

# Magnolia Safeway Recommendation Meeting

Site: 2550 32<sup>nd</sup>  
Avenue W



**BUMGARDNER**  
architecture • planning • interiors



Developer | Security Properties  
Landscape Architect | Communita Atelier

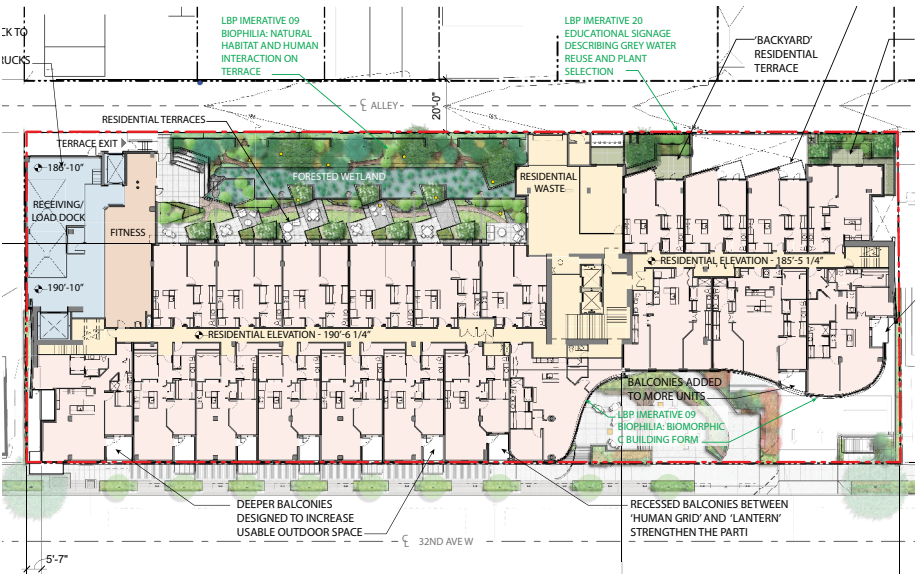
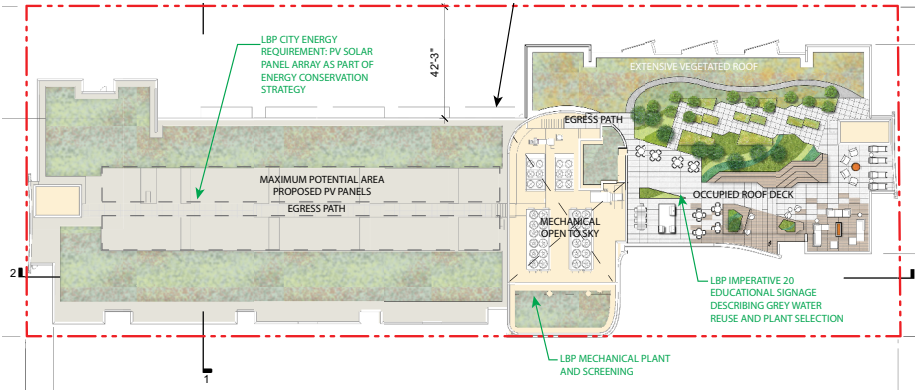
Architect | Bumgardner  
MEP/Living Building | Rushing

SDCI Number: 3034353-LU  
05.26.2021



# Development Objective

Raise the bar for urban redevelopment with a precedent setting Living Building containing light filled energy efficient homes over a state of the art community-focused grocery store.



## Project Statistics

| Totals     |                    |
|------------|--------------------|
| 41,183 sf  | Site Area          |
| 29,500 sf  | Retail (Safeway)   |
| 133 Units  | Housing            |
| 233 Stalls | Automobile Parking |
| 171 Spaces | Bicycle Parking    |



Developer and Architect Team Experience:  
Community-Focused Grocery Stores with Housing Above

**Angeline / PCC Grocery**  
Columbia City



Quality Growth Alliance Recognition

**On the Park / QFC**  
Ballard



UJ Jack Kemp Models of Excellence Award

**Epicenter / PCC**  
Fremont



National Home Builders Association Grand Award



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CONTEXT



# Context

## Livability Map



human grid



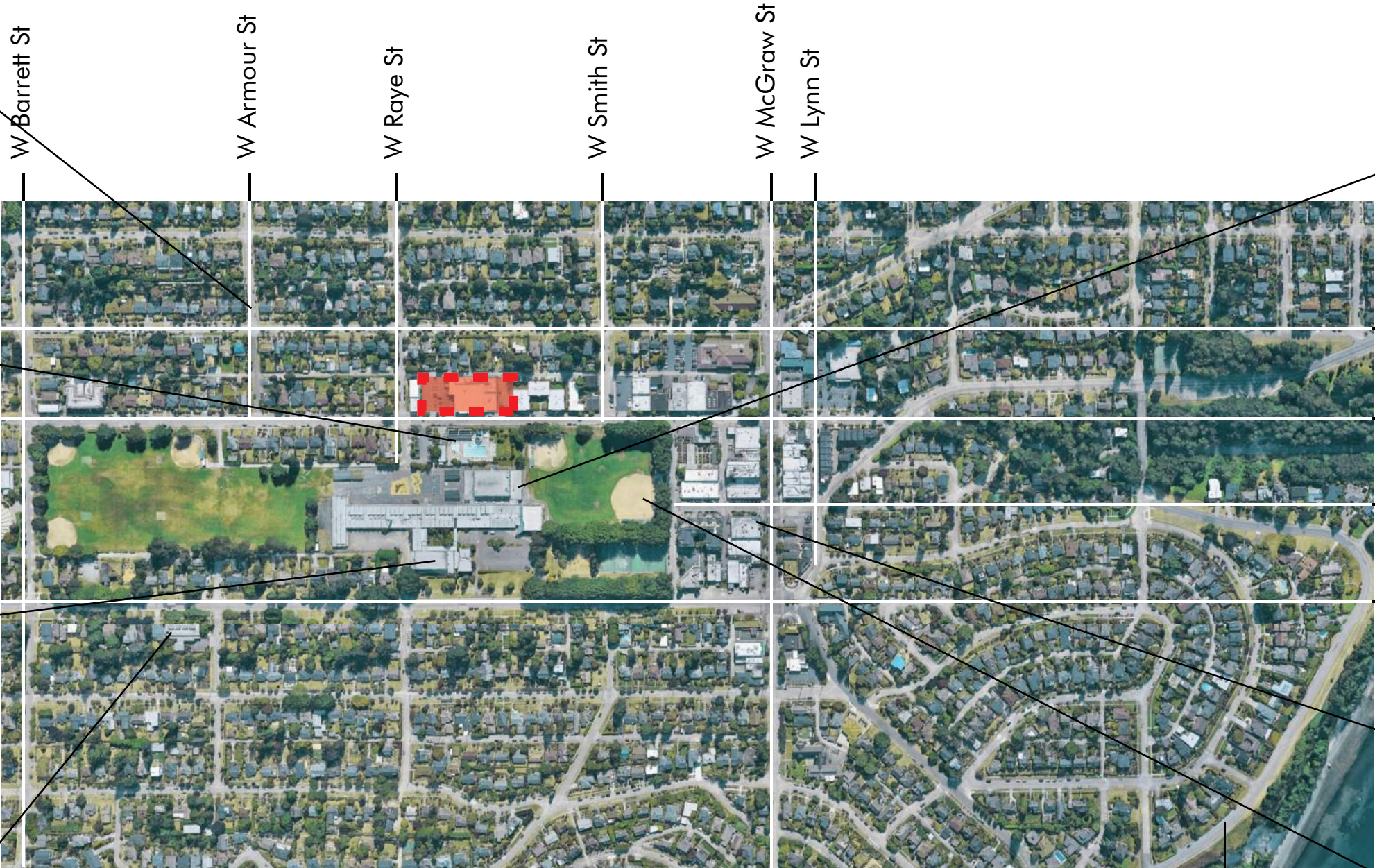
mounger pool



magnolia comm. center



magnolia library



blaine school district

31<sup>st</sup> Ave W

32<sup>nd</sup> Ave W

33<sup>rd</sup> Ave W

34<sup>th</sup> Ave W



commercial district



nature's curves



magnolia playfield



Context  
Human + Nature

3-story  
apartment



1-story 1955 grocery



2-story  
apartment



W Raye



Magnificent park trees across 32nd



Families stock up at the store on their way to the pool



The park across 32nd links Albertsons to the Village

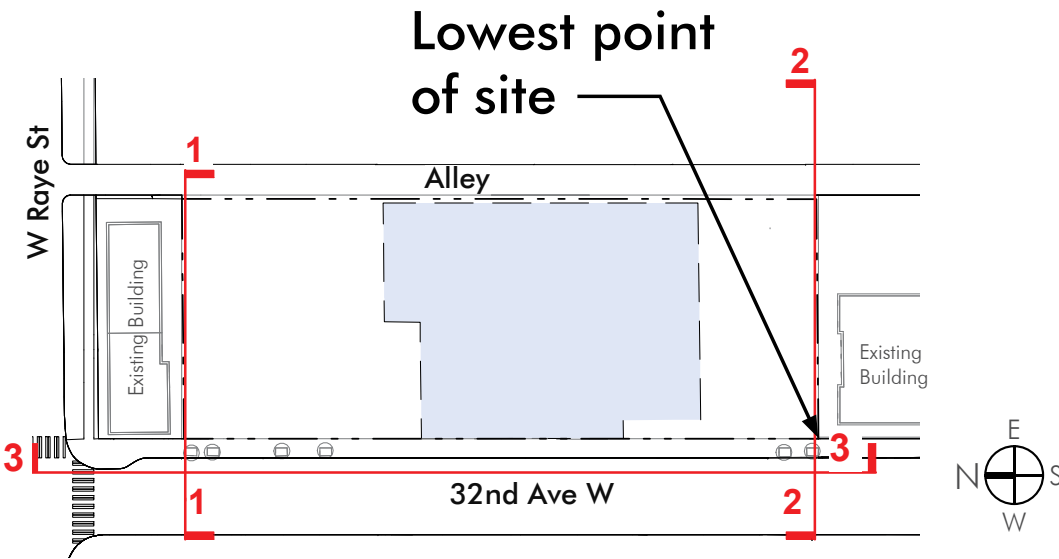
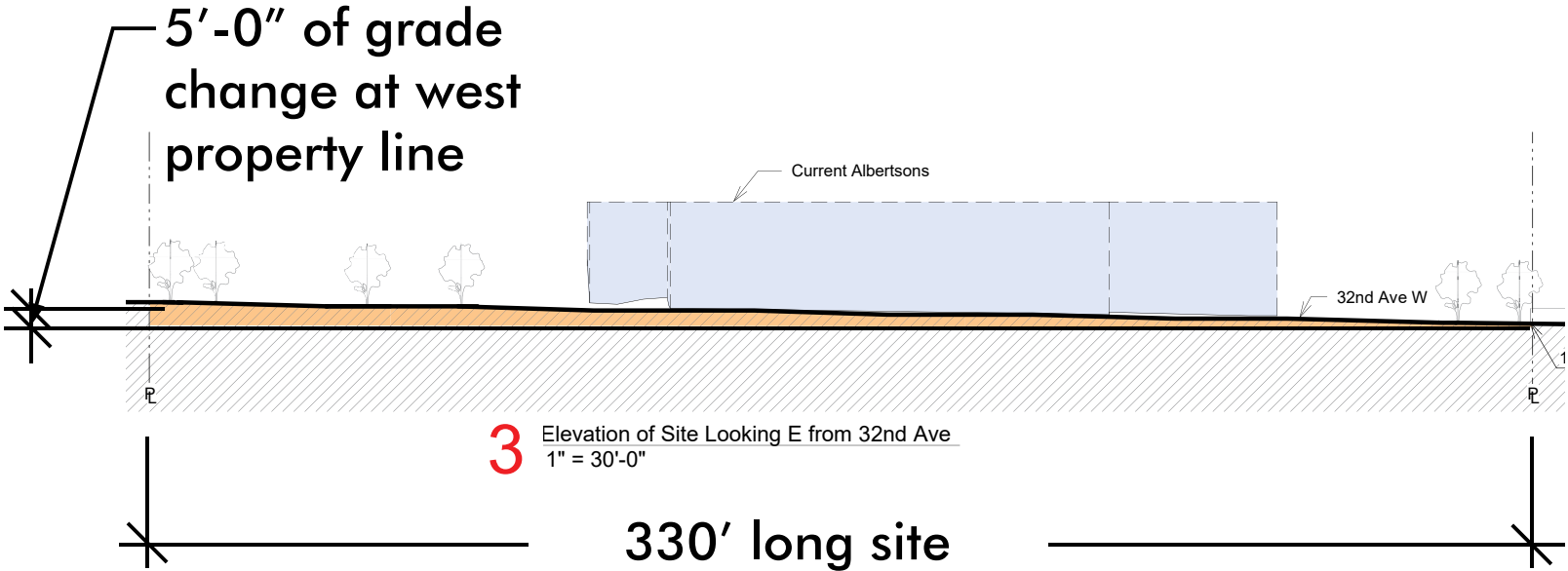
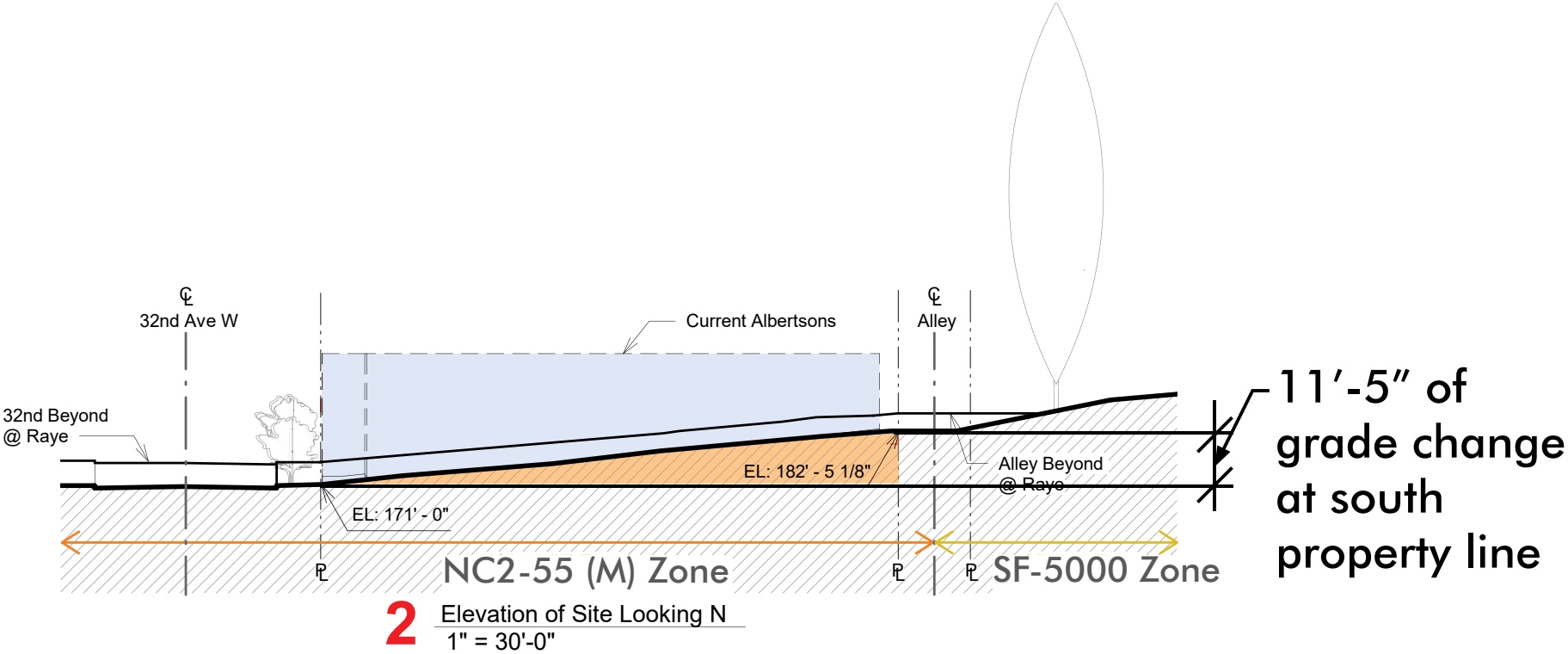
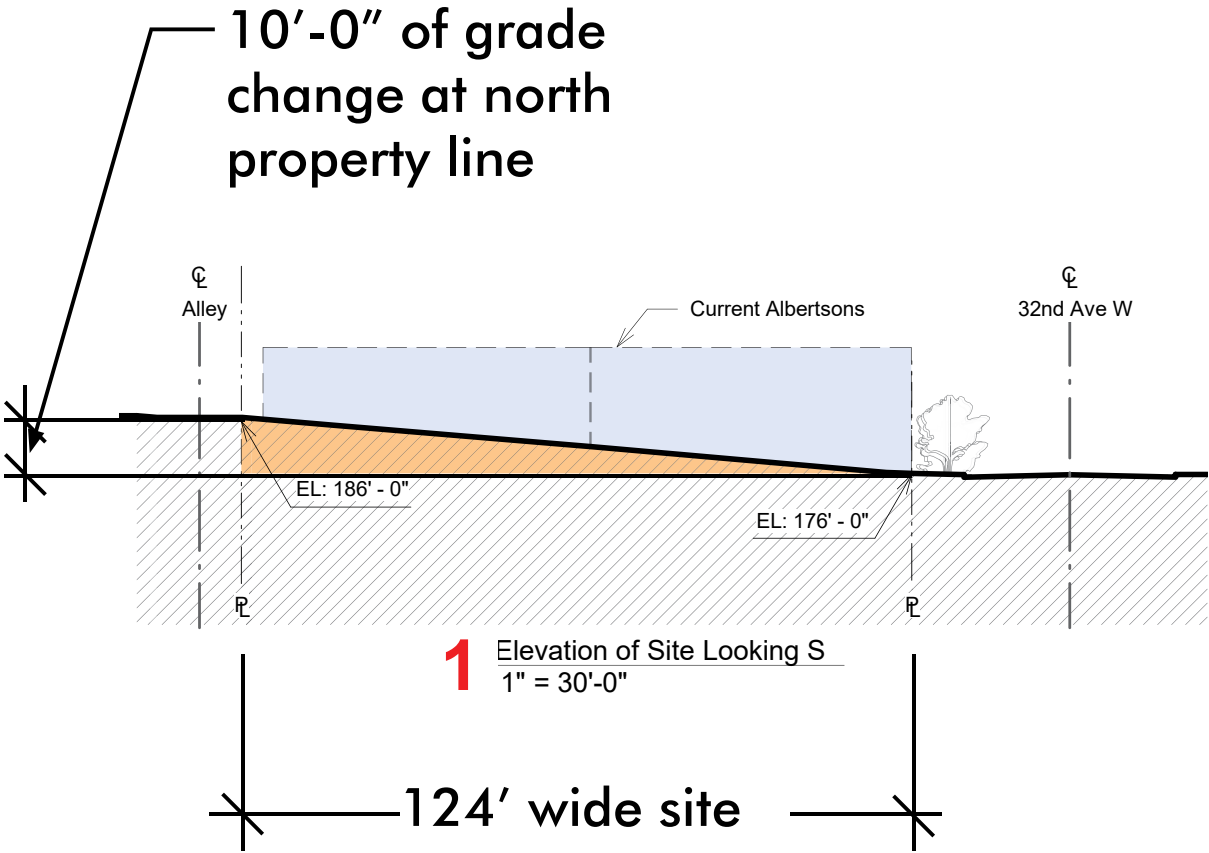
Nature



# Context

## Site Topography and Conditions

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





# ZONING



Zoning Data



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

Street Level Requirements

32nd Ave W: Neighborhood Corridor Collector Arterial

Street Level Façade Setbacks:

23.47A.008.A.3

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

Minimum Street Level Non Residential Use Depth:

23.47A.008.B.3.a

30' Average, 15' Min.

Minimum Street Level Non Residential Floor To Floor Ht:

23.47A.008.B.4

13'

Street Level Uses:

23.47A.008.D.1

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

Street Facing Residential Entry:

23.47A.008.D.2

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

Parking Location:

23.47A.032B.1.C

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

Parking:

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

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

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

Continuous Overhead Weather Protection:

23.47A.008.C.4

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

Alley Loading:

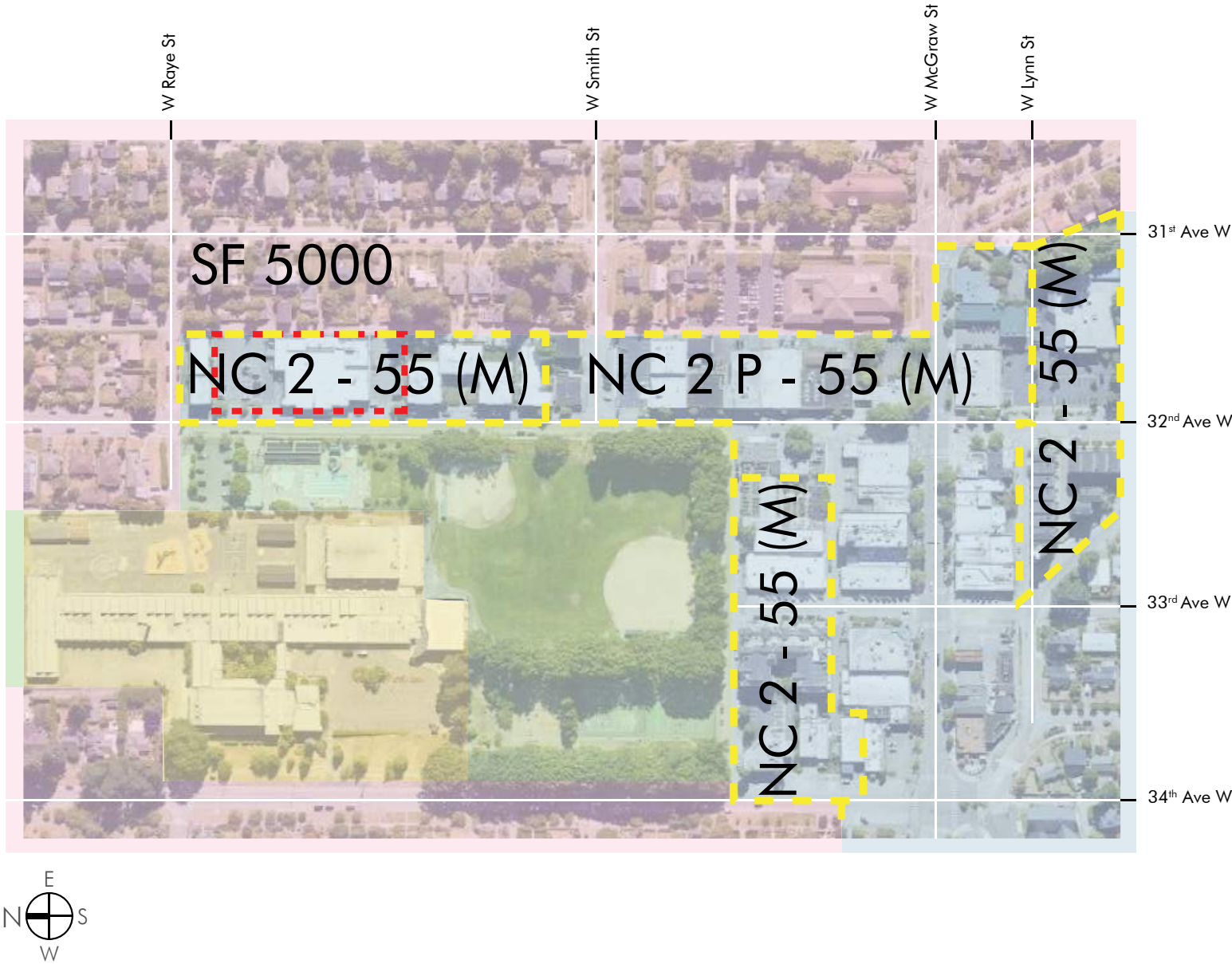
23.47A.014

Allows use of 10' of 20' alley for loading

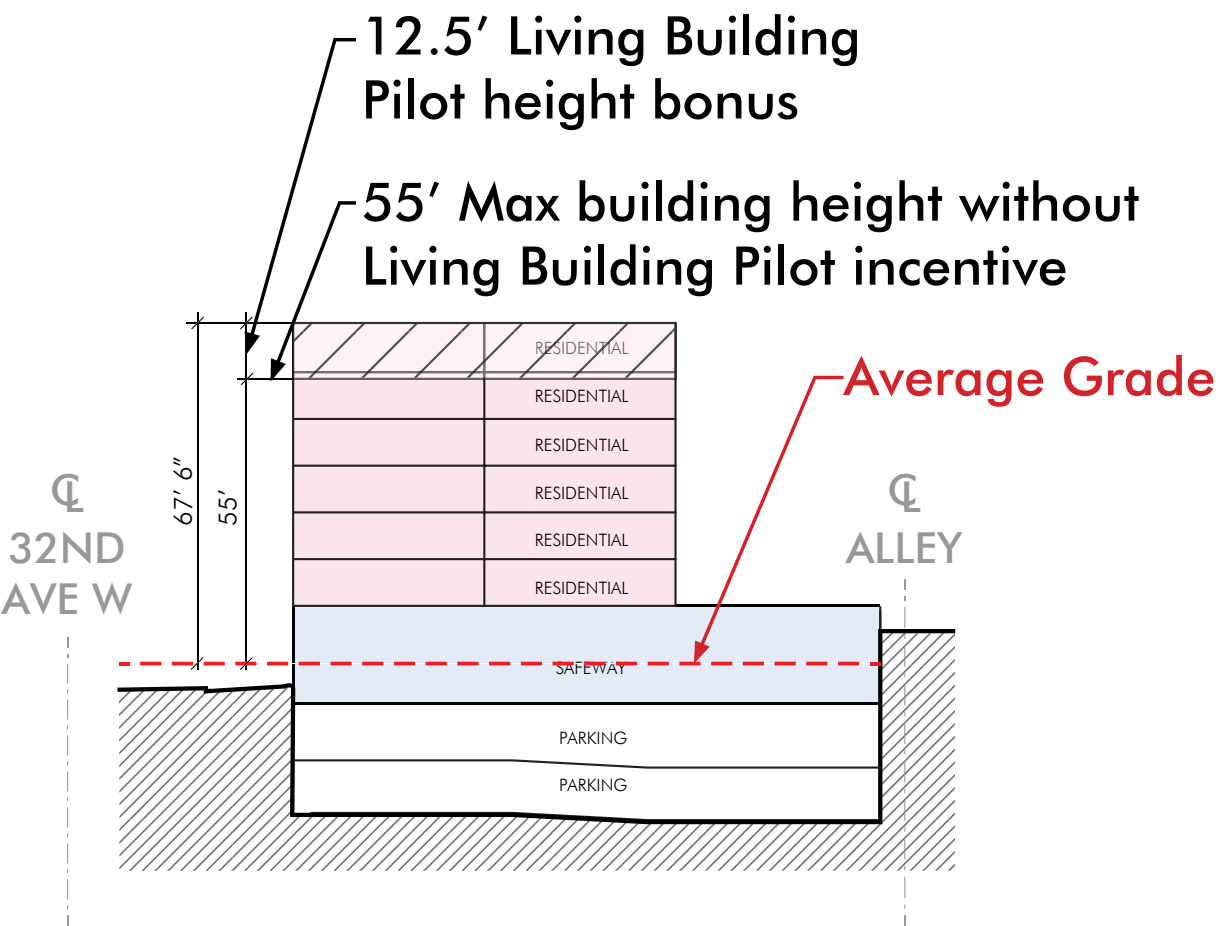


# Zoning Regulations

## Zoning and Land Use Vicinity Map



## Seattle Living Building Pilot Zoning Incentives



### Seattle Living Building Pilot Program Building and Height Density Bonuses

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



LIVING BUILDING PILOT



# The Living Building Framework

## LIVING BUILDING CHALLENGE<sup>SM</sup>



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

### Living Building Challenge Petals

The Living Building Challenge organizes performance areas along seven Petals:



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

## Seattle’s Living Building Pilot Program

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

### Seattle LBP Incentives

Seattle Living Building Pilot Program Building and Height Density Bonuses

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



## The Magnolia Safeway Living Building Pilot Compliance Path

Three Living Building Challenge Petals are selected:

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

### Seattle Energy and Water Requirements

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

#### Energy Conservation

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

#### Water Conservation

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

**HUMAN** + **NATURE** will meet Living Building Pilot requirements.

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



# Living Building Pilot Compliance

## Performance-based Design

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



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

The Magnolia Safeway will be a “Living Building” that conserves energy and water while also reducing adverse environmental impacts.

## Requirements

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

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

## Petal Certification

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

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

The three selected petals are:

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

## Performance Benefits

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

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



# BOARD GUIDANCE

EDG3: Proceed with Design Refinements to:

1. Hybrid Option (7 Story Living Building Pilot Program Massing)
2. Vehicle Parking Access off 32nd Avenue, not the alley



# Board Guidance & Design Response

## 32nd Ave (Afternoon & Evening Sun: The South & West Sides)

| What We Heard  | Design Guidelines  | Response   |
|--|--|--|
| <p><u>The northern element</u> specifically you know there’s a lot going on there, the board is supportive of these secondary moves but would expect to see <b>a more clear hierarchy to break down the scale in the more articulated expression of some of these vertical elements</b>, like the two story window which could be successful. And really it’s <b>more polished and refinement of the elements</b> rather than addition making this northern massing element more busy or confused.</p> | <p>CS1-B, CS1-B-2, CS1-C-1, CS2-A-1, CS2-A-2, CS2-B-2, CS2-B-3, CS2-C-2, CS2-D-1, CS2-D-3, CS2-D-4, CS2-D-5, CS3-A-4, CS3-B-1, DC1-A-4, DC2-A-1, DC2-A-2, DC2-B-1,, DC2-C-1, DC2-D-1, DC2-E-1, DC3-C-2, PL1-B-3, PL1-C-2, PL1-C-3, PL2-A-2, PL2-B-3, PL3-A-1, PL3-C2</p> | <p><u>The northern element</u> is articulated and expressively organized using a grided hierarchy both vertically and horizontally that resembles innate human properties, and is referred herein as the “Human Grid”. The organizing structure of the grid helps create a distinct expression at the lowest level using a street level facade, a double height setback at the levels above, and a series of vertical recessions that allow for modulated building breaks reserved for balconies.</p>      |
| <p><u>For the central hinge</u> again the board supports that as a unifying central element and as it’s expressed in it’s erosion along 32nd. <b>We would strongly encourage the applicant and like to see this brought through to the alley</b> the expression of the central element to you know really a leveraged the alley side as much of a prominent facade in front of the building as the 32nd side.</p>  |  | <p>While the Northern and Southern Elements are distinct massing blocks arranged with different architectural orders, they are brought together by the <u>Central Hinge</u> known as “The Lantern” that stitches each by use of a series of free flowing curves separated at either end by prevailing vertical slots.</p>  |
| <p><u>The southern massing element</u>, again supportive of the overall kind of the move, and this differentiated mass, but <b>as it stands, it’s a bit muddled in it’s expression was some of the curvilinear, and then, or rectilinear elements. It just needs a bit of clarity and refinement</b>, and again, that polish in the way that it relates to the overall concept and mass.</p>   |  | <p>In response to the “Human Grid”, the <u>Southern Element</u> is differentiated primarily by a curving fin wall that wraps and defines the building while unveiling layers beyond including an upper level corner set back and a singular vertically oriented deep bay. The character of the southern element albeit counter to the organized structure of the north is symbiotic through its organic form that compliments its counterpart to the north and is known herein as the “Crashing Wave”.</p> |



The Northern Element “Human Grid”



The Central Element “The Lantern”



The Southern Element “Crashing Wave”



# Board Guidance & Design Response

## The Alley (Morning Sun: The North & East Sides)

| What We Heard  | Design Guidelines  | Response  |
|--|--|---|
| <p><u>On the alley</u>, the board expects to see some work to <b>resolve that 200-foot stretch of concrete wall</b> and through any number of solutions that the board will let leave for the applicant to identify, and we just want to note again we appreciate the applicants efforts to resolve the loading areas with smaller trucks in 90 degree. We'd like to see that maintained and continued to be resolved through the rest of the process.</p> | <p>CS2-D-1, CS2-D-3, CS2-D-4, CS2-D-5, DC1-B-1, DC2-B-1, DC2-C-1, DC2-D-1, DC2-E-1, DC3-A-1, DC3-C-2</p> | <p><u>Chapter 3.3 Morning Sun: The North and East Sides</u><br/><u>The alley</u> faces the early morning light of dawn, and the building response at EDG was to set the building back above level 2. This gesture has been enhanced by an area known as the "Forested Wetland". This green space is an ode to the northwest that is awakened by auditory and visual sensations that residents, the neighboring residences, and pedestrians will experience through the extensive plant palette and rain garden provided. To resolve the once blank stretch of concrete, the wall at the alley is used as a vertical canvas for vegetated planting that transitions up and over mounds and terracing of the horizontal terrace planters.</p> |

### Level 2 "Forested Wetland" Enlarged Plan



Aerial View of the "Forested Wetland"



View from Northeast Corner looking South down Alley



View from Southeast Corner looking North up Alley



# Board Guidance & Design Response

## Streetscape Activation

### What We Heard

Moving down to the **ground plane**, the board supports the applicant’s development of it at this point the board is supportive of the location and the development of the plaza. Just overall in terms of especially the plaza in the ground plane but really the entire project just really supports the ongoing **prioritization of natural materials, plants, and less hardscapes, particularly some of the cementitious hardscape**, which some of the plans and axonometrics seem to be highlighting at this stage.

And then the big other pieces, the **Safeway and the way that it resolves itself at the ground plane** and so the board understands there’s ongoing evolution to come and looks forward to seeing that in the next phase. **Really just support the addition of a second entrance further to the north as well as the ongoing evolution of the discovery alcoves and other elements to break up that mass and create more activation and porosity. We’d like to see more consistent weather protection** along the way to make it a more comfortable stretch for folks to walk along. **And just again, for the record, the board supports the parking access off 32nd.**

### Design Guidelines

**CS1-B, CS-1-2, CS2-A-1, DC4-D-3, PL2-A-1, PL2-A-2, PL3-A-1, PL4-A-1**

### Response

Street activation was a driving force behind the design decisions made at the ground plane, which has been enhanced by use of elements including storefront with notches for covered alcoves, opportunities for art, canopies, and extensive street trees. These elements link pedestrians to the residential entry, a large south facing plaza via a series of “discovery alcoves” that allow users to experience activity inside the building as well as out side of it by providing opportunities for seating or standing at designated notches used to display art and attract public use, while increasing the porosity of the facade. The plaza itself was designed as a series of outdoors rooms, some covered, while others are open to the sky benefiting from the fresh air that breezes through the landscape planters, and seating that dominate the space.

**Chapter 3.2 Afternoon and Evening Sun: The South and West Sides**  
Illustrates how a more refined articulation of the residential portion above aligns with, and relates to, the street level below.

**Chapter 3.4: Streetscape Activation**  
further studies and refines how the building meets the ground, both along 32nd and along the alley. This chapter studies two options for the activation of 32nd, one with a secondary entrance, and one with a variety of canopies that provide greater weather protection.





THE REFINED DESIGN:

HUMAN + NATURE

DESIGN RESPONSE



# HUMAN + NATURE

View of the "Lantern" from the Southwest







HUMAN +  
NATURE  
View from the  
Northwest Corner



# HUMAN + NATURE

Morning Sun Side from the North East





# HUMAN + NATURE

Morning Sun Side from the South East





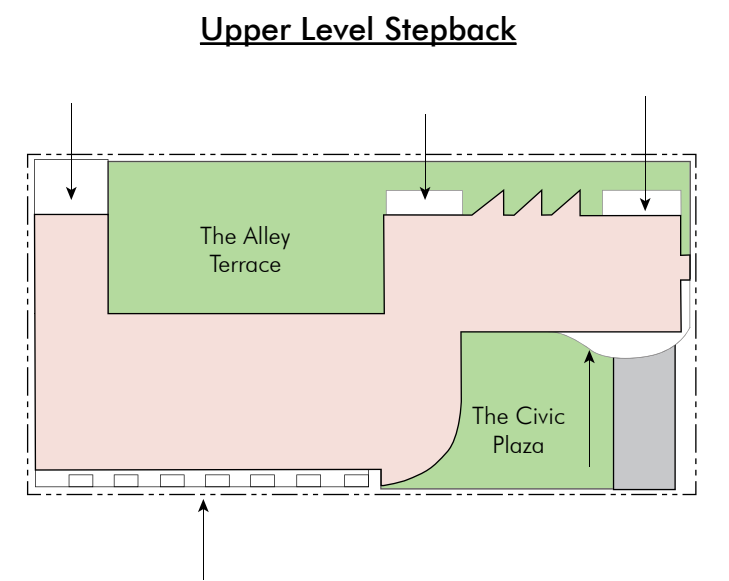
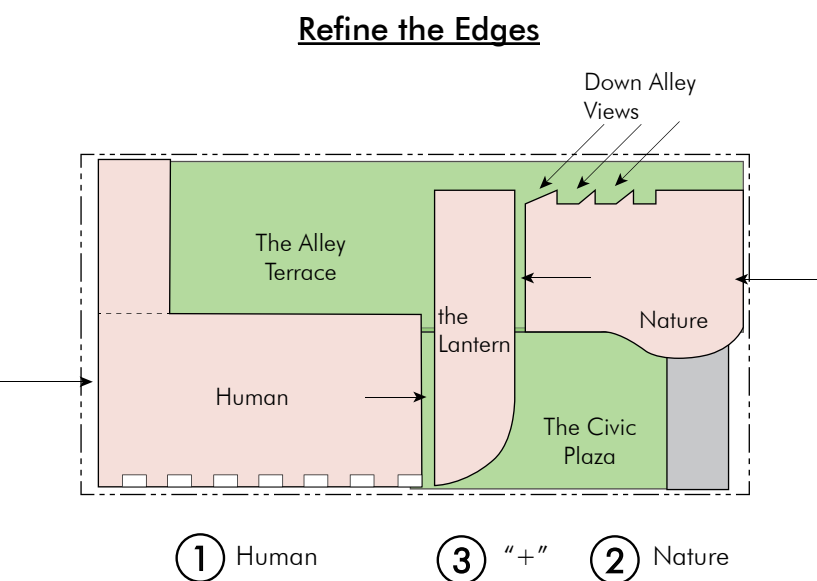
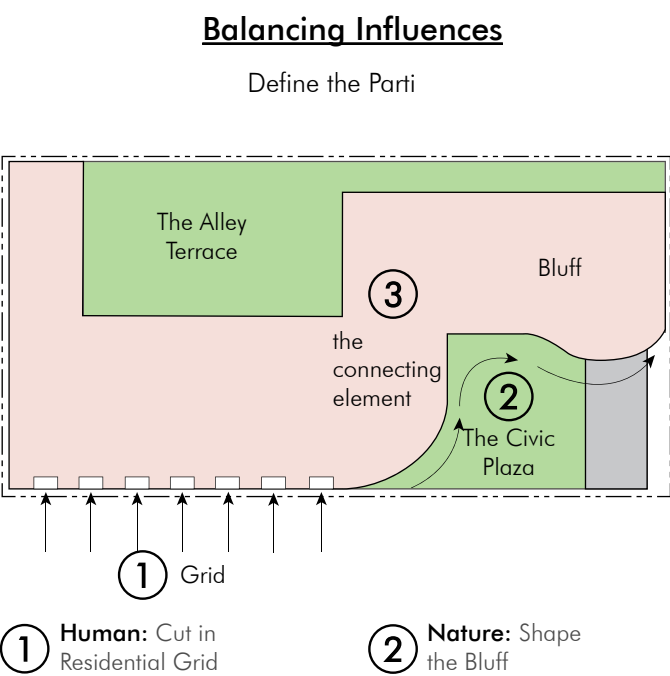
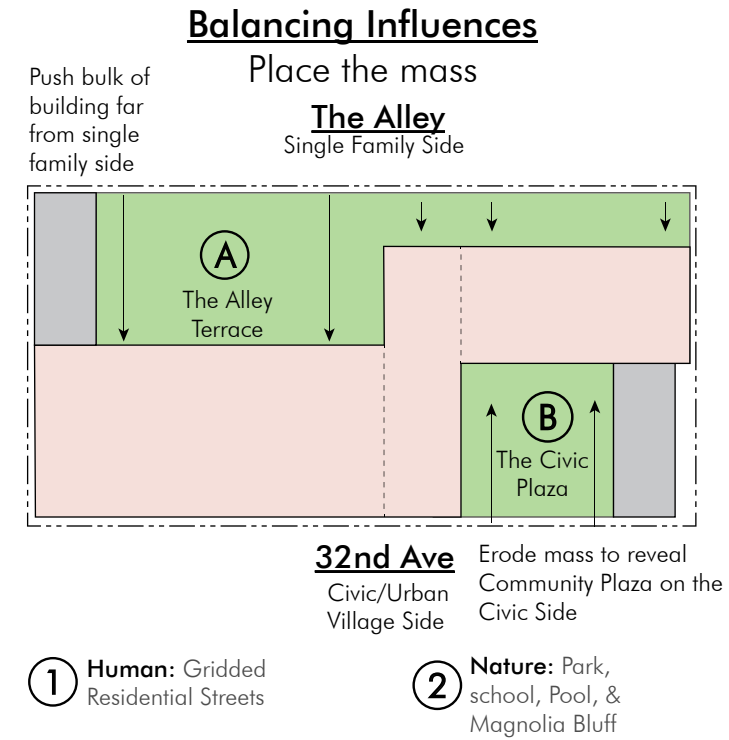
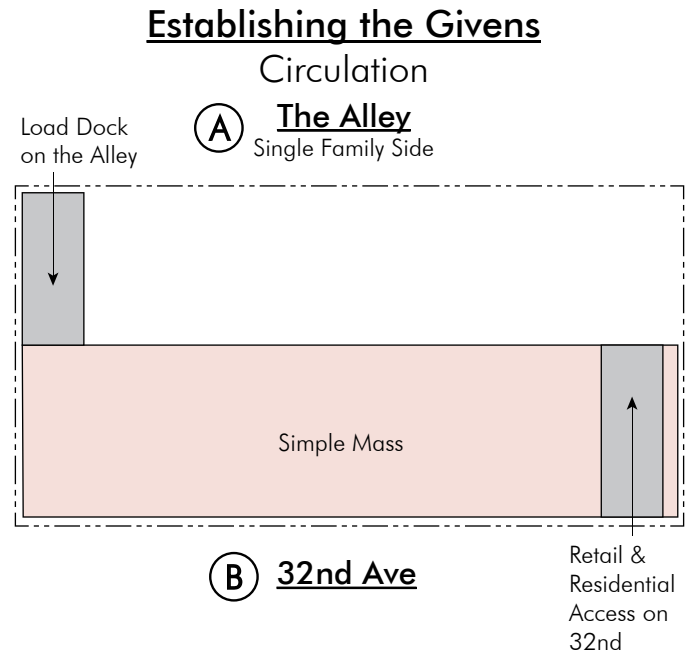
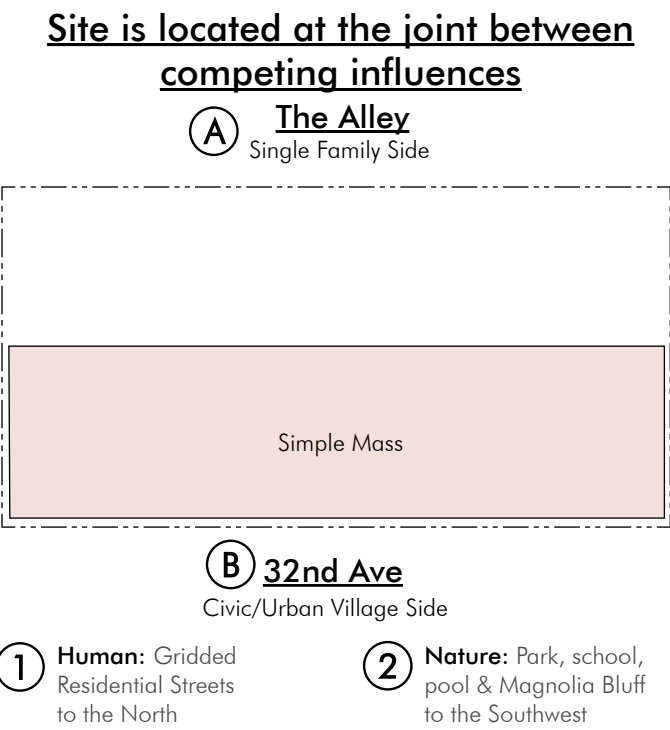
THE REFINED DESIGN:

HUMAN + NATURE

DESIGN PARTI



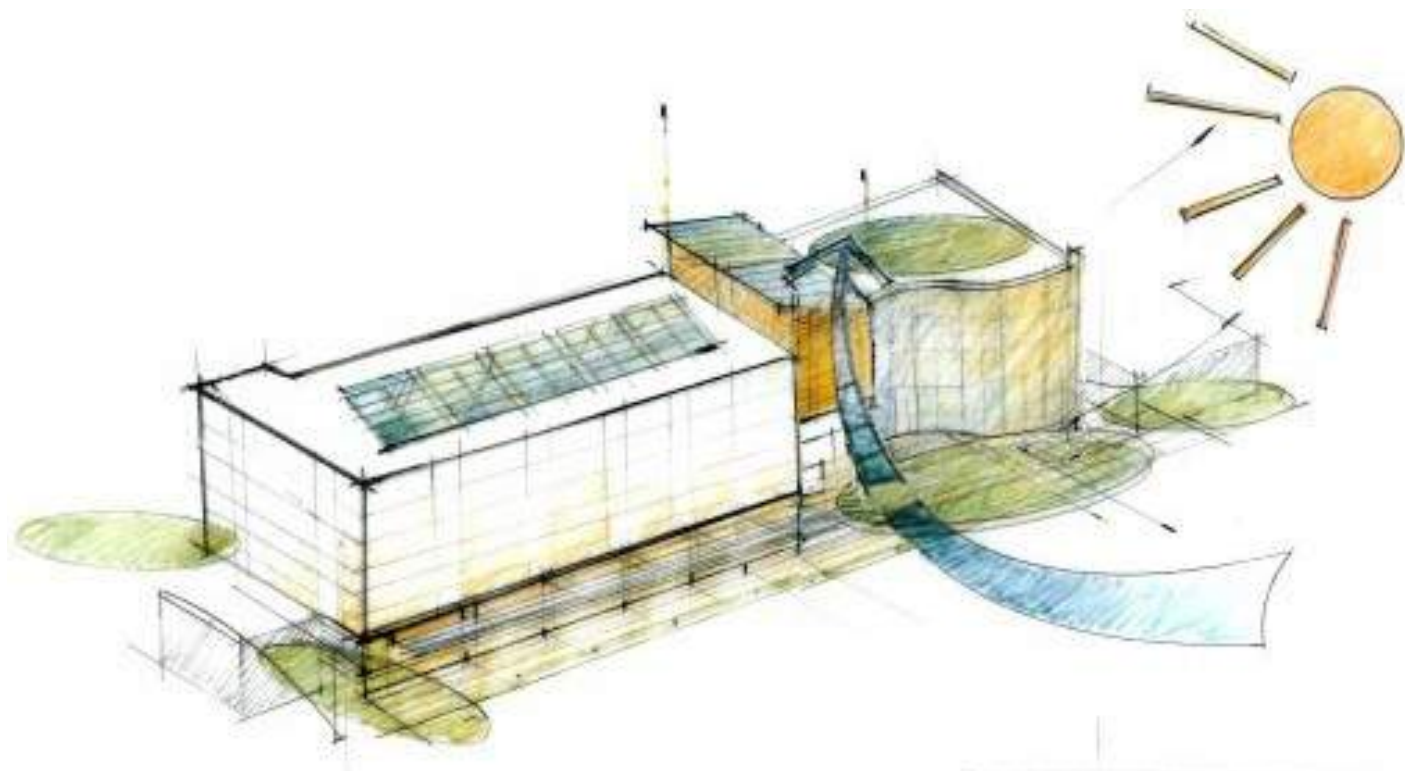
# Evolution to the Design Parti





# Design Concept Parti from EDG

Human + Nature



## Human

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



## Connect

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



## Nature

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



THE REFINED DESIGN:

HUMAN + NATURE

AFTERNOON & EVENING SUN:

THE SOUTH & WEST SIDES

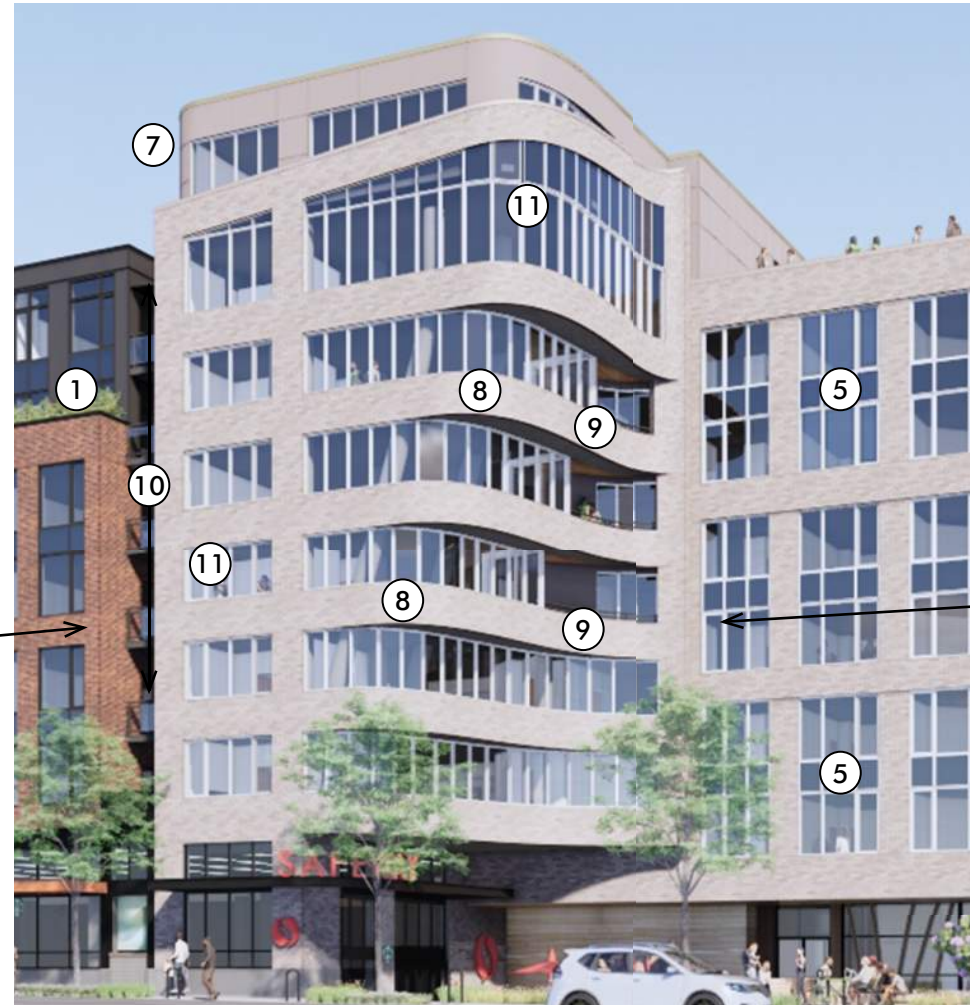


# Afternoon and Evening Sun: The South and West Sides: How We Responded to Guidance

HUMAN

+ "THE LANTERN"

NATURE



## The Northern Element "Human Grid"

- ① Upper level setback with "Chive Garden" planters
- ② Massing Hierarchy of Verticals and Horizontals
- ③ Layered deep recesses, projecting balconies, "Discovery Alcoves"
- ④ Strong brick frames (Vertical)
- ⑤ Unified windows and fenestration
- ⑥ Neutral upper level setback material

## The Ground Plane "The Pedestrian Experience"

- See Chapter 3.4 Streetscape for detailed responses

## The Central Element "The Lantern"

- ⑦ Upper level "lantern" windows reveal mechanical plant
- ⑧ Strong brick bands (Horizontal)
- ⑨ Horizontal windows & brick bands accentuate rolling curves
- ⑩ Deep recess at northern edge differentiates "Lantern" mass & "Human Grid" mass
- ⑪ Unified windows & fenestration

## The Southern Element "The Crashing Wave"

- ① Upper level setback with "Chive Garden" planters
- ⑫ Southwest corner upper level setback mass recalls upper level setback mass on Northwest corner
- ⑮ Unified windows and fenestration
- ⑬ Strong brick frames (Horizontal) strengthen curves
- ⑭ Hierarchy of Verticals & Horizontals
- ⑮ Recessed balconies strengthen curves
- ⑯ Curves extended to upper level setback and around to Southern facade



# HUMAN + NATURE

## NW Corner: Human Street Experience



① Crossing Raye St Looking Southwest



② Neighbors meeting at a Bench Height Discovery Alcove on 32nd Looking South



③ Drinking coffee at a Bar Height Discovery Alcove on 32nd Looking South

## HUMAN + NATURE

- Between the glass canopies above the “Discovery Alcoves,” deeper solid canopies have been added along the full retail edge. Street trees have been centered on the discovery alcoves, adding a street tree, increasing the overall amount of both “tree Canopy” coverage and “Pedestrian Canopy” coverage
- “Discovery Alcoves” align with balcony recesses of the building above, connecting the design language of Pedestrian ground plane with the residential spaces above, to unify the secondary building elements with the overall massing
- Variety in depth and height of the “Discovery Alcoves” allows for opportunities for different speeds of human interaction. Deeper bench height “Discovery Alcoves” blend the line between the building edge with the pedestrian edge and provide spaces to sit in the warm west sun, while bar height shallower “Discovery Alcoves,” provide opportunities to stand and drink a latte, and maybe learn about the Living Building Pilot
- Recessed sales floor prevents storefront glazing from being blocked with shelving, common at grocery stores hungry for sales area, allowing maximum view, into and out of, the length of the retail edge

Design Guidelines: CS2-A-1, CS1-B, CS1-C-1, DC2-A-1, DC3-C-2, PL1-B-3, PL2-A-2, PL2-B-3, PL3-C2, PL4-A-1





# HUMAN + NATURE

## Lantern: Pedestrian Experience



④ 32nd Sidewalk looking North toward Community Plaza

### HUMAN + NATURE

- ① The organic-shaped “hinge,” now thought of as the “lantern,” peels away to reveal an open air multi-use community plaza below
- ② The added glazing at the “lantern” reinforces the idea of the “lantern” and makes the curves more legible, emphasizing horizontality
- ③ Sight lines around parking exit have been expanded and buffered with additional planting

Design Guidelines: CS1-B, CS1-B-2, CS2-A-1, DC2-B-1, DC2-C-1, DC2-D-1, DC2-E-1, PL3-A-1

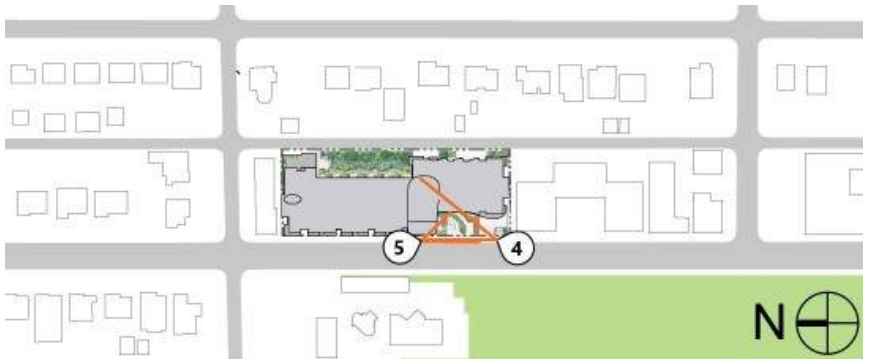


⑤ 32nd Sidewalk looking South toward Magnolia Village

### HUMAN + NATURE

- ③ Planting area in Plaza has been expanded
- ④ Heavy timber “driftwood” steps have replaced concrete stairs
- ⑤ Sight lines around parking exit have been expanded, and buffered with additional planting
- ⑥ The plaza is designed as a series of outdoor rooms, some covered, some open to the sky, at levels that connect to the store, the residential entry, the sidewalk, and the multi-use surface parking area

Design Guidelines: CS2-A-1, CS2-B-3, CS3-A-4, CS3-B-1, DC1-C-3, DC2-E-1





# HUMAN + NATURE

## Lantern: The Community Plaza



⑥ View from Plaza Facing North to Safeway Entry

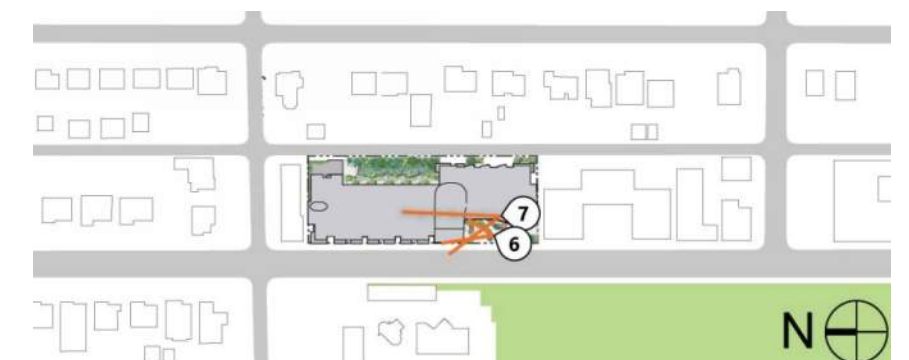
### HUMAN + NATURE

- ① The organic-shaped “hinge,” now thought of as the “lantern,” peels away to reveal an open air multi-use community plaza below
- ② The added glazing at the “lantern” reinforces the idea of the “lantern” and makes the curves more legible, emphasizing horizontality
- ③ Planting area in the Plaza has been expanded
- ④ Heavy timber “drift wood” steps have replaced concrete stairs

Design Guidelines: CS2-C-2, CS3-A-4, CS3-B-1, DC2-C-1, DC2-D-1



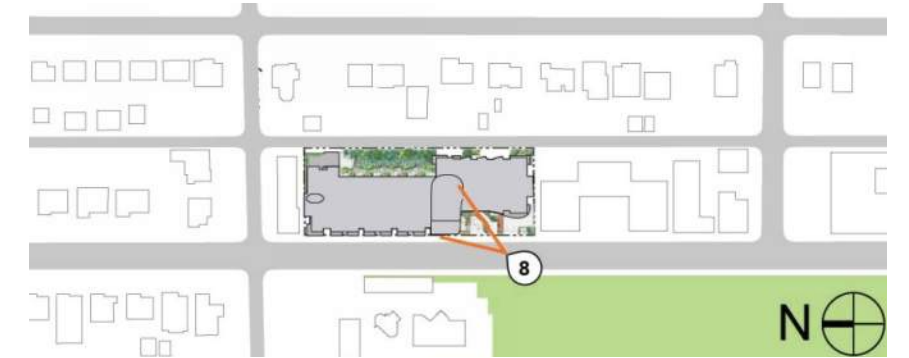
⑦ View from Surface Parking Facing North to Plaza





# HUMAN + NATURE

## Lantern: The Community Plaza



⑧ Walking from the park path to the Community Plaza.

## HUMAN + NATURE

- ① The organic-shaped “hinge,” now thought of as the “lantern,” peels away to reveal an open air multi-use community plaza below
- ② The added glazing at the “lantern” reinforces the idea of the “lantern” and makes the curves more legible, emphasizing horizontality
- ③ Planting area in the Plaza has been expanded
- ④ The addition of Balconies in the “Lantern” enhance the curves and add more texture and relief to the southern facade.

Design Guidelines: CS2-C-2, CS3-A-4, CS3-B-1, DC2-C-1, DC2-D-1

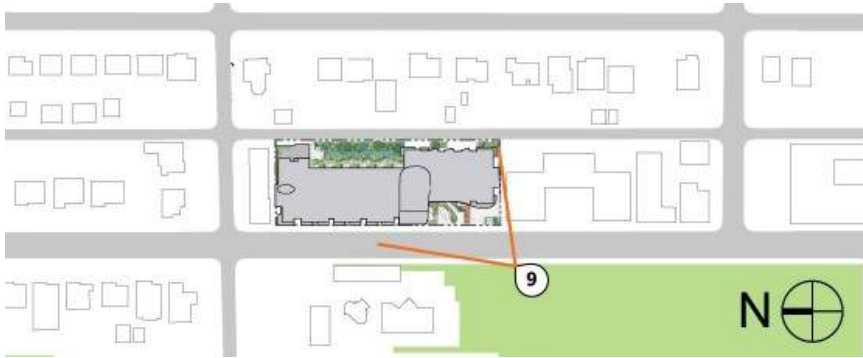


# HUMAN + NATURE

## Lantern: The Community Plaza



9 Walking from the park path to the Community Plaza



### HUMAN + NATURE

- ① The feeling of “unpeeling” layers, or “fin walls,” has been extended to the upper level setback, and around the southwest corner, like a crashing wave breaking on the rocks
- ② Curving “fin” or “wave” has wrapped over the southern concrete shear wall, bringing the natural or curvilinear massing language toward the alley elevation, which also allows the alley to respond to the unique character and needs of a single family alley
- ③ Ganged windows from EDG #3 were brought to the upper level setback, and around the southwest corner. Unifying the fenestration language and patterning of the northern “Human Grid” with the southern “Crashing Wave”
- ④ Corbeled “Horizontal Brick Frame” at the southern “Crashing Wave” adds depth, texture, and emphasizes the curving facade. The “Horizontal Brick Frame” also provides contrast to the “Vertical Brick Frames” of the northern “Human Grid” while using a unified fenestration and material language

Design Guidelines: CS2-A-1, CS2-A-2, CS2-D-3, CS2-D-4, CS2-D-5, DC2-A-2, DC2-D-1, DC3-C-2, PL1-C-2, PL1-C-3, PL2-A-2, PL3-A-1



HUMAN + NATURE  
Playing Baseball in the Playfield

Distant Views From Public Places



10 View from the Magnolia Playfield



HUMAN + NATURE Distant Views From Public Places  
NW Corner: Pedestrian View from Magnolia Playfield



11 View from the North, walking across Magnolia Play Field, looking to the Southeast





# HUMAN + NATURE

## Distant Views From Public Places

### View walking to the Pool



12 View walking to the Pool

### HUMAN + NATURE

- The refined design creates positive connections with the Mounger Pool. Adults and kids will be able to enjoy easy access to the grocery and cafe before and after activities, swim lessons, and school

Design Guidelines: CS2-A-1, CS2-B-2, CS2-D-1





THE REFINED DESIGN:

HUMAN + NATURE

MORNING SUN:

THE NORTH & EAST SIDES



# HUMAN + NATURE

## Morning Sun: the North & East Sides

### What We Heard Southeast Corner

#### The Townhome Bookends at the Southeast Corner

On the alley, the board expects to see some work to resolve that 200-foot stretch of concrete wall and through any number of solutions that the board will leave for the applicant to identify,



① View from Alley Facing North

#### Making a successful Alley:

- ① Brick “Bookend” and in-filled angled bays/balconies create the sense of a row of Townhomes at the alley level
- ② Upper level setback reduces the scale of the building
- ③ Angled bays allow down-street views and provide shared privacy
- ④ 43’ setback at Forested Wetland cuts perceived length of building in half
- ⑤ “Backyard” Terraces at alley grade mimic the scale of adjacent single-family homes
- ⑥ Curvilinear massing of “Lantern” and “crashing Wave” have been extended to peek around to the Alley, while still allowing the Alley to have its own uniquely responsive character

Guidelines: CS2-D-4, CS2-D-5, DC2-B-1, DC2-C-1, DC1-B-1



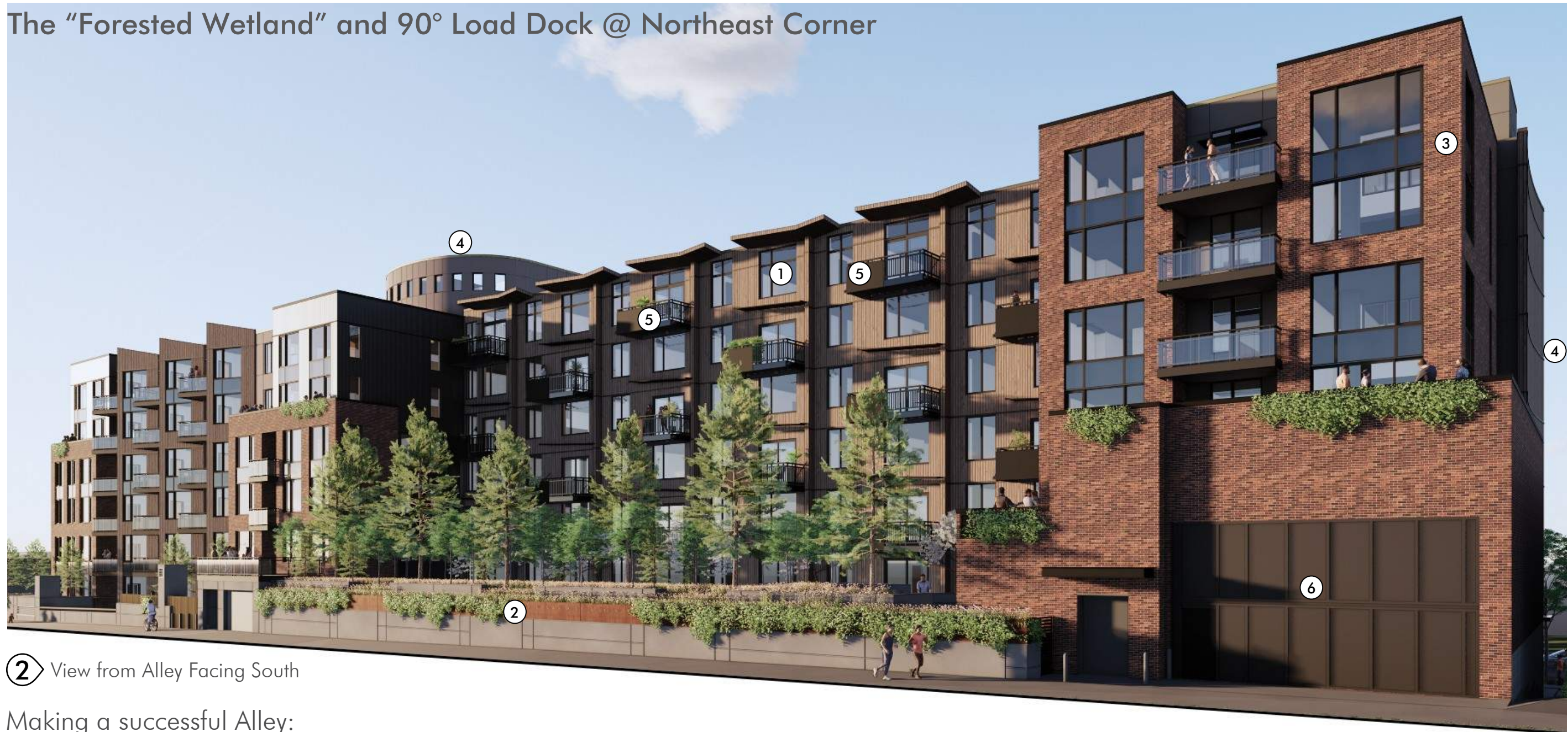
# HUMAN + NATURE

## Morning Sun: the North & East Sides

### What We Heard Northeast Corner

On the alley, the board expects to see some work to resolve that 200-foot stretch of concrete wall and through any number of solutions that the board will leave for the applicant to identify,

The “Forested Wetland” and 90° Load Dock @ Northeast Corner



② View from Alley Facing South

Making a successful Alley:

- ① Forested Wetland - Approximately half the building is 43' setback
- ② Variety in Alley wall terrace height and setback
- ③ True townhouse units at NE corner

Guidelines: CS2-D-4, CS2-D-5, DC2-B-1, DC2-C-1, DC1-B-1

- ④ Curvilinear massing of “Lantern” and “crashing Wave” have been extended to peek around to the Alley, while still allowing the Alley to have its own uniquely responsive character
- ⑤ “Treehouse Canopies” collect rainwater and route to bio-retention planters
- ⑥ Enclosed 90 degree truck load follows the scale of the Neighboring buildings



# HUMAN + NATURE

## Alley: Pedestrian Experience Walking North



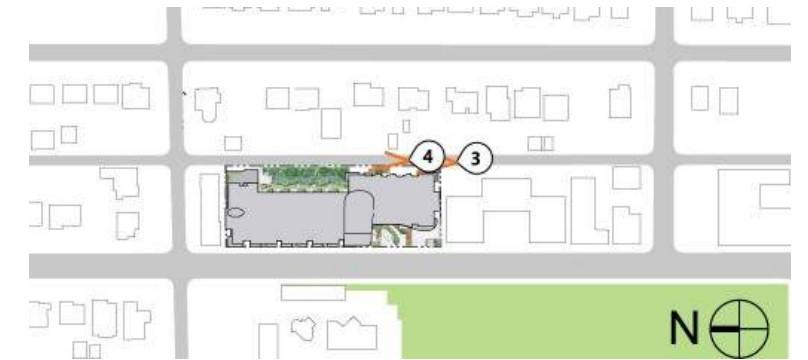
③ View at SE Corner Walking North

### The “Townhome Bookends” at the Southeast Corner

- ① Brick “Bookend” and in-filled angled bays/balconies create the sense of a row of Townhomes at the alley level
- ② The prominent use of brick and wood cladding in the alley better relates to the existing single-family homes
- ③ Upper level setback reduces the scale of the building
- ④ Angled bays allow down-street views and provide shared privacy
- ⑤ 43’ setback at Forested Wetland cuts perceived length of building mass in half
- ⑥ “Backyard” Terraces at alley grade mimic the scale of adjacent single-family homes

Guidelines: CS2-D-1, CS2-D-3, DC3-A-1, DC2-D-1, & DC3-C-2

- ⑤ 43’ setback at L2 Terrace  
“Forested Wetland” cuts  
perceived length of building  
mass in half



### Mid-Alley Approaching the “Forested Wetland”

- ⑦ Alley wall terraces Vertically and Horizontally, making the alley feel wider
- ⑧ Ample space for landscape growth to overhang the alley walls
- ⑨ A mix of planter materials create hierarchy between the pedestrian plane and the forested wetland (L2 Terrace)

Guidelines: CS2-D-4, CS2-D-5, DC1-B-1, DC2-B-1, DC2-C-1, DC2-E-1

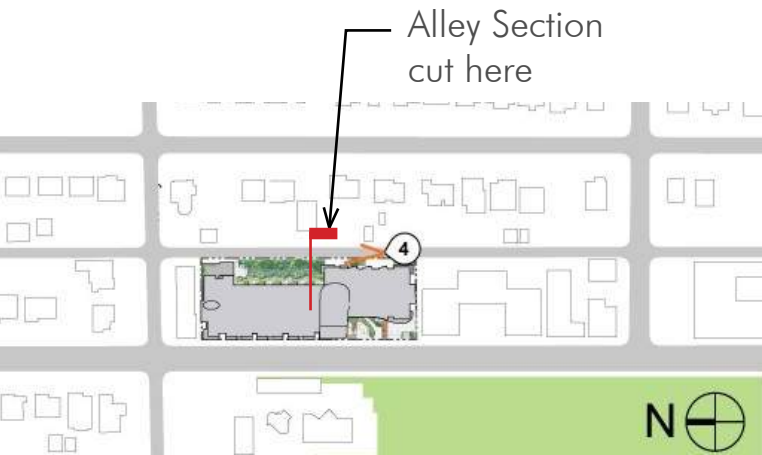


④ Walking Down Alley Looking North Toward Forested Wetland



# HUMAN + NATURE

Improving the Alley Experience: Existing vs. Proposed Pedestrian Experience



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



Guidelines: CS2-D-4, CS2-D-5, DC1-B-1, DC2-B-1, DC2-C-1, DC2-D-1

## Existing Mid-Alley Experience Walking North



④ Existing Pedestrian Experience Walking down the alley looking North toward future “Forested Wetland”

## Proposed Mid-Alley Experience Walking North



④ Proposed Pedestrian Experience Walking down alley looking North toward “Forested Wetland”



# HUMAN + NATURE

Alley: Pedestrian Experience Walking South

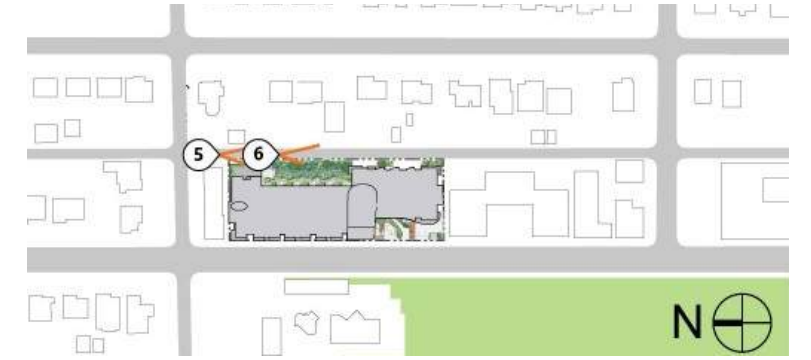


⑤ View of Northeast Corner at Enclosed Load Dock Walking South

## The Northeast Corner and the Forested Wetland

- ① Alley wall terraces Vertically and Horizontally, making the alley feel wider
- ② Ample space for landscape growth to overhand the alley walls
- ③ Up to five foot deep planters allow soil depth for significant trees
- ④ A mix of planter materials and sizes create hierarchy between the pedestrian Alley and the Forested Wetland (L2 Terrace)
- ⑤ The prominent use of brick and wood cladding in the alley better relates to the existing single family homes
- ⑥ 43 foot setback at Forested Wetland cuts perceived length of building mass in half

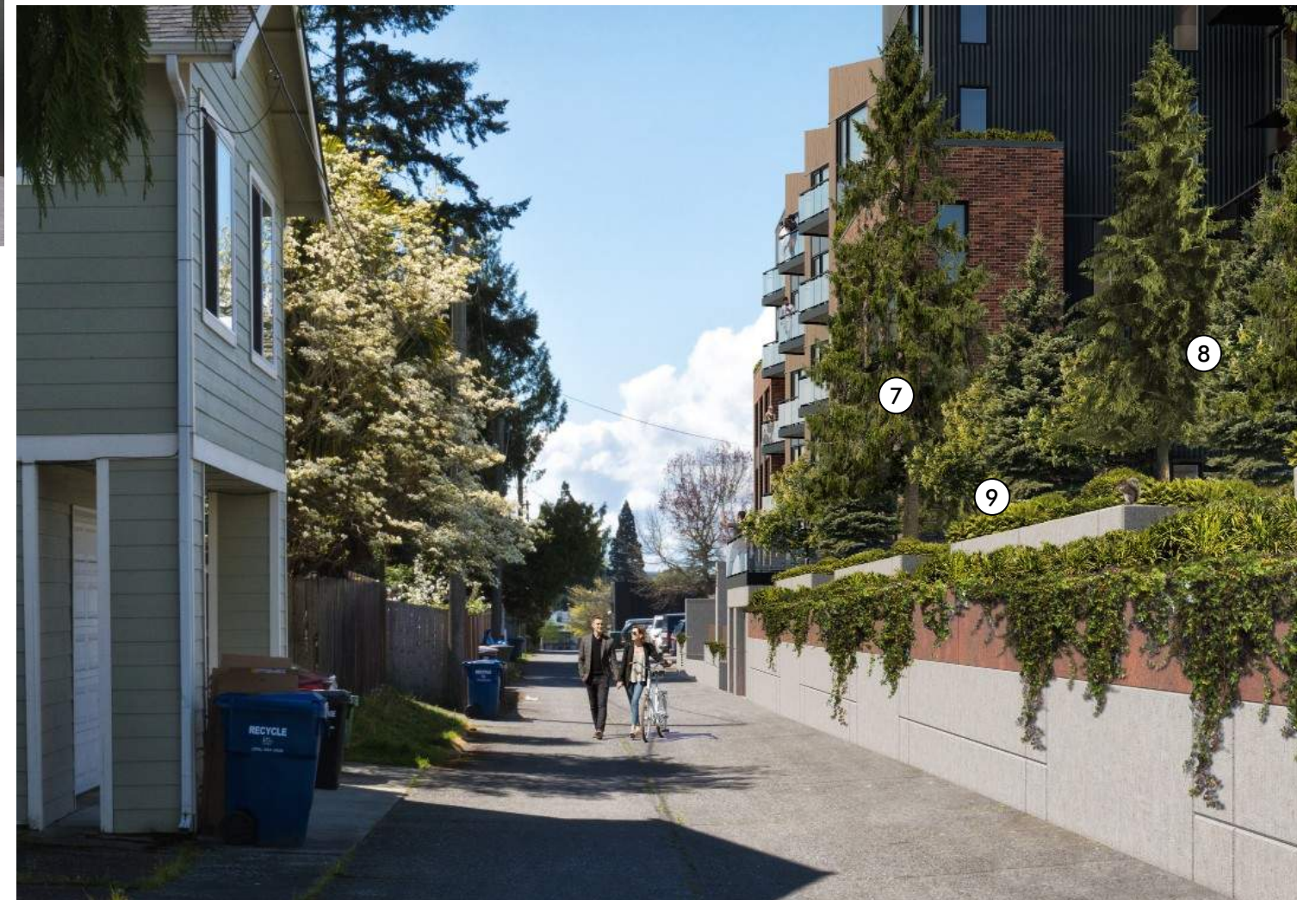
Guidelines: CS2-D-1, CS2-D-3, DC3-A-1, DC2-D-1, & DC3-C-2



## Mid-Alley at the “Forested Wetland”

- ⑦ Alley wall terraces Vertically and Horizontally, making the alley feel wider
- ⑧ Ample space for landscape growth to overhang the alley walls
- ⑨ A mix of planter materials and sizes create hierarchy between the pedestrian Alley and the Forested Wetland (L2 Terrace)

Guidelines: CS2-D-4, CS2-D-5, DC2-B-1, & DC2-C-1

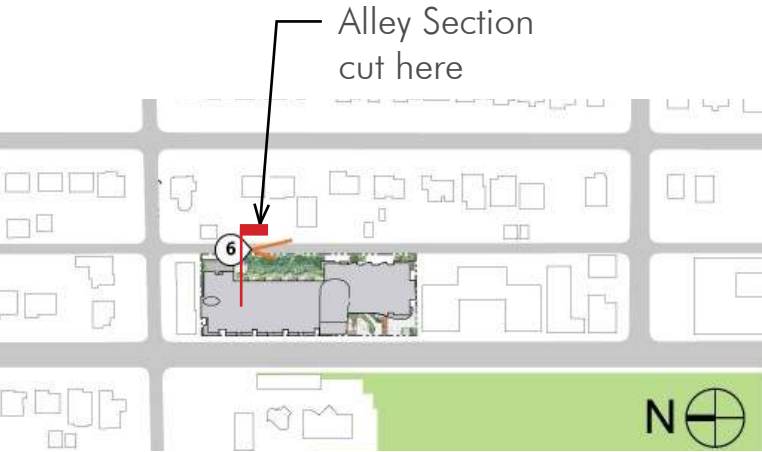


⑥ View at Forested Wetland Walking South



# HUMAN + NATURE

Alley: Existing vs. Proposed Pedestrian Experience



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

Metal planter at alley reduces height of structural wall below

Alley

Forested Wetland

Proposed section through six foot tall planter wall at North end of "Forested Wetland." See appendix for more information.

Guidelines:

CS2-D-4, CS2-D-5, DC1-B-1, DC2-B-1, DC2-C-1, DC-D-1

Existing Mid-Alley Experience Walking South



6 Existing Pedestrian Experience at Forested Wetland Walking South

Proposed Mid-Alley Experience Walking South



6 Proposed Pedestrian Experience at Forested Wetland Walking South



# THE REFINED DESIGN: HUMAN + NATURE

## STREETSCAPE ACTIVATION

The Entry Plaza  
32nd Ave Storefronts  
The Alley



# 32nd Avenue Streetscape Activation

Entry Plaza Design: Inspired by the Curves of Nature.



The Entry Plaza is the arrival point for all shoppers and residents, by all modes of transportation, ensuring activation and safety.



# 32nd Avenue Streetscape Activation

## Entry Plaza Design

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

Design Guidelines:  
CS1-B, CS1-C-2,  
CS2-A-1, PL2-A-1,  
PL2-A-2

Based on Board Guidance at EDG3, the landscape elements have been re-imagined to bring more naturalistic elements such as wood to the design. See the Landscape Chapter for detail

By concentrating all entries, by all modes on the Plaza, activation of the Entry Plaza is assured

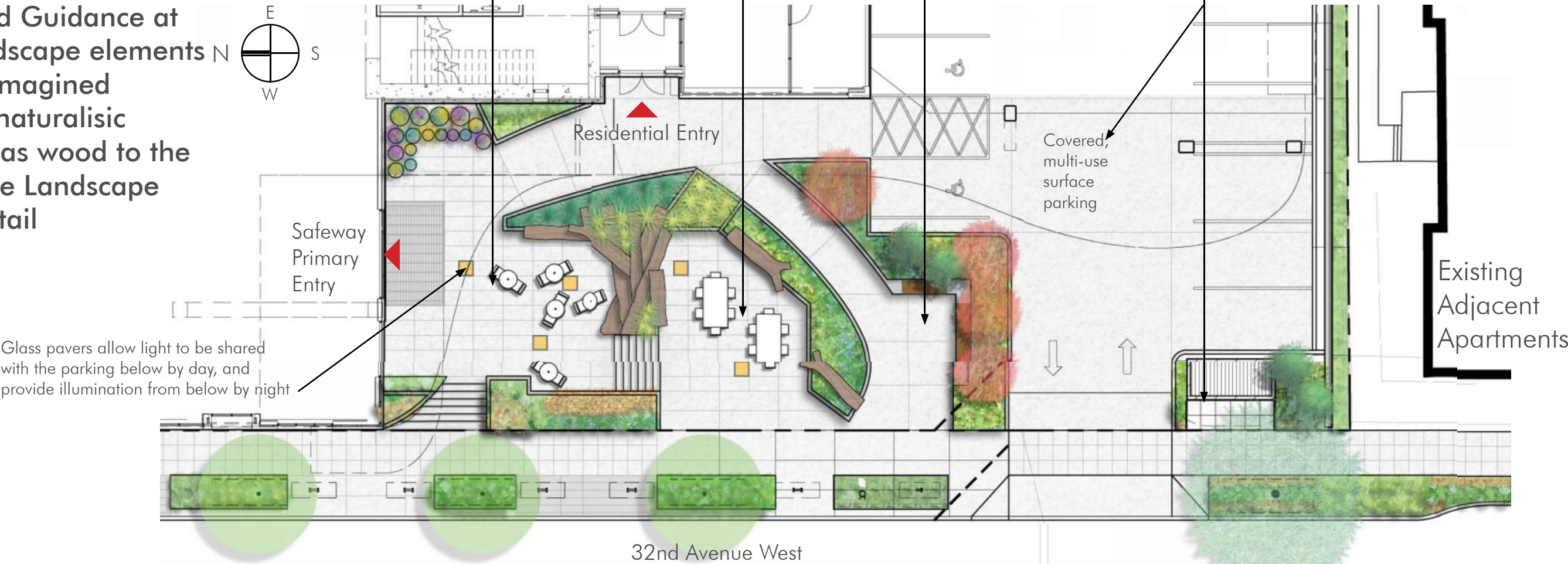


**The Outdoor Food Court**, immediately outside, and on grade with Safeway, Starbucks, and deli

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

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

**Community Events** welcomes pedestrians to the plaza and provides updates on community events, including special times when the covered surface parking is reserved for community events

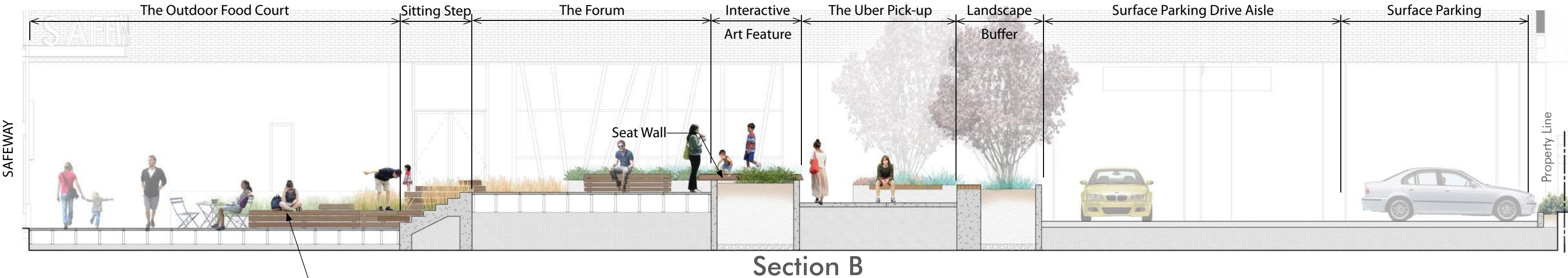
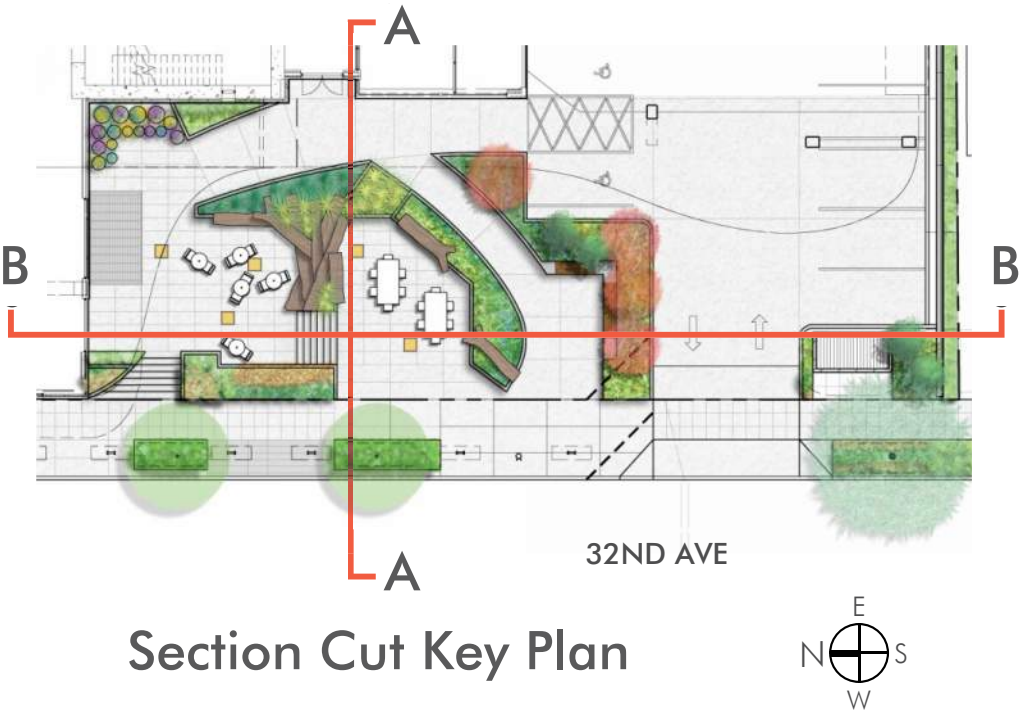
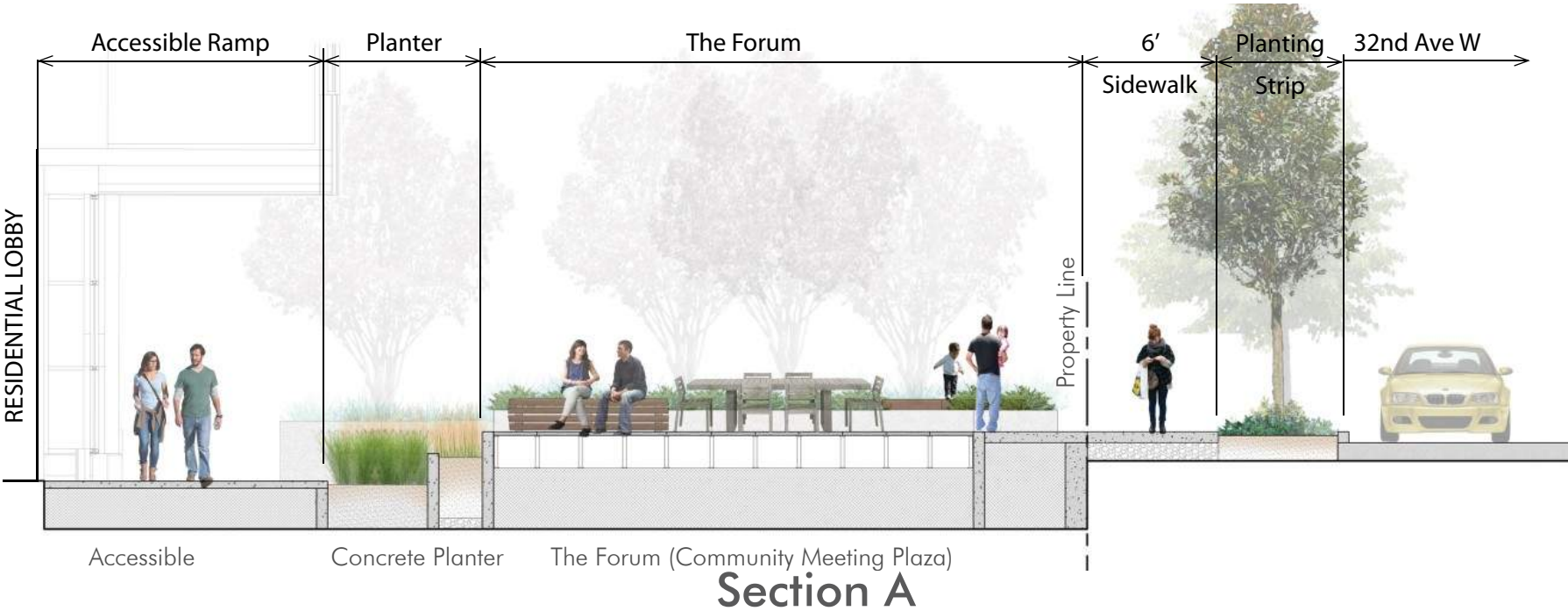




# 32nd Avenue Streetscape Activation

## Entry Plaza Sections

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



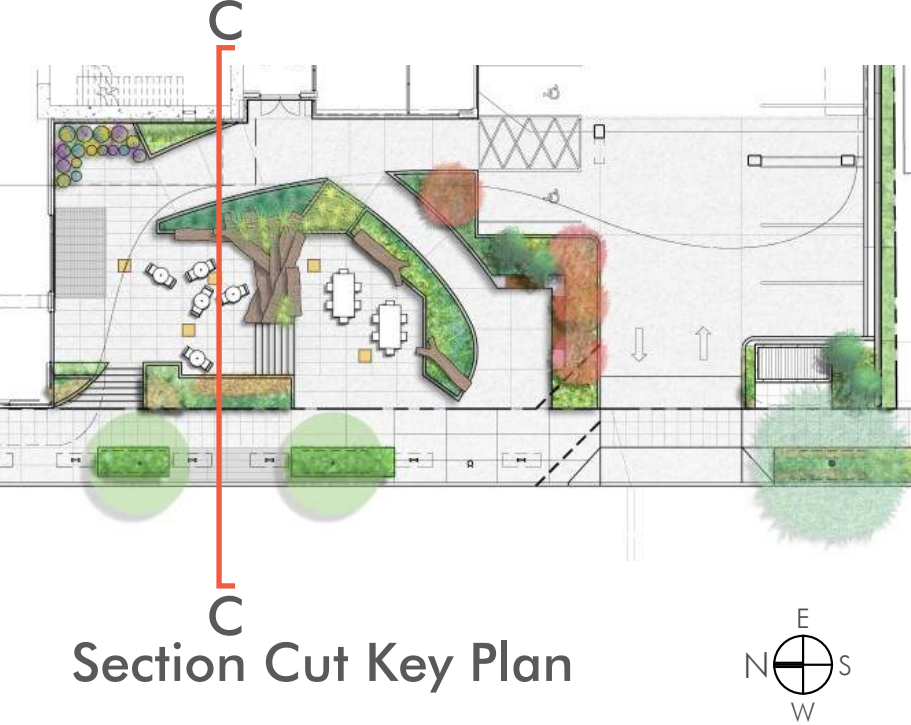
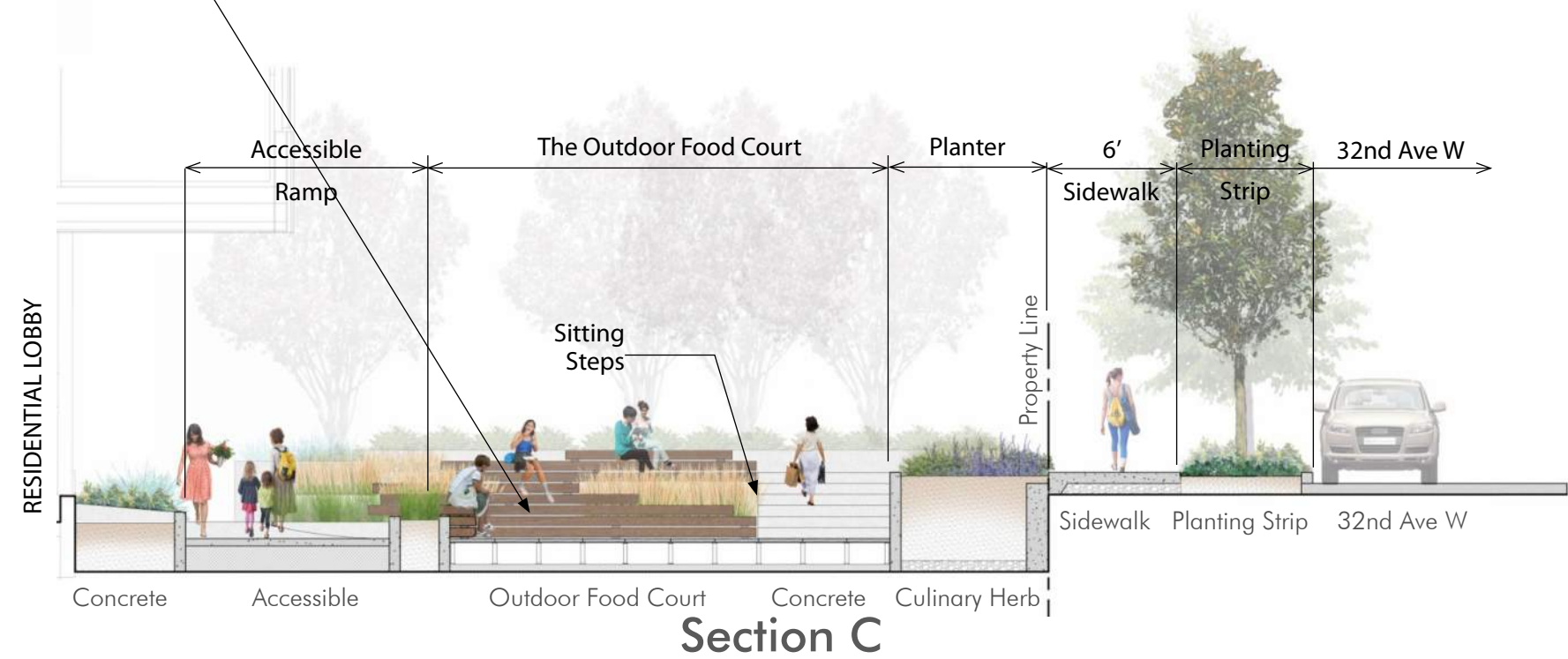
Based on Board guidance at EDG3, the Outdoor Food Court seating elements have been re-imagined as natural wood instead of concrete. See Landscape Chapter for detail



# 32nd Avenue Streetscape Activation

## Entry Plaza Sections

Based on Board guidance at EDG3, the seating elements have been re-imagined as natural wood instead of concrete. See Landscape Chapter for detail





32nd Avenue Streetscape Activation  
Pedestrian Experience at the Entry Plaza



View Looking Northeast towards the Entry Plaza



32nd Avenue Streetscape Activation  
Entry Plaza Approach from Surface Parking





# 32nd Avenue Streetscape Activation

Human: The Safeway Store



The arrangement of residential units and decks was refined and made more consistent to allow a much stronger pattern relationship for the Safeway street scape below, improving overall building uniformity while increasing street level variety within the pattern.



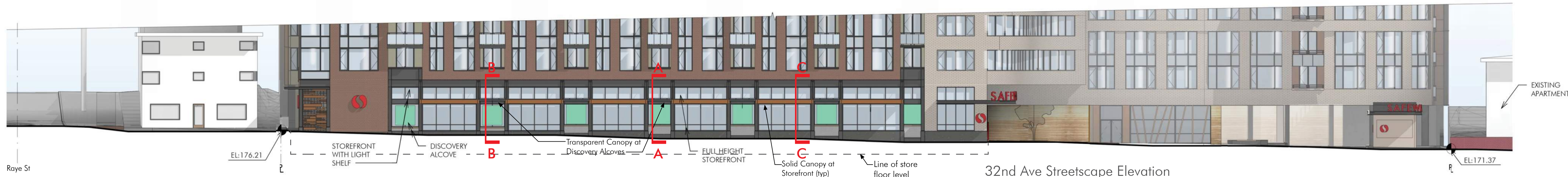
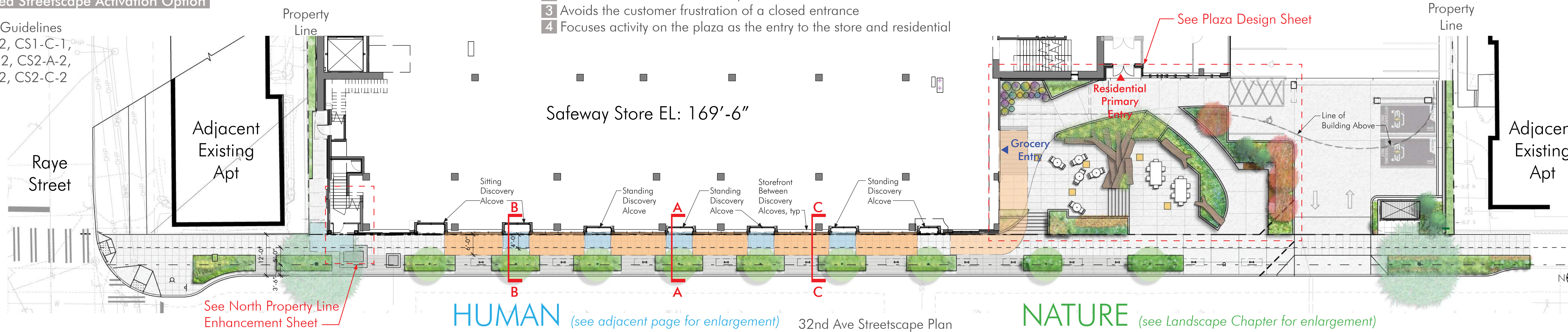
32nd Ave Streetscape Activation

Preferred Streetscape Activation Option

Design Guidelines  
CS1-B-2, CS1-C-1,  
CS1-C-2, CS2-A-2,  
CS2-B-2, CS2-C-2

The Preferred Option:

- 1 Provides 7 Alcoves instead of 6
- 2 Provides near continuous canopies
- 3 Avoids the customer frustration of a closed entrance
- 4 Focuses activity on the plaza as the entry to the store and residential

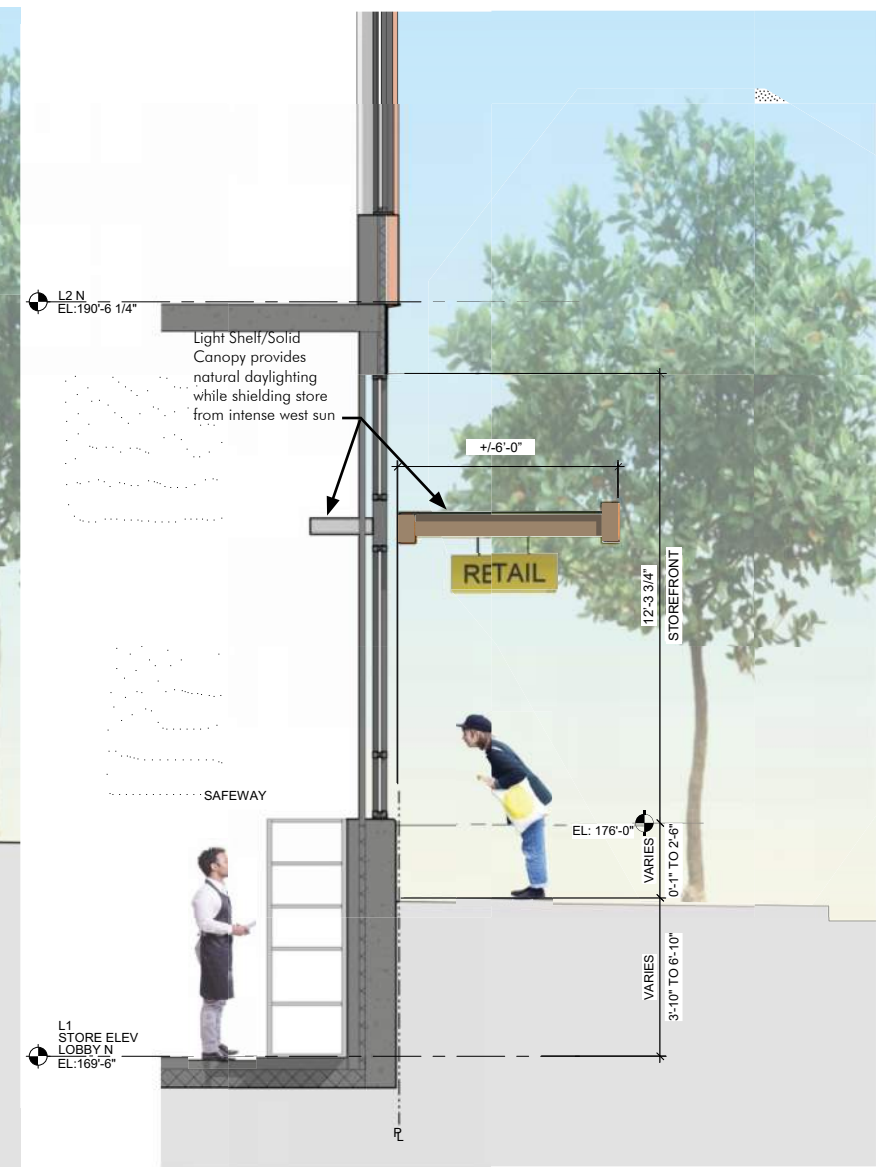
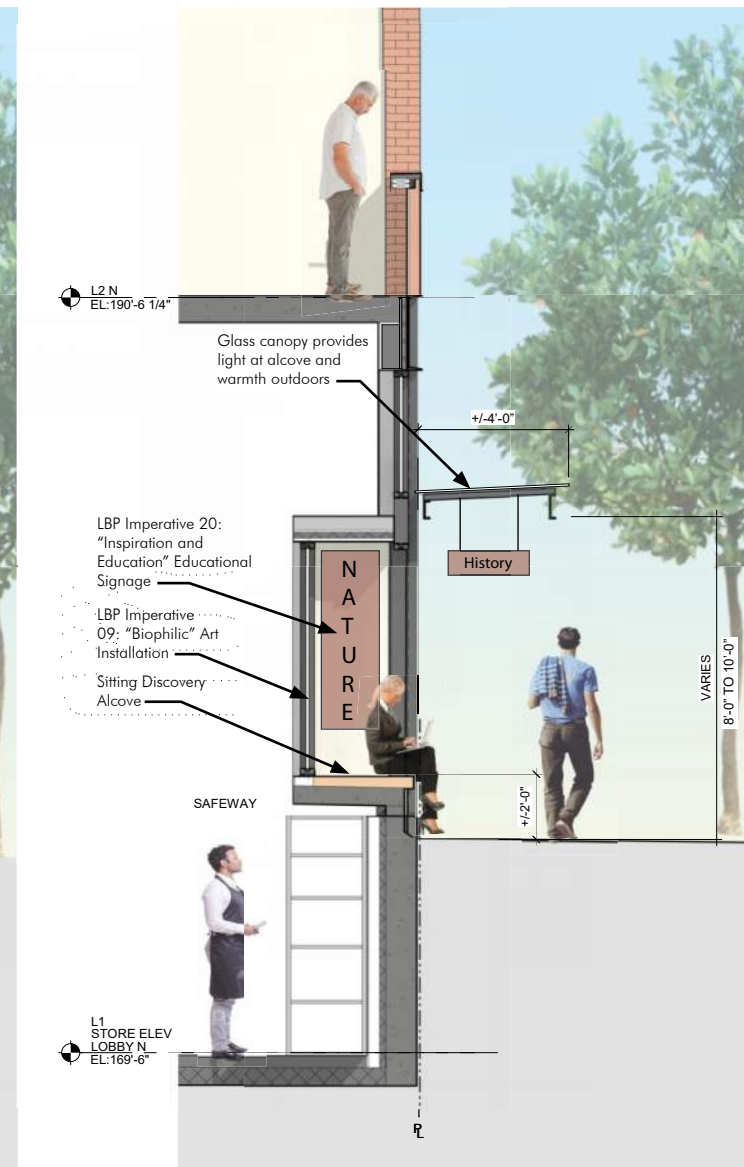
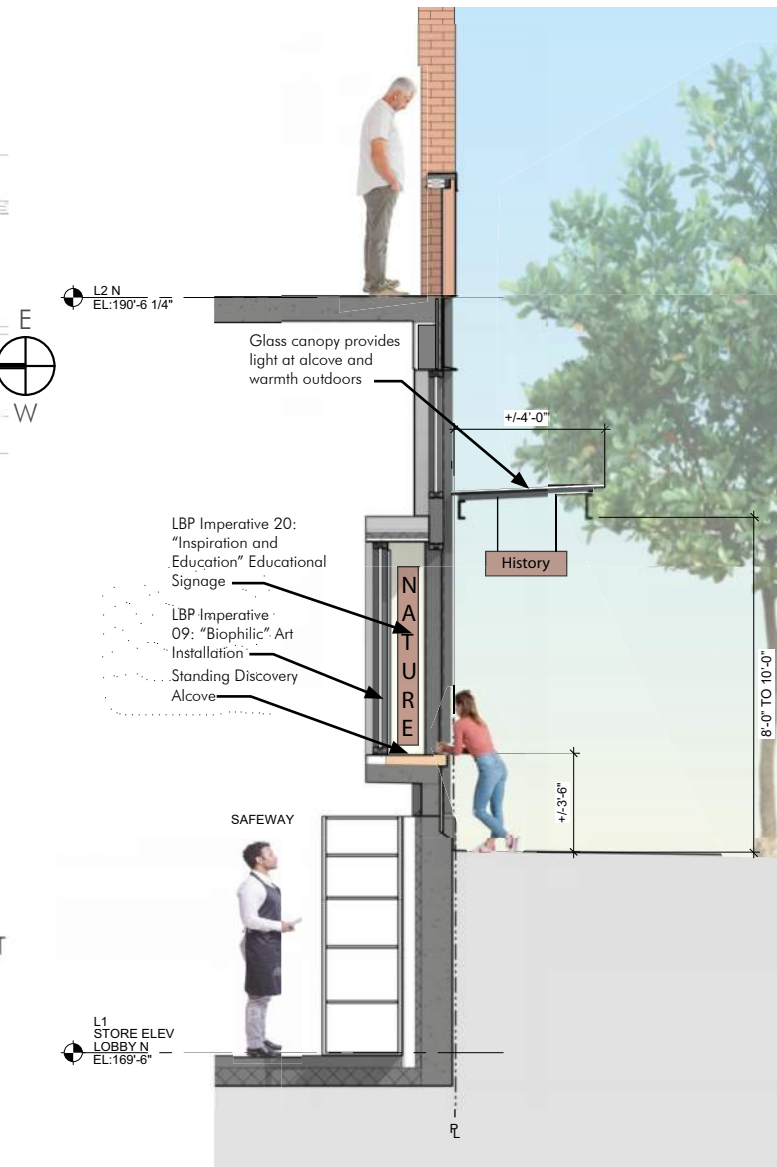


Tall wide storefront allows views deep into the store such as the PCC in Columbia City



Discovery alcoves provide streetscape variety and places to sit or stand while reading about **Human** + **Nature** and how it relates to the history of Magnolia and the making of this building.

The Discovery Alcoves





# 32nd Ave Streetscape Activation

## HUMAN

### Preferred Streetscape Activation Option

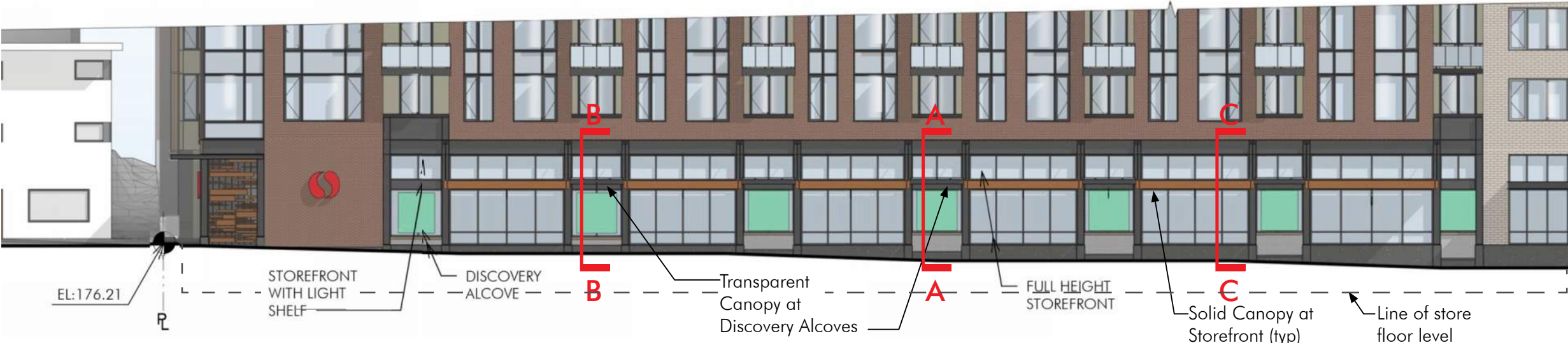
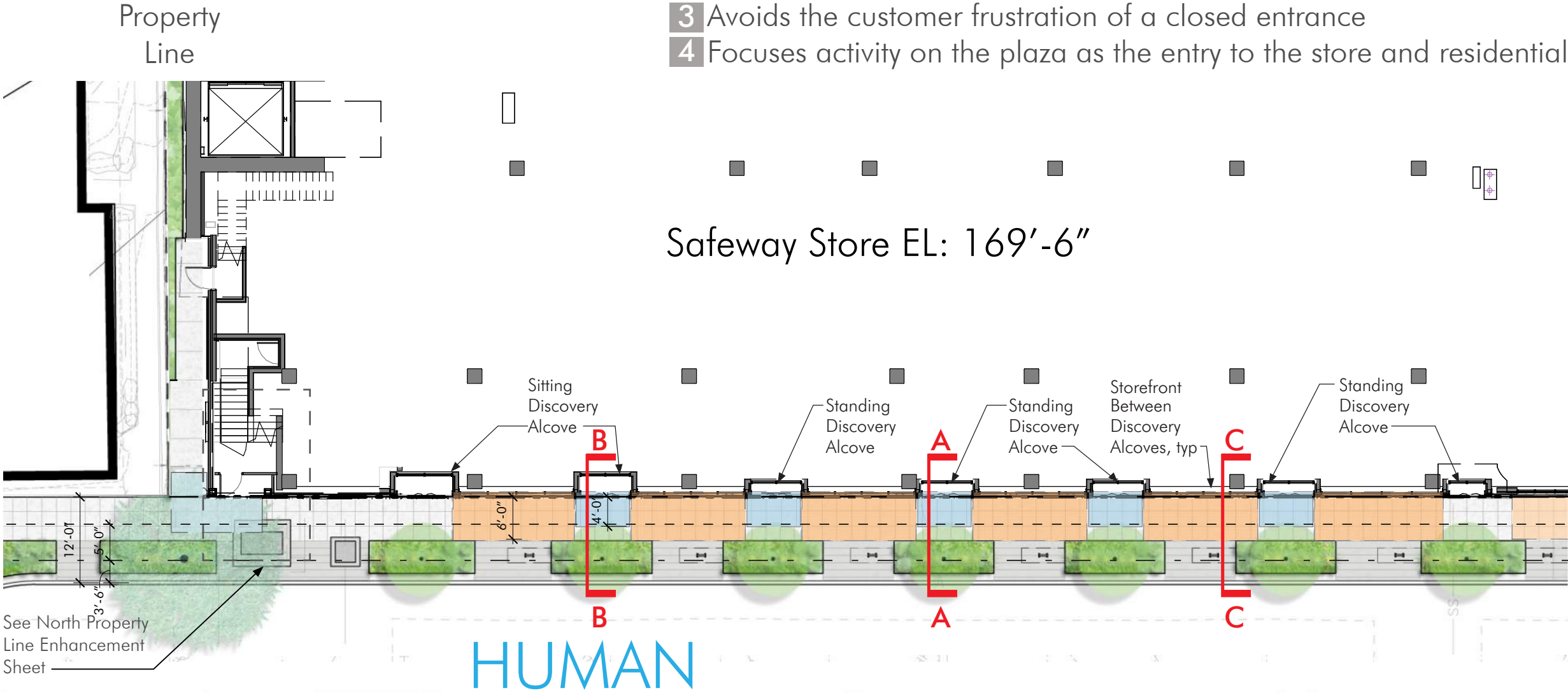
#### The Preferred Option:

- 1 Provides 7 Alcoves instead of 6
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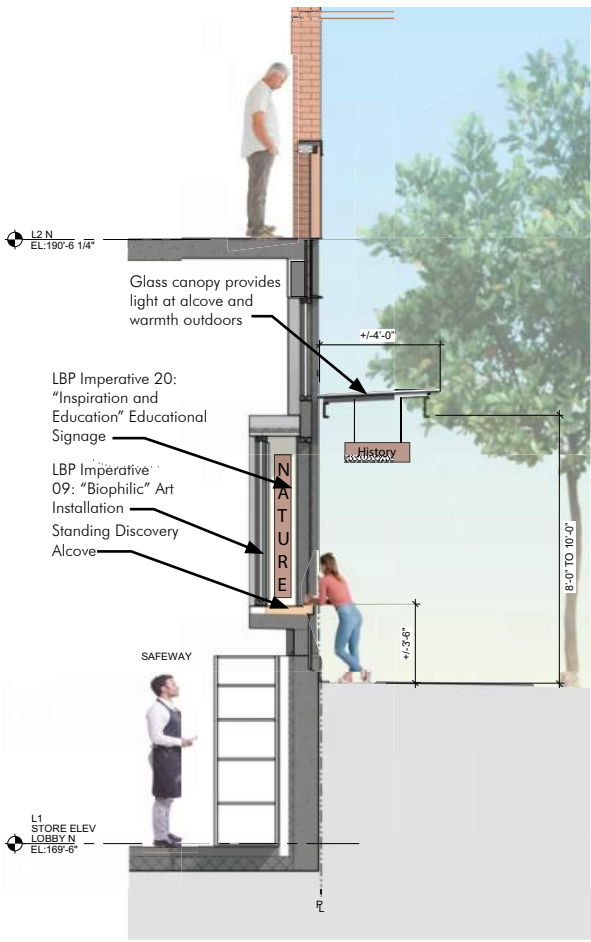
Tall wide storefront allows views deep into the store such as the PCC in Columbia City



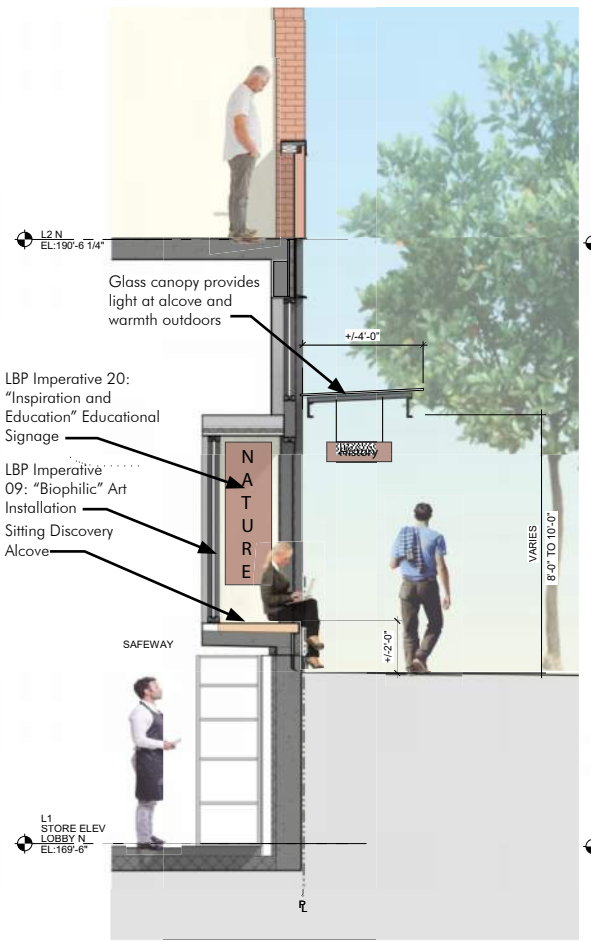
Discovery alcoves provide streetscape variety and places to sit or stand while reading about **Human** + **Nature** and how it relates to the history of Magnolia and the making of this building.



### The Discovery Alcoves



Section A: At Standing Discovery Alcove



Section B: At Sitting Discovery Alcove

### Tall, Wide Storefront



Section C: At Storefront Window Looking Over Retail Display Shelves



# 32nd Ave Streetscape Activation

## Preferred Streetscape Activation Option

4' Wide Glass Canopies  
over Discovery Alcoves

6' Wide Solid Canopies  
over Storefronts

Sitting Height Discovery  
Alcove

*Note: All finishes inside  
alcoves are diagrammatic,  
final finishes will be by  
selected Artist*

Entire Streetfront Has  
Short-Term Bicycle Racks

Sign Centered on  
Storefront, by Safeway

Sign Centered on Discovery  
Alcove, by selected artist

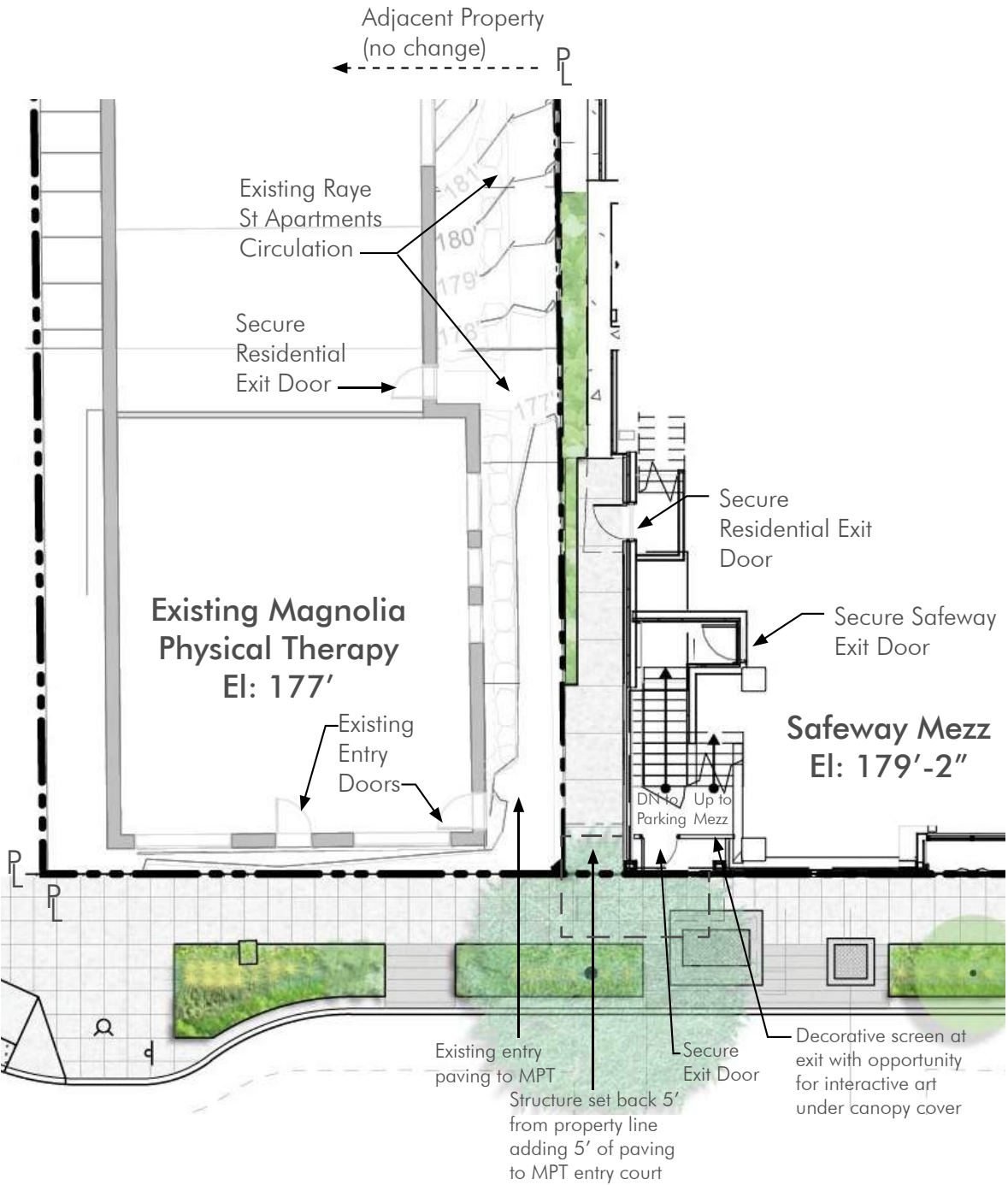




# 32nd Avenue Streetscape Activation

## Preferred Streetscape Activation Option

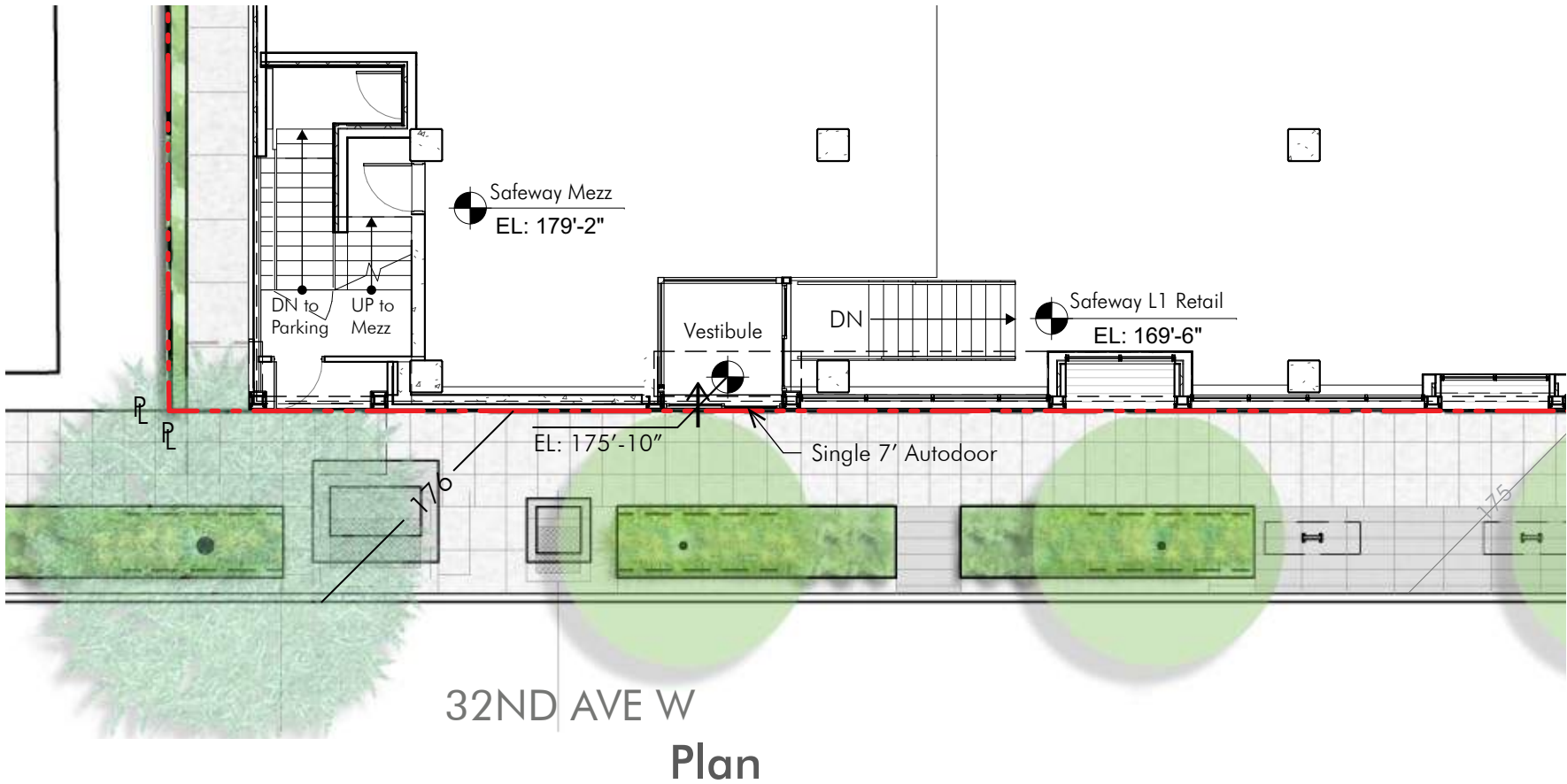
### North Property Line Activation Enhancements



 **Street Level Plan at North Property Line**



# 32nd Ave Streetscape Activation: Secondary Entrance Activation Option



Exterior Elevation



The secondary entrance is 6’ above store level and will not be ADA Accessible.

It will not have a point of sale providing security, so, like many stores, this secondary entrance may be blocked off at certain times, ranging from only after dark to all hours



# 32nd Ave Streetscape Activation: Secondary Entrance Activation Option

## Preferred Streetscape Activation Option

Crossing Raye St Looking Southwest



Existing  
Adjacent  
Apartment

Decorative  
Screen/Gate at  
Emergency Exit

Sitting Height  
Discovery Alcove  
with glass canopy  
overhead (see next  
page for details)

Solid Canopy  
over Storefront

## Secondary Entrance Activation Option

Crossing Raye St Looking Southwest



Existing  
Adjacent  
Apartment

Decorative  
Screen/Gate at  
Emergency Exit

Secondary  
Entrance replaces  
northernmost  
Discovery Alcove

Canopy over  
Secondary Entrance  
and Discovery  
Alcoves only, not  
Storefront



# HUMAN + NATURE

Morning Sun Side from the North East  
Alley Streetscape Activation





Streetscape Activation  
Alley

Residential  
Unit

L2 Forested  
Wetland Terrace

Section A at Human Planters

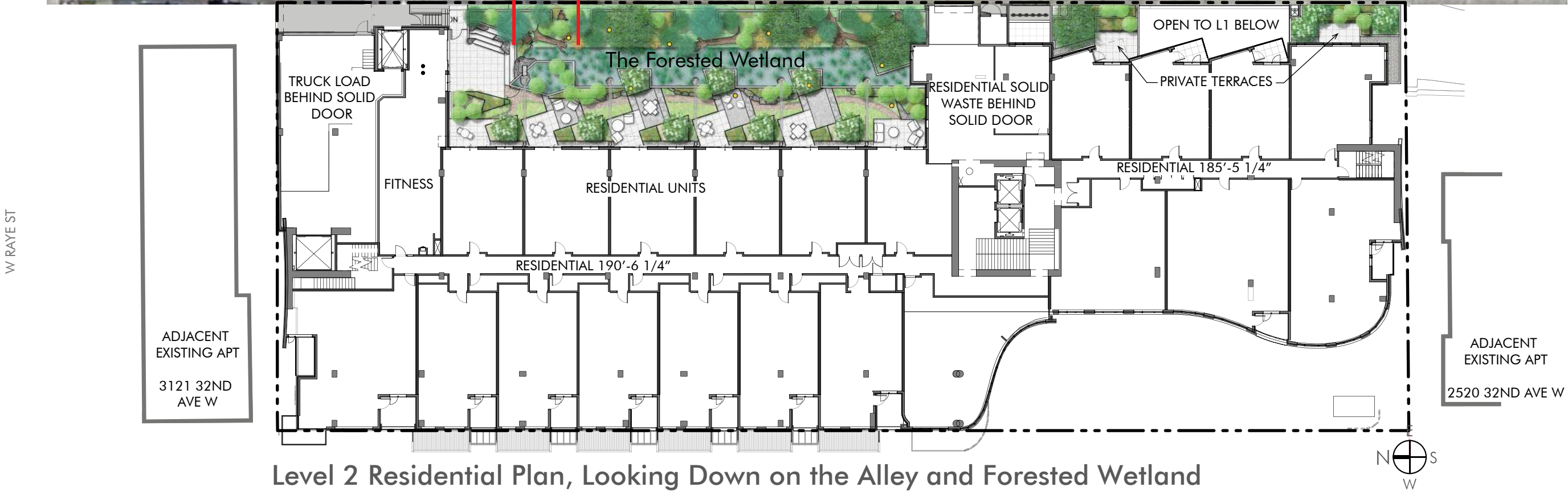
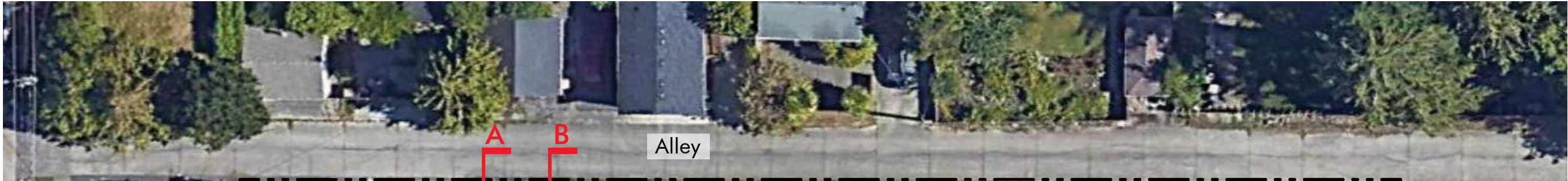
Alley

Residential  
Unit

L2 Forested  
Wetland Terrace

Section B at Nature Mounds

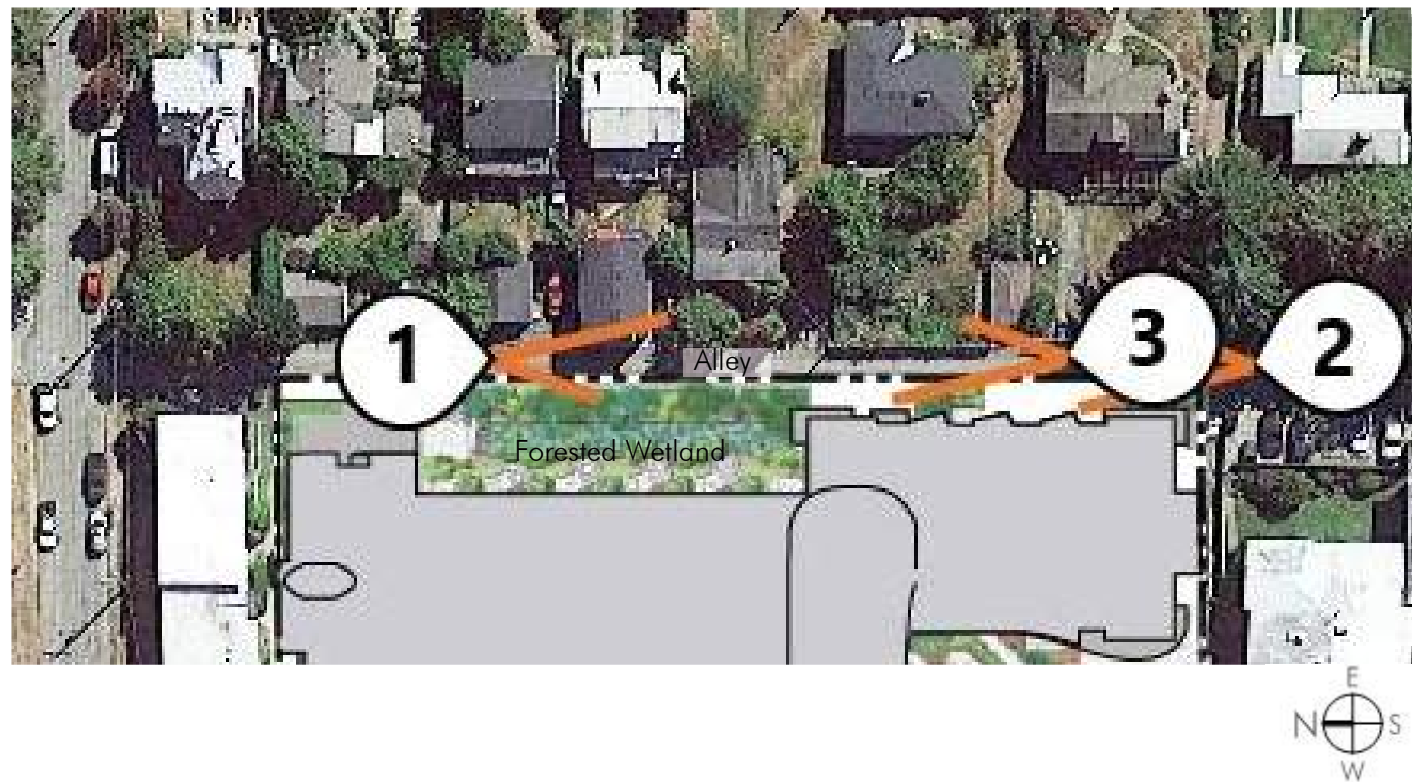
Alley



Level 2 Residential Plan, Looking Down on the Alley and Forested Wetland



Alley Streetscape  
Level 2 Landscape Plan



① View at Forested Wetland Walking South



② View at SE Corner Walking North



③ Walking Down Alley Looking North Toward Forested Wetland



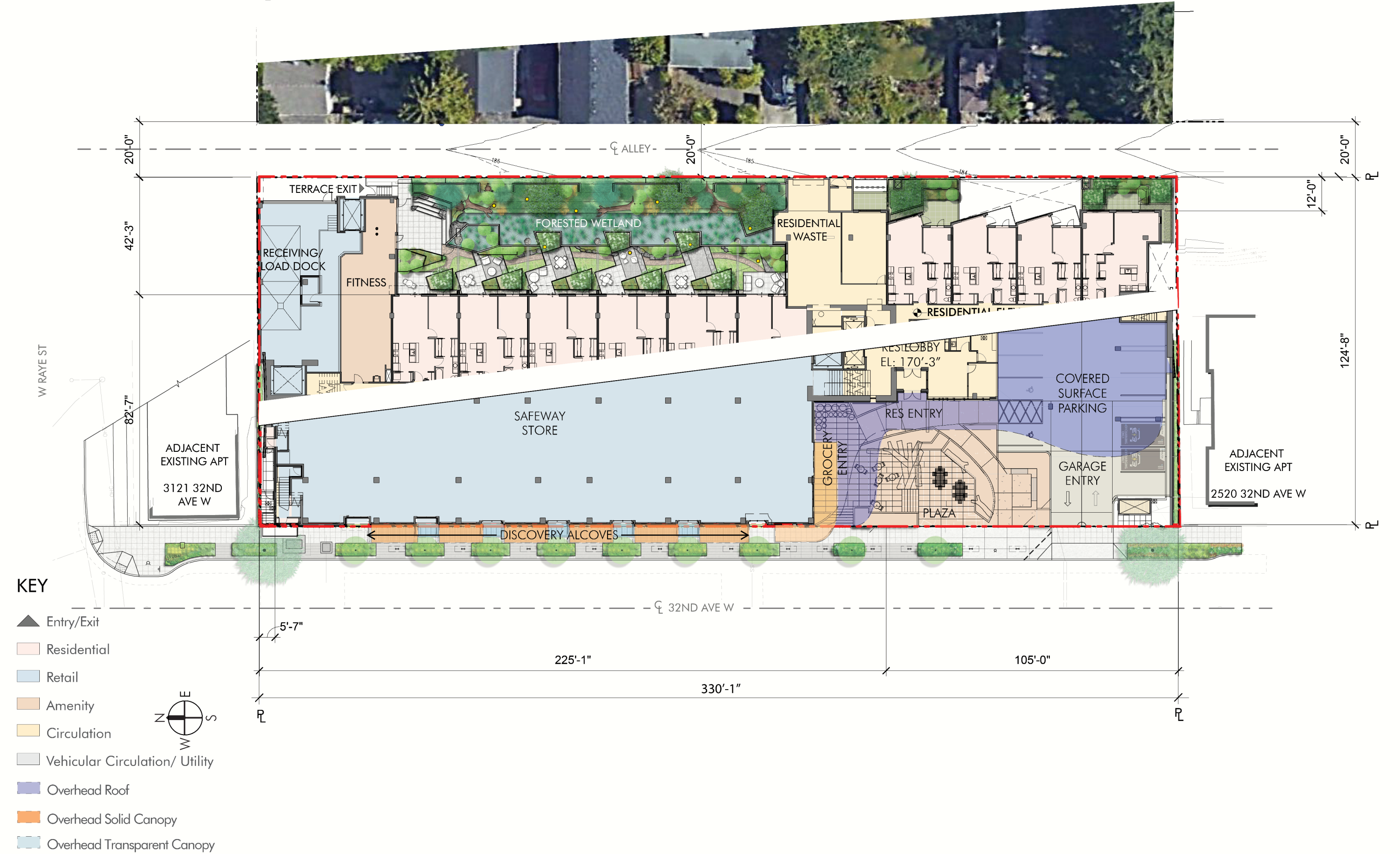
THE REFINED DESIGN:

HUMAN + NATURE

FLOOR PLANS

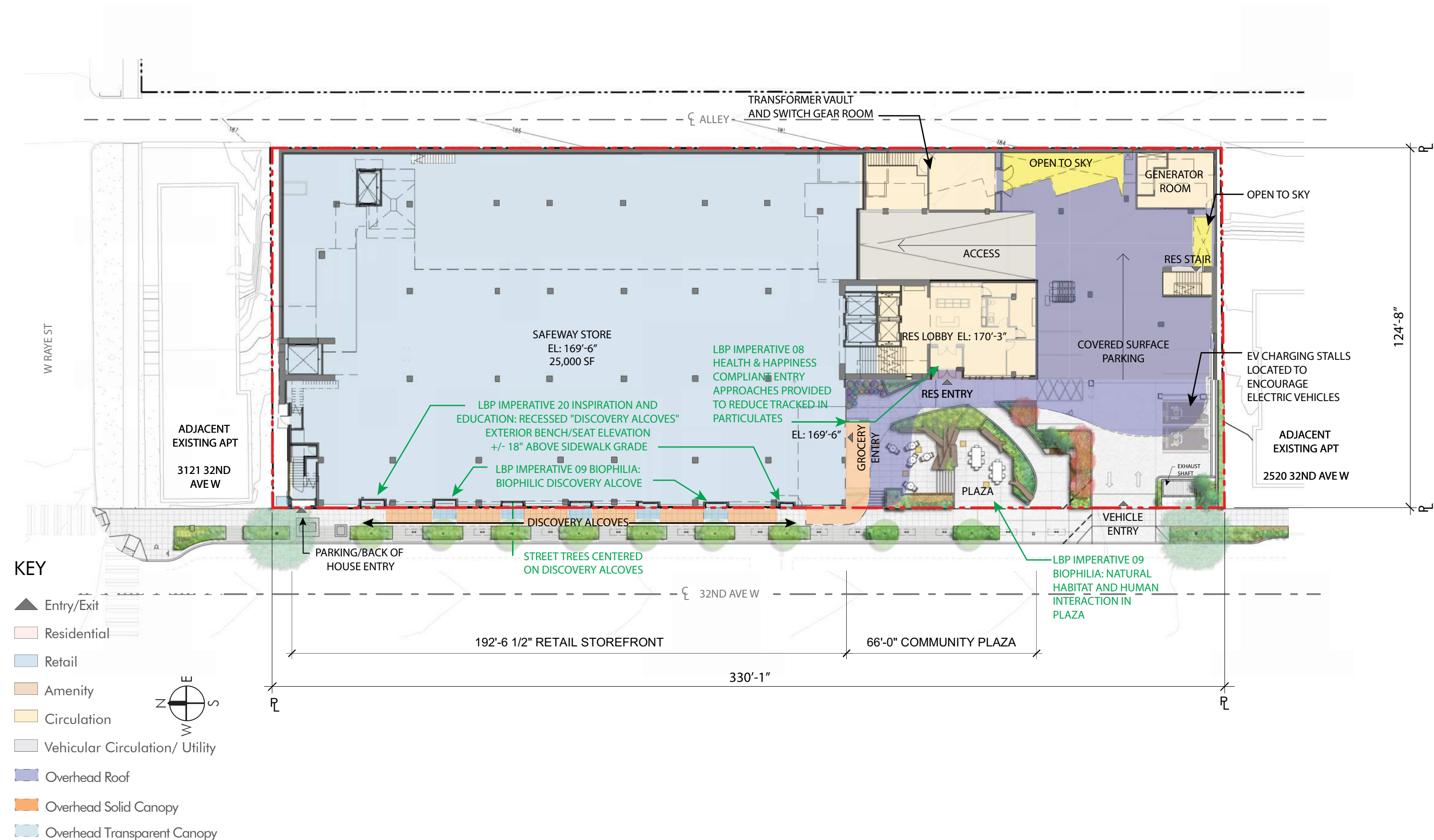


# Aerial Composite Site Plan





# Level 1



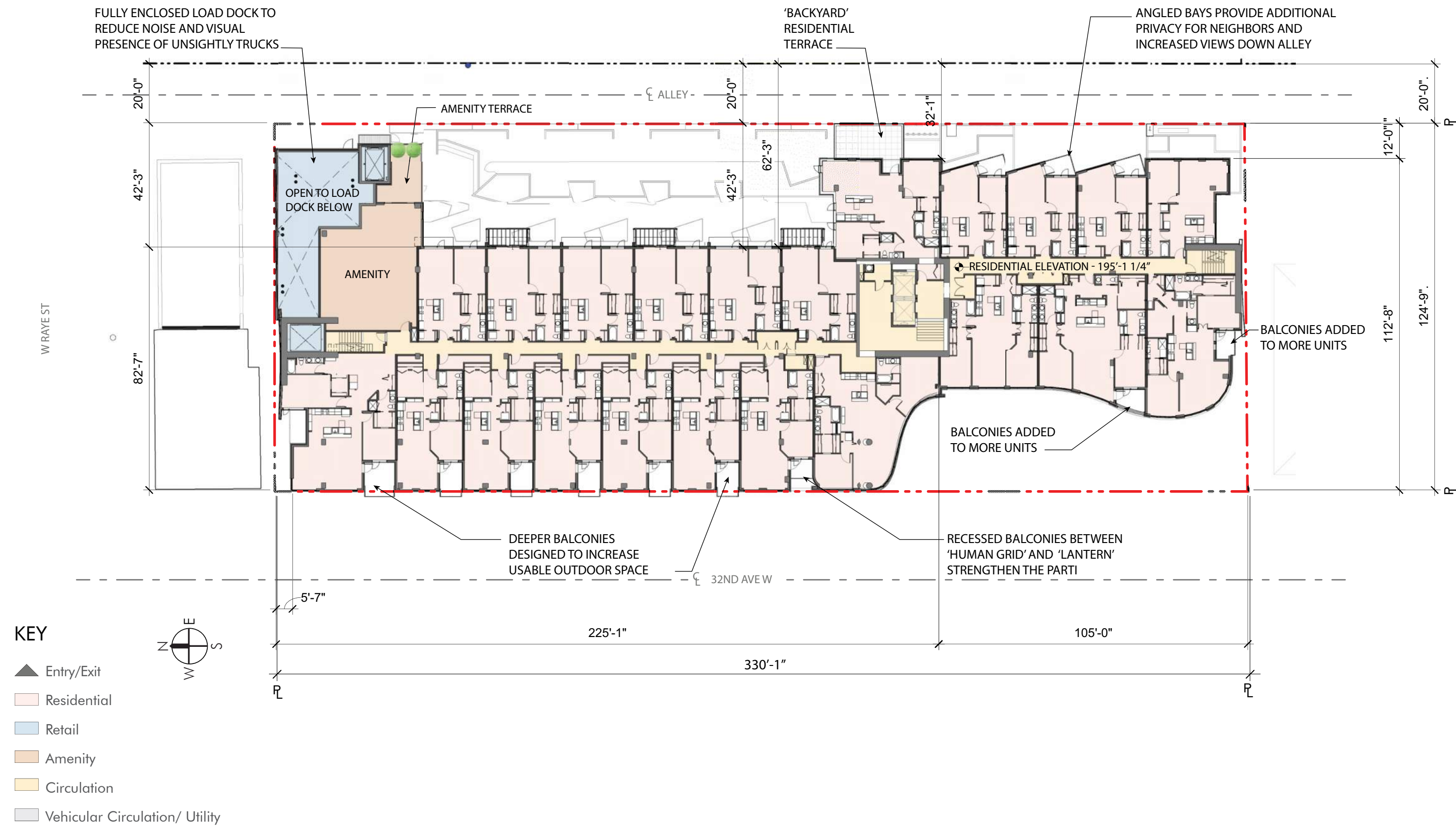


# Level 2



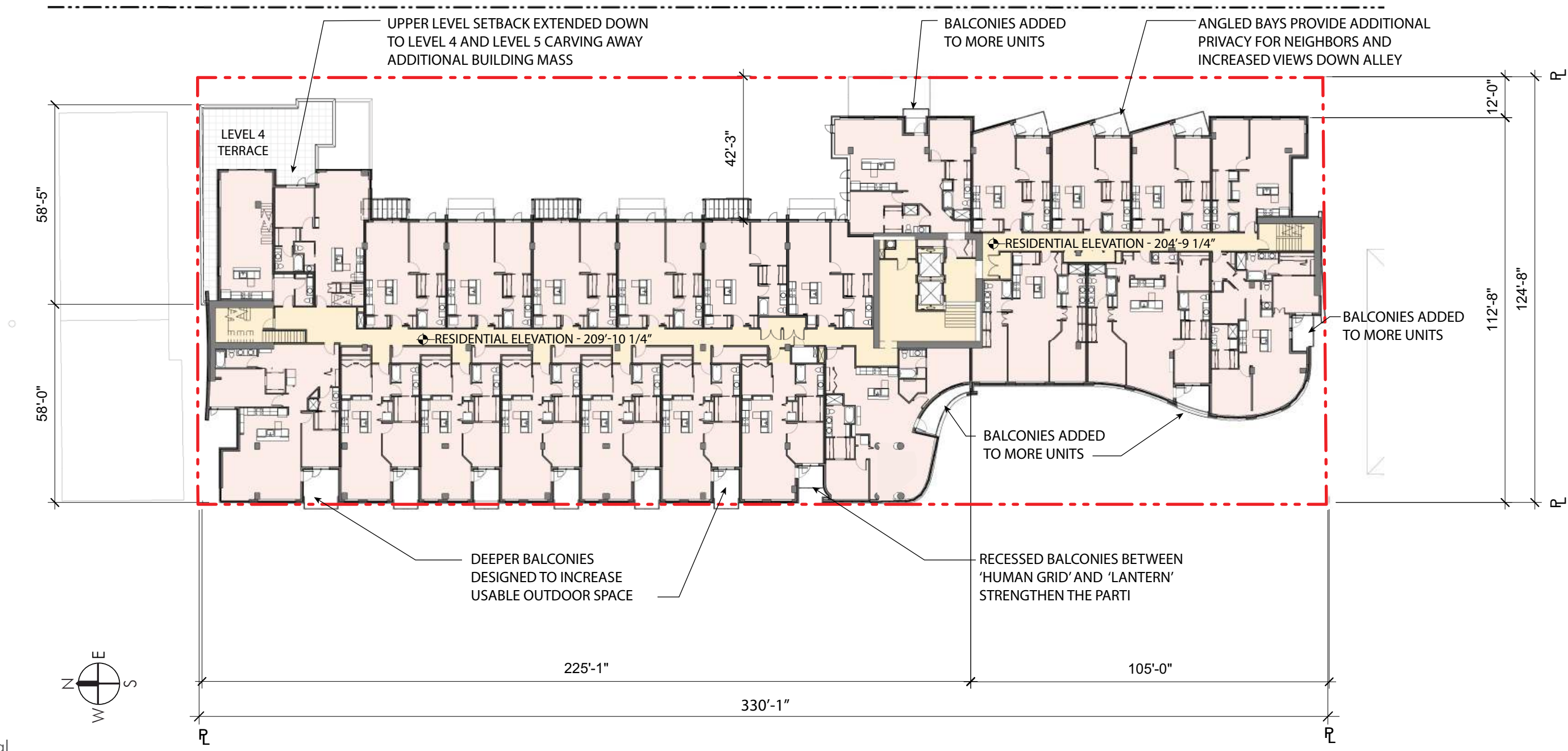


# Level 3





# Level 4 (5 Sim)



KEY

▲

 Entry/Exit

■

 Residential

■

 Retail

■

 Amenity

■

 Circulation

■

 Vehicular Circulation/ Utility

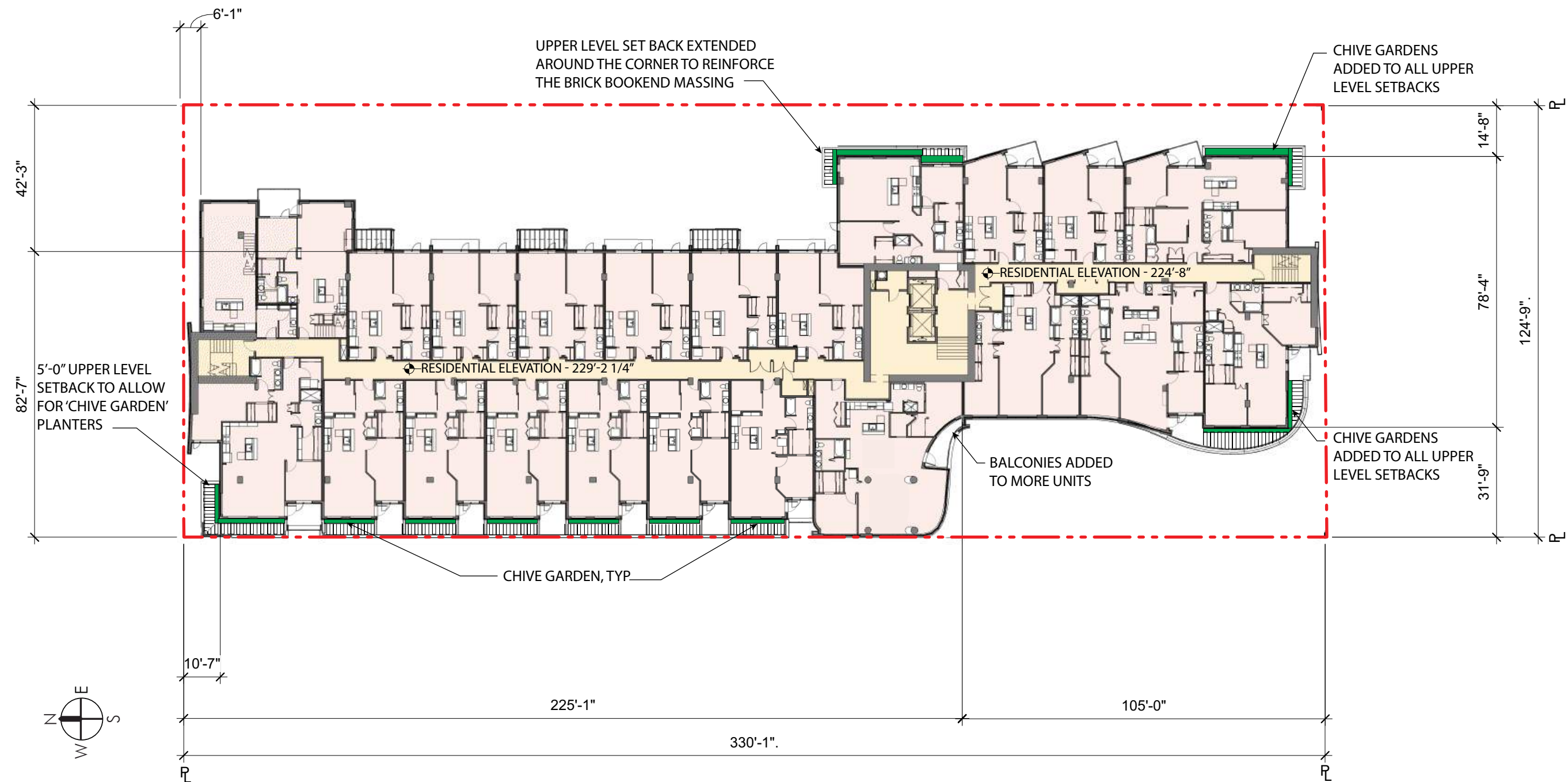
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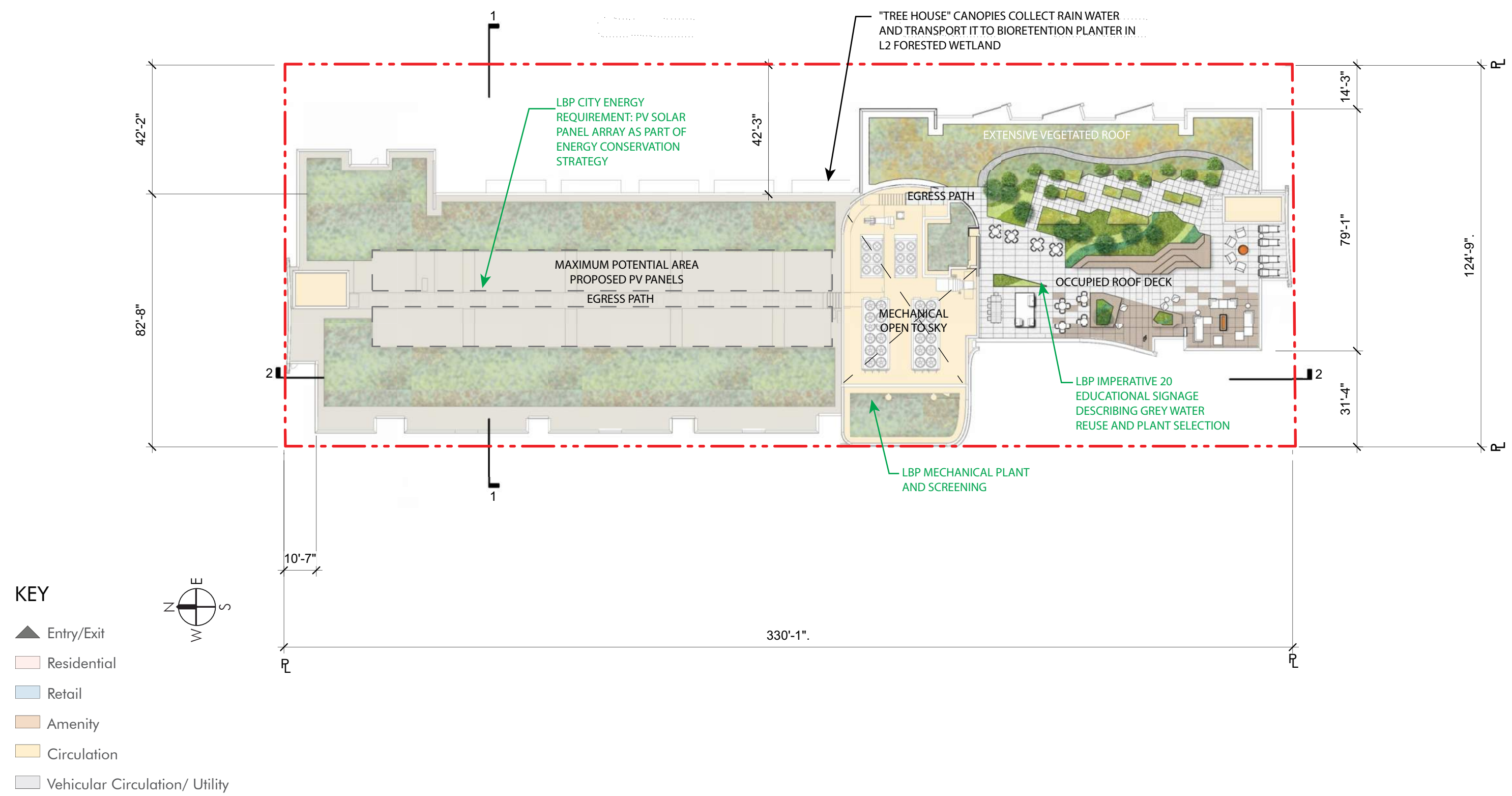
## KEY

-  Entry/Exit
-  Residential
-  Retail
-  Amenity
-  Circulation
-  Vehicular Circulation/ Utility





# Roof





THE REFINED DESIGN:

HUMAN + NATURE

MATERIALS & COLOR PALETTE



# Materials - 32nd Avenue West

*"We chose our "Precedent Images" from nature"*



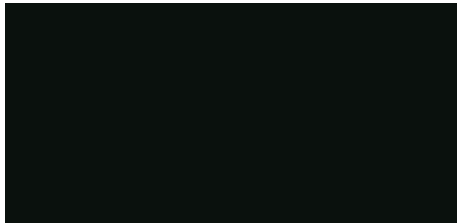
painted fiber cement  
 Color 1 - SW 6061 Tanbark



painted fiber cement  
 Color 2 - SW 6150  
 Universal Khaki



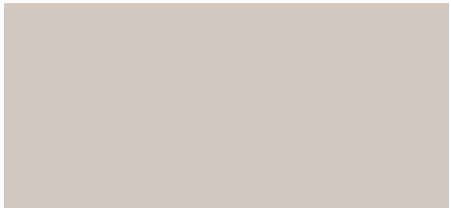
painted fiber cement  
 Color 3 - SW 7507 Stone Lion



black fiberglass windows at  
 red brick and metal panel



Architectural Exposed Concrete  
 with reveals



light fiberglass windows at  
 light brick



Natural Wood Seating in Plaza



Lower Lawton Clay Bluff at  
 Discovery Park



Hard Textured Rocky Beach at  
 Discovery Park



Upper Sandy Esperance Bluff  
 at Discovery Park



Evergreen Forest at Discovery  
 Park



Stratified Bluffs



2.5" x 7.5" Brick - Mutual  
 Materials "Forest Blend"



Corrugated Metal Panel  
 PAC-Clad "Graphite"



3.5" x 11.5" Brick - Mutual  
 Materials "Aspen & Limestone"



Accoya Wood Delta Millworks  
 "Barnwood Ivory"



Bluff Finish Wall



Landscape Character



# Materials - Alley

"We chose our "Precedent Images" from nature"



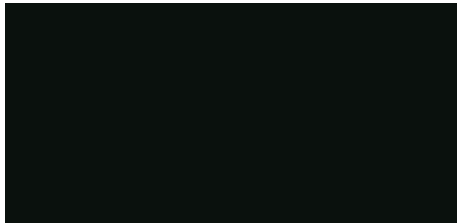
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 Color 1 - SW 6061  
 Tanbark



painted fiber cement  
 Color 2 - SW 6150  
 Universal Khaki



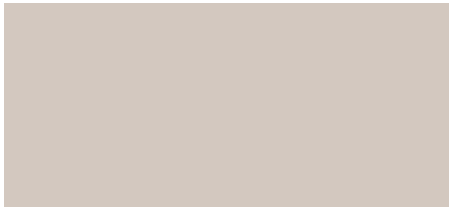
painted fiber cement  
 Color 3 - SW 7507  
 Stone Lion



black fiberglass windows at  
 red brick and metal panel



Architectural Exposed Concrete  
 with reveals



light fiberglass windows at  
 light brick



Evergreen Forest at Discovery  
 Park



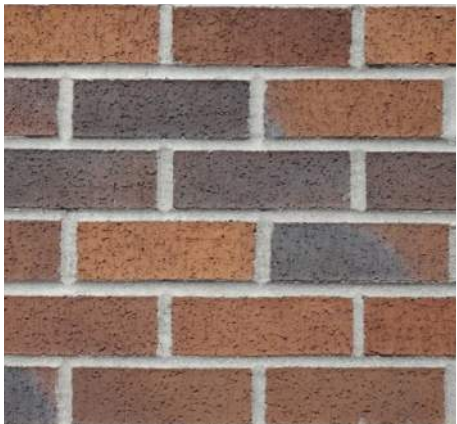
Lower Lawton Clay Bluff at  
 Discovery Park



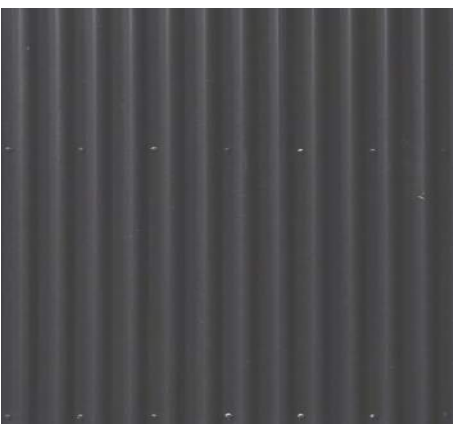
Hard Textured Rocky Beach at  
 Discovery Park



Accoya Wood Delta Millworks  
 "Barnwood Ivory"  
 Shiplap 4" wide



2.5" x 7.5" Brick - Mutual  
 Materials "Forest Blend"



Corrugated Metal Panel  
 PAC-Clad "Graphite"

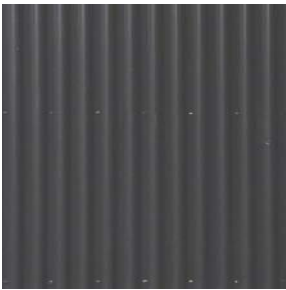


Alley Level 2 Landscape Character



# HUMAN + NATURE

Building Materials



Corrugated Metal



Accoya



Forest Blend



Bluff Finish Wall



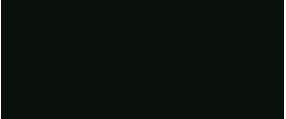
Paint Color 1



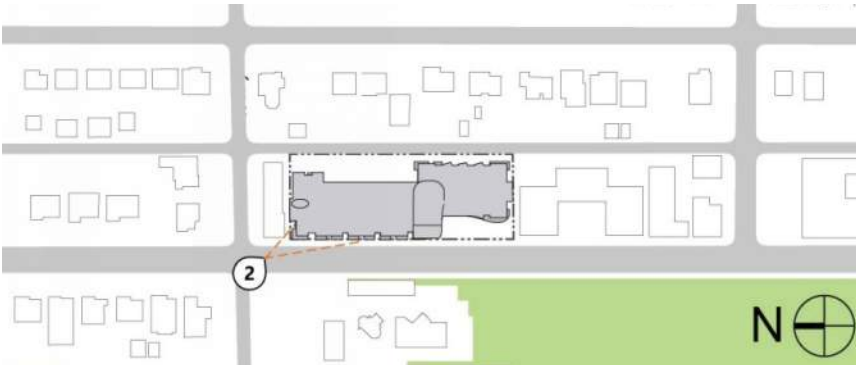
Arch. Concrete



Paint Color 2



black windows



2 View from 32nd Facing South



# HUMAN + NATURE

Building Materials



Forest Blend



Corrugated Metal



Aspen/Limestone



Paint Color 1



Paint Color 2



Arch. Concrete



Paint Color 3



black windows



Bluff Finish Wall



dark flashing



light windows and flashing



# HUMAN + NATURE

## Building Materials



Corrugated Metal



Forest Blend



Aspen/Limestone



Bluff Finish Wall



Paint Color 1



Arch. Concrete



Paint Color 2



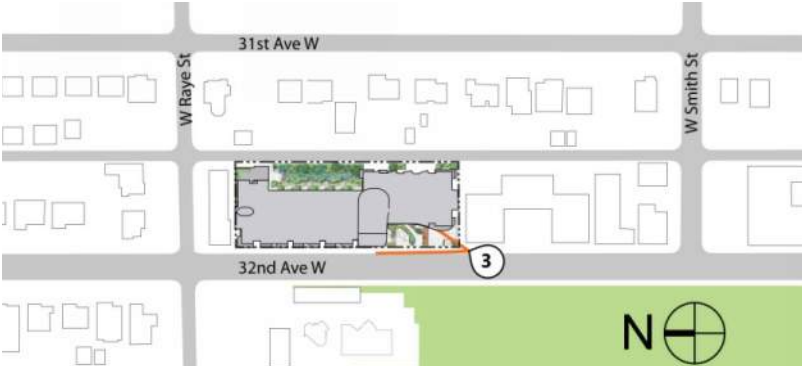
black windows



Paint Color 3



light windows and flashing

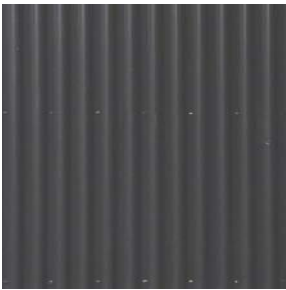


3 View from 32nd Facing North



# HUMAN + NATURE

Building Materials



Corrugated Metal



Accoya



Forest Blend



Bluff Finish Wall



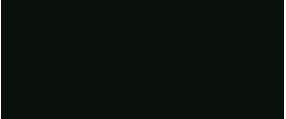
Paint Color 1



dark flashing



Paint Color 2



Arch. Concrete

black windows



⑦ View from Alley Facing South

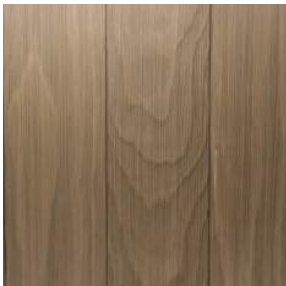


# HUMAN + NATURE

Building Materials



Corrugated Metal



Accoya



Forest Blend



Bluff Finish Wall



Paint Color 1



dark flashing



Paint Color 2



Arch. Concrete

black windows



⑦ View from Alley Facing South



# HUMAN + NATURE

Building Materials



Corrugated Metal



Accoya



Forest Blend



Bluff Finish Wall



dark flashing



Paint Color 1



Arch. Concrete



Paint Color 2



black windows

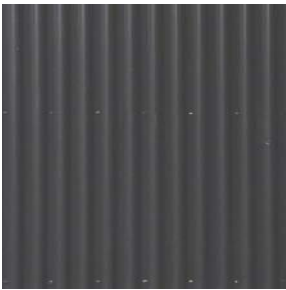


6 View from Alley Facing North



# HUMAN + NATURE

Building Materials



Corrugated Metal



Accoya



Forest Blend



Bluff Finish Wall



Paint Color 1



Arch. Concrete



Paint Color 2



black windows



6 View from Alley Facing North



THE REFINED DESIGN:

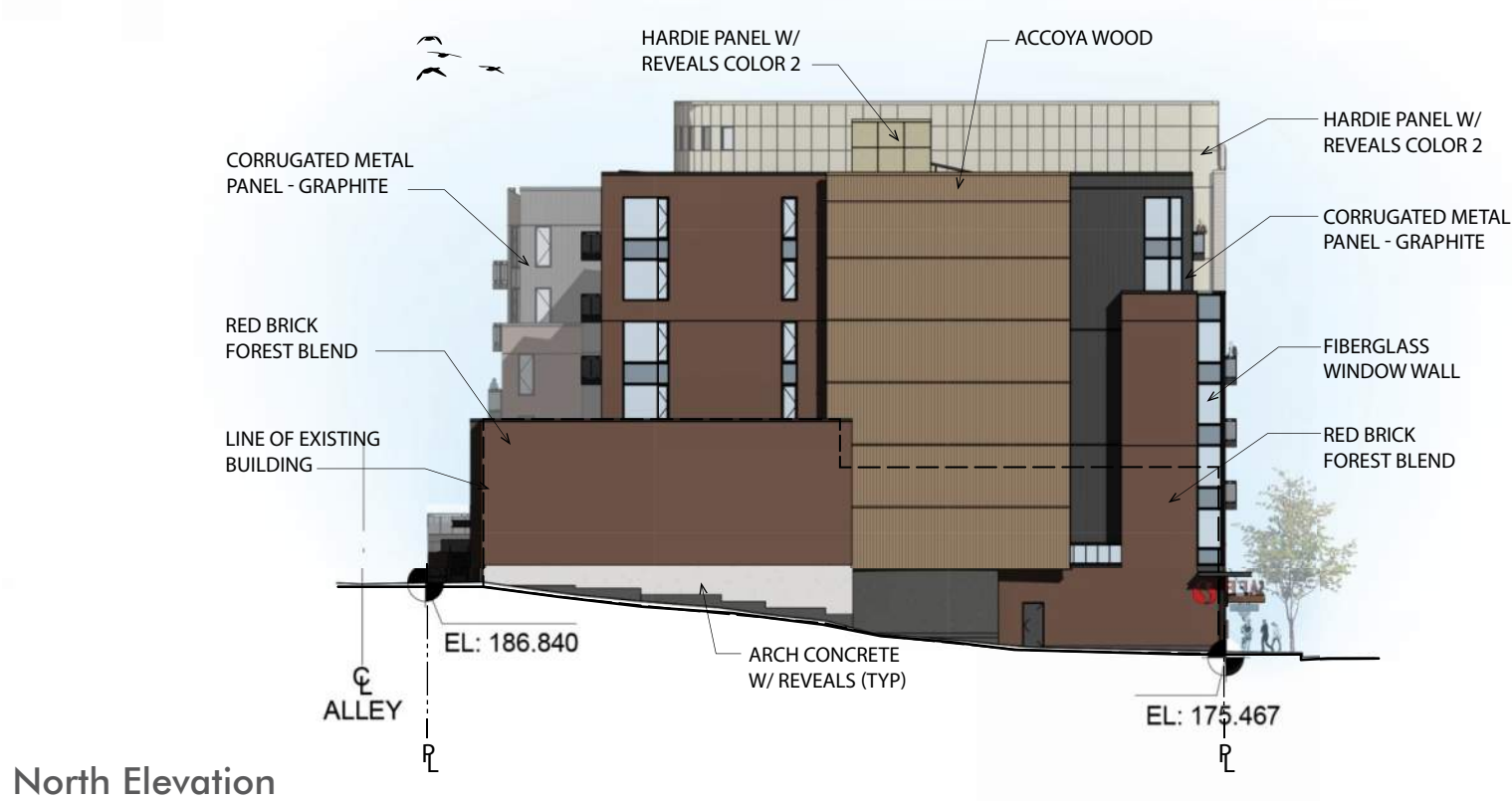
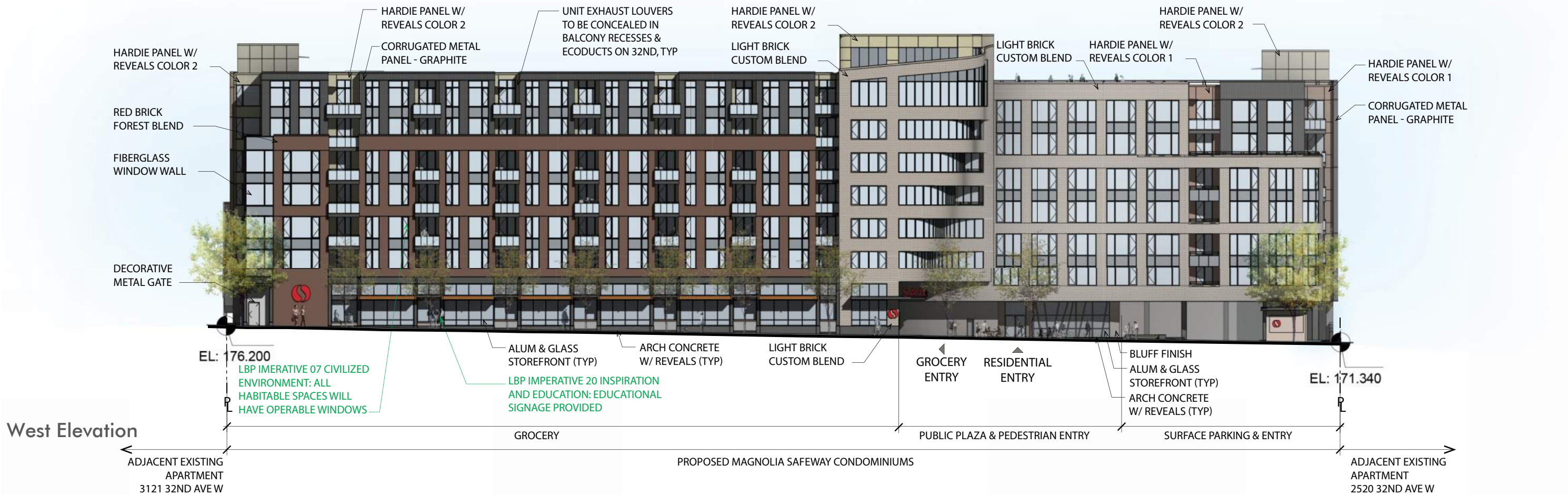
HUMAN + NATURE

BUILDING ELEVATIONS

& SECTIONS

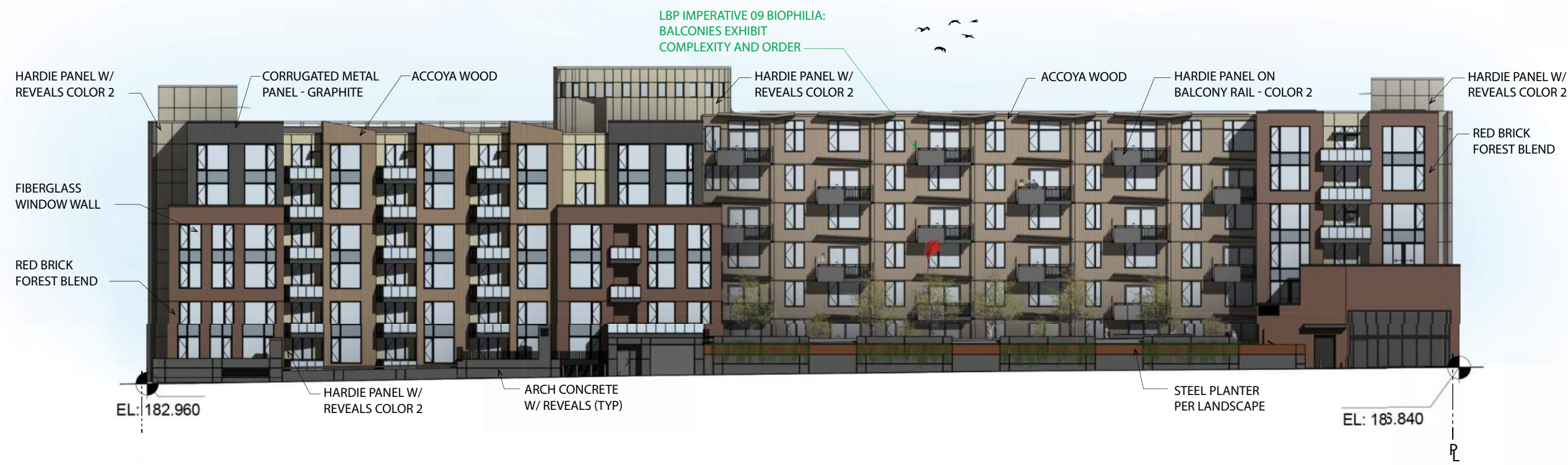


# Elevations West & North

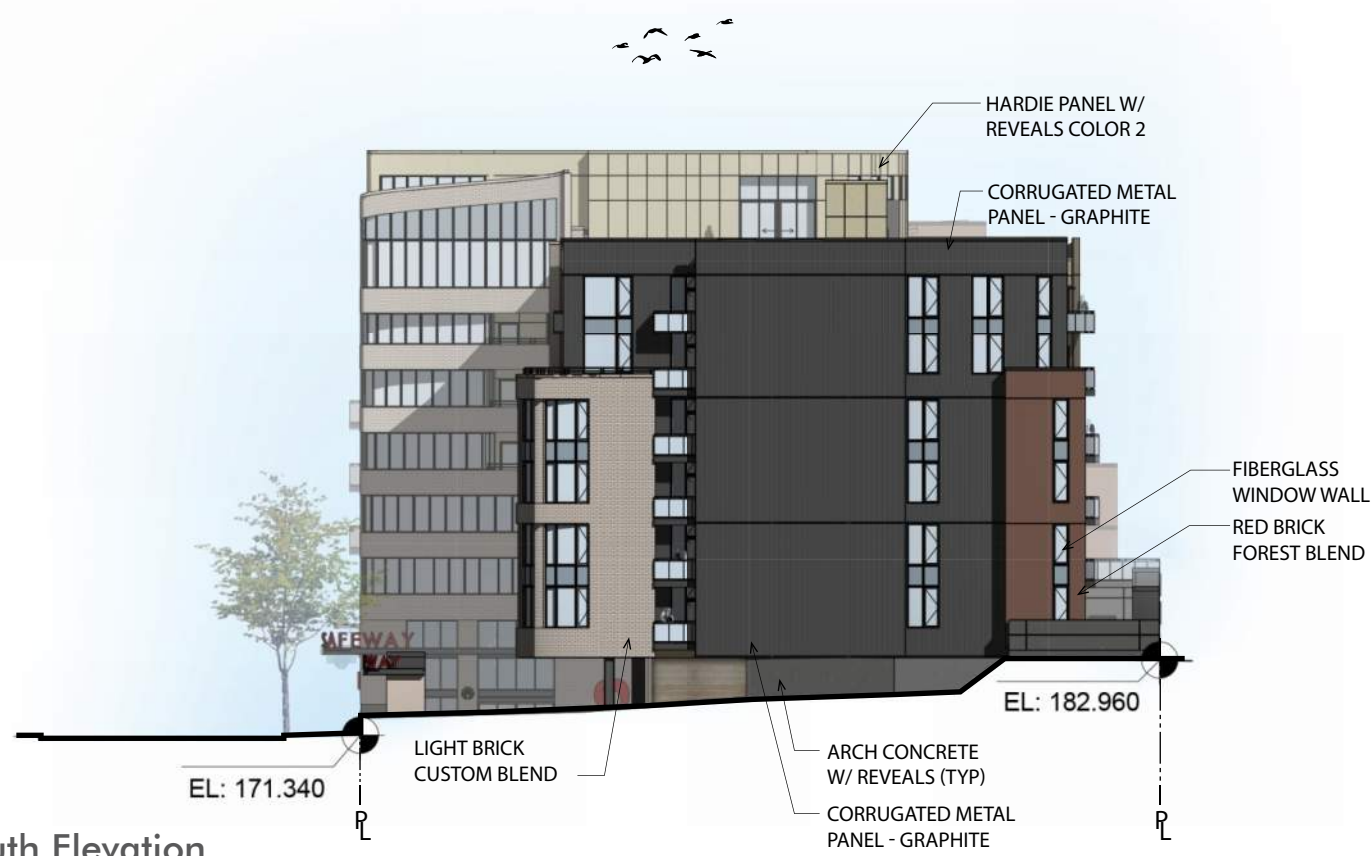




# Elevations East & South



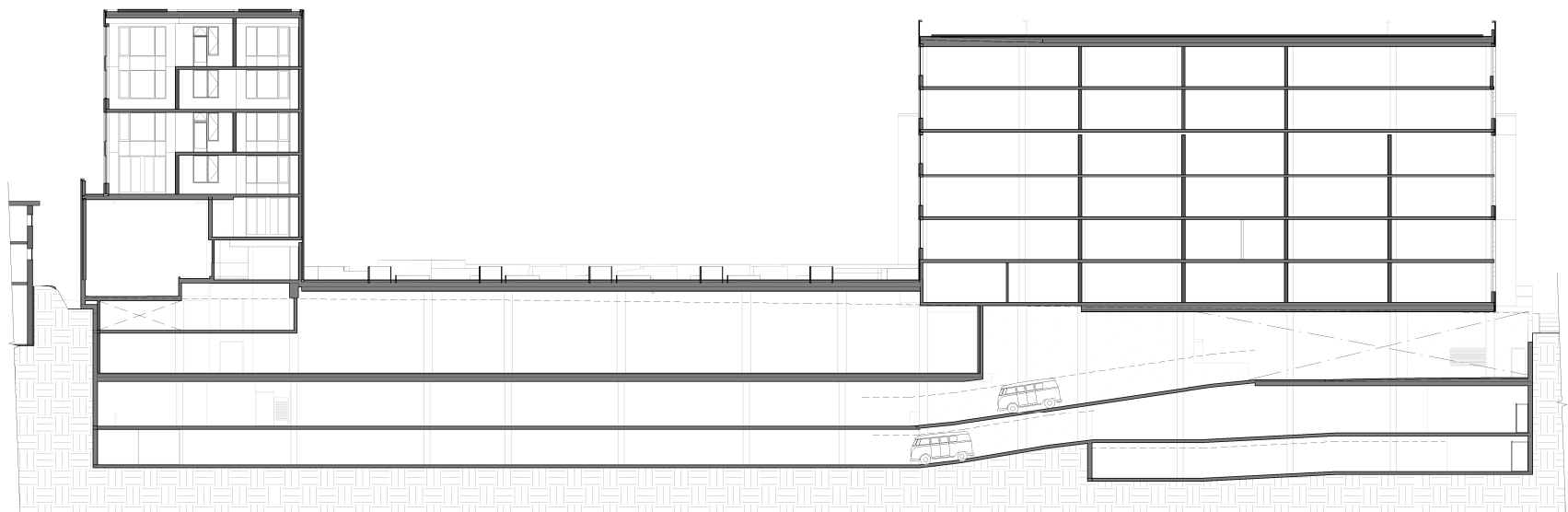
East Elevation



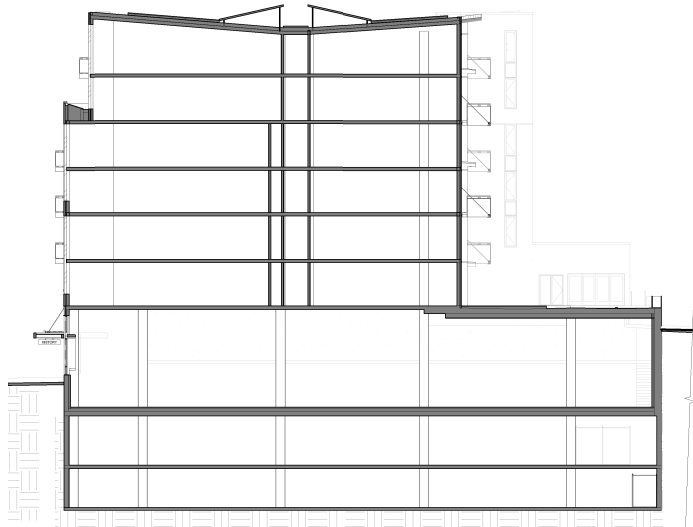
South Elevation



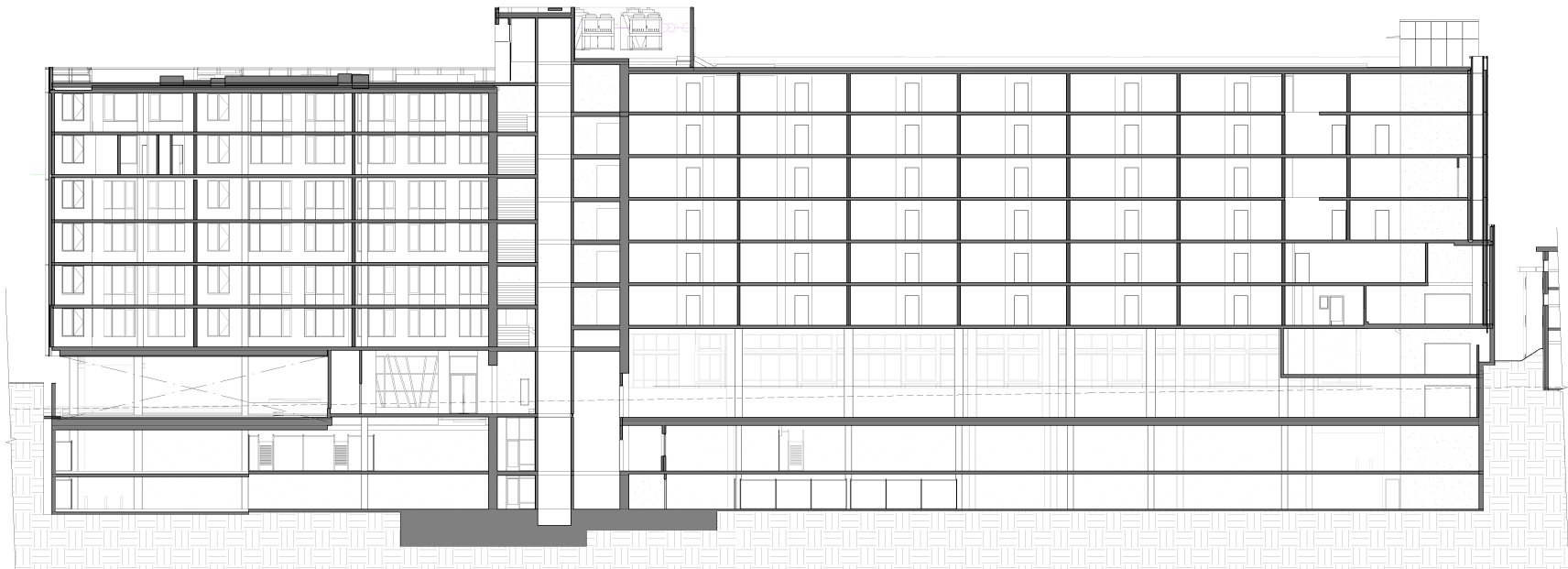
Sections



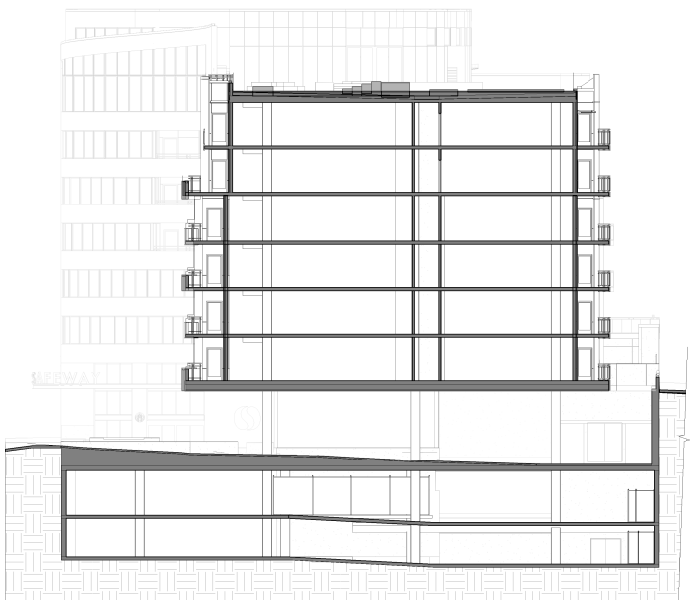
Section: Looking East Thru Parking Ramp



Section: Looking North Thru Store



Section: Looking West



Section: Looking North Thru Parking



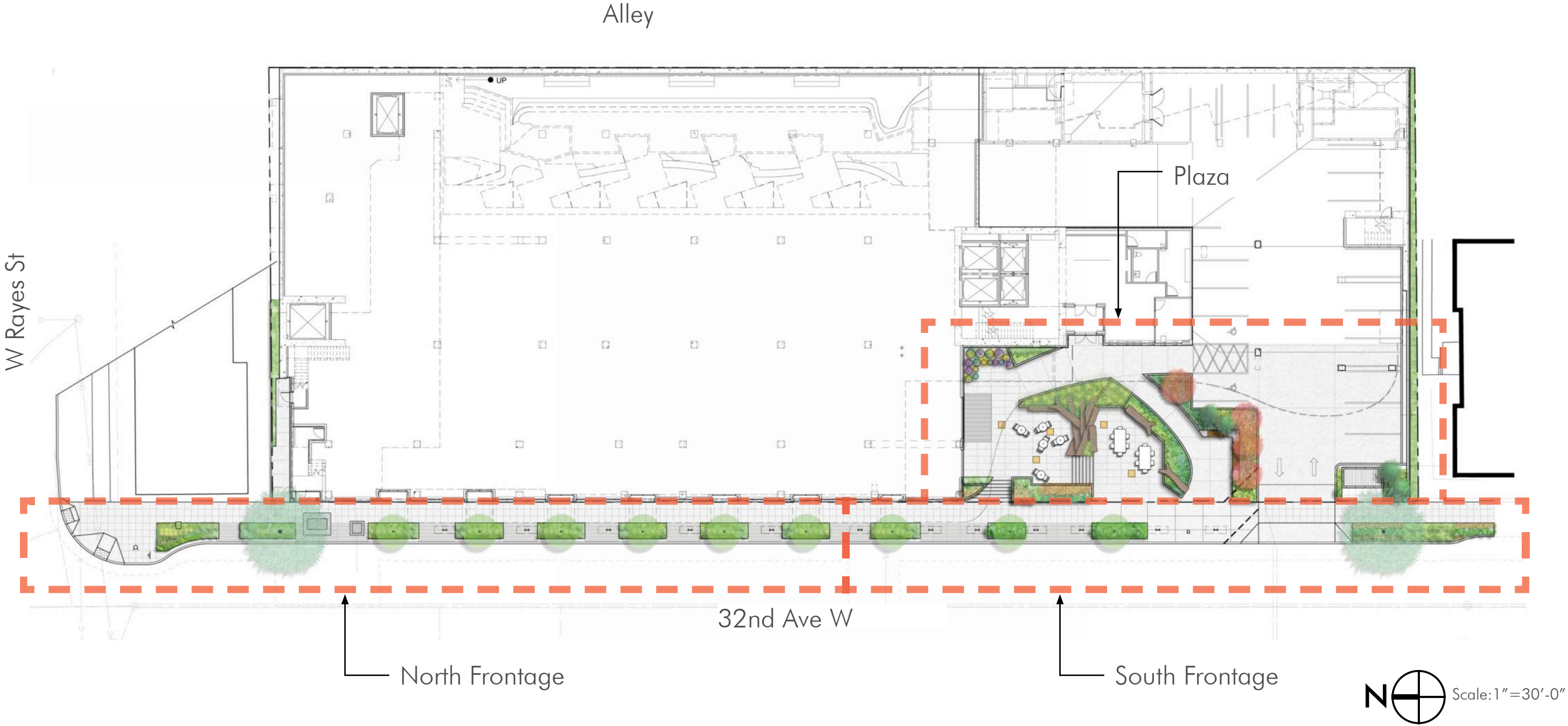
LANDSCAPE



# Level 1 Landscape Plan

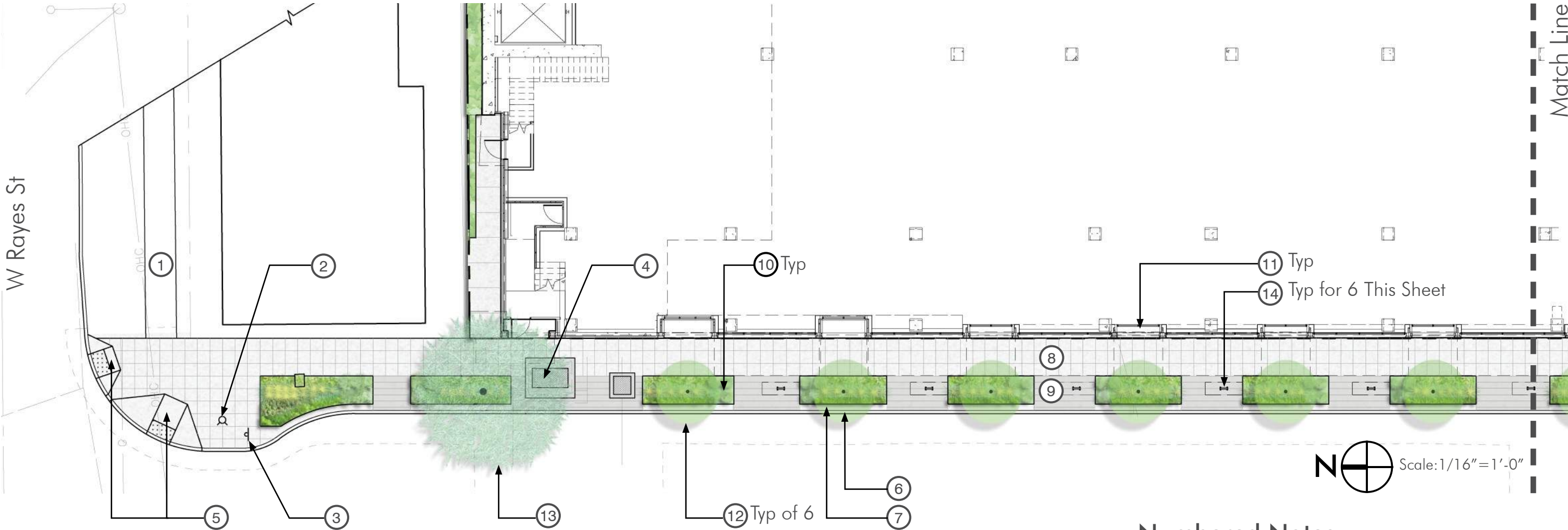
- Prioritize natural materials, plants, and softening the hardscaping
- Provide a south facing community gathering space
- Create a pedestrian zone at the storefront that visually connects the interior with exterior uses

Guidelines:  
PL1-A-2: Adding to Public Life  
DC3-A-1: Interior/Exterior Fit  
DC-4-D-1: Choice of Plant Materials





# Landscape: 32nd Ave North Frontage



## Hardscape Materials



Conc. Paving w/ Special Sawcut Scoring



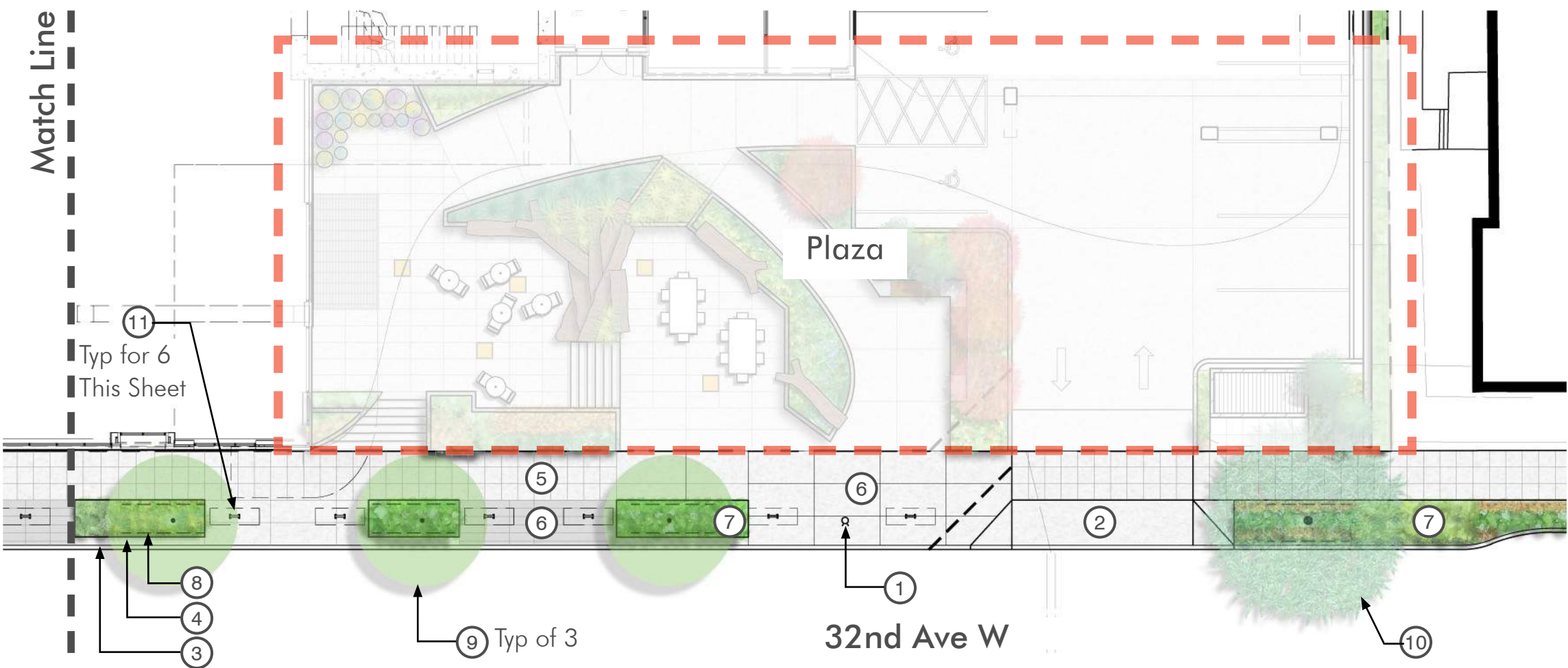
'Westport No Scratch' Bike Rack by Sportworks

## Numbered Notes

- ① Existing Sidewalk
- ② Relocated Fire Hydrant - See Civil
- ③ Relocated Signage - See Civil
- ④ New Water Service Vaults - See Civil
- ⑤ New Curb Ramp - See Civil
- ⑥ New Curb - See Civil
- ⑦ 12" Wide Parking Walk Off
- ⑧ Conc. Paving w/ 2'x2' Sawcut Scoring
- ⑨ Conc. Paving w/ Special Sawcut Scoring
- ⑩ Planter
- ⑪ Discovery Alcove - See Arch
- ⑫ 2.5" Cal. Wada's Memory Magnolia
- ⑬ 2.5" Cal. Emerald Sunshine Elm
- ⑭ Bike Rack



# Landscape: 32nd Ave South Frontage



## Numbered Notes

- ① Relocated Fire Hydrant - See Civil
- ② New Driveway - See Civil
- ③ New Curb - See Civil
- ④ 12" Wide Parking Walk Off
- ⑤ Conc. Paving w/ 2'x2' Sawcut Scoring
- ⑥ Conc. Paving w/ Special Sawcut Scoring
- ⑦ Planter
- ⑧ Sight Triangle
- ⑨ 2.5" Cal. Wada's Memory Magnolia
- ⑩ 2.5" Cal. Emerald Sunshine Elm
- ⑪ Bike Rack

## ROW Planting Character

Street Trees:



Ulmus propinqua 'JTS-Bieberich'  
Emerald Sunshine Elm



Magnolia x 'Wada's Memory'  
Wada's Memory Magnolia

## Shrubs and Perennials



Festuca idahoensis 'Siskiyou Blue'  
Blue Fescue



Lavandula x intermedia 'Gros Bleu'  
Compact French Lavender



Rosemarinus 'Blue Spires'  
Blue Spires Rosemary



Arctostaphylos uva-ursi  
Kinnikinnick



Fragaria chiloensis  
Sand Strawberry



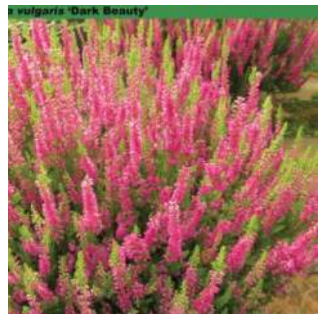
Mahonia repens  
Creeping Mahonia



Salvia officinalis 'Berggarten'  
Mountain Garden Sage



Spiraea betulifolia 'Lucida'  
Birchleaf Spiraea



Calluna 'Dark Beauty'  
Dark Beauty Heather



Calluna 'Spring Torch'  
Spring Torch Heather



Calluna 'Red Star'  
Red Star Heather



# Plaza Precedent Images



Reclaimed wood forms planter edges and seating



Pollinator friendly planting and educational signage





# Plaza Precedent Images



Flexible outdoor seating and event space



Room for seasonal displays and merchandising





# Landscape: Level 1 Plaza



## Numbered Notes

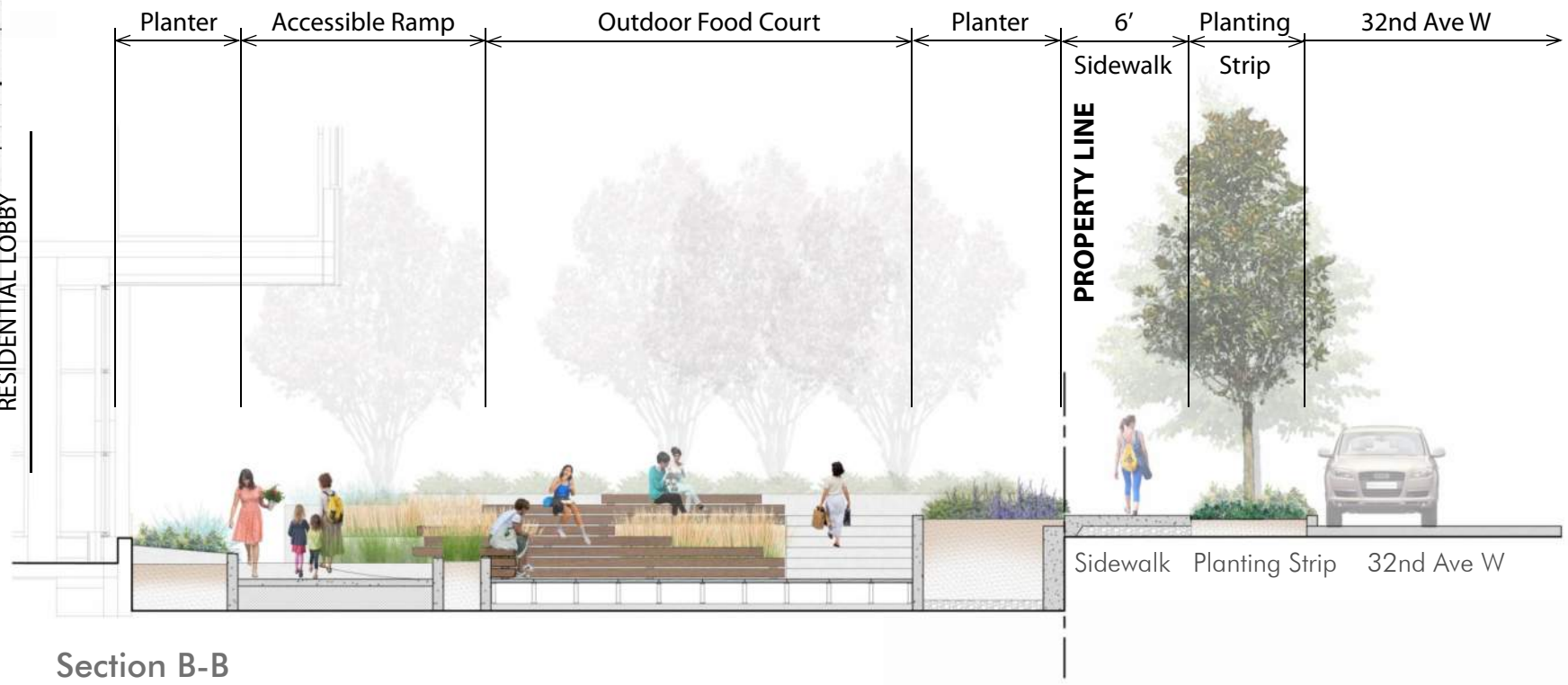
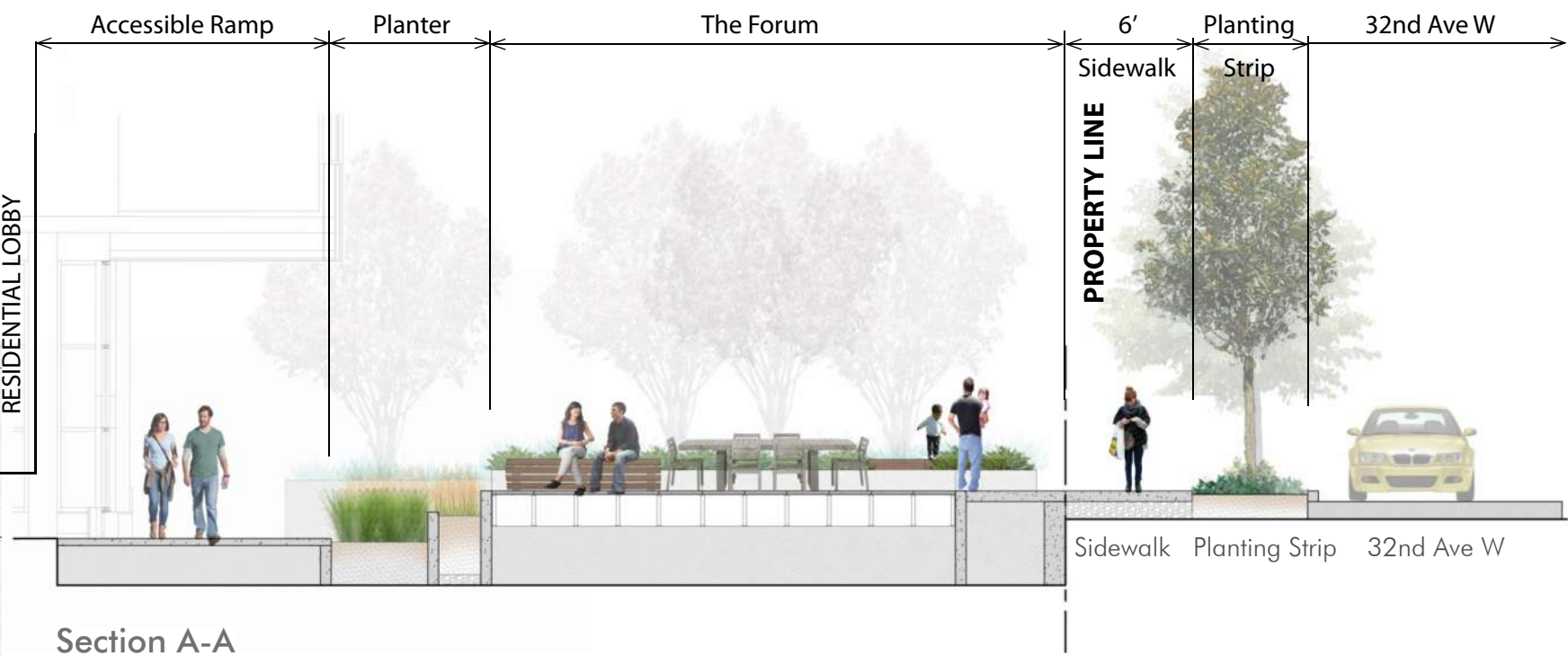
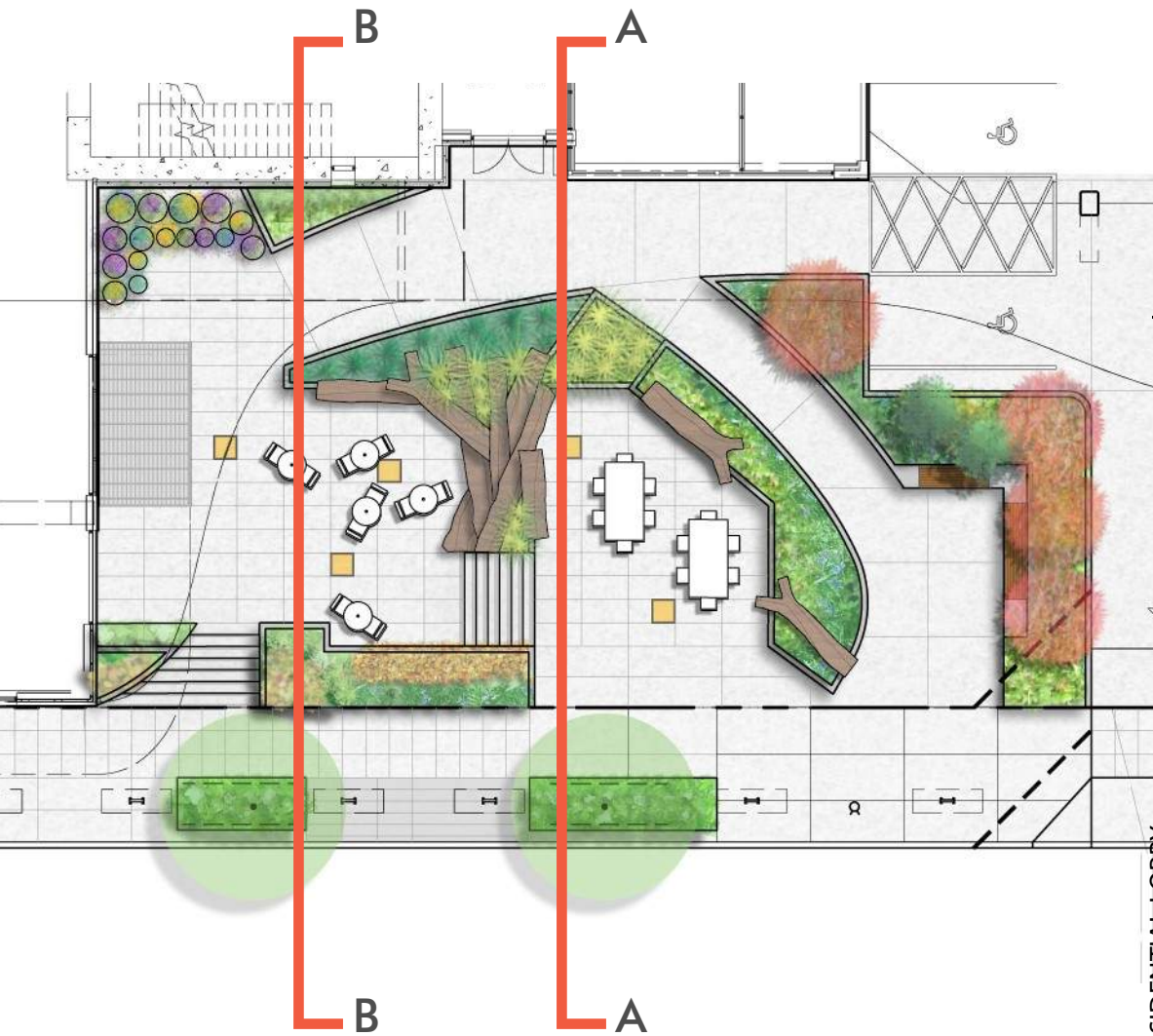
- ① Outdoor Foodcourt
- ② The Forum (Community Meeting Plaza)
- ③ The Uber Pick-Up
- ④ Community Kiosk
- ⑤ Walk Off Mat - See Arch
- ⑥ Line of Building Above
- ⑦ ADA Parking Stall - See Civil
- ⑧ Accessible Walk
- ⑨ Topping Slab over Structure w/ Sawcut Scoring
- ⑩ Pre-Cast 2x4 Pedestal-Set Pavers
- ⑪ Shared Light Paver
- ⑫ Seasonal Display Area
- ⑬ Concrete Planter
- ⑭ Concrete Seatwall w/ Wood Seat
- ⑮ Concrete Stairs
- ⑯ Salvaged Wood Slab Seating
- ⑰ Salvaged Wood Slab 'Bridge'
- ⑱ Light Feature and/or Art Piece
- ⑲ Culinary Herbs
- ⑳ Meadow/ Pollinator Planting

## Plaza

The Plaza provides intuitive and accessible circulation to the residential lobby and Safeway entrance – whether one arrives by foot, bicycle or car. A kiosk just south of the driveway displays information related to community events. On the north side, a built-in bench is the perfect spot to await an Uber or rendez-vous with a friend for a walk. A bed of flowering Serviceberry trees, native, and pollinator-friendly plants borders the curvilinear path down to the lower level of the courtyard. At the upper plaza, communal tables facilitate a collaborative meeting space. Steps lead directly to the lower courtyard, where one can grab a coffee and enjoy reading a paper at one of several bistro tables. Along the way, a beachscape of overlapping, stacked 'driftwood' slabs and windswept grasses provides a place to lounge and socialize. At night, shared light from the parking garage below creates a soft glow. Moveable furniture and displays offer flexibility in using the plaza as an outdoor classroom, a seasonal event space, or a meet-up place for a book or a wine club.

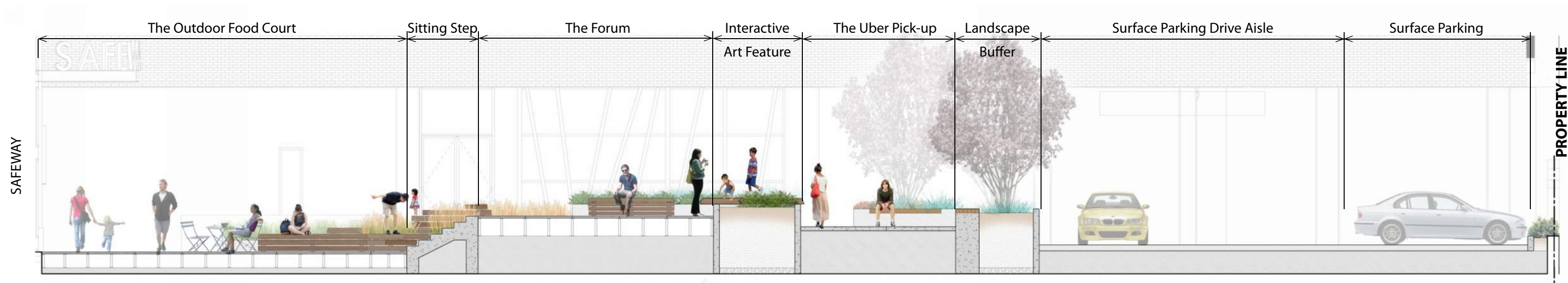
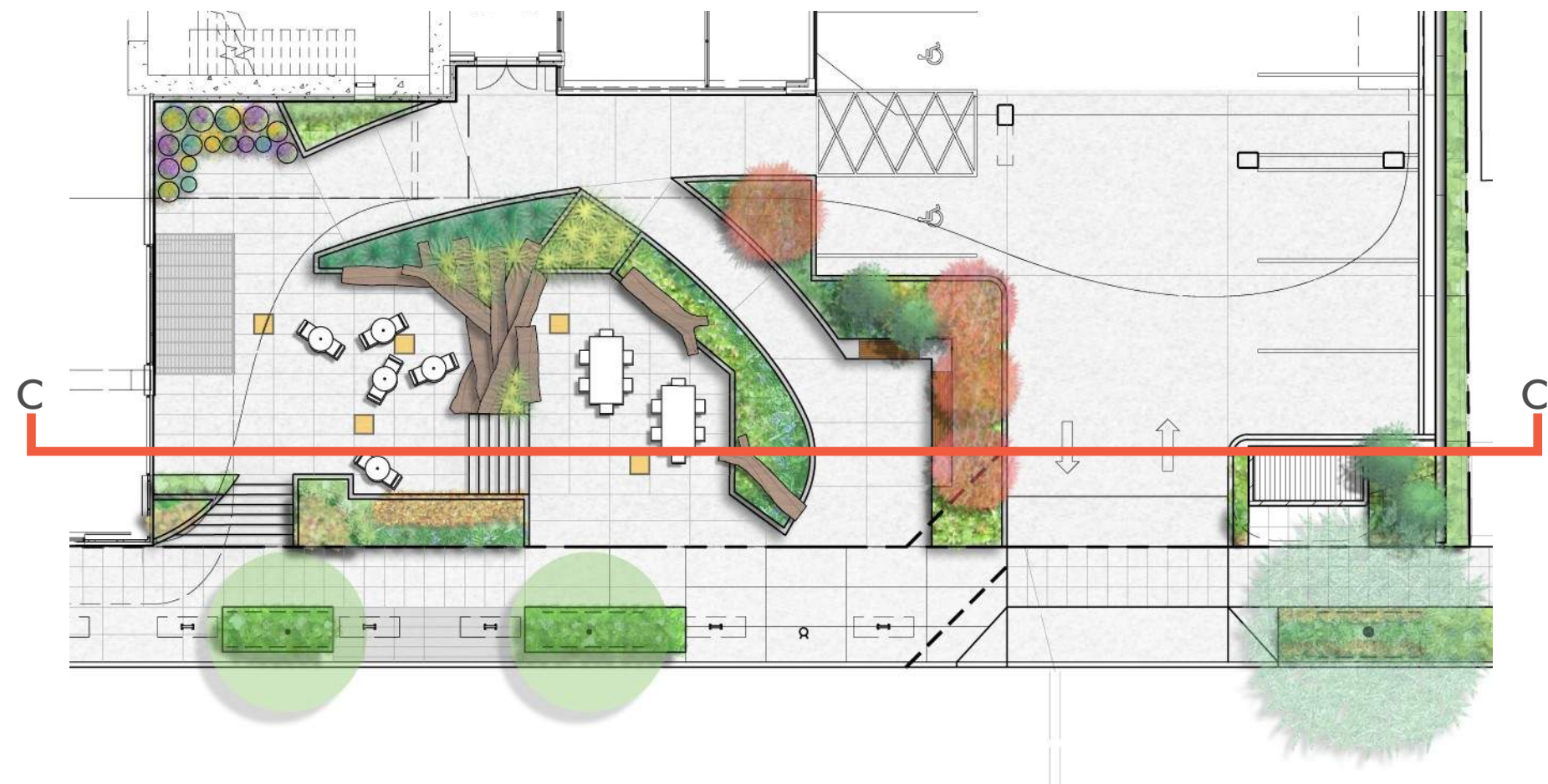


# Landscape: Level 1 Plaza Sections





Landscape: Level 1 Plaza Sections



Section C-C



# Level 1 Plaza Planting Character

## Large Shrubs



Amelanchier x grand. 'Autumn Brilliance'  
Autumn Brilliance Aerviceberry



Arbutus unedo 'Compacta'  
Compact Strawberry Tree

## Evergreen Shrubs



Vaccinium angustifolium  
Lowbush Blueberry



Vaccinium corymbosum  
'Jellybean'  
Jellybean Blueberry



Vaccinium corymbosum  
'Peach Sorbet'  
Peach Sorbet Blueberry



Vaccinium corymbosum  
'Sunshine Blue'  
Sunshine Blue Blueberry



Vaccinium ovatum 'Thunderbird'  
Thunderbird Huckleberry

## Meadow Mix



Sporobolus heterolepis  
'Cloud' / Prairie Dropseed



Achillea 'Moonshine'  
Moonshine yarrow



Agastache rupestris  
Licorice Mint



Asclepias fascicularis  
Narrowleaf Milkweed



Echinacea p. 'Fragrant Angel'  
Coneflower



Geranium x 'Rozanne'  
Hardy Cranesbill



Monardella odoratissima  
Mountain Monardella



Asclepias fascicularis  
Narrowleaf Milkweed

## Herb Mix



Allium schoenoprasum  
Chives



Artemisia dranunc. sativa  
French Tarragon



Origanum vulgare hirtum  
Greek Oregano



Thymus argenteus  
Silver Thyme



Thymus citriodorus  
Lemon Thyme



Level 2 Landscape Plan





# Forested Wetland Inspiration: Pre-development Conditions



Temperate rainforest canopy and understory

Seasonal water flow and ponding



# Forested Wetland Precedents



Deep planters support the forested edge



Freeway Park



Rainwater conveyance features



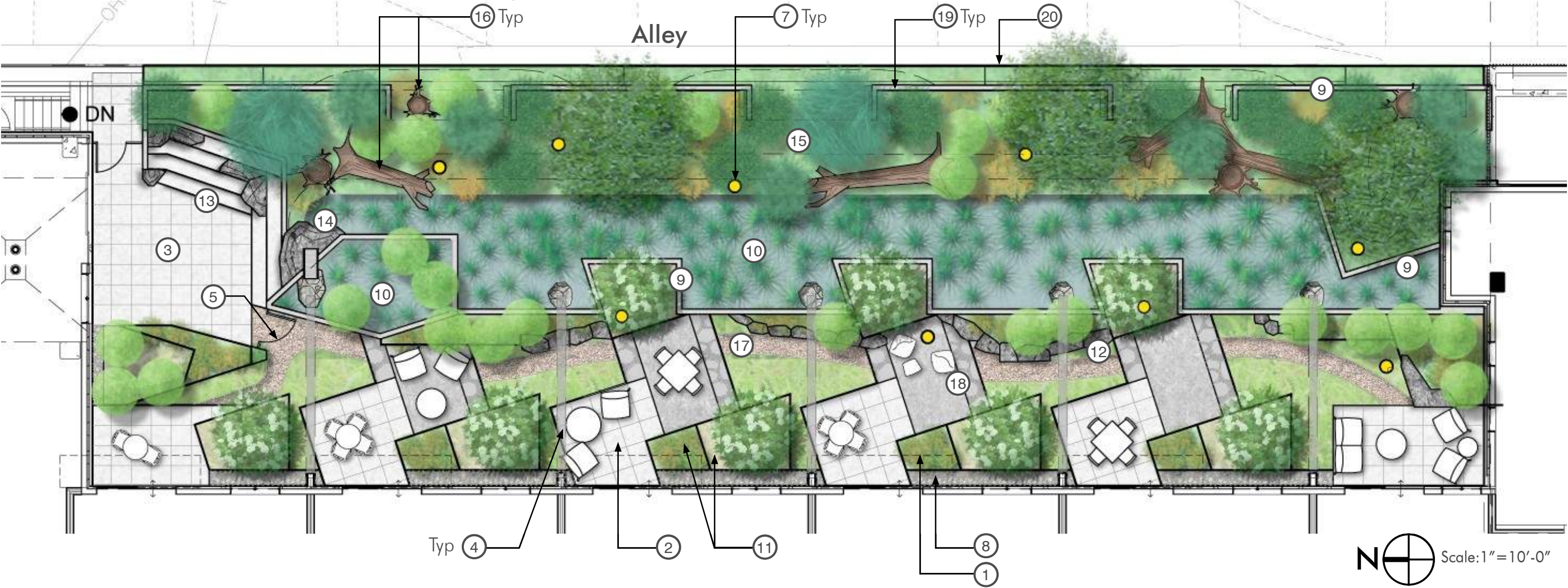
Rain Leader



Shared daylight features



# Level 2 "Forested Wetland" Enlarged Plan



## Numbered Notes

- ① Building Overhang

② Private Unit Patio

③ Outdoor Fitness

④ Overhead Scupper - See Arch

⑤ Gate for Maintenance Access

⑥ Pre-Cast 2x2 Pedestal-Set Pavers

⑦ Shared Light Tube

⑧ Decorative Cobble Surfacing

⑨ Concrete Planter

⑩ Bioretention Planter
- ⑪ Steel Planter

⑫ Stone Seat

⑬ Concrete Seat w/ Inset Landscape Stone

⑭ Bioretention Overflow w/ Feature Boulder

⑮ "Forested Wetland" Planting

⑯ Nurse Logs and Stumps

⑰ Maintenance Path - Soft Wood Mulch

⑱ Crushed Rock bounded w/ Flagstone

⑲ Interrupted Retaining Wall

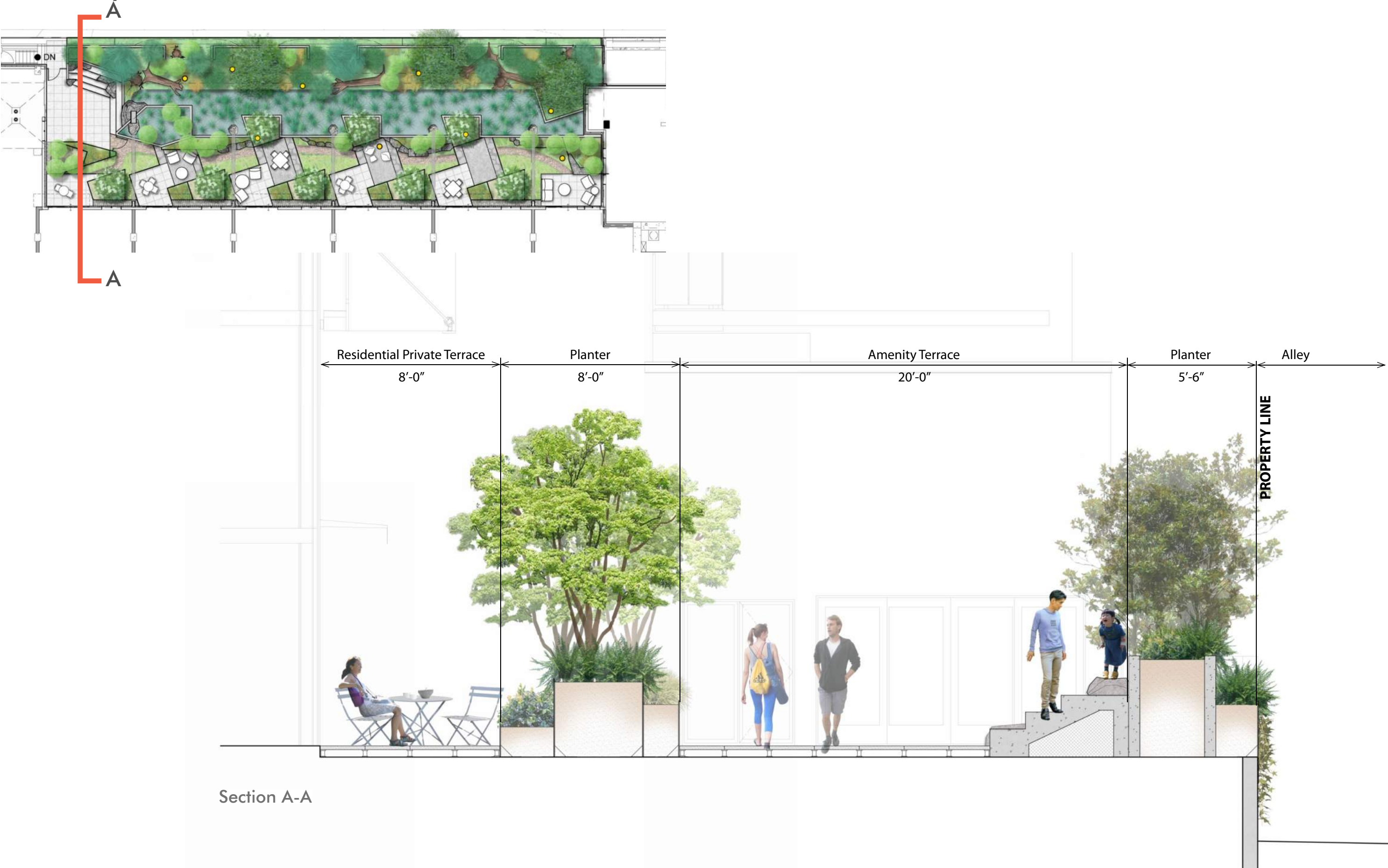
⑳ Steel Planter at Alley

## "Forested Wetland"

The large east terrace offers a unique outlook for users of the fitness lounge, the amenity terrace on Level 3, and units facing the courtyard. A slice of northwest temperate rainforest and shaded wetland plantings form a lush buffer at the alley edge. A breakout space off the fitness room provides space for cooling down, stretching, running stairs, or yoga practice. A low gate delineates access to the soft maintenance path weaving through ferns and connecting each unit terrace. A layer of small, deciduous understory trees surround the unit terraces facing the courtyard, each of which enjoy generous access to both hardscaped and softscaped patios. The central bioretention planter (rain garden) mitigates water channeled from the rooftop, conveyed to the garden by a special overhead gutter system. The tallest rain garden cell will be an auditory and visual attraction during rain events, channeling overflow over a feature boulder and into the larger rain garden beyond.

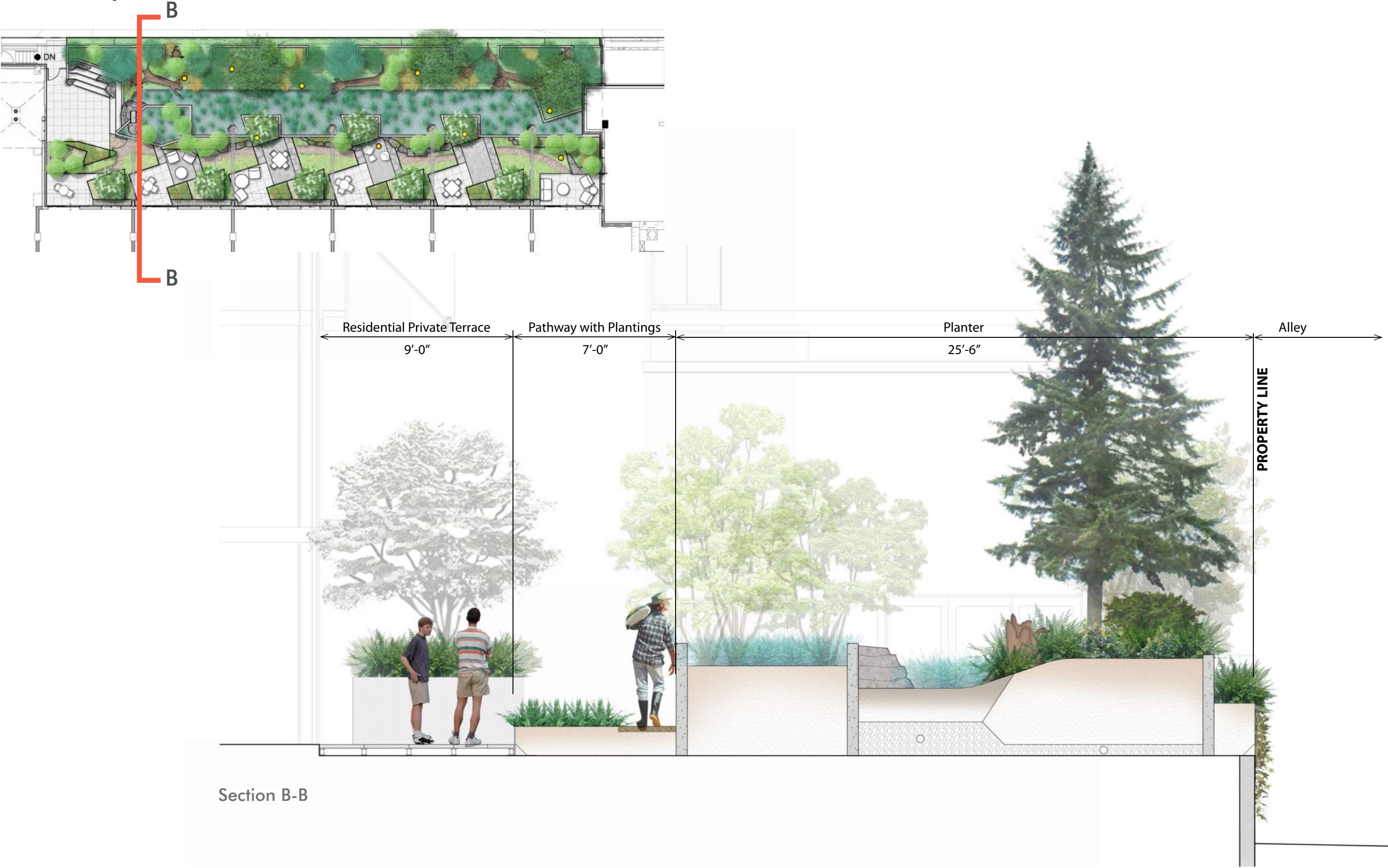


Landscape: Level 2 Sections



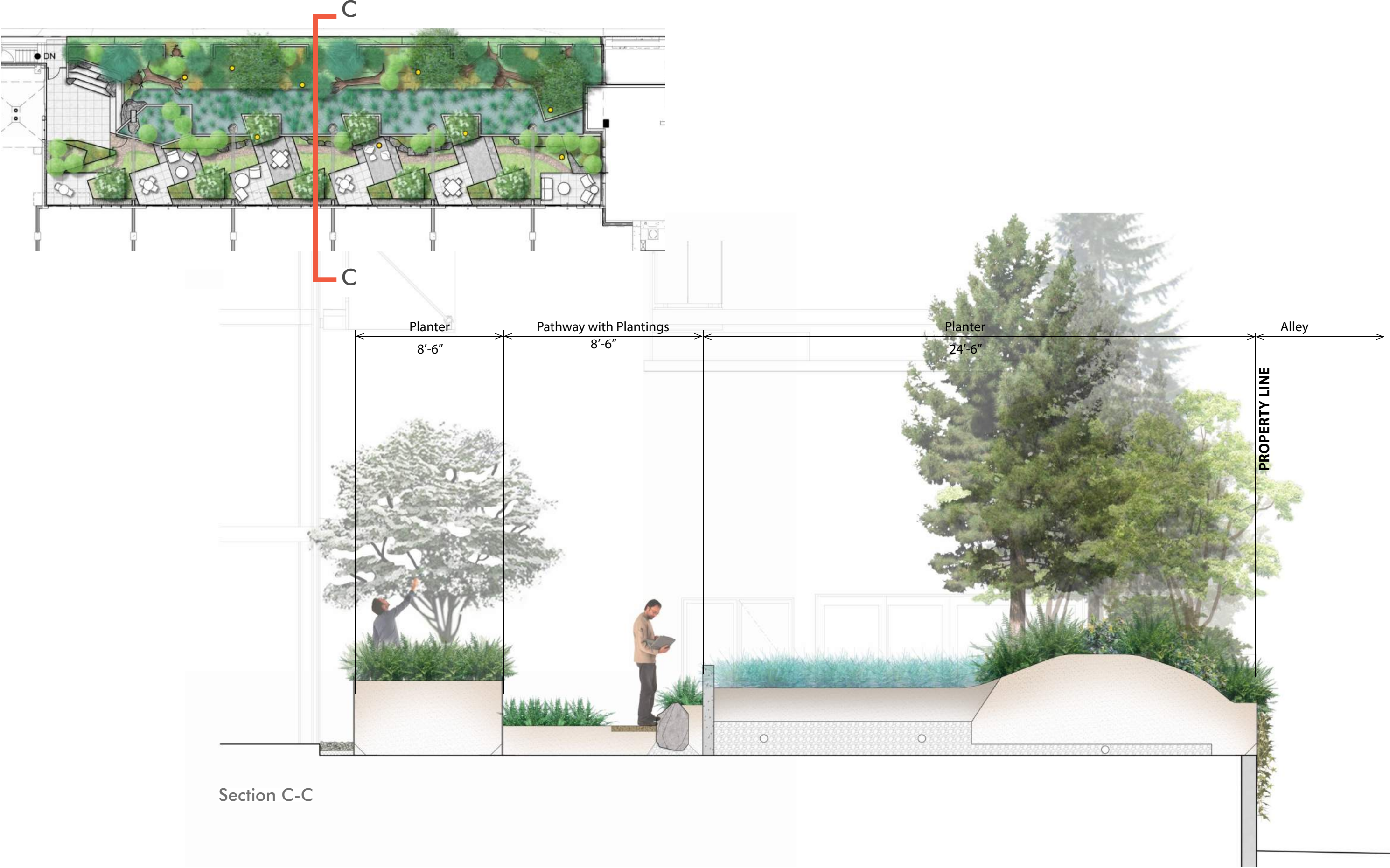


Landscape: Level 2 Sections





Landscape: Level 2 Sections





# Level 2 Planting Character

## Trees



Cornus kousa x nutallii 'KN4-43' / Starlight Dogwood



Pseudotsuga menziesii Douglas Fir



Pinus parviflora 'Glauc' Blue Needled Jap White Pine



Tsuga heterophylla Western Hemlock



Tsuga mertensiana Mountain Hemlock

## Large Shrubs



Acer circinatum Vine Maple



Smelanchier x grand. 'Autumn Brilliance' / Serviceberry



Cornus x sericea 'Bailhalo' Red Osier Dogwood



Morella californica Pacific Wax Myrtle

## Groundcovers



Arctostaphylos uva-ursi Kinnikinnick



Mahonia repens Creeping Mahonia

## Bioretention



Carex obnupta Slough Sedge

## Vines



Lonicera ciliosa Evergreen Honeysuckle



Arctostaphylos uva-ursi Kinnikinnick



# Level 2 Planting Character

## Native Shrub/ Fern Mix



Gaultheria shallon  
Salal



Mahonia repens  
Creeping Mahonia



Polystichum munitum  
Sword Fern



Blechnum spicant  
Deer Fern

## Shade Accent Mix



Acorus gramineus 'Ogon'  
Golden Sweetflag



Epimedium davidii  
Bishop's Hat



Mahonia eurybracteata  
Soft Caress Mahonia



Polystichum neolobatum  
Asian Saber Fern

## Fern Mix 1



Dryopteris erythrysora  
Autumn Fern



Polystichum neolobatum  
Asian Saber Fern



Polystichum setiferum  
Soft Sheild Fern

## Fern Mix 2



Blechnum spicant  
Deer Fern



Dryopteris erythrysora  
Autumn Fern



Mahonia eurybracteata  
Soft Caress Mahonia



Thuidium delicatulum  
Fern Moss



Hypnum imponens  
Sheet Moss



Dryopteris felix-mas  
Male Fern



Lizula nivea  
Snowy Woodrush

## Fern Mix 3



Asarum caudatum  
Wild Ginger



Blechnum spicant  
Deer Fern



Gaultheria procumbens  
Creeping Wintergreen



Lizula nivea  
Snowy Woodrush



Oxalis oregana  
Redwood Sorrel



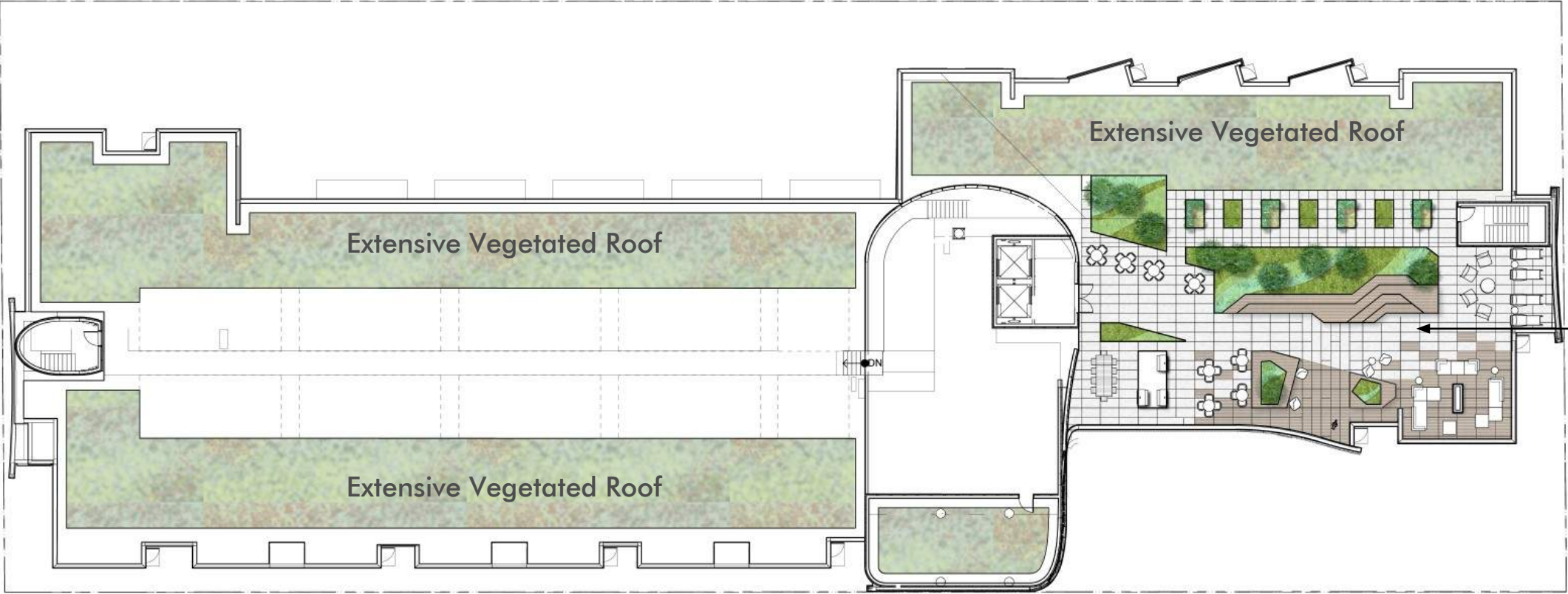
Tellima grandiflora  
Fringe Cups



# Level Roof Landscape Plan

W Rayes St

Alley



N Scale: 1"=30'-0"

32nd Ave W



# Bluff Overlook Garden



Decking steps provide greater access to views and informal seating



Low grasses and perennials blend into sedum green roof



Layered planting provides both softness and year-round structure



Opportunities for active gardening



# Roof Amenity Area: The Bluff Overlook Garden



## Numbered Notes

- |                                    |                          |
|------------------------------------|--------------------------|
| ① Dining Area                      | ⑩ Raised Garden Planter  |
| ② Lounge                           | ⑪ Raised Deck Seat Steps |
| ③ Sunning Terrace                  | ⑫ Wood Seat Plinth       |
| ④ Extensive Vegetated Roof         | ⑬ Crushed Rock Path      |
| ⑤ Pre-Cast 2x2 Pedestal-Set Pavers | ⑭ Grill Station          |
| ⑥ Pre-Cast 2x4 Pedestal-Set Pavers | ⑮ Fire Table             |
| ⑦ Decking Tiles                    | ⑯ Fire Bowl              |
| ⑧ Steel Planter                    | ⑰ Telescope              |
| ⑨ Sloped Steel Planter             |                          |



# Rooftop Materials



Pre-Cast Conc.Pavers  
Color: Natural Grey



Decking Tiles



Pre-manufactured Fiberglass Planter



Steel Planter



Grill Stations: Modular aluminum system



Rectilinear Fire Table



Fire Bowl (Convertible)





# Rooftop Planting Character

## Large Shrubs



Morella californica  
Pacific Wax Myrtle



Arbutus x 'marina'  
Marina Arbutus

## Pre-Grown Sedum Mat (4" Vegetated Roof)



## Grass Mix 1



Koeleria macrantha  
prairie Junegrass



Arctostaphylos uva-ursi  
Kinnikinnick



Lewisia columbiana  
Columbia Lewisia



Sedum spathulifolium  
'Cape Blanco'/ Sedum

## Grass Mix 2



Schyzachyrium scoparium  
'The Blues'/ Little Bluestem



Achillea millefolium  
Yarrow



Antennaria rosea  
Rosy Pussytoes



Linum lewisii  
Wild Blue Flax

## Grass Mix 3



Leymus mollis  
Dune Wildrye



Fragraria chiloensis  
Sand Strawberry



Erigeron glaucus  
Seaside Daisy



Eriogonum compositum  
Heartleaf Buckwheat



Lupinus littoralis  
Seashore Lupine

## Herb Mix



Allium schoenoprasum  
Chives



Artemisia dranunc. sativa  
French Tarragon



Origanum vulgare hirtum  
Greek Oregano



Thymus argenteus  
Silver Thyme



Thymus citriodorus  
Lemon Thyme



THE REFINED DESIGN:  
HUMAN + NATURE

EXTERIOR LIGHTING



# Exterior Lighting

## Living Building Influence on Building Design

The Living Building Challenge asks us to conserve energy.  
In lighting, we can help to accomplish that if we minimize exterior lighting by designing the building to share light between spaces.

Glass blocks in paving will allow daylight in the parking garage.



At night, those same glass blocks will light the Plaza.



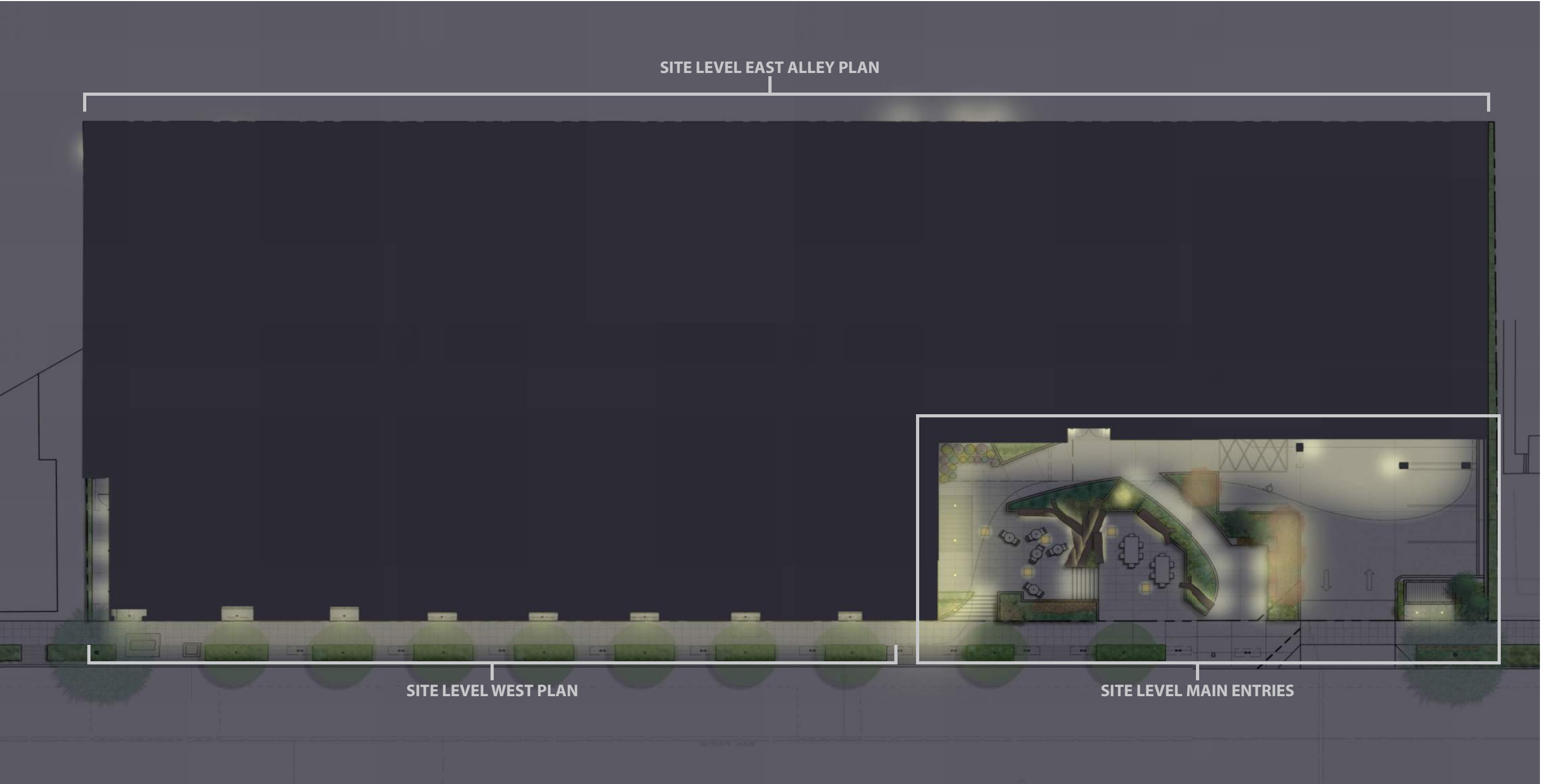
Light spill from the store will illuminate the sidewalk





# Exterior Lighting

## Site Level Lighting





# Exterior Lighting

## Site Level Main Entries

**1 Downlights -**  
Recessed downlights illuminate the store entry and bulletin board.



**2 Driftwood Lights -**  
Lighting integrated within driftwood slabs softly emphasize the natural forms.



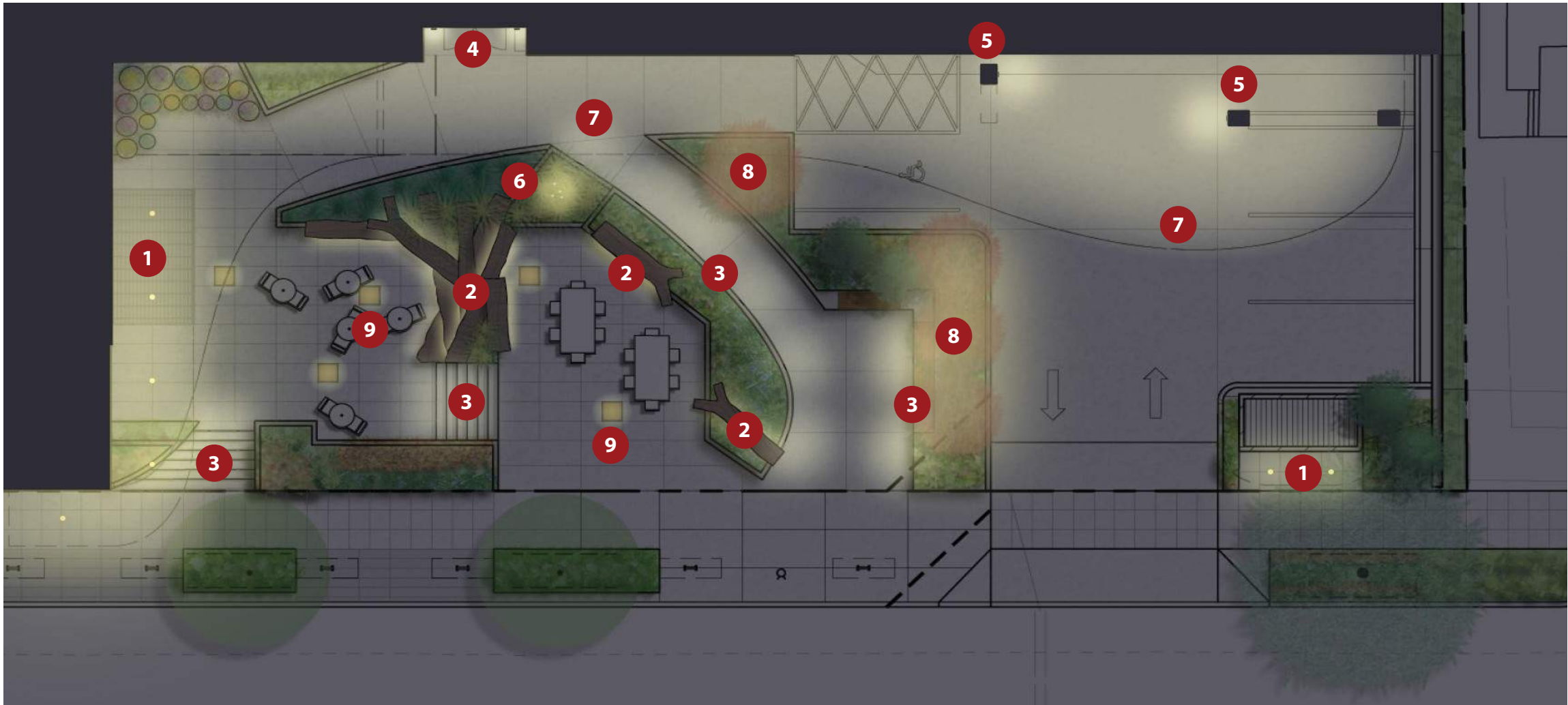
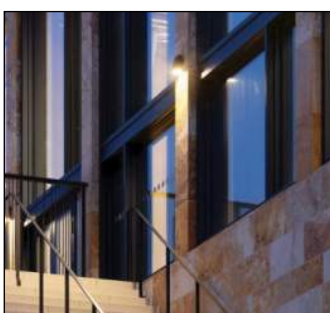
**3 Path Lights -**  
Step lights provide low-level illumination at stair treads and walkways.



**4 Decorative Sconces -**  
Wall sconces with indirect light sources flank the residential building entry.



**5 Column Sconces -**  
Wall-mounted column lights illuminate the drive aisle and guide vehicles inside the garage.



**Fire Lights -**  
A concentration of ground-mounted diffused lights evoke the essence of a fire.



**Soffit Uplight / Grazer -**  
Wooden soffits glow at residential and garage entrances.



**Holiday Tree Lights -**  
Ground-mounted outlets allow for playful string lights during the holiday season.



**Glass Blocks -**  
Glass blocks integrated into paving provide wayfinding within plaza.



# Exterior Lighting

Site Level West and East

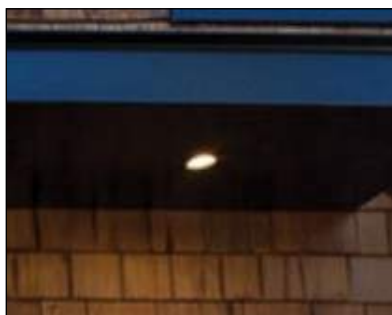
- 1 **Alcove Lights** - Canopy-mounted lights illuminate biophilic elements within discovery alcoves.



- 2 **Wall Sconces** - Wall-mounted sconces with direct distribution and full-cutoff light paths and areas adjacent to doorways.



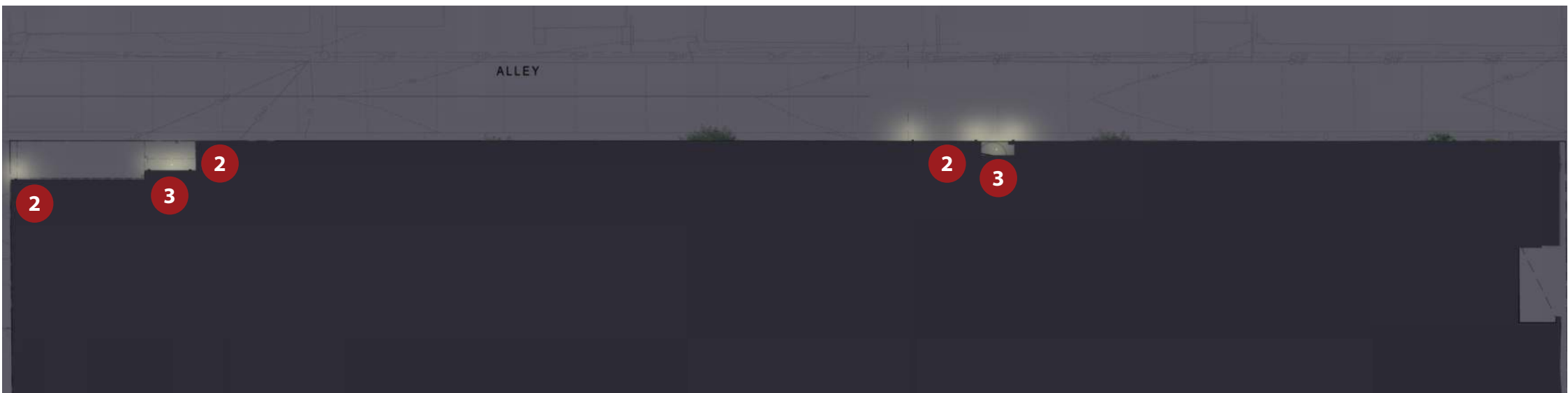
- 3 **Downlights** - Ceiling-mounted downlights provide general illumination under canopies.



- 4 **Light Sharing** - Storefront glow provides ambient lighting along sidewalk.



WEST PLAN



EAST ALLEY PLAN



# Exterior Lighting

## Level 2 Patios and Amenity



**Patio Lights -**  
Canopy-mounted downlights illuminate patio entries.



**Subtle Accent Lighting -**  
Small, ground-mounted uplights accent the rhythmic composition of tree foliage and branches.



**Reed Lights -**  
Small clusters of reedlike ground-mounted diffused lights scatter throughout planter.



**Tiered Seat Lighting -**  
Low-level toe-kick illumination glows at seating elements.



**Accent Lights -**  
Small orb accent lights meander along maintenance paths.



# Exterior Lighting

## Roof Amenity



**1 Canopy Lights -**  
Canopy-mounted  
downlights  
illuminate amenity  
deck entries/exits.



**2 Floor Lamps -**  
Luminaires affixed  
to lounge decking  
provide soft  
glows adjacent to  
furniture.



**3 Decorative Wall  
Sconces -**  
Organically-shaped  
wall sconces  
indirectly accent  
the wall next to the  
sunning terrace.



**4 Path Lights -**  
Stake-mounted  
luminaires  
provide general  
illumination at  
walkways.



**5 Tiered Seat  
Lighting -**  
Lights integrated  
within toekick  
detail at wood  
plinth and steps  
illuminate seats  
and decking below.



**6 BBQ Lights -**  
Tabletop-mounted  
luminaires provide  
task lighting near  
grill locations.





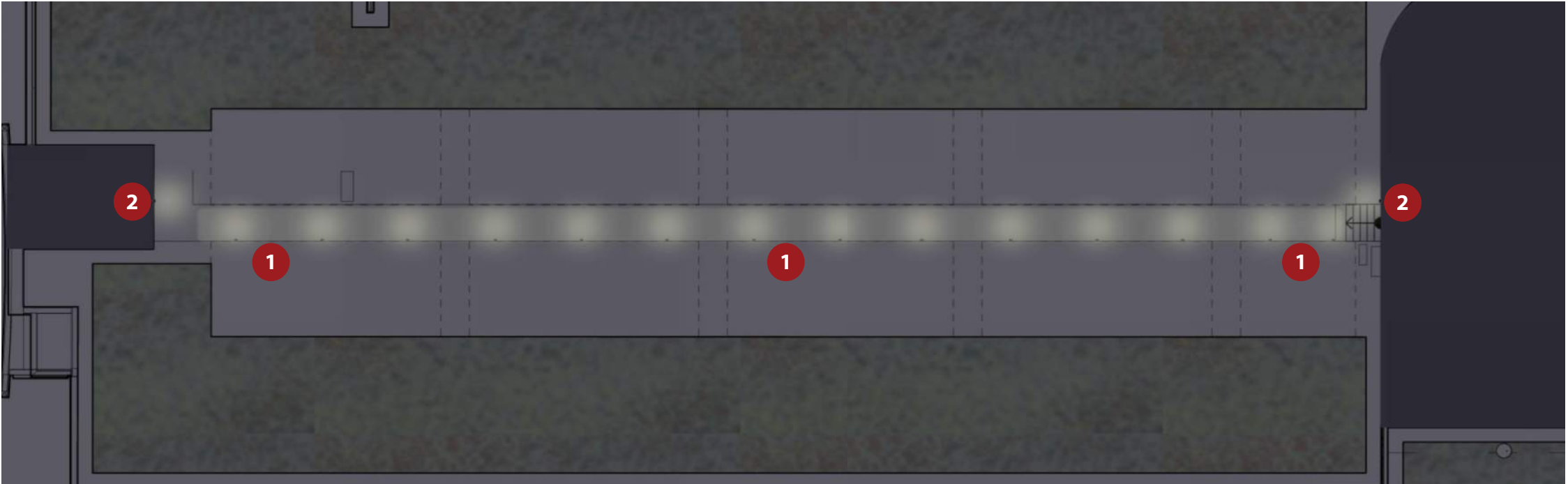
# Exterior Lighting

## Roof Amenity Path

- 1 Path Lights -** Surface-mounted path lights provide general illumination at egress walkway.



- 2 Wall Sconces -** Wall-mounted sconces with direct distribution and full-cutoff light areas adjacent to doorways.





# Exterior Lighting

Night Shot from SW Corner



**1 Lantern Glow -**  
Soft inner glow  
visible from Level  
8 windows is a  
lantern beckoning  
to residents and  
visitors.



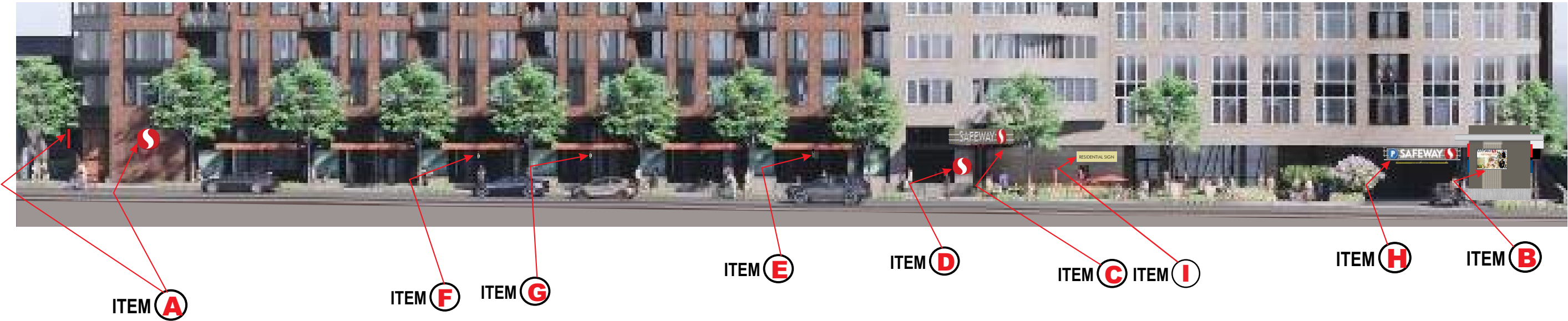
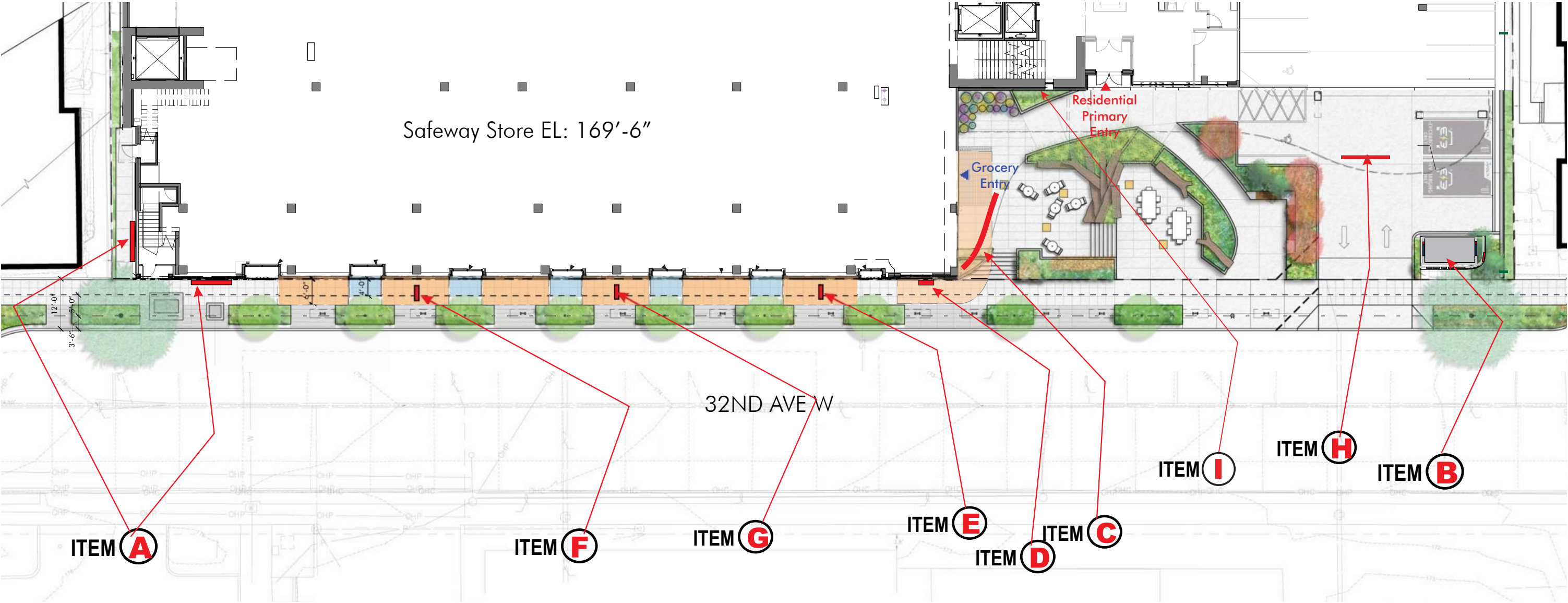
THE REFINED DESIGN:

HUMAN + NATURE

SIGNAGE



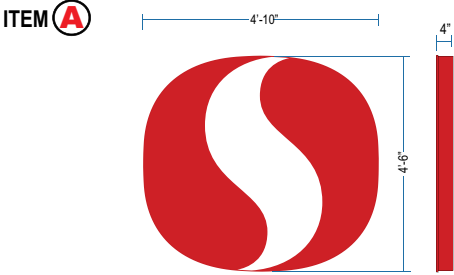
Signage



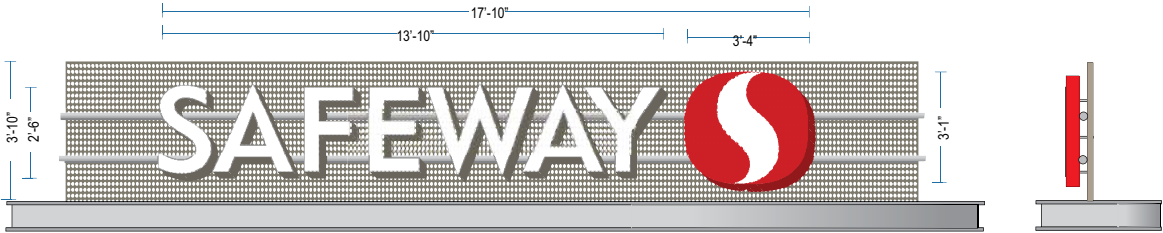


Signage

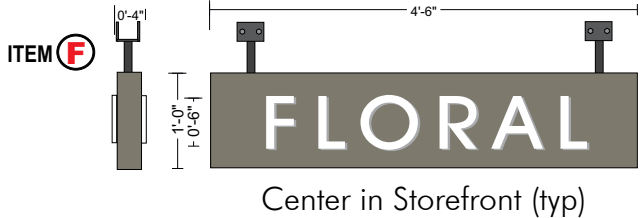
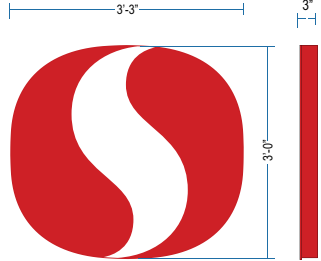
Signs are for location only. Size will be dictated by code under separate review.



ITEM **C** Option #1



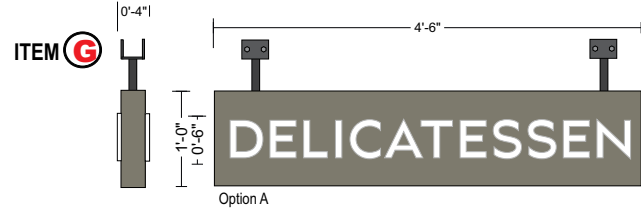
ITEM **D**



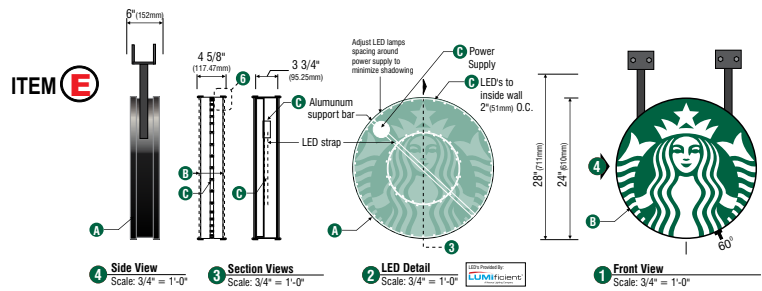
Center in Storefront (typ)



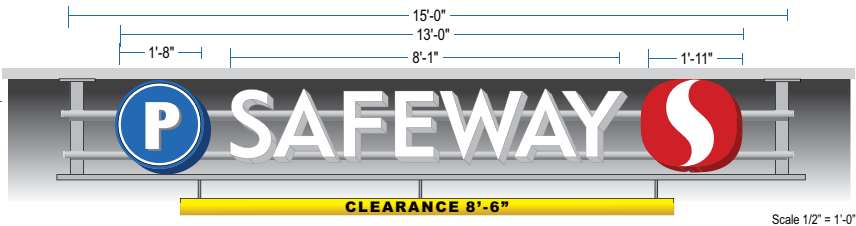
Center in Discovery Alcoves (typ)



Option A

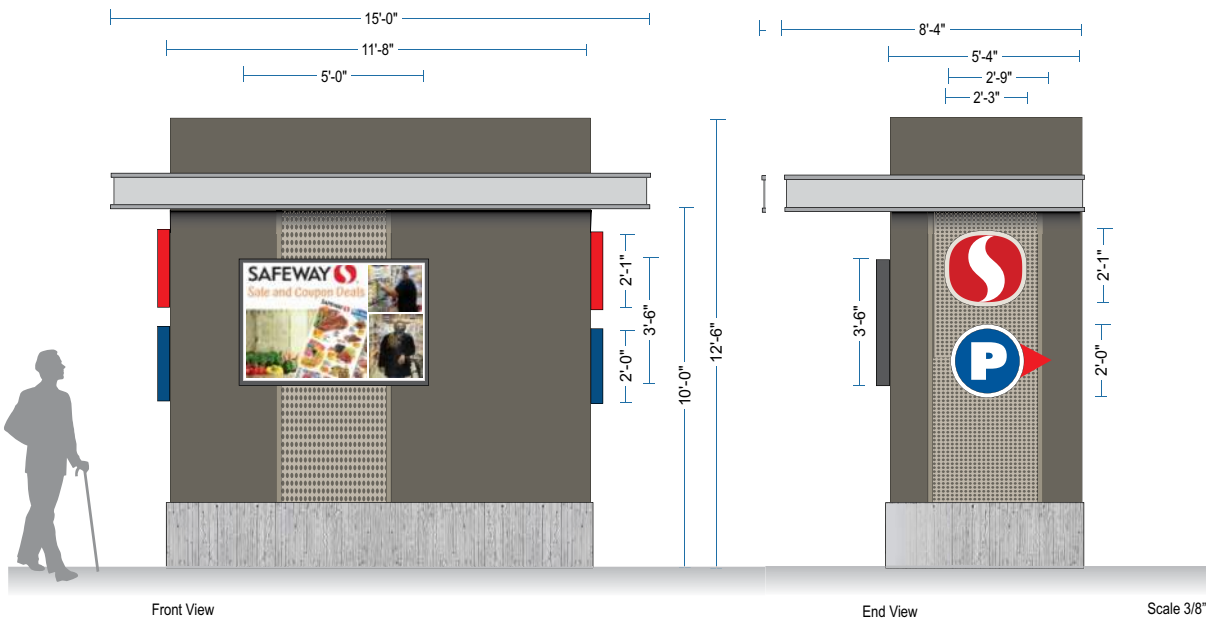


ITEM **H** Option #2

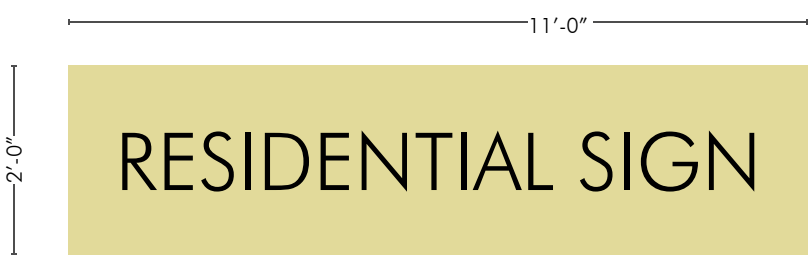


Scale 1/2" = 1'-0"

ITEM **B**



ITEM **I**





DEPARTURE



# Departure - Unanimously Approved as Preferred Access at EDG#3

## SMC Code Section: 23.47A.032.A.1a-Parking - Location and Access

### Code Requirements

#### A. Access to Parking

1. NC Zones: The following rules apply in NC Zones, except as provided under subsections 23.47A.032.A.2

a. 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

### Proposed Departure Request

To Provide Access off 32nd Ave W in lieu of the Alley

### Design Rationale

The east side of the lot is located on the high side of the alley, with 32nd Ave W to the west. As a result, the grade change, program uses, and requirements needed to make a parking garage functional create a vehicular focused and program limited building parti. The proposed solution is to direct vehicular traffic off of a residential alley to a commercially focused "Collector Arterial" off the southwest corner of 32nd Ave W.

The result is an opportunity to create a controlled vehicular access point off of 32nd Ave W that provides a large, open, south-facing plaza, enhances and extends the programmatic uses of the ground plane of both the alley and 32nd Ave W frontage, and allows the semi-enclosed garage to be used for the benefit of the community as a festival use zone



Aerial View of Code Compliant "Sea Tac Ramp" from 32nd Ave

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



Plaza Aerial of Recommendation Meeting Proposal

Without the parking ramp, there is an opportunity to create controlled vehicular access off 32nd Ave W, provide a large open plaza, and utilize the semi-enclosed garage for occasional festival use.



# APPENDIX



THE REFINED DESIGN:

HUMAN + NATURE

LBPP COMPLIANCE



# Seattle’s Living Building Pilot Requirements

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

## Water Conservation

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

## Energy Conservation

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

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



Magnolia Safeway’s LBP options have rain gardens planned at the roof, terrace and ground levels.



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



# Health & Happiness Petal - Biophilia

Magnolia Safeway is pursuing these three Living Building Challenge petals:

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

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

## Biophilic Design at Magnolia Safeway

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

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

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

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

## What is Biophilia and Biophilic design?

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

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

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

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

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



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



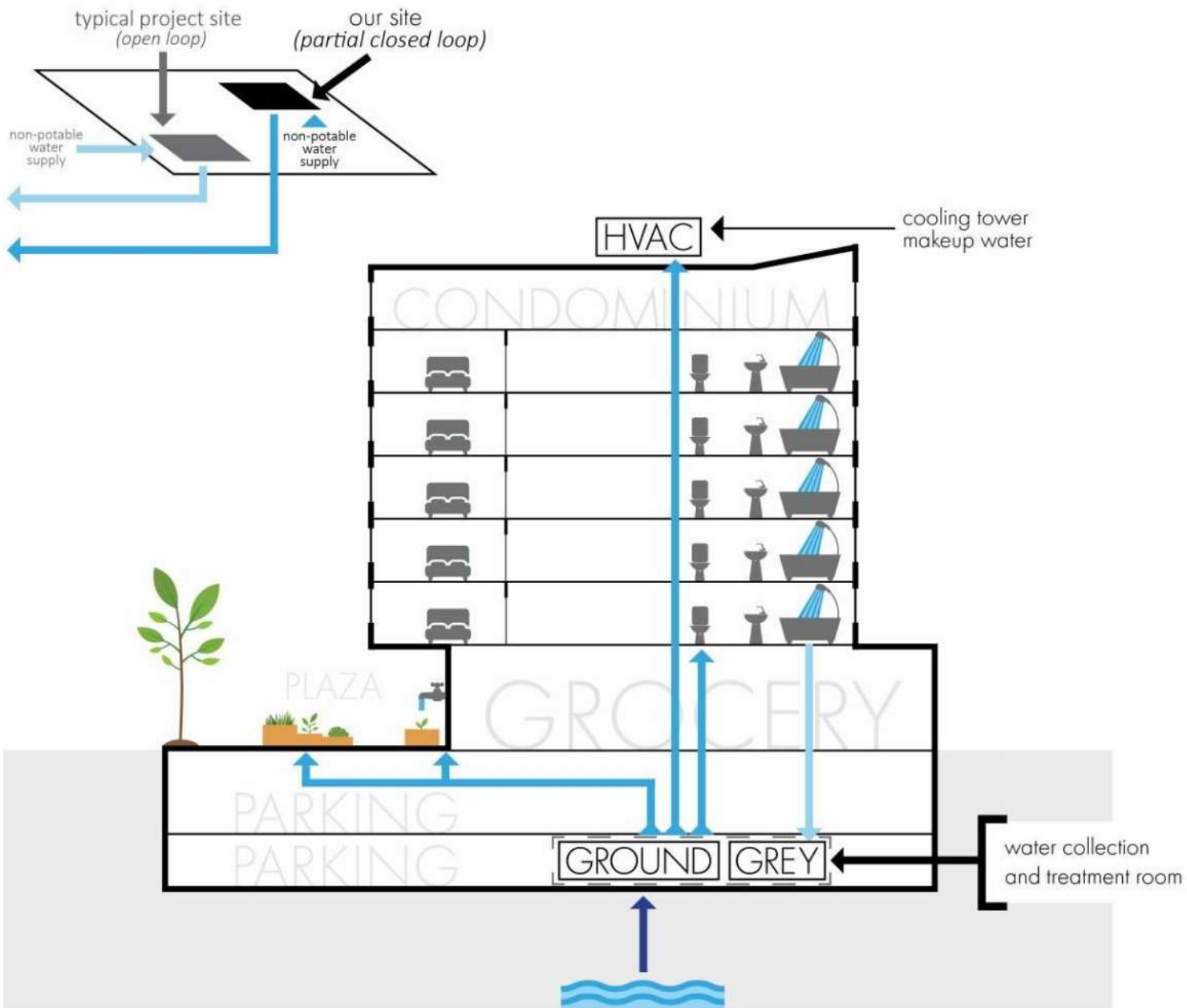
# Living Building Pilot Design Expression

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

## Water Conservation

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

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

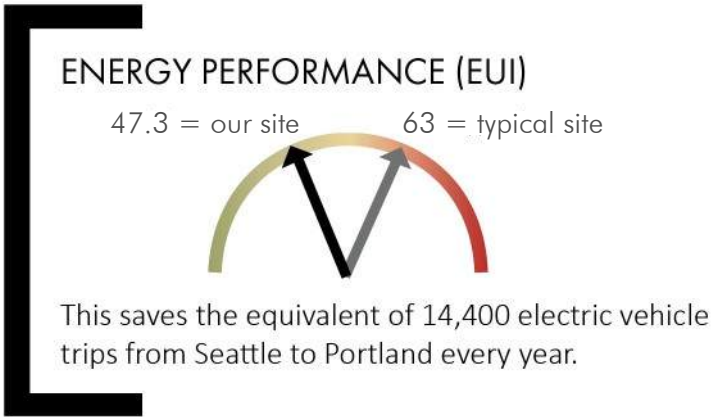
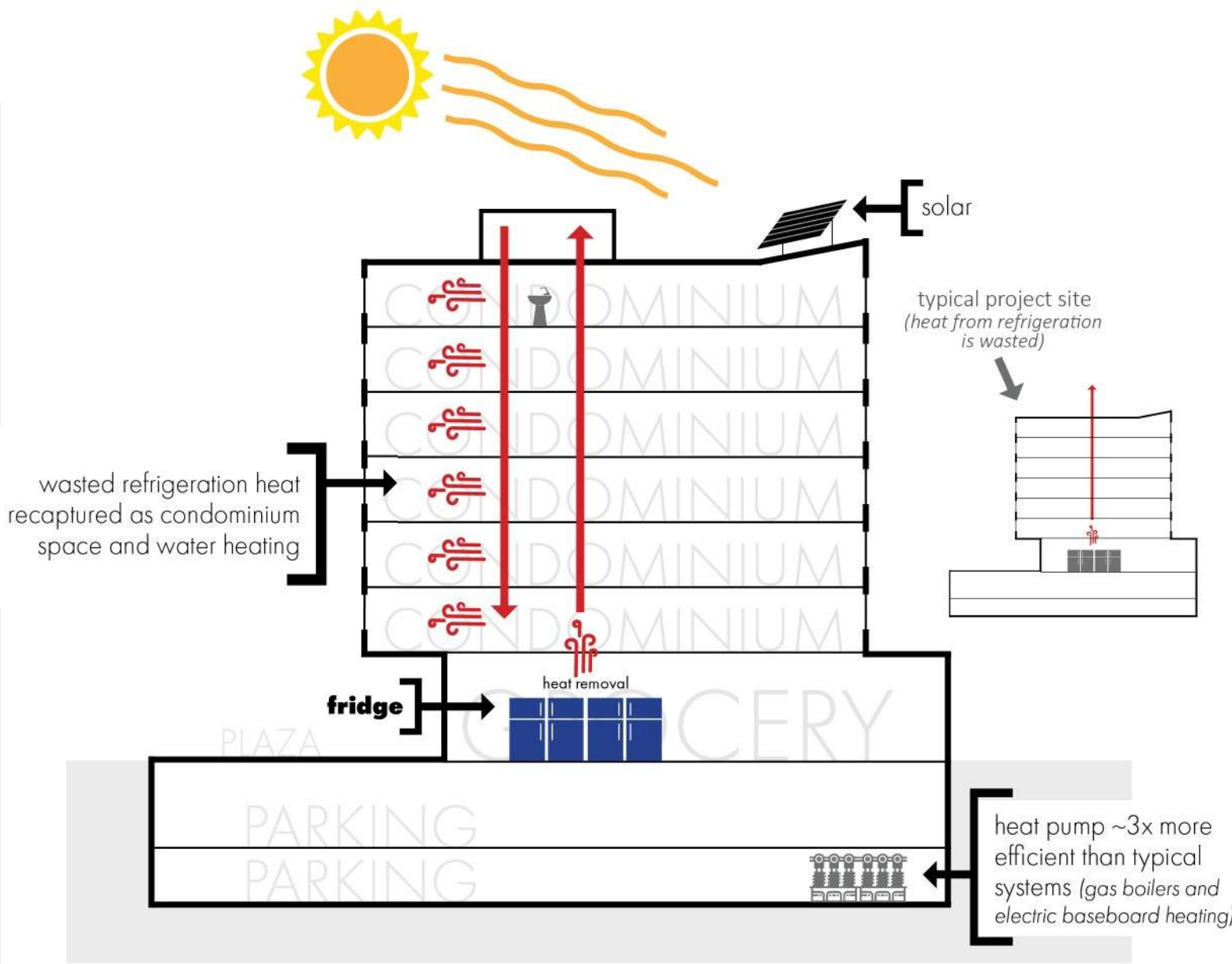




# Living Building Pilot Design Expression

## Energy Conservation

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



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



Living Building

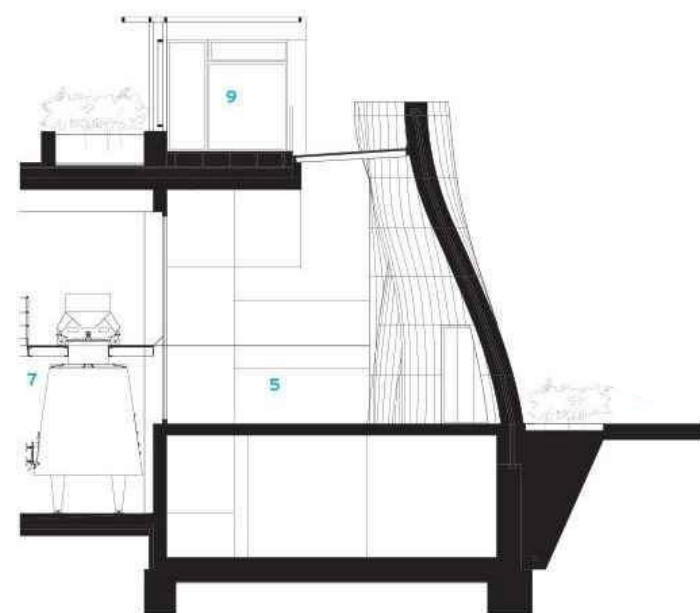
Petals:

*Beauty*

*Health and Happiness*



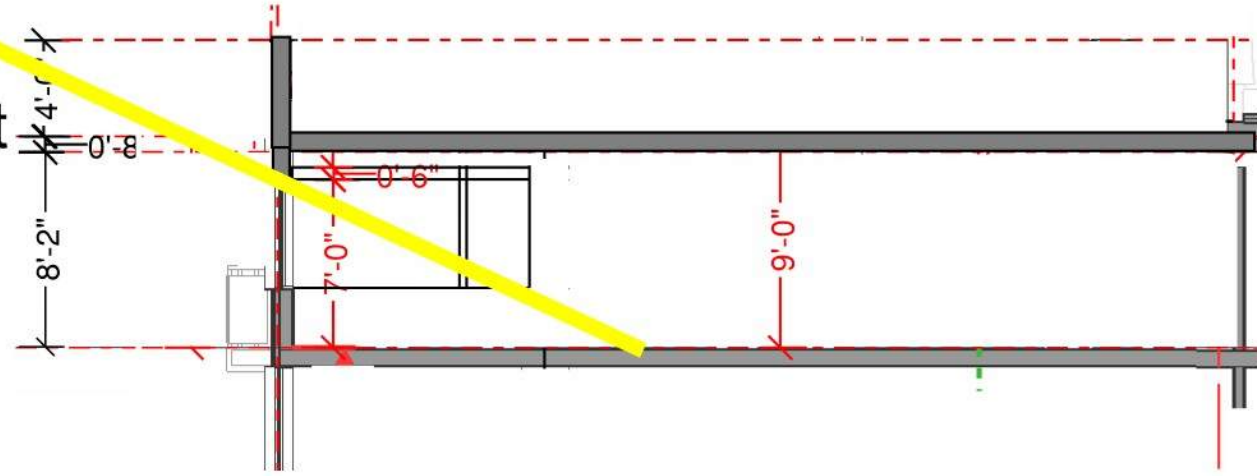
# Living Buildings Share DayLight



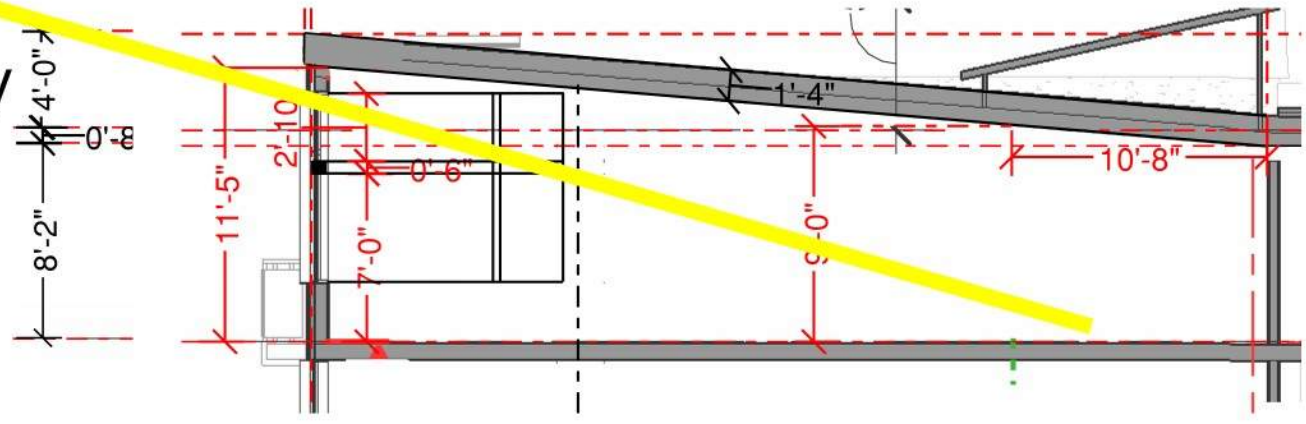


# Living Buildings have High Windows

Solid  
Parapet



Clerestory

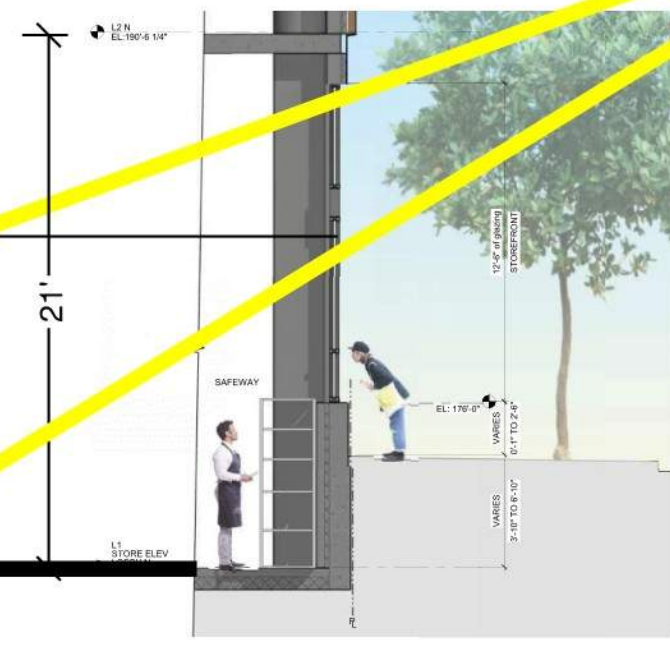


Residential



Section A: At Discovery Alcove

Standard retail or Office



Commercial



Biophilic Design

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

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





# Living Building Pilot Design Expression

## Materials Petal

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

HUMAN

+

NATURE

Natural Inspiration for human-made materials



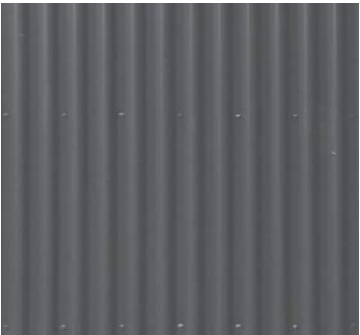
Mix of Light Sandy Bricks



Mix of Red, Brown, and Grey Bricks



Warm Natural Vertical Wood Planks



Heavily Textured Vertical Metal Panel



Upper Sandy Esperance Bluff at Discovery Park



Lower Lawton Clay Bluff at Discovery Park



Evergreen Forest at Discovery Park



Hard Textured Rocky Beach at Discovery Park



# Living Building Pilot Design Expression

## Materials Petal

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

# HUMAN + NATURE

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





THE REFINED DESIGN:

HUMAN + NATURE

DESIGN EVOLUTION: EDG3  
TO RECOMMENDATION



# Comparison of EDG3 to Current Design

Massing Approved at EDG3



1 View from 32nd Facing South



Current Design **HUMAN** + **NATURE**



1 View from 32nd Facing South

## **HUMAN** + **NATURE**

- Ganged windows from EDG#3 were brought to the upper level setback helping unify the design language
- Inspired by the neighboring building to the North, corner windows have been integrated in at the North West corner
- Deep recesses at the set back and between massing parti elements further refine the building mass

Design Guidelines: CS1-B-2, CS1-C-2, CS2-B-1, CS2-B-2, CS2-B-3, CS2-C-1, CS2-C-2, CS2-D-1



# Comparison of EDG3 to Current Design

Massing Approved at EDG3



2 Plaza Aerial

## HUMAN + NATURE

- Planting area in Plaza has been expanded
- Heavy timber “drift wood” steps has replaced concrete stairs
- Sight lines around parking exit have been expanded and buffered with additional planting
- The plaza is designed as a series of outdoor rooms, some covered, some open to the sky at levels that connect to the store, the residential entry, the sidewalk and the multiuse surface parking area

Design Guidelines: CS2-A-1, CS2-B-3, CS3-A-4, CS3-B-1, DC1-C-3, DC2-E-1

## Current Design HUMAN + NATURE



2 Plaza Aerial





# Comparison of EDG3 to Current Design

Massing Approved at EDG3



3 View from 32nd Facing North

## HUMAN + NATURE

- The organic-shaped “hinge” now thought of as the “lantern” unpeels to reveal an open-air plaza below

Design Guidelines: DC2-B-1, DC2-C-1, DC2-C-1, DC2-D-1, DC2-E-1

## Current Design



3 View from 32nd Facing North





# Comparison of EDG3 to Current Design

Massing Approved at EDG3



4 View from 32nd Facing South

## HUMAN + NATURE

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

Design Guidelines: DC3-A-1, DC3-B-1, DC4-D-3, PL1-B-1

## Current Design HUMAN + NATURE



4 View from 32nd Facing South





# Comparison of EDG3 to Current Design

Massing Approved at EDG3



5 View from 32nd Facing North

Current Design



5 View from 32nd Facing North



## HUMAN + NATURE

- Ganged windows from EDG#3 were brought to the upper level setback
- Language of the unpeeling “Lantern” has extended around the southwest corner, like a crashing wave breaking on the rocks
- Curves and edges have been softened

Design Guidelines: CS2-A-2, CS2-D-3, CS2-D-4, CS2-D-5, DC1-A-2



# Comparison of EDG3 to Current Design

Massing Approved at EDG3



6 View from Alley Facing North



Current Design **HUMAN** + **NATURE**



6 View from Alley Facing North

**HUMAN** + **NATURE**

- Ganged windows from EDG#3 were brought to the upper level setback
- Brick “book end” and in-filled angle bays/balconies create the sense of a row of townhomes at the alley level
- Upper level set back reduce scale of the building
- Balcony recesses at angled bay increase overall set backs

Design Guidelines: CS1-B-2, CS2-A-1, CS1-C-2, CS2-D-1, CS2-D-3



# Comparison of EDG3 to Current Design

Massing Approved at EDG3



7 View from Alley Facing South

Current Design **HUMAN** + **NATURE**

Line of Building  
at EDG #3



7 View from Alley Facing South



## **HUMAN** + **NATURE**

- True townhouse units at NE Corner increase overall setback at corner
- Enclosed 90 degree load dock
- Enclosed residential solid waste
- Terraced planter at alley wall
- “Treehouse Canopies” collect rain water and route to bio-retention planters

Design Guidelines: CS2-D-4, CS2-D-5, DC1-B-1, DC2-C-1



# Comparison of EDG3 to Current Design

Massing Approved at EDG3



8 Aerial View from Magnolia Playfield looking East

Current Design



8 Aerial View from Magnolia Playfield looking East





# Comparison of EDG3 to Current Design

Massing Approved at EDG3



8 Aerial View from 31st Ave looking West

Current Design



8 Aerial View from 31st Ave looking West



# HUMAN + NATURE

## Distant Views From the West Hill (32nd Ave Side)

During EDG2 at the Board’s request, we walked Magnolia looking for pedestrian-level views where you would be able to see the proposed building. However, existing houses and trees blocked the view of the valley. We have removed those views from this packet. Below are views from various elevated views from neighbors’ balconies or drone photos from public spaces.

Design Guidelines: CS2-C-2, CS2-D-4, CS2-D-5

 Drone Shots – Visible



**D1** From The Magnolia Water Tower Looking Southeast



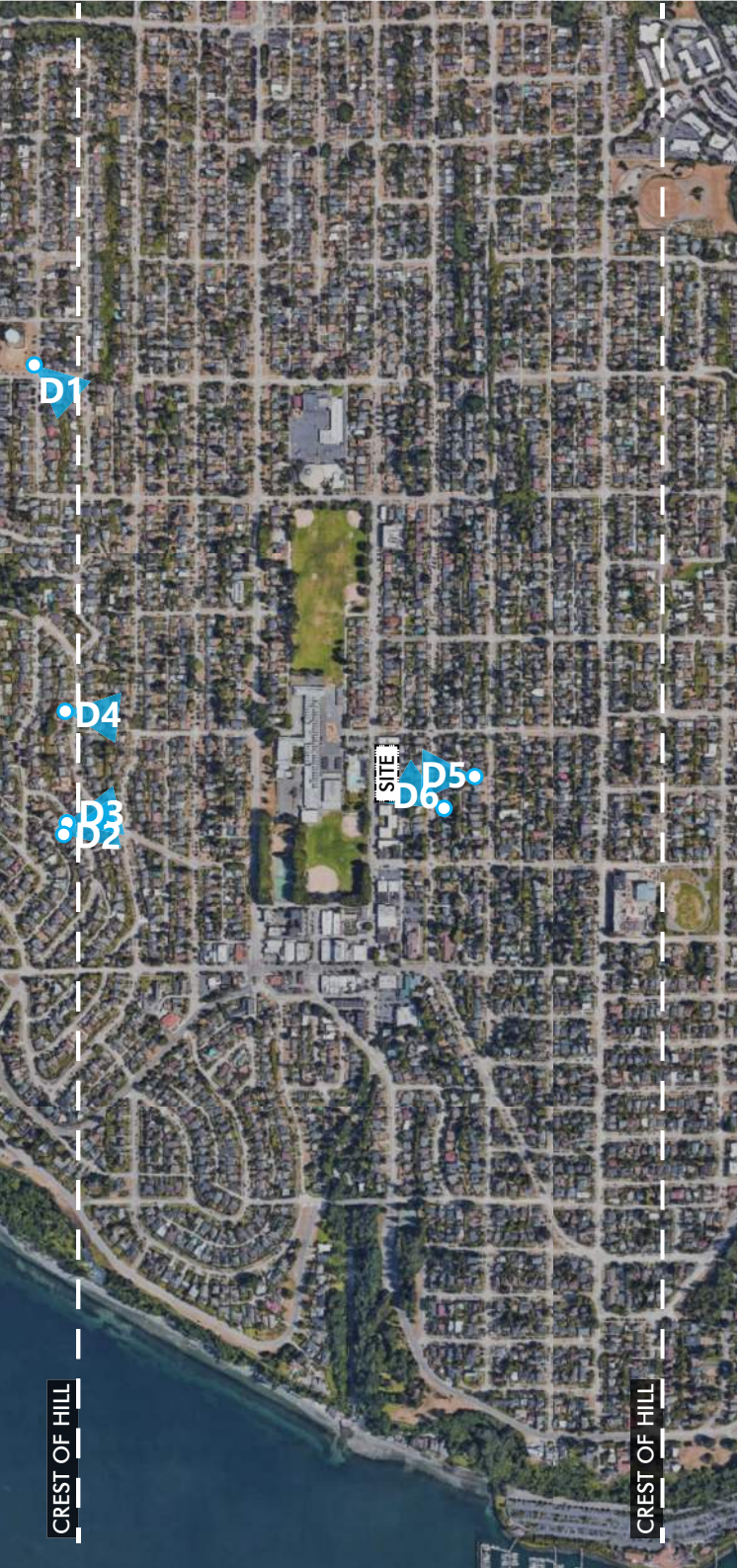
**D2** View from Neighbor’s Home near Montavista Place



**D3** In The Street on Montavista Place West



**D4** On The Sidewalk on 37Th Ave W. and South of Raye St. Looking East





# HUMAN + NATURE

## Distant Views From the East Hill (Alley Side)

During EDG2 at the Board’s request, we walked Magnolia looking for pedestrian-level views where you would be able to see the proposed building. However, existing houses and trees blocked the view of the valley. We have removed those views from this packet. Below are views from various elevated views from neighbors’ balconies or drone photos from public spaces.



**D5** Drone Photo Taken at 25-Feet (In The Street) at 30th Ave W. and South of Raye St. Looking West



**D6** Pedestrian-level Photo Taken from a Terrace at 2528 31st Ave W

Drone Shots – Visible

