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# STONE WAY VILLAGE

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EARLY DESIGN GUIDANCE • MEETING • FEBRUARY 4, 2008

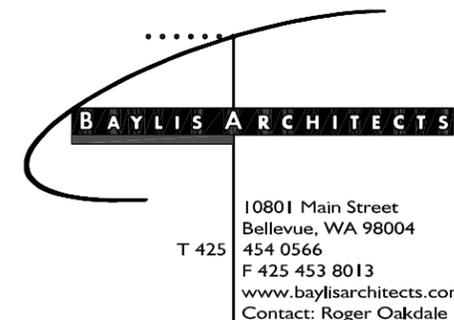
## DRAWING INDEX

- 01 COVER SHEET
- 02 VICINITY PLAN
- 03 SITE PHOTOGRAPHS
- 04 SITE PHOTOGRAPHS
- 05 SITE CONTEXT
- 06 WALLINGFORD NEIGHBORHOOD COMMERCIAL FACADES
- 07 ZONING MAP
- 08 ZONING POTENTIAL DIAGRAM
- 09 EXISTING CONDITIONS
- 10 KEY WALLINGFORD NEIGHBORHOOD DESIGN GUIDELINES
- 11 PREVIOUS M.U.P. APPROVED CONCEPT FOR QFC GROCERY STORE
- 12 ACCESS DIAGRAM - INITIAL STUDY - FROM SOUTHWEST
- 13 ACCESS DIAGRAM - INTERIM STUDY- FROM SOUTHWEST
- 14 ACCESS DIAGRAM - APPROVABLE CONCEPT
- 15 MASSING - PREVIOUS M.U.P. APPROVED FOR QFC GROCERY STORE
- 16 PLAN DIAGRAM, MASSING - INITIAL STUDY
- 17 PLAN DIAGRAM, MASSING - INTERIM STUDY
- 18 PLAN DIAGRAM, MASSING - PREFERRED CONCEPT - FROM SOUTHWEST
- 19 MASSING - PREFERRED CONCEPT - ADDITIONAL VIEWS
- 20 SECTION DIAGRAMS - PREFERRED CONCEPT
- 21 EXAMPLES OF APPLICABLE ELEMENTS FROM OTHER PROJECTS
- 22 EXAMPLES OF PRIOR PROJECTS - BAYLIS ARCHITECTS, PRESCOTT DEVELOPMENT

## DEVELOPMENT OBJECTIVES

RESIDENTIAL UNITS - 160 UNITS PROPOSED  
COMMERCIAL SF - 17,000 SF PROPOSED  
PARKING STALLS - 188 STALLS PROPOSED

DPD PROJECT # 3008142  
3920 STONE WAY N, SEATTLE, WA



SHEET

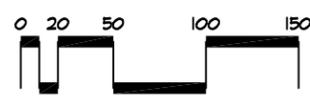
01



**BAYLIS ARCHITECTS**

10801 Main Street, Bellevue, WA 98004  
F 425 453 8013 T 425 454 0566

**STONE WAY VILLAGE**  
DPD PROJECT # 3008142  
3920 STONE WAY N, SEATTLE, WA

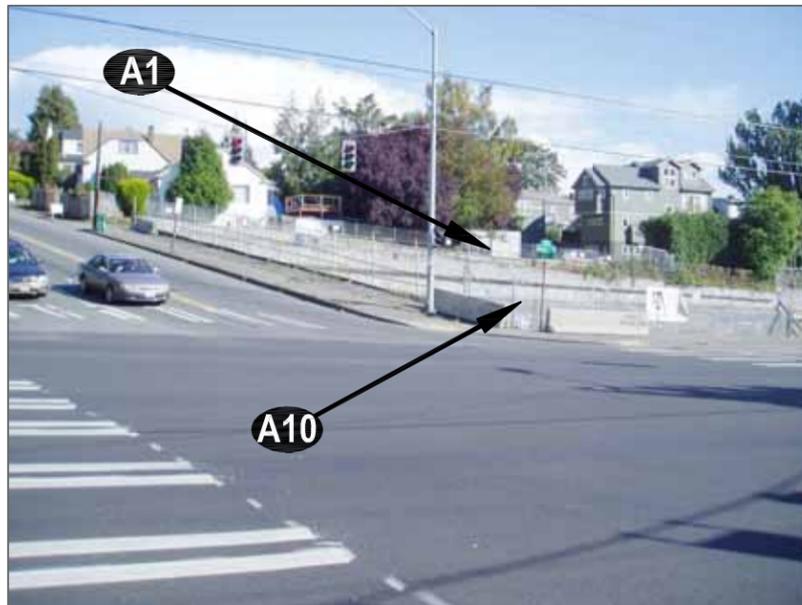


VICINITY PLAN

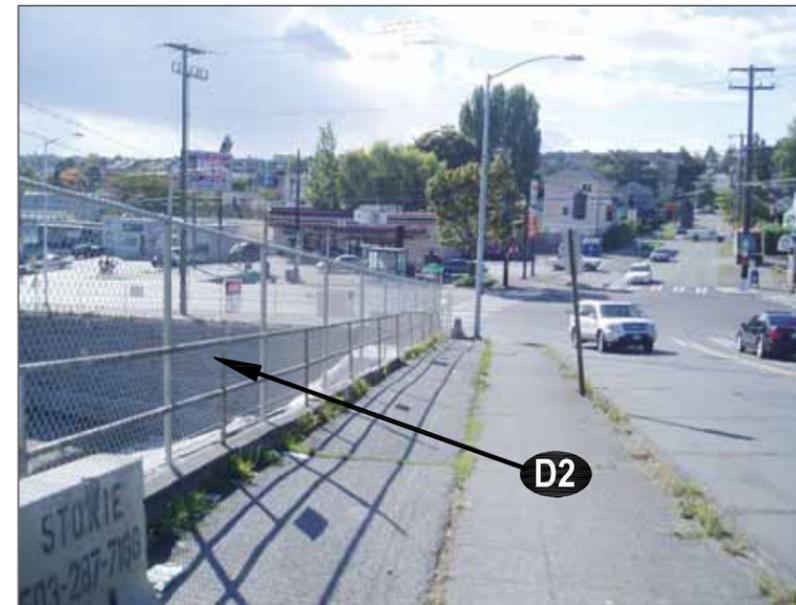
SHEET  
**02**

**NEIGHBORHOOD DESIGN GUIDELINES**

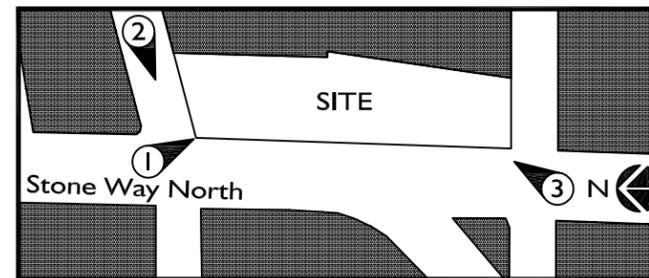
- A Site Planning**
  - A-1 Provide setbacks, public plazas and outdoor spaces with special paving.
  - A-10 Corner buildings should be orientated to corner with special features.  
**Provide larger setbacks and enhance view corridors at gateway intersections.**  
**Soften corners with bevels, notches etc. to enhance pedestrian environment.**
- D Pedestrian Environment**
  - D-2 Undifferentiated facades are discouraged.  
 Ground floor windows to maximize transparency and interest.  
 Large windows are encouraged.
- E Landscaping**
  - E-2 Buffer adjacent single-family.



1. VIEW LOOKING AT NORTHWEST CORNER OF SITE FROM ACROSS STONE WAY N.



2. VIEW FROM NORTHEAST CORNER LOOKING WEST



3. VIEW LOOKING NORTH-NORTH EAST ACROSS N. 39TH ST.

**NEIGHBORHOOD DESIGN GUIDELINES**

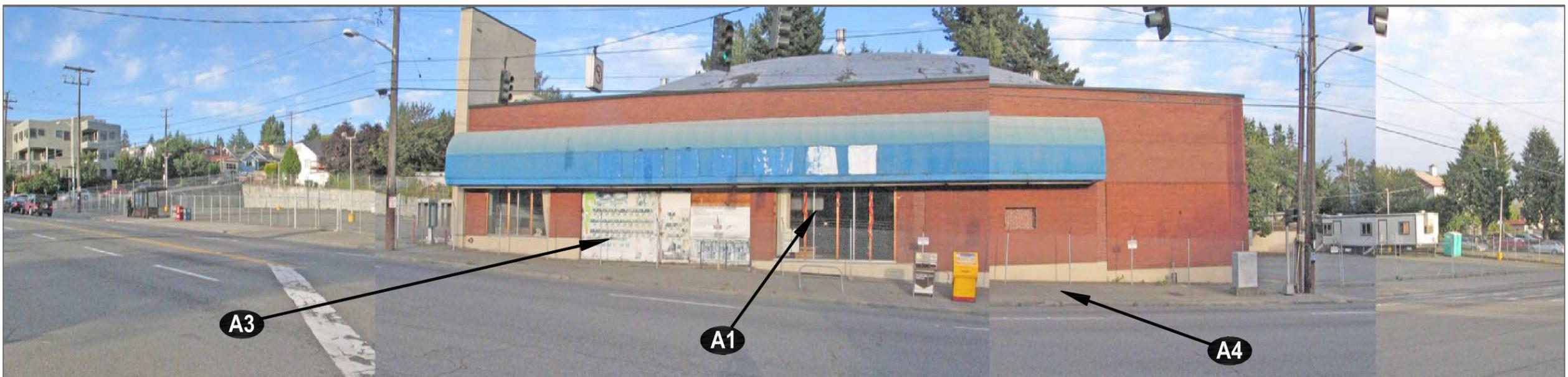
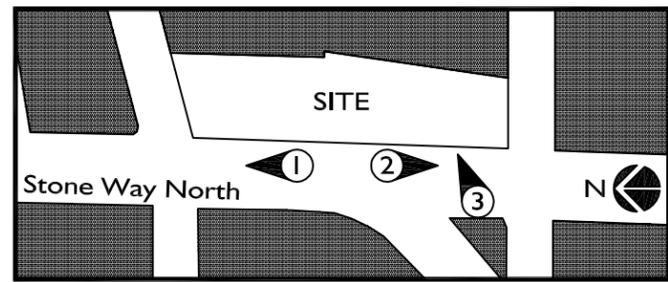
- A Site Planning**
  - A-1 Provide setbacks, public plazas and outdoor spaces with special paving
  - A-3 Business entries orientated to street, parking separated from streets
  - A-4 Provide outdoor dining, balconies, and outdoor seating
- C Architectural Elements**
  - C-1 Provide large storefront windows, canopies, and variable parapets
- D Pedestrian Environment**
  - D-1 Provide attractive, protected pedestrian entries. Provide overhead weather protection with minimum gaps



1. VIEW LOOKING NORTH FROM STONE WAY N. ALONG SIDEWALK



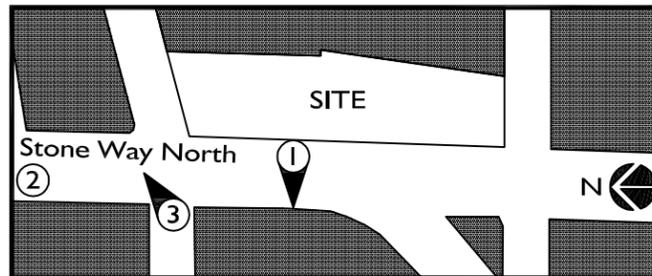
2. VIEW LOOKING SOUTH FROM STONE WAY NORTH



3. VIEW LOOKING EAST FROM ACROSS STONE WAY N.



1. BUILDINGS ACROSS STONEWAY LOOKING WEST

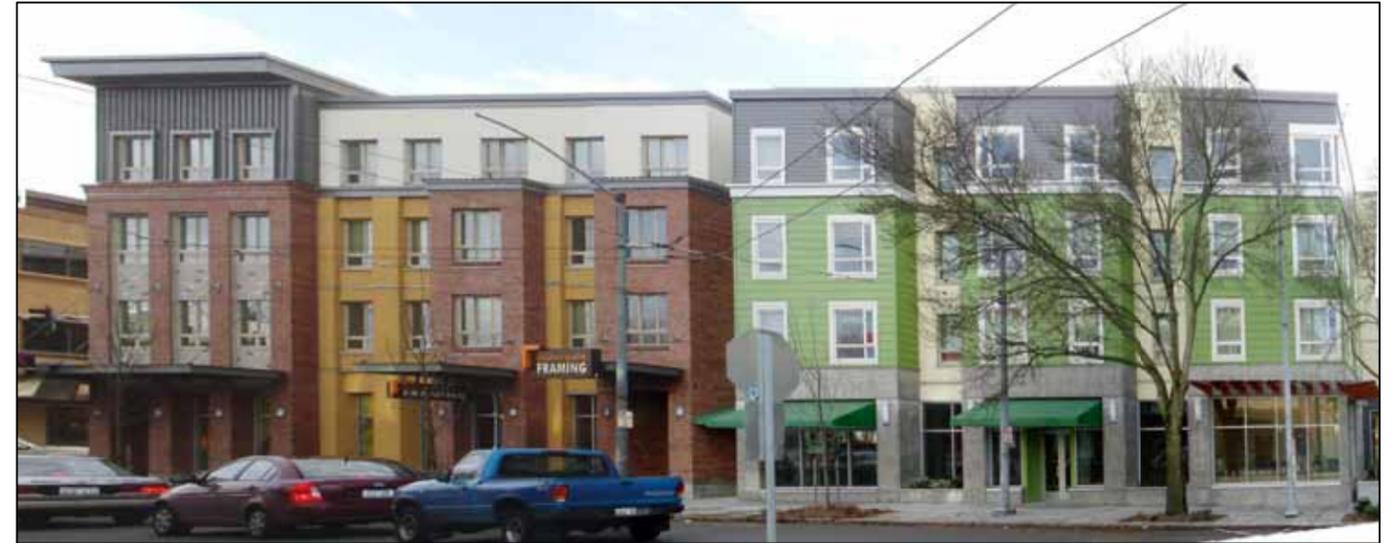


2. NEARBY MIXED USE PROJECT

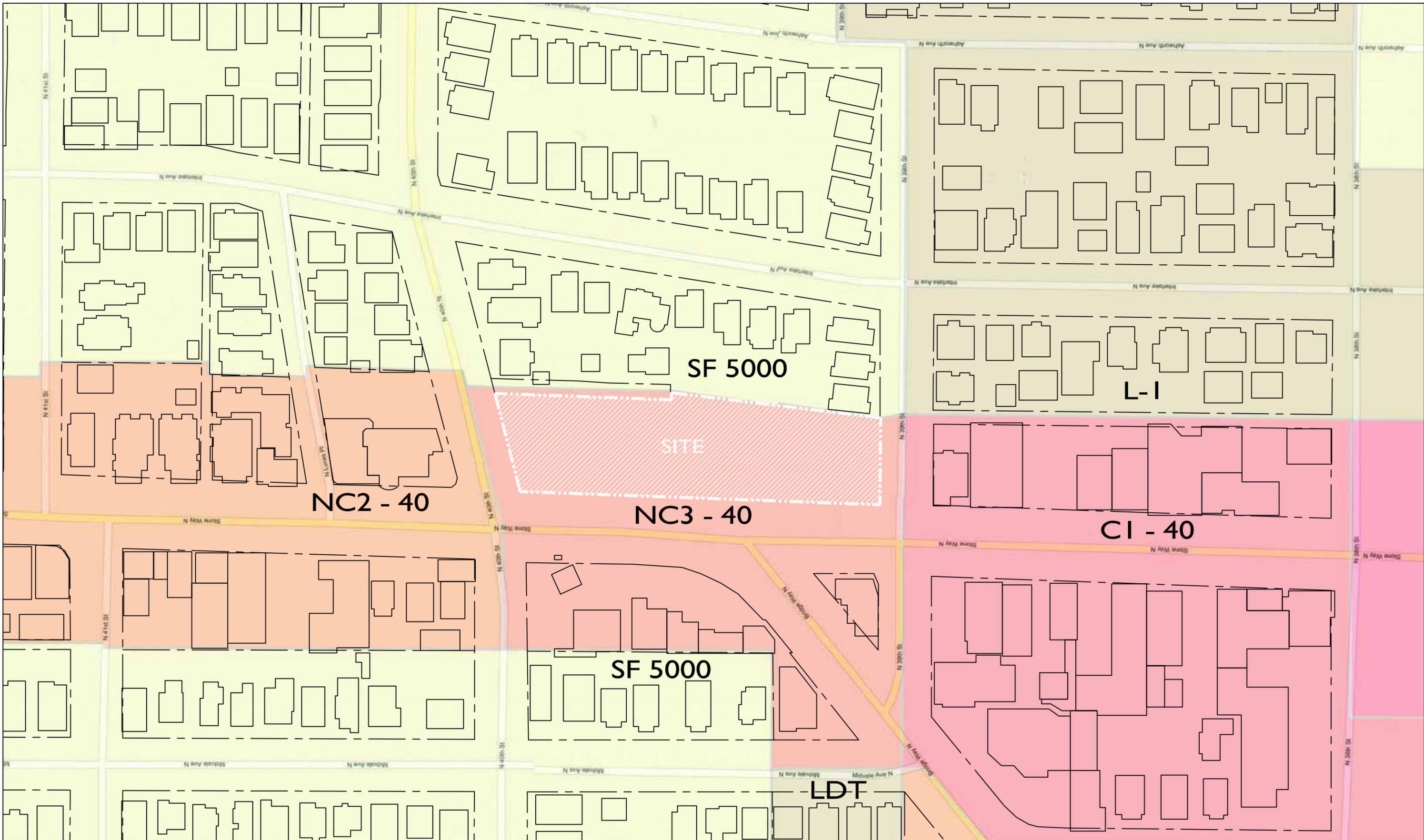


3. BUILDING ACROSS 40TH STREET LOOKING NORTHEAST

Good examples of projects that utilize the concept of "A Village That Has Evolved Over Time" as an aesthetic expression & composition.



Neighborhood projects that reflect the intersection of Commercial + Residential Architecture along Stone Way North, while giving attention to the Wallingford Neighborhood Design Guidelines.



**NC2 - 40**

**NC3 - 40**

**CI - 40**

**SF 5000**

**SF 5000**

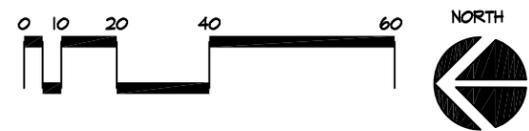
**LDT**

**L-I**

**SITE**

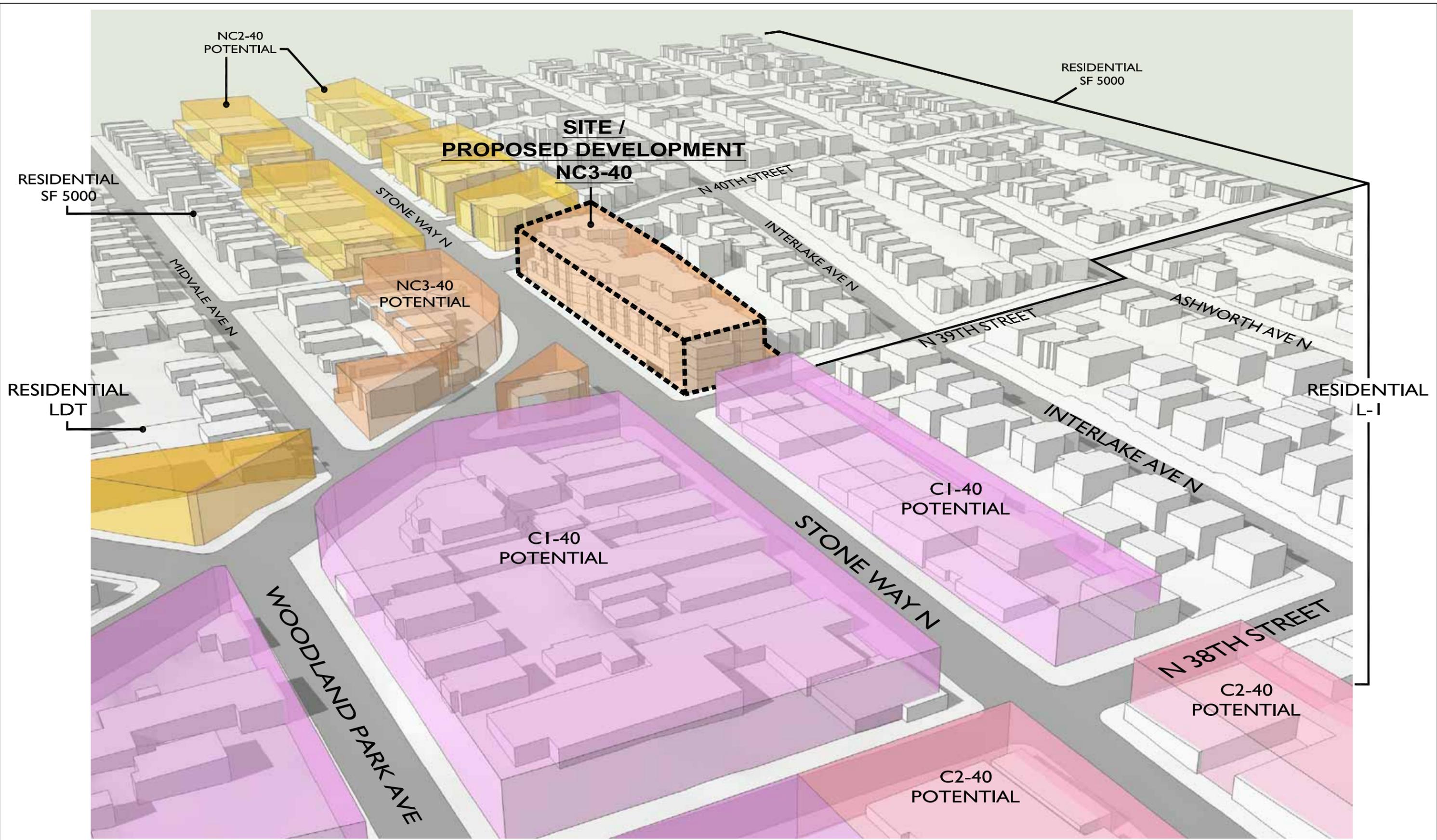
**BAYLIS ARCHITECTS**  
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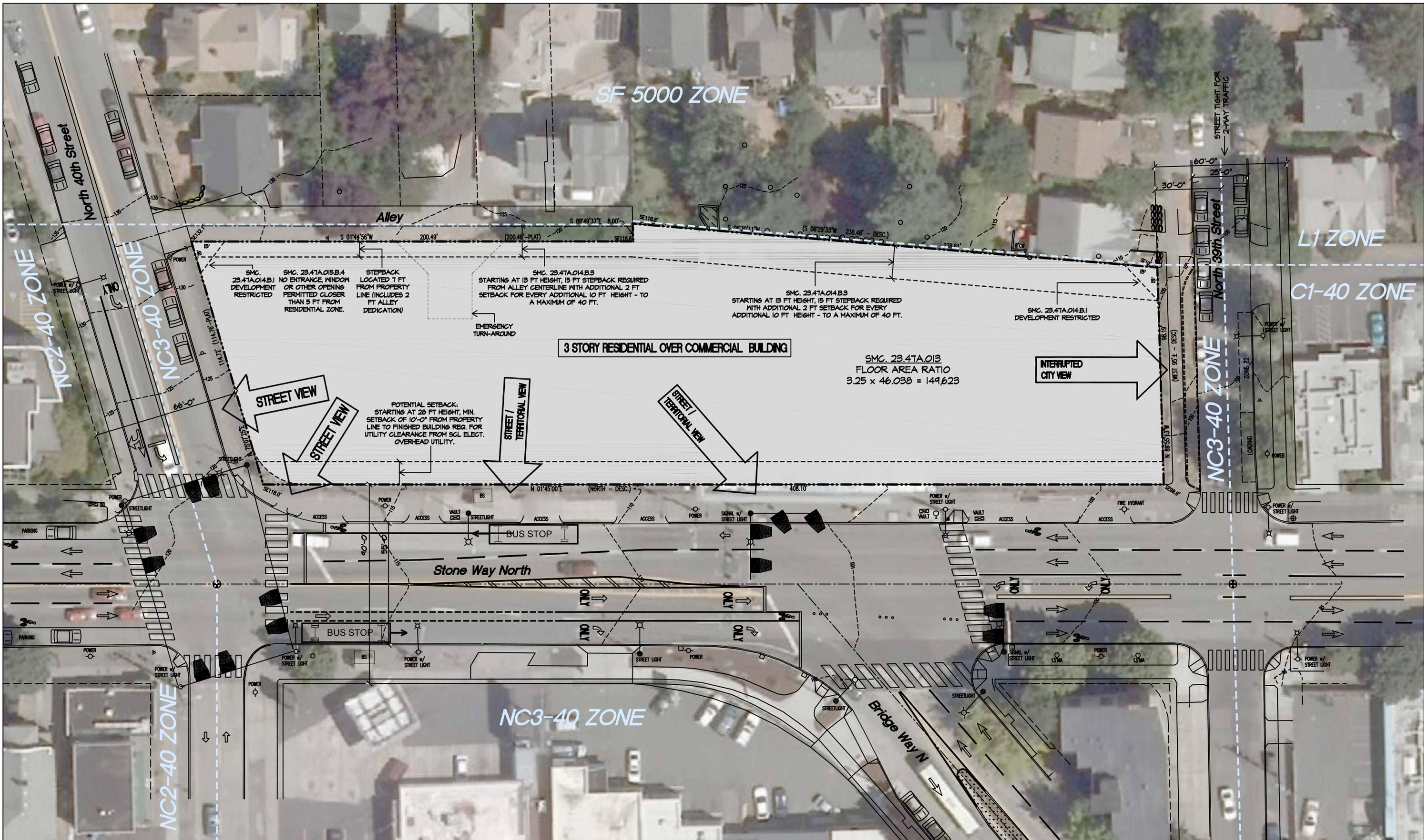
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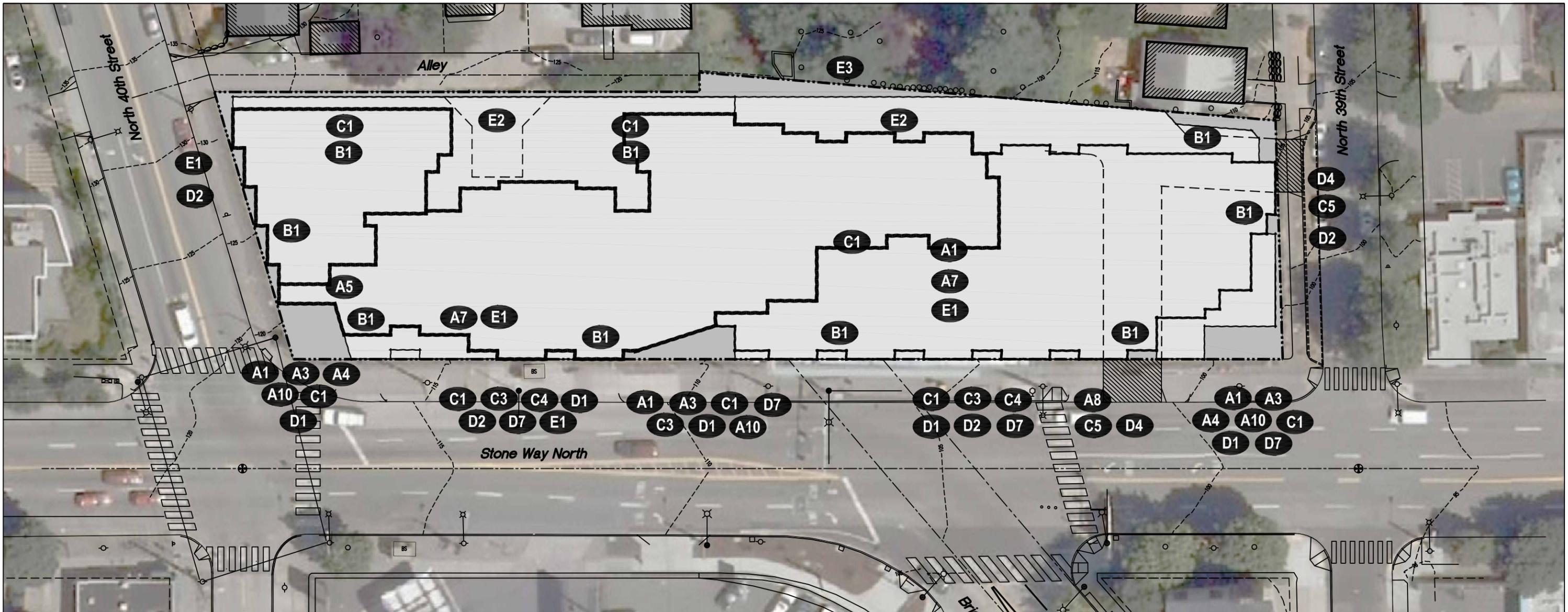


**ZONING MAP**

**SHEET**  
**07**







**A Site Planning**

- A-1 Provide setbacks, public plazas and outdoor spaces with special paving.
- A-2 Building design addresses special characteristics of right-of-way.
- A-3 Business entries orientated to street, parking separated from streets.
- A-4 Provide outdoor dining, balconies, and outdoor seating.
- A-5 Protect privacy of adjacent buildings, and shield their view from utilities and building services.
- A-6 Ensure security/ privacy between building and street.
- A-7 Maximize residential open space with view towards SW.
- A-8 Minimize automobile impact on pedestrian environment.
- A-9 Minimize parking at street front.
- A-10 Corner buildings should be orientated to corner with special features.
- A-10 Provide larger setbacks and enhance view corridors at gateway intersections.**
- A-10 Soften corners with bevels, notches etc. to enhance pedestrian environment.**

**B Height, Bulk and Scale**

- B-1 Provide pitched roofs adjacent to single-family.  
Protect single-family - provide upper level setbacks above 30 feet.  
Protect views, sun, of single-family by dividing building into smaller masses.  
Provide setbacks, modulation, and screening to reduce bulk.  
Provide notches and setbacks at corners.

**C Architectural Elements**

- C-1 Provide large storefront windows, canopies, and variable parapets.
- C-2 Massing of large building should respond to scale of traditional buildings.  
Façade elements and smaller sections should have distinctive appearance.
- C-3 Transom, display and projected bay windows are encouraged.  
Incorporate architectural elements and details which respond to human scale.
- C-4 Ensure presence of texture and materials responding to site context.
- C-5 Limit presence of garage entries along street front.

**D Pedestrian Environment**

- D-1 Provide attractive, protected pedestrian entries.  
Provide overhead weather protection with minimum gaps.
- D-2 Undifferentiated facades are discouraged.  
Ground floor windows to maximize transparency and interest.  
Large windows are encouraged.
- D-4 Narrower curb cuts are encouraged.
- D-7 Emphasize security at sidewalks and retail entrances.

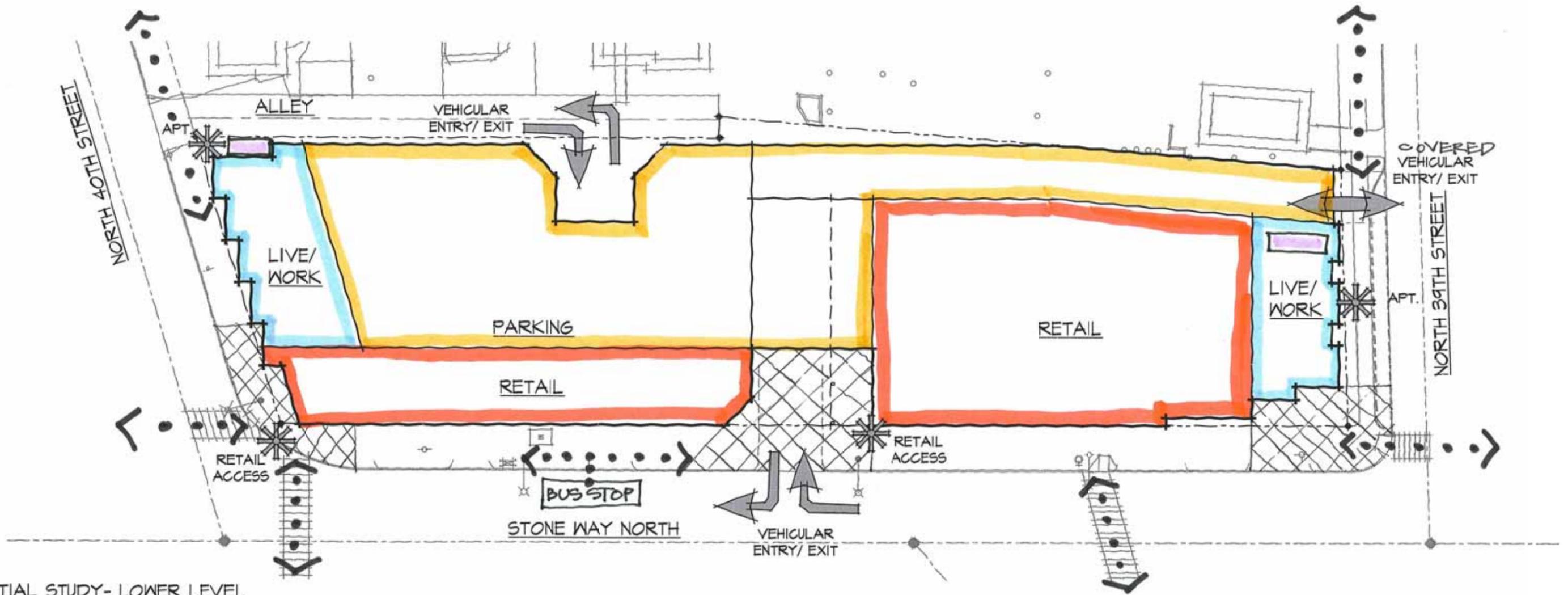
**E Landscaping**

- E-1 Greening of streets strongly recommended.
- E-2 Buffer adjacent single-family.
- E-3 Retain existing large trees.

THE DESIGN GUIDELINES NOTED ARE CONSISTENT WITH THE EARLIER M.U.P. DECISION FOR THE SITE.

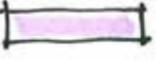
- **BOLD ITEMS ARE NEW GUIDELINES WE FEEL ALSO APPLY.**
- **ITEMS NO LONGER APPLICABLE FROM THE LAST M.U.P. HAVE BEEN REMOVED:**  
D-3 Avoid high retaining walls along public sidewalks.  
D-6 Exterior utilities and service areas to be screened.

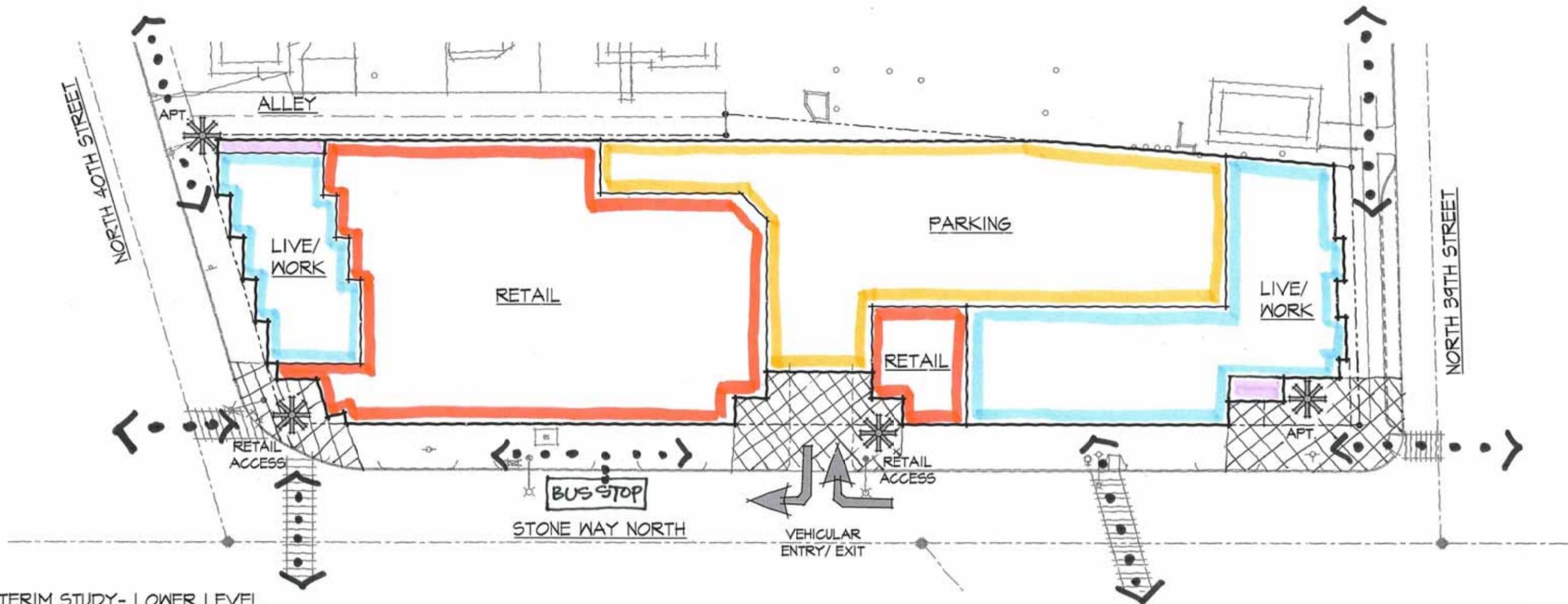




INITIAL STUDY- LOWER LEVEL

**LEGEND:**

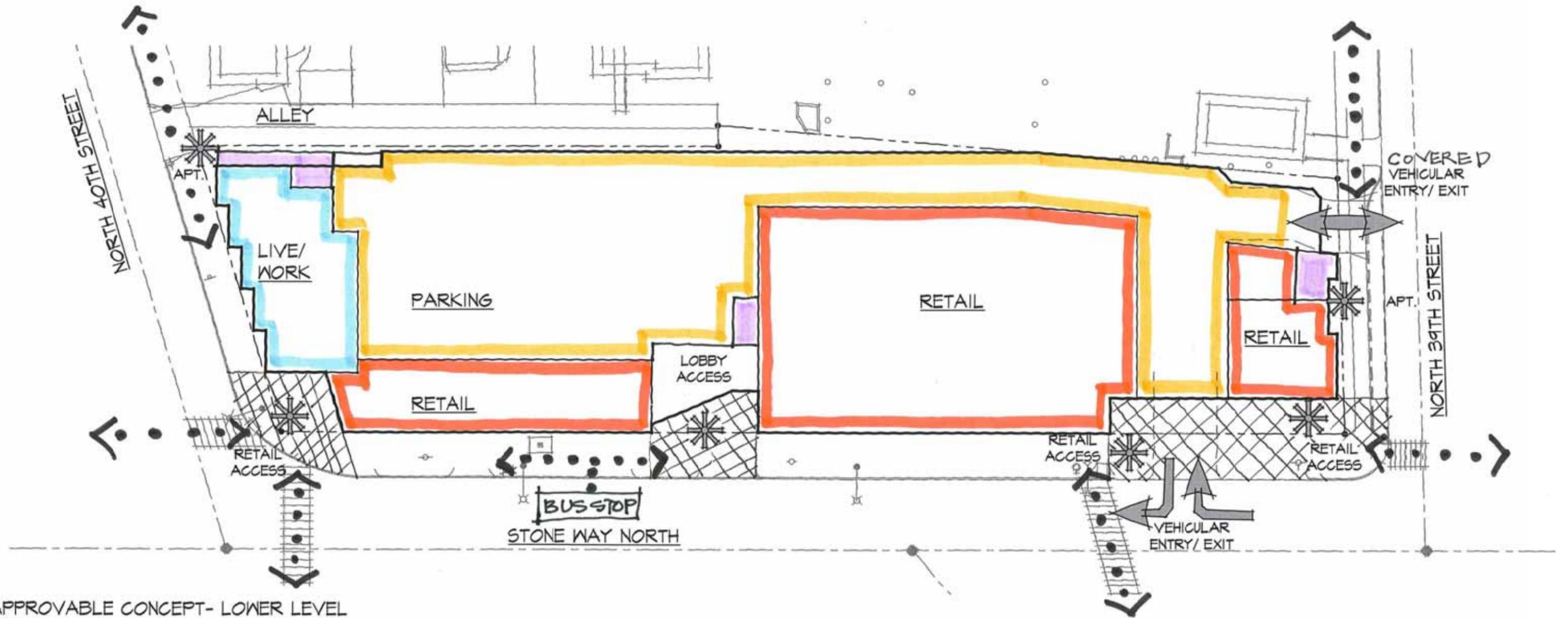
-  RETAIL
-  LIVE/WORK
-  PARKING
-  APARTMENT ACCESS
-  PEDESTRIAN
-  PEDESTRIAN ACCESS
-  AUTO ACCESS



INTERIM STUDY- LOWER LEVEL

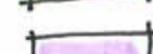
## LEGEND =

- RETAIL
- LIVE/WORK
- PARKING
- APARTMENT ACCESS
- PEDESTRIAN
- ✳ PEDESTRIAN ACCESS
- AUTO ACCESS



APPROVABLE CONCEPT- LOWER LEVEL

## LEGEND

-  = RETAIL
-  = LIVE/WORK
-  = PARKING
-  = APARTMENT ACCESS
-  = PEDESTRIAN
-  = PEDESTRIAN ACCESS
-  = AUTO ACCESS

## ADVANTAGES:

- ORIGINAL QFC GROCERY PROJECT M.U.P. + SEATTLE D.O.T. APPROVED VEHICULAR ACCESS POINTS TO PARKING.
- IMPROVEMENTS BEYOND ORIGINAL M.U.P. APPROVAL OF PREVIOUS QFC GROCERY PROJECT SUCH AS RESIDENTIAL PEDESTRIAN DRIVEN DESIGN, FEWER VEHICULAR TRIPS, NO DELIVERIES VIA LARGE SEMI-TRUCKS, LOW NEIGHBORHOOD IMPACT RETAIL SHOPS, NO EXPOSED PARKING GARAGE, EXISTING ALLEY RESERVED FOR RESIDENTIAL NEIGHBORS.
- ALL PARKING ACCESS CONFINED TO SOUTHERN PORTION OF PROJECT, THEREBY MAXIMIZING THE RETAIL & LIVE-WORK COMMERCIAL EXPOSURE TO PEDESTRIANS.
- STRONG IDENTITY FORMING PLAZAS WITH PEDESTRIAN ACCESS AT CORNERS + MID-BLOCK THAT CREATE A SENSE OF PLACE & HUMAN SCALE.
- DIAGONAL BRIDGE WAY NORTH STREET VISTA GATEWAY AT STONE WAY NORTH STREET TERMINATES AT THE ANGLED LOBBY ENTRY & MID-BLOCK PLAZA FEATURE.

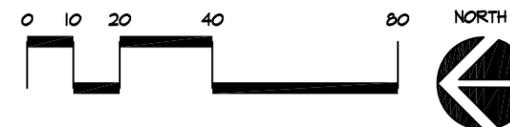
## CHALLENGES:

- ENTIRE LENGTH OF SITE, NORTH TO SOUTH, GRADE CHANGES.
- STEEP SIDE STREETS SLOPES AT SITE BOUNDARIES ALONG NORTH 39TH & 40TH STREETS.

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PLAN DIAGRAMS  
APPROVABLE CONCEPT

SHEET  
**14**



VIEW TOWARD SOUTHEAST



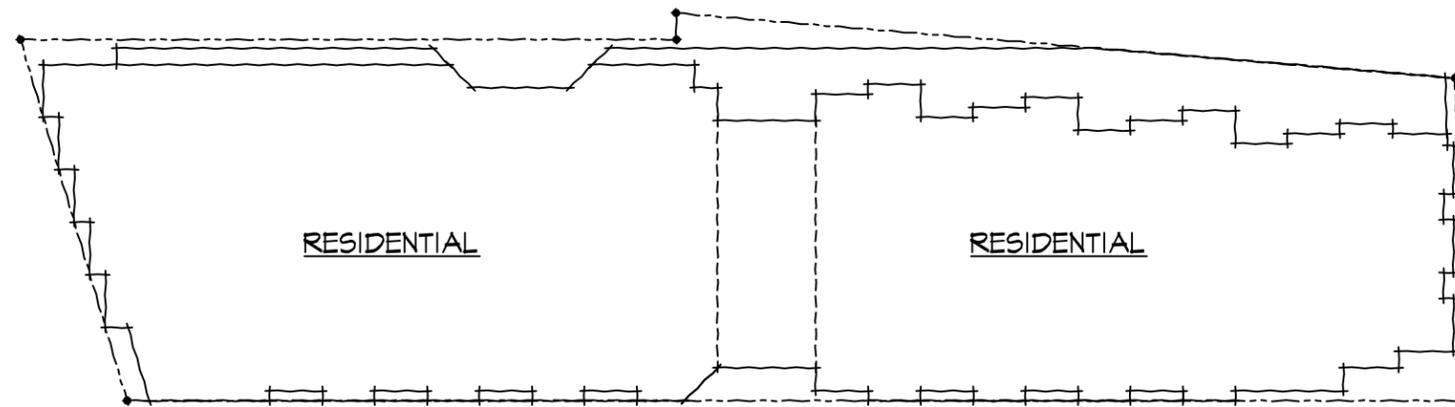
VIEW TOWARD WEST

**DESCRIPTION:**

This is a permitted a Mixed-Use project. 34,000 square feet of Commercial Retail was to be mainly for a single tenant grocery store with semi-truck deliveries. There was to be both above and below grade parking of 150 stalls. Access for the upper level parking was through the alley into a parking deck located on top of the grocery store. Access for the lower level parking, located below the grocery store, was off Stone Way North and 39th North. 28 Condominiums were to be located above the upper level parking deck.

**DESIGN DEPARTURES:**

A design departure was granted to allow an enclosed access ramp next to the east residential property line. This ramp was to be the access for the upper level parking deck.



## PLAN DIAGRAM - RESIDENTIAL LEVEL

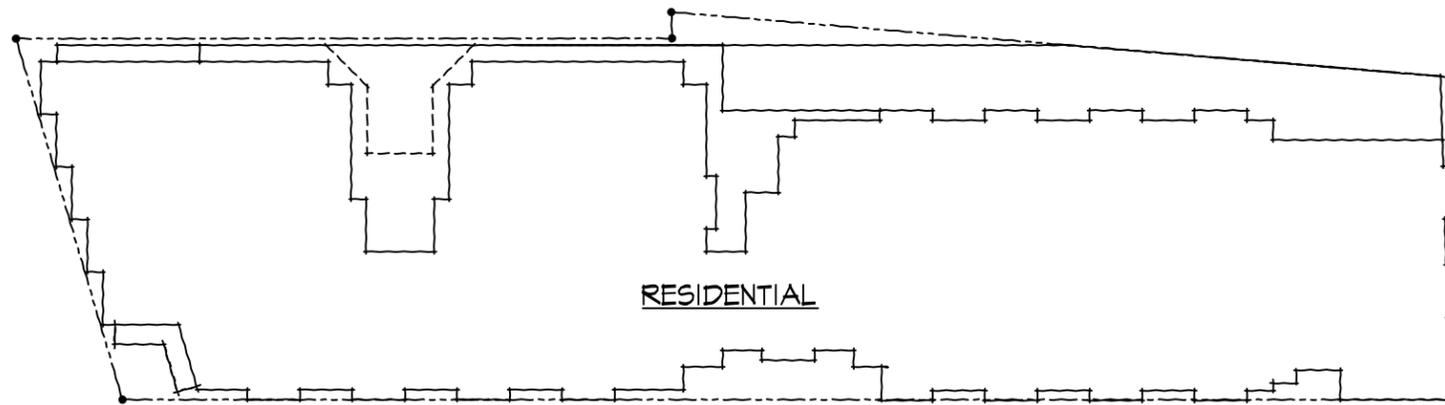
### DESCRIPTION:

Mixed-Use Commercial Retail, street level Live-Work Units + upper level Residential Apartment project consisting of 3 levels of 160 total Residential Units over 1 level of 17,000 square feet total of Commercial Retail + 188 total enclosed parking stalls at 3920 Stone Way North between the Wallingford Residential Urban Village & Fremont Hub Urban Village zones of Seattle, Washington.

### CHALLENGES:

- ENTIRE LENGTH OF SITE, NORTH TO SOUTH, GRADE CHANGES.
- STEEP SIDE STREETS SLOPES AT SITE BOUNDARIES ALONG NORTH 39TH & 40TH STREETS.
- AUTO PARKING ACCESS VIA EXISTING ALLEY BETWEEN PROJECT & ADJACENT RESIDENTIAL.
- REAR WALL BULK & MASSING FACING EXISTING ADJACENT RESIDENTIAL HOMES.
- RESPECTING THE PAST / BUILDING FOR TODAY / PLANNING FOR THE FUTURE WITHIN THE WALLINGFORD NEIGHBORHOOD COMMUNITY.
- CREATING A " BUFFER ZONE " BETWEEN BUSY & NOISY TRAFFIC OF STONE WAY NORTH & EXISTING RESIDENTIAL WITHOUT CREATING A " WALL ".





**PLAN DIAGRAM -  
RESIDENTIAL LEVEL**

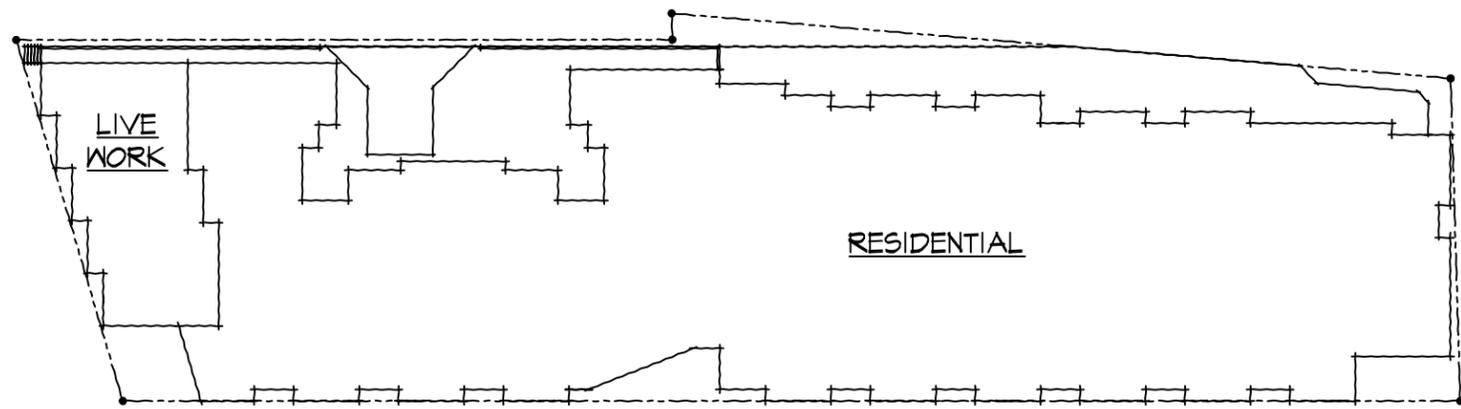
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**CHALLENGES:**

- ENTIRE LENGTH OF SITE, NORTH TO SOUTH, GRADE CHANGES.
- STEEP SIDE STREETS SLOPES AT SITE BOUNDARIES ALONG NORTH 39TH & 40TH STREETS.
- AUTO PARKING ACCESS VIA EXISTING ALLEY BETWEEN PROJECT & ADJACENT RESIDENTIAL.
- CREATING A " BUFFER ZONE " BETWEEN BUSY & NOISY TRAFFIC OF STONE WAY NORTH & EXISTING RESIDENTIAL WITHOUT CREATING A " WALL ".
- RESPECTING THE PAST / BUILDING FOR TODAY / PLANNING FOR THE FUTURE WITHIN THE WALLINGFORD NEIGHBORHOOD COMMUNITY.





**PLAN DIAGRAM -  
RESIDENTIAL  
LEVEL**

**DESCRIPTION:**

Mixed-Use Commercial Retail, street level Live-Work Units + upper level Residential Apartment project consisting of 3 levels of 160 total Residential Units over 1 level of 17,000 square feet total of Commercial Retail + 188 total enclosed parking stalls at 3920 Stone Way North between the Wallingford Residential Urban Village & Fremont Hub Urban Village zones of Seattle, Washington.

**ADVANTAGES:**

- IMPROVEMENTS BEYOND ORIGINAL M.U.P. APPROVAL OF PREVIOUS QFC GROCERY PROJECT SUCH AS RESIDENTIAL PEDESTRIAN DRIVEN DESIGN, FEWER VEHICULAR TRIPS, NO DELIVERIES VIA LARGE SEMI-TRUCKS, LOW NEIGHBORHOOD IMPACT RETAIL SHOPS, NO EXPOSED PARKING GARAGE, EXISTING ALLEY RESERVED FOR RESIDENTIAL NEIGHBORS.
- UPPER LEVEL APARTMENTS STEP BACK TO PROVIDE A DIMINISHED IMPACT TO PEDESTRIANS AT STREETScape BELOW.
- MASSING RECEDES AT EASTERLY RESIDENTIAL SIDE TO CONTINUE EXISTING TREE LANDSCAPED GARDEN INTO NEW PROJECT, THEREBY SOFTENING BOUNDARIES WITH NEIGHBORS.
- ALL PARKING ACCESS CONFINED TO SOUTHERN PORTION OF PROJECT, THEREBY MAXIMIZING THE RETAIL & LIVE-WORK COMMERCIAL EXPOSURE TO PEDESTRIANS.
- PROJECT AS "BUFFER ZONE" BETWEEN EXISTING RESIDENTIAL ZONE & BUSY, NOISY STONE WAY NORTH TRAFFIC ARTERY.
- ARTICULATED FACADES & COMPOSITION OF MIXED MATERIALS TO PRESENT AN ANIMATED, HUMAN SCALED & DIVERSE VILLAGE CENTER FOR WALLINGFORD COMMUNITY.
- RESPECT FOR THE NEIGHBORHOOD GENERATES A PROJECT DESIGN THAT WILL APPEAR TO BE "A VILLAGE THAT HAS EVOLVED OVER TIME" & REINFORCE THE IDEA OF "A PLACE TO GATHER".
- STRONG IDENTITY FORMING PLAZAS AT CORNERS + MID-BLOCK THAT CREATE A SENSE OF PLACE & HUMAN SCALE.
- ANGLED LOBBY ENTRY POINT ALIGNS WITH BRIDGE WAY NORTH DIAGONAL STREET VISTA GATEWAY & INTERSECTION AT STONE WAY NORTH STREET.

**CHALLENGES:**

- ENTIRE LENGTH OF SITE, NORTH TO SOUTH, GRADE CHANGES.
- STEEP SIDE STREETS SLOPES AT SITE BOUNDARIES ALONG NORTH 39TH & 40TH STREETS.
- BEING A GOOD NEIGHBOR TO EXISTING ADJACENT RESIDENTIAL.
- RESPECTING THE PAST / BUILDING FOR TODAY / PLANNING FOR THE FUTURE WITHIN THE WALLINGFORD NEIGHBORHOOD COMMUNITY.





VIEW LOOKING SOUTH EAST



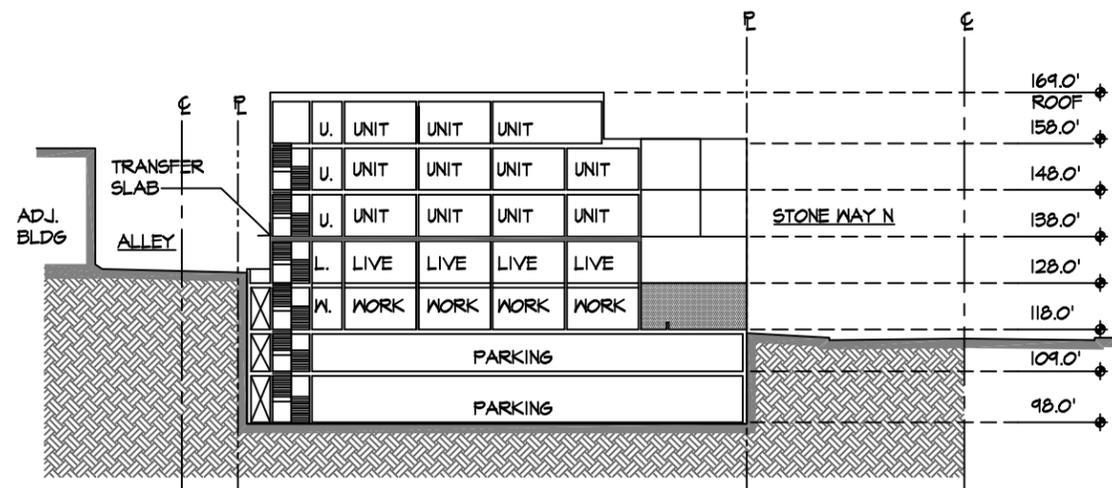
VIEW LOOKING WEST



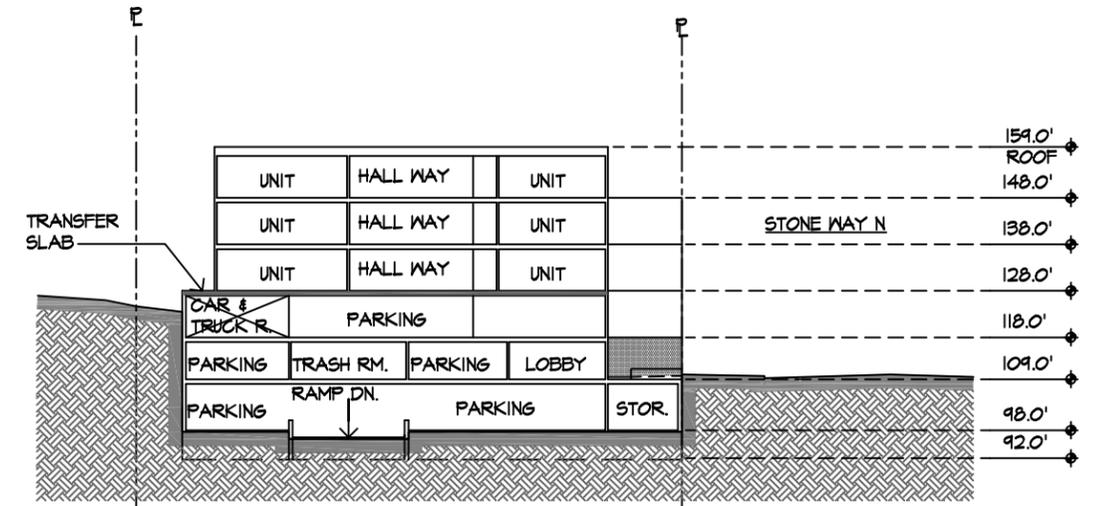
VIEW FROM BRIDGE WAY N



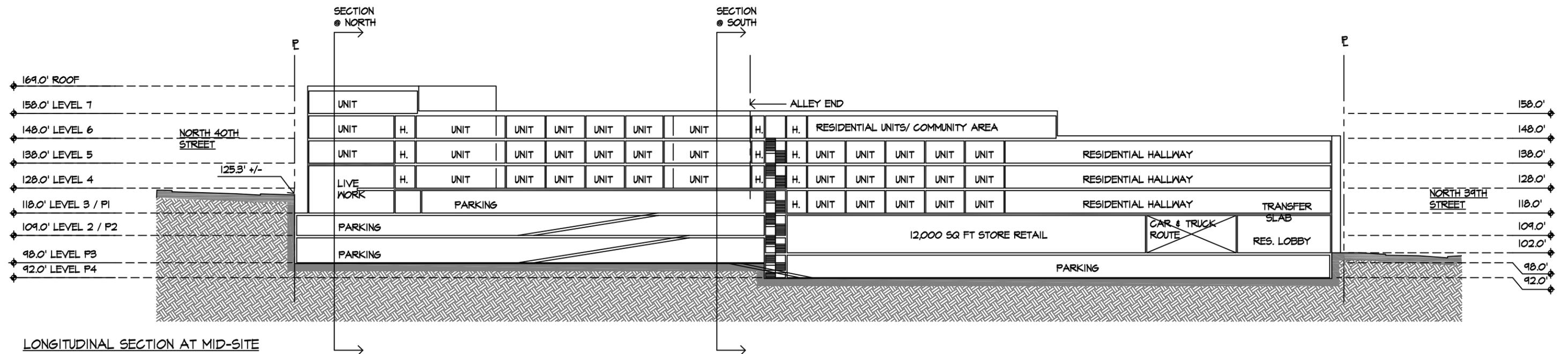
VIEW FROM BRIDGE WAY N



TRANSVERSE SECTION AT NORTH



TRANSVERSE SECTION AT MID-BLOCK



LONGITUDINAL SECTION AT MID-SITE

- UPPER LEVEL APARTMENTS STEP BACK .
- STRONG IDENTITY FORMING PLAZAS AT CORNERS + MID-BLOCK THAT CREATE A SENSE OF PLACE & HUMAN SCALE.

PREFERRED CONCEPT- BUILDING SECTIONS



[ 1 ] entry plaza + pergola

DESIGN EXAMPLE of transition from Residential + Retail to street, pedestrian plaza, place to sit & gather. Great use of pergola as shade & human scale device.

DESIGN EXAMPLE of contemporary, yet comfortable, open, inviting Retail Shop that is at once chic, but not austere. Clean expression of high ceilings & "urban loft" style with direct visibility to pedestrians.

[ 2 ] urban coffee shop



[ 3 ] mixed use streetscape



[ 4 ] mixed use streetscape

DESIGN EXAMPLES of mixed-use streetscape that engage pedestrian activities with landscape, flowering baskets & window boxes, overhead canopies and a facade elevation composition of multiple building materials.



[ 6 ] retail + cafe streetscape

DESIGN EXAMPLE of cozy, friendly, inviting pedestrian path with landscaping, retail + dining alfresco.

DESIGN EXAMPLE of animated signage + canopies, human scaled elements, landscaped planters + cafe streetscape.

[ 5 ] retail / cafe streetscape





BAYLIS : Helix, University District



BAYLIS + NBBJ : Landes, Capitol Hill  
( under construction )



BAYLIS : Brezza, Bellevue

BAYLIS : Northgate Mixed Use, Seattle ( under construction )



BAYLIS : Main Place, Old Bellevue



BAYLIS : Ellipse, University District

**PRESCOTT**  
  
**DEVELOPMENT LLC**  
 10613 NE 38th Place #17  
 Kirkland, Washington 98033

PRESCOTT : Boylston Phase II, Capitol Hill ( under construction )



PRESCOTT : Carrara, Queen Anne / Uptown



PRESCOTT : Solano, Queen Anne / Uptown



PRESCOTT : Carrara Phase II, Queen Anne / Uptown



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PRIOR PROJECTS OF  
 BAYLIS ARCHITECTS,  
 PRESCOTT DEVELOPMENT

SHEET  
**22**