



# STONE WAY APARTMENTS

*DESIGN RECOMMENDATION MEETING*

DPD #3011897

JANUARY 23, 2012



WEBER THOMPSON



LOCATION

DEVELOPMENT OBJECTIVES

The applicant proposes to build a truly urban, in-town residential/mixed-use development that will provide affordable rental housing in the Wallingford neighborhood and commercial space that will engage pedestrians in a growing area of Seattle.

**Construction Type:** Three (3) Type V I-hour wood frame apartment floors over Type I concrete construction at-grade.

**Residential Uses:** 27 residential market rate apartments, primarily true 1-bedroom with some open 1-bedroom units.

**Commercial Uses:** Approximately 1,500 sf of commercial for use as restaurant/cafe, or retail.

Use distribution by floor:

- Level 1 (Street Level): Commercial / On-grade parking
- Level 2-4: 27 Apartments
- Level 5 (Roof): Roof Deck

**Sustainability Goal:** Seattle Green Factor = .30

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# PROJECT SITE

The site is on the west side of Stone Way N. bounded directly by an alley to the north and west and adjacent 4-story apartment building to the south. It consists of two adjoining lots with a total of 76.07' of frontage along Stone Way N. and a depth of 106.44' for a site area of 8,158 sf.

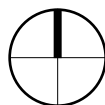
The existing buildings on the site are currently residential structures and will be demolished. The nine at-grade parking stalls along the west alley will also be demolished.

To the west of the site are single family homes with alley loaded garages. The character of the area reflects the Wallingford architectural style of bungalow homes, street trees and backyard alleyways. To the north, east, and south of the site are various mixed-use, commercial, and multi-family buildings ranging from 1-story to 5-stories in a variety of design styles that are within the neighborhood context.

The site slopes consistantly at about 3% from the northeast corner down to the southwest corner creating a grade change of about four feet. The reduced height of the adjacent building to the south will allow for a rooftop deck with views to Lake Union. There is a 14" diameter Cleveland Norway Maple street tree that may be preserved. The nearest cross streets are N. 41st St. to the south and N. 42nd St. to the north.







## CONTEXT ANALYSIS

1. Wallingford Playfield
2. Hamilton Int'l Middle School
3. Wallingford Presbyterian Church
4. Pagliacci Pizza
5. Electric Pen Design
6. Emerald City Emergency Clinic
7. Kuma Coffee
8. Howard Park
9. Tutta Bella
10. Stone Hedge Apartments
11. Proposed 93-Unit Mixed Use Building

<span style="display: inline-block; width: 15px; height: 15px; background-color: #e67e22; border: 1px solid black;"></span>	commercial
<span style="display: inline-block; width: 15px; height: 15px; background-color: #3498db; border: 1px solid black;"></span>	mixed use
<span style="display: inline-block; width: 15px; height: 15px; background-color: #2ecc71; border: 1px solid black;"></span>	park
<span style="display: inline-block; width: 15px; height: 15px; background-color: #9b59b6; border: 1px solid black;"></span>	school
<span style="display: inline-block; width: 15px; height: 15px; background-color: #3498db; border: 1px solid black;"></span>	church
<span style="display: inline-block; width: 15px; height: 15px; background-color: #f1c40f; border: 1px solid black;"></span>	multi-family residential



PROJECT SITE



Project Site at Stone Way



View East on Stone Way N. across from project site







- Retail Storefront are well modulated and has a good human scale
- Continuous retail canopy



- Simple, well proportioned elegant massing
- Use of flat panel exterior
- Taut exterior skin



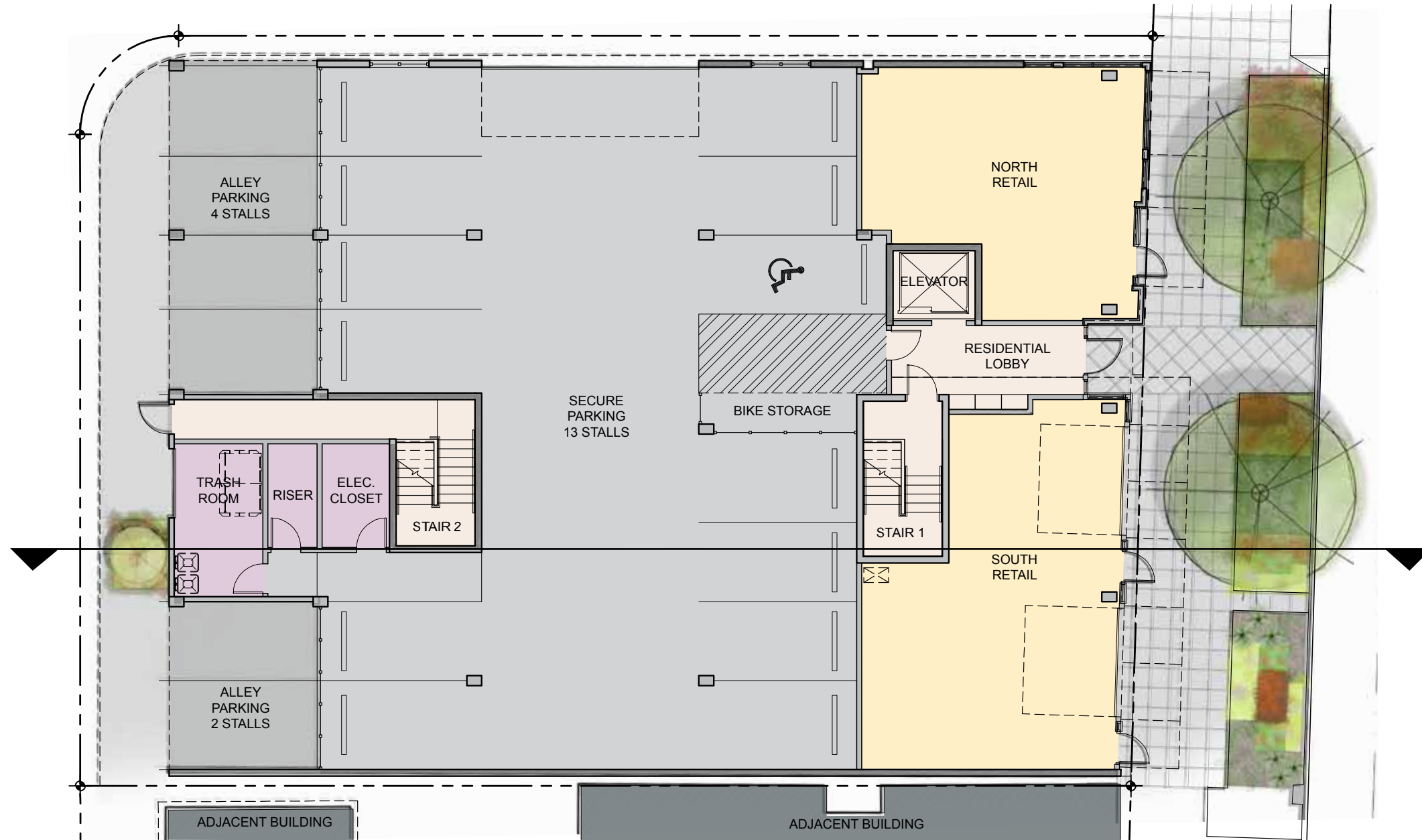
- Simple massing
- Differentiated retail base
- Elegantly proportioned windows that are "ganged" vertically



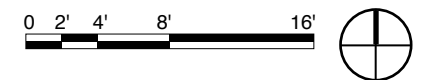




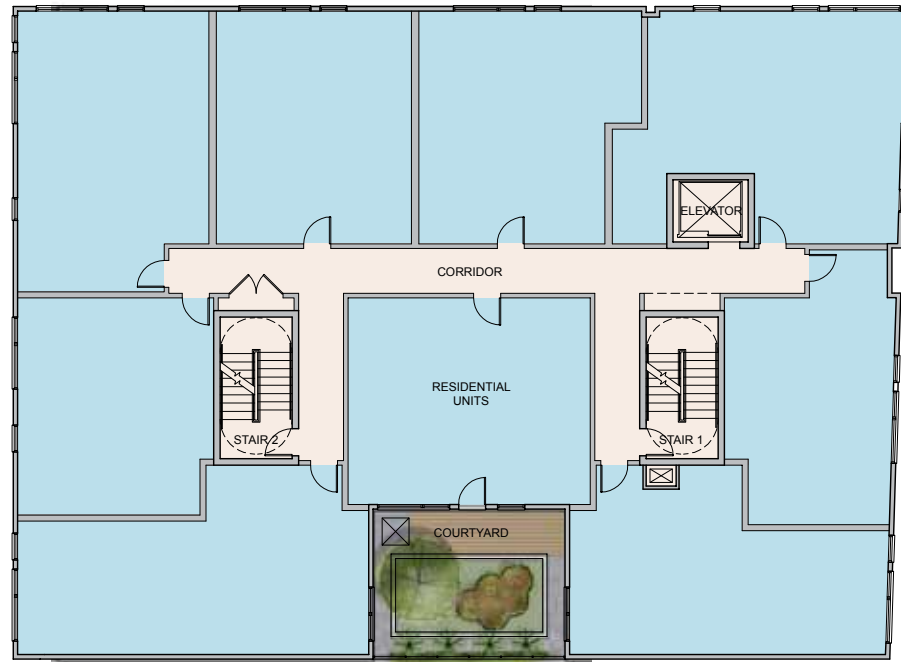




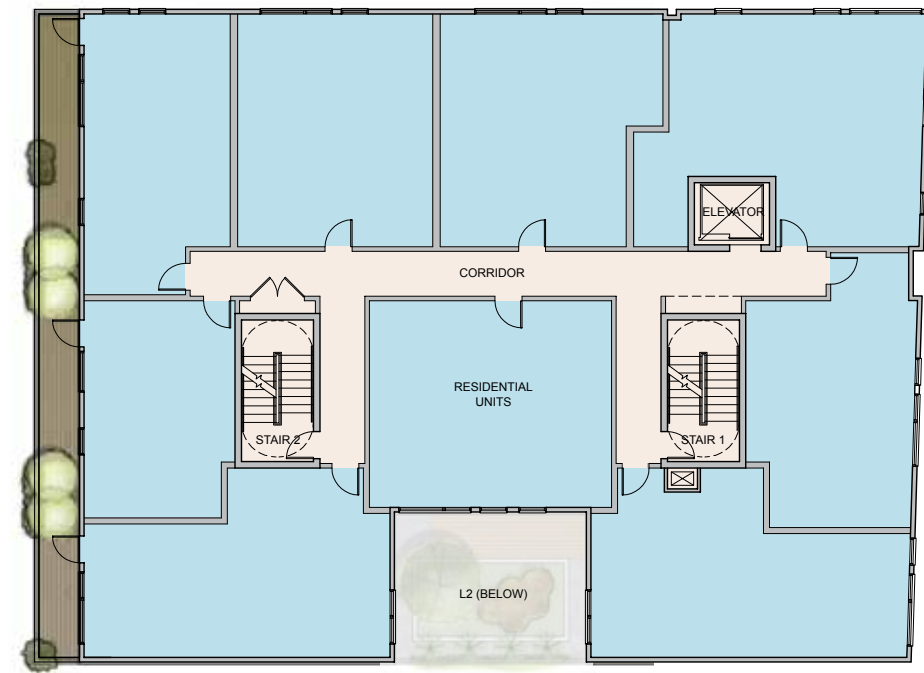
## LEVEL I PLAN



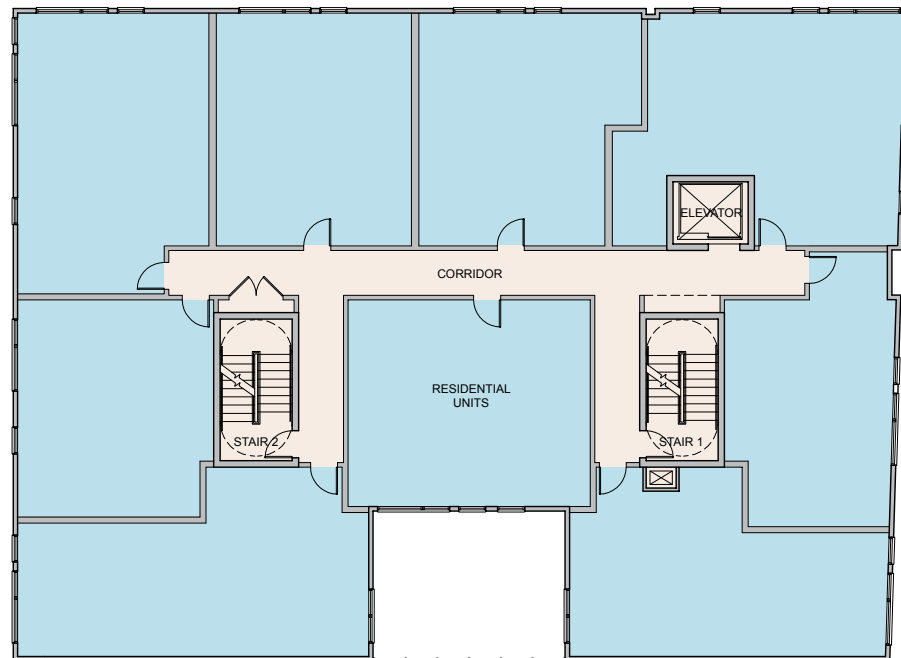




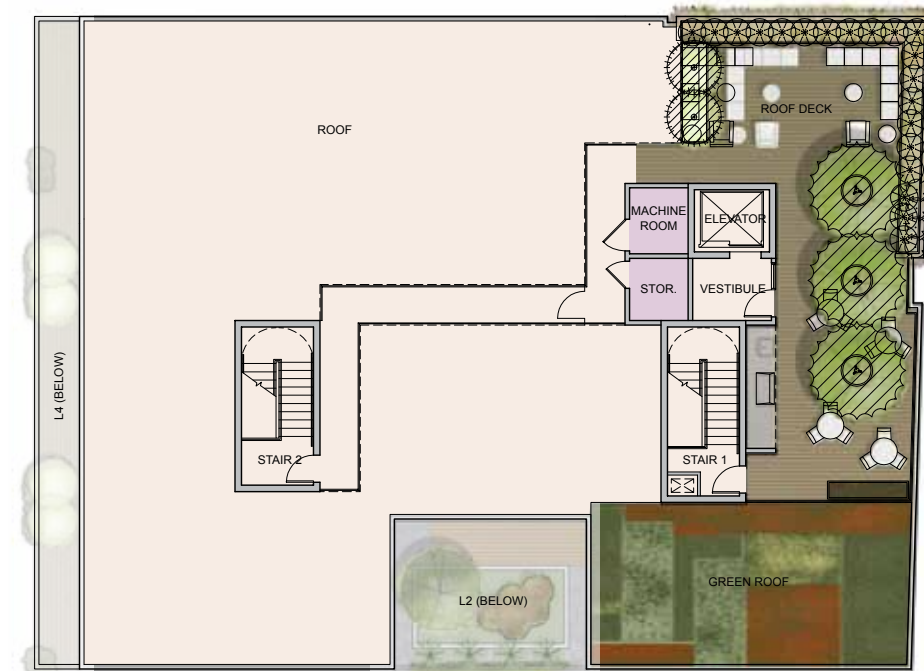
**LEVEL 2 PLAN**



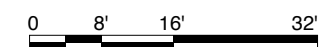
**LEVEL 4 PLAN**



**LEVEL 3 PLAN**



**ROOF LEVEL PLAN**

























EXTERIOR FINISHES



ALLEY LIGHTING  
Dark Sky CFL Sconce



RETAIL SIGNAGE  
Example Blade Sign

EXTERIOR MATERIALS



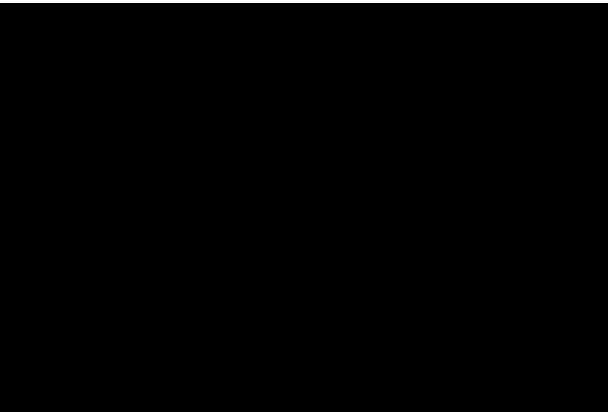
SW7045  
Sherwin Williams  
Intellectual Gray



SW7048  
Sherwin Williams  
Urbane Bronze



SW76991  
Sherwin Williams  
Black Magic

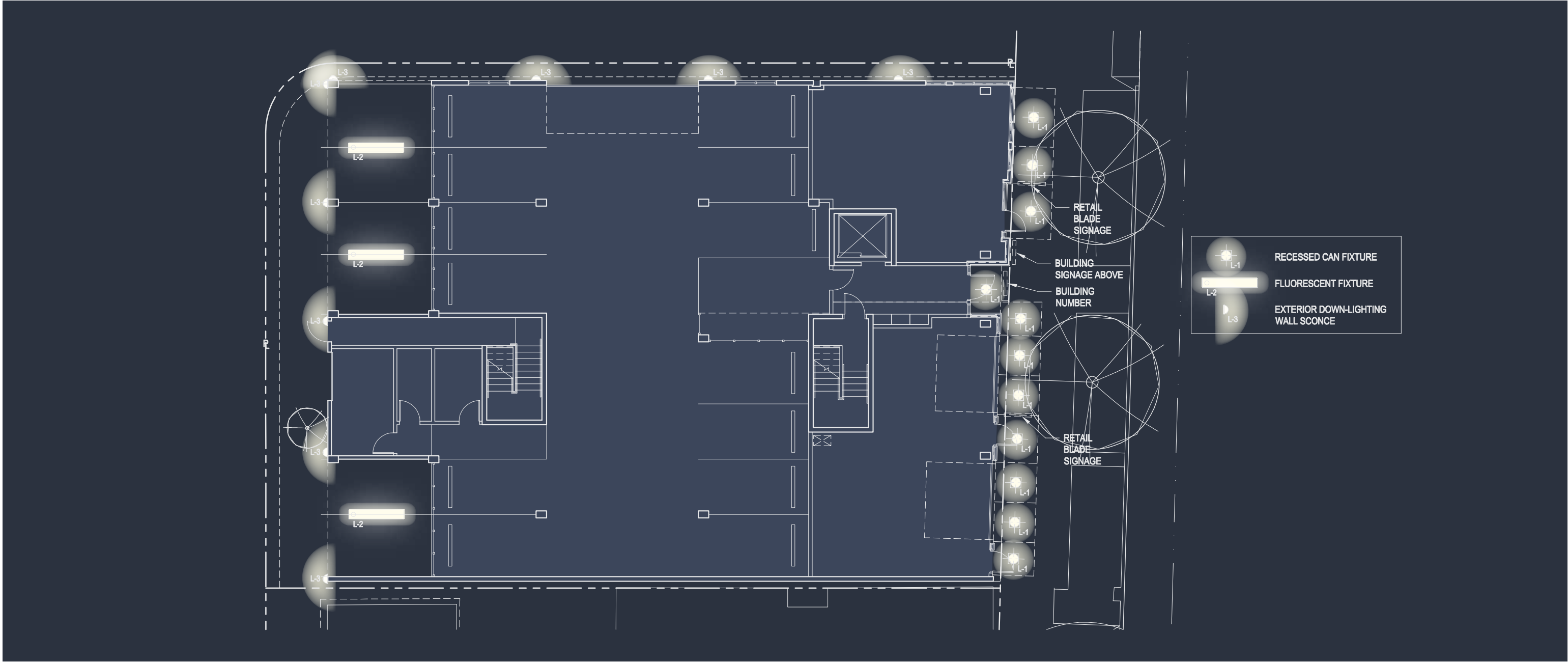


Black Fiberglass Window

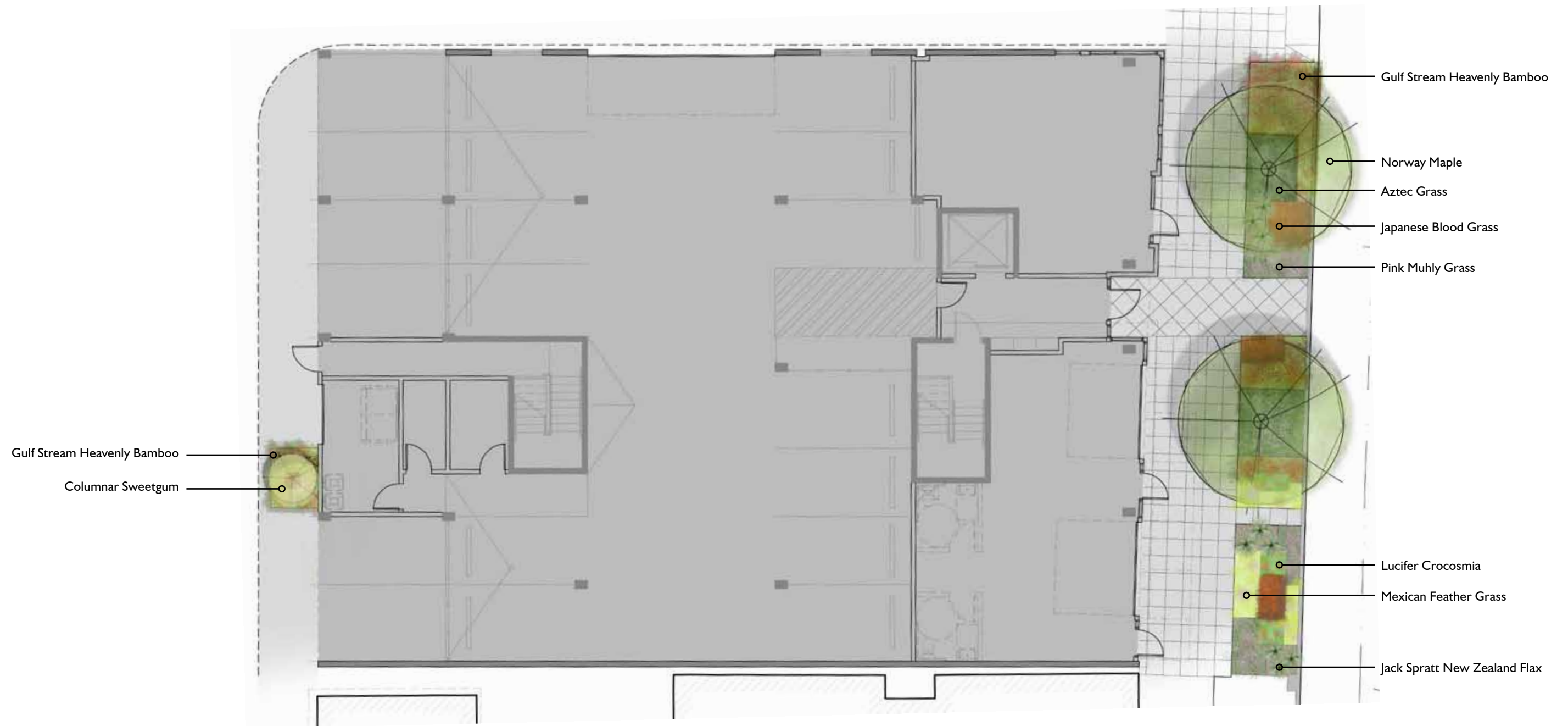


FSC Certified  
lpe Siding

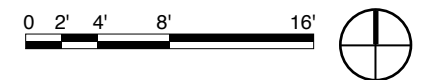








## STREET LEVEL LANDSCAPE PLAN





STREETSCAPE PALETTE



Jack Spratt New Zealand Phlox   Mexican Feather Grass   Gulf Stream Heavenly Bamboo   Dwarf Pink Muhly Grass   Aztec Grass   Japanese Blood Grass   Crocosmia Lucifer



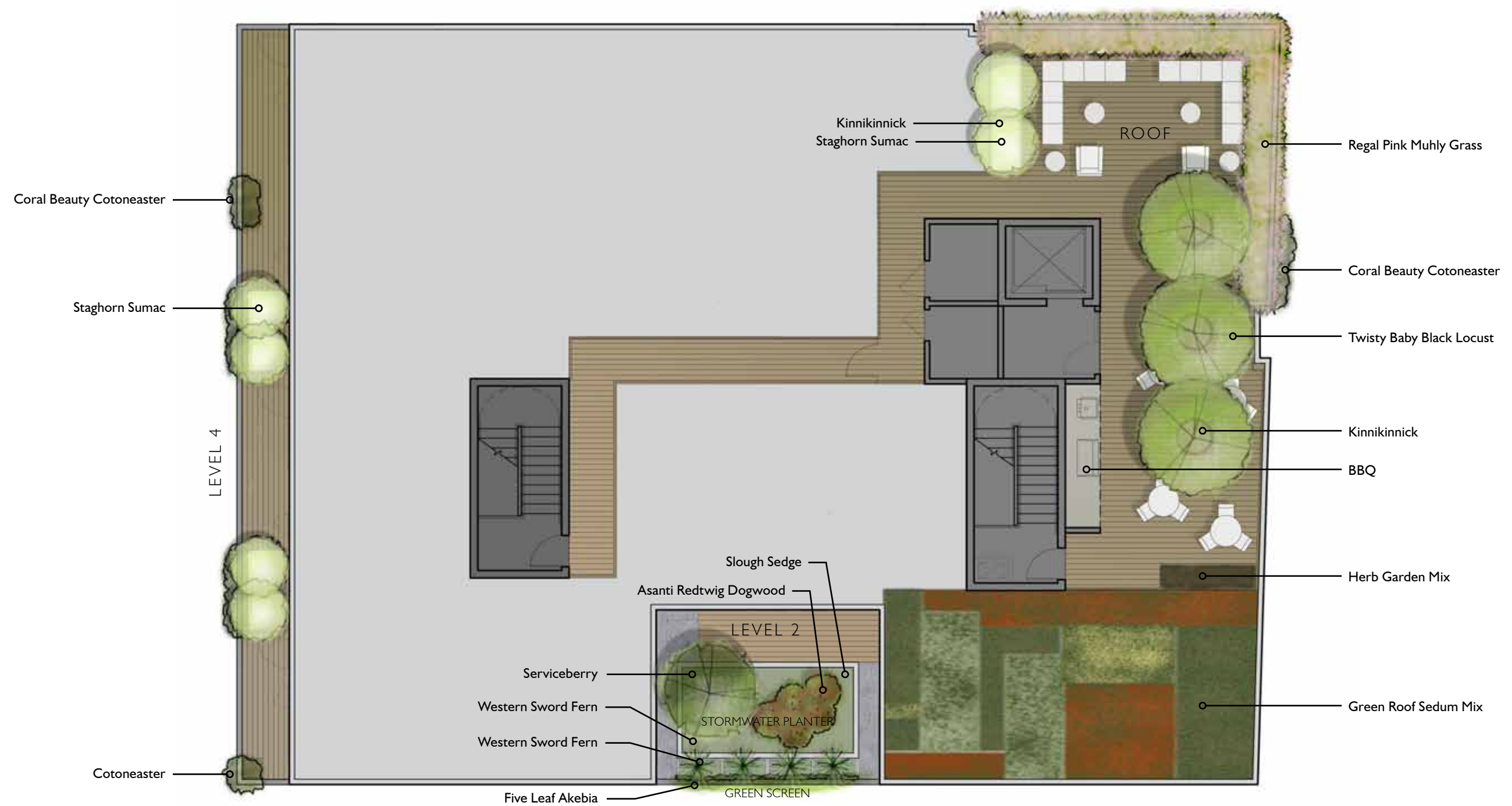
Norway Maple   Columnar Sweetgum

L2 PALETTE

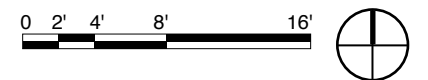


Serviceberry   Five-Leaf Akebia   Five-Leaf Akebia   Slough Sedge   Isanti Red Twig Dogwood (summer)   Isanti Red Twig Dogwood (winter)   Western Sword Fern





## L2/L4/ROOF LANDSCAPE PLAN





L4 PALETTE



Kinnikinnick



Coral Beauty Cotoneaster



Staghorn Sumac Tree

ROOF PALETTE



Kinnikinnick



Coral Beauty Cotoneaster



Staghorn Sumac



Regal Pink Muhly Grass



Twisty Baby Black Locust Tree  
Winter



Twisty Baby Black Locust Tree  
Summer

ROOF HERB GARDEN



Chives



Oregano



Rosemary



Sage



Thyme

HERB GARDEN MIX

GREEN ROOF



SEDUM MIX





VIEW INTO COURTYARD



VIEW INTO COURTYARD FROM INTERIOR





## A-2 REINFORCE EXISTING STREETSCAPE CHARACTERISTICS

**EDG Guidance:** *The unusual condition of three right-of-ways bordering the site should be more carefully considered. See more Board explanation under A-8, D-1, D-8.*

The retail base will provide extensive glazing to reinforce existing retail uses along Stone Way. The streetscape facade is layered vertically and broken into two massing components separated by the building entry. The right-of-way plantings include the same tree species used along Stone Way with underplantings in a shallow bio-retention planter. The planter is made slightly narrower than existing to allow for more sidewalk activity adjacent to the retail.

## A-4 HUMAN ACTIVITY

**Early Design Guidance:** *The unusually wide sidewalk provides opportunities to provide interesting landscape features between the storefront and the curb. Consider reducing the division between interior and exterior at the commercial spaces by increasing transparency, installing operable windows (or roll-up garage doors as suggested by the architect), and bringing materials and pattern pavements from indoors to outdoors.*

The site is fortunate to have a 17' ROW at Stone Way. Ground floor retail and residential lobby entry will be fully glazed along Stone Way. Operable doors at the ground level will enable the activity of the café to spill onto the adjacent sidewalk.





## A-5 RESPECT FOR ADJACENT SITES

**Early Design Guidance:** *The applicant needs to show how the project responds to the adjacent house to the south and to the single family homes to the west. See the discussion in B-I guideline. In future renderings, the larger context will need to be shown. Cross sections will help clarify the relationship of the neighboring structures with the proposal.*

The 4th floor has been set back 5 feet to reduce scale and shading to the single family residential homes to the west.

Additional wood composite panel details have been included to add visual interest at the alley facade (west elevation). The panel modulation from the west facade continues around onto the south wall, which adds visual interest.

The planting on the fourth level consists of small trees and draping shrubs that will be visible to adjacent residents. The planting is located between the windows of units below so that as the planting drapes downward it will cover the wall and not windows of the units below. The planters are also located so as to not interfere with doors and windows of the adjacent units on that level. They strike a balance between usable balcony space and planting. In addition, the plants are very low maintenance plants. There will be an automatic irrigation system, though these are low water use plants. A columnar Sweetgum tree is also placed at the alley side.

Lastly, three new trees will be planted on the adjacent homeowner's property.





## A-7 RESIDENTIAL OPEN SPACE

**Early Design Guidance:** The Board agreed with the applicant's approach that roof top open space should be located near Stone Way N. rather than on the east or south side of the structure.

A landscaped roof terrace will be located on the east side of the building overlooking Stone Way and have views of the city to the south. In addition, L4 units facing west will have small private balconies. Lastly, the L2 level has a private internal courtyard that includes a green screen and storm-water planter.

## A-8 PARKING AND VEHICLE ACCESS

**Early Design Guidance:** See Board guidance for D-8. Although parking access and lay out of spaces may maximize the number of potential stalls, the problematic configuration burdens the functional use of the north/south bound alley (backing in and out) and presents sightline (corner) and pedestrian and vehicular safety issues at the alley and Stone Way. A one way in and out of the garage may be more appropriate. Further analysis by SDOT and a traffic consultant is in order.

All parking is accessible off existing alleys. The site is fortunate in having a traditional N-S alley as well as an unusual recorded midblock E-W alley for additional automobile access. The E-W alley will be widened to SDOT standards along with the curb at Stone Way. SDOT has determined that the E-W alley is suitable for traffic both entering and exiting onto Stone Way.





**B- I**  
**BULK, HEIGHT & SCALE**  
**COMPATIBILITY**

*Early Design Guidance: The idea of locating an airshaft on the south façade merits further study. It appears that daylight into the units and views are compromised. Due to the changes in zones at the alley, the design should respond to the guidance (see above) to provide “additional setbacks, modulation and screening to reduce the bulk where there are abrupt changes which increase the relative height above grade ... between zones.”*

The building massing responds to the NC2-40 zone and scale of adjacent commercial buildings to the north and south. The building also responds to the lower scale SF-5000 zone to the west across the alley. The Stone Way façade (East) is broken down into a more vertically oriented tower element at the building's NE corner. Along the alley façade (West) the building is scaled down by a different window pattern and accent paint at the 4th floor. With the exception of the landscaped court above the retail podium the south façade will be a party wall condition with a 2 HR rating. The visible portion of the party wall will be clad with the fiber cement board module of the west facade.

Three massing options were presented at the EDG meeting. The preferred option (#3) was discussed and the board remarked it “merited further study”. We have reduced the height of the green screen to help pull more light into the light well / courtyard and provided additional setbacks at the west alley on the 4th floor per the board’s direction. We have also added additional windows to the units facing the courtyard.







C-I  
ARCHITECTURAL CONTEXT

*Early Design Guidance: The context of Stone Way N. continues to evolve. New projects are primarily mixed use, increasing the numbers of residents, retail commercial opportunities and the amount of plazas and open space along the corridor. Rather than a boundary between Wallingford and Fremont, Stone Way is transitioning into a destination for a larger audience than solely the building trade.*

A well detailed storefront system and overhead canopy will provide a high level of detail and transparency to the ground floor adjacent to pedestrians. At the middle level the windows at the second and third floor will be grouped to create a clear “middle” portion to the building. Windows at the building’s NE corner tower feature will be grouped at all floors to create a more vertical expression.

While the parking depth was indicated as a constraint, higher quality storefront openings and awnings have been provided, along with 88.45% transparency (60% required) to encourage active retail space despite the shallower depth. An active cafe tenant has signed a Letter of Intent to lease the South Retail space for 10 years. The tenant has indicated the retail depth is ideal for their needs.

C-5

STRUCTURED PARKING ENTRANCES

*Early Design Guidance: The Board seeks to minimize potential conflicts between the various vehicle movements that include backing into the alley, maneuvering through the alleys, and turning from one right-of-way onto another.*

A study of additional vehicles on the alleys was performed by a traffic engineer. Stalls along the north-south alley will be delineated as compact. Inbound and outbound parking maneuver movements can be physically accommodated from either direction (north and south) of the West Alley. Furthermore, they do not anticipate operational or safety issues with respect to dual-direction alley operations consistent with the existing conditions. Turning movements at the West Alley/North Alley and the North Alley/Stone Way intersections are consistent with many other locations along Stone Way. With the addition of a mirror at the North Alley termination with the Stone Way sidewalk, sightlines would be enhanced to reduce the potential for vehicle-pedestrian conflicts.





D-1  
PEDESTRIAN OPEN SPACE  
AND ENTRANCES

*Early Design Guidance: Reiterating comments from the public, the Board questioned the safety of pedestrians given the relationship of the retail space and the alley. The applicant should study this and begin discussions with DPD and SDOT about ways of minimizing vehicular and pedestrian conflicts at the alley. One strategy could entail stepping the storefront facade away from the alley to provide more space.*

The sidewalk area along Stone Way is an opportunity to provide “spill out” space from tenants such as the proposed cafe. The entry lobby for upper level residential uses will be located at the front of the building along Stone Way and recessed to delineate it from the adjacent retail bays. A well lit canopy will provide overhead weather protection.

SDOT has determined that the alley at Stone Way will be adequate for entering and exiting vehicles. The traffic engineer has recommended a mirror at the North Alley termination with the Stone Way sidewalk; sightlines would be enhanced to reduce the potential for vehicle-pedestrian conflicts.



E-2

LANDSCAPING TO ENHANCE  
THE BUILDING AND/OR SITE

*Early Design Guidance: Employ landscaping techniques, such as those stated in this guideline, to provide privacy and a buffer between the single family houses to the west and south and the upper level residential units.*

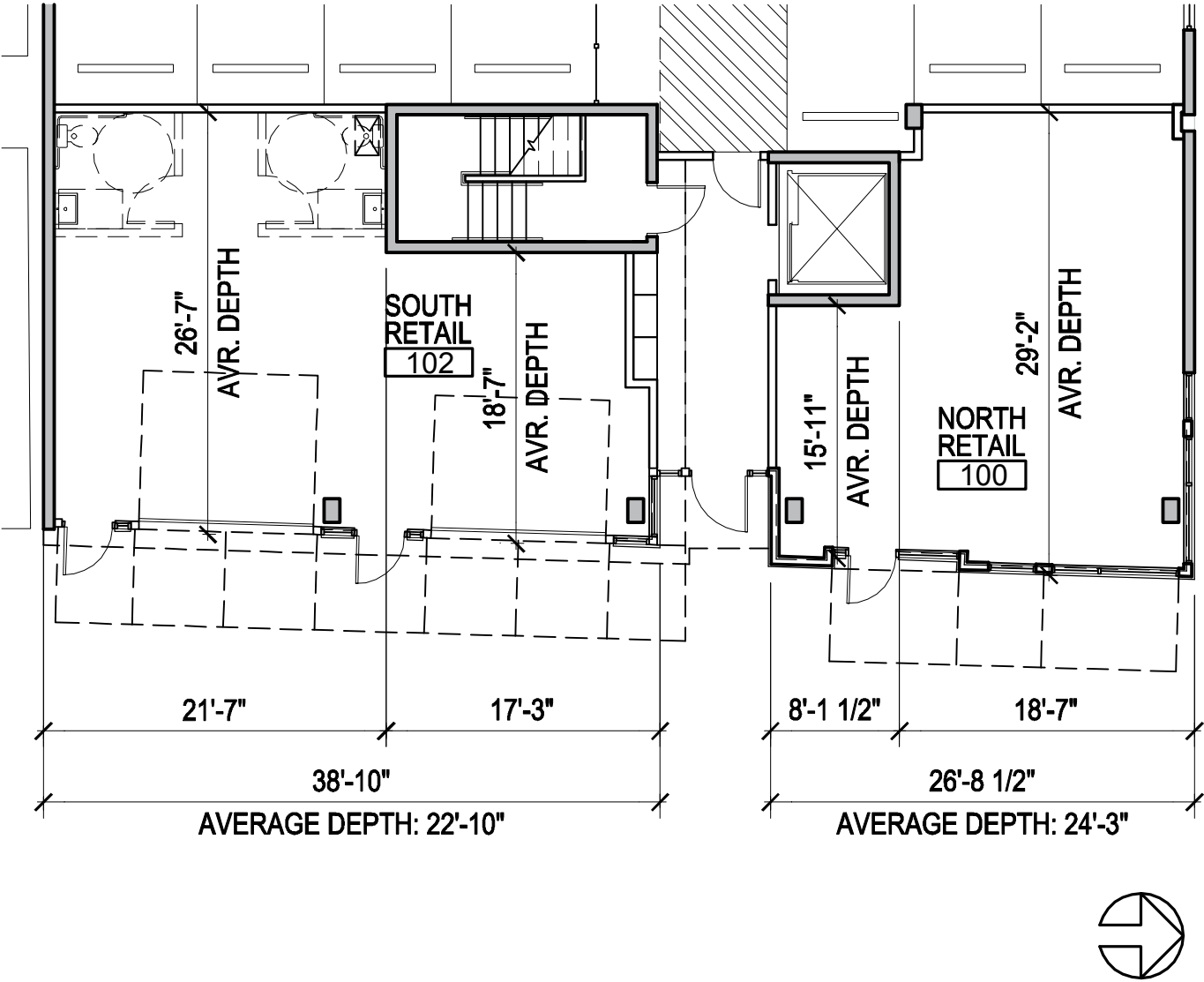
Appropriate groundcover and street trees will be used along the Stone Way ROW. Landscaping along the edge of the roof terrace will be visible from grade and enhance the building’s massing. The paving at the residential entry has a different scoring pattern to help differentiate it from adjacent retail uses. Since the EDG, SDOT has required removal and replacement of the existing Norway Maple tree in order for the alley entrance to be widened to SDOT standards. The Ciry Arborist has been consulted and agrees with the tree removal. The owner will install mature “stock” trees in the ROW that are approximately 15-18 years old.

The project owner has contacted the adjacent single family homeowner and has agreed to plant three trees on the homeowner’s property. The landscape architect provided a list of trees, and the homeowner has selected three different species. The homeowner will determine the specific location for these trees prior to installation.



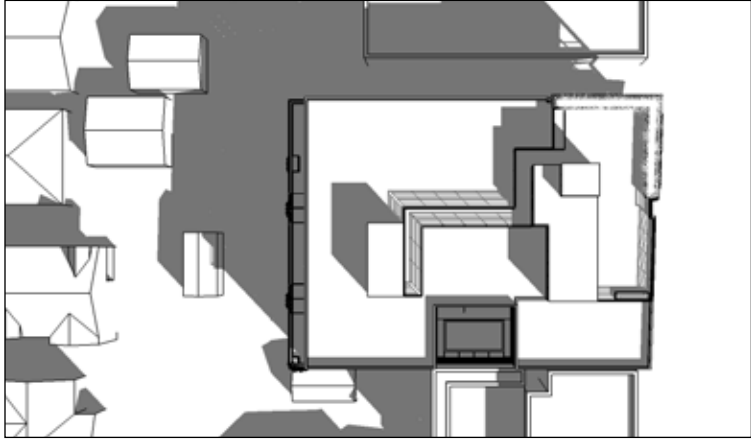


MINIMUM DEPTH: 15'-11"  
AVERAGE DEPTH - NORTH RETAIL: 24'-3"  
AVERAGE DEPTH - SOUTH RETAIL: 22'-10"  
AVERAGE DEPTH - TOTAL: 23'-6 1/2"

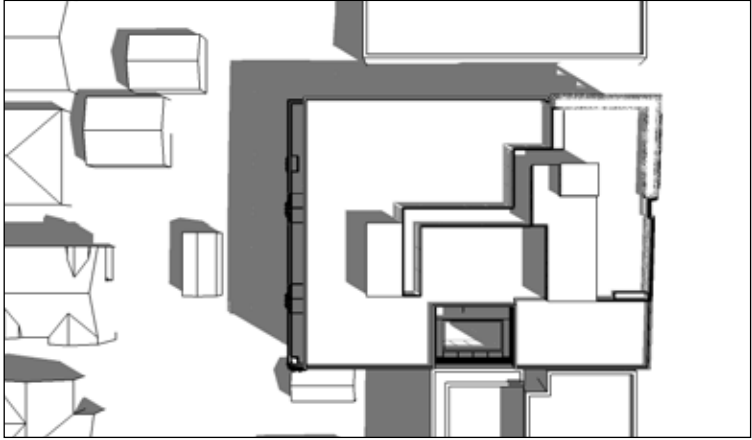


DEPARTURE REQUEST

The project proposes a reduction for minimum retail depth (SMC 23.47A.008.B.3.a). The unusual site constraints for on-site parking make a 30’ average depth for retail space along Stone Way impractical. While it is possible to provide a 30’ depth, it would severely limit the number of on-site parking stalls and negatively impact existing neighborhood parking. In addition, the Owner has secured a tenant who is interested in opening a café and has signed a letter of intent to rent the space for 10 years. The tenant has already indicated that the proposed depth will work for their use. There is a benefit to having this retail space filled with a service that many in the community will use over adding additional off-site parking.



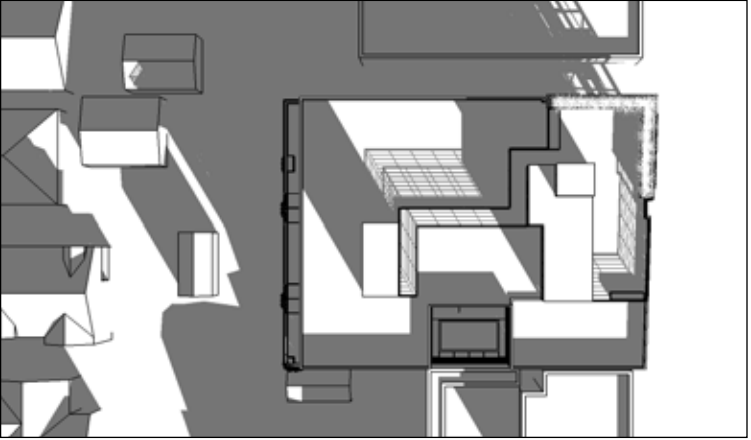
SPRING 10:00 AM



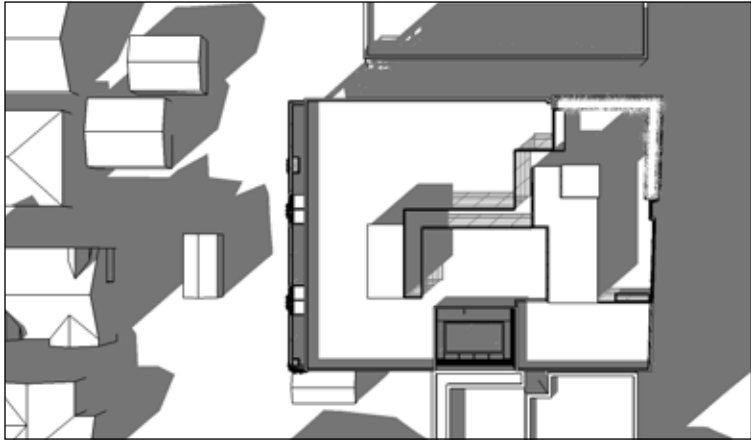
SUMMER 10:00 AM



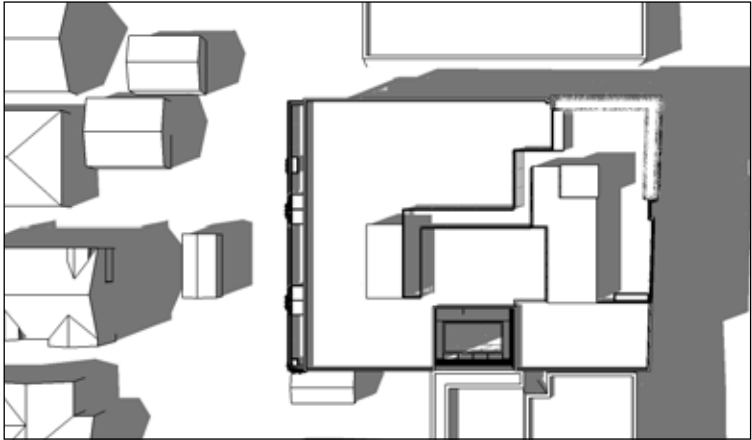
FALL 10:00 AM



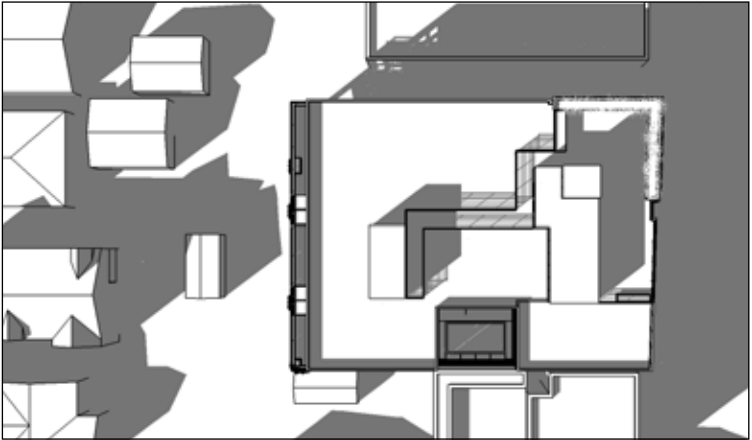
WINTER 10:00 AM



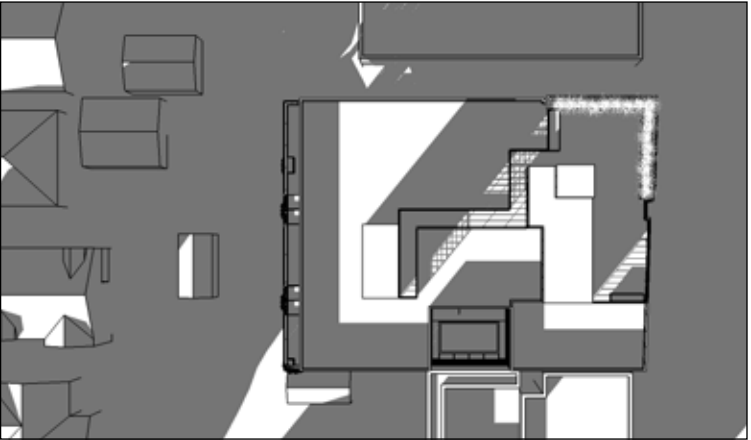
SPRING 3:00 PM



SUMMER 3:00 PM



FALL 3:00 PM



WINTER 3:00 PM



