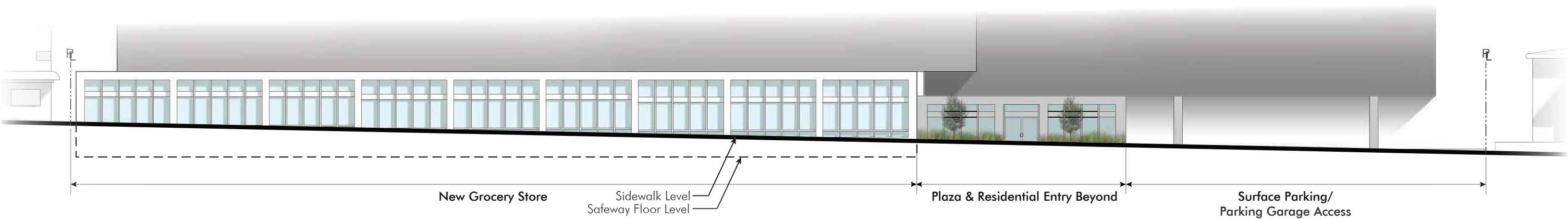
The **Preferred Building Base** is also overwhelmingly supported by the local community as demonstrated in the many comment letters submitted to the city. The Access section of the Studies chapter provides comparative analysis of how parking at this and other locations could be taken from the alley as required by code, and in other locations along 32nd Avenue West. In summary, while it is physically possible to access the site from the alley, it is not ideal for residents and shoppers, nor is it the safest alternative with respect to potential conflicts for autos, delivery trucks and pedestrians. **As a result, the Team respectfully requests a Directors Ruling to allow access from 32nd Avenue West.**



All massing options are based on the Preferred Building Base, with plaza and parking modifications for the non-Living Building Reduced-height Option 1.

Preferred Building Base

The design team has selected this Preferred Building Base. Surface parking entry is at the site low point, accessed from 32nd Avenue West. A large, south-facing plaza activates the street and contains the primary grocery and residential entries.



Conceptual Streetscape Elevation

See the Streetscape Activation section of the Appendix for Studies showing alternatives for siting the building base, plaza and parking, and more on the design rationale for this Preferred Building Base.

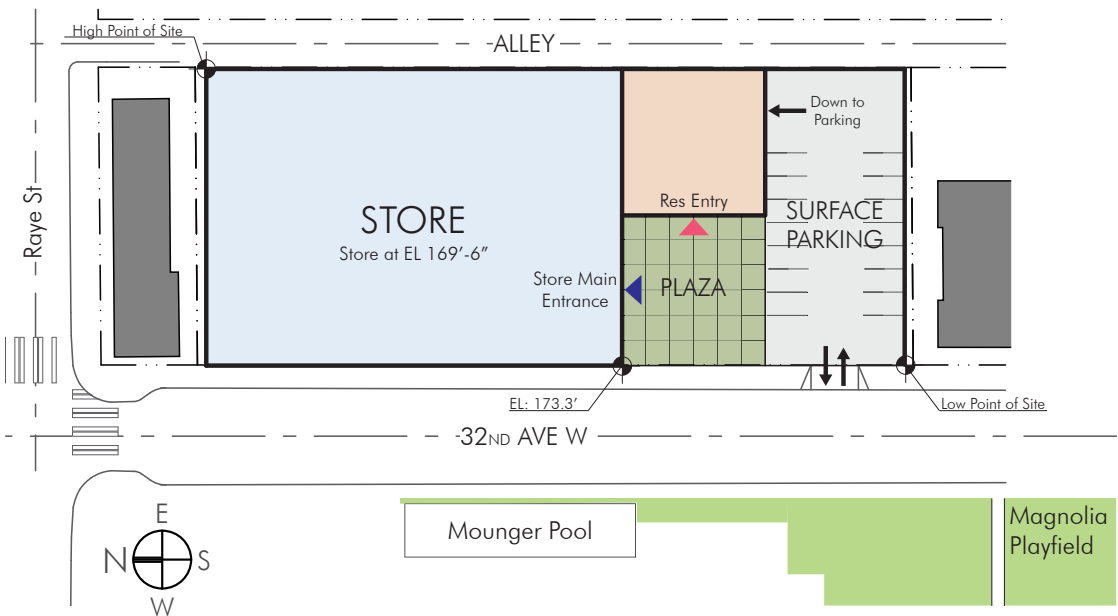
Pros

- Plaza gets best sun exposure at South, not shadowed by building
- Plaza activated by all entries and access adjacent to Plaza
- Plaza extended by open Woonerf/surface parking with potential for non-parking use
- Store at North allows both maximum shelving and transparency of storefront
- Resident and shopper access from 32nd Avenue West separates delivery and service with the loading berth located along the alley.
- Team believes plan offers strongest response to pedestrian experience and safety.

- Surface parking accessed from 32nd Avenue West mitigates the impact to single family residences across the alley and provides a better experience for shoppers.
- Surface parking accessed from 32nd Avenue West is broadly supported by the community.

Cons

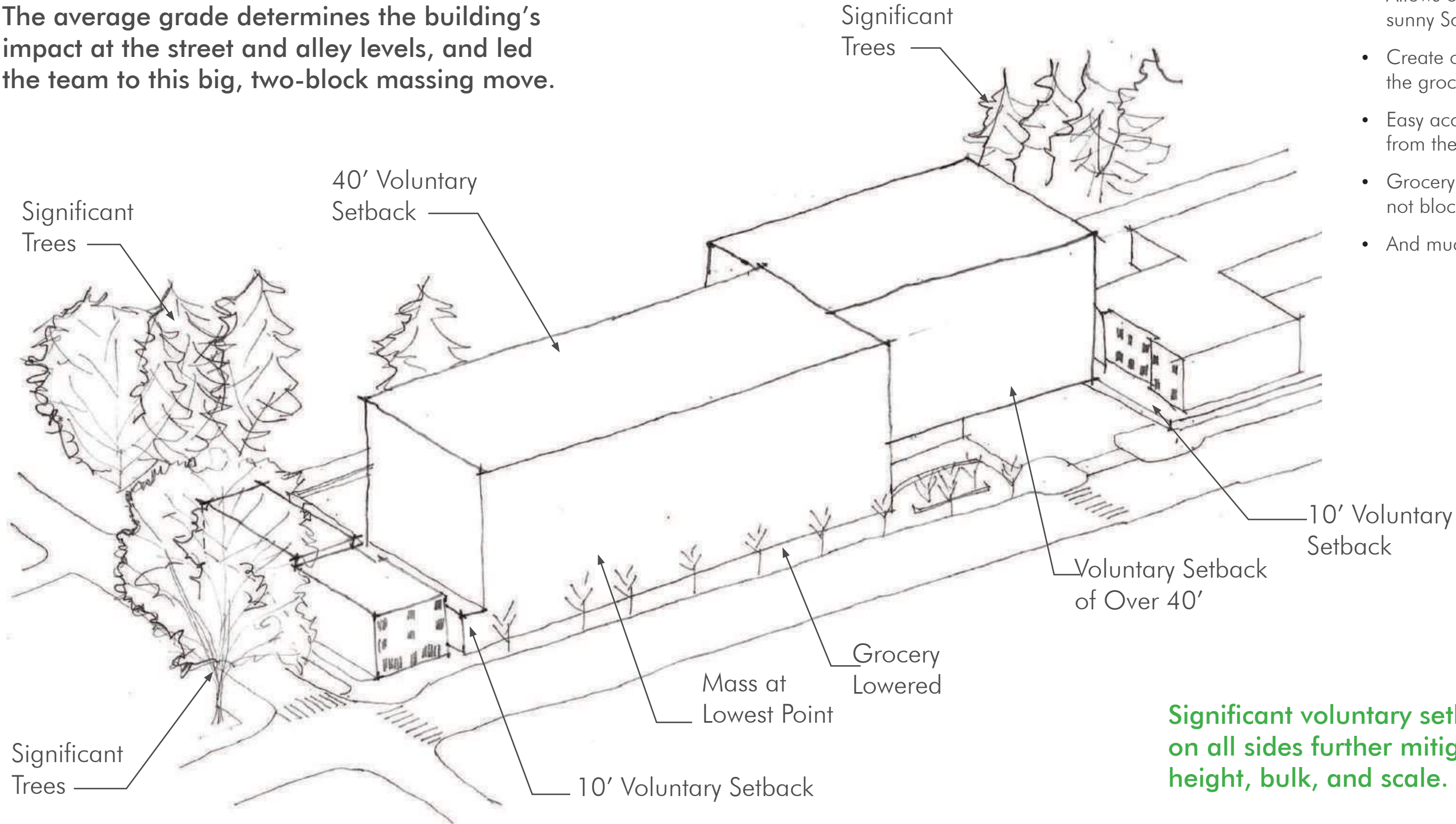
- 200' of continuous storefront along 32nd Avenue



Conceptual Site Plan

Mitigating Scale with Massing and Setbacks

The average grade determines the building's impact at the street and alley levels, and led the team to this big, two-block massing move.



We like this massing design for multiple reasons:

- Least alley impact
- Natural screening for the south block at the alley
- Allows open space at the sunny Southwest corner
- Create corner identity for the grocery store
- Easy accessible access from the sidewalk
- Grocery store racks do not block storefront
- And much more

Significant voluntary setbacks on all sides further mitigate height, bulk, and scale.

Massing Options

Option 1 - Reduced Height
Non-Living Building



The **Reduced-Height** concept limits building height to 55 feet. The reduction in FAR results in open-to-the-air surface parking at the rear of the site, which allows additional storefront along 32nd Avenue West, but does not allow for a plaza. This option requires the 90 degree access to the alley loading berth.



Option 2 - TerracE
Living Building Pilot



TerracE takes advantage of the steep slope to place the bulk of the structure atop the high alley, while providing a traditional “E” residential pattern of structures with terraced open areas along 32nd Avenue West. This option also requires the 90 degree access to the alley loading berth.



How do the options studied compare to each other?

Option 3 - Strong Verticals
Living Building Pilot



Strong Verticals utilizes the basic parti of two primary masses; one at the alley and one along 32nd, creating an open-air plaza. A 23’-6”x 16’-6” vertical notch, along with deep recesses, break the building into smaller components.



Preferred Option - Alternative Fenestration and Articulation Studies

Option 4 - Human+Nature.Horizontals
Living Building Pilot



Aerial View From Magnolia Playfield Looking East

Human+Nature.Horizontals is a three-part parti with north and south blocks joined by a curving vertical element. The option begins to overtly reflect the Living Building program with its Biophilic response to design with its natural forms. Horizontality is emphasized as a mechanism to reduce the sense of height.



Aerial View of Alley

Option 5 - Human+Nature.Steps
Living Building Pilot



Aerial View From Magnolia Playfield Looking East

Human+Nature.Steps continues the three-part parti where upper-level setbacks are utilized to break mass down and reduce the sense of height. This option begins to overtly reflect the Living Building program with its Biophilic response to design with its natural forms.



Aerial View of Alley

Option H - The Hybrid
Living Building Pilot



Aerial View From Magnolia Playfield Looking East

The Hybrid maintains the three-part parti and step backs of Option 5, and adds the 90 degree loading dock from Options 1 and 2, creating a new, deeper terrace at the alley, at the suggestion of our Advisory Council. This option creates a better transition for alley neighbors.



Aerial View of Alley

This page intentionally left blank

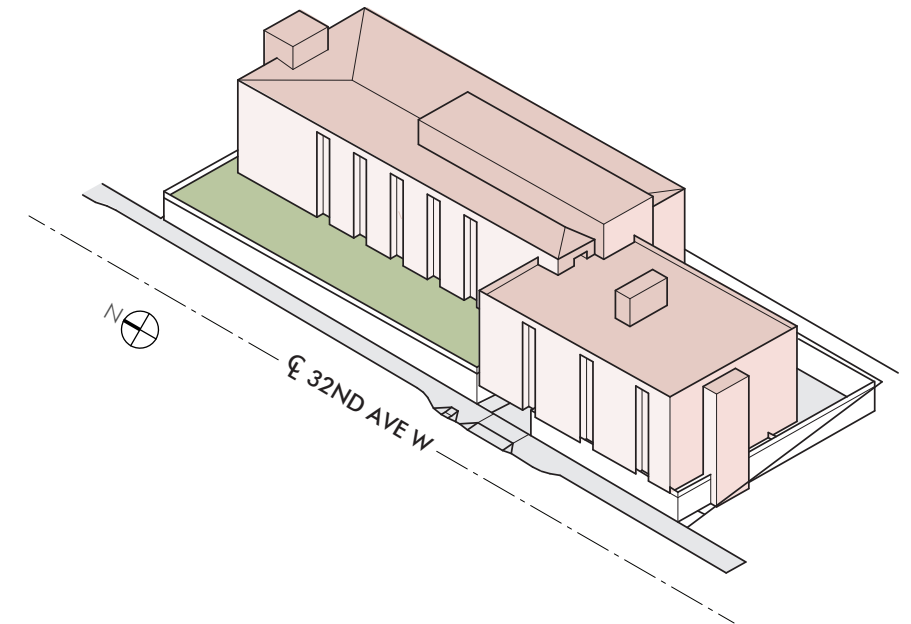
Option 1 - Reduced-Height

Non-Living Building

The Reduced-Height option reflects the downtown Magnolia Village streetscape with one-story commercial storefronts, largely hidden by Magnolia trees, interspersed with the occasional taller building. The Reduced-height option, includes a single-story grocery, with housing tucked away from street view by a setback of about 34' above the store. The entry to convenient hidden parking is marked by a vertical element followed by a short stretch of five floors of housing above more retail and the residential lobby.



Option 1 takes McGraw street retail storefront as its inspiration



Pros

- Bulk of building mass is voluntarily set back approximately 34 feet from 32nd Avenue West
- Provides additional retail for street activation
- Provides hidden surface parking
- Reduces height impact by approximately 12 feet
- Uses 90 degree loading berth at alley that is completely enclosed within the building for least impact to residents and single family homes
- No departure required for alley loading berth

Cons

- Largest carbon footprint of all the options
- 31 fewer homes created
- Primary grocery store entry is hidden
- Access to the store is immediately adjacent to the drive aisle, causing potential car/cart conflicts
- All surface parking is uncovered
- No landscaped public plaza
- Building with typical multifamily bulk
- Largest unbroken mass and storefront on 32nd Avenue West of all the options
- Minimal setback on alley facade, and landscaped terrace is greatly reduced
- Back-in loading berth is more difficult
- Limited landscape opportunities

Notes

- 3.75 total FAR, the maximum allowed at this site under zoning regulations (no Living Building Pilot incentive)
- 108 total units
- Code-compliant
- Height is limited to 55' above average grade
- Can only use 90 degree alley loading dock

Option 1 - Reduced-Height

Non-Living Building

How does a Reduced Height building option compare to the LPB options?

What features will this building have in common, and how will it differ?

In response to the City's guidance request to introduce a reduced-height option, as well as community comment concerning building height, Option 1 is a Reduced Height, six-story building, consistent with the NC2-55 zoning. The Reduced-height option has a two-part massing parti, where the scale is broken down horizontally with a 34-foot "slip" at the building's north and south blocks creating a significant single story element. The 32nd street frontage is continuous storefront interrupted by an entry portal located at the "slip" of the two primary masses above street level.

The Reduced-height option is proposed as a Non-Living Building that reflects the Magnolia Village streetscape with its one-story commercial storefronts, interspersed with the occasional taller building, all largely hidden by mature Magnolia trees. This massing design features a single-story grocery mass at the north end of the site along 32nd, with housing tucked away from street view by a setback of about 34' above the store. The south block building mass has been pulled forward to the street edge where the residential entry is located together with the addition of a second retail storefront. The long 32nd street frontage is broken by a portal to a motor court for access to surface and subterranean parking that is located mid-block adjacent to the grocery's primary entry and not at the site's low point like all other design options. The surface

parking is open to the air and hidden by the residential entry and second retail storefront. This massing option provides additional retail opportunities that create visual interest and help to activate the long 32nd street frontage, but results in the grocery's primary accessible entry hidden from street side views which does not meet the Albertson's program goals. In addition, shoppers and residents will need to cross the drive lane where autos enter and exit the site in order to access the grocery which creates the potential for auto/pedestrian conflicts.

On the alley side, the North block is set back 10' from the property line, while the South block has a large setback of 44', providing relief to the single-family homes across the alley. The Reduced Height option places the largest building mass at the alley edge and together with the open air surface parking at the southeast end of the site, provides the least opportunity for effectively screening and transitioning to the single family zoning to the east. In this design option, delivery and service vehicles will need to enter the building at a 90 degree angle to the alley which is more challenging for drivers, but likely results in the least impact on the alley neighbors than the parallel option shown herein.



Aerial View From Magnolia Playfield Looking East



Aerial View of Alley

See the Appendix for an extensive list of design guideline responses to Option 1

Option 1 - Reduced-Height

Non-Living Building

Massing, Articulation and Setbacks

The Reduced Height Option is a six-story building, consistent with the NC2-55 zoning. The massing design has a two-part massing parti, where the scale is broken down horizontally with a 34-foot “slip” between the north and south blocks.

The two building masses are placed on the site in accordance with the topography that slopes both East-West and North-South. The Northern portion of the residential building is at the highest part of the property, and the Southern portion of the residential building at the lowest part of the property.

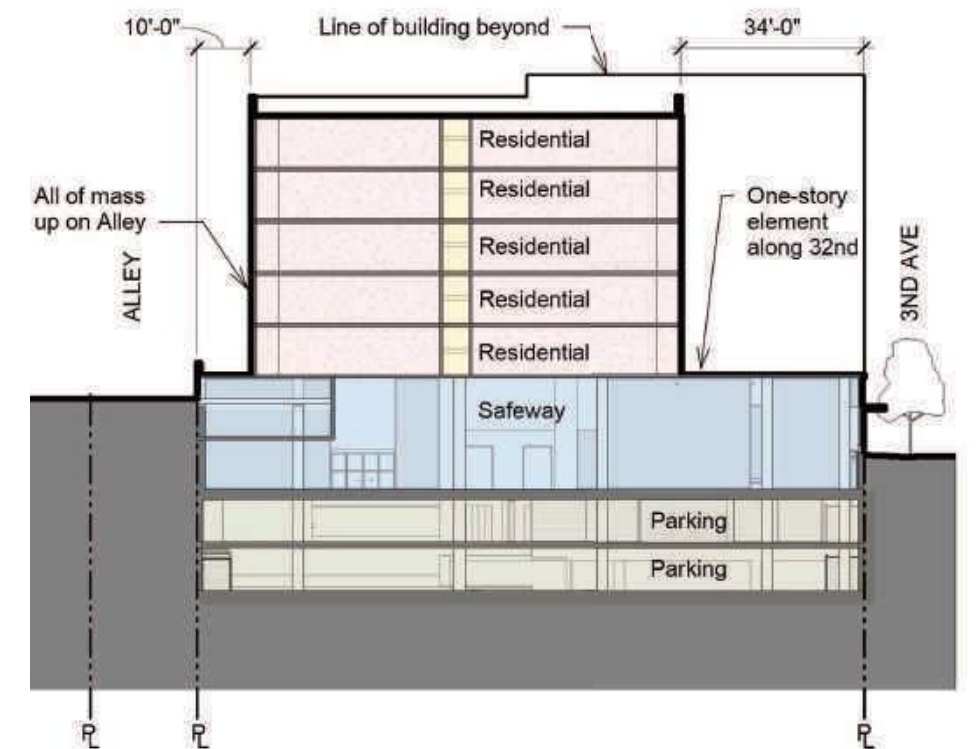
Along 32nd, a one-story storefront appearance is provided via the significant 34-foot “slip” that occurs above the grocery store podium. This setback spans the entire North block. The North block’s significant setback provides the perception of a single-story commercial building at the sidewalk level, while also providing relief to the existing apartment building next door.

The South block building mass is pulled forward to the street edge where the residential entry is located together with the addition of a second retail storefront. The long 32nd street frontage is broken by a portal to a motor court for access to surface and subterranean parking that is located mid-block adjacent to the grocery’s primary entry and not at the site’s low point like all other design options. The surface parking is open to the air and hidden by the residential entry and second retail storefront.

Although the significant setback of the south block provides massing relief to the eastern alley neighbors, there is a significant stand of existing fir trees in this location that also provide screening for the building creating additional visual relief, so the massing move for this building block may not be necessary in order to reduce impacts at the alley edge and does not meet design guideline CS2-A-2 very well. Pushing the south block to the 32nd street edge also creates the most significant impact to the existing building to the south which will align with the south block building mass.

The Reduced Height massing option provides additional retail opportunities that create visual interest and help activate the long 32nd street frontage, but results in the grocery’s primary accessible entry hidden from street side views which does not meet the Albertson’s program goals. In addition, shoppers and residents will need to cross the drive lane where autos enter and exit the site in order to access the grocery which creates the potential for auto/pedestrian conflicts.

On the alley side, the North block is set back 10’-9” from the property line, essentially the zoning code minimum, while the South block has a large setback of 44’, providing relief to the single-family homes across the alley. The Reduced Height option places the largest building mass at the alley edge and together with the open air surface parking at the southeast end of the site, provides the least opportunity for effectively screening and transitioning to the single family zoning to the east.



Section 1: Facing South

In this design option, delivery and service vehicles will need to enter the building at a 90 degree angle to the alley which is more challenging for drivers, but likely results in the least impact on the alley neighbors than the parallel option previously shown in the studies section.

Relief to adjacent existing apartment buildings to the North and South is provided by voluntary 10-foot minimum setbacks on the North and South sides that alternate with small areas with no setback for visual relief. Both the North and South sides contain a vertical element in the middle that provides a material and color break opportunity.

The North and South block masses may be further articulated with inset balconies along 32nd Avenue and the alley. In some places, this inset continues to the roof, creating reveals and adding interest to the façade.

Option 1 - Reduced-Height

Non-Living Building

Circulation and Parking Access

The Reduced Height option retains the basic configuration for the grocery located beneath the north block building mass, but creates a portal from 32nd to a motor court for access to surface and subterranean parking adjacent to the grocery’s primary accessible entry and not at the site’s low point like all other design options presented. The surface parking is open to the air and hidden by the south block building mass that has been pulled forward to the street edge. The Reduced Height option provides additional retail that helps to activate the long 32nd street frontage, but results in the grocery’s primary entry hidden from street side views. In addition, most shoppers and residents will need to cross the drive lane where cars enter and exit the site to enter the grocery which creates the potential for auto/pedestrian conflicts.

The Reduced Height option responds to the City’s guidance to explore a variety of ways to engage the street with different locations for the plaza, entries, automobile access, and the possibility of additional retail.

Public Life

The Reduced Height Option does not include a public plaza, however it has a strong street edge with the grocery store, residential entry and additional retail activating the full length of the property along 32nd.

The north block is pulled away 34 feet from 32nd above the grocery creating a distinctive single story retail element for the new grocery similar in scale to the commercial storefronts found within the Magnolia Village. Open air surface parking is retained to serve the commercial uses and is accessed via a portal to a motor court located south of the accessible entry to the grocery, behind the residential entry and new retail bay.

In all of the Living-Building options, the surface parking is covered and there is a large landscaped public plaza adjacent to the grocery and residential entries extending to the 32nd sidewalk edge. Together with the one story reduction in building height, these are the primary differences between the Non Living Building and Living Building massing schemes presented in this submittal. It is not feasible in the Reduced Height option to include an open air plaza space without eliminating the surface parking which does not meet the Albertsons program goals and also would result in a deeper excavation for the lost parking at the surface. In addition, although it may be possible to eliminate the retail bay at the south end of the site and create a landscaped space there instead, it would be small, disconnected from the grocery and covered entirely by the building above. The building would also not be able to recover the lost economic area resulting from the elimination of the retail bay because in this zone, all covered space counts against building FAR.

The Reduced-height option maintains the opportunity for activating the streetscape along the grocery’s 32nd street frontage with “Discovery Alcoves,” places for rest, pause, education and interaction with others. See the Studies in the Appendix for the Streetscape Activation section for design explorations and alternatives.

The Reduced-height option is least responsive to the Public Life design guidelines.

Living Building Pilot

The Reduced-height option is a six-story building that is not seeking the Living Building Pilot program incentives. While this option has less height, it is bulkier at the alley and at the street level. The Living Building Pilot incentive provides additional FAR, that in turn results in more flexibility in distributing the building mass enabling the public space and covered surface parking found in all of the Living Building options presented. For more about how a typical new building compares to a Living Building Pilot building, see the Living Building Pilot chapter.



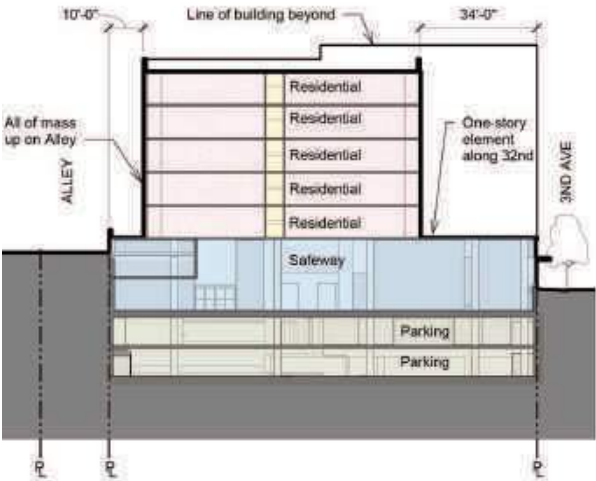
Aerial View of entry portal from 32nd



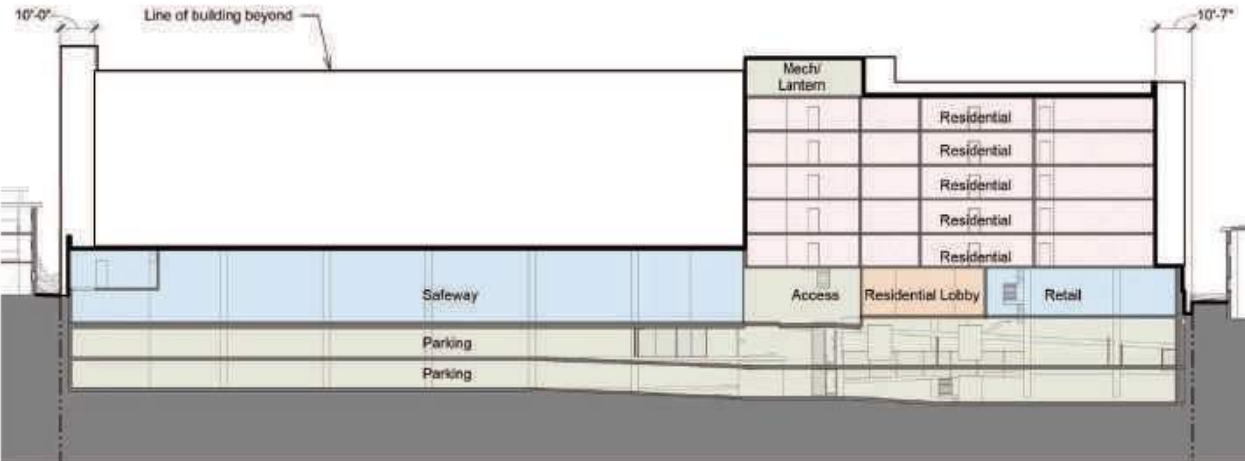
Aerial View of 90 Degree Load Dock at Alley

Option 1 - Reduced-Height

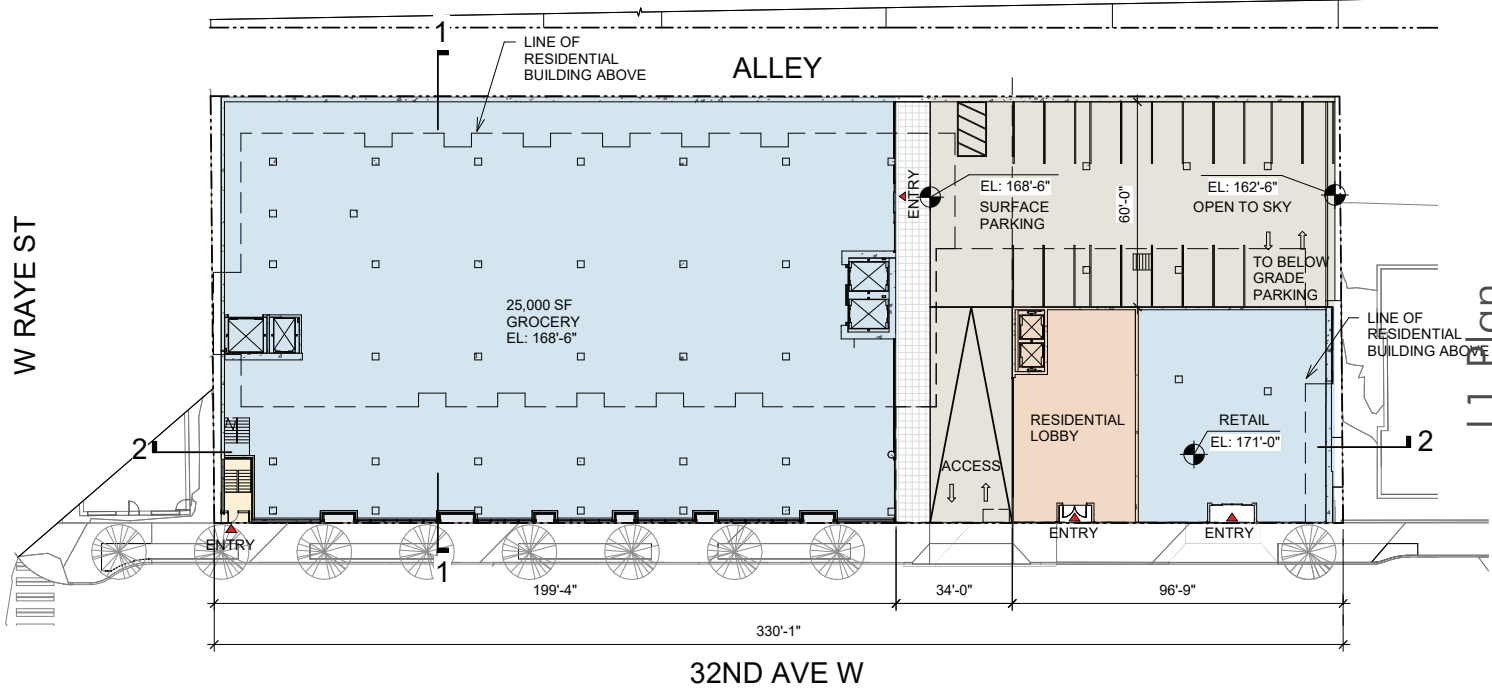
Non-Living Building



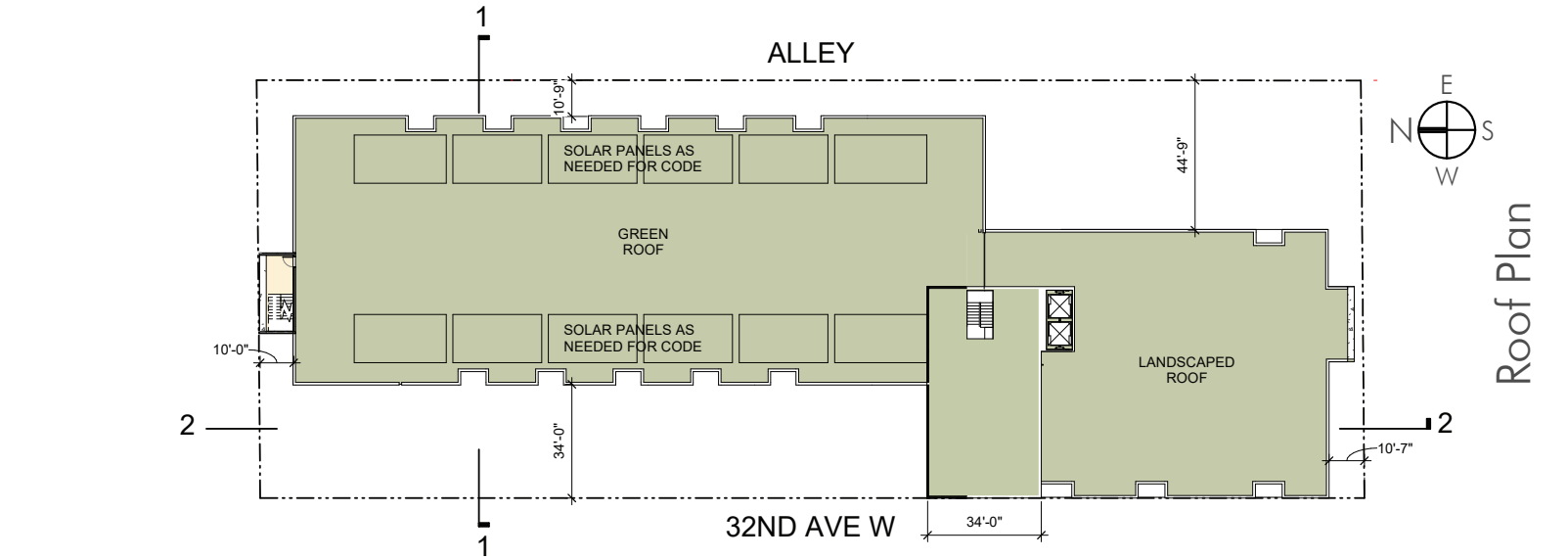
Section 1: Facing South



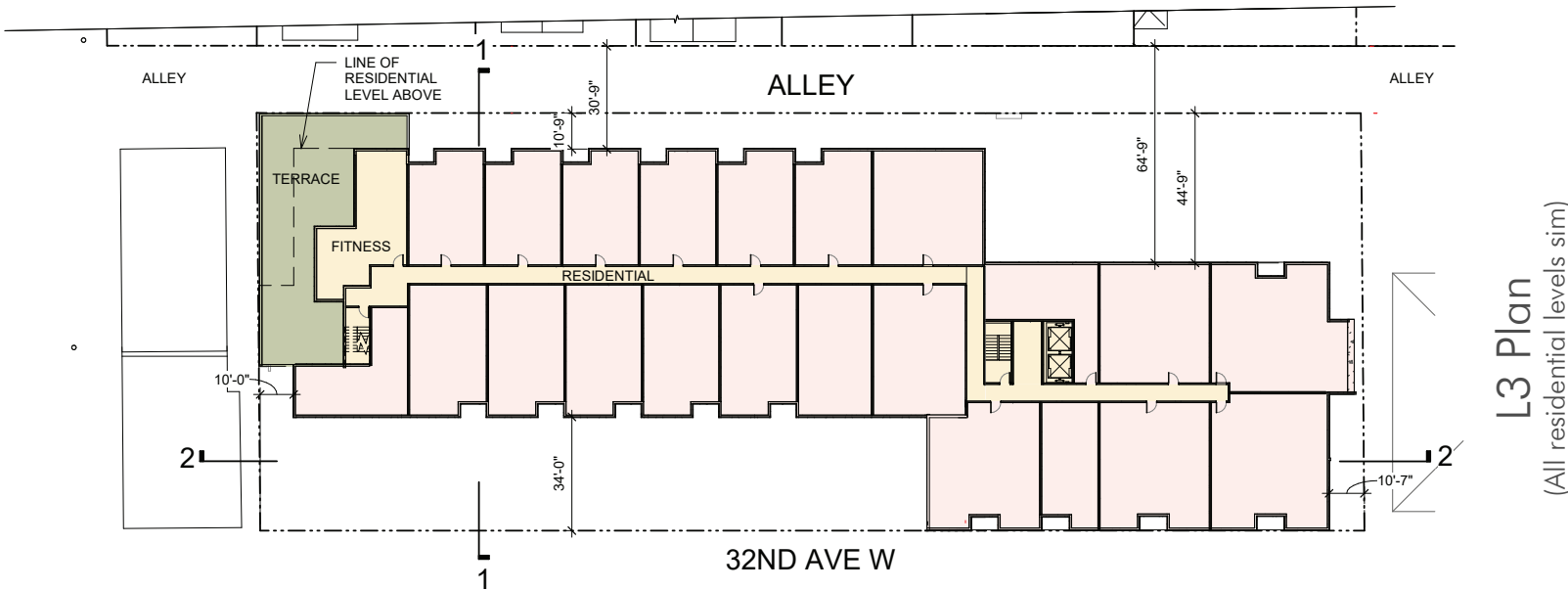
Section 2: Facing East



32ND AVE W

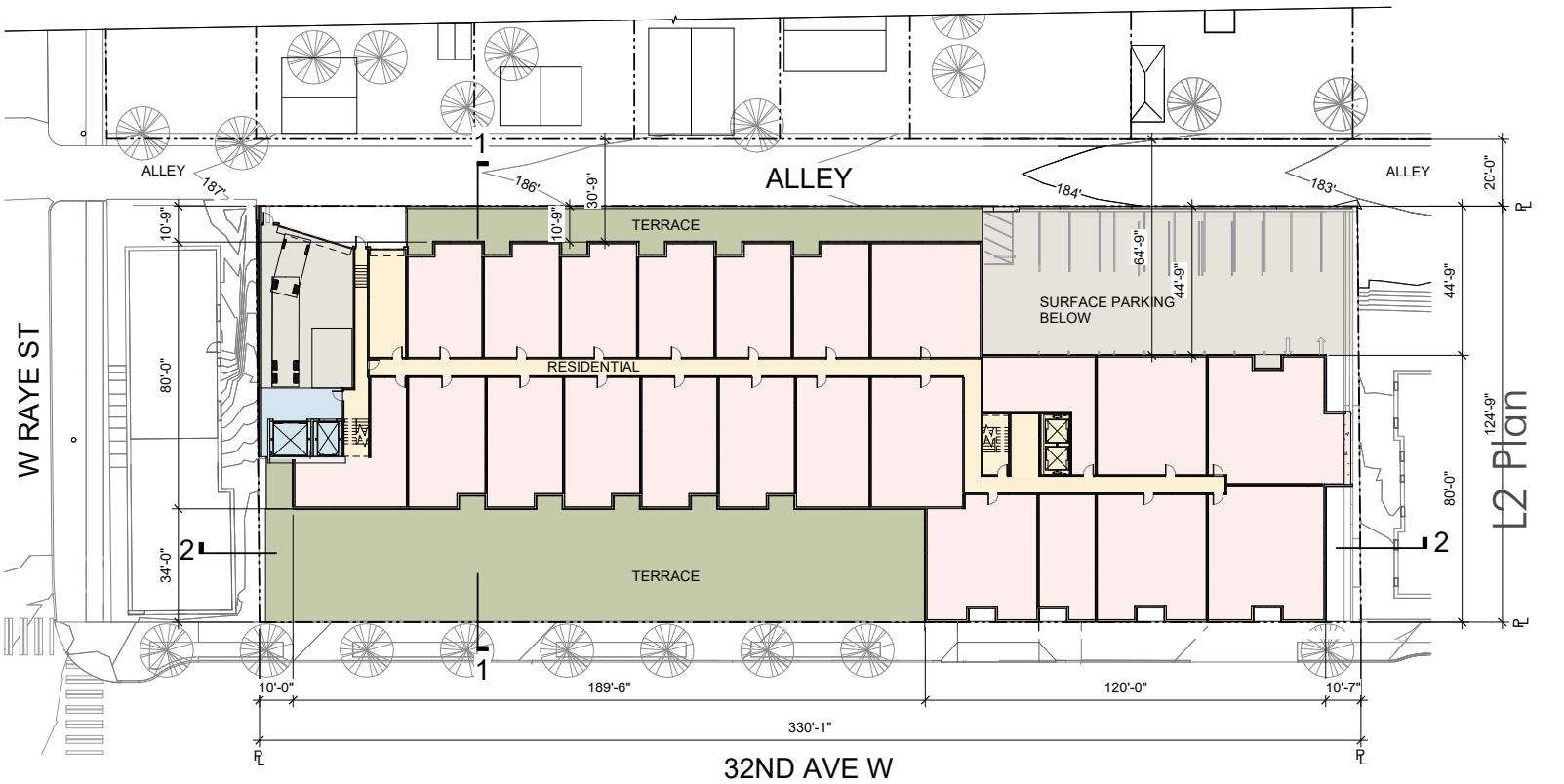


Roof Plan



L3 Plan

(All residential levels sim)



L2 Plan

Option 1 - Reduced-Height

Non-Living Building

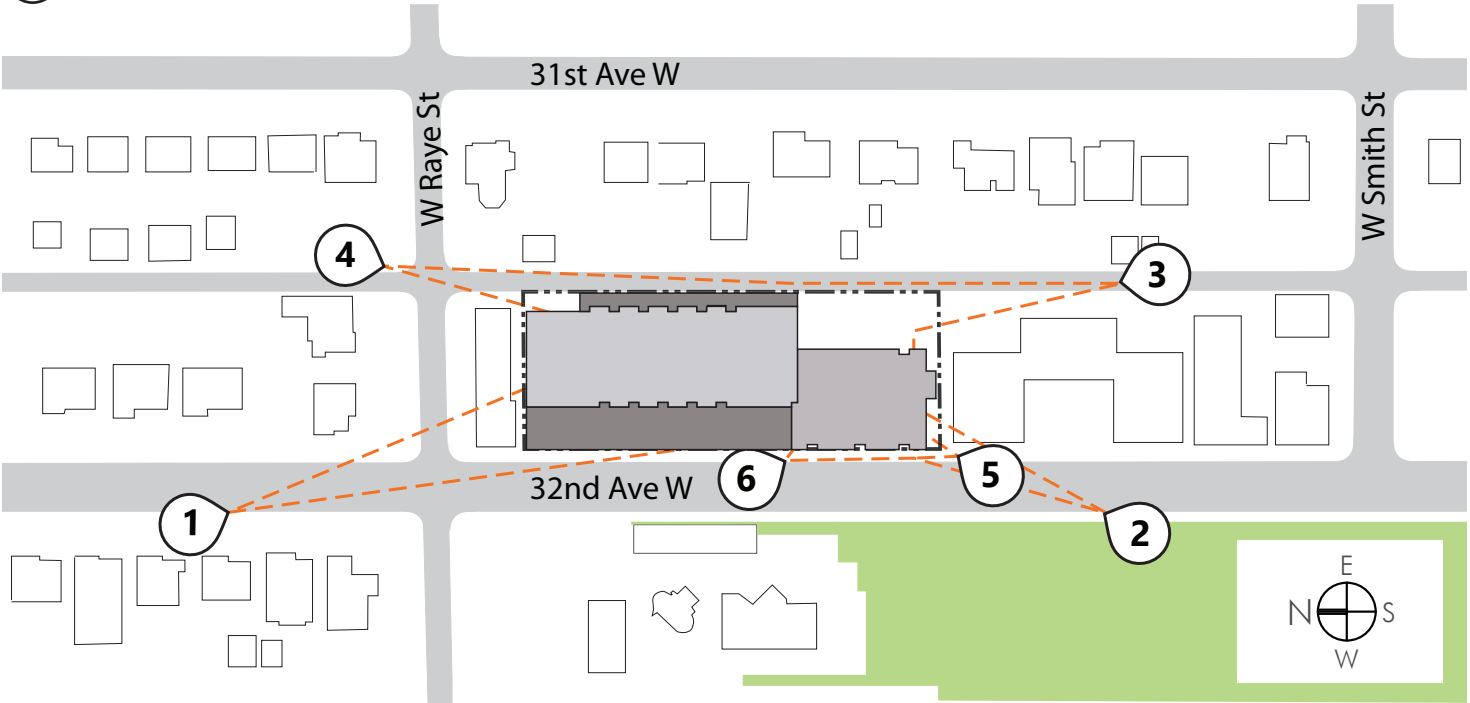


① View from 32nd Facing South

A one-story element at the north end of the block provides the perception of a smaller building at each end.



② View from 32nd Facing North



Non-Living Building Reduced-Height Comparison with Living Building Option 5

Option 1

Non-Living Building



View from 32nd Facing South



View from 32nd Facing North

The South block setback in Option 1 emphasizes the height of the North block.

The step back at level 5 continues the stepping established by the existing adjacent 3-story apartment buildings, mitigating the height change.

The North block has a greater impact to the adjacent building at the property line.

Option 5

Living Building



View from 32nd Facing South



View from 32nd Facing North

Non-Living Building Reduced-Height Comparison with Living Building Option 5

Option 1

Non-Living Building



View from Alley Facing North



View from Alley Facing South

The South block setback in Option 1 emphasizes the height of the North block.

The North block has a greater impact to the adjacent building at the property line.

Option 5

Living Building



View from Alley Facing North



View from Alley Facing South

The step back at level 5 continues the stepping established by the existing adjacent 3-story apartment buildings, mitigating the height change.

Option 1 - Reduced-Height

Non-Living Building



③ View from Alley Facing North

Moving the south block to 32nd Avenue West creates open-air parking 20'6" feet below the alley at the southeast corner.

EXISTING WASTE CONTAINERS
BELONG TO EXISTING
ADJACENT APARTMENTS



④ View from Alley Facing South

Option 1 - Reduced-Height

Non-Living Building



5 View from 32nd Facing North



6 View from 32nd Facing South

Continuous storefront along 32nd Avenue West is interrupted with a 34 foot wide pedestrian and vehicle access portal.

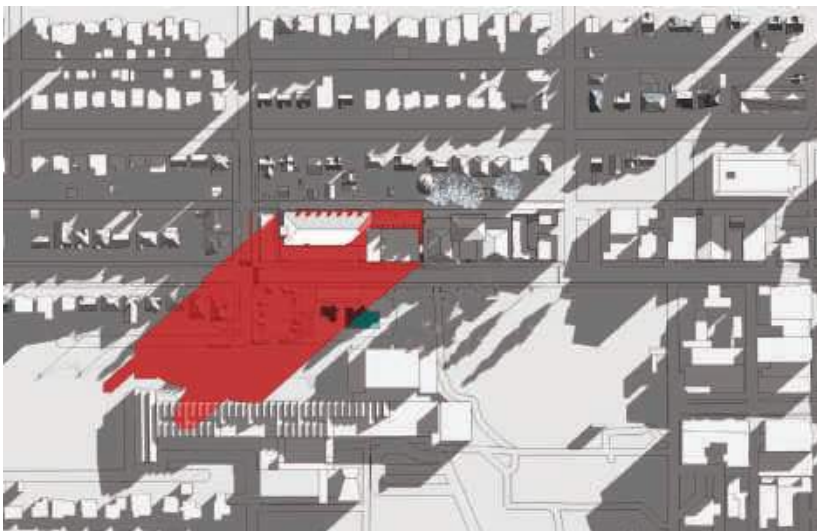
Option 1 - Reduced-Height

March/September 21st

June 21st

December 21st

9 AM



12 PM



3 PM



This page intentionally left blank

Option 2 - TerracE

Living Building Pilot

TerracE takes advantage of the steep slope up from 32nd Avenue West to the alley to place the bulk of the structure atop the high alley, while providing a traditional “E” residential pattern of structures with terraced open areas along 32nd Avenue West.

Steps



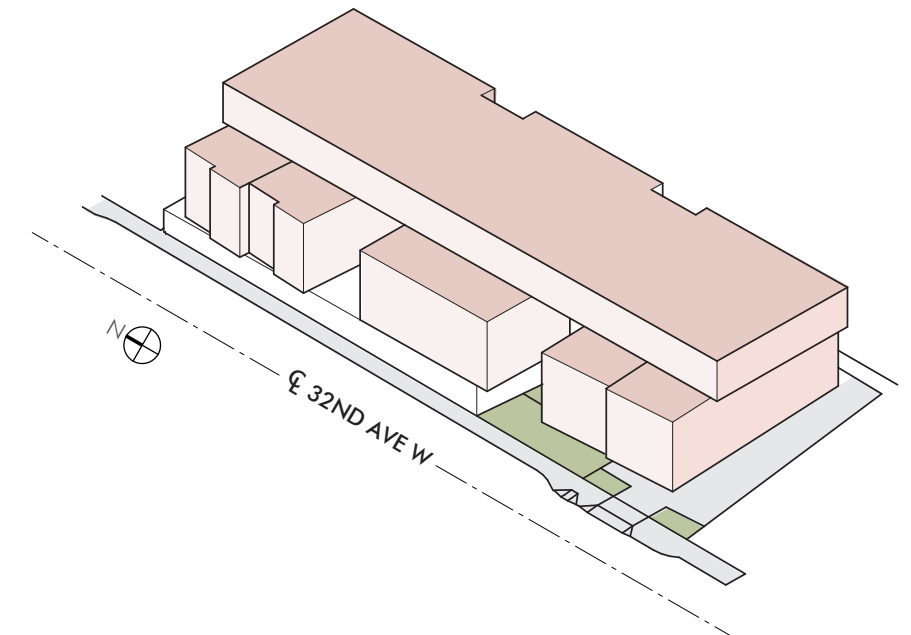
"E" shape derives from adjacent apartment



Two upper floors float above like a cloud"



Example of upper-level setback



Pros

- Provides the most housing; 30+ more units than other options
- Potential for the most striking architectural response
- Provides public plaza that is mostly covered
- Significant two story upper level setback from 32nd Avenue West
- Building massing along 32nd Avenue West is broken down by vertical and horizontal shifts
- Retains surface parking for grocery shoppers

Cons

- Units recessed deep in building mass are sub-standard with less access to light and air
- Tallest design option with all the mass shifted to the alley
- Least modulation at the alley facade of all the options
- Mechanical equipment is located in the North-South direction, affecting more views
- Limited landscape opportunities
- Plaza is not open to the sky and will be shaded
- Majority of units will face each other
- Most significant impact on the residential alley neighbors
- Primary entry to grocery will be blocked by building above
- A row of columns run through the plaza
- Complicated structure will impact unit interior volumes below the horizontal block
- Least biophilic response to the plaza with the building above

Notes

- 159 total units
- Living Building Pilot
- Code compliant
- Utilizes the maximum allowed FAR, 4.69
- Can only use 90 degree alley loading dock
- Complicated structural system

Option 2 - TerracE

Living Building Pilot

What is a new and unique massing option for this site?

How can the massing be broken down along 32nd Avenue?

In response to the City's guidance, as well as comments from the EDG 1 Design Review Board, the TerracE option takes advantage of the steep slope from the adjacent alley west to 32nd, breaking the building down in the East/West direction. By placing the bulk of the structure at the high alley edge, the building steps down the hill incrementally creating a large horizontal block and upper level TerracE that sits atop a traditional "E" residential pattern

of structures with their own upper level terraces and light courts along 32nd. The massing is quite striking at 32nd, creating a pattern of one-story elements that alternate with the taller structures. At the alley, the tall, strong horizontal block does not align with edges of the "E" form below which enables it to appear to "float" above the traditional apartment structure vocabulary like a cloud.



Aerial View From Magnolia Playfield Looking East



Aerial View of Alley

See the Appendix for an extensive list of design guideline responses to Option 2

Option 2 - TerracE

Living Building Pilot

Massing, Articulation and Setbacks

Option 2's parti is unique in two ways. First, it uses the topography in an East-West direction, meeting specifically meeting EDG 1 Design Review Board ("DRB") study request as well as the City's guidance to introduce a new massing that did not rely on the North/South massing shift of the other options. As a result, the TerracE puts most of the mass on the alley, resulting in a two-foot taller building than any of the other options. The TerracE is the least successful option for the residential neighbors adjacent to the alley and does not meet many of the CS2 Design Guidelines and especially the D-3 Zone Transitions.

However, the TerracE responds directly to the City and DRB's guidance request to provide a more unique midblock horizontal shift in the mass, together with a distinct building orientation and ground level. The building elevation along 32nd will appear quite dramatic, where the upper two floors "float" above three vertical "pillars" separated by a landscaped terrace and light courts. The back of these light courts are 70 feet away from the property line, breaking the scale down into three "buildings". However, the light courts are less than 30ft wide which will severely restrict access to light and air, while reducing individual unit privacy. Above, the floating upper block is set back by 31 feet from the building edge, providing a significant upper-level setback and the perception of reduced scale for the building "fingers" below.

The alley façade is also arranged into three vertical "pillars" separated by vertical recesses that help to break down the scale of the full height structure. The building is set back the zoning code minimum of 10 feet from the property line with periodic modulation providing the deeper recesses that create the vertical "pillars".

The existing apartment buildings to the North and South are provided relief with voluntary side yard setbacks that vary from 10 to 20 feet on the North and South sides. The horizontal upper two floors have a minimum 10' setback along the alley which contributes to the perception that these upper two floors "float" above the larger 4 story mass.

Potential for greater articulation is possible with balconies along 32nd Avenue and the alley, and potentially the North and South sides.

Circulation and Parking Access

The TerracE option utilizes the Preferred Building Base where parking is accessed from 32nd at the South low point of the site, and the grocery store located at the North end of the site.

The design provides for a partially weather-protected plaza covered by one of the E's fingers above. On the alley side, the loading berth must be the 90 degree option.

Public Life

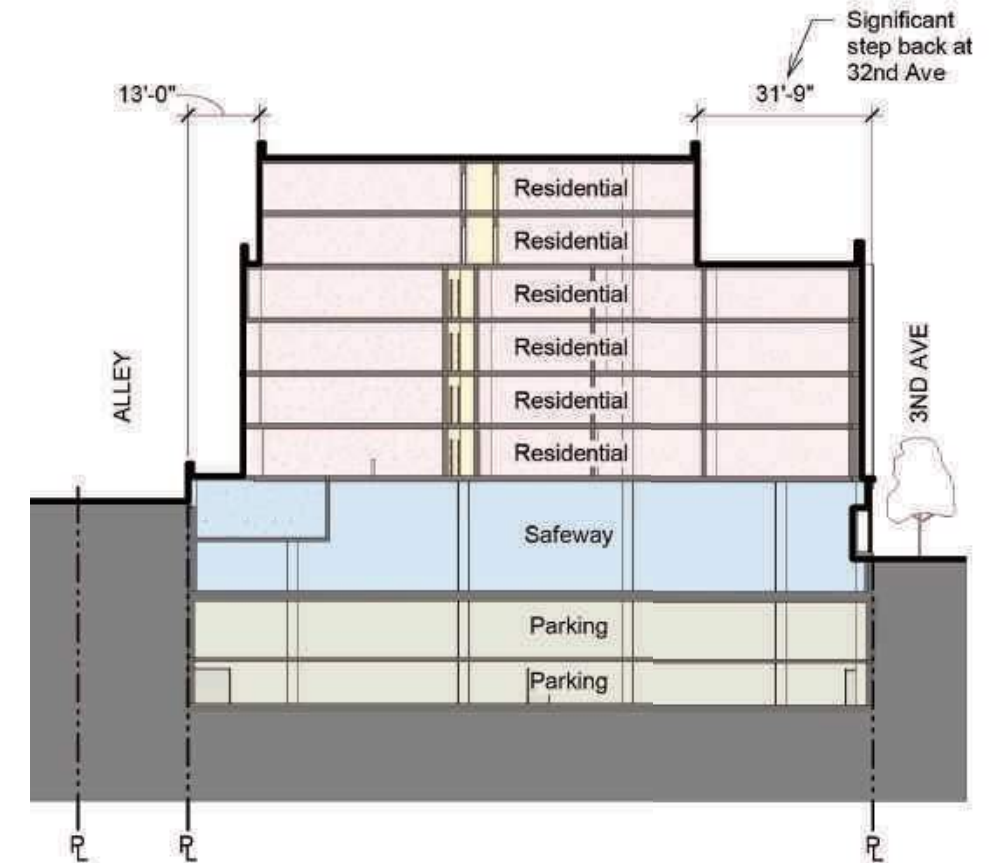
The TerracE includes a mostly covered plaza area adjacent to surface parking that is separated by planters. The unique design will require a series of columns that interrupt the plaza space to support the building above. The covered plaza space will be shadowed most of the time and will be less biophilic as a result.

The design includes the opportunity for activating the streetscape along 32nd with the "Discovery Alcove," storefront design providing places for rest, pause, interaction, and education regarding the unique elements of the Living Building. See the Studies in the Appendix for the Plaza and Streetscape Activation sections for design explorations and precedent studies for places where cars and pedestrians co-exist.

Living Building Pilot

The TerracE is a Living Building Pilot design. The building forms are strong and rectilinear, compared with the more organic forms in Options 4, 5 and the Hybrid. Although the building will meet the program's stringent sustainability requirements, the strong lines will make it more difficult to overtly articulate the LBP program and its Biophilic nature through the building design.

In response to the City's guidance and community comment for a design that embodies sustainability goals in the massing, articulation and other design moves, we have provided an analysis that compares the typical building to a Living Building Pilot building. Often, the greenest buildings look the same as a more typical building that does not incorporate any sustainability goals. Please see Living Building Pilot chapter for an overall comparison of strategies between a Living Building and a Non Living Building together with photos of precedents. In addition, the chapter has extensive detail on how each sustainability strategy is expressed in the building design.



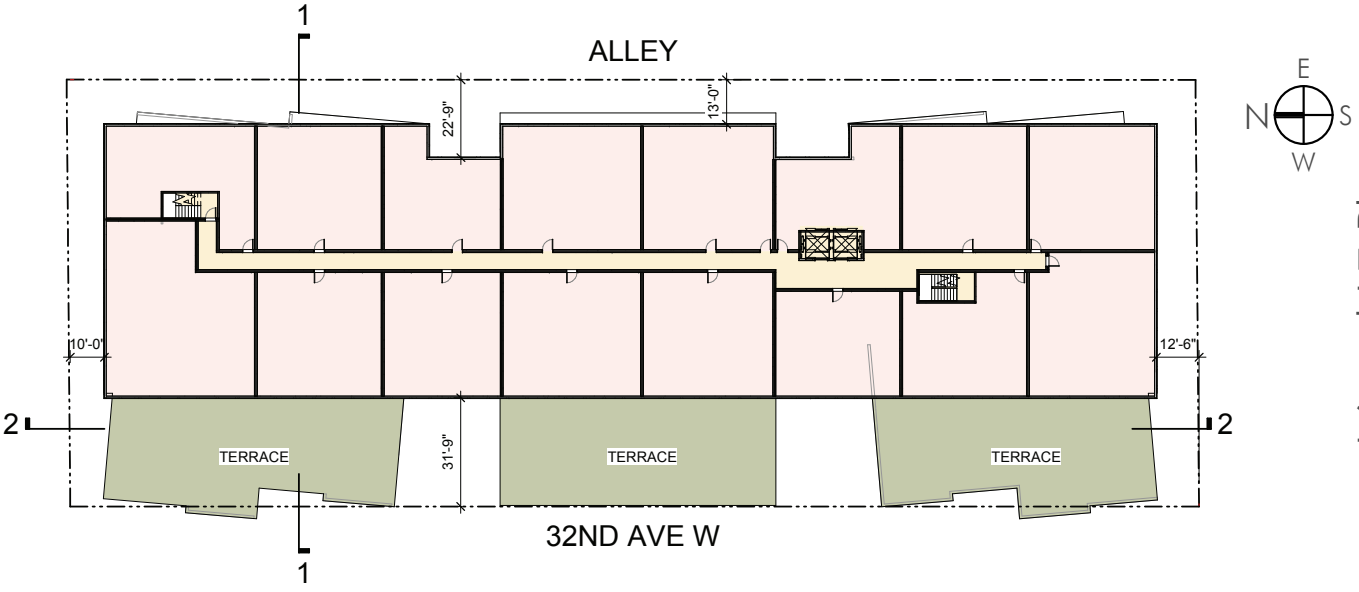
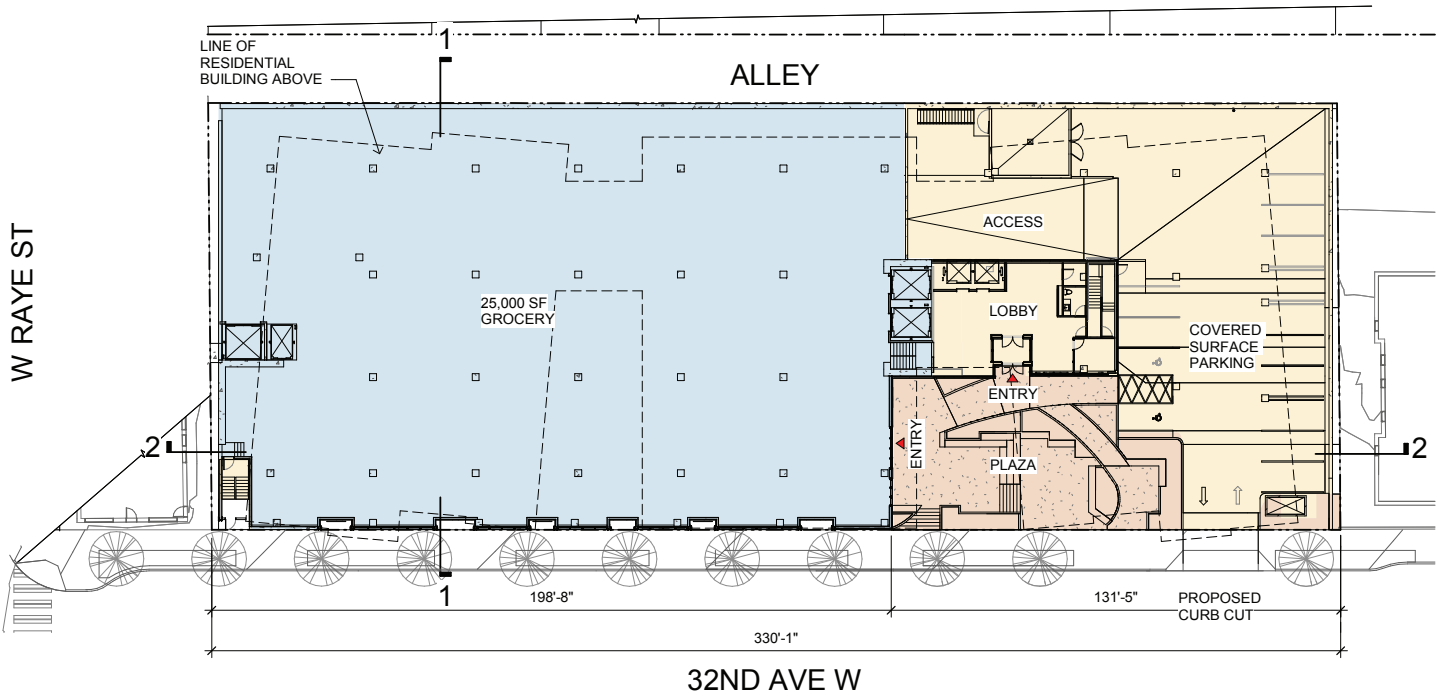
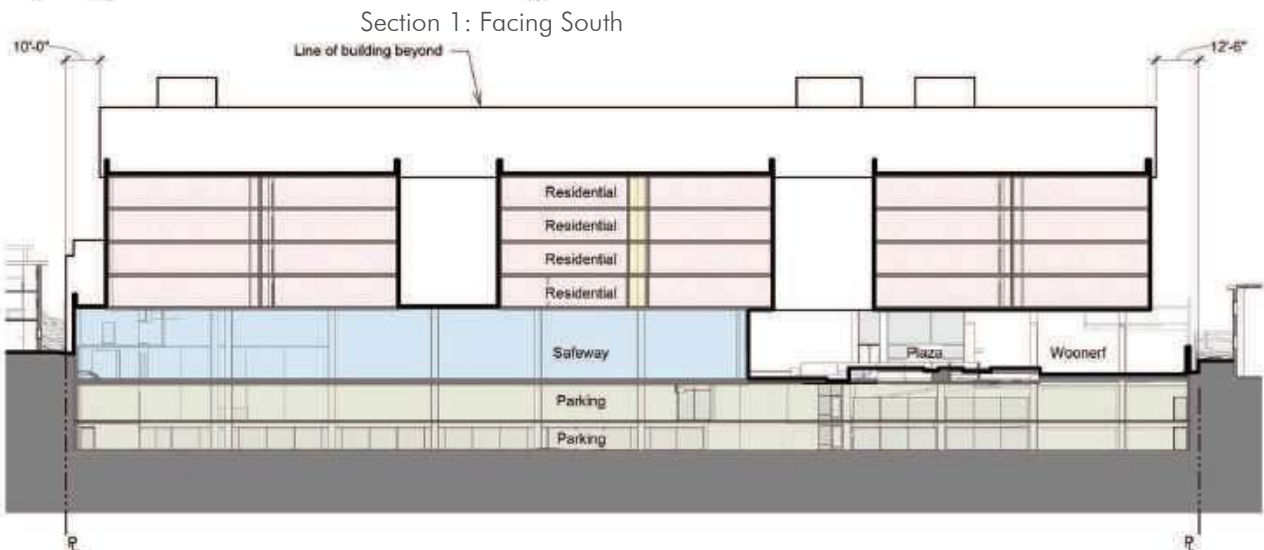
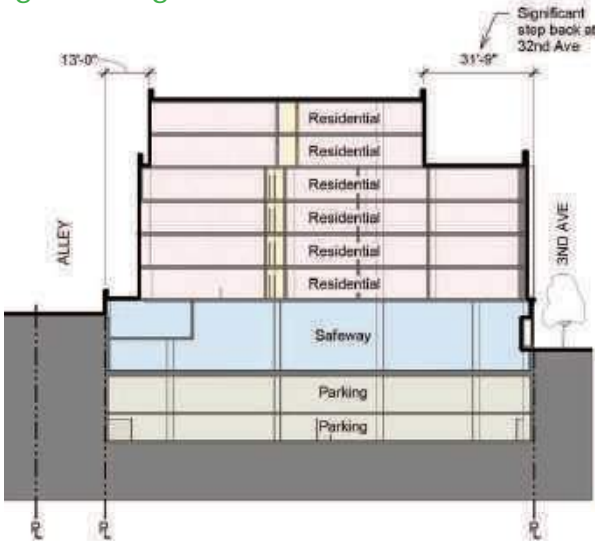
Covered plaza



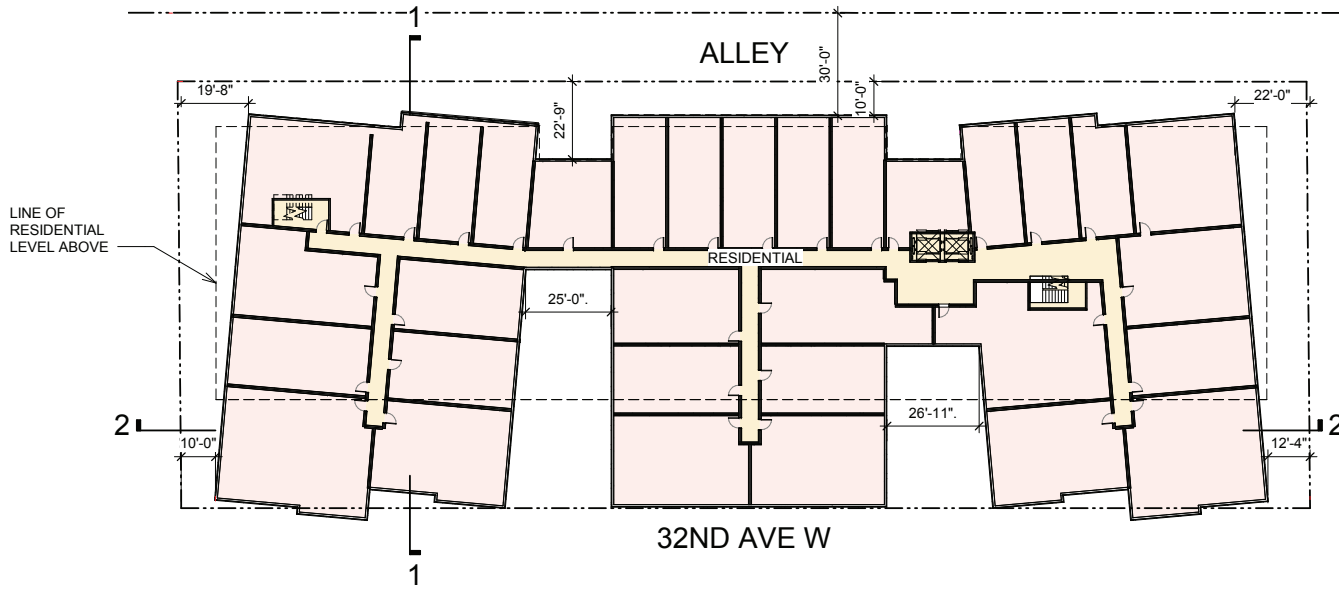
Tallest continuous mass at the alley

Option 2 - TerracE

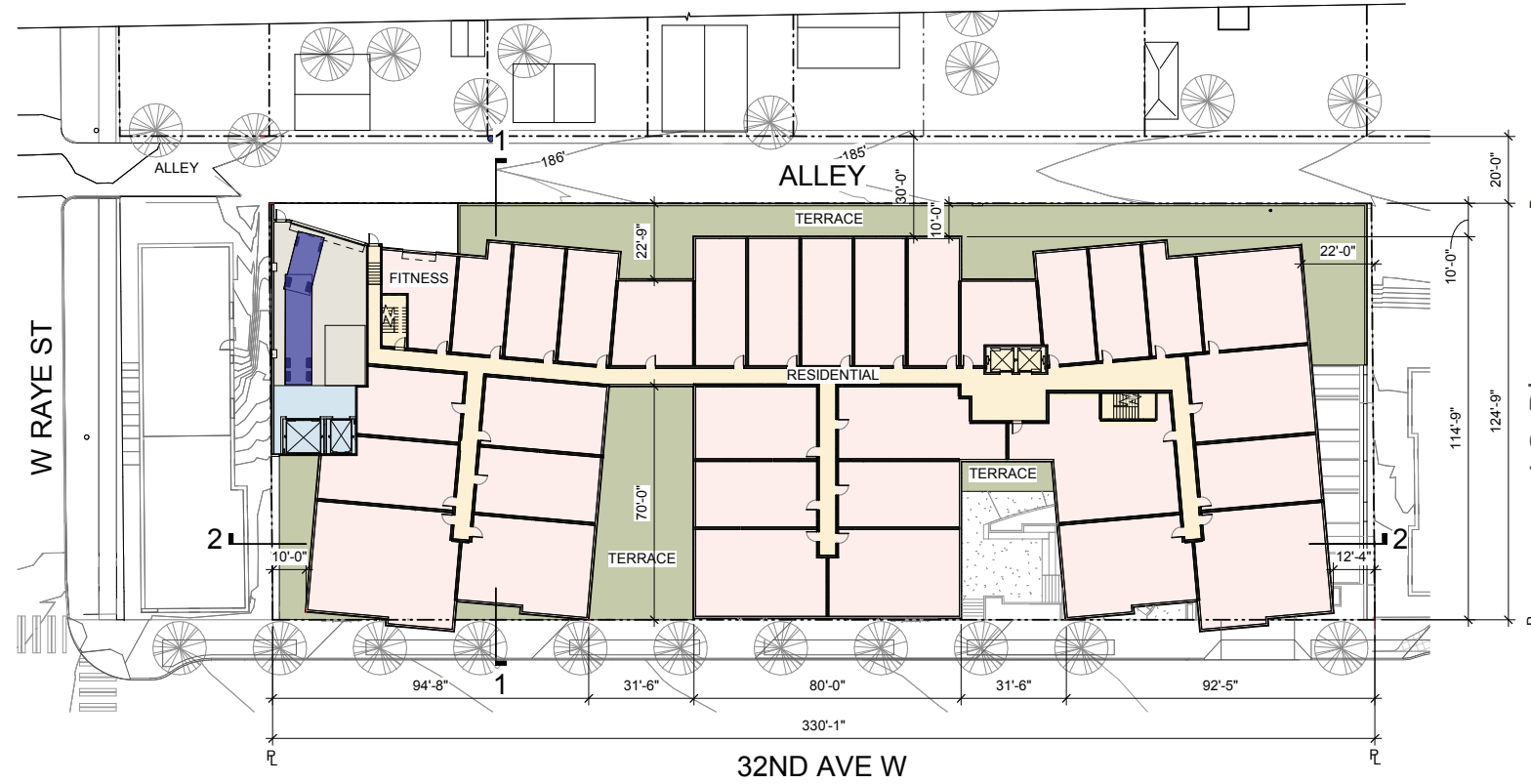
Living Building Pilot



L6 and L7 Plan



L4 and L5 Plan



L2 Plan

Option 2 - TerracE

Living Building Pilot

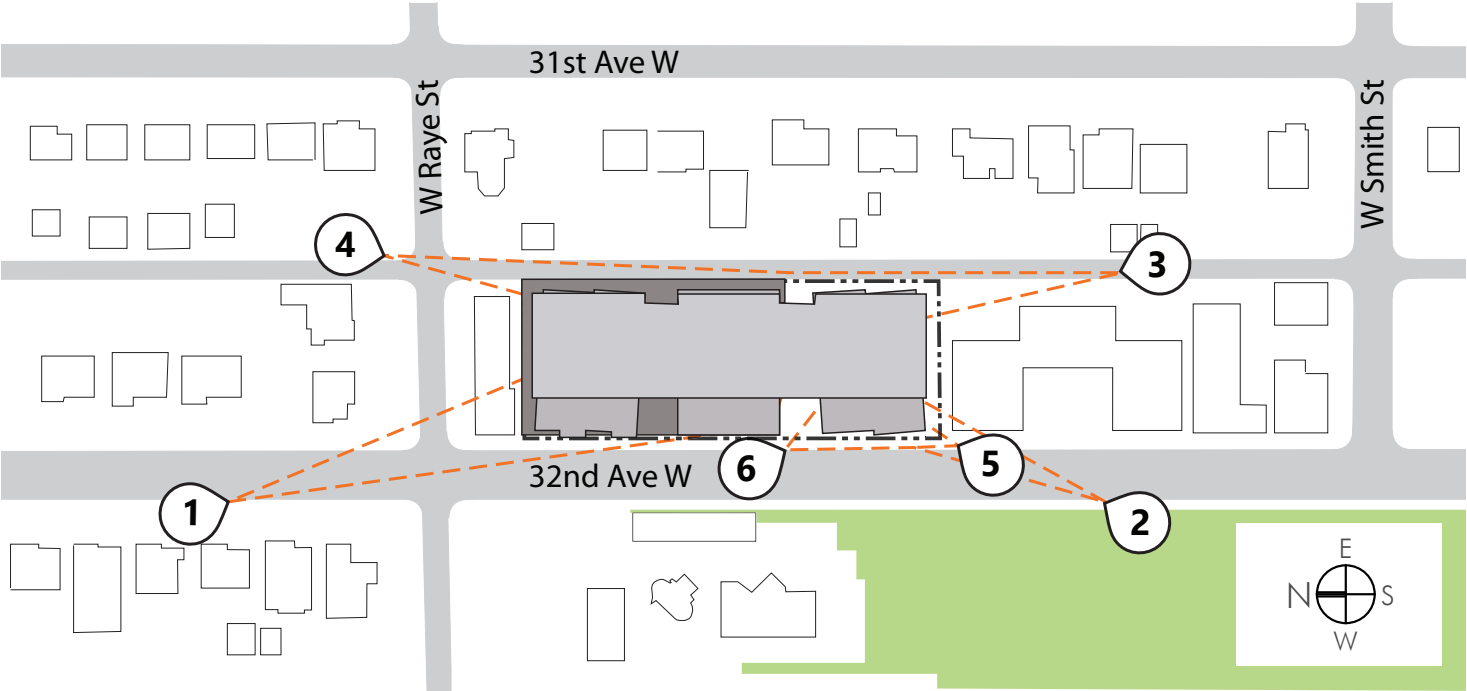


1 View from 32nd Facing South



2 View from 32nd Facing North

Responds to request to study option that steps with the hillside



Option 2 - TerracE

Living Building Pilot



③ View from Alley Facing North

EXISTING WASTE CONTAINERS
BELONG TO EXISTING
ADJACENT APARTMENTS



④ View from Alley Facing South

Stepping up with hillside shifts bulk of mass to alley

Option 2 - TerracE

Living Building Pilot



Summer early afternoon
sun shades plaza.

During most of the year the
Plaza will be in the shade.

⑤ View from 32nd Facing North



Building above provides
protection from the rain.

⑥ View from 32nd Facing South

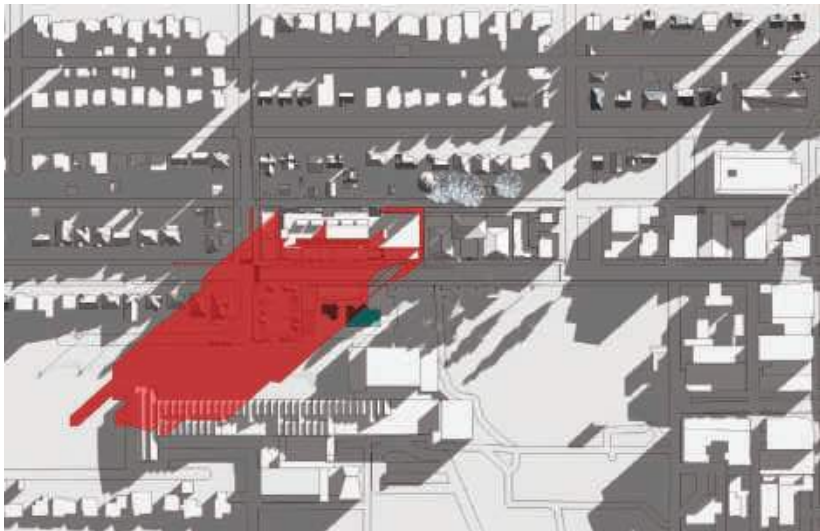
Option 2 - TerracE

March/September 21st

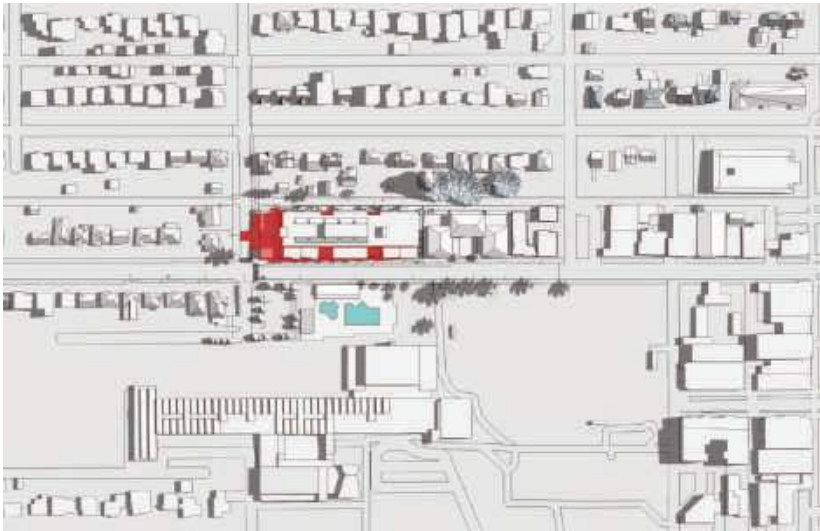
June 21st

December 21st

9 AM



12 PM



3 PM



Option 3 - Strong Verticals

Living Building Pilot

Strong Verticals takes the rectilinear pattern of the surrounding gridded streets and single family homes to the North and East and extrudes it vertically into series of vertically defined masses, breaking up the long horizontal site while providing opportunities to further individualize these separate feeling buildings with material or color breaks.



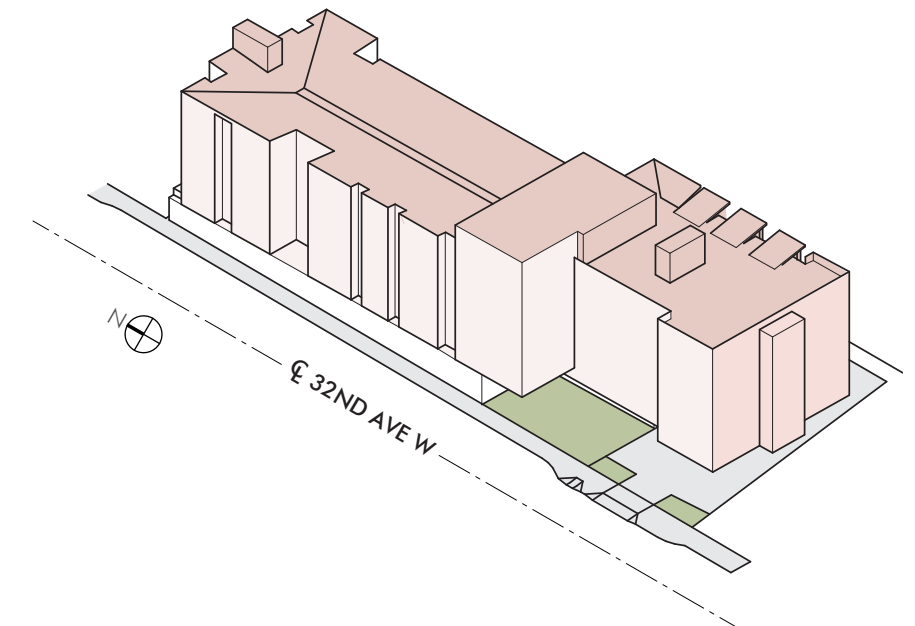
Rectilinear pattern of surrounding gridded streets and single family homes



This pattern is extruded vertically like the columnar Basalt along the Columbia River



As a building form, these strong verticals break the horizontal mass into a series of smaller buildings.



Pros

- South block building mass is voluntarily set back from 32nd Avenue West providing a public plaza with open southwest exposure
- South block is set back 14' from the alley edge where dense existing tree cover screens the view, meeting design guideline CS1 - D2. (Natural Systems and Site Features / Off-Site Features) .
- Deep vertical "alleys" break up building mass into four smaller, separate components
- Bulk of building is set back from single-family homes across the alley
- Landscaped "backyard" terrace on alley
- Mechanical equipment is consolidated in the East-West direction, minimizing view blockage and celebrating mechanical features as an architectural element
- Plaza is partially covered at Store Entry by building above

Cons

- Largest mass, the north block, on 32nd Avenue
- Strong vertical "alleys" reinforces height
- Less modulation at alley facade
- At least one significant column will be needed within the plaza to support the building above
- Parallel loading berth creates a long, tall, un-interrupted building mass at the alley edge
- Requires a departure to cover parallel loading berth

Notes

- 4.42 total FAR. Below the 4.69 maximum allowed, including Living Building Pilot incentives
- 137 total units
- Code compliant, Living Building Pilot zoning incentive
- 7 stories, 67'-6" tall
- Requires departure to cover parallel loading dock

Option 3 - Strong Verticals

Living Building Pilot

Which option has an open plaza?

What if the mass was broken up vertically? How does a rectilinear design compare to the more organic options?

The Strong Verticals massing option is based on the preferred massing option from EDG 2 with two mass blocks placed in accordance with the topography that slopes both East-West and North-South. On the North and East, the site is surrounded by gridded streets and rectilinear homes created by man. We have expressed the overall massing for this North portion of the project as a rectilinear gridded pattern that reflects this residential history. On the South, the site fronts a more naturalistic open space of civic presence with curving pathways through large open spaces and play areas. The massing expression on the south block maintains the rectilinear form as the north block, but is intended to reflect these large civic spaces by pulling away from 32nd creating a large southwest facing plaza space with its own nature of curving pathways and landscape walls. This new plaza, and its surrounding naturalistic forms, provides the opportunity, to be clearly and actively a place for shoppers, residents and the community to engage with the outdoors and connect easier with the civic open spaces across the street demonstrating one of the Living Building goals to make better connections of man to nature, the biophilic element of the project.

Strong Verticals responds to the City's guidance to further study massing and articulation with a design that explores a more vertical and rectilinear form for the entire length of the building. To that end, a large 17' x 24' vertical slot is introduced along 32nd to break up the large North block into smaller more vertical "apartment buildings".

The north and south massing blocks are separated by a significant 42-foot "slip" that allows the appearance of two separate buildings along both the street and alley frontages contributing to the perceived reduction of building height, mass and density. In between along 32nd, a third vertical and rectilinear block is introduced that join the two. These slips and joints provide opportunities for secondary modulation together with breaks in color and materials to further break down the buildings sense of height and bulk.

On the alley side, the North block has a large setback of 42 feet from the property line creating 5,300 square-foot landscaped terrace, providing relief to the single-family homes across the alley where the building's edge is over 60-feet from the nearest single family home property line. The South block alley side is set back 14 feet from the ally edge, creating room for smaller terraced spaces, "backyards", adjacent to the residential units.

The significant building setback of the south block at 32nd and its adjacent public open space, the introduction of the large 17' x 24' vertical "slot", along with significant landscaped terraces on the alley, all add to the building's massing relief by breaking the building down into smaller "chunks". Although the feeling of building bulk is reduced in this option, the perception of height is enhanced with these moves.



Aerial View From Magnolia Playfield Looking East



Aerial View of Alley

See the Appendix for an extensive list of design guideline responses to Option 3

Option 3 - Strong Verticals

Living Building Pilot

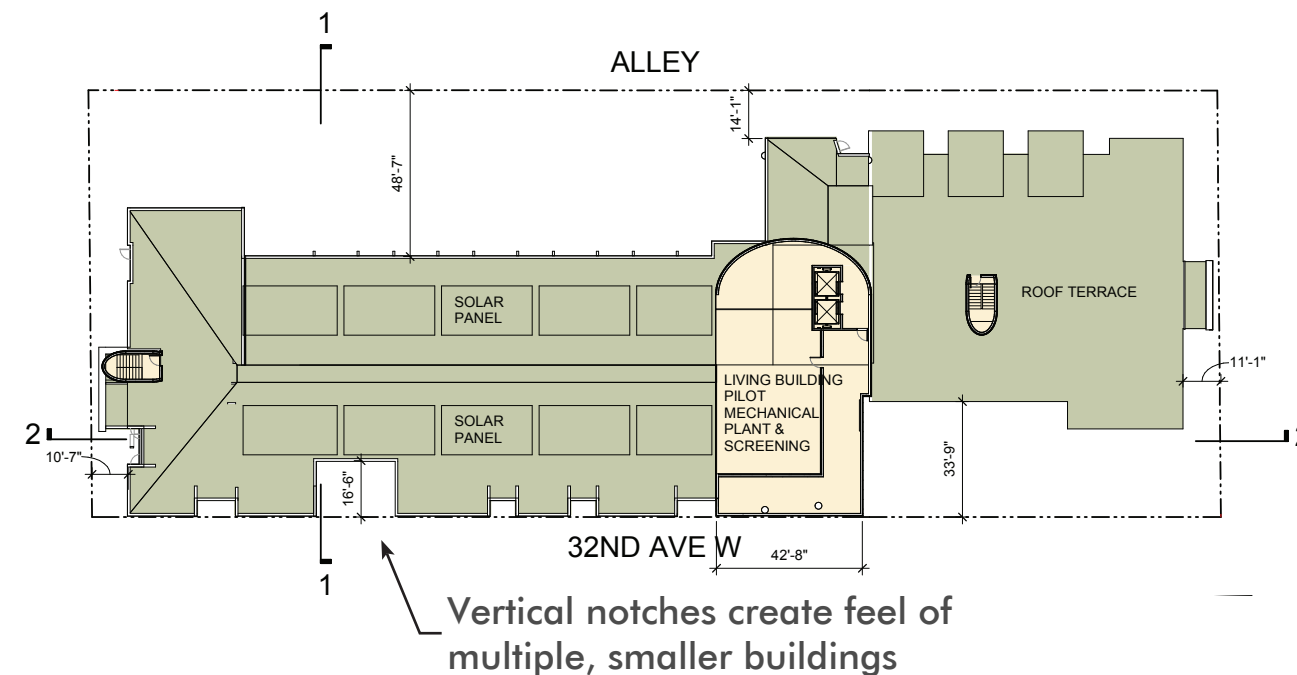
Massing, Articulation and Setbacks

The Strong Verticals massing option is based on the two part “parti” of the Preferred Option from EDG 2 where two masses placed in accordance with the topography that slopes both East-West and North-South. The North block is at the highest part of the property and pushed toward 32nd Avenue. The South block is at the lowest point, pulled back 25-feet from 32nd to the alley creating an opportunity for an open 3,500 square-foot public plaza.

The two massing blocks are separated by a significant 42-foot “slip” that allows the appearance of two separate buildings along both the street and alley frontages contributing to the perceived reduction of building mass. In between along 32nd, a third vertical mass is introduced that join the two adding a third element to the “parti”. These slips and joints provide opportunities for secondary modulation together with breaks in color and materials that will enable the building to be perceived as three separate buildings.

Strong Verticals responds to the City’s guidance to further study massing and articulation with a design that explores a more vertical and rectilinear form for the entire length of the building. A 24’ x 17’ vertical slot is introduced along 32nd that breaks the larger North block into smaller more vertical “apartment buildings”.

On the alley side, the North block has a large setback of 48 feet from the property line creating a large 5,300 square-foot landscaped terrace for building residents, while providing relief to the single-family homes across the alley where the buildings edge is over 60-feet from the nearest single family home property line. The South block alley side is set back 14 feet, creating room for smaller terraced spaces, “backyards” adjacent to the residential units.



The significant full-building setbacks of the North and South massing blocks yield a total setback volume that is greater than what would be provided in certain Seattle City zones where upper-level setbacks are required. Relief to adjacent existing apartment buildings to the North and South is also provided by generous voluntary setbacks where no setback is required in this zone. These setbacks alternate with minor areas of no setback to over 10 feet, creating vertical elements that provide visual relief and a material and color break opportunity. The significant building setback of the south block at 32nd and its adjacent public open space, the introduction of the large 24’ x 17’ vertical “slot” in the previously unbroken north block, along with landscaped terraces on the alley, all add to the building’s massing relief by breaking the building down into smaller “chunks”. Although the feeling of building bulk is reduced in this option, the perception of height is enhanced with these moves.

Of course, the potential for greater articulation is possible with balconies along 32nd Avenue, the alley, as well as the North and South sides which we will study in the next phase of design.

Option 3 - Strong Verticals

Living Building Pilot

Circulation and Parking Access

The Strong Verticals Option maintains the preferred grocery store configuration with parking accessed from 32nd at the South low point of the site, and the store located at the North end of the site.

The design provides for a partially weather-protected plaza at the primary entry to the grocery by the building above. On the alley side, the parallel loading berth is proposed.

Public Life

The Strong Verticals massing option includes a large open air public Plaza space with cover provided by the strong rectilinear building “joint” at the primary entry to the grocery store. The landscaped Plaza is broken into two levels allowing multiple opportunities for gathering with the majority at grade with the existing sidewalk. The plaza space extends through the auto entry portal to a community kiosk at the property’s SW corner. Raised driveway grades, paving patterns, and concrete planter walls will provide notice and safe separation for Pedestrians and Autos. The concrete walls will be treated with titanium dioxide which is a known pollution neutralizer that reinforces the biophilic nature of the outdoor space contributing to achievement of the Health and Happiness LBP petal. The unique design will require at least one column that will interrupt the plaza space to support the building above.

The design includes the opportunity for activating the streetscape along 32nd Avenue with the “Discovery Alcoves” storefront providing places for rest, pause, interaction, and education regarding the unique elements of the Living Building. See the Studies in the Appendix for the Plaza and Streetscape Activation sections for design explorations and precedent studies for places where cars and pedestrians co-exist.

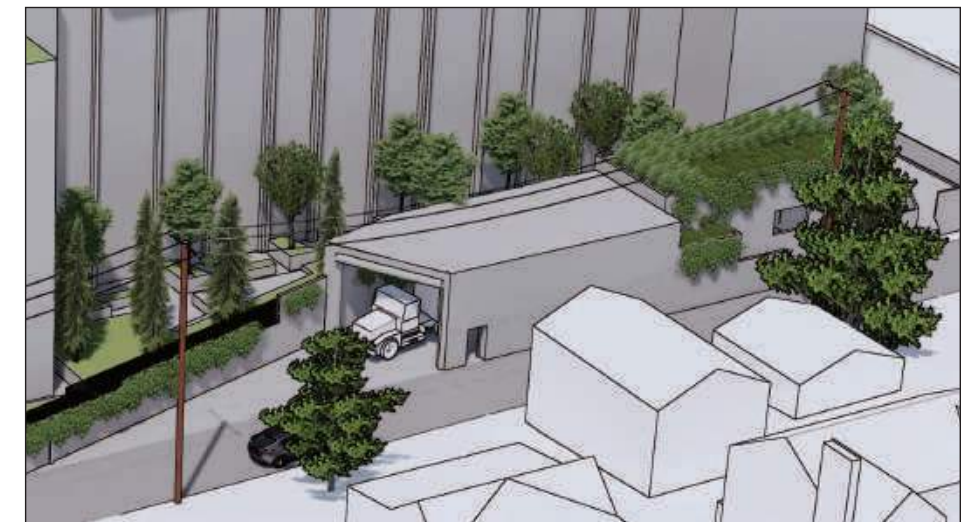
Living Building Pilot

Strong Verticals is a Living Building Pilot design. The building has strong vertical forms, compared with the more organic forms shown in massing options 4, 5 and the Hybrid. The partially covered plaza features curving, Biophilic elements as well as pollinator-supporting plants/vegetation. Rainwater treatment is integrated through planters located at multiple building levels. As mentioned above, titanium dioxide will be added to the concrete mix to help offset pollution from vehicles entering and exiting the site.

For more information in response to requests for design that embodies sustainability goals in the massing, articulation and other design moves, see Living Building Pilot chapter for a Living Building Pilot building compared to a typical building. This chapter has more detail on how sustainability strategies are expressed in these LBP options.



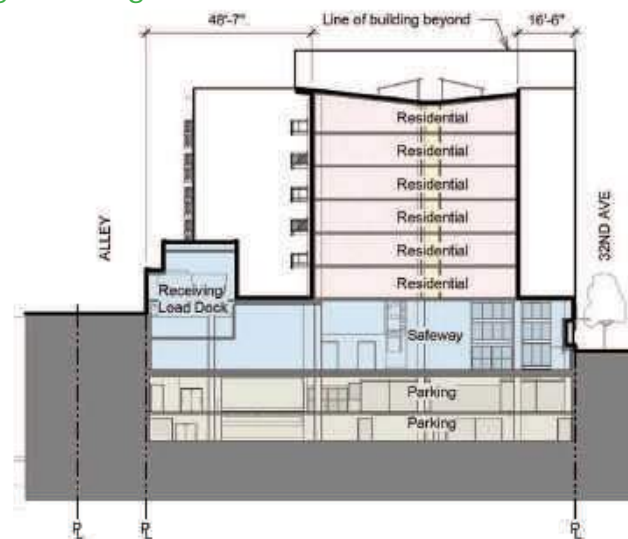
Open air plaza



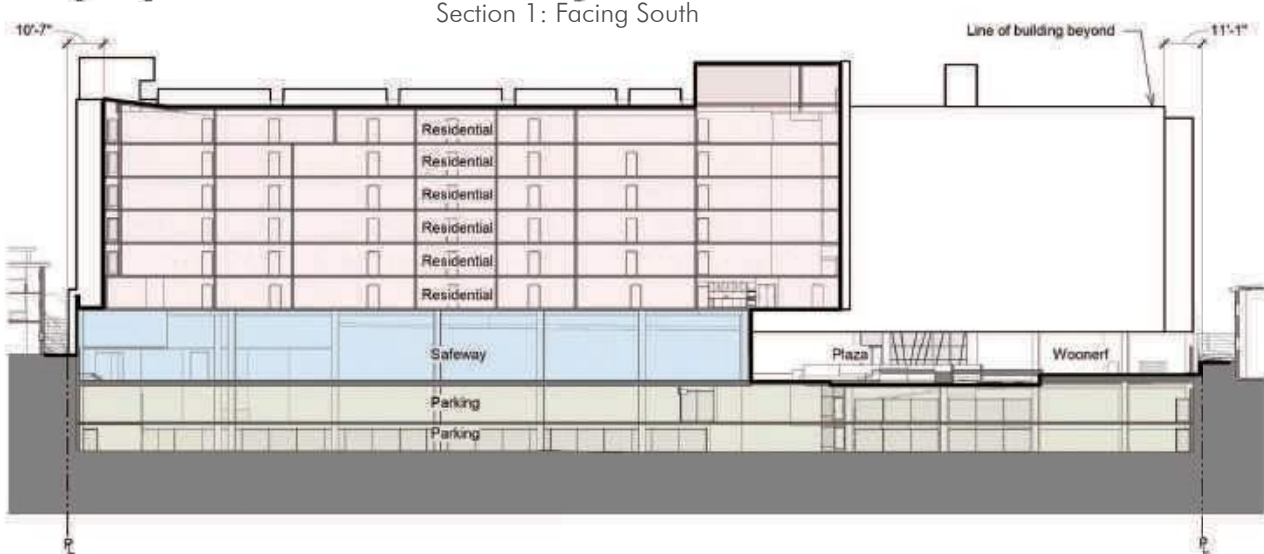
210' Horizontal load berth at alley edge

Option 3 - Strong Verticals

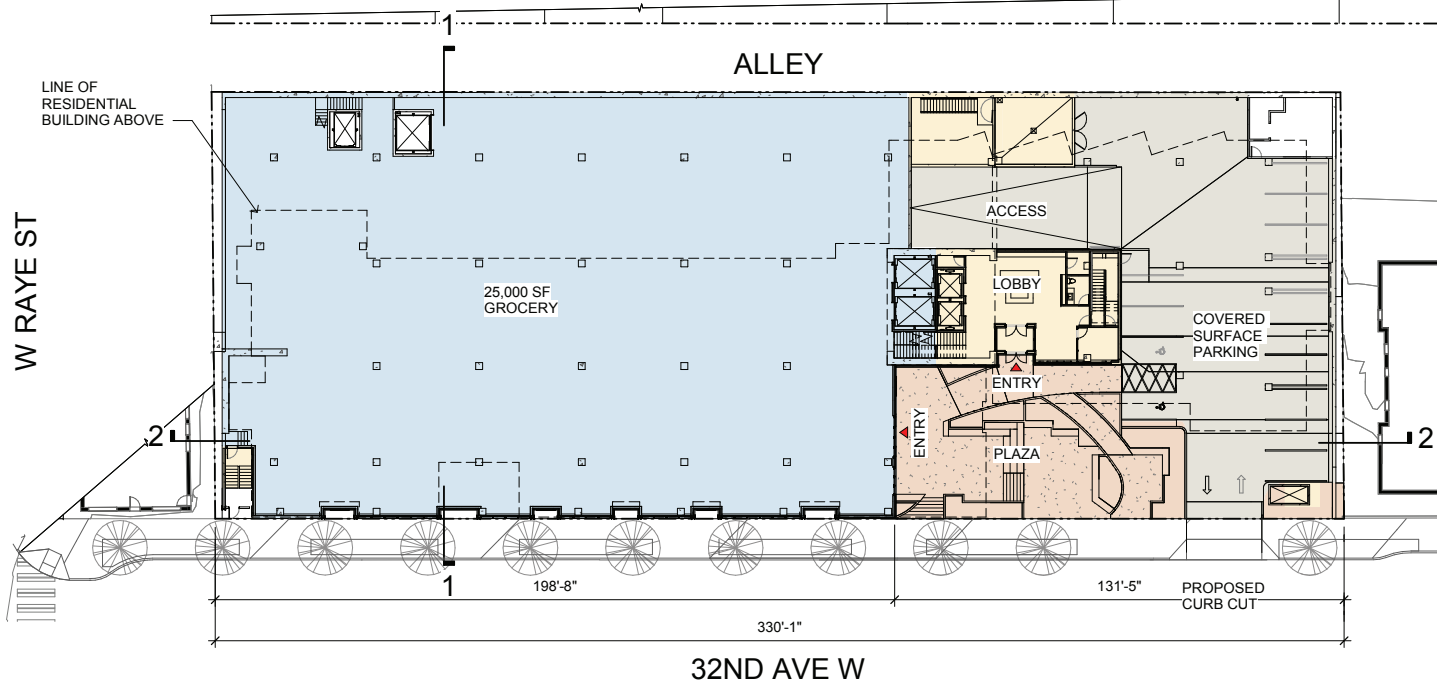
Living Building Pilot



Section 1: Facing South



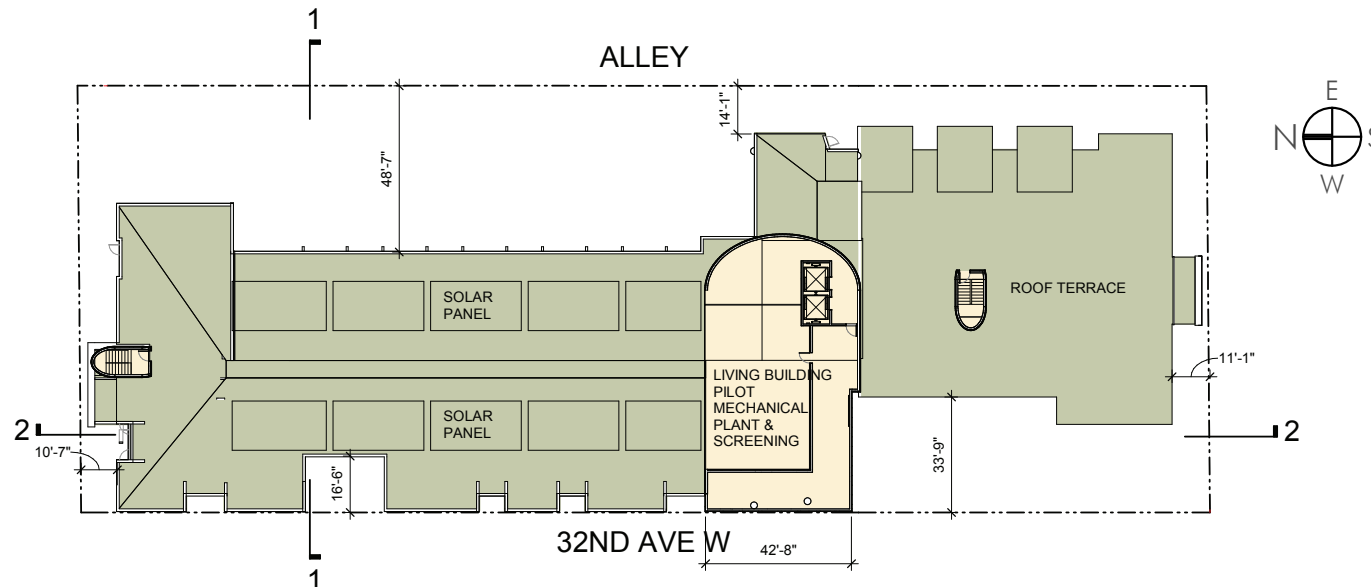
Section 2: Facing East



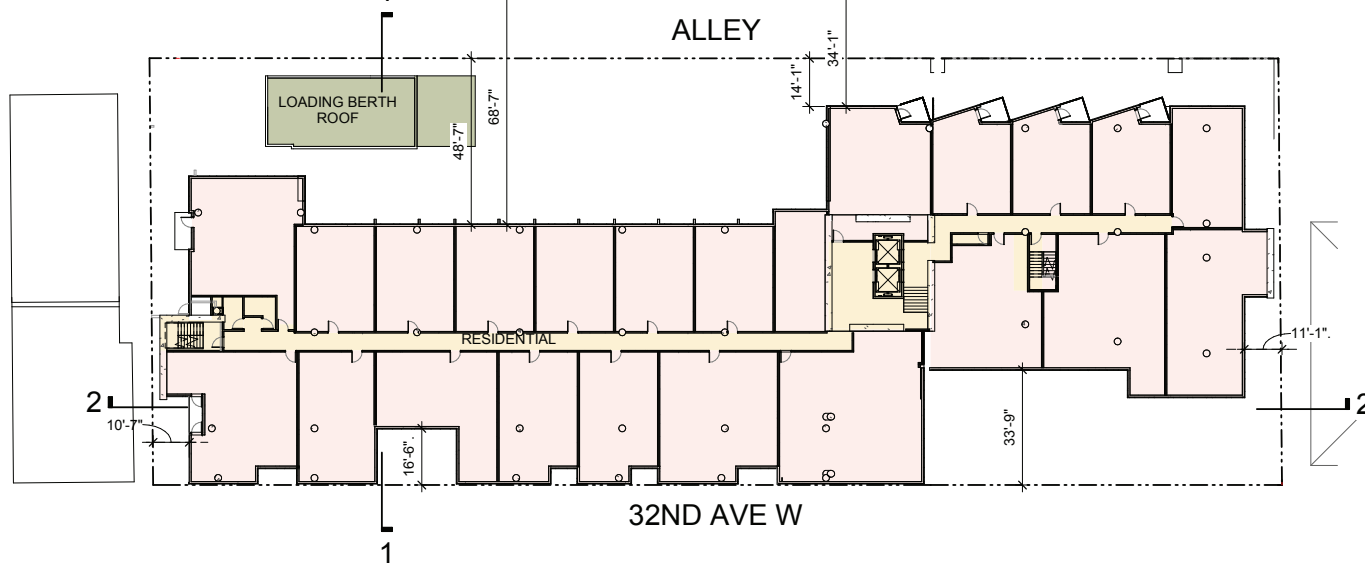
L1 Plan



L2 Plan



Roof Plan



L3 Plan
(All residential levels sim)

Option 3 - Strong Verticals

Living Building Pilot

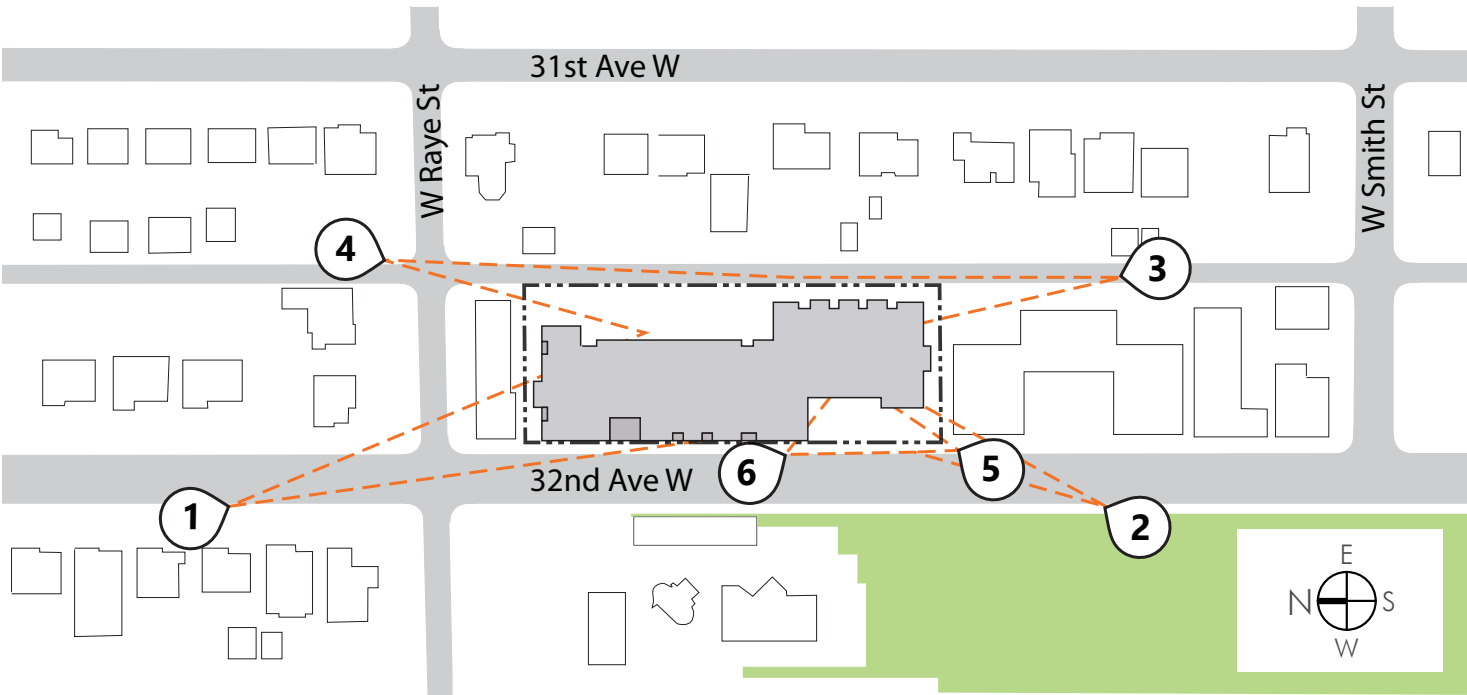


① View from 32nd Facing South

Vertical slot at level 2 through the roof breaks the streetside portion of the residential into two pieces.



② View from 32nd Facing North



Option 3 - Strong Verticals

Living Building Pilot



③ View from Alley Facing North

Secondary articulation along the alley provides verticals to break up the horizontal nature of the building

EXISTING WASTE CONTAINERS
BELONG TO EXISTING
ADJACENT APARTMENTS



④ View from Alley Facing South

Vertical slot only occurs on 32nd Avenue West

Option 3 - Strong Verticals

Living Building Pilot



⑤ View from 32nd Facing North

Larger, more rectilinear mass provides cover at store entry.



⑥ View from 32nd Facing South

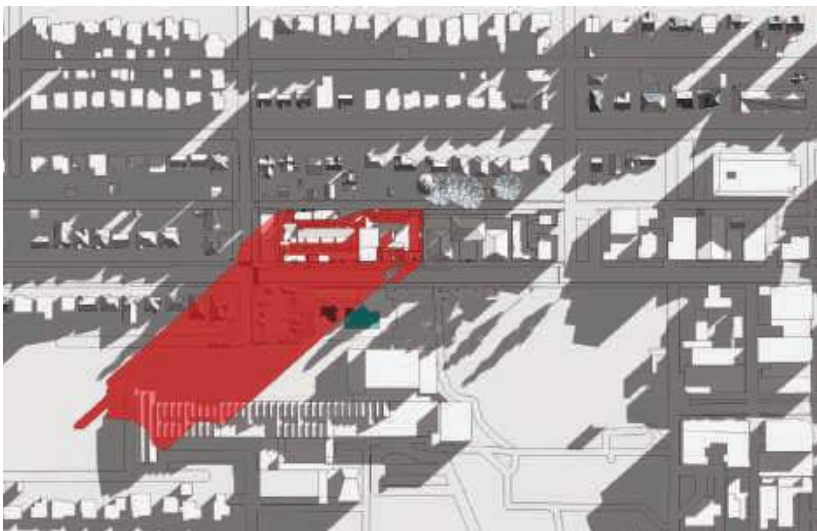
Option 3 - Strong Verticals

March/September 21st

June 21st

December 21st

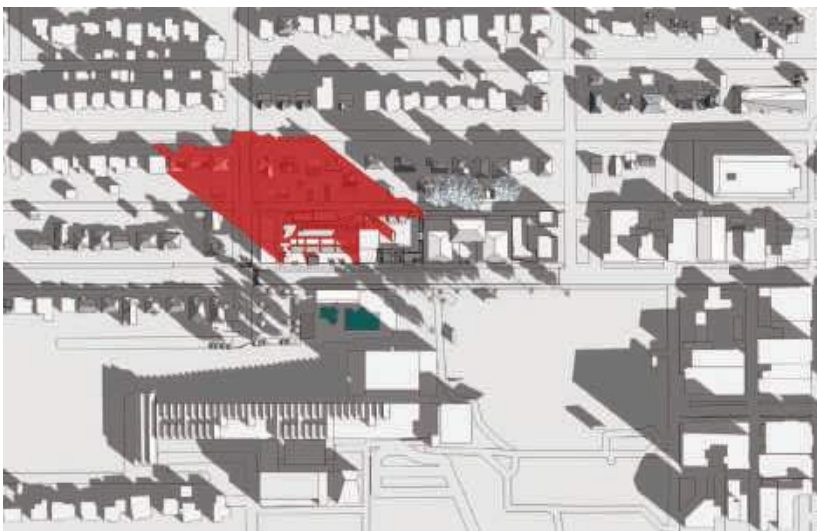
9 AM



12 PM

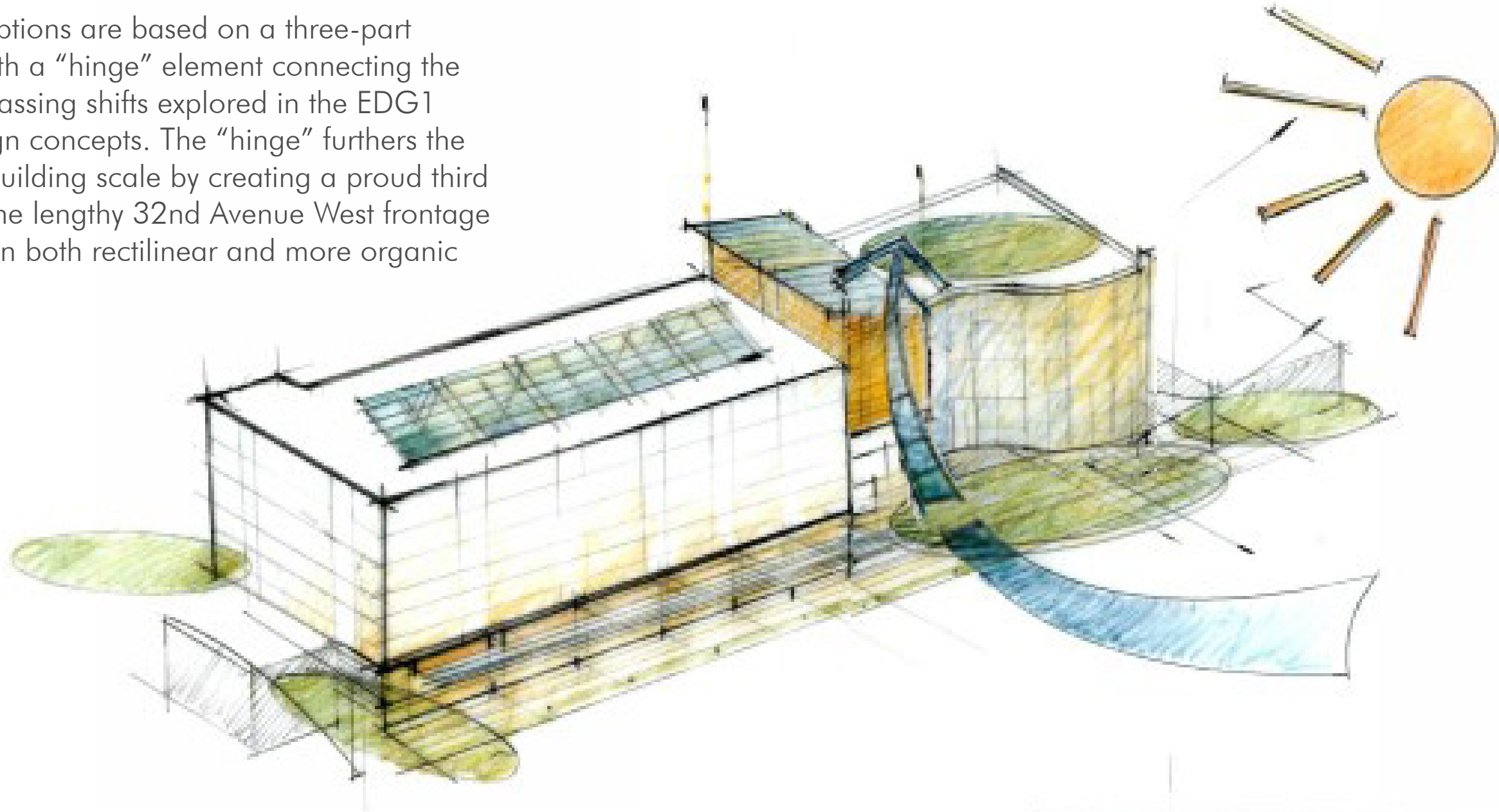


3 PM



Three Part Parti

The next three options are based on a three-part massing parti with a “hinge” element connecting the big two-block massing shifts explored in the EDG1 and EDG2 design concepts. The “hinge” furthers the break down of building scale by creating a proud third building along the lengthy 32nd Avenue West frontage that is explored in both rectilinear and more organic Biophilic forms.



1 The North block reflects the gridded nature of the streets and single family homes to the North and East

2 A tall (hinge) is added to join the North and South blocks, celebrating the sophisticated mechanical system with a rooftop beacon, inspired by Discovery Park's lighthouse

3 The South block reflects the organic curving nature of the open space to the West and relates to the Plaza

Option 4 - Human+Nature.Hizontals

Living Building Pilot

Human+Nature.Hizontals continues with the three-part parti. The gridded north block is joined by a vertical form to the south block which begins to overtly reflect the LBP program with its Biophilic natural forms. Horizontals push the large northern block toward the alley to create a single-story element along 32nd Avenue West. The addition of the brise soleil further emphasizes the horizontal form, which mitigates the sense of height.

1



Human made:
the street grid to
the North

2



Hinge: A light
beacon seen
from afar

3

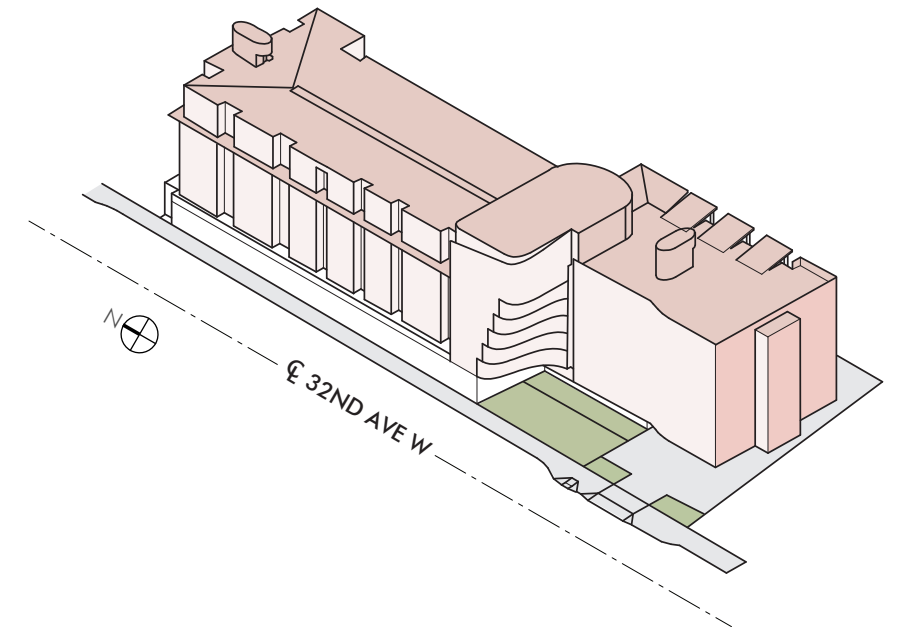


Nature made:
The open space
to the South

Horizontals



A horizontal brise soleil
at the next-to-top floor
reduces the perception
of the top floor from a
street level aspect.



Pros

- Three part massing form adds interest
- South block mass is voluntarily set back from 32nd Avenue West providing a public plaza with sunny southwest exposure
- Along 32nd Avenue West, the northern block establishes its own three-part base, middle and top design "parti"
- Horizontal emphasis helps reduce perception of height
- Shell shaped, cantilevered "joint" and curving southern building mass better display the biophilic nature of the Living Building design
- Rooftop mechanical equipment is consolidated in the East-West direction into an architectural element, minimizing view blockage
- The addition of a brise soleil supports energy sustainability goals
- "Backyard" terrace adds area for landscape and creates distance between the building and single family homes across the alley

Cons

- The north block is a large, unbroken mass on 32nd Avenue W
- Fewer residential units than Option 3 - Strong Verticals
- Parallel loading berth creates an 18' tall uninterrupted wall at the alley edge
- Parallel loading berth requires a design departure

Notes

- 4.41 total FAR. Below the 4.69 maximum allowed, including the Living Building Pilot incentives under zoning regulations
- 136 total units
- Utilizes the Living Building Pilot zoning incentive
- 7 stories, 67'-6" tall
- Requires a departure for the parallel loading berth shown

Option 4 - Human+Nature.Horizontals

Living Building Pilot

Which option has an open plaza? Which option shows Biophilic design?

Which 7-story option has the most single-story feel along 32nd Avenue?

Human+Nature.Horizontals is a three-part design parti where the north and south massing blocks are joined by an organic curving vertical element. The northern portion of the building's "human-made" form reflects the gridded street and civic elements of the nearby neighborhood. The southern building represents a more Biophilic response with its "S" curved structure symbolic of the distinctive magnolia bluffs. The north and south blocks are then joined by the addition of an organic shell like form that grows vertically and horizontally out of the base of the building cantilevering over the plaza and morphing into a rooftop lantern like structure housing the buildings extensive mechanical equipment reminiscent of the historic magnolia lighthouse.

Horizontals are emphasized on the 32nd street façade with a five-foot setback for all levels above the grocery, as well as the addition of a brise soleil at the sixth level. The building set back above the grocery reduces the perception of mass along 32nd by adding a single-story element for the grocery. The set-back also contributes to the grocery's prominence along the street frontage. The brise soleil works to lower the perceived mass at the top of

the building with addition of a strong horizontal element at level 6. In addition, the brise soleil adds a sustainability feature that ties into the Living Building program by providing shading in the summer months to the units below and reflected light spill to those units above thereby assisting the building in its energy efficiency goals.

At the alley, the south block includes a building façade where the residential units are angled to the southeast breaking down the buildings mass while creating views down the alley and not directly into the single family neighbors back yards to the east. The southern exposure also enhances natural light penetration into the units.

At the north block, the façade is set back 43 feet, creating a deep landscaped courtyard at the alleys edge meeting zoning transition design guideline CS2 - D3 (Urban Pattern and Form / Height, Bulk, and Scale / Zone Transitions). The vertical façade is then dotted with "stair stepping" deck forms that also help reduce the perception of mass and density, reading like a series of stepped tree houses beyond the landscaped courtyard.



Aerial View From Magnolia Playfield Looking East



Aerial View of Alley

See the Appendix for an extensive list of design guideline responses to Option 4

Brise soleil: sometimes brise-soleil (French; lit. "sun breaker"), is an architectural feature of a building that acts as a light-filtration screen on the façades. It reduces heat gain within that building by deflecting sunlight. These shades mitigate high-angle rays in summer, and also permit low-angle winter sunlight for passive solar heating.

Option 4 - Human+Nature.Horizontals

Living Building Pilot

Massing, Articulation and Setbacks

The Human+Nature.Horizontals massing option is based on a distinctive three mass design parti where the north and south blocks are placed in accordance with the topography that slopes both East-West and North-South similar to the Strong Verticals option creating an opportunity for an open 3,500 square-foot public plaza.

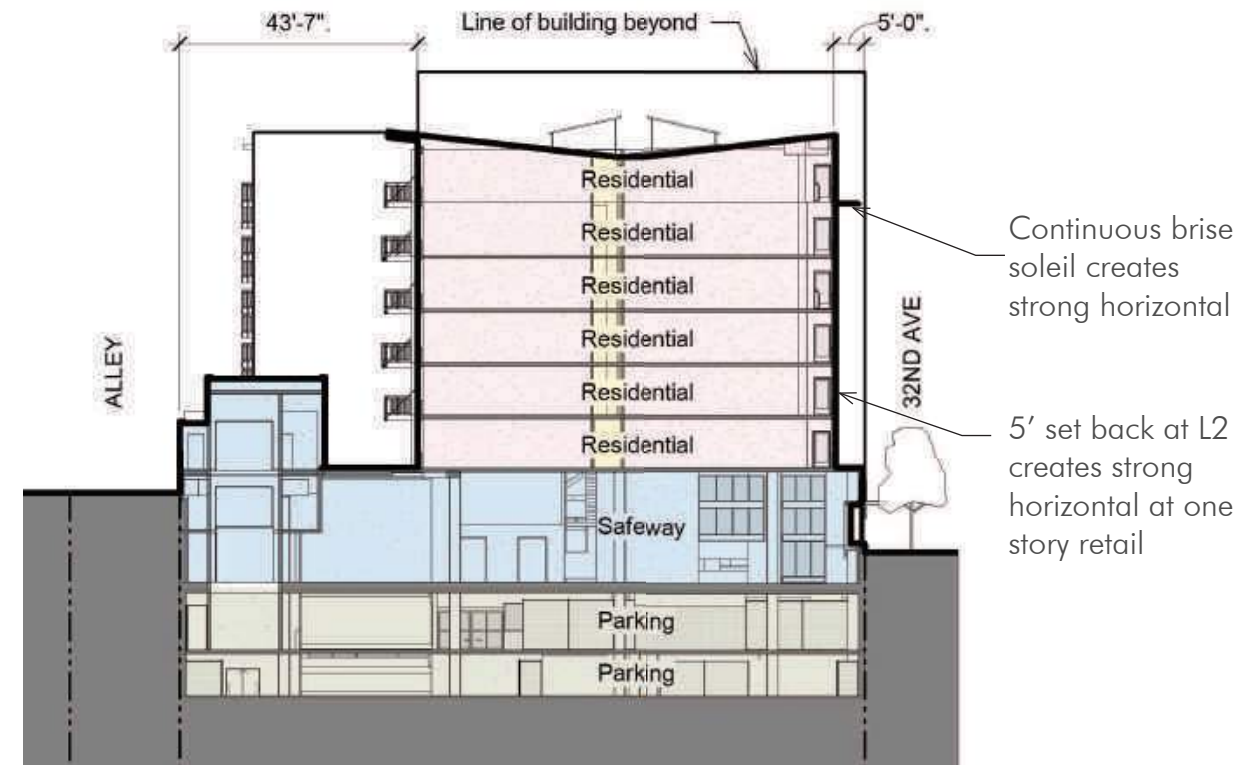
The north and south blocks are separated by a significant 41-foot “slip” that allows the appearance of two separate buildings at both the 32nd street and alley edges with the south block set 5 feet lower than the north block. Along 32nd, the blocks are then joined by the addition of an organic shell like “joint” that grows vertically and horizontally out of the base of the building cantilevering over the plaza morphing into a rooftop lantern like structure housing the buildings extensive mechanical equipment reminiscent of the historic magnolia lighthouse. These slips and joints provide opportunities for secondary modulation and breaks in color and materials that will further reduce the perception of height, mass and density. Also, the curving, organic form of the “joint” begins to identify overtly the special nature of the Living Building program while defining the plaza and open space below, and provides weather protection to the primary entry to the grocery.

Human+Nature.Horizontals responds to the City’s guidance to develop alternate approaches to articulation schemes that include horizontal elements that assist in breaking down the buildings perceived height and mass. The design option provides a 5-foot setback of the entire north block above the grocery store level to the roof. This creates a one-story horizontal element along the 32nd street façade, symbolizing the storefront forms within Magnolia Village while a brise soleil at the sixth level creates another strong horizontal line that lowers the perception of height establishing a more traditional design vocabulary of “base”, “middle” and “top”. These design elements successfully break down the height, bulk and scale of the entire western frontage eliciting many positive comments from community members who we have seen the design.

At the alley, the south block includes a building façade where the residential units are angled to the southeast breaking down the buildings mass into smaller vertical chunks and creating views down the alley and not directly into the backyards of the single family neighbors to the east. The southern exposure also enhances natural

light penetration into the units. The building façade is setback 14 feet at the alley edge providing space for landscaped private “backyard” terraces for the adjoining residential housing units. The north block alley façade has the greatest setback at the alley edge of all design options at 43 feet creating a deep 4300 sf landscaped terrace for building residents. The terrace is nearly the same size as the single family lots across the alley and successfully mitigates impacts to the single family neighbors to the east. The vertical façade is then dotted with “stair stepping” deck forms that help reduce the perception of mass and density, reading like a series of stepped tree houses beyond the landscaped courtyard.

The Human+Nature.Horizontals design option best meets zoning transition design guideline CS2 - D3. (Urban Pattern and Form / Height, Bulk, and Scale / Zone Transitions), of all design options presented. Please note, the site’s zoning includes building setback requirements at the transition to the single family zone to the east which we are exceeding in all of the Living Building massing options



presented. Relief to adjacent existing apartment buildings to the North and South is also provided by generous voluntary 10-foot-minimum side yard setbacks where no side yard setback is required in this zone. These setbacks alternate with minor areas of no setback, creating vertical elements that provide visual relief and a material and color break opportunity to enhance and reduce the perception of height and mass.

The significant south block building setback at 32nd and its adjacent public open space, the north block step back above the grocery, the addition of a prominent horizontal brise soleil, as well as the significant setbacks, landscaped terraces and orientation of the alley facades all work together to successfully break down the building’s sense of height and density creating an especially human scale feeling at the site’s lengthy 32nd street frontage. Potential for even greater articulation is possible with the additions of balconies and other finer grained elements once the design development process begins.

Option 4 - Human+Nature.Horizontals

Living Building Pilot

Circulation and Parking Access

The Human+Nature.Horizontals option maintains the proposed grocery store configuration with parking accessed from 32nd at the South low point, and the store located at the North end of the site.

The design provides for an open air plaza where the primary entry to the grocery is partially covered by a cantilevered building form. On the alley side, the parallel loading berth is proposed. In addition, this massing option provides the potential to create a pedestrian connection from the alleyway to 32nd along the south property increasing porosity and pedestrian connectivity to the grocery.

Public Life

The Human+Nature.Horizontals massing option features a sunny southwestern facing public plaza space that serves as a grand entry to both the grocery and the residential housing. The space provides two outdoor rooms at different levels, one partially covered space at grade with the grocery where shoppers and neighborhood residents can enjoy a quick cup of coffee, or a take-out meal. The second level is at grade with the existing sidewalk and provides a larger gathering area for outdoor community meetings, or impromptu neighborhood gatherings. The cantilevering building form above provides for partial weather protection and does not require any interruption of the space for building structure.

The design includes the opportunity for activating the streetscape along 32nd Ave with the “Discovery Alcoves” storefront design providing places for rest, pause, interaction, and education regarding the unique elements of the Living Building. Additionally, by setting the grocery down into the natural grade, the grocery’s storefront windows will not be blocked with shelving allowing pedestrians to see clearly down into the store and in the evening, the sidewalk will be illuminated with light spill. See the Studies in the Appendix for the Plaza and Streetscape Activation sections for design explorations and precedent studies for places where cars and pedestrians co-exist.

At the alley, the north block features a large landscaped terrace where significant vegetative screening is planned that mimics the mature urban forest characteristic of the neighborhood.

Living Building Pilot

The Human+Nature.Horizontals Option is proposed as a Living Building Pilot design. The organic shell like “joint” connecting the north and south blocks together with the natural “S” curve of the southern block is an even more overt design cue symbolizing the Living Building program and its biophilic connection to humans than that of the Strong Verticals option. In addition, the cantilevered “joint” does not require any structural columns that will interrupt the public plaza space below. The public plaza will feature organic, more biophilic hardscape elements with pollinator-supporting plants, and integrated rainwater treatment. The plaza space is also planned to include artist-built glass block pavers that allow natural light into the parking garage. In addition, the design of the covered parking includes large carve outs in the building structure that allow natural light and ventilation into the parking area minimizing the need for mechanical ventilation to keep the space fresh. Titanium dioxide will also be added to the concrete mix to help offset pollution from vehicles entering and exiting the site.

For more information in response to requests for design that embodies sustainability goals in the massing, articulation and other design moves, see Living Building Pilot chapter for a Living Building Pilot building compared to a typical building. This chapter has more detail on how sustainability strategies are expressed in these LBP options.



Curving, natural form of the south block is a Biophilic design response



Introduction of stepped decks helps reduce bulk at alley

See the Appendix for an extensive list of design guideline responses to Option 4

Living Building Pilot



- 5' set back at L2 creates strong horizontal at one story retail



Option 4 - Human+Nature.Horizontals

Living Building Pilot

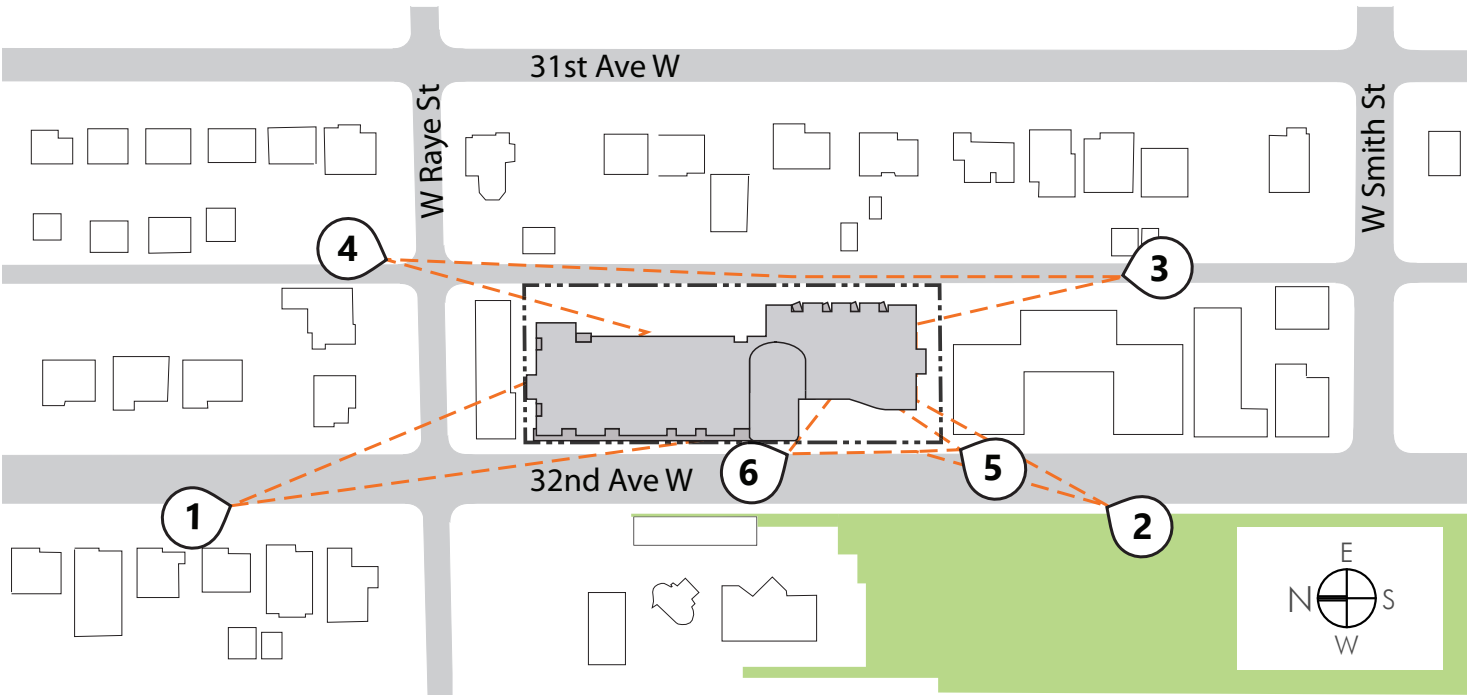


① View from 32nd Facing South

A brise soleil wraps the corner and reduces the perception of height



② View from 32nd Facing North



Option 4 - Human+Nature.Horizontals

Living Building Pilot



③ View from Alley Facing North

EXISTING WASTE CONTAINERS
BELONG TO EXISTING
ADJACENT APARTMENTS



④ View from Alley Facing South

Stair-stepped decks at the alley add visual interest

Where the mass is closest to the alley, the bays and decks are angled to avoid looking directly into backyards, providing residents with views down the alley while breaking up the scale of the building.

Option 4 - Human+Nature.Horizontal

Living Building Pilot



⑤ View from 32nd Facing North

The sunny southwest-facing plaza is open and approachable from the sidewalk.



⑥ View from 32nd Facing South

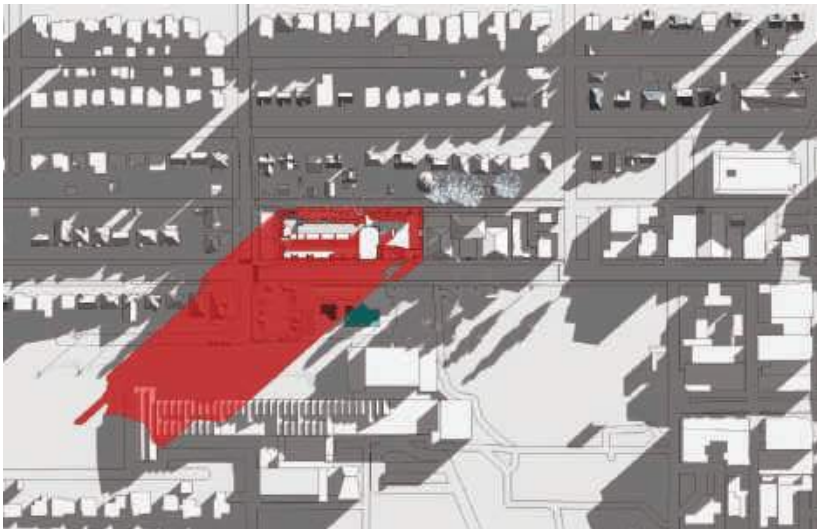
Option 4 - Human + Nature.Horizontals

March/September 21st

June 21st

December 21st

9 AM



12 PM



3 PM



Option 5 - Human+Nature.Steps

Living Building Pilot

Human+Nature.Steps continues the three-part parti. The gridded north block is joined by a vertical form to the south block which begins to overtly reflect the LPB program with its Biophilic natural forms. **Steps** utilizes setbacks to break mass down and reduce the sense of height.

1



Human made:
the street grid to
the North

2



Hinge: A light
beacon seen
from afar

3

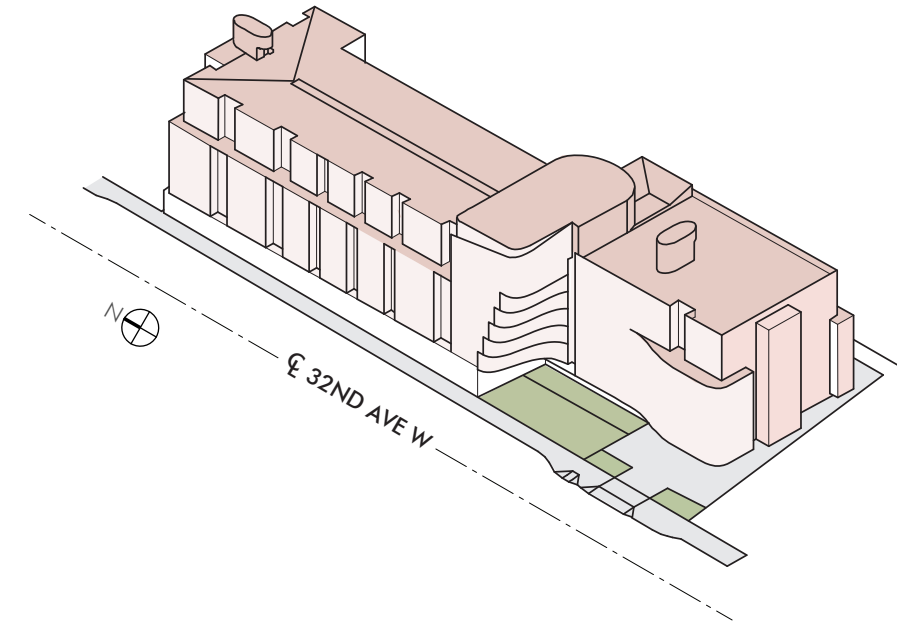


Nature made:
The open space
to the South

Steps



A two-story upper-level
step back mitigates
scale at the top



Pros

- Three part massing form adds interest
- Southern building mass is voluntarily set back from 32nd Avenue W providing public plaza with sunny southwest exposure
- Along 32nd Avenue W, the northern block establishes its own three-part base, middle, and top design vocabulary
- upper level step backs reduce perception of height on all sides of the building
- Bulk of building is set back from single-family homes across the alley
- Shell shaped cantilevered “joint” and curving southern building mass better display biophilic nature of the Living Building design
- Rooftop mechanical equipment is consolidated in the East-West direction into an architectural element, minimizing view blockage
- Upper level step backs reduce building shading and allow more light and air to reach the street
- Upper level terrace units will be highly sought after

Cons

- Large unbroken mass along 32nd Avenue W in the northern block
- Fewer residential units than Option 3 - Strong Verticals
- Building steps add complication, cost, and more roof over heated space
- Parallel loading berth creates an 18' tall uninterrupted wall at the alley edge
- Parallel loading berth requires a design departure
- Landscaped terrace at the alley edge is not as deep as the Hybrid option

Notes

- 4.40 total FAR. Below the 4.69 maximum allowed, including Living Building Pilot incentives under zoning regulations
- 136 total units
- Living Building Pilot zoning incentive
- 7 stories, 67'-6" tall
- Parallel loading berth requires design departure

Option 5 - Human+Nature.Steps

Living Building Pilot

Which option has an open plaza?

Which option shows Biophilic design?

Which 7-story option has upper-level setbacks?

Human+Nature.Steps continues with the same three-part design parti as Horizontals where the north and south massing blocks are “slipped” and then “joined” by an organic, shell like, curving element that grows vertically and horizontally out of the building base at the 32nd Ave street frontage. In addition, the southern block retains its more biophilic “S” shape while the north block retains its more “human formed” massing. The alley basic massing form is also retained.

The concept to reduce the perception of height and bulk is explored further in this option by introducing significant upper level step backs that turn all corners and continue along both the 32nd street and alley facades. To that end, Levels 6 and 7 step back from five to eight feet from the edge of the building below. These steps at the upper portion of the building physically and visually lower the building’s center of mass effectively lowering the height of the entire building. In addition, the Human+Nature.Steps massing design extends the step backs around all four corners in order to reinforce height reduction in two intersecting planes. More importantly, the two-story step reduces building impact at the street and alley levels as well as to the adjacent buildings by allowing more light and air to penetrate down to ground level while also reducing shading impacts.

At the alley, the south block continues with a building façade where the residential units are angled to the southeast, however the mass is further broken down by an upper level step back for the top 2 floors creating large patio terraces for the units on level 6. At the alley edge of the south block, the step back occurs just 42 ft above the alley, successfully creating a building scale in line with

the adjacent older apartments to the south as well as the single family neighbors on the hill to the east. The addition of the large patio terraces on top of the angled unit blocks provides for additional landscape and screening of the stepped back taller building walls all working together to successfully meet zoning guideline CS2-D-3 Zone Transitions.

At the north block, the building façade is set back approximately 38 ft from the alley edge at levels 2-5, and then another 5 feet at levels 6 and 7. The upper level step back creates a long horizontal terrace at level 6 that reduces the perception of building height along the alley and similar to the south block, provides opportunity for landscape screening of the upper two levels. The Horizontals scheme utilized stepped decks to create visual interest and to help with the perception of height and building bulk. In the Steps scheme, a more vertical approach is envisioned for the decks together with other building articulation that helps reinforce the perception of reduced building height. As with the building’s frontage on 32nd, the upper level step backs will allow more light and air to penetrate down to the alley as well as reduce shading impacts.

The Human+Nature.Steps massing option responds to the City’s guidance for the team to explore a scheme that utilizes set backs at the upper levels to create visual interest and reduce the scale of the building. The Steps scheme is the most successful massing option presented that reduces the perceived scale of the buildings height, mass and density best meeting design guidelines CS2-D-1, CS2-D-3, CS2-D-4, CS2-D5, DC2-A-1, and DC2-A-2.



See the Appendix for an extensive list of design guideline responses to Option 5

Option 5 - Human+Nature.Steps

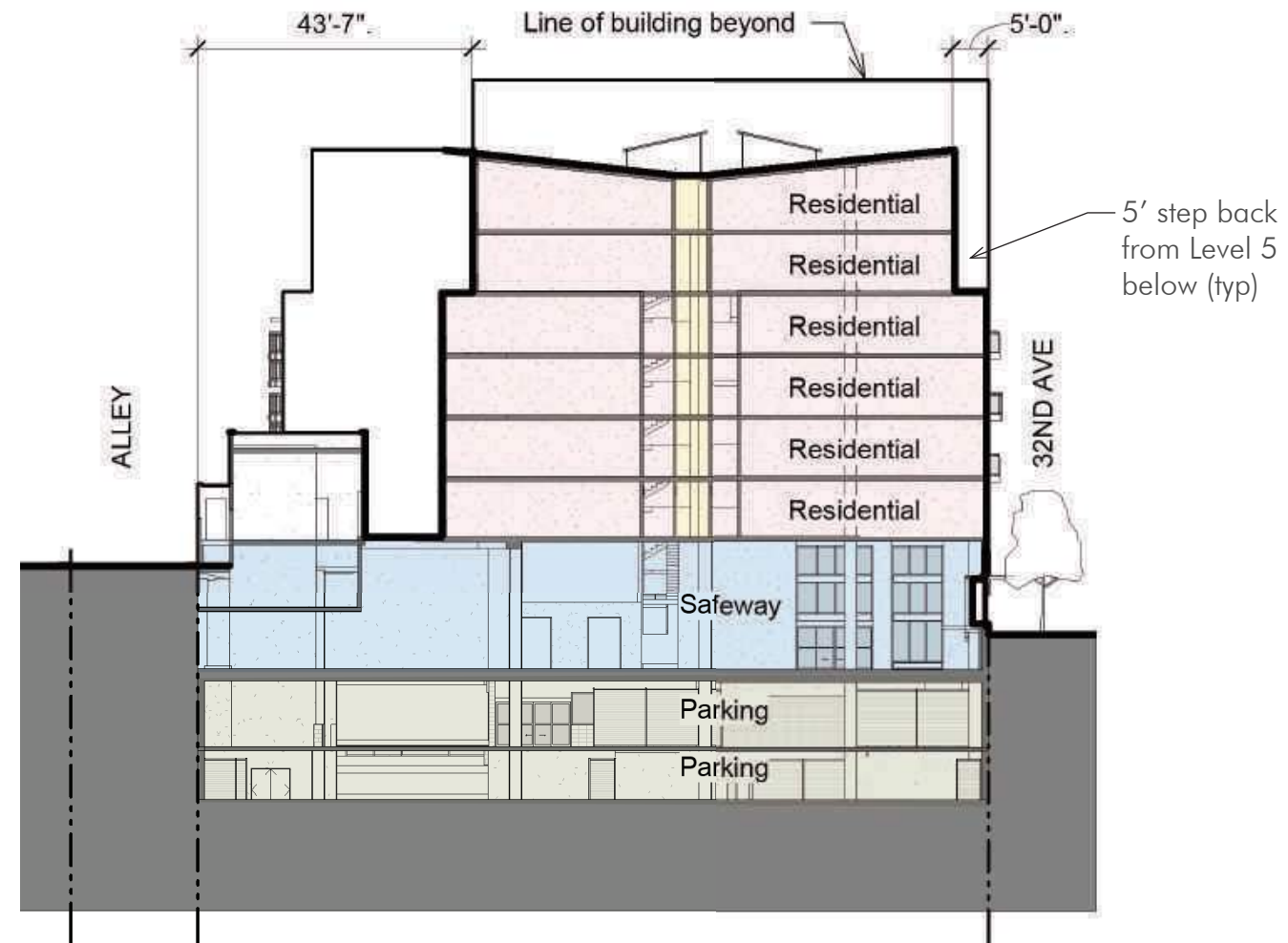
Living Building Pilot

Massing, Articulation and Setbacks

Human+Nature.Steps ("Steps") responds directly to the City's guidance to develop alternate approaches to the buildings massing design utilizing upper-level setbacks. This massing scheme includes varying depth upper-level "steps" that vary from 5 – 8 feet deep on all four sides of the building at the top two floors. Similar to Horizontals, the scheme provides for the grocery at the north end of the site with access from 32nd Avenue at the southern low point. We continue with the same three-part design parti as Horizontals where the north and south massing blocks are "slipped" 41 feet and then "joined" by an organic, shell like, curving element that grows vertically and horizontally out of the building base at the 32nd Ave street frontage. In addition, the southern block retains its more biophilic "S" shape while the north block retains its more "human formed" massing. The "slip", vertical "joint" and "S" shaped southern block work to establish the perception of three separate building forms along the 32nd street frontage while also creating the opportunity for a large sunny southwestern facing public plaza space. The alley basic massing form is also retained from the Horizontals scheme.

These steps at the upper portion of the building physically and visually lower the building's center of mass effectively lowering the height of the entire building. In addition, the Steps massing design extends the step backs around all four corners in order to reinforce height reduction in two intersecting planes. More importantly, the two story step reduces building impact at the street and alley levels as well as to the adjacent buildings by allowing more light and air to penetrate down to ground level while also reducing shading impacts.

At the alley, the south block continues with a building façade where the residential units are angled to the southeast, however this mass is further broken down by an upper level step back for the top 2 floors creating large patio terraces for the units on level 6. At the alley edge of the south block, the step back occurs just 42 ft above the alley, successfully creating a building scale in line with the adjacent older apartments to the south as well as the single family neighbors on the hill to the east. The addition of the large patio terraces on top of the angled unit blocks provides for additional landscape and screening of the stepped back taller building walls all working together to successfully meet zoning guideline CS2-D-3 Zone Transitions.



At the north block, the building façade is set back approximately 38 ft from the alley edge at levels 2-5, and then another 5 feet at levels 6 and 7, creating an upper level step back and long horizontal terrace at level 6 that reduces the perception of building height along the alley and similar to the south block, provides opportunity for landscape screening of the upper two levels. The Horizontals scheme utilized stepped decks to create visual interest and help with the perception of height and building bulk. In the Steps scheme, a more vertical approach is envisioned for the decks and other building articulation that helps reinforce the perception of reduced building height. As with the building's frontage on 32nd, the upper level step backs will allow more light and air to penetrate down to the alley as well as reduce shading impacts.

Additional relief to adjacent existing apartment buildings is provided by voluntary setbacks from the property line on the lower four floors of generally 5-foot-minimum on the North, and 10-foot-minimum on the South. There are no side yard setbacks required in this zone. The larger side yard setbacks alternate with minor areas of minimal setback, creating a vertical element in the middle that provides visual relief and a material and color break opportunity.

Option 5 - Human + Nature.Steps

Living Building Pilot

Circulation and Parking Access

The Steps massing design is based on the preferred grocery store configuration where parking is accessed from 32nd, at the South low point, and the store is located at the North part of the site.

The design provides for an open air plaza where the primary entry to the grocery is partially covered by a cantilevered building form. On the alley side, the parallel loading berth is proposed. In addition, this massing option provides the potential to create a pedestrian connection from the alleyway to 32nd along the south property line increasing porosity and pedestrian connectivity to the grocery.

Public Life

The Steps massing option includes the same partially covered plaza space as that in the Horizontals scheme providing weather protection at the primary grocery store entry. The Public Life aspects will also be similar to the Horizontals option with the added benefit of the step backs that reduce building height all along its perimeter.

The design includes the opportunity for activating the streetscape along 32nd Avenue with the “Discovery Alcoves” storefront providing places for rest, pause, interaction, and education regarding the unique elements of the Living Building. See the Studies in the Appendix for the Plaza and Streetscape Activation sections for design explorations and precedent studies for places where cars and pedestrians co-exist.

Living Building Pilot

The Steps Option is proposed as a Living Building Pilot design. All Living Building aspects will be the same as the other Living Building options with the primary differences being the additional building area that is gained for vegetative landscape at the upper levels of the building from the step backs. This option features a landscaped plaza space with curving, Biophilic concrete planter walls, pollinator-supporting plants/vegetation and ground/rainwater treatment integrated through planters. Titanium dioxide will be added to the concrete mix to help offset pollution from vehicles entering and exiting the site.

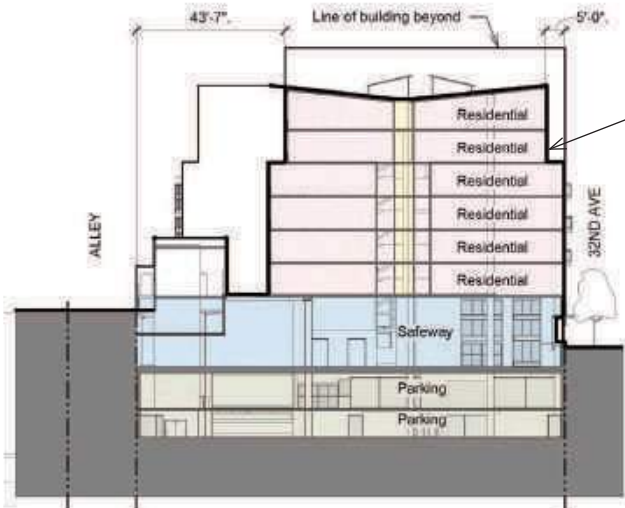
The organic shell like “joint” connecting the north and south blocks, together with the “S” curve of the southern block, provides the most overt design cue symbolizing the Living Building program and its biophilic connection to humans.

For more information in response to requests for design that embodies sustainability goals in the massing, articulation and other design moves, see Living Building Pilot chapter for a Living Building Pilot building compared to a typical building. This chapter has more detail on how sustainability strategies are expressed in these LBP options located at multiple building levels.

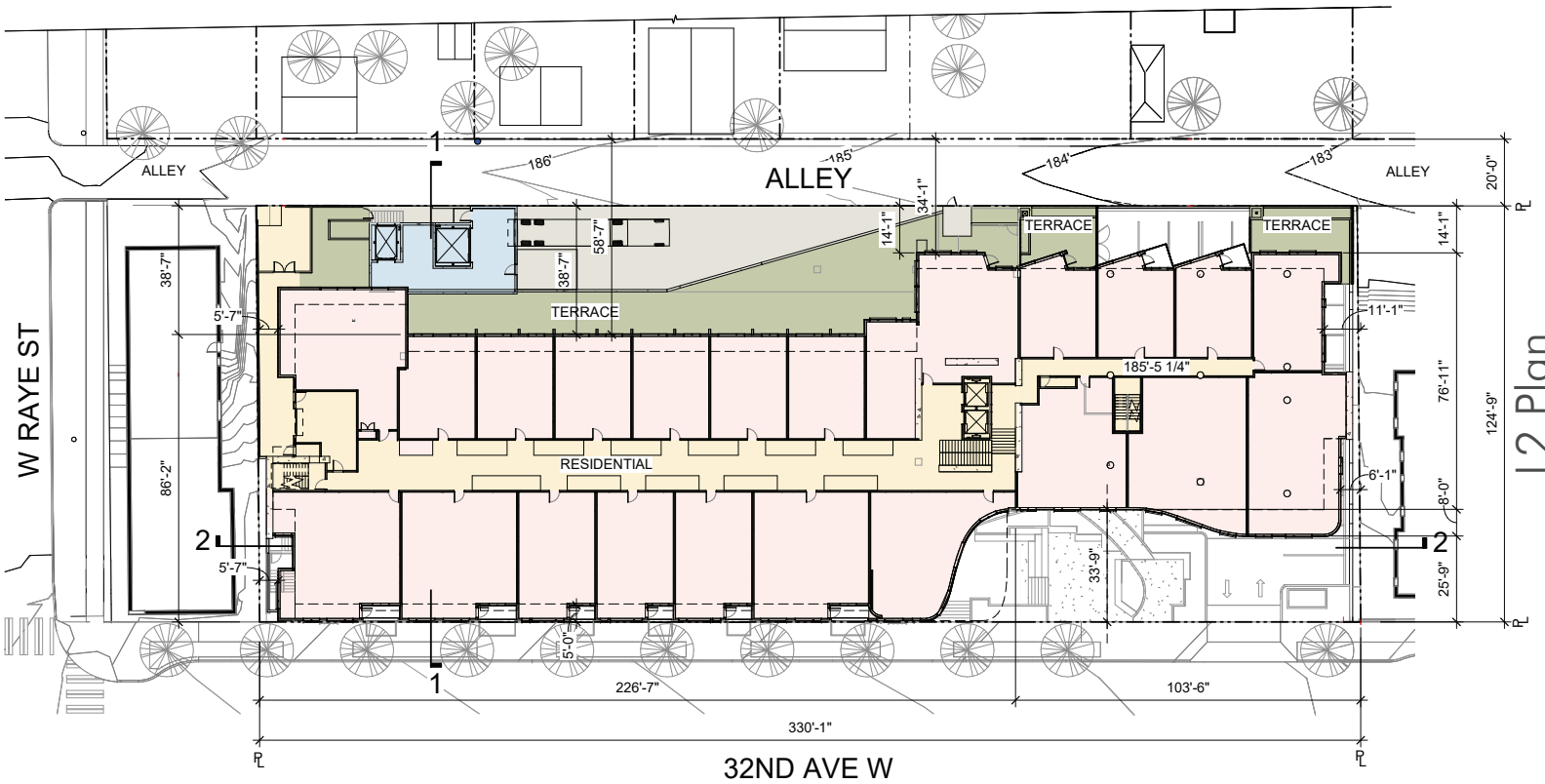
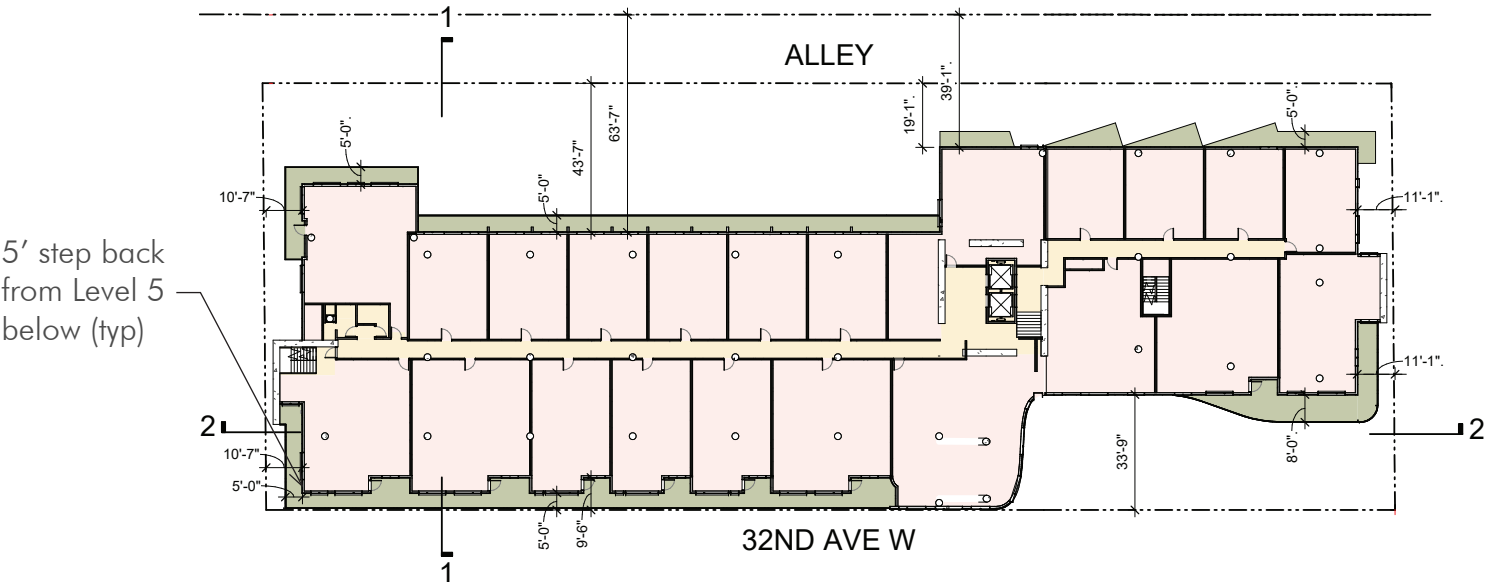
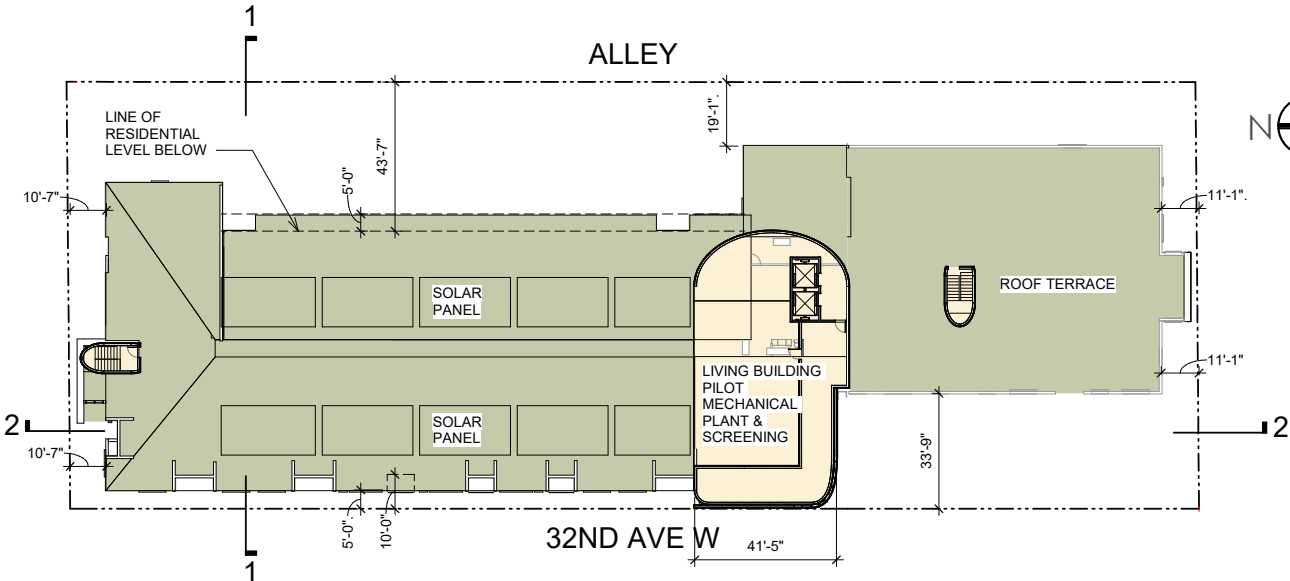
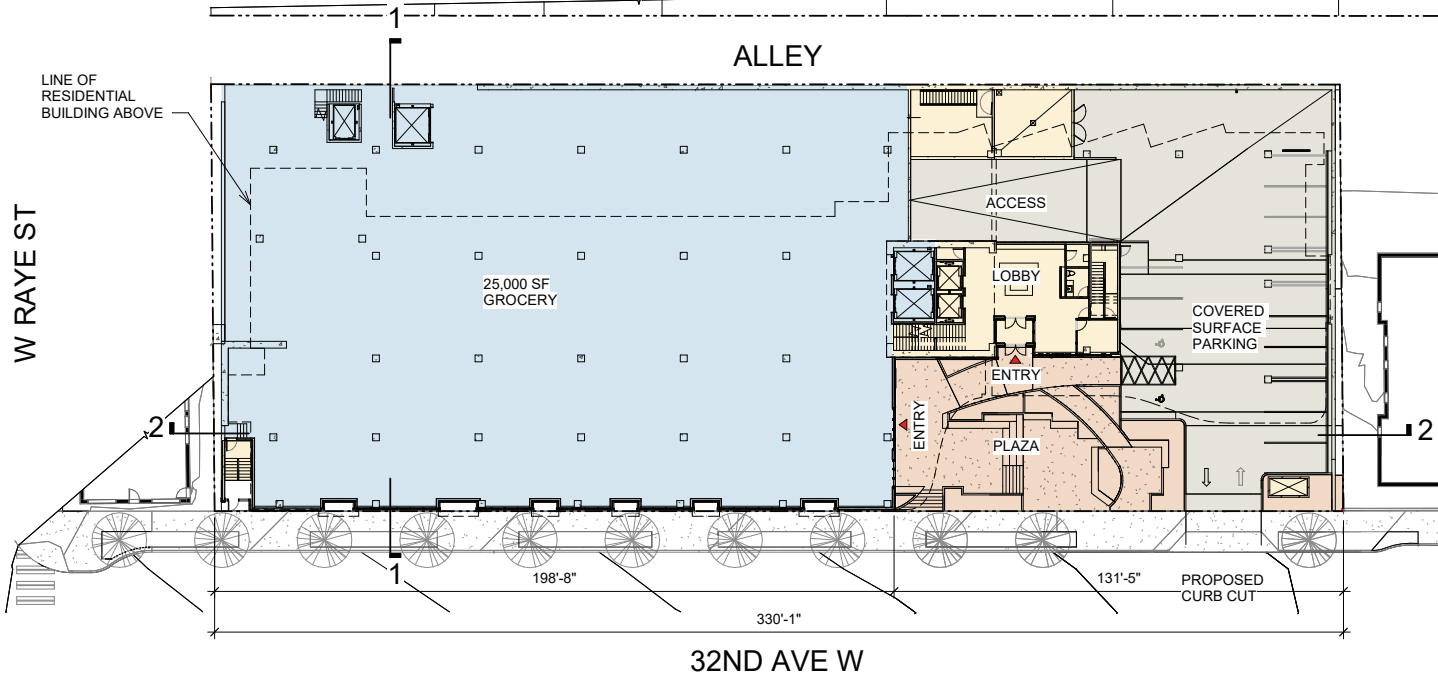
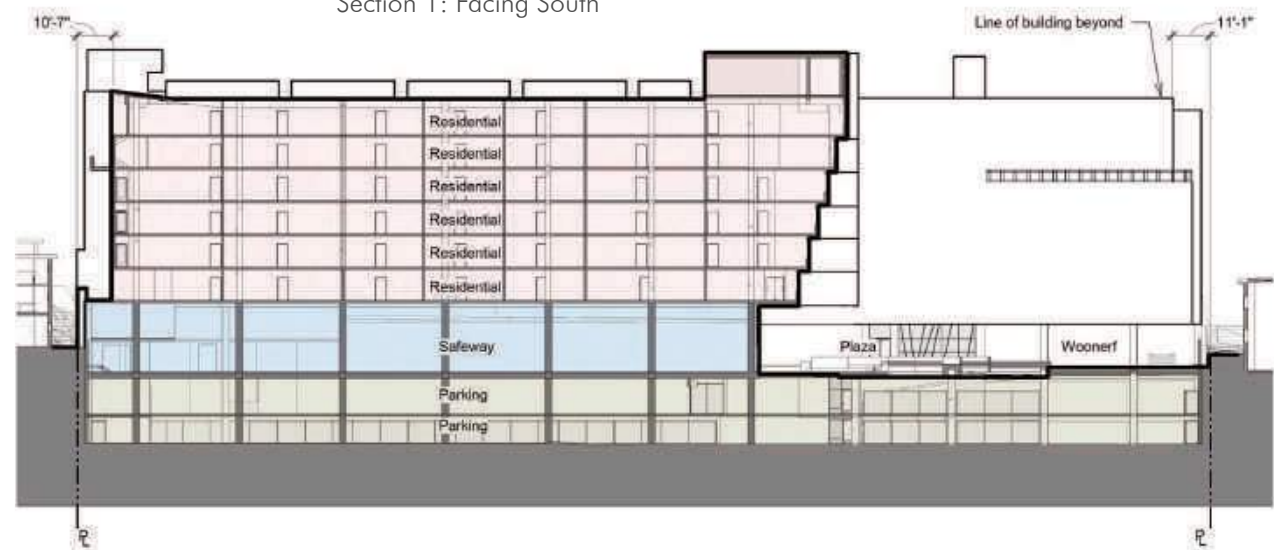


Option 5 - Human+Nature.Steps

Living Building Pilot



5' step back from Level 5 below (typ)



Option 5 - Human + Nature.Steps

Living Building Pilot

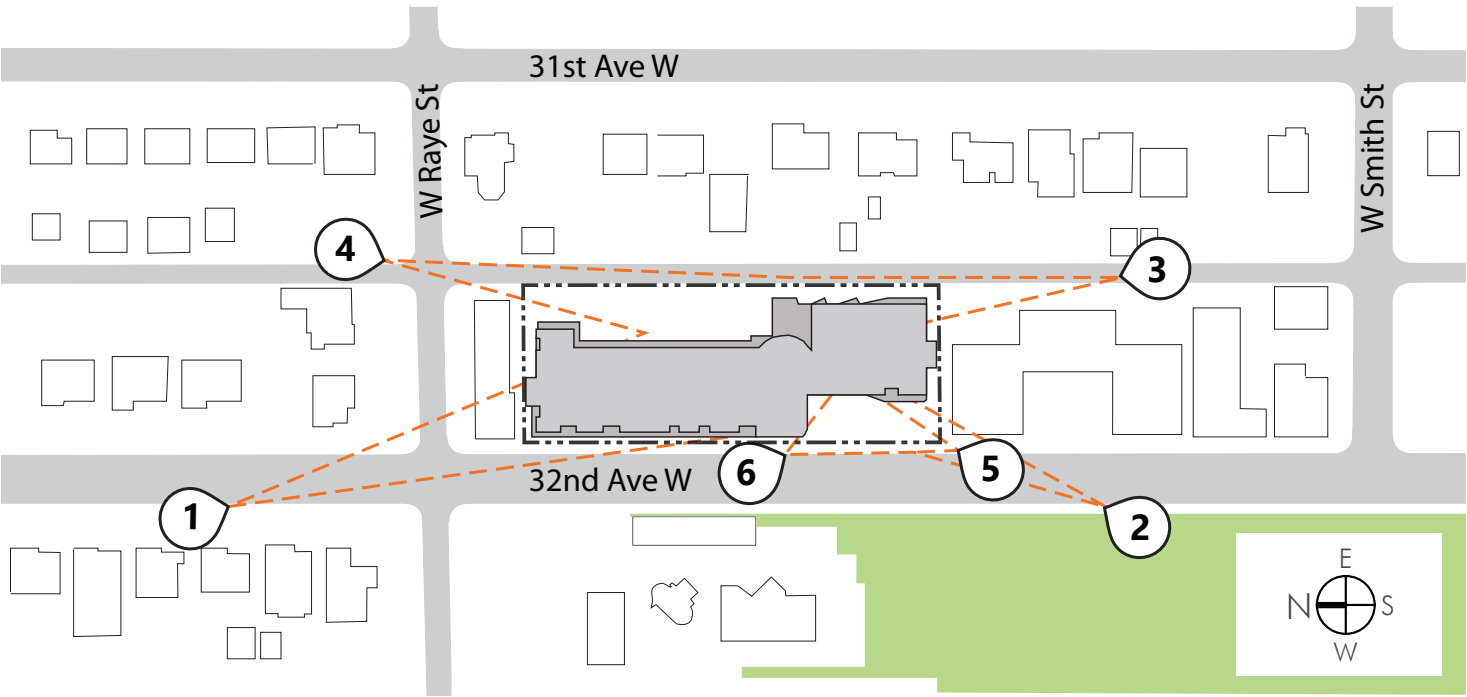


1 View from 32nd Facing South

Two-story upper-level step back reduces the perception of height.



2 View from 32nd Facing North



Option 5 - Human+Nature.Steps

Living Building Pilot



③ View from Alley Facing North

EXISTING WASTE CONTAINERS
BELONG TO EXISTING
ADJACENT APARTMENTS

Step at level 5 wraps the corners and continues the length of the alley



④ View from Alley Facing South

Step back provides opportunity for additional landscaping at level 5.

Option 5 - Human + Nature.Steps

Living Building Pilot



5 View from 32nd Facing North

Organic hinge form expresses Biophilic design while ganged windows help reduce perception of height.



6 View from 32nd Facing South

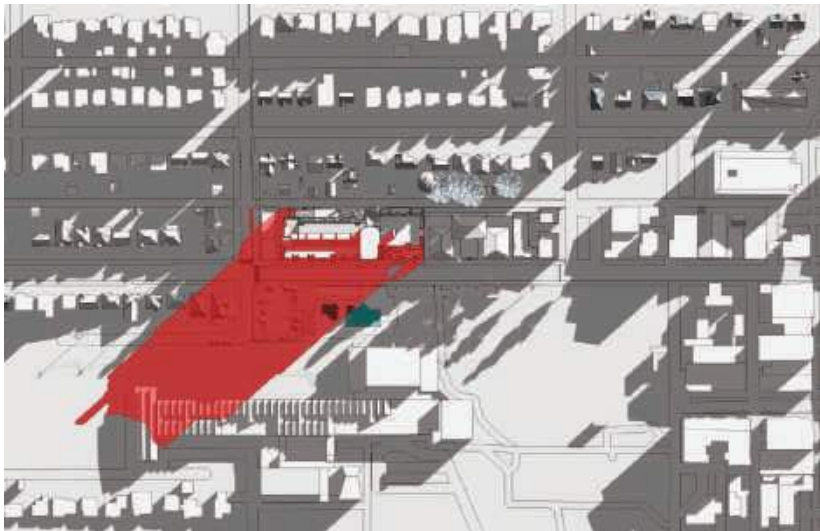
Option 5 - Human+Nature.Steps

March/September 21st

June 21st

December 21st

9 AM



12 PM



3 PM



Option H - Hybrid

Living Building Pilot

Preferred Option

The Hybrid includes the best design elements from Options 4 and 5, along with 90 degree loading at the alley from Option 1.



Hybrid is based on the preceding massing design options and displays key design elements for:

Massing, Articulation and Setbacks

Circulation and Parking Access

Public Life

Living Building Pilot Program

As a result, the Team does not believe a more detailed analysis is needed as the relevant analyses is shown with each of the prior massing option studies.

The Team, together with support from many of our local Community members, believes that the Hybrid massing option best meets the challenges of this particular development program to incorporate a larger modern grocery, replacing the 50's era store that exists there today, into a forward-looking state-of-the-art green, mixed-use building with much needed residential housing that reflects and reinforces its context within the Magnolia Village civic center, while integrating and respecting its single family neighbors that surround the site.

Option H - Hybrid

The Hybrid combines elements of Options 1, 4, and 5.

Option 4 - Human+Nature.Horizontal



Option 5 - Human+Nature.Steps



Option H - The Hybrid



The Hybrid adapts Option 4's approach to the North alley block. Here, all six levels are set back, creating better proportions and, combined with the 90 degree loading dock, a deeper terrace.

Then, as in Option 5, the upper two floors are set back five feet along 32nd Avenue West, and around most of all four sides.

The Hybrid uses the 32nd Avenue facade and South alley block from Option 5, and the north alley box from Option 4.

Option H - Hybrid

Living Building Pilot

The **Hybrid** is our preferred option and maintains the three-part parti and step backs of Option 5, and then adds the 90 degree loading dock from Option 1. At the North alley block, Option 4’s alley façade is used with its “stair-stepping” decks. This massing shift creates the largest and deepest landscaped terrace at the alley edge, creating a better transition for alley neighbors.

1



Human made:
the street grid to
the North

2



Hinge: A light
beacon seen
from afar

3



Nature made:
The open space
to the South

Steps



A two-story upper-level
step back mitigates
scale at the top

Pros

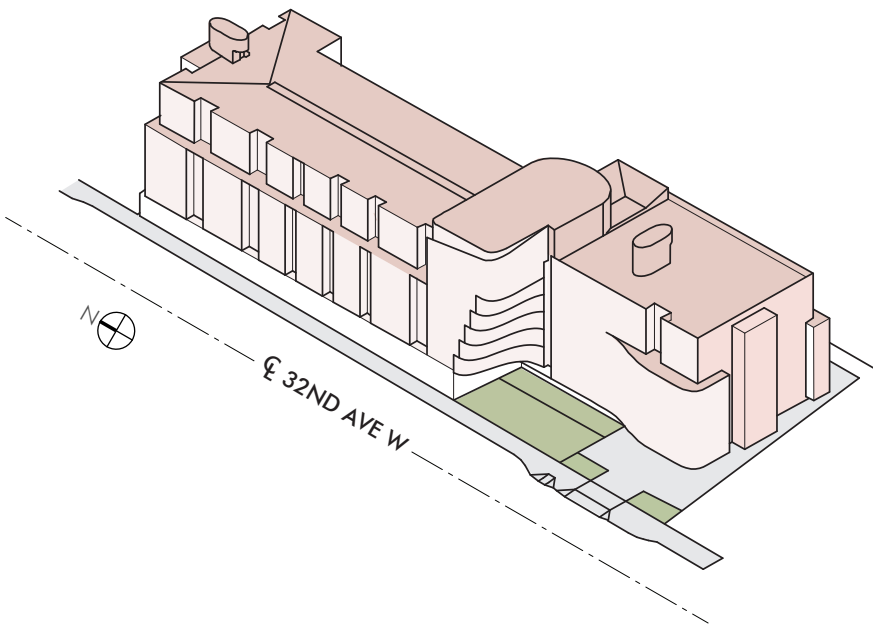
- Three part-massing form adds interest
- South block mass is voluntarily set back from 32nd Avenue West providing a public plaza with sunny southwest exposure
- Shell shaped, cantilevered “joint” and curving southern building mass better displays the biophilic nature of the Living Building design
- Rooftop mechanical equipment is consolidated in the East-West direction into an architectural element, minimizing view blockage
- Along 32nd Avenue W, the northern block establishes its own three-part base, middle, and top design vocabulary

- Upper level step backs reduce perception of height on all sides of the buildingBulk of building is set back from single-family homes across the alley

Cons

- Three part-massing form adds interest
- The North block is a large, unbroken mass on 32nd Avenue W
- Fewer residential units than some options
- Building steps add complication, cost, and more roof over heated space

Preferred Option



Notes

- 4.40 total FAR. Below the 4.69 maximum allowed, including Living Building Pilot incentives under zoning regulations
- 136 total unit
- 7 stories, 67’-6” tall
- Utilizes the Living Building Pilot zoning incentive
- Requires a departure for the parallel loading berth shown

Option H - Hybrid

Living Building Pilot

In response to many meetings with community members who provided their thoughts, ideas and constructive criticism for all of the massing options we have studied and presented with this submittal, we have created a **Hybrid massing design option that incorporates favorite elements from Options 1, 4 and 5.**



Aerial View of Alley

In Hybrid, the upper two floors are set back as demonstrated in Option 5 – Steps, except at the North alley block. Here, the entire alley façade is set back 5 feet in a single unified move for all six levels. This massing shift enables the largest and deepest landscaped terrace at the alley edge, as in Option 4 - Horizontals, and also includes Option 4's "stair-stepping" decks intended to appear as stepped tree house forms.

Preferred Option

Upper-level step backs are retained at the North and South corners of the North block façade, with the single faced wall the foil; creating better design proportions and visual interest. Because the North alley façade was already significantly set back from the alley edge, there is no lost perception of building height mitigation from the version in the Steps option that includes an upper level step back for the top two floors.



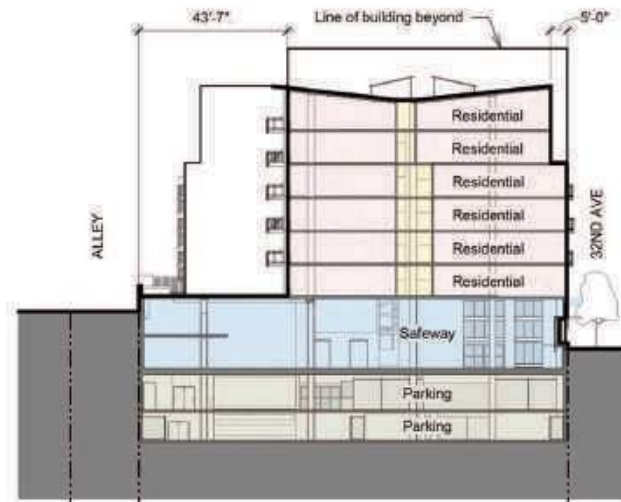
Aerial View From Magnolia Playfield Looking East

Finally, community comment preferred the 90 degree loading berth from Option 1 – Reduced-height, to the parallel berth shown in Options 3, 4 and 5. The parallel loading berth creates a tall solid wall at the alley's edge that creates the most impact on alley near neighbors and requires a design departure because of its height.

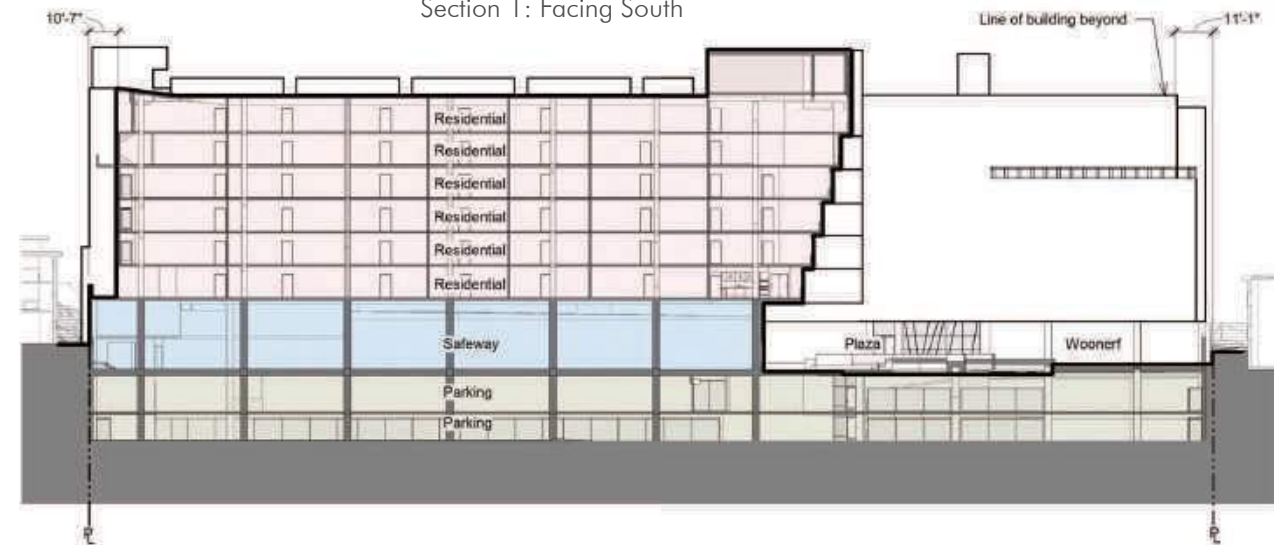
See the Appendix for an extensive list of design guideline responses to Options 1, 4 and 5, upon which Option H is based.

Option H - Hybrid

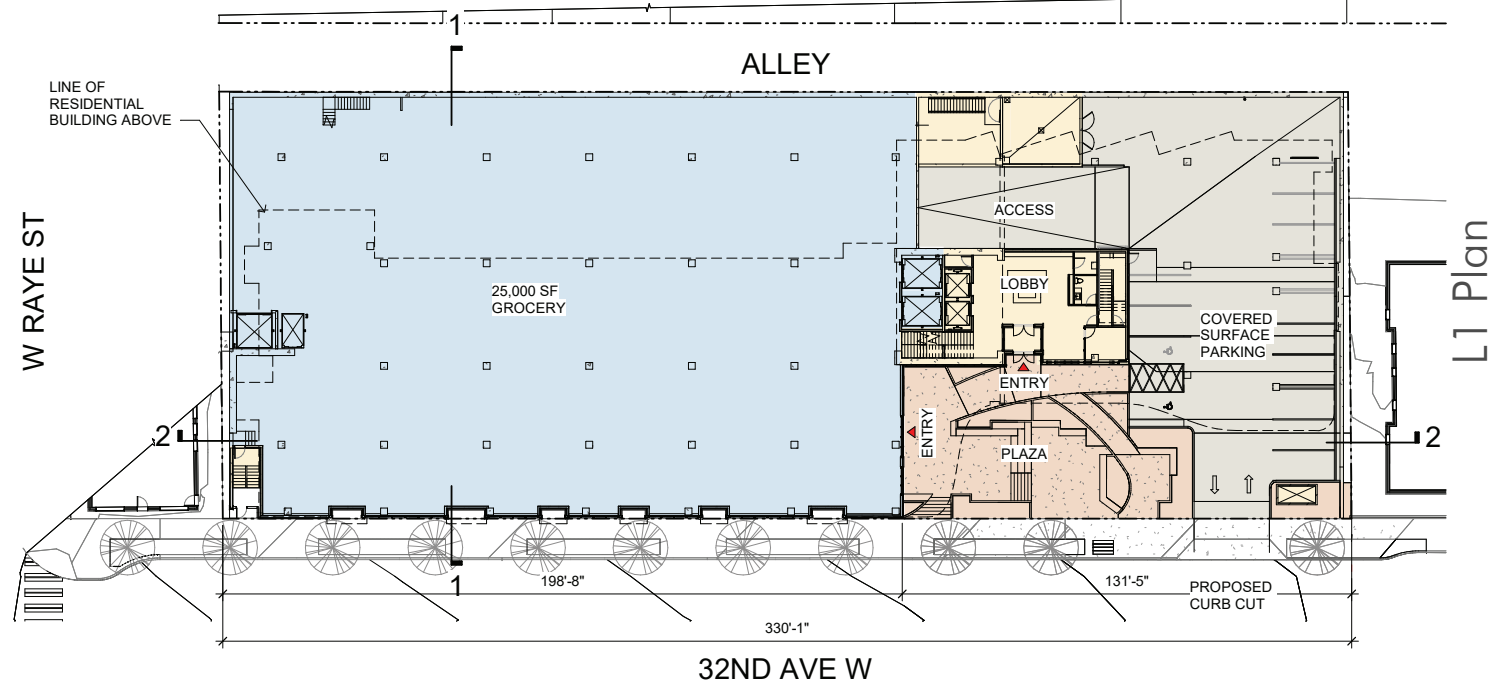
Living Building Pilot



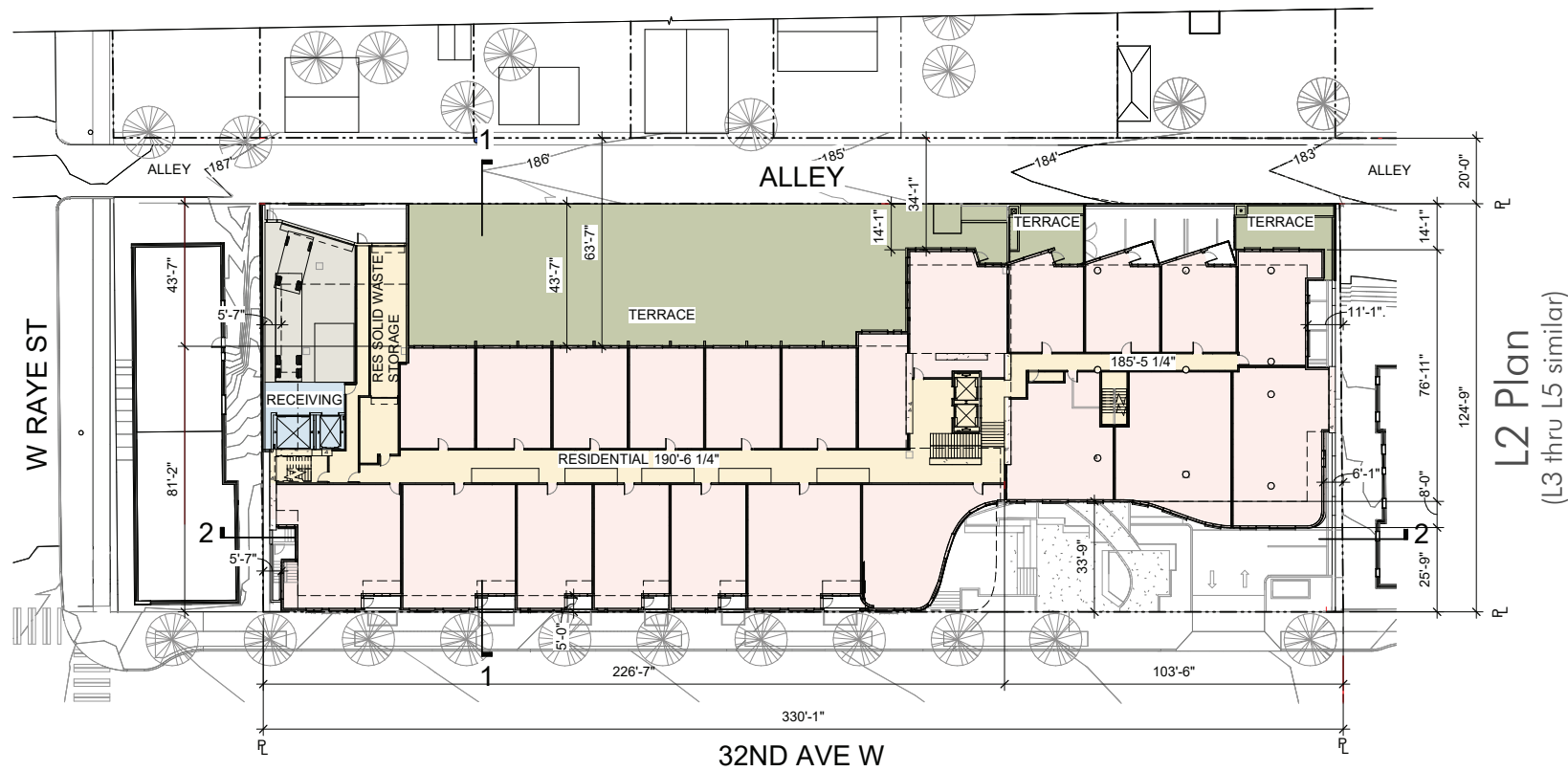
Section 1: Facing South



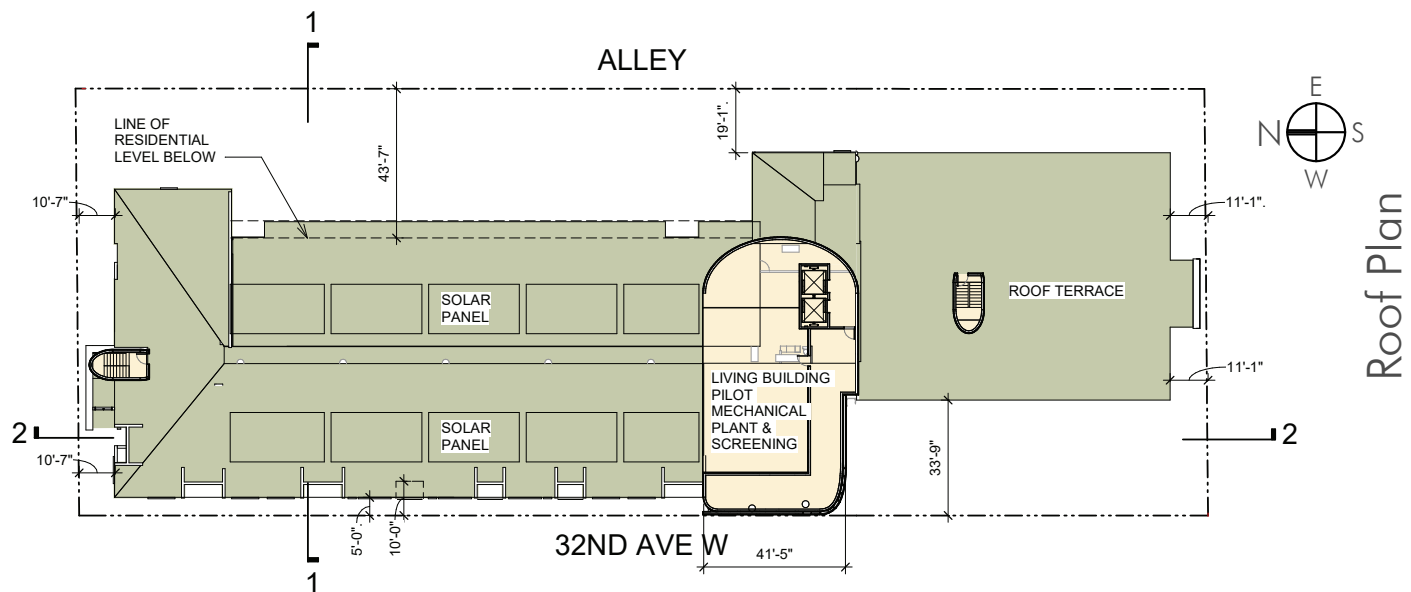
Section 2: Facing East



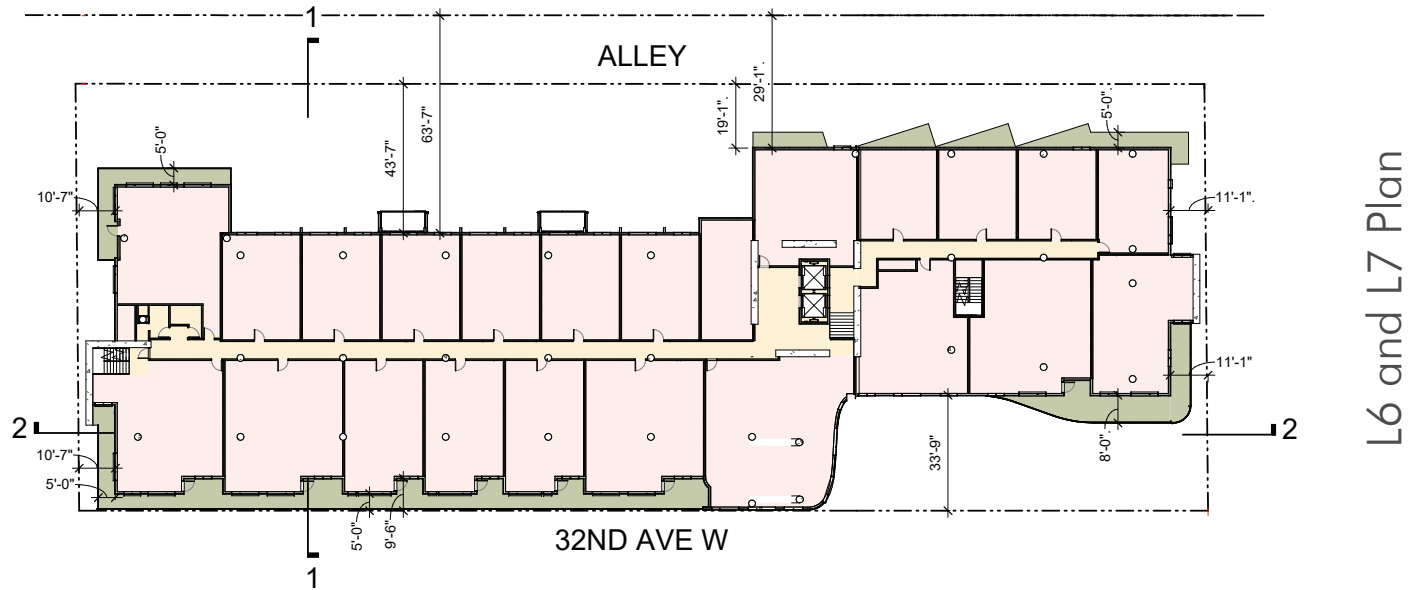
L1 Plan



L2 Plan
(L3 thru L5 similar)



Roof Plan



L6 and L7 Plan

Option H - Hybrid

Living Building Pilot

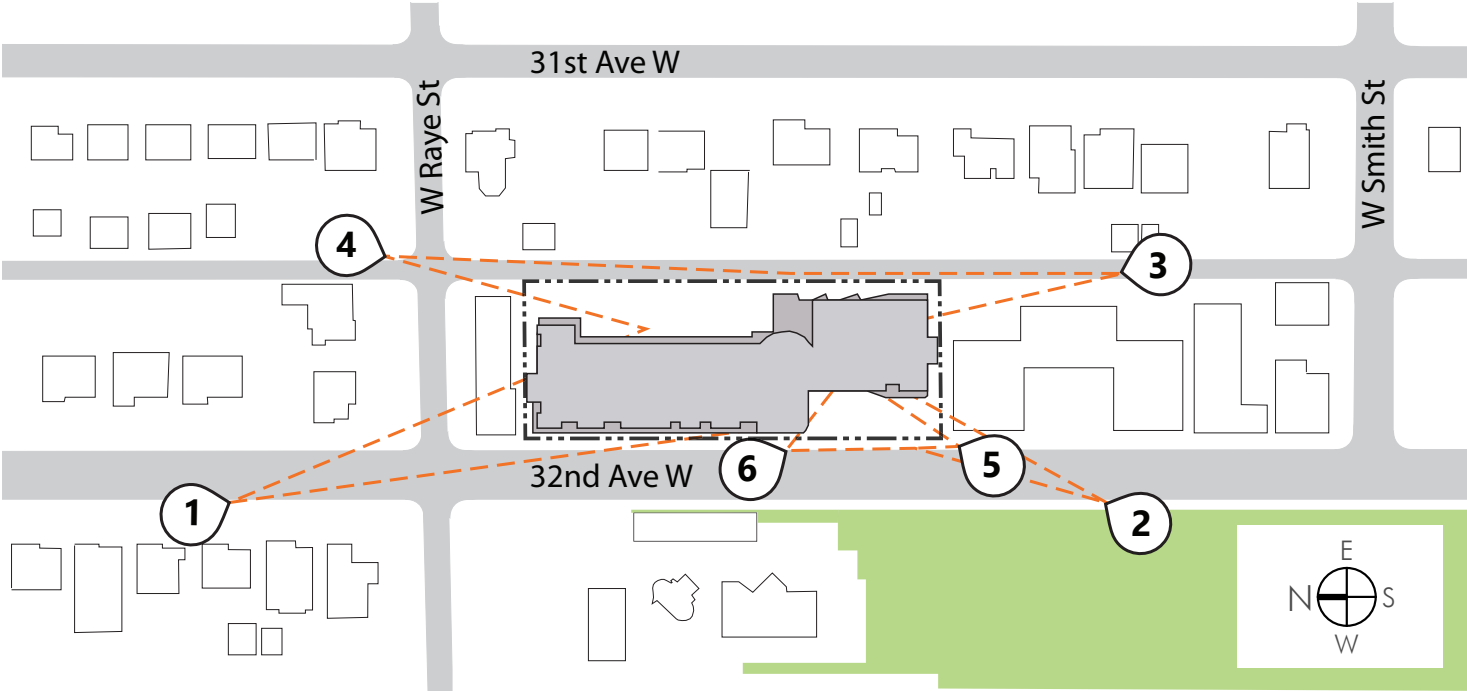


① View from 32nd Facing South

Hybrid features upper-level steps and ganged windows to reduce scale.



② View from 32nd Facing North



Option H - Hybrid

Living Building Pilot



③ View from Alley Facing North

At the South alley block, a two-story upper-level step back, along with angled bays, reduces scale at the alley, addressing design zoning transition guidelines CS2-D-1 and CS2-D-3.

The North alley block's 90 degree load berth enables a landscaped terrace inset by more than 43 feet, further reducing the appearance of height at the alley and creating a significant buffer to the single family zoning to the East, meeting design guidelines CS2-D-4, CS2-D-5, DC2-B-1 and DC2-C-1.



Decks at the alley have the character of stair-stepping "treehouses"

Option H - Hybrid

Living Building Pilot



⑤ View from 32nd Facing North

The organic-shaped hinge peels back to reveal an open-air plaza below.



⑥ View from 32nd Facing South

Option H - Hybrid

View from Magnolia Playfield - The Preferred Option

The Preferred Option H demonstrates the elements used to successfully mitigate scale and transition from commercial to residential zoning: a three-part parti, an upper level setback, and ganged windows.



View from North part of Magnolia playfield, looking Southeast, with massing moves highlighted.



LIVING BUILDING PILOT

Living Building Pilot

How can design and construction change to make buildings generate net-positive benefits to site, community and the environment?

LIVING BUILDING CHALLENGESM



Seattle's Living Building Pilot Program



The Magnolia Safeway Living Building Pilot Compliance Path

Responding to global climate change, and acknowledging that buildings account for nearly 40% of all greenhouse gas emissions, the Living Building Challenge advocates for projects to move beyond merely being less bad and to become truly regenerative. For example, a “net positive” energy building produces more energy than it uses.

In exchange for meeting a combination of Living Building Challenge and Seattle-specific requirements, the City of Seattle's Living Building Pilot (LBP) program provides local land use incentives that offer building area and height bonuses.

Magnolia Safeway is registered under the 3.1 version of the Living Building Challenge, pursuing Materials Petal certification.

Three Living Building Challenge Petals are selected:

- **Beauty**, includes **Education**
- **Materials**, forbids Red List materials
- **Health & Happiness**, includes **Biophilia**

Living Building Challenge Petals

The Living Building Challenge organizes performance areas along seven Petals:



- Place
- Water
- Energy
- Equity
- Beauty
- Materials
- Health & Happiness

Seattle LBP Incentives

Seattle Living Building Pilot Program Building and Height Density Bonuses

- Up to 25% more floor area or Floor Area Ratio (FAR)
- 12.5 feet of additional height for residential construction

Seattle Energy and Water Requirements

And those three petals are combined with City of Seattle Energy and Water requirements:

Energy Conservation

25% less energy usage than required by the Seattle Energy Code, as measured by Energy Use Intensity (EUI) targets

Water Conservation

Valuable clean city treated water is used only for cooking, drinking, and cleaning (bathing, laundry, dishes) and non-potable water collected on site is used for irrigation and other uses

Except for one non-LBP Design Option, all proposed massing designs for the Magnolia Safeway project will meet Living Building Pilot requirements.

Seattle’s Living Building Pilot Requirements

The Magnolia Safeway Living Building Pilot options have sustainable design strategies that go far beyond the typical business-as-usual approach to energy and water use.

Water Conservation

Environmental Strategy	Typical Project	Our Project
Potable water	Precious clean city water used for everything (drinking, toilet flushing, landscape irrigation cooling towers)	Potable water is just for drinking, cooking, cleaning (bathing, dishes, laundry). Non potable water captured on-site and used for toilet flushing, irrigation and cooling tower make-up water, as noted below.
Stormwater / rainwater	Directed from roof to gutters and downspouts that then go to either a storm drain or a combined sewer outflow depending on the type of infrastructure that exists in that location. If it drains into a combined sewer system, the storm water unfortunately mixes with sewage and goes into Puget Sound during heavy rains.	Captured, treated, and stored clean water is slowly released by rain gardens for reuse at the property. Limited remaining water not used or stored at the property, or evaporated from plantscapes and rain gardens, is drained from the property.
Greywater	Not captured or used.	Separate drainage system captures greywater for irrigation and other non-potable water needs.
Groundwater	Groundwater that is captured by sump pumps is diverted to storm drainage.	Groundwater is captured, treated, and stored for reuse at the property for landscape irrigation, toilet flushing, cooling tower water.

Energy Conservation

Environmental Strategy	Typical Project	Our Project
Electricity use	Meet the current energy code	Use 25% less energy than city code. Achieved by capturing and using waste heat from grocery and building mechanical systems, along with increased insulation, higher efficiency heat pumps, and other energy saving measures.
Electricity generation / Solar	Few, if any, solar panels used	Rooftop solar panels to generate power.
Heating fuel	Fossil fuels, electric heat	No fossil fuels for heating water or space

How does the typical mixed-use multifamily building compare to the Living Building Pilot options?



Magnolia Safeway’s LBP options have rain gardens planned at the roof, terrace and ground levels. Above, a similar green roof at a project developed by Security Properties.



In a typical project, stormwater is directed from roof to gutters and downspouts then to a storm drain or a combined sewer/storm drain.

Health & Happiness Petal - Biophilia

Magnolia Safeway is pursuing these three Living Building Challenge petals:

- **Beauty**, includes **Education**
- **Materials**, forbids Red List materials
- **Health & Happiness**, includes **Biophilia**

Biophilia is addressed in depth early in the design process as described below. Strategies related to Beauty, Education, Materials and other aspects of Health & Happiness are beginning to emerge and will be detailed in future design phases.

Biophilic Design at Magnolia Safeway

Biophilic design at Magnolia Safeway is especially evident in open spaces. Thoughtfully and carefully located open spaces provide opportunities for the community, shoppers, and residents to interact outdoors with each other and with air, sun, water, and vegetation - and the habitat they create for other life forms.

The three main open space areas proposed in the preferred option are:

- **Community plaza**
- **Rooftop habitat garden**
- **Landscaped terraces at the alley**

Nature’s influence on the design is seen in the Biophilic open space concepts proposed above.

What is Biophilia and Biophilic design?

In 1984, Edward O. Wilson expounded upon the “biophilia hypothesis” in his book, **Biophilia**, which is **literally translated “Love of Life.”** He defined biophilia as “the urge to affiliate with other forms of life.”

Biophilic design takes the hypothesis to the next level, encouraging the intentional design of building and places to incite the use of all human senses, just as we experience in nature.

Typical projects consider landscaping and views, predominately design decisions driven by the architectural and landscape architectural team.

Our project brings all design disciplines into the discussion, including lighting design, general contractor, and engineers; an opportunity to further think outside the box and explore innovative solutions that activate all the senses and connect people with nature.

The proposed project creates those opportunities for humans to get outdoors and interact with each other, with plants, with animals, and with the sun, the air, and the water.



Biophilia is “the urge to affiliate with other forms of life.” This Human+Nature tendency has influenced the design options shown in this submittal.

Biophilic Design Workshop Notes

As part of our **Health & Happiness** petal pursuit under the Living Building Challenge, we held two half-day full design team workshops with engineers, architects, and designers, to explore ways to improve resident and visitor health and wellbeing through interactions with nature.

The Biophilic design workshops encouraged participants to share wide-ranging ideas and established the framework for sustainability for this Living Building Pilot project, as shown in these notes from the workshops.

- **Building Form:** modulation, scale, light well, angled windows — reminiscent of natural Magnolia environments, and ever changing shorelines
- **Water Story:** expression of water, capture and use greywater/groundwater, educational opportunity
- **Amenities:** location and function important in exploring greatest impact for connection to nature
- **Landscape/Plaza:** prioritizing open space, community gathering, and nature connectedness — historic connection to place
- **Building Materiality:** cladding types (light, colors, natural) — building exterior, perforated with lighting shining from behind, sliding screens, enabling movement by residents
- **Lighting + Beauty:** visual impact, interaction — interior design patterns from nature
- **Educational Signage:** healthy materials and connection to natural environment

How the project will be transformed by deliberately incorporating nature through:

- **Environmental Features** — vegetation
- **Light and Space** — natural vs electrical lighting
- **Natural Shapes and Forms** — shapes in materials and building form

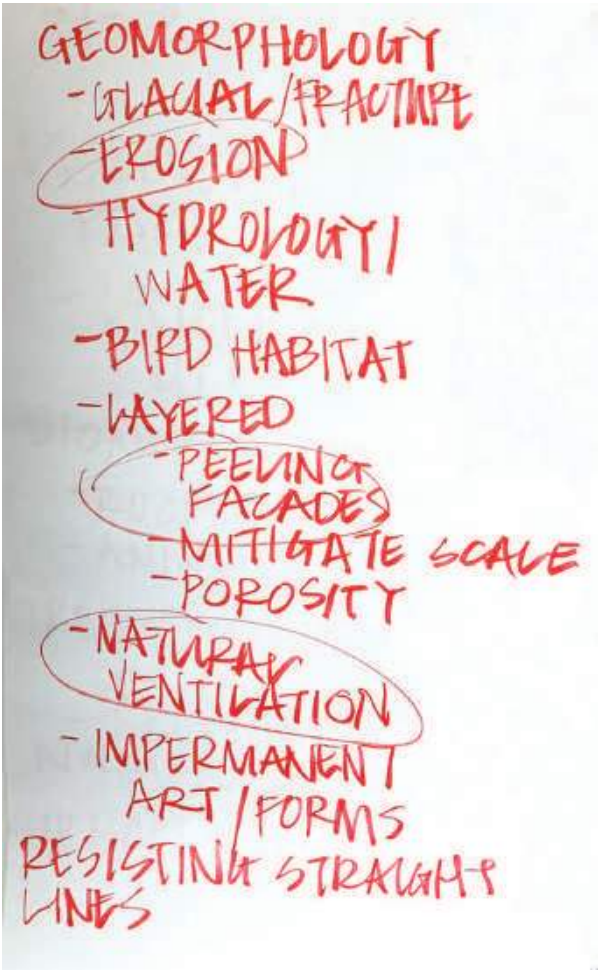
How the project will be transformed by deliberately incorporating nature’s patterns through:

- **Natural Patterns and Processes** — materials and patterns
- **Evolved Human-Nature Relationships** — the experience of nature – what is heard, felt, seen?

How the project will be uniquely connected to the place, climate and culture through:

- **Place-Based Relationships** — connection to history and the natural setting

And how the project will strive to provide frequent human-nature interactions in both the interior and exterior to directly connect the majority of occupants with nature.



Above: Notes from a Biophilic design workshop. At right: Design inspiration images for curving natural forms, expression of water, decks that step into nature, and vegetation featured in passive water mitigation strategies.

Biophilic design elements link to the native, natural history of Magnolia, and set the precedent for a more sustainable design that nurtures the innate Human-Nature connection. These concepts also align with design guidelines DC2-D-1.

Note: the design team is using these ideas as part of the design process to further hone in on building design. Not all strategies will be applied.

Living Building Pilot in Seattle



Inspire Apartments in Fremont

Living Buildings can look quite similar to traditional buildings.

The four projects on this page are all in Seattle pursuing, or certified under, the Living Building Challenge. You may not be able to see which Living Building Challenge Petals each project pursued, or even that they are Living Buildings from the outside, as most of the sustainable features are inside.

Currently there are no Living Building Pilot (LBP) mixed-use residential projects with grocery in Seattle. Most Seattle LBP buildings are office or institutional uses, and there have been very few residential Living Building Pilot projects built. In fact, we know of only one, the Bridge Way Apartments Living Building Pilot project at 3825 Bridge Way N. It was recently completed and is now called Inspire.



Watershed office building in Fremont



Future Living Stone office building in Fremont



Bertschi School's Living Science Building

Living Building Pilot Compliance

Performance-based Design

This project team is committed to the stringent, innovative, and market-shifting journey toward Living Buildings. Rather than modeled or anticipated resource usage, the Living Building Challenge and Living Building Pilot projects are operational for at least twelve months prior to audit. **Compliance is based on actual performance**, confirming rigorous standards are met.

Requirements

Magnolia Safeway is registered under the 3.1 version of the Living Building Challenge, pursuing Materials Petal certification.

There are three key requirements to the Living Building Pilot program:

1. **Achieve Petal Certification**, under the Living Building Challenge **with three petals** selected, as required by LBP
2. **Reduce total energy usage by 25 percent**, or more, based on the Energy Use Intensity (EUI) targets in the Target Performance Path of Seattle Energy Code Section C401.3 and use no fossil fuel for space and water heating
3. **Reduce potable water demand** by only using non-potable water to meet demand for toilet and urinal flushing, irrigation, hose bibs, cooling tower (make up water only), and water features, except to the extent other applicable local, state, or federal law requires the use of potable water



Living Building Pilot options include rooftop solar panels to generate power and reduce energy consumption, and a green roof to treat rainwater underneath.

Petal Certification

We did a deep dive analysis and selected three Living Building Challenge Petals based on several considerations:

- Align with the overall project goals and objective of developing a new building that makes meaningful contributions to the economy
- Create positive experiences for residents, shoppers, and guests
- Prioritize human and environmental health, while also supporting the local economy

The three selected petals are:

- **Beauty**, includes **Education**
- **Materials**, forbids Red List materials
- **Health & Happiness**, includes **Biophilia**

The Magnolia Safeway is a Seattle Living Building Pilot Program project that conserves energy and water while also reducing adverse environmental impacts.

Performance Benefits

Living Building Pilot projects are based on regenerative, net-positive design strategies. Performance is based on actual usage. Combined, they result in:

- Lower energy bills
- Decreased carbon emissions
- Less waste heat released into the community
- Improved indoor air quality
- Improved wellbeing and connection to place/ community
- Shifting the building manufacturing industry towards prioritizing human and environmental health
- Internalizing our global impact, and thereby doing our part to help restore the earth.

Environmental benefits

More Time, Money, and Effort

The Living Building Pilot program is no easy task. The implementation of this program requires leading-edge technical knowledge, an integrated design approach, and design and construction teams well versed in advanced practices related to green building. In addition, the developer pays fees for this development to be part of the Living Building Pilot program. At this point, the known fees are:

- Registration: \$900 (paid)
- Certification estimates from ILFI of \$22k to \$40k (paid at completion)

The team is engaging in an integrative design effort, where all team members are brought on early to encourage holistic biophilic and LBP design and construction outcomes. For example, our mechanical,

electrical, and plumbing designers and general contractor were brought on during conceptual design, where this typically occurs later in design (months-years later), specifically to begin the heavy lift required for more sophisticated and complex LBP buildings.

Materials. Petal projects are estimated to be up to 30% more expensive than a typical project, given the substantial materials vetting effort to ensure compliance.

Non-Compliance Penalties

Significant penalties are levied for not being in full compliance with the four Living Building Pilot performance criteria areas.

This is something we don’t take lightly and we’re doing substantial up-front work to prepare for submission to the City and the International Living Future Institute and to meet the compliance requirements. Typical developments do not have these additional risks.

Compliance Timelines and Procedures

No later than two years after issuance of a final Certificate of Occupancy for the project, or such later date as may be allowed by the Director for good cause or a phased project, the owner shall submit to the Director a report demonstrating how the project complies with the standards contained in subsection 23.40.060 B. Compliance must be demonstrated through an independent report from a third party. The report must be produced by ILFI or another independent entity approved by the Director.

Living Building Pilot Performance Area Penalties	Minimum penalties as a percent of construction cost		Penalties for a hypothetical \$70 million LBP project
Compliance	1.5%	Minimum penalty for non-compliance	\$1,050,000
Energy	0.15% - 1.5%*	Additional penalty for energy performance non-compliance	up to \$1,050,000
Water	0.10% - 1.0%*	Additional penalty for water non-compliance	up to \$700,000
Petal Certification	1.0%	An additional penalty for not achieving petal certification	\$700,000
Grand Total Potential Penalty			\$3,500,000
Daily Penalty	\$500	Per day penalty is in addition to other penalties	
*Sliding scale depending on extent of non-compliance			

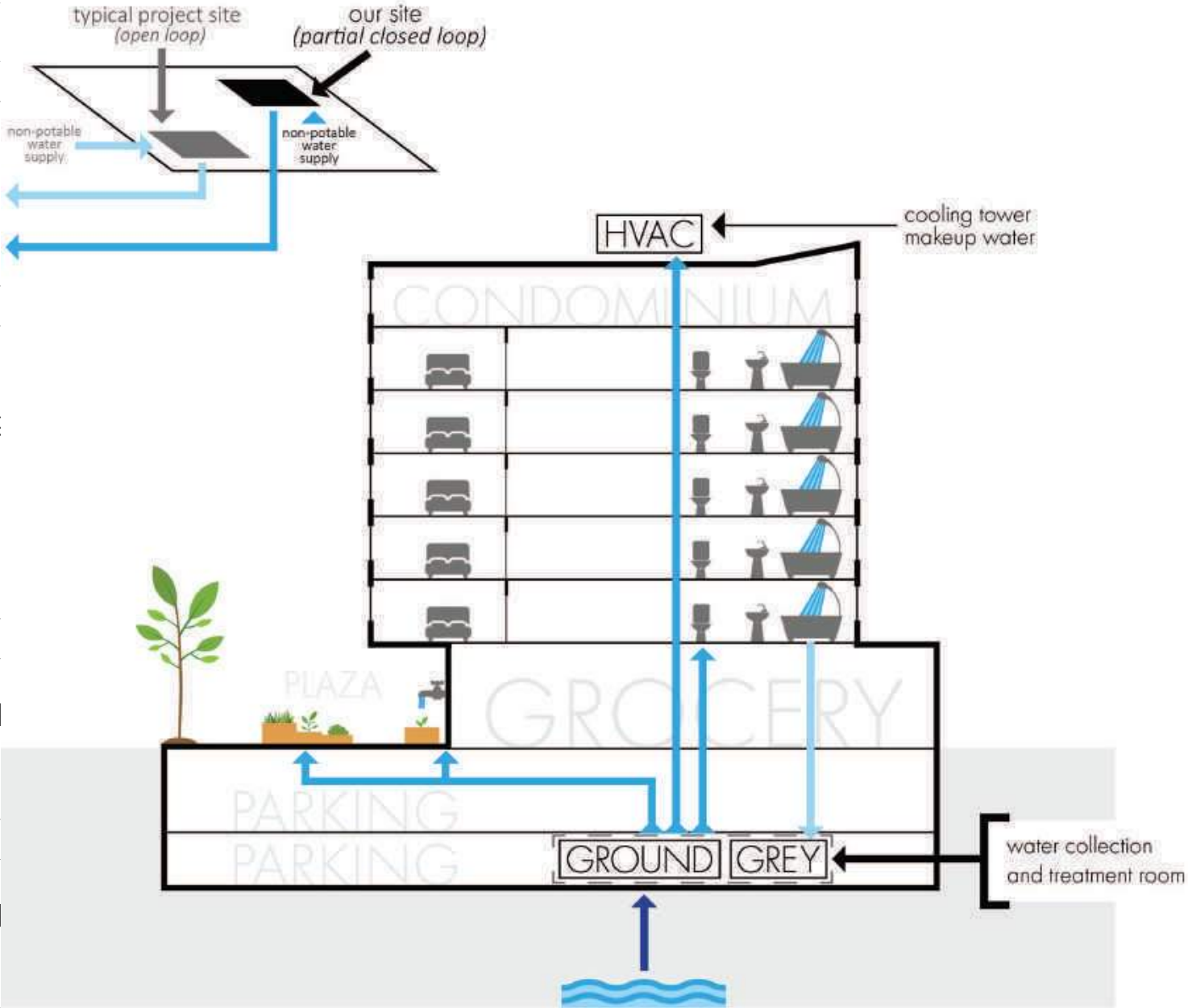
Living Building Pilot Design Expression

The table below compares the typical project with ours, and provides details on how the Living Building Pilot aspects of the design are expressed. The typical business-as-usual approach is in the left column. Details about our project strategies for water, energy, materials, and Biophilic design are in the middle column. Then the third column shows how the Living Building and Biophilia aspects of the design are both deep inside the building’s systems and outside in open spaces.

The table on the following pages responds to the City’s guidance request to show, and community questions about, how Living Building Pilot program elements and Biophilia are evident in the design.

Water Conservation

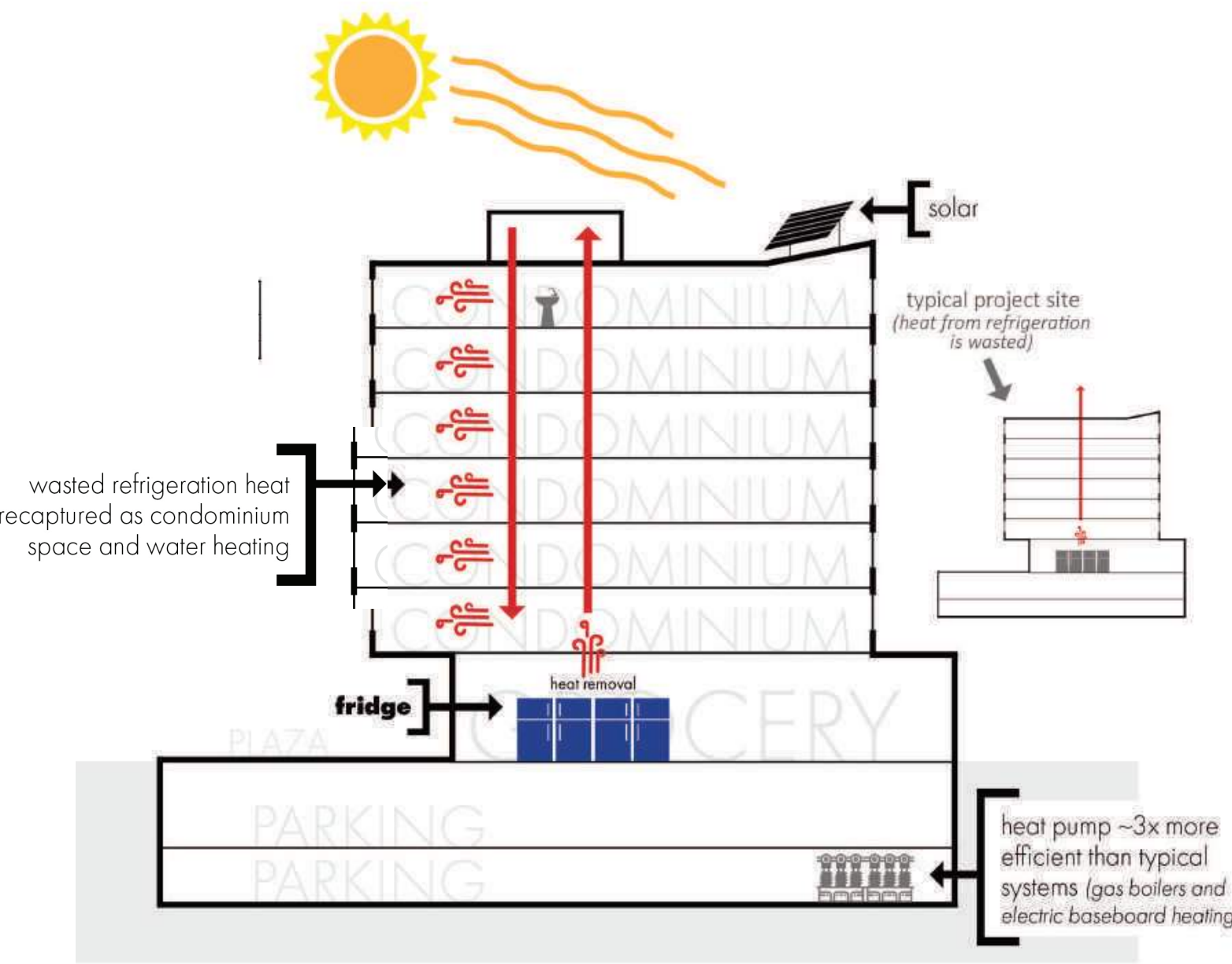
Typical Project	Our Project	Design Expression
Potable water		
Precious clean city water used for everything (drinking, toilet flushing, landscape irrigation, cooling towers).	Potable water is just for drinking, cooking, cleaning (bathing, dishes, laundry). Non potable water captured on-site and used for toilet flushing, irrigation and cooling tower make-up water, as noted below.	Potable water system will be hidden (not visible from street)
Stormwater / rainwater		
Provide stormwater treatment to slow the flow of water (e.g. green roof, bioretention, storm detention).	Integrating rainwater treatment to improve the quality and slow the flow of water via gardens (bioretention). Integrated at multiple building levels for maximum engagement with water. Benefits of more vegetation: decreased urban heat island impact and increased carbon sequestration. Also, less water enters the city’s stormwater system.	Rain gardens will be visible at green roof and planters located at multiple building levels.
Greywater / Shower discard water		
Not utilized, sent to sewer main and treated at city/ regional sewer plant (conveyance and treatment consumes energy)	Beneficially re-used, building will collect and treat on-site and reuse for non-potable water needs (e.g. toilet flushing).	The water conservation story will be communicated through building signage.
Stormwater / Groundwater		
Typically removed from the building (de-watering) and pumped to city storm connection	Harvested and treated on-site with captured shower waste water (also known as greywater) and used for non-potable water needs (e.g. toilets, irrigation, etc.)	The water conservation story will be communicated through building signage.



Living Building Pilot Design Expression

Energy Conservation

Typical Project	Our Project	Design Expression
Meet energy code, approximately 63 EUI.	25% energy reduction beyond current code. For a building with 175,700 square feet of conditioned store and residential area, the LBP required EUI would be 47.3. This 47.3 EUI figure results in a savings of approximately 810,000 kWh/yr. Equivalent to approximately 14,400 Electric Vehicle Trips from Seattle to Portland per year.	Building orientation, building materials (window and wall type), additional building insulation, and higher efficiency equipment conserve energy.
Energy share between grocery store and residences		
No integration or heat sharing. Grocery refrigeration systems typically reject all heat into air outside of building. Condos typically use natural gas for space heating and hot water.	Refrigeration heat is captured and used for heating water, the interior spaces of the store and residential areas of the building. ~40% of energy for space and water heating is recovered from refrigeration equipment instead of being released into the atmosphere and nearby community.	Not visible—part of building mechanical and plumbing systems.
Electricity generation / solar		
Few if any solar panels included.	Solar panels, to generate up to 50,000 kWh of energy per year, equivalent to over 800 trips - Electric Vehicle Trips from Seattle to Portland.	Rooftop PV panels
High efficiency residences		
Standard appliances and plumbing fixtures	ENERGY STAR appliances, and low flow plumbing fixtures, along with potentially more building insulation to meet the stringent LBP energy use targets	The energy conservation story will be communicated through building signage.
Fuel for heating space and water		
Typically gas boilers and electric baseboard or wall heaters.	Heat pumps will be used for heating and cooling. (Heat pumps deliver 3 units of heat for every 1 unit of energy input.) Waste heat from the store and building will be recovered and used to produce hot water, along with supplemental electric heat when needed. Also, with LBP projects, no fossil fuels can be used for heating the building, or to produce hot water.	Not visible — part of building mechanical and plumbing systems.



EUI (Energy Use Intensity) is a unit of measurement for building energy consumption. Measured in energy use (kBtu) divided by square foot of building area. The lower, the better.

RUSHING

Living Building Pilot Design Expression

Materials

Typical Project	Our Project	Design Expression
Healthy Materials		
Low VOC paints, otherwise limited consideration regarding building product ingredients that are harmful to people and/or the environment	Healthy building materials will be sourced and used. Work will also be done to advocate for manufacturers to remove toxic "Red List" materials/ chemicals from their products. VOC limits achieved for wet-applied products (paints) to improve interior air quality.	Not explicit in massing, however signage will tell the story to residents and visitors of how healthy products were selected. Generous use of exposed natural woods, possibly as the soffit material in the covered garage area.
Responsible Sourcing of Materials		
None	Third-party certified products will be prioritized, including FSC wood.	Healthy materials visible inside and outside the building.
Carbon Reduction		
None	Materials will be selected to reduce greenhouse gas emissions. The project will pay a carbon offset to account for carbon impacts during construction.	Pollution-removing concrete additive is being considered.
Local Sourcing of Materials		
Occasionally try to source local if cost effective.	Local materials will be prioritized, particularly for large and high cost materials to reduce travel emissions and support the local economy. LBP has the following local sourcing requirements as a percentage of the construction budget: <ul style="list-style-type: none">• 20% or more from within 311 miles of construction site• 30% from within 621 miles of construction site• 25% from within 3,107 miles of construction site	Local materials visible inside and outside the building.

The strict Living Building Challenge materials guidelines are prompting **global changes in manufacturing, toward product ingredient transparency and eliminating the worst-in-class chemicals and materials** from the built environment. The Magnolia Safeway Living Building Pilot options use no harmful chemicals, responsible and local sourcing, salvaged materials, and participate in strict construction recycling.



Typical projects create external and global impacts by sending large amounts of materials to landfills, and usually give little, if any, consideration to how the selected materials create harmful impacts.

Living Building Pilot Design Expression

Materials

Typical Project	Our Project	Design Expression
Waste Reduction		
<ul style="list-style-type: none">No salvage materials.Limited inventory of existing building materials.Limited consideration for recycling of demolition waste.Diversion rate targets typically between 60%-80%.	<p>Salvage materials will be used.</p> <p>Existing structure to be evaluated and an inventory of materials for re-use will be tracked.</p> <p>Landfill contributions will be reduced through stringent diversion (recycling) targets:</p> <ul style="list-style-type: none">Metals - 99%Paper, cardboard - 99%Soil and biomass - 100%Rigid foam, carpet and insulation - 95%All others, combined weight average - 90%	<p>Salvage materials may be evident in building façade and interior/exterior amenities.</p>
Existing Building		
<p>Quick demolition of building on-site, no to limited evaluation of materials to be re-used. Majority of materials sent to landfill.</p>	<p>Existing building and infrastructure to be inventoried and evaluated for materials and assembly reuse or donation.</p>	<p>Salvage materials may be evident in building façade and interior/exterior amenities.</p>

As part of the Materials petal, the existing Albertsons building will be evaluated for materials to reuse.



At Heartline, a project in Portland developed by Security Properties, wood from the previous building on site was reclaimed and used for courtyard benches.

Living Building Pilot Design Expression

Biophilic Design

Typical Project	Our Project	Design Expression
Building design includes windows and open spaces with views, where possible, along with landscaping for visual interest and street appeal.	Two half-day full design team workshops were held prior to the start of design with the specific intent of exploring ways to improve shopper and resident health, plus wellbeing, by finding opportunities to create connection and interaction with nature.	<p>Biophilic Design strategies will be developed and expressed through:</p> <ul style="list-style-type: none">• Building Form: modulation, scale• Water Story: use of greywater/groundwater• Amenities• Discovery Alcoves• Landscaped areas and an interactive plaza• Building Materiality: cladding (material selection, colors, texture)• Lighting• Signage: inform and educate about healthy materials and connections to the environment
Air		
No air testing	Indoor air quality testing, before and 9 months after occupancy	Concrete planters may include pollution eating additives.

As part of the Health & Happiness petal, the Magnolia Safeway features Biophilic design. “Love of life” is expressed in the open spaces created by the surrounding walls.



The Magnolia Safeway Living Building Pilot options include thoughtfully and carefully located open spaces that provide opportunities for the community, shoppers, and residents to interact outdoors with each other, and with air, sun, water, and vegetation - and the habitat it creates for all life forms.

This Biophilic Design table responds to design guidance requests regarding additional details about how the architecture of Biophilia is connected to each sustainability function.

Biophilic Design

Human-scaled environment		
Typical Project	Our Project	Design Expression
Code compliant openings, windows, and signage.	Incorporation of building features that scale the building appropriately for humans, rather than a formerly car-centric world.	<p>Human-scaled elements include:</p> <ul style="list-style-type: none">• Landscaped plaza adjacent to a woonerf-style surface parking area designed with the pedestrians as priority rather than cars• Seating niches along 32nd Avenue• Large windows bringing in natural light and connecting inside-outside at both the ground-level grocery store, residential, and units above• Resident terrace and rooftop amenity spaces

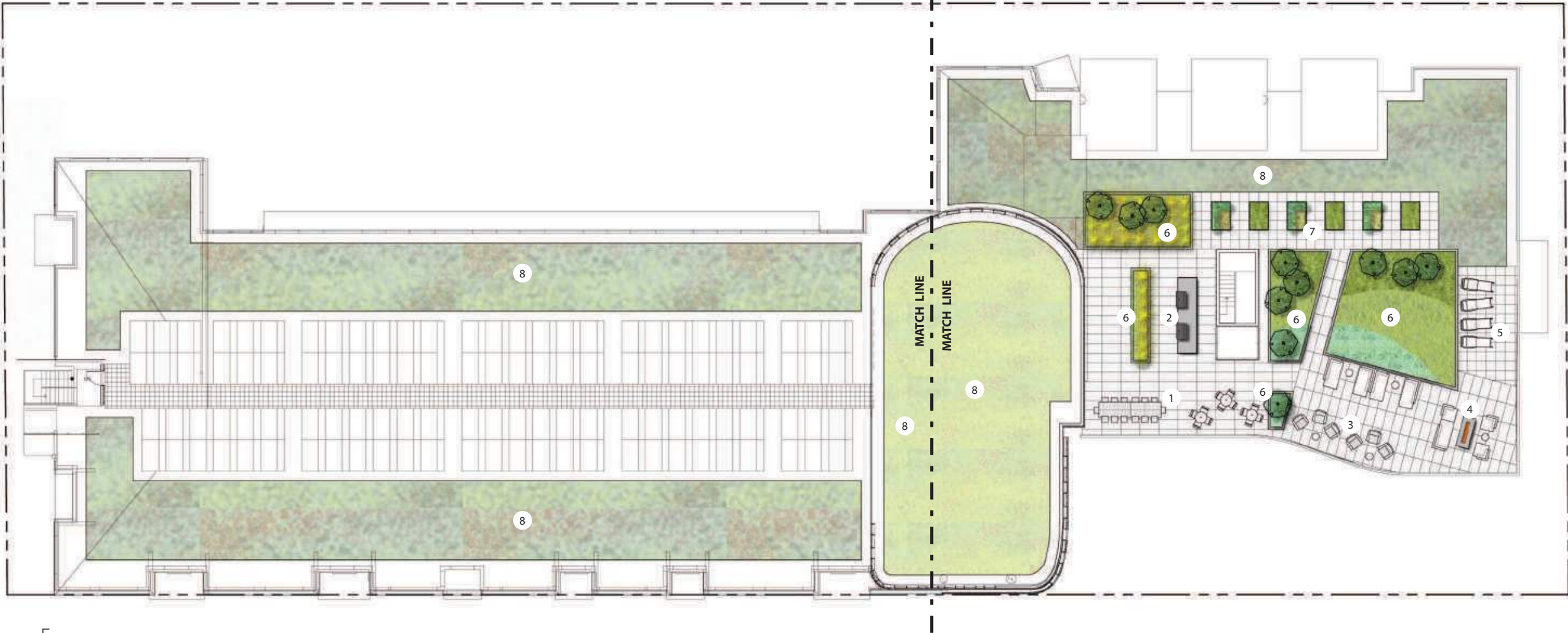
The design of the Magnolia Safeway prioritizes pedestrians and the experience at the ground level, responding to the City’s guidance request to create a sense of place along the street level of the building, addressing design guideline DC2-D-1, and many PL design guidelines.



Roof Landscape Plan

The roof will be visible and has been designed to be interesting to see.

The South roof will be an elegant, active, Biophilic rooftop outdoor space for viewing and engaging with nature and habitat.



- Key:**
- 1. Dining Area
 - 2. Grill Station
 - 3. Lounge Area
 - 4. Fire Table
 - 5. Sunning Area
 - 6. Raised Concrete Planter
 - 7. Garden Area
 - 8. Extensive Green Roof

The North roof has the best sun exposure and features solar panels floating over a visually pleasing green roof that provides habitat for nature’s creatures. The fifth elevation’s rectilinear grid reflects the North block’s design parti.

The strong vertical lantern form at the center contains Living Building Pilot mechanical equipment, topped by a green roof.

Magnolia Safeway

EDG 3

Site: 2550 32nd
Avenue W



BUMGARDNER
architecture • planning • interiors

Applicant Team
Developer | Security Properties
Architect | Bumgardner
Landscape Architect | Communita Atelier



Early Design Guidance 3
SDCI Number: 3034348-EG
10.21.2020

Volume II - Table of Contents

Appendix

Magnolia Village History and Precedent 5

Mission	6
History	7

Studies 9

Studies	
---------	--

Context

Context	12
Current Pedestrian Route to School	13
Zoning Data	14
Zoning Regulations	15
Maximum Zoning and Development Envelope	16
Site Topography and Conditions	17
Current Vehicle and Truck Use	18
Grocery Store Requirements	19

Access and Parking

Access and Parking	22
Vehicle Access on Steep Sites	23
Alley Access Study 1: Parking Above Store	24
Alley Access Study 2: SeaTac Ramp	27
Parking Access Precedent: University District Safeway	31
Access and Parking Conclusion	32

Grocery Truck Loading

Grocery Truck Loading	34
Loading Berth: Parallel to Alley	35
Loading Berth: 90 Degrees to Alley	36

Streetscape Activation

Streetscape Activation	38
Streetscape Activation - Plaza	39
Streetscape Activation - Plaza 1	40
Streetscape Activation - Plaza 2	41
Streetscape Activation - Plaza 3	42
Streetscape Activation - Plaza 4	43
Streetscape Activation - Retail/Commercial	44
Streetscape Activation - Retail/Commercial 1	45
Streetscape Activation - Retail/Commercial 2	46
Streetscape Activation Conclusion	47
Grocery Store Fenestration Studies	48
Grocery Store Fenestration Conclusion	49

Plaza Design

Public Plaza	52
Plaza Design	53
Plaza Grades	54
Pedestrian Experience at the Entry Plaza	55
Plaza Sections	56
Experience at Surface Parking	58
Plaza Precedents	59
Pedestrian Experience at Plaza with Cars	60

Building View

Building View	64
Neighborhood Views	65
Uphill Resident Views	66
Topography Use Study	67
Analysis of Upper-Level Setbacks	68

Volume II - Table of Contents

Sun Study	69
Mounger Pool Sun Study	70
Design Guideline Responses	71
By Guideline, All Options	71
Option 1 - Reduced-height	96
Option 2 - TerracE	108
Option 3 - Strong Verticals	125
Option 4 - Human+Nature.Horizontal	143
Option 5 - Human+Nature.Steps	164

MAGNOLIA VILLAGE HISTORY AND PRECEDENT

Mission

Precedent

The Magnolia Safeway is designed with a vision that reflects Magnolia's context and history, provides public benefits, and catalyzes high-quality future development that is sensitive to the surrounding neighborhood.

With a public plaza and modern grocery, the project is two blocks away from the Northwest heart of Magnolia Village, and seeks to **set a precedent for deep-green buildings** as development increases in this area due to up-zoning by the City of Seattle. Combined with its location at the south end of Pleasant Valley, across from Magnolia's pool, park, community center, and the Catharine Blaine K-8 School, the project will bring a civic-center synergy to the neighborhood; **exemplifying the walkways and connections recommended in design guidelines PL-B-1, 2, and 3.**

Magnolia Village

The **Magnolia Village business district** today is a pocket of activity surrounded by single-family homes. Back in 1925, there were four stores open for business in the Village: Craigen's Magnolia Pharmacy, Jorgensen's Market, Howard T. Lewis Real Estate, and Scott's Service Station on McGraw Street. Two years later, Magnolia Hardware opened and joined the new business district.

Now, the district has small retailers, services, restaurants, and seasonal activities, including the Farmer's Market, Summerfest, Seafair and Kiddies Parade, Kiddies Halloween event, Vino in the Village, quarterly Art Walks, and Winterfest. Magnolia has an active Chamber of Commerce, Historical Society and Community Council. Security Properties has been engaged with these and other neighbors and groups for more than a year.



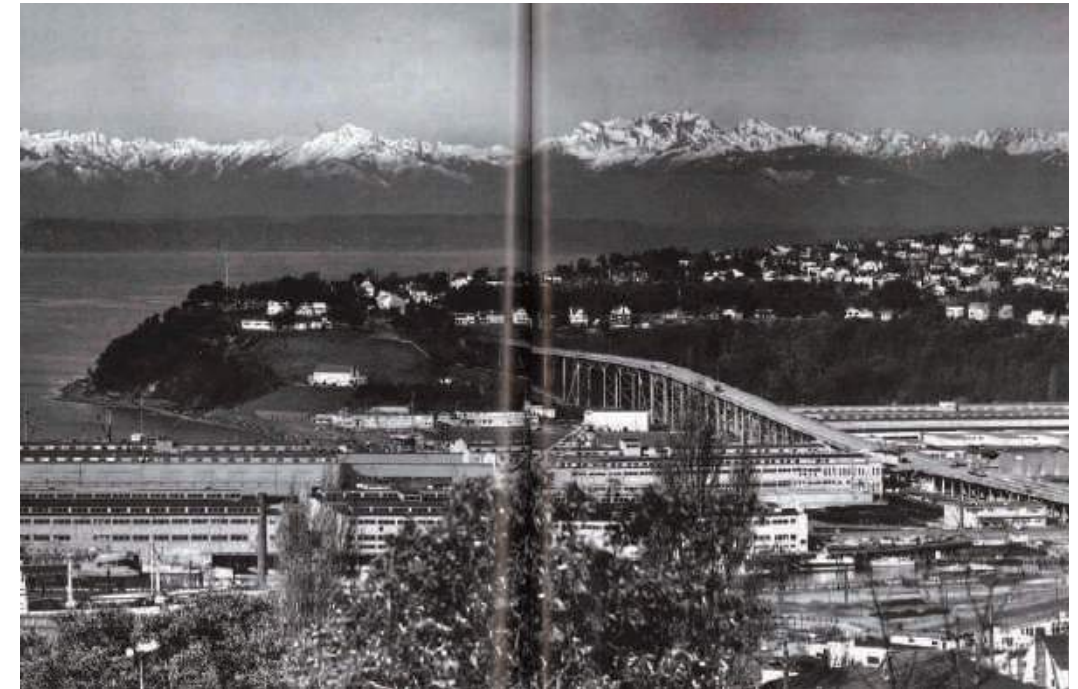
History

Magnolia is a secluded-feeling peninsula neighborhood.

Magnolia Bluff is one of the seven significant hills around which the city of Seattle was built. It is surrounded by water on three sides, and consists of its own two hills that divide Pleasant Valley. The Valley runs the length of Magnolia Bluff, and was once the land of three small family-owned dairy farms. Until the construction of the Magnolia and Dravus Bridges in 1930-1931, Magnolia's connection to the rest of Seattle was a series of rustic wooden trestles.

Discovery Park is Seattle's largest park, with more than 500 acres of land, large open spaces, and natural habitat. The park is located along Magnolia's Northwest bluff and the shoreline of Puget Sound. Its beachfront, meadows, and vast wooded trails are a valued community asset. The West Point Lighthouse (1881) resides on the beach, and Fort Lawton (late 1980s) was located on this land until it was surplus and became parkland in 1972.

In the 1920s, the site of the existing Albertsons store was once Pleasant Valley Dairy Farm. A peat bog, which ran for several blocks and often caught on fire, was located where Catharine Blaine K-8 School and Playfields are now, across the street from the site.



In accordance with design guideline CS3-B-1: Local History and Culture - Placemaking, Security Properties is working with neighborhood groups - including the Albertsons Advisory committee - and is consulting with written history and the Magnolia Historical Society to understand the site history and potential placemaking opportunities.

This page intentionally left blank

STUDIES

Studies

This Appendix section provides a series of extensive studies about the project's conditions and how these conditions contribute to our proposed design solutions.

Context

Context studies review site conditions, especially **topography**, which has a big influence on most major design decisions, the current grocery store use, zoning and the requirements of a new grocery store.

Access and Parking

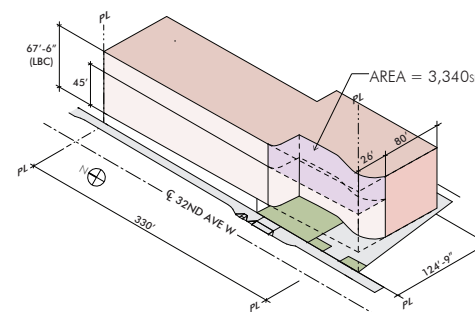
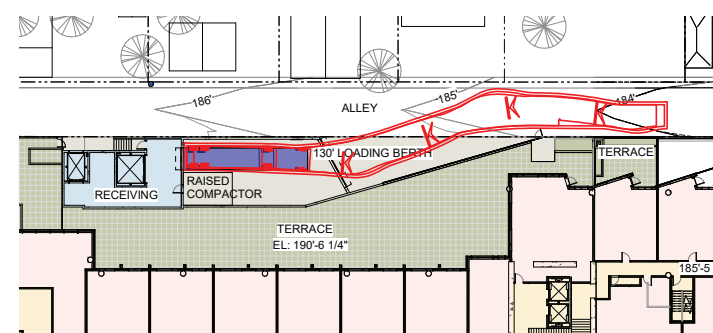
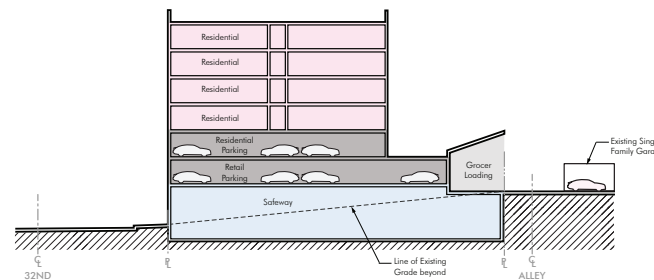
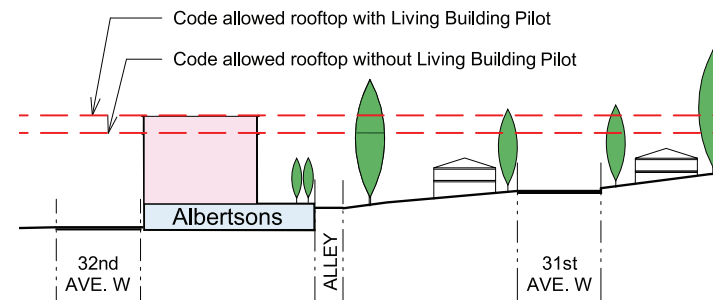
Access and parking studies show why the code requirement for **alley access to a parking garage** is undesirable in this location. The community preference for parking garage access is off 32nd Avenue.

Grocery Truck Loading

We have worked with Safeway and transportation engineering to carefully examine loading truck motions as they navigate to the alley loading dock. This section shows studies for **loading parallel or perpendicular to the alley**.

Streetscape Activation

Streetscape Activation studies examine **different configurations** for plaza, surface parking, retail, and a secondary grocery store entrance.



How do studies lead to design direction?

Plaza Design

The plaza is **contiguous with surface parking**, and illustrations show design ideas along with successful precedents.

Building View

Scale mitigation studies explore how the site's valley setting, proximity to mature landscape, building steps, and the introduction of horizontal and vertical articulation elements can all help to **mitigate the perception of the building's height, mass and density**. We compare the relative impacts between a Living Building Pilot project ("LBP"), and one that does not take advantage of the LBP incentives the code provides. We have also studied how the average grade of this steep sloping site can be measured to determine the building's impact at the street and alley levels which lead the team to its first big two-block massing move. In addition, we have illustrated the design impact resulting from a typical Seattle city code-required upper-level setback volume when compared to a total building setback volume that moves an entire façade as part of the massing parti.

CONTEXT

Context

How does the site context, especially topography, influence the design?

The Magnolia Safeway site is currently a one-story Albertsons, built in 1955. Located in a valley on 32nd Avenue West with an alley at the back, the site is long and narrow, and slopes steeply upward.

3-story
apartment

1-story 1955 grocery

2-story
apartment



Elevation of existing 32nd Avenue W context

Ray Street is a highly used pedestrian access route to Catherine Blaine Elementary and Pop Mounger pool



View of
crosswalks from
32nd and Raye,
facing SE



Looking north down
32nd Avenue West
to school and the
existing Albertsons

Magnolia Community
Center and
Catharine Blaine K-8
School

Pop Mounger
Pool



View of crosswalks
from 32nd and Raye
to school and pool,
facing SW

Current Pedestrian Route to School

What route do people currently use to walk to school?

School-related pedestrian crossings across the alley access to the site recorded by Transpo Group. Data from 10/15/19 measured peak hours of 8:30 AM—9:00 AM and 3:15 PM—3:45 PM.

Most school pedestrians cross on the South side of W Raye St



Catharine Blaine School has specifically requested garage access from 32nd Avenue West instead of from the alley.

Most pedestrians on their way to Catharine Blaine School walk on the south side of West Raye Street, as opposed to the north. **This makes garage access from the alley more dangerous** due to the significantly greater number of potential car and pedestrian encounters.

For example, in order to park at Safeway, shoppers would need to drive up steep Raye Street and turn right at the alley; crossing the most frequently used pedestrian path.

Zoning Data



Maximum Use Size: 23.47A.004	Multi-purpose Retail 50,000 SF		
Bulk	Base	Living Building Incentive	Total with LBP Incentive
Height Limit: 23.47A.012	55'-0"	12'-6"	67'-6"
F.A.R allowed: 23.47A.013	3.75	25% Increase	4.6875
Max Allowed F.A.R	= (Total FAR x Lot Area) + (4% of Proposed Building Area considered "not chargeable") = (4.6875 x 41,200 sf) + 7,725 sf (not chargeable) = 200,850 sf Allowed Building Area		
Facade Modulation: 23.47A.014D	Structures over 250' long must have a portion 30' wide setback a minimum of 15'		
Amenity Area: 23.47A.024.A	5% of residential use gross floor area Must be provided as exterior area		
Setbacks Front and Side:	None required		
Alley @ Single Family: 23.47A.014.B.3	Upper level setback required from lot line across alley from SF (one half of 20' alley counts)		
	Height from alley surface	Setback from CL of 20' alley	Setback from Property line
	0'-13'	0	0
	13'-40'	15'	5
	40'-50'	18'	8'
	50'-60'	21'	11'
	60'-70'	24'	14'

What are the zoning conditions at this site?

Street Level Requirements

32nd Ave W: Neighborhood Corridor Collector Arterial

Street Level Façade Setbacks:

23.47A.008.A.3

Max 10', unless a wider sidewalk, plaza, or other approved landscaping or open space is provided.

Minimum Street Level Non Residential Use Depth:

23.47A.008.B.3.a

30' Average, 15' Min.

Minimum Street Level Non Residential Floor To Floor Ht:

23.47A.008.B.4

13'

Street Level Uses:

23.47A.008.D.1

Residential use may not occupy more than 20% of street facade facing a Principal Pedestrian Street

Street Facing Residential Entry:

23.47A.008.D.2

At least one of the street-level street-facing facades containing a residential use shall have a visually prominent pedestrian entry

Parking Location:

23.47A.032B.1.C

Parking to side of structure no more than 60' wide allowed

Parking:

Table A & B for 23.54.015 & 23.54.015.D.1

Residential Required: 1 stall per dwelling unit (136 provided)

Non Residential Required: 1 stall per 500 sf of retail, after a waiver of the first 1,500 sf of retail (75 provided)

Continuous Overhead Weather Protection:

23.47A.008.C.4

None required (32nd Ave W is **Not** a pedestrian street)

Alley Loading:

23.47A.014

Allows use of 10' of 20' alley for loading

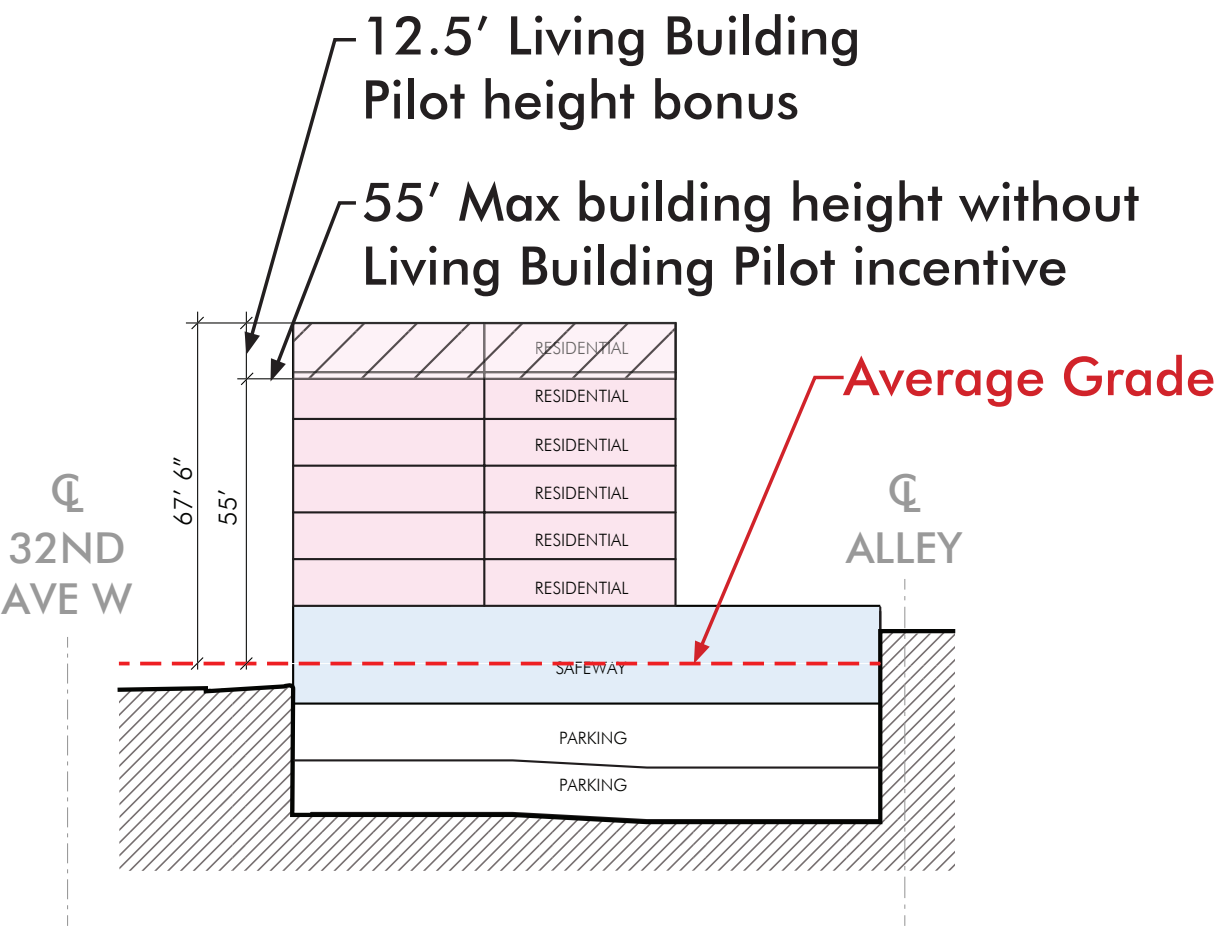
Zoning Regulations

Zoning and Land Use Vicinity Map



What is the existing zoning and how does that affect what is allowed to be built here? And how does the Living Building zoning work here?

Seattle Living Building Pilot Zoning Incentives

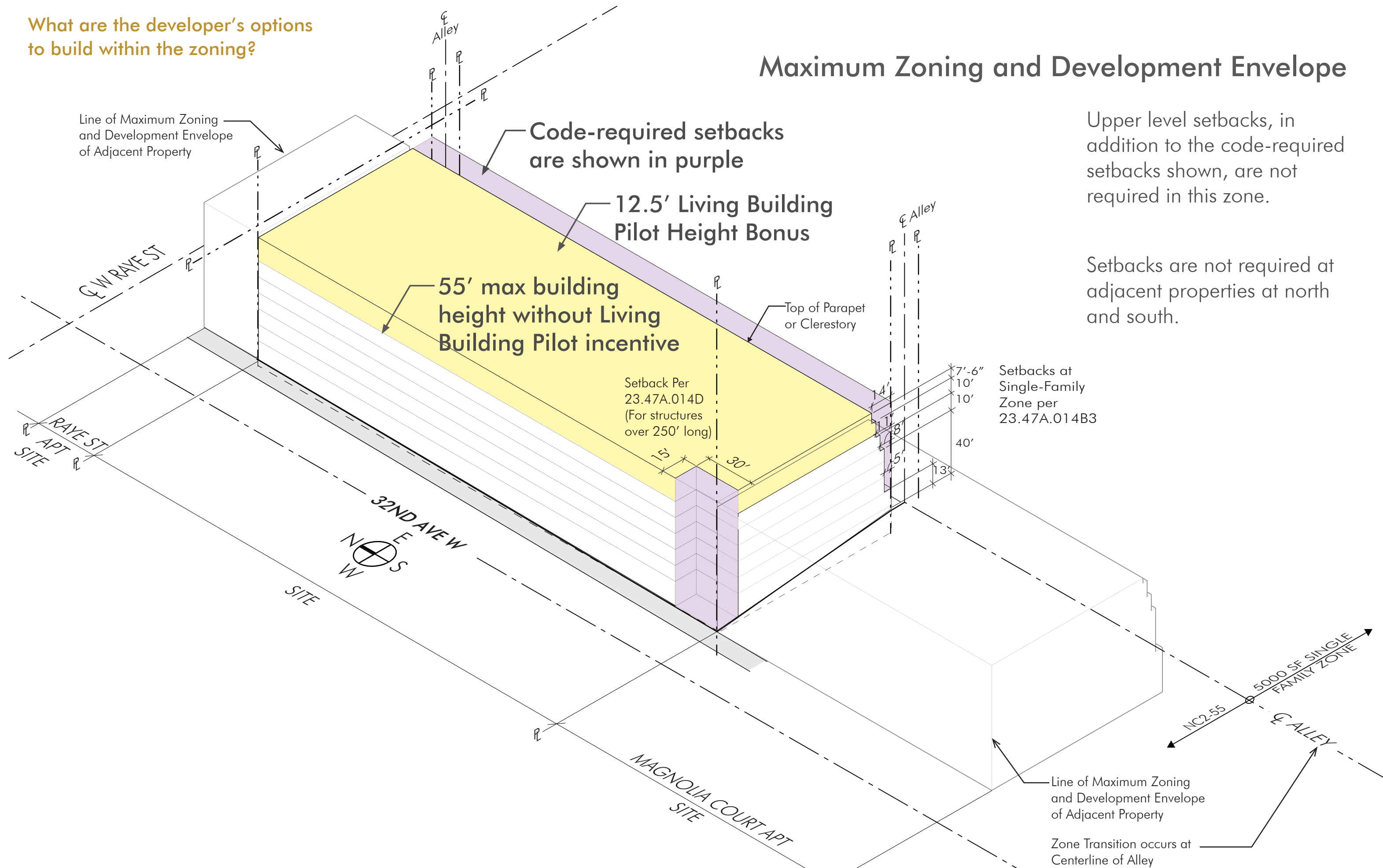


Seattle Living Building Pilot Program Building and Height Density Bonuses

- Up to 25% more floor area or Floor Area Ratio (FAR)
- 12.5 feet of additional height for residential construction

Maximum Zoning and Development Envelope

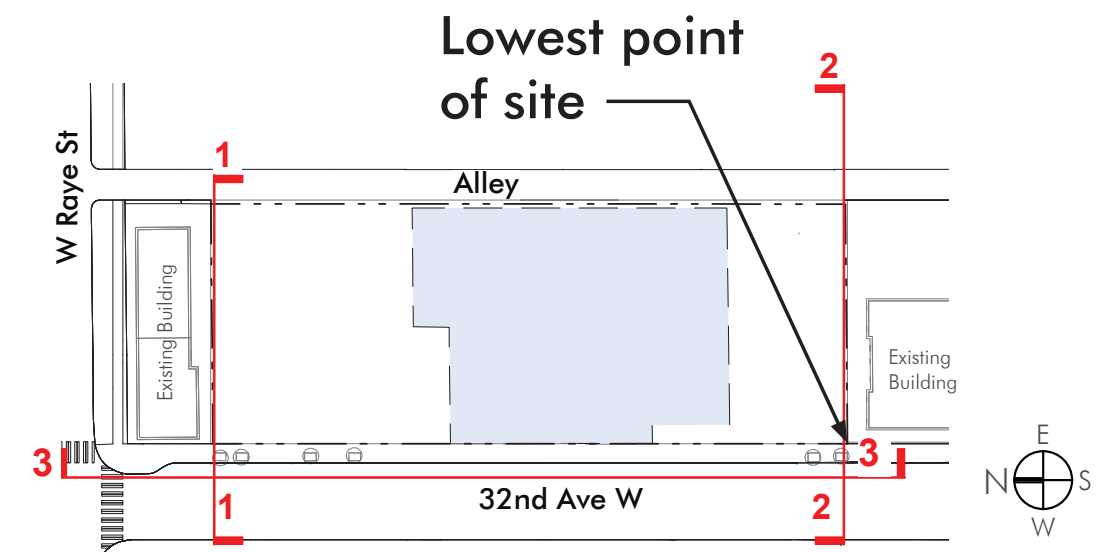
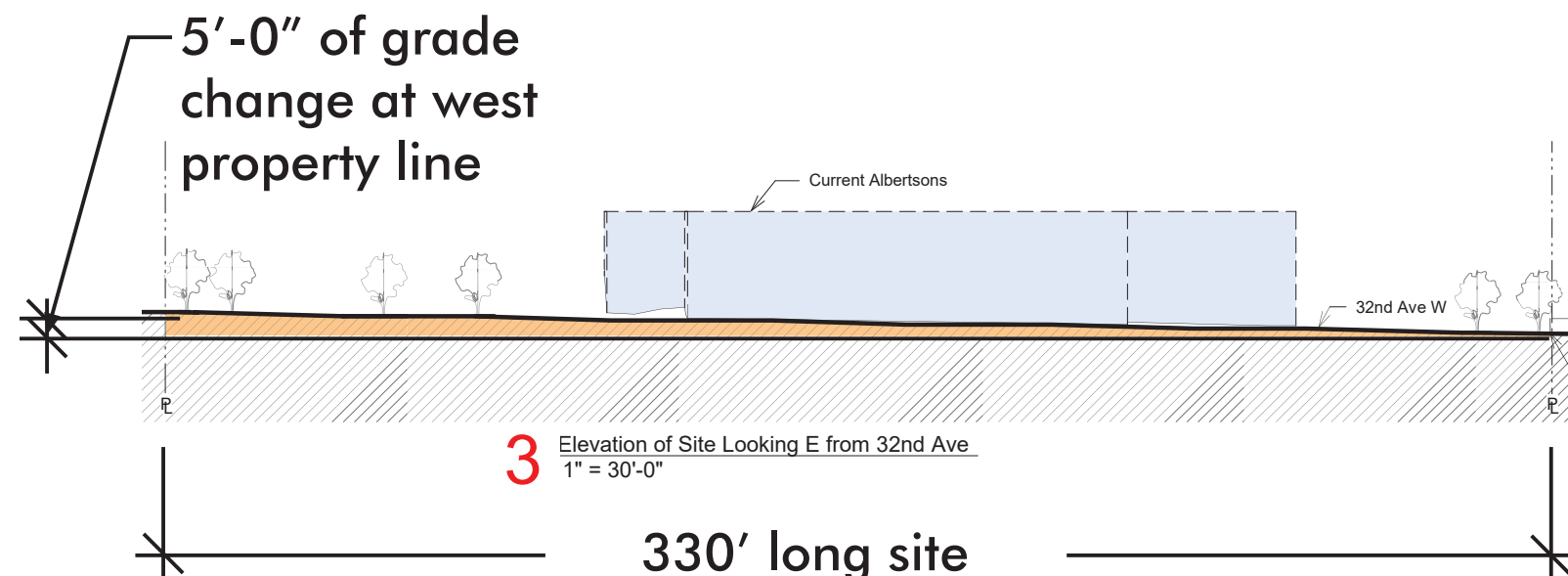
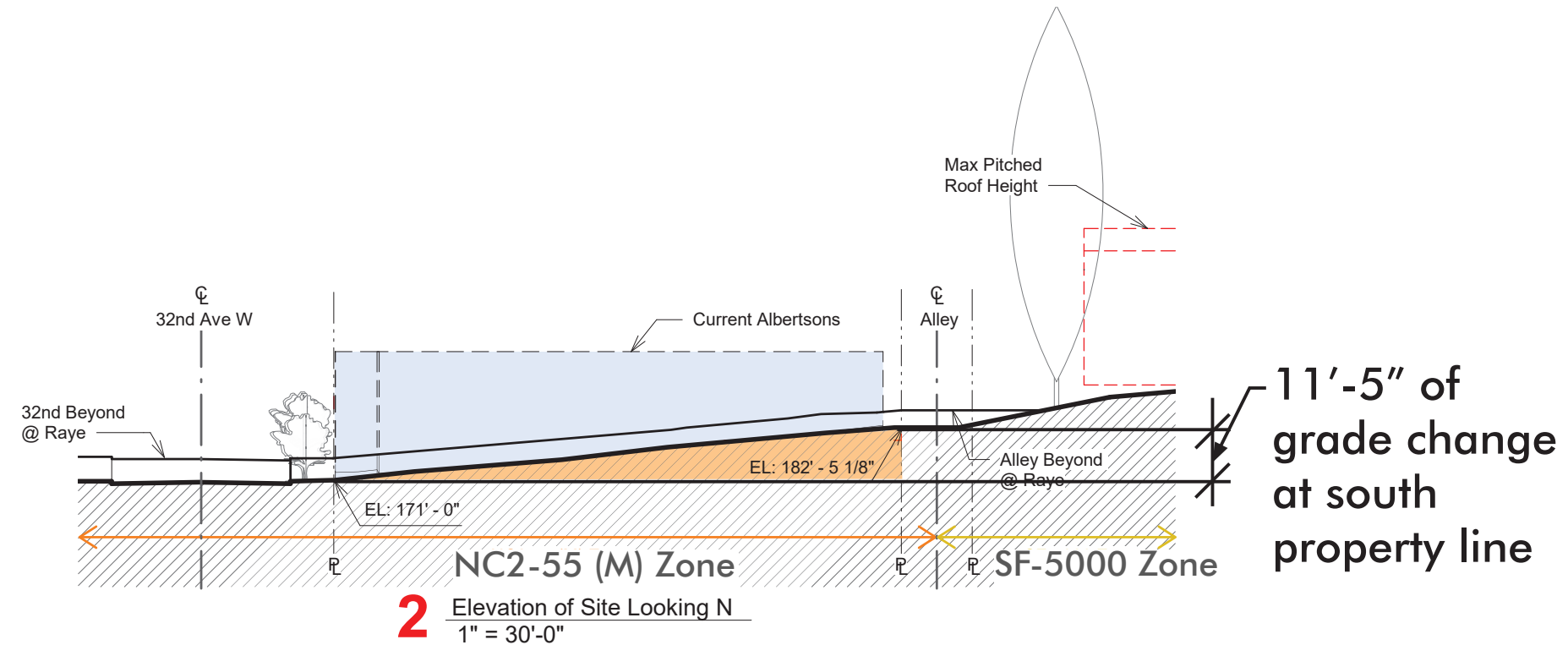
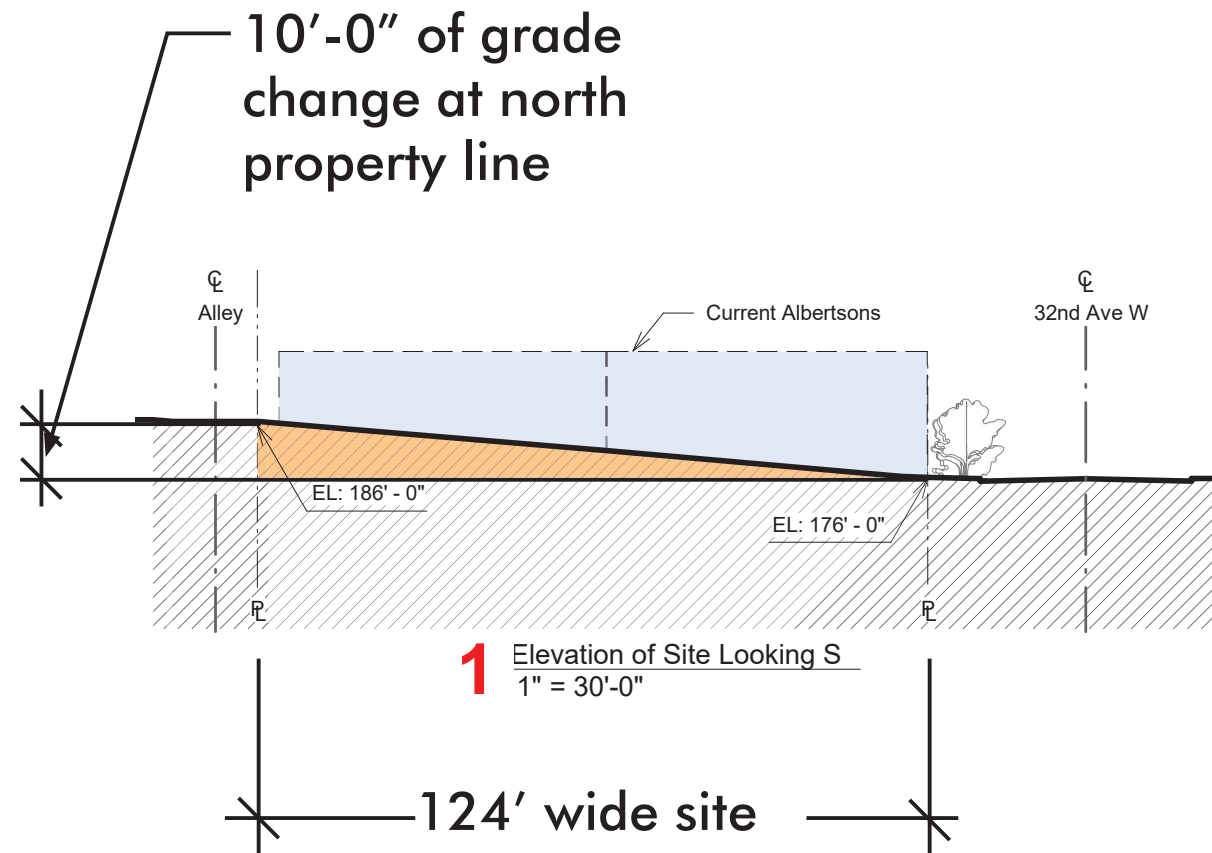
Setbacks are not required at adjacent properties at north and south.



Site Topography and Conditions

How does the site slope?

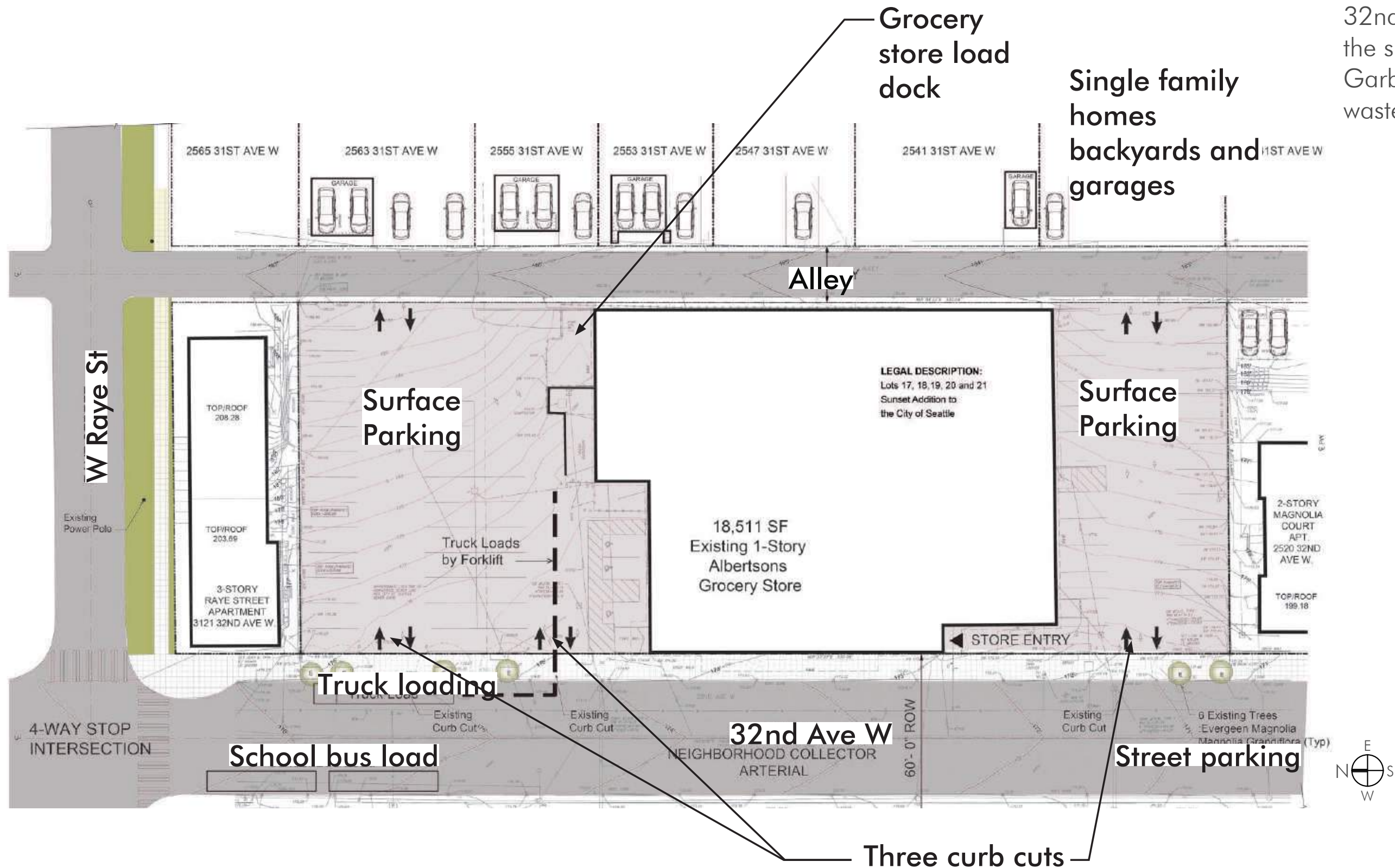
The long, narrow site has a total grade change of 15', corner to corner. It slopes in two directions. There is between 10' and 11'-5" of grade change sloping down from the alley to 32nd Ave W, and 5' of grade change along 32nd, sloping down toward the South.



Current Vehicle and Truck Use

How is the site currently used?

The site currently has two surface parking lots and three curb cuts. Trucks load in two places; on 32nd via forklifts and in the surface parking lot. Garbage trucks access waste storage via the alley.

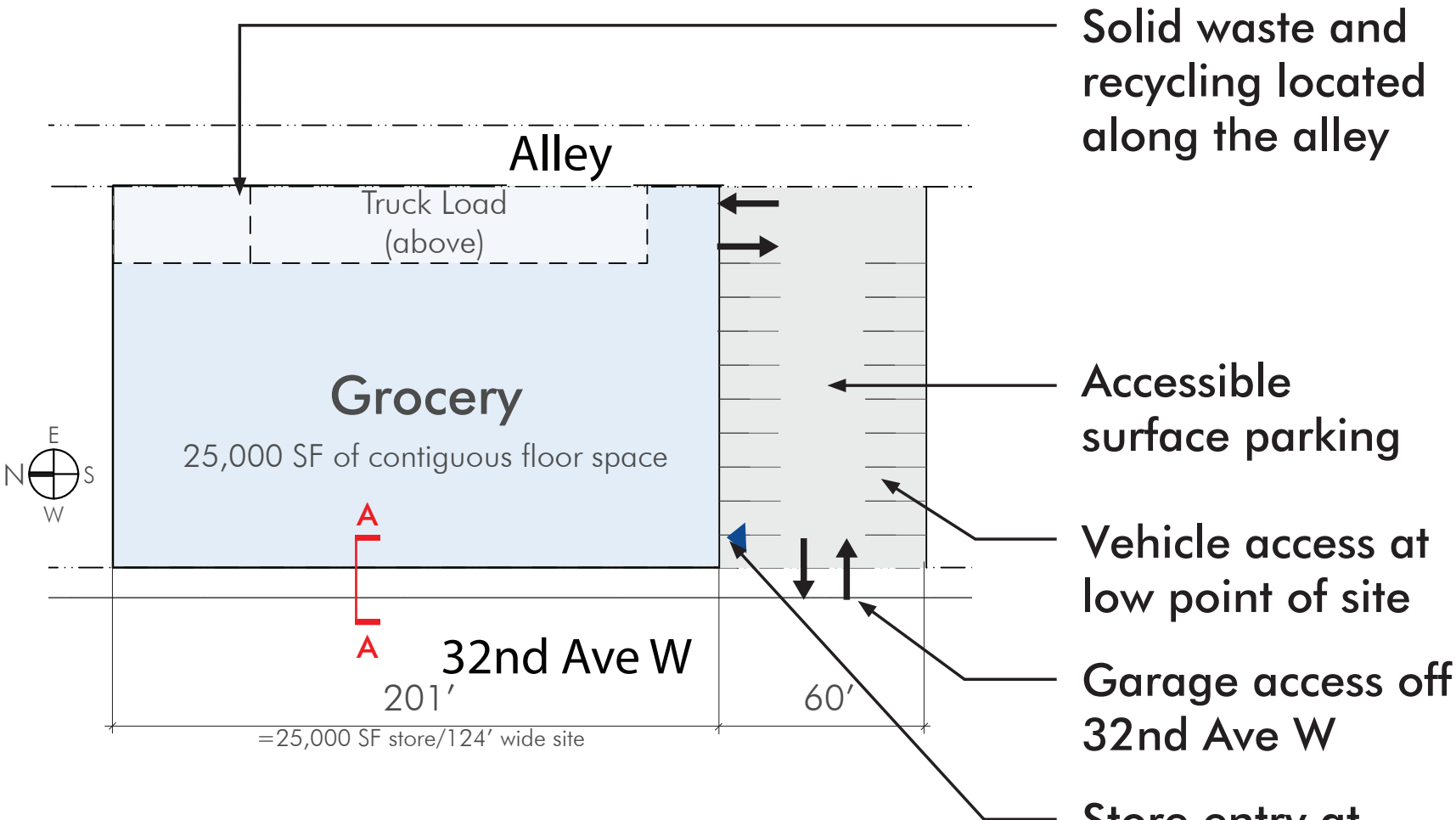


Grocery Store Requirements

In designing the mixed-use building, there are specific design requirements for the grocery store:

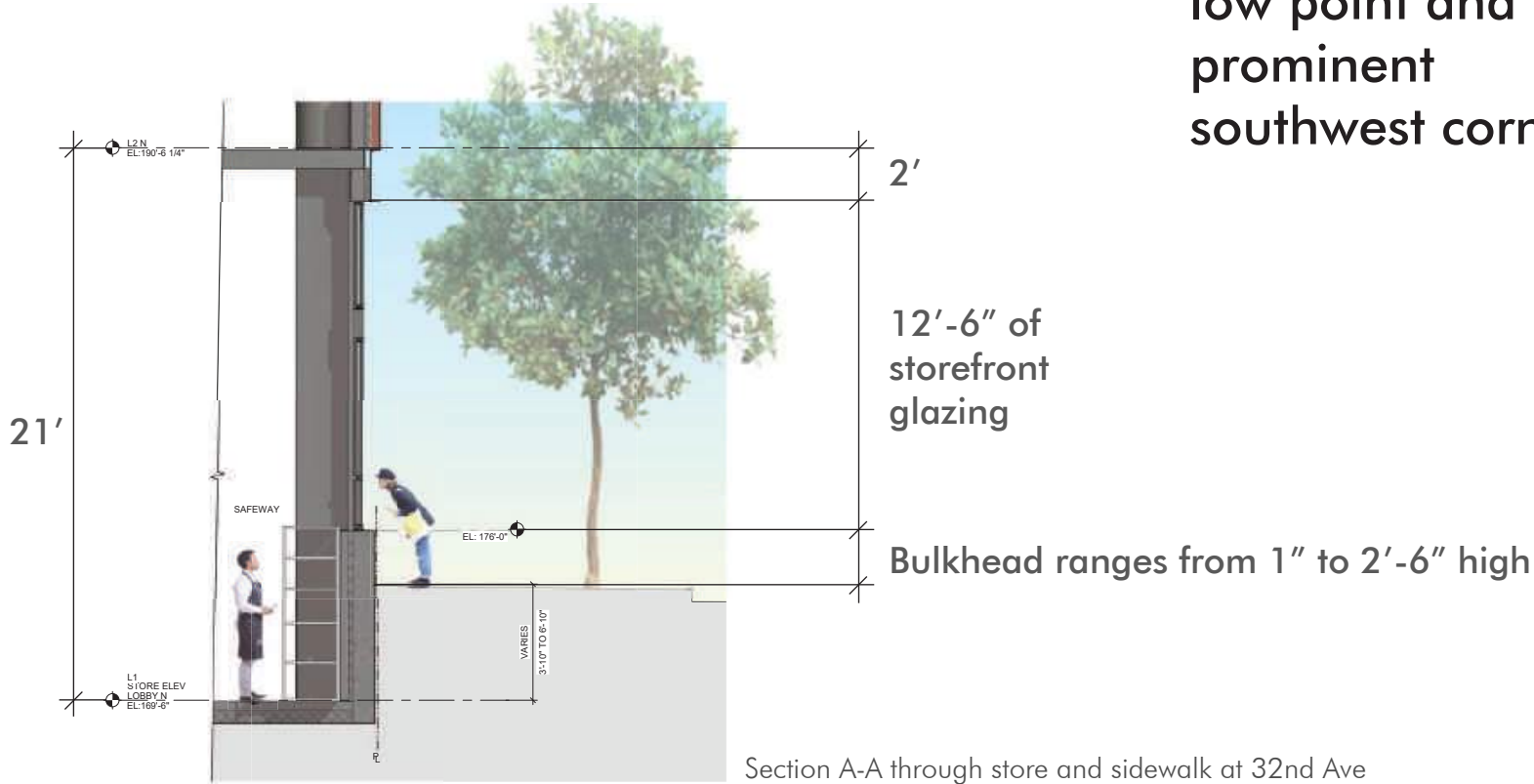
- Minimum of 25,000 square-foot rectangular, contiguous flat-floor space on the main level
- Prominent store entry location
- A 4,500 square-foot mezzanine level above a portion of the main level
- Proposed 21' floor to floor of store (exceeds code minimum of 13' by 8')
- Storefront windows along 32nd Avenue West unblocked by grocery shelving (Large storefront glazing responds to various guidelines for street front transparency, including PL 1-B3)
- Garage access off 32nd Avenue for ease and safety due to the site's grade change
- 75-garage parking stalls separate from the residential garage parking
- Surface parking stalls for short-term, ADA and family parking.
- No residential stairs or elevators may penetrate the store space
- Loading dock for grocery deliveries located along the alley
- Solid waste and recycling located along the alley (Per SPU meets code section SMC 23.54.040)

What does Safeway need to function here?



To provide a competitive variety of products in a small store with 201 linear feet of street frontage, Safeway needs shelving along the storefront.

Placing the store below sidewalk level eliminates storefront shelving impact.



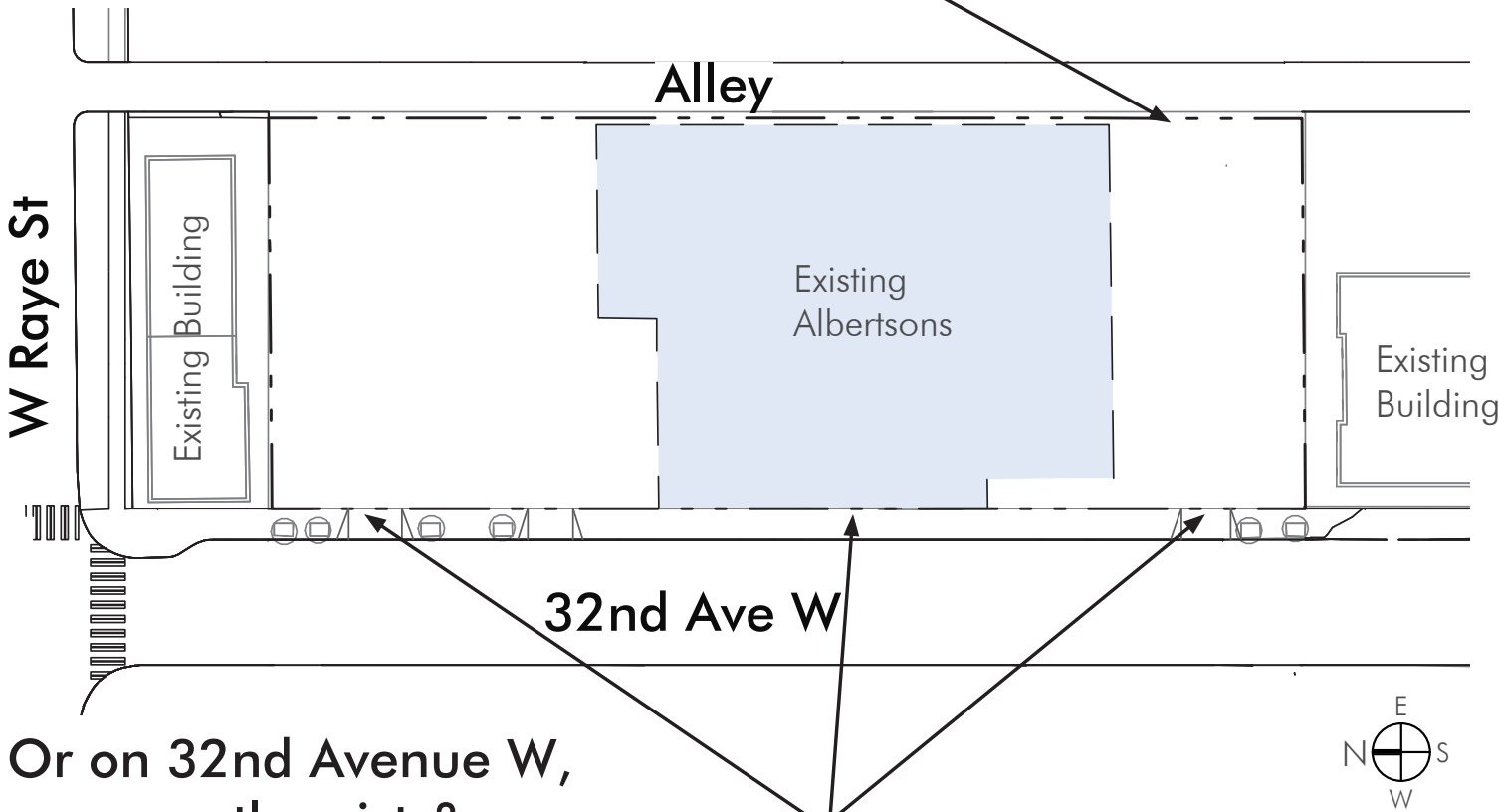
This page intentionally left blank

ACCESS AND PARKING

Access and Parking

Where should the parking garage entrance be located?

At the alley, per code?



Or on 32nd Avenue W,
as currently exists?

As recommended in the City’s guidance, studies on the following pages demonstrate why the proposed parking access taken from 32nd Avenue W leads to better design and community benefits.

While it is physically possible to provide access via the alley for all vehicles and loading (as required by the zoning code), studies show that separating the retail/commercial access from grocery store loading at the alley best meets design guidelines, solves safety issues, suits the site’s topography, and fits grocery store requirements.

A narrow 20-foot wide alley currently provides access to single family residential garages along the alley, as well as large garbage and recycling trucks for regular collection cycles.

When the new building is completed, grocery delivery trucks and waste removal will use the alley loading berth.

If residents and retail customers were also required to use the alley to access the new building, that would not only create congestion in the narrow alleyway, but also create conflict between professional truck drivers backing into the loading dock, and shoppers and residents rushing to get into the building to address their own needs. In addition, residential and retail shoppers would enter the building via a 124-foot long speed ramp at a steep 15 degree slope, which results in blind ingress and egress at the entry point.

Pedestrian safety is also important. The applicant’s transportation consultant conducted pedestrian studies prior to the Covid outbreak. The following study pages show pedestrian counts for children on their way to and from school, and clearly demonstrate that a higher number of students walk along the south side of Raye Street, and across the alley intersection, than walk on the north side of Raye Street. Having resident and shopper vehicle access from 32nd Avenue W significantly reduces the potential for negative vehicle and pedestrian encounters at the alley and Raye Street intersection, and enhances safety for the students.

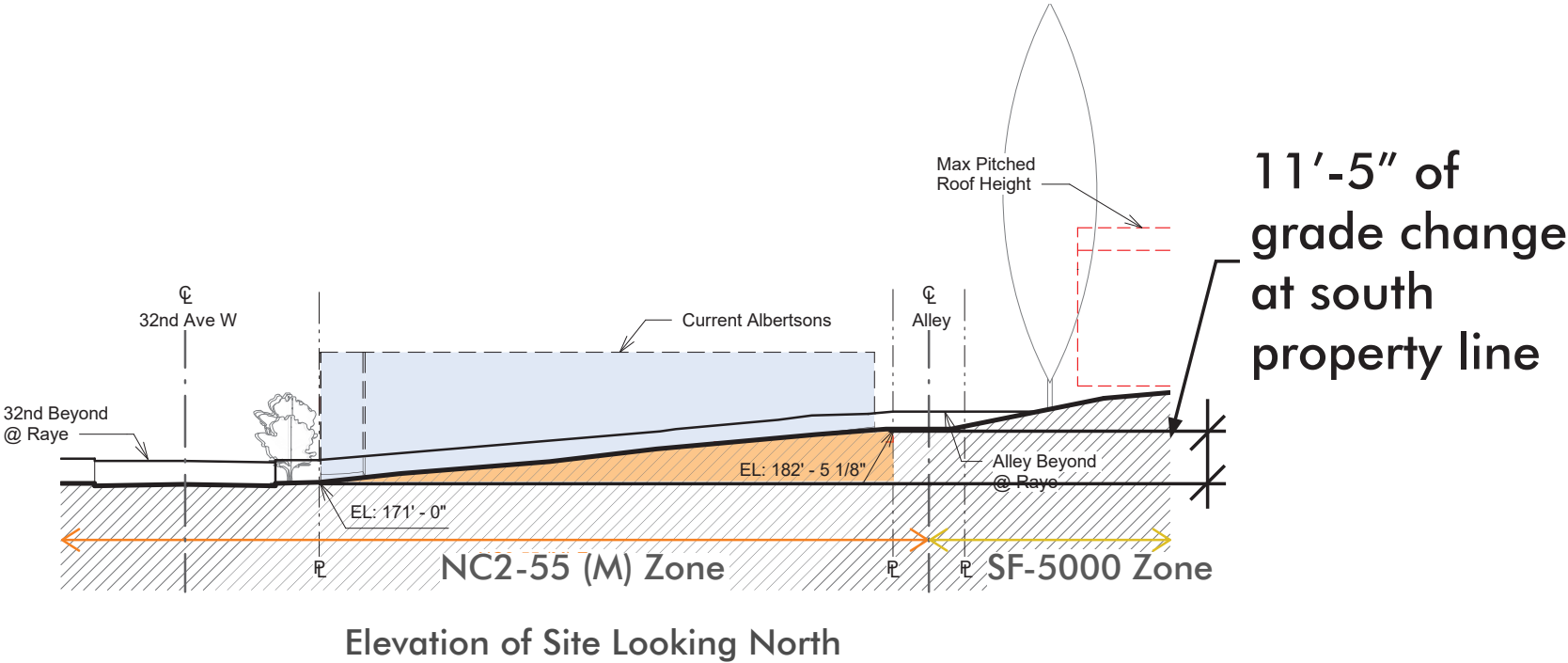
Splitting the building access, with service requirements of loading and garbage collection being addressed from the alley, away from pedestrians, and shopper and resident access from 32nd Avenue W, best meets DC1-C-4 Service Uses.

The applicant is proposing resident and retail parking access from 32nd Avenue W, as currently exists at the property. This access solution also meets DC1-C-4 and will require a Director’s Ruling.

Vehicle Access on Steep Sites

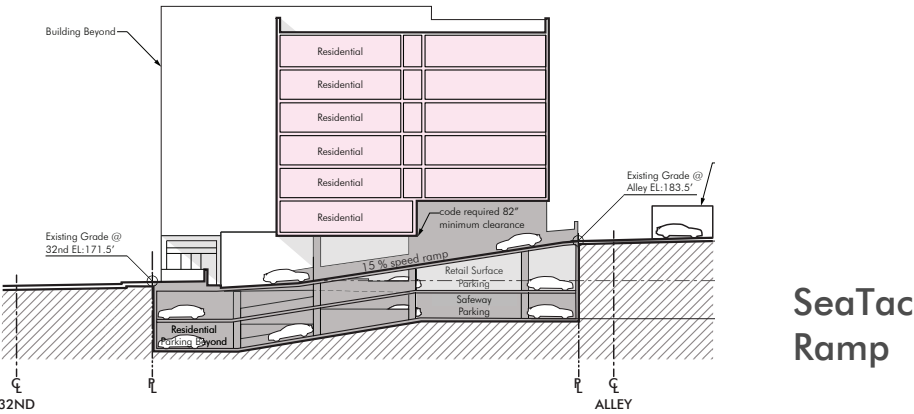
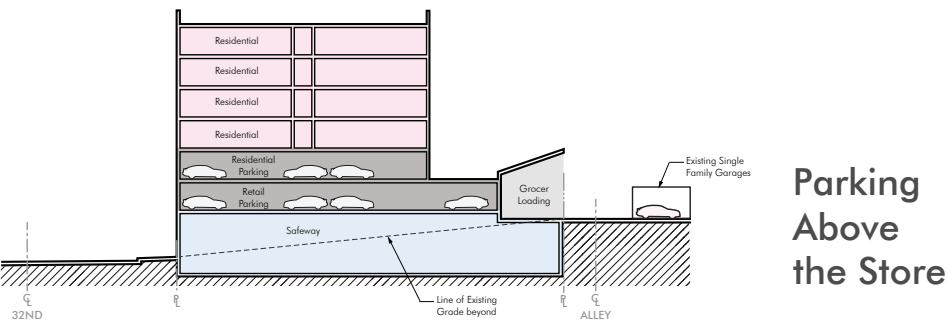
Responding to the City’s guidance request for a comparative analysis of how parking at other locations have taken access off the alley, we looked for a precedent where the below-grade parking garage ramp would have an equivalent slope. We could not find any examples for this steep of a slope.

Since the alley at the south property line is 11’-5” higher than 32nd, access would require a 25’ drop to get to the first parking level.



How is parking accessed on steep sites?

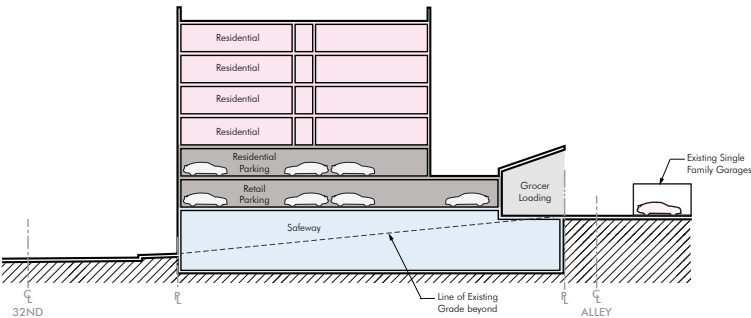
The following two studies do demonstrate the consequences of locating access off the alley.



In the SeaTac Ramp study from the top of the ramp at the Alley, you must take a speed ramp 15’ down to get to the **Retail Surface Parking**. Then to get to the **Below Grade Retail Parking** you go down another speed ramp an additional 13’. Shoppers must travel a total of 28’ down on a spiral ramp get to **Below Grade Parking**. Residents would have to descend even further to reach the residential garage, for a total vertical descent of 38 feet.

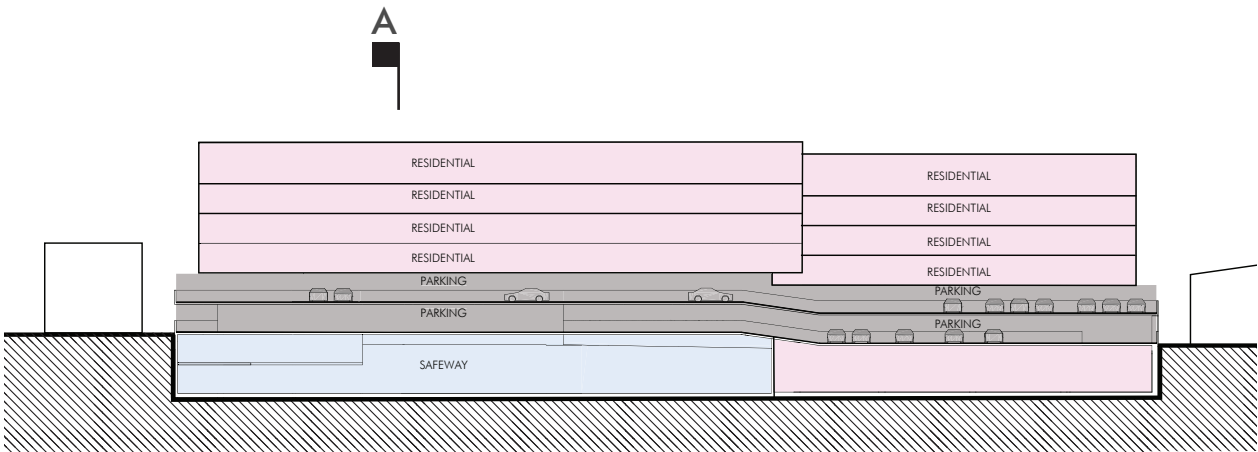
Alley Access Study 1: Parking Above Store

Accessing parking above the store from the alley places two floors of parking visible from 32nd.



Section A: Looking North through Store

How can parking be accessed directly off the alley without a steep drop?



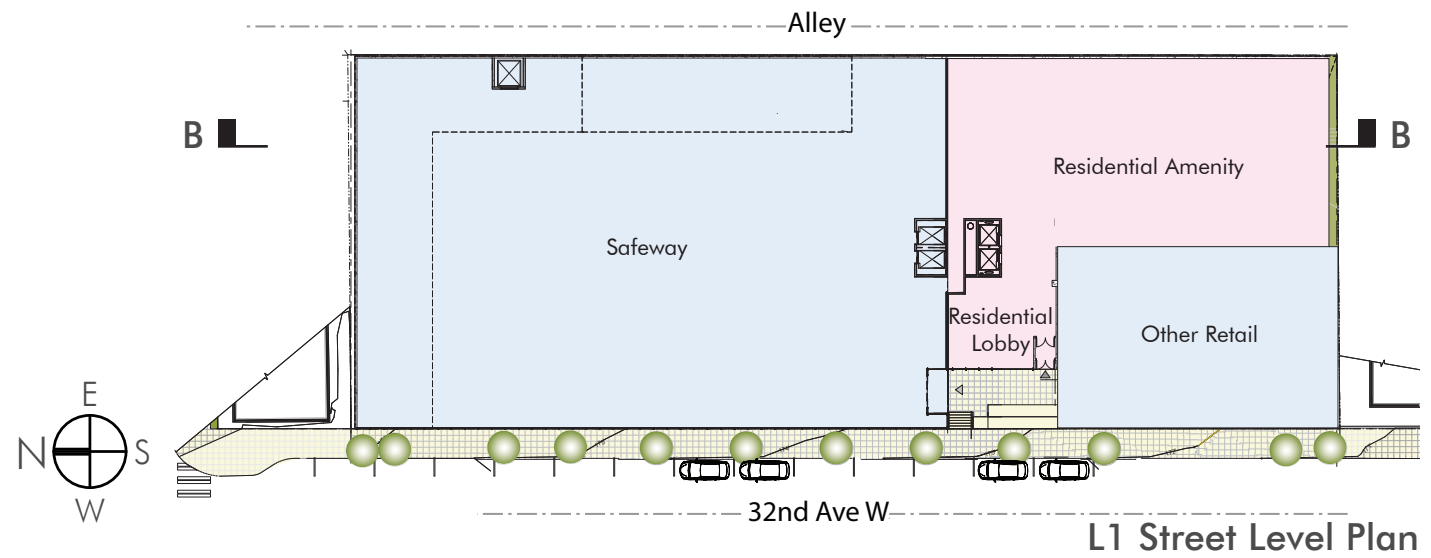
Section B: Looking East through Store

Pros

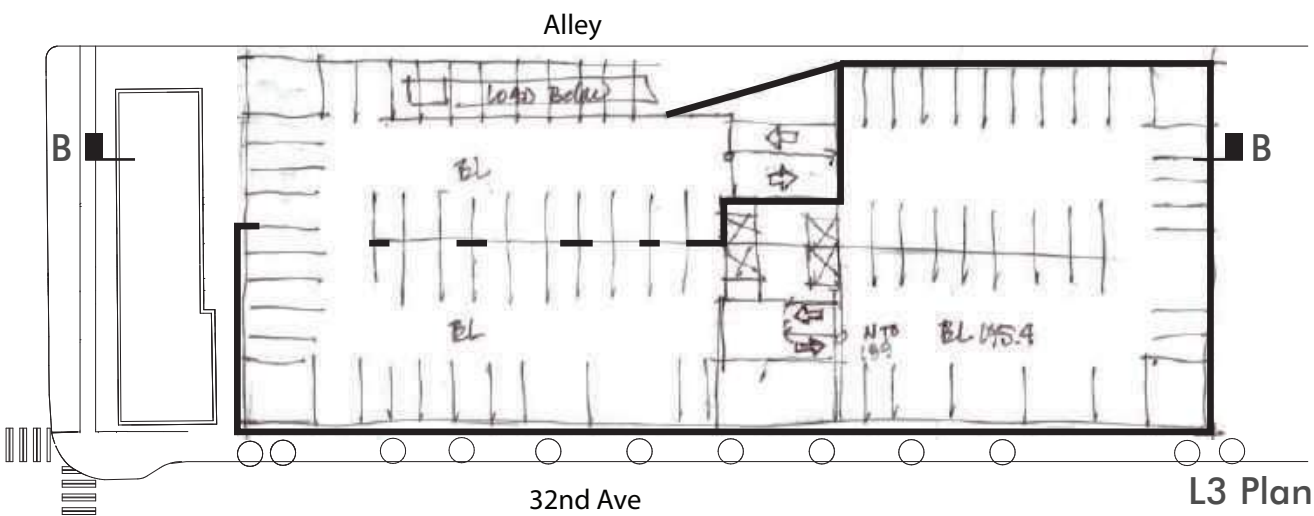
- Least expensive option
- Level entry to parking
- Two ways in and out of the garage
- Provides opportunity for other retail at street level
- Open air parking does not require mechanical ventilation
- Does not require a Director's ruling

Cons

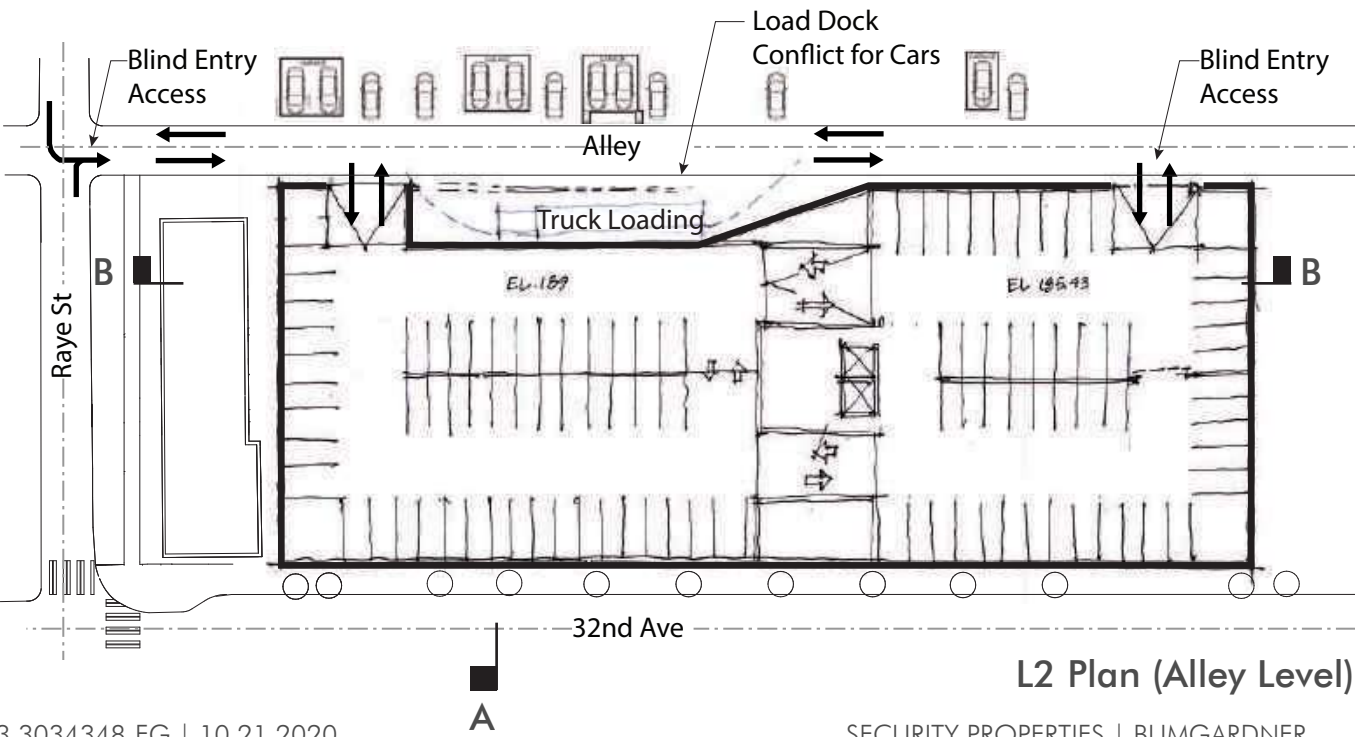
- FAR is used for parking and not housing
- Two levels of parking visible from 32nd Avenue West
- All vehicular traffic is pushed to alley; creating conflicts between pedestrians, shopper, resident, delivery and waste collection vehicles.
- No opportunity for open-air plaza
- Most visual impact to alley neighbors
- Above-ground parking will require lighting, resulting in light spill at night
- Not convenient to shoppers
- Blind turns from Raye to alley and alley to garage
- Requires parallel loading
- Enclosed covered truck dock would have 20' high wall adjacent to alley, requiring departure from code limiting structures to 13' high within 5' of the alley



L1 Street Level Plan



L3 Plan



L2 Plan (Alley Level)

Parking Above Store, Views from 32nd



View of Store Entrance



Aerial View from 32nd Ave

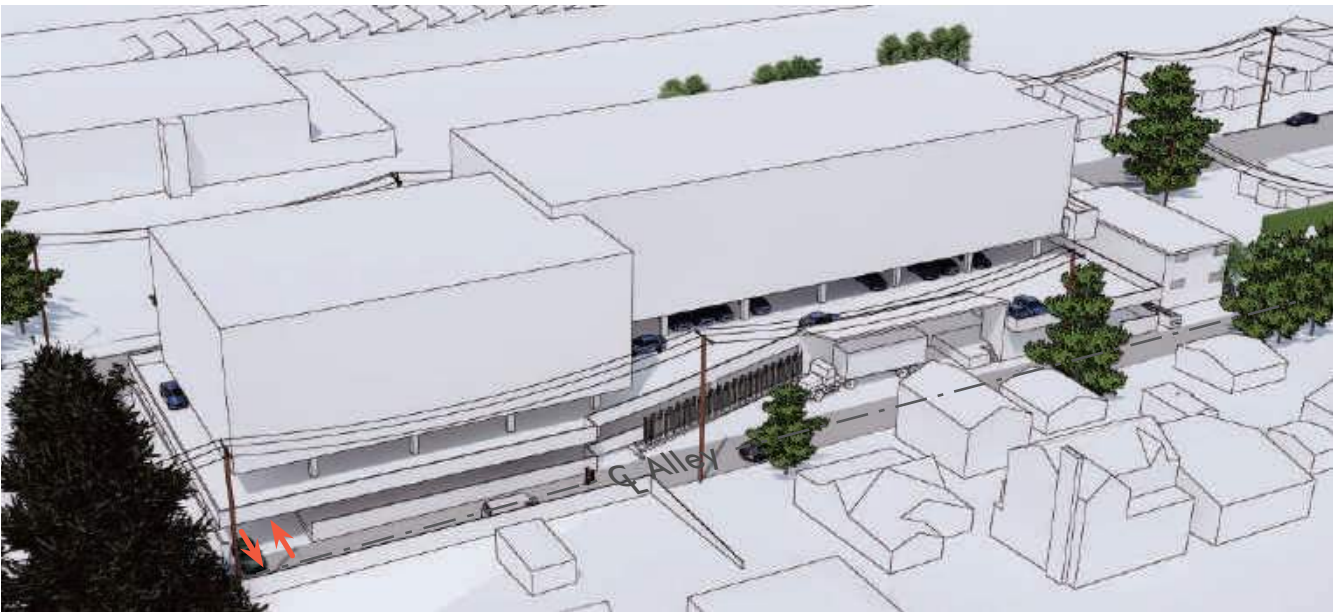


View from Across 32nd Looking Southeast

The predominant view from 32nd Avenue West is a sunken grocery entrance and parking structure.

Parking Above Store, Views from Alley

The predominant view from the alley is parking and loading



Aerial View from Alley



View looking North from single family back yard across alley
(view omits existing fence outlined in red to illustrate garage access)

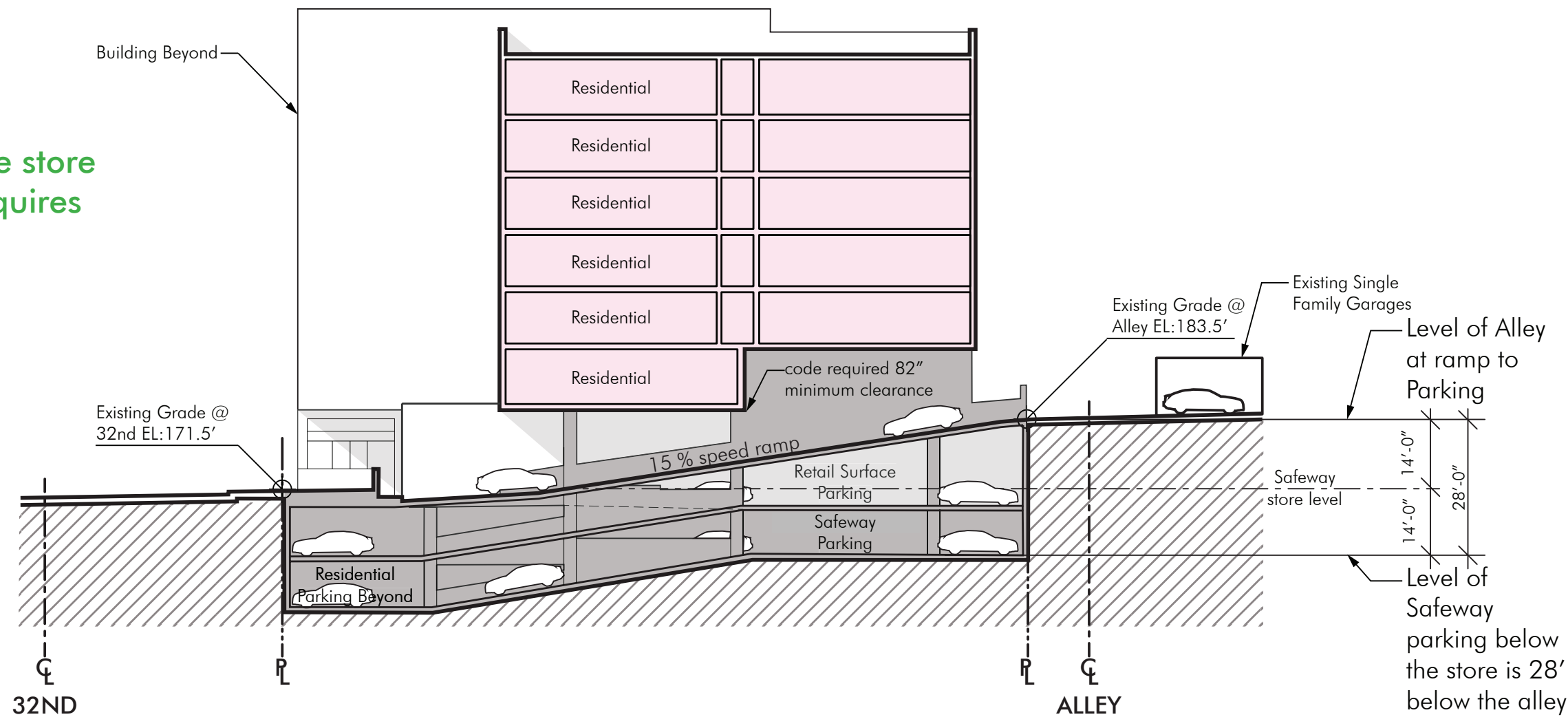


View from Alley Looking South

Alley Access Study 2: SeaTac Ramp

What is another option for accessing the parking garage off the alley?

Parking below the store from the alley requires a steep ramp.



Section: Through Speed Ramp Looking North

Pros

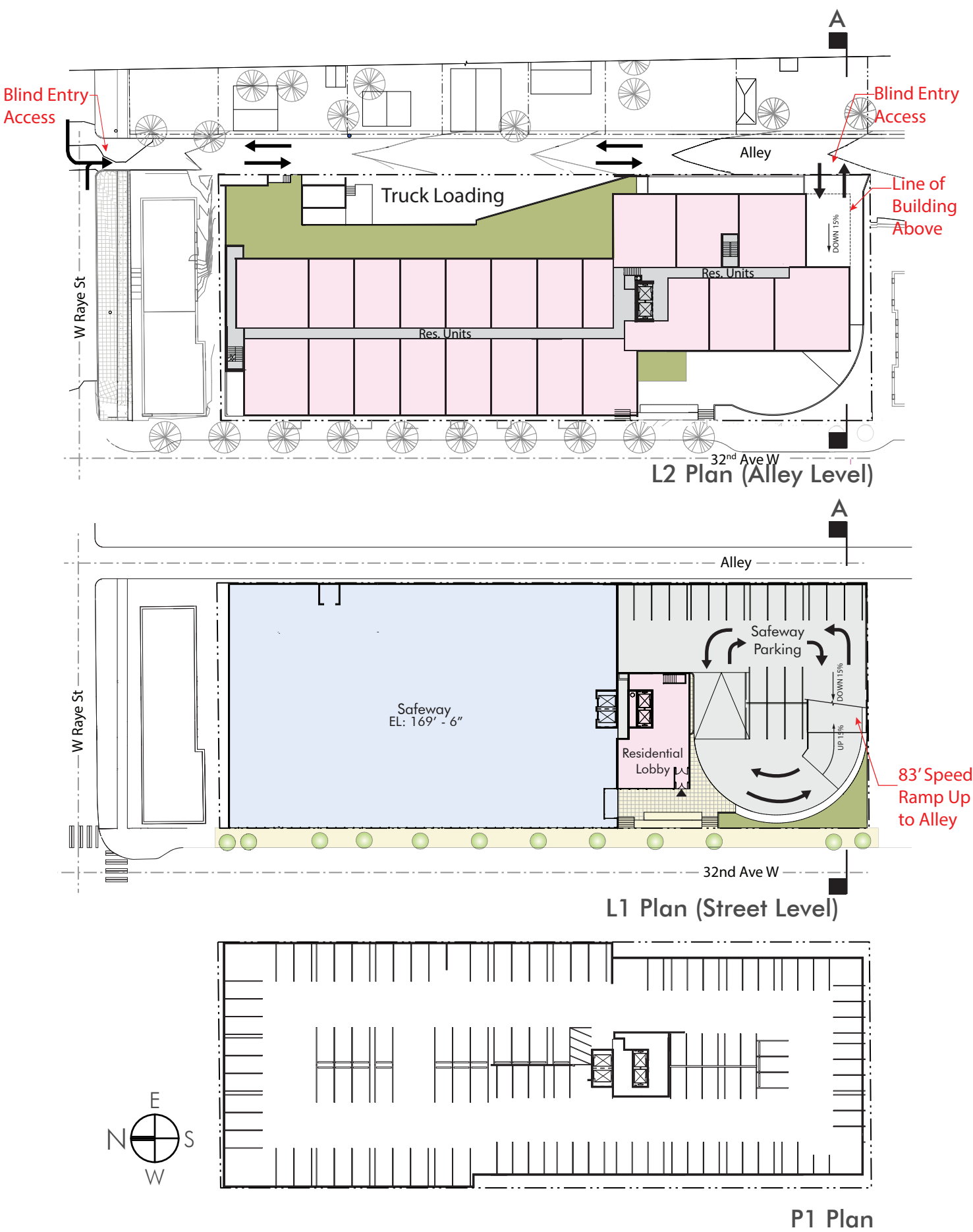
- Does not require a Director’s ruling

Cons

- No opportunity for plaza
- Long, steep, two-way ramp to get to subterranean parking
- Ramp contains tight, hairpin turns
- Concrete auto barricade at sidewalk edge along 32nd Avenue West
- Eliminates units above garage entry
- Conflict at alley between pedestrians, and shopper, resident and delivery vehicles
- Requires parallel loading berth
- Visual impact to alley neighbors
- Not convenient to shoppers
- Blind turns from Raye to alley and alley to garage

SeaTac Ramp

The resulting parking ramp from the alley is an 83' long speed ramp, followed by a 24' wide spiral ramp, to travel the 14 vertical feet from the alley to the grocery store entry and "surface" parking. An additional 15% speed ramp is required to reach the main retail parking area below grade. Plus, another 10 feet of descent is required to reach the residential parking.



SeaTac Ramp, Views from 32nd



Sidewalk on 32nd Ave Looking South



Aerial View from 32nd Ave

Because of the parking ramp, there is no opportunity for a public plaza.

The predominant view at the street is a drive aisle and a barricade wall



View from Across 32nd Looking Southeast

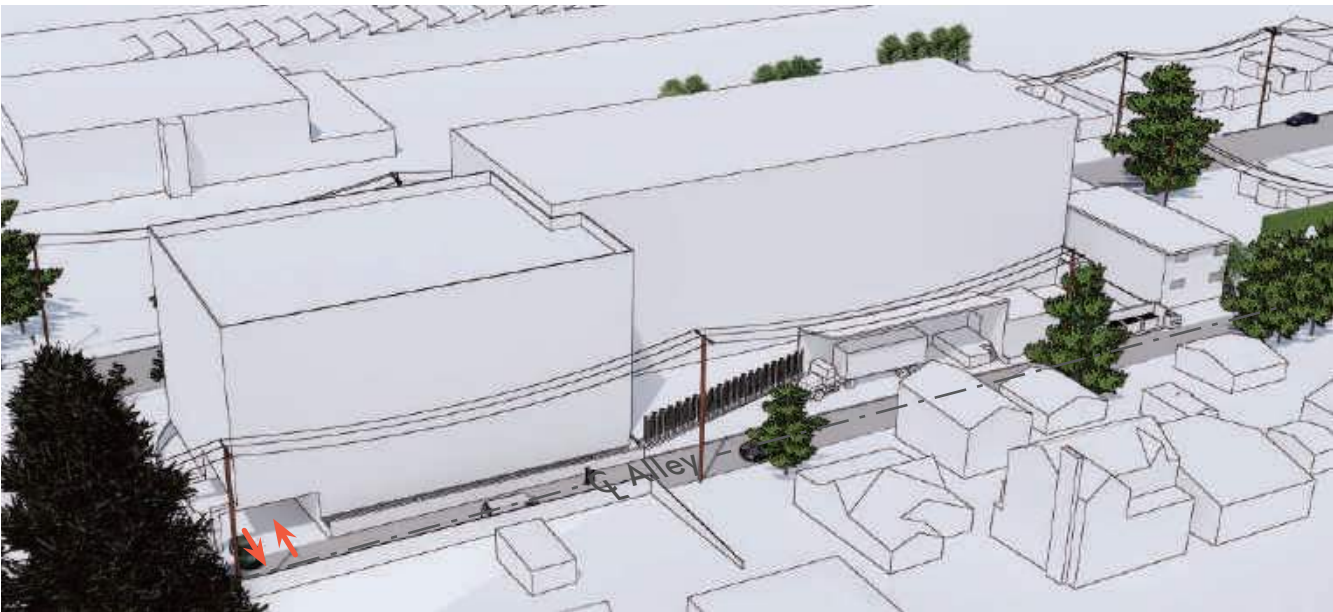


View of Store Entry

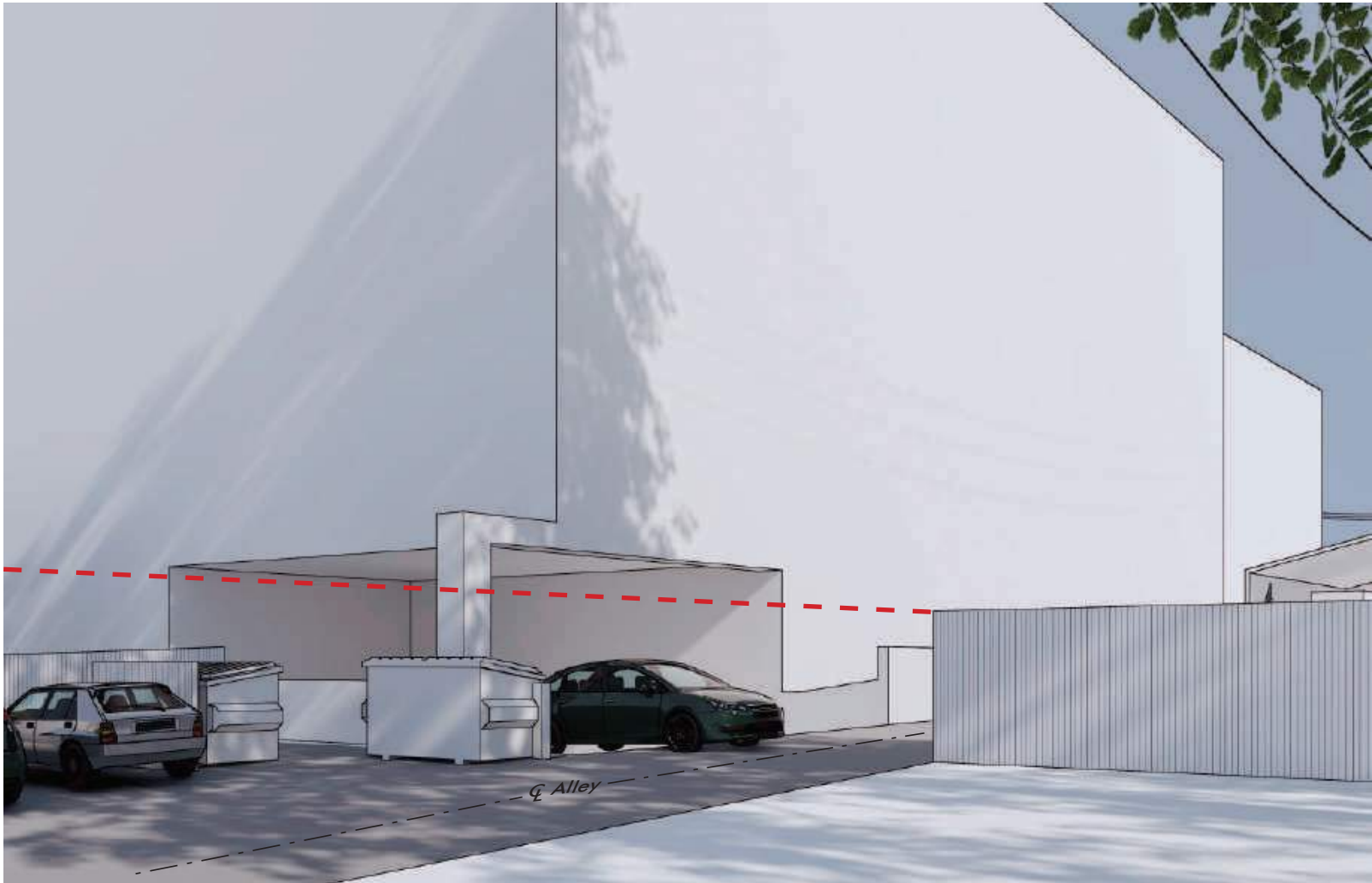
SeaTac Ramp, Views from Alley

Grocery shopper and resident vehicle ingress and egress from garage conflicts with truck loading.

Blind turn to and from steep ramp to garage is dangerous.



Aerial View from Alley



View looking North from single family back yard across alley
(view omits existing fence outlined in red to illustrate garage access)



View from Alley Looking South

Parking Access Precedent: University District Safeway

How have other projects solved similar access issues?

The University District Safeway also sought and received approval for parking garage access from the street instead of off an alley. A page from that project’s Design Recommendation submittal is shown below, dated April 10, 2020 by Jackson Main Architecture.

The Code requires access to parking and loading to be taken from the alley when the lot abuts an improved alley. The applicant proposes parking access from Brooklyn Avenue NE. Note: This is cannot be requested as a departure before the SDCI Director determines it will not meet the criteria for a Type I Directors Decision request. Potential Departure Driveway access to Brooklyn Avenue NE (SMC 23.48.085.D1 – Parking and Loading Access)

SMC 23.48.085.D.1 - Parking & Loading Access - EDG 3 Comment

The Board accepted the information provided by City staff related to the likely approval of a driveway connection to Brooklyn Avenue as a Director's Decision. The Board requested additional information related to the adjacent locations of the driveway and crosswalk and the flexibility in separating these elements. (PL1-B-3. Pedestrian Amenities, DC1-A-2. Gathering Places, DC1-B-1. Access Location and Design). The Board had previously suggested:

- Linking the driveway to the open space though the extension of façade plane and ground materials from the open space to the driveway frontage.
- Designing the driveway crossing as a woonerf, with surface cues that encourage pedestrian movement with physical and visual continuity to the sidewalk design of the surrounding block frontage.

Response:

The applicant has met with SDCI and SDOT and based on their feedback has submitted a formal request with supporting documentation to place the driveway along Brooklyn Ave. The driveway’s new location and design reduces safety hazards, improves visibility for pedestrians and vehicles, reduces circulation and traffic issues, and incorporates the Green Street standards with careful attention to its proximity to the open space and building entrances. The driveway is further integrated with the open space and takes into consideration the grocery entrance from the open space. Please note that the alley is currently not improved. While the applicant will be dedicating 3' to the alley with as part of this development, the alley will still be below the standard for new alley width until the opposing properties are developed to equally dedicate property to meet the 20' alley width standard.

“Access to parking and loading shall be from the alley when the lot abuts an improved alley.”

“If the use of the alley for parking and loading access would create a significant safety hazard as determined by the director, parking and loading access may be permitted from the street.”

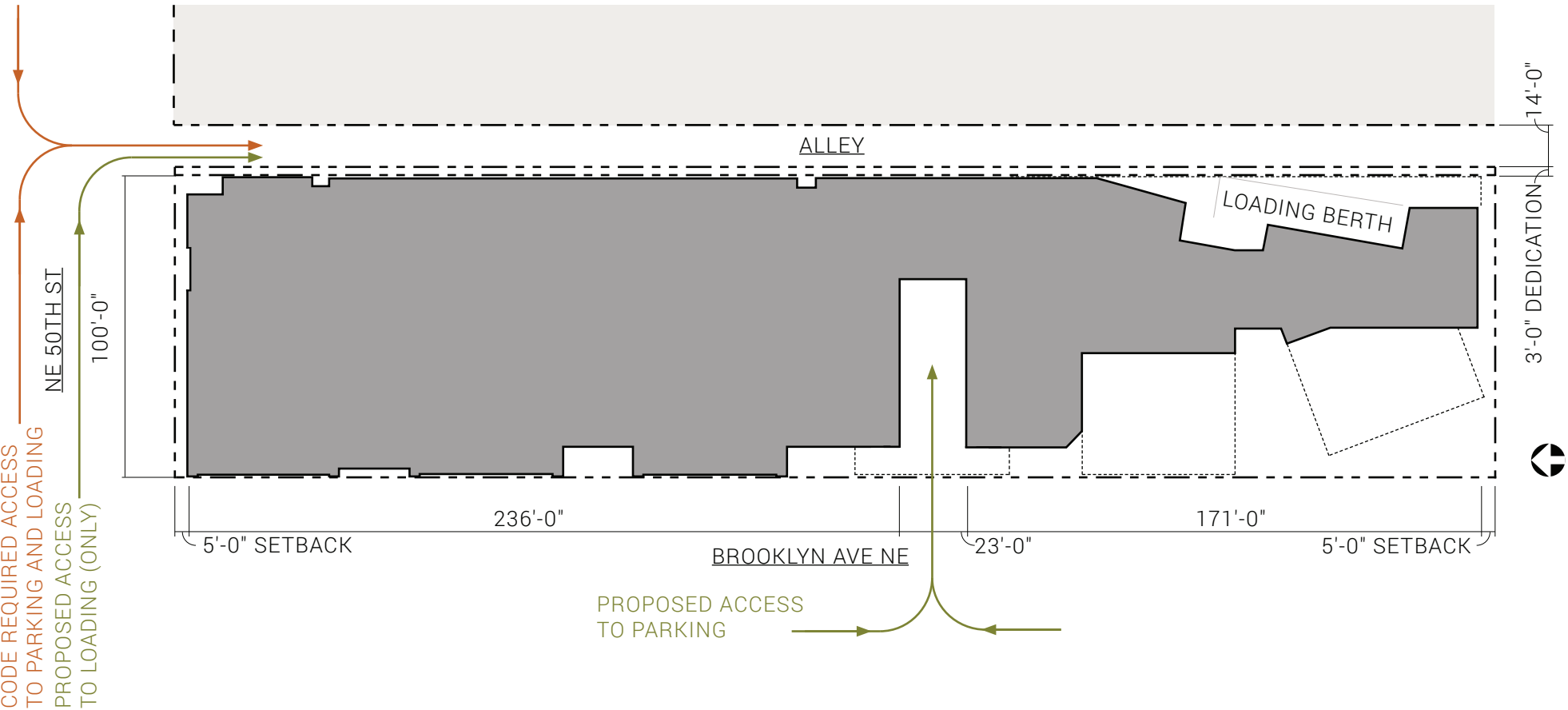
The proposed mixed-use redevelopment will include an expanded Safeway grocery store on the ground floor that will occupy most of the site (excluding the required open public amenity space and setback requirements), with two levels of underground parking for the retail and residential units above. Due to the mixed-use nature of the proposed project, compliance with this code requirement would mean that passenger vehicles (residents and grocery store customers) and commercial delivery trucks (semi-trucks and smaller) would have to share site access in the alley. This would create very significant safety hazards for the general public and the residents of the proposed development by restricting all site traffic to a single point of access in the narrow alley.

Mixing large and small delivery trucks with reduced visibility and maneuverability with passenger vehicles, pedestrians, and bicycles would cause hazardous conflicts, blockages, and potential issues in emergency egress situations. In addition to the great inconvenience for Safeway customers who will be forced to find and navigate through this narrow alley to enter the parking structure, this condition would create significantly more traffic as both the grocery store customers and tenants and their guests will be forced to navigate through additional streets to access the parking entrance. The alley is currently used to store garbage by tenants along University Way and is often frequented by homeless and drug users. Separately, using the alley as an entry point would severely limit the ability to use the alley as a midblock

connection as supported by code section 23.48.640.E.2, significantly and negatively impact the proposed 10,000 square foot open space, and hinder pedestrian and bicycle access to the neighborhood park from the alley and “The Ave”. We are proposing that access to the underground parking garage be provided with a single curb cut on Brooklyn Ave, a significant reduction from the current five curb cuts along Brooklyn Ave. Transpo Group has submitted a traffic report and analysis examining pedestrian/bicycle circulation, traffic operations, vehicular turning movements, transit impacts, and safety concerns and is working with SDOT and SDCI to support this Type 1 request.

LEGEND

- PROPOSED BUILDING
- ADJACENT PROPERTIES



Access and Parking Conclusion

In response to Design Review guidance, this comparative analysis demonstrates that while it is physically possible for this site, the code requirement for an alley parking garage is not appropriate here for a combination of factors:

- To access the subterranean parking garage from the alley, site topography results in a long, steep sloped (15%), ramp that eliminates the potential for a new community open space/plaza at 32nd Ave W. The two-way ramp requires a 90 degree hairpin turn at the sidewalk level resulting in a concrete barrier along 32nd for safety purposes which negatively impacts the streetscape.
- Ingress and egress to the alley parking ramp is blind due to the steeply sloping ramp.
- At-grade parking access from the alley is possible, however it will sit on levels 2 and 3 above the grocery store, severely reducing the housing potential and negatively impacting the design of the building with an open two-level above-grade parking garage.
- Access to parking from the alley will place more vehicles turning across school-bound pedestrians in two different locations, the turn east to Raye from 32nd Ave W and then the turn south onto the alley from Raye.

- Grocery delivery, service vehicles, and trucks can utilize the alley which will separate their uses from the grocery and building residents. Truck sizes and motions have been studied by transportation engineering resulting in two viable configurations for delivery/loading and waste management: a parallel, and a 90 degree approach. Each configuration will be enclosed to mitigate sight, sound and smell for the single-family neighbors across the alley. The parallel approach will require a departure and also will have the most significant impact on the alley's residential neighbors.
- Splitting the building access with service requirements of loading and garbage collection at the alley and shopper and resident access from 32nd Ave W best meets design guideline DC1-C-4 Service Uses.



Preferred Building Base with Access from 32nd Avenue West

GROCERY TRUCK LOADING

Grocery Truck Loading

Responding to Design Review guidance request to revisit the alley loading with respect to the visual, auditory, and olfactory impacts to the residential neighbors, this section reviews two different ways to mitigate these issues.

As a medium-demand use, the Zoning Code (23.47A.014) requires one on-site loading berth of a minimum of 10' wide, 35' long, and providing a clear height of 14' for the Safeway store.

As a practical matter, to provide space to maneuver, work, and store the solid waste compactor, a grocery store load berth needs to be much larger than the code minimum, 10' wide by 35' long, depending on the configuration.

There is a conflict in the zoning code in that truck loading is required to be along the alley, the clearance needs to be at least 14' high, and yet another portion of the zoning code restricts the height of a structure within 5' of an alley to a maximum of 13' above the alley.

Parallel to Alley

This is the easiest for trucks to maneuver, and what was shown in EDG1 and EDG2. However, to meet the code height restrictions above, it cannot be covered or enclosed, without a departure from the 13' maximum height noted above.

Considering the slope of the alley, the types of roof cover, and the clearance of a truck, the amount of variance would likely be to waive the 5' setback for a one story load dock to about 18' above the alley. All but two options can be made to work with the parallel to the alley approach.

90 Degrees to Alley

By using smaller trucks, the team was able to make this new option work for all massing options. It requires no departures. All massing options studied can be made to work with the 90 degree to the alley layout.

Note: New store-dedicated delivery methods, with trucks specifically purchased for this and the other new Seattle urban stores, mean this store, even though larger, will be stocked by fewer, smaller trucks. Current estimate from Safeway is that 3 or 4 days a week there will be two truck deliveries.



Parallel to Alley - EDG2



Parallel to Alley - EDG3

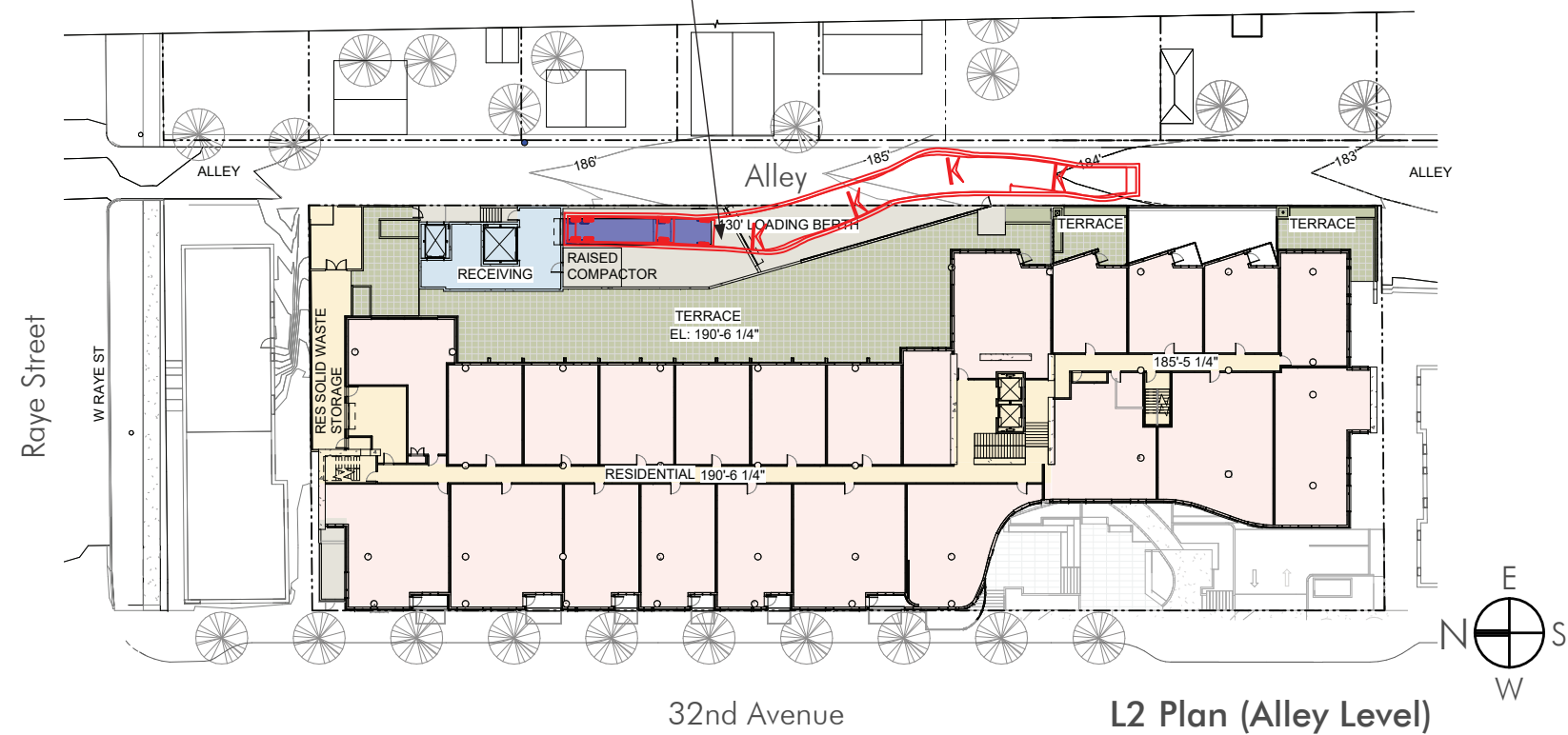


90 degree truck load, behind existing tree

90 Degrees to Alley - EDG3

Loading Berth: Parallel to Alley

Truck Motion: Backing into Loading



The loading berth needs to be enclosed in order for on-site truck loading to meet noise regulations. This results in a structure about 18' tall within 5' of the alley property line, which requires a departure.

Pros

- Easiest for trucks to maneuver
- Does not result in one lost unit

Cons

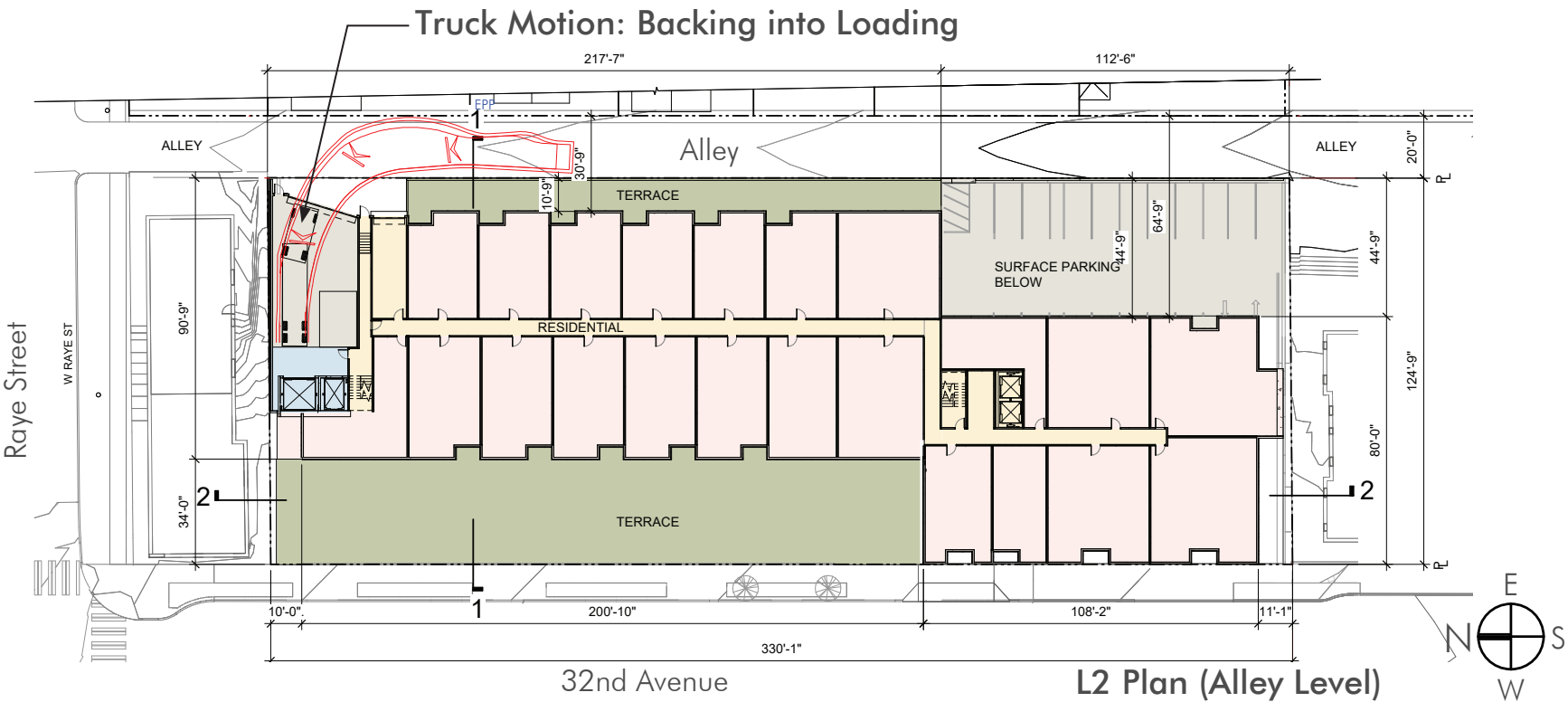
- Covered loading berth requires a departure
- Large expanse of concrete wall along the alley
- Reduced landscaping between residential units and the alley
- Cannot be used with Option 1 - Non-LBP, or Option 2 - TerracE
- Greater impact on residents, units, and single-family neighbors to the East



Enclosed loading berth with roll-up door (shown up)

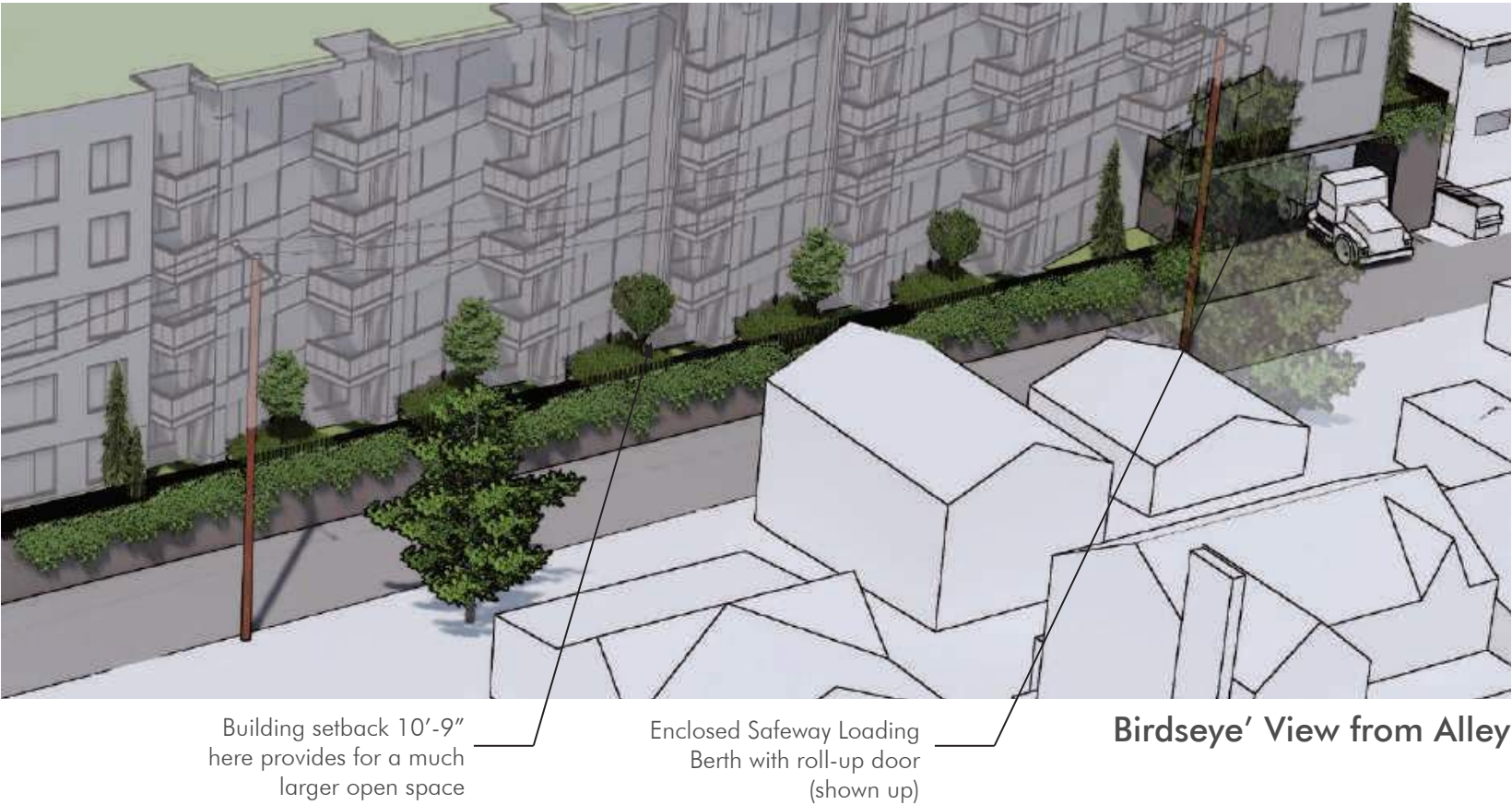
Birdseye' View from Alley

Loading Berth: 90 Degrees to Alley



The 90 degree loading berth is completely enclosed within the building, and provides the least impact for the single-family homes along the alley. It better meets the City’s guidance, as well as design guidelines CS-D-5: Respect for Adjacent Sites, and CS2-D-3: Zone Transitions. Also, it does not require a departure.

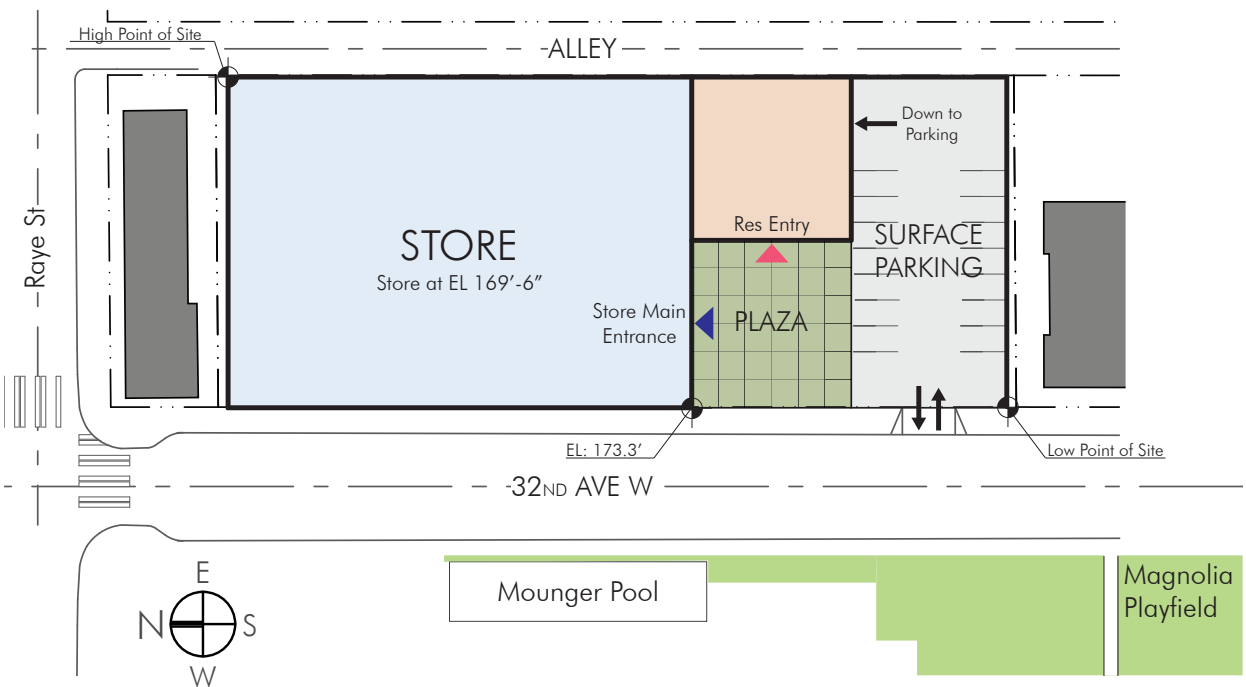
- Pros**
 - No departure required
 - Least impact to residents and single family homes
 - Possible for any of the massing options presented
 - Completely enclosed within the building
- Cons**
 - More difficult for trucks to use
 - Loss of one housing unit



STREETSCAPE ACTIVATION

Streetscape Activation

Preferred Building Base



Where is the best location for a new public open space? What happens when you add additional retail?

In response to design guidance and public comment, we have provided studies demonstrating why the design team has selected the Preferred Building Base that includes entry at the site low point, and a large southwest-facing public plaza.

The following pages explore a variety of ways to engage the street, with different locations for the plaza, entries, automobile access, and the possibility of additional retail.

Preferred Streetscape

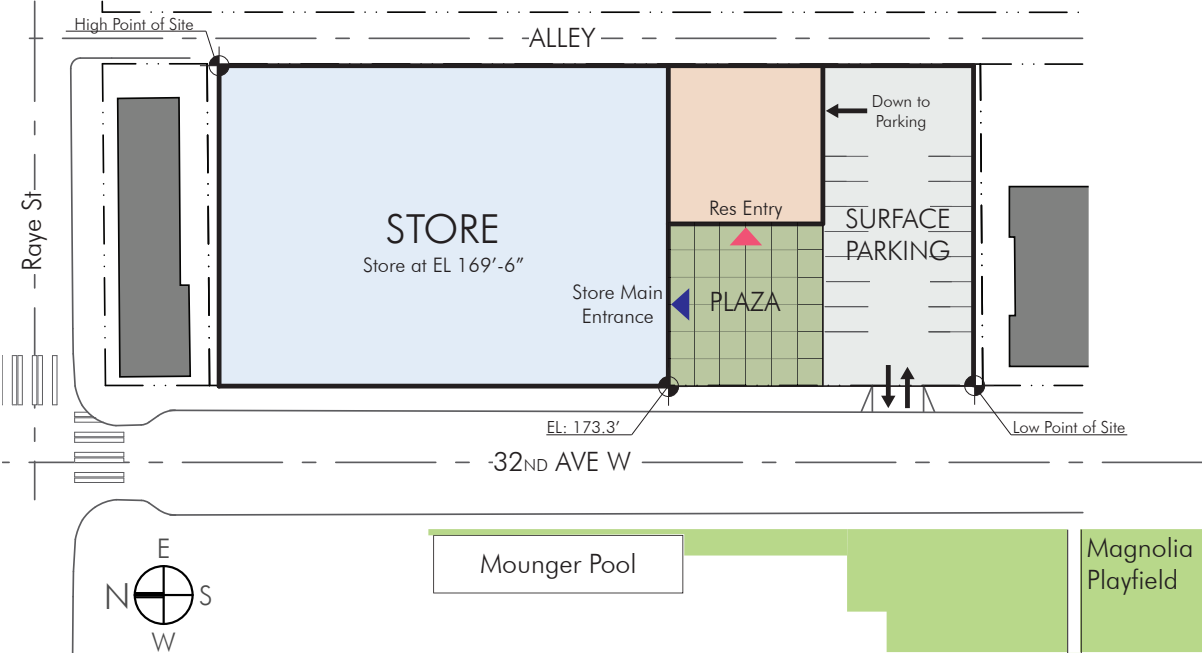


Streetscape studies provide information depicting the pedestrian experience, per the City's request.

There are several ways to arrange the project components and break up the facade with interesting elements along the 330 feet of frontage along 32nd Avenue West.

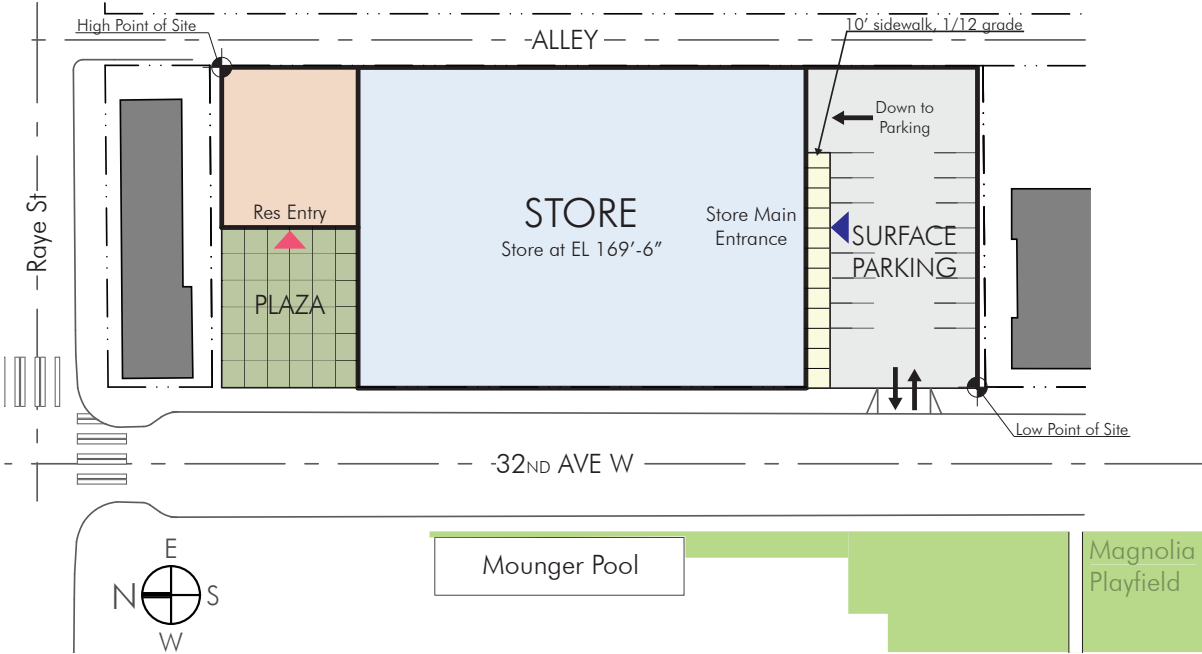
Studies show how this project has great opportunity to enliven 32nd Avenue West with design that enhances the current connections to the park and pool across the street, and the Magnolia Village commercial center a few blocks away.

Streetscape Activation - Plaza

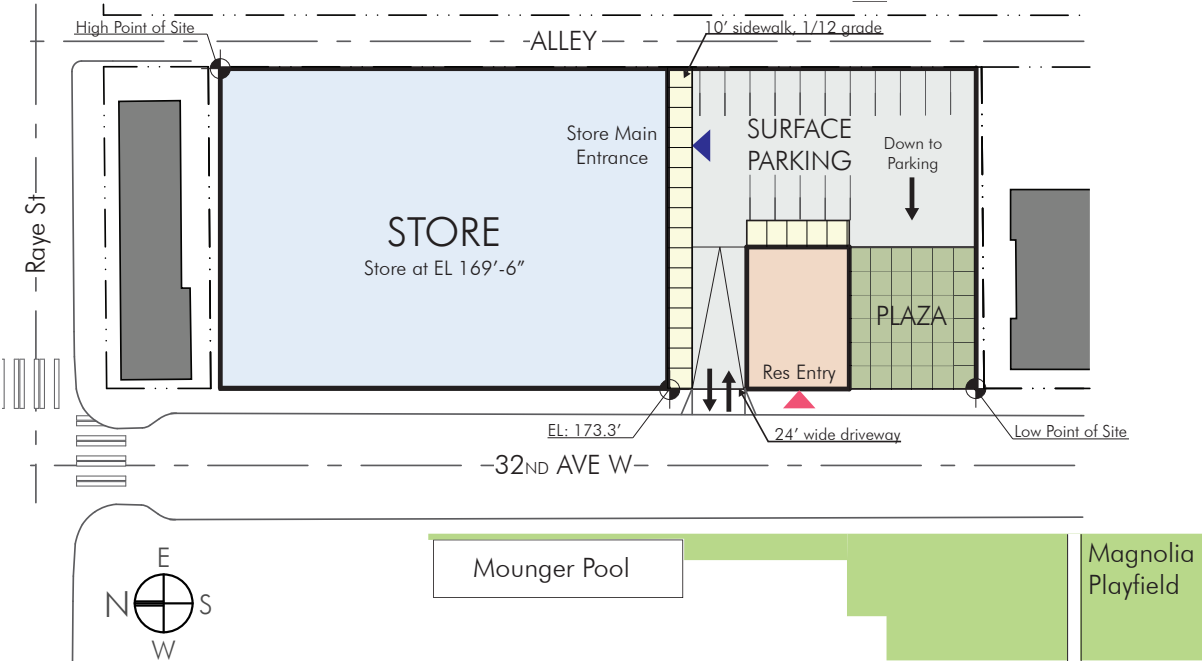


1 Plaza at South, Entry Woonerf and Surface Parking as Additional Open Space

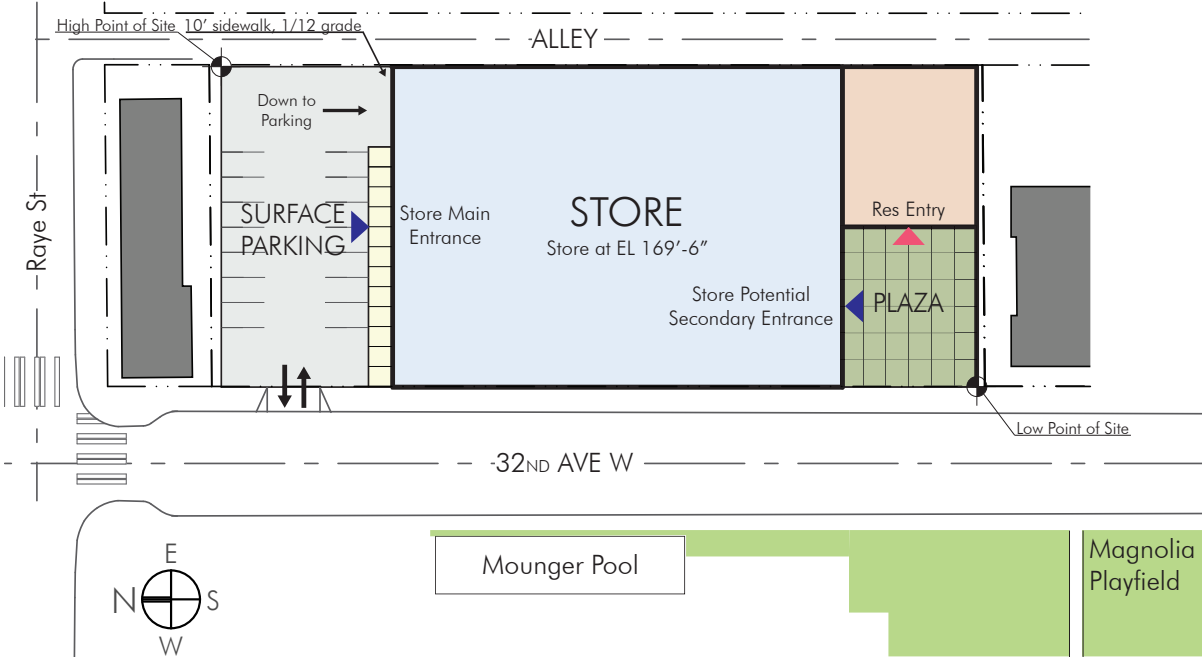
What plaza configurations have been studied?



2 Plaza at North, Separated from Store Entry and Parking



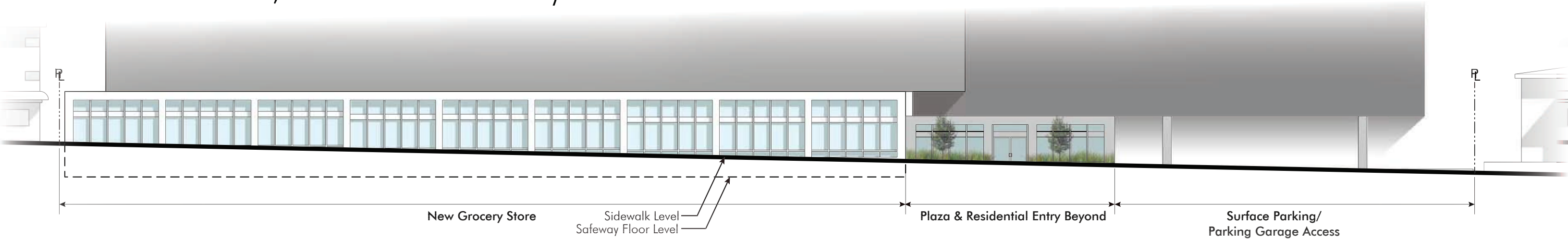
3 Plaza at South, Separated from Store Entry



4 Plaza at South, adjacent to Store Entry and separated from Parking

Streetscape Activation - Plaza 1

1 Plaza at South, Central to Store Entry



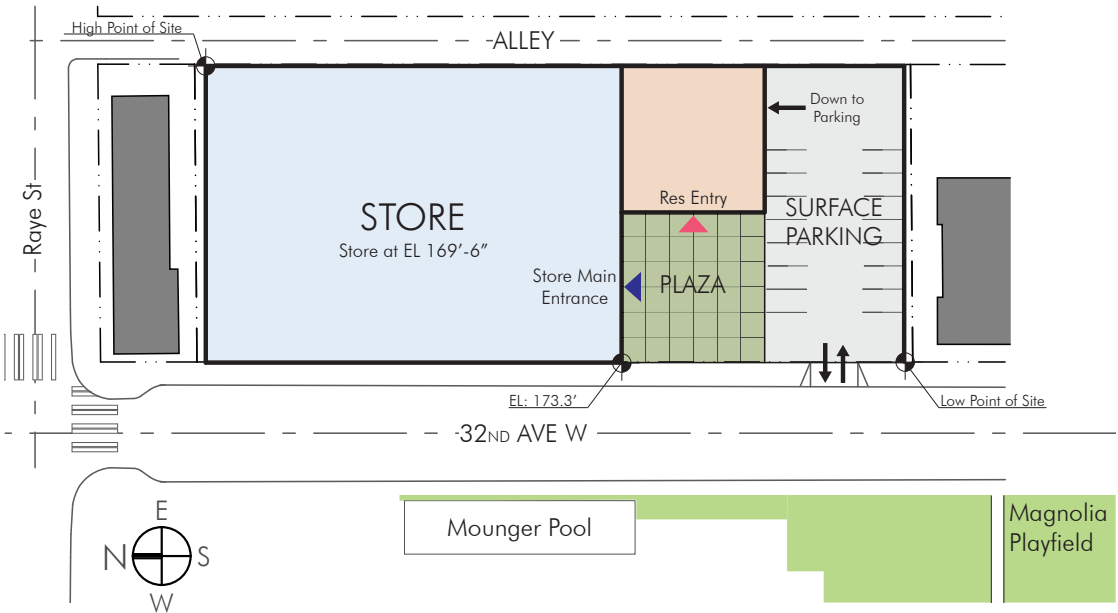
Conceptual Streetscape Elevation

Pros

- Plaza gets best sun exposure at South, not shadowed by building
- Plaza activated by all entries and access adjacent to Plaza
- Plaza extended by open Woonerf/ surface parking with potential for non-parking use
- Store at North allows both maximum shelving and transparency of storefront
- Best responds to the LBP focus on biophilia

Cons

- 200' of continuous storefront along 32nd Avenue



Conceptual Site Plan

Streetscape Activation - Plaza 2

2 Plaza at North, Separated from Store Entry



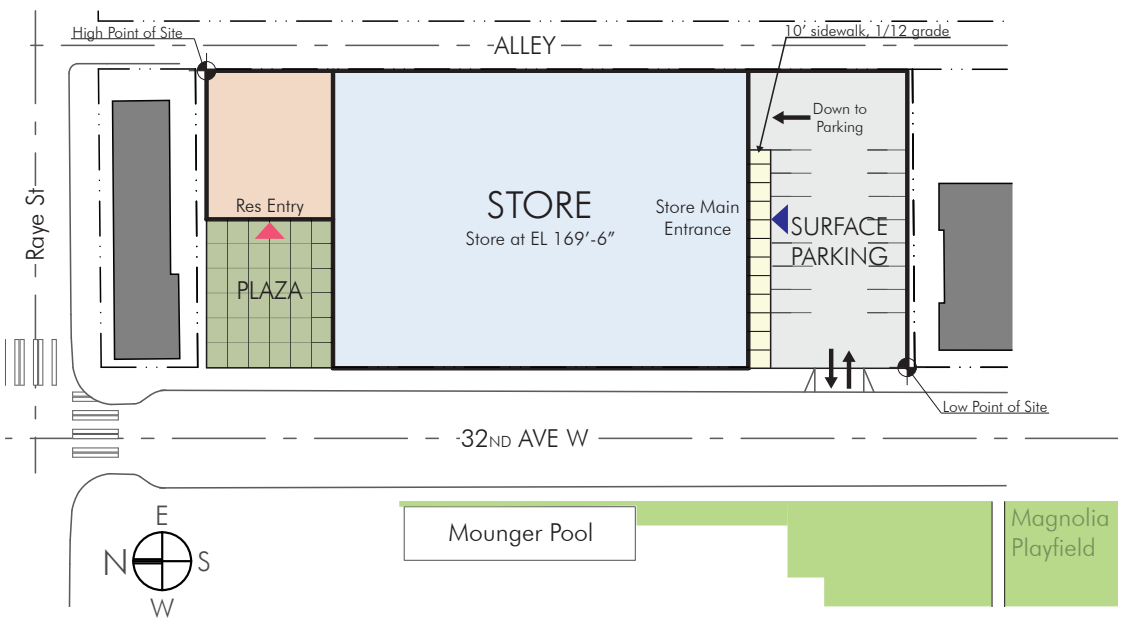
Conceptual Streetscape Elevation

Pros

- Parking is separated from Plaza
- Surface Parking

Cons

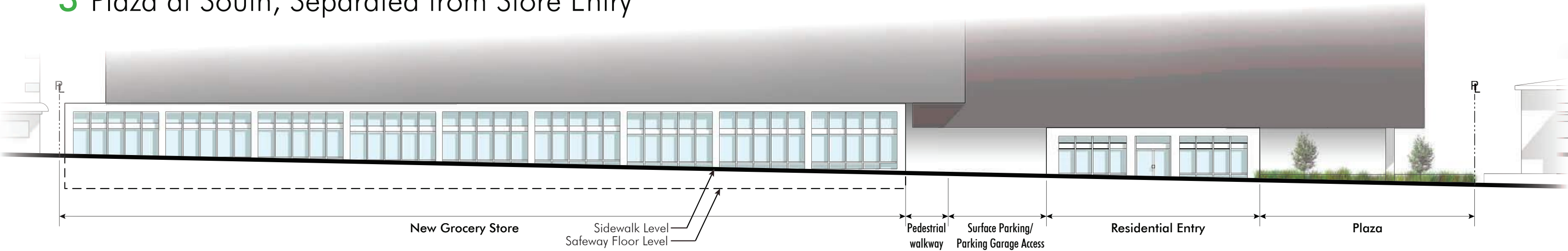
- Plaza shadowed by building
- Plaza not activated by Primary store entry
- Plaza about 7' above store floor level
- Plaza secondary entry likely to be closed at times and not accessible
- Residential entry hard to find
- 200' of continuous storefront along 32nd Avenue



Conceptual Site Plan

Streetscape Activation - Plaza 3

3 Plaza at South, Separated from Store Entry



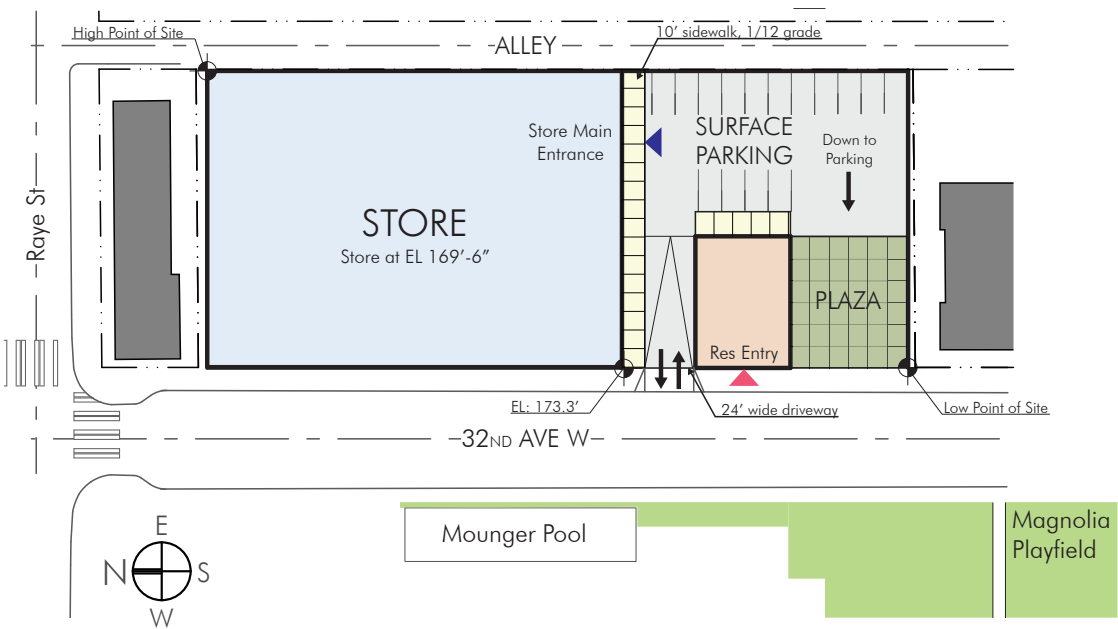
Conceptual Streetscape Elevation

Pros

- Store at North allows both maximum shelving and transparency of storefront

Cons

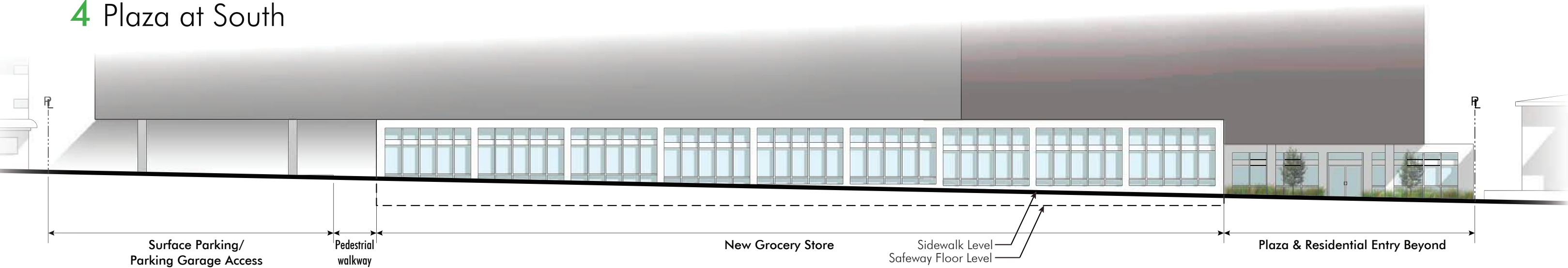
- Grocery store entrance not visible from street
- Plaza shadowed by existing adjacent apartment building
- Plaza not activated by Primary store entry
- Plaza has no relationship to store
- Primary store entry not visible from street
- 200' of continuous storefront along 32nd Avenue



Conceptual Site Plan

Streetscape Activation - Plaza 4

4 Plaza at South



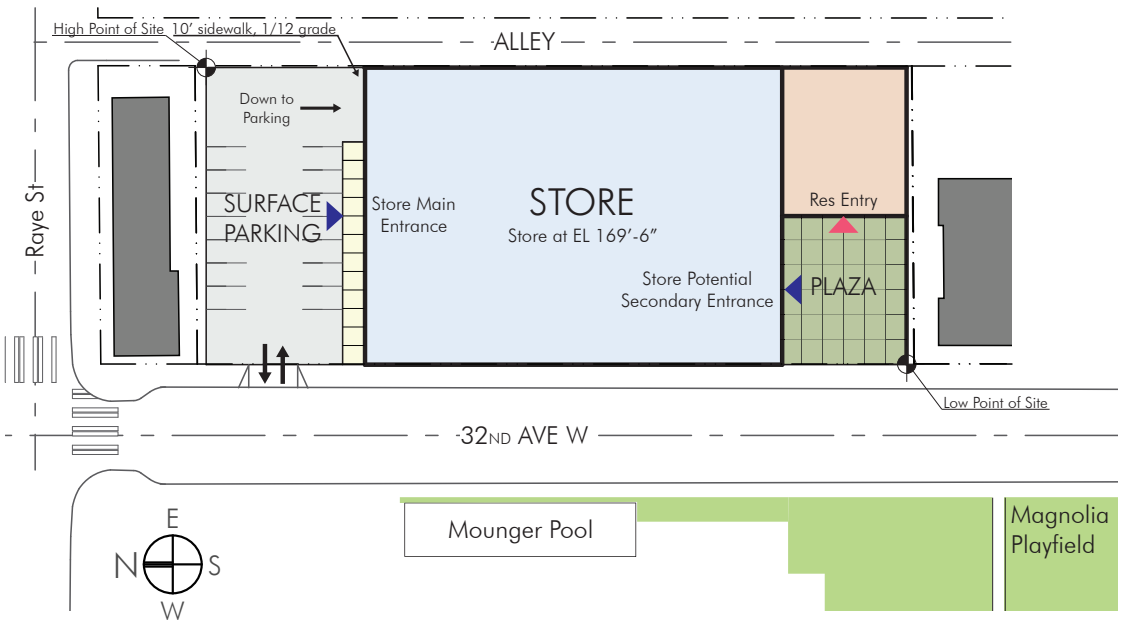
Conceptual Streetscape Elevation

Pros

- Plaza activated by some entries
- Surface parking

Cons

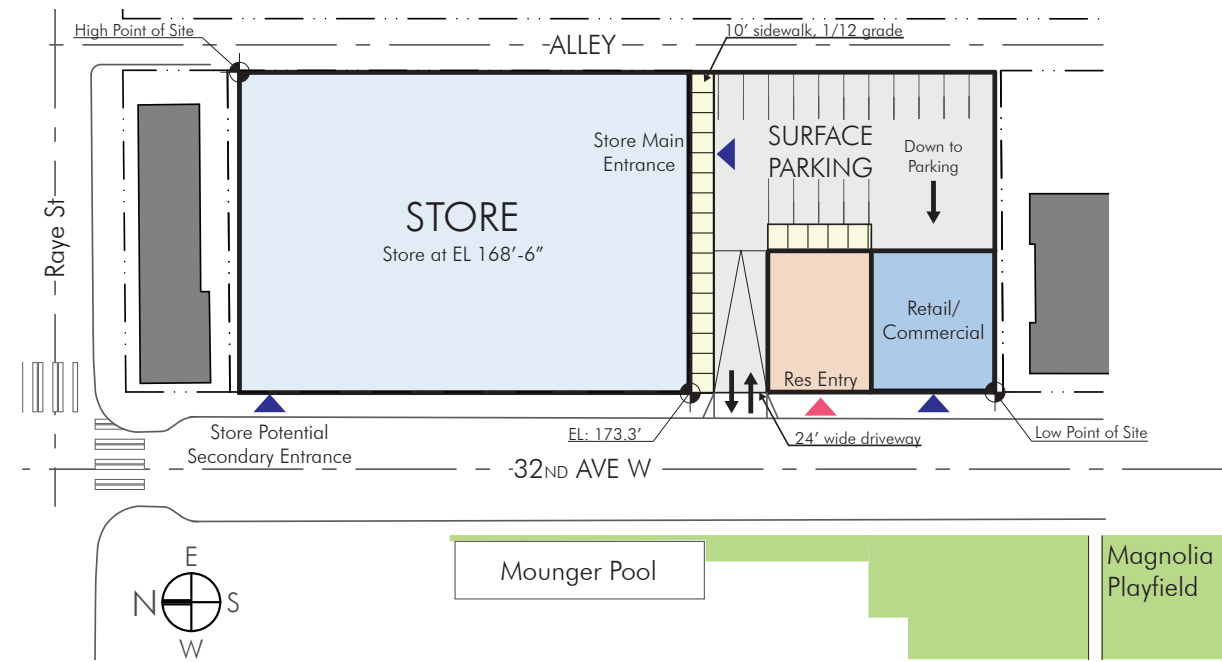
- Plaza shadowed by existing adjacent apartment building
- Plaza not activated by Primary store entry
- Plaza secondary entry likely to be closed at times and not accessible
- Residential entry hard to find
- Access to parking is too close to intersection and will cause queuing conflicts and may not be allowed by SDOT.
- The further south the store is placed, the more likely that windows will be blocked by shelving, due to site topography
- 200' of continuous storefront along 32nd Avenue



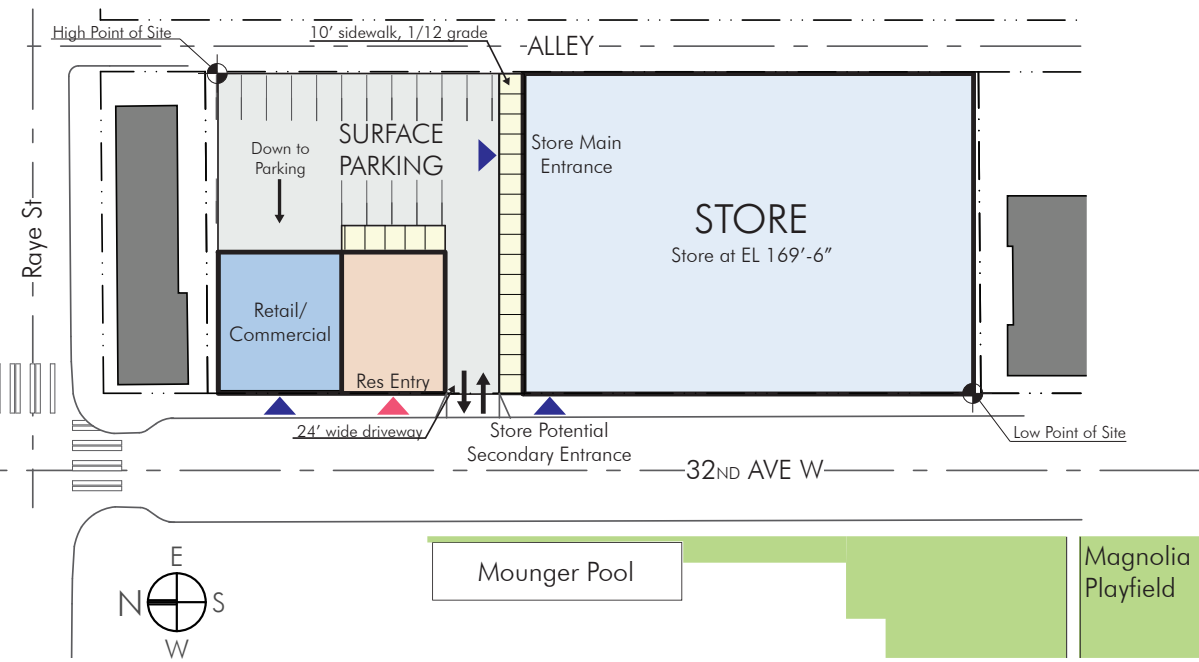
Conceptual Site Plan

Streetscape Activation - Retail/Commercial

How would additional storefront along 32nd Avenue W appear?



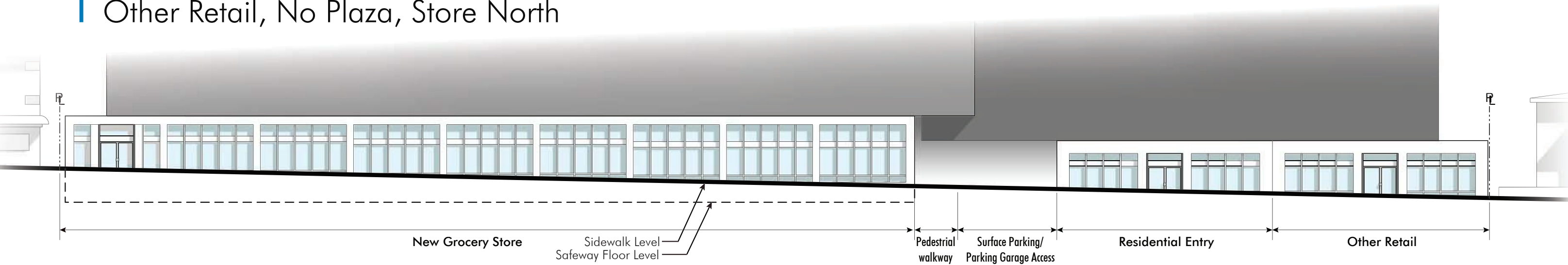
1 Other Retail, No Plaza, Store North.
All storefront and entries along 32nd Ave.



2 Other Retail, No Plaza, Store South.
All storefront and entries along 32nd Ave.

Streetscape Activation - Retail/Commercial 1

1 Other Retail, No Plaza, Store North



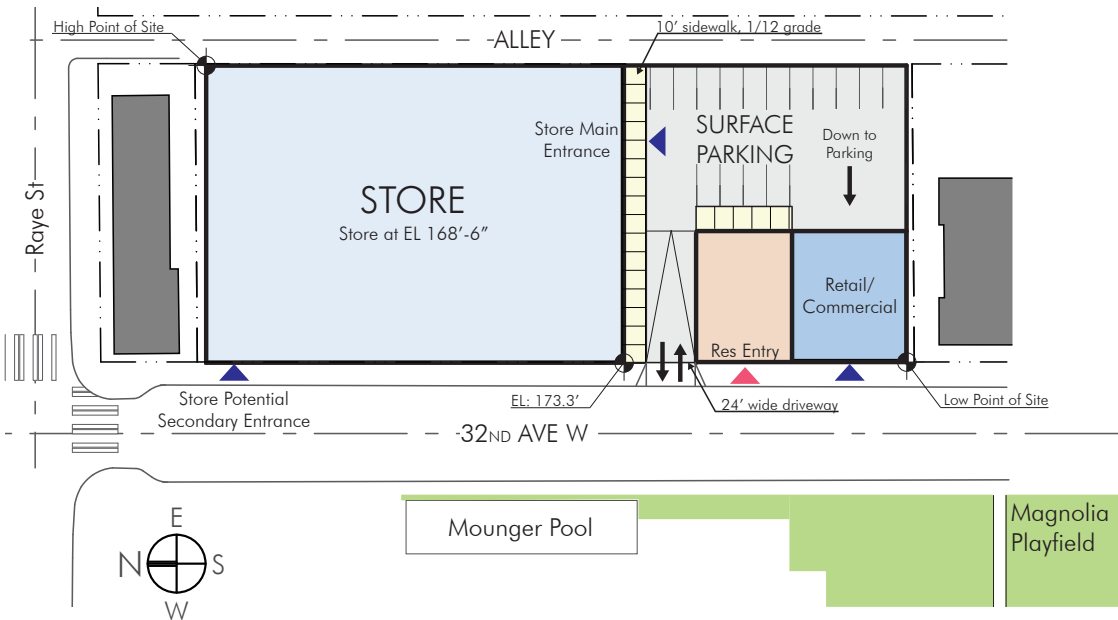
Conceptual Streetscape Elevation

Pros

- Store at North allows both maximum shelving and transparency of storefront
- Other retail, if viable at this location, provides street activation
- Surface parking

Cons

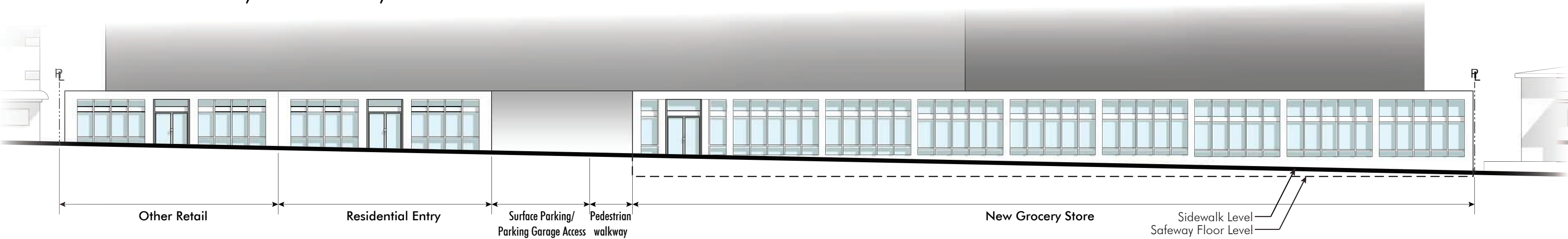
- No Plaza
- Secondary entry likely to be closed at times and not accessible
- Grocery store entry is not prominent or convenient
- 296' of storefront along 32nd Avenue



Conceptual Site Plan

Moving the grocery to the south part of the site means grocery shelving blocks windows.

2 Other Retail, No Plaza, Store South



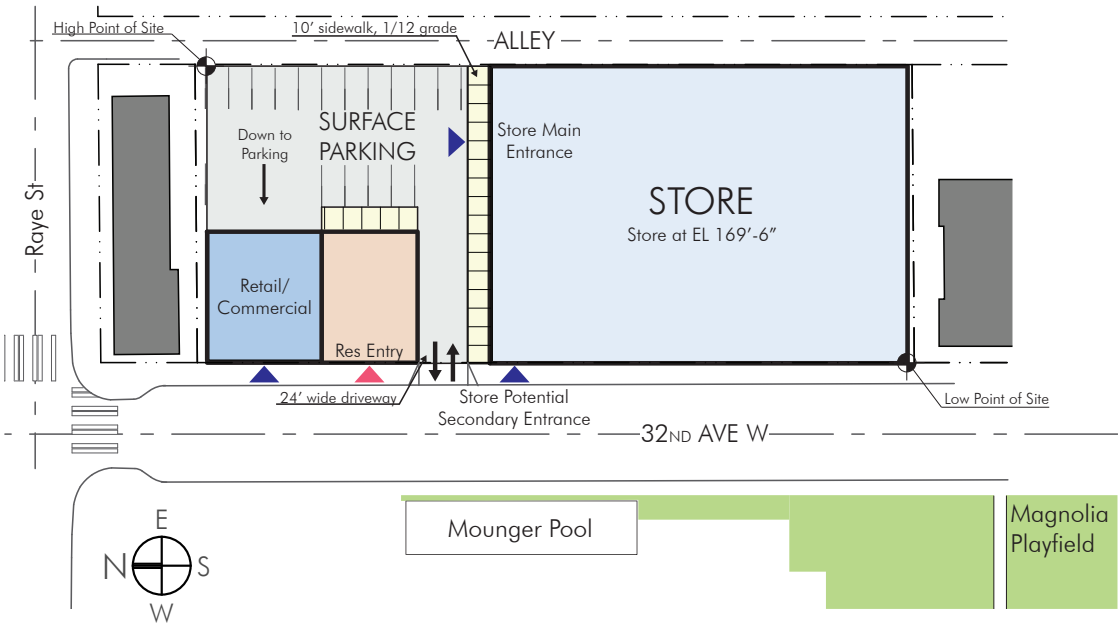
Conceptual Streetscape Elevation

Pros

- Other retail, if viable at this location, provides street activation
- Surface parking

Cons

- Grocery store entrance is not prominent or convenient
- Grocery store secondary entrance on 32nd Avenue will have stairs down to store
- No Plaza
- Secondary entry likely to be closed at times and not accessible
- Store at South minimizes shelving and transparency of storefront
- Access to building is pushed closer towards 32nd Avenue and Raye St, with more opportunity for conflicts
- Viability of other retail and commercial at this site is questionable, given the vacant retail at nearby Magnolia Village
- 296' of storefront along 32nd Avenue



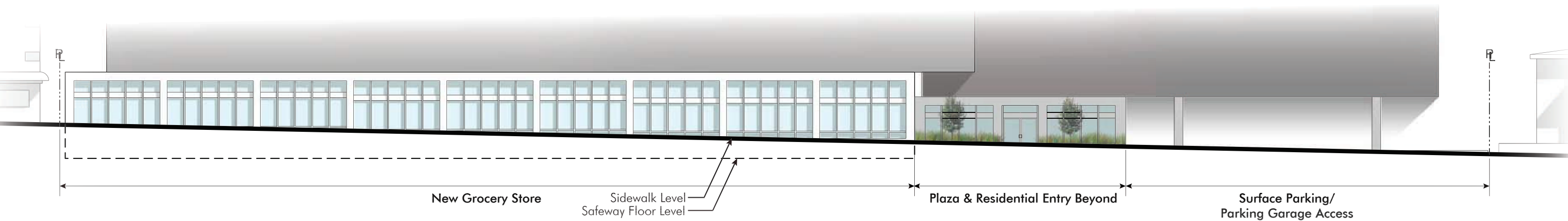
Conceptual Site Plan

Streetscape Activation Conclusion

Preferred Building Base

Plaza at South

The design team has selected this Preferred Building Base. Surface parking entry is at the site low point, accessed from 32nd Avenue West. A large, south-facing plaza activates the street and contains the primary grocery and residential entries.



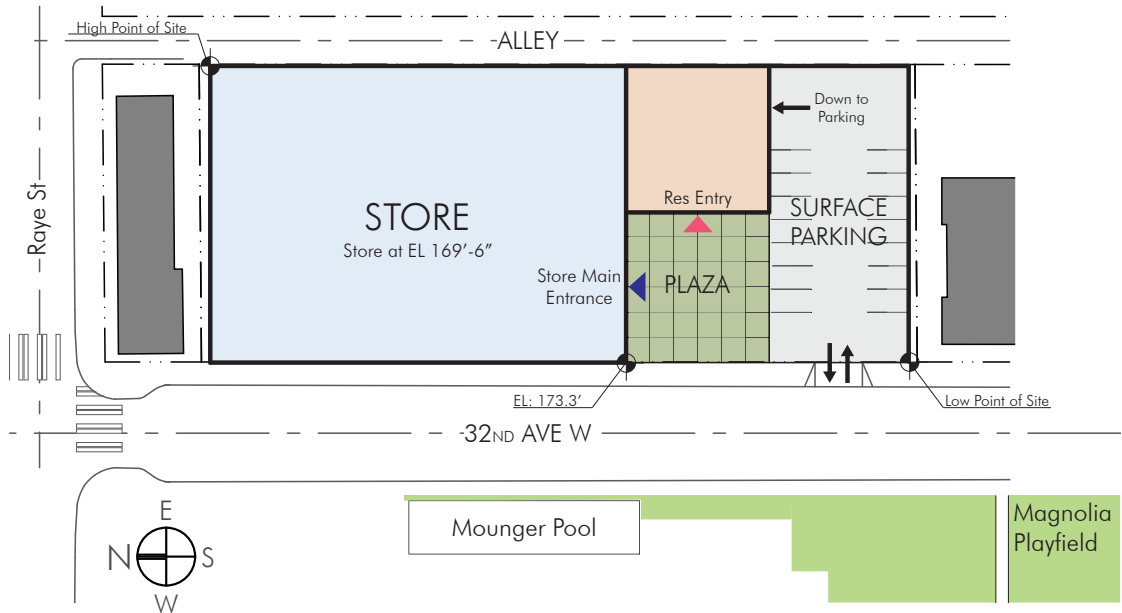
Conceptual Streetscape Elevation

Pros

- Plaza gets best sun exposure at South, not shadowed by building
- Plaza activated by all entries and access adjacent to Plaza
- Plaza extended by open Woonerf/surface parking with potential for non-parking use
- Store at North allows both maximum shelving and transparency of storefront
- Resident and shopper access from 32nd Avenue West separates delivery and service with the loading berth located along the alley.
- Team believes plan offers strongest response to pedestrian experience and safety.
- Surface parking accessed from 32nd Avenue West mitigates the impact to single family residences across the alley and provides a better experience for shoppers.
- Surface parking accessed from 32nd Avenue West is broadly supported by the community.

Cons

- 200' of continuous storefront along 32nd Avenue



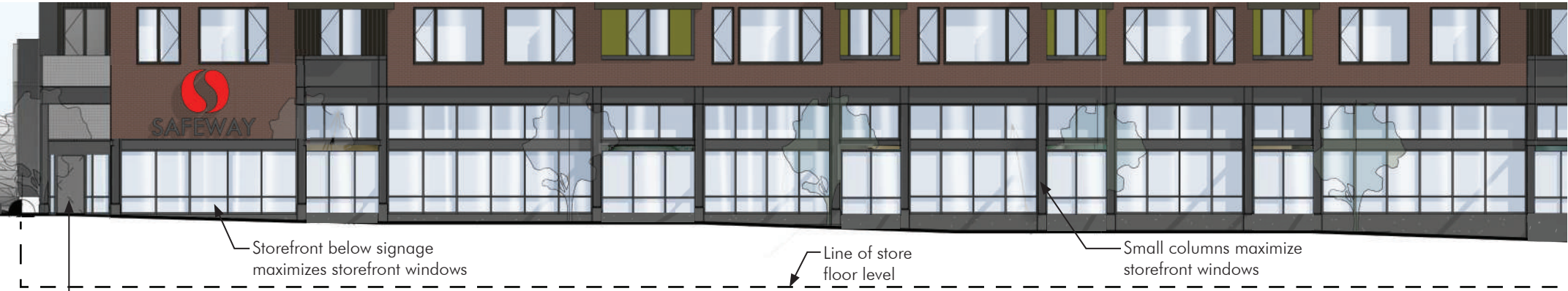
Conceptual Site Plan

Grocery Store Fenestration Studies

Continuing with the Preferred Building Base, the team studied storefront design variations that respond to the City’s guidance request to depict the pedestrian experience along the sidewalk and engage the street with LBP elements.

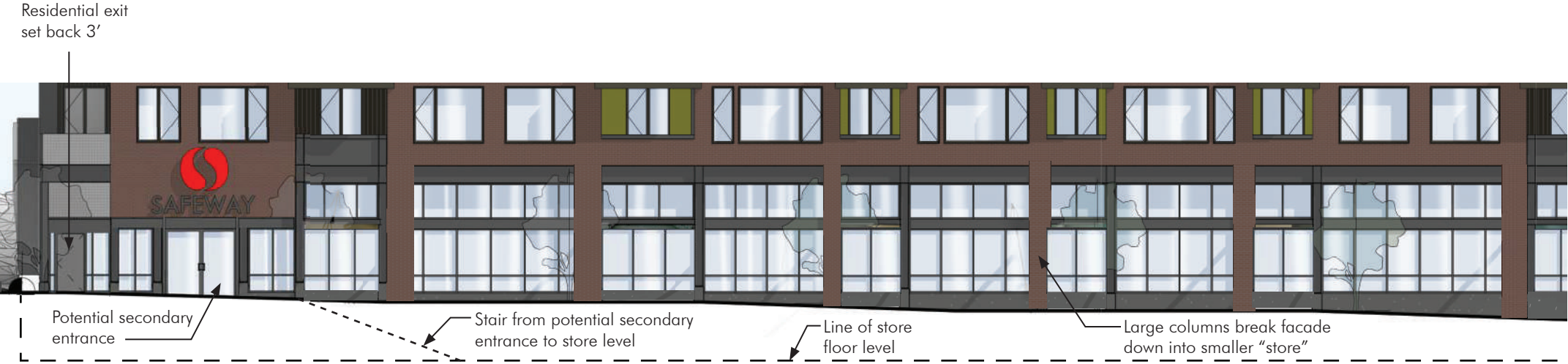
Maximum Windows

Shows a new fenestration pattern with window area along 32nd Avenue West that provides maximum porosity. This design does not have room for seating niches along 32nd Avenue West, and therefore fewer opportunities for meaningful pedestrian interaction.



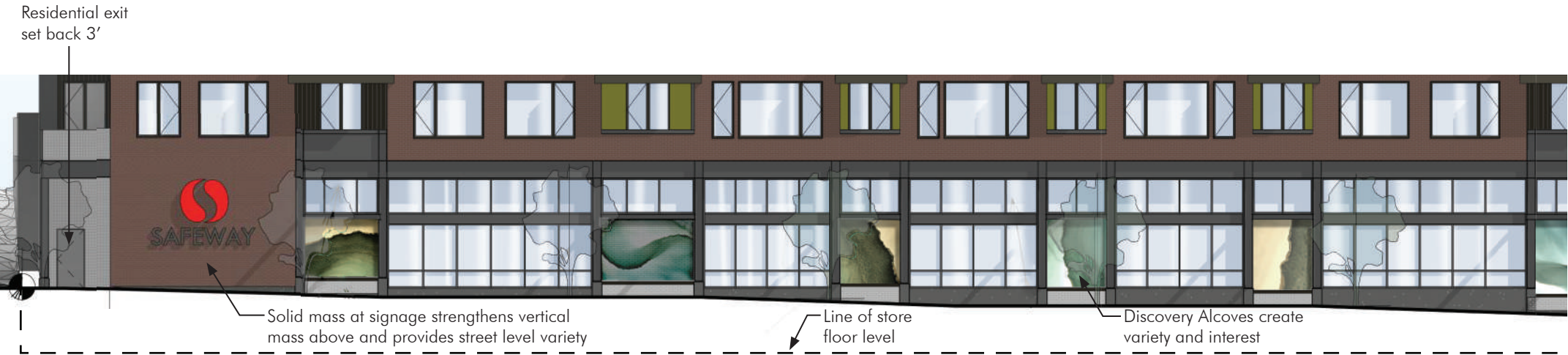
Maximized Windows and Wide Columns with Second Entrance

Changed the pattern again and added a non-accessible second entry that is 6 feet above the floor level, and likely to be often closed. Wide columns further break the patterning of the windows and reduce the scale of the storefront. This design also does not have room for seating niches along 32nd Avenue West.



Interactive Discovery Alcoves

Along with the very large storefront windows, this study breaks up the continuous storefront by adding Discovery Alcoves, seating niches in recessed alcoves along 32nd Avenue West. These niches engage the street with Living Building elements that relate to the project’s three Petals. Art work and information about the project’s sustainability features address the Beauty petal (includes Education), while non-toxic finishes and benches for resting and socializing address both the Materials petal and Health & Happiness petal (includes Biophilia).



Grocery Store Fenestration Conclusion

Preferred Streetscape

Continuing study of the Preferred Building Base, the design team has selected this fenestration study as the Preferred Streetscape.



Responding to the City's guidance request to depict the pedestrian experience, enhance the design, and engage LBP elements, the team has located grocery and residential entries on a sunny public plaza that engages with the civic activity across the street.

Along 32nd Avenue, seating niches provide places for the public to enjoy and learn about the project's sustainability strategies.

Preferred Streetscape



32nd Ave Streetscape Elevation



PCC Grocery in Columbia City. A recessed grocery store allows for a more porous street level experience and allows pedestrians to see into vibrant and active retail area



Section A: At Discovery Alcove



Section B: At Storefront Window Looking Over Retail Displace Shelves

This page intentionally left blank

PLAZA DESIGN

Public Plaza - The Opportunity

The Albertsons redevelopment is in a unique location on the edge of human-made rectilinear homes and gridded streets, framed by the naturalistic, curving forms of the playfield and generous open spaces to the North and South.

A Human+Nature Living Building theme can set a new precedent for Biophilia, providing the opportunity for shoppers, residents and the general public to interact with Nature, and it can set a future of sustainable living in this special Magnolia Village location.



Looking at the existing Albertsons from the Southwest

The Southwest-facing site presents an opportunity to expand neighboring open spaces with a sunny, warm plaza that prevailing breezes refresh, open air allows rain to wash, where habitat encourages interaction, and where building walls - of natural shapes - surround and provide enclosure.



Looking at the proposed community plaza from the Southwest

Plaza Design

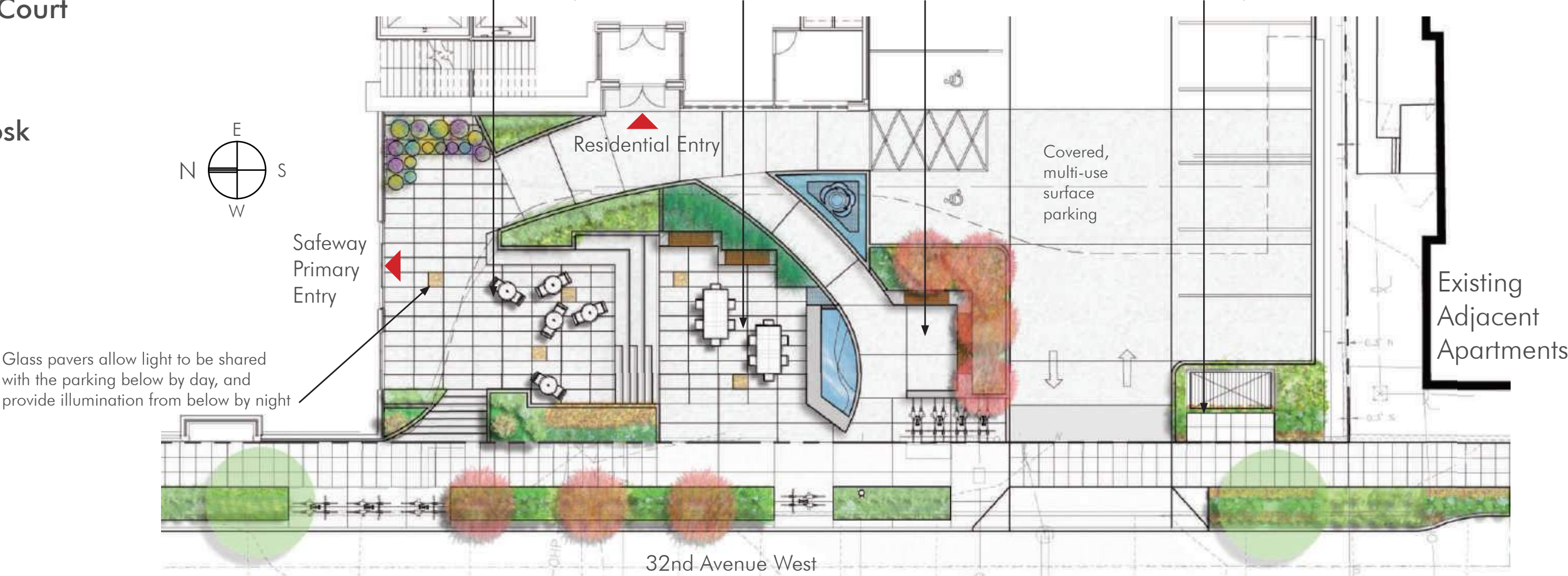
The plaza design is a **series of outdoor** rooms, some covered, some open to the sky, at levels that connect to the store, the residential entry, the sidewalk, and the multi-use surface parking area.

The four primary plaza areas are listed below, with grade and function information explained on the following pages.

- The Outdoor Food Court
- The Forum
- The Uber Pick-up
- The Community Kiosk



- The Outdoor Food Court**, immediately outside, and on grade with Safeway, Starbucks, and deli
- The Forum**, at grade with the sidewalks, provides large tables for community discussion, surrounded by benches for observation
- The Uber Pick-up** with accessible ramp to residential entry and store
- The Community Kiosk** welcomes pedestrians to the plaza and provides updates on community events

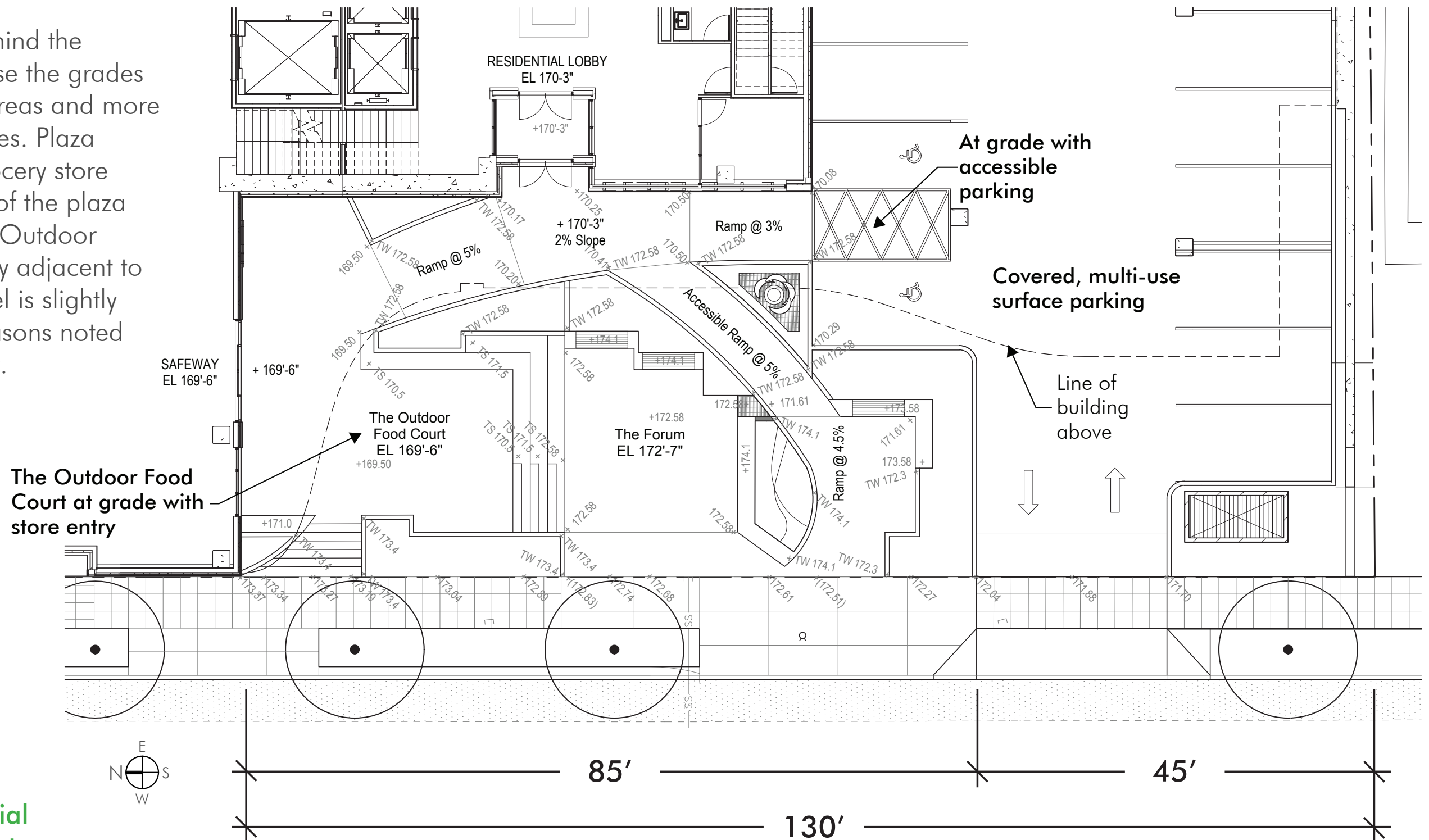


Plaza Grades

The design concept behind the depressed plaza is to use the grades to provide both open areas and more secluded buffered spaces. Plaza grades relate to the grocery store level. The only portion of the plaza that is depressed is the Outdoor Food Court immediately adjacent to the store. The store level is slightly below grade for the reasons noted previously in the packet.

Addressing guideline PL2-A-1, the plaza, grocery, and residential entries are accessible to people of all abilities; whether on foot, in a stroller, on a bicycle or by wheelchair.

How do people move throughout the plaza?



The Magnolia Safeway public plaza extends 130' along 32nd Avenue West and is about 45' deep or about 5,700 square feet. The portion of this open space amenity that is North of the surface parking entry is about 3,500 square feet.

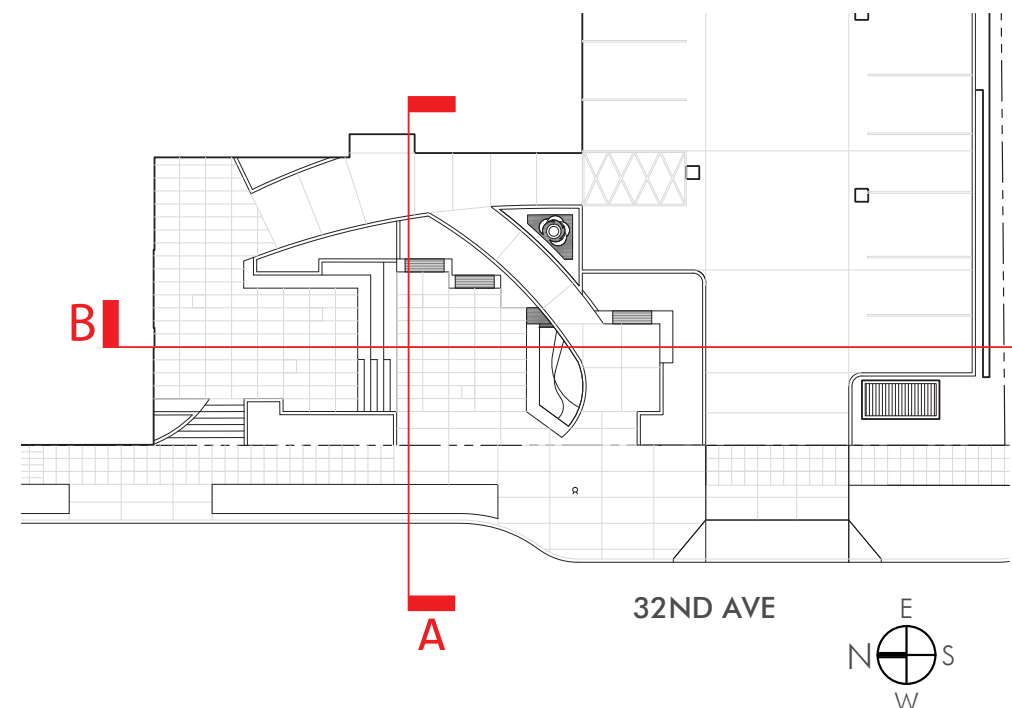
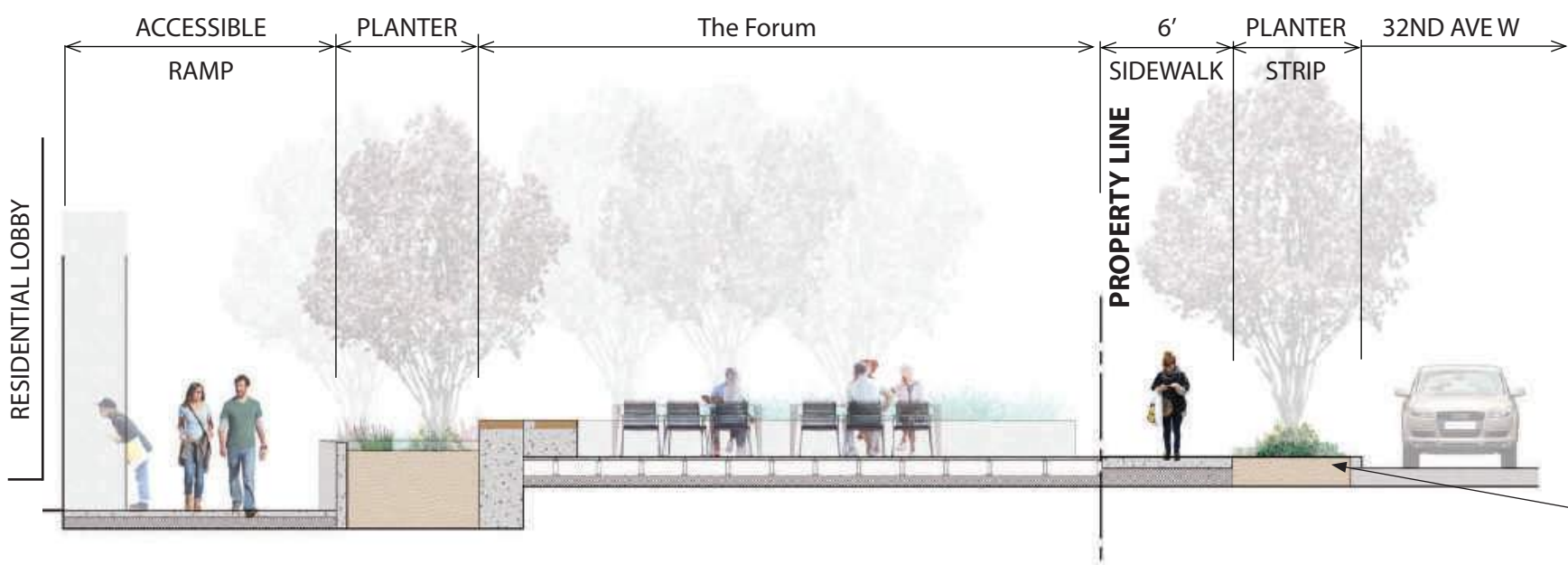


Raised driveway grades, paving patterns, and concrete planter walls will provide notice and safe separation for pedestrians and autos.

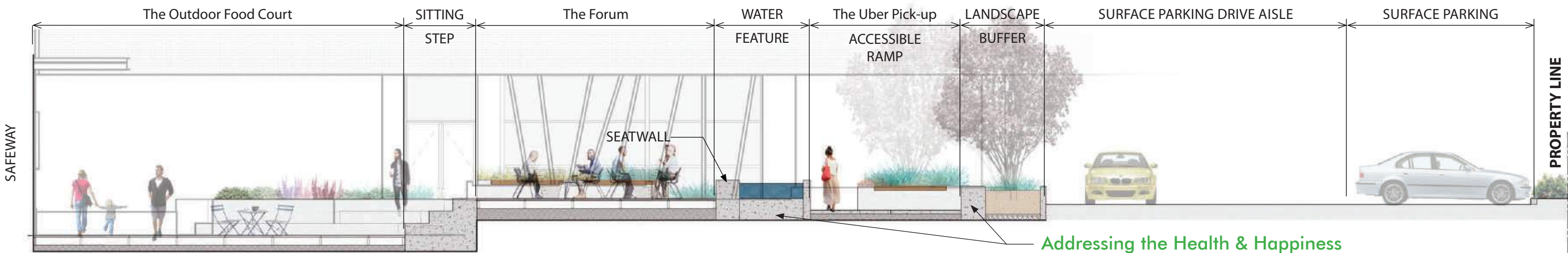
View Looking Northeast towards Plaza

Plaza Sections

The Forum is on grade with the adjacent 32nd Avenue sidewalk, and overlooks **The Outdoor Food Court**. It is designed with large tables for community discussion, surrounded by benches for observers. An adjacent interactive pool tells the story of ground water harvesting and the cleaning of stormwater, a significant contribution of this proposed Living Building.

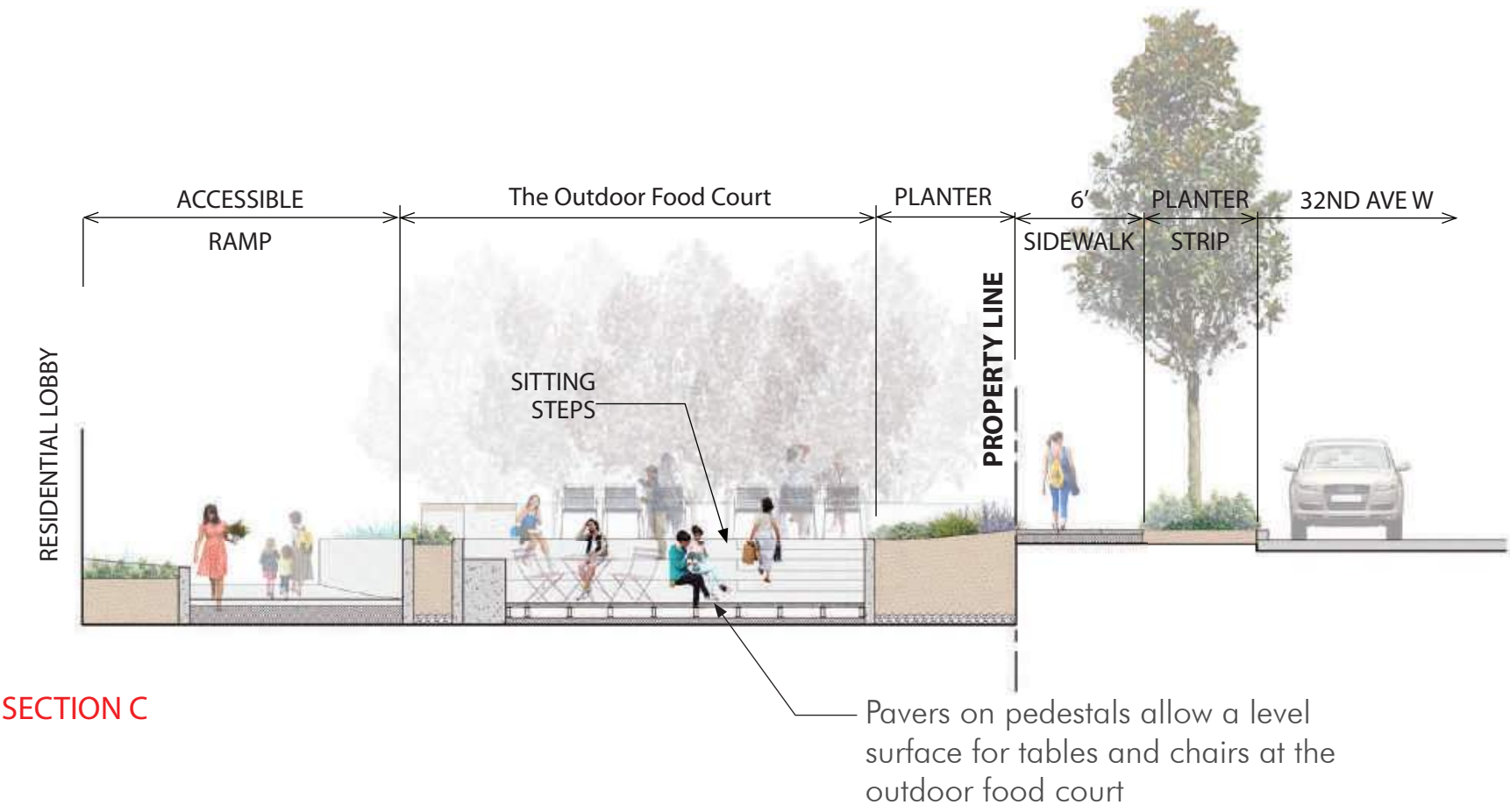


Responding to guidance and community concerns, raised planters have been added adjacent to the driveway, creating a barrier against potential vehicle incursion.



Addressing the Health & Happiness Petal, the team is exploring incorporating titanium dioxide in concrete walls to neutralize auto pollution.

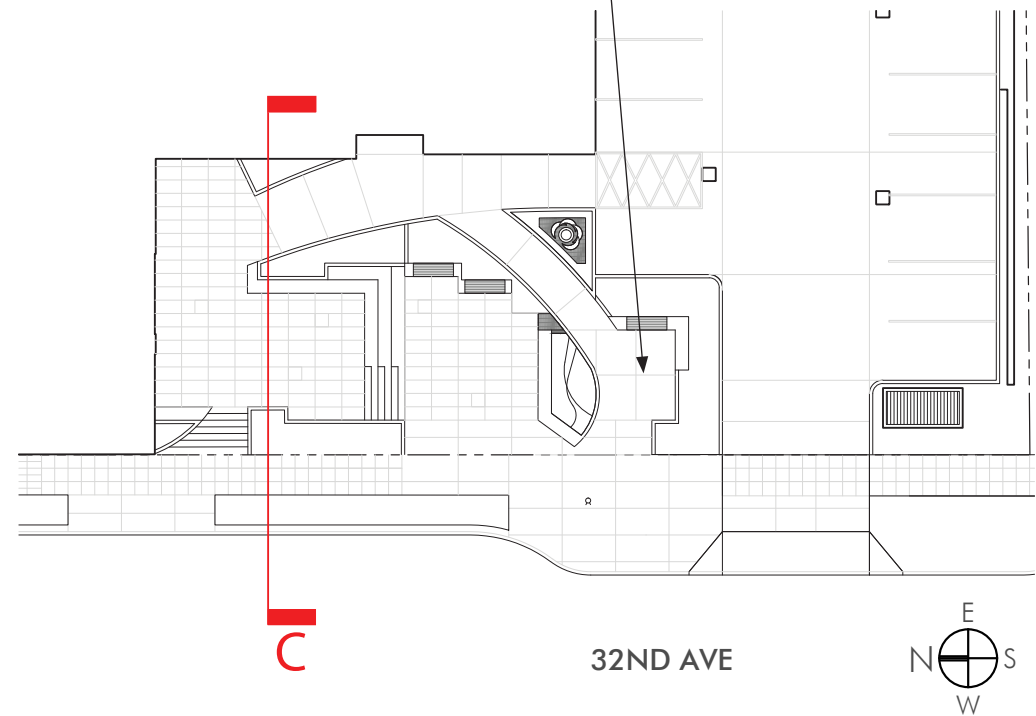
Plaza Sections



SECTION C

Aligned with design guideline DC4-D-3, street trees along 32nd Avenue West are evergreen Magnolia Grandiflora 'Victoria' trees that conform to the city's recommended street tree list, which lists these at a mature height of 25'.

In response to design guidance and community comments, the community plaza experience has been significantly enlarged by eliminating parking to the South.



Large light wells allow natural light and air to flow through the surface parking and plaza, respond to air quality concerns, eliminate the need for mechanical ventilation, and align with the LBP Health & Happiness petal, as well as design guideline CS1-B Sunlight and Natural Ventilation.



The eroded layers of the Magnolia Bluff inspired the bluff finish retaining walls

Covered surface parking addresses DC1-C-3 Multiple Uses by providing the opportunity for other community uses like art walks or restaurant pop-ups on special occasions.



View of surface parking interior from 32nd Avenue entrance

Plaza Precedents

Plazas are some of the most beloved public spaces in any city. In these special places, cars are guests and pedestrians are prioritized. Successful precedents abound, including plazas adjacent to grocery stores. That history of how goods are brought to market, along with the activation of the interaction with shoppers, continues and is safe, with the Pike Place market as a great example.



Pike Place Market is the historical mother of current grocery stores



PCC Grocery at Angeline, Columbia City, Seattle



New Seasons Grocery, Portland Oregon



PCC Grocery at Angeline, Columbia City, Seattle

Pedestrian Experience at Plaza with Cars

The Magnolia Safeway site is an ideal place for a public plaza comfortable for people and where cars are guests. Cars will be moving through the surface parking drive aisle at a much slower pace than they will be along 32nd immediately adjacent to the sidewalk and plaza.

Nevertheless, in response to guidance, and for visual and acoustical separation, the plaza proposal includes large planters, about two feet high, between the plaza and the surface parking entrance for additional safety.



Proposed raised planters along the accessible route to the residential entry and Safeway

How can the plaza be designed to be safe for people with cars nearby?

This plaza also benefits from breezes refreshing the air, with its location across the street from a large open space. At the existing store, grocery truck loading is on 32nd. But this design moves loading to the alley, minimizing the presence of large idling vehicles adjacent the plaza. Additionally, this site is not on a bus line.



Similar raised planters separate cars from pedestrians at the PCC grocery store entry plaza at Angeline in Columbia City, Seattle

The Public Plaza



Public amenities stretch over one third of the site along 32nd Avenue West. The plaza extends from the grocery entrance, through the auto entry portal, and includes a community kiosk at the property's Southwest corner.

The Public Plaza



Responding to design guidance requests and community concerns about automobile exhaust adjacent to the plaza, the team is exploring concrete earth mineral additives that neutralize pollutants. Additionally, experts predict electric vehicles will outsell conventional ones by 2030.

[NPR, February 16, 2019, As More Electric Cars Arrive, What's the Future for Gas-powered Engines?](#)

BUILDING VIEW

Building View

How are buildings perceived?



Magnolia Safeway's valley setting mitigates the impact to adjacent properties.

Building view studies respond to community concerns about building height, and the design guidance request to do more to create massing relief to existing buildings and the adjacent single-family neighborhood.

Buildings are perceived from a wide variety of locations, times of day, and different seasons, influencing how we feel about the building. View studies explore how this project's valley setting mitigates height.

These **scale mitigation studies** explore how this project's valley setting, proximity to mature landscape, building steps, and the introduction of horizontal and vertical articulation elements can all help to mitigate the perception of the building's height, mass and density.

We **compare the relative impacts** between a Living Building Pilot project ("LBP"), and one that does not take advantage of the LBP incentives the code provides.

We have also **studied the average grade** of this steep sloping site and how it can be measured to determine the building's impact at the street and alley levels which lead the team to its first big two-block massing move.

In addition, we have **illustrated the design impact** resulting from a typical Seattle city code-required upper-level setback volume when compared to a total building setback volume that moves an entire façade as part of the massing parti.

Neighborhood Views

From a distance, the visible height difference between a LBP building and a non-LBP is minimal. The building is indicated in bright yellow, with red lines indicating the difference in height between the LBP and non-LBP options.

 Pedestrian Level – Not Visible



Photo Taken at 36th & Barrett Looking Southeast

 Pedestrian Level – Slightly Visible



Photo Taken at 38th & Armour Looking Southeast

 Drone Shots – Visible



Drone Photo Taken at 20-Feet from The Magnolia Water Tower Looking Southeast



Photo Taken at 28th & Armour Looking West



Photo Taken at 28th & Raye Looking West



Drone Photo Taken at 25-Feet (In The Street) at 30th Ave W. and South of Raye St. Looking West



Photo Taken at 34th & McGraw Looking Northeast



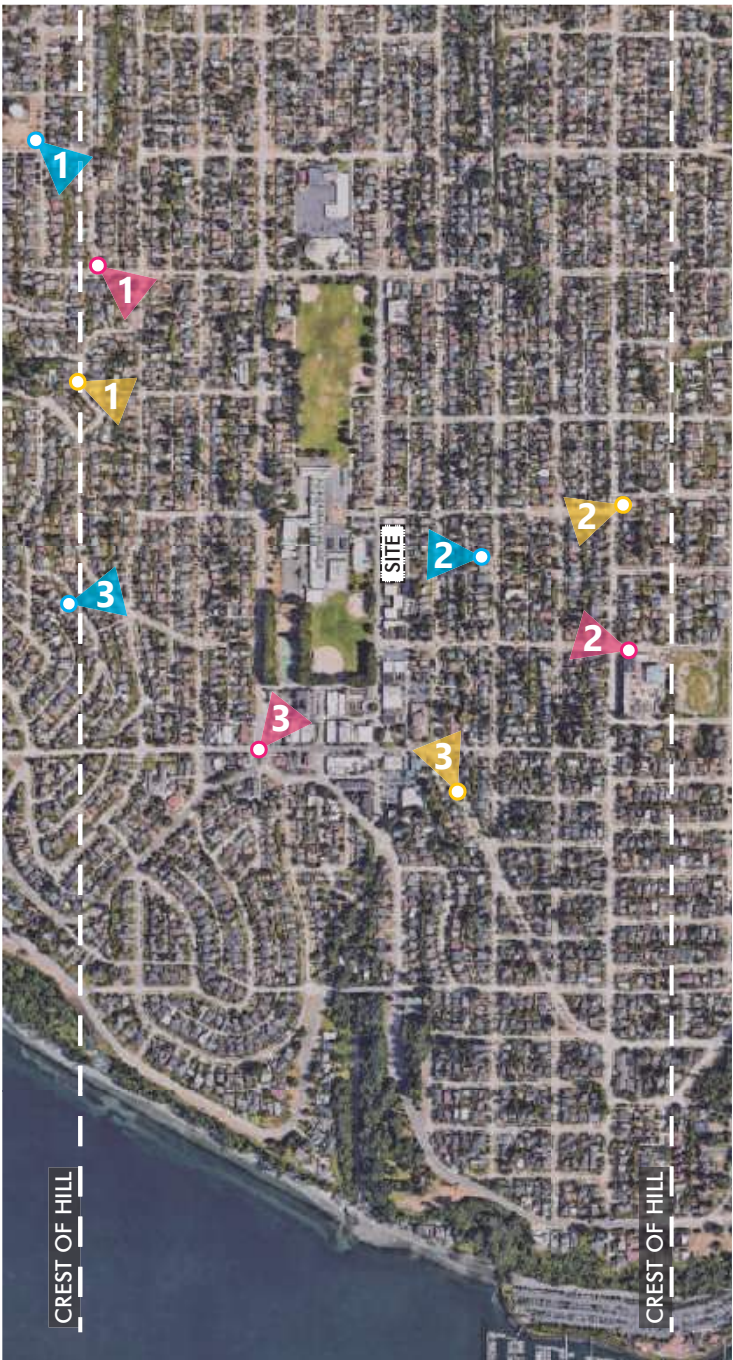
Photo Taken at Condor & McGraw Looking North



Drone Photo Taken at 25-Feet (In The Street) on Montavista Place West

From where is the project visible?

The Magnolia Safeway site is located in a valley, minimizing its visible mass.

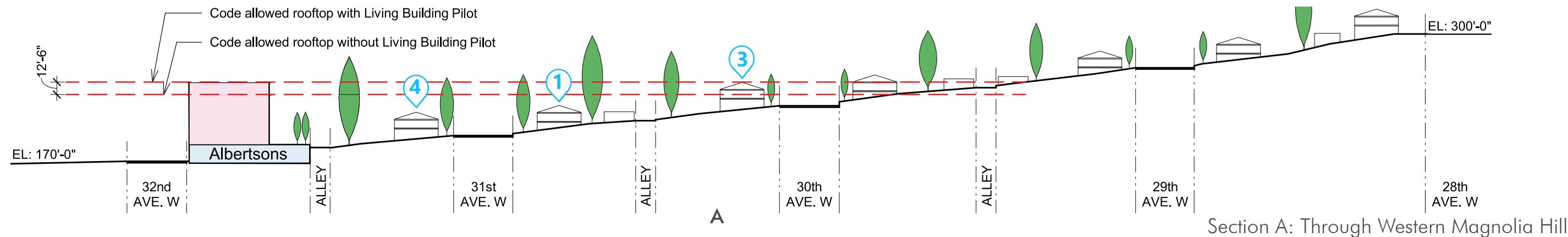


← Valley →

Uphill Resident Views

Approximately 18 homes within a three block radius will have views affected. This area of Magnolia does not have code provisions for protected views.

What are view impacts from back yard decks?



Uphill Resident View – Visible



Photo Taken at 28th & Raye Looking West



Drone Photo Taken at 25-Foot (In The Street) at 30th Ave W. and South of Raye St. Looking West

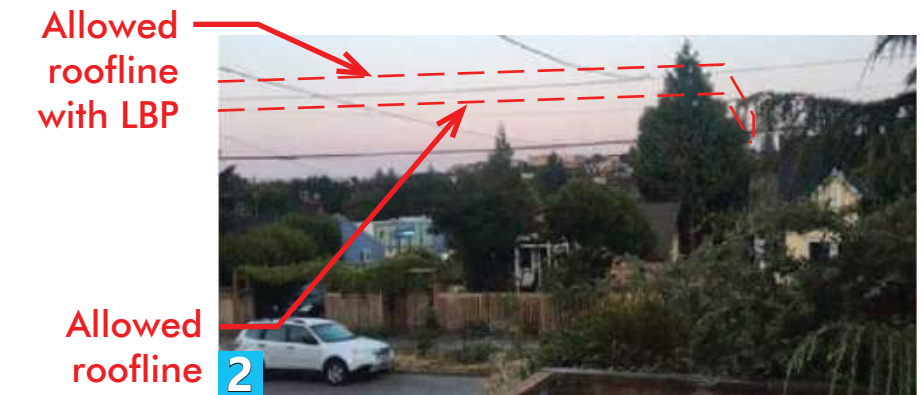


Photo Taken at Condor & McGraw Looking North



Drone Photo Taken at 25-Foot (In The Street) on Montavista Place West



Topography Use Study

(technical response)

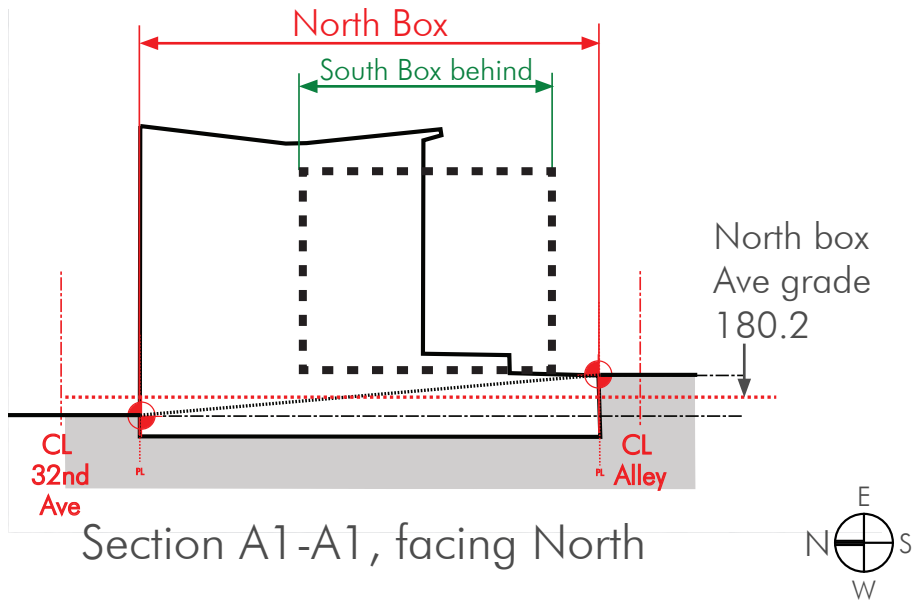
With a site only 124 feet deep, but 330 feet long, a 70-foot to 80-foot wide double-loaded residential module is limited to going one direction, with 40 feet to 50 feet of “carving” available on either side.

All design options proposed utilize the average grade calculation option to divide the site into a North box and a South box about 4 feet lower; using the natural topography to step the building.

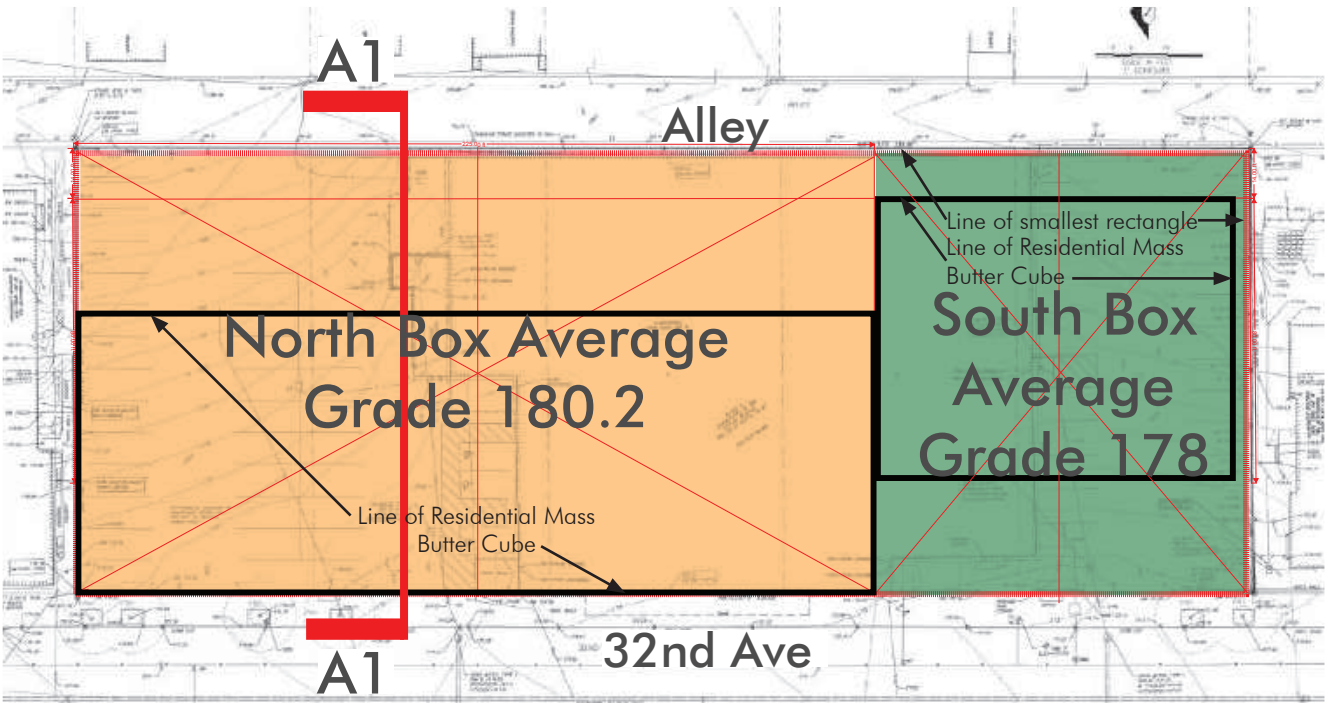
The Board asked us to study dividing the site in the long, skinny direction, with a higher box along the alley, and a lower box along 32nd.

Because the alley is the high side of the site, the average grade for height calculation is 2 feet higher, compared to dividing the site in North-South direction. This puts the mass closest to the alley shared with single family homes, going against many **CS2 Design Guidelines, especially D-3 Zone Transitions.**

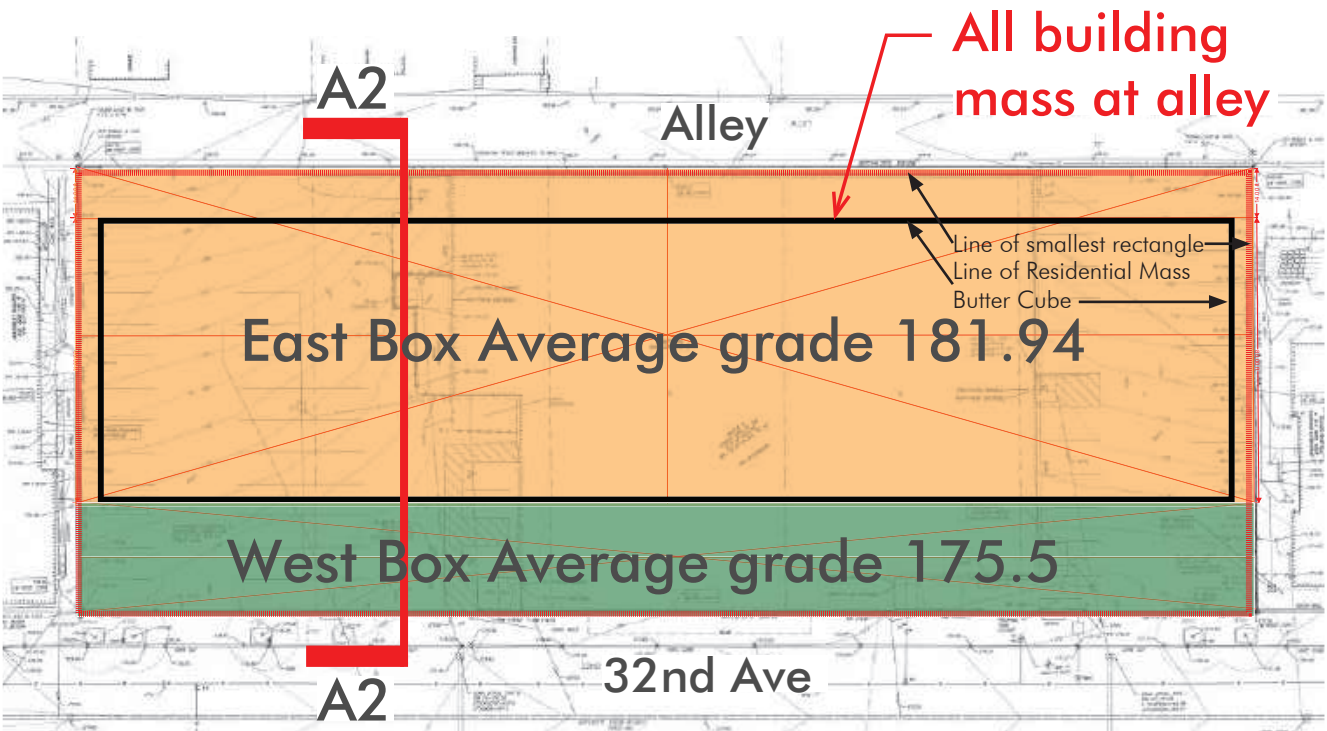
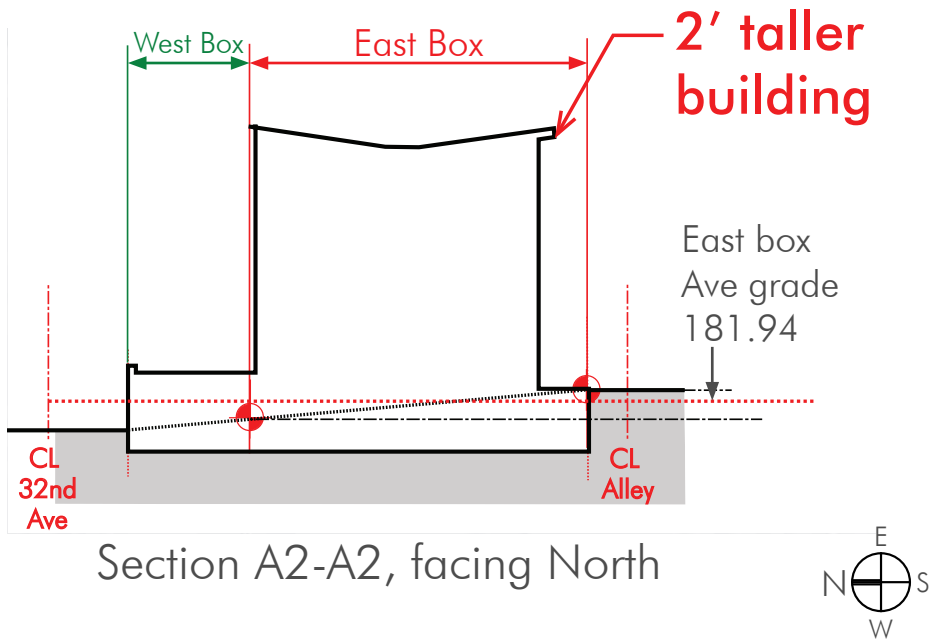
Study 1: Use topography in N-S direction



What happens when we step the building East-to-West?



Study 2: Use topography in E-W direction



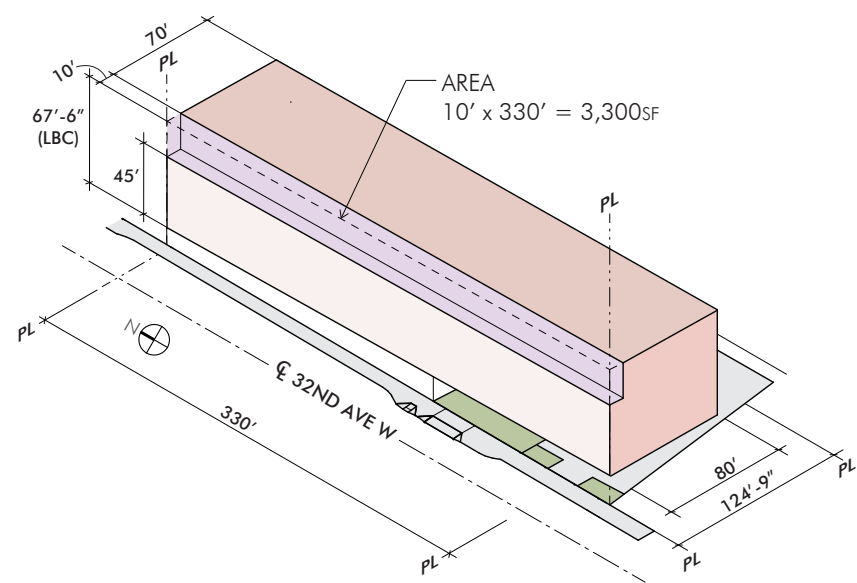
Using the topography to divide the site in the East-West direction results in a 2 foot taller building.

Analysis of Upper-Level Setbacks

(technical argument)

In response to the City’s guidance request to explore upper level setbacks, the study below demonstrates how big-block moves are more impact-full in mitigating mass than setting back the top of the building.

Hypothetical Upper-Level Setback, If It was Required



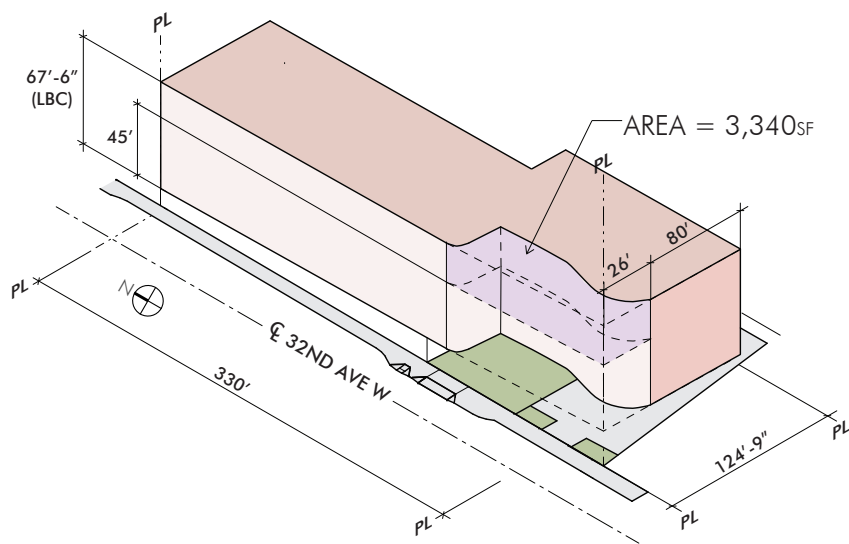
No upper level setback is required in this zone, however, in some zones in the City, they are required on the street facing facade.

For example, in the Ballard NC Zone, a street facing upper level setback is required above 45', that facade must be set back an average of 10'.

For a 330' long structure like ours, that area would be 3,300 SF.

Since our building is 67'-6" above the LBP grade plane the cubic-foot (CF) setback volume required would be 74,250 CF

Actual Upper-Level Setback of all LBP Design Options



A whole-facade setback, creates three times the setback volume (more than 225,000 CF) than a code-required upper-level setback would provide.

How does the volume and placement of setbacks affect the building design?

Negatives of Upper-Level Setbacks

Building setbacks create adverse consequences.

- They diminish the overall salable / rentable area, and create reductions at the more valuable upper levels. In addition, the floor below the setback has reduced interior volume for the transition.
- The step-back creates greater potential for leaks over occupied living areas below.
- Upper floor setbacks also result in residential units that do not stack through the building. As a result, plumbing becomes more challenging and unit layouts become compromised.
- Set back upper floors also reduce visibility to the ground level, diminishing overall safety with fewer eyes on the street.

SUN STUDY



Existing Albertsons - 6:00 a.m. Pool Opening



Reduced-Height Option - 6:00 a.m. Pool Opening



Preferred Option - 6:00 a.m. Pool Opening



Existing Albertsons - 8:30 a.m. Pool Clear of Shadow



Reduced-Height Option - 8:30 a.m. Pool Clear of Shadow



Preferred Option - 8:30 a.m. Pool Clear of Shadow

DESIGN GUIDELINE RESPONSES

BY GUIDELINE, ALL OPTIONS

1 Reduced- height	2 TerracE	3 Strong Verticals	4 Human. Nature. Horizontals	5 Human. Nature. Steps	Primary Guidance Topic	Secondary Guidance Topic	Design Guideline Category	Design Guideline Subcategory	Design Guideline	Response
X					Living Building	Design Concept	Context + Site	CS1 Natural Systems and Site Features	CS1-B. Sun and Wind: Take advantage of solar exposure and natural ventilation. Use local wind patterns and solar gain to reduce the need for mechanical ventilation and heating where possible.	Long unobstructed west elevation with large operable residential windows will provide the residential units with fresh outside air, passive solar heating during sunny winter months, cooler night time air and breezes during warmer months, and natural light.
X	X	X	X	X	Living Building	Design Concept	Context + Site	CS1 Natural Systems and Site Features	CS1-B. Sun and Wind: Take advantage of solar exposure and natural ventilation. Use local wind patterns and solar gain to reduce the need for mechanical ventilation and heating where possible.	The glazing for the ground level commercial space will also allow natural light into the store and be a source of passive solar gain during colder months.
X	X	X	X	X	Living Building	Design Concept	Context + Site	CS1 Natural Systems and Site Features	CS1-B. Sun and Wind: Take advantage of solar exposure and natural ventilation. Use local wind patterns and solar gain to reduce the need for mechanical ventilation and heating where possible.	Unobstructed west elevation with large operable windows that will provide the residential units with fresh outside air, passive solar heating during sunny winter months, cooler night time air and breezes during warmer months, and natural light.
X	X	X	X	X	Living Building	Design Concept	Context + Site	CS1 Natural Systems and Site Features	CS1-B. Sun and Wind: Take advantage of solar exposure and natural ventilation. Use local wind patterns and solar gain to reduce the need for mechanical ventilation and heating where possible.	The building will have unobstructed sun exposure at the roof where green roof plants will be present.
		X	X	X	Living Building	Design Concept	Context + Site	CS1 Natural Systems	CS1-B. Sun and Wind: Take advantage of solar exposure and natural ventilation. Use local wind patterns and solar gain to reduce the need for mechanical ventilation and heating where possible.	This Living Building Pilot option utilizes the Beauty Petal with its emphasis on Bilopholia, the desire for man to connect with nature, which is directly connected to the sun and natural winds. The community plaza and entry to all components of the project, by any means of transportation, on foot, on bicycle, or by car, is located at the ideal southern portion of the site where this area of most intense interaction and outdoor potential is warmed by the south and west sun, and cooled and ventilated by the prevailing southwest winds.
	X	X	X	X	Living Building	Design Concept	Context + Site	CS1 Natural Systems	CS1-B. Sun and Wind: Take advantage of solar exposure and natural ventilation. Use local wind patterns and solar gain to reduce the need for mechanical ventilation and heating where possible.	The natural breezes arrive from the southwest and are allowed to exit thru the open woonerf and covered accessible parking/rotating outdoor art space and up through the openings along the alley at the east that also let light into this entry to the below grade bicycle and car storage areas.
X	X	X	X	X	Living Building	Design Concept	Context + Site	CS1 Natural Systems and Site Features	CS1-B. Sun and Wind: Take advantage of solar exposure and natural ventilation. Use local wind patterns and solar gain to reduce the need for mechanical ventilation and heating where possible.	Solar panels on roof
	X				Living Building	Massing	Context + Site	CS1 Natural Systems	CS1-B. Sun and Wind: Take advantage of solar exposure and natural ventilation. Use local wind patterns and solar gain to reduce the need for mechanical ventilation and heating where possible.	Prominent modulating masses above the store and the setback upper two floors increase light and air movement.
X					Public Life	Design Concept	Context + Site	CS1 Natural Systems and Site Features	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 structures on site.	Using the existing slopes and topography to sink the grocery store allows for a day lit store with 12’6” tall windows along 32 nd Avenue and unobstructed visual connections between indoor and outdoor activities.
X					Massing		Context + Site	CS1 Natural Systems and Site Features	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 structures on site.	Northern part of the residential building set back from the street.
X					Massing		Context + Site	CS1 Natural Systems and Site Features	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 structures on site.	Six-story option is one story shorter than Living Building Pilot options, reducing shade impacts on nearby properties.
X		X	X	X	Living Building	Design Concept	Context + Site	CS1 Natural Systems and Site Features	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 structures on site.	All residential units and amenity areas will have unobstructed access to sunlight and fresh air.
X	X	X	X	X	Public Life	Design Concept	Context + Site	CS1 Natural Systems and Site Features	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 structures on site.	Use of the slope and topography to sink the grocery store allows for a day lit store with 12’6 tall windows along 32 nd Avenue and unobstructed visual connections between indoor and outdoor activities.

1 Reduced- height	2 TerracE	3 Strong Verticals	4 Human. Nature. Horizontals	5 Human. Nature. Steps	Primary Guidance Topic	Secondary Guidance Topic	Design Guideline Category	Design Guideline Subcategory	Design Guideline	Response
X		X	X	X	Massing		Context + Site	CS1 Natural Systems and Site Features	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 structures on site.	Voluntary 10’ setbacks along the north and south sides of the proposed building allow for more light and air between the new and existing buildings.
		X	X	X	Massing	Living Building	Context + Site	CS1 Natural Systems	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 structures on site.	Use of the slope and topography in an east-west direction allows the Northernmost portion of the residential building to be pushed closer to 32 nd Avenue creating greater setbacks along the alley and letting more sunlight and air reach the single-family homes near the northern portion of the residential building.
X		X	X	X	Design Concept	Public Life	Context + Site	CS1 Natural Systems and Site Features	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 structures on site.	Lowering the grocery store floor level below grade allows for a day lit store with 12’6 tall windows along 32 nd Avenue and unobstructed visual connections between indoor and outdoor activities and store shelving located below the glazing.
		X	X	X	Design Concept	Massing	Context + Site	CS1 Natural Systems	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 structures on site.	The smaller southern portion of the residential building shifts away from 32 nd Avenue allowing more sunlight to reach the public plaza.
	X	X	X	X	Design Concept	Massing	Context + Site	CS1 Natural Systems	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 structures on site.	Southern part of the residential building is set back from the street, creating a public plaza open to the sky for fresh air and sunlight is created that represents a building focal point for the grocery and residential entries.
			X		Massing	Public Life	Context + Site	CS1 Natural Systems	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 structures on site.	By setting the entire 6 levels of the northern residential portion of the building back five feet from the street creates an unobstructed open space terrace above the grocery store for residents to enjoy sunlight from the west and views of the valley, park, and street.
	X			X	Massing		Context + Site	CS1 Natural Systems	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 structures on site.	Upper two floors of the residential building set back from the street.
				X	Massing		Context + Site	CS1 Natural Systems	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 structures on site.	The top two floors of the building are eroded by 5 feet on the east and west sides to create additional setbacks from 32 nd Avenue and from the alley to provide additional massing relief.
X	X				Living Building	Massing	Context + Site	CS1 Natural Systems and Site Features	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 structures on site.	Most of the units will have direct sun exposure and the residential units that are set back furthest from 32 nd Avenue will have indirect sun exposure.
	X				Massing		Context + Site	CS1 Natural Systems	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 structures on site.	Use of the slope and topography in an East-West direction pushes the setback upper two floors away from 32 nd and uphill closer to the alley potentially reducing the early morning shade at the 32 nd Avenue and the east end of the park, but also likely reducing the afternoon sun light and air reaching the alley and homes directly across from the alley.
X	X				Public Life	Massing	Context + Site	CS1 Natural Systems and Site Features	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 structures on site.	Large courtyard terrace is created above the store adjacent to 32nd Avenue.
	X				Massing		Context + Site	CS1 Natural Systems	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 structures on site.	The Option 2 design also creates two east west light wells that create open space and terrace areas above 32 nd Avenue.
	X				Massing		Context + Site	CS1 Natural Systems	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 structures on site.	The canted building shapes of the residential building near the north and south property lines for this design option also create additional open space and setbacks that allow more light and air to reach the neighboring properties at the north and south.
X					Massing	Design Concept	Context + Site	CS1 Natural Systems and Site Features	CS1-C-1. Land Form: Use natural topography and desirable Land Forms to inform project design	Massing Option 1 responds to both the East-West and North-South slopes by placing the northern portion of the residential building at the highest part of the property, the NE corner, and the lowest portion of the residential building at the lowest part of the property, the SW corner.

1 Reduced- height	2 TerracE	3 Strong Verticals	4 Human. Nature. Horizontals	5 Human. Nature. Steps	Primary Guidance Topic	Secondary Guidance Topic	Design Guideline Category	Design Guideline Subcategory	Design Guideline	Response
		X	X	X	Massing	Design Concept	Context + Site	CS1 Natural Systems	CS1-C-1. Land Form: Use natural topography and desirable Land Forms to inform project design	Massing Options respond to the North-South topography by placing the tallest portion of the residential building to the north, which is the highest part of the property. The Southern portion of the building steps down in response to the slope of the property.
	X				Massing	Design Concept	Context + Site	CS1 Natural Systems	CS1-C-1. Land Form: Use natural topography and desirable Land Forms to inform project design	Massing Option 2 responds to the East-West topography by tucking the tallest portion of the residential building back into the hillside at the alley, which is the highest part of the property.
		X	X	X	Massing	Design Concept	Context + Site	CS1 Natural Systems	CS1-C-1. Land Form: Use natural topography and desirable Land Forms to inform project design.	The site naturally slopes down from northeast to southwest. The code allows average grade to be calculated in only one direction, not two. While calculating average grade in the east-west direction allows a taller building, it puts the bulk of the mass tight to high part of the site, along the alley shared with single family homes. To better meet guideline sensitivity to lower zoned areas, the team chose to calculate average grade in the north-south direction and step the building in the building in the north-south direction in this option and place the bulk of the mass on 32nd and respect the single family homes with a significant building setback and abundant landscaping.
X	X	X	X	X	Design Concept	Public Life	Context + Site	CS1 Natural Systems and Site Features	CS1-C-1. Land Form: Use natural topography and desirable Land Forms to inform project design.	Use of the natural slope of the site to sink the store area, providing 12’-6” tall windows along 32nd Avenue.
X					Massing		Context + Site	CS1 Natural Systems and Site Features	CS1-C-2. Elevation Changes: Use the existing site topography when locating structures and open space on the site.	Use of the slope and topography in an East-West direction pushes the Southernmost portion of the residential building closer to 32 nd Avenue allowing for greater setbacks along the alley and more sunlight and air to reach the single-family homes near the southern portion of the residential building.
X					Massing	Public Life	Context + Site	CS1 Natural Systems and Site Features	CS1-C-2. Elevation Changes: Use the existing site topography when locating structures and open space on the site.	Placing the northern part of the residential building at the highest part of the property creates a 34' 9" set back from 32 nd Avenue with a large courtyard terrace at the street above the store. A smaller 10 foot wide terrace remains at the alley for the northern portion of the residential building and there is a 44' 9" wide terrace at the alley for the smaller southern portion of the residential building.
X	X	X	X	X	Massing		Context + Site	CS1 Natural Systems and Site Features	CS1-C-2. Elevation Changes: Use the existing site topography when locating structures and open space on the site.	Sinking the store into the 15-foot grade change also reduces the overall perceived height and scale of the building along the alley since a portion of the building is buried into the hillside.
	X				Massing	Public Life	Context + Site	CS1 Natural Systems	CS1-C-2. Elevation Changes: Use the existing site topography when locating structures and open space on the site.	Use of the slope and topography in an East-West direction for the upper level two floors pushes the top of the building mass uphill and away from 32 nd Avenue allowing for additional setback from 32 nd and the creation of residential terraces facing the street above the Level 5 residential floor. Design Option 2 also incorporates three modulating elements to create open space on each side of the three prominent street facing massing elements.
X	X	X	X	X	Public Life	Design Concept	Context + Site	CS1 Natural Systems and Site Features	CS1-C-2. Elevation Changes: Use the existing site topography when locating structures and open space on the site.	Grocery store floor level lower than the sidewalk along 32nd Avenue allows for a daylit store with 12’6” tall windows and unobstructed visual connections between indoor and outdoor activities.
		X	X	X	Design Concept		Context + Site	CS1 Natural Systems	CS1-C-2. Elevation Changes: Use the existing site topography when locating structures and open space on the site.	Grocery store back-of-house elements are buried out of sight into the hillside, leaving a more attractive terrace and residential units visible at the alley.
	X	X	X	X	Design Concept	Public Life	Context + Site	CS1 Natural Systems	CS1-C-2. Elevation Changes: Use the existing site topography when locating structures and open space on the site.	Locating the store in the Northern portion of the property takes advantage of the existing North-to-South slopes and topography and allows the sunken store to connect better with the plaza at the South end of the property where the existing grade and street are lower.
	X				Articulation	Living Building	Context + Site	CS2 Urban Pattern and F	CS2-A-1. Sense of Place: Emphasize attributes that give a distinct sense of place. Design open spaces to enhance areas where a strong identity already exists and create a sense of place where the physical context is less established.	Seven distinct terrace areas with views of the street, park, alley, nearby homes, and valley that provide open space and will further activate the neighborhood.
	X	X	X	X	Public Life	Design Concept	Context + Site	CS2 Urban Pattern and F	CS2-A-1. Sense of Place: Emphasize attributes that give a distinct sense of place. Design open spaces to enhance areas where are strong identity already exists and create a sense of place where the physical context is less established.	Massing Option creates a distinct sense of place with a public plaza as a focal point at the front entries of the store and the residential lobby. This plaza design element is supported and desired by members of the Magnolia Community.

1 Reduced- height	2 TerracE	3 Strong Verticals	4 Human. Nature. Horizontal	5 Human. Nature. Steps	Primary Guidance Topic	Secondary Guidance Topic	Design Guideline Category	Design Guideline Subcategory	Design Guideline	Response
			X		Massing	Articulation	Context + Site	CS2 Urban Pattern and Form	CS2-A-1. Sense of Place: Emphasize attributes that give a distinct sense of place. Design open spaces to enhance areas where strong identity already exists and create a sense of place where the physical context is less established.	Massing Option sets the residential building five feet back from the front of the store allowing more massing relief for the street and the park while also creating a full-length terrace at level 2 above the store. A brise soleil is also included on the west elevation at the top of the 6th floor level to create visual interest and provide massing relief.
			X	X	Living Building	Articulation	Context + Site	CS2 Urban Pattern and Form	CS2-A-1. Sense of Place: Emphasize attributes that give a distinct sense of place. Design open spaces to enhance areas where strong identity already exists and create a sense of place where the physical context is less established.	The building reflects biophillic design with the connection of people to nature. The northern portion of the building’s human-made forms reflect the gridded street and civic elements of the nearby neighborhood and the southern building represents a more biophillic response with eroded organic shapes that relate to natural forms like the bluffs, beach front, and other elements found at Magnolia’s Discovery Park and other parts of the natural world.
X					Massing	Living Building	Context + Site	CS2 Urban Pattern and Form	CS2-A-2. Architectural Presence: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context and design accordingly.	At the alley side, a large 44' 9" step back of the southern portion of the building from the alley creates massing relief for the alley neighbors and room for a landscaped terrace.
	X				Public Life	Massing	Context + Site	CS2 Urban Pattern and Form	CS2-A-2. Architectural Presence: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context and design accordingly.	The grocery store has a strong street presence with 12’ 6” tall glazing to connect and engage pedestrians with the activities happening inside the store. Above the store, the residential mass modulates in a fashion that mimics the forward and back positioning of the buildings on the property to the south.
	X				Massing		Context + Site	CS2 Urban Pattern and Form	CS2-A-2. Architectural Presence: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context and design accordingly.	The upper two floors are set back further from 32 nd Avenue to be uphill and to provide relief at 32 nd Avenue.
		X	X		Massing	Living Building	Context + Site	CS2 Urban Pattern and Form	CS2-A-2. Architectural Presence: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context and design accordingly.	At the alley side, a large 40 foot step back of the northern portion of the building from the alley creates massing relief for the alley neighbors and room for a large landscaped courtyard.
X		X	X	X	Public Life		Context + Site	CS2 Urban Pattern and Form	CS2-A-2. Architectural Presence: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context and design accordingly.	The grocery store has a strong street presence with 12’ 6” tall glazing to connect and engage pedestrians with the activities happening inside the store.
X	X	X	X	X	Design Concept	Massing	Context + Site	CS2 Urban Pattern and Form	CS2-A-2. Architectural Presence: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context and design accordingly.	Along 32nd this site is the gateway and portal to the recently up-zoned heart of Magnolia, The Magnolia Village. The building along 32nd should have a strong architectural presence.
			X		Massing	Design Concept	Context + Site	CS2 Urban Pattern and Form	CS2-A-2. Architectural Presence: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context and design accordingly.	The alley side of this option has the largest setback from single family homes.
		X	X	X	Design Concept		Context + Site	CS2 Urban Pattern and Form	CS2-A-2. Architectural Presence: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context and design accordingly.	The alley side that abuts single family zoning has a more restrained architectural presence.
			X		Massing	Articulation	Context + Site	CS2 Urban Pattern and Form	CS2-A-2. Architectural Presence: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context and design accordingly.	The 5 foot setback of the larger six level Northern portion of the residential building from the front of the grocery store provides creates massing relief at 32 nd Avenue and the park, as well as for the neighbors to the north and south.
			X		Articulation	Massing	Context + Site	CS2 Urban Pattern and Form	CS2-A-2. Architectural Presence: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context and design accordingly.	The entire 32nd Avene façade above the grocery store level is set back 5 feet, creating a single-story street presence.
		X	X	X	Massing	Living Building	Context + Site	CS2 Urban Pattern and Form	CS2-A-2. Architectural Presence: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context and design accordingly.	Massing Options place the bulk of the mass on 32nd and respect the single family homes with a significant building setback and abundant landscaping.

1 Reduced- height	2 TerracE	3 Strong Verticals	4 Human. Nature. Horizontals	5 Human. Nature. Steps	Primary Guidance Topic	Secondary Guidance Topic	Design Guideline Category	Design Guideline Subcategory	Design Guideline	Response
				X	Massing	Living Building	Context + Site	CS2 Urban Pattern and F	CS2-A-2. Architectural Presence: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context and design accordingly.	At the alley side, a large 35 foot setback of the northern portion of the building from the alley creates massing relief for the alley neighbors and room for a large landscaped courtyard.
				X	Massing		Context + Site	CS2 Urban Pattern and F	CS2-A-2. Architectural Presence: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context and design accordingly.	The upper two floors incorporate additional 5 feet setbacks on the 32 nd Avenue and alley sides of the building creating additional massing relief.
		X			Articulation	Massing	Context + Site	CS2 Urban Pattern and F	CS2-A-2. Architectural Presence: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context and design accordingly.	A vertical notch setback is provided in the northern part of the residential building creating massing and architectural relief for the longest portion of the street-facing residential part of the building.
	X				Articulation		Context + Site	CS2 Urban Pattern and F	CS2-B-1. Site Characteristics: Allow characteristics of the site to inform the design, especially where the street grid and topography create unusually shaped lots that can add distinction to the building mass.	The building design of this option emulates the gridded streets and nearby civic buildings with rectilinear elements and canted residential buildings that relate to the saw tooth pattern of the Catharine Blaine School across 32 nd Avenue.
			X		Massing	Articulation	Context + Site	CS2 Urban Pattern and F	CS2-B-1. Site Characteristics: Allow characteristics of the site to inform the design, especially where the street grid and topography create unusually shaped lots that can add distinction to the building mass.	Five foot setback of the entire Northern residential building from the front of the store.
X	X	X	X	X	Articulation		Context + Site	CS2 Urban Pattern and Form	CS2-B-1. Site Characteristics: Allow characteristics of the site to inform the design, especially where the street grid and topography create unusually shaped lots that can add distinction to the building mass.	The property location has a number of unique attributes. It represents a gateway to Magnolia’s commercial district for people traveling to the Magnolia village from homes to the north. This design option emulates the nearby gridded streets and civic buildings.
			X	X	Articulation	Massing	Context + Site	CS2 Urban Pattern and F	CS2-B-1. Site Characteristics: Allow characteristics of the site to inform the design, especially where the street grid and topography create unusually shaped lots that can add distinction to the building mass.	The the building massing and shape is influenced by its juxtaposition to the nearby gridded streets, the organic natural park setting across the street, and Magnolia’s nearby Discovery Park. The residential portion of the building continues the forward and back rhythm from the street edge that starts at the property to the south, where some buildings are near and some are set back from the street edge. This continues to Raye Street, but in a more subtle way with curving organic shapes set back from the street then transitioning to a more gridded part of the building at the street frontage.
		X			Articulation		Context + Site	CS2 Urban Pattern and F	CS2-B-1. Site Characteristics: Allow characteristics of the site to inform the design, especially where the street grid and topography create unusually shaped lots that can add distinction to the building mass.	Gridded notch added for Option 3.
			X		Public Life	Massing	Context + Site	CS2 Urban Pattern and F	CS2-B-2. Connection to the Street: Identify opportunities for the project to make a strong connection to the street and public realm.	Massing Option’s five foot setback from the front of the store for the entire 6 levels of the northern residential portion of the building creates a terrace for residents to enjoy views of the valley, park, and street, further connecting the building with the street and neighborhood.
X	X	X	X	X	Public Life		Context + Site	CS2 Urban Pattern and Form	CS2-B-2. Connection to the Street: Identify opportunities for the project to make a strong connection to the street and public realm.	The new street-facing store will activate the North end of the Magnolia commercial district and create positive connections with the nearby Monger Pool, ballfields, and schools. Parents and kids will be able to enjoy coffee, snacks, and meals before and after sports activities, swim lessons, and school. Plus, this area of Magnolia will be enlivened with the activity of shoppers, residents, and guests. The property will be a true community gathering place.
			X		Public Life	Massing	Context + Site	CS2 Urban Pattern and F	CS2-B-3. Character of Open Space: Contribute to the character and proportion of surrounding open spaces.	Massing Option’s five foot setback from the front of the store for the entire 6 levels of the northern residential portion of the building creates a terrace for residents to enjoy views of the valley, park, and street, further connecting the building with the street and neighborhood.
X	X	X	X	X	Public Life	Articulation	Context + Site	CS2 Urban Pattern and Form	CS2-B-3. Character of Open Space: Contribute to the character and proportion of surrounding open spaces.	The discovery alcoves / seating niches along 32 nd Avenue represent street-level setbacks and mini-public open spaces that provide community linkages to visually connect people to the civic activities and park across the street, as well as convenient places to linger or wait out of the rain.
	X	X	X	X	Public Life		Context + Site	CS2 Urban Pattern and F	CS2-B-3. Character of Open Space: Contribute to the character and proportion of surrounding open spaces.	The plaza near the grocery store entry will provide a convenient open air space for neighbors, nearby park and pool visitors, and other members of the community to gather and enjoy coffee, conversation, and prepared foods from the grocery.

1 Reduced- height	2 TerracE	3 Strong Verticals	4 Human. Nature. Horizontals	5 Human. Nature. Steps	Primary Guidance Topic	Secondary Guidance Topic	Design Guideline Category	Design Guideline Subcategory	Design Guideline	Response
	X	X	X	X	Design Concept	Living Building	Context + Site	CS2 Urban Pattern and Form	CS2-C-1. Corner Sites: Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances.	While not on a corner, the new Safeway mixed-use building will be a gateway to the Magnolia commercial center for people arriving from the North, and a vibrant hub of activity. Biophililia will be a core element of the program, building design, and landscape with water features where people can interact with natural elements, as well as with the use of natural construction materials that will activate the senses. Biophilia will also be apparent in the building massing where the more natural and organic shapes and forms of the southern building meet the more man-made forms of the gridded northern portion of the building. Many of the elements that will make this a Living Building will be present in the systems and equipment that are out of sight, with the exception of solar panels at the roof deck, but nonetheless valuable contributors to the overall Living Building's performance and impact. For even more details about the Living Building elements and how they are expressed in the building, see the Living Building Ccompliance chapter.
X	X	X	X	X	Design Concept	Public Life	Context + Site	CS2 Urban Pattern and Form	CS2-C-1. Corner Sites: Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances.	This project is not a corner site. It has immediately adjacent properties on both sides containing existing multi-storied apartments and the same zoning as the subject site. Even so, the new mixed-use building will be a gateway to Magnolia's commercial center based on it's location on the edge of the commercial district, its prominence, and its anticipated popularity as Magnolia's newest grocery store.
		X	X	X	Public Life	Massing	Context + Site	CS2 Urban Pattern and Form	CS2-C-1. Corner Sites: Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances.	Massing Options attempt to break this excessively long block into two blocks with a large public community plaza, and a significant building setback at the far south end of the site.
X					Public Life	Design Concept	Context + Site	CS2 Urban Pattern and Form	CS2-C-2. Mid-Block Sites: Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge and respond to datum lines of adjacent buildings at the first three floors.	This Non-LBP massing option has a strong street edge with the grocery store and additional retail activating the full length of the property along the public street.
X					Articulation	Massing	Context + Site	CS2 Urban Pattern and Form	CS2-C-2. Mid-Block Sites: Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge and respond to datum lines of adjacent buildings at the first three floors.	The upper residential mass repeats the pattern of the property to the south by stepping the north portion of the residential building back from the street. The forward and back rhythm started at the property to the south continues all the way to the intersection at Raye Street.
	X				Articulation	Massing	Context + Site	CS2 Urban Pattern and Form	CS2-C-2. Mid-Block Sites: Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge and respond to datum lines of adjacent buildings at the first three floors.	This design option has a strong street edge with the grocery store and modulating residential building overhead activating the full length of the property along the public street.
	X				Articulation	Massing	Context + Site	CS2 Urban Pattern and Form	CS2-C-2. Mid-Block Sites: Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge and respond to datum lines of adjacent buildings at the first three floors.	The modulating residential mass with its mid-building terraces and setbacks from the property lines also repeats the forward and back pattern of the buildings at the property to the south.
	X				Articulation	Massing	Context + Site	CS2 Urban Pattern and Form	CS2-C-2. Mid-Block Sites: Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge and respond to datum lines of adjacent buildings at the first three floors.	The setback of the two upper floors, the canting of the residential mass at the north and south property lines, and the setback at the alley create 7 distinct terrace areas, allowing more light and air into the property and to neighboring properties.
X	X				Massing	Living Building	Context + Site	CS2 Urban Pattern and Form	CS2-C-2. Mid-Block Sites: Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge and respond to datum lines of adjacent buildings at the first three floors.	The loading dock will be covered with a small terrace, providing some relief to the neighbors to the north and across the alley.
	X	X	X	X	Public Life	Circulation and Parking	Context + Site	CS2 Urban Pattern and Form	CS2-C-2. Mid-Block Sites: Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge and respond to datum lines of adjacent buildings at the first three floors.	The community has requested the developer support efforts to work with SDOT and SDCI to place a midblock pedestrian crossing adjacent to the entry woonerf.

1 Reduced- height	2 TerracE	3 Strong Verticals	4 Human. Nature. Horizontals	5 Human. Nature. Steps	Primary Guidance Topic	Secondary Guidance Topic	Design Guideline Category	Design Guideline Subcategory	Design Guideline	Response
			X	X	Design Concept	Living Building	Context + Site	CS2 Urban Pattern and Form	CS2-C-2. Mid-Block Sites: Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge and respond to datum lines of adjacent buildings at the first three floors.	This design option has a strong street edge with the grocery store and the Northern portion connected to a hinge element where the building shape then transitions to a more organic form as the southern part of the building steps back from the public street. The hinge area also represents a focal point architecturally and programmatically with the eroded shape over a public plaza that leads to the store and residential building entries.
		X	X	X	Articulation	Massing	Context + Site	CS2 Urban Pattern and Form	CS2-C-2. Mid-Block Sites: Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge and respond to datum lines of adjacent buildings at the first three floors.	The northern portion of the building fronting the street and the setback southern portion of the residential mass also repeat the forward and back pattern of the buildings at the property to the south.
		X	X	X	Massing	Living Building	Context + Site	CS2 Urban Pattern and Form	CS2-C-2. Mid-Block Sites: Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge and respond to datum lines of adjacent buildings at the first three floors.	The loading dock is also covered with an open terrace, providing further relief to the neighbors to the north and across the alley.
X	X	X	X	X	Articulation	Massing	Context + Site	CS2 Urban Pattern and Form	CS2-C-2. Mid-Block Sites: Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge and respond to datum lines of adjacent buildings at the first three floors.	The adjacent properties contain 70 to 80 year old apartments, built in the 1940s and 50s, that are not near their current development potential and are likely be redeveloped.
X	X	X	X	X	Articulation	Massing	Context + Site	CS2 Urban Pattern and Form	CS2-C-2. Mid-Block Sites: Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge and respond to datum lines of adjacent buildings at the first three floors.	The datum lines of adjacent properties are not aligned with each other and do not have a retail level, which is a more important datum line to consider. Adding massing-level random short term datum lines confuses a building designed for the future. Details for secondary datum will be considered relative to guidance given for recommendation.
		x	X	x	Massing		Context + Site	CS2 Urban Pattern and Form	CS2-C-2. Mid-Block Sites: Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge and respond to datum lines of adjacent buildings at the first three floors.	The larger Northern gridded portion of the residential building also is set back from the front of the grocery store creating additional massing relief at 32 nd Avenue and the park, as well as for the neighbors to the North and South.
				X	Massing		Context + Site	CS2 Urban Pattern and Form	CS2-C-2. Mid-Block Sites: Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge and respond to datum lines of adjacent buildings at the first three floors.	The setbacks of the two upper floors provide additional massing relief at 32 nd Avenue and the alley.
		X			Articulation	Massing	Context + Site	CS2 Urban Pattern and Form	CS2-C-2. Mid-Block Sites: Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge and respond to datum lines of adjacent buildings at the first three floors.	The vertical notch in the northern portion of the gridded portion of the residential building provides additional massing relief at 32 nd Avenue and the park.
X					Circulation and Parking	Public Life		CS2 Urban Pattern and Form	CS2-C-2. Mid-Block Sites: Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge and respond to datum lines of adjacent buildings at the first three floors.	The community has requested the developer support efforts to work with SDOT and SDCI to place a midblock pedestrian crossing adjacent to the entry woonerf. However since this option does not have a public plaza, a mid-block crossing would not connect to a public plaza, would be less functional, and less likely.
X					Massing	Living Building	Context + Site	CS2 Urban Pattern and Form	CS2-D-1. Existing Development and Zoning: Review 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.	Placing the Northern part of the residential building at the highest part of the property creates a 34' 9" set back from the street with a large courtyard terrace above the store adjacent to 32 nd Avenue. A smaller 10 foot wide terrace remains at the alley for the northern portion of the residential building and there is a 45 foot wide terrace at the alley for the smaller southern portion of the residential building. These setbacks are greater than required by code.
X					Circulation and Parking		Context + Site	CS2 Urban Pattern and Form	CS2-D-1. Existing Development and Zoning: Review 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.	Surface parking is hidden behind the southernmost ground level building that houses the residential entry and an additional street facing retail space.

1 Reduced- height	2 TerracE	3 Strong Verticals	4 Human. Nature. Horizontals	5 Human. Nature. Steps	Primary Guidance Topic	Secondary Guidance Topic	Design Guideline Category	Design Guideline Subcategory	Design Guideline	Response
	X				Massing		Context + Site	CS2 Urban Pattern and Form	CS2-D-1. Existing Development and Zoning: Review 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.	The canted residential mass provides voluntary setbacks of as much as 20 feet at the north and south property lines. These setbacks are not required.
	X				Massing	Living Building	Context + Site	CS2 Urban Pattern and Form	CS2-D-1. Existing Development and Zoning: Review 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.	The upper two floors of the building are set back more than 31 feet from the street edge, diminishing the building’s presence at 32 nd Avenue and creating additional terrace space.
	X				Massing	Living Building	Context + Site	CS2 Urban Pattern and Form	CS2-D-1. Existing Development and Zoning: Review 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.	While the setback of the two upper floors from 32nd Avenue, the canting of the residential mass at the north and south property lines, and the setback at the alley create 7 distinct terrace areas, allowing more light and air into the property and to neighboring properties, having the bulk of the building mass shoved east to the alley creates an imposing mass for the single family homes along the alley.
		X	X		Massing	Living Building	Context + Site	CS2 Urban Pattern and Form	CS2-D-1. Existing Development and Zoning: Review 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.	Placing the northern part of the residential building at the higher north end and also forward to the street creates a 40 foot set back from the alley with a large courtyard terrace above the store adjacent to the alley. A smaller terrace is also provided between the southernmost residential portion of the building and the alley. Neither of these setbacks are required by code.
			X		Massing		Context + Site	CS2 Urban Pattern and Form	CS2-D-1. Existing Development and Zoning: Review 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.	The voluntary 5 foot setback of the larger six level northern portion of the residential building from the front of the grocery store creates additional relief at 32 nd Avenue and the park, as well as for the neighbors to the north and south, for the longest portion of the street-facing residential part of the building.
X		X	X	X	Massing		Context + Site	CS2 Urban Pattern and Form	CS2-D-1. Existing Development and Zoning: Review 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.	This design provides voluntary 10-foot setbacks of the residential mass from the buildings to the north and south. These setbacks are not required.
	X	X	X	X	Massing	Living Building	Context + Site	CS2 Urban Pattern and Form	CS2-D-1. Existing Development and Zoning: Review 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.	This project is the first to move forward with the new HALA zoning for the Magnolia Village. As a Living Building Pilot Project it is code compliant with the LBPP bonus for height and FAR.
				X	Massing	Living Building	Context + Site	CS2 Urban Pattern and Form	CS2-D-1. Existing Development and Zoning: Review 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.	Placing the northern part of the residential building at the higher north end and also forward to the street creates a 35 foot set back from the alley with a large courtyard terrace above the store adjacent to the alley. A smaller terrace is also provided between the southernmost residential portion of the building and the alley. Neither of these setbacks are required by code.
				X	Massing		Context + Site	CS2 Urban Pattern and Form	CS2-D-1. Existing Development and Zoning: Review 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.	The upper two floors are setback 5 feet from both 32 nd Avenue and the alley.
X					Massing		Context + Site	CS2 Urban Pattern and Form	CS2-D-3. Zone Transitions: For projects located at the edge of different zones, provide an appropriate transition, or complement to the adjacent zone(s). Projects should create a step-in perceived height, bulk and scale between the anticipated development and potential of the adjacent zone and proposed development.	Placing the Southern part of the residential building forward to 32 nd Avenue results in a 44' 9" setback from the alley and a landscaped terrace. The northern portion of the residential building has a 10 foot setback from the alley. Both of these alley setbacks allow more light and air to reach the adjacent properties to the north and south, and are not required. See also CS2-D-1.

1 Reduced- height	2 TerracE	3 Strong Verticals	4 Human. Nature. Horizontals	5 Human. Nature. Steps	Primary Guidance Topic	Secondary Guidance Topic	Design Guideline Category	Design Guideline Subcategory	Design Guideline	Response
	X				Massing		Context + Site	CS2 Urban Pattern and Form	CS2-D-3. Zone Transitions: For projects located at the edge of different zones, provide an appropriate transition, or complement to the adjacent zone(s). Projects should create a step-in perceived height, bulk and scale between the anticipated development and potential of the adjacent zone and proposed development.	Modulation at the east-facing alley elevation to mimic the modulation of the single family homes in the lower density zone across the alley and to break up the building mass. The canting of the north and south mid-level residential building mass also results in a narrower profile at the alley than at 32 nd Avenue, allowing more light and air to reach the single family homes to the east.
			X				Context + Site	CS2 Urban Pattern and Form	CS2-D-3. Zone Transitions: For projects located at the edge of different zones, provide an appropriate transition, or complement to the adjacent zone(s). Projects should create a step-in perceived height, bulk and scale between the anticipated development and potential of the adjacent zone and proposed development.	Significant five foot step back for the entire 6 level mass of the larger northern most portion of the residential building to create improved transitions with the park and civic buildings across 32 nd , as well as the adjacent properties to the south and north.
X		X	X	X	Massing		Context + Site	CS2 Urban Pattern and Form	CS2-D-3. Zone Transitions: For projects located at the edge of different zones, provide an appropriate transition, or complement to the adjacent zone(s). Projects should create a step-in perceived height, bulk and scale between the anticipated development and potential of the adjacent zone and proposed development.	Voluntary 10-foot setbacks of the residential mass from the buildings to the north and south. These setbacks provide more light and air to reach the adjacent properties to the north and south, as well as for the neighbors across the alley. These setbacks are not required.
			X	X	Massing	Articulation	Context + Site	CS2 Urban Pattern and Form	CS2-D-3. Zone Transitions: For projects located at the edge of different zones, provide an appropriate transition, or complement to the adjacent zone(s). Projects should create a step-in perceived height, bulk and scale between the anticipated development and potential of the adjacent zone and proposed development.	Significant 40 feet setback transition from the single family homes and garages across the alley for the northernmost part of the residential building and an additional terrace setback from the smaller southern portion of the residential building. In addition, the southern residential building has angled decks and building modulation that further breaks up the mass.
X	X	X	X	X	Massing		Context + Site	CS2 Urban Pattern and Form	CS2-D-3. Zone Transitions: For projects located at the edge of different zones, provide an appropriate transition, or complement to the adjacent zone(s). Projects should create a step-in perceived height, bulk and scale between the anticipated development and potential of the adjacent zone and proposed development.	Existing stand of 100' trees mitigates impact on the single family homes across the alley
				X	Massing		Context + Site	CS2 Urban Pattern and Form	CS2-D-3. Zone Transitions: For projects located at the edge of different zones, provide an appropriate transition, or complement to the adjacent zone(s). Projects should create a step-in perceived height, bulk and scale between the anticipated development and potential of the adjacent zone and proposed development.	Massing Option provides a 35 foot voluntary setback of the larger northern residential portion of the building from the alley, transitioning from the single family homes and garages across the alley.
				X	Massing		Context + Site	CS2 Urban Pattern and Form	CS2-D-3. Zone Transitions: For projects located at the edge of different zones, provide an appropriate transition, or complement to the adjacent zone(s). Projects should create a step-in perceived height, bulk and scale between the anticipated development and potential of the adjacent zone and proposed development.	The top two levels of the residential building are also stepped back an additional 5 feet from the single family homes at the alley.
X					Massing		Context + Site	CS2 Urban Pattern and Form	CS2-D-4. Massing Choices: Strive for a successful transition between zones where a project abuts a less intensive zone.	Setbacks of 10 feet at the alley for the northern part of the residential building and 45 feet at the smaller southern residential portion of the building, along with 34 feet of setback of the residential building from 32nd Avenue provide additional open space relief to the nearby properties.

1 Reduced- height	2 TerracE	3 Strong Verticals	4 Human. Nature. Horizontals	5 Human. Nature. Steps	Primary Guidance Topic	Secondary Guidance Topic	Design Guideline Category	Design Guideline Subcategory	Design Guideline	Response
	x				Massing		Context + Site	CS2 Urban Pattern and Form	CS2-D-4. Massing Choices: Strive for a successful transition between zones where a project abuts a less intensive zone.	Modulation at the east-facing alley elevation to mimic the modulation of the single family homes in the lower density zone across the alley and to break up the building mass. The canting of the north and south mid-level residential building mass also results in a narrow profile at the alley than at 32 nd Avenue, allowing more light and air to reach the single family homes to the east.
	x				Massing	Living Building	Context + Site	CS2 Urban Pattern and Form	CS2-D-4. Massing Choices: Strive for a successful transition between zones where a project abuts a less intensive zone.	Terraces at the alley wrap around at the north and south property lines, creating relief for the single family homes across the alley and the building’s adjacent neighbors.
		x	x		Massing	Living Building	Context + Site	CS2 Urban Pattern and Form	CS2-D-4. Massing Choices: Strive for a successful transition between zones where a project abuts a less intensive zone.	Massing Options provide a 40 foot voluntary setback of the larger northern residential portion of the building from the alley allowing for a large terrace courtyard buffer and massing relief for the homes across the alley. The terrace will be landscaped to help create a natural urban forest buffer between the new building and the existing homes.
x	x	x	x	x	Massing	Design Concept	Context + Site	CS2 Urban Pattern and Form	CS2-D-4. Massing Choices: Strive for a successful transition between zones where a project abuts a less intensive zone.	By sinking the store below street level and utilizing the existing topography of the site, the building’s perceived height based on the number of visible stories is diminished.
		x	x	x	Massing	Living Building	Context + Site	CS2 Urban Pattern and Form	CS2-D-4. Massing Choices: Strive for a successful transition between zones where a project abuts a less intensive zone.	Smaller southern portion of the residential building will also be setback from the alley with terrace areas between the building and the alley.
x	x	x	x	x	Massing	Design Concept	Context + Site	CS2 Urban Pattern and Form	CS2-D-4. Massing Choices: Strive for a successful transition between zones where a project abuts a less intensive zone.	By sinking the store below street level and utilizing the existing topography of the site, the building’s perceived height based on the number of visible stories is diminished.
	x	x	x	x	Massing	Living Building	Context + Site	CS2 Urban Pattern and Form	CS2-D-4. Massing Choices: Strive for a successful transition between zones where a project abuts a less intensive zone.	A terrace at the alley wraps around at the south property line (a green roof / open space would also wrap at the north property line above the load dock if the 90 degree load dock is used). Both create relief for the single family homes across the alley and the building’s adjacent neighbors.
		x	x	x	Massing	Living Building	Context + Site	CS2 Urban Pattern and Form	CS2-D-4. Massing Choices: Strive for a successful transition between zones where a project abuts a less intensive zone.	Massing Options 3, 4, and 5 provide a 40 foot voluntary setback of the larger northern residential portion of the building from the alley allowing for a large terrace courtyard buffer and massing relief for the homes across the alley. The terrace will be landscaped to help create a natural urban forest buffer between the building and the existing homes.
x		x	x	x	Massing	Living Building	Context + Site	CS2 Urban Pattern and Form	CS2-D-4. Massing Choices: Strive for a successful transition between zones where a project abuts a less intensive zone.	The smaller southern portion of the residential building will also be setback from the alley with terrace areas between the building and the alley.
				x	Articulation	Living Building	Context + Site	CS2 Urban Pattern and Form	CS2-D-4. Massing Choices: Strive for a successful transition between zones where a project abuts a less intensive zone.	At the alley, an additional terrace is set back from the smaller southern portion of the residential building, with angled decks and building modulation that further breaks up the mass. The terrace will be landscaped to help create a natural urban forest buffer between the new building and the existing homes.
				x	Massing		Context + Site	CS2 Urban Pattern and Form	CS2-D-4. Massing Choices: Strive for a successful transition between zones where a project abuts a less intensive zone.	Upper two floors incorporate additional 5 foot setbacks at the 32 nd Avenue and alley sides of the building to provide additional massing relief.
				x	Articulation	Living Building	Context + Site	CS2 Urban Pattern and Form	CS2-D-4. Massing Choices: Strive for a successful transition between zones where a project abuts a less intensive zone.	At the alley, an additional terrace is set back from the smaller southern portion of the residential building, with angled decks and building modulation that further breaks up the mass. The terrace will be landscaped to help create a natural urban forest.
				x	Massing		Context + Site	CS2 Urban Pattern and Form	CS2-D-4. Massing Choices: Strive for a successful transition between zones where a project abuts a less intensive zone.	The upper two floor levels have additional voluntary setbacks of 5 feet at the alley and 32nd Avenue sides to provide massing relief and enhance privacy for the neighboring properties.
x					Massing		Context + Site	CS2 Urban Pattern and Form	CS2-D-4. Massing Choices: Strive for a successful transition between zones where a project abuts a less intensive zone.	At the alley setbacks of 10 feet for the northern part of the residential building and 45 feet at the smaller southern residential portion of the building, along with 34 feet of setback of the residential building from 32nd Avenue provide additional open space relief to nearby properties.
	x				Massing		Context + Site	CS2 Urban Pattern and Form	CS2-D-4. Massing Choices: Strive for a successful transition between zones where a project abuts a less intensive zone.	Modulation at the east-facing alley elevation mimics the modulation of the single family homes in the lower density zone across the alley and to break up the building mass. The canting of the north and south mid-level residential building mass also results in a narrower profile at the alley than at 32nd Avenue allowing more light and air to reach the single family homes to the east.

1 Reduced- height	2 TerracE	3 Strong Verticals	4 Human. Nature. Horizontals	5 Human. Nature. Steps	Primary Guidance Topic	Secondary Guidance Topic	Design Guideline Category	Design Guideline Subcategory	Design Guideline	Response
X					Massing		Context + Site	CS2 Urban Pattern and Form	CS2-D-5. Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.	Voluntary 10-foot setbacks of the residential mass from the buildings to the North and South. These setbacks are not required.
X					Living Building		Context + Site	CS2 Urban Pattern and Form	CS2-D-5. Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.	The loading dock will be covered and landscaped with an open terrace allowing more light and air for the neighboring building to the north along the alley.
	X				Massing		Context + Site	CS2 Urban Pattern and Form	CS2-D-5. Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.	The canted residential massing provides voluntary setbacks of as much as 20 feet at the north and south property lines, enhancing privacy for the adjacent neighbors. These setbacks are not required.
	X				Massing	Living Building	Context + Site	CS2 Urban Pattern and Form	CS2-D-5. Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.	The loading dock will also be covered and landscaped as an open terrace providing privacy, as well as more light and space for the building to the north along the alley, while also visibly shielding the neighboring property at the north from trucks and loading dock activities.
			X		Articulation	Living Building	Context + Site	CS2 Urban Pattern and Form	CS2-D-5. Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.	The design provides voluntary 10-foot setbacks of the residential mass from the buildings at the north and south property lines. These setbacks are not required. A voluntary 40 foot setback from the alley is also provided at the northern portion of the residential building. This setback allows for a large landscaped courtyard terrace that will enhance privacy for the single family homes across the alley. Also, the building design incorporates angled decks at the southernmost residential building to minimize direct views into homes and backyards of the single family neighbors across the alley.
			X		Massing	Living Building	Context + Site	CS2 Urban Pattern and Form	CS2-D-5. Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.	The loading dock will also be covered and landscaped with an open air terrace to help prevent disruptions for neighbors.
X	X	X	X	X	Massing		Context + Site	CS2 Urban Pattern and Form	CS2-D-5. Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.	Voluntary 10-foot setbacks of the residential mass from the buildings to the North and South. (Option 2 has canted massing that results in setbacks of as much as 20 feet at the north and south of 10 feet and greater.) These setbacks are not required.
X	X	X	X	X	Massing	Living Building	Context + Site	CS2 Urban Pattern and Form	CS2-D-5. Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.	The loading dock will be covered and landscaped with an open terrace (green roof and open space for 90 degree load dock option) allowing more light and air for the neighboring building to the north along the alley and to help provide privacy for neighbors.
		X			Massing	Living Building	Context + Site	CS2 Urban Pattern and Form	CS2-D-5. Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.	A voluntary 40 foot setback from the alley is also provided at the northern portion of the residential building. This setback allows for a large landscaped courtyard terrace that will enhance privacy for the single family homes across the alley.
		X	X	X	Massing	Living Building	Context + Site	CS2 Urban Pattern and Form	CS2-D-5. Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.	A voluntary 40 foot setback (35 feet for Option 5) from the alley is also provided at the northern portion of the residential building. This setback allows for a large landscaped courtyard terrace that will enhance privacy for the single family homes across the alley.
		X	X	X	Articulation		Context + Site	CS2 Urban Pattern and Form	CS2-D-5. Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.	The building incorporates angled decks at the southernmost residential building to minimize direct views into homes and backyards of the single family neighbors across the alley.
		X		X	Massing		Context + Site	CS2 Urban Pattern and Form	CS2-D-5. Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.	The design provides voluntary 10-foot setbacks of the residential mass from the buildings at the north and south property lines. These setbacks are not required.
		X		X	Massing	Living Building	Context + Site	CS2 Urban Pattern and Form	CS2-D-5. Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.	The loading dock will be covered and landscaped with an open air terrace to help prevent disruptions for neighbors.

1 Reduced- height	2 TerracE	3 Strong Verticals	4 Human. Nature. Horizontals	5 Human. Nature. Steps	Primary Guidance Topic	Secondary Guidance Topic	Design Guideline Category	Design Guideline Subcategory	Design Guideline	Response
				X	Massing	Living Building	Context + Site	CS2 Urban Pattern and F	CS2-D-5. Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.	A voluntary 35 foot setback from the alley is also provided at the northern portion of the residential building. This setback allows for a large landscaped courtyard terrace that will enhance privacy for the single family homes across the alley.
				X	Massing		Context + Site	CS2 Urban Pattern and F	CS2-D-5. Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.	The upper two floor levels have additional voluntary setbacks of 5 feet at the alley and 32 nd Avenue sides that reduce building mass and enhance privacy for the neighboring properties.
				X	Massing		Context + Site	CS2 Urban Pattern and F	CS2-D-5. Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.	The upper two floor levels have additional voluntary setbacks of 5 feet at the alley and 32nd Avenue sides that reduce building mass and enhance privacy for the neighboring properties.
	X				Massing		Context + Site	CS2 Urban Pattern and F	CS2-D-5. Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.	Option 2 has the upper two floors set back deeply from 32nd Avenue, reducing perceived massing at the street, but also increasing perceived massing at the alley and for the single family neighbors across the alley.
X					Massing	Living Building	Context + Site	CS3 Architectural Context and Character	CS3-A-4. Evolving Neighborhoods: In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon the future.	This massing option establishes a strong street edge of activated retail with modulated setbacks of the residential massing to create open space and activated terrace areas that can be precedent setting for other new developments in Magnolia’s village core.
	X				Articulation	Public Life	Context + Site	CS3 Architectural Cor	CS3-A-4. Evolving Neighborhoods: In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon the future.	This design option establishes a strong street edge of activated retail with modulated setbacks of the residential massing to create open space and activated terrace areas that can be precedent setting for other new developments in Magnolia’s village core.
			X		Articulation	Public Life	Context + Site	CS3 Architectural Cor	CS3-A-4. Evolving Neighborhoods: In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon the future.	This design option establishes a strong street edge of activated retail along with creative setbacks of the residential massing that provide open space for the public plaza and activated terrace areas, including at the sidewalk edge, that can be precedent setting for other new developments in Magnolia’s village core.
			X		Articulation	Massing	Context + Site	CS3 Architectural Cor	CS3-A-4. Evolving Neighborhoods: In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon the future.	The building design also incorporates a brise soleil on the west elevation at the top of the 6th floor level to create visual interest and provide massing relief.
			X		Public Life		Context + Site	CS3 Architectural Cor	CS3-A-4. Evolving Neighborhoods: In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon the future.	The public plaza will encourage future developments to also include ground level public open space.
	X	X		X	Public Life		Context + Site	CS3 Architectural Cor	CS3-A-4. Evolving Neighborhoods: In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon the future.	The public plaza also encourages future developments to include ground level public open space.
	X	X	X	X	Articulation	Public Life	Context + Site	CS3 Architectural Cor	CS3-A-4. Evolving Neighborhoods: In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon the future.	This design option establishes a strong street edge of activated retail along with creative setbacks of the residential massing that provide open space for the public plaza and activated terrace areas that can be precedent setting for other new developments in Magnolia’s village core.
				X	Articulation	Public Life	Context + Site	CS3 Architectural Cor	CS3-A-4. Evolving Neighborhoods: In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon the future.	This design option establishes a strong street edge of activated retail along with creative setbacks of the residential massing that provide open space for the public plaza and activated terrace areas that can be precedent setting for other new developments in Magnolia’s village core.

1 Reduced- height	2 TerracE	3 Strong Verticals	4 Human. Nature. Horizontals	5 Human. Nature. Steps	Primary Guidance Topic	Secondary Guidance Topic	Design Guideline Category	Design Guideline Subcategory	Design Guideline	Response
X	X	X	X	X	Design Concept	Public Life	Context + Site	CS3 Architectural Context and Character	CS-3-B-1. Placemaking: Explore history of the site and neighborhood as a potential placemaking opportunity. Look for historical and cultural significance, using neighborhood groups and archives as resources.	Security Properties includes commissioned public art elements in all of their new developments. Art elements with this new development can be used to emphasize the natural and human history of Magnolia.
	x	x	x	x	Design Concept	Living Building	Context + Site	CS3 Architectural Cor	CS-3-B-1. Placemaking: Explore history of the site and neighborhood as a potential placemaking opportunity. Look for historical and cultural significance, using neighborhood groups and archives as resources.	A major program element of the new mixed-use building will be the ground-floor grocery store that ties directly with the history of the area. Not only does this grocery use relate to the area's former history of farming and dairy activities, but also directly ties to the 70 years the current location has been used as a grocery store. The seasonal outdoor grocery displays, stocked produce and dairy areas of the store, combined with the building landscape's edible gardens, will all help connect people with nature, food, and the area's former history. See the Living Building Chapter for information about how biophillia will further connect people with nature.
	x	x	x	x	Design Concept	Living Building	Context + Site	CS3 Architectural Cor	CS-3-B-1. Placemaking: Explore history of the site and neighborhood as a potential placemaking opportunity. Look for historical and cultural significance, using neighborhood groups and archives as resources.	The design incorporates street trees, planter strips with lush landscaping, and vegetated spaces to connect the grocery store and residents to the former farming history of the area.
X	X	X	X	X	Design Concept		Context + Site	CS3 Architectural Context and Character	CS-3-B-1. Placemaking: Explore history of the site and neighborhood as a potential placemaking opportunity. Look for historical and cultural significance, using neighborhood groups and archives as resources.	The team has been working with the community since the beginning of the project, a new Albertsons Advisory Group of community representatives has formed to aid in providing historical and cultural input to ensure this project is perfect for the site.
		x	x	x	Design Concept	Articulation	Context + Site	CS3 Architectural Cor	CS-3-B-1. Placemaking: Explore history of the site and neighborhood as a potential placemaking opportunity. Look for historical and cultural significance, using neighborhood groups and archives as resources.	On the North and East, the site is surrounded by gridded streets and rectilinear homes created by man. The overall massing for this North portion of the project is composed of a rectilinear gridded pattern that reflects this residential history
		x	x	x	Design Concept	Living Building	Context + Site	CS3 Architectural Cor	CS-3-B-1. Placemaking: Explore history of the site and neighborhood as a potential placemaking opportunity. Look for historical and cultural significance, using neighborhood groups and archives as resources.	On the South, the site fronts a more naturalistic open space of civic presence with curving paths. The design of these massingoptionson the south also features open space and the civic scale surrounding walls reflect the curves of nature found in the open space across the street and Magnolia’s signature Discovery park, embracing and protecting the open space like human arms.
		x	x	x	Massing	Articulation	Context + Site	CS3 Architectural Cor	CS-3-B-1. Placemaking: Explore history of the site and neighborhood as a potential placemaking opportunity. Look for historical and cultural significance, using neighborhood groups and archives as resources.	Between the two main horizontal massing elements is a vertical element intended to serve as a lantern, directly over the entry to Safeway and making the portal to the community plaza. The sophisticated, functioning mechanical system needed to run this Living Building Pilot project is housed within this lantern, as is the case in the functioning lighthouse at Discovery Park.
			x	x	Design Concept	Living Building	Context + Site	CS3 Architectural Cor	CS-3-B-1. Placemaking: Explore history of the site and neighborhood as a potential placemaking opportunity. Look for historical and cultural significance, using neighborhood groups and archives as resources.	Human/Nature three part parti where the North block grid reflects the man-made single-family grid. The South block's Biophilic natural forms relate to the plaza and civic uses across street with strong vertical lantern highlighting rooftop LBP mechanical.
X					Design Concept	Public Life	Design Concept	DC1 Project Uses and Activities	DC1-A-4. Views and Connections: Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses.	The amenity spaces are purposely located on the second floor and the roof to allow views of community activities in the park and views across the alley. The rooftop deck will provide even more impressive views that include views of Puget Sound.
X	X	X	X	X	Design Concept	Public Life	Design Concept	DC1 Project Uses and Activities	DC1-A-4. Views and Connections: Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses.	The amenity spaces are purposely located on the second floor and the roof to allow views of community activities in the park and across the alley. The rooftop deck will provide even more impressive views of the Magnolia Valley and Puget Sound.
		x	x	x	Design Concept	Living Building	Design Concept	DC1 Project Uses an	DC1-A-4. Views and Connections: Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses.	Fitness amenity on Level 2 takes advantage of terraces to join indoor and outdoor spaces.
		x	x	x	Public Life	Living Building	Design Concept	DC1 Project Uses an	DC1-A-4. Views and Connections: Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses.	Terracing on Level 2 makes use of voluntary setbacks to provide more light and air to the adjacent single family homes across the alley.
	x	x	x	x	Public Life	Living Building	Design Concept	DC1 Project Uses an	DC1-A-4. Views and Connections: Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses.	Residents will have views, especially from upper levels. Upper levels will have views of Elliot bay down 32nd and down the alley. Massing Option takes advantage of the LBP additional height and FAR incentives to provide these Biophilic opportunities for residents to engage in nature with views and high decks. Also a roof top deck, made higher by the LBP incentives will allow all residents, including those with the smallest lowest level units access to nature and a rooftop garden designed for habitat, fresh air, sun, and views.

1 Reduced- height	2 TerracE	3 Strong Verticals	4 Human. Nature. Horizontals	5 Human. Nature. Steps	Primary Guidance Topic	Secondary Guidance Topic	Design Guideline Category	Design Guideline Subcategory	Design Guideline	Response
	X	X	X	X	Circulation and Parking	Public Life	Design Concept	DC1 Project Uses an	DC1-C-3. Multiple Uses: Design parking areas to serve multiple uses such as children’s play space, outdoor gathering areas, sports courts, woonerf, or common space in multifamily projects.	Surface parking on 32nd Avenue adjoins the public plaza, creating open outdoor gathering space that can be used for seasonal food displays, special events, art displays, or car shows based on its close proximity to the plaza and public street.
X	X	X	X	X	Circulation and Parking		Design Concept	DC1 Project Uses and Activities	DC1-C-4. Service Uses: Locate and design service entries, loading docks, and trash receptacles away from pedestrian areas or to a less visible portion of the site to reduce possible impacts of these facilities on building aesthetics and pedestrian circulation.	Splitting the building access with service requirements of loading and garbage collection being addressed from the alley away from pedestrians and shopper and resident access from 32nd Avenue best addresses this design guideline.
			X		Massing		Design Concept	DC2 Architectural C	DC2-A-1. Site Characteristics and Uses: Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space.	Entire residential mass above the store is set back 5 feet back from the front of the store allowing more massing relief from the street and park while also creating a full-length terrace at level 2 above the store.
	X	X	X	X	Massing		Design Concept	DC2 Architectural C	DC2-A-1. Site Characteristics and Uses: Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space.	Additional open space at the residential levels is provided at the adjacent property lines to the North, East, and South for the benefit of the building residents and nearby neighbors.
	X	X	X	X	Massing		Design Concept	DC2 Architectural C	DC2-A-1. Site Characteristics and Uses: Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space.	Massing Option addresses the differing programming needs of the retail and residential areas. The grocery store is designed with the uninterrupted space and street frontage the store requires, and the residential levels are modulated with differing North and South design elements to effectively break up the mass of the 330 foot long property while also repeating the forward and back design pattern of the neighboring buildings to the south.
	X				Massing		Design Concept	DC2 Architectural C	DC2-A-2. Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects	Option 2 incorporates deep horizontal bays / light courts at the west elevation facing 32nd Avenue and a variety of modulations at the alley elevation at the east to break up the perceived mass while also creating attractive building elevations.
			X		Massing	Articulation	Design Concept	DC2 Architectural C	DC2-A-2. Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects	At the north alley box, the massing is set back the most from the alley and includes stair stepping “treehouse decks”.
X	X	X	X	X	Articulation	Massing	Design Concept	DC2 Architectural Concept	DC2-A-2. Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects	The final building design will include balconies, reveals, façade treatments, and a variety of material selections to break up the perceived mass and create attractive building elevations.
				X	Massing		Design Concept	DC2 Architectural C	DC2-A-2. Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects	Upper two floors are set back 5’ from the floor below on most of all 4 sides.
			X	X	Design Concept	Living Building	Design Concept	DC2 Architectural C	DC2-B-1. Facade Composition: Design all building facades – including alleys and visible roofs – considering the composition of architectural expression of the building as a whole. Ensure that all facades are attractive and well proportioned.	The curvature of the façade along 32nd Avenue evokes the natural curvature of the bluffs that are native to Magnolia.
		X	X	X	Design Concept	Living Building	Design Concept	DC2 Architectural C	DC2-B-1. Facade Composition: Design all building facades – including alleys and visible roofs – considering the composition of architectural expression of the building as a whole. Ensure that all facades are attractive and well proportioned.	Attractive green roof space and terraces along the alley create visual interest and provide thoughtful spaces for residents to occupy.
X	X	X	X	X	Articulation		Design Concept	DC2 Architectural Concept	DC2-B-1. Facade Composition: Design all building facades – including alleys and visible roofs – considering the composition of architectural expression of the building as a whole. Ensure that all facades are attractive and well proportioned.	This guideline is really appropriate after EDG as the approved mass is developed. However this Massing Option parti provides ample groundwork for this to be realized.
		X	X	X	Massing		Design Concept	DC2 Architectural C	DC2-B-1. Facade Composition: Design all building facades – including alleys and visible roofs – considering the composition of architectural expression of the building as a whole. Ensure that all facades are attractive and well proportioned.	The 32nd Avenue façade has a long 330’ horizontal street edge that is broken up by three distinctive elements: At the center, a strong vertical lantern highlights the entry to the store, and provides a place to locate the rooftop LBP mechanical equipment, which is consolidated in the East-West direction, minimizing view blockage and celebrating the mechanical features as an architectural element.

1 Reduced- height	2 TerracE	3 Strong Verticals	4 Human. Nature. Horizontal	5 Human. Nature. Steps	Primary Guidance Topic	Secondary Guidance Topic	Design Guideline Category	Design Guideline Subcategory	Design Guideline	Response
			X	X	Massing	Living Building	Design Concept	DC2 Architectural C	DC2-B-1. Facade Composition: Design all building facades – including alleys and visible roofs – considering the composition of architectural expression of the building as a whole. Ensure that all facades are attractive and well proportioned.	The 32nd Avenue façade has a long 330’ horizontal street edge that is broken up by three distinctive elements: At the south, a proportionate, yet small horizontal mass of biophilic natural forms relates to the plaza and the civic uses across street.
		X	X	X	Massing	Living Building	Design Concept	DC2 Architectural C	DC2-B-1. Facade Composition: Design all building facades – including alleys and visible roofs – considering the composition of architectural expression of the building as a whole. Ensure that all facades are attractive and well proportioned.	While the alley façade is utilitarian by nature, the single family homes across the alley are respected. At the north, the bulk of the residential mass is set back significantly with ample room for trees and vegetation to provide screening for the neighbors.
		X	X	X	Massing	Articulation	Design Concept	DC2 Architectural C	DC2-B-1. Facade Composition: Design all building facades – including alleys and visible roofs – considering the composition of architectural expression of the building as a whole. Ensure that all facades are attractive and well proportioned.	While the alley façade is utilitarian by nature, the single family homes across the alley are respected. At the south this area of the alley has the densest existing evergreen trees forming a near solid visual buffer. To provide open air to the plaza, this smaller portion of the project is set back about 14’ and heavily articulated with angled bays and deck to avoid looking directly into neighbor’s yards.
		X	X	X	Articulation	Massing	Design Concept	DC2 Architectural C	DC2-B-1. Facade Composition: Design all building facades – including alleys and visible roofs – considering the composition of architectural expression of the building as a whole. Ensure that all facades are attractive and well proportioned.	The East and West facades are narrow and about 80’ wide with simple well-proportioned three part vertical articulation that allows for material and color breaks while also allowing the materials and colors of the primary 32nd ave and alley facades to turn the corners.
	X	X	X	X	Living Building		Design Concept	DC2 Architectural C	DC2-B-1. Facade Composition: Design all building facades – including alleys and visible roofs – considering the composition of architectural expression of the building as a whole. Ensure that all facades are attractive and well proportioned.	The roof will be visible and care has been taken to make sure it will be interesting to see As an LBP building, the north roof has the best sun exposure and will essentially be a rectilinear grid of solar panels, reflecting the gridded design parti of this mass of the project, all floating over a green roof, visually pleasing and proving habitat for nature's creatures.
		X	X	X	Living Building		Design Concept	DC2 Architectural C	DC2-B-1. Facade Composition: Design all building facades – including alleys and visible roofs – considering the composition of architectural expression of the building as a whole. Ensure that all facades are attractive and well proportioned.	The roof will be visible and care has been take to make sure it will be interesting to see. As an LBP building, the center roof will be a strong vertical lantern highlighting the entry to the store and a place to locate the rooftop LBP mechanical equipment, and be topped by a green roof.
	X	X	X	X	Living Building		Design Concept	DC2 Architectural C	DC2-B-1. Facade Composition: Design all building facades – including alleys and visible roofs – considering the composition of architectural expression of the building as a whole. Ensure that all facades are attractive and well proportioned.	The roof will be visible and care has been take to make sure it will be interesting to see. As an LBP building, the south roof will be an elegant, active, biophilic rooftop outdoor space for residents to engage and view nature and habitat.
	X				Public Life	Circulation and Parking	Design Concept	DC2 Architectural C	DC2-C-1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies awnings, decks of other secondary elements into the facade design. Add detailing at the street level to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).	The public plaza with this design includes additional covered area, allowing year round use.
	X						Design Concept	DC2 Architectural C	DC2-C-1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies awnings, decks of other secondary elements into the facade design. Add detailing at the street level to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).	Terraces located at the second level adjacent to the alley wrap around to the north and south property lines, and include a terrace above the covered loading dock.
		X			Massing	Living Building	Design Concept	DC2 Architectural C	DC2-C-1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies awnings, decks of other secondary elements into the facade design. Add detailing at the street level to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).	Massing Option has the same basic parti of the preferred planning options, with the north mass at 32nd Avenue, and the south mass at the alley. This parti expresses the human-guided nature of buildings the entire length of the site, and balances that with street-level retail and open space. Along 32nd Avenue, a 30’ x 30’ vertical notch setback adds visual interest and breaks up the larger northern mass.
					Massing	Articulation				

1 Reduced- height	2 TerracE	3 Strong Verticals	4 Human. Nature. Horizontals	5 Human. Nature. Steps	Primary Guidance Topic	Secondary Guidance Topic	Design Guideline Category	Design Guideline Subcategory	Design Guideline	Response
X	X	X	X	X	Articulation	Public Life	Design Concept	DC2 Architectural Concept	DC2-C-1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies awnings, decks of other secondary elements into the facade design. Add detailing at the street level to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).	The 32 nd Avenue elevation includes voluntary street-level setbacks for discovery alcoves / seating niches.
X	X	X	X	X	Articulation	Living Building	Design Concept	DC2 Architectural Concept	DC2-C-1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies awnings, decks of other secondary elements into the facade design. Add detailing at the street level to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).	The residential floors include balconies at 32 nd Avenue and the alley to make the building elevations more interesting and to provide residents with a direct connection to the outdoors.
X	X	X	X	X	Articulation	Public Life	Design Concept	DC2 Architectural Concept	DC2-C-1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies awnings, decks of other secondary elements into the facade design. Add detailing at the street level to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).	Periodic canopies stretch the length of the block creating cover over the discovery alcoves and building entries.
			X		Massing	Public Life	Design Concept	DC2 Architectural C	DC2-C-1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies awnings, decks of other secondary elements into the facade design. Add detailing at the street level to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).	This design option includes a second level terrace above the sidewalk that will create visual interest and activate the streetscape.
X	X	X	X	X	Public Life	Design Concept	Design Concept	DC2 Architectural Concept	DC2-C-1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies awnings, decks of other secondary elements into the facade design. Add detailing at the street level to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).	By lowering the floor of the grocery store below the street level, pedestrians are rewarded with unobstructed views into the grocery store for window shopping and people inside the store can also see pedestrian activity outside.
			X		Articulation	Massing	Design Concept	DC2 Architectural C	DC2-C-1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies awnings, decks of other secondary elements into the facade design. Add detailing at the street level to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).	Brise soleil at the top of the 6 th floor of the northern gridded residential building creates visual interest and massing relief.
X	X	X	X	X	Massing	Living Building	Design Concept	DC2 Architectural Concept	DC2-C-1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies awnings, decks of other secondary elements into the facade design. Add detailing at the street level to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).	This design includes balconies and terraces along 32 nd Avenue and at the alley to provide residents with access to sunlight and fresh air and to activate the building’s presence in the community.
X			X	X	Articulation		Design Concept	DC2 Architectural Concept	DC2-C-1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies awnings, decks of other secondary elements into the facade design. Add detailing at the street level to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).	Balconies closest to the alley are canted at an angle to create visual interest and minimize direct views into the single family homes and yards across the alley.
				X	Massing		Design Concept	DC2 Architectural C	DC2-C-1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies awnings, decks of other secondary elements into the facade design. Add detailing at the street level to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).	Along 32 nd Avenue and at the alley the top two floors are setback 5-feet to provide massing relief to the street and alley while also creating space for residential terraces.

1 Reduced- height	2 TerracE	3 Strong Verticals	4 Human. Nature. Horizontals	5 Human. Nature. Steps	Primary Guidance Topic	Secondary Guidance Topic	Design Guideline Category	Design Guideline Subcategory	Design Guideline	Response
X					Design Concept			DC2 Architectural Concept	DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building façade, entries, retaining walls, courtyards, and exterior spaces in a manner consistent with overall architectural concept.	The design uses the site’s topography in combination with the sunken grocery store to allow the grocery store’s back of house prep and storage areas to be located well below alley grade. This design hides the blank walls of the storage and prep areas below grade, leaving the alley façade with ground floor residential units and a small terrace area, both of which will activate the alley and provide more resident eyes directly on the alley, promoting safety and security.
X							Design Concept	DC2 Architectural Concept	DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building façade, entries, retaining walls, courtyards, and exterior spaces in a manner consistent with overall architectural concept.	See DC3-C-2
X					Public Life		Design Concept	DC2 Architectural Concept	DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building façade, entries, retaining walls, courtyards, and exterior spaces in a manner consistent with overall architectural concept.	The discovery alcoves /seating niches also represent an opportunity to enhance the public realm with cultural place making, historical references and / or the inclusion of art.
X					Circulation and Parking		Design Concept	DC2 Architectural Concept	DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building façade, entries, retaining walls, courtyards, and exterior spaces in a manner consistent with overall architectural concept.	This non-LBP design option also provides additional street activation with surface parking hidden behind an added second retail space along 32 nd Avenue.
X	X	X	X	X	Public Life	Design Concept	Design Concept	DC2 Architectural Concept	DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building façade, entries, retaining walls, courtyards, and exterior spaces in a manner consistent with overall architectural concept.	Lowering the grocery store sales floor below the sidewalk grade also promotes transparency along 32 nd Avenue by providing unobstructed views into the store with shelving located beneath the storefront glazing.
X	X	X	X	X	Public Life	Design Concept	Design Concept	DC2 Architectural Concept	DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building façade, entries, retaining walls, courtyards, and exterior spaces in a manner consistent with overall architectural concept.	The 12’6” tall glazing along 32 nd Avenue will allow pedestrians to see the activities inside the store and shoppers to see pedestrian activity outside thereby creating active indoor / outdoor connections.
X	X	X	X	X	Public Life		Design Concept	DC2 Architectural Concept	DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building façade, entries, retaining walls, courtyards, and exterior spaces in a manner consistent with overall architectural concept.	Protected sidewalks are created for children walking to school, the community center, park, and the pool with landscaped planter strips that serve as a safety buffer between the sidewalk and the street.
X	X	X	X	X	Design Concept		Design Concept	DC2 Architectural Concept	DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building façade, entries, retaining walls, courtyards, and exterior spaces in a manner consistent with overall architectural concept.	The extensive storefront glazing will provide natural daylight into the store during the daytime and warm light spill to the adjacent sidewalk at night.
X	X	X	X	X	Public Life		Design Concept	DC2 Architectural Concept	DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building façade, entries, retaining walls, courtyards, and exterior spaces in a manner consistent with overall architectural concept.	Seating / discovery niches along 32 nd Avenue will provide welcome and appropriately sized places of respite for people resting or waiting while also connecting people with the civic activities across the street.
	X	X	X	X	Public Life		Design Concept	DC2 Architectural C	DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building façade, entries, retaining walls, courtyards, and exterior spaces in a manner consistent with overall architectural concept.	The seating / discovery niches also represent an opportunity to enhance the public realm with cultural place making, information about the Living Building, historical references and / or the inclusion of art.
	X	X	X	X	Public Life		Design Concept	DC2 Architectural C	DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building façade, entries, retaining walls, courtyards, and exterior spaces in a manner consistent with overall architectural concept.	A two-level open air public plaza with planter seat walls, stepped seating areas, benches, and table areas serves as the focal point of the street frontage, and will be an inviting place for shoppers, residents, and guests to gather.

1 Reduced- height	2 TerracE	3 Strong Verticals	4 Human. Nature. Horizontal	5 Human. Nature. Steps	Primary Guidance Topic	Secondary Guidance Topic	Design Guideline Category	Design Guideline Subcategory	Design Guideline	Response
X	X	X	X	X	Public Life		Design Concept	DC2 Architectural Concept	DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building façade, entries, retaining walls, courtyards, and exterior spaces in a manner consistent with overall architectural concept.	Protected sidewalks are included for children walking to school, the community center, park, and the pool with landscaped planter strips that serve as a safety buffer between the sidewalk and the street.
X	X	X	X	X	Design Concept		Design Concept	DC2 Architectural Concept	DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building façade, entries, retaining walls, courtyards, and exterior spaces in a manner consistent with overall architectural concept.	Perceived height of the store along 32nd and sidewalk canopies are both reduced to a more human and pleasant pedestrian scale by sinking the grocery store below ground level.
X	X	X	X	X	Design Concept		Design Concept	DC2 Architectural Concept	DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building façade, entries, retaining walls, courtyards, and exterior spaces in a manner consistent with overall architectural concept.	Extensive glazing will provide natural daylight into the store during the daytime and warm inviting light spill to the adjacent sidewalk at night.
X	X	X	X	X	Design Concept		Design Concept	DC2 Architectural Concept	DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building façade, entries, retaining walls, courtyards, and exterior spaces in a manner consistent with overall architectural concept.	The design uses the site’s topography in combination with the sunken grocery store to allow the grocery store’s back of house prep and storage areas to be located well below alley grade. This design approach hides the blank walls of the storage and prep areas below grade, leaving the alley façade with ground floor pedestrian scale residential units and a terrace area, both of which will activate the alley and provide more resident eyes directly on the alley, promoting safety and security.
			X				Design Concept	DC2 Architectural C	DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building façade, entries, retaining walls, courtyards, and exterior spaces in a manner consistent with overall architectural concept.	Massing Option’s five foot setback from the front of the store for the entire 6 levels of the northern residential portion of the building creates an open space terrace above the sidewalk for residents to enjoy while also connecting building residents and guests with people at the street level and at the park.
X	X	X	X	X	Public Life	Massing Public Life	Design Concept	DC2 Architectural Concept	DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building façade, entries, retaining walls, courtyards, and exterior spaces in a manner consistent with overall architectural concept.	The discovery alcoves / seating niches along 32 nd Avenue are architectural features that will provide a place of respite for people resting or waiting while also connecting people with the civic activities across the street.
X	X	X	X	X	Public Life		Design Concept	DC2 Architectural Concept	DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building façade, entries, retaining walls, courtyards, and exterior spaces in a manner consistent with overall architectural concept.	The seating / discovery niches also represent an opportunity to enhance the public realm with cultural place making, historical references and / or the inclusion of art.
		X	x	x	Design Concept	Public Life	Design Concept	DC2 Architectural C	DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building façade, entries, retaining walls, courtyards, and exterior spaces in a manner consistent with overall architectural concept.	The design incorporates street trees, planter strips with lush landscaping, and vegetated spaces to connect to the grocery store use and to the history of the site as a former farm.
				X	Public Life	Living Building	Design Concept	DC2 Architectural C	DC2-E-1. Legibility and Flexibility: Design buildings such that their primary functions and uses can be readily determined from the exterior. At the same time, design flexibility into the building so that it may remain useful over time even as specific needs evolve.	Voluntary 35 foot setback at the alley creates a large pleasant landscaped terrace space for residents to enjoy while also providing more light and air and a natural buffer to the existing homes across the alley.
X	X	X	X	X	Public Life		Design Concept	DC2 Architectural Concept	DC2-E-1. Legibility and Flexibility: Design buildings such that their primary functions and uses can be readily determined from the exterior. At the same time, design flexibility into the building so that it may remain useful over time even as specific needs evolve.	Sidewalk planters and gardens will provide attractive green space while also functioning as a safety buffer between the sidewalk and the street.
X	X	X	X	X	Public Life		Design Concept	DC2 Architectural Concept	DC2-E-1. Legibility and Flexibility: Design buildings such that their primary functions and uses can be readily determined from the exterior. At the same time, design flexibility into the building so that it may remain useful over time even as specific needs evolve.	Discovery alcoves / seating niches along 32 nd Avenue will encourage human activity and opportunities for public connection, as well as functional space for people who are waiting for transit or ride sharing services.

1 Reduced- height	2 TerracE	3 Strong Verticals	4 Human. Nature. Horizontals	5 Human. Nature. Steps	Primary Guidance Topic	Secondary Guidance Topic	Design Guideline Category	Design Guideline Subcategory	Design Guideline	Response
X	X	X	X	X	Living Building	Public Life	Design Concept	DC2 Architectural Concept	DC2-E-1. Legibility and Flexibility: Design buildings such that their primary functions and uses can be readily determined from the exterior. At the same time, design flexibility into the building so that it may remain useful over time even as specific needs evolve.	Residential building setbacks will provide space for terraces where residents can go outdoors to enjoy fresh air and the sights and sounds of the Magnolia community.
	X	X	X	X	Public Life	Living Building	Design Concept	DC2 Architectural Concept	DC2-E-1. Legibility and Flexibility: Design buildings such that their primary functions and uses can be readily determined from the exterior. At the same time, design flexibility into the building so that it may remain useful over time even as specific needs evolve.	Public plaza will be visible from the street and immediately recognizable as a safe and pleasant place for people to gather. The plaza will also enhance the relationship between the streetscape and the grocery store and residential entrances.
		X	X		Public Life	Living Building	Design Concept	DC2 Architectural Concept	DC2-E-1. Legibility and Flexibility: Design buildings such that their primary functions and uses can be readily determined from the exterior. At the same time, design flexibility into the building so that it may remain useful over time even as specific needs evolve.	Voluntary 40 foot setback at the alley creates a large pleasant landscaped terrace space for residents to enjoy while also providing more light and air and a natural buffer to the existing homes across the alley.
	X	X	X	X	Design Concept	Living Building	Design Concept	DC2 Architectural Concept	DC2-E-1. Legibility and Flexibility: Design buildings such that their primary functions and uses can be readily determined from the exterior. At the same time, design flexibility into the building so that it may remain useful over time even as specific needs evolve.	New mixed-use grocery-anchored building replaces a 1955 grocery store with Living Building Pilot building that emphasizes connecting the community with nature and showcases industry leading energy and water saving technologies and design.
X	X	X	X	X	Design Concept		Design Concept	DC2 Architectural Concept	DC2-E-1. Legibility and Flexibility: Design buildings such that their primary functions and uses can be readily determined from the exterior. At the same time, design flexibility into the building so that it may remain useful over time even as specific needs evolve.	Building functions and uses will be quickly apparent with the street-facing grocery store and Safeway signage being prominent and visible for people in the park and on the nearby street, and the multi-story building above will be immediately recognizable as multi-family housing.
			X		Public Life	Living Building	Design Concept	DC2 Architectural Concept	DC2-E-1. Legibility and Flexibility: Design buildings such that their primary functions and uses can be readily determined from the exterior. At the same time, design flexibility into the building so that it may remain useful over time even as specific needs evolve.	Five foot setback from the front of the store for the entire 6 levels of the larger northern residential portion of the building creates a terrace for residents to enjoy views of the valley, park, and street, further connecting the building with the street and neighborhood.
		X	X	X	Circulation and Parking		Design Concept	DC2 Architectural Concept	DC2-E-1. Legibility and Flexibility: Design buildings such that their primary functions and uses can be readily determined from the exterior. At the same time, design flexibility into the building so that it may remain useful over time even as specific needs evolve.	Parking located near the grocery store and residential entries off 32 nd Avenue makes access for visitors readily apparent, and preserves the alley for continued pedestrian access and service use.
	X	X	X	X	Public Life	Living Building	Design Concept	DC2 Architectural Concept	DC2-E-1. Legibility and Flexibility: Design buildings such that their primary functions and uses can be readily determined from the exterior. At the same time, design flexibility into the building so that it may remain useful over time even as specific needs evolve.	Educational signage in discovery alcoves / seating niches along 32 nd Avenue will provide an opportunity to inform sidewalk pedestrians about the Living Building elements present in the structure.
		X	X	X	Massing	Living Building	Design Concept	DC2 Architectural Concept	DC2-E-1. Legibility and Flexibility: Design buildings such that their primary functions and uses can be readily determined from the exterior. At the same time, design flexibility into the building so that it may remain useful over time even as specific needs evolve.	Voluntary 10 foot setbacks along the North and South side of the building allow for more light and air between the buildings and create additional space for terraces and decks.
X	X	X	X	X	Circulation and Parking		Design Concept	DC2 Architectural Concept	DC2-E-1. Legibility and Flexibility: Design buildings such that their primary functions and uses can be readily determined from the exterior. At the same time, design flexibility into the building so that it may remain useful over time even as specific needs evolve.	Narrow pathway potentially connecting the alley with 32 nd Avenue and the store entry is currently being studied using one of the “side yards”.
	X	X	X	X	Public Life	Living Building	Design Concept	DC3 Open Space Concept	DC3-A-1. Interior/Exterior Fit: Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.	Connection of the grocery store and residential entry with the outside plaza directly adjacent to the store entry. This plaza area provides a place for shoppers, residents, and guests to gather, and activates the street frontage.

1 Reduced- height	2 TerracE	3 Strong Verticals	4 Human. Nature. Horizontals	5 Human. Nature. Steps	Primary Guidance Topic	Secondary Guidance Topic	Design Guideline Category	Design Guideline Subcategory	Design Guideline	Response
X	X	X	X	X	Public Life	Living Building	Design Concept	DC3 Open Space Concept	DC3-A-1. Interior/Exterior Fit: Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.	Open space terrace areas are provided at the east and west sides of the residential building to directly connect residents with the outdoors and nature.
			X		Public Life	Living Building	Design Concept	DC3 Open Space Concept	DC3-B-1. Meeting User Needs: Plan the size, uses, activities and features of each open space to meet the needs of expected users, ensuring each space has a purpose and function	Massing Option provides added terrace space at level two along the west elevation above the store where residents can enjoy views of the street, valley, and park.
	X	X	X	X	Public Life		Design Concept	DC3 Open Space Concept	DC3-B-1. Meeting User Needs: Plan the size, uses, activities and features of each open space to meet the needs of expected users, ensuring each space has a purpose and function	The plaza at the store entry is specifically and purposefully designed to activate the street and store entry areas by providing stepped and planter seat walls, table and chairs, bench seating, and food display areas that shoppers, residents, and others can use to gather and enjoy coffee, refreshments, or a quick meal.
X					Public Life		Design Concept	DC3 Open Space Concept	DC3-C-2. Amenities/Features: Create attractive outdoor spaces suited to the uses envisioned for the project.	Discovery alcoves / seating niches along 32 nd Avenue will provide a place of respite for people resting or waiting, and opportunities for connection with the civic activities across the street.
X					Public Life	Living Building	Design Concept	DC3 Open Space Concept	DC3-C-2. Amenities/Features: Create attractive outdoor spaces suited to the uses envisioned for the project.	An open terrace above the store along 32 nd will provide a place of respite for residents and views across the valley and views of community activities in the nearby park.
X					Design Concept	Living Building	Design Concept	DC3 Open Space Concept	DC3-C-2. Amenities/Features: Create attractive outdoor spaces suited to the uses envisioned for the project.	A terrace along the alley will provide a natural buffer from the alley and nearby homes.
X					Living Building		Design Concept	DC3 Open Space Concept	DC3-C-2. Amenities/Features: Create attractive outdoor spaces suited to the uses envisioned for the project.	The residential building will have rooftop amenity areas where residents can enjoy the sun, fresh air, seating areas for conversations, and barbecue grilles for cooking.
X	X	X	X	X	Public Life	Living Building	Design Concept	DC3 Open Space Concept	DC3-C-2. Amenities/Features: Create attractive outdoor spaces suited to the uses envisioned for the project.	Planter zone along the street will be activated with gardens and will create a safety buffer between the sidewalk and 32 nd Avenue.
X	X	X	X	X	Public Life		Design Concept	DC3 Open Space Concept	DC3-C-2. Amenities/Features: Create attractive outdoor spaces suited to the uses envisioned for the project.	The discovery alcoves / seating niches along 32 nd Avenue will encourage human activity and opportunities for human connection.
	X	X	X	X	Design Concept	Living Building	Design Concept	DC3 Open Space Concep	DC3-C-2. Amenities/Features: Create attractive outdoor spaces suited to the uses envisioned for the project.	Open terraces on portions of all four sides of the building above the store will provide a place of respite for residents and views of the valley, community activities in the nearby park, and the local neighborhood.
		X	X	X	Design Concept	Living Building	Design Concept	DC3 Open Space Concep	DC3-C-2. Amenities/Features: Create attractive outdoor spaces suited to the uses envisioned for the project.	The landscaped terrace along the alley will also create a natural buffer from the alley and nearby homes.
				X	Massing	Living Building	Design Concept	DC4 Exterior Elements a	DC4-D-3. Long Range Planning: Select plants that upon maturity will be appropriate size, scale, and shape to contribute to the site as intended.	Having the two upper floors set back by 5’ along the alley will also allow more sunlight to reach the landscaped terrace below.
		X	X	X	Design Concept	Living Building	Design Concept	DC4 Exterior Elements a	DC4-D-3. Long Range Planning: Select plants that upon maturity will be appropriate size, scale, and shape to contribute to the site as intended.	Alley: The 40-foot setback along the alley allows for a deep landscaped terrace with evergreen trees that mimic the trees along the alley and up the east hillside.
	X	X	X	X	Living Building	Design Concept	Design Concept	DC4 Exterior Elements a	DC4-D-3. Long Range Planning: Select plants that upon maturity will be appropriate size, scale, and shape to contribute to the site as intended.	Based on the Biophilic theme of the forested upland, we have provided a mix of primarily evergreen trees, shrubs and groundcover. Trailing groundcover such as Kinnikinnick and Virginia Creeper will cascade over the edges of the planter, having a softening effect along the alley edge. The dominant conifers will be native (Douglas Fir and Hemlock), while other species are selected based on qualities such as character, shade tolerance and/or ability to thrive as containerized plantings (Hinoki Cypress, Japanese White Pine). Understory plantings will consist of natives such as Flowering Dogwood, Vine Maple, Serviceberry, Pacific Wax Myrtle, Sword Fern, Mahonia, Huckleberry and Salal.
	X	X	X	X	Design Concept	Living Building	Design Concept	DC4 Exterior Elements a	DC4-D-3. Long Range Planning: Select plants that upon maturity will be appropriate size, scale, and shape to contribute to the site as intended.	The overall height of the tree canopy is intended to vary widely, giving the feel of a forest in natural succession - with a variety of species in different stages of growth. With soil depths between three and four feet, we anticipate mature tree heights will range from about 15’ at the low end to about 30’-40’ for the largest conifers.

1 Reduced- height	2 TerracE	3 Strong Verticals	4 Human. Nature. Horizontals	5 Human. Nature. Steps	Primary Guidance Topic	Secondary Guidance Topic	Design Guideline Category	Design Guideline Subcategory	Design Guideline	Response
	X	X	X	X	Public Life	Living Building	Design Concept	DC4 Exterior Elements a	DC4-D-3. Long Range Planning: Select plants that upon maturity will be appropriate size, scale, and shape to contribute to the site as intended.	The plaza will be open and sunny with just a small grouping of flowering native Serviceberry trees. The Biophilic focus here is partly bioretention and supporting pollinator species that commonly populate natural wetlands and wet meadows. A variety of culinary herbs, blueberries and native strawberries will link the feel of a kitchen garden with the site’s agricultural past.
X	X	X	X	X	Design Concept	Living Building	Design Concept	DC4 Exterior Elements and Finishes	DC4-D-3. Long Range Planning: Select plants that upon maturity will be appropriate size, scale, and shape to contribute to the site as intended.	Street trees along 32nd Avenue are evergreen Magnolias, which help tie the project visually to the rest of the nearby Magnolia Village shopping district. These trees have been coordinated with SDOT, and the variety chosen - Magnolia Grandiflora ‘Victoria’ - conforms to the city’s recommended street tree list, which lists these at a mature height of 25’. Shrubs and groundcover underplantings in the right-of-way are to be pruned and maintained at 30” max height and most will be native plants. We are planning to have at least two deciduous accent trees in front of the courtyard – possibly Serviceberry trees – pending approval by SDOT.
X						Circulation and Parking	Public Life	PL1 Connectivity and Public Life	PL1-B-1. Pedestrian Infrastructure: Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections with and outside the project.	The on-site accessible pathway to the south grocery store entrance is connected directly with the public sidewalk. In addition, a pedestrian pathway at the south property line connecting the street and alley is being studied as a possibility for community benefit.
X						Circulation and Parking	Public Life	PL1 Connectivity and Public Life	PL1-B-1. Pedestrian Infrastructure: Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections with and outside the project.	Hardscapes are designed to encourage active use by all members of the public, shoppers, and residents.
	X	X	X	X	Circulation and Parking	Public Life		PL1 Connectivity and Public Life	PL1-B-1. Pedestrian Infrastructure: Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections with and outside the project.	The entrances to the grocery store and the residential lobby share a public plaza as part of the street scape treatment, and are connected directly with the public sidewalk.
		X	X	X	Public Life	Circulation and Parking		PL1 Connectivity and Public Life	PL1-B-1. Pedestrian Infrastructure: Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections with and outside the project.	Massing Options prioritize common, accessible, open space near the southern end of the 32 nd Avenue street frontage with an active public plaza visible from the street.
	X	X	X	X	Circulation and Parking		Public Life	PL1 Connectivity and Public Life	PL1-B-1. Pedestrian Infrastructure: Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections with and outside the project.	A pedestrian pathway at the south property line is being studied as a possibility to create a mid-block connection between 32 nd Avenue and the alley for community benefit.
	X	X	X	X	Public Life	Circulation and Parking	Public Life	PL1 Connectivity and Public Life	PL1-B-1. Pedestrian Infrastructure: Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections with and outside the project.	The hardscape areas, including the plaza and public sidewalk, are designed to encourage active use by all members of the public, shoppers, and residents.
X						Circulation and Parking		PL1 Connectivity and Public Life	PL1-B-1. Pedestrian Infrastructure: Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections with and outside the project.	A pedestrian pathway at the south property line to create a mid-block connection between 32 nd Avenue and the alley for community benefit is less likely in this Massing Option due to several constraints.
	X	X	X	X	Living Building	Public Life		PL1 Connectivity and Public Life	PL1-B-3. Pedestrian Amenities: Opportunities for creating lively, pedestrian orientated open spaces to enliven the area and attract interest and interaction with the site and building should be considered.	The Magnolia development will replace a 1955 grocery store with an Living Building Pilot project that emphasizes the connection of people with nature and will showcase industry-leading energy and water saving technologies and design. The plaza and discovery alcoves will provide opportunities to inform the public about the Living Building.
	X	X	X	X	Living Building	Public Life		PL1 Connectivity and Public Life	PL1-B-3. Pedestrian Amenities: Opportunities for creating lively, pedestrian orientated open spaces to enliven the area and attract interest and interaction with the site and building should be considered.	The plaza area and discovery alcoves / seating niches will attract interest and provide a teaching laboratory and educational tool in the public realm to demonstrate and inform about environmental placemaking.
	X	X	X	X	Public Life	Living Building		PL1 Connectivity and Public Life	PL1-B-3. Pedestrian Amenities: Opportunities for creating lively, pedestrian orientated open spaces to enliven the area and attract interest and interaction with the site and building should be considered.	The outdoor public plaza supports Magnolia Village’s placemaking goals by creating pedestrian-scale outdoor rooms that allow the community of shoppers, neighbors, and visitors to gather together.
X	X	X	X	X	Public Life			PL1 Connectivity and Public Life	PL1-B-3. Pedestrian Amenities: Opportunities for creating lively, pedestrian orientated open spaces to enliven the area and attract interest and interaction with the site and building should be considered.	The linkage of the seating niches / discovery alcoves with the nearby plaza will engage and inform pedestrians.

1 Reduced- height	2 TerracE	3 Strong Verticals	4 Human. Nature. Horizontals	5 Human. Nature. Steps	Primary Guidance Topic	Secondary Guidance Topic	Design Guideline Category	Design Guideline Subcategory	Design Guideline	Response
X	X	X	X	X	Public Life	Design Concept	Public Life	PL1 Connectivity and Public Life	PL1-B-3. Pedestrian Amenities: Opportunities for creating lively, pedestrian orientated open spaces to enliven the area and attract interest and interaction with the site and building should be considered.	The design responds to the site topography with a sunken grocery store allowing transparency along 32 nd Avenue that will capture the interest of pedestrians as they watch shoppers and food preparation with views directly into the store unobstructed by shelving or refrigeration cases.
			X		Public Life	Living Building	Public Life	PL1 Connectivity and	PL1-B-3. Pedestrian Amenities: Opportunities for creating lively, pedestrian orientated open spaces to enliven the area and attract interest and interaction with the site and building should be considered.	By setting the entire 6 levels of the northern residential portion of the building back five feet from the street creates an open space terrace above the grocery store and public sidewalk that will activate the street and create interest for pedestrians on both sides of the street as they view and connect with residents on the terraces.
	X	X	X	X	Living Building	Public Life	Public Life	PL1 Connectivity and	PL1-B-3. Pedestrian Amenities: Opportunities for creating lively, pedestrian orientated open spaces to enliven the area and attract interest and interaction with the site and building should be considered.	<i>While most of the elements that constitute a Living Building are not visible, one of the selected “petals”, Beauty, requires consideration of Biophilia, the desire of man to connect with the outdoors and nature. The plaza, and its surrounding naturalistic forms, provides the opportunity, as the project moves beyond massing, to be clearly and actively a place for shoppers, residents and the community to engage with the outdoors and connect easier with the civic open spaces across the street.</i>
X	X	X	X	X	Design Concept	Public Life	Public Life	PL1 Connectivity and Public Life	PL1-B-3. Pedestrian Amenities: Opportunities for creating lively, pedestrian orientated open spaces to enliven the area and attract interest and interaction with the site and building should be considered.	The design responds to the site topography with a sunken grocery store allowing transparency along 32 nd Avenue that will capture the interest of pedestrians as they watch shoppers and food preparation with views directly into the store unobstructed by shelving or refrigeration cases.
X					Public Life	Living Building	Public Life	PL1 Connectivity and Public Life	PL1-C-2. Informal Community Uses: In addition to places for walking and sitting, consider including space for informal community uses such as performances, farmer’s markets, kiosks and community bulletin boards, cafes or street vending.	While Option 1 does not have a plaza, it does include the possibility of discovery alcoves / seating niches along 32nd Avenue West.
	X	X	X	X	Public Life	Living Building	Public Life	PL1 Connectivity and	PL1-C-2. Informal Community Uses: In addition to places for walking and sitting, consider including space for informal community uses such as performances, farmer’s markets, kiosks and community bulletin boards, cafes or street vending.	The two-level plaza design with outdoor tables, planter seat walls, stepped seating, benches, and open space provides a place for informal community meetings and public gathering, as requested by the community. The plaza is designed to serve as an outdoor meeting room, as well as an area for seasonal food displays and café style seating where people can enjoy coffee, conversation, and prepared foods from the grocery store.
X					Public Life		Public Life	PL1 Connectivity and Public Life	PL1-C-3. Year-Round Activity: Where possible, include features in open spaces for activities beyond daylight hours and throughout the season of the year, especially in neighborhood centers where active open space will contribute to the vibrancy, economic health and public safety.	While Option 1 does not have a plaza, it does include the possibility of discovery alcoves / seating niches along 32nd Avenue West.
	X				Public Life	Living Building	Public Life	PL1 Connectivity and	PL1-C-3. Year-Round Activity: Where possible, include features in open spaces for activities beyond daylight hours and throughout the season of the year, especially in neighborhood centers where active open space will contribute to the vibrancy, economic health and public safety.	Massing Option provides additional cover over some of the plaza that will encourage use even during the rainy months or for people seeking shade from the sun.
	X	X	X	X	Public Life	Living Building	Public Life	PL1 Connectivity and	PL1-C-3. Year-Round Activity: Where possible, include features in open spaces for activities beyond daylight hours and throughout the season of the year, especially in neighborhood centers where active open space will contribute to the vibrancy, economic health and public safety.	The plaza will be available for use through all seasons of the year and beyond daylight hours as well.
	X	X	X	X	Public Life	Living Building	Public Life	PL1 Connectivity and	PL1-C-3. Year-Round Activity: Where possible, include features in open spaces for activities beyond daylight hours and throughout the season of the year, especially in neighborhood centers where active open space will contribute to the vibrancy, economic health and public safety.	The public plaza, open air terraces, and rooftop deck will be available for use through all seasons of the year and beyond daylight hours as well.
X					Circulation and Parking		Public Life	PL2 Walkability	PL2-A-1. Access for All: Provide access for people of all abilities in a manner that is fully integrated into the project design. Design entries and other primary access points such that all visitors can be greeted and welcome through the front door.	The main front doors of the grocery store, the residential lobby, and the second retail space will all have prominent accessible entries.

1 Reduced- height	2 TerracE	3 Strong Verticals	4 Human. Nature. Horizontal	5 Human. Nature. Steps	Primary Guidance Topic	Secondary Guidance Topic	Design Guideline Category	Design Guideline Subcategory	Design Guideline	Response
	X	X	X	X	Circulation and Parking			Public Life PL2 Walkability	PL2-A-1 . Access for All: Provide access for people of all abilities in a manner that is fully integrated into the project design. Design entries and other primary access points such that all visitors can be greeted and welcome through the front door.	The main front doors of the grocery store and the residential lobby will all have prominent accessible entries.
	X	X	X	X	Circulation and Parking	Public Life		Public Life PL2 Walkability	PL2-A-1 . Access for All: Provide access for people of all abilities in a manner that is fully integrated into the project design. Design entries and other primary access points such that all visitors can be greeted and welcome through the front door.	The public plaza will provide accessible safe and well-connected outdoor seating and meeting spaces that are not restricted or hidden from the street and will serve as a community gathering place and entrance to the grocery store and residential building.
	X	X	X	X	Circulation and Parking	Public Life	Public Life	PL2 Walkability	PL2-A-1 . Access for All: Provide access for people of all abilities in a manner that is fully integrated into the project design. Design entries and other primary access points such that all visitors can be greeted and welcome through the front door.	The public plaza will feature hardscape planters with green landscape to keep the outdoor seating and meeting spaces in the public plaza physically separated from vehicles.
	X	X	X	X	Circulation and Parking	Public Life	Public Life	PL2 Walkability	PL2-A-1 . Access for All: Provide access for people of all abilities in a manner that is fully integrated into the project design. Design entries and other primary access points such that all visitors can be greeted and welcome through the front door.	The front door to the project is the open plaza. All main entries open off it. Access on foot, on bike, or by car are al accessible to the front door Plaza. Accessibility for disabled, seniors, and young families is often by car or van. The woonerf extension of the Plaza provides accessibility to this these community members, while carefully designed landscape elements ensure pedestrians and bicyclist and those enjoying the plaza are not negatively impacted by them.
X					Circulation and Parking		Public Life	PL2 Walkability	PL2-A-2. Access Challenges: Add features to assist pedestrians in navigating sloped sites, long blocks or other challenges.	All main entries for the grocery store, residential entry, and the second retail space will meet accessibility requirements.
	X	X	X	X	Circulation and Parking		Public Life	PL2 Walkability	PL2-A-2. Access Challenges: Add features to assist pedestrians in navigating sloped sites, long blocks or other challenges.	Public plaza features gentle slopes that are easy enough to navigate without handrails.
X	X	X	X	X	Circulation and Parking	Public Life	Public Life	PL2 Walkability	PL2-A-2. Access Challenges: Add features to assist pedestrians in navigating sloped sites, long blocks or other challenges.	Discovery alcoves along 32nd Avenue provide places for pedestrians to pause and rest along the long block.
	X	X	X	X	Circulation and Parking		Public Life	PL2 Walkability	PL2-A-2. Access Challenges: Add features to assist pedestrians in navigating sloped sites, long blocks or other challenges.	Proposed midblock crossing would accommodate the ways that the neighborhood actually uses the street, people with have a safe crossing instead of jaywalking.
	X	X	X	X	Circulation and Parking	Public Life	Public Life	PL2 Walkability	PL2-A-2. Access Challenges: Add features to assist pedestrians in navigating sloped sites, long blocks or other challenges.	By placing the outdoor plaza near the SE corner of the property where the site elevation is lowest allows the two level plaza area to more closely match the grade of the sunken store. As a result, paths with slopes well within required accessibility standards connect the public sidewalk to the plaza levels, store, and residential entry.
X	X	X	X	X	Circulation and Parking		Public Life	PL2 Walkability	PL2-A-2. Access Challenges: Add features to assist pedestrians in navigating sloped sites, long blocks or other challenges.	32nd Avenue slopes about 6’ in the 330’ length of the site, or about 2%, the same cross slope as a city sidewalk, so no special accommodations are needed due to slope.
	X	X	X	X	Circulation and Parking		Public Life	PL2 Walkability	PL2-A-2. Access Challenges: Add features to assist pedestrians in navigating sloped sites, long blocks or other challenges.	Since the store is depressed to allow shelving within the store and ample storefront unblocked storefront glass, it is important that all modes of access to the site be at the lowest possible portion of the site, which is at the south.
X					Circulation and Parking				PL2-A-2. Access Challenges: Add features to assist pedestrians in navigating sloped sites, long blocks or other challenges.	Since this option does not have a large public plaza, a mid-block crossing would not connect to a public plaza, would be less functional, and is less likely.
X					Circulation and Parking	Public Life		PL2 Walkability	PL2-B-3. Street-Level Transparency: Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies) where appropriate by keeping views open into spaces behind walls or planting, at corners, or along narrow passageways.	All the street level entries of this design option have fully transparent unobstructed entryways.

1 Reduced- height	2 TerracE	3 Strong Verticals	4 Human. Nature. Horizontals	5 Human. Nature. Steps	Primary Guidance Topic	Secondary Guidance Topic	Design Guideline Category	Design Guideline Subcategory	Design Guideline	Response
	x	x	x	x	Circulation and Parking	Public Life		PL2 Walkability	PL2-B-3. Street-Level Transparency: Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies) where appropriate by keeping views open into spaces behind walls or planting, at corners, or along narrow passageways.	The store and residential entries are visible from the public plaza and the public sidewalk at 32 nd Avenue.
							Public Life			
X	X	X	X	X	Design Concept	Public Life		PL2 Walkability	PL2-B-3. Street-Level Transparency: Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies) where appropriate by keeping views open into spaces behind walls or planting, at corners, or along narrow passageways.	Lowering the grocery store sales floor below the sidewalk grade also promotes transparency along 32 nd Avenue by providing unobstructed views into the store with shelving located beneath the storefront glazing.
							Public Life			
X	X	X	X	X	Design Concept	Public Life	Public Life	PL2 Walkability	PL2-B-3. Street-Level Transparency: Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies) where appropriate by keeping views open into spaces behind walls or planting, at corners, or along narrow passageways.	12’-6” high storefront along 32nd Avenue provides visibility into the store.
	x	x	x	x	Design Concept	Public Life	Public Life	PL2 Walkability	PL2-B-3. Street-Level Transparency: Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies) where appropriate by keeping views open into spaces behind walls or planting, at corners, or along narrow passageways.	Plaza and corner setbacks at the south end of the site
X					Design Concept	Circulation and Parking	Public Life	PL3 Street-level Interaction	PL3-A-1. Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street.	The grocery store, residential lobby, and second retail space all have distinct entries at the sidewalk with clear lines of sight to the sidewalk and the street.
				x	Design Concept	Circulation and Parking	Public Life	PL3 Street-level Interact	PL3-A-1. Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street.	The front door to the project is the open plaza. All main entries open off it with clear lines of site to it. This entry point is further announced by the tall vertical lantern mass directly above it. The glass entry doors are surrounded by storefront which will produce ample light spill to safely mark the entries at
	x	x	x	x	Design Concept	Circulation and Parking	Public Life	PL3 Street-level Interact	PL3-A-1. Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street.	The public plaza adjacent to the public sidewalk on 32 nd Avenue is a focal point and distinctive design element that provides a visible and logical gathering point with defined entrances to the grocery store and the residential building.
X	X	X	X	X	Design Concept	Circulation and Parking	Public Life	PL3 Street-level Interaction	PL3-A-1. Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street.	The design features an attractive street presence with 12’-6” tall windows along 32nd Avenue as a prominent grocery entrance.
X	X	X	X	X	Design Concept	Public Life	Public Life	PL3 Street-level Interaction	PL3-C-2. Visibility: Maximize visibility into the building interior and merchandise displays. Consider fully- operational glazed wall-sized doors, and/or special lighting for displays.	The sunken grocery store design maximizes visibility into the store with shelving installed below the 12’ 6” tall storefront windows allowing unobstructed views of the merchandise displays, shoppers, and food preparation activities.
X					Massing		Context + Site	CS1 Natural Systems and Site Features	PL4-A: Use the existing site topography when locating structures and open space on the site.	see CS1-B-2
X	X	X	X	X	Public Life	Circulation and Parking	Public Life	PL4 Active Transportation	PL4-A-1. Serving all Modes of Travel: Provide safe and convenient access points for all modes of travel	The proposed design includes discovery alcoves / seating niches along 32 nd Avenue and plaza seating that can be used by people waiting for friends, ride sharing vehicles, taxis, carpools, and transit.
X	X	X	X	X	Circulation and Parking			PL4 Active Transportation	PL4-A-1. Serving all Modes of Travel: Provide safe and convenient access points for all modes of travel	This option (all options) can accommodate a 90 degree grocery truck loading dock at the alley, minimizing visual, auditory and olfactory impacts on single family homes across the alley, while providing the access Safeway needs.

DESIGN GUIDELINE RESPONSES

OPTION 1 - REDUCED-HEIGHT

1 Reduced- height	Primary Guidance Topic	Secondary Guidance Topic	Design Guideline Category	Design Guideline Subcategory	Design Guideline	Response
X	Living Building	Design Concept	Context + Site	CS1 Natural Systems and Site Features	CS1-B. Sun and Wind: Take advantage of solar exposure and natural ventilation. Use local wind patterns and solar gain to reduce the need for mechanical ventilation and heating where possible.	Long unobstructed west elevation with large operable residential windows will provide the residential units with fresh outside air, passive solar heating during sunny winter months, cooler night time air and breezes during warmer months, and natural light.
X	Living Building	Design Concept	Context + Site	CS1 Natural Systems and Site Features	CS1-B. Sun and Wind: Take advantage of solar exposure and natural ventilation. Use local wind patterns and solar gain to reduce the need for mechanical ventilation and heating where possible.	The glazing for the ground level commercial space will also allow natural light into the store and be a source of passive solar gain during colder months.
X	Public Life	Design Concept	Context + Site	CS1 Natural Systems and Site Features	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 structures on site.	Using the existing slopes and topography to sink the grocery store allows for a day lit store with 12'6" tall windows along 32 nd Avenue and unobstructed visual connections between indoor and outdoor activities.
X	Living Building	Design Concept	Context + Site	CS1 Natural Systems and Site Features	CS1-B. Sun and Wind: Take advantage of solar exposure and natural ventilation. Use local wind patterns and solar gain to reduce the need for mechanical ventilation and heating where possible.	Unobstructed west elevation with large operable windows that will provide the residential units with fresh outside air, passive solar heating during sunny winter months, cooler night time air and breezes during warmer months, and natural light.
X	Living Building	Design Concept	Context + Site	CS1 Natural Systems and Site Features	CS1-B. Sun and Wind: Take advantage of solar exposure and natural ventilation. Use local wind patterns and solar gain to reduce the need for mechanical ventilation and heating where possible.	The building will have unobstructed sun exposure at the roof where green roof plants will be present.
X	Massing		Context + Site	CS1 Natural Systems and Site Features	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 structures on site.	Northern part of the residential building set back from the street.
X	Massing		Context + Site	CS1 Natural Systems and Site Features	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 structures on site.	Six-story option is one story shorter than Living Building Pilot options, reducing shade impacts on nearby properties.
X	Massing	Design Concept	Context + Site	CS1 Natural Systems and Site Features	CS1-C-1. Land Form: Use natural topography and desirable Land Forms to inform project design	Massing Option 1 responds to both the East-West and North-South slopes by placing the northern portion of the residential building at the highest part of the property, the NE corner, and the lowest portion of the residential building at the lowest part of the property, the SW corner.
X	Massing		Context + Site	CS1 Natural Systems and Site Features	CS1-C-2. Elevation Changes: Use the existing site topography when locating structures and open space on the site.	Use of the slope and topography in an East-West direction pushes the Southernmost portion of the residential building closer to 32 nd Avenue allowing for greater setbacks along the alley and more sunlight and air to reach the single-family homes near the southern portion of the residential building.
X	Massing		Context + Site	CS1 Natural Systems and Site Features	PL4-A: Use the existing site topography when locating structures and open space on the site.	see CS1-B-2
X	Massing	Public Life	Context + Site	CS1 Natural Systems and Site Features	CS1-C-2. Elevation Changes: Use the existing site topography when locating structures and open space on the site.	Placing the northern part of the residential building at the highest part of the property creates a 34' 9" set back from 32 nd Avenue with a large courtyard terrace at the street above the store. A smaller 10 foot wide terrace remains at the alley for the northern portion of the residential building and there is a 44' 9" wide terrace at the alley for the smaller southern portion of the residential building.

1 Reduced- height	Primary Guidance Topic	Secondary Guidance Topic	Design Guideline Category	Design Guideline Subcategory	Design Guideline	Response
X	Public Life		Design Concept	DC3 Open Space Concept	DC3-C-2. Amenities/Features: Create attractive outdoor spaces suited to the uses envisioned for the project.	Discovery alcoves / seating niches along 32 nd Avenue will provide a place of respite for people resting or waiting, and opportunities for connection with the civic activities across the street.
X	Public Life	Living Building	Design Concept	DC3 Open Space Concept	DC3-C-2. Amenities/Features: Create attractive outdoor spaces suited to the uses envisioned for the project.	An open terrace above the store along 32 nd will provide a place of respite for residents and views across the valley and views of community activities in the nearby park.
X	Design Concept	Living Building	Design Concept	DC3 Open Space Concept	DC3-C-2. Amenities/Features: Create attractive outdoor spaces suited to the uses envisioned for the project.	A terrace along the alley will provide a natural buffer from the alley and nearby homes.
X	Living Building		Design Concept	DC3 Open Space Concept	DC3-C-2. Amenities/Features: Create attractive outdoor spaces suited to the uses envisioned for the project.	The residential building will have rooftop amenity areas where residents can enjoy the sun, fresh air, seating areas for conversations, and barbecue grilles for cooking.
X	Massing	Living Building	Context + Site	CS2 Urban Pattern and Form	CS2-A-2. Architectural Presence: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context and design accordingly.	At the alley side, a large 44' 9" step back of the southern portion of the building from the alley creates massing relief for the alley neighbors and room for a landscaped terrace.
X	Living Building	Design Concept	Context + Site	CS1 Natural Systems and Site Features	CS1-B. Sun and Wind: Take advantage of solar exposure and natural ventilation. Use local wind patterns and solar gain to reduce the need for mechanical ventilation and heating where possible.	Solar panels on roof
X	Living Building	Design Concept	Context + Site	CS1 Natural Systems and Site Features	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 structures on site.	All residential units and amenity areas will have unobstructed access to sunlight and fresh air.
X	Public Life	Design Concept	Context + Site	CS1 Natural Systems and Site Features	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 structures on site.	Use of the slope and topography to sink the grocery store allows for a day lit store with 12'6 tall windows along 32 nd Avenue and unobstructed visual connections between indoor and outdoor activities.
X	Design Concept		Design Concept	DC2 Architectural Concept	DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building façade, entries, retaining walls, courtyards, and exterior spaces in a manner consistent with overall architectural concept.	The design uses the site's topography in combination with the sunken grocery store to allow the grocery store's back of house prep and storage areas to be located well below alley grade. This design hides the blank walls of the storage and prep areas below grade, leaving the alley façade with ground floor residential units and a small terrace area, both of which will activate the alley and provide more resident eyes directly on the alley, promoting safety and security.
X			Design Concept	DC2 Architectural Concept	DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building façade, entries, retaining walls, courtyards, and exterior spaces in a manner consistent with overall architectural concept.	See DC3-C-2
X	Public Life		Design Concept	DC2 Architectural Concept	DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building façade, entries, retaining walls, courtyards, and exterior spaces in a manner consistent with overall architectural concept.	The discovery alcoves /seating niches also represent an opportunity to enhance the public realm with cultural place making, historical references and / or the inclusion of art.

1 Reduced- height	Primary Guidance Topic	Secondary Guidance Topic	Design Guideline Category	Design Guideline Subcategory	Design Guideline	Response
X	Massing		Context + Site	CS1 Natural Systems and Site Features	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 structures on site.	Voluntary 10' setbacks along the north and south sides of the proposed building allow for more light and air between the new and existing buildings.
X	Circulation and Parking		Design Concept	DC2 Architectural Concept	DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building façade, entries, retaining walls, courtyards, and exterior spaces in a manner consistent with overall architectural concept.	This non-LBP design option also provides additional street activation with surface parking hidden behind an added second retail space along 32 nd Avenue.
X	Public Life	Design Concept	Context + Site	CS2 Urban Pattern and Form	CS2-C-2. Mid-Block Sites: Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge and respond to datum lines of adjacent buildings at the first three floors.	This Non-LBP massing option has a strong street edge with the grocery store and additional retail activating the full length of the property along the public street.
X	Articulation	Massing	Context + Site	CS2 Urban Pattern and Form	CS2-C-2. Mid-Block Sites: Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge and respond to datum lines of adjacent buildings at the first three floors.	The upper residential mass repeats the pattern of the property to the south by stepping the north portion of the residential building back from the street. The forward and back rhythm started at the property to the south continues all the way to the intersection at Raye Street.
X	Massing	Living Building	Context + Site	CS2 Urban Pattern and Form	CS2-D-1. Existing Development and Zoning: Review 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.	Placing the Northern part of the residential building at the highest part of the property creates a 34' 9" set back from the street with a large courtyard terrace above the store adjacent to 32 nd Avenue. A smaller 10 foot wide terrace remains at the alley for the northern portion of the residential building and there is a 45 foot wide terrace at the alley for the smaller southern portion of the residential building. These setbacks are greater than required by code.
X	Circulation and Parking		Context + Site	CS2 Urban Pattern and Form	CS2-D-1. Existing Development and Zoning: Review 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.	Surface parking is hidden behind the southernmost ground level building that houses the residential entry and an additional street facing retail space.
X	Massing		Context + Site	CS2 Urban Pattern and Form	CS2-D-3. Zone Transitions: For projects located at the edge of different zones, provide an appropriate transition, or complement to the adjacent zone(s). Projects should create a step-in perceived height, bulk and scale between the anticipated development and potential of the adjacent zone and proposed development.	Placing the Southern part of the residential building forward to 32 nd Avenue results in a 44' 9" setback from the alley and a landscaped terrace. The northern portion of the residential building has a 10 foot setback from the alley. Both of these alley setbacks allow more light and air to reach the adjacent properties to the north and south, and are not required. See also CS2-D-1.
X	Design Concept	Public Life	Context + Site	CS1 Natural Systems and Site Features	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 structures on site.	Lowering the grocery store floor level below grade allows for a day lit store with 12'6 tall windows along 32 nd Avenue and unobstructed visual connections between indoor and outdoor activities and store shelving located below the glazing.
X	Massing		Context + Site	CS2 Urban Pattern and Form	CS2-D-4. Massing Choices: Strive for a successful transition between zones where a project abuts a less intensive zone.	Setbacks of 10 feet at the alley for the northern part of the residential building and 45 feet at the smaller southern residential portion of the building, along with 34 feet of setback of the residential building from 32nd Avenue provide additional open space relief to the nearby properties.

1 Reduced- height	Primary Guidance Topic	Secondary Guidance Topic	Design Guideline Category	Design Guideline Subcategory	Design Guideline	Response
X	Massing		Context + Site	CS2 Urban Pattern and Form	CS2-D-5. Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.	Voluntary 10-foot setbacks of the residential mass from the buildings to the North and South. These setbacks are not required.
X	Living Building		Context + Site	CS2 Urban Pattern and Form	CS2-D-5. Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.	The loading dock will be covered and landscaped with an open terrace allowing more light and air for the neighboring building to the north along the alley.
X	Massing	Living Building	Context + Site	CS3 Architectural Context and Character	CS3-A-4. Evolving Neighborhoods: In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon the future.	This massing option establishes a strong street edge of activated retail with modulated setbacks of the residential massing to create open space and activated terrace areas that can be precedent setting for other new developments in Magnolia’s village core.
X	Circulation and Parking		Public Life	PL1 Connectivity and Public Life	PL1-B-1. Pedestrian Infrastructure: Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections with and outside the project.	The on-site accessible pathway to the south grocery store entrance is connected directly with the public sidewalk. In addition, a pedestrian pathway at the south property line connecting the street and alley is being studied as a possibility for community benefit.
X	Circulation and Parking	Public Life	Public Life	PL1 Connectivity and Public Life	PL1-B-1. Pedestrian Infrastructure: Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections with and outside the project.	Hardscapes are designed to encourage active use by all members of the public, shoppers, and residents.
X	Public Life	Living Building	Public Life	PL1 Connectivity and Public Life	PL1-C-2. Informal Community Uses: In addition to places for walking and sitting, consider including space for informal community uses such as performances, farmer’s markets, kiosks and community bulletin boards, cafes or street vending.	While Option 1 does not have a plaza, it does include the possibility of discovery alcoves / seating niches along 32nd Avenue West.
X	Public Life		Public Life	PL1 Connectivity and Public Life	PL1-C-3. Year-Round Activity: Where possible, include features in open spaces for activities beyond daylight hours and throughout the season of the year, especially in neighborhood centers where active open space will contribute to the vibrancy, economic health and public safety.	While Option 1 does not have a plaza, it does include the possibility of discovery alcoves / seating niches along 32nd Avenue West.
X	Circulation and Parking		Public Life	PL2 Walkability	PL2-A-1. Access for All: Provide access for people of all abilities in a manner that is fully integrated into the project design. Design entries and other primary access points such that all visitors can be greeted and welcome through the front door.	The main front doors of the grocery store, the residential lobby, and the second retail space will all have prominent accessible entries.
X	Circulation and Parking		Public Life	PL2 Walkability	PL2-A-2. Access Challenges: Add features to assist pedestrians in navigating sloped sites, long blocks or other challenges.	All main entries for the grocery store, residential entry, and the second retail space will meet accessibility requirements.
X	Circulation and Parking	Public Life	Public Life	PL2 Walkability	PL2-B-3. Street-Level Transparency: Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies) where appropriate by keeping views open into spaces behind walls or planting, at corners, or along narrow passageways.	All the street level entries of this design option have fully transparent unobstructed entryways.

1 Reduced- height	Primary Guidance Topic	Secondary Guidance Topic	Design Guideline Category	Design Guideline Subcategory	Design Guideline	Response
X	Design Concept	Circulation and Parking	Public Life	PL3 Street-level Interaction	PL3-A-1. Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street.	The grocery store, residential lobby, and second retail space all have distinct entries at the sidewalk with clear lines of sight to the sidewalk and the street.
X	Design Concept	Public Life	Design Concept	DC1 Project Uses and Activities	DC1-A-4. Views and Connections: Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses.	The amenity spaces are purposely located on the second floor and the roof to allow views of community activities in the park and views across the alley. The rooftop deck will provide even more impressive views that include views of Puget Sound.
X	Design Concept	Public Life	Context + Site	CS1 Natural Systems and Site Features	CS1-C-1. Land Form: Use natural topography and desirable Land Forms to inform project design.	Use of the natural slope of the site to sink the store area, providing 12'-6" tall windows along 32nd Avenue.
X	Massing		Context + Site	CS1 Natural Systems and Site Features	CS1-C-2. Elevation Changes: Use the existing site topography when locating structures and open space on the site.	Sinking the store into the 15-foot grade change also reduces the overall perceived height and scale of the building along the alley since a portion of the building is buried into the hillside.
X	Public Life	Design Concept	Context + Site	CS1 Natural Systems and Site Features	CS1-C-2. Elevation Changes: Use the existing site topography when locating structures and open space on the site.	Grocery store floor level lower than the sidewalk along 32nd Avenue allows for a daylight store with 12'6" tall windows and unobstructed visual connections between indoor and outdoor activities.
X	Living Building	Massing	Context + Site	CS1 Natural Systems and Site Features	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 structures on site.	Most of the units will have direct sun exposure and the residential units that are set back furthest from 32 nd Avenue will have indirect sun exposure.
X	Public Life	Massing	Context + Site	CS1 Natural Systems and Site Features	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 structures on site.	Large courtyard terrace is created above the store adjacent to 32nd Avenue.
X	Public Life		Context + Site	CS2 Urban Pattern and Form	CS2-A-2. Architectural Presence: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context and design accordingly.	The grocery store has a strong street presence with 12' 6" tall glazing to connect and engage pedestrians with the activities happening inside the store.
X	Design Concept	Massing	Context + Site	CS2 Urban Pattern and Form	CS2-A-2. Architectural Presence: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context and design accordingly.	Along 32nd this site is the gateway and portal to the recently up-zoned heart of Magnolia, The Magnolia Village. The building along 32nd should have a strong architectural presence.
X	Articulation		Context + Site	CS2 Urban Pattern and Form	CS2-B-1. Site Characteristics: Allow characteristics of the site to inform the design, especially where the street grid and topography create unusually shaped lots that can add distinction to the building mass.	The property location has a number of unique attributes. It represents a gateway to Magnolia's commercial district for people traveling to the Magnolia village from homes to the north. This design option emulates the nearby gridded streets and civic buildings.
X	Massing	Living Building	Context + Site	CS2 Urban Pattern and Form	CS2-C-2. Mid-Block Sites: Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge and respond to datum lines of adjacent buildings at the first three floors.	The loading dock will be covered with a small terrace, providing some relief to the neighbors to the north and across the alley.
X	Public Life		Context + Site	CS2 Urban Pattern and Form	CS2-B-2. Connection to the Street: Identify opportunities for the project to make a strong connection to the street and public realm.	The new street-facing store will activate the North end of the Magnolia commercial district and create positive connections with the nearby Monger Pool, ballfields, and schools. Parents and kids will be able to enjoy coffee, snacks, and meals before and after sports activities, swim lessons, and school. Plus, this area of Magnolia will be enlivened with the activity of shoppers, residents, and guests. The property will be a true community gathering place.

1 Reduced- height	Primary Guidance Topic	Secondary Guidance Topic	Design Guideline Category	Design Guideline Subcategory	Design Guideline	Response
X	Public Life	Articulation	Context + Site	CS2 Urban Pattern and Form	CS2-B-3. Character of Open Space: Contribute to the character and proportion of surrounding open spaces.	The discovery alcoves / seating niches along 32 nd Avenue represent street-level setbacks and mini-public open spaces that provide community linkages to visually connect people to the civic activities and park across the street, as well as convenient places to linger or wait out of the rain.
X	Design Concept	Public Life	Context + Site	CS2 Urban Pattern and Form	CS2-C-1. Corner Sites: Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances.	This project is not a corner site. It has immediately adjacent properties on both sides containing existing multi-storied apartments and the same zoning as the subject site. Even so, the new mixed-use building will be a gateway to Magnolia's commercial center based on it's location on the edge of the commercial district, its prominence, and its anticipated popularity as Magnolia's newest grocery store.
X	Articulation	Massing	Context + Site	CS2 Urban Pattern and Form	CS2-C-2. Mid-Block Sites: Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge and respond to datum lines of adjacent buildings at the first three floors.	The adjacent properties contain 70 to 80 year old apartments, built in the 1940s and 50s, that are not near their current development potential and are likely be redeveloped.
X	Articulation	Massing	Context + Site	CS2 Urban Pattern and Form	CS2-C-2. Mid-Block Sites: Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge and respond to datum lines of adjacent buildings at the first three floors.	The datum lines of adjacent properties are not aligned with each other and do not have a retail level, which is a more important datum line to consider. Adding massing-level random short term datum lines confuses a building designed for the future. Details for secondary datum will be considered relative to guidance given for recommendation.
X	Massing		Context + Site	CS2 Urban Pattern and Form	CS2-D-1. Existing Development and Zoning: Review 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.	This design provides voluntary 10-foot setbacks of the residential mass from the buildings to the north and south. These setbacks are not required.
X	Massing		Context + Site	CS2 Urban Pattern and Form	CS2-D-3. Zone Transitions: For projects located at the edge of different zones, provide an appropriate transition, or complement to the adjacent zone(s). Projects should create a step-in perceived height, bulk and scale between the anticipated development and potential of the adjacent zone and proposed development.	Voluntary 10-foot setbacks of the residential mass from the buildings to the north and south. These setbacks provide more light and air to reach the adjacent properties to the north and south, as well as for the neighbors across the alley. These setbacks are not required.
X	Massing		Context + Site	CS2 Urban Pattern and Form	CS2-D-3. Zone Transitions: For projects located at the edge of different zones, provide an appropriate transition, or complement to the adjacent zone(s). Projects should create a step-in perceived height, bulk and scale between the anticipated development and potential of the adjacent zone and proposed development.	Existing stand of 100' trees mitigates impact on the single family homes across the alley
X	Massing	Design Concept	Context + Site	CS2 Urban Pattern and Form	CS2-D-4. Massing Choices: Strive for a successful transition between zones where a project abuts a less intensive zone.	By sinking the store below street level and utilizing the existing topography of the site, the building's perceived height based on the number of visible stories is diminished.
X	Massing	Design Concept	Context + Site	CS2 Urban Pattern and Form	CS2-D-4. Massing Choices: Strive for a successful transition between zones where a project abuts a less intensive zone.	By sinking the store below street level and utilizing the existing topography of the site, the building's perceived height based on the number of visible stories is diminished.

1 Reduced- height	Primary Guidance Topic	Secondary Guidance Topic	Design Guideline Category	Design Guideline Subcategory	Design Guideline	Response
X	Massing	Living Building	Context + Site	CS2 Urban Pattern and Form	CS2-D-4. Massing Choices: Strive for a successful transition between zones where a project abuts a less intensive zone.	The smaller southern portion of the residential building will also be setback from the alley with terrace areas between the building and the alley.
X	Massing		Context + Site	CS2 Urban Pattern and Form	CS2-D-5. Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.	Voluntary 10-foot setbacks of the residential mass from the buildings to the North and South. (Option 2 has canted massing that results in setbacks of as much as 20 feet at the north and south of 10 feet and greater.) These setbacks are not required.
X	Massing	Living Building	Context + Site	CS2 Urban Pattern and Form	CS2-D-5. Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.	The loading dock will be covered and landscaped with an open terrace (green roof and open space for 90 degree load dock option) allowing more light and air for the neighboring building to the north along the alley and to help provide privacy for neighbors.
X	Design Concept	Public Life	Context + Site	CS3 Architectural Context and Character	CS-3-B-1. Placemaking: Explore history of the site and neighborhood as a potential placemaking opportunity. Look for historical and cultural significance, using neighborhood groups and archives as resources.	Security Properties includes commissioned public art elements in all of their new developments. Art elements with this new development can be used to emphasize the natural and human history of Magnolia.
X	Design Concept		Context + Site	CS3 Architectural Context and Character	CS-3-B-1. Placemaking: Explore history of the site and neighborhood as a potential placemaking opportunity. Look for historical and cultural significance, using neighborhood groups and archives as resources.	The team has been working with the community since the beginning of the project, a new Albertsons Advisory Group of community representatives has formed to aid in providing historical and cultural input to ensure this project is perfect for the site.
X	Design Concept	Public Life	Design Concept	DC1 Project Uses and Activities	DC1-A-4. Views and Connections: Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses.	The amenity spaces are purposely located on the second floor and the roof to allow views of community activities in the park and across the alley. The rooftop deck will provide even more impressive views of the Magnolia Valley and Puget Sound.
X	Circulation and Parking		Design Concept	DC1 Project Uses and Activities	DC1-C-4. Service Uses: Locate and design service entries, loading docks, and trash receptacles away from pedestrian areas or to a less visible portion of the site to reduce possible impacts of these facilities on building aesthetics and pedestrian circulation.	Splitting the building access with service requirements of loading and garbage collection being addressed from the alley away from pedestrians and shopper and resident access from 32nd Avenue best addresses this design guideline.
X	Articulation	Massing	Design Concept	DC2 Architectural Concept	DC2-A-2. Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects	The final building design will include balconies, reveals, façade treatments, and a variety of material selections to break up the perceived mass and create attractive building elevations.
X	Articulation		Design Concept	DC2 Architectural Concept	DC2-B-1. Facade Composition: Design all building facades – including alleys and visible roofs – considering the composition of architectural expression of the building as a whole. Ensure that all facades are attractive and well proportioned.	This guideline is really appropriate after EDG as the approved mass is developed. However this Massing Option parti provides ample groundwork for this to be realized.
X	Articulation	Public Life	Design Concept	DC2 Architectural Concept	DC2-C-1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies awnings, decks of other secondary elements into the facade design. Add detailing at the street level to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).	The 32 nd Avenue elevation includes voluntary street-level setbacks for discovery alcoves / seating niches.

1 Reduced- height	Primary Guidance Topic	Secondary Guidance Topic	Design Guideline Category	Design Guideline Subcategory	Design Guideline	Response
X	Articulation	Living Building	Design Concept	DC2 Architectural Concept	DC2-C-1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies awnings, decks of other secondary elements into the facade design. Add detailing at the street level to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).	The residential floors include balconies at 32 nd Avenue and the alley to make the building elevations more interesting and to provide residents with a direct connection to the outdoors.
X	Articulation	Public Life	Design Concept	DC2 Architectural Concept	DC2-C-1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies awnings, decks of other secondary elements into the facade design. Add detailing at the street level to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).	Periodic canopies stretch the length of the block creating cover over the discovery alcoves and building entries.
X	Public Life	Design Concept	Design Concept	DC2 Architectural Concept	DC2-C-1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies awnings, decks of other secondary elements into the facade design. Add detailing at the street level to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).	By lowering the floor of the grocery store below the street level, pedestrians are rewarded with unobstructed views into the grocery store for window shopping and people inside the store can also see pedestrian activity outside.
X	Massing	Living Building	Design Concept	DC2 Architectural Concept	DC2-C-1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies awnings, decks of other secondary elements into the facade design. Add detailing at the street level to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).	This design includes balconies and terraces along 32 nd Avenue and at the alley to provide residents with access to sunlight and fresh air and to activate the building’s presence in the community.
X	Articulation		Design Concept	DC2 Architectural Concept	DC2-C-1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies awnings, decks of other secondary elements into the facade design. Add detailing at the street level to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).	Balconies closest to the alley are canted at an angle to create visual interest and minimize direct views into the single family homes and yards across the alley.
X	Public Life	Design Concept	Design Concept	DC2 Architectural Concept	DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building façade, entries, retaining walls, courtyards, and exterior spaces in a manner consistent with overall architectural concept.	Lowering the grocery store sales floor below the sidewalk grade also promotes transparency along 32 nd Avenue by providing unobstructed views into the store with shelving located beneath the storefront glazing.
X	Public Life	Design Concept	Design Concept	DC2 Architectural Concept	DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building façade, entries, retaining walls, courtyards, and exterior spaces in a manner consistent with overall architectural concept.	The 12’6” tall glazing along 32 nd Avenue will allow pedestrians to see the activities inside the store and shoppers to see pedestrian activity outside thereby creating active indoor / outdoor connections.
X	Public Life		Design Concept	DC2 Architectural Concept	DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building façade, entries, retaining walls, courtyards, and exterior spaces in a manner consistent with overall architectural concept.	Protected sidewalks are created for children walking to school, the community center, park, and the pool with landscaped planter strips that serve as a safety buffer between the sidewalk and the street.

1 Reduced- height	Primary Guidance Topic	Secondary Guidance Topic	Design Guideline Category	Design Guideline Subcategory	Design Guideline	Response
X	Design Concept		Design Concept	DC2 Architectural Concept	DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building façade, entries, retaining walls, courtyards, and exterior spaces in a manner consistent with overall architectural concept.	The extensive storefront glazing will provide natural daylight into the store during the daytime and warm light spill to the adjacent sidewalk at night.
X	Public Life		Design Concept	DC2 Architectural Concept	DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building façade, entries, retaining walls, courtyards, and exterior spaces in a manner consistent with overall architectural concept.	Seating / discovery niches along 32 nd Avenue will provide welcome and appropriately sized places of respite for people resting or waiting while also connecting people with the civic activities across the street.
X	Public Life		Design Concept	DC2 Architectural Concept	DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building façade, entries, retaining walls, courtyards, and exterior spaces in a manner consistent with overall architectural concept.	Protected sidewalks are included for children walking to school, the community center, park, and the pool with landscaped planter strips that serve as a safety buffer between the sidewalk and the street.
X	Design Concept		Design Concept	DC2 Architectural Concept	DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building façade, entries, retaining walls, courtyards, and exterior spaces in a manner consistent with overall architectural concept.	Perceived height of the store along 32nd and sidewalk canopies are both reduced to a more human and pleasant pedestrian scale by sinking the grocery store below ground level.
X	Design Concept		Design Concept	DC2 Architectural Concept	DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building façade, entries, retaining walls, courtyards, and exterior spaces in a manner consistent with overall architectural concept.	Extensive glazing will provide natural daylight into the store during the daytime and warm inviting light spill to the adjacent sidewalk at night.
X	Design Concept		Design Concept	DC2 Architectural Concept	DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building façade, entries, retaining walls, courtyards, and exterior spaces in a manner consistent with overall architectural concept.	The design uses the site’s topography in combination with the sunken grocery store to allow the grocery store’s back of house prep and storage areas to be located well below alley grade. This design approach hides the blank walls of the storage and prep areas below grade, leaving the alley façade with ground floor pedestrian scale residential units and a terrace area, both of which will activate the alley and provide more resident eyes directly on the alley, promoting safety and security.
X	Public Life		Design Concept	DC2 Architectural Concept	DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building façade, entries, retaining walls, courtyards, and exterior spaces in a manner consistent with overall architectural concept.	The discovery alcoves / seating niches along 32 nd Avenue are architectural features that will provide a place of respite for people resting or waiting while also connecting people with the civic activities across the street.
X	Public Life		Design Concept	DC2 Architectural Concept	DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building façade, entries, retaining walls, courtyards, and exterior spaces in a manner consistent with overall architectural concept.	The seating / discovery niches also represent an opportunity to enhance the public realm with cultural place making, historical references and / or the inclusion of art.
X	Public Life		Design Concept	DC2 Architectural Concept	DC2-E-1. Legibility and Flexibility: Design buildings such that their primary functions and uses can be readily determined from the exterior. At the same time, design flexibility into the building so that it may remain useful over time even as specific needs evolve.	Sidewalk planters and gardens will provide attractive green space while also functioning as a safety buffer between the sidewalk and the street.

1 Reduced- height	Primary Guidance Topic	Secondary Guidance Topic	Design Guideline Category	Design Guideline Subcategory	Design Guideline	Response
X	Public Life		Design Concept	DC2 Architectural Concept	DC2-E-1. Legibility and Flexibility: Design buildings such that their primary functions and uses can be readily determined from the exterior. At the same time, design flexibility into the building so that it may remain useful over time even as specific needs evolve.	Discovery alcoves / seating niches along 32 nd Avenue will encourage human activity and opportunities for public connection, as well as functional space for people who are waiting for transit or ride sharing services.
X	Living Building	Public Life	Design Concept	DC2 Architectural Concept	DC2-E-1. Legibility and Flexibility: Design buildings such that their primary functions and uses can be readily determined from the exterior. At the same time, design flexibility into the building so that it may remain useful over time even as specific needs evolve.	Residential building setbacks will provide space for terraces where residents can go outdoors to enjoy fresh air and the sights and sounds of the Magnolia community.
X	Design Concept		Design Concept	DC2 Architectural Concept	DC2-E-1. Legibility and Flexibility: Design buildings such that their primary functions and uses can be readily determined from the exterior. At the same time, design flexibility into the building so that it may remain useful over time even as specific needs evolve.	Building functions and uses will be quickly apparent with the street-facing grocery store and Safeway signage being prominent and visible for people in the park and on the nearby street, and the multi-story building above will be immediately recognizable as multi-family housing.
X	Circulation and Parking		Design Concept	DC2 Architectural Concept	DC2-E-1. Legibility and Flexibility: Design buildings such that their primary functions and uses can be readily determined from the exterior. At the same time, design flexibility into the building so that it may remain useful over time even as specific needs evolve.	Narrow pathway potentially connecting the alley with 32 nd Avenue and the store entry is currently being studied using one of the “side yards”.
X	Public Life	Living Building	Design Concept	DC3 Open Space Concept	DC3-A-1. Interior/Exterior Fit: Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.	Open space terrace areas are provided at the east and west sides of the residential building to directly connect residents with the outdoors and nature.
X	Public Life	Living Building	Design Concept	DC3 Open Space Concept	DC3-C-2. Amenities/Features: Create attractive outdoor spaces suited to the uses envisioned for the project.	Planter zone along the street will be activated with gardens and will create a safety buffer between the sidewalk and 32 nd Avenue.
X	Public Life		Design Concept	DC3 Open Space Concept	DC3-C-2. Amenities/Features: Create attractive outdoor spaces suited to the uses envisioned for the project.	The discovery alcoves / seating niches along 32 nd Avenue will encourage human activity and opportunities for human connection.
X	Design Concept	Living Building	Design Concept	DC4 Exterior Elements and Finishes	DC4-D-3. Long Range Planning: Select plants that upon maturity will be appropriate size, scale, and shape to contribute to the site as intended.	Street trees along 32nd Avenue are evergreen Magnolias, which help tie the project visually to the rest of the nearby Magnolia Village shopping district. These trees have been coordinated with SDOT, and the variety chosen - Magnolia Grandiflora ‘Victoria’ - conforms to the city’s recommended street tree list, which lists these at a mature height of 25’. Shrubs and groundcover underplantings in the right-of-way are to be pruned and maintained at 30” max height and most will be native plants. We are planning to have at least two deciduous accent trees in front of the courtyard – possibly Serviceberry trees – pending approval by SDOT.
X	Public Life		Public Life	PL1 Connectivity and Public Life	PL1-B-3. Pedestrian Amenities: Opportunities for creating lively, pedestrian orientated open spaces to enliven the area and attract interest and interaction with the site and building should be considered.	The linkage of the seating niches / discovery alcoves with the nearby plaza will engage and inform pedestrians.

1 Reduced- height	Primary Guidance Topic	Secondary Guidance Topic	Design Guideline Category	Design Guideline Subcategory	Design Guideline	Response
X	Public Life	Design Concept	Public Life	PL1 Connectivity and Public Life	PL1-B-3. Pedestrian Amenities: Opportunities for creating lively, pedestrian orientated open spaces to enliven the area and attract interest and interaction with the site and building should be considered.	The design responds to the site topography with a sunken grocery store allowing transparency along 32 nd Avenue that will capture the interest of pedestrians as they watch shoppers and food preparation with views directly into the store unobstructed by shelving or refrigeration cases.
X	Design Concept	Public Life	Public Life	PL1 Connectivity and Public Life	PL1-B-3. Pedestrian Amenities: Opportunities for creating lively, pedestrian orientated open spaces to enliven the area and attract interest and interaction with the site and building should be considered.	The design responds to the site topography with a sunken grocery store allowing transparency along 32 nd Avenue that will capture the interest of pedestrians as they watch shoppers and food preparation with views directly into the store unobstructed by shelving or refrigeration cases.
X	Circulation and Parking	Public Life	Public Life	PL2 Walkability	PL2-A-2. Access Challenges: Add features to assist pedestrians in navigating sloped sites, long blocks or other challenges.	Discovery alcoves along 32nd Avenue provide places for pedestrians to pause and rest along the long block.
X	Circulation and Parking	Public Life		CS2 Urban Pattern and Form	CS2-C-2. Mid-Block Sites: Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge and respond to datum lines of adjacent buildings at the first three floors.	The community has requested the developer support efforts to work with SDOT and SDCI to place a midblock pedestrian crossing adjacent to the entry woonerf. However since this option does not have a public plaza, a mid-block crossing would not connect to a public plaza, would be less functional, and less likely.
X	Circulation and Parking		Public Life	PL2 Walkability	PL2-A-2. Access Challenges: Add features to assist pedestrians in navigating sloped sites, long blocks or other challenges.	32nd Avenue slopes about 6’ in the 330’ length of the site, or about 2%, the same cross slope as a city sidewalk, so no special accommodations are needed due to slope.
X	Massing		Context + Site	CS2 Urban Pattern and Form	CS2-D-4. Massing Choices: Strive for a successful transition between zones where a project abuts a less intensive zone.	At the alley setbacks of 10 feet for the northern part of the residential building and 45 feet at the smaller southern residential portion of the building, along with 34 feet of setback of the residential building from 32nd Avenue provide additional open space relief to nearby properties.
X	Design Concept	Public Life	Public Life	PL2 Walkability	PL2-B-3. Street-Level Transparency: Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies) where appropriate by keeping views open into spaces behind walls or planting, at corners, or along narrow passageways.	Lowering the grocery store sales floor below the sidewalk grade also promotes transparency along 32 nd Avenue by providing unobstructed views into the store with shelving located beneath the storefront glazing.
X	Design Concept	Public Life	Public Life	PL2 Walkability	PL2-B-3. Street-Level Transparency: Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies) where appropriate by keeping views open into spaces behind walls or planting, at corners, or along narrow passageways.	12’-6” high storefront along 32nd Avenue provides visibility into the store.
X	Design Concept	Circulation and Parking	Public Life	PL3 Street-level Interaction	PL3-A-1. Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street.	The design features an attractive street presence with 12’-6” tall windows along 32nd Avenue as a prominent grocery entrance.
X	Design Concept	Public Life	Public Life	PL3 Street-level Interaction	PL3-C-2. Visibility: Maximize visibility into the building interior and merchandise displays. Consider fully- operational glazed wall-sized doors, and/or special lighting for displays.	The sunken grocery store design maximizes visibility into the store with shelving installed below the 12’ 6” tall storefront windows allowing unobstructed views of the merchandise displays, shoppers, and food preparation activities.
X	Public Life	Circulation and Parking	Public Life	PL4 Active Transportation	PL4-A-1. Serving all Modes of Travel: Provide safe and convenient access points for all modes of travel	The proposed design includes discovery alcoves / seating niches along 32 nd Avenue and plaza seating that can be used by people waiting for friends, ride sharing vehicles, taxis, carpools, and transit.

DESIGN GUIDELINE RESPONSES

OPTION 2 - TERRACE

2 TerracE	Primary Guidance Topic	Secondary Guidance Topic	Design Guideline Category	Design Guideline Subcategory	Design Guideline	Response
X	Living Building	Design Concept	Context + Site	CS1 Natural Systems and Site Features	CS1-B. Sun and Wind: Take advantage of solar exposure and natural ventilation. Use local wind patterns and solar gain to reduce the need for mechanical ventilation and heating where possible.	The glazing for the ground level commercial space will also allow natural light into the store and be a source of passive solar gain during colder months.
X	Living Building	Design Concept	Context + Site	CS1 Natural Systems and Site Features	CS1-B. Sun and Wind: Take advantage of solar exposure and natural ventilation. Use local wind patterns and solar gain to reduce the need for mechanical ventilation and heating where possible.	Unobstructed west elevation with large operable windows that will provide the residential units with fresh outside air, passive solar heating during sunny winter months, cooler night time air and breezes during warmer months, and natural light.
X	Living Building	Design Concept	Context + Site	CS1 Natural Systems and Site Features	CS1-B. Sun and Wind: Take advantage of solar exposure and natural ventilation. Use local wind patterns and solar gain to reduce the need for mechanical ventilation and heating where possible.	The building will have unobstructed sun exposure at the roof where green roof plants will be present.
X	Living Building	Design Concept	Context + Site	CS1 Natural Systems	CS1-B. Sun and Wind: Take advantage of solar exposure and natural ventilation. Use local wind patterns and solar gain to reduce the need for mechanical ventilation and heating where possible.	The natural breezes arrive from the southwest and are allowed to exit thru the open woonerf and covered accessible parking/rotating outdoor art space and up through the openings along the alley at the east that also let light into this entry to the below grade bicycle and car storage areas.
X	Living Building	Design Concept	Context + Site	CS1 Natural Systems and Site Features	CS1-B. Sun and Wind: Take advantage of solar exposure and natural ventilation. Use local wind patterns and solar gain to reduce the need for mechanical ventilation and heating where possible.	Solar panels on roof
X	Public Life	Design Concept	Context + Site	CS1 Natural Systems and Site Features	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 structures on site.	Use of the slope and topography to sink the grocery store allows for a day lit store with 12’6 tall windows along 32 nd Avenue and unobstructed visual connections between indoor and outdoor activities.
X	Design Concept	Massing	Context + Site	CS1 Natural Systems	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 structures on site.	Southern part of the residential building is set back from the street, creating a public plaza open to the sky for fresh air and sunlight is created that represents a building focal point for the grocery and residential entries.
X	Design Concept	Public Life	Context + Site	CS1 Natural Systems and Site Features	CS1-C-1. Land Form: Use natural topography and desirable Land Forms to inform project design.	Use of the natural slope of the site to sink the store area, providing 12’-6” tall windows along 32nd Avenue.
X	Massing		Context + Site	CS1 Natural Systems and Site Features	CS1-C-2. Elevation Changes: Use the existing site topography when locating structures and open space on the site.	Sinking the store into the 15-foot grade change also reduces the overall perceived height and scale of the building along the alley since a portion of the building is buried into the hillside.
X	Living Building	Massing	Context + Site	CS1 Natural Systems	CS1-B. Sun and Wind: Take advantage of solar exposure and natural ventilation. Use local wind patterns and solar gain to reduce the need for mechanical ventilation and heating where possible.	Prominent modulating masses above the store and the setback upper two floors increase light and air movement.
X	Public Life	Design Concept	Context + Site	CS1 Natural Systems and Site Features	CS1-C-2. Elevation Changes: Use the existing site topography when locating structures and open space on the site.	Grocery store floor level lower than the sidewalk along 32nd Avenue allows for a daylit store with 12’6” tall windows and unobstructed visual connections between indoor and outdoor activities.
X	Living Building	Massing	Context + Site	CS1 Natural Systems and Site Features	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 structures on site.	Most of the units will have direct sun exposure and the residential units that are set back furthest from 32 nd Avenue will have indirect sun exposure.

2 TerracE	Primary Guidance Topic	Secondary Guidance Topic	Design Guideline Category	Design Guideline Subcategory	Design Guideline	Response
X	Massing		Context + Site	CS1 Natural Systems	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 structures on site.	Use of the slope and topography in an East-West direction pushes the setback upper two floors away from 32 nd and uphill closer to the alley potentially reducing the early morning shade at the 32 nd Avenue and the east end of the park, but also likely reducing the afternoon sun light and air reaching the alley and homes directly across from the alley.
X	Public Life	Massing	Context + Site	CS1 Natural Systems and Site Features	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 structures on site.	Large courtyard terrace is created above the store adjacent to 32nd Avenue.
X	Massing		Context + Site	CS1 Natural Systems	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 structures on site.	Upper two floors of the residential building set back from the street.
X	Massing		Context + Site	CS1 Natural Systems	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 structures on site.	The Option 2 design also creates two east west light wells that create open space and terrace areas above 32 nd Avenue.
X	Massing		Context + Site	CS1 Natural Systems	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 structures on site.	The canted building shapes of the residential building near the north and south property lines for this design option also create additional open space and setbacks that allow more light and air to reach the neighboring properties at the north and south.
X	Massing	Design Concept	Context + Site	CS1 Natural Systems	CS1-C-1. Land Form: Use natural topography and desirable Land Forms to inform project design	Massing Option 2 responds to the East-West topography by tucking the tallest portion of the residential building back into the hillside at the alley, which is the highest part of the property.
X	Massing	Public Life	Context + Site	CS1 Natural Systems	CS1-C-2. Elevation Changes: Use the existing site topography when locating structures and open space on the site.	Use of the slope and topography in an East-West direction for the upper level two floors pushes the top of the building mass uphill and away from 32 nd Avenue allowing for additional setback from 32 nd and the creation of residential terraces facing the street above the Level 5 residential floor. Design Option 2 also incorporates three modulating elements to create open space on each side of the three prominent street facing massing elements.
X	Articulation	Living Building	Context + Site	CS2 Urban Pattern and Form	CS2-A-1. Sense of Place: Emphasize attributes that give a distinct sense of place. Design open spaces to enhance areas where a strong identity already exists and create a sense of place where the physical context is less established.	Seven distinct terrace areas with views of the street, park, alley, nearby homes, and valley that provide open space and will further activate the neighborhood.
X	Design Concept	Public Life	Context + Site	CS1 Natural Systems	CS1-C-2. Elevation Changes: Use the existing site topography when locating structures and open space on the site.	Locating the store in the Northern portion of the property takes advantage of the existing North-to-South slopes and topography and allows the sunken store to connect better with the plaza at the South end of the property where the existing grade and street are lower.
X	Public Life	Design Concept	Context + Site	CS2 Urban Pattern and Form	CS2-A-1. Sense of Place: Emphasize attributes that give a distinct sense of place. Design open spaces to enhance areas where are strong identity already exists and create a sense of place where the physical context is less established.	Massing Option creates a distinct sense of place with a public plaza as a focal point at the front entries of the store and the residential lobby. This plaza design element is supported and desired by members of the Magnolia Community.

2 TerracE	Primary Guidance Topic	Secondary Guidance Topic	Design Guideline Category	Design Guideline Subcategory	Design Guideline	Response
X	Public Life	Massing	Context + Site	CS2 Urban Pattern and Form	CS2-A-2. Architectural Presence: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context and design accordingly.	The grocery store has a strong street presence with 12' 6" tall glazing to connect and engage pedestrians with the activities happening inside the store. Above the store, the residential mass modulates in a fashion that mimics the forward and back positioning of the buildings on the property to the south.
X	Massing		Context + Site	CS2 Urban Pattern and Form	CS2-A-2. Architectural Presence: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context and design accordingly.	The upper two floors are set back further from 32 nd Avenue to be uphill and to provide relief at 32 nd Avenue.
X	Articulation		Context + Site	CS2 Urban Pattern and Form	CS2-B-1. Site Characteristics: Allow characteristics of the site to inform the design, especially where the street grid and topography create unusually shaped lots that can add distinction to the building mass.	The building design of this option emulates the gridded streets and nearby civic buildings with rectilinear elements and canted residential buildings that relate to the saw tooth pattern of the Catharine Blaine School across 32 nd Avenue.
X	Design Concept	Massing	Context + Site	CS2 Urban Pattern and Form	CS2-A-2. Architectural Presence: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context and design accordingly.	Along 32nd this site is the gateway and portal to the recently up-zoned heart of Magnolia, The Magnolia Village. The building along 32nd should have a strong architectural presence.
X	Articulation		Context + Site	CS2 Urban Pattern and Form	CS2-B-1. Site Characteristics: Allow characteristics of the site to inform the design, especially where the street grid and topography create unusually shaped lots that can add distinction to the building mass.	The property location has a number of unique attributes. It represents a gateway to Magnolia's commercial district for people traveling to the Magnolia village from homes to the north. This design option emulates the nearby gridded streets and civic buildings.
X	Articulation	Massing	Context + Site	CS2 Urban Pattern and Form	CS2-C-2. Mid-Block Sites: Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge and respond to datum lines of adjacent buildings at the first three floors.	This design option has a strong street edge with the grocery store and modulating residential building overhead activating the full length of the property along the public street.
X	Articulation	Massing	Context + Site	CS2 Urban Pattern and Form	CS2-C-2. Mid-Block Sites: Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge and respond to datum lines of adjacent buildings at the first three floors.	The modulating residential mass with its mid-building terraces and setbacks from the property lines also repeats the forward and back pattern of the buildings at the property to the south.
X	Articulation	Massing	Context + Site	CS2 Urban Pattern and Form	CS2-C-2. Mid-Block Sites: Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge and respond to datum lines of adjacent buildings at the first three floors.	The setback of the two upper floors, the canting of the residential mass at the north and south property lines, and the setback at the alley create 7 distinct terrace areas, allowing more light and air into the property and to neighboring properties.
X	Massing	Living Building	Context + Site	CS2 Urban Pattern and Form	CS2-C-2. Mid-Block Sites: Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge and respond to datum lines of adjacent buildings at the first three floors.	The loading dock will be covered with a small terrace, providing some relief to the neighbors to the north and across the alley.
X	Massing		Context + Site	CS2 Urban Pattern and Form	CS2-D-1. Existing Development and Zoning: Review 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.	The canted residential mass provides voluntary setbacks of as much as 20 feet at the north and south property lines. These setbacks are not required.

2 TerracE	Primary Guidance Topic	Secondary Guidance Topic	Design Guideline Category	Design Guideline Subcategory	Design Guideline	Response
X	Massing	Living Building		CS2 Urban Pattern and F	CS2-D-1. Existing Development and Zoning: Review 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.	The upper two floors of the building are set back more than 31 feet from the street edge, diminishing the building’s presence at 32 nd Avenue and creating additional terrace space.
X	Massing	Living Building		CS2 Urban Pattern and F	CS2-D-1. Existing Development and Zoning: Review 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.	While the setback of the two upper floors from 32nd Avenue, the canting of the residential mass at the north and south property lines, and the setback at the alley create 7 distinct terrace areas, allowing more light and air into the property and to neighboring properties, having the bulk of the building mass shoved east to the alley creates an imposing mass for the single family homes along the alley.
X	Massing			CS2 Urban Pattern and F	CS2-D-3. Zone Transitions: For projects located at the edge of different zones, provide an appropriate transition, or complement to the adjacent zone(s). Projects should create a step-in perceived height, bulk and scale between the anticipated development and potential of the adjacent zone and proposed development.	Modulation at the east-facing alley elevation to mimic the modulation of the single family homes in the lower density zone across the alley and to break up the building mass. The canting of the north and south mid-level residential building mass also results in a narrower profile at the alley than at 32 nd Avenue, allowing more light and air to reach the single family homes to the east.
X	Massing			CS2 Urban Pattern and F	CS2-D-4. Massing Choices: Strive for a successful transition between zones where a project abuts a less intensive zone.	Modulation at the east-facing alley elevation to mimic the modulation of the single family homes in the lower density zone across the alley and to break up the building mass. The canting of the north and south mid-level residential building mass also results in a narrow profile at the alley than at 32 nd Avenue, allowing more light and air to reach the single family homes to the east.
X	Massing	Living Building		CS2 Urban Pattern and F	CS2-D-4. Massing Choices: Strive for a successful transition between zones where a project abuts a less intensive zone.	Terraces at the alley wrap around at the north and south property lines, creating relief for the single family homes across the alley and the building’s adjacent neighbors.
X	Massing			CS2 Urban Pattern and F	CS2-D-5. Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.	The canted residential massing provides voluntary setbacks of as much as 20 feet at the north and south property lines, enhancing privacy for the adjacent neighbors. These setbacks are not required.
X	Massing	Living Building		CS2 Urban Pattern and F	CS2-D-5. Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.	The loading dock will also be covered and landscaped as an open terrace providing privacy, as well as more light and space for the building to the north along the alley, while also visibly shielding the neighboring property at the north from trucks and loading dock activities.
X	Articulation	Public Life		CS3 Architectural Cor	CS3-A-4. Evolving Neighborhoods: In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon the future.	This design option establishes a strong street edge of activated retail with modulated setbacks of the residential massing to create open space and activated terrace areas that can be precedent setting for other new developments in Magnolia’s village core.
X	Public Life			CS3 Architectural Cor	CS3-A-4. Evolving Neighborhoods: In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon the future.	The public plaza also encourages future developments to include ground level public open space.

2 TerracE	Primary Guidance Topic	Secondary Guidance Topic	Design Guideline Category	Design Guideline Subcategory	Design Guideline	Response
X	Public Life		Context + Site	CS2 Urban Pattern and Form	CS2-B-2. Connection to the Street: Identify opportunities for the project to make a strong connection to the street and public realm.	The new street-facing store will activate the North end of the Magnolia commercial district and create positive connections with the nearby Monger Pool, ballfields, and schools. Parents and kids will be able to enjoy coffee, snacks, and meals before and after sports activities, swim lessons, and school. Plus, this area of Magnolia will be enlivened with the activity of shoppers, residents, and guests. The property will be a true community gathering place.
X	Public Life	Articulation	Context + Site	CS2 Urban Pattern and Form	CS2-B-3. Character of Open Space: Contribute to the character and proportion of surrounding open spaces.	The discovery alcoves / seating niches along 32 nd Avenue represent street-level setbacks and mini-public open spaces that provide community linkages to visually connect people to the civic activities and park across the street, as well as convenient places to linger or wait out of the rain.
X	Public Life		Context + Site	CS2 Urban Pattern and F	CS2-B-3. Character of Open Space: Contribute to the character and proportion of surrounding open spaces.	The plaza near the grocery store entry will provide a convenient open air space for neighbors, nearby park and pool visitors, and other members of the community to gather and enjoy coffee, conversation, and prepared foods from the grocery.
X	Design Concept	Living Building	Context + Site	CS2 Urban Pattern and F	CS2-C-1. Corner Sites: Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances.	While not on a corner, the new Safeway mixed-use building will be a gateway to the Magnolia commercial center for people arriving from the North, and a vibrant hub of activity. Biophillia will be a core element of the program, building design, and landscape with water features where people can interact with natural elements, as well as with the use of natural construction materials that will activate the senses. Biophilia will also be apparent in the building massing where the more natural and organic shapes and forms of the southern building meet the more man-made forms of the gridded northern portion of the building. Many of the elements that will make this a Living Building will be present in the systems and equipment that are out of sight, with the exception of solar panels at the roof deck, but nonetheless valuable contributors to the overall Living Building's performance and impact. For even more details about the Living Building elements and how they are expressed in the building, see the Living Building Ccompliance chapter.
X	Design Concept	Public Life	Context + Site	CS2 Urban Pattern and Form	CS2-C-1. Corner Sites: Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances.	This project is not a corner site. It has immediately adjacent properties on both sides containing existing multi-storied apartments and the same zoning as the subject site. Even so, the new mixed-use building will be a gateway to Magnolia's commercial center based on it's location on the edge of the commercial district, its prominence, and its anticipated popularity as Magnolia's newest grocery store.
X	Public Life	Circulation and Parking	Context + Site	CS2 Urban Pattern and F	CS2-C-2. Mid-Block Sites: Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge and respond to datum lines of adjacent buildings at the first three floors.	The community has requested the developer support efforts to work with SDOT and SDCI to place a midblock pedestrian crossing adjacent to the entry woonerf.
X	Public Life	Living Building	Public Life	PL1 Connectivity and	PL1-C-3. Year-Round Activity: Where possible, include features in open spaces for activities beyond daylight hours and throughout the season of the year, especially in neighborhood centers where active open space will contribute to the vibrancy, economic health and public safety.	Massing Option provides additional cover over some of the plaza that will encourage use even during the rainy months or for people seeking shade from the sun.

2 TerracE	Primary Guidance Topic	Secondary Guidance Topic	Design Guideline Category	Design Guideline Subcategory	Design Guideline	Response
X	Articulation	Massing	Context + Site	CS2 Urban Pattern and Form	CS2-C-2. Mid-Block Sites: Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge and respond to datum lines of adjacent buildings at the first three floors.	The adjacent properties contain 70 to 80 year old apartments, built in the 1940s and 50s, that are not near their current development potential and are likely be redeveloped.
X	Articulation	Massing	Context + Site	CS2 Urban Pattern and Form	CS2-C-2. Mid-Block Sites: Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge and respond to datum lines of adjacent buildings at the first three floors.	The datum lines of adjacent properties are not aligned with each other and do not have a retail level, which is a more important datum line to consider. Adding massing-level random short term datum lines confuses a building designed for the future. Details for secondary datum will be considered relative to guidance given for recommendation.
X	Massing		Design Concept	DC2 Architectural Co	DC2-A-2. Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects	Option 2 incorporates deep horizontal bays / light courts at the west elevation facing 32nd Avenue and a variety of modulations at the alley elevation at the east to break up the perceived mass while also creating attractive building elevations.
X	Massing	Living Building	Context + Site	CS2 Urban Pattern and F	CS2-D-1. Existing Development and Zoning: Review 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.	This project is the first to move forward with the new HALA zoning for the Magnolia Village. As a Living Building Pilot Project it is code compliant with the LBPP bonus for height and FAR.
X	Public Life	Circulation and Parking	Design Concept	DC2 Architectural Co	DC2-C-1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies awnings, decks of other secondary elements into the facade design. Add detailing at the street level to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).	The public plaza with this design includes additional covered area, allowing year round use.
X	Massing	Living Building	Design Concept	DC2 Architectural Co	DC2-C-1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies awnings, decks of other secondary elements into the facade design. Add detailing at the street level to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).	Terraces located at the second level adjacent to the alley wrap around to the north and south property lines, and include a terrace above the covered loading dock.
X	Massing		Context + Site	CS2 Urban Pattern and Form	CS2-D-3. Zone Transitions: For projects located at the edge of different zones, provide an appropriate transition, or complement to the adjacent zone(s). Projects should create a step-in perceived height, bulk and scale between the anticipated development and potential of the adjacent zone and proposed development.	Existing stand of 100’ trees mitigates impact on the single family homes across the alley
X	Massing	Design Concept	Context + Site	CS2 Urban Pattern and Form	CS2-D-4. Massing Choices: Strive for a successful transition between zones where a project abuts a less intensive zone.	By sinking the store below street level and utilizing the existing topography of the site, the building’s perceived height based on the number of visible stories is diminished.
X	Massing	Design Concept	Context + Site	CS2 Urban Pattern and Form	CS2-D-4. Massing Choices: Strive for a successful transition between zones where a project abuts a less intensive zone.	By sinking the store below street level and utilizing the existing topography of the site, the building’s perceived height based on the number of visible stories is diminished.

2 TerracE	Primary Guidance Topic	Secondary Guidance Topic	Design Guideline Category	Design Guideline Subcategory	Design Guideline	Response
X	Massing	Living Building	Context + Site	CS2 Urban Pattern and F	CS2-D-4. Massing Choices: Strive for a successful transition between zones where a project abuts a less intensive zone.	A terrace at the alley wraps around at the south property line (a green roof / open space would also wrap at the north property line above the load dock if the 90 degree load dock is used). Both create relief for the single family homes across the alley and the building’s adjacent neighbors.
X	Massing		Context + Site	CS2 Urban Pattern and Form	CS2-D-5. Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.	Voluntary 10-foot setbacks of the residential mass from the buildings to the North and South. (Option 2 has canted massing that results in setbacks of as much as 20 feet at the north and south of 10 feet and greater.) These setbacks are not required.
X	Massing	Living Building	Context + Site	CS2 Urban Pattern and Form	CS2-D-5. Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.	The loading dock will be covered and landscaped with an open terrace (green roof and open space for 90 degree load dock option) allowing more light and air for the neighboring building to the north along the alley and to help provide privacy for neighbors.
X	Articulation	Public Life	Context + Site	CS3 Architectural Cor	CS3-A-4. Evolving Neighborhoods: In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon the future.	This design option establishes a strong street edge of activated retail along with creative setbacks of the residential massing that provide open space for the public plaza and activated terrace areas that can be precedent setting for other new developments in Magnolia’s village core.
X	Design Concept	Public Life	Context + Site	CS3 Architectural Context and Character	CS-3-B-1. Placemaking: Explore history of the site and neighborhood as a potential placemaking opportunity. Look for historical and cultural significance, using neighborhood groups and archives as resources.	Security Properties includes commissioned public art elements in all of their new developments. Art elements with this new development can be used to emphasize the natural and human history of Magnolia.
X	Design Concept	Living Building	Context + Site	CS3 Architectural Cor	CS-3-B-1. Placemaking: Explore history of the site and neighborhood as a potential placemaking opportunity. Look for historical and cultural significance, using neighborhood groups and archives as resources.	A major program element of the new mixed-use building will be the ground-floor grocery store that ties directly with the history of the area. Not only does this grocery use relate to the area's former history of farming and dairy activities, but also directly ties to the 70 years the current location has been used as a grocery store. The seasonal outdoor grocery displays, stocked produce and dairy areas of the store, combined with the building landscape's edible gardens, will all help connect people with nature, food, and the area's former history. See the Living Building Chapter for information about how biophillicia will further connect people with nature.
X	Design Concept	Living Building	Context + Site	CS3 Architectural Cor	CS-3-B-1. Placemaking: Explore history of the site and neighborhood as a potential placemaking opportunity. Look for historical and cultural significance, using neighborhood groups and archives as resources.	The design incorporates street trees, planter strips with lush landscaping, and vegetated spaces to connect the grocery store and residents to the former farming history of the area.
X	Design Concept		Context + Site	CS3 Architectural Context and Character	CS-3-B-1. Placemaking: Explore history of the site and neighborhood as a potential placemaking opportunity. Look for historical and cultural significance, using neighborhood groups and archives as resources.	The team has been working with the community since the beginning of the project, a new Albertsons Advisory Group of community representatives has formed to aid in providing historical and cultural input to ensure this project is perfect for the site.
X	Design Concept	Public Life	Design Concept	DC1 Project Uses and Activities	DC1-A-4. Views and Connections: Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses.	The amenity spaces are purposely located on the second floor and the roof to allow views of community activities in the park and across the alley. The rooftop deck will provide even more impressive views of the Magnolia Valley and Puget Sound.

2 TerracE	Primary Guidance Topic	Secondary Guidance Topic	Design Guideline Category	Design Guideline Subcategory	Design Guideline	Response
X	Public Life	Living Building	Design Concept	DC1 Project Uses an	DC1-A-4. Views and Connections: Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses.	Residents will have views, especially from upper levels. Upper levels will have views of Elliot bay down 32nd and down the alley. Massing Option takes advantage of the LBP additional height and FAR incentives to provide these Biophilic opportunities for residents to engage in nature with views and high decks. Also a roof top deck, made higher by the LBP incentives will allow all residents, including those with the smallest lowest level units access to nature and a rooftop garden designed for habitat, fresh air, sun, and views.
X	Circulation and Parking	Public Life	Design Concept	DC1 Project Uses an	DC1-C-3. Multiple Uses: Design parking areas to serve multiple uses such as children’s play space, outdoor gathering areas, sports courts, woonerf, or common space in multifamily projects.	Surface parking on 32nd Avenue adjoins the public plaza, creating open outdoor gathering space that can be used for seasonal food displays, special events, art displays, or car shows based on its close proximity to the plaza and public street.
X	Circulation and Parking		Design Concept	DC1 Project Uses and Activities	DC1-C-4. Service Uses: Locate and design service entries, loading docks, and trash receptacles away from pedestrian areas or to a less visible portion of the site to reduce possible impacts of these facilities on building aesthetics and pedestrian circulation.	Splitting the building access with service requirements of loading and garbage collection being addressed from the alley away from pedestrians and shopper and resident access from 32nd Avenue best addresses this design guideline.
X	Massing		Design Concept	DC2 Architectural Concept	DC2-A-1. Site Characteristics and Uses: Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space.	Additional open space at the residential levels is provided at the adjacent property lines to the North, East, and South for the benefit of the building residents and nearby neighbors.
X	Massing		Design Concept	DC2 Architectural Concept	DC2-A-1. Site Characteristics and Uses: Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space.	Massing Option addresses the differing programming needs of the retail and residential areas. The grocery store is designed with the uninterrupted space and street frontage the store requires, and the residential levels are modulated with differing North and South design elements to effectively break up the mass of the 330 foot long property while also repeating the forward and back design pattern of the neighboring buildings to the south.
X	Articulation	Massing	Design Concept	DC2 Architectural Concept	DC2-A-2. Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects	The final building design will include balconies, reveals, façade treatments, and a variety of material selections to break up the perceived mass and create attractive building elevations.
X	Articulation		Design Concept	DC2 Architectural Concept	DC2-B-1. Facade Composition: Design all building facades – including alleys and visible roofs – considering the composition of architectural expression of the building as a whole. Ensure that all facades are attractive and well proportioned.	This guideline is really appropriate after EDG as the approved mass is developed. However this Massing Option parti provides ample groundwork for this to be realized.
X	Living Building		Design Concept	DC2 Architectural Concept	DC2-B-1. Facade Composition: Design all building facades – including alleys and visible roofs – considering the composition of architectural expression of the building as a whole. Ensure that all facades are attractive and well proportioned.	The roof will be visible and care has been taken to make sure it will be interesting to see As an LBP building, the north roof has the best sun exposure and will essentially be a rectilinear grid of solar panels, reflecting the gridded design parti of this mass of the project, all floating over a green roof, visually pleasing and proving habitat for nature's creatures.
X	Living Building		Design Concept	DC2 Architectural Concept	DC2-B-1. Facade Composition: Design all building facades – including alleys and visible roofs – considering the composition of architectural expression of the building as a whole. Ensure that all facades are attractive and well proportioned.	The roof will be visible and care has been take to make sure it will be interesting to see. As an LBP building, the south roof will be an elegant, active, biophilic rooftop outdoor space for residents to engage and view nature and habitat.

2 TerracE	Primary Guidance Topic	Secondary Guidance Topic	Design Guideline Category	Design Guideline Subcategory	Design Guideline	Response
X	Articulation	Public Life	Design Concept	DC2 Architectural Concept	DC2-C-1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies awnings, decks of other secondary elements into the facade design. Add detailing at the street level to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).	The 32 nd Avenue elevation includes voluntary street-level setbacks for discovery alcoves / seating niches.
X	Articulation	Living Building	Design Concept	DC2 Architectural Concept	DC2-C-1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies awnings, decks of other secondary elements into the facade design. Add detailing at the street level to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).	The residential floors include balconies at 32 nd Avenue and the alley to make the building elevations more interesting and to provide residents with a direct connection to the outdoors.
X	Articulation	Public Life	Design Concept	DC2 Architectural Concept	DC2-C-1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies awnings, decks of other secondary elements into the facade design. Add detailing at the street level to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).	Periodic canopies stretch the length of the block creating cover over the discovery alcoves and building entries.
X	Public Life	Design Concept	Design Concept	DC2 Architectural Concept	DC2-C-1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies awnings, decks of other secondary elements into the facade design. Add detailing at the street level to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).	By lowering the floor of the grocery store below the street level, pedestrians are rewarded with unobstructed views into the grocery store for window shopping and people inside the store can also see pedestrian activity outside.
X	Massing	Living Building	Design Concept	DC2 Architectural Concept	DC2-C-1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies awnings, decks of other secondary elements into the facade design. Add detailing at the street level to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).	This design includes balconies and terraces along 32 nd Avenue and at the alley to provide residents with access to sunlight and fresh air and to activate the building’s presence in the community.
X	Public Life	Design Concept	Design Concept	DC2 Architectural Concept	DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building façade, entries, retaining walls, courtyards, and exterior spaces in a manner consistent with overall architectural concept.	Lowering the grocery store sales floor below the sidewalk grade also promotes transparency along 32 nd Avenue by providing unobstructed views into the store with shelving located beneath the storefront glazing.
X	Public Life	Design Concept	Design Concept	DC2 Architectural Concept	DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building façade, entries, retaining walls, courtyards, and exterior spaces in a manner consistent with overall architectural concept.	The 12’6” tall glazing along 32 nd Avenue will allow pedestrians to see the activities inside the store and shoppers to see pedestrian activity outside thereby creating active indoor / outdoor connections.
X	Public Life		Design Concept	DC2 Architectural Concept	DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building façade, entries, retaining walls, courtyards, and exterior spaces in a manner consistent with overall architectural concept.	Protected sidewalks are created for children walking to school, the community center, park, and the pool with landscaped planter strips that serve as a safety buffer between the sidewalk and the street.

2 TerracE	Primary Guidance Topic	Secondary Guidance Topic	Design Guideline Category	Design Guideline Subcategory	Design Guideline	Response
X	Design Concept		Design Concept	DC2 Architectural Concept	DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building façade, entries, retaining walls, courtyards, and exterior spaces in a manner consistent with overall architectural concept.	The extensive storefront glazing will provide natural daylight into the store during the daytime and warm light spill to the adjacent sidewalk at night.
X	Public Life		Design Concept	DC2 Architectural Concept	DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building façade, entries, retaining walls, courtyards, and exterior spaces in a manner consistent with overall architectural concept.	Seating / discovery niches along 32 nd Avenue will provide welcome and appropriately sized places of respite for people resting or waiting while also connecting people with the civic activities across the street.
X	Public Life		Design Concept	DC2 Architectural Co	DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building façade, entries, retaining walls, courtyards, and exterior spaces in a manner consistent with overall architectural concept.	The seating / discovery niches also represent an opportunity to enhance the public realm with cultural place making, information about the Living Building, historical references and / or the inclusion of art.
X	Public Life		Design Concept	DC2 Architectural Co	DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building façade, entries, retaining walls, courtyards, and exterior spaces in a manner consistent with overall architectural concept.	A two-level open air public plaza with planter seat walls, stepped seating areas, benches, and table areas serves as the focal point of the street frontage, and will be an inviting place for shoppers, residents, and guests to gather.
X	Public Life		Design Concept	DC2 Architectural Concept	DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building façade, entries, retaining walls, courtyards, and exterior spaces in a manner consistent with overall architectural concept.	Protected sidewalks are included for children walking to school, the community center, park, and the pool with landscaped planter strips that serve as a safety buffer between the sidewalk and the street.
X	Design Concept		Design Concept	DC2 Architectural Concept	DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building façade, entries, retaining walls, courtyards, and exterior spaces in a manner consistent with overall architectural concept.	Perceived height of the store along 32nd and sidewalk canopies are both reduced to a more human and pleasant pedestrian scale by sinking the grocery store below ground level.
X	Design Concept		Design Concept	DC2 Architectural Concept	DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building façade, entries, retaining walls, courtyards, and exterior spaces in a manner consistent with overall architectural concept.	Extensive glazing will provide natural daylight into the store during the daytime and warm inviting light spill to the adjacent sidewalk at night.
X	Design Concept		Design Concept	DC2 Architectural Concept	DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building façade, entries, retaining walls, courtyards, and exterior spaces in a manner consistent with overall architectural concept.	The design uses the site’s topography in combination with the sunken grocery store to allow the grocery store’s back of house prep and storage areas to be located well below alley grade. This design approach hides the blank walls of the storage and prep areas below grade, leaving the alley façade with ground floor pedestrian scale residential units and a terrace area, both of which will activate the alley and provide more resident eyes directly on the alley, promoting safety and security.

2 TerracE	Primary Guidance Topic	Secondary Guidance Topic	Design Guideline Category	Design Guideline Subcategory	Design Guideline	Response
X	Public Life		Design Concept	DC2 Architectural Concept	DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building façade, entries, retaining walls, courtyards, and exterior spaces in a manner consistent with overall architectural concept.	The discovery alcoves / seating niches along 32 nd Avenue are architectural features that will provide a place of respite for people resting or waiting while also connecting people with the civic activities across the street.
X	Public Life		Design Concept	DC2 Architectural Concept	DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building façade, entries, retaining walls, courtyards, and exterior spaces in a manner consistent with overall architectural concept.	The seating / discovery niches also represent an opportunity to enhance the public realm with cultural place making, historical references and / or the inclusion of art.
X	Public Life		Design Concept	DC2 Architectural Concept	DC2-E-1. Legibility and Flexibility: Design buildings such that their primary functions and uses can be readily determined from the exterior. At the same time, design flexibility into the building so that it may remain useful over time even as specific needs evolve.	Sidewalk planters and gardens will provide attractive green space while also functioning as a safety buffer between the sidewalk and the street.
X	Public Life		Design Concept	DC2 Architectural Concept	DC2-E-1. Legibility and Flexibility: Design buildings such that their primary functions and uses can be readily determined from the exterior. At the same time, design flexibility into the building so that it may remain useful over time even as specific needs evolve.	Discovery alcoves / seating niches along 32 nd Avenue will encourage human activity and opportunities for public connection, as well as functional space for people who are waiting for transit or ride sharing services.
X	Living Building	Public Life	Design Concept	DC2 Architectural Concept	DC2-E-1. Legibility and Flexibility: Design buildings such that their primary functions and uses can be readily determined from the exterior. At the same time, design flexibility into the building so that it may remain useful over time even as specific needs evolve.	Residential building setbacks will provide space for terraces where residents can go outdoors to enjoy fresh air and the sights and sounds of the Magnolia community.
X	Public Life	Living Building	Design Concept	DC2 Architectural Concept	DC2-E-1. Legibility and Flexibility: Design buildings such that their primary functions and uses can be readily determined from the exterior. At the same time, design flexibility into the building so that it may remain useful over time even as specific needs evolve.	Public plaza will be visible from the street and immediately recognizable as a safe and pleasant place for people to gather. The plaza will also enhance the relationship between the streetscape and the grocery store and residential entrances.
X	Design Concept	Living Building	Design Concept	DC2 Architectural Concept	DC2-E-1. Legibility and Flexibility: Design buildings such that their primary functions and uses can be readily determined from the exterior. At the same time, design flexibility into the building so that it may remain useful over time even as specific needs evolve.	New mixed-use grocery-anchored building replaces a 1955 grocery store with Living Building Pilot building that emphasizes connecting the community with nature and showcases industry leading energy and water saving technologies and design.
X	Design Concept		Design Concept	DC2 Architectural Concept	DC2-E-1. Legibility and Flexibility: Design buildings such that their primary functions and uses can be readily determined from the exterior. At the same time, design flexibility into the building so that it may remain useful over time even as specific needs evolve.	Building functions and uses will be quickly apparent with the street-facing grocery store and Safeway signage being prominent and visible for people in the park and on the nearby street, and the multi-story building above will be immediately recognizable as multi-family housing.
X	Public Life	Living Building	Design Concept	DC2 Architectural Concept	DC2-E-1. Legibility and Flexibility: Design buildings such that their primary functions and uses can be readily determined from the exterior. At the same time, design flexibility into the building so that it may remain useful over time even as specific needs evolve.	Educational signage in discovery alcoves / seating niches along 32 nd Avenue will provide an opportunity to inform sidewalk pedestrians about the Living Building elements present in the structure.

2 TerracE	Primary Guidance Topic	Secondary Guidance Topic	Design Guideline Category	Design Guideline Subcategory	Design Guideline	Response
X	Circulation and Parking		Design Concept	DC2 Architectural Concept	DC2-E-1. Legibility and Flexibility: Design buildings such that their primary functions and uses can be readily determined from the exterior. At the same time, design flexibility into the building so that it may remain useful over time even as specific needs evolve.	Narrow pathway potentially connecting the alley with 32 nd Avenue and the store entry is currently being studied using one of the “side yards”.
X			Design Concept		DC3-A-1. Interior/Exterior Fit: Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.	Connection of the grocery store and residential entry with the outside plaza directly adjacent to the store entry. This plaza area provides a place for shoppers, residents, and guests to gather, and activates the street frontage.
	Public Life	Living Building		DC3 Open Space Concep		
X			Design Concept	DC3 Open Space Concept	DC3-A-1. Interior/Exterior Fit: Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.	Open space terrace areas are provided at the east and west sides of the residential building to directly connect residents with the outdoors and nature.
	Public Life	Living Building				
X			Design Concept		DC3-B-1. Meeting User Needs: Plan the size, uses, activities and features of each open space to meet the needs of expected users, ensuring each space has a purpose and function	The plaza at the store entry is specifically and purposefully designed to activate the street and store entry areas by providing stepped and planter seat walls, table and chairs, bench seating, and food display areas that shoppers, residents, and others can use to gather and enjoy coffee, refreshments, or a quick meal.
	Public Life			DC3 Open Space Concep		
X			Design Concept	DC3 Open Space Concept	DC3-C-2. Amenities/Features: Create attractive outdoor spaces suited to the uses envisioned for the project.	Planter zone along the street will be activated with gardens and will create a safety buffer between the sidewalk and 32 nd Avenue.
	Public Life	Living Building				
X			Design Concept	DC3 Open Space Concept	DC3-C-2. Amenities/Features: Create attractive outdoor spaces suited to the uses envisioned for the project.	The discovery alcoves / seating niches along 32 nd Avenue will encourage human activity and opportunities for human connection.
	Public Life					
X	Design Concept	Living Building	Design Concept	DC3 Open Space Concep	DC3-C-2. Amenities/Features: Create attractive outdoor spaces suited to the uses envisioned for the project.	Open terraces on portions of all four sides of the building above the store will provide a place of respite for residents and views of the valley, community activities in the nearby park, and the local neighborhood.
X			Design Concept		DC4-D-3. Long Range Planning: Select plants that upon maturity will be appropriate size, scale, and shape to contribute to the site as intended.	Based on the Biophilic theme of the forested upland, we have provided a mix of primarily evergreen trees, shrubs and groundcover. Trailing groundcover such as Kinnikinnick and Virginia Creeper will cascade over the edges of the planter, having a softening effect along the alley edge. The dominant conifers will be native (Douglas Fir and Hemlock), while other species are selected based on qualities such as character, shade tolerance and/or ability to thrive as containerized plantings (Hinoki Cypress, Japanese White Pine). Understory plantings will consist of natives such as Flowering Dogwood, Vine Maple, Serviceberry, Pacific Wax Myrtle, Sword Fern, Mahonia, Huckleberry and Salal.
	Living Building	Design Concept		DC4 Exterior Elements a		
X	Design Concept	Living Building	Design Concept	DC4 Exterior Elements a	DC4-D-3. Long Range Planning: Select plants that upon maturity will be appropriate size, scale, and shape to contribute to the site as intended.	The overall height of the tree canopy is intended to vary widely, giving the feel of a forest in natural succession - with a variety of species in different stages of growth. With soil depths between three and four feet, we anticipate mature tree heights will range from about 15’ at the low end to about 30’-40’ for the largest conifers.
X			Design Concept		DC4-D-3. Long Range Planning: Select plants that upon maturity will be appropriate size, scale, and shape to contribute to the site as intended.	The plaza will be open and sunny with just a small grouping of flowering native Serviceberry trees. The Biophilic focus here is partly bioretention and supporting pollinator species that commonly populate natural wetlands and wet meadows. A variety of culinary herbs, blueberries and native strawberries will link the feel of a kitchen garden with the site’s agricultural past.
	Public Life	Living Building		DC4 Exterior Elements a		

2 TerracE	Primary Guidance Topic	Secondary Guidance Topic	Design Guideline Category	Design Guideline Subcategory	Design Guideline	Response
X	Design Concept	Living Building	Design Concept	DC4 Exterior Elements and Finishes	DC4-D-3. Long Range Planning: Select plants that upon maturity will be appropriate size, scale, and shape to contribute to the site as intended.	Street trees along 32nd Avenue are evergreen Magnolias, which help tie the project visually to the rest of the nearby Magnolia Village shopping district. These trees have been coordinated with SDOT, and the variety chosen - Magnolia Grandiflora 'Victoria' - conforms to the city's recommended street tree list, which lists these at a mature height of 25'. Shrubs and groundcover underplantings in the right-of-way are to be pruned and maintained at 30" max height and most will be native plants. We are planning to have at least two deciduous accent trees in front of the courtyard – possibly Serviceberry trees – pending approval by SDOT.
X	Circulation and Parking	Public Life	Public Life	PL1 Connectivity and	PL1-B-1. Pedestrian Infrastructure: Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections with and outside the project.	The entrances to the grocery store and the residential lobby share a public plaza as part of the street scape treatment, and are connected directly with the public sidewalk.
X	Circulation and Parking		Public Life	PL1 Connectivity and	PL1-B-1. Pedestrian Infrastructure: Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections with and outside the project.	A pedestrian pathway at the south property line is being studied as a possibility to create a mid-block connection between 32 nd Avenue and the alley for community benefit.
X	Public Life	Circulation and Parking	Public Life	PL1 Connectivity and	PL1-B-1. Pedestrian Infrastructure: Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections with and outside the project.	The hardscape areas, including the plaza and public sidewalk, are designed to encourage active use by all members of the public, shoppers, and residents.
X	Living Building	Public Life	Public Life	PL1 Connectivity and	PL1-B-3. Pedestrian Amenities: Opportunities for creating lively, pedestrian orientated open spaces to enliven the area and attract interest and interaction with the site and building should be considered.	The Magnolia development will replace a 1955 grocery store with an Living Building Pilot project that emphasizes the connection of people with nature and will showcase industry-leading energy and water saving technologies and design. The plaza and discovery alcoves will provide opportunities to inform the public about the Living Building.
X	Living Building	Public Life	Public Life	PL1 Connectivity and	PL1-B-3. Pedestrian Amenities: Opportunities for creating lively, pedestrian orientated open spaces to enliven the area and attract interest and interaction with the site and building should be considered.	The plaza area and discovery alcoves / seating niches will attract interest and provide a teaching laboratory and educational tool in the public realm to demonstrate and inform about environmental placemaking.
X	Public Life	Living Building	Public Life	PL1 Connectivity and	PL1-B-3. Pedestrian Amenities: Opportunities for creating lively, pedestrian orientated open spaces to enliven the area and attract interest and interaction with the site and building should be considered.	The outdoor public plaza supports Magnolia Village's placemaking goals by creating pedestrian-scale outdoor rooms that allow the community of shoppers, neighbors, and visitors to gather together.
X	Public Life		Public Life	PL1 Connectivity and Public Life	PL1-B-3. Pedestrian Amenities: Opportunities for creating lively, pedestrian orientated open spaces to enliven the area and attract interest and interaction with the site and building should be considered.	The linkage of the seating niches / discovery alcoves with the nearby plaza will engage and inform pedestrians.
X	Public Life	Design Concept	Public Life	PL1 Connectivity and Public Life	PL1-B-3. Pedestrian Amenities: Opportunities for creating lively, pedestrian orientated open spaces to enliven the area and attract interest and interaction with the site and building should be considered.	The design responds to the site topography with a sunken grocery store allowing transparency along 32 nd Avenue that will capture the interest of pedestrians as they watch shoppers and food preparation with views directly into the store unobstructed by shelving or refrigeration cases.

2 TerracE	Primary Guidance Topic	Secondary Guidance Topic	Design Guideline Category	Design Guideline Subcategory	Design Guideline	Response
X	Living Building	Public Life	Public Life	PL1 Connectivity and	PL1-B-3. Pedestrian Amenities: Opportunities for creating lively, pedestrian orientated open spaces to enliven the area and attract interest and interaction with the site and building should be considered.	While most of the elements that constitute a Living Building are not visible, one of the selected “petals”, Beauty, requires consideration of Biophilia, the desire of man to connect with the outdoors and nature. The plaza, and its surrounding naturalistic forms, provides the opportunity, as the project moves beyond massing, to be clearly and actively a place for shoppers, residents and the community to engage with the outdoors and connect easier with the civic open spaces across the street.
X	Design Concept	Public Life	Public Life	PL1 Connectivity and Public Life	PL1-B-3. Pedestrian Amenities: Opportunities for creating lively, pedestrian orientated open spaces to enliven the area and attract interest and interaction with the site and building should be considered.	The design responds to the site topography with a sunken grocery store allowing transparency along 32 nd Avenue that will capture the interest of pedestrians as they watch shoppers and food preparation with views directly into the store unobstructed by shelving or refrigeration cases.
X	Public Life	Living Building	Public Life	PL1 Connectivity and	PL1-C-2. Informal Community Uses: In addition to places for walking and sitting, consider including space for informal community uses such as performances, farmer’s markets, kiosks and community bulletin boards, cafes or street vending.	The two-level plaza design with outdoor tables, planter seat walls, stepped seating, benches, and open space provides a place for informal community meetings and public gathering, as requested by the community. The plaza is designed to serve as an outdoor meeting room, as well as an area for seasonal food displays and café style seating where people can enjoy coffee, conversation, and prepared foods from the grocery store.
X	Public Life	Living Building	Public Life	PL1 Connectivity and	PL1-C-3. Year-Round Activity: Where possible, include features in open spaces for activities beyond daylight hours and throughout the season of the year, especially in neighborhood centers where active open space will contribute to the vibrancy, economic health and public safety.	The plaza will be available for use through all seasons of the year and beyond daylight hours as well.
X	Public Life	Living Building	Public Life	PL1 Connectivity and	PL1-C-3. Year-Round Activity: Where possible, include features in open spaces for activities beyond daylight hours and throughout the season of the year, especially in neighborhood centers where active open space will contribute to the vibrancy, economic health and public safety.	The public plaza, open air terraces, and rooftop deck will be available for use through all seasons of the year and beyond daylight hours as well.
X	Circulation and Parking		Public Life	PL2 Walkability	PL2-A-1. Access for All: Provide access for people of all abilities in a manner that is fully integrated into the project design. Design entries and other primary access points such that all visitors can be greeted and welcome through the front door.	The main front doors of the grocery store and the residential lobby will all have prominent accessible entries.
X	Circulation and Parking	Public Life	Public Life	PL2 Walkability	PL2-A-1. Access for All: Provide access for people of all abilities in a manner that is fully integrated into the project design. Design entries and other primary access points such that all visitors can be greeted and welcome through the front door.	The public plaza will provide accessible safe and well-connected outdoor seating and meeting spaces that are not restricted or hidden from the street and will serve as a community gathering place and entrance to the grocery store and residential building.
X	Circulation and Parking	Public Life	Public Life	PL2 Walkability	PL2-A-1. Access for All: Provide access for people of all abilities in a manner that is fully integrated into the project design. Design entries and other primary access points such that all visitors can be greeted and welcome through the front door.	The public plaza will feature hardscape planters with green landscape to keep the outdoor seating and meeting spaces in the public plaza physically separated from vehicles.

2 TerracE	Primary Guidance Topic	Secondary Guidance Topic	Design Guideline Category	Design Guideline Subcategory	Design Guideline	Response
X	Circulation and Parking	Public Life	Public Life	PL2 Walkability	PL2-A-1. Access for All: Provide access for people of all abilities in a manner that is fully integrated into the project design. Design entries and other primary access points such that all visitors can be greeted and welcome through the front door.	The front door to the project is the open plaza. All main entries open off it. Access on foot, on bike, or by car are al accessible to the front door Plaza. Accessibility for disabled, seniors, and young families is often by car or van. The woonerf extension of the Plaza provides accessibility to this these community members, while carefully designed landscape elements ensure pedestrians and bicyclist and those enjoying the plaza are not negatively impacted by them.
X	Circulation and Parking		Public Life	PL2 Walkability	PL2-A-2. Access Challenges: Add features to assist pedestrians in navigating sloped sites, long blocks or other challenges.	Public plaza features gentle slopes that are easy enough to navigate without handrails.
X	Circulation and Parking	Public Life	Public Life	PL2 Walkability	PL2-A-2. Access Challenges: Add features to assist pedestrians in navigating sloped sites, long blocks or other challenges.	Discovery alcoves along 32nd Avenue provide places for pedestrians to pause and rest along the long block.
X	Circulation and Parking		Public Life	PL2 Walkability	PL2-A-2. Access Challenges: Add features to assist pedestrians in navigating sloped sites, long blocks or other challenges.	Proposed midblock crossing would accommodate the ways that the neighborhood actually uses the street, people with have a safe crossing instead of jaywalking.
X	Circulation and Parking	Public Life	Public Life	PL2 Walkability	PL2-A-2. Access Challenges: Add features to assist pedestrians in navigating sloped sites, long blocks or other challenges.	By placing the outdoor plaza near the SE corner of the property where the site elevation is lowest allows the two level plaza area to more closely match the grade of the sunken store. As a result, paths with slopes well within required accessibility standards connect the public sidewalk to the plaza levels, store, and residential entry.
X	Circulation and Parking		Public Life	PL2 Walkability	PL2-A-2. Access Challenges: Add features to assist pedestrians in navigating sloped sites, long blocks or other challenges.	32nd Avenue slopes about 6’ in the 330’ length of the site, or about 2%, the same cross slope as a city sidewalk, so no special accommodations are needed due to slope.
X	Circulation and Parking		Public Life	PL2 Walkability	PL2-A-2. Access Challenges: Add features to assist pedestrians in navigating sloped sites, long blocks or other challenges.	Since the store is depressed to allow shelving within the store and ample storefront unblocked storefront glass, it is important that all modes of access to the site be at the lowest possible portion of the site, which is at the south.
X	Massing		Context + Site	CS2 Urban Pattern and F	CS2-D-4. Massing Choices: Strive for a successful transition between zones where a project abuts a less intensive zone.	Modulation at the east-facing alley elevation mimics the modulation of the single family homes in the lower density zone across the alley and to break up the building mass. The canting of the north and south mid-level residential building mass also results in a narrower profile at the alley than at 32nd Avenue allowing more light and air to reach the single family homes to the east.
X	Circulation and Parking	Public Life	Public Life	PL2 Walkability	PL2-B-3. Street-Level Transparency: Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies) where appropriate by keeping views open into spaces behind walls or planting, at corners, or along narrow passageways.	The store and residential entries are visible from the public plaza and the public sidewalk at 32 nd Avenue.
X	Design Concept	Public Life	Public Life	PL2 Walkability	PL2-B-3. Street-Level Transparency: Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies) where appropriate by keeping views open into spaces behind walls or planting, at corners, or along narrow passageways.	Lowering the grocery store sales floor below the sidewalk grade also promotes transparency along 32 nd Avenue by providing unobstructed views into the store with shelving located beneath the storefront glazing.

2 TerracE	Primary Guidance Topic	Secondary Guidance Topic	Design Guideline Category	Design Guideline Subcategory	Design Guideline	Response
X	Design Concept	Public Life	Public Life	PL2 Walkability	PL2-B-3. Street-Level Transparency: Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies) where appropriate by keeping views open into spaces behind walls or planting, at corners, or along narrow passageways.	12'-6" high storefront along 32nd Avenue provides visibility into the store.
X	Design Concept	Public Life	Public Life	PL2 Walkability	PL2-B-3. Street-Level Transparency: Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies) where appropriate by keeping views open into spaces behind walls or planting, at corners, or along narrow passageways.	Plaza and corner setbacks at the south end of the site
X	Design Concept	Circulation and Parking	Public Life	PL3 Street-level Inter	PL3-A-1. Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street.	The public plaza adjacent to the public sidewalk on 32 nd Avenue is a focal point and distinctive design element that provides a visible and logical gathering point with defined entrances to the grocery store and the residential building.
X	Design Concept	Circulation and Parking	Public Life	PL3 Street-level Interaction	PL3-A-1. Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street.	The design features an attractive street presence with 12'-6" tall windows along 32nd Avenue as a prominent grocery entrance.
X	Massing		Context + Site	CS2 Urban Pattern and F	CS2-D-5. Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.	Option 2 has the upper two floors set back deeply from 32nd Avenue, reducing perceived massing at the street, but also increasing perceived massing at the alley and for the single family neighbors across the alley.
X	Design Concept	Public Life	Public Life	PL3 Street-level Interaction	PL3-C-2. Visibility: Maximize visibility into the building interior and merchandise displays. Consider fully- operational glazed wall-sized doors, and/or special lighting for displays.	The sunken grocery store design maximizes visibility into the store with shelving installed below the 12' 6" tall storefront windows allowing unobstructed views of the merchandise displays, shoppers, and food preparation activities.
X	Public Life	Circulation and Parking	Public Life	PL4 Active Transportation	PL4-A-1. Serving all Modes of Travel: Provide safe and convenient access points for all modes of travel	The proposed design includes discovery alcoves / seating niches along 32 nd Avenue and plaza seating that can be used by people waiting for friends, ride sharing vehicles, taxis, carpools, and transit.
X	Circulation and Parking			PL4 Active Transportation	PL4-A-1. Serving all Modes of Travel: Provide safe and convenient access points for all modes of travel	This option (all options) can accommodate a 90 degree grocery truck loading dock at the alley, minimizing visual, auditory and olfactory impacts on single family homes across the alley, while providing the access Safeway needs.

DESIGN GUIDELINE RESPONSES

OPTION 3 - STRONG VERTICALS

3 Strong Verticals	Primary Guidance Topic	Secondary Guidance Topic	Design Guideline Category	Design Guideline Subcategory	Design Guideline	Response
X	Living Building	Design Concept	Context + Site	CS1 Natural Systems and Site Features	CS1-B. Sun and Wind: Take advantage of solar exposure and natural ventilation. Use local wind patterns and solar gain to reduce the need for mechanical ventilation and heating where possible.	The glazing for the ground level commercial space will also allow natural light into the store and be a source of passive solar gain during colder months.
X	Living Building	Design Concept	Context + Site	CS1 Natural Systems and Site Features	CS1-B. Sun and Wind: Take advantage of solar exposure and natural ventilation. Use local wind patterns and solar gain to reduce the need for mechanical ventilation and heating where possible.	Unobstructed west elevation with large operable windows that will provide the residential units with fresh outside air, passive solar heating during sunny winter months, cooler night time air and breezes during warmer months, and natural light.
X	Living Building	Design Concept	Context + Site	CS1 Natural Systems and Site Features	CS1-B. Sun and Wind: Take advantage of solar exposure and natural ventilation. Use local wind patterns and solar gain to reduce the need for mechanical ventilation and heating where possible.	The building will have unobstructed sun exposure at the roof where green roof plants will be present.
x	Living Building	Design Concept	Context + Site	CS1 Natural Systems	CS1-B. Sun and Wind: Take advantage of solar exposure and natural ventilation. Use local wind patterns and solar gain to reduce the need for mechanical ventilation and heating where possible.	This Living Building Pilot option utilizes the Beauty Petal with its emphasis on Bilopholia, the desire for man to connect with nature, which is directly connected to the sun and natural winds. The community plaza and entry to all components of the project, by any means of transportation, on foot, on bicycle, or by car, is located at the ideal southern portion of the site where this area of most intense interaction and outdoor potential is warmed by the south and west sun, and cooled and ventilated by the prevailing southwest winds.
X	Living Building	Design Concept	Context + Site	CS1 Natural Systems	CS1-B. Sun and Wind: Take advantage of solar exposure and natural ventilation. Use local wind patterns and solar gain to reduce the need for mechanical ventilation and heating where possible.	The natural breezes arrive from the southwest and are allowed to exit thru the open woonerf and covered accessible parking/rotating outdoor art space and up through the openings along the alley at the east that also let light into this entry to the below grade bicycle and car storage areas.
X	Living Building	Design Concept	Context + Site	CS1 Natural Systems and Site Features	CS1-B. Sun and Wind: Take advantage of solar exposure and natural ventilation. Use local wind patterns and solar gain to reduce the need for mechanical ventilation and heating where possible.	Solar panels on roof
X	Living Building	Design Concept	Context + Site	CS1 Natural Systems and Site Features	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 structures on site.	All residential units and amenity areas will have unobstructed access to sunlight and fresh air.
X	Public Life	Design Concept	Context + Site	CS1 Natural Systems and Site Features	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 structures on site.	Use of the slope and topography to sink the grocery store allows for a day lit store with 12’6 tall windows along 32 nd Avenue and unobstructed visual connections between indoor and outdoor activities.
X	Massing		Context + Site	CS1 Natural Systems and Site Features	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 structures on site.	Voluntary 10’ setbacks along the north and south sides of the proposed building allow for more light and air between the new and existing buildings.
X	Massing	Living Building	Context + Site	CS1 Natural Systems	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 structures on site.	Use of the slope and topography in an east-west direction allows the Northernmost portion of the residential building to be pushed closer to 32 nd Avenue creating greater setbacks along the alley and letting more sunlight and air reach the single-family homes near the northern portion of the residential building.

3 Strong Verticals	Primary Guidance Topic	Secondary Guidance Topic	Design Guideline Category	Design Guideline Subcategory	Design Guideline	Response
X	Design Concept	Public Life	Context + Site	CS1 Natural Systems and Site Features	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 structures on site.	Lowering the grocery store floor level below grade allows for a day lit store with 12’6 tall windows along 32 nd Avenue and unobstructed visual connections between indoor and outdoor activities and store shelving located below the glazing.
X	Design Concept	Massing	Context + Site	CS1 Natural Systems	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 structures on site.	The smaller southern portion of the residential building shifts away from 32 nd Avenue allowing more sunlight to reach the public plaza.
X	Design Concept	Massing	Context + Site	CS1 Natural Systems	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 structures on site.	Southern part of the residential building is set back from the street, creating a public plaza open to the sky for fresh air and sunlight is created that represents a building focal point for the grocery and residential entries.
X	Massing	Design Concept	Context + Site	CS1 Natural Systems	CS1-C-1. Land Form: Use natural topography and desirable Land Forms to inform project design	Massing Options respond to the North-South topography by placing the tallest portion of the residential building to the north, which is the highest part of the property. The Southern portion of the building steps down in response to the slope of the property.
X	Massing	Design Concept	Context + Site	CS1 Natural Systems	CS1-C-1. Land Form: Use natural topography and desirable Land Forms to inform project design.	The site naturally slopes down from northeast to southwest. The code allows average grade to be calculated in only one direction, not two. While calculating average grade in the east-west direction allows a taller building, it puts the bulk of the mass tight to high part of the site, along the alley shared with single family homes. To better meet guideline sensitivity to lower zoned areas, the team chose to calculate average grade in the north-south direction and step the building in the building in the north-south direction in this option and place the bulk of the mass on 32nd and respect the single family homes with a significant building setback and abundant landscaping.
X	Design Concept	Public Life	Context + Site	CS1 Natural Systems and Site Features	CS1-C-1. Land Form: Use natural topography and desirable Land Forms to inform project design.	Use of the natural slope of the site to sink the store area, providing 12’-6” tall windows along 32nd Avenue.
X	Massing		Context + Site	CS1 Natural Systems and Site Features	CS1-C-2. Elevation Changes: Use the existing site topography when locating structures and open space on the site.	Sinking the store into the 15-foot grade change also reduces the overall perceived height and scale of the building along the alley since a portion of the building is buried into the hillside.
X	Public Life	Design Concept	Context + Site	CS1 Natural Systems and Site Features	CS1-C-2. Elevation Changes: Use the existing site topography when locating structures and open space on the site.	Grocery store floor level lower than the sidewalk along 32nd Avenue allows for a daylit store with 12’6” tall windows and unobstructed visual connections between indoor and outdoor activities.
X	Design Concept		Context + Site	CS1 Natural Systems	CS1-C-2. Elevation Changes: Use the existing site topography when locating structures and open space on the site.	Grocery store back-of-house elements are buried out of sight into the hillside, leaving a more attractive terrace and residential units visible at the alley.
X	Design Concept	Public Life	Context + Site	CS1 Natural Systems	CS1-C-2. Elevation Changes: Use the existing site topography when locating structures and open space on the site.	Locating the store in the Northern portion of the property takes advantage of the existing North-to-South slopes and topography and allows the sunken store to connect better with the plaza at the South end of the property where the existing grade and street are lower.
X	Public Life	Design Concept	Context + Site	CS2 Urban Pattern and F	CS2-A-1. Sense of Place: Emphasize attributes that give a distinct sense of place. Design open spaces to enhance areas where are strong identity already exists and create a sense of place where the physical context is less established.	Massing Option creates a distinct sense of place with a public plaza as a focal point at the front entries of the store and the residential lobby. This plaza design element is supported and desired by members of the Magnolia Community.

3 Strong Verticals	Primary Guidance Topic	Secondary Guidance Topic	Design Guideline Category	Design Guideline Subcategory	Design Guideline	Response
X	Public Life		Context + Site	CS2 Urban Pattern and Form	CS2-A-2. Architectural Presence: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context and design accordingly.	The grocery store has a strong street presence with 12’ 6” tall glazing to connect and engage pedestrians with the activities happening inside the store.
X	Massing	Living Building	Context + Site	CS2 Urban Pattern and F	CS2-A-2. Architectural Presence: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context and design accordingly.	At the alley side, a large 40 foot step back of the northern portion of the building from the alley creates massing relief for the alley neighbors and room for a large landscaped courtyard.
X	Design Concept	Massing	Context + Site	CS2 Urban Pattern and Form	CS2-A-2. Architectural Presence: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context and design accordingly.	Along 32nd this site is the gateway and portal to the recently up-zoned heart of Magnolia, The Magnolia Village. The building along 32nd should have a strong architectural presence.
X	Design Concept		Context + Site	CS2 Urban Pattern and F	CS2-A-2. Architectural Presence: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context and design accordingly.	The alley side that abuts single family zoning has a more restrained architectural presence.
X	Massing	Living Building	Context + Site	CS2 Urban Pattern and F	CS2-A-2. Architectural Presence: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context and design accordingly.	Massing Options place the bulk of the mass on 32nd and respect the single family homes with a significant building setback and abundant landscaping.
X	Articulation		Context + Site	CS2 Urban Pattern and Form	CS2-B-1. Site Characteristics: Allow characteristics of the site to inform the design, especially where the street grid and topography create unusually shaped lots that can add distinction to the building mass.	The property location has a number of unique attributes. It represents a gateway to Magnolia’s commercial district for people traveling to the Magnolia village from homes to the north. This design option emulates the nearby gridded streets and civic buildings.
X	Public Life		Context + Site	CS3 Architectural Cor	CS3-A-4. Evolving Neighborhoods: In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon the future.	The public plaza also encourages future developments to include ground level public open space.
X	Public Life		Context + Site	CS2 Urban Pattern and Form	CS2-B-2. Connection to the Street: Identify opportunities for the project to make a strong connection to the street and public realm.	The new street-facing store will activate the North end of the Magnolia commercial district and create positive connections with the nearby Monger Pool, ballfields, and schools. Parents and kids will be able to enjoy coffee, snacks, and meals before and after sports activities, swim lessons, and school. Plus, this area of Magnolia will be enlivened with the activity of shoppers, residents, and guests. The property will be a true community gathering place.
X	Public Life	Articulation	Context + Site	CS2 Urban Pattern and Form	CS2-B-3. Character of Open Space: Contribute to the character and proportion of surrounding open spaces.	The discovery alcoves / seating niches along 32 nd Avenue represent street-level setbacks and mini-public open spaces that provide community linkages to visually connect people to the civic activities and park across the street, as well as convenient places to linger or wait out of the rain.
X	Public Life		Context + Site	CS2 Urban Pattern and F	CS2-B-3. Character of Open Space: Contribute to the character and proportion of surrounding open spaces.	The plaza near the grocery store entry will provide a convenient open air space for neighbors, nearby park and pool visitors, and other members of the community to gather and enjoy coffee, conversation, and prepared foods from the grocery.

3 Strong Verticals	Primary Guidance Topic	Secondary Guidance Topic	Design Guideline Category	Design Guideline Subcategory	Design Guideline	Response
X			Context + Site		CS2-C-1. Corner Sites: Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances.	While not on a corner, the new Safeway mixed-use building will be a gateway to the Magnolia commercial center for people arriving from the North, and a vibrant hub of activity. Biophillia will be a core element of the program, building design, and landscape with water features where people can interact with natural elements, as well as with the use of natural construction materials that will activate the senses. Biophilia will also be apparent in the building massing where the more natural and organic shapes and forms of the southern building meet the more man-made forms of the gridded northern portion of the building. Many of the elements that will make this a Living Building will be present in the systems and equipment that are out of sight, with the exception of solar panels at the roof deck, but nonetheless valuable contributors to the overall Living Building's performance and impact. For even more details about the Living Building elements and how they are expressed in the building, see the Living Building Ccompliance chapter.
	Design Concept	Living Building		CS2 Urban Pattern and F		
X	Design Concept	Public Life	Context + Site	CS2 Urban Pattern and Form	CS2-C-1. Corner Sites: Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances.	This project is not a corner site. It has immediately adjacent properties on both sides containing existing multi-storied apartments and the same zoning as the subject site. Even so, the new mixed-use building will be a gateway to Magnolia's commercial center based on it's location on the edge of the commercial district, its prominence, and its anticipated popularity as Magnolia's newest grocery store.
X			Context + Site		CS2-C-1. Corner Sites: Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances.	Massing Options attempt to break this excessively long block into two blocks with a large public community plaza, and a significant building setback at the far south end of the site.
	Public Life	Massing		CS2 Urban Pattern and F		
X			Context + Site		CS2-C-2. Mid-Block Sites: Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge and respond to datum lines of adjacent buildings at the first three floors.	The community has requested the developer support efforts to work with SDOT and SDCl to place a midblock pedestrian crossing adjacent to the entry woonerf.
	Public Life	Circulation and Parking		CS2 Urban Pattern and F		
X			Context + Site		CS2-C-2. Mid-Block Sites: Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge and respond to datum lines of adjacent buildings at the first three floors.	The northern portion of the building fronting the street and the setback southern portion of the residential mass also repeat the forward and back pattern of the buildings at the property to the south.
	Articulation	Massing		CS2 Urban Pattern and F		
X			Context + Site		CS2-C-2. Mid-Block Sites: Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge and respond to datum lines of adjacent buildings at the first three floors.	The loading dock is also covered with an open terrace, providing further relief to the neighbors to the north and across the alley.
	Massing	Living Building		CS2 Urban Pattern and F		
X			Context + Site		CS2-C-2. Mid-Block Sites: Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge and respond to datum lines of adjacent buildings at the first three floors.	The adjacent properties contain 70 to 80 year old apartments, built in the 1940s and 50s, that are not near their current development potential and are likely be redeveloped.
	Articulation	Massing		CS2 Urban Pattern and Form		
X			Context + Site		CS2-C-2. Mid-Block Sites: Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge and respond to datum lines of adjacent buildings at the first three floors.	The datum lines of adjacent properties are not aligned with each other and do not have a retail level, which is a more important datum line to consider. Adding massing-level random short term datum lines confuses a building designed for the future. Details for secondary datum will be considered relative to guidance given for recommendation.
	Articulation	Massing		CS2 Urban Pattern and Form		

3 Strong Verticals	Primary Guidance Topic	Secondary Guidance Topic	Design Guideline Category	Design Guideline Subcategory	Design Guideline	Response
X	Massing		Context + Site	CS2 Urban Pattern and Form	CS2-C-2. Mid-Block Sites: Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge and respond to datum lines of adjacent buildings at the first three floors.	The larger Northern gridded portion of the residential building also is set back from the front of the grocery store creating additional massing relief at 32 nd Avenue and the park, as well as for the neighbors to the North and South.
X	Massing		Context + Site	CS2 Urban Pattern and Form	CS2-D-1. Existing Development and Zoning: Review 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.	This design provides voluntary 10-foot setbacks of the residential mass from the buildings to the north and south. These setbacks are not required.
X	Massing	Living Building	Context + Site	CS2 Urban Pattern and Form	CS2-D-1. Existing Development and Zoning: Review 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.	This project is the first to move forward with the new HALA zoning for the Magnolia Village. As a Living Building Pilot Project it is code compliant with the LBPP bonus for height and FAR.
X	Massing	Living Building	Context + Site	CS2 Urban Pattern and Form	CS2-D-1. Existing Development and Zoning: Review 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.	Placing the northern part of the residential building at the higher north end and also forward to the street creates a 40 foot set back from the alley with a large courtyard terrace above the store adjacent to the alley. A smaller terrace is also provided between the southernmost residential portion of the building and the alley. Neither of these setbacks are required by code.
X	Massing		Context + Site	CS2 Urban Pattern and Form	CS2-D-3. Zone Transitions: For projects located at the edge of different zones, provide an appropriate transition, or complement to the adjacent zone(s). Projects should create a step-in perceived height, bulk and scale between the anticipated development and potential of the adjacent zone and proposed development.	Voluntary 10-foot setbacks of the residential mass from the buildings to the north and south. These setbacks provide more light and air to reach the adjacent properties to the north and south, as well as for the neighbors across the alley. These setbacks are not required.
X	Massing		Context + Site	CS2 Urban Pattern and Form	CS2-D-3. Zone Transitions: For projects located at the edge of different zones, provide an appropriate transition, or complement to the adjacent zone(s). Projects should create a step-in perceived height, bulk and scale between the anticipated development and potential of the adjacent zone and proposed development.	Existing stand of 100' trees mitigates impact on the single family homes across the alley
X	Massing	Design Concept	Context + Site	CS2 Urban Pattern and Form	CS2-D-4. Massing Choices: Strive for a successful transition between zones where a project abuts a less intensive zone.	By sinking the store below street level and utilizing the existing topography of the site, the building's perceived height based on the number of visible stories is diminished.
X	Massing	Living Building	Context + Site	CS2 Urban Pattern and Form	CS2-D-4. Massing Choices: Strive for a successful transition between zones where a project abuts a less intensive zone.	Massing Options provide a 40 foot voluntary setback of the larger northern residential portion of the building from the alley allowing for a large terrace courtyard buffer and massing relief for the homes across the alley. The terrace will be landscaped to help create a natural urban forest buffer between the new building and the existing homes.
X	Massing	Living Building	Context + Site	CS2 Urban Pattern and Form	CS2-D-4. Massing Choices: Strive for a successful transition between zones where a project abuts a less intensive zone.	Smaller southern portion of the residential building will also be setback from the alley with terrace areas between the building and the alley.

3 Strong Verticals	Primary Guidance Topic	Secondary Guidance Topic	Design Guideline Category	Design Guideline Subcategory	Design Guideline	Response
X	Massing	Design Concept	Context + Site	CS2 Urban Pattern and Form	CS2-D-4. Massing Choices: Strive for a successful transition between zones where a project abuts a less intensive zone.	By sinking the store below street level and utilizing the existing topography of the site, the building’s perceived height based on the number of visible stories is diminished.
X	Massing	Living Building	Context + Site	CS2 Urban Pattern and F	CS2-D-4. Massing Choices: Strive for a successful transition between zones where a project abuts a less intensive zone.	A terrace at the alley wraps around at the south property line (a green roof / open space would also wrap at the north property line above the load dock if the 90 degree load dock is used). Both create relief for the single family homes across the alley and the building’s adjacent neighbors.
X	Massing	Living Building	Context + Site	CS2 Urban Pattern and F	CS2-D-4. Massing Choices: Strive for a successful transition between zones where a project abuts a less intensive zone.	Massing Options 3, 4, and 5 provide a 40 foot voluntary setback of the larger northern residential portion of the building from the alley allowing for a large terrace courtyard buffer and massing relief for the homes across the alley. The terrace will be landscaped to help create a natural urban forest buffer between the building and the existing homes.
X	Massing	Living Building	Context + Site	CS2 Urban Pattern and Form	CS2-D-4. Massing Choices: Strive for a successful transition between zones where a project abuts a less intensive zone.	The smaller southern portion of the residential building will also be setback from the alley with terrace areas between the building and the alley.
X	Massing		Context + Site	CS2 Urban Pattern and Form	CS2-D-5. Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.	Voluntary 10-foot setbacks of the residential mass from the buildings to the North and South. (Option 2 has canted massing that results in setbacks of as much as 20 feet at the north and south of 10 feet and greater.) These setbacks are not required.
X	Articulation	Massing	Context + Site	CS2 Urban Pattern and F	CS2-A-2. Architectural Presence: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context and design accordingly.	A vertical notch setback is provided in the northern part of the residential building creating massing and architectural relief for the longest portion of the street-facing residential part of the building.
X	Articulation		Context + Site	CS2 Urban Pattern and F	CS2-B-1. Site Characteristics: Allow characteristics of the site to inform the design, especially where the street grid and topography create unusually shaped lots that can add distinction to the building mass.	Gridded notch added for Option 3.
X	Massing	Living Building	Context + Site	CS2 Urban Pattern and Form	CS2-D-5. Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.	The loading dock will be covered and landscaped with an open terrace (green roof and open space for 90 degree load dock option) allowing more light and air for the neighboring building to the north along the alley and to help provide privacy for neighbors.
X	Massing	Living Building	Context + Site	CS2 Urban Pattern and F	CS2-D-5. Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.	A voluntary 40 foot setback (35 feet for Option 5) from the alley is also provided at the northern portion of the residential building. This setback allows for a large landscaped courtyard terrace that will enhance privacy for the single family homes across the alley.
X	Articulation		Context + Site	CS2 Urban Pattern and F	CS2-D-5. Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.	The building incorporates angled decks at the southernmost residential building to minimize direct views into homes and backyards of the single family neighbors across the alley.
X	Articulation	Public Life	Context + Site	CS3 Architectural Cor	CS3-A-4. Evolving Neighborhoods: In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon the future.	This design option establishes a strong street edge of activated retail along with creative setbacks of the residential massing that provide open space for the public plaza and activated terrace areas that can be precedent setting for other new developments in Magnolia’s village core.

3 Strong Verticals	Primary Guidance Topic	Secondary Guidance Topic	Design Guideline Category	Design Guideline Subcategory	Design Guideline	Response
X	Design Concept	Public Life	Context + Site	CS3 Architectural Context and Character	CS-3-B-1. Placemaking: Explore history of the site and neighborhood as a potential placemaking opportunity. Look for historical and cultural significance, using neighborhood groups and archives as resources.	Security Properties includes commissioned public art elements in all of their new developments. Art elements with this new development can be used to emphasize the natural and human history of Magnolia.
X	Design Concept	Living Building	Context + Site	CS3 Architectural Co	CS-3-B-1. Placemaking: Explore history of the site and neighborhood as a potential placemaking opportunity. Look for historical and cultural significance, using neighborhood groups and archives as resources.	A major program element of the new mixed-use building will be the ground-floor grocery store that ties directly with the history of the area. Not only does this grocery use relate to the area's former history of farming and dairy activities, but also directly ties to the 70 years the current location has been used as a grocery store. The seasonal outdoor grocery displays, stocked produce and dairy areas of the store, combined with the building landscape's edible gardens, will all help connect people with nature, food, and the area's former history. See the Living Building Chapter for information about how biophillia will further connect people with nature.
X	Articulation	Massing	Context + Site	CS2 Urban Pattern and F	CS2-C-2. Mid-Block Sites: Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge and respond to datum lines of adjacent buildings at the first three floors.	The vertical notch in the northern portion of the gridded portion of the residential building provides additional massing relief at 32 nd Avenue and the park.
X	Design Concept	Living Building	Context + Site	CS3 Architectural Co	CS-3-B-1. Placemaking: Explore history of the site and neighborhood as a potential placemaking opportunity. Look for historical and cultural significance, using neighborhood groups and archives as resources.	The design incorporates street trees, planter strips with lush landscaping, and vegetated spaces to connect the grocery store and residents to the former farming history of the area.
X	Design Concept		Context + Site	CS3 Architectural Context and Character	CS-3-B-1. Placemaking: Explore history of the site and neighborhood as a potential placemaking opportunity. Look for historical and cultural significance, using neighborhood groups and archives as resources.	The team has been working with the community since the beginning of the project, a new Albertsons Advisory Group of community representatives has formed to aid in providing historical and cultural input to ensure this project is perfect for the site.
X	Design Concept	Articulation	Context + Site	CS3 Architectural Co	CS-3-B-1. Placemaking: Explore history of the site and neighborhood as a potential placemaking opportunity. Look for historical and cultural significance, using neighborhood groups and archives as resources.	On the North and East, the site is surrounded by gridded streets and rectilinear homes created by man. The overall massing for this North portion of the project is composed of a rectilinear gridded pattern that reflects this residential history
X	Design Concept	Living Building	Context + Site	CS3 Architectural Co	CS-3-B-1. Placemaking: Explore history of the site and neighborhood as a potential placemaking opportunity. Look for historical and cultural significance, using neighborhood groups and archives as resources.	On the South, the site fronts a more naturalistic open space of civic presence with curving paths. The design of these massingoptionson the south also features open space and the civic scale surrounding walls reflect the curves of nature found in the open space across the street and Magnolia’s signature Discovery park, embracing and protecting the open space like human arms.
X	Massing	Articulation	Context + Site	CS3 Architectural Co	CS-3-B-1. Placemaking: Explore history of the site and neighborhood as a potential placemaking opportunity. Look for historical and cultural significance, using neighborhood groups and archives as resources.	Between the two main horizontal massing elements is a vertical element intended to serve as a lantern, directly over the entry to Safeway and making the portal to the community plaza. The sophisticated, functioning mechanical system needed to run this Living Building Pilot project is housed within this lantern, as is the case in the functioning lighthouse at Discovery Park.
X	Massing		Context + Site	CS2 Urban Pattern and F	CS2-D-5. Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.	The design provides voluntary 10-foot setbacks of the residential mass from the buildings at the north and south property lines. These setbacks are not required.

3 Strong Verticals	Primary Guidance Topic	Secondary Guidance Topic	Design Guideline Category	Design Guideline Subcategory	Design Guideline	Response
X	Massing	Living Building	Context + Site	CS2 Urban Pattern and Form	CS2-D-5. Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.	A voluntary 40 foot setback from the alley is also provided at the northern portion of the residential building. This setback allows for a large landscaped courtyard terrace that will enhance privacy for the single family homes across the alley.
X	Massing	Living Building	Context + Site	CS2 Urban Pattern and Form	CS2-D-5. Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.	The loading dock will be covered and landscaped with an open air terrace to help prevent disruptions for neighbors.
X	Design Concept	Public Life	Design Concept	DC1 Project Uses and Activities	DC1-A-4. Views and Connections: Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses.	The amenity spaces are purposely located on the second floor and the roof to allow views of community activities in the park and across the alley. The rooftop deck will provide even more impressive views of the Magnolia Valley and Puget Sound.
X	Design Concept	Living Building	Design Concept	DC1 Project Uses and Activities	DC1-A-4. Views and Connections: Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses.	Fitness amenity on Level 2 takes advantage of terraces to join indoor and outdoor spaces.
X	Public Life	Living Building	Design Concept	DC1 Project Uses and Activities	DC1-A-4. Views and Connections: Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses.	Terracing on Level 2 makes use of voluntary setbacks to provide more light and air to the adjacent single family homes across the alley.
X	Public Life	Living Building	Design Concept	DC1 Project Uses and Activities	DC1-A-4. Views and Connections: Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses.	Residents will have views, especially from upper levels. Upper levels will have views of Elliot bay down 32nd and down the alley. Massing Option takes advantage of the LBP additional height and FAR incentives to provide these Biophilic opportunities for residents to engage in nature with views and high decks. Also a roof top deck, made higher by the LBP incentives will allow all residents, including those with the smallest lowest level units access to nature and a rooftop garden designed for habitat, fresh air, sun, and views.
X	Circulation and Parking	Public Life	Design Concept	DC1 Project Uses and Activities	DC1-C-3. Multiple Uses: Design parking areas to serve multiple uses such as children’s play space, outdoor gathering areas, sports courts, woonerf, or common space in multifamily projects.	Surface parking on 32nd Avenue adjoins the public plaza, creating open outdoor gathering space that can be used for seasonal food displays, special events, art displays, or car shows based on its close proximity to the plaza and public street.
X	Circulation and Parking		Design Concept	DC1 Project Uses and Activities	DC1-C-4. Service Uses: Locate and design service entries, loading docks, and trash receptacles away from pedestrian areas or to a less visible portion of the site to reduce possible impacts of these facilities on building aesthetics and pedestrian circulation.	Splitting the building access with service requirements of loading and garbage collection being addressed from the alley away from pedestrians and shopper and resident access from 32nd Avenue best addresses this design guideline.
X	Massing		Design Concept	DC2 Architectural Concept	DC2-A-1. Site Characteristics and Uses: Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space.	Additional open space at the residential levels is provided at the adjacent property lines to the North, East, and South for the benefit of the building residents and nearby neighbors.
X	Massing		Design Concept	DC2 Architectural Concept	DC2-A-1. Site Characteristics and Uses: Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space.	Massing Option addresses the differing programming needs of the retail and residential areas. The grocery store is designed with the uninterrupted space and street frontage the store requires, and the residential levels are modulated with differing North and South design elements to effectively break up the mass of the 330 foot long property while also repeating the forward and back design pattern of the neighboring buildings to the south.
X	Articulation	Massing	Design Concept	DC2 Architectural Concept	DC2-A-2. Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects	The final building design will include balconies, reveals, façade treatments, and a variety of material selections to break up the perceived mass and create attractive building elevations.

3 Strong Verticals	Primary Guidance Topic	Secondary Guidance Topic	Design Guideline Category	Design Guideline Subcategory	Design Guideline	Response
X	Design Concept	Living Building	Design Concept	DC2 Architectural C	DC2-B-1. Facade Composition: Design all building facades – including alleys and visible roofs – considering the composition of architectural expression of the building as a whole. Ensure that all facades are attractive and well proportioned.	Attractive green roof space and terraces along the alley create visual interest and provide thoughtful spaces for residents to occupy.
X	Massing	Articulation	Design Concept	DC2 Architectural C	DC2-C-1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies awnings, decks of other secondary elements into the facade design. Add detailing at the street level to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).	Massing Option has the same basic parti of the preferred planning options, with the north mass at 32nd Avenue, and the south mass at the alley. This parti expresses the human-guided nature of buildings the entire length of the site, and balances that with street-level retail and open space. Along 32nd Avenue, a 30’ x 30’ vertical notch setback adds visual interest and breaks up the larger northern mass.
X	Articulation		Design Concept	DC2 Architectural Concept	DC2-B-1. Facade Composition: Design all building facades – including alleys and visible roofs – considering the composition of architectural expression of the building as a whole. Ensure that all facades are attractive and well proportioned.	This guideline is really appropriate after EDG as the approved mass is developed. However this Massing Option parti provides ample groundwork for this to be realized.
X	Massing		Design Concept	DC2 Architectural C	DC2-B-1. Facade Composition: Design all building facades – including alleys and visible roofs – considering the composition of architectural expression of the building as a whole. Ensure that all facades are attractive and well proportioned.	The 32nd Avenue façade has a long 330’ horizontal street edge that is broken up by three distinctive elements: At the center, a strong vertical lantern highlights the entry to the store, and provides a place to locate the rooftop LBP mechanical equipment, which is consolidated in the East-West direction, minimizing view blockage and celebrating the mechanical features as an architectural element.
X	Massing	Living Building	Design Concept	DC2 Architectural C	DC2-B-1. Facade Composition: Design all building facades – including alleys and visible roofs – considering the composition of architectural expression of the building as a whole. Ensure that all facades are attractive and well proportioned.	While the alley façade is utilitarian by nature, the single family homes across the alley are respected. At the north, the bulk of the residential mass is set back significantly with ample room for trees and vegetation to provide screening for the neighbors.
X	Massing	Articulation	Design Concept	DC2 Architectural C	DC2-B-1. Facade Composition: Design all building facades – including alleys and visible roofs – considering the composition of architectural expression of the building as a whole. Ensure that all facades are attractive and well proportioned.	While the alley façade is utilitarian by nature, the single family homes across the alley are respected. At the south this area of the alley has the densest existing evergreen trees forming a near solid visual buffer. To provide open air to the plaza, this smaller portion of the project is set back about 14’ and heavily articulated with angled bays and deck to avoid looking directly into neighbor’s yards.
X	Articulation	Massing	Design Concept	DC2 Architectural C	DC2-B-1. Facade Composition: Design all building facades – including alleys and visible roofs – considering the composition of architectural expression of the building as a whole. Ensure that all facades are attractive and well proportioned.	The East and West facades are narrow and about 80’ wide with simple well-proportioned three part vertical articulation that allows for material and color breaks while also allowing the materials and colors of the primary 32nd ave and alley facades to turn the corners.
X	Living Building		Design Concept	DC2 Architectural C	DC2-B-1. Facade Composition: Design all building facades – including alleys and visible roofs – considering the composition of architectural expression of the building as a whole. Ensure that all facades are attractive and well proportioned.	The roof will be visible and care has been taken to make sure it will be interesting to see. As an LBP building, the north roof has the best sun exposure and will essentially be a rectilinear grid of solar panels, reflecting the gridded design parti of this mass of the project, all floating over a green roof, visually pleasing and proving habitat for nature's creatures.
X	Living Building		Design Concept	DC2 Architectural C	DC2-B-1. Facade Composition: Design all building facades – including alleys and visible roofs – considering the composition of architectural expression of the building as a whole. Ensure that all facades are attractive and well proportioned.	The roof will be visible and care has been take to make sure it will be interesting to see. As an LBP building, the center roof will be a strong vertical lantern highlighting the entry to the store and a place to locate the rooftop LBP mechanical equipment, and be topped by a green roof.

3 Strong Verticals	Primary Guidance Topic	Secondary Guidance Topic	Design Guideline Category	Design Guideline Subcategory	Design Guideline	Response
X	Living Building		Design Concept	DC2 Architectural C	DC2-B-1. Facade Composition: Design all building facades – including alleys and visible roofs – considering the composition of architectural expression of the building as a whole. Ensure that all facades are attractive and well proportioned.	The roof will be visible and care has been take to make sure it will be interesting to see. As an LBP building, the south roof will be an elegant, active, biophilic rooftop outdoor space for residents to engage and view nature and habitat.
X	Articulation	Public Life	Design Concept	DC2 Architectural Concept	DC2-C-1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies awnings, decks of other secondary elements into the facade design. Add detailing at the street level to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).	The 32 nd Avenue elevation includes voluntary street-level setbacks for discovery alcoves / seating niches.
X	Articulation	Living Building	Design Concept	DC2 Architectural Concept	DC2-C-1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies awnings, decks of other secondary elements into the facade design. Add detailing at the street level to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).	The residential floors include balconies at 32 nd Avenue and the alley to make the building elevations more interesting and to provide residents with a direct connection to the outdoors.
X	Articulation	Public Life	Design Concept	DC2 Architectural Concept	DC2-C-1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies awnings, decks of other secondary elements into the facade design. Add detailing at the street level to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).	Periodic canopies stretch the length of the block creating cover over the discovery alcoves and building entries.
X	Public Life	Design Concept	Design Concept	DC2 Architectural Concept	DC2-C-1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies awnings, decks of other secondary elements into the facade design. Add detailing at the street level to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).	By lowering the floor of the grocery store below the street level, pedestrians are rewarded with unobstructed views into the grocery store for window shopping and people inside the store can also see pedestrian activity outside.
X	Massing	Living Building	Design Concept	DC2 Architectural Concept	DC2-C-1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies awnings, decks of other secondary elements into the facade design. Add detailing at the street level to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).	This design includes balconies and terraces along 32 nd Avenue and at the alley to provide residents with access to sunlight and fresh air and to activate the building’s presence in the community.
X	Public Life	Design Concept	Design Concept	DC2 Architectural Concept	DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building façade, entries, retaining walls, courtyards, and exterior spaces in a manner consistent with overall architectural concept.	Lowering the grocery store sales floor below the sidewalk grade also promotes transparency along 32 nd Avenue by providing unobstructed views into the store with shelving located beneath the storefront glazing.
X	Public Life	Design Concept	Design Concept	DC2 Architectural Concept	DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building façade, entries, retaining walls, courtyards, and exterior spaces in a manner consistent with overall architectural concept.	The 12’6” tall glazing along 32 nd Avenue will allow pedestrians to see the activities inside the store and shoppers to see pedestrian activity outside thereby creating active indoor / outdoor connections.

3 Strong Verticals	Primary Guidance Topic	Secondary Guidance Topic	Design Guideline Category	Design Guideline Subcategory	Design Guideline	Response
X	Public Life		Design Concept	DC2 Architectural Concept	DC2-D-1 . Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building façade, entries, retaining walls, courtyards, and exterior spaces in a manner consistent with overall architectural concept.	Protected sidewalks are created for children walking to school, the community center, park, and the pool with landscaped planter strips that serve as a safety buffer between the sidewalk and the street.
X	Design Concept		Design Concept	DC2 Architectural Concept	DC2-D-1 . Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building façade, entries, retaining walls, courtyards, and exterior spaces in a manner consistent with overall architectural concept.	The extensive storefront glazing will provide natural daylight into the store during the daytime and warm light spill to the adjacent sidewalk at night.
X	Public Life		Design Concept	DC2 Architectural Concept	DC2-D-1 . Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building façade, entries, retaining walls, courtyards, and exterior spaces in a manner consistent with overall architectural concept.	Seating / discovery niches along 32 nd Avenue will provide welcome and appropriately sized places of respite for people resting or waiting while also connecting people with the civic activities across the street.
X	Public Life		Design Concept	DC2 Architectural C	DC2-D-1 . Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building façade, entries, retaining walls, courtyards, and exterior spaces in a manner consistent with overall architectural concept.	The seating / discovery niches also represent an opportunity to enhance the public realm with cultural place making, information about the Living Building, historical references and / or the inclusion of art.
X	Public Life		Design Concept	DC2 Architectural C	DC2-D-1 . Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building façade, entries, retaining walls, courtyards, and exterior spaces in a manner consistent with overall architectural concept.	A two-level open air public plaza with planter seat walls, stepped seating areas, benches, and table areas serves as the focal point of the street frontage, and will be an inviting place for shoppers, residents, and guests to gather.
X	Public Life		Design Concept	DC2 Architectural Concept	DC2-D-1 . Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building façade, entries, retaining walls, courtyards, and exterior spaces in a manner consistent with overall architectural concept.	Protected sidewalks are included for children walking to school, the community center, park, and the pool with landscaped planter strips that serve as a safety buffer between the sidewalk and the street.
X	Design Concept		Design Concept	DC2 Architectural Concept	DC2-D-1 . Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building façade, entries, retaining walls, courtyards, and exterior spaces in a manner consistent with overall architectural concept.	Perceived height of the store along 32nd and sidewalk canopies are both reduced to a more human and pleasant pedestrian scale by sinking the grocery store below ground level.
X	Design Concept		Design Concept	DC2 Architectural Concept	DC2-D-1 . Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building façade, entries, retaining walls, courtyards, and exterior spaces in a manner consistent with overall architectural concept.	Extensive glazing will provide natural daylight into the store during the daytime and warm inviting light spill to the adjacent sidewalk at night.
X	Design Concept		Design Concept	DC2 Architectural Concept	DC2-D-1 . Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building façade, entries, retaining walls, courtyards, and exterior spaces in a manner consistent with overall architectural concept.	The design uses the site’s topography in combination with the sunken grocery store to allow the grocery store’s back of house prep and storage areas to be located well below alley grade. This design approach hides the blank walls of the storage and prep areas below grade, leaving the alley façade with ground floor pedestrian scale residential units and a terrace area, both of which will activate the alley and provide more resident eyes directly on the alley, promoting safety and security.

3 Strong Verticals	Primary Guidance Topic	Secondary Guidance Topic	Design Guideline Category	Design Guideline Subcategory	Design Guideline	Response
X	Public Life		Design Concept	DC2 Architectural Concept	DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building façade, entries, retaining walls, courtyards, and exterior spaces in a manner consistent with overall architectural concept.	The discovery alcoves / seating niches along 32 nd Avenue are architectural features that will provide a place of respite for people resting or waiting while also connecting people with the civic activities across the street.
X	Public Life		Design Concept	DC2 Architectural Concept	DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building façade, entries, retaining walls, courtyards, and exterior spaces in a manner consistent with overall architectural concept.	The seating / discovery niches also represent an opportunity to enhance the public realm with cultural place making, historical references and / or the inclusion of art.
X	Design Concept	Public Life	Design Concept	DC2 Architectural C	DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building façade, entries, retaining walls, courtyards, and exterior spaces in a manner consistent with overall architectural concept.	The design incorporates street trees, planter strips with lush landscaping, and vegetated spaces to connect to the grocery store use and to the history of the site as a former farm.
X	Public Life		Design Concept	DC2 Architectural Concept	DC2-E-1. Legibility and Flexibility: Design buildings such that their primary functions and uses can be readily determined from the exterior. At the same time, design flexibility into the building so that it may remain useful over time even as specific needs evolve.	Sidewalk planters and gardens will provide attractive green space while also functioning as a safety buffer between the sidewalk and the street.
X	Public Life		Design Concept	DC2 Architectural Concept	DC2-E-1. Legibility and Flexibility: Design buildings such that their primary functions and uses can be readily determined from the exterior. At the same time, design flexibility into the building so that it may remain useful over time even as specific needs evolve.	Discovery alcoves / seating niches along 32 nd Avenue will encourage human activity and opportunities for public connection, as well as functional space for people who are waiting for transit or ride sharing services.
X	Living Building	Public Life	Design Concept	DC2 Architectural Concept	DC2-E-1. Legibility and Flexibility: Design buildings such that their primary functions and uses can be readily determined from the exterior. At the same time, design flexibility into the building so that it may remain useful over time even as specific needs evolve.	Residential building setbacks will provide space for terraces where residents can go outdoors to enjoy fresh air and the sights and sounds of the Magnolia community.
X	Public Life	Living Building	Design Concept	DC2 Architectural C	DC2-E-1. Legibility and Flexibility: Design buildings such that their primary functions and uses can be readily determined from the exterior. At the same time, design flexibility into the building so that it may remain useful over time even as specific needs evolve.	Public plaza will be visible from the street and immediately recognizable as a safe and pleasant place for people to gather. The plaza will also enhance the relationship between the streetscape and the grocery store and residential entrances.
X	Design Concept	Living Building	Design Concept	DC2 Architectural C	DC2-E-1. Legibility and Flexibility: Design buildings such that their primary functions and uses can be readily determined from the exterior. At the same time, design flexibility into the building so that it may remain useful over time even as specific needs evolve.	New mixed-use grocery-anchored building replaces a 1955 grocery store with Living Building Pilot building that emphasizes connecting the community with nature and showcases industry leading energy and water saving technologies and design.
X	Design Concept		Design Concept	DC2 Architectural Concept	DC2-E-1. Legibility and Flexibility: Design buildings such that their primary functions and uses can be readily determined from the exterior. At the same time, design flexibility into the building so that it may remain useful over time even as specific needs evolve.	Building functions and uses will be quickly apparent with the street-facing grocery store and Safeway signage being prominent and visible for people in the park and on the nearby street, and the multi-story building above will be immediately recognizable as multi-family housing.

3 Strong Verticals	Primary Guidance Topic	Secondary Guidance Topic	Design Guideline Category	Design Guideline Subcategory	Design Guideline	Response
X	Public Life	Living Building	Design Concept	DC2 Architectural Concept	DC2-E-1. Legibility and Flexibility: Design buildings such that their primary functions and uses can be readily determined from the exterior. At the same time, design flexibility into the building so that it may remain useful over time even as specific needs evolve.	Voluntary 40 foot setback at the alley creates a large pleasant landscaped terrace space for residents to enjoy while also providing more light and air and a natural buffer to the existing homes across the alley.
X	Circulation and Parking		Design Concept	DC2 Architectural Concept	DC2-E-1. Legibility and Flexibility: Design buildings such that their primary functions and uses can be readily determined from the exterior. At the same time, design flexibility into the building so that it may remain useful over time even as specific needs evolve.	Parking located near the grocery store and residential entries off 32 nd Avenue makes access for visitors readily apparent, and preserves the alley for continued pedestrian access and service use.
X	Public Life	Living Building	Design Concept	DC2 Architectural Concept	DC2-E-1. Legibility and Flexibility: Design buildings such that their primary functions and uses can be readily determined from the exterior. At the same time, design flexibility into the building so that it may remain useful over time even as specific needs evolve.	Educational signage in discovery alcoves / seating niches along 32 nd Avenue will provide an opportunity to inform sidewalk pedestrians about the Living Building elements present in the structure.
X	Massing	Living Building	Design Concept	DC2 Architectural Concept	DC2-E-1. Legibility and Flexibility: Design buildings such that their primary functions and uses can be readily determined from the exterior. At the same time, design flexibility into the building so that it may remain useful over time even as specific needs evolve.	Voluntary 10 foot setbacks along the North and South side of the building allow for more light and air between the buildings and create additional space for terraces and decks.
X	Circulation and Parking		Design Concept	DC2 Architectural Concept	DC2-E-1. Legibility and Flexibility: Design buildings such that their primary functions and uses can be readily determined from the exterior. At the same time, design flexibility into the building so that it may remain useful over time even as specific needs evolve.	Narrow pathway potentially connecting the alley with 32 nd Avenue and the store entry is currently being studied using one of the “side yards”.
X	Public Life	Living Building	Design Concept	DC3 Open Space Concept	DC3-A-1. Interior/Exterior Fit: Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.	Connection of the grocery store and residential entry with the outside plaza directly adjacent to the store entry. This plaza area provides a place for shoppers, residents, and guests to gather, and activates the street frontage.
X	Public Life	Living Building	Design Concept	DC3 Open Space Concept	DC3-A-1. Interior/Exterior Fit: Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.	Open space terrace areas are provided at the east and west sides of the residential building to directly connect residents with the outdoors and nature.
X	Public Life		Design Concept	DC3 Open Space Concept	DC3-B-1. Meeting User Needs: Plan the size, uses, activities and features of each open space to meet the needs of expected users, ensuring each space has a purpose and function	The plaza at the store entry is specifically and purposefully designed to activate the street and store entry areas by providing stepped and planter seat walls, table and chairs, bench seating, and food display areas that shoppers, residents, and others can use to gather and enjoy coffee, refreshments, or a quick meal.
X	Public Life	Living Building	Design Concept	DC3 Open Space Concept	DC3-C-2. Amenities/Features: Create attractive outdoor spaces suited to the uses envisioned for the project.	Planter zone along the street will be activated with gardens and will create a safety buffer between the sidewalk and 32 nd Avenue.
X	Public Life		Design Concept	DC3 Open Space Concept	DC3-C-2. Amenities/Features: Create attractive outdoor spaces suited to the uses envisioned for the project.	The discovery alcoves / seating niches along 32 nd Avenue will encourage human activity and opportunities for human connection.

3 Strong Verticals	Primary Guidance Topic	Secondary Guidance Topic	Design Guideline Category	Design Guideline Subcategory	Design Guideline	Response
X	Design Concept	Living Building	Design Concept	DC3 Open Space Concept	DC3-C-2. Amenities/Features: Create attractive outdoor spaces suited to the uses envisioned for the project.	Open terraces on portions of all four sides of the building above the store will provide a place of respite for residents and views of the valley, community activities in the nearby park, and the local neighborhood.
X	Design Concept	Living Building	Design Concept	DC3 Open Space Concept	DC3-C-2. Amenities/Features: Create attractive outdoor spaces suited to the uses envisioned for the project.	The landscaped terrace along the alley will also create a natural buffer from the alley and nearby homes.
X	Design Concept	Living Building	Design Concept	DC4 Exterior Elements and Finishes	DC4-D-3. Long Range Planning: Select plants that upon maturity will be appropriate size, scale, and shape to contribute to the site as intended.	Alley: The 40-foot setback along the alley allows for a deep landscaped terrace with evergreen trees that mimic the trees along the alley and up the east hillside.
X	Living Building	Design Concept	Design Concept	DC4 Exterior Elements and Finishes	DC4-D-3. Long Range Planning: Select plants that upon maturity will be appropriate size, scale, and shape to contribute to the site as intended.	Based on the Biophilic theme of the forested upland, we have provided a mix of primarily evergreen trees, shrubs and groundcover. Trailing groundcover such as Kinnikinnick and Virginia Creeper will cascade over the edges of the planter, having a softening effect along the alley edge. The dominant conifers will be native (Douglas Fir and Hemlock), while other species are selected based on qualities such as character, shade tolerance and/or ability to thrive as containerized plantings (Hinoki Cypress, Japanese White Pine). Understory plantings will consist of natives such as Flowering Dogwood, Vine Maple, Serviceberry, Pacific Wax Myrtle, Sword Fern, Mahonia, Huckleberry and Salal.
X	Design Concept	Living Building	Design Concept	DC4 Exterior Elements and Finishes	DC4-D-3. Long Range Planning: Select plants that upon maturity will be appropriate size, scale, and shape to contribute to the site as intended.	The overall height of the tree canopy is intended to vary widely, giving the feel of a forest in natural succession - with a variety of species in different stages of growth. With soil depths between three and four feet, we anticipate mature tree heights will range from about 15’ at the low end to about 30’-40’ for the largest conifers.
X	Public Life	Living Building	Design Concept	DC4 Exterior Elements and Finishes	DC4-D-3. Long Range Planning: Select plants that upon maturity will be appropriate size, scale, and shape to contribute to the site as intended.	The plaza will be open and sunny with just a small grouping of flowering native Serviceberry trees. The Biophilic focus here is partly bioretention and supporting pollinator species that commonly populate natural wetlands and wet meadows. A variety of culinary herbs, blueberries and native strawberries will link the feel of a kitchen garden with the site’s agricultural past.
X	Design Concept	Living Building	Design Concept	DC4 Exterior Elements and Finishes	DC4-D-3. Long Range Planning: Select plants that upon maturity will be appropriate size, scale, and shape to contribute to the site as intended.	Street trees along 32nd Avenue are evergreen Magnolias, which help tie the project visually to the rest of the nearby Magnolia Village shopping district. These trees have been coordinated with SDOT, and the variety chosen - Magnolia Grandiflora ‘Victoria’ - conforms to the city’s recommended street tree list, which lists these at a mature height of 25’. Shrubs and groundcover underplantings in the right-of-way are to be pruned and maintained at 30” max height and most will be native plants. We are planning to have at least two deciduous accent trees in front of the courtyard – possibly Serviceberry trees – pending approval by SDOT.
X	Circulation and Parking	Public Life	Public Life	PL1 Connectivity and Circulation	PL1-B-1. Pedestrian Infrastructure: Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections with and outside the project.	The entrances to the grocery store and the residential lobby share a public plaza as part of the street scape treatment, and are connected directly with the public sidewalk.
X	Public Life	Circulation and Parking	Public Life	PL1 Connectivity and Circulation	PL1-B-1. Pedestrian Infrastructure: Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections with and outside the project.	Massing Options prioritize common, accessible, open space near the southern end of the 32 nd Avenue street frontage with an active public plaza visible from the street.
X	Circulation and Parking		Public Life	PL1 Connectivity and Circulation	PL1-B-1. Pedestrian Infrastructure: Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections with and outside the project.	A pedestrian pathway at the south property line is being studied as a possibility to create a mid-block connection between 32 nd Avenue and the alley for community benefit.

3 Strong Verticals	Primary Guidance Topic	Secondary Guidance Topic	Design Guideline Category	Design Guideline Subcategory	Design Guideline	Response
X	Public Life	Circulation and Parking	Public Life	PL1 Connectivity and	PL1-B-1. Pedestrian Infrastructure: Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections with and outside the project.	The hardscape areas, including the plaza and public sidewalk, are designed to encourage active use by all members of the public, shoppers, and residents.
X	Living Building	Public Life	Public Life	PL1 Connectivity and	PL1-B-3. Pedestrian Amenities: Opportunities for creating lively, pedestrian orientated open spaces to enliven the area and attract interest and interaction with the site and building should be considered.	The Magnolia development will replace a 1955 grocery store with an Living Building Pilot project that emphasizes the connection of people with nature and will showcase industry-leading energy and water saving technologies and design. The plaza and discovery alcoves will provide opportunities to inform the public about the Living Building.
X	Living Building	Public Life	Public Life	PL1 Connectivity and	PL1-B-3. Pedestrian Amenities: Opportunities for creating lively, pedestrian orientated open spaces to enliven the area and attract interest and interaction with the site and building should be considered.	The plaza area and discovery alcoves / seating niches will attract interest and provide a teaching laboratory and educational tool in the public realm to demonstrate and inform about environmental placemaking.
X	Public Life	Living Building	Public Life	PL1 Connectivity and	PL1-B-3. Pedestrian Amenities: Opportunities for creating lively, pedestrian orientated open spaces to enliven the area and attract interest and interaction with the site and building should be considered.	The outdoor public plaza supports Magnolia Village’s placemaking goals by creating pedestrian-scale outdoor rooms that allow the community of shoppers, neighbors, and visitors to gather together.
X	Public Life		Public Life	PL1 Connectivity and Public Life	PL1-B-3. Pedestrian Amenities: Opportunities for creating lively, pedestrian orientated open spaces to enliven the area and attract interest and interaction with the site and building should be considered.	The linkage of the seating niches / discovery alcoves with the nearby plaza will engage and inform pedestrians.
X	Public Life	Design Concept	Public Life	PL1 Connectivity and Public Life	PL1-B-3. Pedestrian Amenities: Opportunities for creating lively, pedestrian orientated open spaces to enliven the area and attract interest and interaction with the site and building should be considered.	The design responds to the site topography with a sunken grocery store allowing transparency along 32 nd Avenue that will capture the interest of pedestrians as they watch shoppers and food preparation with views directly into the store unobstructed by shelving or refrigeration cases.
X	Living Building	Public Life	Public Life	PL1 Connectivity and	PL1-B-3. Pedestrian Amenities: Opportunities for creating lively, pedestrian orientated open spaces to enliven the area and attract interest and interaction with the site and building should be considered.	<i>While most of the elements that constitute a Living Building are not visible, one of the selected “petals”, Beauty, requires consideration of Biophilia, the desire of man to connect with the outdoors and nature. The plaza, and its surrounding naturalistic forms, provides the opportunity, as the project moves beyond massing, to be clearly and actively a place for shoppers, residents and the community to engage with the outdoors and connect easier with the civic open spaces across the street.</i>
X	Design Concept	Public Life	Public Life	PL1 Connectivity and Public Life	PL1-B-3. Pedestrian Amenities: Opportunities for creating lively, pedestrian orientated open spaces to enliven the area and attract interest and interaction with the site and building should be considered.	The design responds to the site topography with a sunken grocery store allowing transparency along 32 nd Avenue that will capture the interest of pedestrians as they watch shoppers and food preparation with views directly into the store unobstructed by shelving or refrigeration cases.
X	Public Life	Living Building	Public Life	PL1 Connectivity and	PL1-C-2. Informal Community Uses: In addition to places for walking and sitting, consider including space for informal community uses such as performances, farmer’s markets, kiosks and community bulletin boards, cafes or street vending.	The two-level plaza design with outdoor tables, planter seat walls, stepped seating, benches, and open space provides a place for informal community meetings and public gathering, as requested by the community. The plaza is designed to serve as an outdoor meeting room, as well as an area for seasonal food displays and café style seating where people can enjoy coffee, conversation, and prepared foods from the grocery store.
X	Public Life	Living Building	Public Life	PL1 Connectivity and	PL1-C-3. Year-Round Activity: Where possible, include features in open spaces for activities beyond daylight hours and throughout the season of the year, especially in neighborhood centers where active open space will contribute to the vibrancy, economic health and public safety.	The plaza will be available for use through all seasons of the year and beyond daylight hours as well.

3 Strong Verticals	Primary Guidance Topic	Secondary Guidance Topic	Design Guideline Category	Design Guideline Subcategory	Design Guideline	Response
X	Public Life	Living Building	Public Life	PL1 Connectivity and	PL1-C-3. Year-Round Activity: Where possible, include features in open spaces for activities beyond daylight hours and throughout the season of the year, especially in neighborhood centers where active open space will contribute to the vibrancy, economic health and public safety.	The public plaza, open air terraces, and rooftop deck will be available for use through all seasons of the year and beyond daylight hours as well.
X	Circulation and Parking		Public Life	PL2 Walkability	PL2-A-1. Access for All: Provide access for people of all abilities in a manner that is fully integrated into the project design. Design entries and other primary access points such that all visitors can be greeted and welcome through the front door.	The main front doors of the grocery store and the residential lobby will all have prominent accessible entries.
X	Circulation and Parking	Public Life	Public Life	PL2 Walkability	PL2-A-1. Access for All: Provide access for people of all abilities in a manner that is fully integrated into the project design. Design entries and other primary access points such that all visitors can be greeted and welcome through the front door.	The public plaza will provide accessible safe and well-connected outdoor seating and meeting spaces that are not restricted or hidden from the street and will serve as a community gathering place and entrance to the grocery store and residential building.
X	Circulation and Parking	Public Life	Public Life	PL2 Walkability	PL2-A-1. Access for All: Provide access for people of all abilities in a manner that is fully integrated into the project design. Design entries and other primary access points such that all visitors can be greeted and welcome through the front door.	The public plaza will feature hardscape planters with green landscape to keep the outdoor seating and meeting spaces in the public plaza physically separated from vehicles.
X	Circulation and Parking	Public Life	Public Life	PL2 Walkability	PL2-A-1. Access for All: Provide access for people of all abilities in a manner that is fully integrated into the project design. Design entries and other primary access points such that all visitors can be greeted and welcome through the front door.	The front door to the project is the open plaza. All main entries open off it. Access on foot, on bike, or by car are al accessible to the front door Plaza. Accessibility for disabled, seniors, and young families is often by car or van. The woonerf extension of the Plaza provides accessibility to this these community members, while carefully designed landscape elements ensure pedestrians and bicyclist and those enjoying the plaza are not negatively impacted by them.
X	Circulation and Parking		Public Life	PL2 Walkability	PL2-A-2. Access Challenges: Add features to assist pedestrians in navigating sloped sites, long blocks or other challenges.	Public plaza features gentle slopes that are easy enough to navigate without handrails.
X	Circulation and Parking	Public Life	Public Life	PL2 Walkability	PL2-A-2. Access Challenges: Add features to assist pedestrians in navigating sloped sites, long blocks or other challenges.	Discovery alcoves along 32nd Avenue provide places for pedestrians to pause and rest along the long block.
X	Circulation and Parking		Public Life	PL2 Walkability	PL2-A-2. Access Challenges: Add features to assist pedestrians in navigating sloped sites, long blocks or other challenges.	Proposed midblock crossing would accommodate the ways that the neighborhood actually uses the street, people with have a safe crossing instead of jaywalking.
X	Circulation and Parking	Public Life	Public Life	PL2 Walkability	PL2-A-2. Access Challenges: Add features to assist pedestrians in navigating sloped sites, long blocks or other challenges.	By placing the outdoor plaza near the SE corner of the property where the site elevation is lowest allows the two level plaza area to more closely match the grade of the sunken store. As a result, paths with slopes well within required accessibility standards connect the public sidewalk to the plaza levels, store, and residential entry.
X	Circulation and Parking		Public Life	PL2 Walkability	PL2-A-2. Access Challenges: Add features to assist pedestrians in navigating sloped sites, long blocks or other challenges.	32nd Avenue slopes about 6’ in the 330’ length of the site, or about 2%, the same cross slope as a city sidewalk, so no special accommodations are needed due to slope.
X	Circulation and Parking		Public Life	PL2 Walkability	PL2-A-2. Access Challenges: Add features to assist pedestrians in navigating sloped sites, long blocks or other challenges.	Since the store is depressed to allow shelving within the store and ample storefront unblocked storefront glass, it is important that all modes of access to the site be at the lowest possible portion of the site, which is at the south.

3 Strong Verticals	Primary Guidance Topic	Secondary Guidance Topic	Design Guideline Category	Design Guideline Subcategory	Design Guideline	Response
X	Circulation and Parking	Public Life	Public Life	PL2 Walkability	PL2-B-3. Street-Level Transparency: Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies) where appropriate by keeping views open into spaces behind walls or planting, at corners, or along narrow passageways.	The store and residential entries are visible from the public plaza and the public sidewalk at 32 nd Avenue.
X	Design Concept	Public Life	Public Life	PL2 Walkability	PL2-B-3. Street-Level Transparency: Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies) where appropriate by keeping views open into spaces behind walls or planting, at corners, or along narrow passageways.	Lowering the grocery store sales floor below the sidewalk grade also promotes transparency along 32 nd Avenue by providing unobstructed views into the store with shelving located beneath the storefront glazing.
X	Design Concept	Public Life	Public Life	PL2 Walkability	PL2-B-3. Street-Level Transparency: Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies) where appropriate by keeping views open into spaces behind walls or planting, at corners, or along narrow passageways.	12'-6" high storefront along 32nd Avenue provides visibility into the store.
X	Design Concept	Public Life	Public Life	PL2 Walkability	PL2-B-3. Street-Level Transparency: Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies) where appropriate by keeping views open into spaces behind walls or planting, at corners, or along narrow passageways.	Plaza and corner setbacks at the south end of the site
X	Design Concept	Circulation and Parking	Public Life	PL3 Street-level Inter	PL3-A-1. Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street.	The public plaza adjacent to the public sidewalk on 32 nd Avenue is a focal point and distinctive design element that provides a visible and logical gathering point with defined entrances to the grocery store and the residential building.
X	Design Concept	Circulation and Parking	Public Life	PL3 Street-level Interaction	PL3-A-1. Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street.	The design features an attractive street presence with 12'-6" tall windows along 32nd Avenue as a prominent grocery entrance.
X	Design Concept	Public Life	Public Life	PL3 Street-level Interaction	PL3-C-2. Visibility: Maximize visibility into the building interior and merchandise displays. Consider fully- operational glazed wall-sized doors, and/or special lighting for displays.	The sunken grocery store design maximizes visibility into the store with shelving installed below the 12' 6" tall storefront windows allowing unobstructed views of the merchandise displays, shoppers, and food preparation activities.
X	Public Life	Circulation and Parking	Public Life	PL4 Active Transportation	PL4-A-1. Serving all Modes of Travel: Provide safe and convenient access points for all modes of travel	The proposed design includes discovery alcoves / seating niches along 32 nd Avenue and plaza seating that can be used by people waiting for friends, ride sharing vehicles, taxis, carpools, and transit.
X	Circulation and Parking			PL4 Active Transportation	PL4-A-1. Serving all Modes of Travel: Provide safe and convenient access points for all modes of travel	This option (all options) can accommodate a 90 degree grocery truck loading dock at the alley, minimizing visual, auditory and olfactory impacts on single family homes across the alley, while providing the access Safeway needs.

DESIGN GUIDELINE RESPONSES

OPTION 4 - HUMAN+NATURE.HORIZONTALS

4	Human. Nature. Horizontals	Primary Guidance Topic	Secondary Guidance Topic	Design Guideline Category	Design Guideline Subcategory	Design Guideline	Response
	X	Living Building	Design Concept	Context + Site	CS1 Natural Systems and Site Features	CS1-B. Sun and Wind: Take advantage of solar exposure and natural ventilation. Use local wind patterns and solar gain to reduce the need for mechanical ventilation and heating where possible.	The glazing for the ground level commercial space will also allow natural light into the store and be a source of passive solar gain during colder months.
	X	Living Building	Design Concept	Context + Site	CS1 Natural Systems and Site Features	CS1-B. Sun and Wind: Take advantage of solar exposure and natural ventilation. Use local wind patterns and solar gain to reduce the need for mechanical ventilation and heating where possible.	Unobstructed west elevation with large operable windows that will provide the residential units with fresh outside air, passive solar heating during sunny winter months, cooler night time air and breezes during warmer months, and natural light.
	X	Living Building	Design Concept	Context + Site	CS1 Natural Systems and Site Features	CS1-B. Sun and Wind: Take advantage of solar exposure and natural ventilation. Use local wind patterns and solar gain to reduce the need for mechanical ventilation and heating where possible.	The building will have unobstructed sun exposure at the roof where green roof plants will be present.
	X	Living Building	Design Concept	Context + Site	CS1 Natural Systems	CS1-B. Sun and Wind: Take advantage of solar exposure and natural ventilation. Use local wind patterns and solar gain to reduce the need for mechanical ventilation and heating where possible.	This Living Building Pilot option utilizes the Beauty Petal with its emphasis on Bilopholia, the desire for man to connect with nature, which is directly connected to the sun and natural winds. The community plaza and entry to all components of the project, by any means of transportation, on foot, on bicycle, or by car, is located at the ideal southern portion of the site where this area of most intense interaction and outdoor potential is warmed by the south and west sun, and cooled and ventilated by the prevailing southwest winds.
	X	Living Building	Design Concept	Context + Site	CS1 Natural Systems	CS1-B. Sun and Wind: Take advantage of solar exposure and natural ventilation. Use local wind patterns and solar gain to reduce the need for mechanical ventilation and heating where possible.	The natural breezes arrive from the southwest and are allowed to exit thru the open woonerf and covered accessible parking/rotating outdoor art space and up through the openings along the alley at the east that also let light into this entry to the below grade bicycle and car storage areas.
	X	Living Building	Design Concept	Context + Site	CS1 Natural Systems and Site Features	CS1-B. Sun and Wind: Take advantage of solar exposure and natural ventilation. Use local wind patterns and solar gain to reduce the need for mechanical ventilation and heating where possible.	Solar panels on roof
	X	Living Building	Design Concept	Context + Site	CS1 Natural Systems and Site Features	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 structures on site.	All residential units and amenity areas will have unobstructed access to sunlight and fresh air.
	X	Public Life	Design Concept	Context + Site	CS1 Natural Systems and Site Features	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 structures on site.	Use of the slope and topography to sink the grocery store allows for a day lit store with 12’6 tall windows along 32 nd Avenue and unobstructed visual connections between indoor and outdoor activities.
	X	Massing		Context + Site	CS1 Natural Systems and Site Features	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 structures on site.	Voluntary 10’ setbacks along the north and south sides of the proposed building allow for more light and air between the new and existing buildings.
	X	Massing	Living Building	Context + Site	CS1 Natural Systems	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 structures on site.	Use of the slope and topography in an east-west direction allows the Northernmost portion of the residential building to be pushed closer to 32 nd Avenue creating greater setbacks along the alley and letting more sunlight and air reach the single-family homes near the northern portion of the residential building.

4	Human. Nature. Horizontals	Primary Guidance Topic	Secondary Guidance Topic	Design Guideline Category	Design Guideline Subcategory	Design Guideline	Response
	X	Design Concept	Public Life	Context + Site	CS1 Natural Systems and Site Features	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 structures on site.	Lowering the grocery store floor level below grade allows for a day lit store with 12’6 tall windows along 32 nd Avenue and unobstructed visual connections between indoor and outdoor activities and store shelving located below the glazing.
	X	Design Concept	Massing	Context + Site	CS1 Natural Systems	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 structures on site.	The smaller southern portion of the residential building shifts away from 32 nd Avenue allowing more sunlight to reach the public plaza.
	X	Design Concept	Massing	Context + Site	CS1 Natural Systems	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 structures on site.	Southern part of the residential building is set back from the street, creating a public plaza open to the sky for fresh air and sunlight is created that represents a building focal point for the grocery and residential entries.
	X	Massing	Public Life	Context + Site	CS1 Natural Systems	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 structures on site.	By setting the entire 6 levels of the northern residential portion of the building back five feet from the street creates an unobstructed open space terrace above the grocery store for residents to enjoy sunlight from the west and views of the valley, park, and street.
	X	Massing	Design Concept	Context + Site	CS1 Natural Systems	CS1-C-1. Land Form: Use natural topography and desirable Land Forms to inform project design	Massing Options respond to the North-South topography by placing the tallest portion of the residential building to the north, which is the highest part of the property. The Southern portion of the building steps down in response to the slope of the property.
	X	Massing	Design Concept	Context + Site	CS1 Natural Systems	CS1-C-1. Land Form: Use natural topography and desirable Land Forms to inform project design.	The site naturally slopes down from northeast to southwest. The code allows average grade to be calculated in only one direction, not two. While calculating average grade in the east-west direction allows a taller building, it puts the bulk of the mass tight to high part of the site, along the alley shared with single family homes. To better meet guideline sensitivity to lower zoned areas, the team chose to calculate average grade in the north-south direction and step the building in the building in the north-south direction in this option and place the bulk of the mass on 32nd and respect the single family homes with a significant building setback and abundant landscaping.
	X	Design Concept	Public Life	Context + Site	CS1 Natural Systems and Site Features	CS1-C-1. Land Form: Use natural topography and desirable Land Forms to inform project design.	Use of the natural slope of the site to sink the store area, providing 12’-6” tall windows along 32nd Avenue.
	X	Massing		Context + Site	CS1 Natural Systems and Site Features	CS1-C-2. Elevation Changes: Use the existing site topography when locating structures and open space on the site.	Sinking the store into the 15-foot grade change also reduces the overall perceived height and scale of the building along the alley since a portion of the building is buried into the hillside.
	X	Public Life	Design Concept	Context + Site	CS1 Natural Systems and Site Features	CS1-C-2. Elevation Changes: Use the existing site topography when locating structures and open space on the site.	Grocery store floor level lower than the sidewalk along 32nd Avenue allows for a daylit store with 12’6” tall windows and unobstructed visual connections between indoor and outdoor activities.
	X	Design Concept		Context + Site	CS1 Natural Systems	CS1-C-2. Elevation Changes: Use the existing site topography when locating structures and open space on the site.	Grocery store back-of-house elements are buried out of sight into the hillside, leaving a more attractive terrace and residential units visible at the alley.
	X	Design Concept	Public Life	Context + Site	CS1 Natural Systems	CS1-C-2. Elevation Changes: Use the existing site topography when locating structures and open space on the site.	Locating the store in the Northern portion of the property takes advantage of the existing North-to-South slopes and topography and allows the sunken store to connect better with the plaza at the South end of the property where the existing grade and street are lower.

4	Human. Nature. Horizontals	Primary Guidance Topic	Secondary Guidance Topic	Design Guideline Category	Design Guideline Subcategory	Design Guideline	Response
	X	Public Life	Design Concept	Context + Site	CS2 Urban Pattern and Form	CS2-A-1. Sense of Place: Emphasize attributes that give a distinct sense of place. Design open spaces to enhance areas where are strong identity already exists and create a sense of place where the physical context is less established.	Massing Option creates a distinct sense of place with a public plaza as a focal point at the front entries of the store and the residential lobby. This plaza design element is supported and desired by members of the Magnolia Community.
	X	Living Building	Articulation	Context + Site	CS2 Urban Pattern and Form	CS2-A-1. Sense of Place: Emphasize attributes that give a distinct sense of place. Design open spaces to enhance areas where are strong identity already exists and create a sense of place where the physical context is less established.	The building reflects biophillic design with the connection of people to nature. The northern portion of the building’s human-made forms reflect the gridded street and civic elements of the nearby neighborhood and the southern building represents a more biophillic response with eroded organic shapes that relate to natural forms like the bluffs, beach front, and other elements found at Magnolia’s Discovery Park and other parts of the natural world.
	X	Massing	Articulation	Context + Site	CS2 Urban Pattern and Form	CS2-A-1. Sense of Place: Emphasize attributes that give a distinct sense of place. Design open spaces to enhance areas where are strong identity already exists and create a sense of place where the physical context is less established.	Massing Option sets the residential building five feet back from the front of the store allowing more massing relief for the street and the park while also creating a full-length terrace at level 2 above the store. A brise soleil is also included on the west elevation at the top of the 6th floor level to create visual interest and provide massing relief.
	X	Public Life		Context + Site	CS2 Urban Pattern and Form	CS2-A-2. Architectural Presence: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context and design accordingly.	The grocery store has a strong street presence with 12’ 6” tall glazing to connect and engage pedestrians with the activities happening inside the store.
	X	Massing	Living Building	Context + Site	CS2 Urban Pattern and Form	CS2-A-2. Architectural Presence: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context and design accordingly.	At the alley side, a large 40 foot step back of the northern portion of the building from the alley creates massing relief for the alley neighbors and room for a large landscaped courtyard.
	X	Design Concept	Massing	Context + Site	CS2 Urban Pattern and Form	CS2-A-2. Architectural Presence: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context and design accordingly.	Along 32nd this site is the gateway and portal to the recently up-zoned heart of Magnolia, The Magnolia Village. The building along 32nd should have a strong architectural presence.
	X	Design Concept		Context + Site	CS2 Urban Pattern and Form	CS2-A-2. Architectural Presence: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context and design accordingly.	The alley side that abuts single family zoning has a more restrained architectural presence.
	X	Massing	Design Concept	Context + Site	CS2 Urban Pattern and Form	CS2-A-2. Architectural Presence: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context and design accordingly.	The alley side of this option has the largest setback from single family homes.
	X	Massing	Living Building	Context + Site	CS2 Urban Pattern and Form	CS2-A-2. Architectural Presence: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context and design accordingly.	Massing Options place the bulk of the mass on 32nd and respect the single family homes with a significant building setback and abundant landscaping.
	X	Massing	Articulation	Context + Site	CS2 Urban Pattern and Form	CS2-A-2. Architectural Presence: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context and design accordingly.	The 5 foot setback of the larger six level Northern portion of the residential building from the front of the grocery store provides creates massing relief at 32 nd Avenue and the park, as well as for the neighbors to the north and south.

4	Human. Nature. Horizontals	Primary Guidance Topic	Secondary Guidance Topic	Design Guideline Category	Design Guideline Subcategory	Design Guideline	Response
	X	Articulation	Massing	Context + Site	CS2 Urban Pattern and Form	CS2-A-2. Architectural Presence: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context and design accordingly.	The entire 32nd Avenue façade above the grocery store level is set back 5 feet, creating a single-story street presence.
	X	Articulation		Context + Site	CS2 Urban Pattern and Form	CS2-B-1. Site Characteristics: Allow characteristics of the site to inform the design, especially where the street grid and topography create unusually shaped lots that can add distinction to the building mass.	The property location has a number of unique attributes. It represents a gateway to Magnolia’s commercial district for people traveling to the Magnolia village from homes to the north. This design option emulates the nearby gridded streets and civic buildings.
	X	Articulation	Massing	Context + Site	CS2 Urban Pattern and Form	CS2-B-1. Site Characteristics: Allow characteristics of the site to inform the design, especially where the street grid and topography create unusually shaped lots that can add distinction to the building mass.	The the building massing and shape is influenced by its juxtaposition to the nearby gridded streets, the organic natural park setting across the street, and Magnolia’s nearby Discovery Park. The residential portion of the building continues the forward and back rhythm from the street edge that starts at the property to the south, where some buildings are near and some are set back from the street edge. This continues to Raye Street, but in a more subtle way with curving organic shapes set back from the street then transitioning to a more gridded part of the building at the street frontage.
	X	Massing	Articulation	Context + Site	CS2 Urban Pattern and Form	CS2-B-1. Site Characteristics: Allow characteristics of the site to inform the design, especially where the street grid and topography create unusually shaped lots that can add distinction to the building mass.	Five foot setback of the entire Northern residential building from the front of the store.
	X	Public Life		Context + Site	CS2 Urban Pattern and Form	CS2-B-2. Connection to the Street: Identify opportunities for the project to make a strong connection to the street and public realm.	The new street-facing store will activate the North end of the Magnolia commercial district and create positive connections with the nearby Monger Pool, ballfields, and schools. Parents and kids will be able to enjoy coffee, snacks, and meals before and after sports activities, swim lessons, and school. Plus, this area of Magnolia will be enlivened with the activity of shoppers, residents, and guests. The property will be a true community gathering place.
	X	Public Life	Massing	Context + Site	CS2 Urban Pattern and Form	CS2-B-2. Connection to the Street: Identify opportunities for the project to make a strong connection to the street and public realm.	Massing Option’s five foot setback from the front of the store for the entire 6 levels of the northern residential portion of the building creates a terrace for residents to enjoy views of the valley, park, and street, further connecting the building with the street and neighborhood.
	X	Public Life	Articulation	Context + Site	CS2 Urban Pattern and Form	CS2-B-3. Character of Open Space: Contribute to the character and proportion of surrounding open spaces.	The discovery alcoves / seating niches along 32 nd Avenue represent street-level setbacks and mini-public open spaces that provide community linkages to visually connect people to the civic activities and park across the street, as well as convenient places to linger or wait out of the rain.
	X	Public Life		Context + Site	CS2 Urban Pattern and Form	CS2-B-3. Character of Open Space: Contribute to the character and proportion of surrounding open spaces.	The plaza near the grocery store entry will provide a convenient open air space for neighbors, nearby park and pool visitors, and other members of the community to gather and enjoy coffee, conversation, and prepared foods from the grocery.
	X	Public Life	Massing	Context + Site	CS2 Urban Pattern and Form	CS2-B-3. Character of Open Space: Contribute to the character and proportion of surrounding open spaces.	Massing Option’s five foot setback from the front of the store for the entire 6 levels of the northern residential portion of the building creates a terrace for residents to enjoy views of the valley, park, and street, further connecting the building with the street and neighborhood.

4	Human. Nature. Horizontals	Primary Guidance Topic	Secondary Guidance Topic	Design Guideline Category	Design Guideline Subcategory	Design Guideline	Response
	X	Design Concept	Living Building	Context + Site	CS2 Urban Pattern and Form	CS2-C-1. Corner Sites: Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances.	While not on a corner, the new Safeway mixed-use building will be a gateway to the Magnolia commercial center for people arriving from the North, and a vibrant hub of activity. Biophillicia will be a core element of the program, building design, and landscape with water features where people can interact with natural elements, as well as with the use of natural construction materials that will activate the senses. Biophillicia will also be apparent in the building massing where the more natural and organic shapes and forms of the southern building meet the more man-made forms of the gridded northern portion of the building. Many of the elements that will make this a Living Building will be present in the systems and equipment that are out of sight, with the exception of solar panels at the roof deck, but nonetheless valuable contributors to the overall Living Building's performance and impact. For even more details about the Living Building elements and how they are expressed in the building, see the Living Building Compliance chapter.
	X	Design Concept	Public Life	Context + Site	CS2 Urban Pattern and Form	CS2-C-1. Corner Sites: Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances.	This project is not a corner site. It has immediately adjacent properties on both sides containing existing multi-storied apartments and the same zoning as the subject site. Even so, the new mixed-use building will be a gateway to Magnolia's commercial center based on it's location on the edge of the commercial district, its prominence, and its anticipated popularity as Magnolia's newest grocery store.
	X	Public Life	Massing	Context + Site	CS2 Urban Pattern and Form	CS2-C-1. Corner Sites: Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances.	Massing Options attempt to break this excessively long block into two blocks with a large public community plaza, and a significant building setback at the far south end of the site.
	X	Public Life	Circulation and Parking	Context + Site	CS2 Urban Pattern and Form	CS2-C-2. Mid-Block Sites: Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge and respond to datum lines of adjacent buildings at the first three floors.	The community has requested the developer support efforts to work with SDOT and SDCI to place a midblock pedestrian crossing adjacent to the entry woonerf.
	X	Design Concept	Living Building	Context + Site	CS2 Urban Pattern and Form	CS2-C-2. Mid-Block Sites: Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge and respond to datum lines of adjacent buildings at the first three floors.	This design option has a strong street edge with the grocery store and the Northern portion connected to a hinge element where the building shape then transitions to a more organic form as the southern part of the building steps back from the public street. The hinge area also represents a focal point architecturally and programmatically with the eroded shape over a public plaza that leads to the store and residential building entries.
	X	Articulation	Massing	Context + Site	CS2 Urban Pattern and Form	CS2-C-2. Mid-Block Sites: Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge and respond to datum lines of adjacent buildings at the first three floors.	The northern portion of the building fronting the street and the setback southern portion of the residential mass also repeat the forward and back pattern of the buildings at the property to the south.
	X	Massing	Living Building	Context + Site	CS2 Urban Pattern and Form	CS2-C-2. Mid-Block Sites: Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge and respond to datum lines of adjacent buildings at the first three floors.	The loading dock is also covered with an open terrace, providing further relief to the neighbors to the north and across the alley.
	X	Articulation	Massing	Context + Site	CS2 Urban Pattern and Form	CS2-C-2. Mid-Block Sites: Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge and respond to datum lines of adjacent buildings at the first three floors.	The adjacent properties contain 70 to 80 year old apartments, built in the 1940s and 50s, that are not near their current development potential and are likely be redeveloped.

4	Human. Nature. Horizontals	Primary Guidance Topic	Secondary Guidance Topic	Design Guideline Category	Design Guideline Subcategory	Design Guideline	Response
	X	Articulation	Massing	Context + Site	CS2 Urban Pattern and Form	CS2-C-2. Mid-Block Sites: Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge and respond to datum lines of adjacent buildings at the first three floors.	The datum lines of adjacent properties are not aligned with each other and do not have a retail level, which is a more important datum line to consider. Adding massing-level random short term datum lines confuses a building designed for the future. Details for secondary datum will be considered relative to guidance given for recommendation.
	X	Massing		Context + Site	CS2 Urban Pattern and F	CS2-C-2. Mid-Block Sites: Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge and respond to datum lines of adjacent buildings at the first three floors.	The larger Northern gridded portion of the residential building also is set back from the front of the grocery store creating additional massing relief at 32 nd Avenue and the park, as well as for the neighbors to the North and South.
	X	Massing		Context + Site	CS2 Urban Pattern and Form	CS2-D-1. Existing Development and Zoning: Review 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.	This design provides voluntary 10-foot setbacks of the residential mass from the buildings to the north and south. These setbacks are not required.
	X	Massing	Living Building	Context + Site	CS2 Urban Pattern and F	CS2-D-1. Existing Development and Zoning: Review 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.	This project is the first to move forward with the new HALA zoning for the Magnolia Village. As a Living Building Pilot Project it is code compliant with the LBPP bonus for height and FAR.
	X	Massing	Living Building	Context + Site	CS2 Urban Pattern and F	CS2-D-1. Existing Development and Zoning: Review 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.	Placing the northern part of the residential building at the higher north end and also forward to the street creates a 40 foot set back from the alley with a large courtyard terrace above the store adjacent to the alley. A smaller terrace is also provided between the southernmost residential portion of the building and the alley. Neither of these setbacks are required by code.
	X	Massing		Context + Site	CS2 Urban Pattern and F	CS2-D-1. Existing Development and Zoning: Review 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.	The voluntary 5 foot setback of the larger six level northern portion of the residential building from the front of the grocery store creates additional relief at 32 nd Avenue and the park, as well as for the neighbors to the north and south, for the longest portion of the street-facing residential part of the building.
	X	Massing		Context + Site	CS2 Urban Pattern and Form	CS2-D-3. Zone Transitions: For projects located at the edge of different zones, provide an appropriate transition, or complement to the adjacent zone(s). Projects should create a step-in perceived height, bulk and scale between the anticipated development and potential of the adjacent zone and proposed development.	Voluntary 10-foot setbacks of the residential mass from the buildings to the north and south. These setbacks provide more light and air to reach the adjacent properties to the north and south, as well as for the neighbors across the alley. These setbacks are not required.
	X	Massing	Articulation	Context + Site	CS2 Urban Pattern and F	CS2-D-3. Zone Transitions: For projects located at the edge of different zones, provide an appropriate transition, or complement to the adjacent zone(s). Projects should create a step-in perceived height, bulk and scale between the anticipated development and potential of the adjacent zone and proposed development.	Significant 40 feet setback transition from the single family homes and garages across the alley for the northernmost part of the residential building and an additional terrace setback from the smaller southern portion of the residential building. In addition, the southern residential building has angled decks and building modulation that further breaks up the mass.

4	Human. Nature. Horizontals	Primary Guidance Topic	Secondary Guidance Topic	Design Guideline Category	Design Guideline Subcategory	Design Guideline	Response
	X	Massing		Context + Site	CS2 Urban Pattern and Form	CS2-D-3. Zone Transitions: For projects located at the edge of different zones, provide an appropriate transition, or complement to the adjacent zone(s). Projects should create a step-in perceived height, bulk and scale between the anticipated development and potential of the adjacent zone and proposed development.	Significant five foot step back for the entire 6 level mass of the larger northern most portion of the residential building to create improved transitions with the park and civic buildings across 32 nd , as well as the adjacent properties to the south and north.
	X	Massing		Context + Site	CS2 Urban Pattern and Form	CS2-D-3. Zone Transitions: For projects located at the edge of different zones, provide an appropriate transition, or complement to the adjacent zone(s). Projects should create a step-in perceived height, bulk and scale between the anticipated development and potential of the adjacent zone and proposed development.	Existing stand of 100’ trees mitigates impact on the single family homes across the alley
	X	Massing	Design Concept	Context + Site	CS2 Urban Pattern and Form	CS2-D-4. Massing Choices: Strive for a successful transition between zones where a project abuts a less intensive zone.	By sinking the store below street level and utilizing the existing topography of the site, the building’s perceived height based on the number of visible stories is diminished.
	X	Massing	Living Building	Context + Site	CS2 Urban Pattern and Form	CS2-D-4. Massing Choices: Strive for a successful transition between zones where a project abuts a less intensive zone.	Massing Options provide a 40 foot voluntary setback of the larger northern residential portion of the building from the alley allowing for a large terrace courtyard buffer and massing relief for the homes across the alley. The terrace will be landscaped to help create a natural urban forest buffer between the new building and the existing homes.
	X	Massing	Living Building	Context + Site	CS2 Urban Pattern and Form	CS2-D-4. Massing Choices: Strive for a successful transition between zones where a project abuts a less intensive zone.	Smaller southern portion of the residential building will also be setback from the alley with terrace areas between the building and the alley.
	X	Massing	Design Concept	Context + Site	CS2 Urban Pattern and Form	CS2-D-4. Massing Choices: Strive for a successful transition between zones where a project abuts a less intensive zone.	By sinking the store below street level and utilizing the existing topography of the site, the building’s perceived height based on the number of visible stories is diminished.
	X	Massing	Living Building	Context + Site	CS2 Urban Pattern and Form	CS2-D-4. Massing Choices: Strive for a successful transition between zones where a project abuts a less intensive zone.	A terrace at the alley wraps around at the south property line (a green roof / open space would also wrap at the north property line above the load dock if the 90 degree load dock is used). Both create relief for the single family homes across the alley and the building’s adjacent neighbors.
	X	Massing	Living Building	Context + Site	CS2 Urban Pattern and Form	CS2-D-4. Massing Choices: Strive for a successful transition between zones where a project abuts a less intensive zone.	Massing Options 3, 4, and 5 provide a 40 foot voluntary setback of the larger northern residential portion of the building from the alley allowing for a large terrace courtyard buffer and massing relief for the homes across the alley. The terrace will be landscaped to help create a natural urban forest buffer between the building and the existing homes.
	X	Massing	Living Building	Context + Site	CS2 Urban Pattern and Form	CS2-D-4. Massing Choices: Strive for a successful transition between zones where a project abuts a less intensive zone.	The smaller southern portion of the residential building will also be setback from the alley with terrace areas between the building and the alley.
	X	Articulation	Living Building	Context + Site	CS2 Urban Pattern and Form	CS2-D-5. Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.	The design provides voluntary 10-foot setbacks of the residential mass from the buildings at the north and south property lines. These setbacks are not required. A voluntary 40 foot setback from the alley is also provided at the northern portion of the residential building. This setback allows for a large landscaped courtyard terrace that will enhance privacy for the single family homes across the alley. Also, the building design incorporates angled decks at the southernmost residential building to minimize direct views into homes and backyards of the single family neighbors across the alley.

4	Human. Nature. Horizontals	Primary Guidance Topic	Secondary Guidance Topic	Design Guideline Category	Design Guideline Subcategory	Design Guideline	Response
	X	Massing	Living Building	Context + Site	CS2 Urban Pattern and Form	CS2-D-5. Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.	The loading dock will also be covered and landscaped with an open air terrace to help prevent disruptions for neighbors.
	X	Massing		Context + Site	CS2 Urban Pattern and Form	CS2-D-5. Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.	Voluntary 10-foot setbacks of the residential mass from the buildings to the North and South. (Option 2 has canted massing that results in setbacks of as much as 20 feet at the north and south of 10 feet and greater.) These setbacks are not required.
	X	Massing	Living Building	Context + Site	CS2 Urban Pattern and Form	CS2-D-5. Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.	The loading dock will be covered and landscaped with an open terrace (green roof and open space for 90 degree load dock option) allowing more light and air for the neighboring building to the north along the alley and to help provide privacy for neighbors.
	X	Massing	Living Building	Context + Site	CS2 Urban Pattern and Form	CS2-D-5. Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.	A voluntary 40 foot setback (35 feet for Option 5) from the alley is also provided at the northern portion of the residential building. This setback allows for a large landscaped courtyard terrace that will enhance privacy for the single family homes across the alley.
	X	Articulation		Context + Site	CS2 Urban Pattern and Form	CS2-D-5. Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.	The building incorporates angled decks at the southernmost residential building to minimize direct views into homes and backyards of the single family neighbors across the alley.
	X	Articulation	Public Life	Context + Site	CS3 Architectural Cor	CS3-A-4. Evolving Neighborhoods: In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon the future.	This design option establishes a strong street edge of activated retail along with creative setbacks of the residential massing that provide open space for the public plaza and activated terrace areas that can be precedent setting for other new developments in Magnolia’s village core.
	X	Articulation	Public Life	Context + Site	CS3 Architectural Cor	CS3-A-4. Evolving Neighborhoods: In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon the future.	This design option establishes a strong street edge of activated retail along with creative setbacks of the residential massing that provide open space for the public plaza and activated terrace areas, including at the sidewalk edge, that can be precedent setting for other new developments in Magnolia’s village core.
	X	Articulation	Massing	Context + Site	CS3 Architectural Cor	CS3-A-4. Evolving Neighborhoods: In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon the future.	The building design also incorporates a brise soleil on the west elevation at the top of the 6th floor level to create visual interest and provide massing relief.
	X	Public Life		Context + Site	CS3 Architectural Cor	CS3-A-4. Evolving Neighborhoods: In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon the future.	The public plaza will encourage future developments to also include ground level public open space.
	X	Design Concept	Public Life	Context + Site	CS3 Architectural Context and Character	CS-3-B-1. Placemaking: Explore history of the site and neighborhood as a potential placemaking opportunity. Look for historical and cultural significance, using neighborhood groups and archives as resources.	Security Properties includes commissioned public art elements in all of their new developments. Art elements with this new development can be used to emphasize the natural and human history of Magnolia.

4	Human. Nature. Horizontals	Primary Guidance Topic	Secondary Guidance Topic	Design Guideline Category	Design Guideline Subcategory	Design Guideline	Response
	X	Design Concept	Living Building	Context + Site	CS3 Architectural Cor	CS-3-B-1. Placemaking: Explore history of the site and neighborhood as a potential placemaking opportunity. Look for historical and cultural significance, using neighborhood groups and archives as resources.	A major program element of the new mixed-use building will be the ground-floor grocery store that ties directly with the history of the area. Not only does this grocery use relate to the area's former history of farming and dairy activities, but also directly ties to the 70 years the current location has been used as a grocery store. The seasonal outdoor grocery displays, stocked produce and dairy areas of the store, combined with the building landscape's edible gardens, will all help connect people with nature, food, and the area's former history. See the Living Building Chapter for information about how biophillia will further connect people with nature.
	X	Design Concept	Living Building	Context + Site	CS3 Architectural Cor	CS-3-B-1. Placemaking: Explore history of the site and neighborhood as a potential placemaking opportunity. Look for historical and cultural significance, using neighborhood groups and archives as resources.	The design incorporates street trees, planter strips with lush landscaping, and vegetated spaces to connect the grocery store and residents to the former farming history of the area.
	X	Design Concept		Context + Site	CS3 Architectural Context and Character	CS-3-B-1. Placemaking: Explore history of the site and neighborhood as a potential placemaking opportunity. Look for historical and cultural significance, using neighborhood groups and archives as resources.	The team has been working with the community since the beginning of the project, a new Albertsons Advisory Group of community representatives has formed to aid in providing historical and cultural input to ensure this project is perfect for the site.
	X	Design Concept	Articulation	Context + Site	CS3 Architectural Cor	CS-3-B-1. Placemaking: Explore history of the site and neighborhood as a potential placemaking opportunity. Look for historical and cultural significance, using neighborhood groups and archives as resources.	On the North and East, the site is surrounded by gridded streets and rectilinear homes created by man. The overall massing for this North portion of the project is composed of a rectilinear gridded pattern that reflects this residential history
	X	Design Concept	Living Building	Context + Site	CS3 Architectural Cor	CS-3-B-1. Placemaking: Explore history of the site and neighborhood as a potential placemaking opportunity. Look for historical and cultural significance, using neighborhood groups and archives as resources.	On the South, the site fronts a more naturalistic open space of civic presence with curving paths. The design of these massingoptionson the south also features open space and the civic scale surrounding walls reflect the curves of nature found in the open space across the street and Magnolia’s signature Discovery park, embracing and protecting the open space like human arms.
	X	Massing	Articulation	Context + Site	CS3 Architectural Cor	CS-3-B-1. Placemaking: Explore history of the site and neighborhood as a potential placemaking opportunity. Look for historical and cultural significance, using neighborhood groups and archives as resources.	Between the two main horizontal massing elements is a vertical element intended to serve as a lantern, directly over the entry to Safeway and making the portal to the community plaza. The sophisticated, functioning mechanical system needed to run this Living Building Pilot project is housed within this lantern, as is the case in the functioning lighthouse at Discovery Park.
	X	Design Concept	Living Building	Context + Site	CS3 Architectural Cor	CS-3-B-1. Placemaking: Explore history of the site and neighborhood as a potential placemaking opportunity. Look for historical and cultural significance, using neighborhood groups and archives as resources.	Human/Nature three part parti where the North block grid reflects the man-made single-family grid. The South block's Biophilic natural forms relate to the plaza and civic uses across street with strong vertical lantern highlighting rooftop LBP mechanical.
	X	Design Concept	Public Life	Design Concept	DC1 Project Uses and Activities	DC1-A-4. Views and Connections: Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses.	The amenity spaces are purposely located on the second floor and the roof to allow views of community activities in the park and across the alley. The rooftop deck will provide even more impressive views of the Magnolia Valley and Puget Sound.
	X	Design Concept	Living Building	Design Concept	DC1 Project Uses an	DC1-A-4. Views and Connections: Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses.	Fitness amenity on Level 2 takes advantage of terraces to join indoor and outdoor spaces.
	X	Public Life	Living Building	Design Concept	DC1 Project Uses an	DC1-A-4. Views and Connections: Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses.	Terracing on Level 2 makes use of voluntary setbacks to provide more light and air to the adjacent single family homes across the alley.

4	Human. Nature. Horizontals	Primary Guidance Topic	Secondary Guidance Topic	Design Guideline Category	Design Guideline Subcategory	Design Guideline	Response
	X	Public Life	Living Building	Design Concept	DC1 Project Uses an	DC1-A-4. Views and Connections: Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses.	Residents will have views, especially from upper levels. Upper levels will have views of Elliot bay down 32nd and down the alley. Massing Option takes advantage of the LBP additional height and FAR incentives to provide these Biophilic opportunities for residents to engage in nature with views and high decks. Also a roof top deck, made higher by the LBP incentives will allow all residents, including those with the smallest lowest level units access to nature and a rooftop garden designed for habitat, fresh air, sun, and views.
	X	Circulation and Parking	Public Life	Design Concept	DC1 Project Uses an	DC1-C-3. Multiple Uses: Design parking areas to serve multiple uses such as children’s play space, outdoor gathering areas, sports courts, woonerf, or common space in multifamily projects.	Surface parking on 32nd Avenue adjoins the public plaza, creating open outdoor gathering space that can be used for seasonal food displays, special events, art displays, or car shows based on its close proximity to the plaza and public street.
	X	Circulation and Parking		Design Concept	DC1 Project Uses and Activities	DC1-C-4. Service Uses: Locate and design service entries, loading docks, and trash receptacles away from pedestrian areas or to a less visible portion of the site to reduce possible impacts of these facilities on building aesthetics and pedestrian circulation.	Splitting the building access with service requirements of loading and garbage collection being addressed from the alley away from pedestrians and shopper and resident access from 32nd Avenue best addresses this design guideline.
	X	Massing		Design Concept	DC2 Architectural Co	DC2-A-1. Site Characteristics and Uses: Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space.	Additional open space at the residential levels is provided at the adjacent property lines to the North, East, and South for the benefit of the building residents and nearby neighbors.
	X	Massing		Design Concept	DC2 Architectural Co	DC2-A-1. Site Characteristics and Uses: Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space.	Massing Option addresses the differing programming needs of the retail and residential areas. The grocery store is designed with the uninterrupted space and street frontage the store requires, and the residential levels are modulated with differing North and South design elements to effectively break up the mass of the 330 foot long property while also repeating the forward and back design pattern of the neighboring buildings to the south.
	X	Massing		Design Concept	DC2 Architectural Co	DC2-A-1. Site Characteristics and Uses: Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space.	Entire residential mass above the store is set back 5 feet back from the front of the store allowing more massing relief from the street and park while also creating a full-length terrace at level 2 above the store.
	X	Articulation	Massing	Design Concept	DC2 Architectural Concept	DC2-A-2. Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects	The final building design will include balconies, reveals, façade treatments, and a variety of material selections to break up the perceived mass and create attractive building elevations.
	X	Massing	Articulation	Design Concept	DC2 Architectural Co	DC2-A-2. Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects	At the north alley box, the massing is set back the most from the alley and includes stair stepping “treehouse decks”.
	X	Design Concept	Living Building	Design Concept	DC2 Architectural Co	DC2-B-1. Facade Composition: Design all building facades – including alleys and visible roofs – considering the composition of architectural expression of the building as a whole. Ensure that all facades are attractive and well proportioned.	The curvature of the façade along 32nd Avenue evokes the natural curvature of the bluffs that are native to Magnolia.
	X	Design Concept	Living Building	Design Concept	DC2 Architectural Co	DC2-B-1. Facade Composition: Design all building facades – including alleys and visible roofs – considering the composition of architectural expression of the building as a whole. Ensure that all facades are attractive and well proportioned.	Attractive green roof space and terraces along the alley create visual interest and provide thoughtful spaces for residents to occupy.

4	Human. Nature. Horizontals	Primary Guidance Topic	Secondary Guidance Topic	Design Guideline Category	Design Guideline Subcategory	Design Guideline	Response
	X	Articulation		Design Concept	DC2 Architectural Concept	DC2-B-1. Facade Composition: Design all building facades – including alleys and visible roofs – considering the composition of architectural expression of the building as a whole. Ensure that all facades are attractive and well proportioned.	This guideline is really appropriate after EDG as the approved mass is developed. However this Massing Option parti provides ample groundwork for this to be realized.
	X	Massing		Design Concept	DC2 Architectural Concept	DC2-B-1. Facade Composition: Design all building facades – including alleys and visible roofs – considering the composition of architectural expression of the building as a whole. Ensure that all facades are attractive and well proportioned.	The 32nd Avenue façade has a long 330’ horizontal street edge that is broken up by three distinctive elements: At the center, a strong vertical lantern highlights the entry to the store, and provides a place to locate the rooftop LBP mechanical equipment, which is consolidated in the East-West direction, minimizing view blockage and celebrating the mechanical features as an architectural element.
	X	Massing	Living Building	Design Concept	DC2 Architectural Concept	DC2-B-1. Facade Composition: Design all building facades – including alleys and visible roofs – considering the composition of architectural expression of the building as a whole. Ensure that all facades are attractive and well proportioned.	The 32nd Avenue façade has a long 330’ horizontal street edge that is broken up by three distinctive elements: At the south, a proportionate, yet small horizontal mass of biophilic natural forms relates to the plaza and the civic uses across street.
	X	Massing	Living Building	Design Concept	DC2 Architectural Concept	DC2-B-1. Facade Composition: Design all building facades – including alleys and visible roofs – considering the composition of architectural expression of the building as a whole. Ensure that all facades are attractive and well proportioned.	While the alley façade is utilitarian by nature, the single family homes across the alley are respected. At the north, the bulk of the residential mass is set back significantly with ample room for trees and vegetation to provide screening for the neighbors.
	X	Massing	Articulation	Design Concept	DC2 Architectural Concept	DC2-B-1. Facade Composition: Design all building facades – including alleys and visible roofs – considering the composition of architectural expression of the building as a whole. Ensure that all facades are attractive and well proportioned.	While the alley façade is utilitarian by nature, the single family homes across the alley are respected. At the south this area of the alley has the densest existing evergreen trees forming a near solid visual buffer. To provide open air to the plaza, this smaller portion of the project is set back about 14’ and heavily articulated with angled bays and deck to avoid looking directly into neighbor’s yards.
	X	Articulation	Massing	Design Concept	DC2 Architectural Concept	DC2-B-1. Facade Composition: Design all building facades – including alleys and visible roofs – considering the composition of architectural expression of the building as a whole. Ensure that all facades are attractive and well proportioned.	The East and West facades are narrow and about 80’ wide with simple well-proportioned three part vertical articulation that allows for material and color breaks while also allowing the materials and colors of the primary 32nd ave and alley facades to turn the corners.
	X	Living Building		Design Concept	DC2 Architectural Concept	DC2-B-1. Facade Composition: Design all building facades – including alleys and visible roofs – considering the composition of architectural expression of the building as a whole. Ensure that all facades are attractive and well proportioned.	The roof will be visible and care has been taken to make sure it will be interesting to see As an LBP building, the north roof has the best sun exposure and will essentially be a rectilinear grid of solar panels, reflecting the gridded design parti of this mass of the project, all floating over a green roof, visually pleasing and proving habitat for nature's creatures.
	X	Living Building		Design Concept	DC2 Architectural Concept	DC2-B-1. Facade Composition: Design all building facades – including alleys and visible roofs – considering the composition of architectural expression of the building as a whole. Ensure that all facades are attractive and well proportioned.	The roof will be visible and care has been take to make sure it will be interesting to see. As an LBP building, the center roof will be a strong vertical lantern highlighting the entry to the store and a place to locate the rooftop LBP mechanical equipment, and be topped by a green roof.
	X	Living Building		Design Concept	DC2 Architectural Concept	DC2-B-1. Facade Composition: Design all building facades – including alleys and visible roofs – considering the composition of architectural expression of the building as a whole. Ensure that all facades are attractive and well proportioned.	The roof will be visible and care has been take to make sure it will be interesting to see. As an LBP building, the south roof will be an elegant, active, biophilic rooftop outdoor space for residents to engage and view nature and habitat.

4	Human. Nature. Horizontals	Primary Guidance Topic	Secondary Guidance Topic	Design Guideline Category	Design Guideline Subcategory	Design Guideline	Response
	X	Articulation	Public Life	Design Concept	DC2 Architectural Concept	DC2-C-1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies awnings, decks of other secondary elements into the facade design. Add detailing at the street level to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).	The 32 nd Avenue elevation includes voluntary street-level setbacks for discovery alcoves / seating niches.
	X	Articulation	Living Building	Design Concept	DC2 Architectural Concept	DC2-C-1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies awnings, decks of other secondary elements into the facade design. Add detailing at the street level to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).	The residential floors include balconies at 32 nd Avenue and the alley to make the building elevations more interesting and to provide residents with a direct connection to the outdoors.
	X	Articulation	Public Life	Design Concept	DC2 Architectural Concept	DC2-C-1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies awnings, decks of other secondary elements into the facade design. Add detailing at the street level to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).	Periodic canopies stretch the length of the block creating cover over the discovery alcoves and building entries.
	X	Public Life	Design Concept	Design Concept	DC2 Architectural Concept	DC2-C-1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies awnings, decks of other secondary elements into the facade design. Add detailing at the street level to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).	By lowering the floor of the grocery store below the street level, pedestrians are rewarded with unobstructed views into the grocery store for window shopping and people inside the store can also see pedestrian activity outside.
	X	Massing	Living Building	Design Concept	DC2 Architectural Concept	DC2-C-1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies awnings, decks of other secondary elements into the facade design. Add detailing at the street level to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).	This design includes balconies and terraces along 32 nd Avenue and at the alley to provide residents with access to sunlight and fresh air and to activate the building’s presence in the community.
	X	Articulation		Design Concept	DC2 Architectural Concept	DC2-C-1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies awnings, decks of other secondary elements into the facade design. Add detailing at the street level to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).	Balconies closest to the alley are canted at an angle to create visual interest and minimize direct views into the single family homes and yards across the alley.
	X	Massing	Public Life	Design Concept	DC2 Architectural Concept	DC2-C-1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies awnings, decks of other secondary elements into the facade design. Add detailing at the street level to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).	This design option includes a second level terrace above the sidewalk that will create visual interest and activate the streetscape.

4	Human. Nature. Horizontals	Primary Guidance Topic	Secondary Guidance Topic	Design Guideline Category	Design Guideline Subcategory	Design Guideline	Response
	X	Articulation	Massing	Design Concept	DC2 Architectural Concept	DC2-C-1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies awnings, decks of other secondary elements into the facade design. Add detailing at the street level to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).	Brise soleil at the top of the 6 th floor of the northern gridded residential building creates visual interest and massing relief.
	X	Public Life	Design Concept	Design Concept	DC2 Architectural Concept	DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building façade, entries, retaining walls, courtyards, and exterior spaces in a manner consistent with overall architectural concept.	Lowering the grocery store sales floor below the sidewalk grade also promotes transparency along 32 nd Avenue by providing unobstructed views into the store with shelving located beneath the storefront glazing.
	X	Public Life	Design Concept	Design Concept	DC2 Architectural Concept	DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building façade, entries, retaining walls, courtyards, and exterior spaces in a manner consistent with overall architectural concept.	The 12’6” tall glazing along 32 nd Avenue will allow pedestrians to see the activities inside the store and shoppers to see pedestrian activity outside thereby creating active indoor / outdoor connections.
	X	Public Life		Design Concept	DC2 Architectural Concept	DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building façade, entries, retaining walls, courtyards, and exterior spaces in a manner consistent with overall architectural concept.	Protected sidewalks are created for children walking to school, the community center, park, and the pool with landscaped planter strips that serve as a safety buffer between the sidewalk and the street.
	X	Design Concept		Design Concept	DC2 Architectural Concept	DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building façade, entries, retaining walls, courtyards, and exterior spaces in a manner consistent with overall architectural concept.	The extensive storefront glazing will provide natural daylight into the store during the daytime and warm light spill to the adjacent sidewalk at night.
	X	Public Life		Design Concept	DC2 Architectural Concept	DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building façade, entries, retaining walls, courtyards, and exterior spaces in a manner consistent with overall architectural concept.	Seating / discovery niches along 32 nd Avenue will provide welcome and appropriately sized places of respite for people resting or waiting while also connecting people with the civic activities across the street.
	X	Public Life		Design Concept	DC2 Architectural Concept	DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building façade, entries, retaining walls, courtyards, and exterior spaces in a manner consistent with overall architectural concept.	The seating / discovery niches also represent an opportunity to enhance the public realm with cultural place making, information about the Living Building, historical references and / or the inclusion of art.
	X	Public Life		Design Concept	DC2 Architectural Concept	DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building façade, entries, retaining walls, courtyards, and exterior spaces in a manner consistent with overall architectural concept.	A two-level open air public plaza with planter seat walls, stepped seating areas, benches, and table areas serves as the focal point of the street frontage, and will be an inviting place for shoppers, residents, and guests to gather.
	X	Public Life		Design Concept	DC2 Architectural Concept	DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building façade, entries, retaining walls, courtyards, and exterior spaces in a manner consistent with overall architectural concept.	Protected sidewalks are included for children walking to school, the community center, park, and the pool with landscaped planter strips that serve as a safety buffer between the sidewalk and the street.

4	Human. Nature. Horizontals	Primary Guidance Topic	Secondary Guidance Topic	Design Guideline Category	Design Guideline Subcategory	Design Guideline	Response
	X	Design Concept		Design Concept	DC2 Architectural Concept	DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building façade, entries, retaining walls, courtyards, and exterior spaces in a manner consistent with overall architectural concept.	Perceived height of the store along 32nd and sidewalk canopies are both reduced to a more human and pleasant pedestrian scale by sinking the grocery store below ground level.
	X	Design Concept		Design Concept	DC2 Architectural Concept	DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building façade, entries, retaining walls, courtyards, and exterior spaces in a manner consistent with overall architectural concept.	Extensive glazing will provide natural daylight into the store during the daytime and warm inviting light spill to the adjacent sidewalk at night.
	X	Design Concept		Design Concept	DC2 Architectural Concept	DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building façade, entries, retaining walls, courtyards, and exterior spaces in a manner consistent with overall architectural concept.	The design uses the site’s topography in combination with the sunken grocery store to allow the grocery store’s back of house prep and storage areas to be located well below alley grade. This design approach hides the blank walls of the storage and prep areas below grade, leaving the alley façade with ground floor pedestrian scale residential units and a terrace area, both of which will activate the alley and provide more resident eyes directly on the alley, promoting safety and security.
	X	Public Life		Design Concept	DC2 Architectural Concept	DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building façade, entries, retaining walls, courtyards, and exterior spaces in a manner consistent with overall architectural concept.	The discovery alcoves / seating niches along 32 nd Avenue are architectural features that will provide a place of respite for people resting or waiting while also connecting people with the civic activities across the street.
	X	Public Life		Design Concept	DC2 Architectural Concept	DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building façade, entries, retaining walls, courtyards, and exterior spaces in a manner consistent with overall architectural concept.	The seating / discovery niches also represent an opportunity to enhance the public realm with cultural place making, historical references and / or the inclusion of art.
	X	Design Concept	Public Life	Design Concept	DC2 Architectural Concept	DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building façade, entries, retaining walls, courtyards, and exterior spaces in a manner consistent with overall architectural concept.	The design incorporates street trees, planter strips with lush landscaping, and vegetated spaces to connect to the grocery store use and to the history of the site as a former farm.
	X	Massing	Public Life	Design Concept	DC2 Architectural Concept	DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building façade, entries, retaining walls, courtyards, and exterior spaces in a manner consistent with overall architectural concept.	Massing Option’s five foot setback from the front of the store for the entire 6 levels of the northern residential portion of the building creates an open space terrace above the sidewalk for residents to enjoy while also connecting building residents and guests with people at the street level and at the park.
	X	Public Life		Design Concept	DC2 Architectural Concept	DC2-E-1. Legibility and Flexibility: Design buildings such that their primary functions and uses can be readily determined from the exterior. At the same time, design flexibility into the building so that it may remain useful over time even as specific needs evolve.	Sidewalk planters and gardens will provide attractive green space while also functioning as a safety buffer between the sidewalk and the street.
	X	Public Life		Design Concept	DC2 Architectural Concept	DC2-E-1. Legibility and Flexibility: Design buildings such that their primary functions and uses can be readily determined from the exterior. At the same time, design flexibility into the building so that it may remain useful over time even as specific needs evolve.	Discovery alcoves / seating niches along 32 nd Avenue will encourage human activity and opportunities for public connection, as well as functional space for people who are waiting for transit or ride sharing services.

4	Human. Nature. Horizontals	Primary Guidance Topic	Secondary Guidance Topic	Design Guideline Category	Design Guideline Subcategory	Design Guideline	Response
	X	Living Building	Public Life	Design Concept	DC2 Architectural Concept	DC2-E-1. Legibility and Flexibility: Design buildings such that their primary functions and uses can be readily determined from the exterior. At the same time, design flexibility into the building so that it may remain useful over time even as specific needs evolve.	Residential building setbacks will provide space for terraces where residents can go outdoors to enjoy fresh air and the sights and sounds of the Magnolia community.
	X	Public Life	Living Building	Design Concept	DC2 Architectural Concept	DC2-E-1. Legibility and Flexibility: Design buildings such that their primary functions and uses can be readily determined from the exterior. At the same time, design flexibility into the building so that it may remain useful over time even as specific needs evolve.	Public plaza will be visible from the street and immediately recognizable as a safe and pleasant place for people to gather. The plaza will also enhance the relationship between the streetscape and the grocery store and residential entrances.
	X	Design Concept	Living Building	Design Concept	DC2 Architectural Concept	DC2-E-1. Legibility and Flexibility: Design buildings such that their primary functions and uses can be readily determined from the exterior. At the same time, design flexibility into the building so that it may remain useful over time even as specific needs evolve.	New mixed-use grocery-anchored building replaces a 1955 grocery store with Living Building Pilot building that emphasizes connecting the community with nature and showcases industry leading energy and water saving technologies and design.
	X	Design Concept		Design Concept	DC2 Architectural Concept	DC2-E-1. Legibility and Flexibility: Design buildings such that their primary functions and uses can be readily determined from the exterior. At the same time, design flexibility into the building so that it may remain useful over time even as specific needs evolve.	Building functions and uses will be quickly apparent with the street-facing grocery store and Safeway signage being prominent and visible for people in the park and on the nearby street, and the multi-story building above will be immediately recognizable as multi-family housing.
	X	Public Life	Living Building	Design Concept	DC2 Architectural Concept	DC2-E-1. Legibility and Flexibility: Design buildings such that their primary functions and uses can be readily determined from the exterior. At the same time, design flexibility into the building so that it may remain useful over time even as specific needs evolve.	Voluntary 40 foot setback at the alley creates a large pleasant landscaped terrace space for residents to enjoy while also providing more light and air and a natural buffer to the existing homes across the alley.
	X	Circulation and Parking		Design Concept	DC2 Architectural Concept	DC2-E-1. Legibility and Flexibility: Design buildings such that their primary functions and uses can be readily determined from the exterior. At the same time, design flexibility into the building so that it may remain useful over time even as specific needs evolve.	Parking located near the grocery store and residential entries off 32 nd Avenue makes access for visitors readily apparent, and preserves the alley for continued pedestrian access and service use.
	X	Public Life	Living Building	Design Concept	DC2 Architectural Concept	DC2-E-1. Legibility and Flexibility: Design buildings such that their primary functions and uses can be readily determined from the exterior. At the same time, design flexibility into the building so that it may remain useful over time even as specific needs evolve.	Educational signage in discovery alcoves / seating niches along 32 nd Avenue will provide an opportunity to inform sidewalk pedestrians about the Living Building elements present in the structure.
	X	Public Life	Living Building	Design Concept	DC2 Architectural Concept	DC2-E-1. Legibility and Flexibility: Design buildings such that their primary functions and uses can be readily determined from the exterior. At the same time, design flexibility into the building so that it may remain useful over time even as specific needs evolve.	Five foot setback from the front of the store for the entire 6 levels of the larger northern residential portion of the building creates a terrace for residents to enjoy views of the valley, park, and street, further connecting the building with the street and neighborhood.
	X	Massing	Living Building	Design Concept	DC2 Architectural Concept	DC2-E-1. Legibility and Flexibility: Design buildings such that their primary functions and uses can be readily determined from the exterior. At the same time, design flexibility into the building so that it may remain useful over time even as specific needs evolve.	Voluntary 10 foot setbacks along the North and South side of the building allow for more light and air between the buildings and create additional space for terraces and decks.

4	Human. Nature. Horizontals	Primary Guidance Topic	Secondary Guidance Topic	Design Guideline Category	Design Guideline Subcategory	Design Guideline	Response
	X	Circulation and Parking		Design Concept	DC2 Architectural Concept	DC2-E-1. Legibility and Flexibility: Design buildings such that their primary functions and uses can be readily determined from the exterior. At the same time, design flexibility into the building so that it may remain useful over time even as specific needs evolve.	Narrow pathway potentially connecting the alley with 32 nd Avenue and the store entry is currently being studied using one of the “side yards”.
	X	Public Life	Living Building	Design Concept	DC3 Open Space Concept	DC3-A-1. Interior/Exterior Fit: Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.	Connection of the grocery store and residential entry with the outside plaza directly adjacent to the store entry. This plaza area provides a place for shoppers, residents, and guests to gather, and activates the street frontage.
	X	Public Life	Living Building	Design Concept	DC3 Open Space Concept	DC3-A-1. Interior/Exterior Fit: Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.	Open space terrace areas are provided at the east and west sides of the residential building to directly connect residents with the outdoors and nature.
	X	Public Life		Design Concept	DC3 Open Space Concept	DC3-B-1. Meeting User Needs: Plan the size, uses, activities and features of each open space to meet the needs of expected users, ensuring each space has a purpose and function	The plaza at the store entry is specifically and purposefully designed to activate the street and store entry areas by providing stepped and planter seat walls, table and chairs, bench seating, and food display areas that shoppers, residents, and others can use to gather and enjoy coffee, refreshments, or a quick meal.
	X	Public Life	Living Building	Design Concept	DC3 Open Space Concept	DC3-B-1. Meeting User Needs: Plan the size, uses, activities and features of each open space to meet the needs of expected users, ensuring each space has a purpose and function	Massing Option provides added terrace space at level two along the west elevation above the store where residents can enjoy views of the street, valley, and park.
	X	Public Life	Living Building	Design Concept	DC3 Open Space Concept	DC3-C-2. Amenities/Features: Create attractive outdoor spaces suited to the uses envisioned for the project.	Planter zone along the street will be activated with gardens and will create a safety buffer between the sidewalk and 32 nd Avenue.
	X	Public Life		Design Concept	DC3 Open Space Concept	DC3-C-2. Amenities/Features: Create attractive outdoor spaces suited to the uses envisioned for the project.	The discovery alcoves / seating niches along 32 nd Avenue will encourage human activity and opportunities for human connection.
	X	Design Concept	Living Building	Design Concept	DC3 Open Space Concept	DC3-C-2. Amenities/Features: Create attractive outdoor spaces suited to the uses envisioned for the project.	Open terraces on portions of all four sides of the building above the store will provide a place of respite for residents and views of the valley, community activities in the nearby park, and the local neighborhood.
	X	Design Concept	Living Building	Design Concept	DC3 Open Space Concept	DC3-C-2. Amenities/Features: Create attractive outdoor spaces suited to the uses envisioned for the project.	The landscaped terrace along the alley will also create a natural buffer from the alley and nearby homes.
	X	Design Concept	Living Building	Design Concept	DC4 Exterior Elements at	DC4-D-3. Long Range Planning: Select plants that upon maturity will be appropriate size, scale, and shape to contribute to the site as intended.	Alley: The 40-foot setback along the alley allows for a deep landscaped terrace with evergreen trees that mimic the trees along the alley and up the east hillside.
	X	Living Building	Design Concept	Design Concept	DC4 Exterior Elements at	DC4-D-3. Long Range Planning: Select plants that upon maturity will be appropriate size, scale, and shape to contribute to the site as intended.	Based on the Biophilic theme of the forested upland, we have provided a mix of primarily evergreen trees, shrubs and groundcover. Trailing groundcover such as Kinnikinnick and Virginia Creeper will cascade over the edges of the planter, having a softening effect along the alley edge. The dominant conifers will be native (Douglas Fir and Hemlock), while other species are selected based on qualities such as character, shade tolerance and/or ability to thrive as containerized plantings (Hinoki Cypress, Japanese White Pine). Understory plantings will consist of natives such as Flowering Dogwood, Vine Maple, Serviceberry, Pacific Wax Myrtle, Sword Fern, Mahonia, Huckleberry and Salal.

4	Human. Nature. Horizontals	Primary Guidance Topic	Secondary Guidance Topic	Design Guideline Category	Design Guideline Subcategory	Design Guideline	Response
	X	Design Concept	Living Building	Design Concept	DC4 Exterior Elements and Finishes	DC4-D-3. Long Range Planning: Select plants that upon maturity will be appropriate size, scale, and shape to contribute to the site as intended.	The overall height of the tree canopy is intended to vary widely, giving the feel of a forest in natural succession - with a variety of species in different stages of growth. With soil depths between three and four feet, we anticipate mature tree heights will range from about 15’ at the low end to about 30’-40’ for the largest conifers.
	X	Public Life	Living Building	Design Concept	DC4 Exterior Elements and Finishes	DC4-D-3. Long Range Planning: Select plants that upon maturity will be appropriate size, scale, and shape to contribute to the site as intended.	The plaza will be open and sunny with just a small grouping of flowering native Serviceberry trees. The Biophilic focus here is partly bioretention and supporting pollinator species that commonly populate natural wetlands and wet meadows. A variety of culinary herbs, blueberries and native strawberries will link the feel of a kitchen garden with the site’s agricultural past.
	X	Design Concept	Living Building	Design Concept	DC4 Exterior Elements and Finishes	DC4-D-3. Long Range Planning: Select plants that upon maturity will be appropriate size, scale, and shape to contribute to the site as intended.	Street trees along 32nd Avenue are evergreen Magnolias, which help tie the project visually to the rest of the nearby Magnolia Village shopping district. These trees have been coordinated with SDOT, and the variety chosen - Magnolia Grandiflora ‘Victoria’ - conforms to the city’s recommended street tree list, which lists these at a mature height of 25’. Shrubs and groundcover underplantings in the right-of-way are to be pruned and maintained at 30” max height and most will be native plants. We are planning to have at least two deciduous accent trees in front of the courtyard – possibly Serviceberry trees – pending approval by SDOT.
	X	Circulation and Parking	Public Life	Public Life	PL1 Connectivity and	PL1-B-1. Pedestrian Infrastructure: Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections with and outside the project.	The entrances to the grocery store and the residential lobby share a public plaza as part of the street scape treatment, and are connected directly with the public sidewalk.
	X	Public Life	Circulation and Parking	Public Life	PL1 Connectivity and	PL1-B-1. Pedestrian Infrastructure: Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections with and outside the project.	Massing Options prioritize common, accessible, open space near the southern end of the 32 nd Avenue street frontage with an active public plaza visible from the street.
	X	Circulation and Parking		Public Life	PL1 Connectivity and	PL1-B-1. Pedestrian Infrastructure: Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections with and outside the project.	A pedestrian pathway at the south property line is being studied as a possibility to create a mid-block connection between 32 nd Avenue and the alley for community benefit.
	X	Public Life	Circulation and Parking	Public Life	PL1 Connectivity and	PL1-B-1. Pedestrian Infrastructure: Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections with and outside the project.	The hardscape areas, including the plaza and public sidewalk, are designed to encourage active use by all members of the public, shoppers, and residents.
	X	Living Building	Public Life	Public Life	PL1 Connectivity and	PL1-B-3. Pedestrian Amenities: Opportunities for creating lively, pedestrian orientated open spaces to enliven the area and attract interest and interaction with the site and building should be considered.	The Magnolia development will replace a 1955 grocery store with an Living Building Pilot project that emphasizes the connection of people with nature and will showcase industry-leading energy and water saving technologies and design. The plaza and discovery alcoves will provide opportunities to inform the public about the Living Building.
	X	Living Building	Public Life	Public Life	PL1 Connectivity and	PL1-B-3. Pedestrian Amenities: Opportunities for creating lively, pedestrian orientated open spaces to enliven the area and attract interest and interaction with the site and building should be considered.	The plaza area and discovery alcoves / seating niches will attract interest and provide a teaching laboratory and educational tool in the public realm to demonstrate and inform about environmental placemaking.
	X	Public Life	Living Building	Public Life	PL1 Connectivity and	PL1-B-3. Pedestrian Amenities: Opportunities for creating lively, pedestrian orientated open spaces to enliven the area and attract interest and interaction with the site and building should be considered.	The outdoor public plaza supports Magnolia Village’s placemaking goals by creating pedestrian-scale outdoor rooms that allow the community of shoppers, neighbors, and visitors to gather together.

4	Human. Nature. Horizontals	Primary Guidance Topic	Secondary Guidance Topic	Design Guideline Category	Design Guideline Subcategory	Design Guideline	Response
	X	Public Life		Public Life	PL1 Connectivity and Public Life	PL1-B-3. Pedestrian Amenities: Opportunities for creating lively, pedestrian orientated open spaces to enliven the area and attract interest and interaction with the site and building should be considered.	The linkage of the seating niches / discovery alcoves with the nearby plaza will engage and inform pedestrians.
	X	Public Life	Design Concept	Public Life	PL1 Connectivity and Public Life	PL1-B-3. Pedestrian Amenities: Opportunities for creating lively, pedestrian orientated open spaces to enliven the area and attract interest and interaction with the site and building should be considered.	The design responds to the site topography with a sunken grocery store allowing transparency along 32 nd Avenue that will capture the interest of pedestrians as they watch shoppers and food preparation with views directly into the store unobstructed by shelving or refrigeration cases.
	X	Living Building	Public Life	Public Life	PL1 Connectivity and	PL1-B-3. Pedestrian Amenities: Opportunities for creating lively, pedestrian orientated open spaces to enliven the area and attract interest and interaction with the site and building should be considered.	<i>While most of the elements that constitute a Living Building are not visible, one of the selected “petals”, Beauty, requires consideration of Biophilia, the desire of man to connect with the outdoors and nature. The plaza, and its surrounding naturalistic forms, provides the opportunity, as the project moves beyond massing, to be clearly and actively a place for shoppers, residents and the community to engage with the outdoors and connect easier with the civic open spaces across the street.</i>
	X	Design Concept	Public Life	Public Life	PL1 Connectivity and Public Life	PL1-B-3. Pedestrian Amenities: Opportunities for creating lively, pedestrian orientated open spaces to enliven the area and attract interest and interaction with the site and building should be considered.	The design responds to the site topography with a sunken grocery store allowing transparency along 32 nd Avenue that will capture the interest of pedestrians as they watch shoppers and food preparation with views directly into the store unobstructed by shelving or refrigeration cases.
	X	Public Life	Living Building	Public Life	PL1 Connectivity and	PL1-B-3. Pedestrian Amenities: Opportunities for creating lively, pedestrian orientated open spaces to enliven the area and attract interest and interaction with the site and building should be considered.	By setting the entire 6 levels of the northern residential portion of the building back five feet from the street creates an open space terrace above the grocery store and public sidewalk that will activate the street and create interest for pedestrians on both sides of the street as they view and connect with residents on the terraces.
	X	Public Life	Living Building	Public Life	PL1 Connectivity and	PL1-C-2. Informal Community Uses: In addition to places for walking and sitting, consider including space for informal community uses such as performances, farmer’s markets, kiosks and community bulletin boards, cafes or street vending.	The two-level plaza design with outdoor tables, planter seat walls, stepped seating, benches, and open space provides a place for informal community meetings and public gathering, as requested by the community. The plaza is designed to serve as an outdoor meeting room, as well as an area for seasonal food displays and café style seating where people can enjoy coffee, conversation, and prepared foods from the grocery store.
	X	Public Life	Living Building	Public Life	PL1 Connectivity and	PL1-C-3. Year-Round Activity: Where possible, include features in open spaces for activities beyond daylight hours and throughout the season of the year, especially in neighborhood centers where active open space will contribute to the vibrancy, economic health and public safety.	The plaza will be available for use through all seasons of the year and beyond daylight hours as well.
	X	Public Life	Living Building	Public Life	PL1 Connectivity and	PL1-C-3. Year-Round Activity: Where possible, include features in open spaces for activities beyond daylight hours and throughout the season of the year, especially in neighborhood centers where active open space will contribute to the vibrancy, economic health and public safety.	The public plaza, open air terraces, and rooftop deck will be available for use through all seasons of the year and beyond daylight hours as well.
	X	Circulation and Parking		Public Life	PL2 Walkability	PL2-A-1. Access for All: Provide access for people of all abilities in a manner that is fully integrated into the project design. Design entries and other primary access points such that all visitors can be greeted and welcome through the front door.	The main front doors of the grocery store and the residential lobby will all have prominent accessible entries.

4	Human. Nature. Horizontals	Primary Guidance Topic	Secondary Guidance Topic	Design Guideline Category	Design Guideline Subcategory	Design Guideline	Response
	X	Circulation and Parking	Public Life	Public Life	PL2 Walkability	PL2-A-1. Access for All: Provide access for people of all abilities in a manner that is fully integrated into the project design. Design entries and other primary access points such that all visitors can be greeted and welcome through the front door.	The public plaza will provide accessible safe and well-connected outdoor seating and meeting spaces that are not restricted or hidden from the street and will serve as a community gathering place and entrance to the grocery store and residential building.
	X	Circulation and Parking	Public Life	Public Life	PL2 Walkability	PL2-A-1. Access for All: Provide access for people of all abilities in a manner that is fully integrated into the project design. Design entries and other primary access points such that all visitors can be greeted and welcome through the front door.	The public plaza will feature hardscape planters with green landscape to keep the outdoor seating and meeting spaces in the public plaza physically separated from vehicles.
	X	Circulation and Parking	Public Life	Public Life	PL2 Walkability	PL2-A-1. Access for All: Provide access for people of all abilities in a manner that is fully integrated into the project design. Design entries and other primary access points such that all visitors can be greeted and welcome through the front door.	The front door to the project is the open plaza. All main entries open off it. Access on foot, on bike, or by car are al accessible to the front door Plaza. Accessibility for disabled, seniors, and young families is often by car or van. The woonerf extension of the Plaza provides accessibility to this these community members, while carefully designed landscape elements ensure pedestrians and bicyclist and those enjoying the plaza are not negatively impacted by them.
	X	Circulation and Parking		Public Life	PL2 Walkability	PL2-A-2. Access Challenges: Add features to assist pedestrians in navigating sloped sites, long blocks or other challenges.	Public plaza features gentle slopes that are easy enough to navigate without handrails.
	X	Circulation and Parking	Public Life	Public Life	PL2 Walkability	PL2-A-2. Access Challenges: Add features to assist pedestrians in navigating sloped sites, long blocks or other challenges.	Discovery alcoves along 32nd Avenue provide places for pedestrians to pause and rest along the long block.
	X	Circulation and Parking		Public Life	PL2 Walkability	PL2-A-2. Access Challenges: Add features to assist pedestrians in navigating sloped sites, long blocks or other challenges.	Proposed midblock crossing would accommodate the ways that the neighborhood actually uses the street, people with have a safe crossing instead of jaywalking.
	X	Circulation and Parking	Public Life	Public Life	PL2 Walkability	PL2-A-2. Access Challenges: Add features to assist pedestrians in navigating sloped sites, long blocks or other challenges.	By placing the outdoor plaza near the SE corner of the property where the site elevation is lowest allows the two level plaza area to more closely match the grade of the sunken store. As a result, paths with slopes well within required accessibility standards connect the public sidewalk to the plaza levels, store, and residential entry.
	X	Circulation and Parking		Public Life	PL2 Walkability	PL2-A-2. Access Challenges: Add features to assist pedestrians in navigating sloped sites, long blocks or other challenges.	32nd Avenue slopes about 6’ in the 330’ length of the site, or about 2%, the same cross slope as a city sidewalk, so no special accommodations are needed due to slope.
	X	Circulation and Parking		Public Life	PL2 Walkability	PL2-A-2. Access Challenges: Add features to assist pedestrians in navigating sloped sites, long blocks or other challenges.	Since the store is depressed to allow shelving within the store and ample storefront unblocked storefront glass, it is important that all modes of access to the site be at the lowest possible portion of the site, which is at the south.
	X	Circulation and Parking	Public Life	Public Life	PL2 Walkability	PL2-B-3. Street-Level Transparency: Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies) where appropriate by keeping views open into spaces behind walls or planting, at corners, or along narrow passageways.	The store and residential entries are visible from the public plaza and the public sidewalk at 32 nd Avenue.

4	Human. Nature. Horizontals	Primary Guidance Topic	Secondary Guidance Topic	Design Guideline Category	Design Guideline Subcategory	Design Guideline	Response
	X	Design Concept	Public Life	Public Life	PL2 Walkability	PL2-B-3. Street-Level Transparency: Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies) where appropriate by keeping views open into spaces behind walls or planting, at corners, or along narrow passageways.	Lowering the grocery store sales floor below the sidewalk grade also promotes transparency along 32 nd Avenue by providing unobstructed views into the store with shelving located beneath the storefront glazing.
	X	Design Concept	Public Life	Public Life	PL2 Walkability	PL2-B-3. Street-Level Transparency: Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies) where appropriate by keeping views open into spaces behind walls or planting, at corners, or along narrow passageways.	12'-6" high storefront along 32nd Avenue provides visibility into the store.
	X	Design Concept	Public Life	Public Life	PL2 Walkability	PL2-B-3. Street-Level Transparency: Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies) where appropriate by keeping views open into spaces behind walls or planting, at corners, or along narrow passageways.	Plaza and corner setbacks at the south end of the site
	X	Design Concept	Circulation and Parking	Public Life	PL3 Street-level Interaction	PL3-A-1. Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street.	The public plaza adjacent to the public sidewalk on 32 nd Avenue is a focal point and distinctive design element that provides a visible and logical gathering point with defined entrances to the grocery store and the residential building.
	X	Design Concept	Circulation and Parking	Public Life	PL3 Street-level Interaction	PL3-A-1. Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street.	The design features an attractive street presence with 12'-6" tall windows along 32nd Avenue as a prominent grocery entrance.
	X	Design Concept	Public Life	Public Life	PL3 Street-level Interaction	PL3-C-2. Visibility: Maximize visibility into the building interior and merchandise displays. Consider fully- operational glazed wall-sized doors, and/or special lighting for displays.	The sunken grocery store design maximizes visibility into the store with shelving installed below the 12' 6" tall storefront windows allowing unobstructed views of the merchandise displays, shoppers, and food preparation activities.
	X	Public Life	Circulation and Parking	Public Life	PL4 Active Transportation	PL4-A-1. Serving all Modes of Travel: Provide safe and convenient access points for all modes of travel	The proposed design includes discovery alcoves / seating niches along 32 nd Avenue and plaza seating that can be used by people waiting for friends, ride sharing vehicles, taxis, carpools, and transit.
	X	Circulation and Parking			PL4 Active Transportation	PL4-A-1. Serving all Modes of Travel: Provide safe and convenient access points for all modes of travel	This option (all options) can accommodate a 90 degree grocery truck loading dock at the alley, minimizing visual, auditory and olfactory impacts on single family homes across the alley, while providing the access Safeway needs.

DESIGN GUIDELINE RESPONSES

OPTION 5 - HUMAN+NATURE.STEPS

5 Human. Nature. Steps	Primary Guidance Topic	Secondary Guidance Topic	Design Guideline Category	Design Guideline Subcategory	Design Guideline	Response
X	Living Building	Design Concept	Context + Site	CS1 Natural Systems and Site Features	CS1-B. Sun and Wind: Take advantage of solar exposure and natural ventilation. Use local wind patterns and solar gain to reduce the need for mechanical ventilation and heating where possible.	The glazing for the ground level commercial space will also allow natural light into the store and be a source of passive solar gain during colder months.
X	Living Building	Design Concept	Context + Site	CS1 Natural Systems and Site Features	CS1-B. Sun and Wind: Take advantage of solar exposure and natural ventilation. Use local wind patterns and solar gain to reduce the need for mechanical ventilation and heating where possible.	Unobstructed west elevation with large operable windows that will provide the residential units with fresh outside air, passive solar heating during sunny winter months, cooler night time air and breezes during warmer months, and natural light.
X	Living Building	Design Concept	Context + Site	CS1 Natural Systems and Site Features	CS1-B. Sun and Wind: Take advantage of solar exposure and natural ventilation. Use local wind patterns and solar gain to reduce the need for mechanical ventilation and heating where possible.	The building will have unobstructed sun exposure at the roof where green roof plants will be present.
X	Living Building	Design Concept	Context + Site	CS1 Natural Systems	CS1-B. Sun and Wind: Take advantage of solar exposure and natural ventilation. Use local wind patterns and solar gain to reduce the need for mechanical ventilation and heating where possible.	This Living Building Pilot option utilizes the Beauty Petal with its emphasis on Bilopholia, the desire for man to connect with nature, which is directly connected to the sun and natural winds. The community plaza and entry to all components of the project, by any means of transportation, on foot, on bicycle, or by car, is located at the ideal southern portion of the site where this area of most intense interaction and outdoor potential is warmed by the south and west sun, and cooled and ventilated by the prevailing southwest winds.
X	Living Building	Design Concept	Context + Site	CS1 Natural Systems	CS1-B. Sun and Wind: Take advantage of solar exposure and natural ventilation. Use local wind patterns and solar gain to reduce the need for mechanical ventilation and heating where possible.	The natural breezes arrive from the southwest and are allowed to exit thru the open woonerf and covered accessible parking/rotating outdoor art space and up through the openings along the alley at the east that also let light into this entry to the below grade bicycle and car storage areas.
X	Living Building	Design Concept	Context + Site	CS1 Natural Systems and Site Features	CS1-B. Sun and Wind: Take advantage of solar exposure and natural ventilation. Use local wind patterns and solar gain to reduce the need for mechanical ventilation and heating where possible.	Solar panels on roof
X	Living Building	Design Concept	Context + Site	CS1 Natural Systems and Site Features	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 structures on site.	All residential units and amenity areas will have unobstructed access to sunlight and fresh air.
X	Public Life	Design Concept	Context + Site	CS1 Natural Systems and Site Features	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 structures on site.	Use of the slope and topography to sink the grocery store allows for a day lit store with 12’6 tall windows along 32 nd Avenue and unobstructed visual connections between indoor and outdoor activities.
X	Massing		Context + Site	CS1 Natural Systems and Site Features	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 structures on site.	Voluntary 10’ setbacks along the north and south sides of the proposed building allow for more light and air between the new and existing buildings.
X	Massing	Living Building	Context + Site	CS1 Natural Systems	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 structures on site.	Use of the slope and topography in an east-west direction allows the Northernmost portion of the residential building to be pushed closer to 32 nd Avenue creating greater setbacks along the alley and letting more sunlight and air reach the single-family homes near the northern portion of the residential building.

5 Human. Nature. Steps	Primary Guidance Topic	Secondary Guidance Topic	Design Guideline Category	Design Guideline Subcategory	Design Guideline	Response
X	Design Concept	Public Life	Context + Site	CS1 Natural Systems and Site Features	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 structures on site.	Lowering the grocery store floor level below grade allows for a day lit store with 12’6 tall windows along 32 nd Avenue and unobstructed visual connections between indoor and outdoor activities and store shelving located below the glazing.
X	Design Concept	Massing	Context + Site	CS1 Natural Systems	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 structures on site.	The smaller southern portion of the residential building shifts away from 32 nd Avenue allowing more sunlight to reach the public plaza.
X	Design Concept	Massing	Context + Site	CS1 Natural Systems	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 structures on site.	Southern part of the residential building is set back from the street, creating a public plaza open to the sky for fresh air and sunlight is created that represents a building focal point for the grocery and residential entries.
X	Massing		Context + Site	CS1 Natural Systems	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 structures on site.	Upper two floors of the residential building set back from the street.
X	Massing		Context + Site	CS1 Natural Systems	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 structures on site.	The top two floors of the building are eroded by 5 feet on the east and west sides to create additional setbacks from 32 nd Avenue and from the alley to provide additional massing relief.
X	Massing	Design Concept	Context + Site	CS1 Natural Systems	CS1-C-1. Land Form: Use natural topography and desirable Land Forms to inform project design	Massing Options respond to the North-South topography by placing the tallest portion of the residential building to the north, which is the highest part of the property. The Southern portion of the building steps down in response to the slope of the property.
X	Massing	Design Concept	Context + Site	CS1 Natural Systems	CS1-C-1. Land Form: Use natural topography and desirable Land Forms to inform project design.	The site naturally slopes down from northeast to southwest. The code allows average grade to be calculated in only one direction, not two. While calculating average grade in the east-west direction allows a taller building, it puts the bulk of the mass tight to high part of the site, along the alley shared with single family homes. To better meet guideline sensitivity to lower zoned areas, the team chose to calculate average grade in the north-south direction and step the building in the building in the north-south direction in this option and place the bulk of the mass on 32nd and respect the single family homes with a significant building setback and abundant landscaping.
X	Design Concept	Public Life	Context + Site	CS1 Natural Systems and Site Features	CS1-C-1. Land Form: Use natural topography and desirable Land Forms to inform project design.	Use of the natural slope of the site to sink the store area, providing 12’-6” tall windows along 32nd Avenue.
X	Massing		Context + Site	CS1 Natural Systems and Site Features	CS1-C-2. Elevation Changes: Use the existing site topography when locating structures and open space on the site.	Sinking the store into the 15-foot grade change also reduces the overall perceived height and scale of the building along the alley since a portion of the building is buried into the hillside.
X	Public Life	Design Concept	Context + Site	CS1 Natural Systems and Site Features	CS1-C-2. Elevation Changes: Use the existing site topography when locating structures and open space on the site.	Grocery store floor level lower than the sidewalk along 32nd Avenue allows for a daylit store with 12’6” tall windows and unobstructed visual connections between indoor and outdoor activities.
X	Design Concept		Context + Site	CS1 Natural Systems	CS1-C-2. Elevation Changes: Use the existing site topography when locating structures and open space on the site.	Grocery store back-of-house elements are buried out of sight into the hillside, leaving a more attractive terrace and residential units visible at the alley.
X	Design Concept	Public Life	Context + Site	CS1 Natural Systems	CS1-C-2. Elevation Changes: Use the existing site topography when locating structures and open space on the site.	Locating the store in the Northern portion of the property takes advantage of the existing North-to-South slopes and topography and allows the sunken store to connect better with the plaza at the South end of the property where the existing grade and street are lower.

5 Human. Nature. Steps	Primary Guidance Topic	Secondary Guidance Topic	Design Guideline Category	Design Guideline Subcategory	Design Guideline	Response
X	Public Life	Design Concept	Context + Site	CS2 Urban Pattern and Form	CS2-A-1. Sense of Place: Emphasize attributes that give a distinct sense of place. Design open spaces to enhance areas where are strong identity already exists and create a sense of place where the physical context is less established.	Massing Option creates a distinct sense of place with a public plaza as a focal point at the front entries of the store and the residential lobby. This plaza design element is supported and desired by members of the Magnolia Community.
X	Living Building	Articulation	Context + Site	CS2 Urban Pattern and Form	CS2-A-1. Sense of Place: Emphasize attributes that give a distinct sense of place. Design open spaces to enhance areas where are strong identity already exists and create a sense of place where the physical context is less established.	The building reflects biophillic design with the connection of people to nature. The northern portion of the building’s human-made forms reflect the gridded street and civic elements of the nearby neighborhood and the southern building represents a more biophillic response with eroded organic shapes that relate to natural forms like the bluffs, beach front, and other elements found at Magnolia’s Discovery Park and other parts of the natural world.
X	Public Life		Context + Site	CS2 Urban Pattern and Form	CS2-A-2. Architectural Presence: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context and design accordingly.	The grocery store has a strong street presence with 12’ 6” tall glazing to connect and engage pedestrians with the activities happening inside the store.
X	Design Concept	Massing	Context + Site	CS2 Urban Pattern and Form	CS2-A-2. Architectural Presence: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context and design accordingly.	Along 32nd this site is the gateway and portal to the recently up-zoned heart of Magnolia, The Magnolia Village. The building along 32nd should have a strong architectural presence.
X	Design Concept		Context + Site	CS2 Urban Pattern and Form	CS2-A-2. Architectural Presence: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context and design accordingly.	The alley side that abuts single family zoning has a more restrained architectural presence.
X	Massing	Living Building	Context + Site	CS2 Urban Pattern and Form	CS2-A-2. Architectural Presence: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context and design accordingly.	Massing Options place the bulk of the mass on 32nd and respect the single family homes with a significant building setback and abundant landscaping.
X	Massing	Living Building	Context + Site	CS2 Urban Pattern and Form	CS2-A-2. Architectural Presence: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context and design accordingly.	At the alley side, a large 35 foot setback of the northern portion of the building from the alley creates massing relief for the alley neighbors and room for a large landscaped courtyard.
X	Massing		Context + Site	CS2 Urban Pattern and Form	CS2-A-2. Architectural Presence: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context and design accordingly.	The upper two floors incorporate additional 5 feet setbacks on the 32 nd Avenue and alley sides of the building creating additional massing relief.
X	Articulation		Context + Site	CS2 Urban Pattern and Form	CS2-B-1. Site Characteristics: Allow characteristics of the site to inform the design, especially where the street grid and topography create unusually shaped lots that can add distinction to the building mass.	The property location has a number of unique attributes. It represents a gateway to Magnolia’s commercial district for people traveling to the Magnolia village from homes to the north. This design option emulates the nearby gridded streets and civic buildings.
X	Articulation	Massing	Context + Site	CS2 Urban Pattern and Form	CS2-B-1. Site Characteristics: Allow characteristics of the site to inform the design, especially where the street grid and topography create unusually shaped lots that can add distinction to the building mass.	The the building massing and shape is influenced by its juxtaposition to the nearby gridded streets, the organic natural park setting across the street, and Magnolia’s nearby Discovery Park. The residential portion of the building continues the forward and back rhythm from the street edge that starts at the property to the south, where some buildings are near and some are set back from the street edge. This continues to Raye Street, but in a more subtle way with curving organic shapes set back from the street then transitioning to a more gridded part of the building at the street frontage.

5 Human. Nature. Steps	Primary Guidance Topic	Secondary Guidance Topic	Design Guideline Category	Design Guideline Subcategory	Design Guideline	Response
X	Public Life		Context + Site	CS2 Urban Pattern and Form	CS2-B-2. Connection to the Street: Identify opportunities for the project to make a strong connection to the street and public realm.	The new street-facing store will activate the North end of the Magnolia commercial district and create positive connections with the nearby Monger Pool, ballfields, and schools. Parents and kids will be able to enjoy coffee, snacks, and meals before and after sports activities, swim lessons, and school. Plus, this area of Magnolia will be enlivened with the activity of shoppers, residents, and guests. The property will be a true community gathering place.
X	Public Life	Articulation	Context + Site	CS2 Urban Pattern and Form	CS2-B-3. Character of Open Space: Contribute to the character and proportion of surrounding open spaces.	The discovery alcoves / seating niches along 32 nd Avenue represent street-level setbacks and mini-public open spaces that provide community linkages to visually connect people to the civic activities and park across the street, as well as convenient places to linger or wait out of the rain.
X	Public Life		Context + Site	CS2 Urban Pattern and F	CS2-B-3. Character of Open Space: Contribute to the character and proportion of surrounding open spaces.	The plaza near the grocery store entry will provide a convenient open air space for neighbors, nearby park and pool visitors, and other members of the community to gather and enjoy coffee, conversation, and prepared foods from the grocery.
X	Design Concept	Living Building		CS2 Urban Pattern and F	CS2-C-1. Corner Sites: Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances.	While not on a corner, the new Safeway mixed-use building will be a gateway to the Magnolia commercial center for people arriving from the North, and a vibrant hub of activity. Biophillicia will be a core element of the program, building design, and landscape with water features where people can interact with natural elements, as well as with the use of natural construction materials that will activate the senses. Biophilia will also be apparent in the building massing where the more natural and organic shapes and forms of the southern building meet the more man-made forms of the gridded northern portion of the building. Many of the elements that will make this a Living Building will be present in the systems and equipment that are out of sight, with the exception of solar panels at the roof deck, but nonetheless valuable contributors to the overall Living Building's performance and impact. For even more details about the Living Building elements and how they are expressed in the building, see the Living Building Ccompliance chapter.
X	Design Concept	Public Life	Context + Site	CS2 Urban Pattern and Form	CS2-C-1. Corner Sites: Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances.	This project is not a corner site. It has immediately adjacent properties on both sides containing existing multi-storied apartments and the same zoning as the subject site. Even so, the new mixed-use building will be a gateway to Magnolia's commercial center based on it's location on the edge of the commercial district, its prominence, and its anticipated popularity as Magnolia's newest grocery store.
X	Public Life	Massing	Context + Site	CS2 Urban Pattern and F	CS2-C-1. Corner Sites: Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances.	Massing Options attempt to break this excessively long block into two blocks with a large public community plaza, and a significant building setback at the far south end of the site.
X	Public Life	Circulation and Parking	Context + Site	CS2 Urban Pattern and F	CS2-C-2. Mid-Block Sites: Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge and respond to datum lines of adjacent buildings at the first three floors.	The community has requested the developer support efforts to work with SDOT and SDCI to place a midblock pedestrian crossing adjacent to the entry woonerf.
X	Design Concept	Living Building	Context + Site	CS2 Urban Pattern and F	CS2-C-2. Mid-Block Sites: Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge and respond to datum lines of adjacent buildings at the first three floors.	This design option has a strong street edge with the grocery store and the Northern portion connected to a hinge element where the building shape then transitions to a more organic form as the southern part of the building steps back from the public street. The hinge area also represents a focal point architecturally and programmatically with the eroded shape over a public plaza that leads to the store and residential building entries.

5 Human. Nature. Steps	Primary Guidance Topic	Secondary Guidance Topic	Design Guideline Category	Design Guideline Subcategory	Design Guideline	Response
X	Articulation	Massing	Context + Site	CS2 Urban Pattern and Form	CS2-C-2. Mid-Block Sites: Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge and respond to datum lines of adjacent buildings at the first three floors.	The northern portion of the building fronting the street and the setback southern portion of the residential mass also repeat the forward and back pattern of the buildings at the property to the south.
X	Massing	Living Building	Context + Site	CS2 Urban Pattern and Form	CS2-C-2. Mid-Block Sites: Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge and respond to datum lines of adjacent buildings at the first three floors.	The loading dock is also covered with an open terrace, providing further relief to the neighbors to the north and across the alley.
X	Articulation	Massing	Context + Site	CS2 Urban Pattern and Form	CS2-C-2. Mid-Block Sites: Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge and respond to datum lines of adjacent buildings at the first three floors.	The adjacent properties contain 70 to 80 year old apartments, built in the 1940s and 50s, that are not near their current development potential and are likely be redeveloped.
X	Articulation	Massing	Context + Site	CS2 Urban Pattern and Form	CS2-C-2. Mid-Block Sites: Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge and respond to datum lines of adjacent buildings at the first three floors.	The datum lines of adjacent properties are not aligned with each other and do not have a retail level, which is a more important datum line to consider. Adding massing-level random short term datum lines confuses a building designed for the future. Details for secondary datum will be considered relative to guidance given for recommendation.
X	Massing		Context + Site	CS2 Urban Pattern and Form	CS2-C-2. Mid-Block Sites: Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge and respond to datum lines of adjacent buildings at the first three floors.	The larger Northern gridded portion of the residential building also is set back from the front of the grocery store creating additional massing relief at 32 nd Avenue and the park, as well as for the neighbors to the North and South.
X	Massing		Context + Site	CS2 Urban Pattern and Form	CS2-C-2. Mid-Block Sites: Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge and respond to datum lines of adjacent buildings at the first three floors.	The setbacks of the two upper floors provide additional massing relief at 32 nd Avenue and the alley.
X	Massing		Context + Site	CS2 Urban Pattern and Form	CS2-D-1. Existing Development and Zoning: Review 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.	This design provides voluntary 10-foot setbacks of the residential mass from the buildings to the north and south. These setbacks are not required.
X	Massing	Living Building	Context + Site	CS2 Urban Pattern and Form	CS2-D-1. Existing Development and Zoning: Review 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.	This project is the first to move forward with the new HALA zoning for the Magnolia Village. As a Living Building Pilot Project it is code compliant with the LBPP bonus for height and FAR.
X	Massing	Living Building	Context + Site	CS2 Urban Pattern and Form	CS2-D-1. Existing Development and Zoning: Review 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.	Placing the northern part of the residential building at the higher north end and also forward to the street creates a 35 foot set back from the alley with a large courtyard terrace above the store adjacent to the alley. A smaller terrace is also provided between the southernmost residential portion of the building and the alley. Neither of these setbacks are required by code.

5 Human. Nature. Steps	Primary Guidance Topic	Secondary Guidance Topic	Design Guideline Category	Design Guideline Subcategory	Design Guideline	Response
X	Massing		Context + Site	CS2 Urban Pattern and Form	CS2-D-1. Existing Development and Zoning: Review 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.	The upper two floors are setback 5 feet from both 32 nd Avenue and the alley.
X	Massing		Context + Site	CS2 Urban Pattern and Form	CS2-D-3. Zone Transitions: For projects located at the edge of different zones, provide an appropriate transition, or complement to the adjacent zone(s). Projects should create a step-in perceived height, bulk and scale between the anticipated development and potential of the adjacent zone and proposed development.	Voluntary 10-foot setbacks of the residential mass from the buildings to the north and south. These setbacks provide more light and air to reach the adjacent properties to the north and south, as well as for the neighbors across the alley. These setbacks are not required.
X	Massing	Articulation	Context + Site	CS2 Urban Pattern and Form	CS2-D-3. Zone Transitions: For projects located at the edge of different zones, provide an appropriate transition, or complement to the adjacent zone(s). Projects should create a step-in perceived height, bulk and scale between the anticipated development and potential of the adjacent zone and proposed development.	Significant 40 feet setback transition from the single family homes and garages across the alley for the northernmost part of the residential building and an additional terrace setback from the smaller southern portion of the residential building. In addition, the southern residential building has angled decks and building modulation that further breaks up the mass.
X	Massing		Context + Site	CS2 Urban Pattern and Form	CS2-D-3. Zone Transitions: For projects located at the edge of different zones, provide an appropriate transition, or complement to the adjacent zone(s). Projects should create a step-in perceived height, bulk and scale between the anticipated development and potential of the adjacent zone and proposed development.	Existing stand of 100’ trees mitigates impact on the single family homes across the alley
X	Massing		Context + Site	CS2 Urban Pattern and Form	CS2-D-3. Zone Transitions: For projects located at the edge of different zones, provide an appropriate transition, or complement to the adjacent zone(s). Projects should create a step-in perceived height, bulk and scale between the anticipated development and potential of the adjacent zone and proposed development.	Massing Option provides a 35 foot voluntary setback of the larger northern residential portion of the building from the alley, transitioning from the single family homes and garages across the alley.
X	Massing		Context + Site	CS2 Urban Pattern and Form	CS2-D-3. Zone Transitions: For projects located at the edge of different zones, provide an appropriate transition, or complement to the adjacent zone(s). Projects should create a step-in perceived height, bulk and scale between the anticipated development and potential of the adjacent zone and proposed development.	The top two levels of the residential building are also stepped back an additional 5 feet from the single family homes at the alley.
X	Massing	Design Concept	Context + Site	CS2 Urban Pattern and Form	CS2-D-4. Massing Choices: Strive for a successful transition between zones where a project abuts a less intensive zone.	By sinking the store below street level and utilizing the existing topography of the site, the building’s perceived height based on the number of visible stories is diminished.
X	Massing	Living Building	Context + Site	CS2 Urban Pattern and Form	CS2-D-4. Massing Choices: Strive for a successful transition between zones where a project abuts a less intensive zone.	Smaller southern portion of the residential building will also be setback from the alley with terrace areas between the building and the alley.

5 Human. Nature. Steps	Primary Guidance Topic	Secondary Guidance Topic	Design Guideline Category	Design Guideline Subcategory	Design Guideline	Response
X	Massing	Design Concept	Context + Site	CS2 Urban Pattern and Form	CS2-D-4. Massing Choices: Strive for a successful transition between zones where a project abuts a less intensive zone.	By sinking the store below street level and utilizing the existing topography of the site, the building’s perceived height based on the number of visible stories is diminished.
X	Massing	Living Building	Context + Site	CS2 Urban Pattern and F	CS2-D-4. Massing Choices: Strive for a successful transition between zones where a project abuts a less intensive zone.	A terrace at the alley wraps around at the south property line (a green roof / open space would also wrap at the north property line above the load dock if the 90 degree load dock is used). Both create relief for the single family homes across the alley and the building’s adjacent neighbors.
X	Massing	Living Building	Context + Site	CS2 Urban Pattern and F	CS2-D-4. Massing Choices: Strive for a successful transition between zones where a project abuts a less intensive zone.	Massing Options 3, 4, and 5 provide a 40 foot voluntary setback of the larger northern residential portion of the building from the alley allowing for a large terrace courtyard buffer and massing relief for the homes across the alley. The terrace will be landscaped to help create a natural urban forest buffer between the building and the existing homes.
X	Massing	Living Building	Context + Site	CS2 Urban Pattern and Form	CS2-D-4. Massing Choices: Strive for a successful transition between zones where a project abuts a less intensive zone.	The smaller southern portion of the residential building will also be setback from the alley with terrace areas between the building and the alley.
X	Articulation	Living Building	Context + Site	CS2 Urban Pattern and F	CS2-D-4. Massing Choices: Strive for a successful transition between zones where a project abuts a less intensive zone.	At the alley, an additional terrace is set back from the smaller southern portion of the residential building, with angled decks and building modulation that further breaks up the mass. The terrace will be landscaped to help create a natural urban forest buffer between the new building and the existing homes.
X	Massing		Context + Site	CS2 Urban Pattern and F	CS2-D-4. Massing Choices: Strive for a successful transition between zones where a project abuts a less intensive zone.	Upper two floors incorporate additional 5 foot setbacks at the 32 nd Avenue and alley sides of the building to provide additional massing relief.
X	Articulation	Living Building	Context + Site	CS2 Urban Pattern and F	CS2-D-4. Massing Choices: Strive for a successful transition between zones where a project abuts a less intensive zone.	At the alley, an additional terrace is set back from the smaller southern portion of the residential building, with angled decks and building modulation that further breaks up the mass. The terrace will be landscaped to help create a natural urban forest.
X	Massing		Context + Site	CS2 Urban Pattern and F	CS2-D-4. Massing Choices: Strive for a successful transition between zones where a project abuts a less intensive zone.	The upper two floor levels have additional voluntary setbacks of 5 feet at the alley and 32nd Avenue sides to provide massing relief and enhance privacy for the neighboring properties.
X	Massing		Context + Site	CS2 Urban Pattern and Form	CS2-D-5. Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.	Voluntary 10-foot setbacks of the residential mass from the buildings to the North and South. (Option 2 has canted massing that results in setbacks of as much as 20 feet at the north and south of 10 feet and greater.) These setbacks are not required.
X	Massing	Living Building	Context + Site	CS2 Urban Pattern and Form	CS2-D-5. Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.	The loading dock will be covered and landscaped with an open terrace (green roof and open space for 90 degree load dock option) allowing more light and air for the neighboring building to the north along the alley and to help provide privacy for neighbors.
X	Massing	Living Building	Context + Site	CS2 Urban Pattern and F	CS2-D-5. Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.	A voluntary 40 foot setback (35 feet for Option 5) from the alley is also provided at the northern portion of the residential building. This setback allows for a large landscaped courtyard terrace that will enhance privacy for the single family homes across the alley.
X	Articulation		Context + Site	CS2 Urban Pattern and F	CS2-D-5. Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.	The building incorporates angled decks at the southernmost residential building to minimize direct views into homes and backyards of the single family neighbors across the alley.

5 Human. Nature. Steps	Primary Guidance Topic	Secondary Guidance Topic	Design Guideline Category	Design Guideline Subcategory	Design Guideline	Response
X	Massing		Context + Site	CS2 Urban Pattern and Form	CS2-D-5. Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.	The design provides voluntary 10-foot setbacks of the residential mass from the buildings at the north and south property lines. These setbacks are not required.
X	Massing	Living Building	Context + Site	CS2 Urban Pattern and Form	CS2-D-5. Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.	The loading dock will be covered and landscaped with an open air terrace to help prevent disruptions for neighbors.
X	Massing	Living Building	Context + Site	CS2 Urban Pattern and Form	CS2-D-5. Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.	A voluntary 35 foot setback from the alley is also provided at the northern portion of the residential building. This setback allows for a large landscaped courtyard terrace that will enhance privacy for the single family homes across the alley.
X	Massing		Context + Site	CS2 Urban Pattern and Form	CS2-D-5. Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.	The upper two floor levels have additional voluntary setbacks of 5 feet at the alley and 32 nd Avenue sides that reduce building mass and enhance privacy for the neighboring properties.
X	Massing		Context + Site	CS2 Urban Pattern and Form	CS2-D-5. Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.	The upper two floor levels have additional voluntary setbacks of 5 feet at the alley and 32nd Avenue sides that reduce building mass and enhance privacy for the neighboring properties.
X	Public Life		Context + Site	CS3 Architectural Character	CS3-A-4. Evolving Neighborhoods: In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon the future.	The public plaza also encourages future developments to include ground level public open space.
X	Articulation	Public Life	Context + Site	CS3 Architectural Character	CS3-A-4. Evolving Neighborhoods: In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon the future.	This design option establishes a strong street edge of activated retail along with creative setbacks of the residential massing that provide open space for the public plaza and activated terrace areas that can be precedent setting for other new developments in Magnolia’s village core.
X	Articulation	Public Life	Context + Site	CS3 Architectural Character	CS3-A-4. Evolving Neighborhoods: In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon the future.	This design option establishes a strong street edge of activated retail along with creative setbacks of the residential massing that provide open space for the public plaza and activated terrace areas that can be precedent setting for other new developments in Magnolia’s village core.
X	Design Concept	Public Life	Context + Site	CS3 Architectural Context and Character	CS-3-B-1. Placemaking: Explore history of the site and neighborhood as a potential placemaking opportunity. Look for historical and cultural significance, using neighborhood groups and archives as resources.	Security Properties includes commissioned public art elements in all of their new developments. Art elements with this new development can be used to emphasize the natural and human history of Magnolia.

5 Human. Nature. Steps	Primary Guidance Topic	Secondary Guidance Topic	Design Guideline Category	Design Guideline Subcategory	Design Guideline	Response
X	Design Concept	Living Building	Context + Site	CS3 Architectural Cor	CS-3-B-1. Placemaking: Explore history of the site and neighborhood as a potential placemaking opportunity. Look for historical and cultural significance, using neighborhood groups and archives as resources.	A major program element of the new mixed-use building will be the ground-floor grocery store that ties directly with the history of the area. Not only does this grocery use relate to the area's former history of farming and dairy activities, but also directly ties to the 70 years the current location has been used as a grocery store. The seasonal outdoor grocery displays, stocked produce and dairy areas of the store, combined with the building landscape's edible gardens, will all help connect people with nature, food, and the area's former history. See the Living Building Chapter for information about how biophillia will further connect people with nature.
X	Design Concept	Living Building	Context + Site	CS3 Architectural Cor	CS-3-B-1. Placemaking: Explore history of the site and neighborhood as a potential placemaking opportunity. Look for historical and cultural significance, using neighborhood groups and archives as resources.	The design incorporates street trees, planter strips with lush landscaping, and vegetated spaces to connect the grocery store and residents to the former farming history of the area.
X	Design Concept		Context + Site	CS3 Architectural Context and Character	CS-3-B-1. Placemaking: Explore history of the site and neighborhood as a potential placemaking opportunity. Look for historical and cultural significance, using neighborhood groups and archives as resources.	The team has been working with the community since the beginning of the project, a new Albertsons Advisory Group of community representatives has formed to aid in providing historical and cultural input to ensure this project is perfect for the site.
X	Design Concept	Articulation	Context + Site	CS3 Architectural Cor	CS-3-B-1. Placemaking: Explore history of the site and neighborhood as a potential placemaking opportunity. Look for historical and cultural significance, using neighborhood groups and archives as resources.	On the North and East, the site is surrounded by gridded streets and rectilinear homes created by man. The overall massing for this North portion of the project is composed of a rectilinear gridded pattern that reflects this residential history
X	Design Concept	Living Building	Context + Site	CS3 Architectural Cor	CS-3-B-1. Placemaking: Explore history of the site and neighborhood as a potential placemaking opportunity. Look for historical and cultural significance, using neighborhood groups and archives as resources.	On the South, the site fronts a more naturalistic open space of civic presence with curving paths. The design of these massingoptions on the south also features open space and the civic scale surrounding walls reflect the curves of nature found in the open space across the street and Magnolia’s signature Discovery park, embracing and protecting the open space like human arms.
X	Massing	Articulation	Context + Site	CS3 Architectural Cor	CS-3-B-1. Placemaking: Explore history of the site and neighborhood as a potential placemaking opportunity. Look for historical and cultural significance, using neighborhood groups and archives as resources.	Between the two main horizontal massing elements is a vertical element intended to serve as a lantern, directly over the entry to Safeway and making the portal to the community plaza. The sophisticated, functioning mechanical system needed to run this Living Building Pilot project is housed within this lantern, as is the case in the functioning lighthouse at Discovery Park.
X	Design Concept	Living Building	Context + Site	CS3 Architectural Cor	CS-3-B-1. Placemaking: Explore history of the site and neighborhood as a potential placemaking opportunity. Look for historical and cultural significance, using neighborhood groups and archives as resources.	Human/Nature three part parti where the North block grid reflects the man-made single-family grid. The South block's Biophilic natural forms relate to the plaza and civic uses across street with strong vertical lantern highlighting rooftop LBP mechanical.
X	Design Concept	Public Life	Design Concept	DC1 Project Uses and Activities	DC1-A-4. Views and Connections: Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses.	The amenity spaces are purposely located on the second floor and the roof to allow views of community activities in the park and across the alley. The rooftop deck will provide even more impressive views of the Magnolia Valley and Puget Sound.
X	Design Concept	Living Building	Design Concept	DC1 Project Uses and Activities	DC1-A-4. Views and Connections: Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses.	Fitness amenity on Level 2 takes advantage of terraces to join indoor and outdoor spaces.
X	Public Life	Living Building	Design Concept	DC1 Project Uses and Activities	DC1-A-4. Views and Connections: Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses.	Terracing on Level 2 makes use of voluntary setbacks to provide more light and air to the adjacent single family homes across the alley.

5 Human. Nature. Steps	Primary Guidance Topic	Secondary Guidance Topic	Design Guideline Category	Design Guideline Subcategory	Design Guideline	Response
X	Public Life	Living Building	Design Concept	DC1 Project Uses an	DC1-A-4. Views and Connections: Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses.	Residents will have views, especially from upper levels. Upper levels will have views of Elliot bay down 32nd and down the alley. Massing Option takes advantage of the LBP additional height and FAR incentives to provide these Biophilic opportunities for residents to engage in nature with views and high decks. Also a roof top deck, made higher by the LBP incentives will allow all residents, including those with the smallest lowest level units access to nature and a rooftop garden designed for habitat, fresh air, sun, and views.
X	Circulation and Parking	Public Life	Design Concept	DC1 Project Uses an	DC1-C-3. Multiple Uses: Design parking areas to serve multiple uses such as children’s play space, outdoor gathering areas, sports courts, woonerf, or common space in multifamily projects.	Surface parking on 32nd Avenue adjoins the public plaza, creating open outdoor gathering space that can be used for seasonal food displays, special events, art displays, or car shows based on its close proximity to the plaza and public street.
X	Circulation and Parking		Design Concept	DC1 Project Uses and Activities	DC1-C-4. Service Uses: Locate and design service entries, loading docks, and trash receptacles away from pedestrian areas or to a less visible portion of the site to reduce possible impacts of these facilities on building aesthetics and pedestrian circulation.	Splitting the building access with service requirements of loading and garbage collection being addressed from the alley away from pedestrians and shopper and resident access from 32nd Avenue best addresses this design guideline.
X	Massing		Design Concept	DC2 Architectural C	DC2-A-1. Site Characteristics and Uses: Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space.	Additional open space at the residential levels is provided at the adjacent property lines to the North, East, and South for the benefit of the building residents and nearby neighbors.
X	Massing		Design Concept	DC2 Architectural C	DC2-A-1. Site Characteristics and Uses: Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space.	Massing Option addresses the differing programming needs of the retail and residential areas. The grocery store is designed with the uninterrupted space and street frontage the store requires, and the residential levels are modulated with differing North and South design elements to effectively break up the mass of the 330 foot long property while also repeating the forward and back design pattern of the neighboring buildings to the south.
X	Articulation	Massing	Design Concept	DC2 Architectural Concept	DC2-A-2. Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects	The final building design will include balconies, reveals, façade treatments, and a variety of material selections to break up the perceived mass and create attractive building elevations.
X	Massing		Design Concept	DC2 Architectural C	DC2-A-2. Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects	Upper two floors are set back 5’ from the floor below on most of all 4 sides.
X	Design Concept	Living Building	Design Concept	DC2 Architectural C	DC2-B-1. Facade Composition: Design all building facades – including alleys and visible roofs – considering the composition of architectural expression of the building as a whole. Ensure that all facades are attractive and well proportioned.	The curvature of the façade along 32nd Avenue evokes the natural curvature of the bluffs that are native to Magnolia.
X	Design Concept	Living Building	Design Concept	DC2 Architectural C	DC2-B-1. Facade Composition: Design all building facades – including alleys and visible roofs – considering the composition of architectural expression of the building as a whole. Ensure that all facades are attractive and well proportioned.	Attractive green roof space and terraces along the alley create visual interest and provide thoughtful spaces for residents to occupy.
X	Articulation		Design Concept	DC2 Architectural Concept	DC2-B-1. Facade Composition: Design all building facades – including alleys and visible roofs – considering the composition of architectural expression of the building as a whole. Ensure that all facades are attractive and well proportioned.	This guideline is really appropriate after EDG as the approved mass is developed. However this Massing Option parti provides ample groundwork for this to be realized.

5 Human. Nature. Steps	Primary Guidance Topic	Secondary Guidance Topic	Design Guideline Category	Design Guideline Subcategory	Design Guideline	Response
X	Massing		Design Concept	DC2 Architectural C	DC2-B-1. Facade Composition: Design all building facades – including alleys and visible roofs – considering the composition of architectural expression of the building as a whole. Ensure that all facades are attractive and well proportioned.	The 32nd Avenue façade has a long 330’ horizontal street edge that is broken up by three distinctive elements: At the center, a strong vertical lantern highlights the entry to the store, and provides a place to locate the rooftop LBP mechanical equipment, which is consolidated in the East-West direction, minimizing view blockage and celebrating the mechanical features as an architectural element.
X	Massing	Living Building	Design Concept	DC2 Architectural C	DC2-B-1. Facade Composition: Design all building facades – including alleys and visible roofs – considering the composition of architectural expression of the building as a whole. Ensure that all facades are attractive and well proportioned.	The 32nd Avenue façade has a long 330’ horizontal street edge that is broken up by three distinctive elements: At the south, a proportionate, yet small horizontal mass of biophilic natural forms relates to the plaza and the civic uses across street.
X	Massing	Living Building	Design Concept	DC2 Architectural C	DC2-B-1. Facade Composition: Design all building facades – including alleys and visible roofs – considering the composition of architectural expression of the building as a whole. Ensure that all facades are attractive and well proportioned.	While the alley façade is utilitarian by nature, the single family homes across the alley are respected. At the north, the bulk of the residential mass is set back significantly with ample room for trees and vegetation to provide screening for the neighbors.
X	Massing	Articulation	Design Concept	DC2 Architectural C	DC2-B-1. Facade Composition: Design all building facades – including alleys and visible roofs – considering the composition of architectural expression of the building as a whole. Ensure that all facades are attractive and well proportioned.	While the alley façade is utilitarian by nature, the single family homes across the alley are respected. At the south this area of the alley has the densest existing evergreen trees forming a near solid visual buffer. To provide open air to the plaza, this smaller portion of the project is set back about 14’ and heavily articulated with angled bays and deck to avoid looking directly into neighbor’s yards.
X	Articulation	Massing	Design Concept	DC2 Architectural C	DC2-B-1. Facade Composition: Design all building facades – including alleys and visible roofs – considering the composition of architectural expression of the building as a whole. Ensure that all facades are attractive and well proportioned.	The East and West facades are narrow and about 80’ wide with simple well-proportioned three part vertical articulation that allows for material and color breaks while also allowing the materials and colors of the primary 32nd ave and alley facades to turn the corners.
X	Living Building		Design Concept	DC2 Architectural C	DC2-B-1. Facade Composition: Design all building facades – including alleys and visible roofs – considering the composition of architectural expression of the building as a whole. Ensure that all facades are attractive and well proportioned.	The roof will be visible and care has been taken to make sure it will be interesting to see As an LBP building, the north roof has the best sun exposure and will essentially be a rectilinear grid of solar panels, reflecting the gridded design parti of this mass of the project, all floating over a green roof, visually pleasing and proving habitat for nature's creatures.
X	Living Building		Design Concept	DC2 Architectural C	DC2-B-1. Facade Composition: Design all building facades – including alleys and visible roofs – considering the composition of architectural expression of the building as a whole. Ensure that all facades are attractive and well proportioned.	The roof will be visible and care has been take to make sure it will be interesting to see. As an LBP building, the center roof will be a strong vertical lantern highlighting the entry to the store and a place to locate the rooftop LBP mechanical equipment, and be topped by a green roof.
X	Living Building		Design Concept	DC2 Architectural C	DC2-B-1. Facade Composition: Design all building facades – including alleys and visible roofs – considering the composition of architectural expression of the building as a whole. Ensure that all facades are attractive and well proportioned.	The roof will be visible and care has been take to make sure it will be interesting to see. As an LBP building, the south roof will be an elegant, active, biophilic rooftop outdoor space for residents to engage and view nature and habitat.
X	Articulation	Public Life	Design Concept	DC2 Architectural Concept	DC2-C-1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies awnings, decks of other secondary elements into the facade design. Add detailing at the street level to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).	The 32 nd Avenue elevation includes voluntary street-level setbacks for discovery alcoves / seating niches.

5 Human. Nature. Steps	Primary Guidance Topic	Secondary Guidance Topic	Design Guideline Category	Design Guideline Subcategory	Design Guideline	Response
X	Articulation	Living Building	Design Concept	DC2 Architectural Concept	DC2-C-1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies awnings, decks of other secondary elements into the facade design. Add detailing at the street level to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).	The residential floors include balconies at 32 nd Avenue and the alley to make the building elevations more interesting and to provide residents with a direct connection to the outdoors.
X	Articulation	Public Life	Design Concept	DC2 Architectural Concept	DC2-C-1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies awnings, decks of other secondary elements into the facade design. Add detailing at the street level to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).	Periodic canopies stretch the length of the block creating cover over the discovery alcoves and building entries.
X	Public Life	Design Concept	Design Concept	DC2 Architectural Concept	DC2-C-1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies awnings, decks of other secondary elements into the facade design. Add detailing at the street level to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).	By lowering the floor of the grocery store below the street level, pedestrians are rewarded with unobstructed views into the grocery store for window shopping and people inside the store can also see pedestrian activity outside.
X	Massing	Living Building	Design Concept	DC2 Architectural Concept	DC2-C-1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies awnings, decks of other secondary elements into the facade design. Add detailing at the street level to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).	This design includes balconies and terraces along 32 nd Avenue and at the alley to provide residents with access to sunlight and fresh air and to activate the building’s presence in the community.
X	Articulation		Design Concept	DC2 Architectural Concept	DC2-C-1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies awnings, decks of other secondary elements into the facade design. Add detailing at the street level to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).	Balconies closest to the alley are canted at an angle to create visual interest and minimize direct views into the single family homes and yards across the alley.
X	Massing		Design Concept	DC2 Architectural C	DC2-C-1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies awnings, decks of other secondary elements into the facade design. Add detailing at the street level to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).	Along 32 nd Avenue and at the alley the top two floors are setback 5-feet to provide massing relief to the street and alley while also creating space for residential terraces.
X	Public Life	Design Concept	Design Concept	DC2 Architectural Concept	DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building façade, entries, retaining walls, courtyards, and exterior spaces in a manner consistent with overall architectural concept.	Lowering the grocery store sales floor below the sidewalk grade also promotes transparency along 32 nd Avenue by providing unobstructed views into the store with shelving located beneath the storefront glazing.
X	Public Life	Design Concept	Design Concept	DC2 Architectural Concept	DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building façade, entries, retaining walls, courtyards, and exterior spaces in a manner consistent with overall architectural concept.	The 12’6” tall glazing along 32 nd Avenue will allow pedestrians to see the activities inside the store and shoppers to see pedestrian activity outside thereby creating active indoor / outdoor connections.

5 Human. Nature. Steps	Primary Guidance Topic	Secondary Guidance Topic	Design Guideline Category	Design Guideline Subcategory	Design Guideline	Response
X	Public Life		Design Concept	DC2 Architectural Concept	DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building façade, entries, retaining walls, courtyards, and exterior spaces in a manner consistent with overall architectural concept.	Protected sidewalks are created for children walking to school, the community center, park, and the pool with landscaped planter strips that serve as a safety buffer between the sidewalk and the street.
X			Design Concept	DC2 Architectural Concept	DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building façade, entries, retaining walls, courtyards, and exterior spaces in a manner consistent with overall architectural concept.	The extensive storefront glazing will provide natural daylight into the store during the daytime and warm light spill to the adjacent sidewalk at night.
X	Public Life		Design Concept	DC2 Architectural Concept	DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building façade, entries, retaining walls, courtyards, and exterior spaces in a manner consistent with overall architectural concept.	Seating / discovery niches along 32 nd Avenue will provide welcome and appropriately sized places of respite for people resting or waiting while also connecting people with the civic activities across the street.
X			Design Concept	DC2 Architectural C	DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building façade, entries, retaining walls, courtyards, and exterior spaces in a manner consistent with overall architectural concept.	The seating / discovery niches also represent an opportunity to enhance the public realm with cultural place making, information about the Living Building, historical references and / or the inclusion of art.
X	Public Life		Design Concept	DC2 Architectural C	DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building façade, entries, retaining walls, courtyards, and exterior spaces in a manner consistent with overall architectural concept.	A two-level open air public plaza with planter seat walls, stepped seating areas, benches, and table areas serves as the focal point of the street frontage, and will be an inviting place for shoppers, residents, and guests to gather.
X			Design Concept	DC2 Architectural Concept	DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building façade, entries, retaining walls, courtyards, and exterior spaces in a manner consistent with overall architectural concept.	Protected sidewalks are included for children walking to school, the community center, park, and the pool with landscaped planter strips that serve as a safety buffer between the sidewalk and the street.
X	Design Concept		Design Concept	DC2 Architectural Concept	DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building façade, entries, retaining walls, courtyards, and exterior spaces in a manner consistent with overall architectural concept.	Perceived height of the store along 32nd and sidewalk canopies are both reduced to a more human and pleasant pedestrian scale by sinking the grocery store below ground level.
X			Design Concept	DC2 Architectural Concept	DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building façade, entries, retaining walls, courtyards, and exterior spaces in a manner consistent with overall architectural concept.	Extensive glazing will provide natural daylight into the store during the daytime and warm inviting light spill to the adjacent sidewalk at night.
X	Design Concept		Design Concept	DC2 Architectural Concept	DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building façade, entries, retaining walls, courtyards, and exterior spaces in a manner consistent with overall architectural concept.	The design uses the site’s topography in combination with the sunken grocery store to allow the grocery store’s back of house prep and storage areas to be located well below alley grade. This design approach hides the blank walls of the storage and prep areas below grade, leaving the alley façade with ground floor pedestrian scale residential units and a terrace area, both of which will activate the alley and provide more resident eyes directly on the alley, promoting safety and security.

5 Human. Nature. Steps	Primary Guidance Topic	Secondary Guidance Topic	Design Guideline Category	Design Guideline Subcategory	Design Guideline	Response
X	Public Life		Design Concept	DC2 Architectural Concept	DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building façade, entries, retaining walls, courtyards, and exterior spaces in a manner consistent with overall architectural concept.	The discovery alcoves / seating niches along 32 nd Avenue are architectural features that will provide a place of respite for people resting or waiting while also connecting people with the civic activities across the street.
X	Public Life		Design Concept	DC2 Architectural Concept	DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building façade, entries, retaining walls, courtyards, and exterior spaces in a manner consistent with overall architectural concept.	The seating / discovery niches also represent an opportunity to enhance the public realm with cultural place making, historical references and / or the inclusion of art.
X	Design Concept	Public Life	Design Concept	DC2 Architectural C	DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building façade, entries, retaining walls, courtyards, and exterior spaces in a manner consistent with overall architectural concept.	The design incorporates street trees, planter strips with lush landscaping, and vegetated spaces to connect to the grocery store use and to the history of the site as a former farm.
X	Public Life	Living Building	Design Concept	DC2 Architectural C	DC2-E-1. Legibility and Flexibility: Design buildings such that their primary functions and uses can be readily determined from the exterior. At the same time, design flexibility into the building so that it may remain useful over time even as specific needs evolve.	Voluntary 35 foot setback at the alley creates a large pleasant landscaped terrace space for residents to enjoy while also providing more light and air and a natural buffer to the existing homes across the alley.
X	Public Life		Design Concept	DC2 Architectural Concept	DC2-E-1. Legibility and Flexibility: Design buildings such that their primary functions and uses can be readily determined from the exterior. At the same time, design flexibility into the building so that it may remain useful over time even as specific needs evolve.	Sidewalk planters and gardens will provide attractive green space while also functioning as a safety buffer between the sidewalk and the street.
X	Public Life		Design Concept	DC2 Architectural Concept	DC2-E-1. Legibility and Flexibility: Design buildings such that their primary functions and uses can be readily determined from the exterior. At the same time, design flexibility into the building so that it may remain useful over time even as specific needs evolve.	Discovery alcoves / seating niches along 32 nd Avenue will encourage human activity and opportunities for public connection, as well as functional space for people who are waiting for transit or ride sharing services.
X	Living Building	Public Life	Design Concept	DC2 Architectural Concept	DC2-E-1. Legibility and Flexibility: Design buildings such that their primary functions and uses can be readily determined from the exterior. At the same time, design flexibility into the building so that it may remain useful over time even as specific needs evolve.	Residential building setbacks will provide space for terraces where residents can go outdoors to enjoy fresh air and the sights and sounds of the Magnolia community.
X	Public Life	Living Building	Design Concept	DC2 Architectural C	DC2-E-1. Legibility and Flexibility: Design buildings such that their primary functions and uses can be readily determined from the exterior. At the same time, design flexibility into the building so that it may remain useful over time even as specific needs evolve.	Public plaza will be visible from the street and immediately recognizable as a safe and pleasant place for people to gather. The plaza will also enhance the relationship between the streetscape and the grocery store and residential entrances.
X	Design Concept	Living Building	Design Concept	DC2 Architectural C	DC2-E-1. Legibility and Flexibility: Design buildings such that their primary functions and uses can be readily determined from the exterior. At the same time, design flexibility into the building so that it may remain useful over time even as specific needs evolve.	New mixed-use grocery-anchored building replaces a 1955 grocery store with Living Building Pilot building that emphasizes connecting the community with nature and showcases industry leading energy and water saving technologies and design.

5 Human. Nature. Steps	Primary Guidance Topic	Secondary Guidance Topic	Design Guideline Category	Design Guideline Subcategory	Design Guideline	Response
X	Design Concept		Design Concept	DC2 Architectural Concept	DC2-E-1. Legibility and Flexibility: Design buildings such that their primary functions and uses can be readily determined from the exterior. At the same time, design flexibility into the building so that it may remain useful over time even as specific needs evolve.	Building functions and uses will be quickly apparent with the street-facing grocery store and Safeway signage being prominent and visible for people in the park and on the nearby street, and the multi-story building above will be immediately recognizable as multi-family housing.
X	Circulation and Parking		Design Concept	DC2 Architectural Concept	DC2-E-1. Legibility and Flexibility: Design buildings such that their primary functions and uses can be readily determined from the exterior. At the same time, design flexibility into the building so that it may remain useful over time even as specific needs evolve.	Parking located near the grocery store and residential entries off 32 nd Avenue makes access for visitors readily apparent, and preserves the alley for continued pedestrian access and service use.
X	Public Life	Living Building	Design Concept	DC2 Architectural Concept	DC2-E-1. Legibility and Flexibility: Design buildings such that their primary functions and uses can be readily determined from the exterior. At the same time, design flexibility into the building so that it may remain useful over time even as specific needs evolve.	Educational signage in discovery alcoves / seating niches along 32 nd Avenue will provide an opportunity to inform sidewalk pedestrians about the Living Building elements present in the structure.
X	Massing	Living Building	Design Concept	DC2 Architectural Concept	DC2-E-1. Legibility and Flexibility: Design buildings such that their primary functions and uses can be readily determined from the exterior. At the same time, design flexibility into the building so that it may remain useful over time even as specific needs evolve.	Voluntary 10 foot setbacks along the North and South side of the building allow for more light and air between the buildings and create additional space for terraces and decks.
X	Circulation and Parking		Design Concept	DC2 Architectural Concept	DC2-E-1. Legibility and Flexibility: Design buildings such that their primary functions and uses can be readily determined from the exterior. At the same time, design flexibility into the building so that it may remain useful over time even as specific needs evolve.	Narrow pathway potentially connecting the alley with 32 nd Avenue and the store entry is currently being studied using one of the “side yards”.
X	Public Life	Living Building	Design Concept	DC3 Open Space Concept	DC3-A-1. Interior/Exterior Fit: Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.	Connection of the grocery store and residential entry with the outside plaza directly adjacent to the store entry. This plaza area provides a place for shoppers, residents, and guests to gather, and activates the street frontage.
X	Public Life	Living Building	Design Concept	DC3 Open Space Concept	DC3-A-1. Interior/Exterior Fit: Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.	Open space terrace areas are provided at the east and west sides of the residential building to directly connect residents with the outdoors and nature.
X	Public Life		Design Concept	DC3 Open Space Concept	DC3-B-1. Meeting User Needs: Plan the size, uses, activities and features of each open space to meet the needs of expected users, ensuring each space has a purpose and function	The plaza at the store entry is specifically and purposefully designed to activate the street and store entry areas by providing stepped and planter seat walls, table and chairs, bench seating, and food display areas that shoppers, residents, and others can use to gather and enjoy coffee, refreshments, or a quick meal.
X	Public Life	Living Building	Design Concept	DC3 Open Space Concept	DC3-C-2. Amenities/Features: Create attractive outdoor spaces suited to the uses envisioned for the project.	Planter zone along the street will be activated with gardens and will create a safety buffer between the sidewalk and 32 nd Avenue.
X	Public Life		Design Concept	DC3 Open Space Concept	DC3-C-2. Amenities/Features: Create attractive outdoor spaces suited to the uses envisioned for the project.	The discovery alcoves / seating niches along 32 nd Avenue will encourage human activity and opportunities for human connection.

5 Human. Nature. Steps	Primary Guidance Topic	Secondary Guidance Topic	Design Guideline Category	Design Guideline Subcategory	Design Guideline	Response
X	Design Concept	Living Building	Design Concept	DC3 Open Space Concepts	DC3-C-2. Amenities/Features: Create attractive outdoor spaces suited to the uses envisioned for the project.	Open terraces on portions of all four sides of the building above the store will provide a place of respite for residents and views of the valley, community activities in the nearby park, and the local neighborhood.
X	Design Concept	Living Building	Design Concept	DC3 Open Space Concepts	DC3-C-2. Amenities/Features: Create attractive outdoor spaces suited to the uses envisioned for the project.	The landscaped terrace along the alley will also create a natural buffer from the alley and nearby homes.
X	Massing	Living Building	Design Concept	DC4 Exterior Elements and Finishes	DC4-D-3. Long Range Planning: Select plants that upon maturity will be appropriate size, scale, and shape to contribute to the site as intended.	Having the two upper floors set back by 5’ along the alley will also allow more sunlight to reach the landscaped terrace below.
X	Design Concept	Living Building	Design Concept	DC4 Exterior Elements and Finishes	DC4-D-3. Long Range Planning: Select plants that upon maturity will be appropriate size, scale, and shape to contribute to the site as intended.	Alley: The 40-foot setback along the alley allows for a deep landscaped terrace with evergreen trees that mimic the trees along the alley and up the east hillside.
X	Living Building	Design Concept	Design Concept	DC4 Exterior Elements and Finishes	DC4-D-3. Long Range Planning: Select plants that upon maturity will be appropriate size, scale, and shape to contribute to the site as intended.	Based on the Biophilic theme of the forested upland, we have provided a mix of primarily evergreen trees, shrubs and groundcover. Trailing groundcover such as Kinnikinnick and Virginia Creeper will cascade over the edges of the planter, having a softening effect along the alley edge. The dominant conifers will be native (Douglas Fir and Hemlock), while other species are selected based on qualities such as character, shade tolerance and/or ability to thrive as containerized plantings (Hinoki Cypress, Japanese White Pine). Understory plantings will consist of natives such as Flowering Dogwood, Vine Maple, Serviceberry, Pacific Wax Myrtle, Sword Fern, Mahonia, Huckleberry and Salal.
X	Design Concept	Living Building	Design Concept	DC4 Exterior Elements and Finishes	DC4-D-3. Long Range Planning: Select plants that upon maturity will be appropriate size, scale, and shape to contribute to the site as intended.	The overall height of the tree canopy is intended to vary widely, giving the feel of a forest in natural succession - with a variety of species in different stages of growth. With soil depths between three and four feet, we anticipate mature tree heights will range from about 15’ at the low end to about 30’-40’ for the largest conifers.
X	Public Life	Living Building	Design Concept	DC4 Exterior Elements and Finishes	DC4-D-3. Long Range Planning: Select plants that upon maturity will be appropriate size, scale, and shape to contribute to the site as intended.	The plaza will be open and sunny with just a small grouping of flowering native Serviceberry trees. The Biophilic focus here is partly bioretention and supporting pollinator species that commonly populate natural wetlands and wet meadows. A variety of culinary herbs, blueberries and native strawberries will link the feel of a kitchen garden with the site’s agricultural past.
X	Design Concept	Living Building	Design Concept	DC4 Exterior Elements and Finishes	DC4-D-3. Long Range Planning: Select plants that upon maturity will be appropriate size, scale, and shape to contribute to the site as intended.	Street trees along 32nd Avenue are evergreen Magnolias, which help tie the project visually to the rest of the nearby Magnolia Village shopping district. These trees have been coordinated with SDOT, and the variety chosen - Magnolia Grandiflora ‘Victoria’ - conforms to the city’s recommended street tree list, which lists these at a mature height of 25’. Shrubs and groundcover underplantings in the right-of-way are to be pruned and maintained at 30” max height and most will be native plants. We are planning to have at least two deciduous accent trees in front of the courtyard – possibly Serviceberry trees – pending approval by SDOT.
X	Circulation and Parking	Public Life	Public Life	PL1 Connectivity and Circulation	PL1-B-1. Pedestrian Infrastructure: Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections with and outside the project.	The entrances to the grocery store and the residential lobby share a public plaza as part of the street scape treatment, and are connected directly with the public sidewalk.
X	Public Life	Circulation and Parking	Public Life	PL1 Connectivity and Circulation	PL1-B-1. Pedestrian Infrastructure: Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections with and outside the project.	Massing Options prioritize common, accessible, open space near the southern end of the 32 nd Avenue street frontage with an active public plaza visible from the street.

5 Human. Nature. Steps	Primary Guidance Topic	Secondary Guidance Topic	Design Guideline Category	Design Guideline Subcategory	Design Guideline	Response
X	Circulation and Parking		Public Life	PL1 Connectivity and	PL1-B-1. Pedestrian Infrastructure: Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections with and outside the project.	A pedestrian pathway at the south property line is being studied as a possibility to create a mid-block connection between 32 nd Avenue and the alley for community benefit.
X	Public Life	Circulation and Parking	Public Life	PL1 Connectivity and	PL1-B-1. Pedestrian Infrastructure: Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections with and outside the project.	The hardscape areas, including the plaza and public sidewalk, are designed to encourage active use by all members of the public, shoppers, and residents.
X	Living Building	Public Life	Public Life	PL1 Connectivity and	PL1-B-3. Pedestrian Amenities: Opportunities for creating lively, pedestrian orientated open spaces to enliven the area and attract interest and interaction with the site and building should be considered.	The Magnolia development will replace a 1955 grocery store with an Living Building Pilot project that emphasizes the connection of people with nature and will showcase industry-leading energy and water saving technologies and design. The plaza and discovery alcoves will provide opportunities to inform the public about the Living Building.
X	Living Building	Public Life	Public Life	PL1 Connectivity and	PL1-B-3. Pedestrian Amenities: Opportunities for creating lively, pedestrian orientated open spaces to enliven the area and attract interest and interaction with the site and building should be considered.	The plaza area and discovery alcoves / seating niches will attract interest and provide a teaching laboratory and educational tool in the public realm to demonstrate and inform about environmental placemaking.
X	Public Life	Living Building	Public Life	PL1 Connectivity and	PL1-B-3. Pedestrian Amenities: Opportunities for creating lively, pedestrian orientated open spaces to enliven the area and attract interest and interaction with the site and building should be considered.	The outdoor public plaza supports Magnolia Village’s placemaking goals by creating pedestrian-scale outdoor rooms that allow the community of shoppers, neighbors, and visitors to gather together.
X	Public Life		Public Life	PL1 Connectivity and Public Life	PL1-B-3. Pedestrian Amenities: Opportunities for creating lively, pedestrian orientated open spaces to enliven the area and attract interest and interaction with the site and building should be considered.	The linkage of the seating niches / discovery alcoves with the nearby plaza will engage and inform pedestrians.
X	Public Life	Design Concept	Public Life	PL1 Connectivity and Public Life	PL1-B-3. Pedestrian Amenities: Opportunities for creating lively, pedestrian orientated open spaces to enliven the area and attract interest and interaction with the site and building should be considered.	The design responds to the site topography with a sunken grocery store allowing transparency along 32 nd Avenue that will capture the interest of pedestrians as they watch shoppers and food preparation with views directly into the store unobstructed by shelving or refrigeration cases.
X	Living Building	Public Life	Public Life	PL1 Connectivity and	PL1-B-3. Pedestrian Amenities: Opportunities for creating lively, pedestrian orientated open spaces to enliven the area and attract interest and interaction with the site and building should be considered.	<i>While most of the elements that constitute a Living Building are not visible, one of the selected “petals”, Beauty, requires consideration of Biophilia, the desire of man to connect with the outdoors and nature. The plaza, and its surrounding naturalistic forms, provides the opportunity, as the project moves beyond massing, to be clearly and actively a place for shoppers, residents and the community to engage with the outdoors and connect easier with the civic open spaces across the street.</i>
X	Design Concept	Public Life	Public Life	PL1 Connectivity and Public Life	PL1-B-3. Pedestrian Amenities: Opportunities for creating lively, pedestrian orientated open spaces to enliven the area and attract interest and interaction with the site and building should be considered.	The design responds to the site topography with a sunken grocery store allowing transparency along 32 nd Avenue that will capture the interest of pedestrians as they watch shoppers and food preparation with views directly into the store unobstructed by shelving or refrigeration cases.
X	Public Life	Living Building	Public Life	PL1 Connectivity and	PL1-C-2. Informal Community Uses: In addition to places for walking and sitting, consider including space for informal community uses such as performances, farmer’s markets, kiosks and community bulletin boards, cafes or street vending.	The two-level plaza design with outdoor tables, planter seat walls, stepped seating, benches, and open space provides a place for informal community meetings and public gathering, as requested by the community. The plaza is designed to serve as an outdoor meeting room, as well as an area for seasonal food displays and café style seating where people can enjoy coffee, conversation, and prepared foods from the grocery store.

5 Human. Nature. Steps	Primary Guidance Topic	Secondary Guidance Topic	Design Guideline Category	Design Guideline Subcategory	Design Guideline	Response
X			Public Life	PL1 Connectivity and	PL1-C-3. Year-Round Activity: Where possible, include features in open spaces for activities beyond daylight hours and throughout the season of the year, especially in neighborhood centers where active open space will contribute to the vibrancy, economic health and public safety.	The plaza will be available for use through all seasons of the year and beyond daylight hours as well.
	Public Life	Living Building				
X			Public Life	PL1 Connectivity and	PL1-C-3. Year-Round Activity: Where possible, include features in open spaces for activities beyond daylight hours and throughout the season of the year, especially in neighborhood centers where active open space will contribute to the vibrancy, economic health and public safety.	The public plaza, open air terraces, and rooftop deck will be available for use through all seasons of the year and beyond daylight hours as well.
	Public Life	Living Building				
X				PL2 Walkability	PL2-A-1. Access for All: Provide access for people of all abilities in a manner that is fully integrated into the project design. Design entries and other primary access points such that all visitors can be greeted and welcome through the front door.	The main front doors of the grocery store and the residential lobby will all have prominent accessible entries.
	Circulation and Parking		Public Life			
X				PL2 Walkability	PL2-A-1. Access for All: Provide access for people of all abilities in a manner that is fully integrated into the project design. Design entries and other primary access points such that all visitors can be greeted and welcome through the front door.	The public plaza will provide accessible safe and well-connected outdoor seating and meeting spaces that are not restricted or hidden from the street and will serve as a community gathering place and entrance to the grocery store and residential building.
	Circulation and Parking	Public Life	Public Life			
X			Public Life	PL2 Walkability	PL2-A-1. Access for All: Provide access for people of all abilities in a manner that is fully integrated into the project design. Design entries and other primary access points such that all visitors can be greeted and welcome through the front door.	The public plaza will feature hardscape planters with green landscape to keep the outdoor seating and meeting spaces in the public plaza physically separated from vehicles.
	Circulation and Parking	Public Life				
X			Public Life	PL2 Walkability	PL2-A-1. Access for All: Provide access for people of all abilities in a manner that is fully integrated into the project design. Design entries and other primary access points such that all visitors can be greeted and welcome through the front door.	The front door to the project is the open plaza. All main entries open off it. Access on foot, on bike, or by car are al accessible to the front door Plaza. Accessibility for disabled, seniors, and young families is often by car or van. The woonerf extension of the Plaza provides accessibility to this these community members, while carefully designed landscape elements ensure pedestrians and bicyclist and those enjoying the plaza are not negatively impacted by them.
	Circulation and Parking	Public Life				
X			Public Life	PL2 Walkability	PL2-A-2. Access Challenges: Add features to assist pedestrians in navigating sloped sites, long blocks or other challenges.	Public plaza features gentle slopes that are easy enough to navigate without handrails.
	Circulation and Parking					
X			Public Life	PL2 Walkability	PL2-A-2. Access Challenges: Add features to assist pedestrians in navigating sloped sites, long blocks or other challenges.	Discovery alcoves along 32nd Avenue provide places for pedestrians to pause and rest along the long block.
	Circulation and Parking	Public Life				
X			Public Life	PL2 Walkability	PL2-A-2. Access Challenges: Add features to assist pedestrians in navigating sloped sites, long blocks or other challenges.	Proposed midblock crossing would accommodate the ways that the neighborhood actually uses the street, people with have a safe crossing instead of jaywalking.
	Circulation and Parking					
X			Public Life	PL2 Walkability	PL2-A-2. Access Challenges: Add features to assist pedestrians in navigating sloped sites, long blocks or other challenges.	By placing the outdoor plaza near the SE corner of the property where the site elevation is lowest allows the two level plaza area to more closely match the grade of the sunken store. As a result, paths with slopes well within required accessibility standards connect the public sidewalk to the plaza levels, store, and residential entry.
	Circulation and Parking	Public Life				

5 Human. Nature. Steps	Primary Guidance Topic	Secondary Guidance Topic	Design Guideline Category	Design Guideline Subcategory	Design Guideline	Response
X	Circulation and Parking		Public Life	PL2 Walkability	PL2-A-2. Access Challenges: Add features to assist pedestrians in navigating sloped sites, long blocks or other challenges.	32nd Avenue slopes about 6’ in the 330’ length of the site, or about 2%, the same cross slope as a city sidewalk, so no special accommodations are needed due to slope.
X	Circulation and Parking		Public Life	PL2 Walkability	PL2-A-2. Access Challenges: Add features to assist pedestrians in navigating sloped sites, long blocks or other challenges.	Since the store is depressed to allow shelving within the store and ample storefront unblocked storefront glass, it is important that all modes of access to the site be at the lowest possible portion of the site, which is at the south.
X	Circulation and Parking	Public Life	Public Life	PL2 Walkability	PL2-B-3. Street-Level Transparency: Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies) where appropriate by keeping views open into spaces behind walls or planting, at corners, or along narrow passageways.	The store and residential entries are visible from the public plaza and the public sidewalk at 32 nd Avenue.
X	Design Concept	Public Life	Public Life	PL2 Walkability	PL2-B-3. Street-Level Transparency: Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies) where appropriate by keeping views open into spaces behind walls or planting, at corners, or along narrow passageways.	Lowering the grocery store sales floor below the sidewalk grade also promotes transparency along 32 nd Avenue by providing unobstructed views into the store with shelving located beneath the storefront glazing.
X	Design Concept	Public Life	Public Life	PL2 Walkability	PL2-B-3. Street-Level Transparency: Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies) where appropriate by keeping views open into spaces behind walls or planting, at corners, or along narrow passageways.	12’-6” high storefront along 32nd Avenue provides visibility into the store.
X	Design Concept	Public Life	Public Life	PL2 Walkability	PL2-B-3. Street-Level Transparency: Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies) where appropriate by keeping views open into spaces behind walls or planting, at corners, or along narrow passageways.	Plaza and corner setbacks at the south end of the site
X	Design Concept	Circulation and Parking	Public Life	PL3 Street-level Interaction	PL3-A-1. Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street.	The front door to the project is the open plaza. All main entries open off it with clear lines of site to it. This entry point is further announced by the tall vertical lantern mass directly above it. The glass entry doors are surrounded by storefront which will produce ample light spill to safely mark the entries at night. Signage will be clear and accommodate all modes of arrival.
X	Design Concept	Circulation and Parking	Public Life	PL3 Street-level Interaction	PL3-A-1. Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street.	The public plaza adjacent to the public sidewalk on 32 nd Avenue is a focal point and distinctive design element that provides a visible and logical gathering point with defined entrances to the grocery store and the residential building.
X	Design Concept	Circulation and Parking	Public Life	PL3 Street-level Interaction	PL3-A-1. Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street.	The design features an attractive street presence with 12’-6” tall windows along 32nd Avenue as a prominent grocery entrance.
X	Design Concept	Public Life	Public Life	PL3 Street-level Interaction	PL3-C-2. Visibility: Maximize visibility into the building interior and merchandise displays. Consider fully- operational glazed wall-sized doors, and/or special lighting for displays.	The sunken grocery store design maximizes visibility into the store with shelving installed below the 12’ 6” tall storefront windows allowing unobstructed views of the merchandise displays, shoppers, and food preparation activities.

5 Human. Nature. Steps	Primary Guidance Topic	Secondary Guidance Topic	Design Guideline Category	Design Guideline Subcategory	Design Guideline	Response
X	Public Life	Circulation and Parking	Public Life	PL4 Active Transportation	PL4-A-1. Serving all Modes of Travel: Provide safe and convenient access points for all modes of travel	The proposed design includes discovery alcoves / seating niches along 32 nd Avenue and plaza seating that can be used by people waiting for friends, ride sharing vehicles, taxis, carpools, and transit.
X	Circulation and Parking			PL4 Active Transportation	PL4-A-1. Serving all Modes of Travel: Provide safe and convenient access points for all modes of travel	This option (all options) can accommodate a 90 degree grocery truck loading dock at the alley, minimizing visual, auditory and olfactory impacts on single family homes across the alley, while providing the access Safeway needs.

