



City of Seattle



Department of Planning & Development
D. M. Sugimura, Director

FINAL RECOMMENDATION OF THE NORTHEAST DESIGN REVIEW BOARD

Project Number: 3009681

Address: 2746 N.E. 45th St.

Applicant: Mulvanny G2 Architecture for QFC Inc.

Date of Meeting: Monday, May 21, 2012

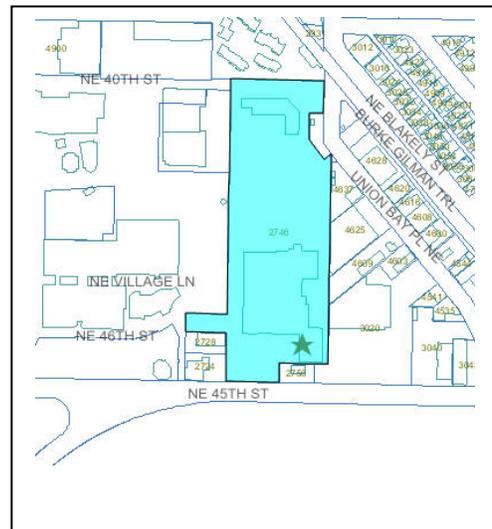
Board Members Present: Peter Krech (Chair)
Salone Habibuddin
Joseph Hurley
Christina Pizana
Martine Zettle

Board Members Absent: None

DPD Staff Present: Scott Kemp

SITE & VICINITY

Site Zone: C1-85 and C2-65



Current Development: QFC Grocery Store, Mini Storage facility and surface parking.

PROJECT DESCRIPTION

Land use application to allow 21,773 sq. ft. first floor expansion of an existing grocery store (QFC) and a 21,773 sq. ft. second floor expansion of an existing mini warehouse. The project includes expansion into an existing 5,715 sq. ft. building (former liquor store). The project also

DESIGN DEVELOPMENT

PERSPECTIVES: QFC ADDITION



SOUTHWEST CORNER OF QFC ADDITION



OFC AT UNIVERSITY VILLAGE - EXPANSION & PARKING STRUCTURE | MAY 21, 2012

BOARD DELIBERATIONS AND RECOMMENDATIONS

Early design guidance for this proposal was given by the Neighborhood Design Review Board Two on December 15, 2008. Recommendation meetings were held by the same Board on March 5, 2012 and May 23, 2012.

No public comment was made at either Recommendation Meeting.

At the first Recommendation meeting issues identified included:

1. The need for a more full architectural expression of the new tower element proposed near N.E. 45th St.
2. A treatment of the lid of the parking garage which provides visual interest and pedestrian level amenity.
3. Develop a safe pedestrian route into the site from NE 45th St. and from the site on into the University Village Shopping Center.
4. Extend and further develop the pedestrian area at the top of the escalators to the parking deck.

At the Second Recommendation Meeting, attended by all five Board Members, a project design responding to the Board's guidance was presented. In this design the parking deck was improved by large retaining walls providing planting areas on either side of the driveway entry, a series of light standards with colorful banners running the length of the parking deck between the driveway entry on the north and the store on the south termination with a redesigned pedestrian area at the top of the

escalators with canopy covering, elevator doors and landscape planter boxes. Also in the design presented at the Second Recommendation Meeting there was a shorter tower element with architectural elements including planted trellis elements and pedestrian canopies providing overhead weather protection for the route from N.E. 45th into the store entry. Landscape along the sidewalk area in from N.E. 45th St. included planting strips along the curb an area of trellis with climbing vines and extensive use of hanging planters from an overhead canopy.

No Development Standard Departures were requested.

The Board continued to take issue with the appearance of the parking deck. It stated that this deck will, because of its location tucked into a hillside to the north be visible in much the same way an at grade parking lot would be. The Board called for added detail along the axial path with architectural features such as trellis, landscaping, pedestrian path, or even hanging baskets as used extensively in University Village. If there is to be a pedestrian walk way along the parking deck, something the Board felt would be a good feature, it must be wide enough to be used by pedestrians with shopping carts. The deck area near the escalators and elevators should spread towards the parking spaces and tie in with the surface design of the plaza area at the base of the escalators. This connection should be obvious to pedestrians and could include a change in color and concrete stamping.

The Board indicated it appreciated the response to their guidance regarding to the front tower element. It indicates transparent windows on either side would be great, but, that well lighted display windows would be adequate, given QFC's programmatic needs. The Board also indicated that the vine covered trellis should be well lighted and the canopies should contain ample down lighting onto the pedestrian path.

Further north, at an element referred to by the Board as the 135 degree corner the Board directed that windows or display windows should be placed one on each side so that an extensive blank wall area is not present in the point of the pedestrian path near the building entry.

The Board indicated that paint colors on the middle tower element along the driveway in from N.E. 45th St. should be balanced. In the materials presented at the meeting an element of dark color was on one side and light on the other leading to an unbalanced appearance.

The Board **Recommended** Design Review **Approval** of the proposed design with the above comments and recommendations.