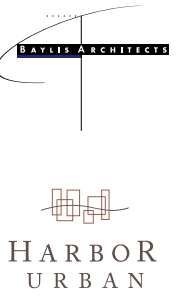


# DESIGN REVIEW RECOMMENDATION MEETING FOR MASTER USE PERMIT

## 3636 STONE WAY NORTH MIXED USE

JUNE 3, 2013 DPD# 3012718



WEST (STONE WAY) ELEVATION

### TABLE OF CONTENTS

|    |  |
|----|--|
| 01 | COVER SHEET / PROJECT TEAM/TABLE OF CONTENTS     |
| 02 | PROJECT OVERVIEW                                 |
| 03 | AERIAL VICINITY PLAN/SITE PHOTOS                 |
| 04 | SITE PLANNING & PEDESTRIAN ENVIRONMENT           |
| 05 | SITE PLANNING & PEDESTRIAN ENVIRONMENT           |
| 06 | HEIGHT, BULK, SCALE & ARCHITECTURAL ELEMENTS     |
| 07 | HEIGHT, BULK, SCALE & ARCHITECTURAL ELEMENTS     |
| 08 | ARCHITECTURAL ELEMENTS & MATERIALS               |
| 09 | ARCHITECTURAL MATERIALS                          |
| 10 | BUILDING FINISH MATERIALS                        |
| 11 | PEDESTRIAN ENVIRONMENT - CANOPY/CONCEPT LIGHTING |
| 12 | LANDSCAPE PLAN - AT GRADE                        |
| 13 | LANDSCAPE PLAN - ROOF                            |
| 14 | APPENDIX LANDSCAPE SPECIES                       |
| 15 | APPENDIX FLOOR PLAN DIAGRAMS                     |
| 16 | APPENDIX BUILDING SECTIONS                       |
| 17 | APPENDIX SITE LIGHTING PLAN                      |
| 18 | APPENDIX ALLEY (EAST) ELEVATION                  |

### PROJECT TEAM

|  |  |   |  |   |  |
|--|--|---|--|---|--|
| OWNER<br>AP URBAN DEVELOPMENT, LLC<br>1411 4TH AVENUE, SUITE 500<br>SEATTLE, WA 98101-2296<br>CONTACT: TJ LEHMAN                                   | PHONE: (206) 753-2417                        | CIVIL ENGINEER<br>COUGHLIN PORTER LUNDEEN<br>413 PINE STREET,<br>SEATTLE, WA, 98101<br>CONTACT: AARON FJELSTAD                                  | PHONE: (206) 343-0460<br>FAX: (206) 343-5691 | LANDSCAPE ARCHITECT<br>TOM RENGSTORF ASSOC.<br>911 WESTERN AVE, SUITE 202<br>SEATTLE, WA, 98109<br>CONTACT: TOM RENGSTORF | PHONE: (206) 682-7562<br>FAX: (206) 380-3000 |
| ARCHITECT<br>BAYLIS ARCHITECTS, INC.<br>10801 MAIN STREET, SUITE 110<br>BELLEVUE, WA 98004<br>CONTACT: MEREDITH EVERIST<br>CONTACT: ANN WILLIAMSON | PHONE: (425) 454-0566<br>FAX: (425) 453-8075 | SURVEYOR<br>BUSH, ROED & HITCHINGS, INC<br>2009 MINOR AVE. EAST<br>SEATTLE, WA 98102-3513<br>CONTACT: DAKIN BELL                                | PHONE: (206) 323-4144<br>FAX: (206) 323-7135 | STRUCTURAL ENGINEER<br>COUGHLIN PORTER LUNDEEN<br>413 PINE STREET,<br>SEATTLE, WA, 98101<br>CONTACT: JIM COUGHLIN         | PHONE: (206) 343-0460<br>FAX: (206) 343-5691 |
| GENERAL CONTRACTOR<br>EXXEL PACIFIC<br>323 TELEGRAPH ROAD<br>BELLINGHAM, WA 98226<br>CONTACT: GEOFF STODOLA  | PHONE: (360) 734-2872<br>FAX: (360) 671-7616 | GEOTECHNICAL - SOILS ENGINEER<br>TERRA ASSOCIATES, INC.<br>12525 WILLOWS RD., SUITE 101<br>KIRKLAND, WA 98034<br>CONTACT: CAROLYN SCHEPPER, PE. | PHONE: (425) 821-7777<br>FAX: (425) 821-4334 |   |  |

3636 STONE WAY N  
MIXED USE

COVER SHEET  
DESIGN REVIEW RECOMMENDATION MEETING  
JUNE 3, 2013



A WALK ALONG STONE WAY



**STONE WAY N STREET ELEVATION VIEWING EAST**  
 Subject property



EXISTING AERIAL VIEW



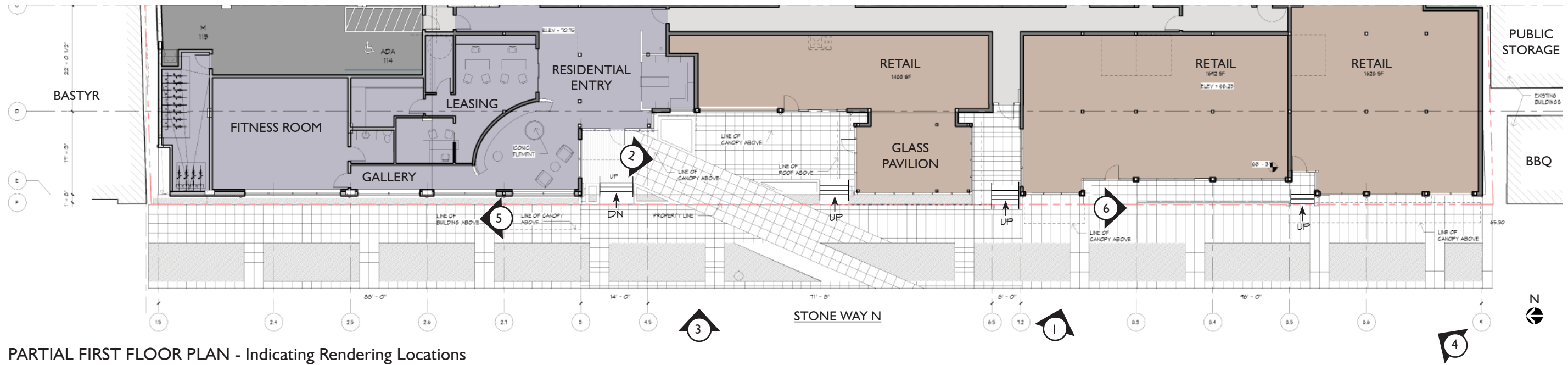
**VIEW OF ALLEY FROM PROJECT SITE LOOKING NORTH**  
 Subject property on left



**WAREHOUSE STORAGE BUILDING VIEW FROM ALLEY**  
 East of subject property



**STONE WAY N STREET ELEVATION VIEWING WEST**  
 Across the street from subject property



PARTIAL FIRST FLOOR PLAN - Indicating Rendering Locations

A-3: Entrances Visible From the Street

The primary residential entry faces the street and is accessed via stairs directly off the sidewalk. An accessible walk is provided from Stone Way North to the entry adjacent to the plaza. A concern expressed by the Board at the EDG hearing was that the courtyard was below grade which compromised visual and pedestrian access to the entry. In the current proposed design, the entry floor level has been raised closer to the sidewalk level allowing greater visibility for vehicular traffic and easy access for pedestrians. A wide accessible walk engages the sidewalk and connects the pedestrian directly to the entry without the need for ramps or stairs.

The strong vertical entry feature is a tower of translucent glazing that rises from the ground, up four levels to the roof top, culminating in a productive green house which spills out onto the roof patio. This lantern of warmly lit glazing will be a beacon at night and a sign post by day, drawing residents to the entry. Once there, the pedestrian is protected by a six foot deep glass canopy that offers protection from the elements while allowing light to spill into the entry area. The canopy combined with building signage provide straight-forward identification and clear way-finding for the pedestrian at street level.

The adjacent retail plaza engages the sidewalk and the residential entry with direct level access allowing a strong physical and visual connection between the sidewalk, plaza and the retail components. Retail entries are parallel to the street, easily accessible from the plaza or sidewalk, covered and well lighted.

Landscape planters define the residential entry while separating it from the retail entries, which will be clearly identified by signage and protected by lighting and canopies. The plaza seating is combined with the landscape planters for access, convenience, visibility, and safety.

Accessed directly from the sloping sidewalk, a lighted glass-railed walk provides both visibility and accessibility to the south retail spaces which sit up against the sidewalk. The glass canopy provides shelter from the weather and signage for ease of identification.

See also C-3, D-1 and D-12.

D-1: Pedestrian Open Spaces and Entrance

The central plaza is approximately 20' deep and combined with the depth of the Stone Way sidewalk provides an inviting, open space more than 27' wide and 56' long at the center of the site. The retail uses and the primary residential entry which surround the plaza will encourage activity, animation and social engagement creating a lively space for hanging out, art and retail displays.



1 ENTRIES AT SOUTH RETAIL ELEVATION



2 CENTRAL COURTYARD LOOKING SOUTH



3 CENTRAL COURTYARD WITH RESIDENTIAL ENTRY AND RETAIL ENTRIES

A-4: Human Activity  
Street-front activity on Stone Way N is encouraged by integrated design features:

The plaza, which spans the middle third of the project site, creates a central point for pedestrian access and activity. Plaza landscaping, seating, protective canopies, lighting, art, retail displays and open flex space allow for lively interaction and commerce.

As mentioned in A-3 above, the level residential entry walkway adjacent to the plaza connects pedestrian access to both the residential and retail entries. The retail entry is differentiated by landscaping, signage and lighting. Its presence in the plaza incorporates retail into the streetscape. Seating is offered both in the plaza and off the street, which enhances the retail space and the sidewalk.

The retail glazing along the sidewalk enlivens the pedestrian experience. The clear glazing and visible entry doors offer direct visual and physical access for the pedestrian to the retail spaces. The retail entries off the walk are clearly lighted and protected by overhead canopies.



4 SITE AND BUILDING ON STONE WAY

Currently no Live/Work Units are proposed in this submittal. The Live/Work units in the previous EDG submittal demonstrated the difficulty of their inclusion in the project due to the 3% slope along the approximately 300' length of the adjacent sidewalk. Additionally, these units were not encouraged by the Design Review Board. Retail uses will occur along the south portion of Stone Way and in the courtyard reinforcing the commercial character, configuration and appearance that was expressed as desirable by the EDG Board. The north portion of the building will be comprised of residential amenity space that is visible to the street adding to the active environment but only available to the tenant and accessed from within the tenant space. This end of the site has no entries or retail space and is minimally covered to encourage pedestrians to move along the sidewalk. Lighting and art are integrated into the plantings for interest but are not intended to encourage the pedestrian to linger.

The well-lighted and covered pedestrian entry on the alley is proposed for bike riders only and emergency egress. Tenants can access the building from both the north and the south on the alley side. See also A-3.



5 RESIDENTIAL SEPARATION FROM STREET @ NORTH END



6 SOUTH RETAIL CANOPY AND RESIDENTIAL SEPARATION



BUILDING SECURITY LIGHTING AT ALLEY

D-7: Personal Safety and Security

Although not immediately apparent, safety and security are built into the design concept through careful location of building access and lighting. The key security measure is the designation of the main entry as the single entry point responsible for controlling access to the residential portion of the building.

The courtyards that open above the alley will be secured and accessible to tenants only. The garages will have controlled parking for the residential and retail uses. All other access points will be key-controlled.

Lighting is an important part of the security program. The entry plaza is well lit with wall sconces, step and planter lights, bollards and overhead lighting. Fixtures will have cut-off controls to mitigate glare that might occur and all wattages will be kept at safe levels. Additional lighting will be provided from the existing street lights. Lighting on the roof deck will be low level and controlled with light sensors and time clocks. The alley, which serves as the access point for the parking garages, will be lit by wall fixtures.

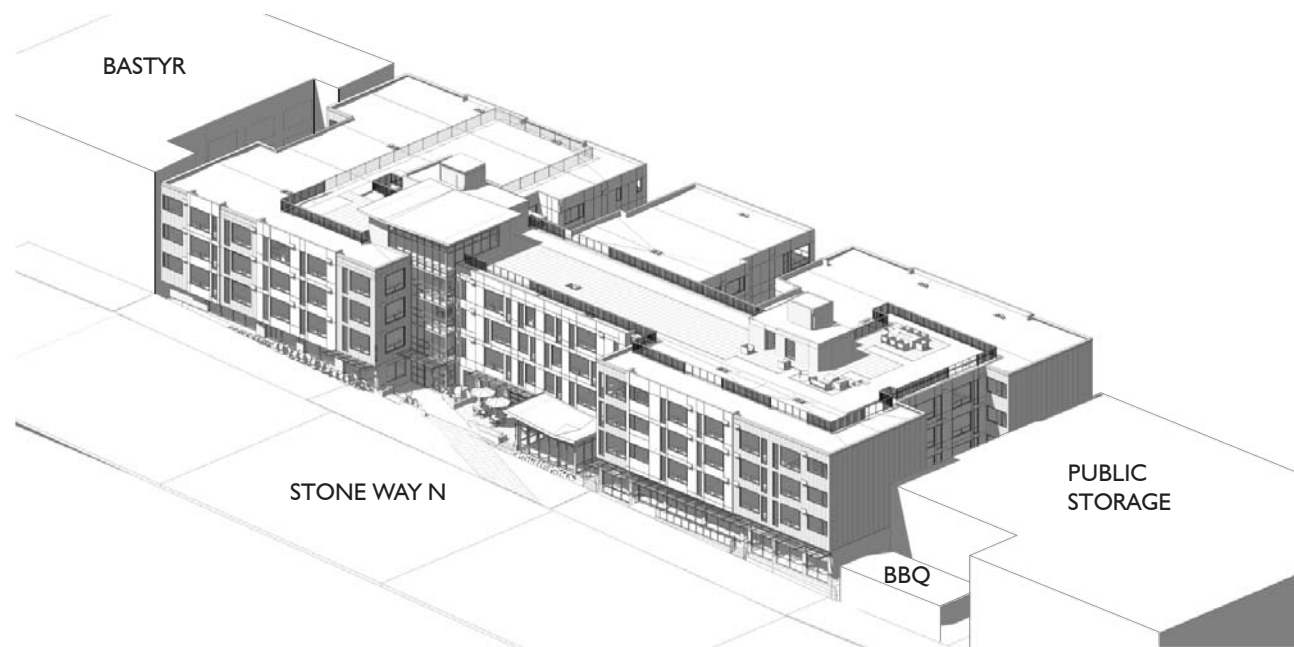
A-6: Transition between Residence and Street

The residential uses are accessed through a secure main entry, located off the sidewalk. Other common area activity spaces are located off the secure, monitored lobby and on each floor above the Stone Way street level to provide security and privacy for residents. The residential entry feature described in A-3 is the primary building access point, but is also designed to unquestionably draw street level attention to an active outdoor space with retail and gathering opportunities for the neighborhood.

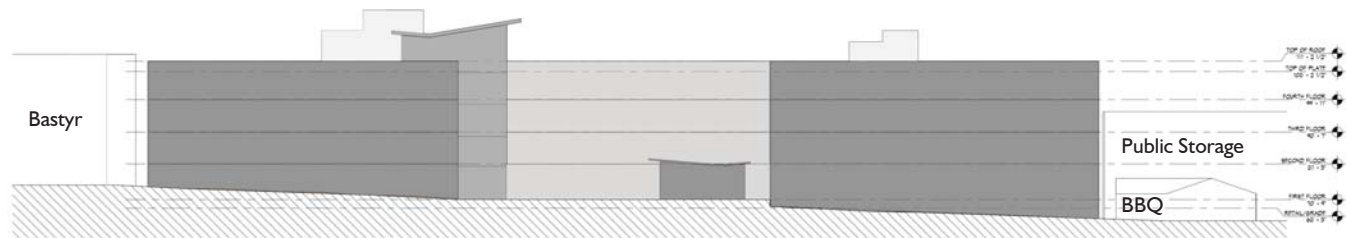
Grade level retail will be accessible only from the street and will not tie into any residential or amenity spaces providing another layer of privacy for building tenants. Public spaces are kept at the street level and at the perimeter of the building. Material selection reinforces this separation of space by creating two distinct vocabularies that visually differentiate residential and public realms. The residential space is characterized by patterned hardie panels of different colors and shapes while the public and retail spaces are defined by storefront glazing and box ribbed metal siding.

This design's combination of materials, lighting, and access points provides subtle and non-obtrusive security measures that balance the need to ensure privacy with the need to encourage public use.

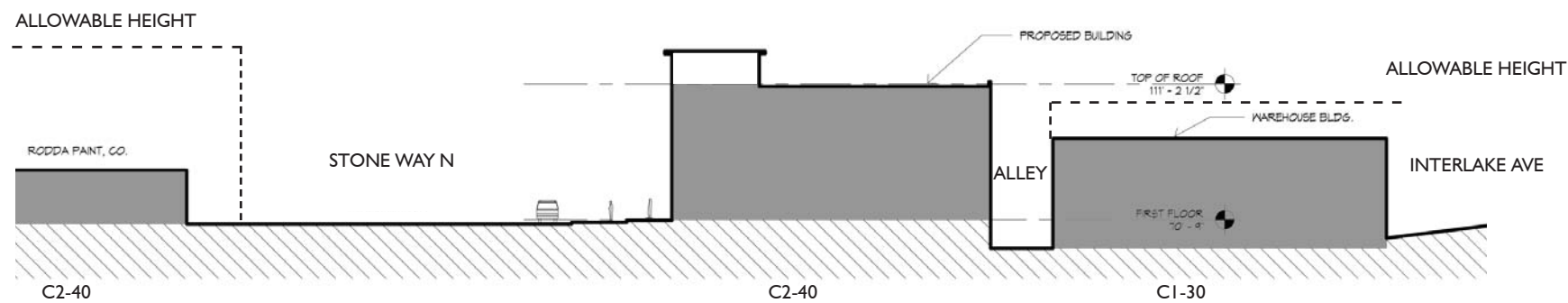
See also A-3 and A-4.



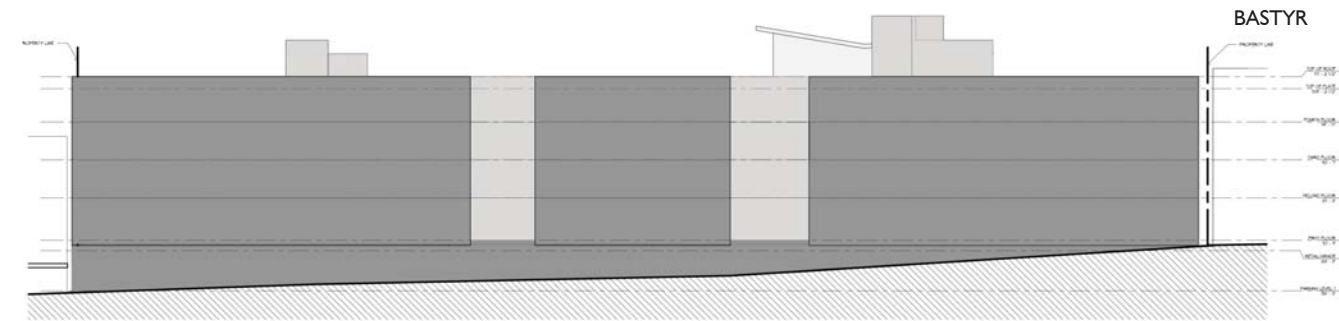
WEST FAÇADE ON STONE WAY WITH ADJACENT BUILDING MASSING/HEIGHT



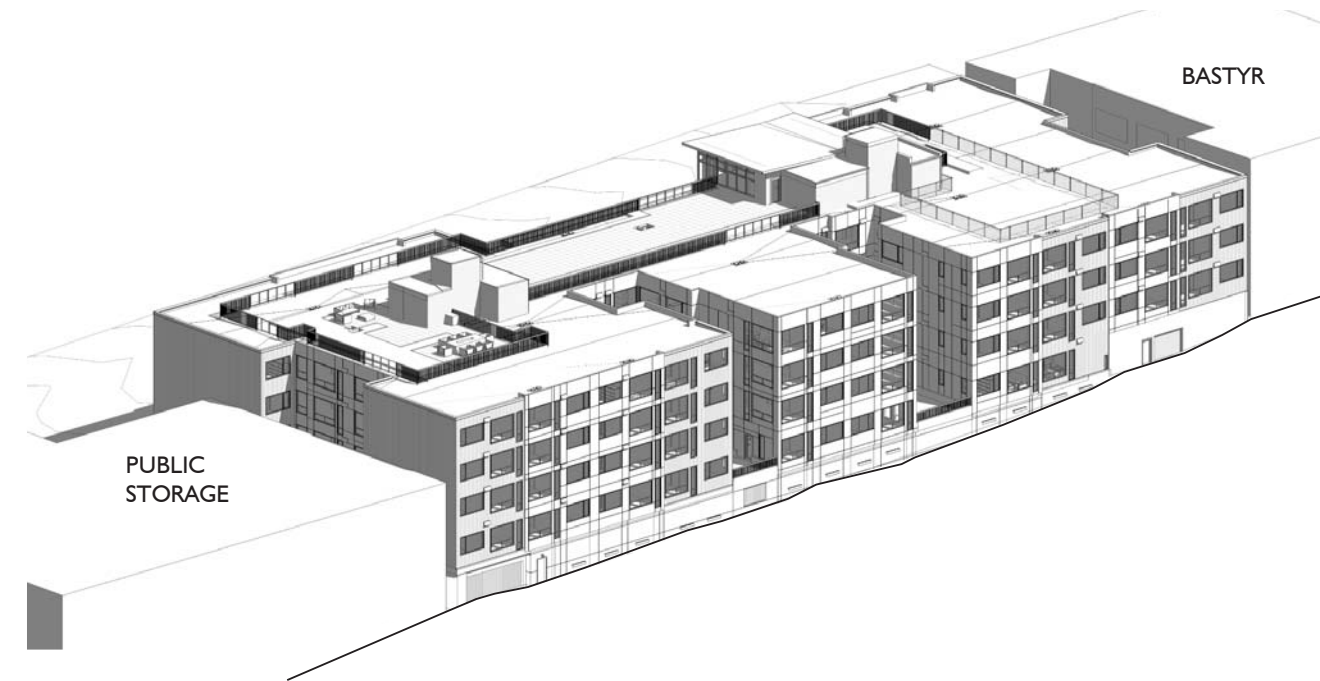
MASSING/HEIGHT DIAGRAM - WEST ELEVATION ON STONE WAY



SITE SECTION LOOKING NORTH



MASSING/HEIGHT EAST ELEVATION (ON ALLEY)



EAST FACADE ON ALLEY WITH ADJACENT BLDG MASSING

B-1: Height, Bulk, and Scale Compatibility with Anticipated Uses

The project lies in a Commercial 2 corridor along stoneway and provides a transition between the Commercial 1 sites to the west, north and east and the Industrial Commercial sites to the south. The existing neighborhood is comprised of a variety of commercial building types, many of them with the bulk and mass of large commercial warehouses, others with street related pedestrian retail. Keeping the bulk and scale for this project within the range of existing neighborhood buildings as well as proposed redevelopment of nearby sites is accomplished through maintaining similar height and massing while using modulation and articulation to create human scale elements which relate to the pedestrian environment.

A central plaza breaks the mass of the building into three distinct forms, minimizing the overall length and bulk of the building. The design and placement of glazed forms provides smaller scale transparent elements which continue to reduce the solid mass. Generous application of color, texture, detail and landscaping results in a contemporary, refined building that is compatible with yet sensitive to the adjacent properties and zones. Fitting into the commercial aspects of the zone while relating to the pedestrian scale of the retail and residential site; the design achieves a balance between the two that provides a bridge for the neighborhood.

See also A-3 and A-5.



PROPOSED BUILDING WITH ADJACENT BUILDINGS ON STONE WAY (BASTYR CENTER & STORAGE)



PROPOSED BUILDING W/ADJACENT BUILDINGS ON ALLEY



ISOMETRIC VIEW OF PROPOSED BUILDING IN RELATIONSHIP TO BASTYR CENTER

C-1: Architectural Context

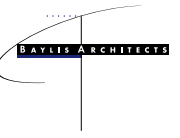
The immediate neighborhood character is an eclectic and rich blend of commercial warehouses, schools, retail and office space, as well as multi-family and industrial type uses. The architectural styles vary as greatly as the uses, generally, the forms are uncomplicated masses with simple materials. Along Stone Way, the buildings are sited near the edge of the right-of-way with minimal or no setback, except when on-site parking breaks the pattern. A similar siting pattern occurs in the alley.

The proposed design complements the architecturally eclectic neighborhood character by reinforcing the commercial nature that is dominant along Stone Way. The proposed structure is located near the edge of the right of way at the north and south ends of the site with a central plaza that provides respite with open space, breaking up the building length and softening the structures overall scale. Inspired by the commercial and warehouse uses of the neighborhood, the proposed design is an expression of simple forms and durable materials, with a palette of playful colors and textures. See also C-2.

A-5: Respect for Adjacent Sites

Consistent with the EDG drawings, light wells are proposed at the north and south ends of the project allowing increased natural light to adjacent properties as well as the proposed project.

Glazing proposed at the north and south sides of the building is arranged to help maintain privacy for the proposed and neighboring buildings.



3636 STONE WAY N  
MIXED USE

HEIGHT, BULK, SCALE & ARCHITECTURAL ELEMENTS

DESIGN REVIEW RECOMMENDATION MEETING  
JUNE 3, 2013

C-2: Architectural Concept and Consistency

Stone Way is a natural connector between Green Lake, Wallingford, and the north end of Lake Union. This connector continues along Westlake all the way to Queen Anne and the South Lake Union neighborhood. As such, the various forms of commuting through this area—driving, cycling, jogging and walking—serve as defining characteristics for this street. Therefore, the building design is based on the idea of movement and activity, both at the street level and above.

The design takes advantage of the urban street front activity along Stone Way North by providing appealing and easily accessible retail space. The residential floors above contribute to the movement and flow of the street by creating a rhythm of colors and textures across the various façades. The transparent first floor retail creates a pedestal supporting the lively patterned residential cubes above.

Although the nature of this neighborhood is changing with the high-tech industry and influx of young workers, it still remains an area of multiple influences and needs; where commercial is comfortable adjacent to residential and metal siding is compatible with horizontal siding. The materials of the facade reflect the complex and multi-faceted character of this transitional neighborhood. Their durable and utilitarian aesthetic is expressed in a refined and contemporary style, which is accented with bright and playful colors.

The color and reveal patterns are used to emphasize movement, cadence and rhythm – starting sparsely at the edges and growing in frequency towards the center of the building.

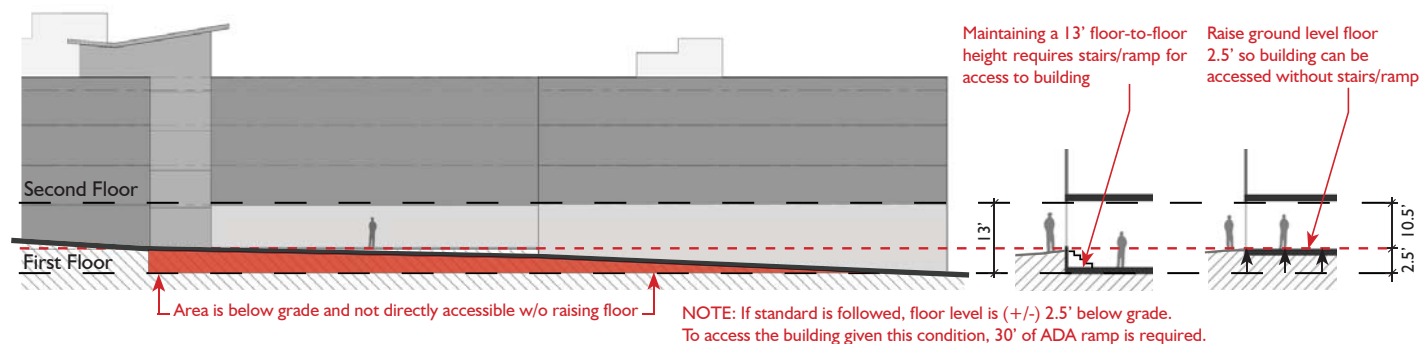


PERSPECTIVE FROM STONE WAY

DESIGN DEPARTURE REQUESTS

| REQUEST   | STANDARD  | PROPOSAL  | RATIONAL  |
|---|---|---|---|
| 1) Increase allowable setback at street level street facing façade<br>(SMC 23.47A.008.A.3)          | Street level, street facing facades shall be located within 10 feet of the street lot line, unless wider sidewalks, plazas, or other approved landscape or open spaces are provided | Allow 33% of bldg. to have a 20' setback for public amenity space       | 1. Allows plaza at central portion of site to create a pedestrian oriented space<br>2. Provides vibrant outdoor space for retail tenants activated by residents and shoppers passing through<br>3. Provides modulation and variation along the length of the building to help visually reduce building mass |
| 2) Allow a portion of the retail space to have a 10'-6" Fl. To Fl. Height<br>(SMC 23.47A.008.B.3.b) | Non-residential uses shall have a floor to floor height of a least 13 feet  | Allow one of the retail spaces (31%) to have a 10'-6" Fl. to Fl. height | 1. Raise floor of retail to bring floor level to street grade<br>2. Allows residential entry to have a wide accessible entry walk directly from the sidewalk.   |

Request 2) Floor Height Diagrams



C-3: Human Scale

The larger building mass is divided into smaller forms by vertical panels of glazing. Those forms are further reduced in scale by material and color articulation. These visual elements are composed in a rhythmic pattern which brings interest to the overall building components and a life-size scale to the pedestrian and vehicular travelers. At the street level, additional texture including canopies, lighting, landscaping, and site furniture is incorporated to achieve a balanced scale for pedestrians. The retail frontages includes clear glazing at entries, signage and lighting to further provide protection, safety and interest.

See also A-3 and A-4.

C-4: Exterior Finish Materials

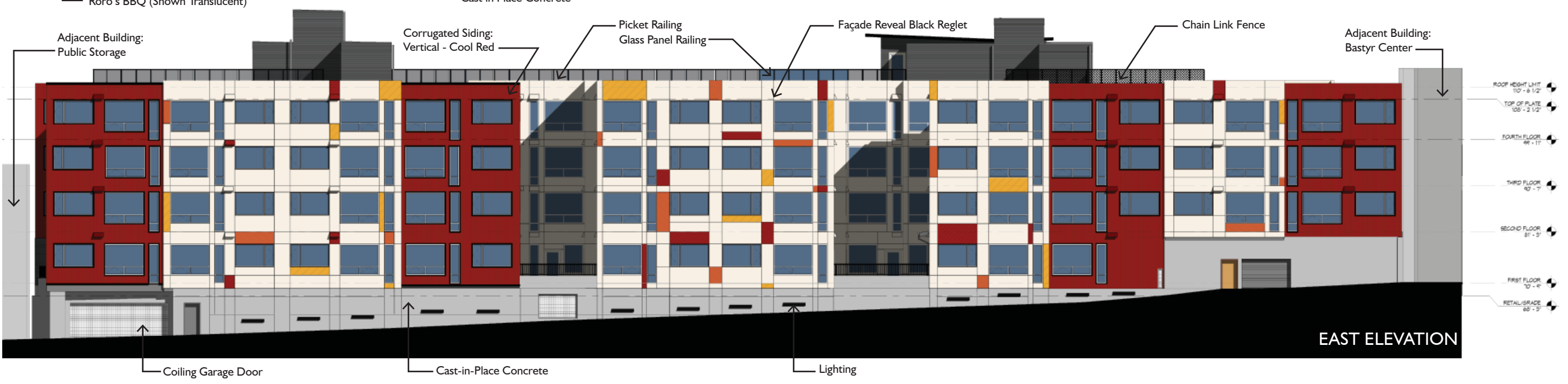
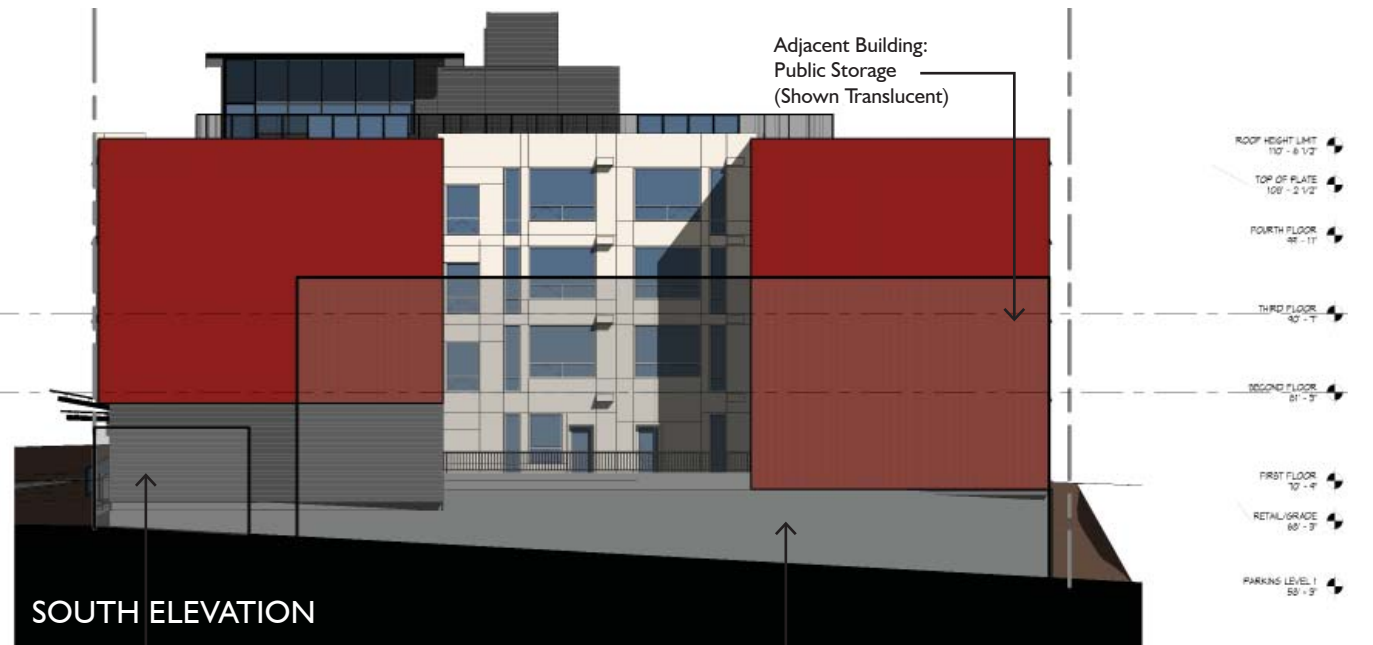
The building will be comprised of simple, durable materials including cementitious siding with a series of intricate reveal patterns. The hardie panel is contrasted by metal panel accents, which create a whimsical yet contemporary and colorful urban texture. To emphasize the architectural concept of movement and rhythm, the exterior colors expressed on Stone Way are bold and playful—with the most color activity occurring at the central courtyard. The colors on the north, south, and alley sides, however, are toned down with less patterning and visual noise.

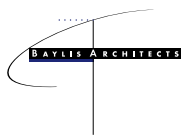
The black aluminum in the storefront system will also be used as the reveal material and as trim around the windows that are located within the portions of the building that contain red metal siding. This material consistency throughout the building will help unify the three distinct portions of the facade with a common element.



COURTYARD LOOKING AT MAIN ENTRY







HARBOR  
URBAN

3636 STONE WAY N  
MIXED USE

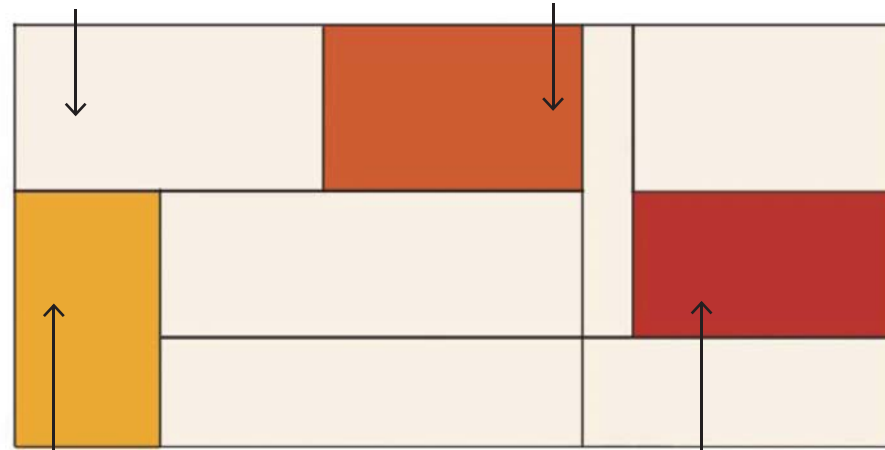
BUILDING FINISH MATERIALS

DESIGN REVIEW RECOMMENDATION MEETING  
JUNE 3, 2013

10

SMOOTH FIBER CEMENT PANEL:  
OFF-WHITE

SMOOTH FIBER CEMENT PANEL:  
ORANGE



SMOOTH FIBER  
CEMENT PANEL:  
YELLOW

SMOOTH FIBER  
CEMENT PANEL:  
RED

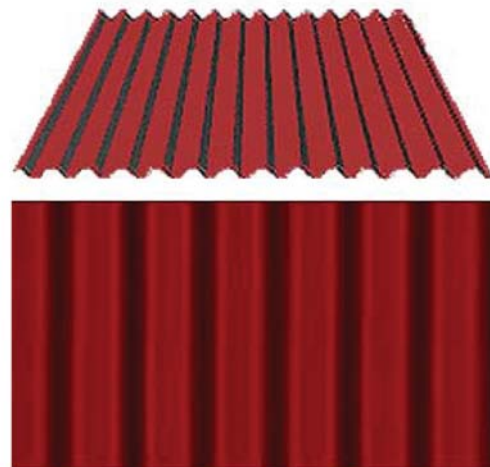
FAÇADE REVEAL REGLET:  
BLACK



VINYL WINDOW FRAME:  
WHITE



STOREFRONT FRAME:  
BLACK



CORRUGATED SIDING - VERTICAL:  
COOL RED

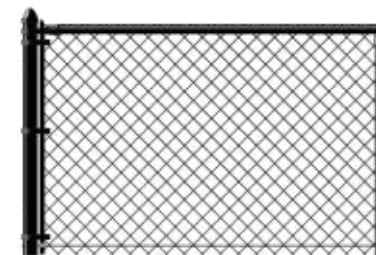


CORRUGATED SIDING BOX RIB -  
HORIZONTAL:  
COOL ZACTIQUE II

EXAMPLES OF EXTERIOR RAILINGS



BLACK PICKET RAILING

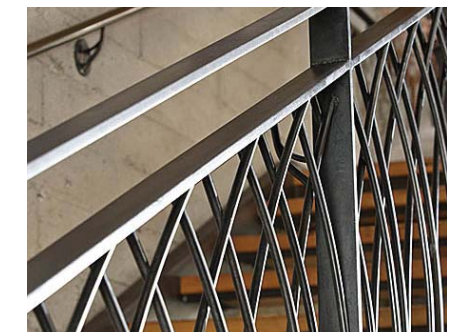


CHAIN LINK FENCE

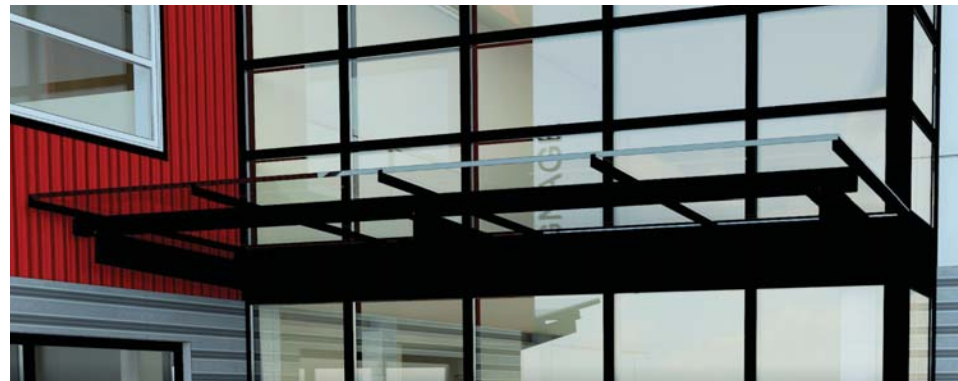


GLASS PANEL RAILING

EXAMPLES OF DECORATIVE METAL  
LANDSCAPE SCREENS



LIGHTING AT RESIDENTIAL ENTRY AND PLAZA



EXAMPLE OF ENTRY CANOPY TO BE USED IN PROJECT

EXAMPLE OF SIMILAR GLASS CANOPY W/ SIGNAGE



LIGHTING AT RESIDENTIAL ENTRY AND PLAZA

D-9: Commercial Signage

Appropriate building signage will be provided to accommodate multiple retail spaces and residential uses.

D-10: Commercial Lighting:

The street level retail and building entry will include landscape lighting and building mounted lighting to promote pedestrian activity, to help with way finding, and for personal safety and security.

D-11: Commercial Transparency

Transparencies at the retail and at the building entry are accomplished by the use of clear glazing that extends from the bulkhead sill to the top header. Due to the grade slopes across the site, the glazing height varies.



EXAMPLE OF BLADE SIGNS



EXAMPLE OF BLADE SIGNS



EXAMPLE OF SIMILAR GLASS CANOPY



BUILDING LIGHTED AT NIGHT ALONG STONE WAY



EXTERIOR STEP PATHWAY LIGHTING



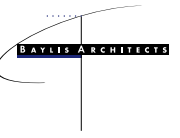
TYPICAL WALL SCONE



TYPICAL BOLLARD LIGHT



PLANTER UPLIGHT



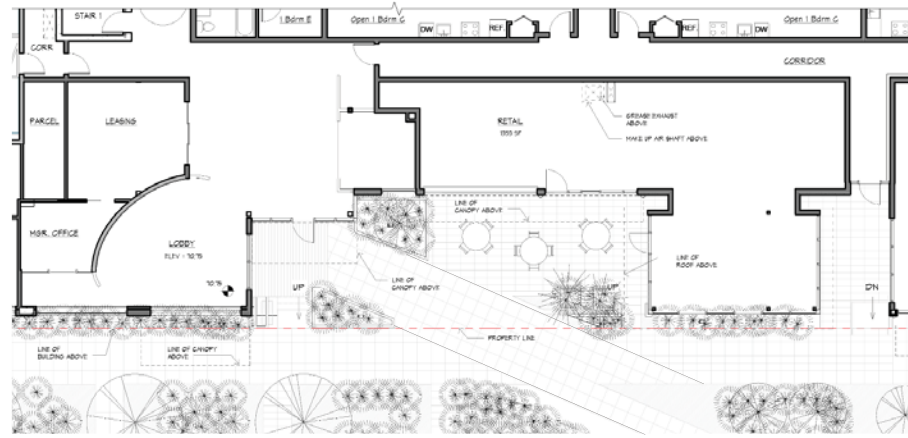
HARBOR URBAN

3636 STONE WAY N  
MIXED USE

PEDESTRIAN ENVIRONMENT (CANOPY/CONCEPT LIGHTING)

DESIGN REVIEW RECOMMENDATION MEETING  
JUNE 3, 2013





ENLARGED FLOOR PLAN AT RESIDENTIAL ENTRY

E-2: Landscaping to Enhance the Building and/or Site

To address concerns expressed in the EDG hearing, the building entry level was raised to minimize the sunken area of the plaza. This allows a more accessible, visible and inviting plaza. Site furnishings, landscape planters, paving patterns and textures will enliven the plaza and enhance the project.

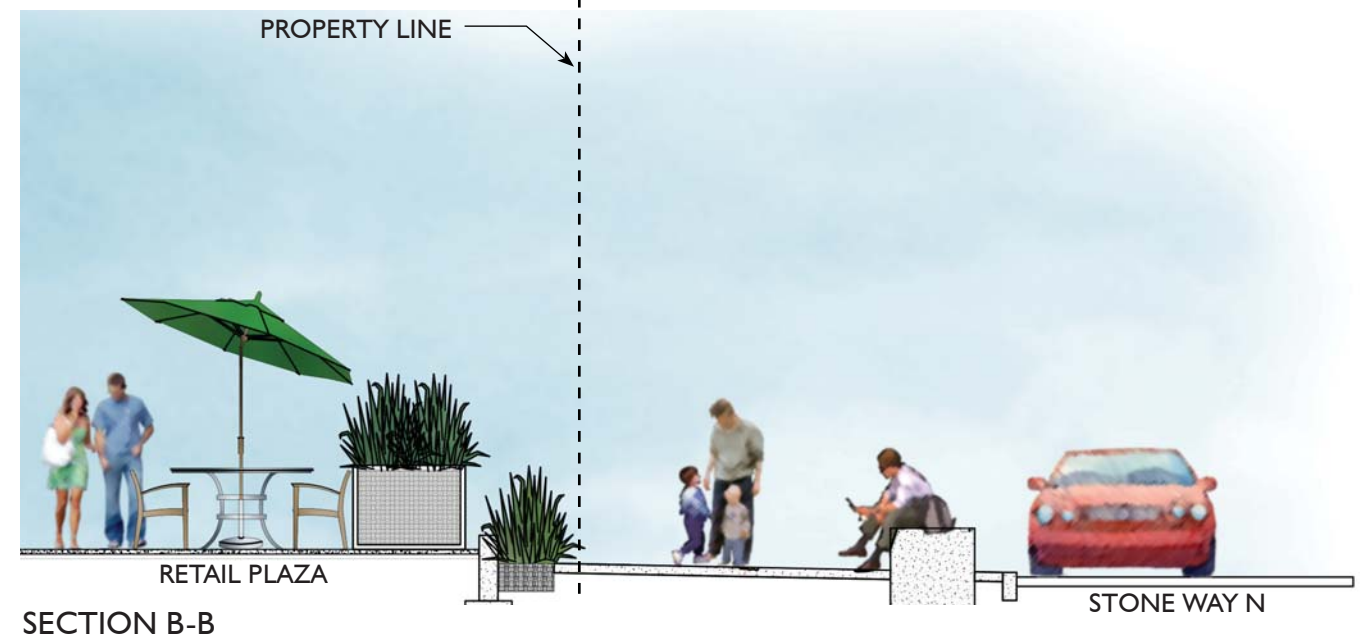
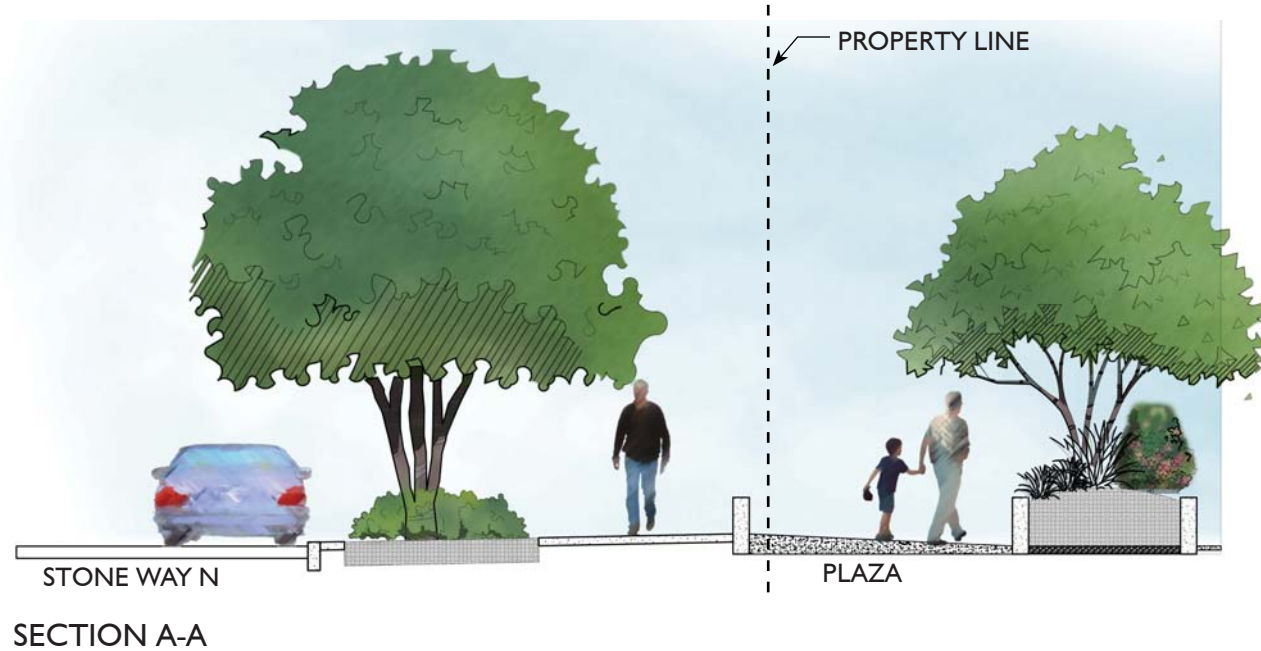
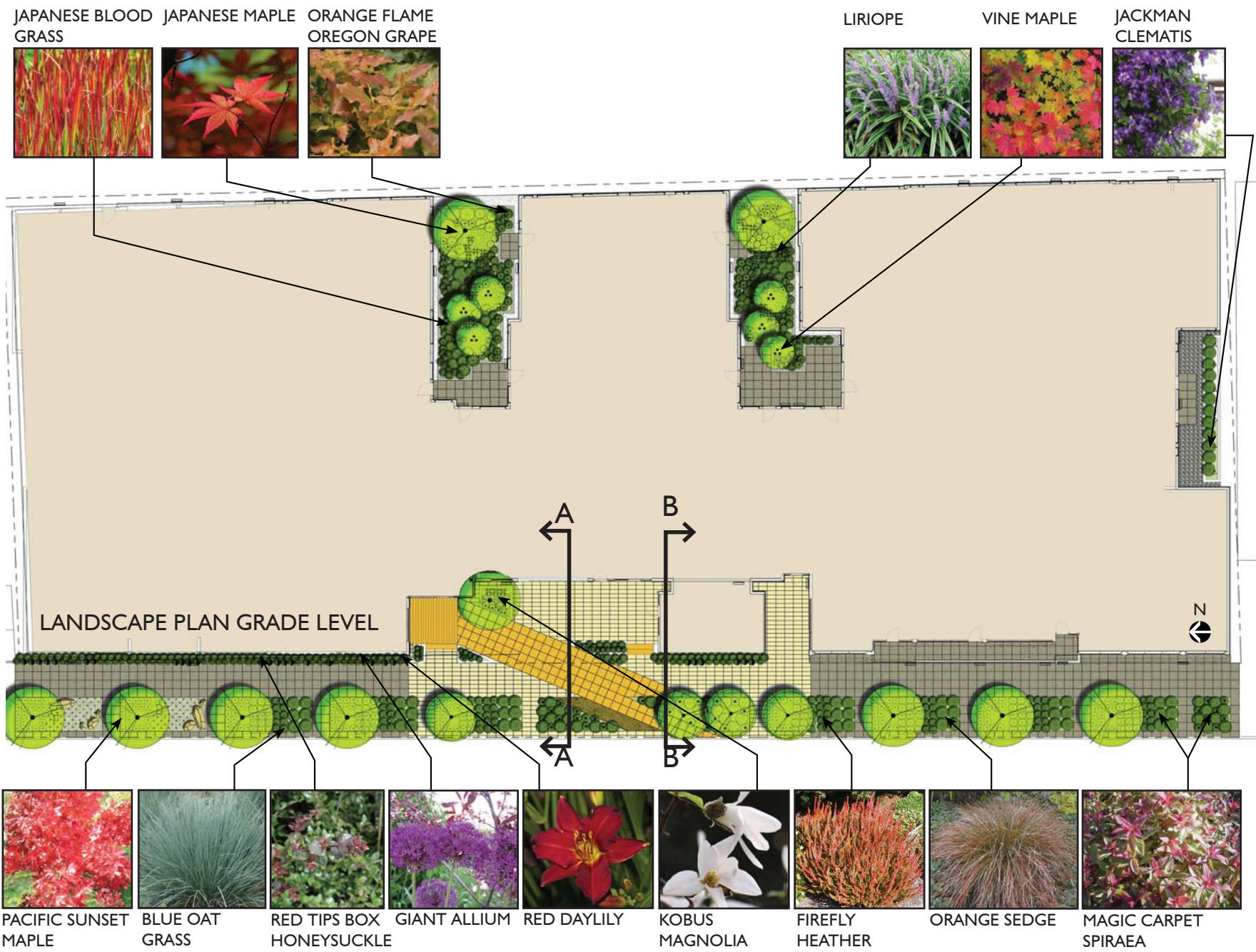
The right of way landscaping will feature street trees, edge of sidewalk plantings and seating. Residential courtyards and the roof deck will comprise of paving, plantings and a generous roof top garden amenity.

Landscaping will feature native northwest plants that both add authenticity and environmental connection to the mostly urban site. In addition, rooftop plantings will consist of species that are appropriate for food production such as citrus trees, berry plants, and herbs.

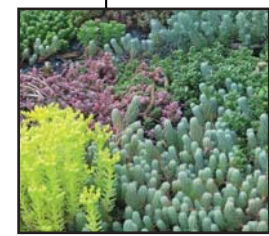
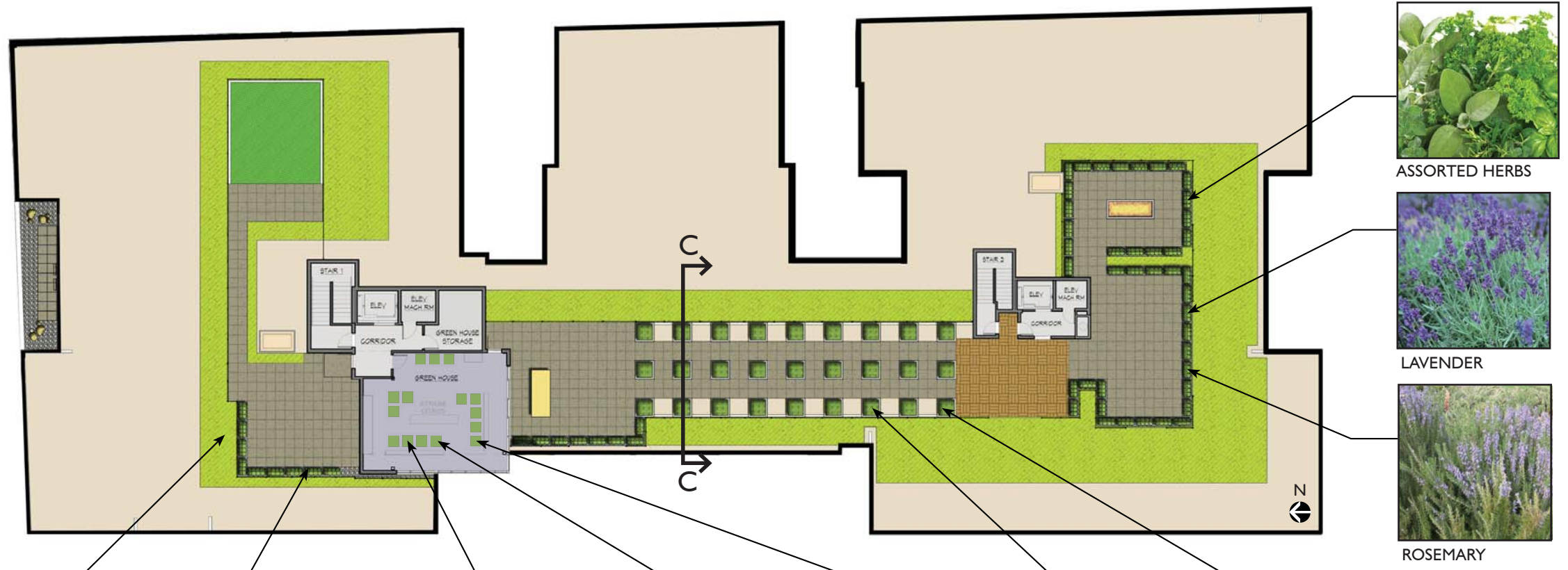
Plant species have been selected for their longevity as well as their compatibility with each other. The different plantings will work together to bring a rich and vibrant color palette as well as scale to this playful building design.

D-9: Commercial Signage

Appropriate building signage will be provided to accommodate multiple retail spaces and residential uses. Also, building canopies can serve as a mounting structure for different types of signage along the street level retail spaces.



LANDSCAPE PLAN ROOF LEVEL



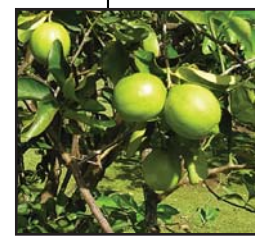
SEDUM - GREEN ROOF



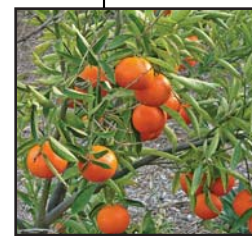
LAVENDER



LEMON CITRUS TREE



LIME CITRUS TREE



ORANGE/TANGERINE CITRUS TREE



BERRY PLANT



BLUEBERRY PLANT



ASSORTED HERBS



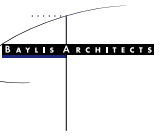
LAVENDER



ROSEMARY



SECTION C-C AT ROOF BERRY PATCH



HARBOR  
URBAN

3636 STONE WAY N  
MIXED USE

LANDSCAPE PLAN - ROOF  
DESIGN REVIEW RECOMMENDATION MEETING  
JUNE 3, 2013



GIANT ALLIUM



JAPANESE BLOOD GRASS



BLUE OAT GRASS



HEATHER



ORANGE SEDGE



JACKMAN CLEMATIS



RED DAYLILY



4" DECID & EVERGREEN ROOF TRAY



JAPANESE MAPLE



OVER FEATHER REED GRASS



KOBUS MAGNOLIA



BIG BLUE LILYTURF



LITTLE BLUE STEM



MAGIC CARPET



ORANGE FLAME OREGON GRAPE



CREeping MAHONIA



PACIFIC SUNSET MAPLE



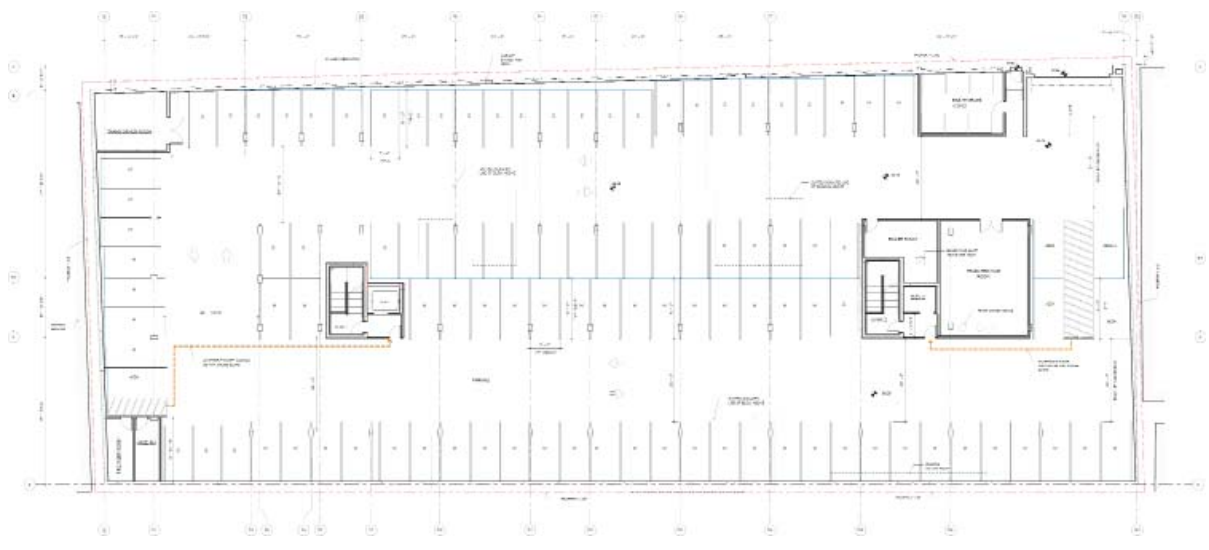
AUTUMN JOY SEDUM



JAPANESE SNOWBELL



VINE MAPLE



PARKING LEVEL I FLOOR PLAN



3<sup>RD</sup> FLOOR PLAN



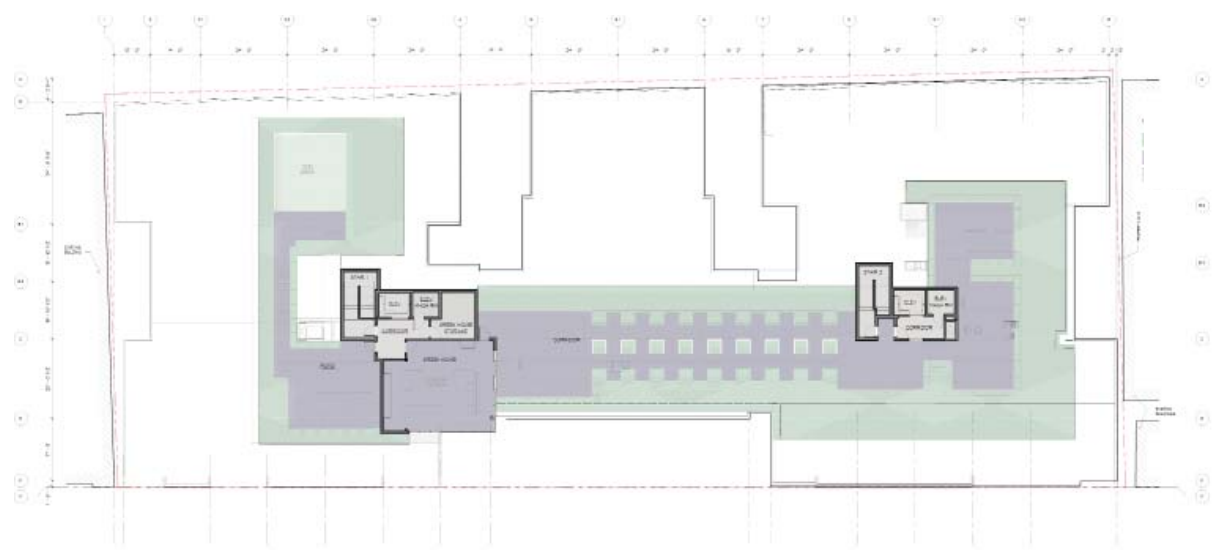
1<sup>ST</sup> FLOOR PLAN



4<sup>TH</sup> FLOOR PLAN



2<sup>ND</sup> FLOOR PLAN

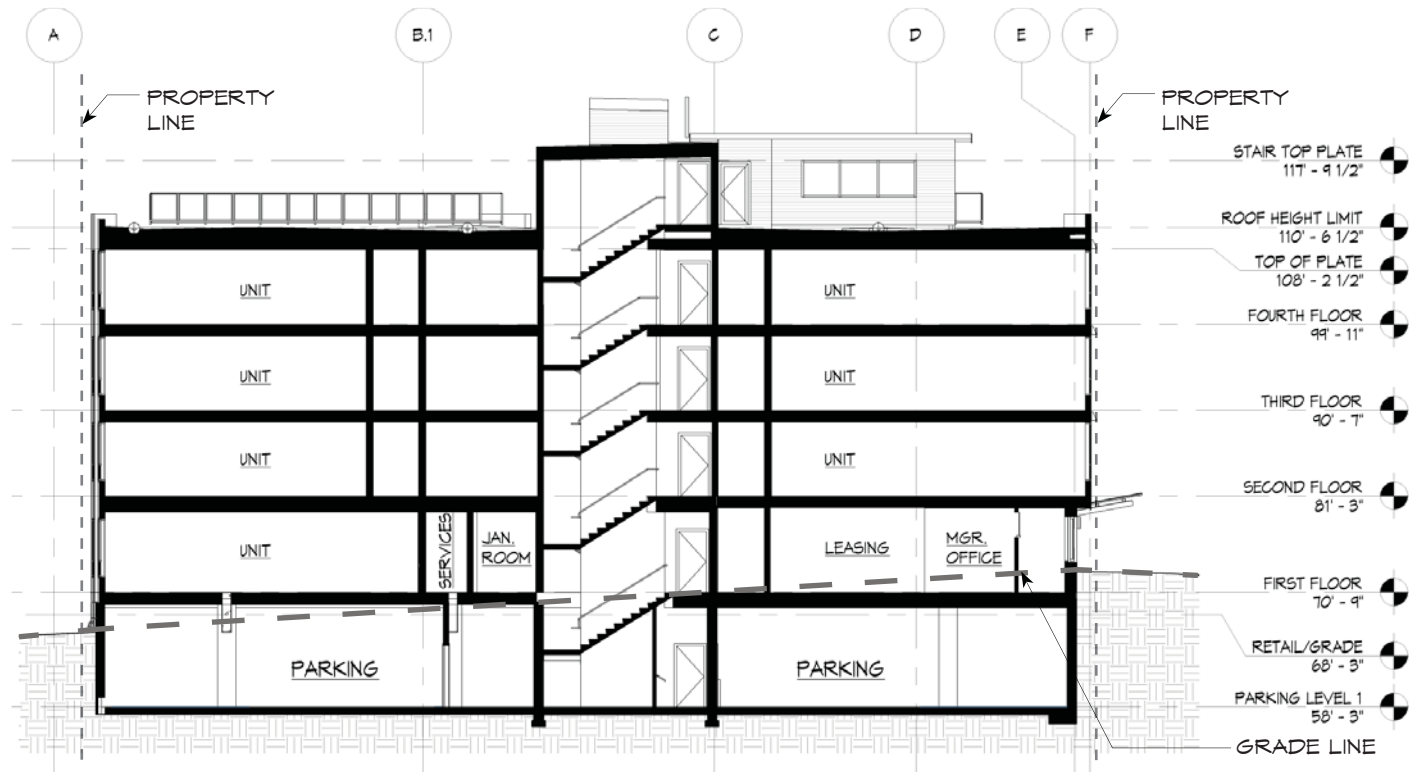
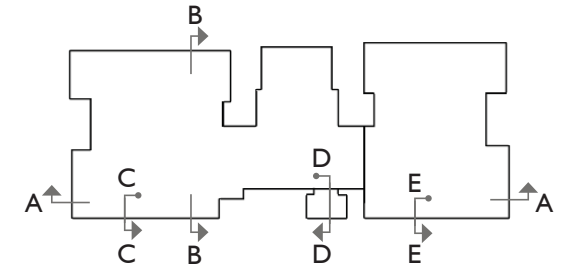


ROOF PLAN

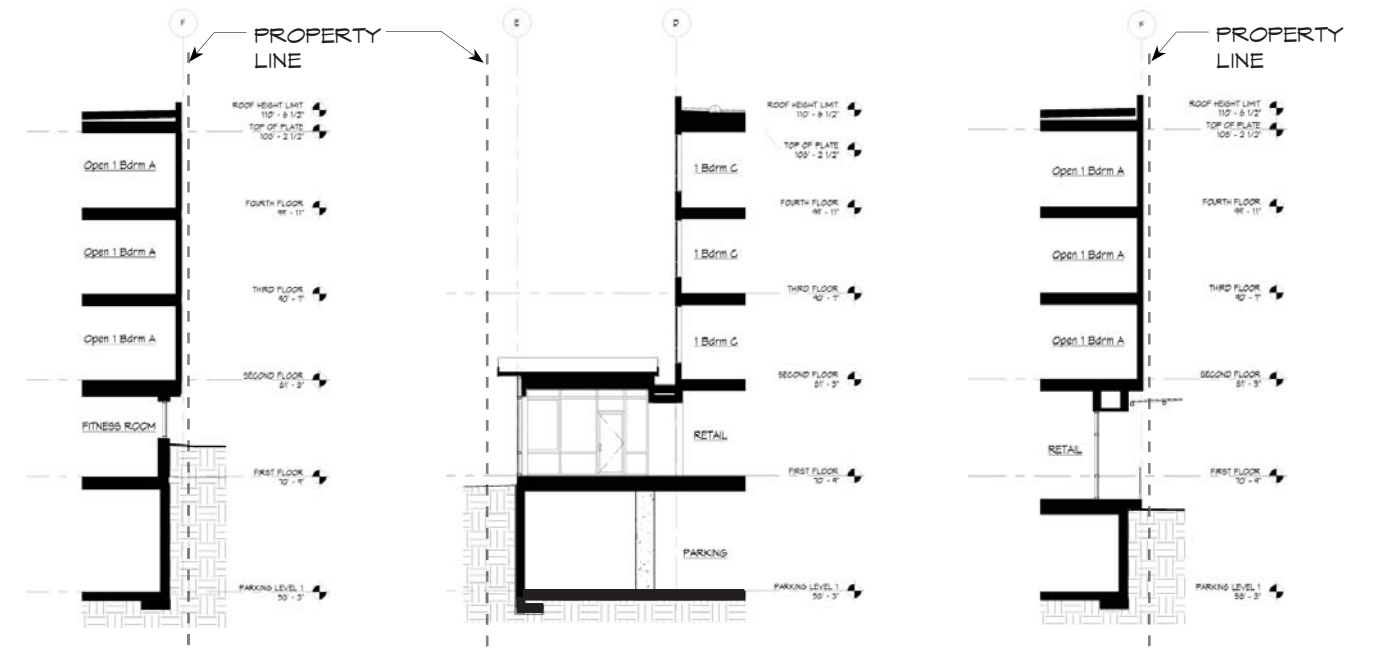
- UNIT TYPE LEGEND
- LANDSCAPING
  - PARKING
  - RESIDENTIAL AMENITIES
  - RESIDENTIAL- 1 BEDROOM
  - RESIDENTIAL- 2 BEDROOM
  - RESIDENTIAL- OPEN 1 BEDROOM
  - RETAIL
  - SERVICES



KEY PLAN:



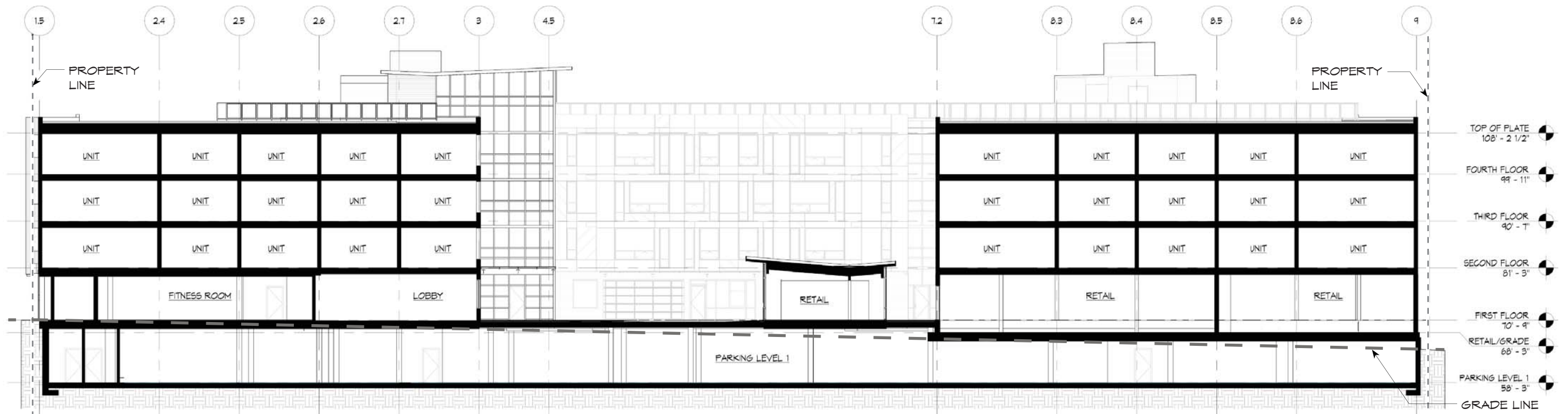
B-B: EAST / WEST SECTION



C-C: SECTION @ FITNESS

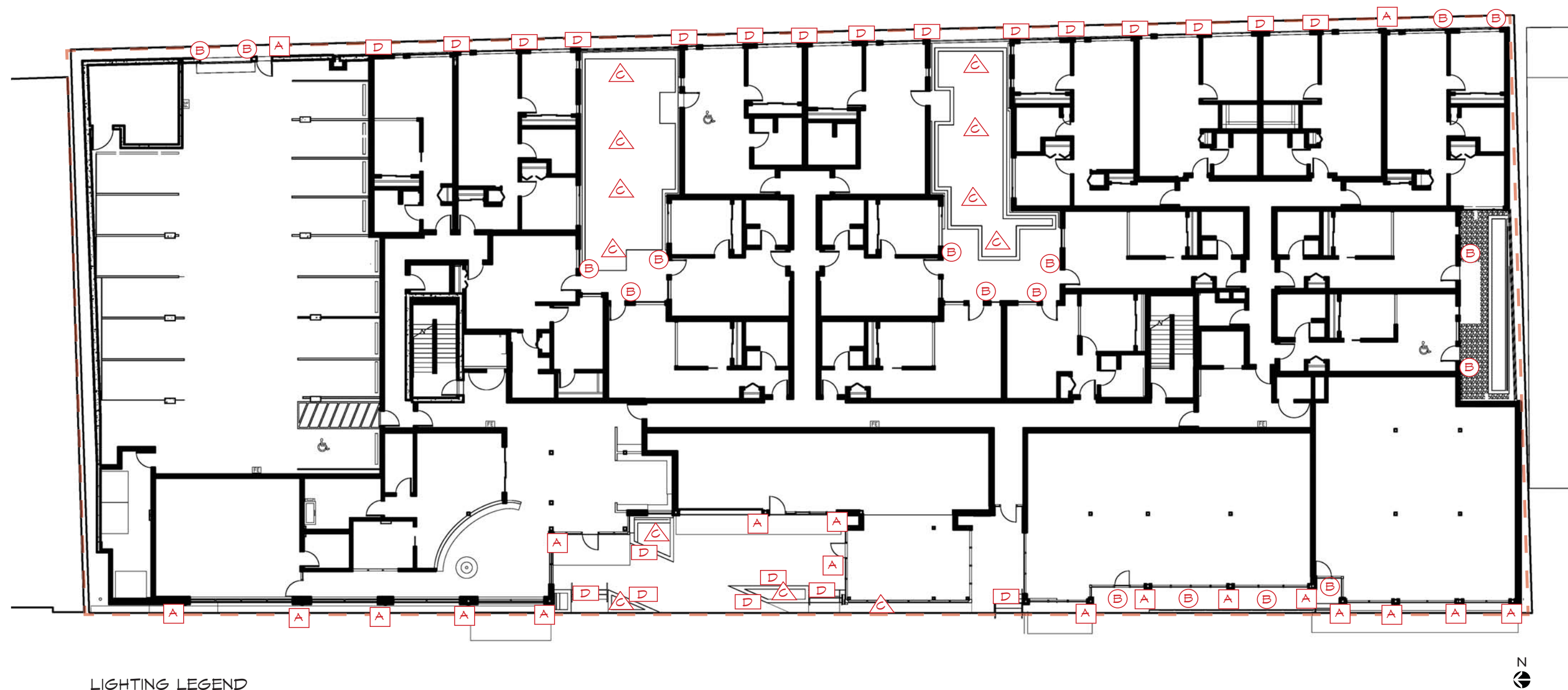
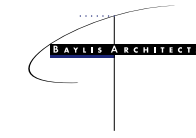
D-D: SECTION @ GLASS PAVILION

E-E: SECTION @ S. RETAIL



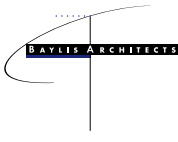
A-A: NORTH / SOUTH SECTION





**LIGHTING LEGEND**

- A = SCONCE LIGHT
- B = DOWN LIGHT
- C = LANDSCAPE LIGHT
- D = PATHWAY LIGHT



3636 STONE WAY N  
MIXED USE

APPENDIX ALLEY (EAST) ELEVATION

DESIGN REVIEW RECOMMENDATION MEETING  
JUNE 3, 2013

