

Jonathan Phillips

Subject: FW: Safeway

From: J. Quilici [mailto:Jquil@harbornet.com]
Sent: Thursday, September 06, 2007 11:07 AM
To: Jonathan Phillips; Mary Jo Strom Copland
Cc: Gary Knudson
Subject: Fw: Safeway

I received the below email with comments from Gary Knudson, AIA. You may recall that he is the Architect assisting on the Mason Plaza Project, and was present at this morning's PDA Meeting where the Safeway proposed remodel and variances requests were presented by Safeway. Previously, Gary and I had talked briefly about the project, and Gary has given some thoughts after their presentation.

Thought you would want to have the benefit of his comments.

----- Original Message -----

From: [Gary Knudson](#)
To: [J. Quilici](#)
Cc: [Bill Evans](#)
Sent: Thursday, September 06, 2007 10:35 AM
Subject: Safeway

Although I have no standing as a direct participant in today's discussion, I do have some thoughts for you as a 'friend of the court.' These are some rapid thoughts on the Safeway presentation.

Art

If the metal panels are to emulate windows they should also emulate the position of normal windows. 8' to the bottom is far too high to be seen from anywhere but the Metro parking lot, and that's too far away. There is almost no foreground distance available to sidewalk pedestrians to see or appreciate the items as either art or as surrogate windows in their proposed location. The higher up they are, the bigger they need to be, to be 'read', due to increased viewing distance. Ergo, lower the art panels to normal viewing position to address both the letter and spirit of the provision they are attempting to supplant.

Transparency

They do show a narrow part of the west wall as a boundary element of the customer area. There are commercial, break-away sliding glass doors that are allowable as emergency entrances. This can be researched from industry sources and with BLUS for acceptable applications. At least a bit of real transparency in conjunction with the 'art' proposal might make the opaque wall proposal ring a bit less hollow. In addition a bit of the deli is backed by a small part of the exterior wall. You could ask that this back wall be windowed to permit activity to be observed from Proctor. And that begs the question of allowing for a service window, since they have admitted to the desirability of seating in that vicinity.

I have seen many 'food and drugs' with separate point of sale locations for pharmacy and deli operations. Look at Metro's coffee bar (a neighborhood precedent?). It does not seem that a smaller, separate controlled entrance would be out of line, given the service and walkability standards tha the district is trying to promote. This would help them approach Metro in this regard, since the resulting renovation will likely still not reach the general quality point of that operation.

I appreciated Bill's comments from a 'district and community standards' point of view. Perhaps you could develop and present them with a list of 'asks' along these lines (pick 3 or 4 of 5, for instance). You're still looking at them doing the minimum to adapt a nationwide cookie-cutter plan, and I think the District has a lot more 'push' available to it than is being let on.

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