

Comparison of Concept Options, Safeway Proposal, and Existing Conditions

Note: All numbers are approximations

December 14, 2010

Existing features Lot Size 67,406 sq ft Slope 14' difference from north to south	<u>Existing Conditions</u>	<u>Safeway Proposal</u> as of 7/27/10 Study Session	Brainstorming Concepts		
			<u>Option 1</u> Store above Parking Housing at Rear	<u>Option 2</u> Subterranean Store Parking on roof deck	<u>Option 3</u> Modified Safeway proposal w/ truck loading at rear
Store Dimensions					
Store size	25,577 sq ft	52,373 sq ft + 3,523 mezzanine = 55,896 sq ft	45,575 sq ft	51,641 sq ft	53,918
Residential size	N/A	N/A	8,950 sq ft	N/A	N/A
Max Height above Solano St level	26'-28'	28' t o p 33'9" to decorative cap		5'9"	22'
Height at rear	26' -28'	35' then steps down to 27'10 at rear	35'	13-14'	41'6" to t.o.p 14'6" top of garage*
Setback at rear	19'10"	36'9"	48'	10'	27' to building 10' to drive aisle*
1st Fl Elevation (FFE)	-	116'	112'6"	106'10" (store level)	112'8"
2 nd Fl Elevation		128'10"	129'	128'10" (prkg deck)	129'
Auto Circulation					
Parking Location	Surface parking in front of building	Subterranean	Subterranean	Street level, roof deck parking	Subterranean
No. Parking Stalls	99 stalls	127 to 132 stalls (alternatives)	75 stalls store and residential	123 stalls	118 stalls
Entrance/ft from Solano	Four total off Solano, Curtis, and Neilson, Driveways off Curtis and Neilson at rear	<i>Curtis #1</i> entry/exit - 100' , <i>Curtis #2</i> entry/exit - 200' , <i>Neilson</i> entry/exit - 180'	Curtis - 188'	Curtis & Neilson - 60'	Neilson - 260'
Exit/ft. from Solano	See above	Same as above	Neilson - 185'	Same as above	Curtis - 300'

	Existing	Safeway Proposal	Concept – Option #1	Concept – Option #2	Concept – Option #3
Truck Loading					
Location	West side of building	Neilson St (back-in on bldg east side)	Rear	Rear	Rear
Entrance(s)/ft from Solano	Solano and Curtis	75'-100'	Same as auto circ.	Curtis – 275'	Same as auto circ.
Exit/ft from Solano	Solano and Curtis	Same as above	Same as auto circ	Neilson – 230'	Same as auto circ.
Landscaping					
Solano Avenue	-	-	SW/c and parkway	In parkway and at each corner	Some planting in parkway, against bldg.
Curtis Street	-	-	In parkway and next to building	In parkway, along edge and inside of parking deck	In parkway and next to building
Neilson Street	-	-	In parkway across from residence	Along edge and inside of parking deck	In parkway and next to building
Rear	-	-	Wall shown, assume landscaping along new residential use	Along edge and corners of parking deck	None shown, assume landscaping adj. to property line
Transition at Rear					
	Driveway; wall, building setback 19'10"	"Dense tree planting" against sound wall next to residential, meandering path, building setback 36'9"	New 35' high residential use setback 48' from property line, private street with property line wall	13'-15' high bldg wall setback 10' from property line	Drive aisle for vehicles and trucks entering and exiting, assume property line wall and landscaping within portion of 30' setback from property line
Public Amenities					
		Outdoor seating at SW/c of store	Outdoor seating plus large open space area at SW/c	Landscape areas at Solano corners about 1,000 sq ft each	Outdoor seating at SW/c of store
				Potential use of parking deck for public events	

* Need clarification from designer