

2100 QUEEN ANNE AVENUE N

SDCI# 3034141-LU
DESIGN RECOMMENDATION MEETING #2
2/3/2021



POST DRB COMMUNITY FEEDBACK

McCULLOUGH HILL LEARY, PS

January 12, 2021

West Design Review Board
c/o SDCI
700 5th Avenue, Suite 1900
Seattle, WA 98104

Re: 2100 Queen Anne Avenue North, 3034141-LU

Dear Board:

Happy New Year to you all. As it can sometimes be difficult to communicate finer points related to design review guidelines during a Board meeting, I wanted to send a letter outlining how I believe the project meets the guidelines, as it relates to the Queen Anne Avenue North frontage.

As you know, the Board’s role at a recommendation meeting is to

...determine whether the proposed design submitted by the applicant complies with the guideline priorities. The Board shall recommend to the Director whether to approve or conditionally approve the proposed project based on compliance with the guideline priorities, and whether to approve, condition, or deny any requested departures from development standards.

SMC 23.41.008.F.1. For this project, several priority guidelines were identified by the Board related to the Queen Anne frontage:

- CS2-II.i (Breaking Up Building Mass)
- CS3-I.i (Architectural Diversity)
- CS3-II.ii (Architectural Context)
- PL3-I.ii (Individualized Storefronts)
- PL3-II.ii (Retail Space and Open Space at Sidewalk Level)¹

It is not efficient to copy and paste these guidelines into this letter; you all are obviously familiar with them. However, I would strongly encourage you to review carefully the specific wording of each of these guidelines, as the specific words matter. The project team took to heart your guidance at the December 2, 2020 meeting and revised the project to reflect the Board’s guidance *and* the specific words in the guidelines, in the following manner:

- CS2-II.i (Breaking Up Building Mass)
The team has presented the Board with several different options for breaking up the mass at street level. The street level massing is broken up with modulation that includes a meaningful 5’ setback, different materials to denote different uses/entries, different

¹ May be found here: [Report Template - Upper Queen Anne \(seattle.gov\)](#), item 6b. These are all Upper Queen Anne guidelines.

colors, and different architectural detailing in the forms of canopies, brick details, and different fenestration. This guideline states that “the height, bulk, and scale of new buildings should reflect the architectural character and scale of the community.” The project design includes a multitude of details that directly meet this guideline. The project as currently proposed most certainly reflects the architectural character and scale of Queen Anne Avenue.

- CS3-I.i (Architectural Diversity)
This guideline states that “buildings that reflect a diversity of architectural shapes, sizes, styles, and themes are considered positive attributes of the Queen Anne neighborhood.” The project meets this guideline. At the street front, it does not read as one large expanse, any more than any other block on Queen Anne. It is modulated, is diverse in its details, and allows for a certain diversity of character of its storefronts.
- PL3-II.ii (Retail Space and Open Space at Sidewalk Level)
This guideline encourages retail uses adjacent to sidewalks to be located at street level, with below grade entries discouraged. The project meets this guideline outright; no below grade entries are included on the Queen Anne frontage, despite significant grade changes along the frontage.
- CS3-II.ii (Architectural Context)
I would encourage the Board to review this guideline carefully; there is essentially a checklist included that calls out the attributes of early 20th century commercial buildings considered successful on Queen Anne. The Queen Anne frontage meets every single one of these attributes, without being falsely historic. While not *copying* historic buildings along Queen Anne Avenue, the design *complements* the scale and character of these buildings.
- PL3-I.ii (Individualized Storefronts)
PL3 requires buildings to “encourage human interaction and activity at the street-level with clear connections to building entries and edges.” The Queen Anne specific guidance states that “a diversity of scale and appearance of storefronts contributes to the success and vitality of the business district...opportunities for individual retail businesses to personalize or modify their storefronts...include awning or canopy design, sign design, window design and street-level building surface materials.” Please note that this guideline does not require individual businesses. Instead, it encourages multiple entries that generate human interaction and interest. It encourages a diversity of scale of the storefronts. It encourages individualized appearances of the storefronts. All of those attributes are present in the proposed design. The project meets this guideline.

In addition, much has been made about the “small business requirement” along Queen Anne. No such requirement exists in the guidelines. Instead, this guideline states: “Retail spaces are preferred that are suitable for family-run, or small, local businesses. Buildings designed for large businesses or franchises typically don’t provide the desired neighborhood character and village scale.” (emphasis added).

The guideline does not require retail spaces for small businesses. Instead, the guideline *prefers* them. Thus, the Board cannot require them under the guidelines; while it may prefer them, it cannot require them. Further, the reason for the guidelines’ preference follows in the next sentence of the guideline—because buildings designed for large

businesses or franchises *typically* don’t provide the desired character and scale. But here, the project’s design *does provide* the desired character and scale—it has thoughtfully and exhaustively analyzed the existing neighborhood character and incorporated the successful attributes of the neighborhood’s streetscape into the design. Care has been taken to meticulously incorporate these details into the individualized storefront entries, meeting all the other priority guidelines previously cited.

Finally, given that the building needs to be flexible for potential future uses, the individual entries can operate as entries to demised retail spaces in the future should the building need to become a multi-tenant building; this possible future has been studied in the packet. This is not unlike the Board’s frequent approval of live/work commercial uses, where the Board may *prefer* “real retail,” but designers show how live/works can be combined in the future to accommodate larger retail spaces. So long as the outside of the live/work units appear to be more commercial in nature (depending on context, of course), the Board has approved these types of units in the past.

We appreciate your patient and careful consideration of this project as it moves through the design review process. We look forward to discussing this with you further on February 3.

Sincerely,

/s

Jessie Clawson
McCullough Hill Leary, PS
Attorney for Developer, QASW LLC

POST DRB COMMUNITY FEEDBACK

PRC

From:

Maria Barrientos <maria@barrientosryan.com>

Sent:

Saturday, December 5, 2020 12:40 PM

To:

Hurley, Joseph; PRC

Cc:

Rutzick, Lisa

Subject:

FW: DR Proposal 3034141 Agenda D9005 - QA Safeway Development

Categories:

MA, Public Comment

CAUTION: External Email

Please post on the portal

From:

Mark Spitzer <mark@markspitzerdesigns.com>

Sent:

Saturday, December 5, 2020 11:51 AM

To:

Maria Barrientos <maria@barrientosryan.com>

Subject:

DR Proposal 3034141 Agenda D9005 - QA Safeway Development

Maria

You may see the letter below as part of the city records;
but I thought I'd send you a copy anyway.

I think that you and your consultants have been
very responsive to community concerns;
and that the design has developed quite well.

As an architect, I know that there are some aspects
of the project I would have done differently
(used more red brick in the housing facing QA Ave,
included balconies for more resident pleasure);
but I also recognize that these are differences
of opinion and not opposition to the design.

Others from the Queen Anne Greenways
also support the project – as noted below.

It will be interesting to see the City's determination.

Mark

Mark Spitzer
2106 5th Avenue West
Seattle, WA 98119

1

RE: 2100 QA Apartments, aka
The Queen Anne Safeway Project
Construction of a 7-Story mixed use building
with 323 Apartments, 50,000 sf Commercial,
and Accessory Parking – **MUP3034141-LU**

To the Design Review Board:

This letter is written in support of Proposal 3034141, The “Queen Anne Safeway Project”.

The document accompanying the application is quite good – very complete, very professional, very tuned to the Queen Anne Urban Village growth and development. It reflects a ‘careful reading’ of the various site parameters, both opportunities and challenges; and it shows explicit responses to community concerns expressed in previous reviews.

A few of the areas of design deserve mention:

Site Orientation and Circulation

The site offers its best commercial opportunity along QA Avenue; and the proposal has organized its commercial elements along this side. The site presents its sunny south side to Crockett Street and the proposal includes some commercial, housing access, and a wide landscaped setback along this side. At the confluence of these sides, the corner of QA Avenue and Crockett Street, the proposal includes a pedestrian plaza, animated by openings to Safeway and a Delicatessen, and, most importantly, an orientation towards the location of the local Farmers Market on Crockett Street and the sidewalk-related commercial there. Finally, the proposed design takes advantage of the (approximately) one-story slope of the site to ‘bury’ the blank facades of the Safeway store in the slope and focus on opening the store to QA Avenue.

Building Massing and Articulation

The plans and renderings give a clear presentation of the massing strategy, the breaking down of the bulk into three separate buildings and the breaking down of the three buildings into multiple, clearly defined masses – all of which gives such a large building a good scale for QA Ave. The massings are further articulated with colors, textures and materials, in such a way that the overall effect is of multiple buildings clustered on the site.

The setbacks have also been done well to both articulate the massing but also to reduce the visual impact of the full 7-story height of the building. Along QA Ave and Crockett St, there are three levels at which the project sets back, one just above the red brick retail/Safeway level, one just above the first 4 stories of residential, and one final one above the 5th story of residential. At each of these setbacks, the resulting roofs have been treated as terraces for the adjacent housing, which humanizes the project and animates the facades of the buildings from the street.

2

Along QA Avenue, the proposer has carefully analyzed the retail façade character of the existing buildings across the street and used some of those elements to articulate and give variety to the retail façade of the proposed design. While not strictly required to provide a good design, this approach offers the advantage of allowing the design of the facades to vary in concert with the functional requirements of the various retail stores, such as the Pharmacy, Starbucks, Safeway, Florist, and Delicatessen.

Use of Open Space – Public and Private

Once at the housing level, the designers have chosen to carve open pedestrian circulation and landscaped spaces through the housing in such a way as to create three distinct buildings, and then to treat the street-facing facades as separate elements as well. These gestures serve to break down the scale when seen from the street but also to introduce daylight, usable outdoor space, and landscaping for the use of the residents. This is an attractive way to live in an urban village environment. The major north-south open space has also been consciously aligned with the existing alley system so as to create vistas into and out of the project that make sense in the context of the neighborhood. And, speaking of the neighborhood, back down at street level, a wide band of landscaping has been introduced along Crockett Street and First Avenue North that helps to ingratiate the buildings into their residential context.

Housing

Not a lot has been said about the details of the proposed housing; so it is not possible, at this time, to comment on unit types, rental structures, market fit, etc; but a few issues deserve discussion. The project meets a need for housing in today’s market. The project helps to fulfill the City’s desire for Urban Village development, in which housing and commercial support each other. The location provides excellent public transportation to downtown and the Denny Regrade boomtown; and this helps as well to support Metro. The project provides a wide variety of unit types and sizes; and thereby a wide rental scale. And importantly, the project includes a significant percentage of ‘affordable’ housing, equally critical in these challenging times.

This project deserves your approval.

Mark Spitzer / Architect (ret)
2106 5th Avenue West
Seattle WA 98119

Mark Ostrow / Treasurer, Seattle Neighborhood Greenways

Michael Herschensohn / President, Queen Anne Historical Society

3



POST DRB COMMUNITY FEEDBACK

PICTURE PERFECT
QUEEN ANNE

14 January 2021

RE: "21 Boston" Design Review Package for DRB Meeting on 3 February 2021
Project Number 3034141-LU

To The Seattle Department of Construction and Land Use:

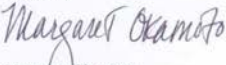
I. Queen Anne Avenue Store Fronts

Picture Perfect Queen Anne has reviewed I.i - Preferred Option 1 (Baseline) 2-2-2-1 Bays and I.i - Option 2 Varying Brick Colors 2-1-2-1 Bays. We strongly advocate for Preferred Option 1. It presents a continuous, unified brick color along Queen Anne Avenue that clearly differentiates each individual store front through the use of textural detail and varying patterns.

We think that Option 2, while it differentiates the individual store fronts with its variety of color changes, gives an extremely cluttered and imbalanced look to the Queen Anne Avenue streetscape.

II. Murals on 1st Avenue N

Picture Perfect Queen Anne strongly supports the concept of a mural as providing cover to the loading dock truck turn-around as presented at the first DRB meeting on December 2, 2020. We especially applaud the fact that this mural will be created in collaboration with the community.

Sincerely,

Margaret Okamoto
PPQA Board President

2212 Queen Anne Avenue N ♦Seattle, WA 98109 ♦206-334-3651
pictureperfectqa@gmail.com ♦ppqa.org

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QUEEN ANNE

December 7, 2020

West Design Review Board
Joseph Hurley, SDCI Planner

RE "21 Boston" Design Review Board Meeting, December 2, 2020
Project Number 3034141-LU

Dear Mr Hurley

Picture Perfect Queen Anne has been involved with past efforts to renovate the property at 2100 Queen Anne Avenue N and has been in touch with the current developer and her design team since they came on board. We wholeheartedly support the design as presented at the Design Review Board meeting on December 2, 2020 and support the team's requested Type One decision regarding the inclusion of small retail on the property. After the EDG meeting of October 2, 2019, the Design Review Board issued their packet of priorities and recommendations. Among them were the following:

Page 4
#2 Massing Schemes
"The Board unanimously supported Option 3, finding the upper-level setbacks and three-part massing scheme to be effective strategies for mitigating the height, bulk, and scale of this large project."

Page 5
#5b "The Board noted that the particular requirements of any proposed use of the prospective tenant are outside the Guideline criteria (and their expertise) and agreed that the street edge must be programmed and configured to meet the spirit of the Design Guidelines, particularly those of the Upper Queen Anne Neighborhood Plan that call for individual storefronts with a diversity of scale and appearance. (PL3-I ii, PL2-II)"

Picture Perfect Queen Anne supports the design presented on December 2, 2020 and contends that it does indeed "meet the spirit of the Design Guidelines," particularly PL3-I ii and PL2-II of the Upper Queen Anne Neighborhood Guidelines as referenced. The design presented for review delineates modulated individual storefronts with their diversity of offerings (floral, Starbucks Coffee bar, pharmacy, store entrance, and deli), varying parapet heights, residential building entry as required, a built-in bus stop, abundant greenery. The Queen Anne Avenue storefronts open the inside of the store to the outside, provide eyes on the street, enhance the pedestrian experience and along with the plaza at the corner of Crockett St create spaces where

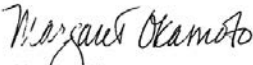
1 | Page

2212 Queen Anne Avenue N ♦Seattle, WA 98109 ♦206-334-3651
pictureperfectqa@gmail.com ♦ppqa.org

PICTURE PERFECT
QUEEN ANNE

people can walk, meet, talk, eat, and sit awhile. Further, the design presents a most attractive face to Queen Anne Avenue with street level brick that accents and complements brick used on the upper floors and other buildings along Queen Anne Avenue.

Picture Perfect Queen Anne, on behalf of the residents, merchants, and property owners who came together at public meetings to create the Queen Anne Avenue Streetscape Master Plan, believes that the 21 Boston Project, having already fully and satisfactorily responded to the EDG recommendations set forth by the Design Review Board, be granted their requested Type One decision to eliminate the requirement for any small individual commercial spaces. This design is a beautiful blend of classic and contemporary elements creatively and practically combined to enhance our community for many years to come. We urge you to green light this project.

Sincerely,

Margaret Okamoto
Board President
Picture Perfect Queen Anne

Cc: Lisa Rutzick, Design Review Program Manager
PRC

2 | Page

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PROJECT DATA & OBJECTIVES

OWNER:	QASW, LLC
DEVELOPER:	BARRIENTOS RYAN + CAHILL EQUITIES
PROPOSED USE:	APARTMENT BUILDING WITH 324 RESIDENTIAL UNITS AND 50,000 GSF GROCERY STORE AT GROUND LEVEL
ARCHITECT:	RUNBERG ARCHITECTURE GROUP 1 YESLER WAY, SEATTLE, WA 98104
LANDSCAPE ARCHITECT:	HEWITT 101 STEWART ST. SUITE 200, SEATTLE, WA 98101
CONTRACTOR: PROPOSED USE:	WG CLARK MIXED-USE RESIDENTIAL
PROJECT ADDRESS:	2100 QUEEN ANNE AVE. N SEATTLE, WA 98109
ZONING:	ZONING TYPE: NC2P-75(M1) / NC2-75(M1)
ZONING OVERLAY: STREET CLASSIFICATIONS: OTHER CONSIDERATIONS:	UPPER QUEEN ANNE RESIDENTIAL URBAN VILLAGE QUEEN ANNE AVE. N AND BOSTON STREET = MINOR ARTERIALS PEDESTRIAN OVERLAY ON THE WEST HALF OF SITE
BUILDING CODE:	2015 SEATTLE BUILDING CODE
TAX ACCOUNT NUMBERS:	1794500895,1794500880
SDCI PROJECT #:	3034141-LU
SITE AREA:	79,836 SF (1.83 ACRES)
FAR BASE: MAXIMUM: PROPOSED:	5.5 5.5 (439,115 SF) 3.8
GROSS SF:	474,000 SF RESIDENTIAL: 201,000 SF COMMERCIAL: 50,000 SF PARKING: 143,000 SF SUPPORT: 80,000 SF
VEHICLE PARKING:	P1: 151 STALLS P2: 172 STALLS
UNITS:	<u>324 TOTAL</u> STUDIOS: 68 1-BED: 109 2-BED: 54 OPEN 1: 84 TH: 9

PROJECT INFO:

The owner’s program includes a 7-story mixed use building located in Seattle’s Queen Anne neighborhood. The project encompasses most of the block and is bounded by Queen Anne Avenue North, Boston Street, 1st Avenue North, and Crockett Street. The site area is 79,800 SF and currently consists of a Safeway grocery store constructed in 1962 and a surface parking lot on the north, west and south sides of the store. The site slopes downwards approximately 12 feet east to west and roughly 20% of the site is covered by tree canopy. The proposed mixed-use building will contain approximately 324 residential units, 50,000 SF Safeway grocery store at the ground level and 323 accessory parking stalls. The primary underground parking for the Safeway store’s customers is accessed from Crockett Street; the residential parking will be accessed from Boston St. With an intentional design focus on connectivity and walkability, the project will feature increased pedestrian and landscaping improvements along all four sides of the block. The main grocery store entry will be from south west corner of the site, this corner will consist of a public plaza with outdoor seating, public art, as well as various landscaping and hardscaping improvements. The plaza will create a dynamic, outdoor space for the public to congregate, relax and interact. In response to community and EDG board comments, there are now several doors and operable windows to provide multiple opportunities for pedestrian and shopper interaction with the retail uses along the sidewalks. The number of openings and transparency will create a lively street front that provides an activated storefronts along Queen Anne Ave as requested.



01 ADDITIONAL EVALUATION OF QUEEN ANNE FRONTAGE

I.

ADDITIONAL EVALUATION OF QUEEN ANNE AVE N FRONTAGE

- i. Studies analyzing material/ massing breakdown
- ii. Study analyzing North and South Stair Bay
- iii. Study analyzing potential additional independent retail store
- iv. Study analyzing “future” breakdown of proposed commercial space
- v. Proposed design zoomed in
- vi. Landscape additional information

Guidance received at DRB meeting 12/2:

1. Commercial Use and Character on Queen Anne Avenue:

- a. The Board asked to see studies for adding small commercial spaces on Queen Anne Avenue (CS2-B, CS3, CS3-II-iii.)
The Board asked for further evolution of the storefront design to sufficiently respond to the context shown in the EDG & Design Guidelines. (CS2-B, CS3, PL3, DC2)
- b. The Board also noted that the stair bays would not provide the activation with the street (CS2-B, CS3, PL3). The Board noted that they may be open to some reduction of active uses so long as the overall street frontage is designed to respond to these initial recommendations & Design Guidelines. (CS3, PL3, PL3-I, DC2-I)

2. Queen Anne Avenue N Street Frontage:

- a. The Board was divided on the question of whether the proposed single commercial use with exterior features that appear to be independent retail spaces could successfully meet guideline criteria. The Board noted that fewer than the required eight individual retail spaces could meet the Design Guidelines, if they were designed carefully to respond to the Design Guidelines. (CS2-B, CS2-II-I, CS3, PL3, DC2)
- b. The Board agreed that if independent retail spaces were not provided, that additional development would be required to further differentiate and break up the street front facade, creating additional variety in scale, materials, detailing and architectural expression at the street edge. (CS2-B, CS2-II-I, CS3, PL3, DC2)

3. Site Planning and Landscape

- a. The Board expressed concern for the lack of usable public space at the street edges and the provision of required landscape elements in movable pots. (CS3, PL3, DC1, DC3)

RESPONSES:

- I.i See pages 9-19 for studies analyzing material/ massing breakdown and preferred option, textures, breakdown of all bays. Additional geometry studies on 86-89.
- I.ii See pages 20-24 for study analyzing North and South Stair Bay
- I.iii See page 25 for study analyzing potential additional independent retail store
- I.iv See page 26 for study analyzing “future” breakdown of proposed commercial space
- I.v See page 27-31 for Proposed design zoomed in to each bay
- I.vi See page 32 for Landscape additional information

I.i - QUEEN ANNE FRONTAGE - MASSING & MATERIAL STUDIES

Below is a summary table of the material studies the applicant analyzed for ways to breakdown the Queen Anne Frontage. **Geometry studies, parapet height studies, texture studies and all massing and material studies can be found in Appendix 1 (pages 73-88).**

Conclusion:
After analyzing the pros and cons of these material changes, the Owner prefers the baseline option with all Inca Mission Brick with texture applied to the middle and deli bays: (1) the all red brick facade best reinforces the massing and architectural concept (2) additional texture

will add variety without becoming too busy (3) introducing a variety of different color/material bays erodes the massing concept of a unified base with a variety of storefront. (4) The preferred option best meets the QA Design Guidelines for expressing a sense of authenticity and re-inforcing the Queen Anne character.

BASELINE



2-2-2-1 Inca Mission with texture (Preferred by Owner)

2 BRICK TYPES



2-2-2-1 Inca Mission & Autumn Blend



2-2-2-1 Inca Mission & Forest Blend

2 BRICK TYPES



2-2-2-1 Inca Mission, Coal Creek



2-2-2-1 Inca Mission & Castle Gray



2-2-2-1 Inca Mission & Forest Blend

2 BRICK TYPES



2-2-2-1 Inca, Coal Creek

3 BRICK TYPES



2-2-2-1 Forest, Autumn, Coal Creek



2-2-2-1 Inca, Autumn, Inca, Forest blend

VARIOUS BAYS



2-1-1-2-1 Inca, Autumn, painted green brick, Inca, Forest (Preferred by Planner)



2-1-1-2-1 Inca, Autumn, painted green brick, Inca, Autumn



1-1-1-1-1-1 Autumn, Forest Blend, Inca Mission, painted green brick, Inca, Autumn, Forest Blend

I.i - OWNER PREFERRED OPTION 1(BASELINE) 2-2-2-1 BAYS



Commercial:



Inca Mission

Residential:



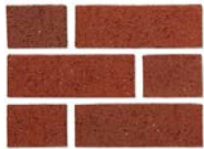
Castle Grey

- PROS**
- Plinth massing concept (where the base is different than the upper residential building) is reinforced by the Baseline scheme.
 - A light brick color at the upper massing helps the upper mass recede.
 - Cool colors are used for the upper levels, warm colors are used for the base.
 - Revised brick piers regularizes the bay width (prior design had a wider middle bay) and refines the design by aligning the transitions with the recesses above.
 - Best supports Design Guidelines
CS2.II.i.b
CS3.II.ii.b,c,d,e,f,g,h,i,j
CS3.II.ii.b,c,d,e

I.i - OPTION 2 VARYING BRICK COLORS, 2-1-1-2-1 BAYS (PREFERRED BY PLANNER)



Commercial:



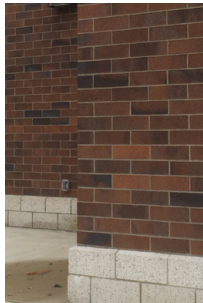
Inca Mission



Green Painted
Brick at Starbucks
Bay



Autumn Blend



Forest Blend

Residential:



Castle Grey

PROS

Best supports Design Guidelines
CS2.II.i.a
CS3.II.ii.b,c,d,e,f,g,h,i,j
CS3.II.ii.b,c,d,e

A light brick color at the upper massing helps
the upper mass recede.

CONS

Multi-color/materials at base do not reinforce
the massing concept.

I.i - OWNER PREFERRED OPTION 1 (BASELINE) 2-2-2-1 BAYS



I.i - OPTION 2 VARYING BRICK COLORS, 2-1-1-2-1 BAYS (PREFERRED BY PLANNER)



I.i - OWNER PREFERRED OPTION 1 (BASELINE) 2-2-2-1 BAYS



I.i - OPTION 2 VARYING BRICK COLORS, 2-1-1-2-1 BAYS (PREFERRED BY PLANNER)



I.i - OWNER PREFERRED OPTION 1 (BASELINE) 2-2-2-1 BAYS



I.i - OPTION 2 VARYING BRICK COLORS, 2-1-1-2-1 BAYS (PREFERRED BY PLANNER)



I.i - BRICK DETAILS PROPOSED



See Appendix 1 pages 86-89 for geometry studies, parapet height studies , brick texture studies and mortar initial concept.

A Proposed Double Soldier course at cornice and lintel
Responds to Queen Anne Design Guidelines CS3.II.ii.e+f+i

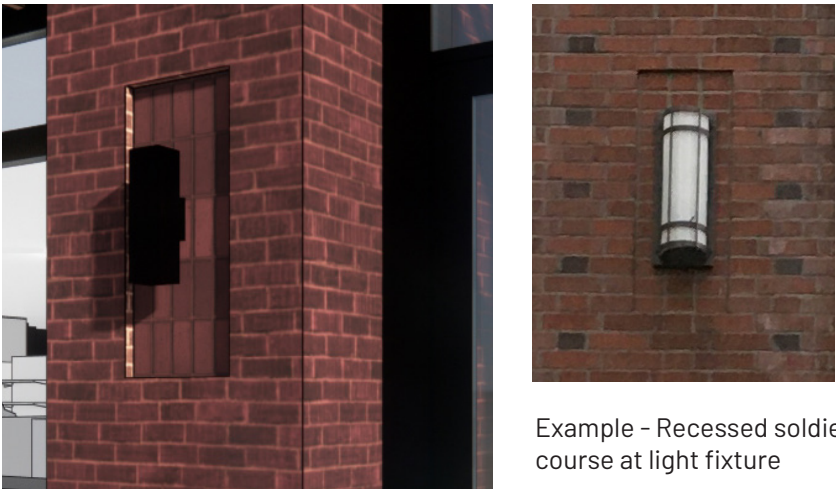


Neighborhood context - Simple & Just Queen Anne - soldier course detailing

B Proposed brick texture at middle and deli bays
Responds to Queen Anne Design Guidelines CS3.II.ii.e+f+i

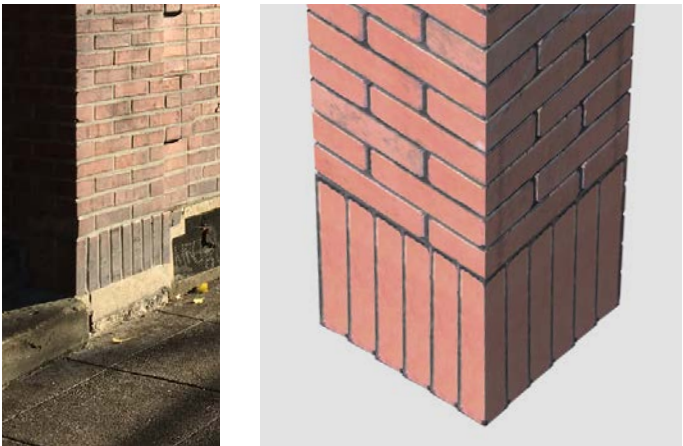


C Proposed Light sconce and recessed soldier brick detail
Responds to Queen Anne Design Guidelines CS3.II.ii.e+f+i



Example - Recessed soldier course at light fixture

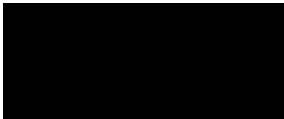

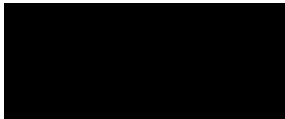


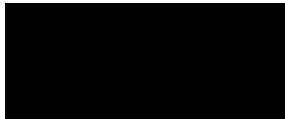
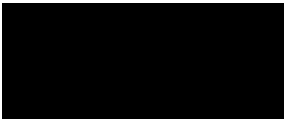






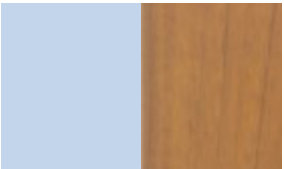
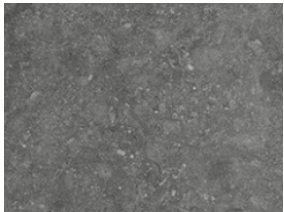

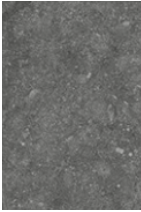
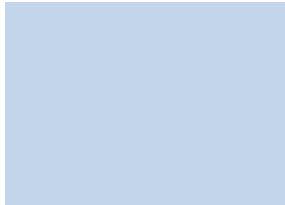
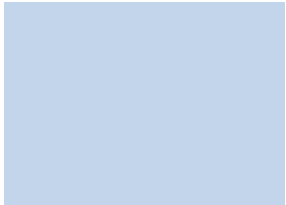

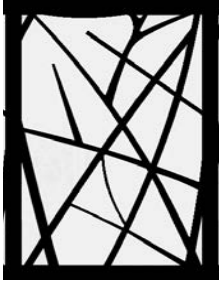
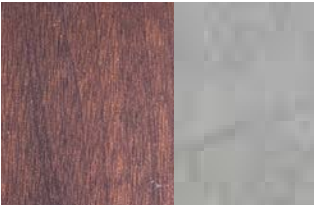
D Proposed Soldier course at base of brick piers. Neighborhood context: Grappa restaurant on corner of QA Ave & Boston St
Responds to Queen Anne Design Guidelines CS3.II.ii.e+f+i



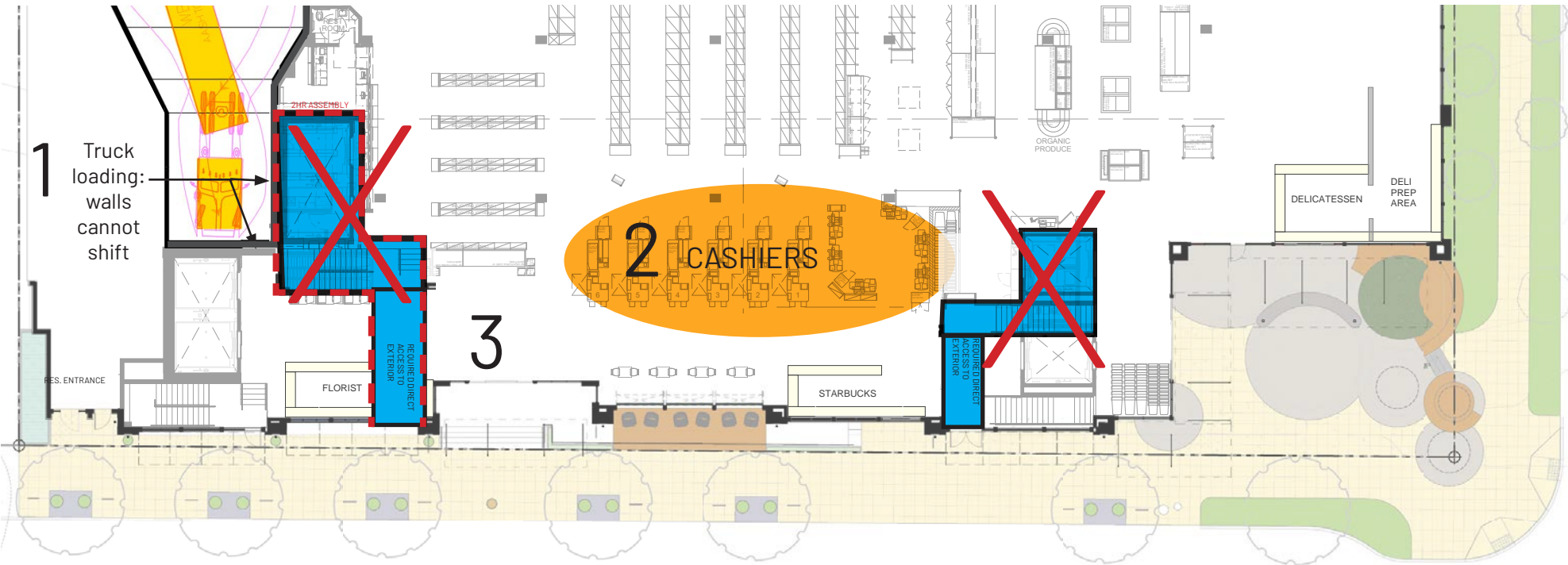
I.i - QUEEN ANNE FRONTAGE PROPOSED COLOR & TEXTURE DIAGRAM (QA Design Guidelines CS3.II.ii.b,c,d,e,f,g,h,i,j)

See Appendix 1 pages 86-89 for geometry studies, parapet height studies and texture studies.

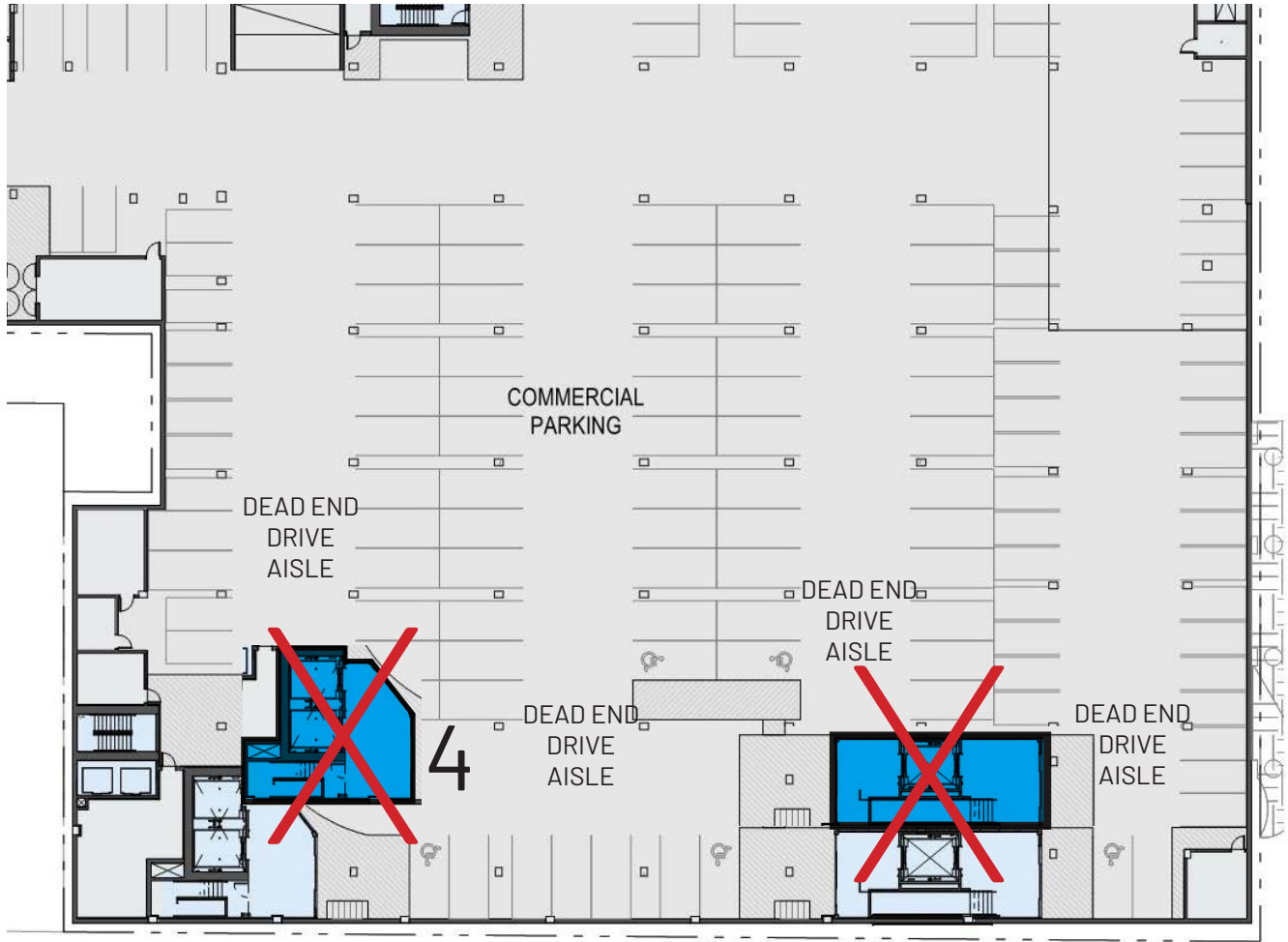


	PHARMACY	FLORIST	GROCER ENTRY (N)	STARBUCKS SEATING	STARBUCKS KIOSK	STAIR / VERTICAL CIRCULATION	DELICATESSEN
Storefront Color							
Mullion Pattern	Regular	Slider Doors "Garage door" look	Regular	Operable La Cantina Windows	Fixed and Operable La Cantina Windows	Regular	Operable La Cantina Window
Awning/Canopy	Red Metal Awning 	Striped Awning 	Red Wood Soffit 	Cedar Wood Soffit 	Cedar Wood Soffit 	Red Metal Awning 	Frosted Glazing and Wood Slats 
Base Material	Medium Gray Tile 	Medium gray Tile behind custom bench/ flower pots  	Glazing only 	Glazing only 	Silver gray Tile 	Metal Art Screen over glazing & bus rail 	Wood Panel & Concrete Countertop 

I.ii - NORTH & SOUTH STAIR BAY STUDY



- 1 Level 1:
Truck loading cannot shift
- 2 Grocer Function - main stairs & elevators cannot be on the interior of the store due to theft. Elevators & stairs are on the street side of the cashiers.
- 3 Fire & Life safety requirements - the two stairs must exit directly to the exterior



- 4 Level P1:
The grocer parking requires maintaining drive aisles that do not dead end to avoid having people backup. Moving the stairs inboard would create dead end aisles. This is not preferred for commercial public parking where people do not have assigned parking.

I.ii – SOUTH STAIR BAY



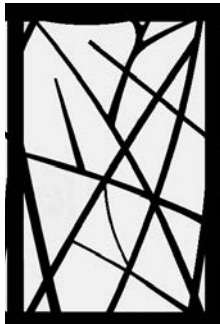
Awning to respond to immediate context



Metal Awning Finish: Red



Example of bus lean rail



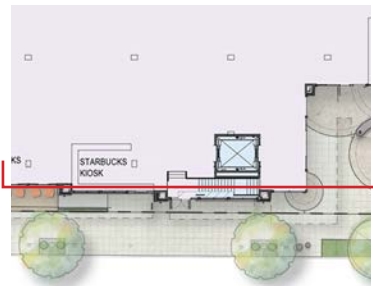
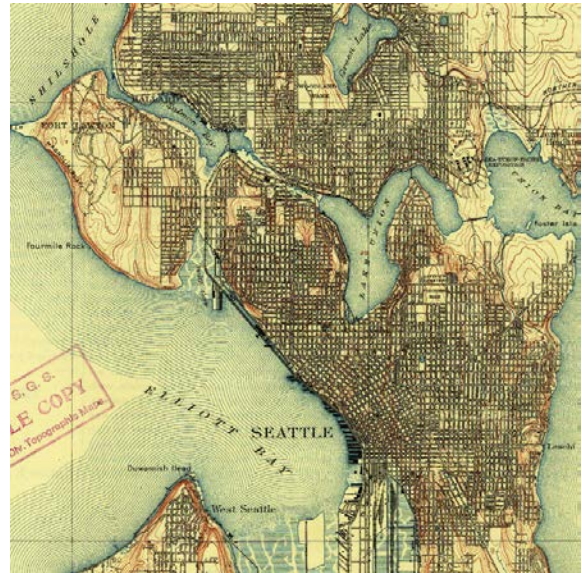
Decorative Metal Screen Finish: Black

The sidewalk experience at the south stair bay will include an integrated lean rail for people to use while waiting for the bus. A continuous canopy will provide weather protection. A door will be provided for easy access to the Starbucks, and a vibrant mural at the stairs & elevators will provide a backdrop to people entering the store from the parking garage via the stairs.

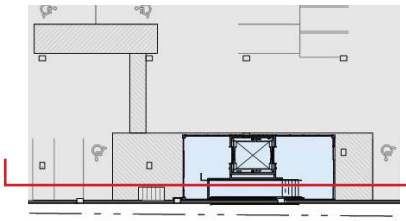
I.ii - SOUTH STAIR BAY - SECTION PERSPECTIVE WITH VISUALLY VIBRANT MURAL



Conceptual images of potential mural themes



LEVEL 1



LEVEL P1

Sections showing the connection of the stair to the parking garage.

The stairs are required for egress from the parking garage directly to grade. A large colorful mural will connect the 2 levels. The double elevators beyond are provided for shoppers to bring their shopping carts from the store down to the parking garage level.

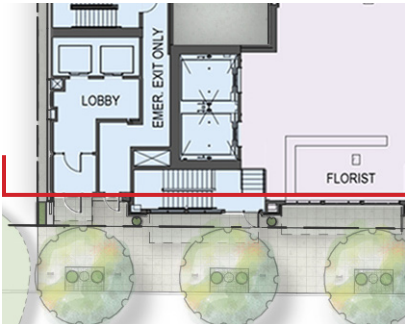
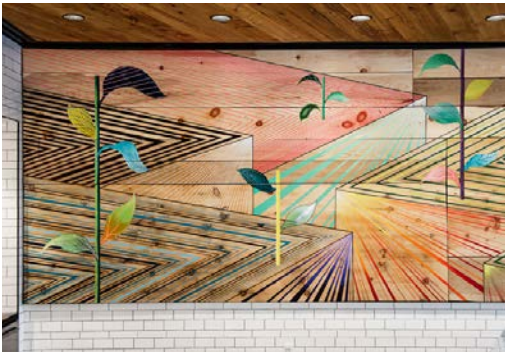
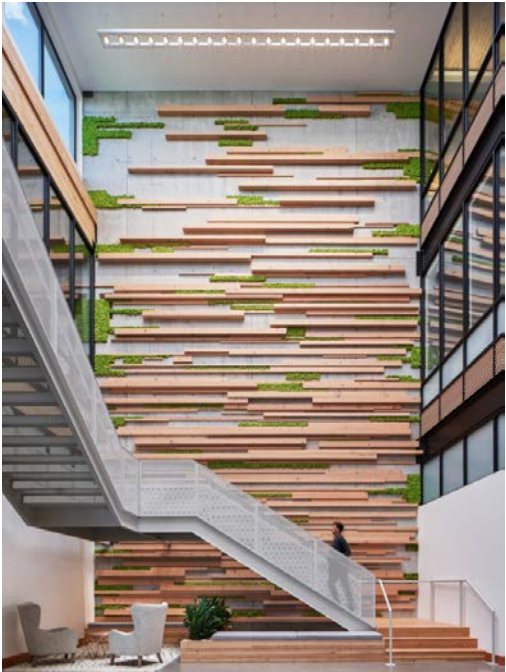
I.ii - NORTH STAIR BAY - SECTION PERSPECTIVE



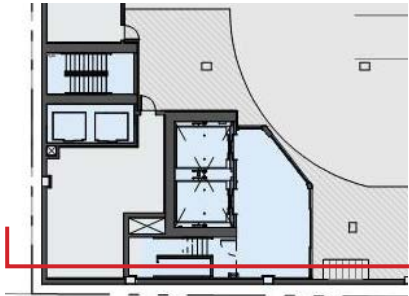
Sections showing the connection of the stair to the parking garage,

The stairs are required for egress from the parking garage directly to grade. A large colorful mural will connect the 2 levels. Ted double elevators beyond are provided for shoppers to bring their shopping carts from the store down to the parking garage level.

Conceptual images of potential mural themes



LEVEL 1

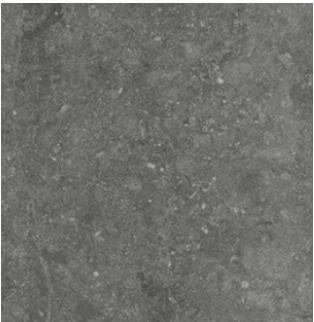


LEVEL P1

I.ii – NORTH STAIR & PHARMACY ENTRANCE BAY



Metal Awning
Finish: Red



Florist Bay Tile
Finish: Medium Gray



Pharmacy signage attached to
brick

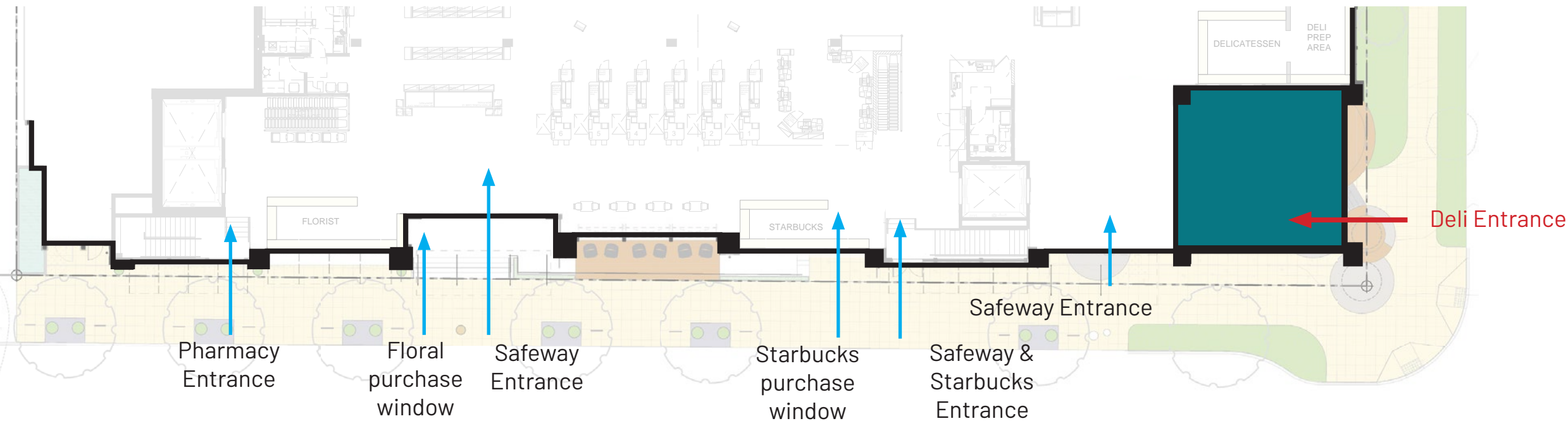
The sidewalk experience at the north stair bay (Pharmacy entrance) will include a continuous canopy for weather protection. A door will be provided for easy access to the Pharmacy, there will be a mural with warm wood textures behind the stair.

Images to the right show examples of recent Safeway Pharmacies.



I.iii - POTENTIAL SECOND RETAIL SPACE WITH SAFEWAY STUDY

Study - Potential Second Retail space



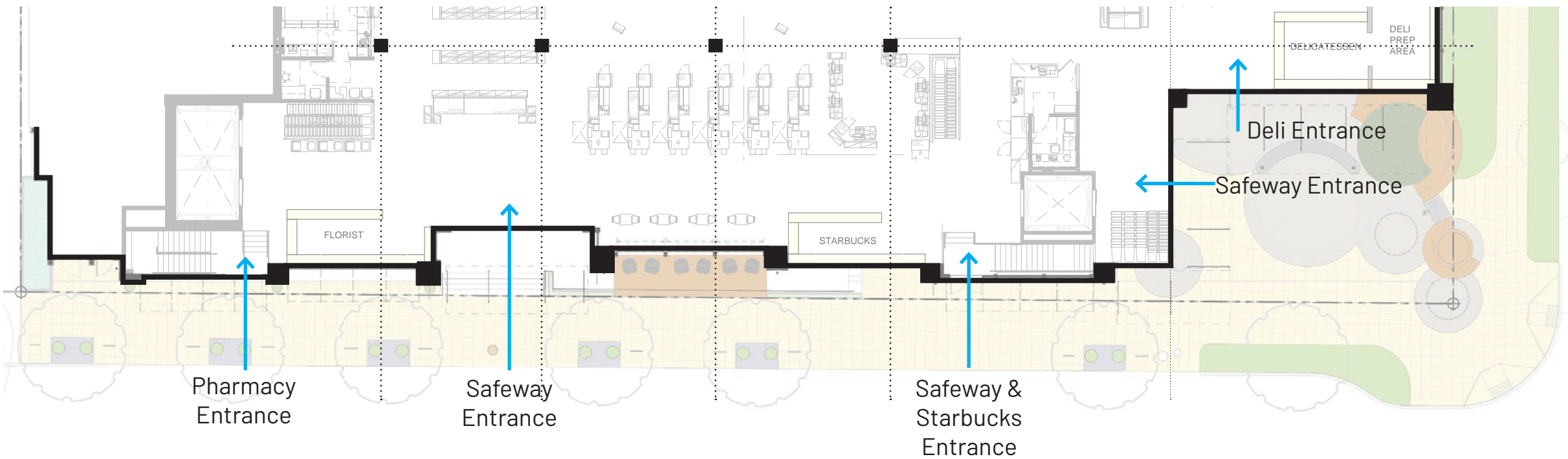
Study analyzing potential additional independent retail store

The new Safeway urban store program will require the 50,000 sf allowed by the zoning code. This new grocery will include additional amenities now found in modern urban grocery stores such as expanded deli with a variety of take out foods and indoor seating. In order to accommodate the 1 small commercial space and an urban grocery store, the large corner plaza that provides seating areas for the neighborhood would be replaced by the small retail space. The applicant's preferred design, as presented at the DRB meeting on 12/2/20 better meets design guidelines by providing a highly activated frontage along Queen Anne, including a large south facing plaza that will provide public seating, public art, and a children's play area.

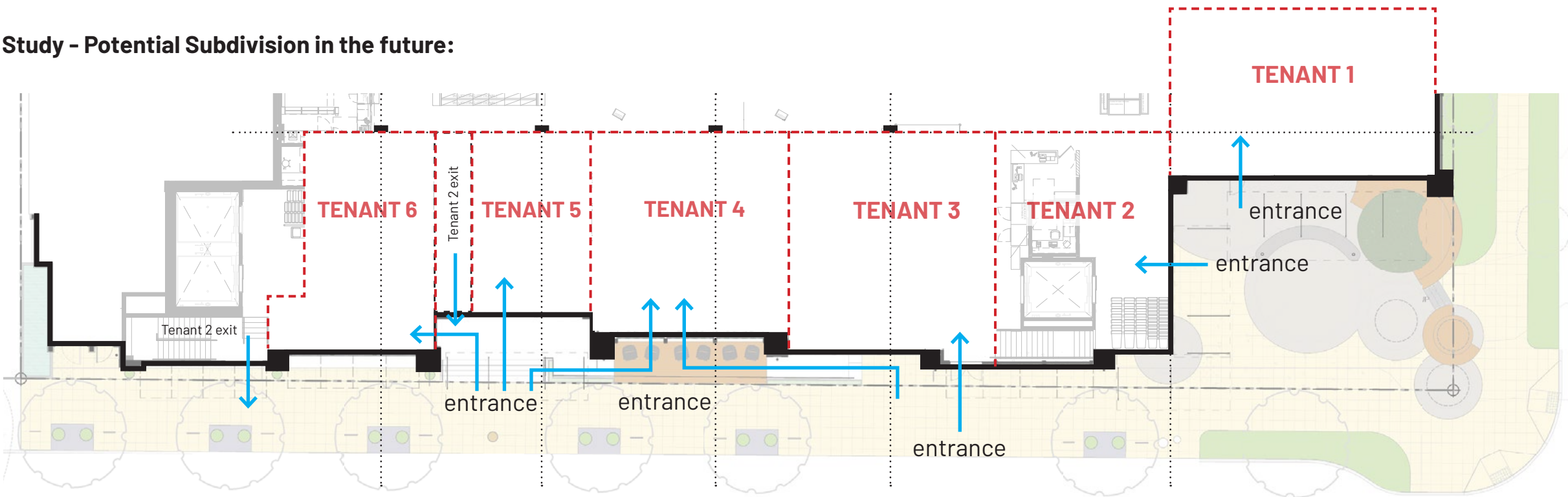


I.iv - POTENTIAL FUTURE SUBDIVISION OF RETAIL STUDY

Current Proposed:



Study - Potential Subdivision in the future:



Study analyzing the potential to subdivide the spaces into a series of small retail spaces if needed in the future. The study uses the existing column grid and locations for Accessible entries to show how 5 small commercial spaces could be demised in the future along the Queen Anne frontage.

I.v - PROPOSED QUEEN ANNE FRONTAGE - SAFEWAY URBAN GROCERY STORE



The following images show current photos of the expanded deli, butcher, kitchen and take-out options, interior cafe, and interior seating found in new urban Safeway stores.



I.v – PROPOSED QUEEN ANNE FRONTAGE – DELI BAY STOREFRONT



Example of preferred brick finish and proposed texture



Deli- Wood-look Panel
Finish: Stonewood
Cocobala



Deli Storefront
Finish: Black



Example – Deli counter

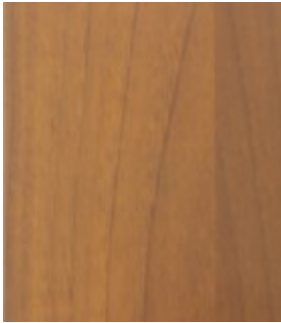
I.v - PROPOSED QUEEN ANNE FRONTAGE - STARBUCKS STOREFRONT



Starbucks Storefront
Finish: Green



Starbucks Tile
Finish: Silver Gray



Wood-look Canopy and Deck
Finish: Table Walnut



Example of an exterior
order window



Inspiration: Original Starbucks storefront in
Pike Place Market

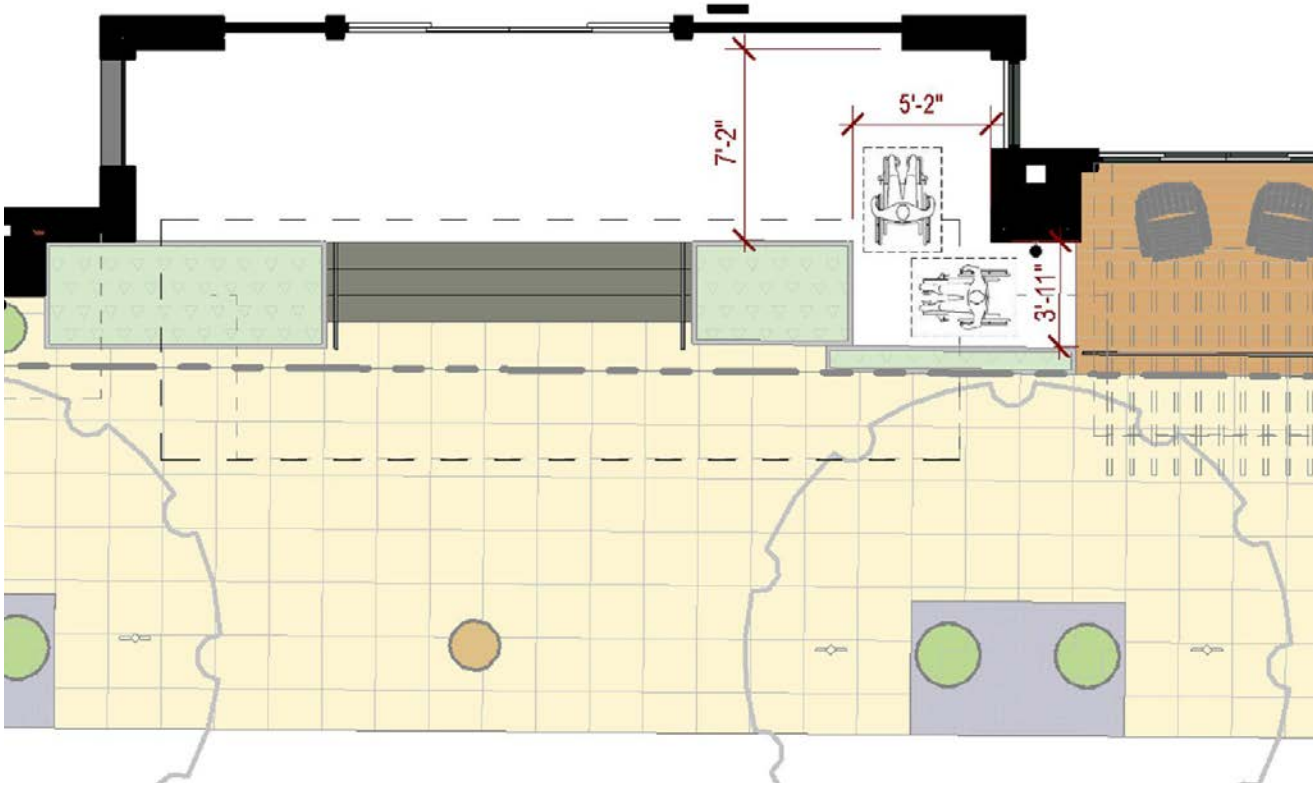
The two Starbucks bays create a small retail feel with a coffee to-go window and La Cantina windows that allow a strong connection between the inside store and the pedestrians outside. Wood deck and wood trellis-like canopy provides a feeling of a public front porch while protecting users from the elements.

I.v - PROPOSED QUEEN ANNE FRONTAGE - NORTH SAFEWAY ENTRANCE

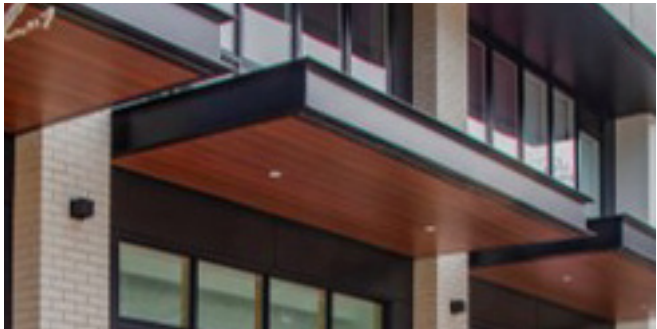


North entrance to the grocer

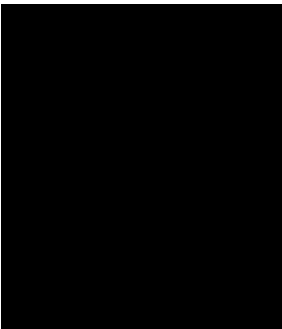
We were asked to study whether there is room for another planter in this area, but all the space is required for wheelchair access to meet ADA Code, so not possible to add any objects into this area.



Exterior floral order window



Metal frame canopy with wood soffit. Canopy raised to signify entry



Storefront Finish: Black



Stained Wood Soffit Finish: Red

I.v - PROPOSED QUEEN ANNE FRONTAGE - FLORAL



Operable windows

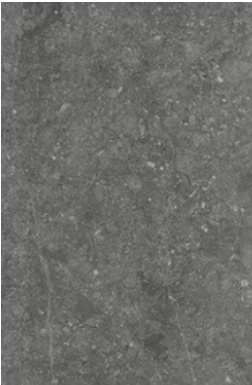
Public bench for seating integrated with planters



Playful awning



Florist Storefront Finish: Blue

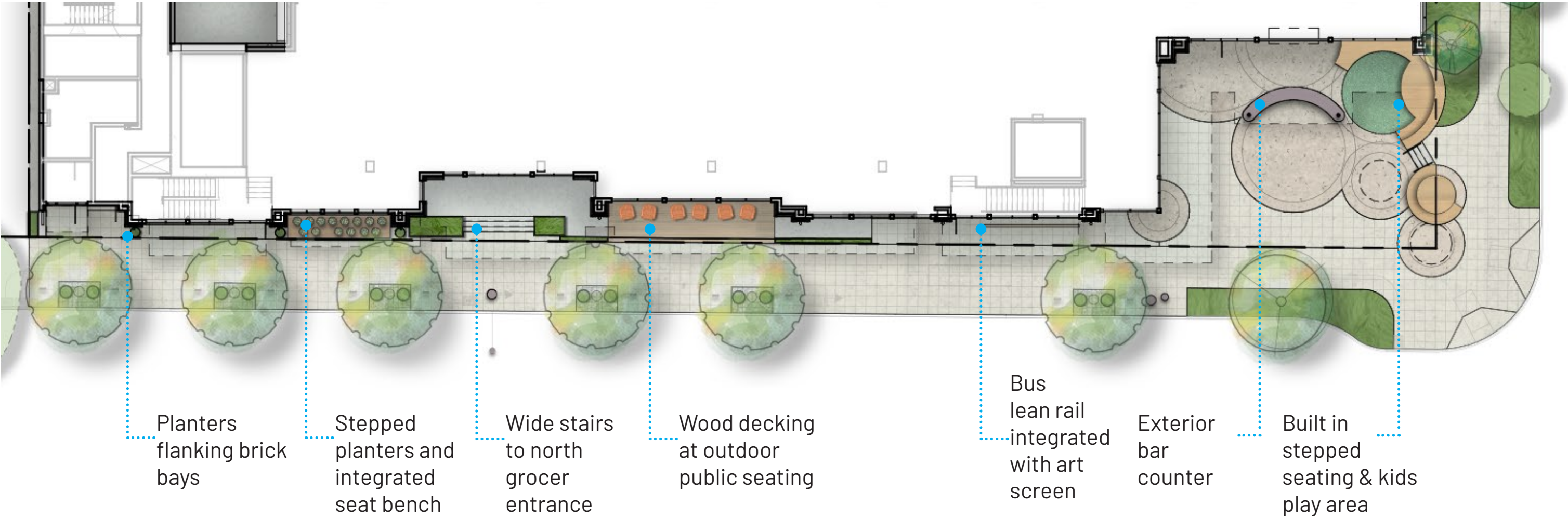


Florist Bay Tile Finish: Medium Gray

Photos from new Safeway floral. Floral services include purchases of loose flowers, floral arrangements, and custom floral orders for all occasions.



I.vi - QUEEN ANNE AVE FRONTAGE - LANDSCAPING



RESPONSES:

- The streetscape for Queen Anne Avenue N was designed intentionally to best respond to community input, overlaid with below grade utilities & SDOT d- required design & sidewalk width requirements. The sidewalks on QA Ave are relatively narrow and SDOT requires expansion of the existing sidewalk to an object free walking width AND community requests to provide the maximum usable walkway area as possible. SDOT rejected our request to add landscaping & other uses in the sidewalk ROW.
- In response to DRB comments we conducted a walking review of the existing streetscape along the entire six block length of QA Avenue looking at existing sidewalk conditions and landscaping. Other than street trees there is no ground level landscaping present on any block and it is clear that any at-grade planting that was installed along the newer, mixed-use project frontages has been either destroyed or removed, leaving only dirt remaining. We suspect this is due to impacts from continuous, adjacent on-street parking activity, bus stops, pet damage, and the regular high volume of pedestrian traffic using the narrow streetscape corridor.

Our frontage has the same amount of ROW sidewalk width as other blocks, and all the same impacts (parking, bus stop, pets, very high pedestrian activity). We have added a voluntary building setback ranging from 3-5 ft. from the property line in order to include as many pedestrian amenities as possible in front of the florist, the Starbucks, Bus stop waiting zone, and all the entries/exits requested by the DRB. These amenities/ functions add vitality and interest to the streetscape experience, and though they do not impact the ROW sidewalk width, they do not add width either. The design approach for the ROW zone is to maximize usable sidewalk by infilling flexi-pave in the new tree pits. Flexi-pave is a SDOT required walkable surface that allows air and water to get through to the tree roots. Because there are so many utilities in the sidewalk and SDOT’s requirement to maintain a 6 ft. unobstructed walking area, we have added planter pots on top of the flexi-pave at each tree to bring added softness and seasonal interest to the streetscape while preserving the survivability of the landscaping. It also gives us more opportunity to advance the beautification goals of Picture Perfect Queen Anne.

The combination of an activated, amenitized building frontage with the SDOT-required wider pedestrian focused sidewalk corridor provides for a wonderful, sustainable pedestrian experience over the long term.

02 ADDITIONAL EVALUATION OF SECONDARY MODULATION FOR RESIDENTIAL BUILDINGS

• ADDITIONAL EVALUATION OF SECONDARY MODULATION FOR RESIDENTIAL BUILDINGS

- i. Study analyzing more color for Building A corner bay
- ii. Diagrams clarifying depth of cladding and “fine grain detail”
- iii. Diagram clarifying vents for Building C
- iv. Study analyzing potential balcony locations for Building C

Guidance received at DRB meeting 12/2:

Facade Composition

Board supportive of the concept of 3 distinct buildings with three distinct expressions and conceptually supportive of the material palette and the differentiation of the material palette between the buildings.

a. The Board noted the high-quality materials, careful detailing and depth of assembly found in the nearby streets and that this context would require a response with a similar level of depth and texture and shadow and high-quality materials. The Board agreed that further study and refinement would be required and should result in the inclusion of greater depth of wall assemblies, additional secondary architectural detailing, and a finer-grained facade texture. (CS2, CS3, CS3-II, DC2, DC2-I)

b. The Board supported the use of balconies to add depth and texture to the facades, provided they were deployed in a regular and understandable order. (CS2, CS3, CS3-II, DC2, DC2-I)

c. The Board expressed concern regarding the absence of vents in the drawings and noted this will be required in the Recommendation packet for the next meeting, noting that they should be minimized and ideally moved out of the principle facades and into secondary elements. (DC2)

RESPONSES:

II.i See page 35-36 for study analyzing more color for Building A corner bay

II.ii See additional analysis of materials, cladding depth, and fine grain detail on pages 37-51.

II. iii. See page 52 for diagram clarifying vents for Building C

II.iv. See page 53 for study analyzing potential balcony locations for Building C

II.v See pages 54-59 for proposed elevations and perspectives.

II.i – BUILDING A – BAY STUDY

BAY STUDY 1 - BLACK CORNER **PREFERRED**



BAY STUDY 2 - WOOD-COLORED SPANDRELS AT CORNER



BAY STUDY 3 - WOOD-COLORED SPANDRELS



BAY STUDY 4 - EXTENDED WOOD-COLORED SPANDRELS AT CORNER



BAY STUDY 5 - EXTENDED WOOD-COLORED SPANDRELS AND BLACK VERTICALS

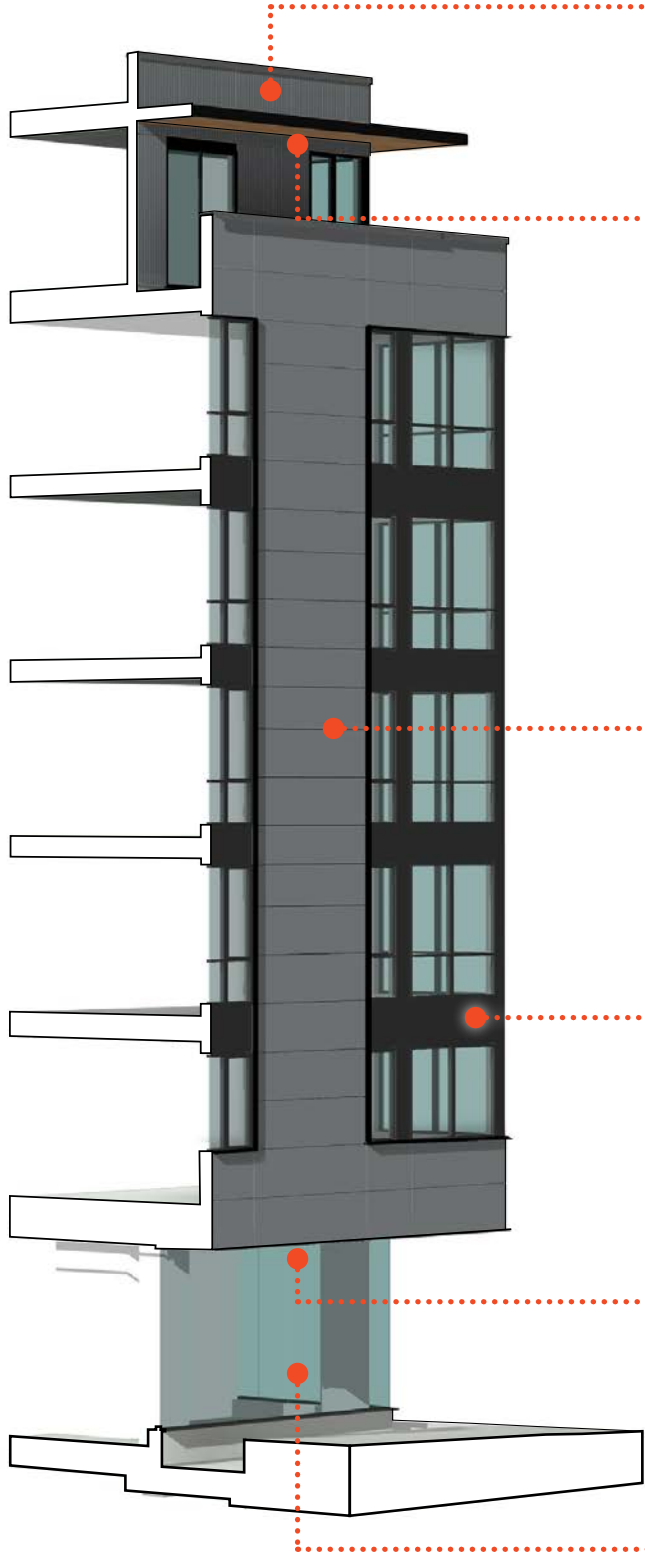
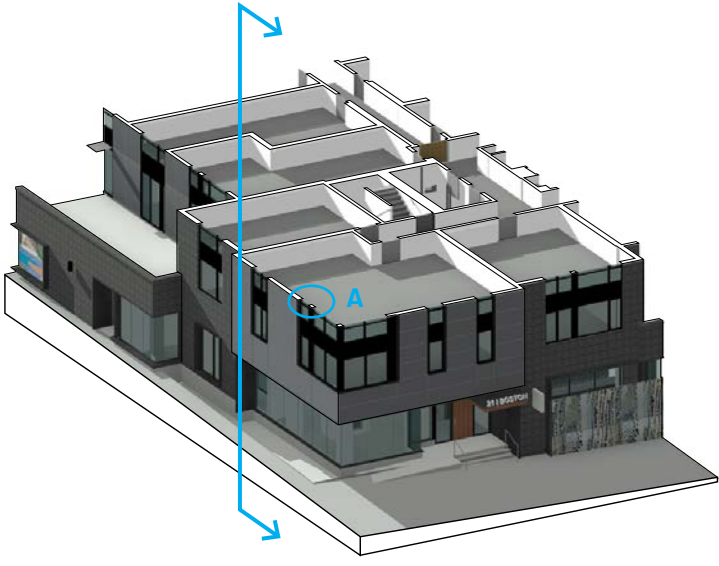
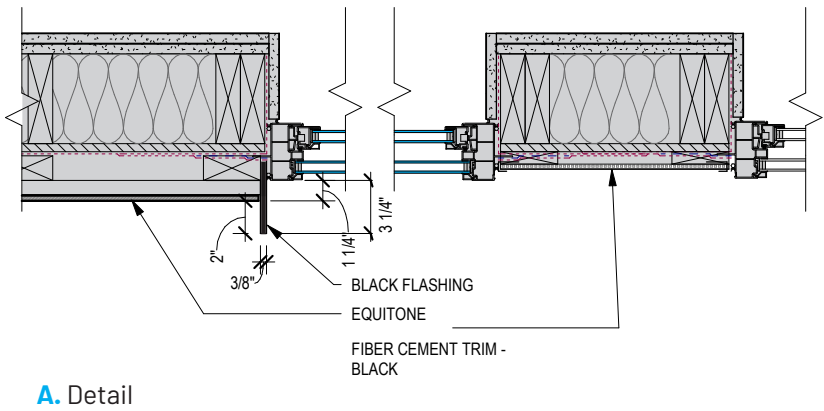


RESPONSE:
A series of studies show how Building A corner bay could have a warm color introduced to the corner. The applicant team still prefers the Baseline Option because it best reinforces the massing concept. An overarching design goal for this project is to avoid a busy building with lots of moves that create visual noise. Instead, we propose a clean, elegant residential building with attention to the detailing. The goal is to concentrate the color and life to the ground level (colorful murals, signage, highly transparent glazing). The added detail found in the enlarged section and plan detail further illustrate the proposed condition.

II.i – BUILDING A – CORNER OF BOSTON ST & 1ST AVE



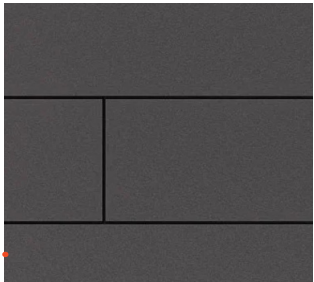
II.ii - BUILDING A - CLADDING DETAILS



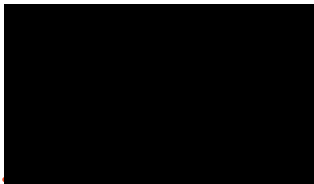
M3 - Metal Panel - AEP Span
Finish: Cool Slate Gray
Nu-Wave, 24 gage



W1 - Wood-look Panel
Finish: Stonewood Mambo



FC1 - Equitone
Finish: N073



FC6 - Painted Fiber Cement Panels
Finish: High Gloss Black

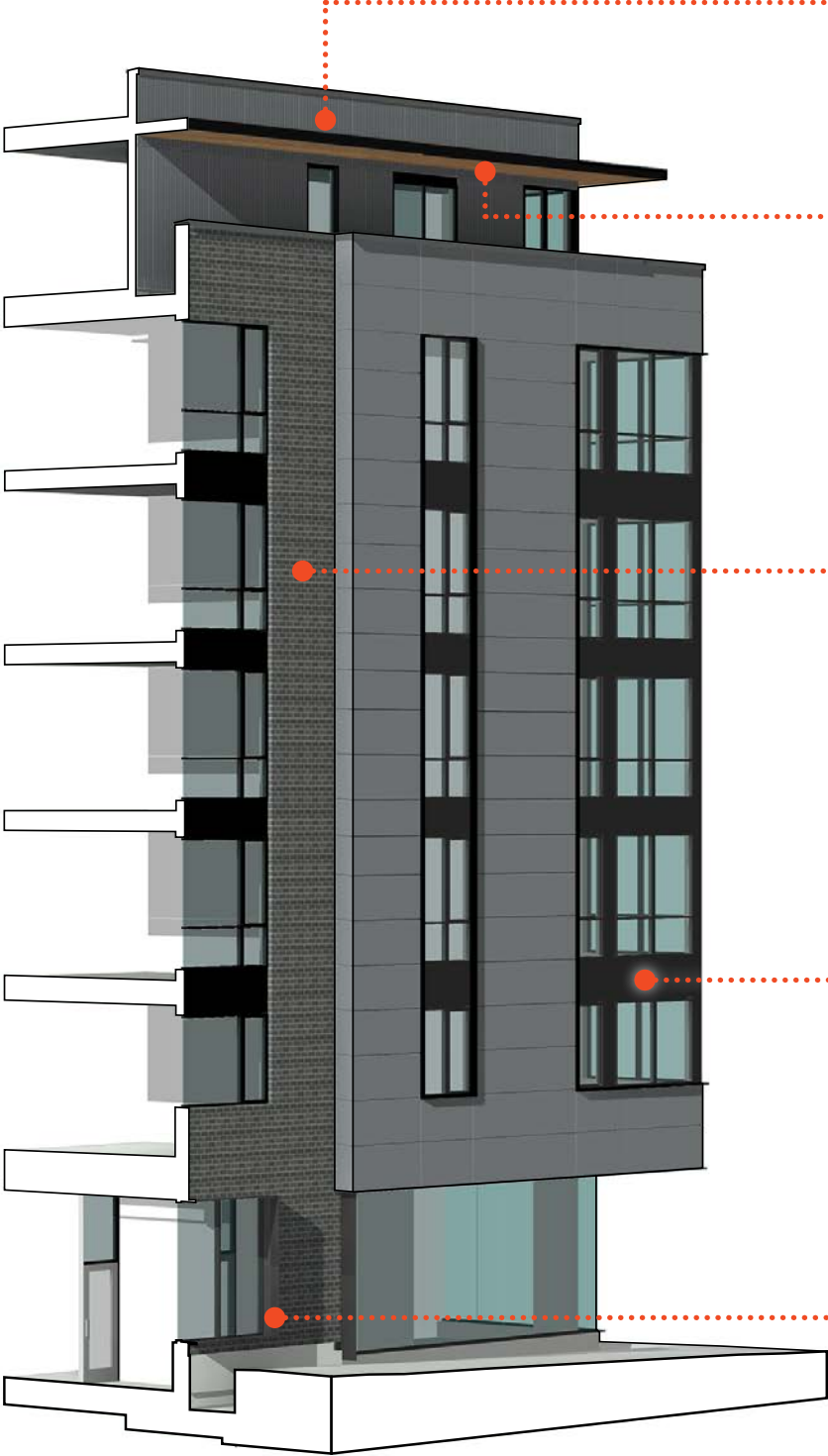
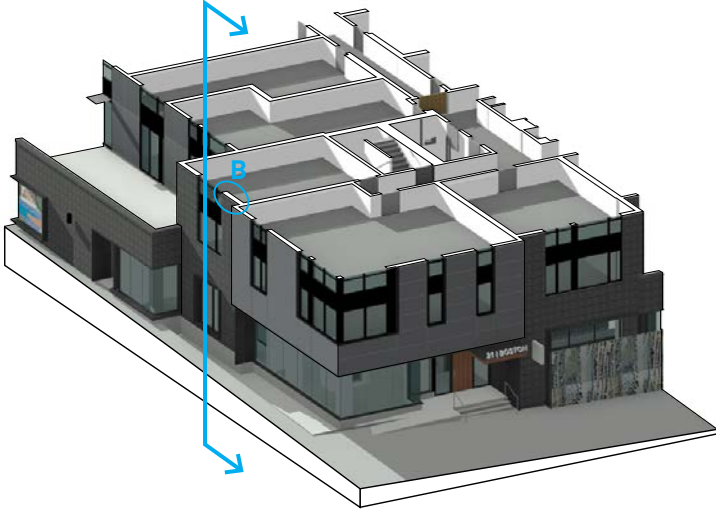
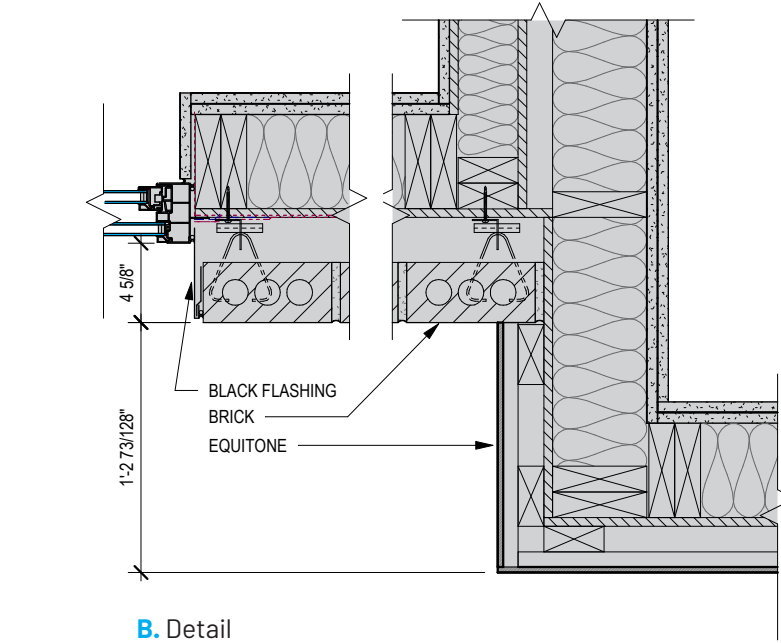


M4 - Metal Soffit & window fins
Finish: Blackened steel



S3 - Butt Glazed storefront

II.ii - BUILDING A - CLADDING DETAILS



M3 - Metal Panel - AEP Span
Finish: Cool Slate Gray
Nu-Wave, 24 ga



W1 - Wood-look Panel
Finish: Stonewood Mambo



B1 - Brick
Finish: Coal Creek Mission
Face Brick 3-5/8 by 2-1/4
by 7-5/8 inches Modular
Stretcher

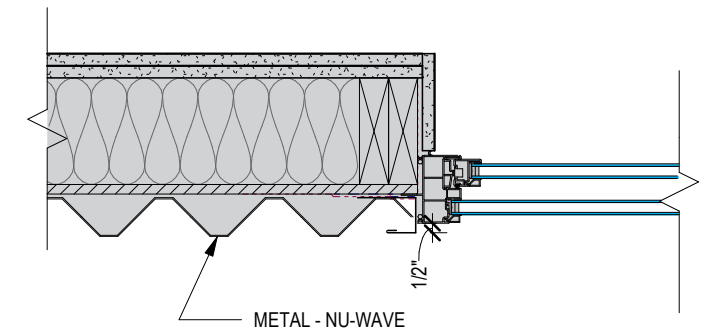


FC6 - Painted Fiber Cement Panels
Finish: High Gloss Black

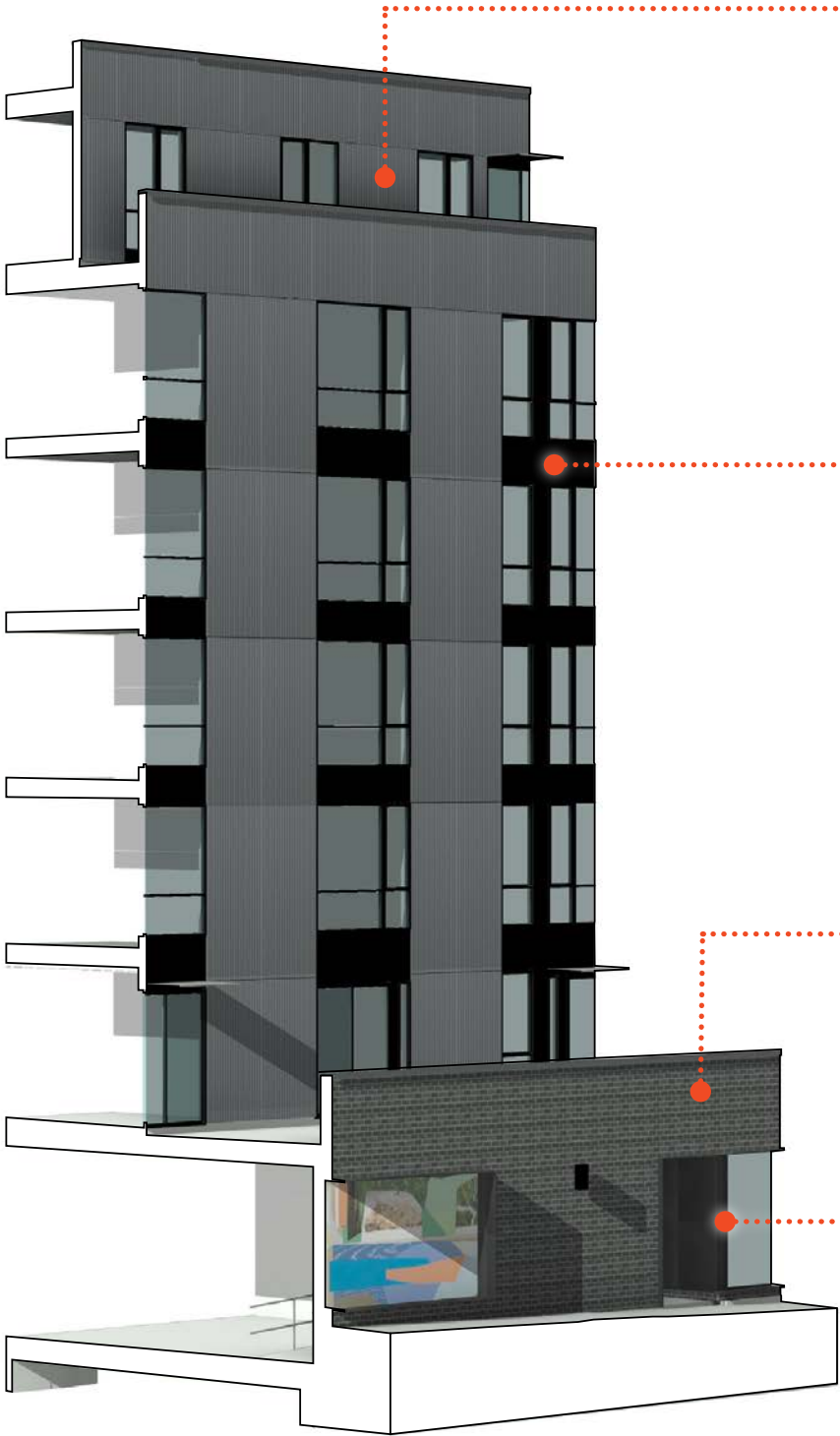
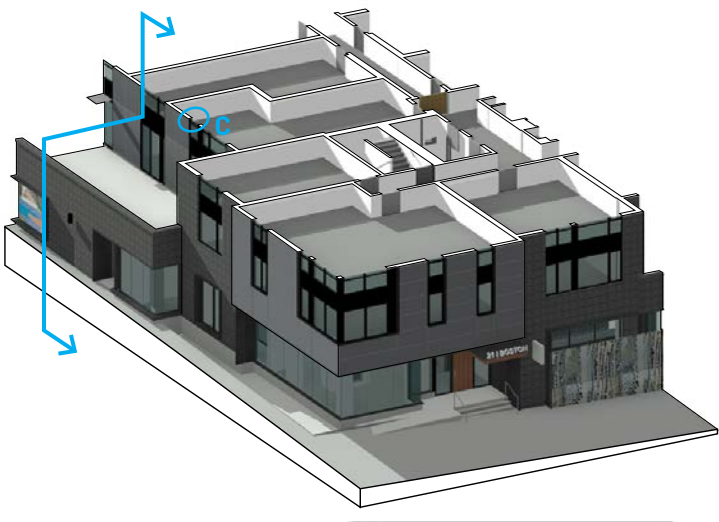


M4 - Metal window fins
Finish: Blackened steel

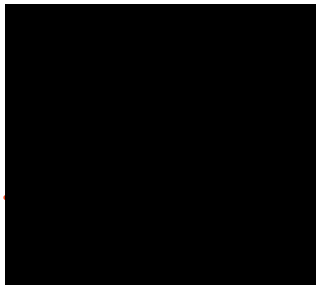
II.ii - BUILDING A - CLADDING DETAILS



C. Detail



M3 - Metal Panel - AEP Span
Finish: Cool Slate Gray
Nu-Wave, 24 ga



FC6 - Painted Fiber Cement Panels
Finish: High Gloss Black



B1 - Brick
Finish: Coal Creek Mission
Face Brick 3-5/8 by 2-1/4
by 7-5/8 inches Modular
Stretcher



M4 - Metal window fins
Finish: Blackened steel

II.ii - BUILDING A - MATERIALS



B1: Brick - Mutual Materials - Coal Creek
Face Brick 3-5/8 by 2-1/4 by 7-5/8 inches Modular
Stretcher

FC1: Equitone [natura] - N073

M3: AEP Span - Nu-Wave, 24 gage - Cool Slate Gray

S2: Storefront - Arcadia - Anodized Aluminum - Black

FC2: Fiber Cement - Painted Hardie - Sherwin
Williams - Cyber Space

FC6: Fiber Cement - Painted Hardie - Glossy Black
Finish

M4: Accent Metal - Interior Woodworking Specialists
- Blackened Steel

W1: Wood-look Panel - Stonewood - Mambo

GV1 - Vinyl Window - Black



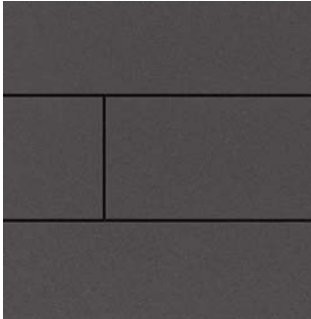
Nu Wave Metal Sample for scale/ texture. See color chip at left for finish

II.ii - BUILDING A - MATERIALS

High quality cladding materials have been selected for the building, with special attention to the streetscape as outlined in QA Design Guidelines DC4 Exterior Elements & Finishes. Dark brick grounds the building while the upper residential bay is clad in dark Equitone. Gray AEP Span complements the corner Equitone bay while adding texture with the Nu-Wave profile. The lobby entry is clad in blackened steel and clear storefront. The lobby entry is clad in blackened steel and clear storefront.



GV1- Vinyl Window
Finish: Black



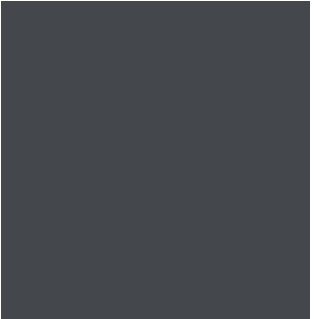
FC1 - Equitone
Finish: N073



B1 - Brick
Finish: Coal Creek Mission



M3 - Metal Panel - AEP
Span
Nu-Wave
Finish: Cool Slate Gray



FC2 - Painted Fiber Cement
Finish: Dark Gray



S2- Storefront
Finish: Black



S3 - Butt Glazed storefront at
the lobby



M4 - Metal Soffit, Lobby
walls, window fins
Finish: Blackened steel

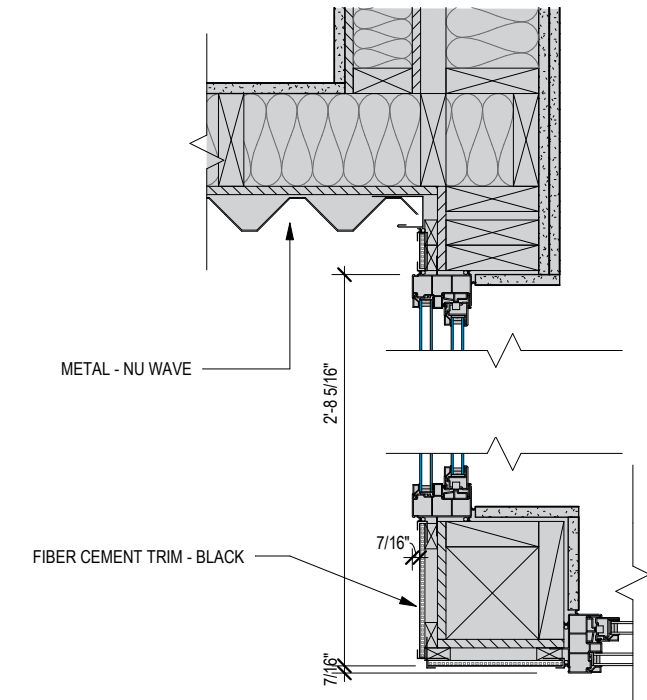


FC6 - Painted Fiber Cement
Finish: Black

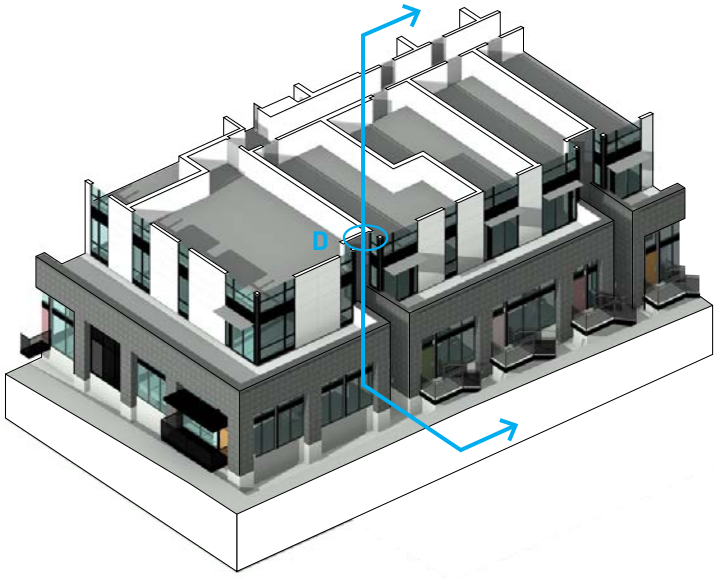


W1- Wood-look Panel
Finish: Stonewood Mambo

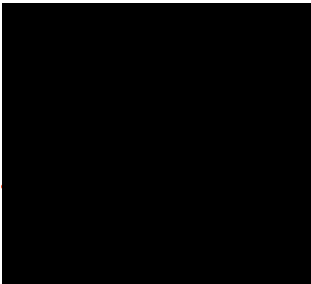
II.ii - BUILDING B - CLADDING DETAILS



D. Detail



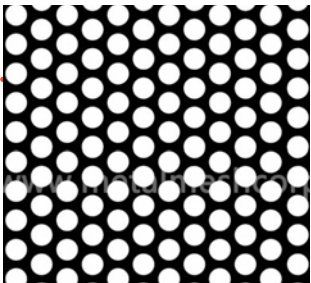
M3 - Metal Panel - AEP Span
Finish: Cool Slate Gray
Nu-Wave, 24 ga



FC6 - Painted Fiber Cement Panels
Finish: High Gloss Black



B1 - Brick
Finish: Coal Creek Mission
Face Brick 3-5/8 by 2-1/4
by 7-5/8 inches Modular
Stretcher

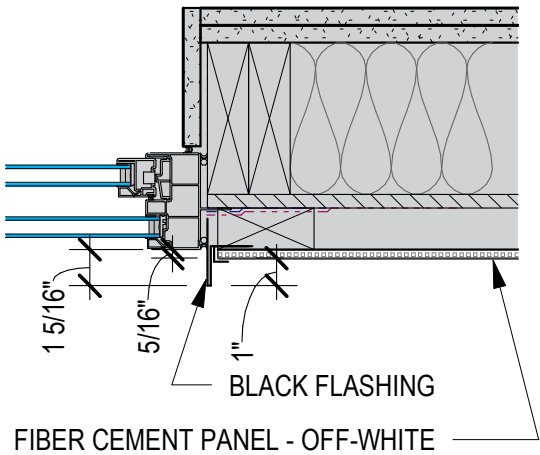


RA1 - Perforated Metal Railings
Finish: Black

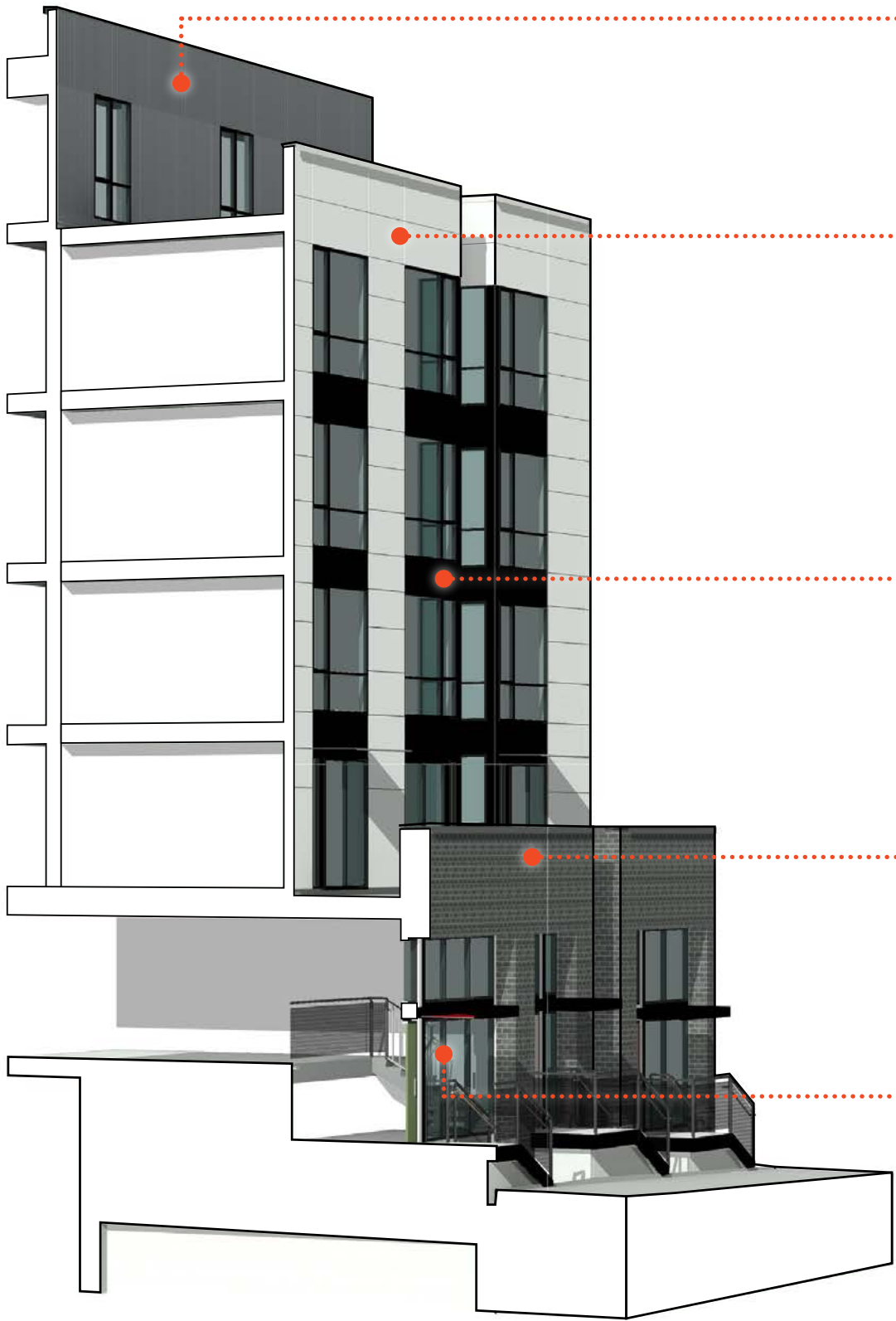
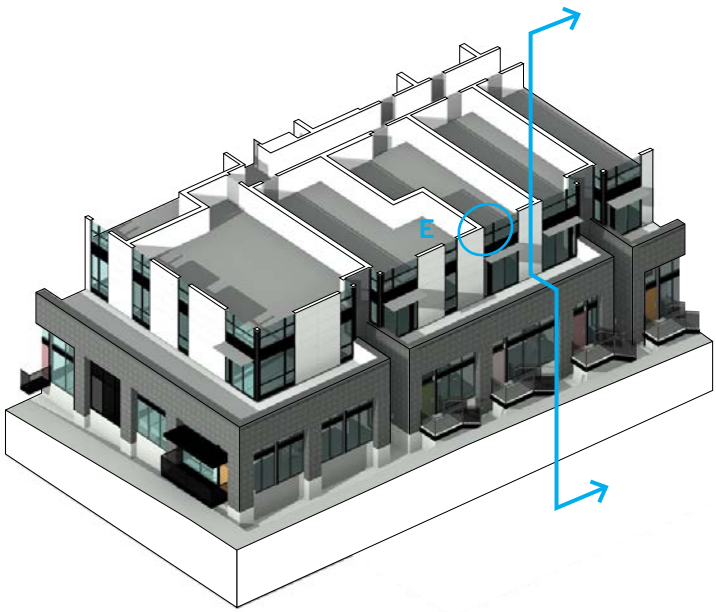
II.ii - BUILDING B - CLADDING DETAILS



Example proposed fiber-cement cladding detail proposed on this project
(Image is Jackson Apartments, Seattle)



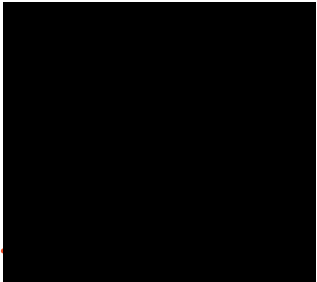
E. Detail



M3 - Metal Panel - AEP Span
Finish: Cool Slate Gray
Nu-Wave, 24 ga



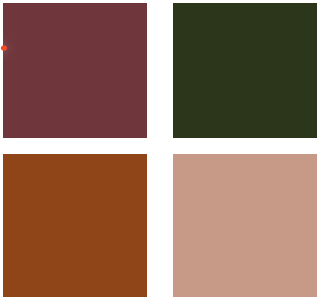
FC3 - Painted Fiber Cement
Finish: Off-White



FC6 - Painted Fiber Cement Panels
Finish: High Gloss Black



B1 - Brick
Finish: Coal Creek Mission
Face Brick 3-5/8 by 2-1/4
by 7-5/8 inches Modular
Stretcher



UD- Unit doors
Colors: Varies. Color palette
references traditional "Queen
Anne Style" house colors

II.ii - BUILDING B - MATERIALS



B1: Brick - Mutual Materials - Coal Creek
Face Brick 3-5/8 by 2-1/4 by 7-5/8 inches Modular Stretcher

M3: AEP Span - Nu-Wave, 24 gage - Cool Slate Gray

S2: Storefront - Arcadia - Anodized Aluminum - Black

FC3: Fiber Cement - Painted Hardie - Sherwin Williams
- Conservative Gray

FC6: Fiber Cement - Painted Hardie - Glossy Black finish

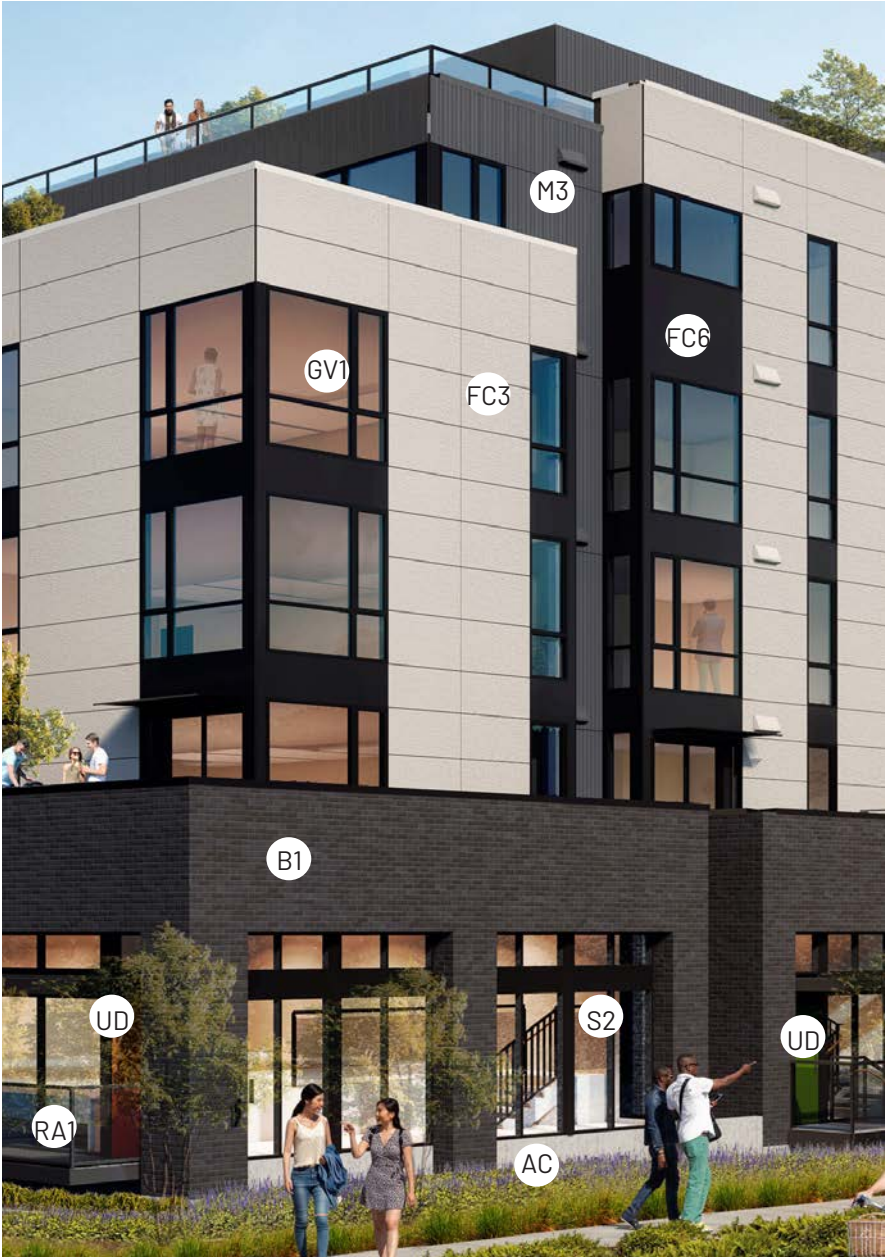
GV1 - Vinyl Window - Black



Nu Wave Metal Sample for scale/ texture. See color chip at left for finish

II.ii - BUILDING B - MATERIALS

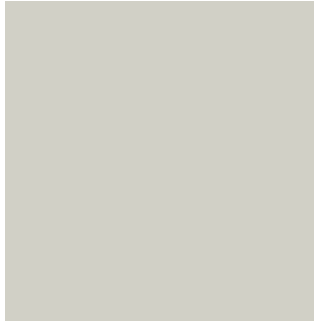
High quality cladding materials have been selected for the building, with special attention to the streetscape as outlined in QA Design Guidelines DC4 Exterior Elements & Finishes. The ground level has dark brick while the upper residential floors are cladding in light fiber cement panels.



GV1 - Vinyl Windows
Finish: Black



B1 - Brick
Finish: Coal Creek Mission



FC3- Painted Fiber Cement
Finish: Off-White



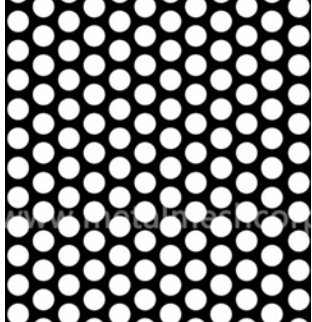
M3 - Metal Panel - AEP
Span Nu-Wave
Finish: Cool Slate Gray



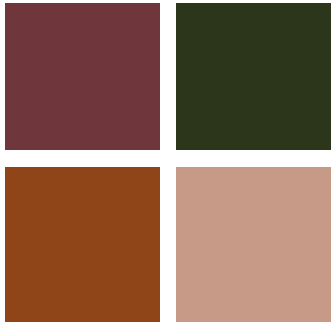
FC6- Painted Fiber Cement
Finish: Black



S2- Storefront
Finish: Black



RA1 - Perforated Metal Railings
Finish: Black

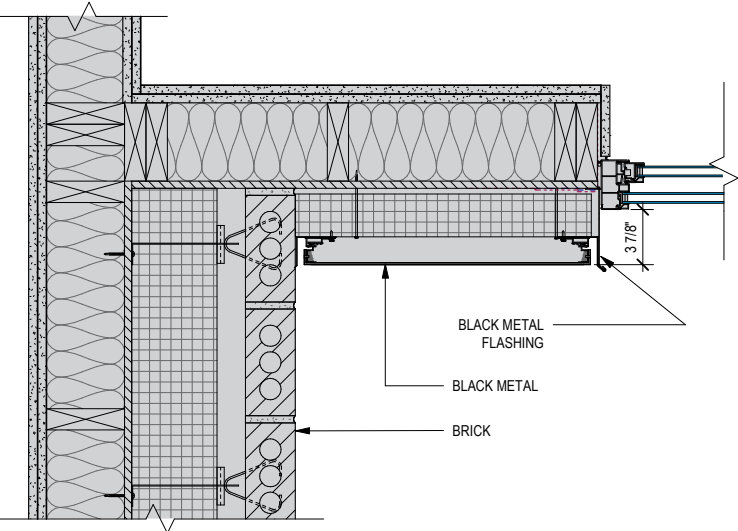


UD- Unit doors
Colors: Varies

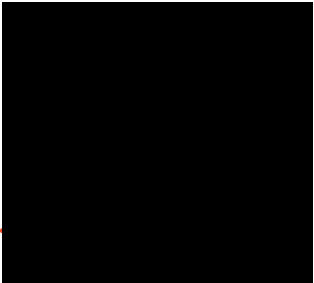
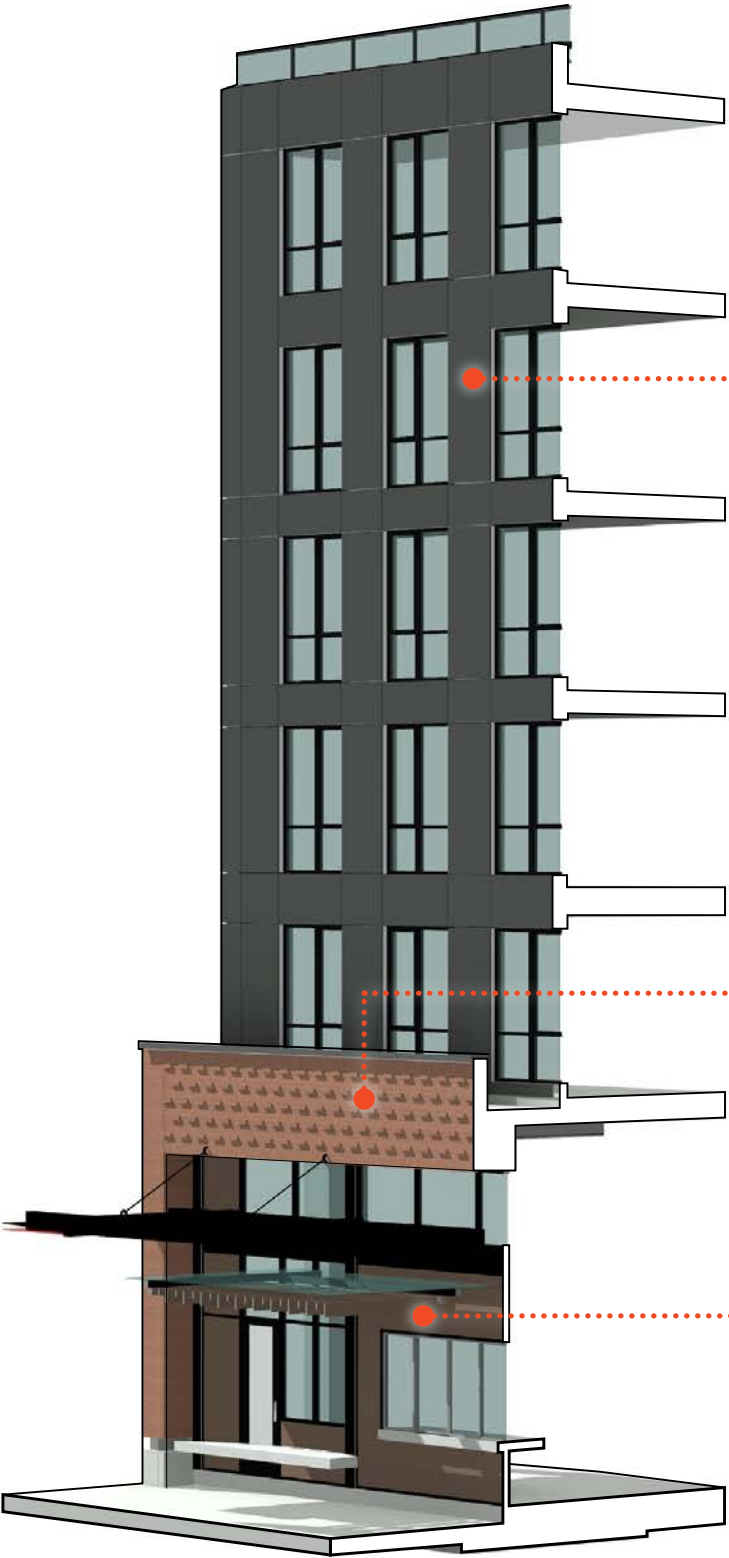
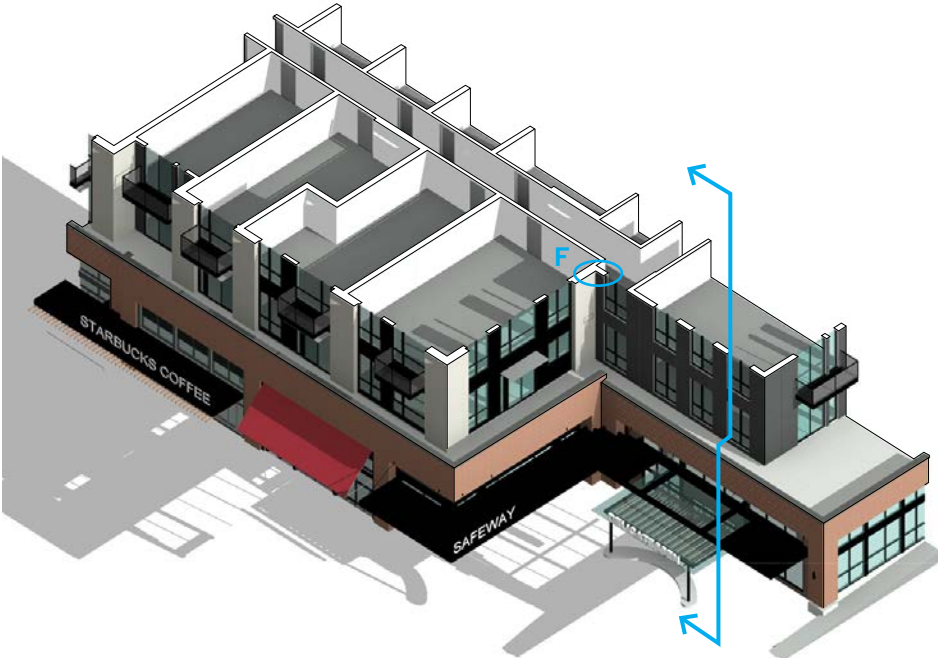


AC- Architectural Concrete

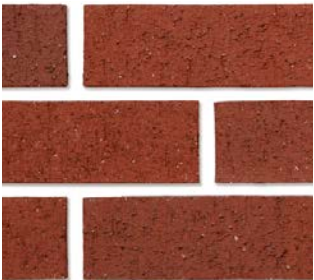
II.ii - BUILDING C - CLADDING DETAILS



F. Detail



M1 - Citadel Metal Panel
Envelope 2000 DRV
Finish: Kynar 500
Color: Smooth Ebony

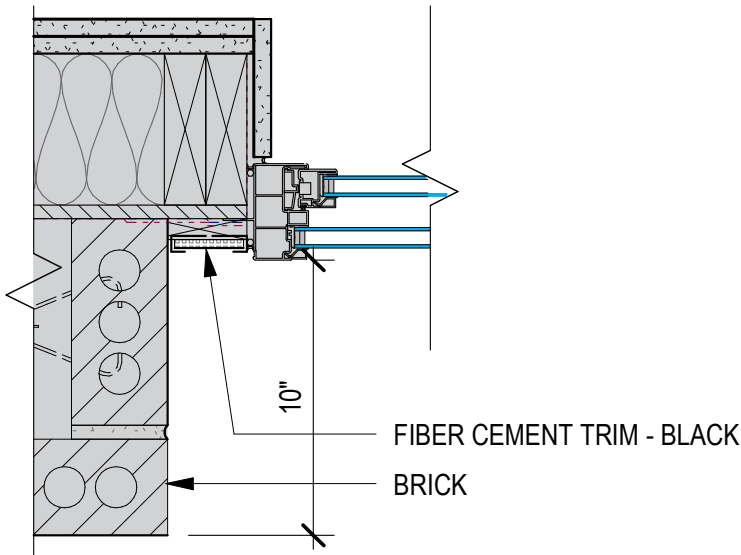


B2 - Brick
Finish: Inca Mission
Face Brick 3-5/8 by 2-1/4
by 7-5/8 inches Modular
Stretcher

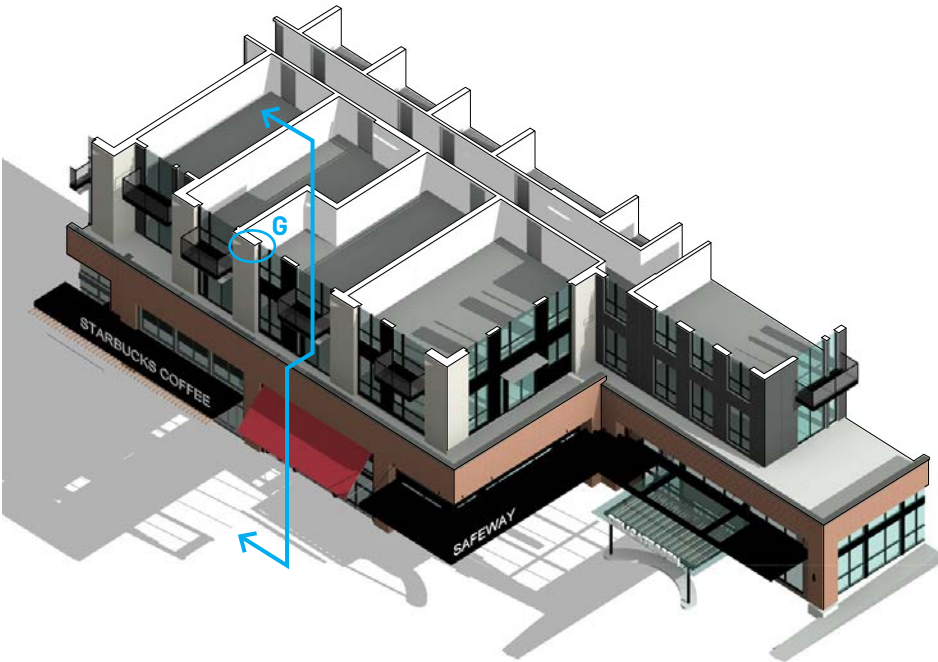


W2- Wood-look Panel
Finish: Stonewood
Cocobala

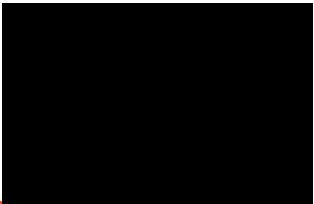
II.ii - BUILDING C - CLADDING DETAILS



G. Detail



FC3- Painted Fiber
Cement Finish: Off-White



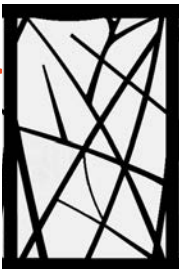
M1 - Citadel Metal Panel
Envelope 2000 DRV
Finish: Kynar 500
Color: Smooth Ebony



B3 - Brick
Finish: Castle Gray Mission
Face Brick 3-5/8 by 2-1/4
by 7-5/8 inches Modular
Stretcher

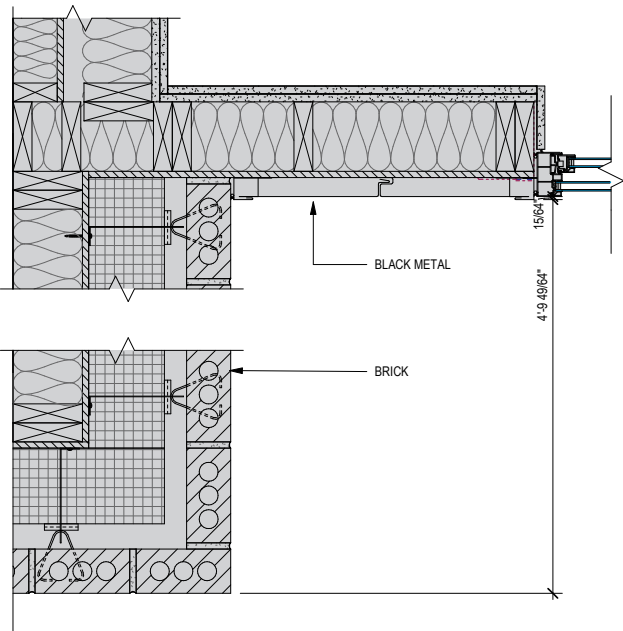


B2 - Brick
Finish: Inca Mission
Face Brick 3-5/8 by 2-1/4
by 7-5/8 inches Modular
Stretcher

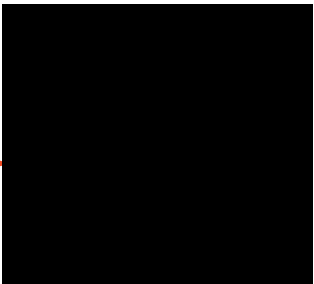
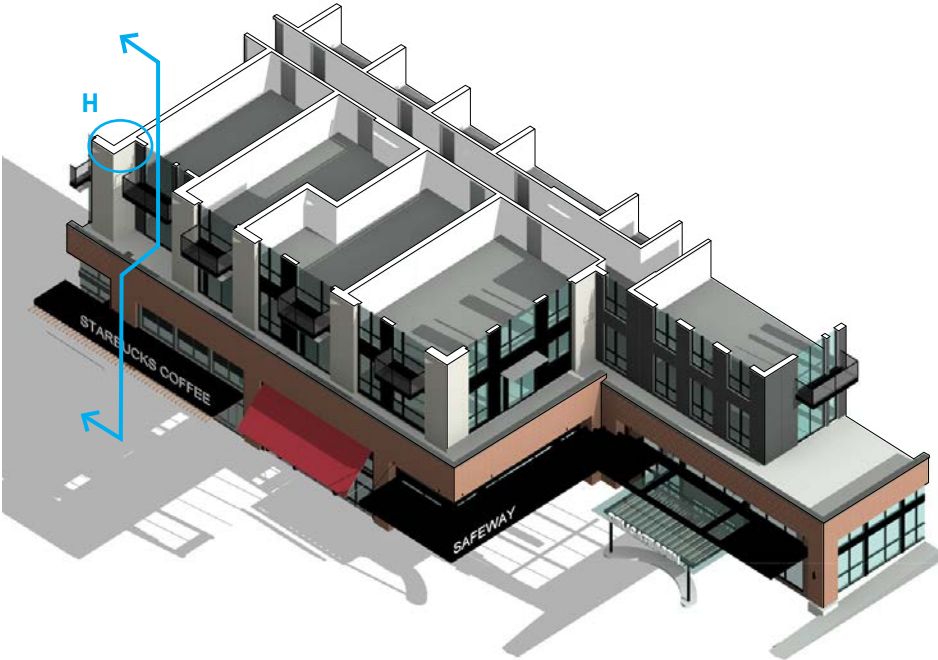


Decorative Metal Screen
Finish: Black

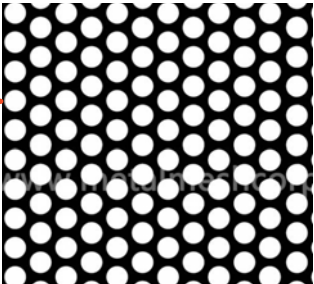
II.ii - BUILDING C - CLADDING DETAILS



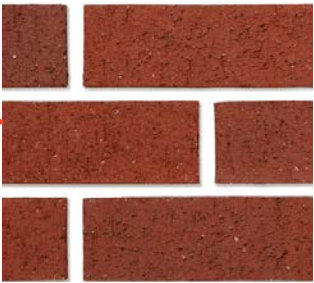
H. Detail



M1 - Citadel Metal Panel
Envelope 2000 DRV
Finish: Kynar 500
Color: Smooth Ebony

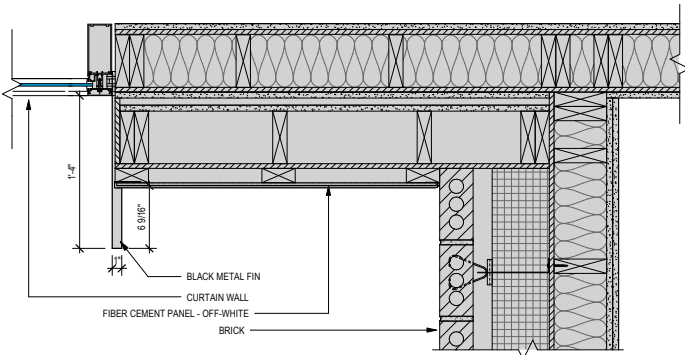


RA1 - Perforated Metal Railings
Finish: Black

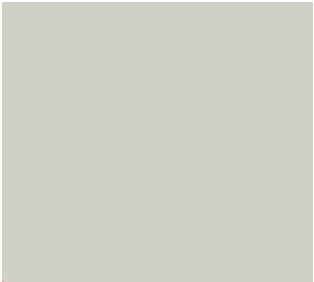
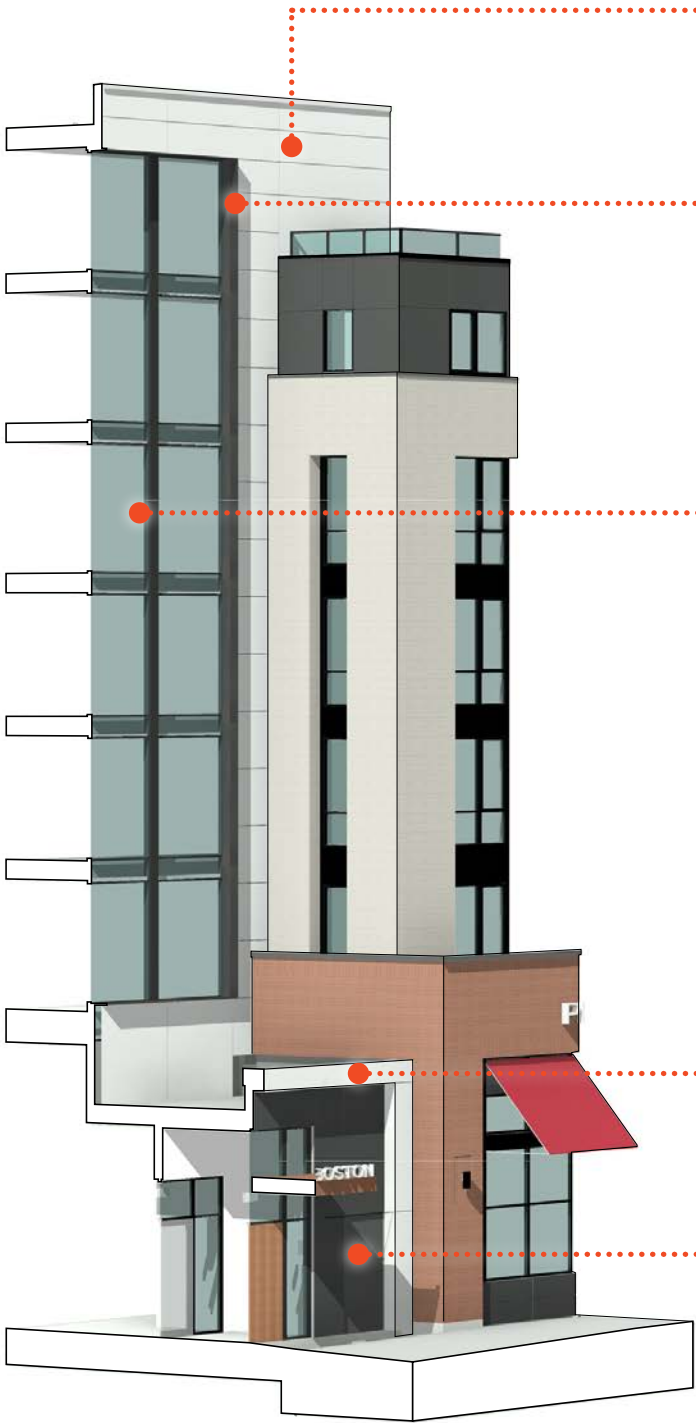
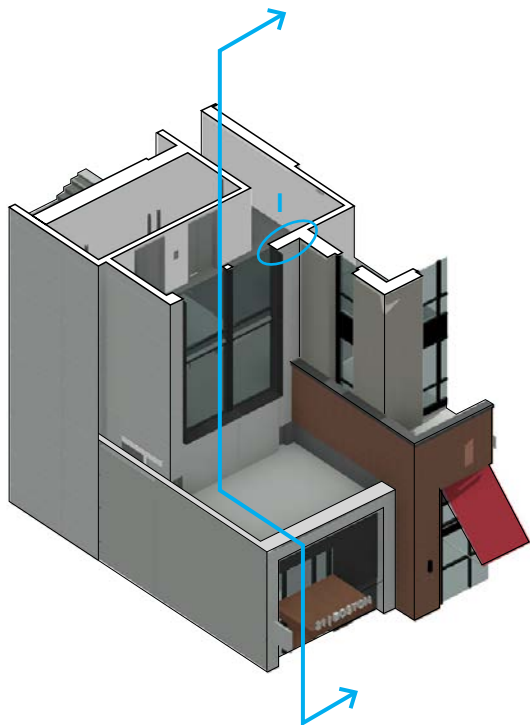


B2 - Brick
Finish: Inca Mission
Face Brick 3-5/8 by 2-1/4 by 7-5/8 inches Modular Stretcher

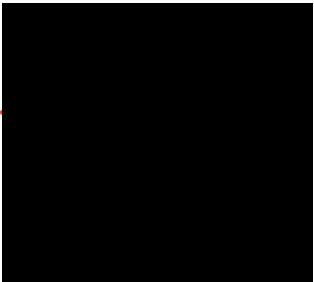
II.ii - BUILDING C - CLADDING DETAILS



I. Detail



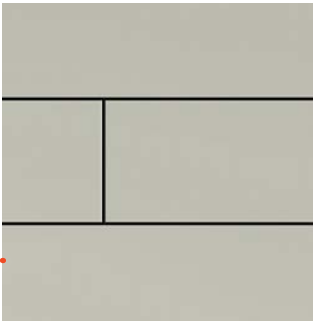
FC3- Painted Fiber Cement
Finish: Off-White



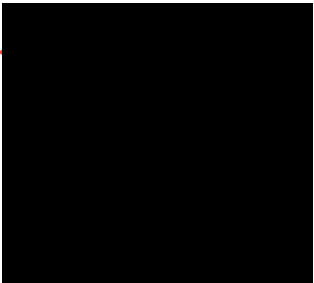
Black metal fin



CW - Curtainwall
Arcadia curtainwall system
with channel glass



FC5- Equitone
Finish: N162



M1 - Citadel Metal Panel
Envelope 2000 DRV
Finish: Kynar 500
Color: Smooth Ebony

II.ii - BUILDING C - MATERIALS



B2: Brick - Mutual Materials - Inca Mission (Owner Preferred)
Face Brick 3-5/8 by 2-1/4 by 7-5/8 inches Modular Stretcher

B3: Brick - Mutual Materials - Castle Gray Mission
Face Brick 3-5/8 by 2-1/4 by 7-5/8 inches Modular Stretcher

M1: Metal Panel- Citadel - Black

S1: Storefront - Arcadia - Anodized Aluminum - Varying Colors

FC5: Equitone [natura] - N162

FC3: Fiber Cement - Painted Hardie - Sherwin Williams - Conservative Gray

FC6: Fiber Cement - Painted Hardie - Black finish

W2: Wood-look Panel - Stonewood Cocobala

T1: Tile - Slate-lite - Silver Gray

T2: Tile - Daltile - Diplomacy - Medium Gray

GV1 - Vinyl Window - Black

II.ii - BUILDING C - MATERIALS

High quality cladding materials have been selected for the building, with special attention to the streetscape as outlined in QA Design Guidelines DC4 Exterior Elements & Finishes. The ground level grocery store base is red brick with a variety of cladding finishes within each retail bay. The upper residential floors are clad in light brick, high quality metal, and Equitone at the lobby entry.



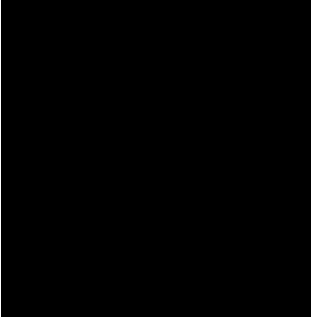
Residential



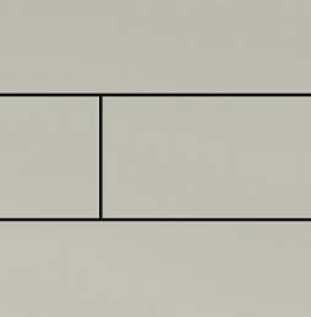
B3 - Brick
Finish: Castle Gray Mission



GV1 - Vinyl Window
Finish: Black



M1 - Citadel Metal Panel
Finish: Black

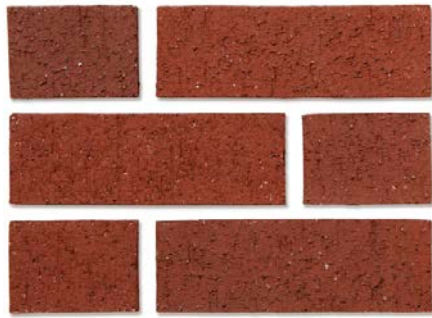


FC5- Equitone
Finish: N162



FC3- Painted Fiber Cement
Finish: Off-White

Grocer



B2 - Brick
Finish: Inca Mission



S1- Storefront
Finish: Varies by bay



T1- Tile
Finish: Silver Gray

T2- Tile
Finish: MediumGray



W2- Wood-look Panel
Finish: Stonewood Cocobala

II.iii - BUILDING C - BRICK VENTS



Typical floor plan for Building c showing the individual unit exhaust vent locations. The venting strategy for the building is to vent through the side or on the black infill where possible. Where this is not an option due to required clearances from operable windows and doors, the vents are located in the brick, flush as shown in the adjacent built examples.

II.iv - BUILDING C - BALCONY STUDY

BALCONY STUDY 1 - NO BALCONIES



BALCONY STUDY 2 - BALCONIES IN GASKETS



BALCONY STUDY 3 - BALCONIES IN LIGHT BRICK

Proud balconies are discouraged when facing QA in QA design guidelines



BALCONY STUDY 4 - BALCONIES IN GASKETS + BLACK



BALCONY STUDY 5 - BALCONIES IN BLACK



BALCONY STUDY 6 - BALCONIES IN GASKETS + LIGHT BRICK



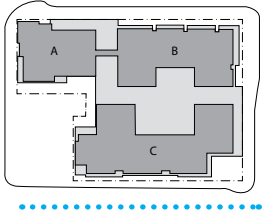
RESPONSE:
DRB requested we study the balconies located facing Crockett as they did not appear to have any relationship to the overall design. We studied eliminating them. Having access to a deck/balcony and outdoor space is a very highly coveted amenity for residents who live in multi-family housing. We studied adding decks to provide a needed amenity to residents & to tie the decks on Crockett to the Bldg. C exterior. Owner preference is to add balconies to the main living room of the units as depicted in Balcony Study 6.

II.v - PROPOSED ELEVATIONS

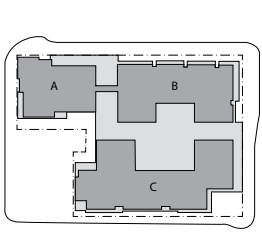


QUEEN ANNE AVE N ELEVATION (WEST)

Unit vents are shown on the building elevations.



CROCKETT ST ELEVATION (SOUTH)



II.v - PROPOSED ELEVATIONS



1ST AVE N ELEVATION (EAST)

Unit vents are shown on the building elevations.

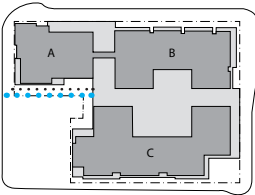
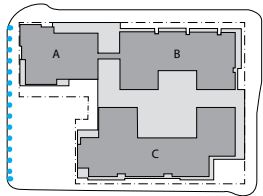
FINISH LEGEND

AC	ARCHITECTURAL CONCRETE
BA1	METAL BALCONY - COLOR: BLACK
B1	BRICK - COLOR: COAL CREEK MISSION
B2	BRICK - COLOR: INCA MISSION (OWNER PREFERRED)
B3	BRICK - COLOR: CASTLE GRAY MISSION
CA1	UNIT METAL CANOPY - COLOR: BLACK
CA2	RESIDENTIAL LOBBY CANOPY: WOOD
CA3	COMMERCIAL CANOPY
FC1	EQUITONE [NATURA] - N073
FC2	PAINTED HARDIE - SHERWIN WILLIAMS - CYBER SPACE
FC3	PAINTED HARDIE - SHERWIN WILLIAMS - CONSERVATIVE GRAY
FC4	PAINTED HARDIE - SHERWIN WILLIAMS - GLOSSY BLACK FINISH
FC5	EQUITONE [NATURA] - N162
FC6	PAINTED HARDIE - SHERWIN WILLIAMS - GLOSSY BLACK FINISH
GV1	VINYL WINDOW; COLOR: BLACK
M1	CITADEL - BLACK
M2	AEP SPAN -FLAT PANEL, 22 GAGE - BLACK
M3	AEP SPAN - NU-WAVE, 24 GAGE - COOL SLATE GRAY
M4	ACCENT METAL - BLACKENED STEEL
P1	ART MURAL
P2	ART SCREEN
RA1	DECORATIVE RAILING; PERFORATED METAL
RA2	GLASS INFILL PANELS - COLOR: BLACK METAL FRAME
S1	STOREFRONT GLAZING COMMERCIAL; COLOR - ANODIZED BLACK
S2	STOREFRONT GLAZING RESIDENTIAL; COLOR - ANODIZED BLACK
S3	STOREFRONT GLAZING RESIDENTIAL; BUTT GLAZING
S4	STOREFRONT GLAZING RESIDENTIAL; COLOR - ANODIZED GREEN
S5	STOREFRONT GLAZING RESIDENTIAL; COLOR - ANODIZED BLUE
T1	TILE - SLATE-LITE - SILVER GRAY
T2	TILE - DAL TILE - DIPLOMACY - MEDIUM GRAY
W1	WOOD-LOOK PANEL - STONEWOOD - MAMBO
W2	WOOD-LOOK PANEL - STONEWOOD - COCOBALA

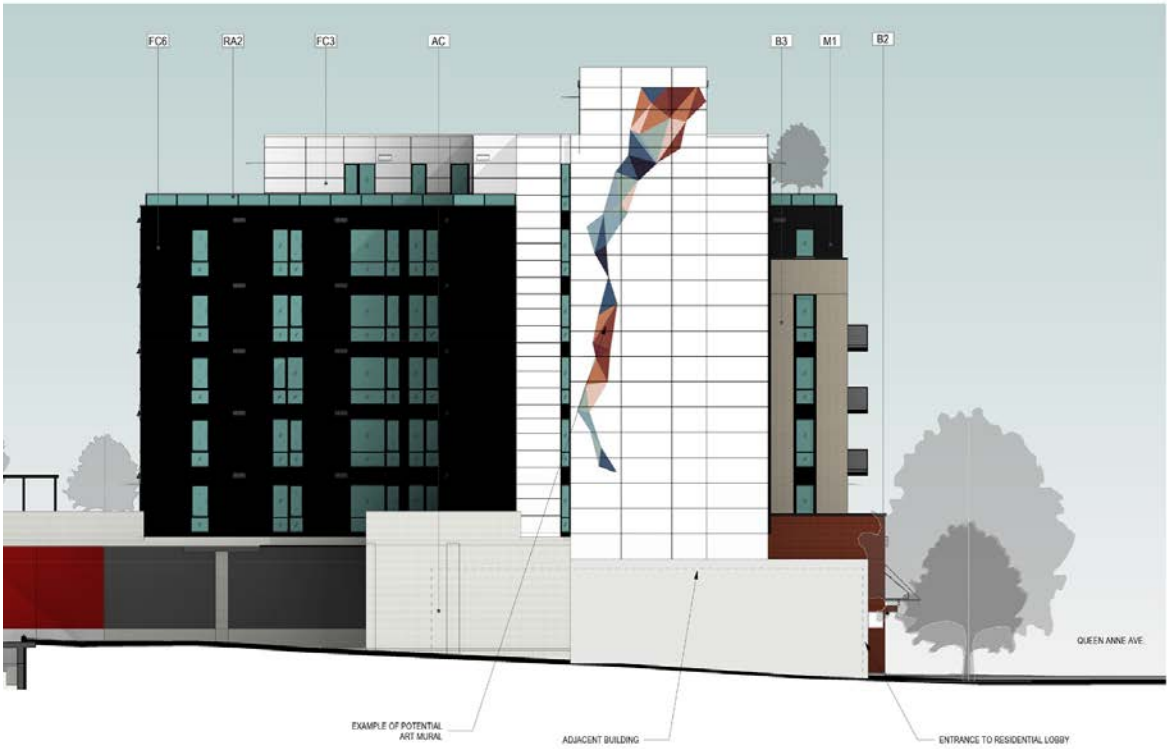
II.v - PROPOSED ELEVATIONS



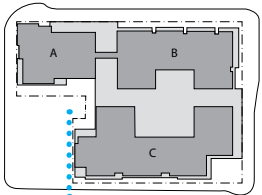
BOSTON ST ELEVATION (NORTH)



ALLEY ELEVATION (WEST)



NORTH ELEVATION



II.v - VIEW FROM CORNER OF QUEEN ANNE AVE N & BOSTON



II.v - CROCKETT ST & 1ST AVE



II.v - VIEW OF BUILDING FROM SOUTH



03 DEPARTURES

DESIGN DEPARTURE SUMMARY

DEPARTURE REQUEST 1			
REQUIREMENT: 23.47A.008.B.2 Transparency: At nonresidential uses 60% of the street-facing facade between 2 feet and 8 feet above the sidewalk shall be transparent.	REQUEST / PROPOSAL: Request that the nonresidential portion of 1st Ave N provide 0% transparency.	JUSTIFICATION: The grocery store loading dock occupies 25% of the 1st Ave N façade. Glazing could be provided to comply with the code requirement, but the program is not ideal for transparency. Instead, a landscape mural representing the beauty of the northwest is proposed to provide better visual interest for pedestrians.	DRB COMMENTS: This departure was not identified at the EDG meeting. 12/2/20 DRB 1 - Board asked for additional supporting criteria.

DEPARTURE REQUEST 2			
REQUIREMENT: 23.47A.008.C.5.a In a Pedestrian Zone (Queen Anne Ave N), the maximum width and depth of the building structure is 250'.	REQUEST / PROPOSAL: Propose the width of the building structure along Queen Anne Ave N to be +/-269' along Queen Anne Ave N.	JUSTIFICATION: The design includes a +/-53' wide plaza at the corner of Queen Anne Ave N and Crockett that provides an opportunity for pedestrian interaction with seating and variety of spaces as well as a larger area for the bus stop. Another +/-17' wide plaza occurs at the residential lobby entry. Both plazas create a break in the structure, thus reducing the linear footage along Queen Anne Ave N to +/-199 ft. The proposed plazas provide a better pedestrian and visual experience while still meeting the intent of the code. Additionally, the ground level facade is set back 5' along Queen Anne Ave N, providing more areas for seating and landscaping.	DRB COMMENTS: At the EDG Meeting, the Board indicated preliminary support for this departure as it could potentially help the project better meet criteria in DC3 Open Space Concept with a recessed residential entry on the north side of the building. 12/2/20 DRB 1 - Board indicated support.

DEPARTURE REQUEST 4			
REQUIREMENT: 23.47A.008D.2 - Residential Uses at Street Level: Where residential uses are located along a street-level street-facing facade, the floor of a dwelling unit located along the street-level street-facing facade shall be at least 4 feet above or 4 feet below sidewalk grade or be set back at least 10 feet from the sidewalk.	REQUEST / PROPOSAL: Request to allow the unit entry stoops and vestibule to occur at 30" above grade instead of 48". This provides a stronger connection for the stoops to be more residential. Additionally, the main living space of the unit is located at Level 2 which is 5' or more above grade. This condition is created by the grade differential & the store's BOH space behind this area.	JUSTIFICATION: This will provide design flexibility to provide a more graceful design because the unit entry is not reduced in size due to the stairs & landings. The sidewalk is more than 10' from the unit & the main living space of the unit is 4' or more from grade – meets the code intent to provide defensible space between the living unit & the public R.O.W.	DRB COMMENTS: This departure was not identified at the EDG meeting. 12/2/20 DRB 1 - Board indicated support.

DEPARTURE REQUEST 5			
REQUIREMENT: 23.47A.032.A.1.a - Parking location and access at NC zones: Access to parking shall be from the alley if the lot abuts an alley improved to the standards of subsection 23.53.030.C, or if the Director determines that alley access is feasible and desirable to mitigate parking access impacts. If alley access is infeasible, the Director may allow street access.	REQUEST / PROPOSAL: Request that access to parking occur at both Boston Street and Crockett Street. See 3/T1.10.	JUSTIFICATION: A second parking access on Boston St. will be the only residential entry and will serve as a secondary entry/exit for grocery store shoppers. SDOT supports both of these entry points and the commercial parking only access off Crockett. St. Additionally, the grocery delivery truck & loading docks are located off of the alley on Boston.	DRB COMMENTS: At the EDG Meeting, the Board indicated preliminary support for this departure as it could help the project better meet criteria in DC1-B Vehicular Access and Circulation & has been strongly supported by SDOT 12/2/20 DRB 1 - Board indicated support.

DEPARTURE REQUEST 6			
REQUIREMENT: 23.47A.008A.3 - Street Level Requirements: Street-level street-facing facades shall be located within 10 feet of the street lot line, unless wider sidewalks, plazas, or other approved landscaped or open spaces are provided.	REQUEST / PROPOSAL: Request to allow the Grocer North entry to be setback 13'-4" from the property line due to grade challenges between the grocer finish floor elevation and the sidewalk below. This larger setback provides for more ample access to the store for pedestrians and customers.	JUSTIFICATION: The difference in height between the grocer finish floor elevation at the recessed entry and the sidewalk grade below will require steps and a landing that will push the grocer entry wall beyond the 10'-0" requirement from the property line. The deeper recessed entry however provides a nice transition into and out of the grocery store and does not interrupt the language of the remaining primary façade along Queen Anne Ave. that does fall within the 10'-0" zone between the building and the property line.	DRB COMMENTS: This departure was not identified at the EDG meeting. 12/2/20 DRB 1 - Board asked for additional supporting criteria.

DEPARTURE REQUEST 7			
REQUIREMENT: 23.47A.008C.4 - Street Level Requirements: Continuous overhead weather protection (i.e., canopies, awnings, marquees, and arcades) is required along at least 60 percent of the street frontage of a structure on a principal pedestrian street, except for structures within the Pike/Pine Conservation Overlay District on lots that contain a character structure as provided in Chapter 23.73.	REQUEST / PROPOSAL: Request to allow for continuous overhead weather protection to be broken up at each brick pier.	JUSTIFICATION: Because the entire building is set back 5 ft. from the property line, the continuous weather protection is not feasible. On this principal pedestrian street façade, we would like to request for the overhead protection to stop at each brick pier to accentuate the large vertical elements while providing additional weather protection across 76% of the principal pedestrian street. This also allows for a more attractive façade and serves to break up the massing.	DRB COMMENTS: This departure was not identified at the EDG meeting. 12/2/20 DRB 1 - Board indicated support.

RESPONSES:

- See pages 62-65 for Departure 1 additional diagrams
- See page 70 for Departure 6 clarification

DEPARTURE REQUEST #1 - NONRESIDENTIAL TRANSPARENCY ON 1ST AVE

DEVELOPMENT STANDARD REQUIREMENT

23.47A.008.B.2 Transparency: At nonresidential uses 60% of the street-facing facade between 2 feet and 8 feet above the sidewalk shall be transparent.

DEPARTURE REQUEST / PROPOSAL

Request that the nonresidential portion of 1st Ave N provide 0% transparency.

JUSTIFICATION

The grocery store loading dock occupies 25% of the 1st Ave N facade. Glazing could be provided to comply with the code requirement, but the program is not ideal for transparency. Instead, a landscape mural representing the beauty of the northwest is proposed. The visually interesting mural and surrounding streetscape design (bench, sidewalk, landscape buffer) better meets the intent of the design guidelines to provide an enhanced pedestrian experience (CS3) and art in the pedestrian environment (DC3). The rest of the 1st Ave frontage (75% of total facade) will have units with stoops and a highly glazed lobby and leasing spaces, providing the activity (PL3) and human scale (DC2).

This departure was not identified at the EDG meeting.



DEPARTURE REQUEST #1 - ADDITIONAL EVALUATION



PROPOSED MURAL

- Colorful vibrant mural is proposed in 2 locations in lieu of windows looking directly into the loading dock and loading dock storage.
- Pros: mural is more engaging for pedestrians, acoustically better
 - Pros: Preferred by the community
 - Cons: no windows, Departure Request

CODE-COMPLIANT OPTION 1

- Continuous band of windows looking directly into the loading dock and loading dock storage.
- Pros: code-compliant
 - Cons: windows look into utilitarian space. Windows provide less acoustic protection than a solid wall.

CODE-COMPLIANT OPTION 2

- Windows broken into 3 groupings. Windows looking directly into the loading dock and loading dock storage.
- Pros: code-compliant
 - Cons: windows look into utilitarian space. Windows provide less acoustic protection than a solid wall.

OPTION 3 (DEPARTURE REQUEST) COMMUNITY SUGGESTION

- In lieu of windows or a mural, add textured brick to provide visual interest.
- Pros: Adds visual interest & reinforces brick texture elsewhere
 - Cons: No windows, Departure Request



EDG RESPONSE 2A - BUILDING A & B COURTYARD STAIRS - 1ST AVE

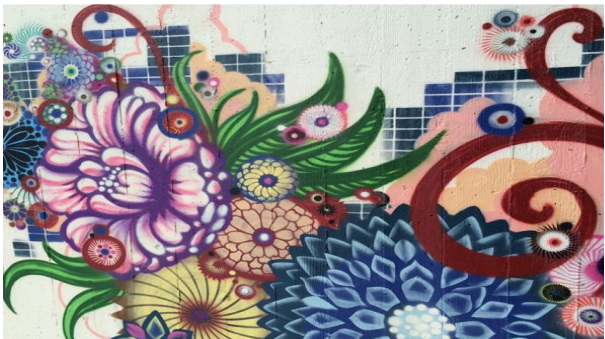


A landscaped stair connection from the Level 2 courtyard to grade provides both code-required exiting and an opportunity for residents to enter and exit the courtyard as they embark upon a walk and creates activity on the sidewalk.

A vibrant mural is proposed at the courtyard stairs and in front of the store loading area to provide visual interest and enhance the landscaped area. The renderings show an example using Mikalene Thomas’ landscape scenes.

- These elements respond to the following QA design guidelines:
- (1) CS3 Streetscape Improvement to enhance pedestrian experience
 - (2) DC3 Open space Concept - Art in pedestrian environment is encouraged whenever possible
 - (3) DC1 Project Uses & Activities - screen utility areas

Please also refer to Departure Request #1 for transparency at nonresidential uses (Pages 100-101).



Art by John Wakuda



Art by Mickalene Thomas

DEPARTURE 1 - LOADING DOCK



The Loading dock is lower than the 1st Ave N sidewalk. Adding windows (even if low to the 1st Ave sidewalk) will be relatively high windows for the loading dock.



Images showing example of typical loading dock and loading staging area, which consists of equipment and delivery pallets.



DEPARTURE REQUEST #2 - MAX WIDTH & DEPTH OF 250' AT PEDESTRIAN-DESIGNATED ZONES

DEVELOPMENT STANDARD REQUIREMENT

23.47A.008.C.5.a In a Pedestrian Zone (Queen Anne Ave N), the maximum width and depth of the building structure is 250'.

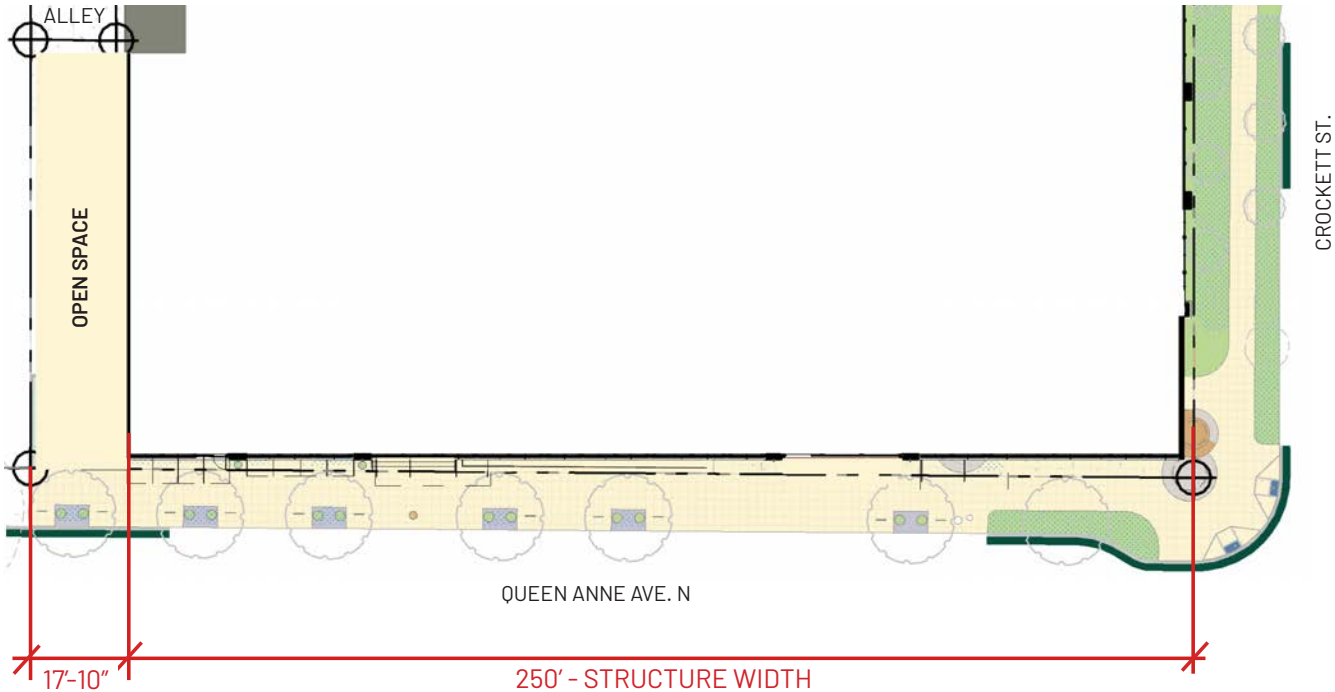
DEPARTURE REQUEST / PROPOSAL

Propose the width of the building structure along Queen Anne Ave N to be +/-267'-10" along Queen Anne Ave N.

JUSTIFICATION

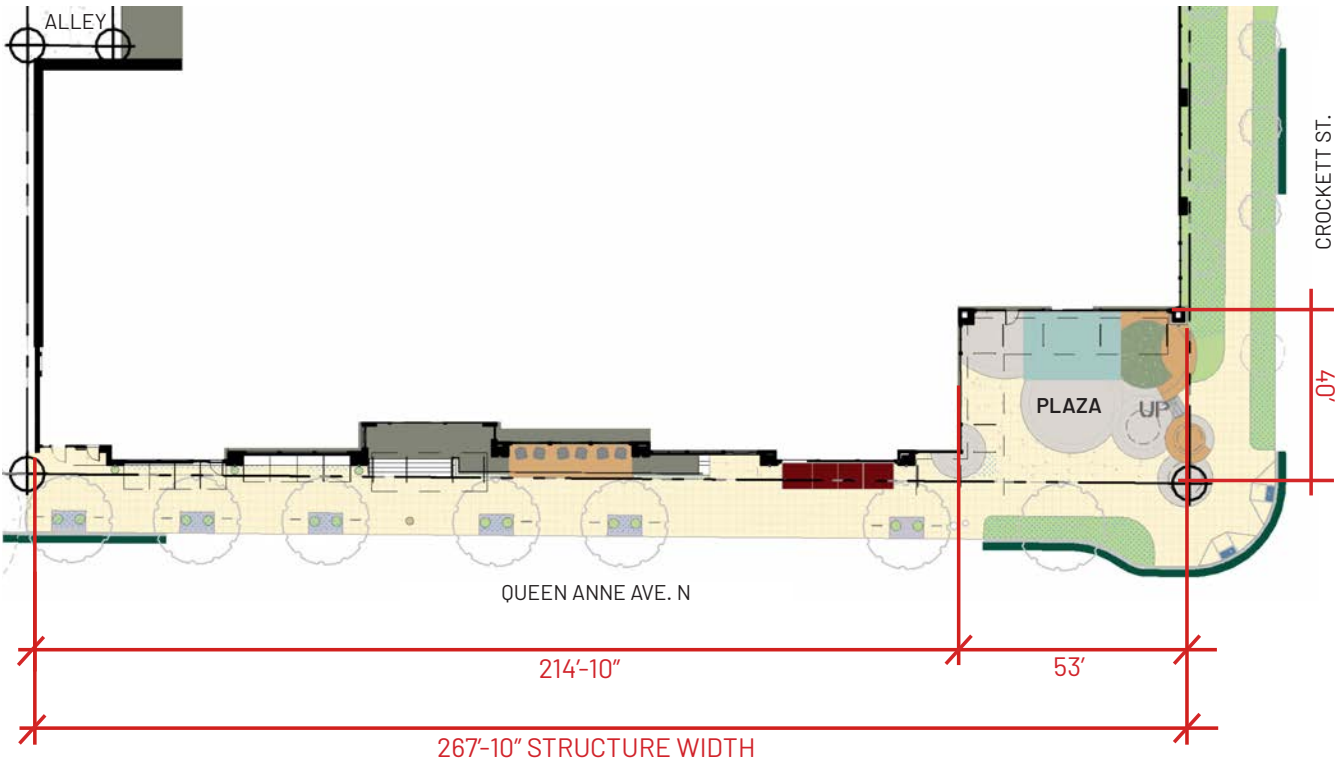
The design includes a +/-53' wide plaza at the corner of Queen Anne Ave N and Crockett that provides an opportunity for pedestrian interaction with seating and variety of spaces as well as a larger area for the bus stop. The plaza creates a break in the structure, thus reducing the linear footage along Queen Anne Ave N to +/-214'. The proposed plazas provide a better pedestrian and visual experience while still meeting the intent of the code. Additionally, the ground level facade is set back 5' along Queen Anne Ave N, providing more areas for seating and landscaping.

At the EDG Meeting, the Board indicated preliminary support for this departure as it could potentially help the project better meet criteria in DC3 Open Space Concept with a recessed residential entry on the north side of the building.



CODE-COMPLIANT OPTION

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



PROPOSED

The proposed design provides a 53' wide by 40' deep plaza at the intersection of Queen Anne Ave and Crockett. This south-facing plaza will provide opportunities for gathering and cafe seating and is located just east of the Farmer's market. An additional 5' setback is provided along Queen Anne Ave, providing opportunities for a variety of sidewalk experiences. [CS2,CS3, PL1, PL2,PL3, DC3]



DEPARTURE REQUEST #4 - RESIDENTIAL UNITS AT GRADE ARE LESS THAN 4' ABOVE GRADE

DEVELOPMENT STANDARD REQUIREMENT

23.47A.008D.2 - Residential Uses at Street Level: Where residential uses are located along a street-level street-facing facade, the floor of a dwelling unit located along the street-level street-facing facade shall be at least 4 feet above or 4 feet below sidewalk grade or be set back at least 10 feet from the sidewalk.

DEPARTURE REQUEST / PROPOSAL

Request to allow the unit entry stoops and vestibule along 1st Ave N & Crockett St to occur at less than 4' above grade. This provides a stronger connection for the stoops to be more residential. Additionally, the main living space of the unit is located at Level 2 which is 5' or more above grade. This condition is created by the grade differential & the store's BOH space behind this area.

JUSTIFICATION

This will provide design flexibility to provide a more graceful design because the unit entry is not reduced in size due to the stairs & landings. The sidewalk is more than 10' from the unit & the main living space of the unit is 4' or more from grade - meets the code intent to provide defensible space between the living unit & the public R.O.W.

This departure was not identified at the EDG meeting.

PROPOSED



PROPOSED



DEPARTURE REQUEST #4 - RESIDENTIAL UNITS AT GRADE ARE LESS THAN 4' ABOVE GRADE

PROPOSED



Along 1st Ave N, the stoop height is less than 4' above grade due to number of steps required to meet grade. The proposed design proposes a unit entry that is less than 4' above grade but allows for steps to connect to grade. This reinforces the Queen Anne Design Guideline PL3 for street level interaction.

CODE-COMPLIANT OPTION



Due to the grade change, a code-compliant option results in raised balconies along 1st Ave N that do not have the same activation and human interest that a series of individual stoops do.



DEPARTURE REQUEST #5 - PARKING ACCESS OFF CROCKETT ST

DEVELOPMENT STANDARD REQUIREMENT

23.47A.032.A.1.a - Parking location and access at NC zones: Access to parking shall be from the alley if the lot abuts an alley improved to the standards of subsection 23.53.030.C, or if the Director determines that alley access is feasible and desirable to mitigate parking access impacts. If alley access is infeasible, the Director may allow street access.

DEPARTURE REQUEST / PROPOSAL

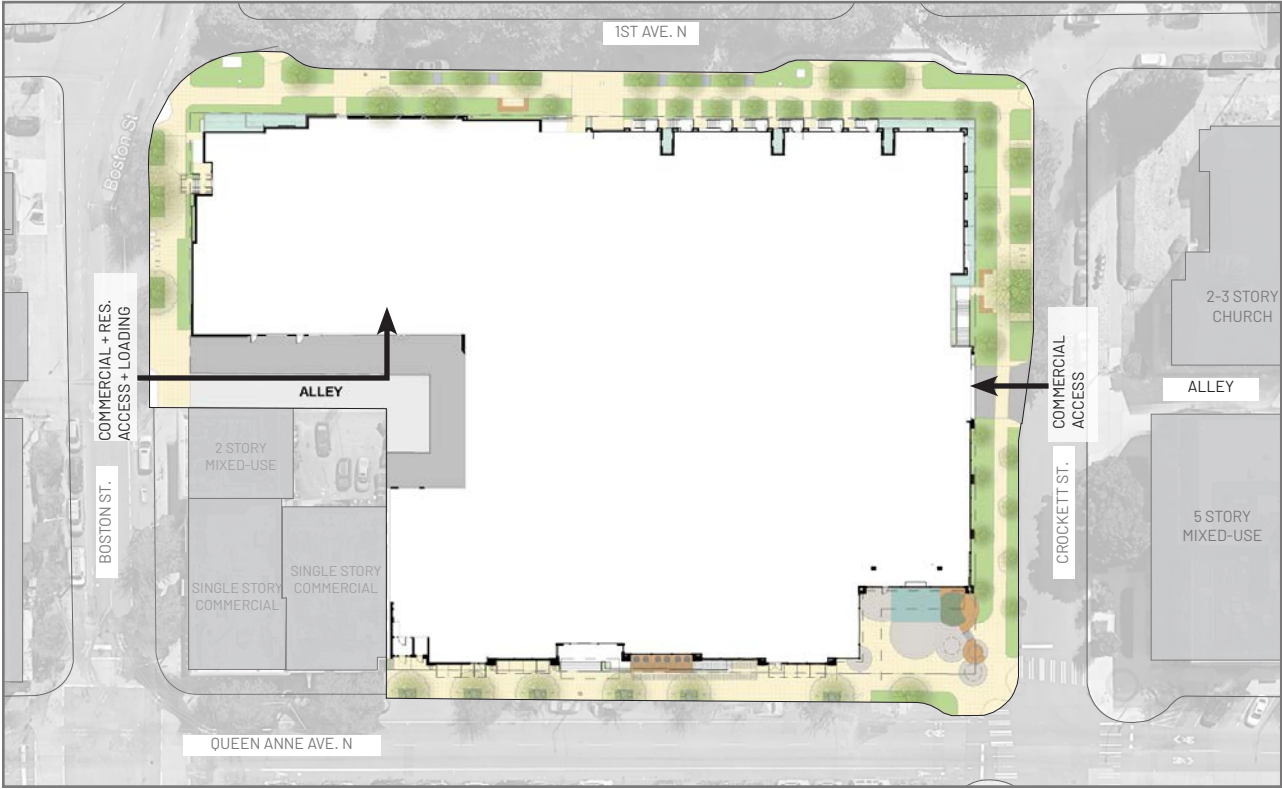
Request that access to parking occur at both Alley off Boston Street and Crockett Street.

JUSTIFICATION

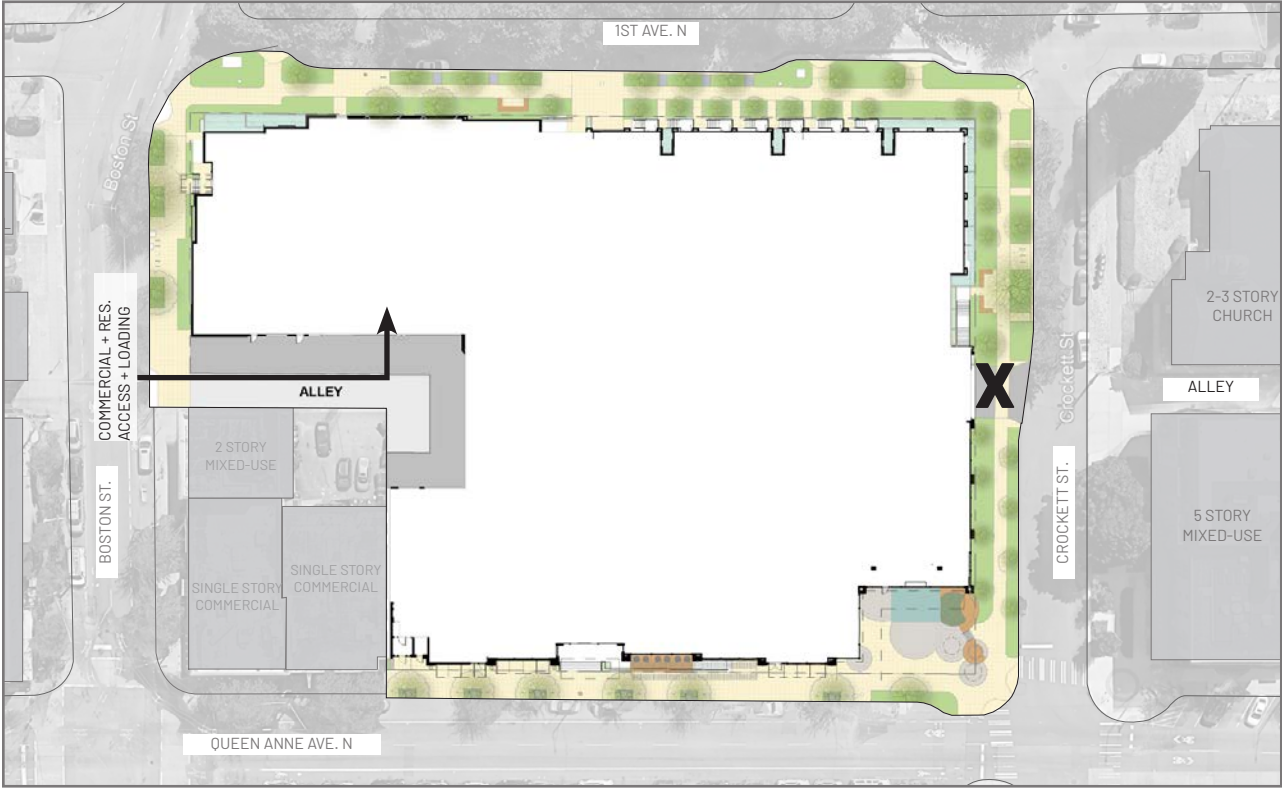
A second parking access on Boston St. will be the only residential entry and will serve as a secondary entry/exit for grocery store shoppers. SDOT supports both of these entry points and the commercial parking only access off Crockett. St. Additionally, the grocery delivery truck & loading docks are located off of the alley on Boston.

At the EDG Meeting, the Board indicated preliminary support for this departure as it could help the project better meet criteria in DC1-B Vehicular Access and Circulation & has been strongly supported by SDOT

PROPOSED - Access off Alley and Crockett St

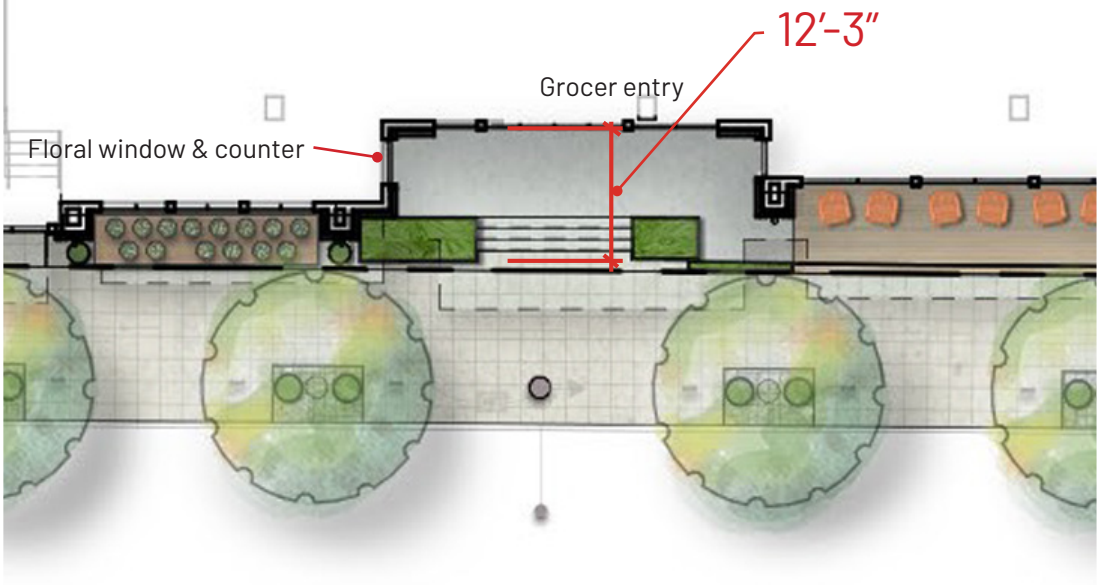


CODE-COMPLIANT - Access off Alley only

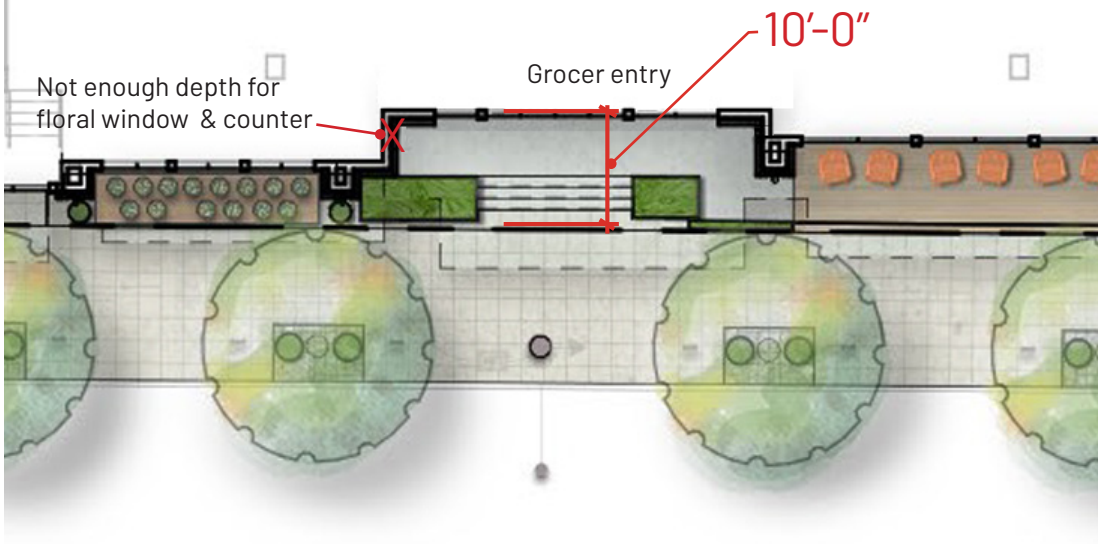


DEPARTURE REQUEST #6 - GROCER ENTRY MORE THAN 10' FROM PROPERTY LINE

PROPOSED



CODE-COMPLIANT



DEVELOPMENT STANDARD REQUIREMENT

23.47A.008A.3 - Street Level Requirements: Street-level street-facing facades shall be located within 10 feet of the street lot line, unless wider sidewalks, plazas, or other approved landscaped or open spaces are provided.

DEPARTURE REQUEST / PROPOSAL

Request to allow the Grocer North entry to be setback 13'-4" from the property line due to grade challenges between the grocer finish floor elevation and the sidewalk below. This larger setback provides for more ample access to the store for pedestrians and customers.

JUSTIFICATION

The difference in height between the grocer finish floor elevation at the recessed entry and the sidewalk grade below will require steps and a landing that will push the grocer entry wall beyond the 10'-0" requirement from the property line. The deeper recessed entry however provides a nice transition into and out of the grocery store and does not interrupt the language of the remaining primary facade along Queen Anne Ave. that does fall within the 10'-0" zone between the building and the property line.

PROPOSED



The additional depth of the grocer entry allows for the floral order window to be located at the exterior facade. The window is a reference to the old Queen Anne Met Market floral window and will provide a richer pedestrian experience along Queen Anne Ave N and additional pedestrian interactions. This reinforces the Queen Anne Design Guideline CS3 Architectural Context & Character -Streetscape Compatibility that requires buildings to reflect a diversity of architectural shapes, sizes, styles themes, wider sidewalks, and streetscape improvements to enhance the pedestrian experience.

The departure request is in order to provide the floral window between the brick piers. The stairs do not require additional set back.

DEPARTURE REQUEST #7 - CANOPIES ALONG QUEEN ANNE AVE ARE NOT CONTINUOUS

DEVELOPMENT STANDARD REQUIREMENT

23.47A.008C.4 - Street Level Requirements: Continuous overhead weather protection (i.e., canopies, awnings, marquees, and arcades) is required along at least 60 percent of the street frontage of a structure on a principal pedestrian street, except for structures within the Pike/Pine Conservation Overlay District on lots that contain a character structure as provided in Chapter 23.73.

DEPARTURE REQUEST / PROPOSAL

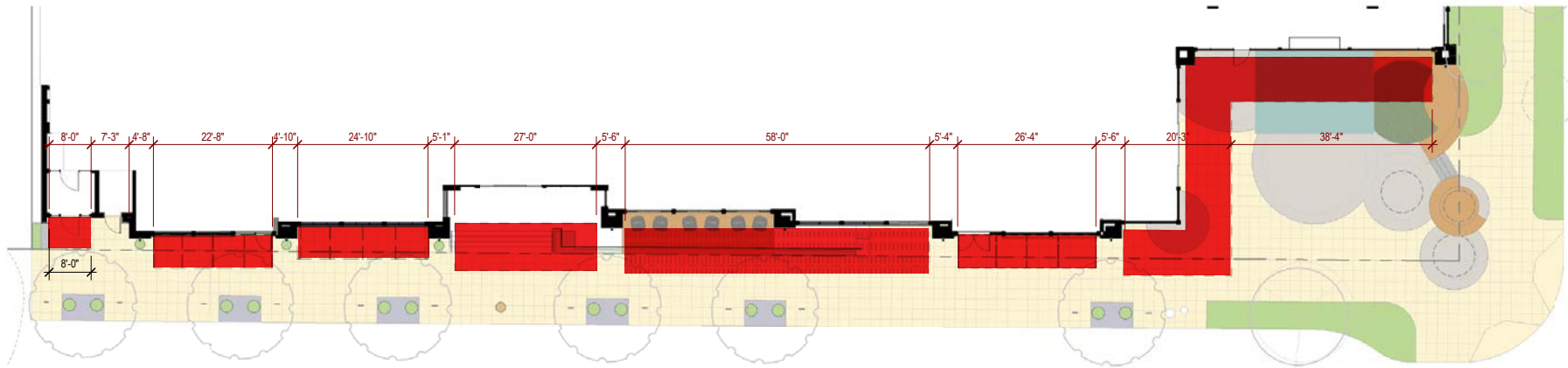
Request to allow for continuous overhead weather protection to be broken up at each brick pier.

JUSTIFICATION

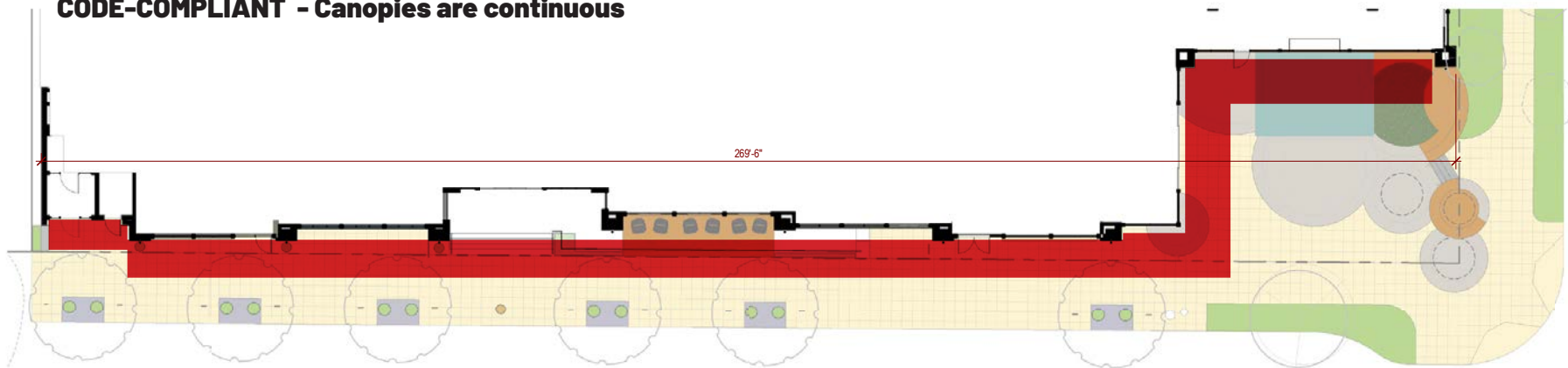
Because the entire building is set back 5 ft. from the property line, the continuous weather protection is not feasible. On this principal pedestrian street facade, we would like to request for the overhead protection to stop at each brick pier to accentuate the large vertical elements while providing additional weather protection across 76% of the principal pedestrian street. This also allows for a more attractive facade and serves to break up the massing.

This departure was not identified at the EDG meeting.

PROPOSED - Canopies reinforce the brick bays and vary in material, height, width



CODE-COMPLIANT - Canopies are continuous



DEPARTURE REQUEST #7 - CANOPIES ALONG QUEEN ANNE AVE ARE NOT CONTINUOUS



Proposed design includes a variety of canopy sizes and shapes that occur between each brick pier. This is characteristic of the Queen Anne retail context and responds to the following Queen Anne Neighborhood Design Guidelines:

- CS3 Streetscape Compatibility - buildings reflect a diversity of architectural shapes, sizes, styles themes
- CS3 Architectural Context -Architectural characteristics of earlier buildings (1-2 stories with 30' to 45' wide facades & storefronts as narrow as 15'), fine-grain detail, multi-pane windows with transoms, canopies, variable parapet heights
- PL2 Walkability, - Weather protection
- PL3 Street-Level Interaction - Diversity of scale & appearance of storefronts
- DC2 Architectural Concept - Individual Storefronts



04 APPENDIX 1 – ADDITIONAL QA FRONTAGE STUDIES

APPENDIX 1 - STUDY - QUEEN ANNE FRONTAGE - BRICK PIERS LAYOUT AT DRB 1

BASELINE



Inca Mission

BASELINE PROS:
Plinth massing concept (where the base is different than the upper residential building) is reinforced by the Baseline scheme.

A light brick color at the upper massing helps the upper mass recede.

Cool colors are used for the upper levels, warm colors are used for the base.

2 BRICK TYPES



Inca Mission & Coal Creek



Inca Mission & Castle Gray



Inca Mission & Forest Blend

3 BRICK TYPES



Autumn Blend, Forest blend & Inca Mission



Forest Blend, Autumn Blend & Coal Creek

CONCLUSION OF STUDIES

(1) Plinth massing concept (where the base is different than the upper residential building) is reinforced by the Baseline scheme.

(2) A light brick color at the upper massing helps the upper mass recede.

(3) Changing the base colors draws attention to the recesses above not aligning or referring to the base.

VARIOUS BAYS



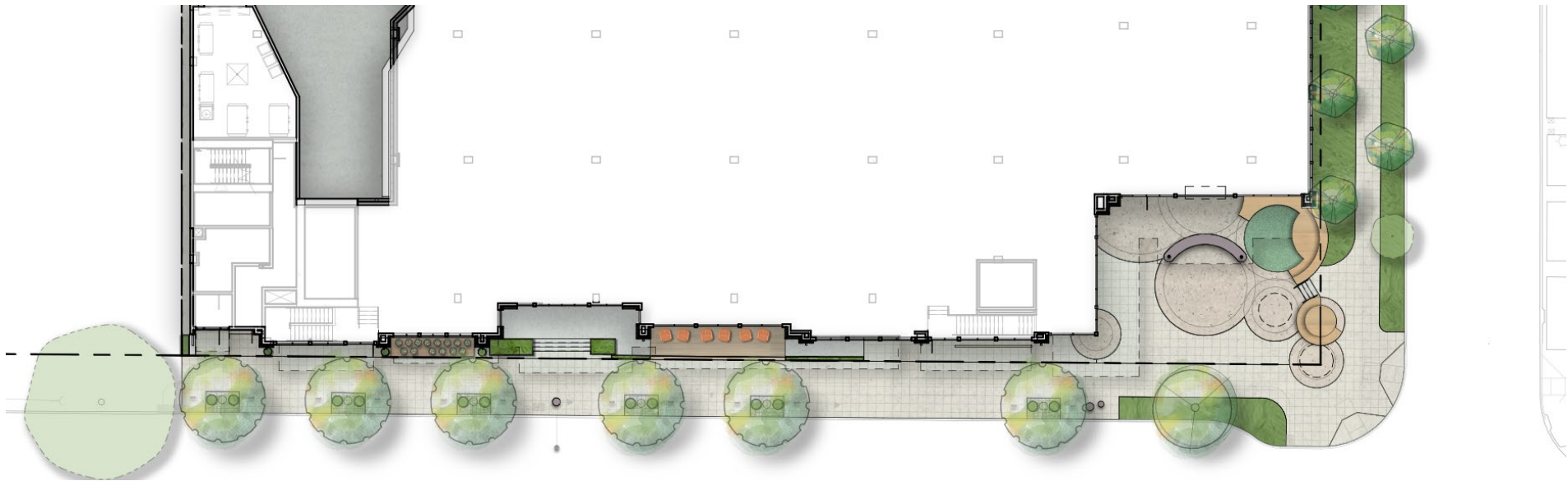
Forest Blend, Inca Mission at Safeway only, painted green brick at Starbucks, Forest Blend at Deli

Please refer to Brick Studies 1B for exploration where the base piers line up better with the upper massing break.

APPENDIX 1 - STUDY - QUEEN ANNE FRONTAGE - BRICK PIERS REVISED



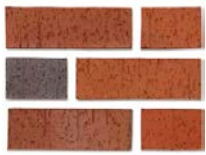
Brick Studies 1B analyses the base retail piers line up with the residential recesses.



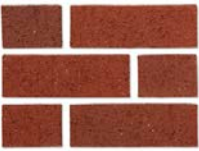
APPENDIX 1 - STUDY - 2 COLORS AT BASE , REVISED BRICK PIERS AT BASE



Commercial:



Autumn Blend



Inca Mission

Residential:



Castle Grey

PROS

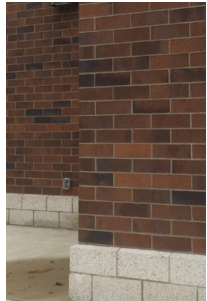
- Autumn Blend and Inca are warm tones.
- Autumn Blend & Inca are in the red family - using both colors still reinforces the plinth concept while adding variety.

CONS

- Upper level and base look busy.



Commercial:



Forest Blend



Inca Mission

Residential:



Castle Grey

PROS

- Forest Blend and Inca are warm tones.
- Adds variety to the base.

CONS

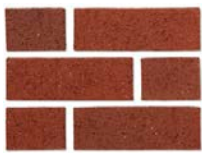
- Upper level and base look busy.
- Forest blend & Inca have too much contrast - erode the plinth concept.

APPENDIX 1 - STUDY - 2 COLORS AT BASE , REVISED BRICK PIERS AT BASE

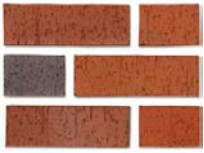
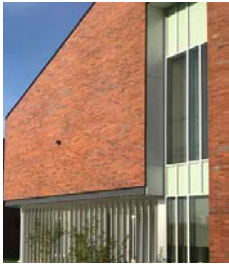


Green Painted
Brick at Star-
bucks Bay

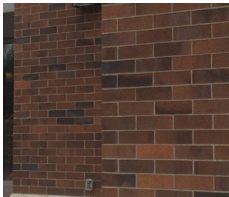
Commercial:



Inca Mission



Autumn Blend



Forest Blend

Residential:



Castle Grey

PROS

- Best supports Design Guidelines
- CS2.II.i.a
- CS3.II.ii.b,c,d,e,f,g,h,i,j
- CS3.II.ii.b,c,d,e
- A light brick color at the upper massing helps the upper mass recede.

CONS

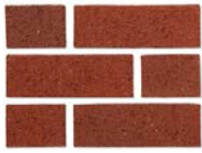
- Multi-color/materials at base do not reinforce the massing concept.



Commercial:



Autumn Blend



Inca Mission



Forest Blend

Residential:



Castle Grey

PROS

- Autumn Blend, Forest Blend, and Inca are warm tones.
- Three brick tones add variety to the base.

CONS

- Upper level and base look busy.
- Forest blend & Inca have too much contrast - erode the plinth concept.

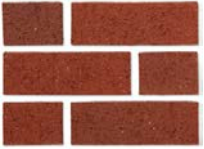
APPENDIX 1 - STUDY - 2 COLORS AT BASE , REVISED BRICK PIERS AT BASE



Commercial:



Coal Creek Mission



Inca Mission

Residential:



Castle Grey

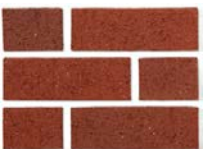
- PROS**
- Coal Creek adds variety to the base.
- CONS**
- Coal Creek (cool) clashes with Inca (warm)
 - Upper level and base look busy.



Commercial:



Castle Grey



Inca Mission



Castle Grey

- CONS**
- Castle Grey (cool) clashes with Inca (warm)
 - Castle Grey at upper and base introduces a connection between the upper and base. This erodes the massing concept.
 - Upper level and base look busy.

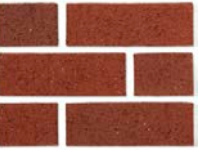
APPENDIX 1 - STUDY - 2 COLORS AT BASE , REVISED BRICK PIERS AT BASE



Commercial:



Forest Blend



Inca Mission

Residential:



Castle Grey

PROS

- Forest Blend adds variety to the base.
- Forest Blend is warm color like Inca.

CONS

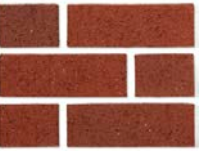
- Upper level and base look busy.



Commercial:

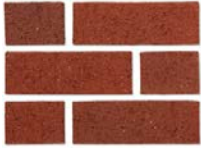


Forest Blend



Inca Mission

Residential:



Inca Mission

PROS

- Forest Blend adds variety to the base.
- Forest Blend is warm color like Inca.

CONS

- Upper level and base look busy.
- Using the same brick color on the upper and lower calls attention to the differentiated massing.

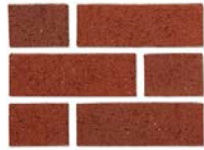
APPENDIX 1 - STUDY - 2 COLORS AT BASE , REVISED BRICK PIERS AT BASE



Commercial:



Forest Blend



Inca Mission

Residential:



Coal Creek Mission

PROS

- Forest Blend adds variety to the base.
- Forest Blend is warm color like Inca.

CONS

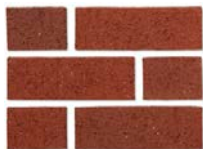
- Upper level and base look busy.
- Dark brick color at upper mass makes the upper mass look more massive.



Commercial:



Forest Blend



Inca Mission

Residential:



Forest Blend

PROS

- Forest Blend adds variety to the base.
- Forest Blend is warm color like Inca.

CONS

- Upper level and base look busy.
- Using the same brick color on the upper and lower calls attention to the differentiated massing.

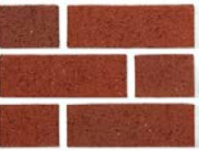
APPENDIX 1 - STUDY - 2 COLORS AT BASE , REVISED BRICK PIERS AT BASE



Commercial:



Forest Blend



Inca Mission

Residential:



Autumn Blend

CONS

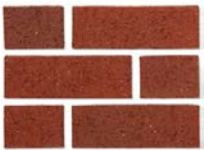
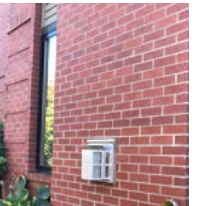
- Upper level and base look busy.
- Changing the base colors draws attention to the recesses above not aligning or referring to the base.



Commercial:



Coal Creek Mission



Inca Mission

Residential:



Castle Grey

PROS

- Coal Creek adds variety to the base.

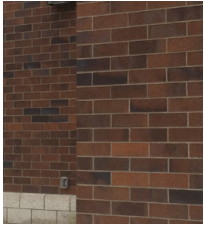
CONS

- Coal Creek (cool) clashes with Inca (warm)

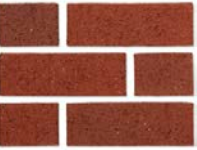
APPENDIX 1 - STUDY - VARIOUS COLORS AT BASE , REVISED BRICK PIERS AT BASE



Commercial:



Forest Blend



Inca Mission



Green Painted
Brick at Star-
bucks Bay

Residential:



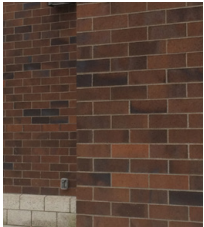
Castle Grey

CONS

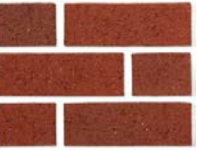
- Upper level and base look busy.
- Changing the base colors draws attention to the recesses above not aligning or referring to the base.



Commercial:



Forest Blend

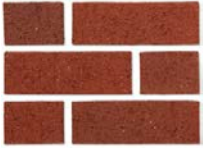
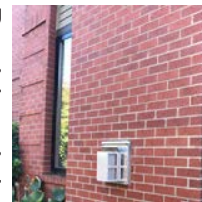


Inca Mission



Green Painted
Brick at Star-
bucks Bay

Residential:



Inca Mission

CONS

- Upper level and base look busy.
- Changing the base colors draws attention to the recesses above not aligning or referring to the base.

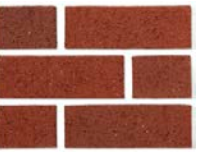
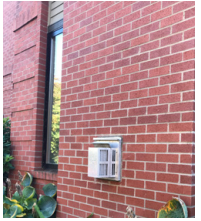
APPENDIX 1 - STUDY - VARIOUS COLORS AT BASE , REVISED BRICK PIERS AT BASE



Commercial:



Forest Blend



Inca Mission



Green Painted Brick at Starbucks Bay

Residential:



Forest Blend

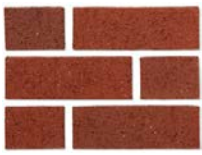
CONS
-Upper level and base look busy.
-Changing the base colors draws attention to the recesses above not aligning or referring to the base.



Commercial:



Forest Blend

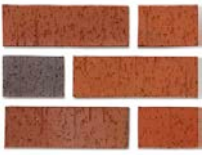


Inca Mission



Green Painted Brick at Starbucks Bay

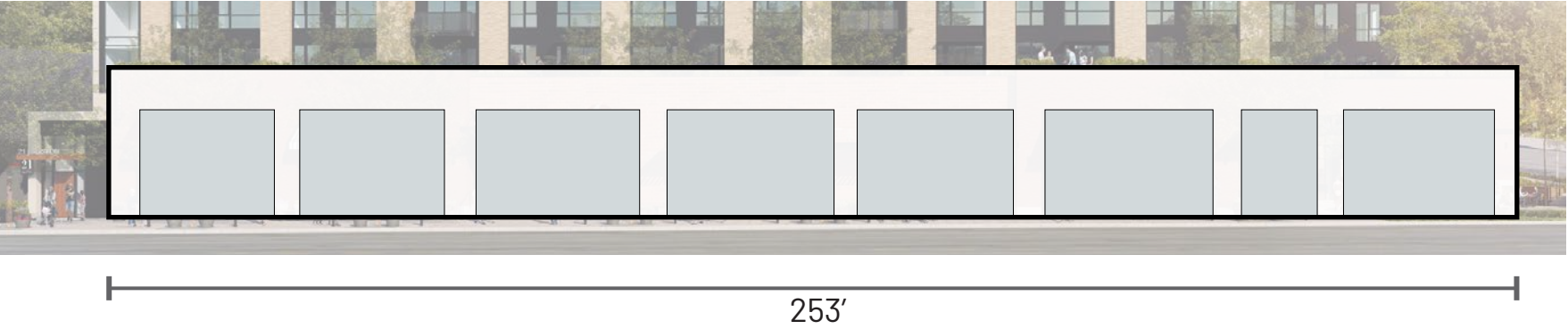
Residential:



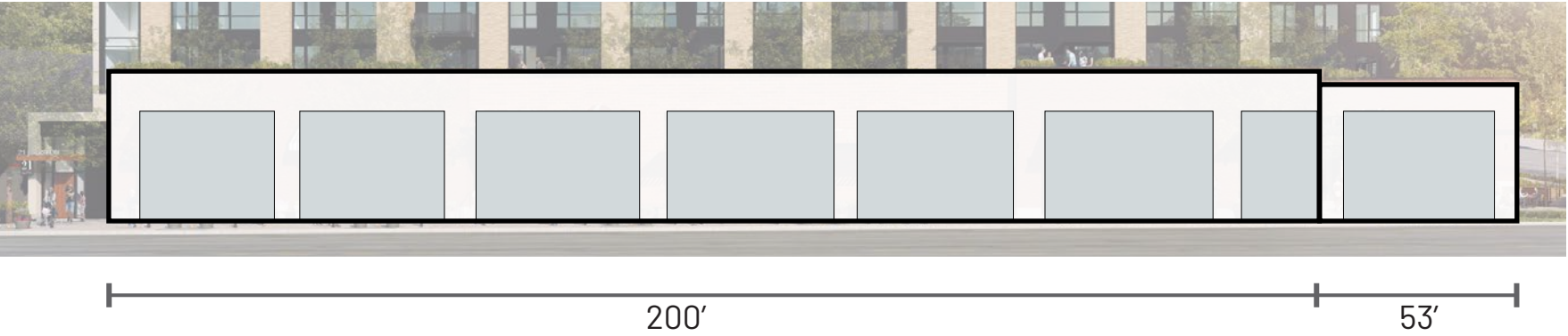
Autumn Blend

CONS
-Upper level and base look busy.
-Changing the base colors draws attention to the recesses above not aligning or referring to the base.

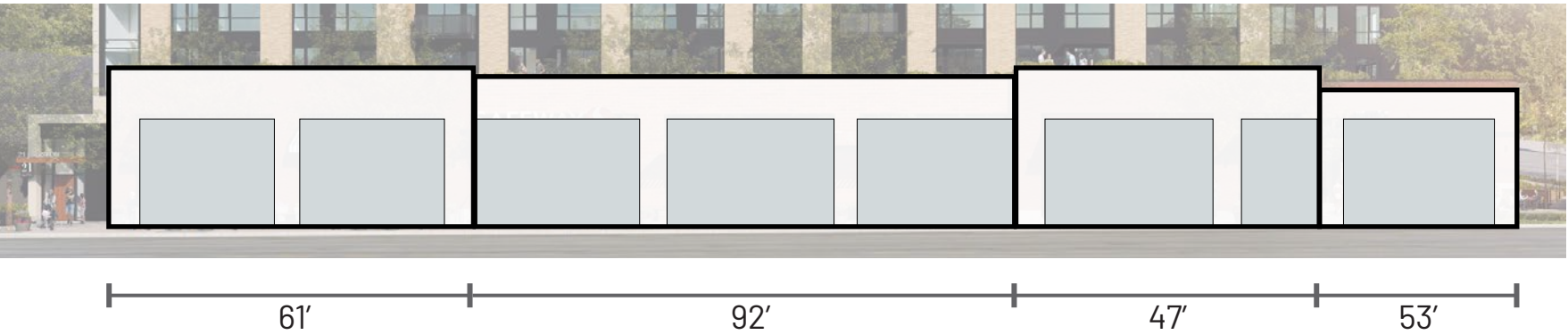
APPENDIX 1 - GROCER GEOMETRY STUDY



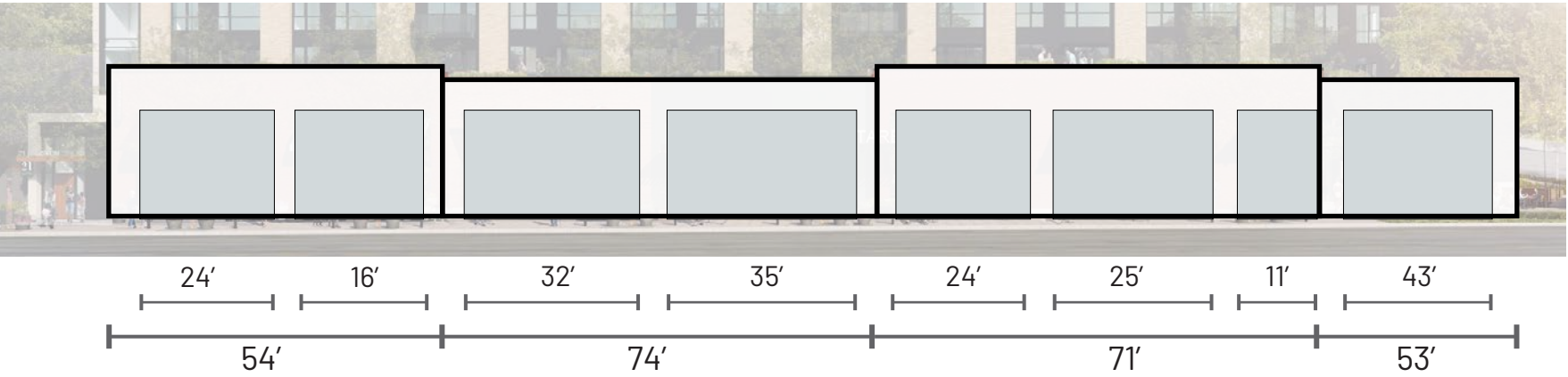
Baseline - One continuous storefront



Option 1
7-1: Pushing back southern most bay to create plaza



Option 2
2-3-2-1: Pushing back middle bays to further break down grocer massing geometry

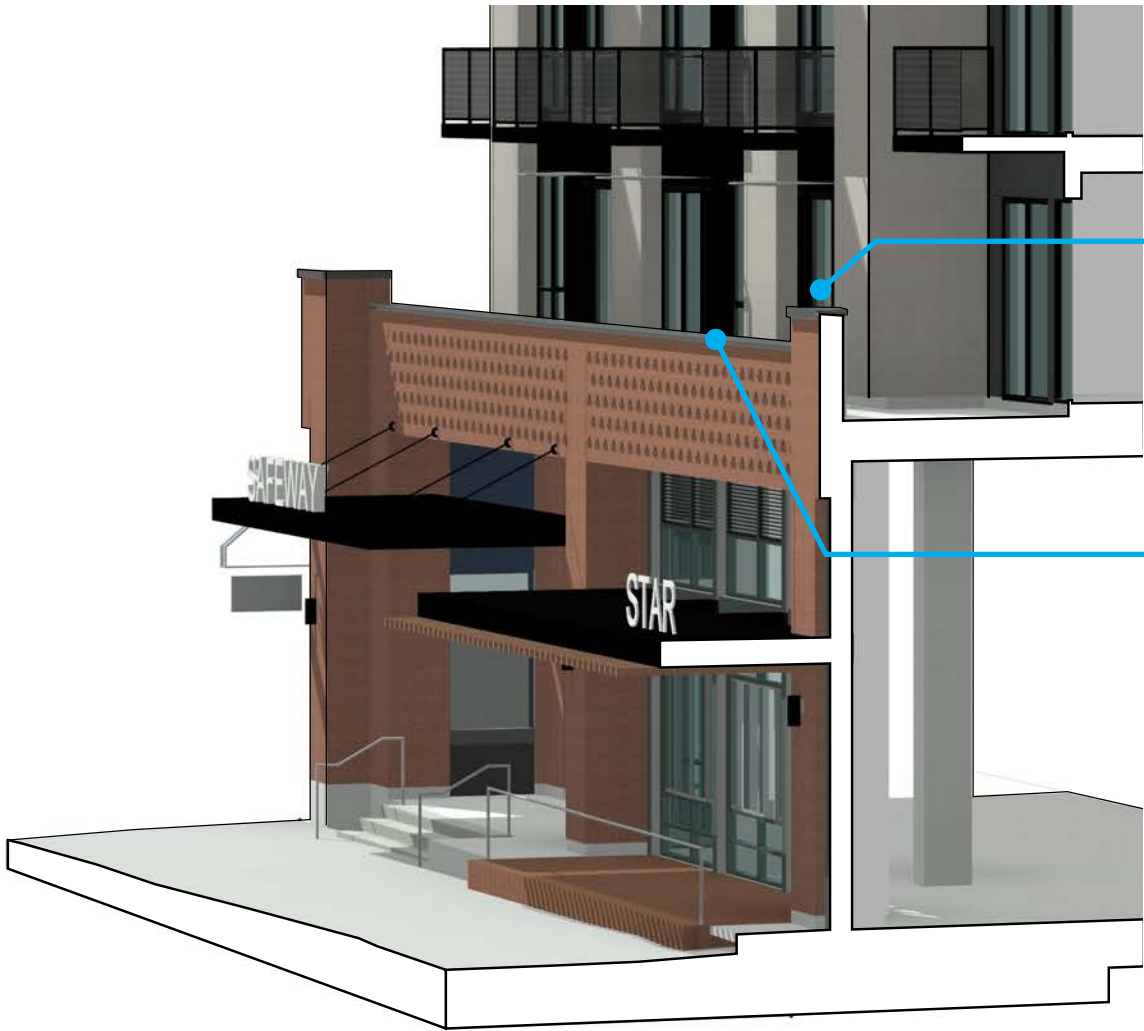


***PREFERRED**
Option 3
2-2-2-1: Grocer geometry breakdown matches residential massing breakdown above

APPENDIX 1 - PARAPET HEIGHT STUDY



***PREFERRED**
Baseline: 2-2-2-1
Center bay and Deli bay parapets are lower than remainder of grocery
Diference in Parapet height increased to 1' between bays



- Proposed elevation is 42" Above Level 2
(Maximum height of parapet is limited to 42" above floor in order to provide views for resident decks)
- Proposed elevation is 32" Above Level 2
- Delta 12"
-A glass guard rail will be provided behind brick parapet for life-safety

APPENDIX 1 - PARAPET HEIGHT STUDY



Option 1: 2-1- 1-2-1
Center bay has two varying parapet heights for store entry and the cafe seating. Deli bay parapet is lower than the remainder of the grocer and matches the cafe seating area.



Option 2: 2-1-1-2-1
Center bay has two varying parapet heights for store entry and the cafe seating. Deli bay parapet is lower than the remainder of the grocer and matches the store entrance area.



Option 3: 1-1-1-1-2-1-1
This option explores a variety of parapet heights to further push the breakdown of the grocer massing

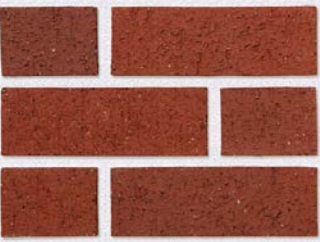
APPENDIX 1 - BRICK DETAILS

STUDY 1 - ALTERNATING BRICK COURSES

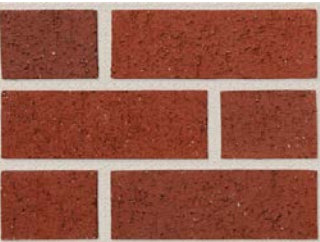


MORTAR COLOR STUDIES

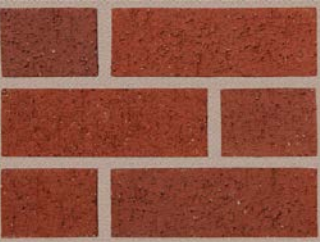
Preference is for warm, neutral mortar color. Avoid white or same color as brick. Final selection to be based on field mockups.



Inca Mission + White

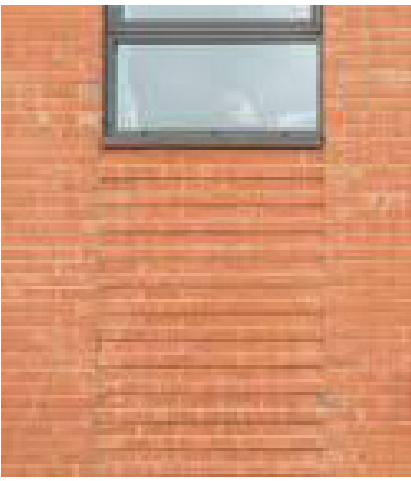


Inca Mission + Antique White

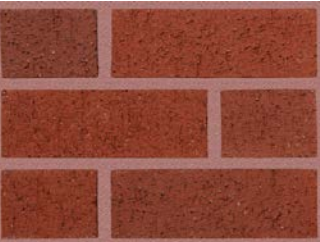
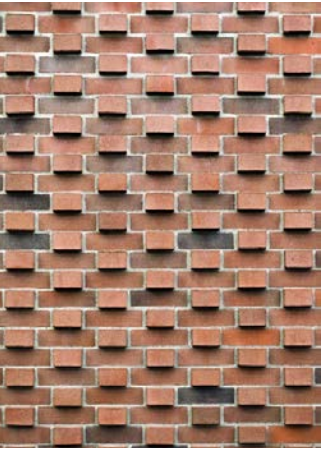
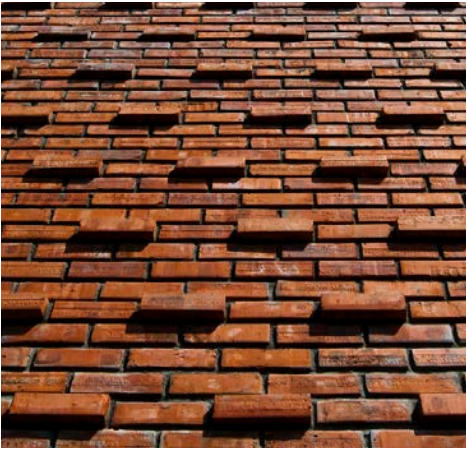


Inca Mission + Amber

STUDY 2 - ALTERNATING BRICK COURSES



STUDY 3 - ALTERNATING BRICK COURSES



Inca Mission + Firestone

APPENDIX 1 - PROPOSED ART LOCATIONS



Example of art bench - "Spring Bench" by Derek Secor Davis



Example by Mickalene Thomas



Example by Juan Alonso.



Example of art screen with glass behind - Victoria Center, Bucharest, Romania by PZP Arhitectura



Example by Juan Alonso.



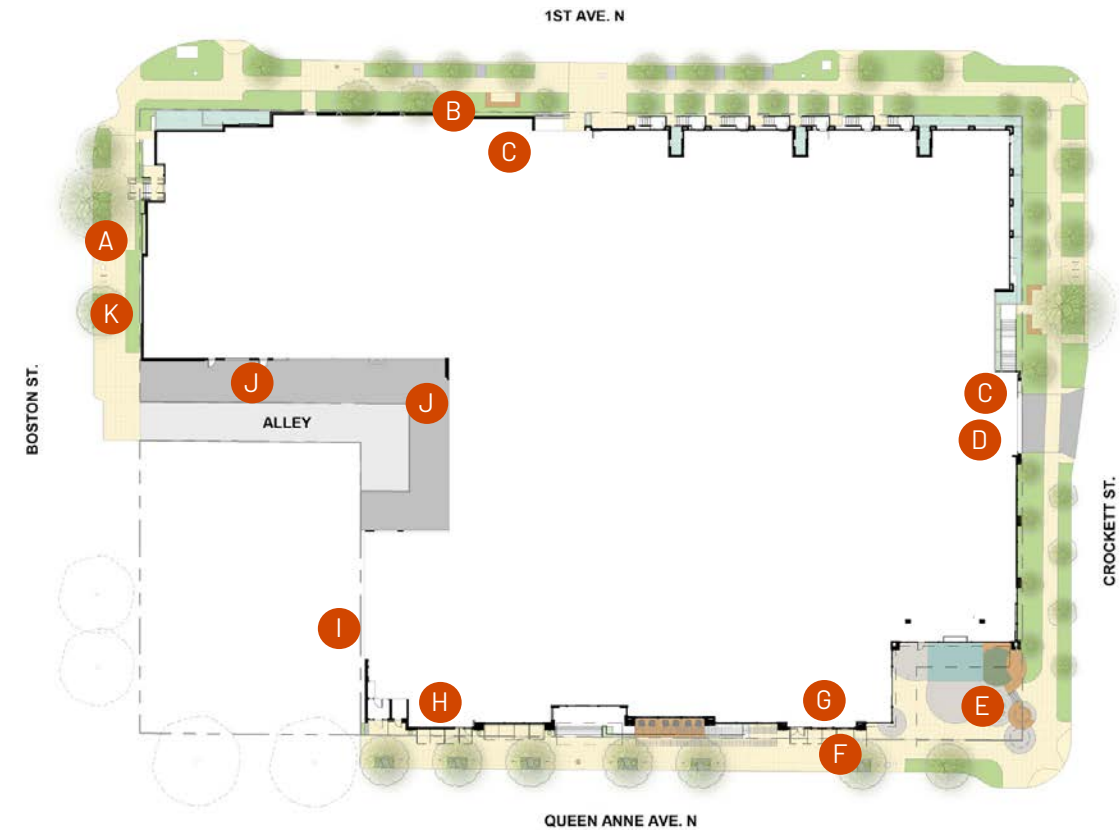
Example of graphic alley mural such as Japanese Sea Waves



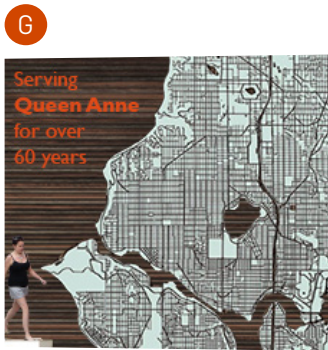
Example of grocer mural inside parking garage



Example of north wall mural



Example of north pharmacy bay mural - texture & warmth, lighting fixtures



Example of south stair bay mural - texture & graphic map, warmth



Art screen at bus lean rail



Bocci Tree Light

Site plan shows location of proposed art. The art examples shown are conceptual to indicate scale. Final artist selection and theme will be by Owner. The overall theme for the art work is a reflection of the natural landscape. This is inspired by the opportunity to provide lush landscaping along all four frontages due to the significant R.O.W and building setback along the streets.

05 APPENDIX 2 -EDG RESPONSE, PLANS, SECTIONS, LIGHTING, SIGNAGE, LANDSCAPE PLANS

APPENDIX 2 – ZONING SUMMARY

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

23.47A.010 – Maximum size of nonresidential use.
Max size for Retail Sales, multipurpose: 50,000sf

23.47A.005 – Street-level uses
C.1 Residential uses at street level – Residential uses may occupy no more than 20 % of the street-level street-facing facade in a pedestrian-designated zone, facing a designated principal pedestrian street

23.47A.008.A.2 – Blank Facades
Blank segments of the street-facing facade between 2’ and 8’ above the sidewalk may not exceed 20’ width.
Total blank facade segments max 40 percent of the width of the facade of the structure along the street.

23.47A.008.B.2 – Transparency
60% of the street facade between 2’ and 8’ above the sidewalk shall be transparent.

23.47A.008.B.3 & 4 – Non-residential depth and height
Average depth of 30’ and minimum depth of 15’
Non-residential uses at street level shall have a floor-to-floor height of at least 13 feet.

23.47A.008.C – Pedestrian Designated Zone
Limits 20% of facade to residential uses.
Provide overhead weather protection.

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

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

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

23.47A.012 – Structure height: 75’

23.47A.013 – Floor Area Ratio: 5.5 max

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

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

23.47A.014.D. – Facade modulation
For structures with a width of more than 250 feet, at least one portion of the structure 30 feet or greater in width must be set back a minimum of 15 feet from the front property line.

23.47A.024 – Residential Amenity Areas
Required in an amount equal to 5 % of the total gsf in residential use, can exclude areas used for mechanical equipment and accessory parking. Bioretention facilities qualify as amenity areas.

23.47A.016 – Green Factor of 0.3 is required

23.47A.030 & 23.54.015 – Required Parking
Site is in a Frequent Transit Service area, no minimum parking required for nonresidential and residential uses.

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

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

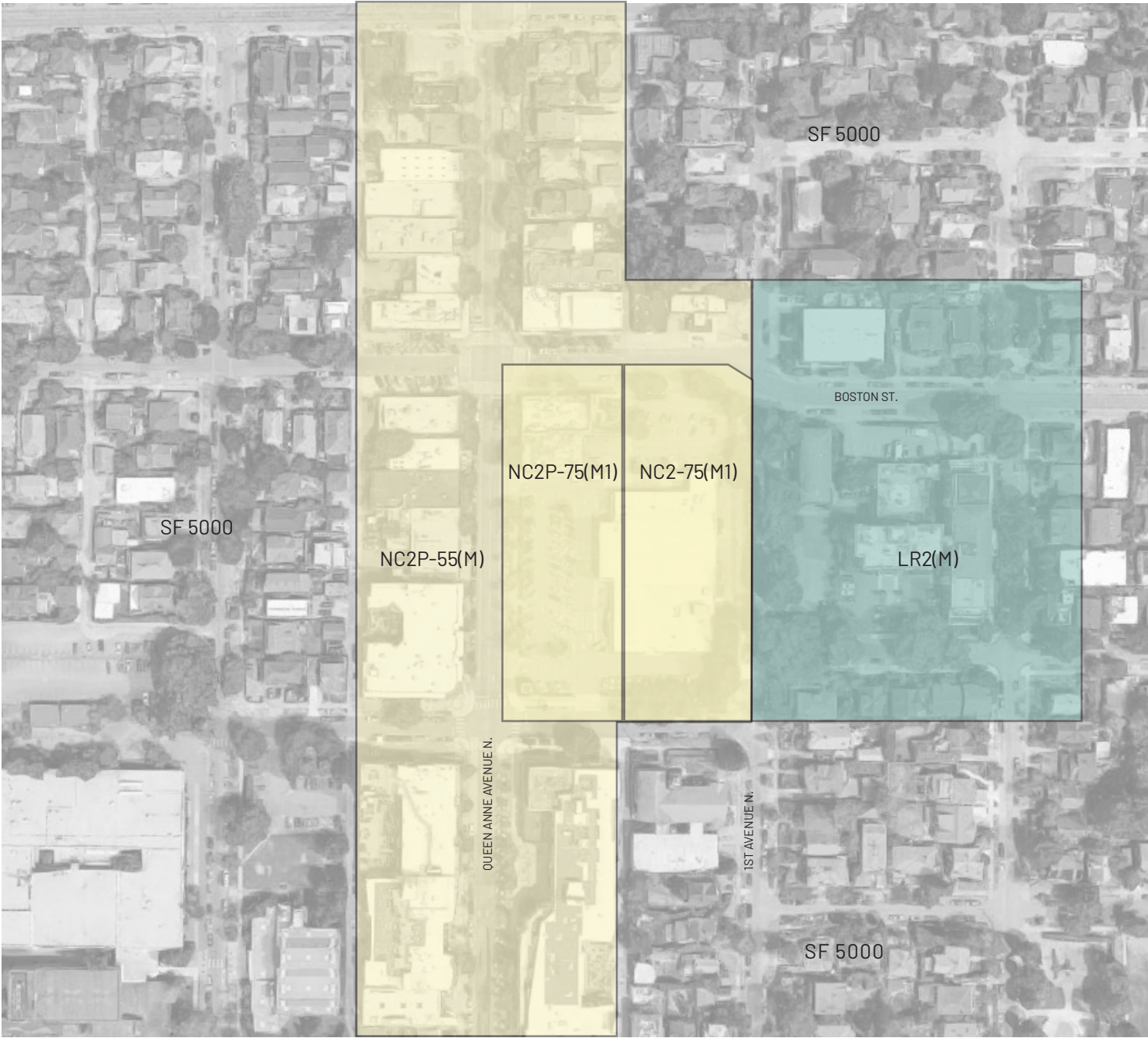
23.54.030.G Sight Triangle – required on side of driveway used as an exit.

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

23.54.015.K – Bike Parking required
Sales & service: 1/4,000 SF long term and 1/2,000 sf short term
Multi-family structures: 1 per dwelling unit long term, 1 per 20 dwelling units short term

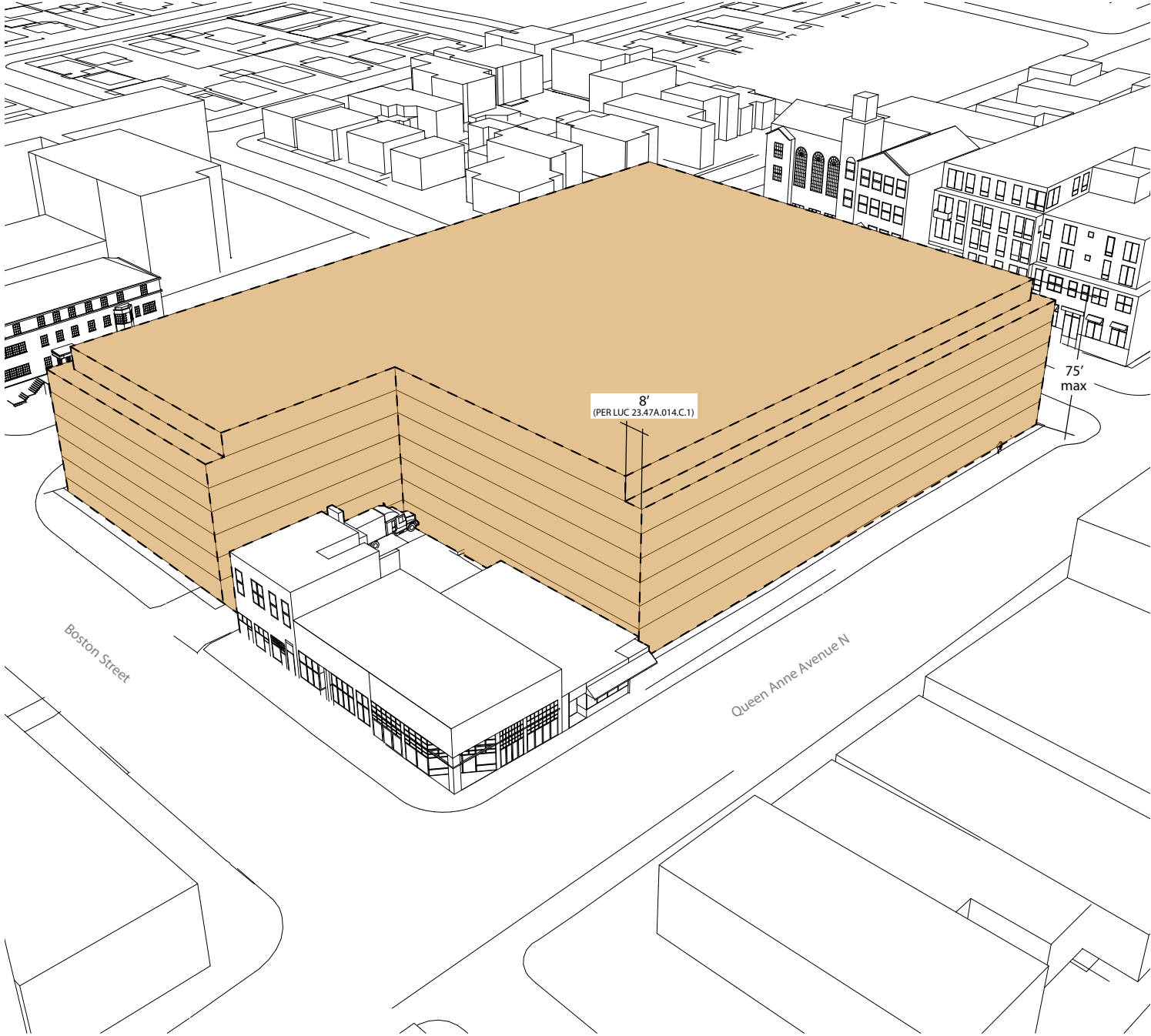
Table A 23.54.040 – Solid Waste Storage requirements
Residential >100 units: 575 sf plus 4sf per additional unit above 100.
Nonresidential 50,000 sf: 175 sf

APPENDIX 2 - ZONING MAP



ZONING

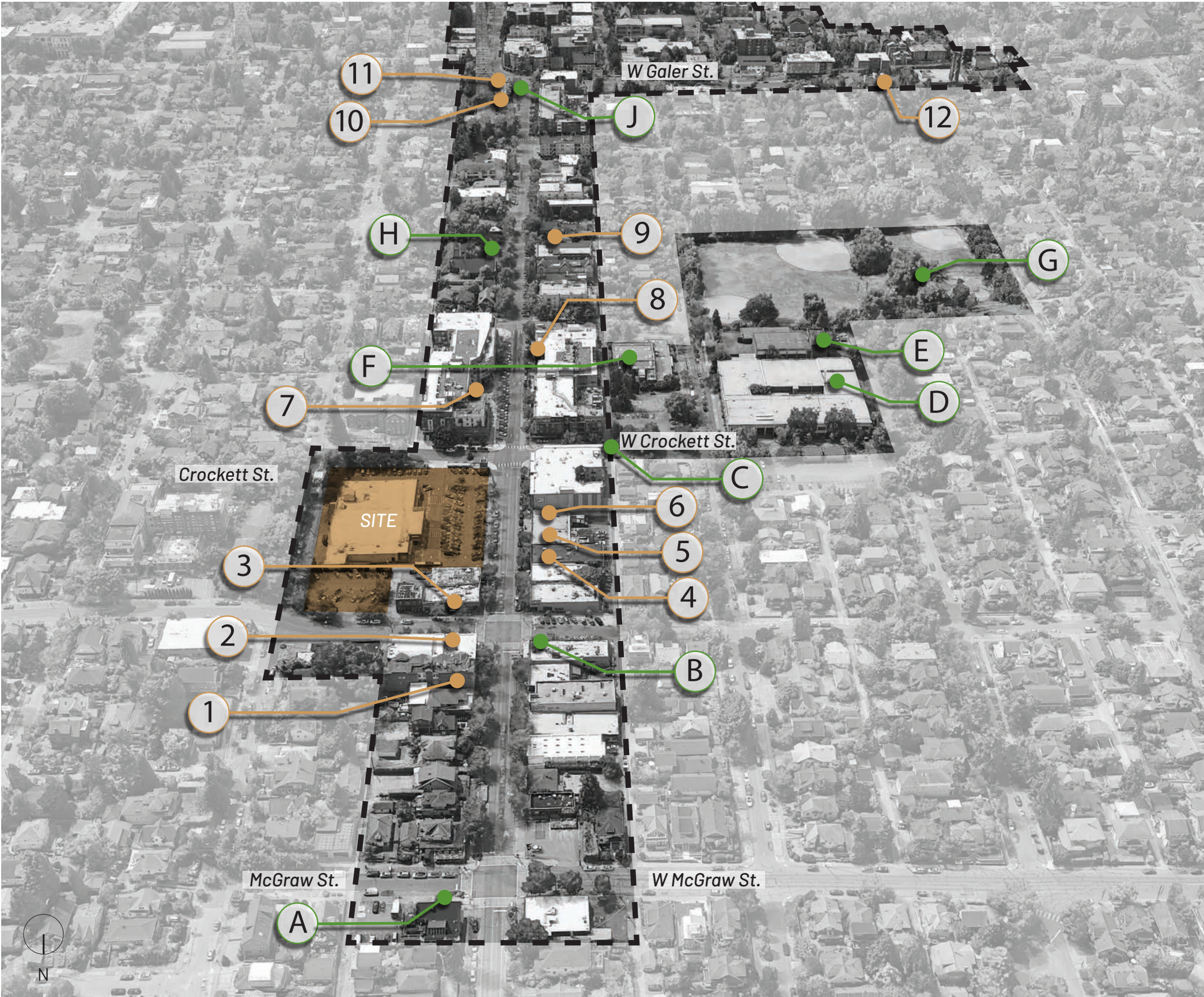
- SF 5000
- NC2P-55 (M)
- NC2P-75 (M1) & NC2-75(M1)
- LR2 (M)



MAXIMUM ZONING ENVELOPE

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

APPENDIX 2 - URBAN NODES DIAGRAM



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

APPENDIX 2 - STREET CHARACTER STUDIES

BOSTON ST



Homegrown + Picture Perfect Queen Anne Plantings



Storyville Coffee



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



Grappa / Orrapin Thai Cuisine / Ikiiki Sushi



Queen Anne Manor - Assisted Living

1ST AVEN



American Cancer Society



Single Family Residential Stoops Along 1st Ave. N



Proposed design for adjacent Arbor Place Apartments



R.O.W. Planting



Intersection at 1st Ave. N & Crockett St.

CROCKETT ST



Trader Joe's Garage Entrance



Queen Anne Baptist Church



Union Bank



Queen Anne Farmer's Market



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

QUEEN ANNE AVEN



Simple & Just



Mezcaleria Oaxaca



Queen Anne Book Company



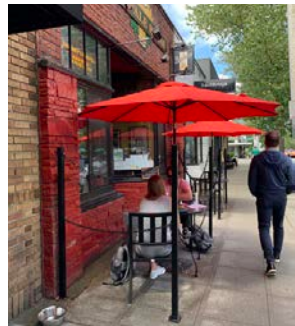
Queen Anne Cafe



Zeeks Pizza



Cafe Ladro

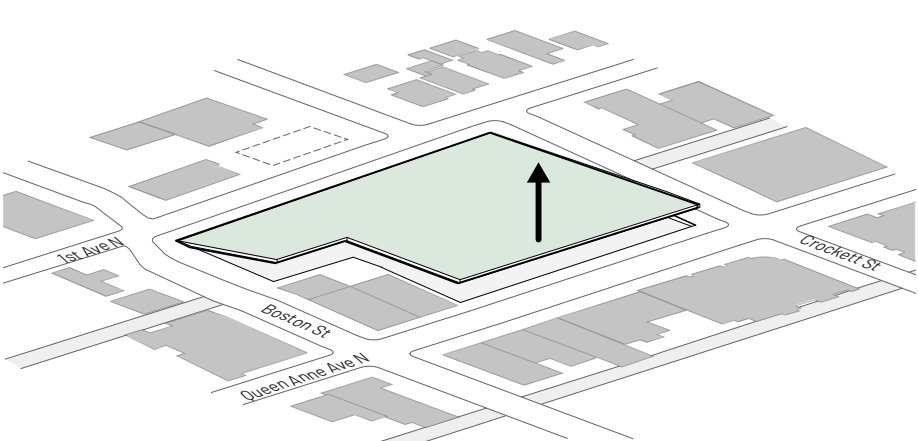


Hilltop Ale House

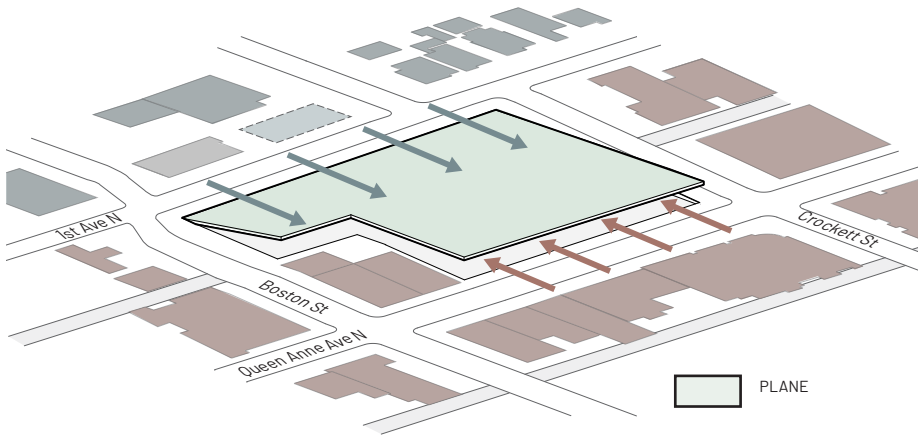


Mezcaleria Oaxaca (El Mezcalito)

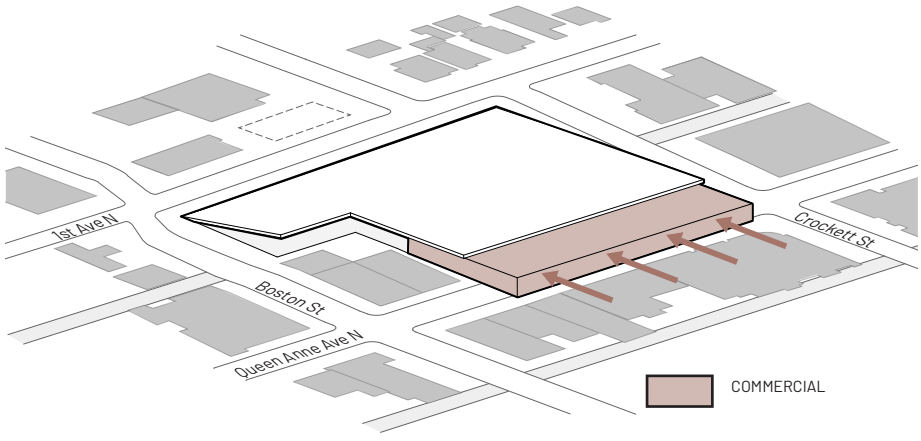
APPENDIX 2 - MASSING EVOLUTION IN RESPONSE TO SITE CONTEXT



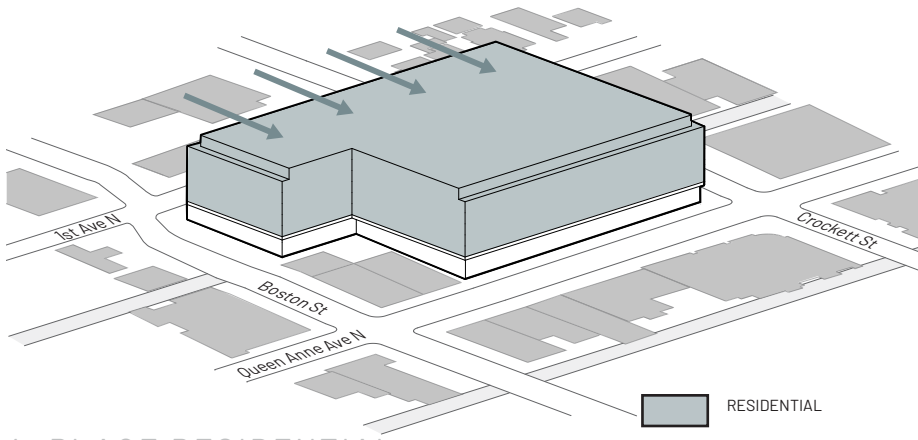
1. PEEL/LIFT GROUND PLANE



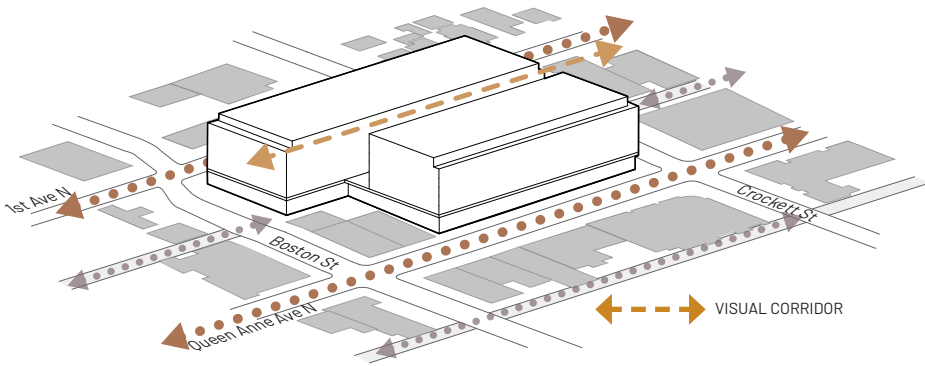
2. PROGRAM ADJACENCIES



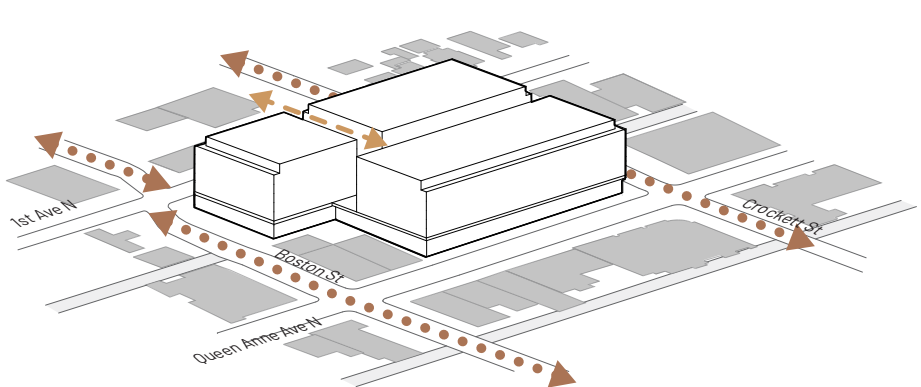
3. INSERT COMMERCIAL (SAFEWAY STORE)



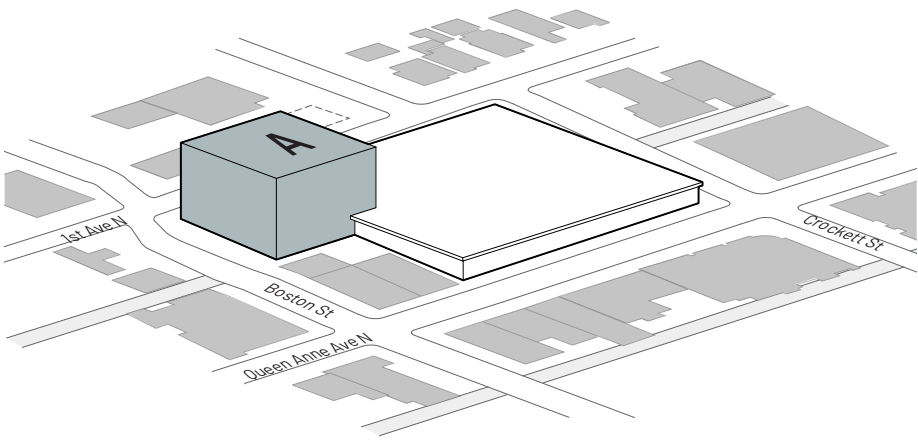
4. PLACE RESIDENTIAL



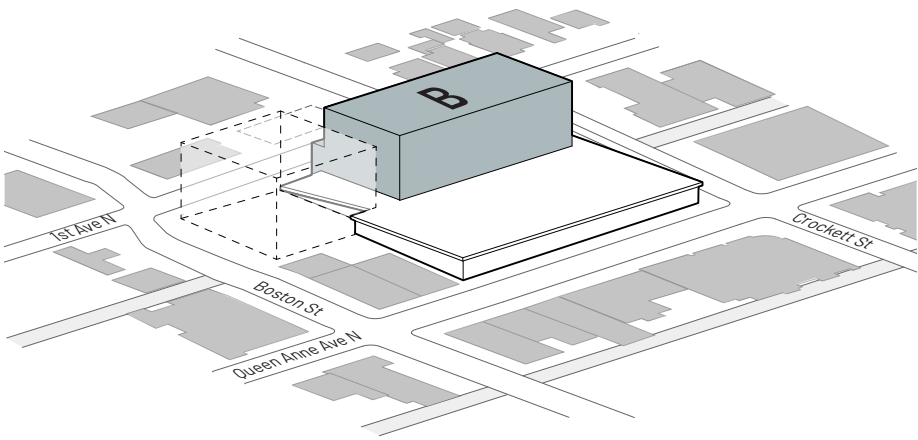
5. RESPONSE TO EXISTING NORTH/SOUTH STREETS AND ADJACENT ALLEYS



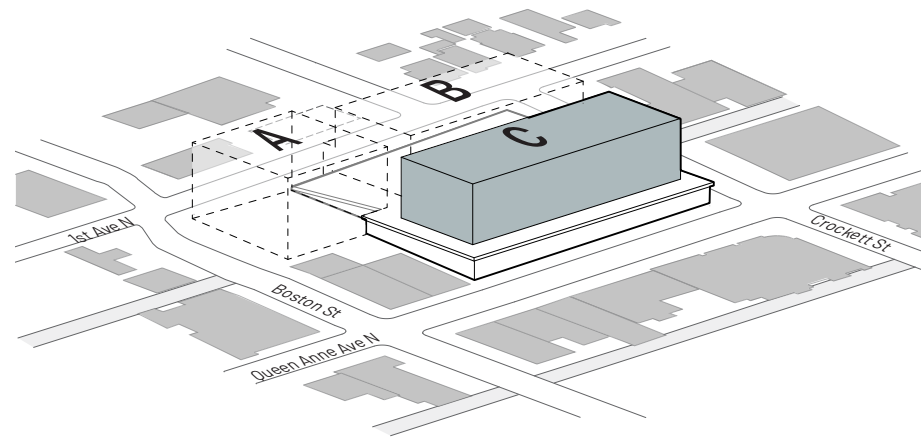
6. RESPONSE TO EXISTING OFFSET STREET GRID



7. BUILDING A - INTERSECT PLANE



8. BUILDING B - PUSH DOWN PLANE



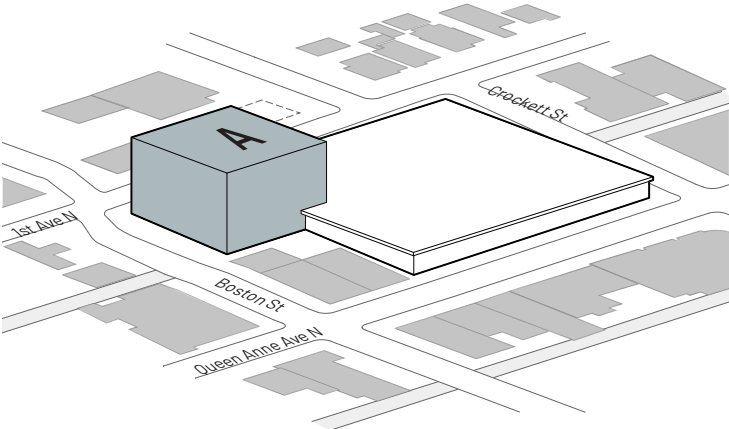
9. BUILDING C - SIT ON TOP OF PLANE

APPENDIX 2 - EDG RESPONSE 1B - MASSING CONCEPT

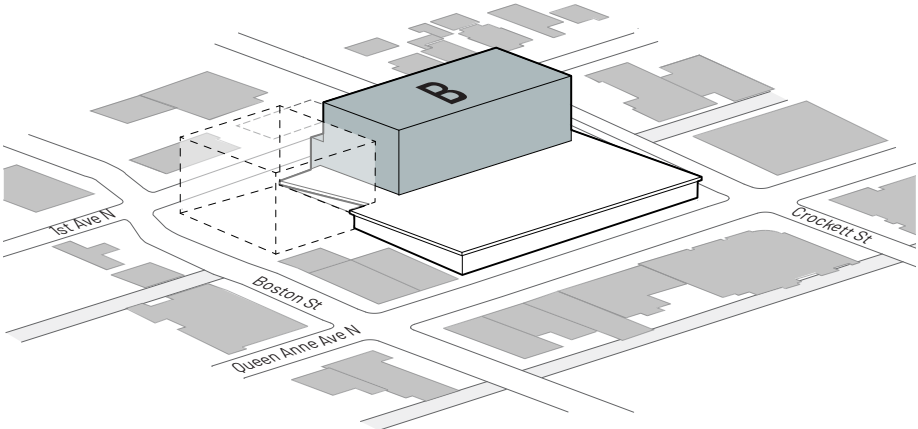
1b Massing concept - The Board provided input suggesting the continuous expression of the first-floor plinth needed to be further developed on and asked the design team to develop a design that would break up and/or modulate the facade length to strengthen the three part massing concept and street-front design. (CS2-D. DC2-A)

RESPONSE:

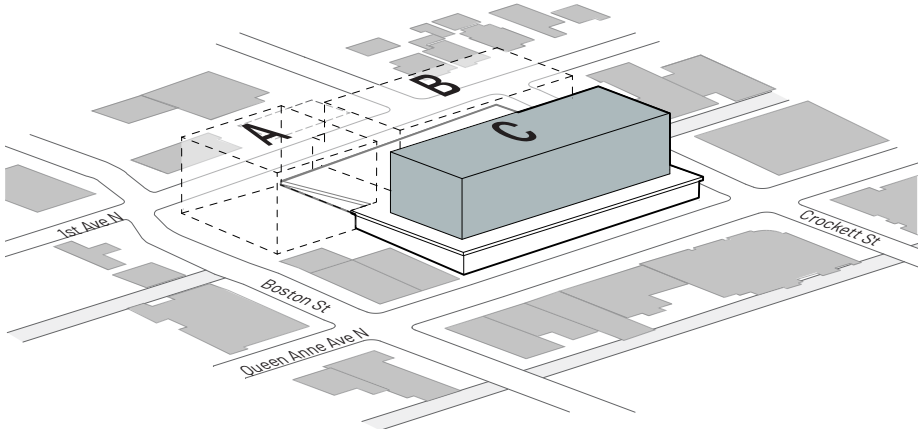
The first-floor plinth is used as an organizing principal to differentiate the 3 different upper residential buildings from the ground level store. As the architectural concept has advanced, the plinth is now more subtle. For example, Building C has the ground level brick expression to distinguish the store from the residential building above. As Building C turns the corner, the ground level brick terminates at a landscaped stair connection to grade. Building B ground level expression consists of brick townhouses as grade. At 1st Ave N, the brick townhouses terminate at a landscaped stair connection to grade. The plinth here is a colorful mural between Building A and B.



BUILDING A - INTERSECT PLANE



BUILDING B - PUSH DOWN PLANE

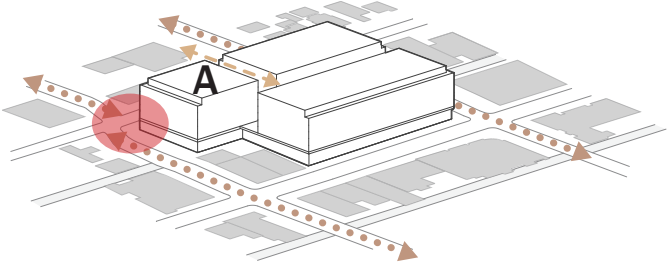


BUILDING C - SIT ON TOP OF PLANE



APPENDIX 2 - EDG RESPONSE 1B - BUILDING A MASSING CONCEPT DEVELOPMENT

The neighborhood's offset street grid creates a prominent corner at 1st and Boston. Building A has vertical massing that comes down to the ground at the corner to respond to the prominent location. A glassy lobby at the corner contrasts with the residential bays above. The 4-Square style prominent in the neighborhood influences the bay expression at the upper floors.



Offset street grid and prominent corner



American Four Square House with upper bay expression informs Bldg A's upper residential bay on the corner.



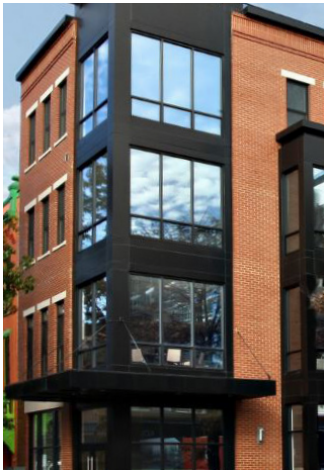
Corner bay expression (CS2)



Dark brick (DC4)



Corner Roof expression



Black Corner windows



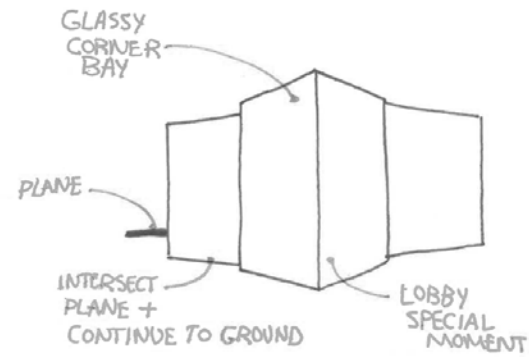
Clean simple detailing, dark metal cladding with dark windows (DC4)



Building A massing expression at EDG



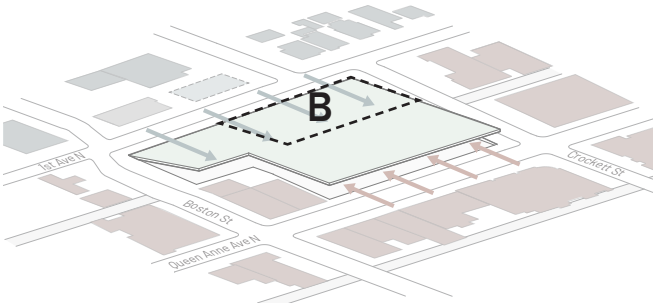
Building A massing refinement: vertical groupings for windows reinforce the strong corner expression



Vertical corner expression is a strong building form that visually anchors the block (CS2 Corner Lots).

APPENDIX 2 - EDG RESPONSE 1B - BUILDING B MASSING CONCEPT DEVELOPMENT

Building B massing and character responds to the 1st Ave character of low rise brick buildings and residential homes on the southeast. The surrounding context informs the materials (brick at grade) and the significant setbacks to reinforce the low-rise character of the street.



1st Ave N context of residential use, offices, and a senior residential home



Building B materiality responds to the surrounding buildings (American Cancer Society Building)



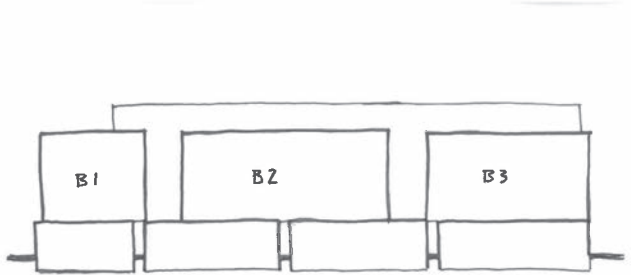
Ground level brick buildings



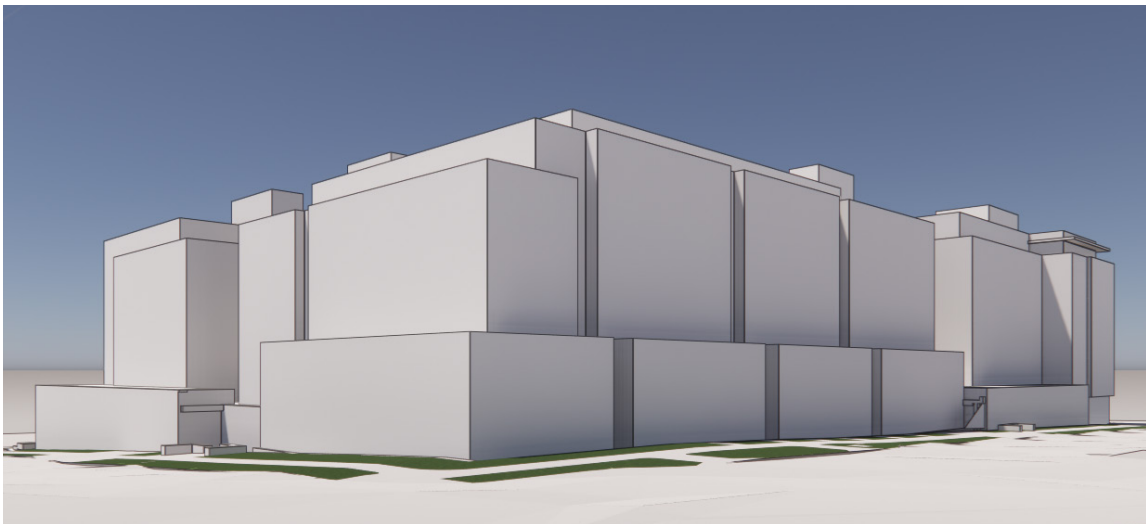
Upper level massing defined by recessed slots



Punched openings in the brick at ground level and upper level organization of windows. Clean simple detailing (DC4)



Building B ground level massing and rhythm



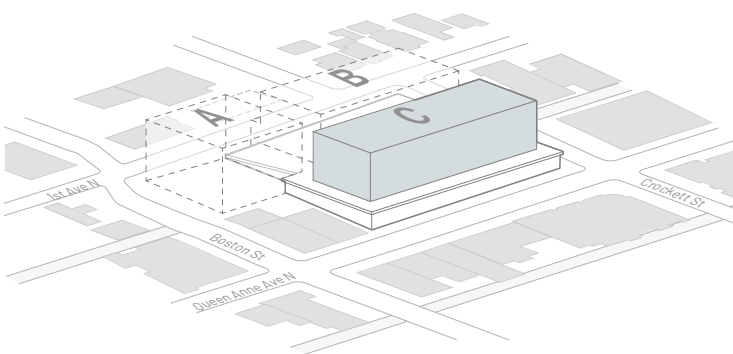
Building B massing expression at EDG



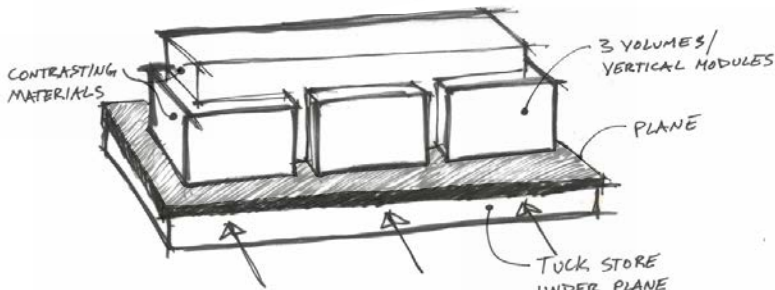
Building B massing refinement: strong ground level massing reinforced with individual openings at the units and upper residential massing forms are reinforced with vertical groupings for windows located at the corners

APPENDIX 2 - EDG RESPONSE 1B - BUILDING C MASSING CONCEPT DEVELOPMENT

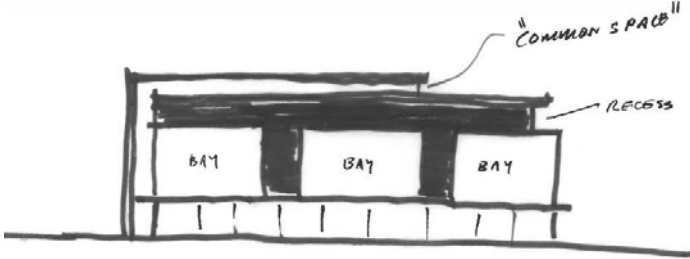
Building C massing and character responds to the Queen Anne Ave character of a well defined 1- to 2-story commercial brick buildings. The massing is defined by a strong base that relates to the existing retail context. Above this base, the residential is set back to respect the retail character. A plaza at the southwest corner creates a strong corner response.



Bldg C upper building sits on a plinth



Bldg C upper massing erodes further and is modulated



A recessed vertical element connects the lobby to the upper floors



Upper massing and base, retail bay rhythm



Brick Frame



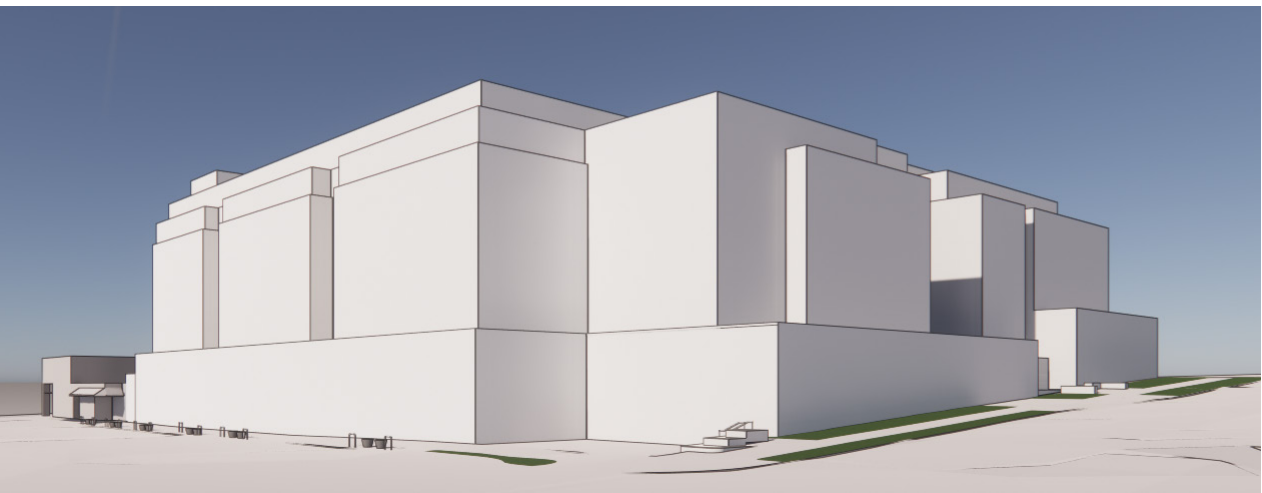
Storefront at Retail Bays



Existing context - Corner volume



Existing context - Corner volume



Building C massing expression at EDG



Building C massing refinement: the plinth evolves as a brick base with retail bays. On the upper floors, a corner element with punched openings contrasts with brick bays with metal infill.

APPENDIX 2 – EDG RESPONSE 2A - 1ST AVE N - EXPRESSION OF MASSING BREAK AT STREET LEVEL

2a Expression of massing break at street level - The Board agreed that the central portion of 1st Avenue North (not shown in the packet) would be expected to meet the criteria identified for Crockett street, including the development of an active and engaging street scape and explorations of a street level expression of the upper level massing break. (CS2-II, DC4, CS3-1, PL3, CS3-II, DC2-I.ii)

RESPONSE:

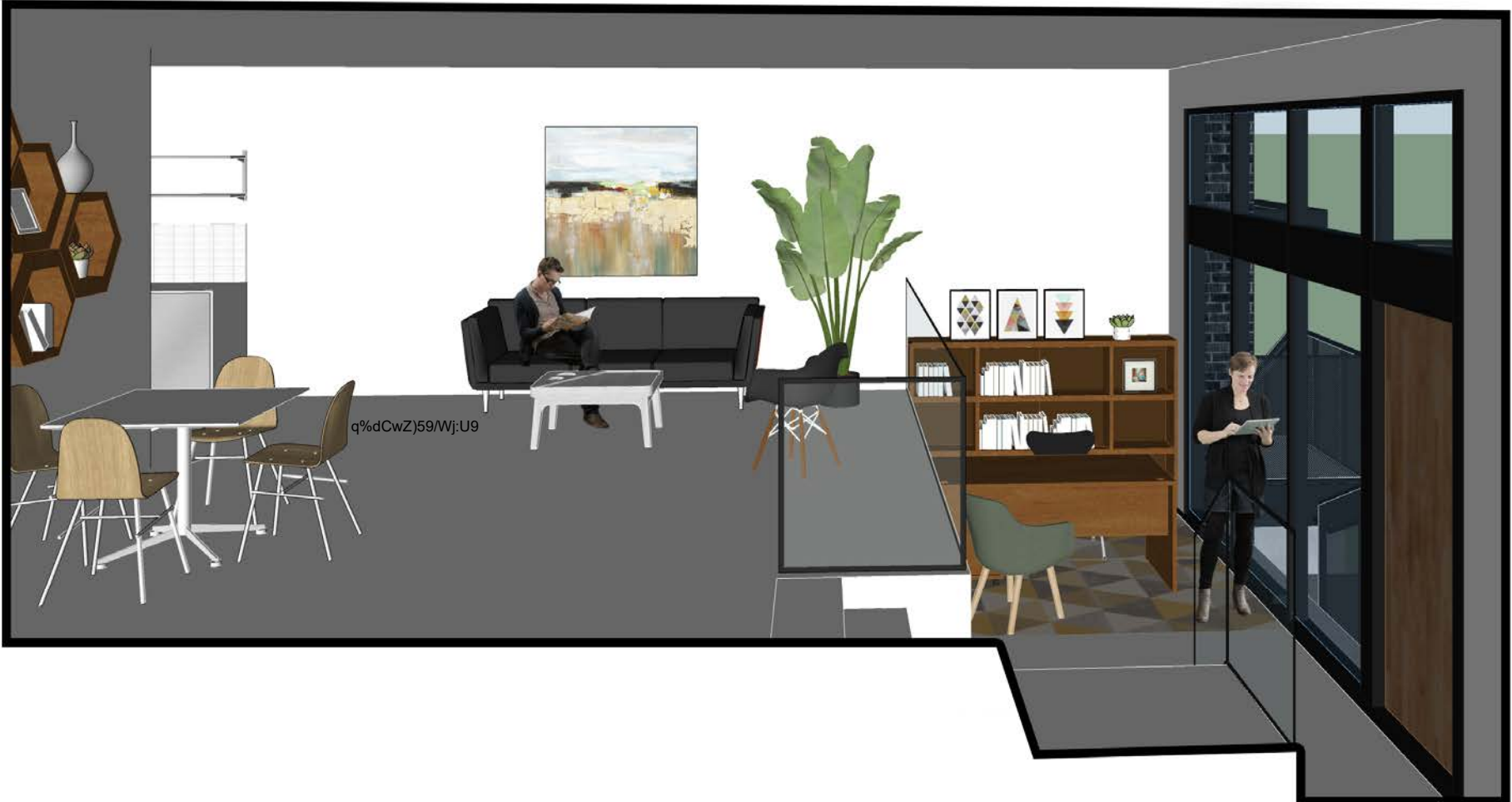
The residential unit entries along 1st Avenue North have been developed further to respond to surrounding context by incorporating the stoop character of the single-family homes along 1st Avenue. A landscaped stair connection from the Level 2 courtyard to grade reinforces the break between Buildings A and B which provides an opportunity for residents to enter and exit the courtyard as they embark upon a walk and activate the activity on the sidewalk. The primary residential entry lobby is located at the corner of 1st and Boston, with the entry off Boston. There will be much activity visible within and increases transparency of the lobby providing a welcoming carved entryway to the building.



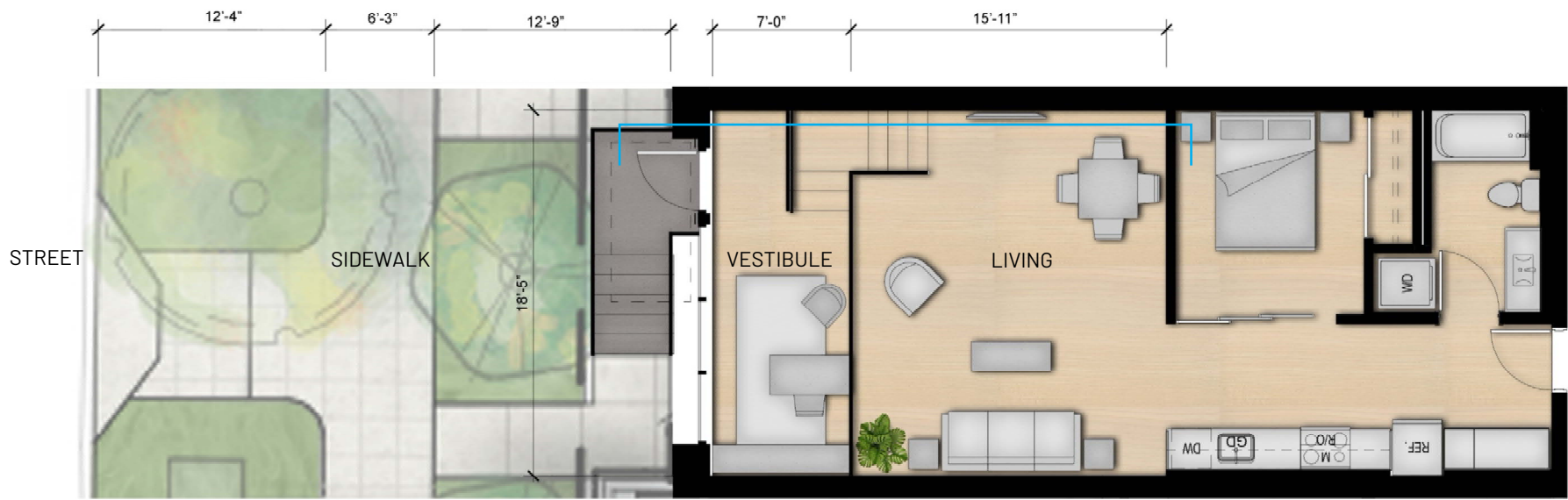
APPENDIX 2 - EDG RESPONSE 2A - BUILDING B - STOOPS ALONG 1ST AVE - ACTIVE & ENGAGING STREETSCAPE



APPENDIX 2 - EDG RESPONSE 2A - SECTION - BUILDING B - STOOPS ALONG 1ST AVE - ACTIVE & ENGAGING STREETSCAPE



1st Ave N street level design element examples: canopy, railing, stoop



APPENDIX 2 - EDG RESPONSE BOSTON ST - BUILDING A LOBBY - ACTIVE & ENGAGING STREETSCAPE



Sense of entry at the main residential lobby : (1) large canopy that extends out and wood front door (2) blackened steel frame emphasizes the glassy corner.

Enhanced pedestrian experience along Boston with an art bench for the public to use and an art screen along the facade that provides visual depth and interest. The screen will allow light and air into the mail room and residential package room while providing more visual interest, provide visual privacy & security and avoid blinds being drawn.

These elements respond to the following QA design guidelines:
(1) CS3 Streetscape Improvement to enhance pedestrian experience
(2) DC3 Open space Concept - Art in pedestrian environment is encouraged whenever possible



Example of art bench - "Spring Bench" by Derek Secor Davis



Example of art screen with glass behind - Victoria Center, Bucharest, Romania by PZP Arhitectura

APPENDIX 2 - EDG RESPONSE BOSTON ST - BUILDING A - ALLEY OFF BOSTON ST



For the alley, festival lights and several art murals are proposed to enhance the experience for drivers accessing the parking garage (commercial and residential). Trash and service areas are located within the building.

These design elements respond to QA Design Guideline DC1 Project Uses & Activities.



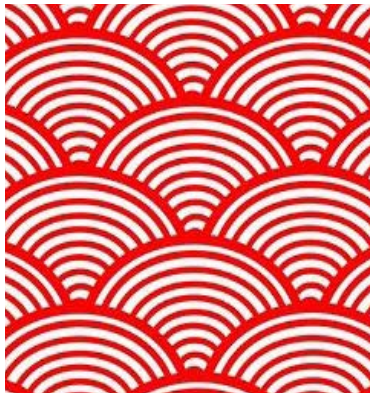
Example of festival string lights



Example of linear light at art mural



Dairy Block in Denver



Alley mural art - can be more free-form, extend over grilles and utility doors and could incorporate a graphic pattern

APPENDIX 2 – EDG RESPONSE 3 – CROCKETT ST

- 3a Pedestrian Experience - The Board suggested the pedestrian experience along this well-used street needed to be addressed as the design evolved, identifying the blank wall condition and curb cut as design items to be addressed. The Board recommended the applicant to explore design options that would create greater levels of connectivity and engagement and opportunities for human interaction at this edge. (PL1-B, PL3, CS3-II, DC2-I.ii)
- 3b Expression of massing break at street level - The Board noted that the upper level massing break at this edge would seem to indicate a connection from the courtyard level to the street and as such presented a unique opportunity to clearly express the break in massing above the ground plane. The board asked the applicant to explore this possibility. (CS2-II, DC4, CS3-I, PL3, CS3-II, DC2-I.ii)

RESPONSE:

The courtyard stair has now shifted away from 1st Ave N to occur between Building B and C. This shift provided space to add an additional unit with a balcony, enhancing the residential character of this corner as requested by the neighborhood. The landscaped stair area has been enhanced by landscaping with a small open plaza providing a lush visual break for pedestrians with benches added for public sitting. At Building C, robust landscaping and transom glazing were added to provide both visual interest, and views into the deli prep area while simultaneously adding light into the deli seating area.



APPENDIX 2 - EDG RESPONSE 3A - CROCKETT ST PEDESTRIAN SCALE - GROCER SECTION



APPENDIX 2 - EDG RESPONSE 3A - CROCKETT ST PEDESTRIAN SCALE - UNIT SECTION



APPENDIX 2 - EDG RESPONSE 3B - CROCKETT ST MASSING BREAK EXPRESSION AT GRADE - COURTYARD STAIRS



Example of proposed stair lighting



At the top of the stairs an art gate is proposed. The example shown is by Juan Alonso.



Example of railings

Courtyard stairs to Crockett St R.O.W. - The landscaped stair area has been enhanced by landscaping with a small open plaza providing a lush visual break for pedestrians with benches added for public sitting.

APPENDIX 2 - EDG RESPONSE 4A - POROSITY & SINGULARITY OF USE AT STREET LEVEL - QUEEN ANNE FRONTAGE



Bay - Residential Lobby Entry

Bay - Store stair exit with door @ side

Bay - Floral kiosk with order window

Bay - Secondary Grocer entry with glazing differentiating separate use

Bay - Starbucks coffee shop seating area - includes operable windows and interior & exterior seating areas, also includes a wood deck slightly elevated from the sidewalk

4a Porosity and singularity of use at street level - Echoing extensive public comment, the Board did not support this proposed configuration of uses and architectural expression, finding it unlikely to create an active and vibrant pedestrian environment. The Board expressed deep concern regarding the lack of porosity and singularity of the use and limited potential to foster human interaction (CS3-II.i, PL3-I.ii, PL3-C-1)

RESPONSE:

In response to community and EDG board comments, there are now several doors and operable windows to provide multiple opportunities for pedestrian and shopper interaction with the retail uses along the sidewalks. The number of openings and transparency will create a lively street front that provides an activated storefronts along Queen Anne Ave as requested.

The building modulation includes setbacks of up to 5 ft. from the property line to provide for and encourage pedestrian seating with overhead weather protection. The large corner plaza at the south side of the building provides yet another opportunity to provide public gathering space along the street frontage by providing public seating, landscaping, art, and direct access to the new deli as well to as the opportunity order from the window and sit outside – all to encourage people to come and site and serve as a community gathering space.

APPENDIX 2 - EDG RESPONSE 4A - POROSITY & SINGULARITY OF USE AT STREET LEVEL - QUEEN ANNE FRONTAGE



Bay - Starbucks coffee shop with pass-through window for outdoor coffee orders and a sitting counter with operable windows opening the space to the outside.

Bay - Another store entry and Stairs. Door for direct access to coffee shop. Leaning Rail for bus stop included and opportunity for ornamental metal screen to provide more visual interest. Stairs in this location are required for customer access and visual theft control in front of check-stands.

Bay - Public plaza / Deli . A deli at the back end of the plaza has a deli order window and separate entrance. Plaza includes a kid's play area, a variety of seating options for both deli customers and the public, overhead covering as well as the main grocer entrance. Several built-in seating options with lush landscaping and art trees that will be lit when dark.

APPENDIX 2 - EDG RESPONSE 4B - MULTIPLE ENTRANCES ALONG THE QUEEN ANNE FRONTAGE

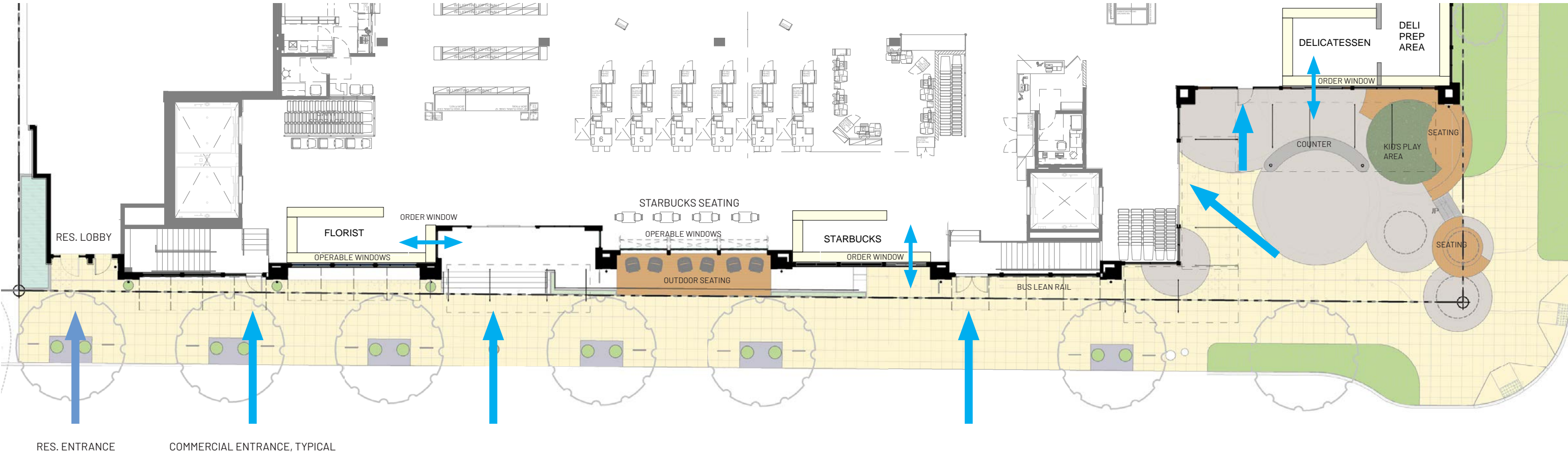
4b Multiple entrances along the streetscape - The Board agreed that a critical component in creating a vital urban environment that fosters human interaction was the porosity of the street edge. The board noted that extensive glazing could contribute to this but citing several unsuccessful recent examples, agreed that multiple additional entrances could likely be required along this extensive street front.

RESPONSE:

In response to community and EDG board comments, there are now 4 doors and 3 walk-up counters on the Queen Anne frontage to provide multiple opportunities for pedestrian and shopper interaction with the retail uses along the sidewalks.



RES. LOBBY GROCER ENTRANCE FLORAL KIOSK FLORAL WINDOW + GROCER ENTRANCE STARBUCKS SEATING STARBUCKS ORDER GROCER ENTRANCE + BUS STOP MAIN GROCER ENTRANCE + DELI + PLAZA



APPENDIX 2 - EDG RESPONSE 4C - INDIVIDUAL STOREFRONTS WITH DIVERSITY & SCALE - QUEEN ANNE FRONTAGE CONTEXT

4b Individual storefronts with diversity and scale - The Board noted that the particular requirements of any proposed use of prospective tenant are outside Guideline criteria (and their expertise) and agreed that the street edge must be programmed and configured to meet the spirit of the Design Guidelines, particularly those for the Upper Queen Anne Neighborhood that call for individual storefronts with a diversity of scale and appearances. (PL3-I.ii, PL2-II)

RESPONSE:

The applicant looked to the existing context and Queen Anne Design Guideline CS3-II.i Architectural Context to inform the Queen Anne Street level character development for this building. The design team studied the existing Queen Anne Ave context for cues on bay size, glazing, materials, canopy expression and signage expression. The proposed design reflects the individual storefronts at varying scales as recommended by QA Design Guidelines CS3-II.i, PL3-I.ii and PL2-II. The following pages show the studies and proposed architectural response at a fine-grain level as recommended by the Design Guidelines.



1- Queen Anne Ave looking west
Across from Site



2- Queen Anne Ave looking west
North of site



3-Boston St. looking north
Across from site

APPENDIX 2 - EDG RESPONSE 4C - NEIGHBORHOOD COMMERCIAL FACADE STUDY

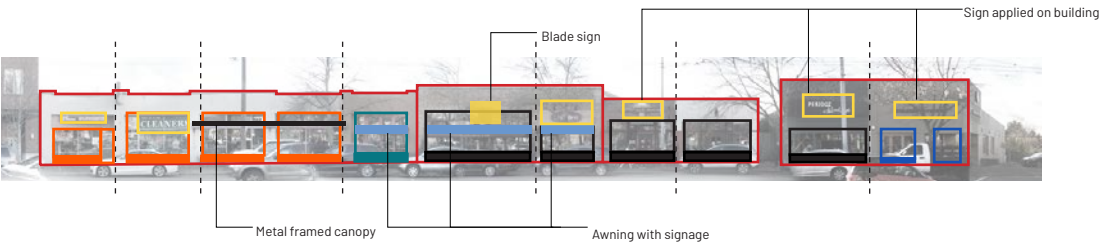
Bays + Retail Spaces + Parapet Heights



Material + Color Variation



Canopy + Signage Variation



Bays + Retail Spaces + Parapet Heights



Material + Color Variation



Canopy + Signage Variation



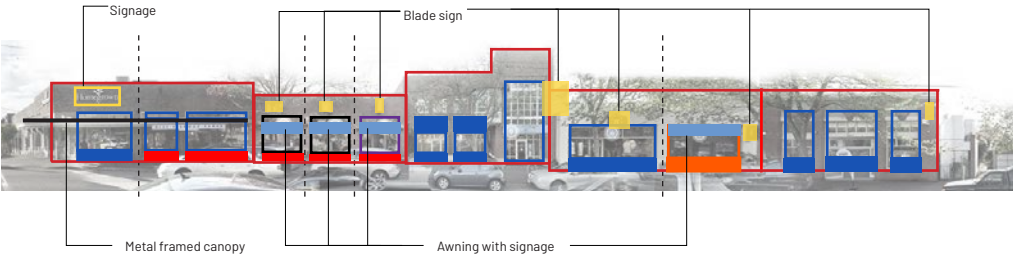
Bays + Retail Spaces + Parapet Heights



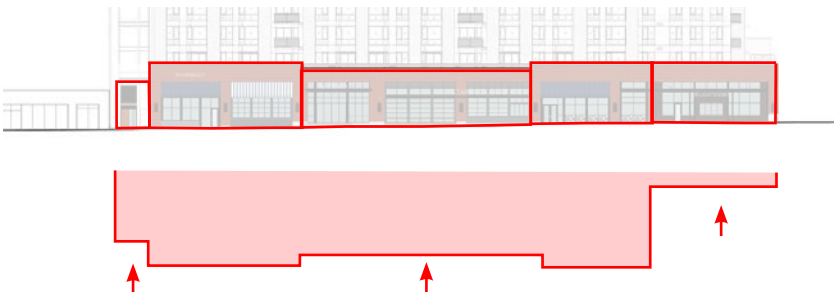
Material + Color Variation



Canopy + Signage Variation



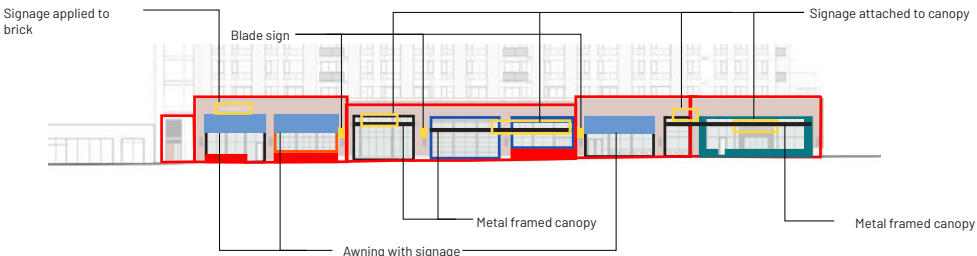
Bays + Retail Spaces + Parapet Heights



Material + Color Variation



Canopy + Signage Variation



APPENDIX 2 - EDG RESPONSE 4C - SECTION THROUGH FLORAL KIOSK



APPENDIX 2 - EDG RESPONSE 4C - QUEEN ANNE RESIDENTIAL LOBBY ENTRY

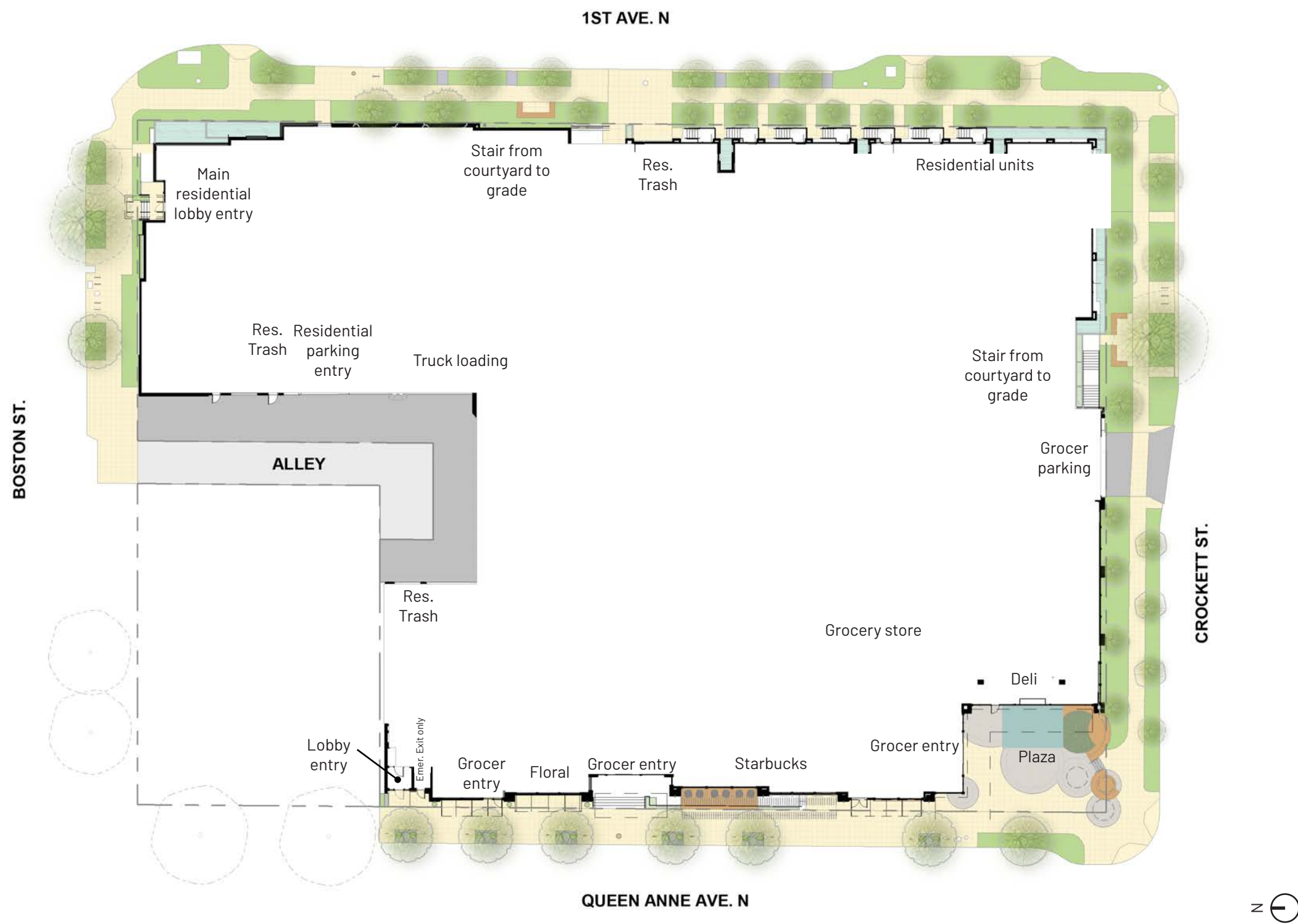


Building C lobby entry is set back from the street to introduce a break at the facade, and strengthen the change of use from commercial use to residential lobby entry. The ground level massing at the lobby relates to the adjacent existing building scale and is developed as an infill building along the streetfront. The canopy and wood door creates a sense of arrival for the residents. This lobby will function as a convenience lobby for the Building C residents. The main lobby on Building A will include mail, leasing offices and other resident amenities. The lobby will be clad with a light-colored Equitone panel that ties the lobby to the upper residential floors. An infill panel in Citadel contrasts with the Equitone to give the lobby a clean, simple look.

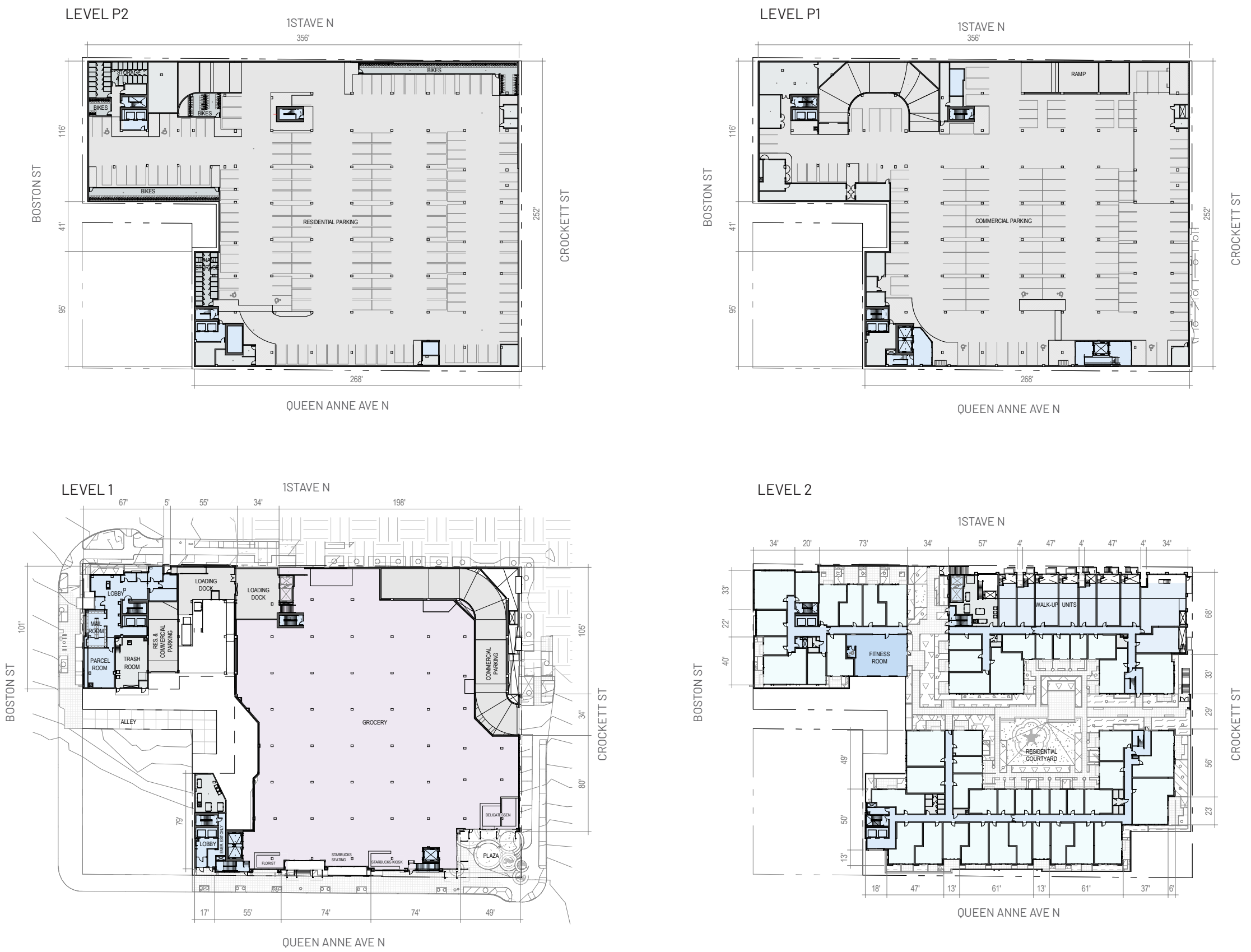
The lobby design responds to the following QA design guidelines:

- (1) CS3 Streetscape Improvement to enhance pedestrian experience and streetscape compatibility
- (2) DC2 - Human Scale at the pedestrian level
- (3) DC4 Exterior Elements & Finishes - High-quality cladding materials

APPENDIX 2 - SITE PLAN



APPENDIX 2 - BUILDING PLANS



APPENDIX 2 - BUILDING PLANS

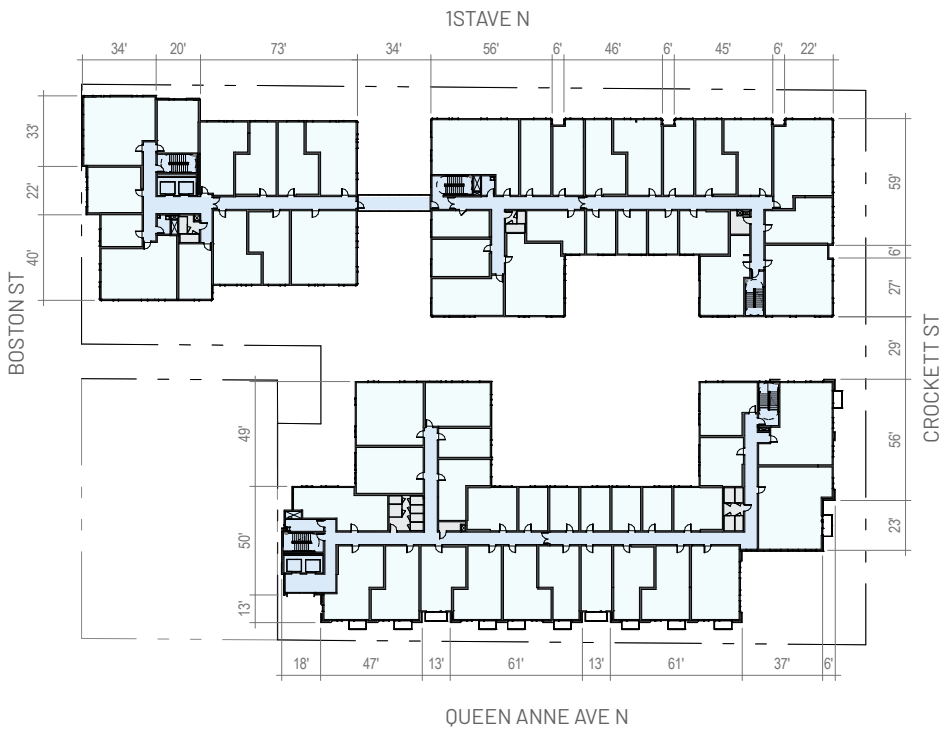
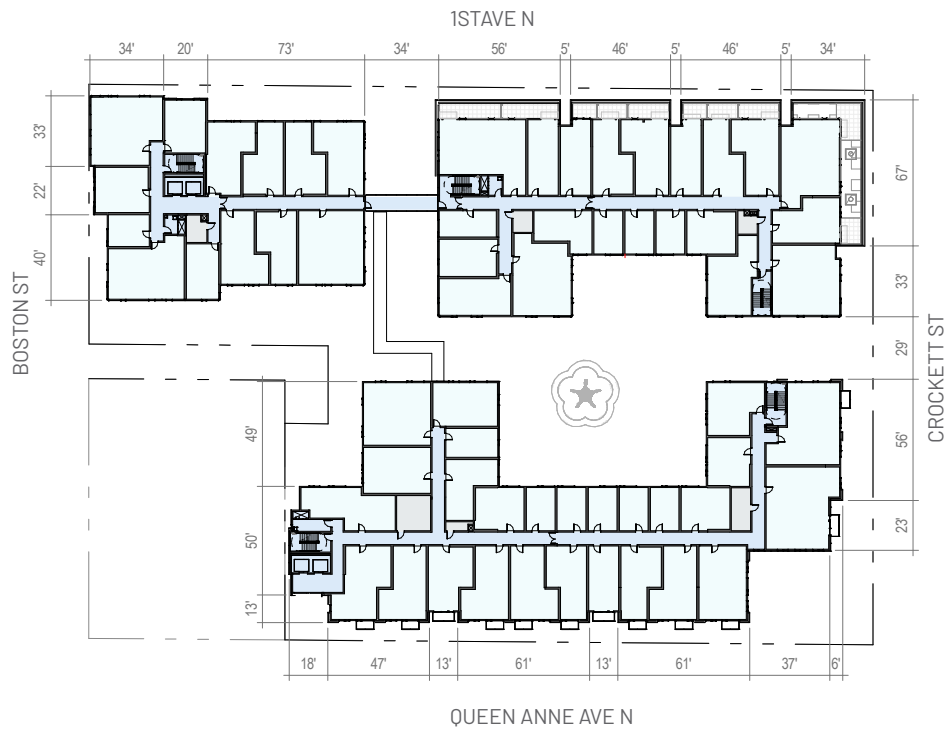
LEVEL 3

LEVEL 4-5

FLOOR PLANS

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

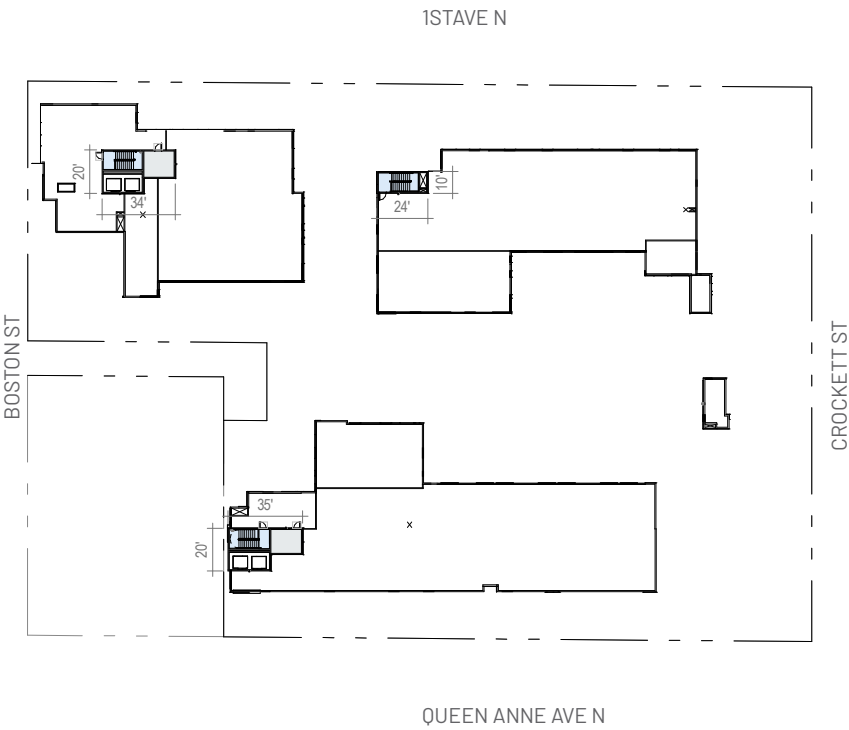
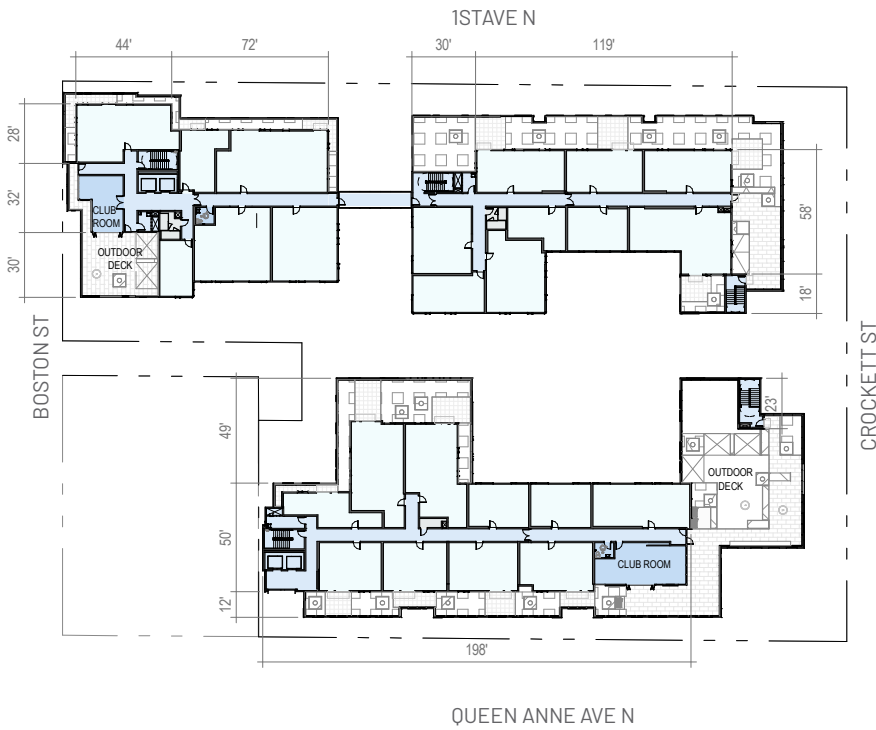
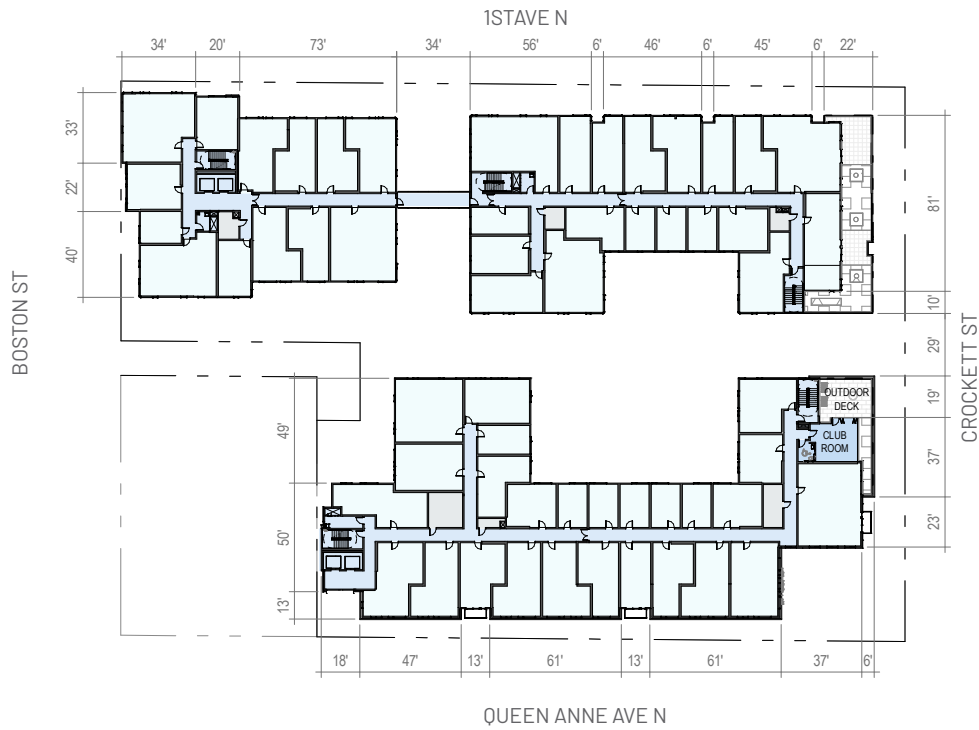
Scale: 1" = 80'



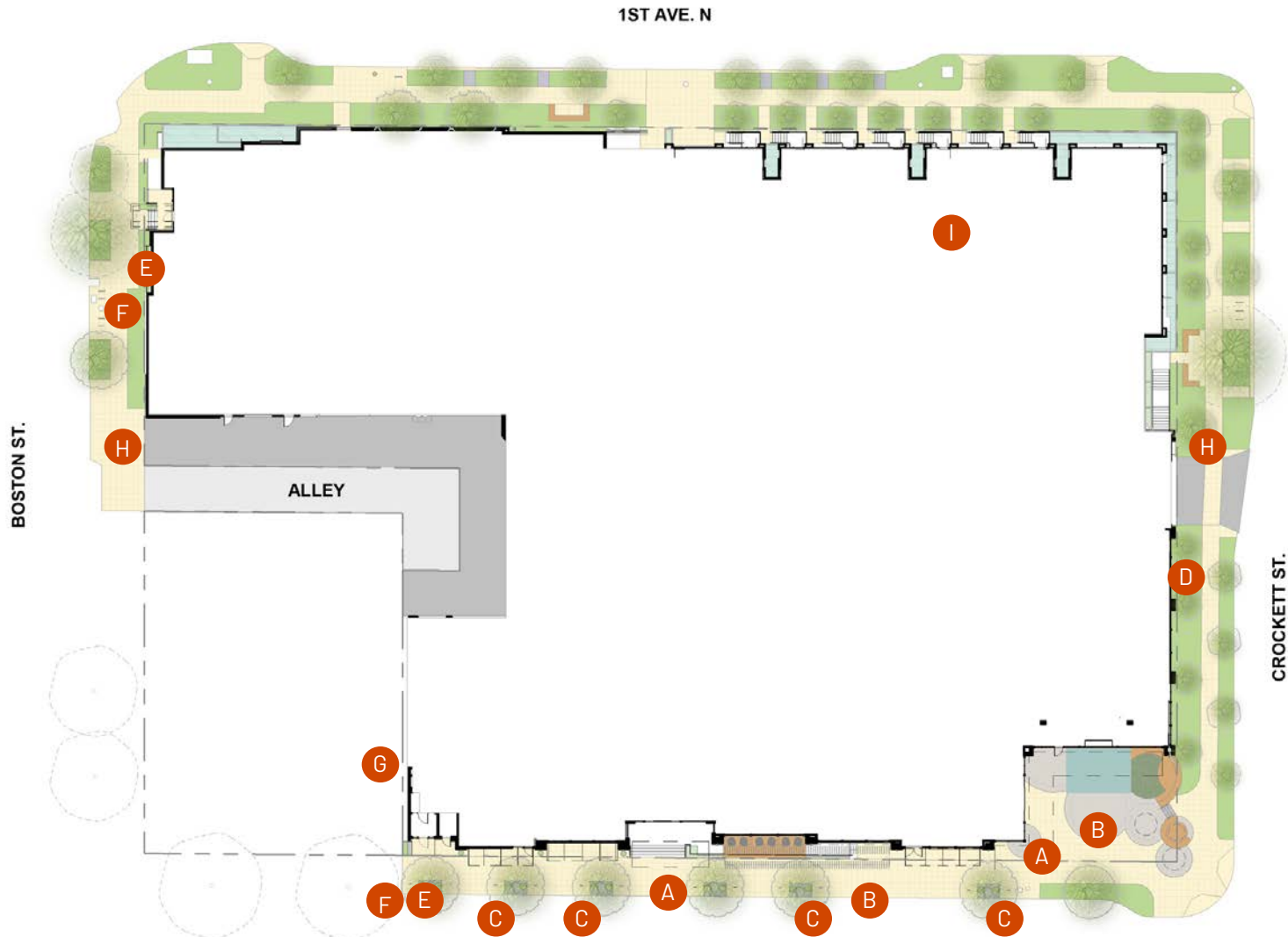
LEVEL 6

LEVEL 7

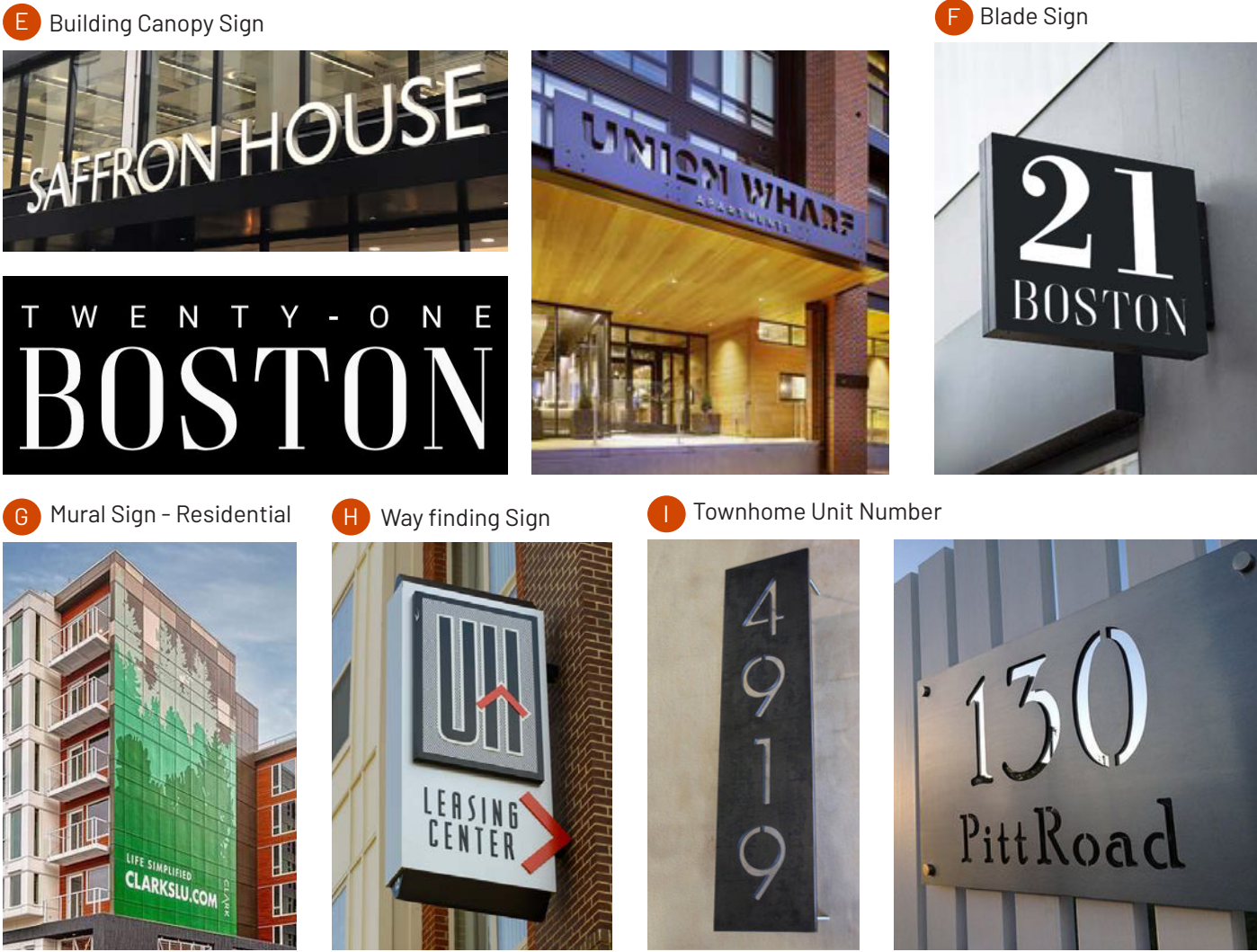
LEVEL ROOF



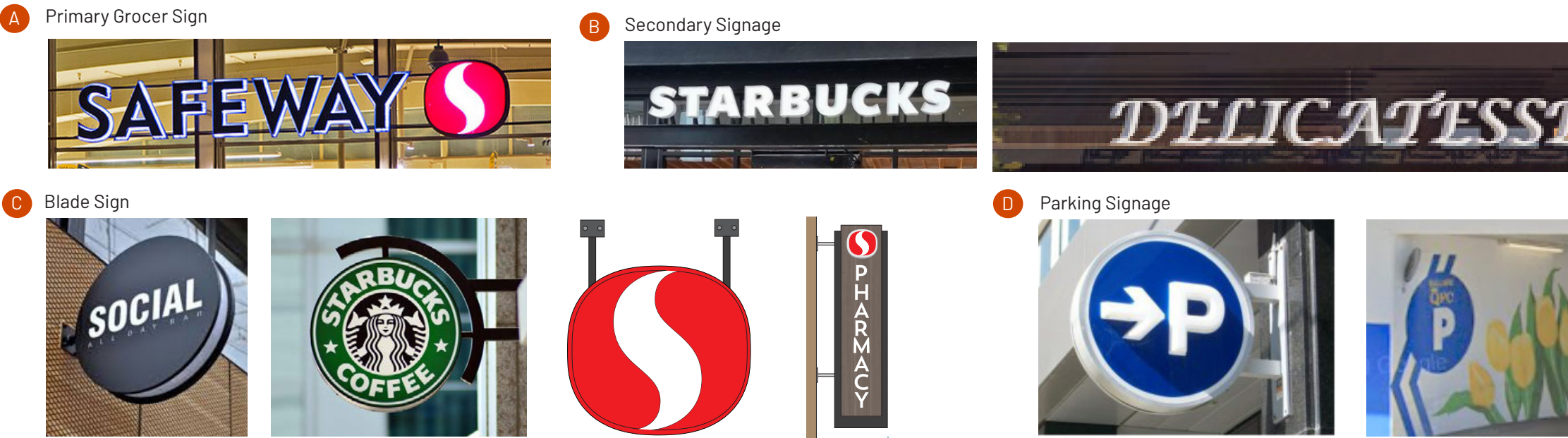
APPENDIX 2 - CONCEPTUAL SIGNAGE PLAN



RESIDENTIAL SIGNAGE



RETAIL SIGNAGE



APPENDIX 2 - CONCEPTUAL LIGHTING PLAN



LIGHT FIXTURES

A Recessed Linear Light



B Recessed Down Light



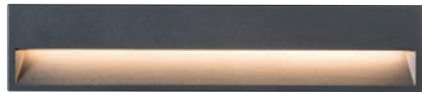
C Wall Sconce - down/up



D Wall Sconce - Commercial



E Step & planter wall Light



F Landscape Uplight



G Bocci Light



H In Pavement Light

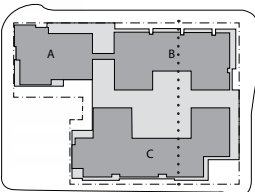
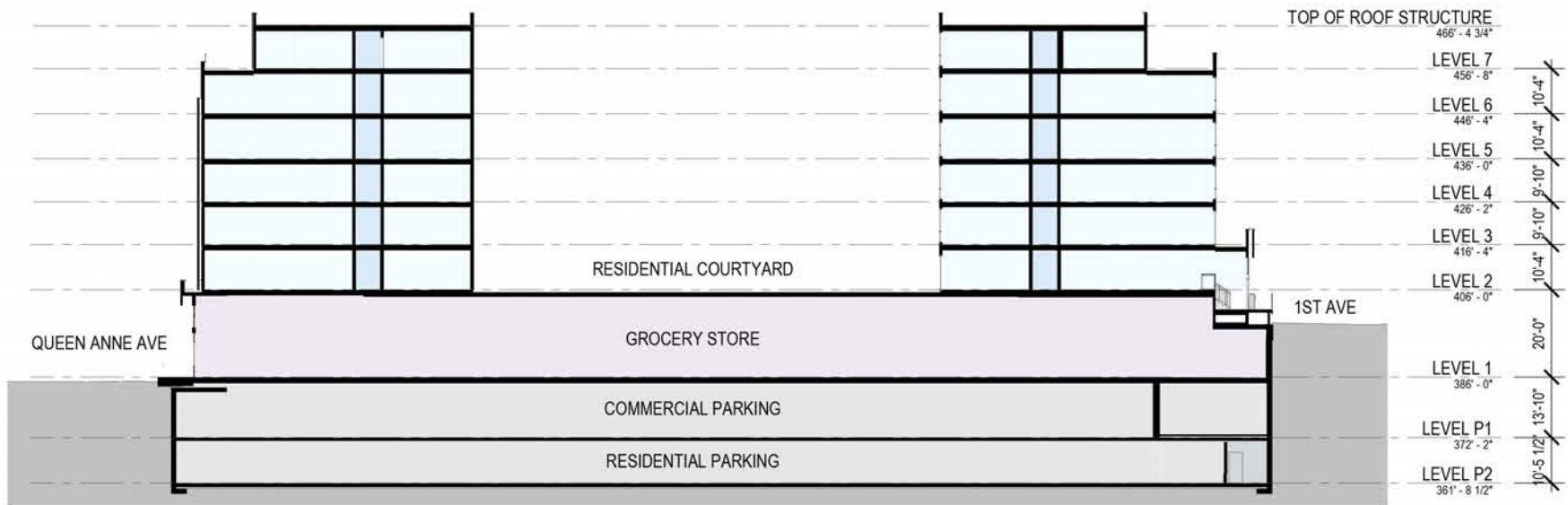
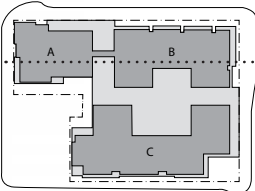
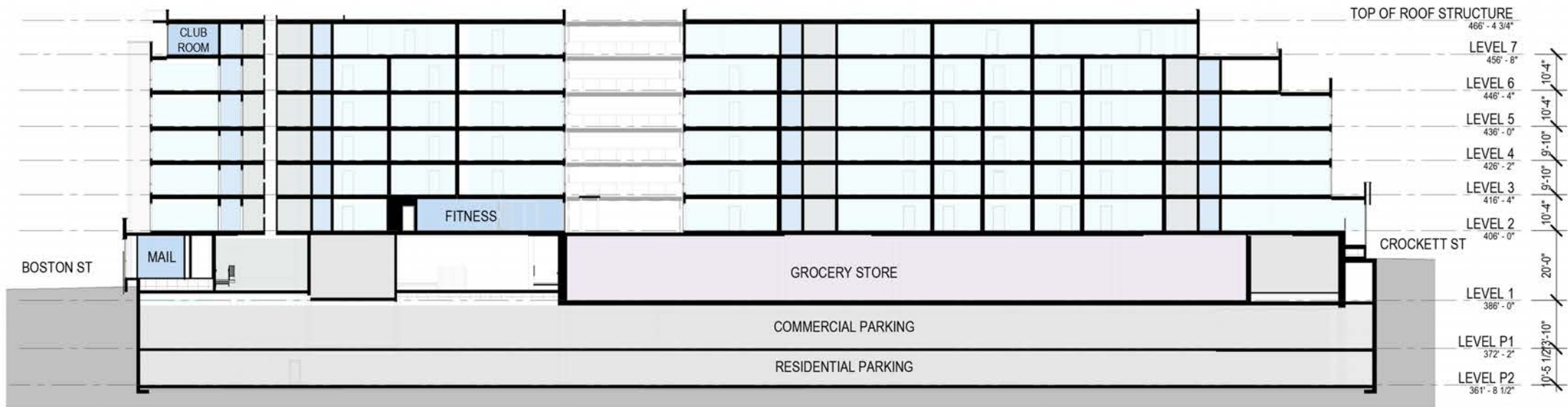


I Catenary light

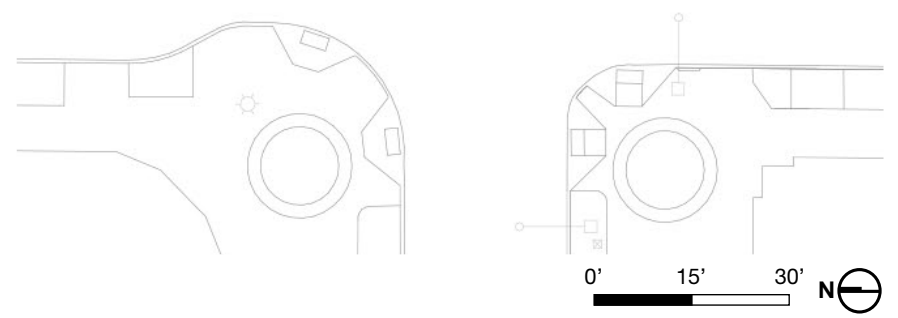
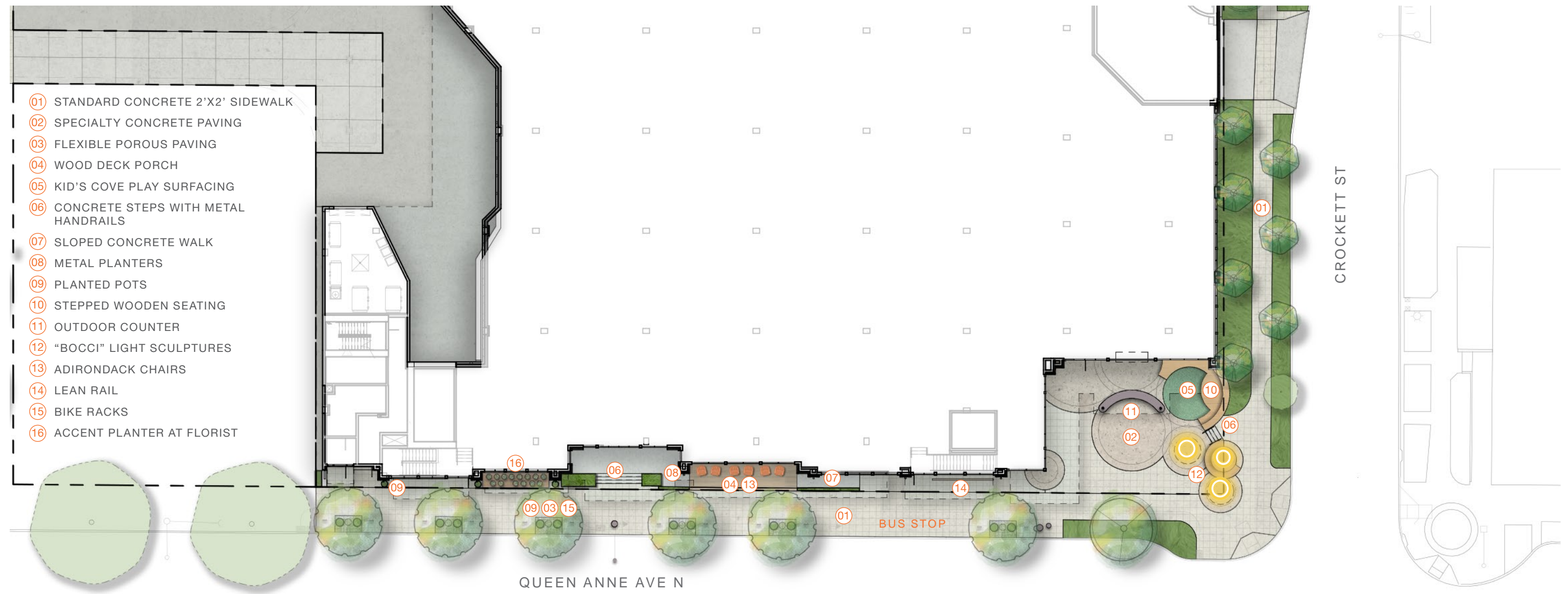


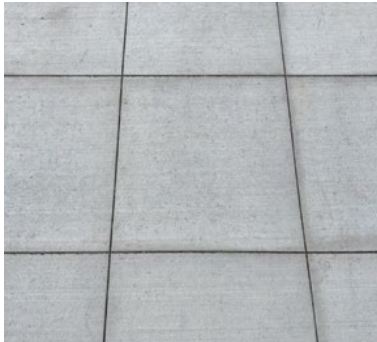
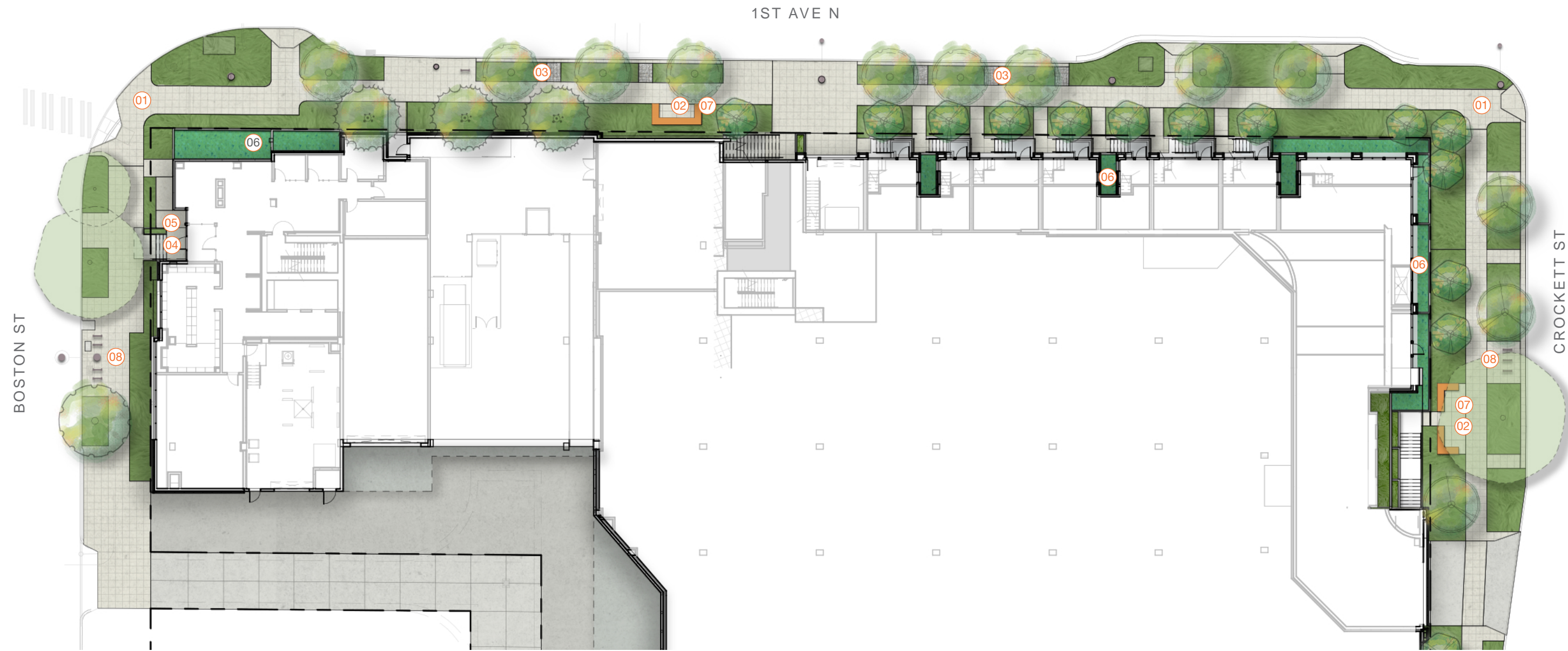
Night Rendering - View from Southwest Corner

APPENDIX 2 - BUILDING SECTIONS



APPENDIX 2 - LANDSCAPE PLAN - AT GRADE

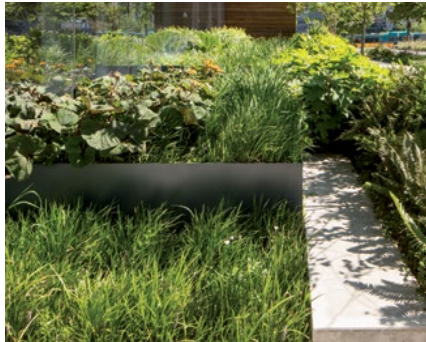




2X2 CONCRETE SIDEWALK



FLEXIBLE POROUS PAVING



BIORETENTION PLANTERS



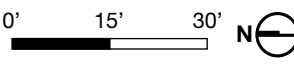
BIKE RACKS



WOOD BENCHES

- 01 STANDARD CONCRETE 2'X2' SIDEWALK
- 02 SPECIALTY CONCRETE PAVING
- 03 FLEXIBLE POROUS PAVING
- 04 CONCRETE STEPS WITH METAL HANDRAILS
- 05 METAL PLANTER

- 06 BIORETENTION PLANTERS
- 07 WOOD BENCHES
- 08 BIKE RACKS



APPENDIX 2 - LANDSCAPE PLAN - AT GRADE



SYNTHETIC LAWN



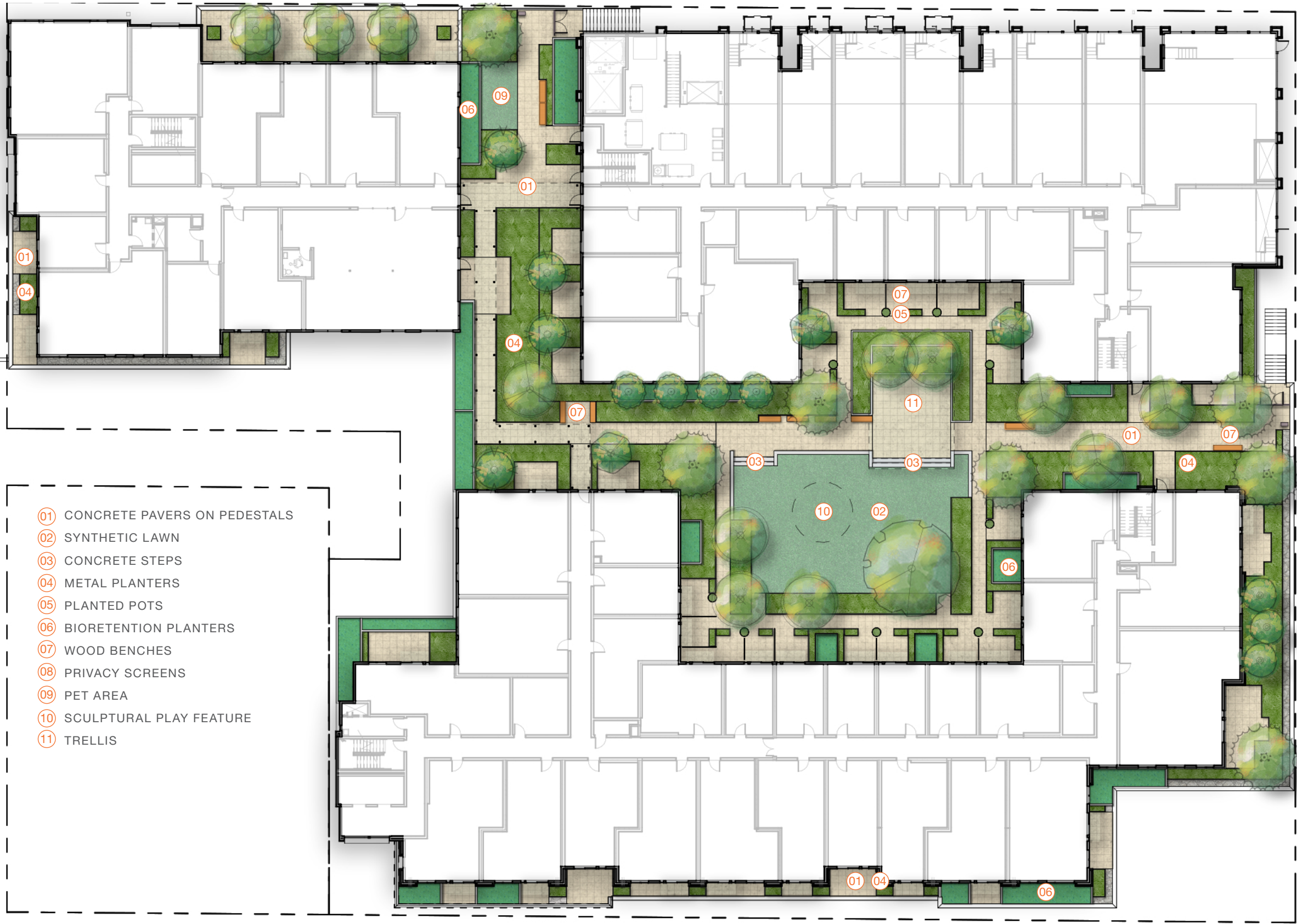
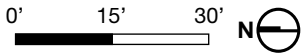
METAL PLANTERS



WOOD BENCHES



TRELLIS



APPENDIX 2 - LANDSCAPE PLAN - ROOF LEVEL 8



CONCRETE PAVERS ON PEDESTALS



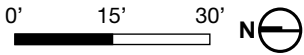
WOOD PAVERS ON PEDESTALS



GAS FIRE PIT



COUNTERTOP TABLE



APPENDIX 2 - PLANTING PALETTE

REPRESENTATIVE PLANTING - PICTURE PERFECT QUEEN ANNE / GARDEN WALK



Carex divulsa
European grey sedge



Prunus laurocerasus 'Mount Vernon'
Mount Vernon English Laurel



Salvia x sylvestris 'May Night'
May Night sage



Rosa x 'NOA168098F'
Flower Carpet Pink Supreme rose



Miscanthus sinensis 'Morning Light'



Lavandula angustifolia
English lavender



Hemerocallis x 'Little Grapette'
Little Grapette dwarf daylily



Rubus pentalobus
Creeping bramble



Dryopteris erythrosora 'Brilliance'
Autumn Fern



Hosta x 'Guacamole'
Guacamole Hosta



Anemone x hybrida 'Honorine Jobert'
Windflower



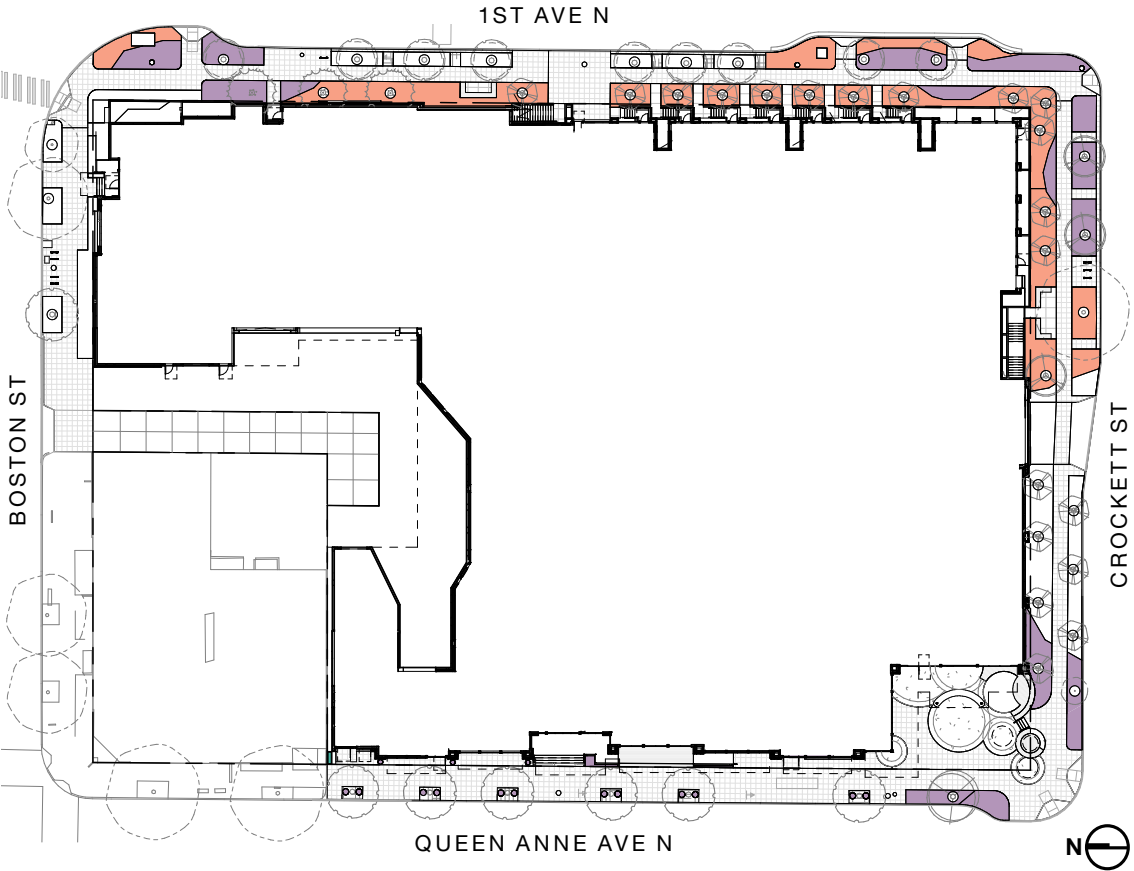
Sarcococca ruscifolia
Fragrant sweetbox



Viburnum davidii
David viburnum



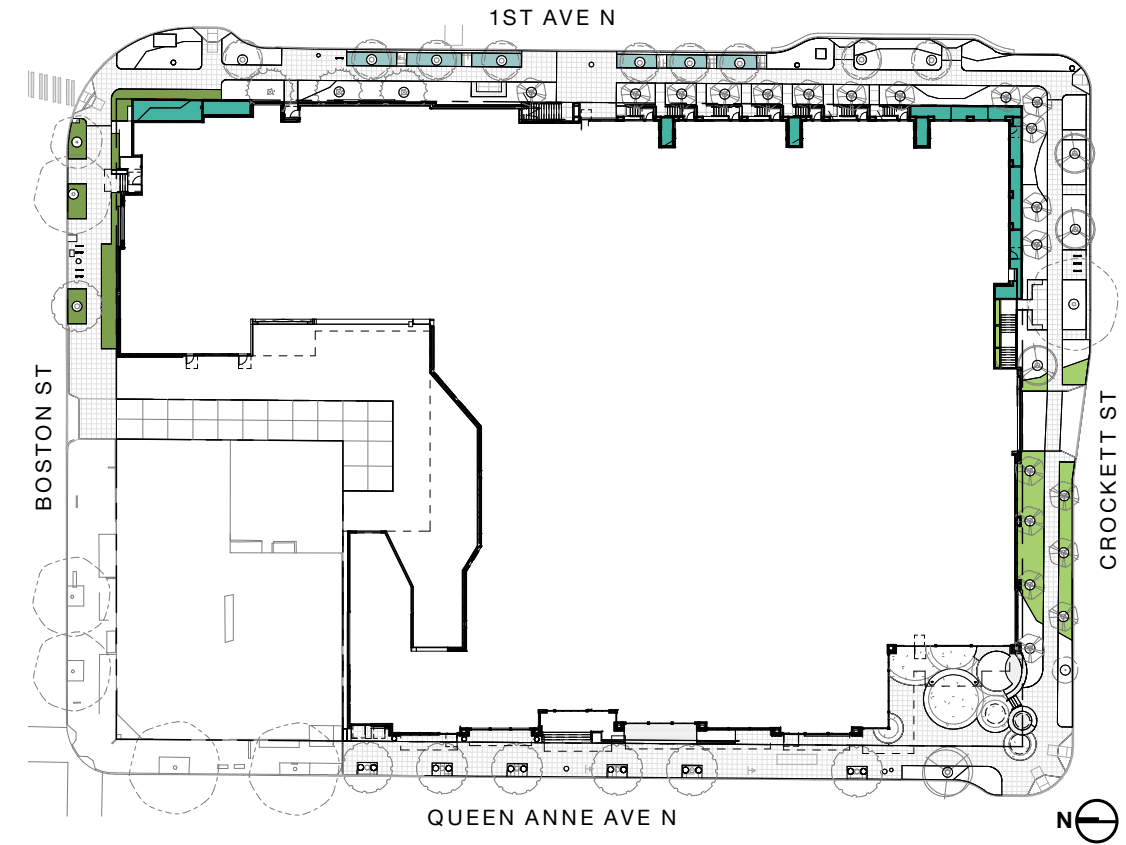
Itea virginica 'Little Henry'
Little Henry sweetspire



APPENDIX 2 - PLANTING PALETTE

REPRESENTATIVE PLANTING - HARDY STREETSCAPE & BIORETENTION

<div>FIELD</div> A close-up photograph of a soft shield fern with vibrant green, feathery fronds. <p>Polystichum setiferum Soft shield fern</p>	<div>FIELD</div> A photograph of a deer fern with bright green, finely divided fronds. <p>Blechnum spicant Deer fern</p>	<div>FIELD</div> A photograph of an Elk's Blue rush with tall, thin, blue-green blades and small orange flowers. <p>Juncus patens 'Elk's Blue' Elk's Blue rush</p>	<div>FIELD</div> A photograph of a golden variegated sweet flag with long, narrow, yellow-green leaves. <p>Acorus gramineus 'Ogon' Golden variegated sweet flag</p>
<div>STRUCTURE</div> A photograph of an Arctic Fire dogwood with bright red, upright stems. <p>Cornus sericea 'Farrow' Arctic Fire dogwood</p>	<div>STRUCTURE</div> A photograph of a flowering currant with clusters of small pink flowers and green leaves. <p>Ribes sanguineum Flowering currant</p>	<div>ACCENT</div> A photograph of a Gull's Wing Siberian iris with white and yellow flowers. <p>Iris siberica 'Gull's Wing' Gull's Wing Siberian iris</p>	<div>ACCENT</div> A photograph of a Little Grapette dwarf daylily with purple and yellow flowers. <p>Hemerocallis x 'Little Grapette' Little Grapette dwarf daylily</p>
<div>FIELD</div> A photograph of a spreading lilyturf with long, narrow green leaves and purple flower spikes. <p>Liriope spicata Spreading lilyturf</p>	<div>STRUCTURE</div> A photograph of a Limelight panicle hydrangea with large, rounded, light green flower clusters. <p>Hydrangea paniculata 'Limelight' Limelight panicle hydrangea</p>	<div>FIELD</div> A photograph of a Mount Vernon English Laurel with dense, dark green, glossy leaves. <p>Prunus laurocerasus 'Mount Vernon' Mount Vernon English Laurel</p>	<div>STRUCTURE</div> A photograph of a Soft Caress Mahonia with long, narrow green leaves and yellow flower spikes. <p>Mahonia eurybracteata Soft Caress Mahonia</p>
<div>ACCENT</div> A photograph of a Globemaster allium with large, round, purple flower heads. <p>Allium 'Globemaster' Globemaster allium</p>	<div>ACCENT</div> A photograph of a White Kaffir lily with long, narrow green leaves and white star-shaped flowers. <p>Schizostylis coccinea 'Alba' White Kaffir lily</p>	<div>FIELD</div> A photograph of a creeping bramble with large, rounded, green leaves. <p>Rubus calcynoides Creeping bramble</p>	<div>FIELD</div> A photograph of a Big Blue lilyturf with long, narrow green leaves and purple flower spikes. <p>Liriope 'Big Blue' Big Blue lilyturf</p>



APPENDIX 2 - PLANTING PALETTE

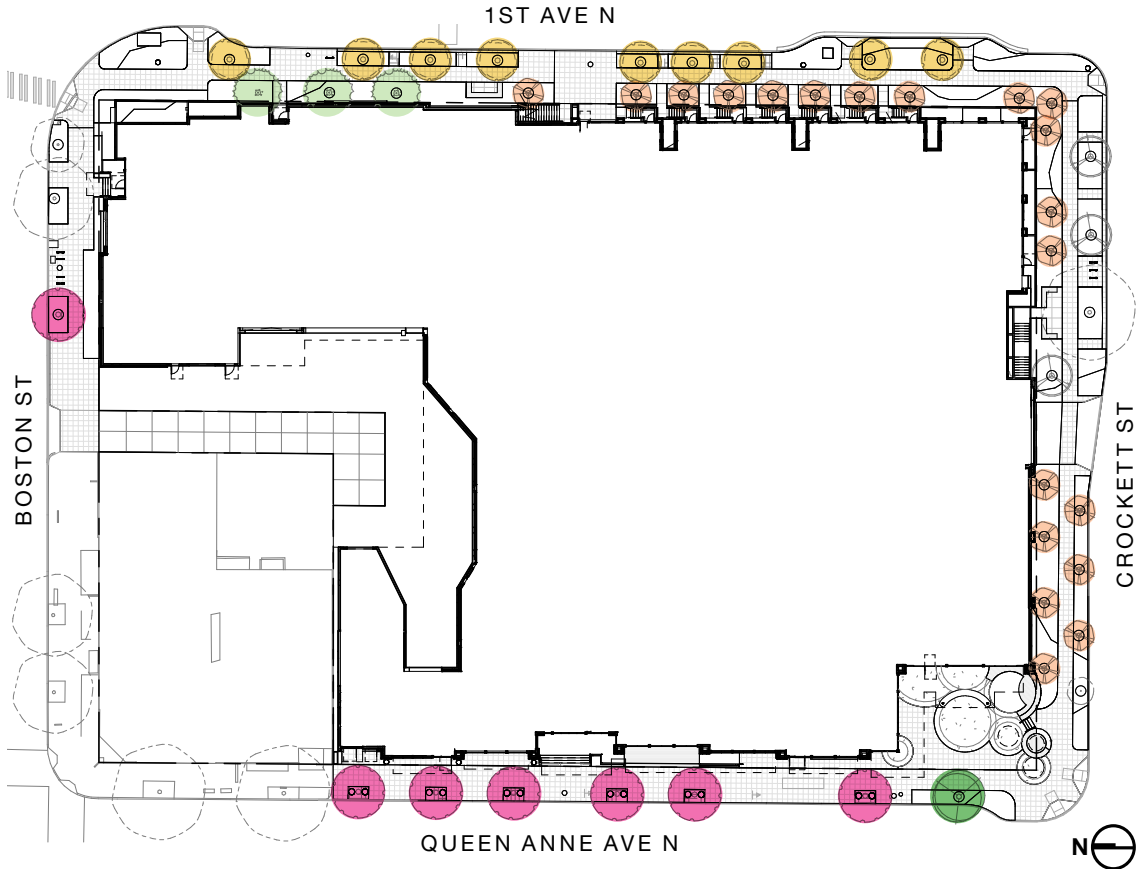
REPRESENTATIVE PLANTING - STREET TREES



Cercidiphyllum japonicum
Katsura



Cornus x 'KN30-8'
Venus dogwood



Acer truncatum x A. platanoides
Pacific sunset maple



Halesia carolina 'Rosy Ridge'
Rosy Ridge silverbell



Ulmus 'Frontier'
Frontier elm



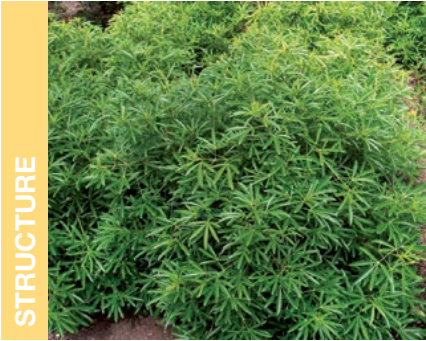
Styrax japonica
Japanese snowbell

APPENDIX 2 - PLANTING PALETTE

REPRESENTATIVE PLANTING - PODIUM - COURTYARD COMMON SPACE



Liriope spicata
Lilyturf



Choisya ternata 'Sundance'
Sundance Mexican orange



Rosa x 'Noaschnee'
Flower Carpet White Rose



Allium 'Globemaster'
Globemaster allium



Prunus laurocerasus 'Mount Vernon'
Mount Vernon English Laurel



Lonicera pileata "Moss Green"
Moss Green privet honeysuckle



Acanthus mollis
Bear's breeches



Hosta 'Guacamole'
Guacamole hosta



Aquilegia vulgaris 'Clementine Rose'
Clementine Rose columbine



Hydrangea quercifolia 'Snow Queen'
Snow Queen oakleaf hydrangea



Fragaria chiloensis
Beach strawberry



Muhlenbergia capillaris 'White Cloud'
White Cloud muhly grass



Polystichum setiferum
Soft shield fern



Juncus patens 'Elk's Blue'
Elk's Blue rush



Sarcococca ruscifolia
Fragrant sweetbox



Fatsia japonica
Japanese aralia



Echinacea purpurea 'Magnus'
Magnus coneflower



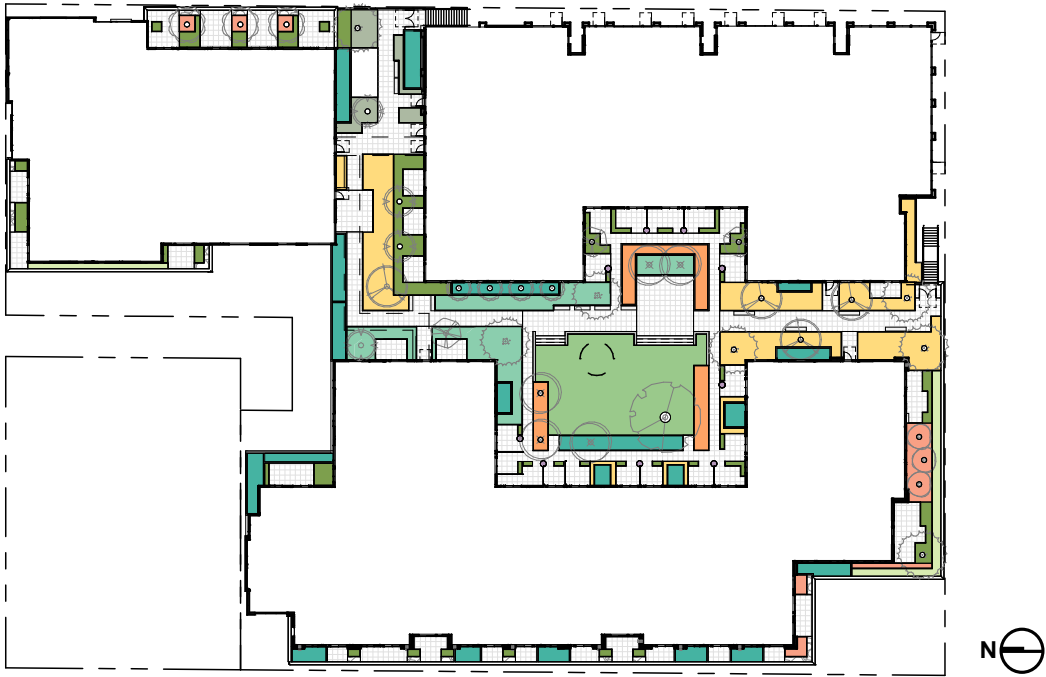
Schizostylis coccinea 'Alba'
White Kaffir lily



Gunnera manicata
Giant rhubarb

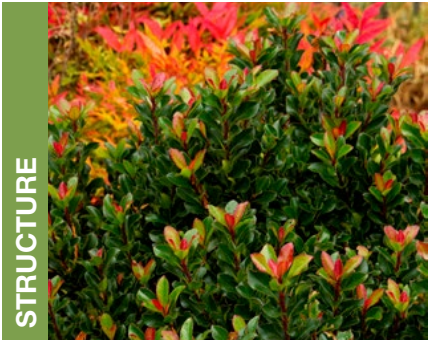


Iris siberica 'Gull's Wing'
Gull's Wing Siberian iris



APPENDIX 2 - PLANTING PALETTE

REPRESENTATIVE PLANTING - ROOF LEVELS



Raphiolepis umbellata 'minor'
Dwarf Yeddo hawthorn



Sedum spectabile 'Hot Stuff'
Hot Stuff stonecrop



Rubus calcynoides
Creeping bramble



Bergenia 'Bressingham White'
Bressingham White heartleaf bergenia



Schizostylis coccinea 'Alba'
White Kaffir lily



Carex divulsa
Berkeley sedge



Aquilegia vulgaris 'Clemintine Rose'
Clemintine Rose columbine



Muhlenbergia capillaris 'White Cloud'
White Cloud muhly grass



Echinacea purpurea 'Magnus'
Magnus coneflower



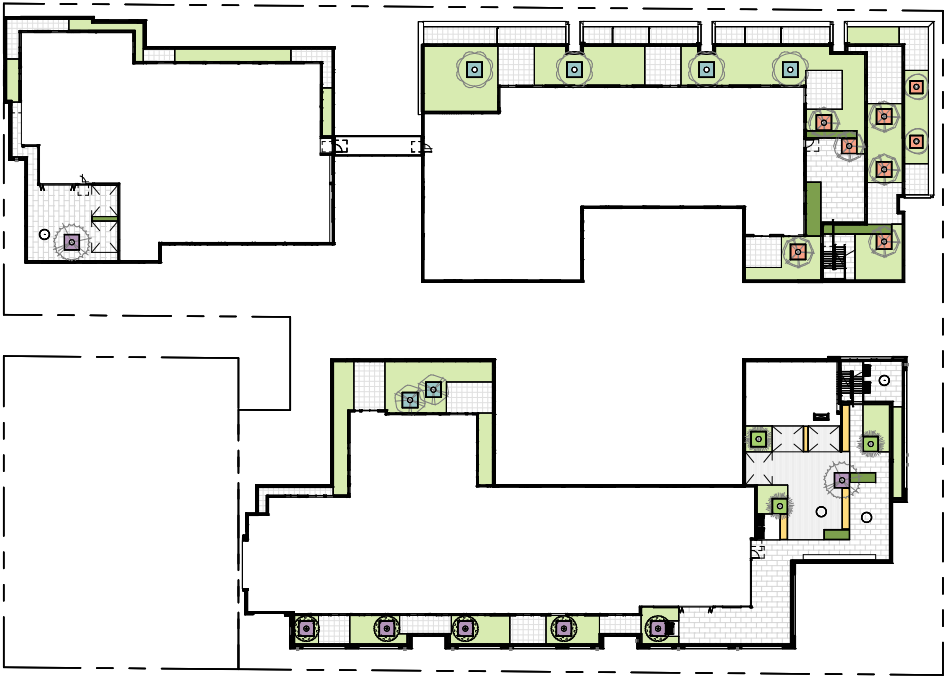
Extensive Green Roof
Sedum spp.



Liriope muscari 'Royal Purple'
Royal Purple lilyturf



Anemone x hybrida 'Honorine Jobert'
Windflower



Acer palmatum
Japanese maple



Lagerstroemia indica 'Seminole'
Seminole crape myrtle

06 APPENDIX 3- COMPARISON OF DRB1 RENDERINGS TO DRB2

DRB-1



DRB-1



DRB-2 OPTION 1



DRB-2 OPTION 1



DRB-2 OPTION 2



DRB-2 OPTION 2



DRB-1



DRB-1



DRB-2 OPTION 1



DRB-2 OPTION 1



DRB-2 OPTION 2



DRB-2 OPTION 2



DRB-1



DRB-2



-Added shadow lines around the vertical window groupings at the main bay using 2" metal fins.

-Added texture and grain to the M3 metal material by changing flat panel to Nu-Wave metal.

DRB-1



DRB-2



-Added shadow lines around the vertical window groupings with 1" metal fins.

-Add texture and grain to the M3 metal material by changing flat panel to Nu-Wave metal.