



# 3801 Stone Way N.

Seattle, WA 98103

*Design Review Recommendation*

08/19/2013

DPD #3014111





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# Design/Development Objectives

## Development Objectives/Design Process:

Our objective is to create a project that contributes positively to the unique Fremont/Lower Stone Way community.

It's an eclectic mix: commercial, residential and small industrial uses; the Burke-Gilman Trail with a continuous stream of bikers, walkers and joggers; kayakers and sail boats on Lake Union; shopping and nightlife in the Fremont core; restaurants, almost everywhere; commuters going in every direction by foot, bike, bus and auto; every occupation and background.

This location has great opportunities to bring new residents to close proximity of Seattle's employment centers, outdoor recreation, and convenient public and self-propelled transportation.

The following general guidelines were used to help achieve this goal:

The project must meet the needs of the user. Residents are provided with great living spaces, and amenity areas, that enhance their lives, and commercial tenants are provided spaces that enhance their businesses.

The project must positively add to the character of the community. The impact of the project on the nearby community must be respected while accomplishing the goal of the City to increase residential density. Commercial uses in the project must be encouraged to provide new services and companies that will more directly serve the residents of the neighborhood.

The project must be feasible and sustainable. The economic viability of the project is an important factor that will contribute to the continued sustainability of the project and provide for it being a positive contribution to the community over the long term.

## Stone Way Apartments:

3801 Stone Way N  
Seattle, WA  
DPD # 3014111

## Summary:

The proposed project is to construct a new mixed use market rate Apartment building; 3-4 stories of type V-A wood frame construction over type I-A ground floors and below grade floor. Includes interior and exterior amenity areas, leasing offices, structured parking, and commercial spaces.

## Project Program:

Site area:	75,391 sf
Site topography:	Sloping from North West to South
Building height:	Base height is 44' above average grade
Number of dwelling Units:	272
Non-Residential:	4 Live Work Units 5 Commercial spaces
Proposed Parking Stalls:	263 automobile 86 Bicycle
Total Gross floor area:	354,935 gsf 186,419 gsf Residential 5,900 gsf non-residential 85,504 gsf Parking

## Floor Area Ratio:

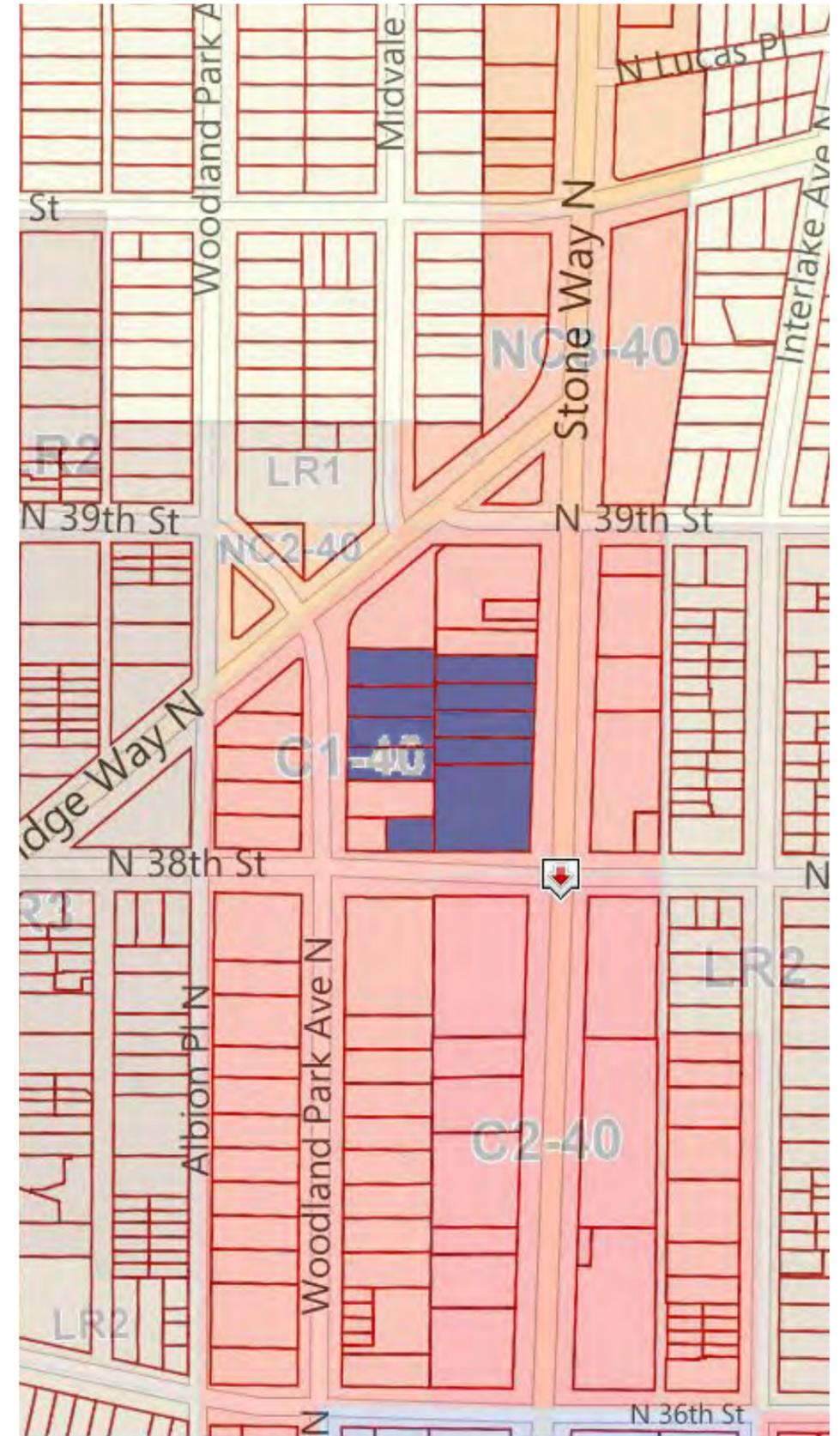
Allowed:	3.25 FAR
Proposed:	2.47 FAR

## Amenity Area (Exterior):

Required:	9,304 sf
Proposed:	24,702 sf

## Lot Coverage:

Allowed:	100%
Proposed:	68.5% above existing grade



## Site and Vicinity Description:

The proposed site is bounded by Stone Way N. on the East, 38th St. on the South, and Woodland Park Ave. N. on the West. There's an approximately 10'-15' slope from the NW to the SE corners of the site. Existing uses on the site include retail, office, warehouse and single family residences.

The mixed-use development of Stone Way N. started at 45th St. and has been moving South. Currently, there are several mixed-use projects under construction to the North of 40th St. The project at Stone Way and 40th St. was recently completed and is being rented out. Our project will add to the vitality and activity of this well situated corridor of development. Green Lake is to the North and Lake Union and the Burke Gilman Trail are to the South. The Wallingford and Fremont Neighborhood centers are nearby. There's easy access to transit, arterial roads, and the freeway. The University of Washington is a bike ride away, as is South Lake Union and Downtown.

The project seeks to capitalize on its attractive location with a building that provides market rate housing and pedestrian scaled commercial spaces. Attractive exterior and interior amenity spaces will be provided for residents. The project will engage and activate at street level.

Not only will the design fit into the neighborhood, but also be responsive to the City's planning goals. Bicycling and transit use will be encouraged and facilitated.

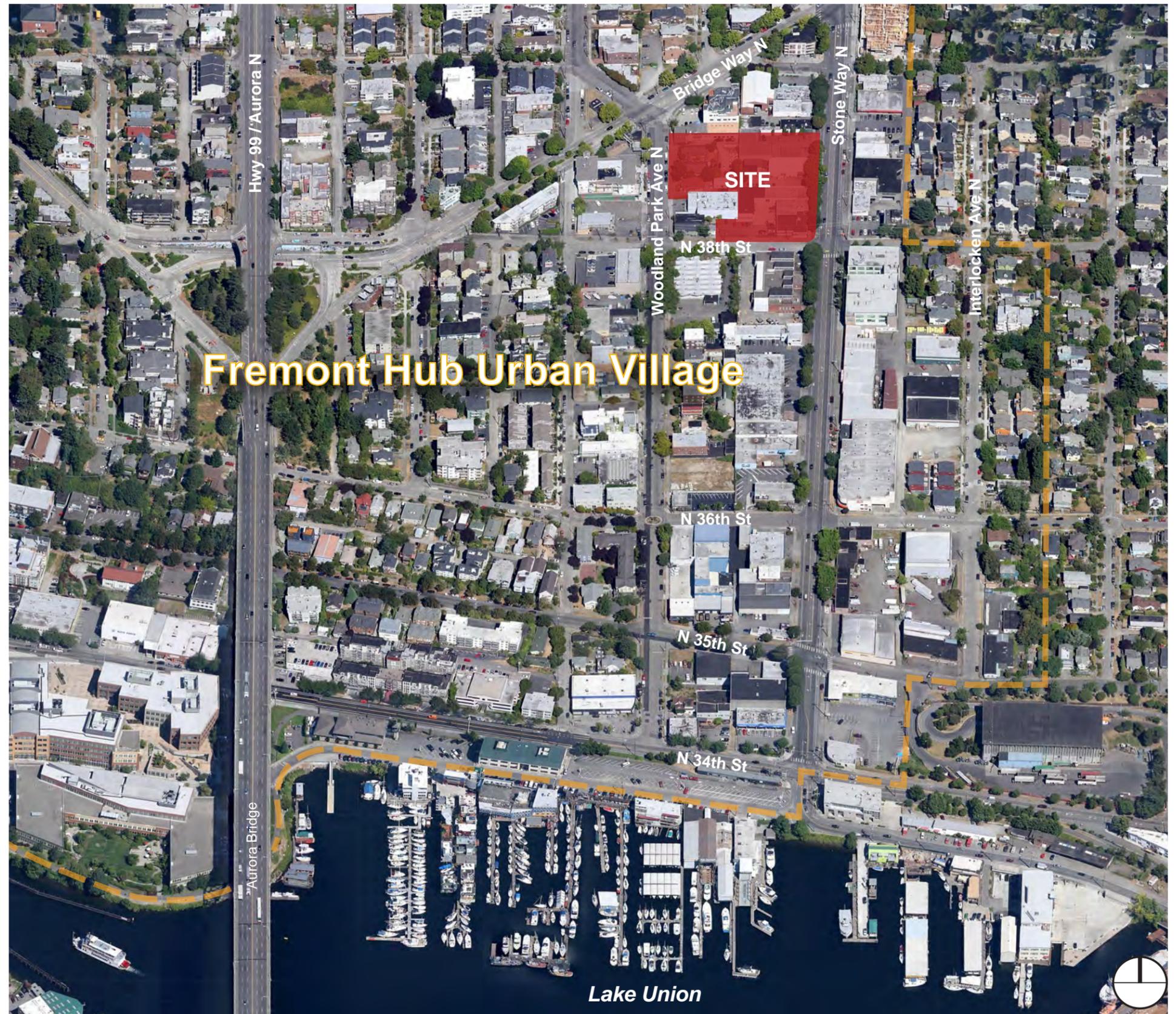
The project is located in the NE corner of the 'Fremont Neighborhood Plan Area' as identified on 12/01/99 map. The project is intended to be in keeping with 'Fremont's Neighborhood Plan', 05/1999.

## Existing Site:

The site is composed of 10 tax parcels located. The site currently contains small commercial buildings. There is surface parking interspersed throughout the site.

## Zoning and Overlay Designation:

The parcel is zoned C1-40', as are adjacent lots on the same block. C1-40 is also the zoning across the street, on all three sides, from the site. This site is located in the Fremont Hub Urban Village.



# Context Analysis



① The Noble



⑦ The Prescott



② Pickering Place



⑧ Four Park Ave



③ Howard Park



⑨ Northlake Commons



④ The Watermarke



⑩ 3815 Woodland Park Ave N



⑤ The Wally



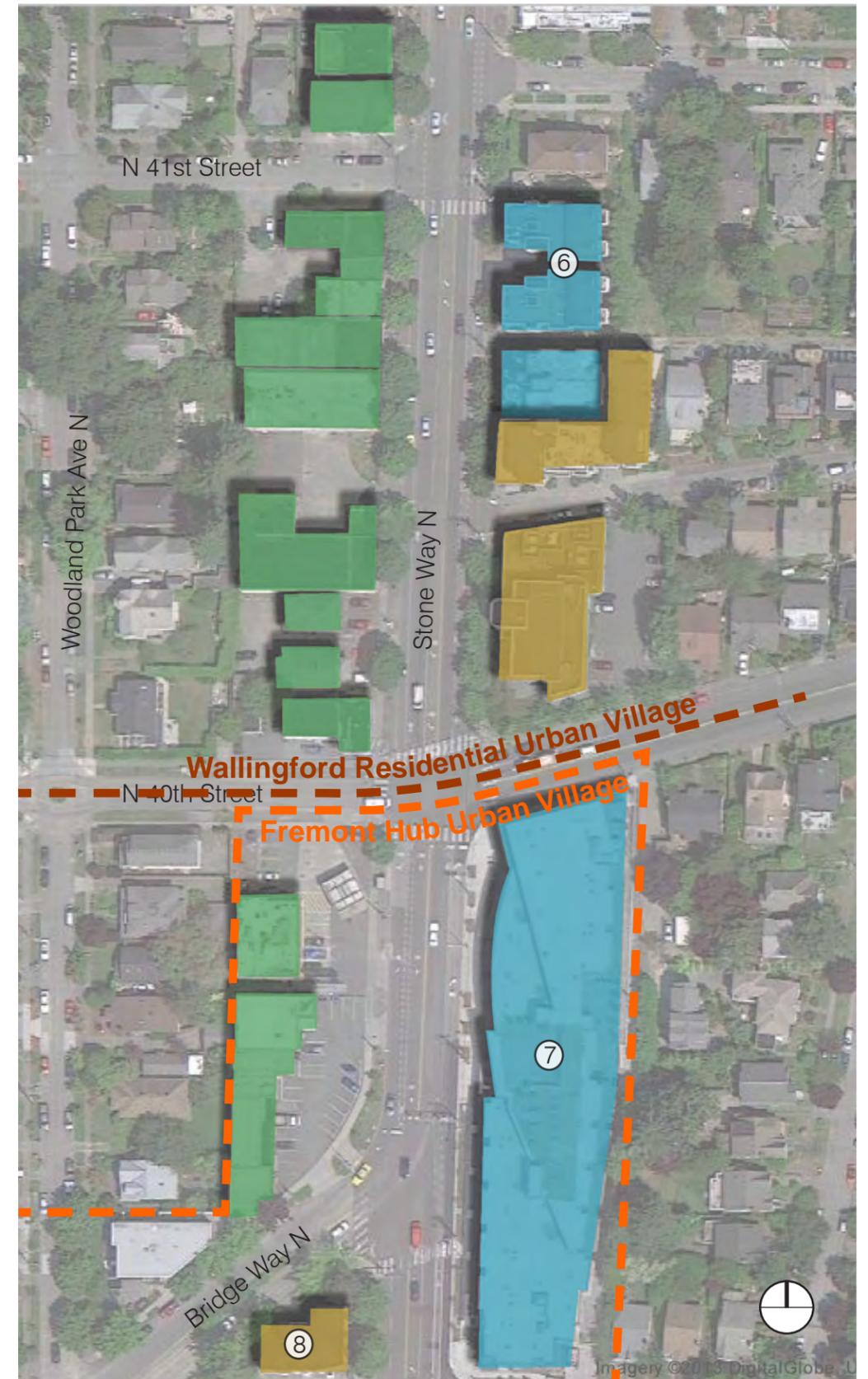
⑪ Pacific Rim



⑥ The Twins

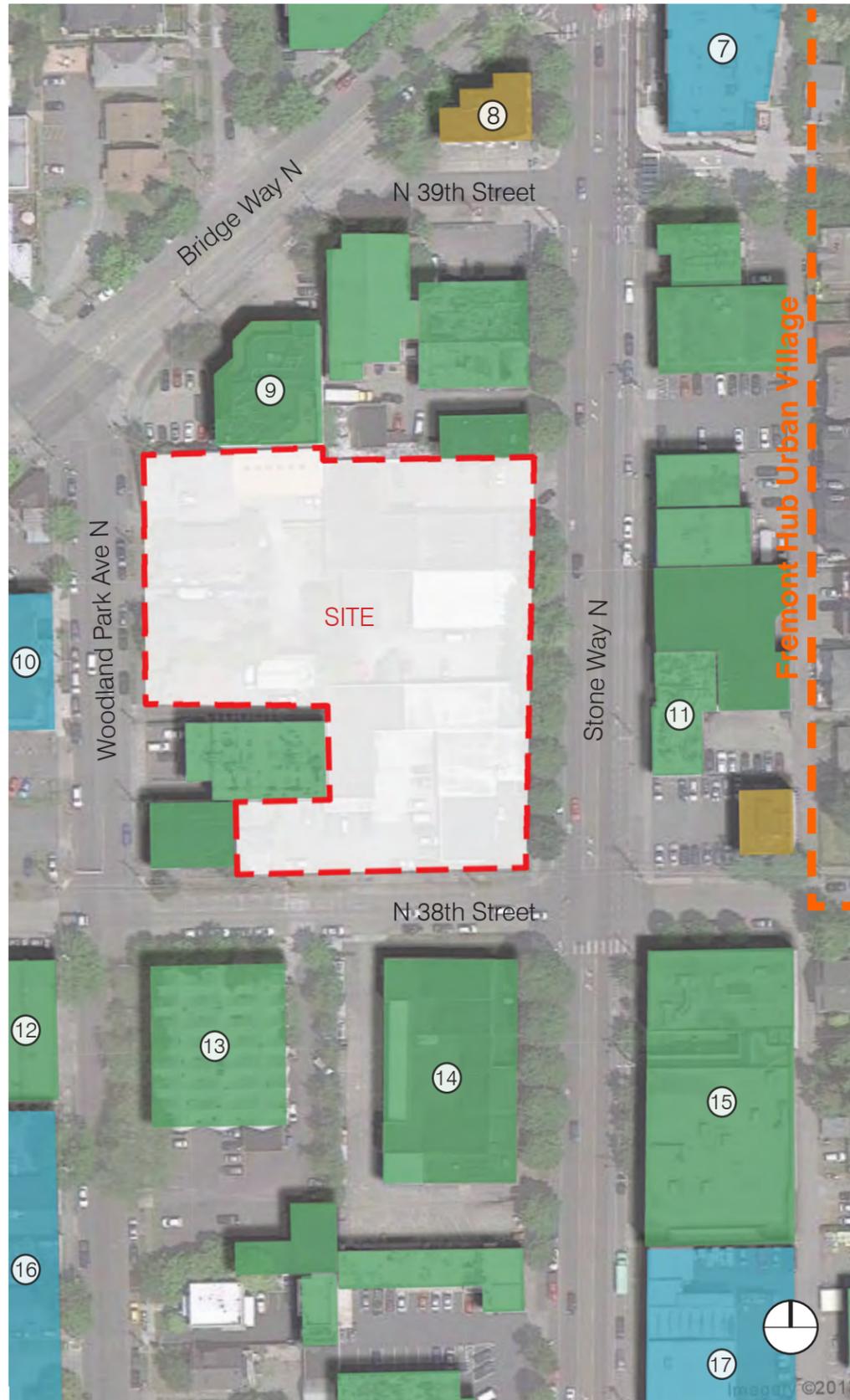


⑫ Reed Painting Company



COMMERCIAL
  MULTI-FAMILY RESIDENTIAL
  MIXED USE

Stone Way Apartments  
 STONE WAY LLC



13 McNeel & Assos.



19 Public Storage



14 Stoneway Electric Supply



20 The Triangle



15 The Bastyr Medical Center



21 US Bank



16 3635 Woodland Park Ave N.



22 Pacific Inn Pub



17 3636 Stone Way



23 3500 Stone Way



18 Collage Apartments



24 3400 Stone Way (Brooks HQ)



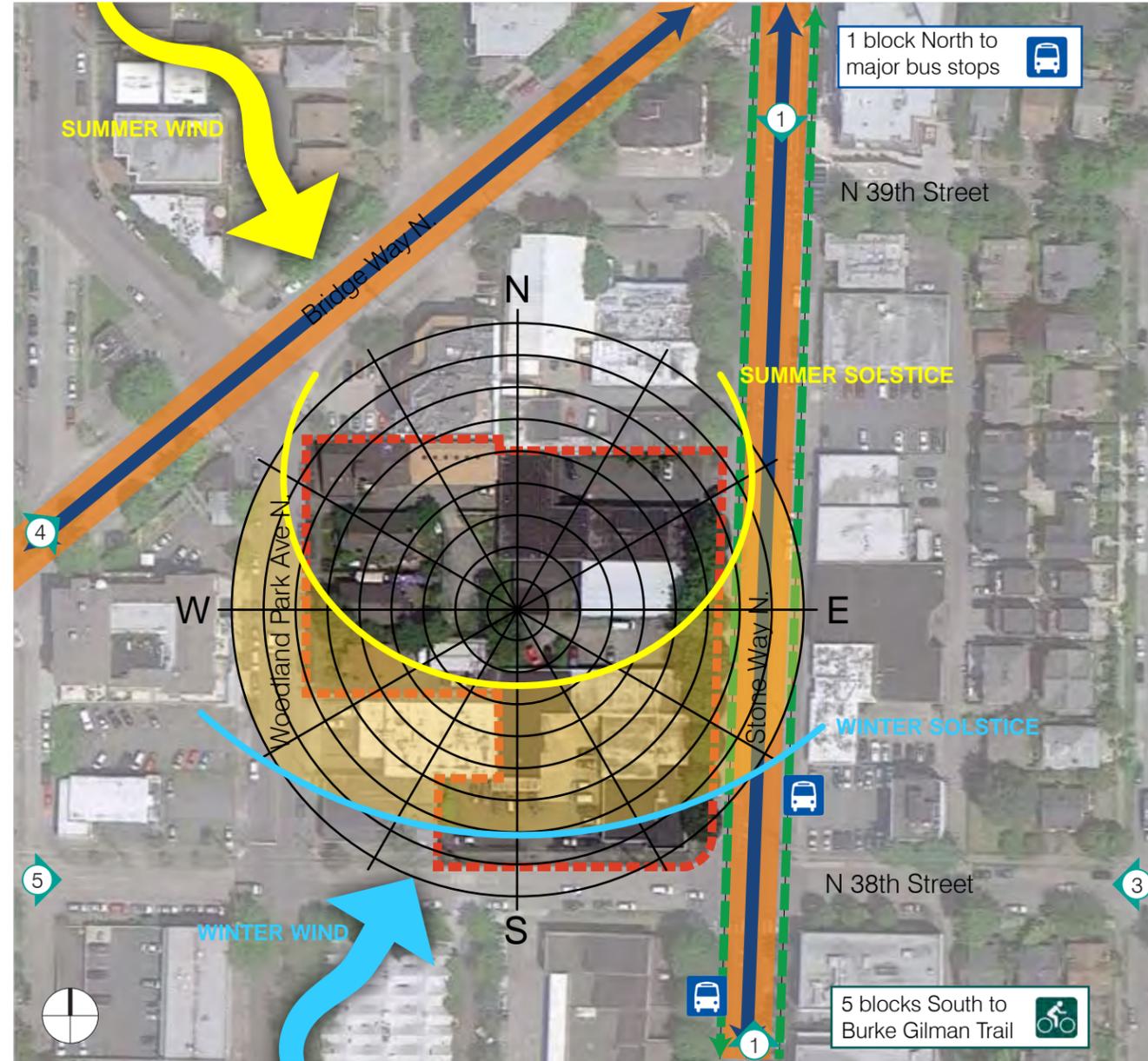
# Site Analysis



④ Looking NE along Bridge Way N



⑤ Looking East along N 38th Street



- Designated Bicycle Lane
- Major Bus Route
- Major Arterial
- Site
- Bus Stop



① Looking South along Stone Way N



② Looking North along Stone Way N



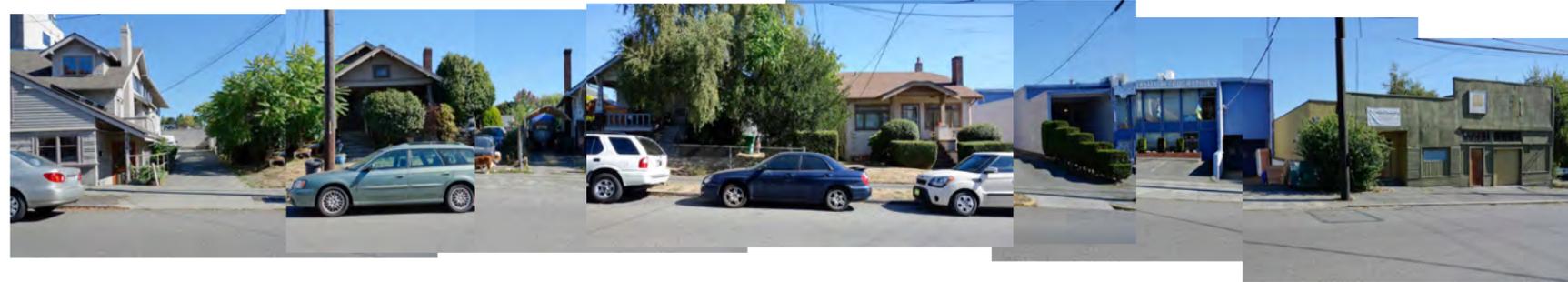
③ Looking West along N 38th Street

Project Site



STONE WAY N LOOKING WEST

Project Site



WOODLAND PARK AVE N LOOKING EAST



Project Site Key

Project Site



N 38TH ST LOOKING NORTH



4-Story Office  
1-Story Office



2-Story Commercial

4-Story Office

1-Story Retail



3-Story Residential  
2-Story Commercial  
1-Story Retail

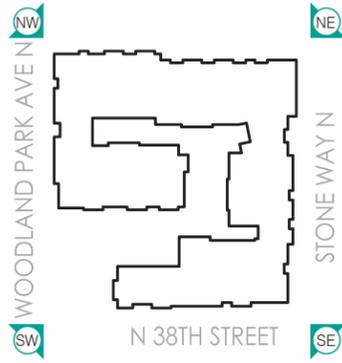
2-Story Commercial  
1-Story Office



2-Story Office  
4-Story Mixed-Use

1-Story Office  
4-Story Office  
2-Story Commercial

2-Story Commercial





① Looking at gate to exit path on NE corner of site, along Stone Way N



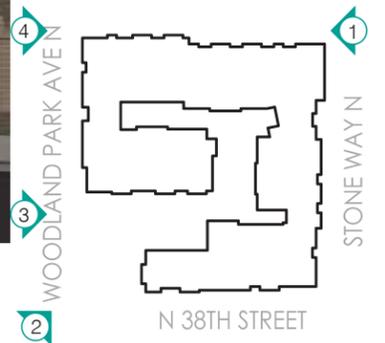
② Looking at SW corner of site, Woodland Park Ave N and N 38th St



③ Looking accessible entrance and Live-Work units, along Woodland Park Ave N

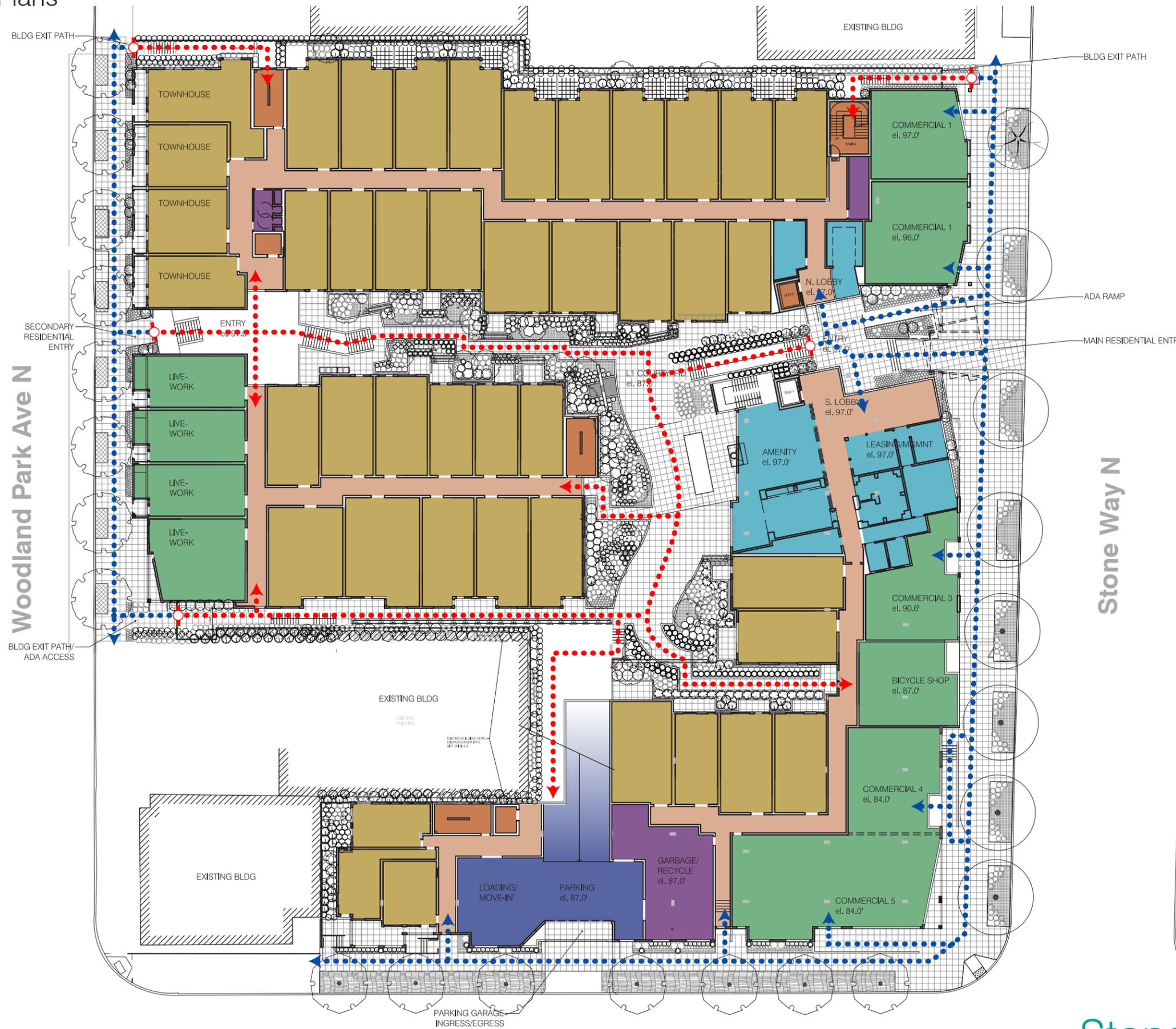


④ Looking at gate to exit path on NW corner of site, along Woodland Park Ave N



# Building Plans

## SITE PLAN



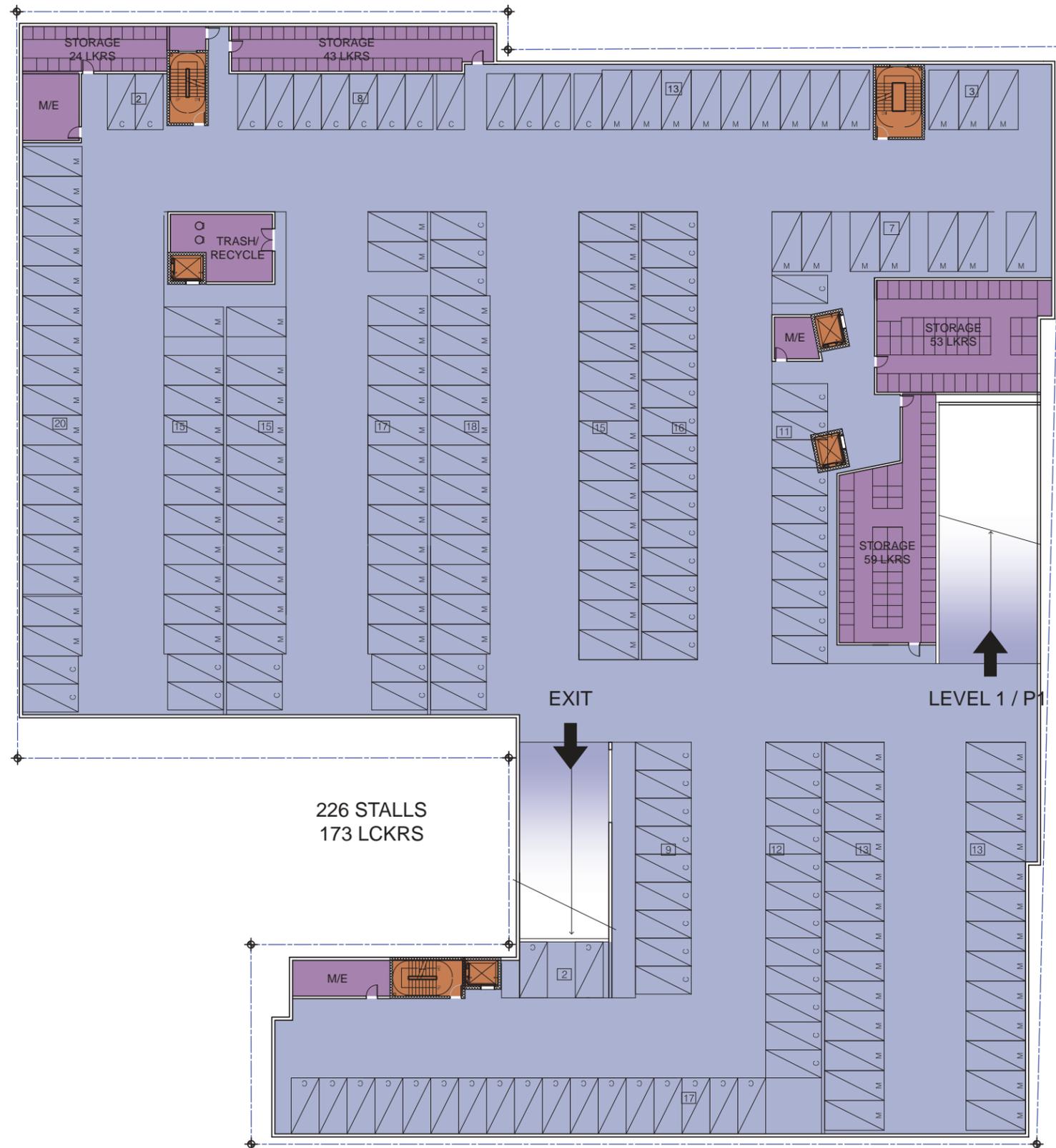
- Mechanical | Storage
- Parking
- Leasing | Common Amenity
- Commercial Retail
- Residential
- Circulation
- Neighboring Building
- Property Line
- Secured Entry Gate
- Pedestrian Circulation (Public)
- Pedestrian Circulation (Private)

SITE PLAN



Woodland Park Ave N

Stone Way N



- Mechanical | Storage
- Parking
- Circulation
- Property Line

226 STALLS  
173 LCKRS

EXIT

LEVEL 1 / P1

LEVEL P2





- Mechanical | Storage
- Parking
- Leasing | Common Amenity
- Commercial Retail
- Residential
- Circulation
- Neighboring Building
- Property Line

LEVEL 1  
 0 8' 16' 32'



Woodland Park Ave N



- Mechanical | Storage
- Leasing | Common Amenity
- Residential
- Circulation
- Property Line

Stone Way N

N 38th St

LEVELS 3/4/5



Woodland Park Ave N



- Mechanical | Storage
- Circulation
- Pavers
- Wood Deck
- Green Roof
- Interior Space
- Property Line

Stone Way N

N 38th St

LEVEL ROOF

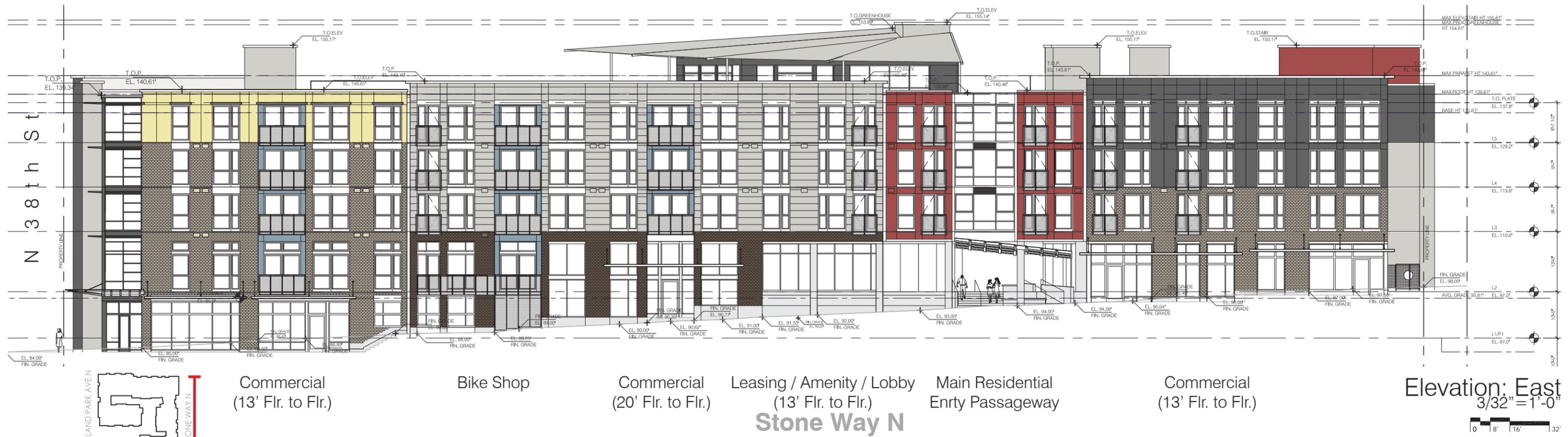


# Building Elevations

See page 33 for Materials Legend



Elevation: East  
3/32" = 1'-0"



Elevation: East  
3/32" = 1'-0"



**Stone Way Apartments**  
STONE WAY LLC



Elevation: West  
3/32" = 1'-0"

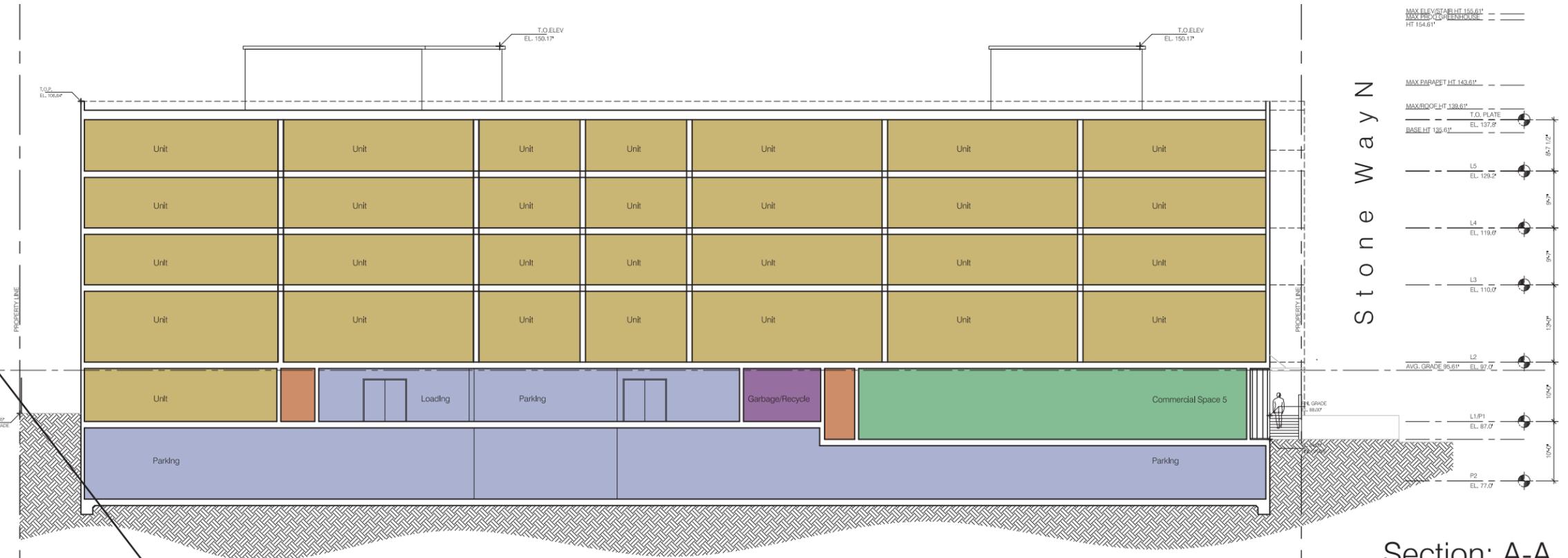


Elevation: North  
3/32" = 1'-0"



# Building Sections

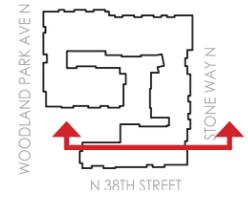
- Mechanical | Storage
- Leasing | Common Amenity
- Commercial Retail
- Residential
- Circulation
- Neighboring Building
- Property Line



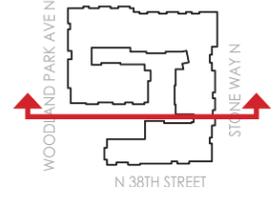
Section: A-A  
3/32" = 1'-0"



Woodland Park A

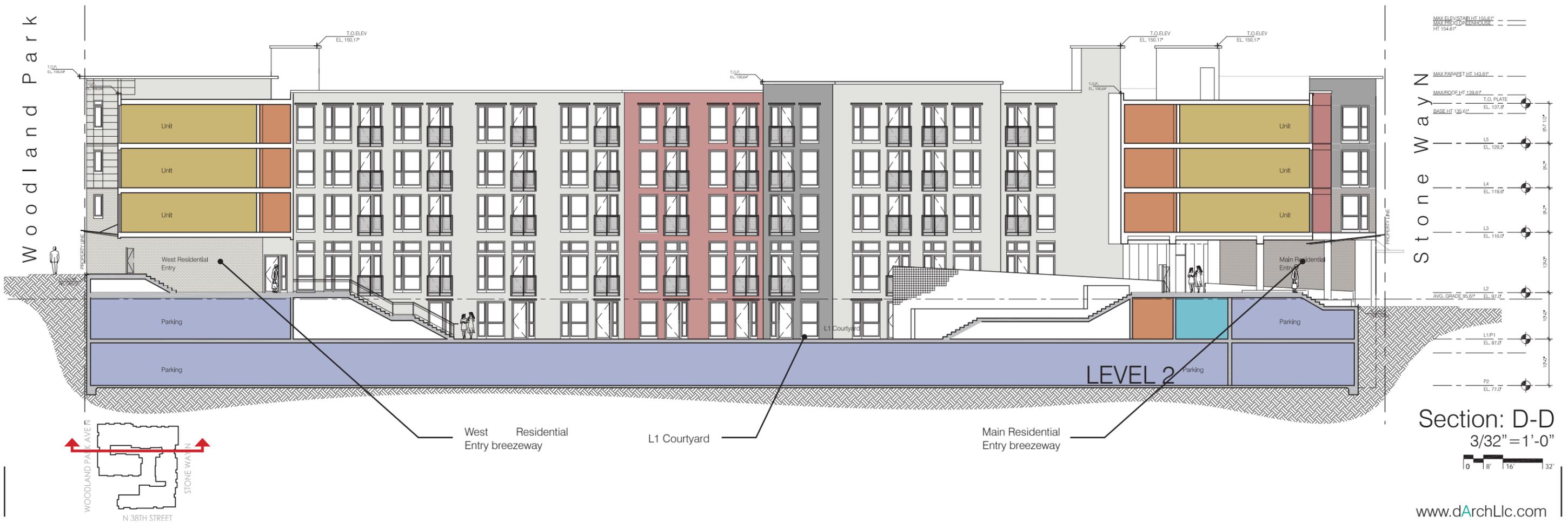
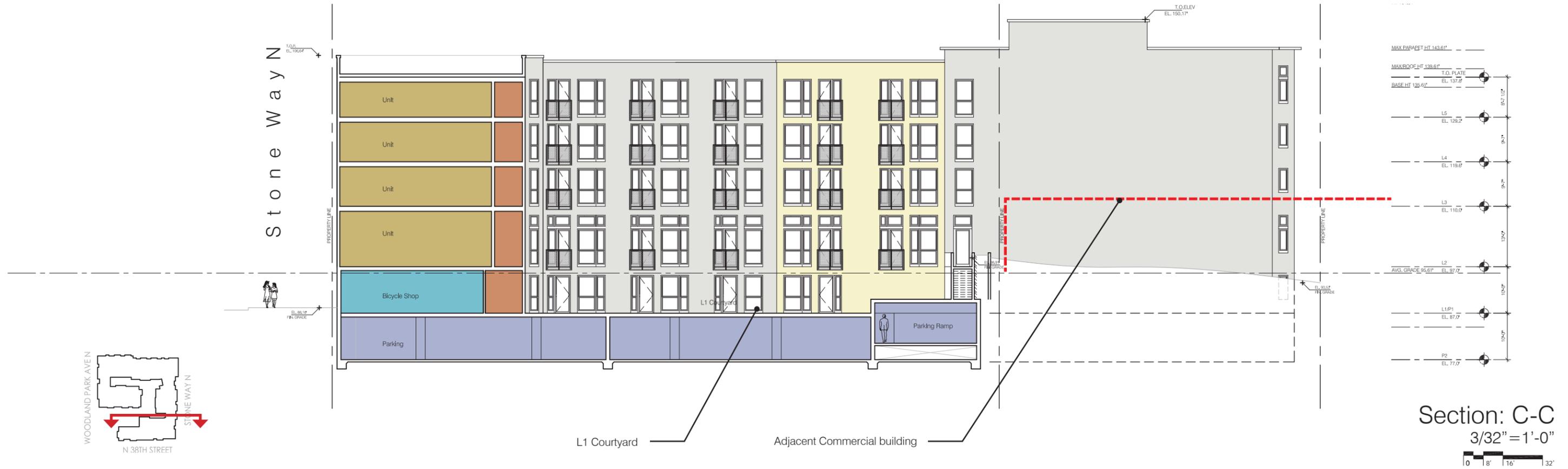


Section: B-B  
3/32" = 1'-0"

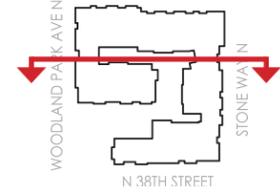


Stone Way Apartments

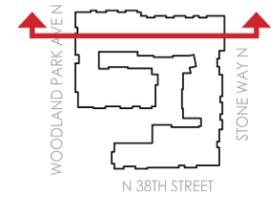
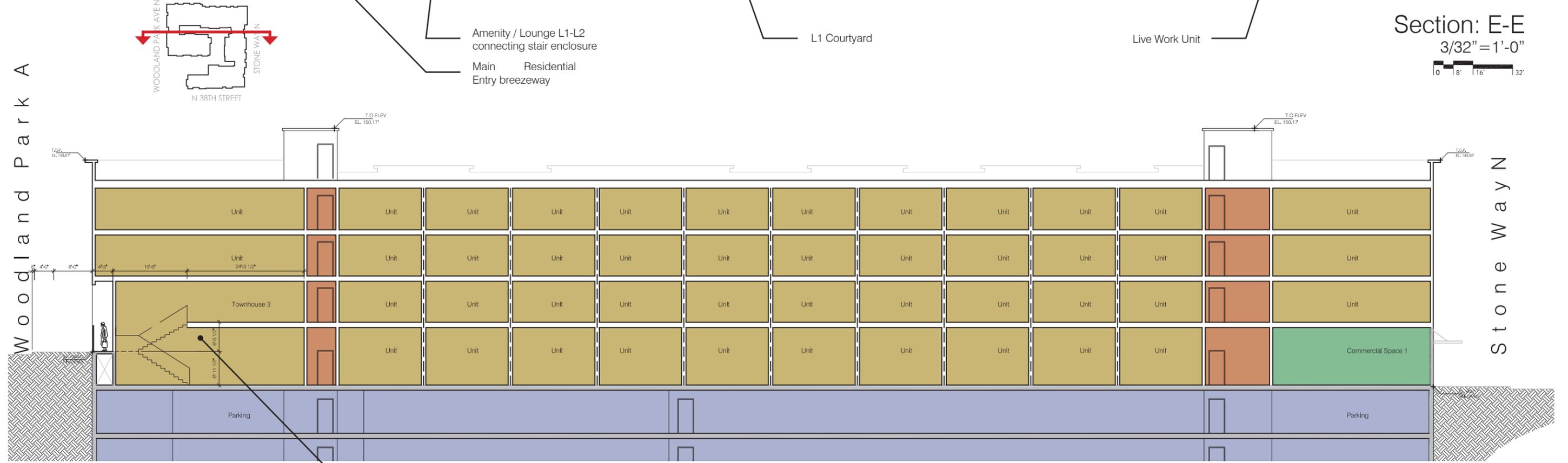
STONE WAY LLC



# Building Sections

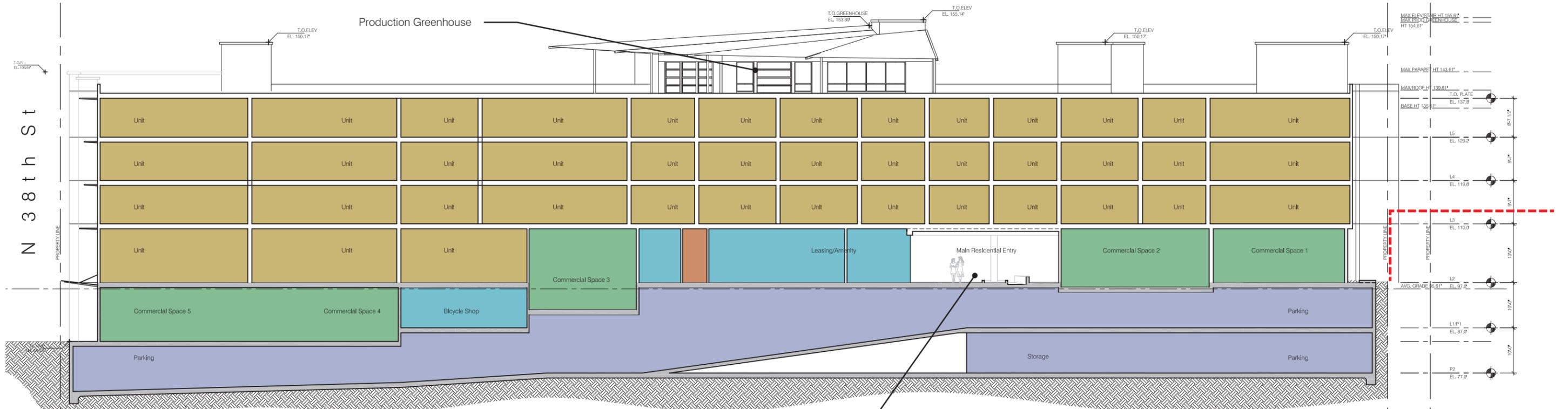


Section: E-E  
 3/32" = 1'-0"  
 0 8' 16' 32'



Section: F-F  
 3/32" = 1'-0"  
 0 8' 16' 32'

# Building Sections



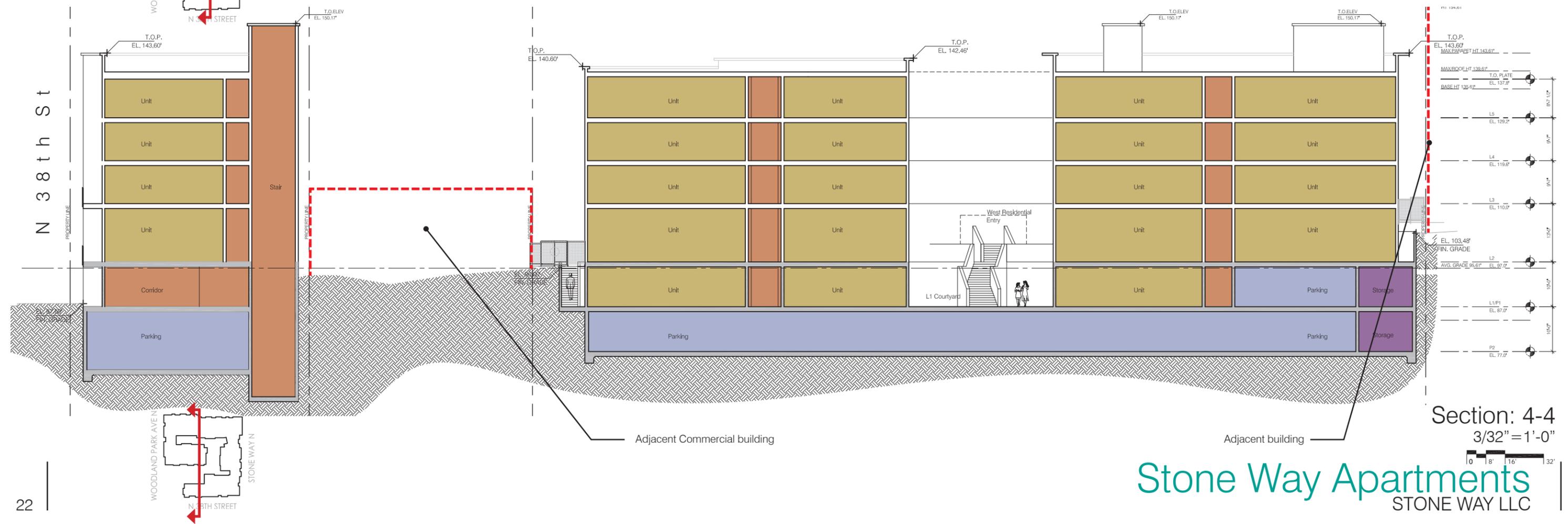
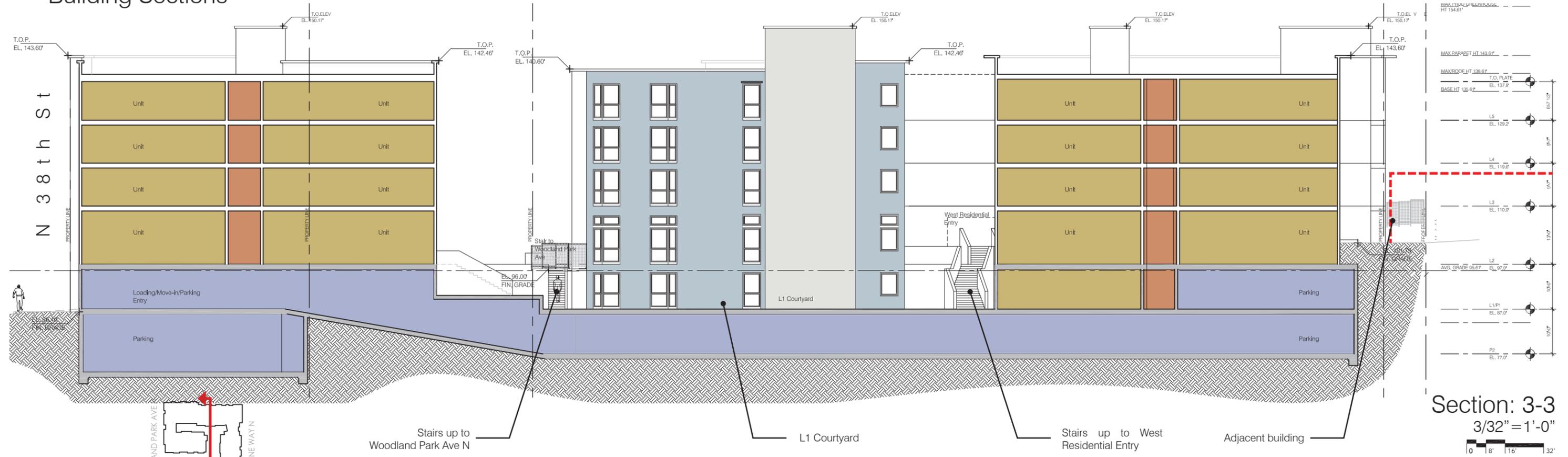
Section: 1-1  
3/32" = 1'-0"



Section: 2-2  
3/32" = 1'-0"



# Building Sections

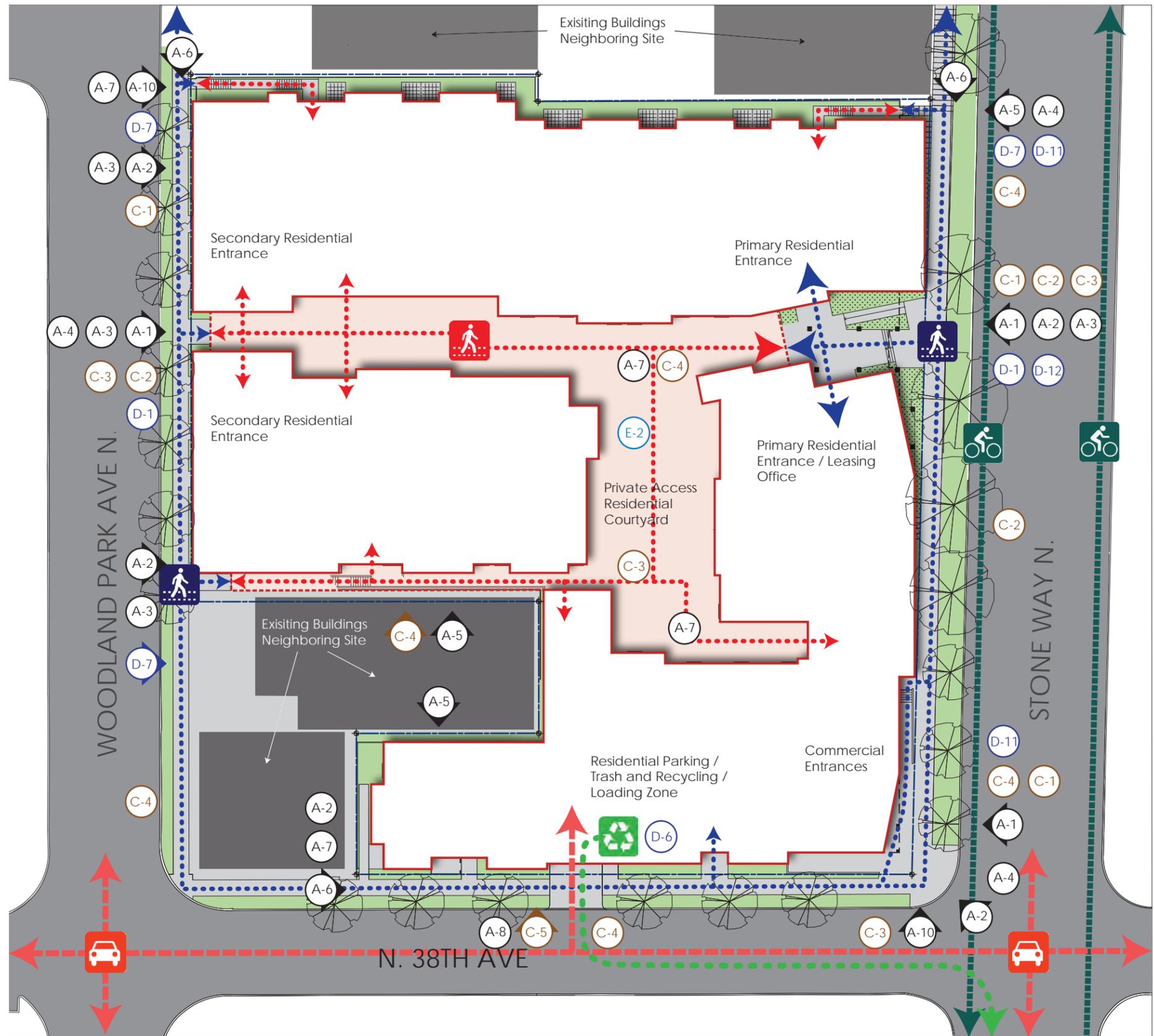


## EDG Design Guidance

1. **MASSING:** Recommended considering breaking up the massing along Stone Way N. into at least three distinct façade elements
2. **SITE:** Building should respond to site's topography
3. **COMMERCIAL FRONTAGE:** Commercial edges (Woodland Park Ave. N. & Stone Way N.) should enliven, acknowledge, and reinforce the commercial character of the street
4. **OPEN SPACE ALONG STREET:** Pedestrian open space should connect the residential and commercial spaces to the street
5. **LIVE WORK AND TOWNHOUSE UNITS:** The live work and townhouse units along Woodland Park Ave. N. should relate to the street
6. **CORNERS:** The corner of N. 38th & Stone Way N. and the NW building corner, closest to Bridge Way, should be distinguishable from the overall architectural composition
7. **INTERIOR COURTYARD (RESIDENTIAL OPEN SPACE):** Recommended changing the original split configuration of the project's interior open space to combine them into a larger central, integrated, open space
8. **MAIN RESIDENTIAL ENTRY:** Recommended moving the original main residential breezeway entry to a spot about 1/3rd down the block on Stone Way N.

## Design Response

1. **MASSING:** Building broken up along Stone Way into three main elements with additional facade differentiation, and a deep inset break, at the main residential entry breezeway; similar parti at Woodland Park Ave. N. and N. 38th St.
2. **SITE:** Building massing, roof parapets, and building entries step down in response to site topography on all three streets.
3. **COMMERCIAL FRONTAGE:** Commercial Storefronts are provided at these designated locations. Five commercial spaces step down Stone Way N.; all spaces have entries at sidewalk grade; Live-Work units are provided along 50% of the Woodland Park Ave. frontage.
4. **OPEN SPACE ALONG STREET:** The building significantly steps in at the Main Residential Entry breezeway creating 1,900 sf of public open space; all commercial entries are inset; and a set back at the corner of N. 38th St. & Stone Way N. creates a South-facing, 300 sf, outdoor patio adjacent to the corner commercial space. Combined setbacks from property line along Stone Way N total 3,000 sf.
5. **LIVE WORK AND TOWNHOUSE UNITS:** The Live-Work and Townhouse units on Woodland Park Ave. N. are designed to connect at grade to the sidewalk. The Live-Work storefronts directly meet the sidewalk signifying commercial use, while the Townhouse units are provided with a 4.5' exterior transition foyer, providing a residential experience.
6. **CORNERS:** The building facades at the Southeast and Northwest corners have been designed in response to their special locations, and are distinguishable within the overall parti.
7. **INTERIOR COURTYARD (RESIDENTIAL OPEN SPACE):** The units have been moved to the North. The project encircles a large, attractively landscaped, central courtyard that provides useable private and common open space; it's also visible from, and connects both the Stone Way N. and Woodland Park Ave. N. pedestrian entry breezeways. An extensive rooftop terrace is also provided.
8. **MAIN RESIDENTIAL ENTRY:** The main residential entry breezeway was moved South on Stone Way N. providing a mid-level, mid-project, connection to the apartments



- (A) SITE PLANNING**
  - A-1 Responding to Site Characteristics
  - A-2 Streetscape Compatibility
  - A-3 Entrances Visible from Street
  - A-4 Human Activity
  - A-5 Respect for Adjacent Sites
  - A-6 Transition Between Residence and Street
  - A-7 Residential Open Space
  - A-8 Parking and Vehicle Access
  - A-10 Corner Lots
- (C) ARCHITECTURAL ELEMENTS & MATERIALS**
  - C-1 Architectural Context
  - C-2 Architectural Concept and Consistency
  - C-3 Human Scale
  - C-4 Exterior Finish Materials
  - C-5 Structured Parking
- (D) PEDESTRIAN ENVIRONMENT**
  - D-1 Pedestrian Open Space and Entrances
  - D-6 Screening of Dumpsters, Utilities, and Service Areas
  - D-7 Personal Safety and Security
  - D-9 Commercial Signage
  - D-10 Commercial Lighting
  - D-11 Commercial Transparency
  - D-12 Residential Entries and Transitions
- (E) LANDSCAPING**
  - E-2 Landscaping to Enhance the Building and/or Site

- CIRCULATION KEY**
- Designated Bicycle Lane
  - Vehicular Access
  - Pedestrian Access
  - Private Residential Access
  - Waste Management



# Building Design



- A-1 Parapets stepping with slope from North to South
- A-4 Building steps back at Main Residential Entry
- A-1 Facade material varies
- C-2 Facade treatment & building forms consistent on all three street facades

View of NE corner of site, along Stone Way N. Large glass storefronts open up facade along Stone Way N, creating inviting pedestrian corridor.

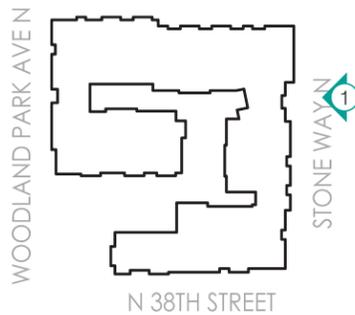
① Looking SW from Stone Way N.

- A-1 Commercial space entries step downhill
- A-2 Setback & sidewalk widths vary to fit existing streetscape pattern
- A-4 Setback at building entries to activate street at those locations
- C-4 Brick at L2 and L3 facades along Stone Way N
- A-1 Canopies at commercial spaces
- A-3 Commercial and Residential Entrances visible





View of Main Residential Entry along Stone Way N. The facade steps back, creating a defined entrance accented by large glass canopy.



① View of Main Residential Entry along Stone Way N

A-6

Setback & elevation change enhances transition at entry

C-4

Brick at L2 and L3 facade along Stone Way N

D-1

Open Main residential entry, providing secured, weather protected access

D-7

Well lit, open building entry with residential overview

# Building Design

- C-2 Building forms, facade materials and stepping consistent on all street facades
- A-10 Facade is unique at SW corner

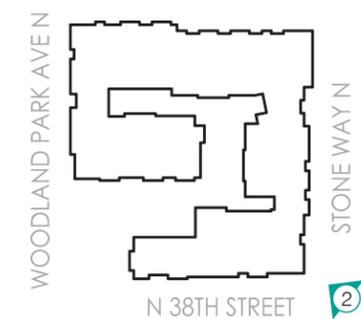


② View of corner of N 38th Street and Stone Way N

A-8 Garage entry set back from corner

D-11 Commercial at corner transparent

View of the commercial space at corner of N 38th Street and Stone Way N



# Building Design

Building forms, facade materials and stepping consistent on all street facades

C-2

Service areas inside building, screened from view

D-6

Parking entrance located away from corner of N 38th St. and Stone Way N.

A-8



② View looking NE along N 38th Street





A-1 Parapets stepping down and step back to break up building facade

C-2 Residential uses distinguished from commercial ground floor uses

A-1 Townhouses & live work units step down hill

SW view of the Live/Work units on the West Elevation, along Woodland Park Ave N. Large glass facades meet the sidewalk, offering high visibility into these desirable units.

1 View looking NE along Woodland Park Ave N  
 Entries to Live-work and Residential units visible from street

A-3

C-2 Facade materials, colors and detailing elements are consistent on all three street facades



# Building Design

Parapets stepping with slope from North to South (A-1)

Glass faced decks & decklets tie building facades together (C-2)

Brick at L2 - L4 facades along Woodland Park Ave N (C-4)

Town house entries visible with gate & canopy (A-3)

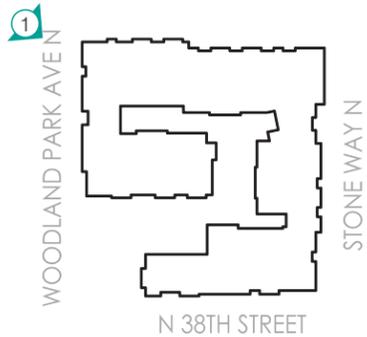


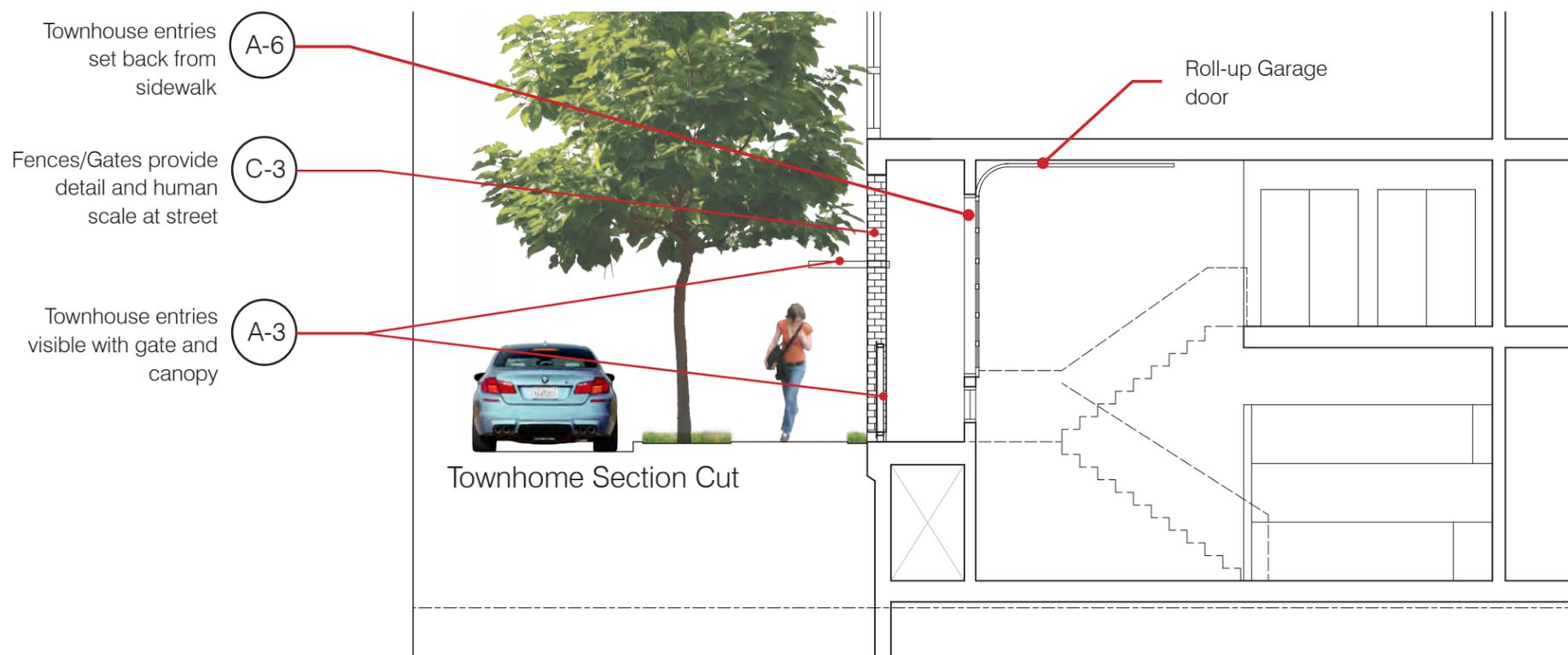
View of NW corner of site, along Woodland Park Ave N. Glass/Metal canopies and gates clearly identify entries to Townhouse units.

① View looking SE along Woodland Park Ave N

Town house enters off sidewalk (A-4)

Residential Entry set back (A-6)





# Exterior Finish Materials

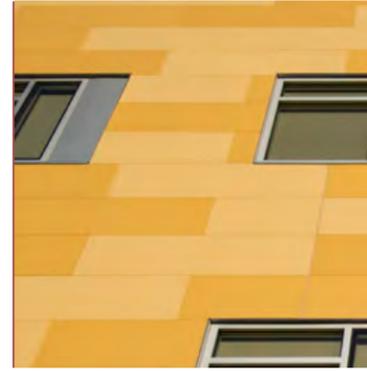
## Exterior Finish Materials

Façade materials have been chosen for durability, human scale and interest to support the consistency of the design, provide a degree of differentiation for the base and upper residential floors, and to make distinct the three "buildings". Color is, similarly, used interactively to both tie together and to create separation. The overall coloring concept is to use light and subdued color to brighten the project's presence in our, often gray, weather without creating distraction.

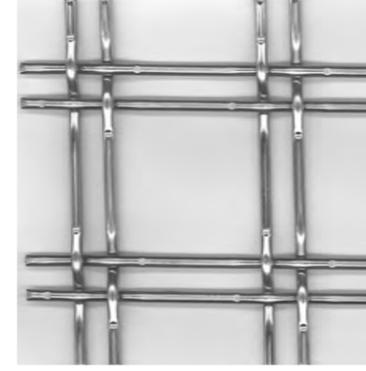
1. Building facades have been designed with minimal variations in façade material to emphasize the breakdown of the project facades into distinguishable "buildings", create a vertical hierarchy representative of uses.
2. Brick is used along the base of the building to provide scale and differentiate the ground floor uses from upper story residential
3. Exposed architectural concrete occurs at the base of walls and some exposed level 1 and 2 columns
4. All of the upper residential floors are clad in cement fiber panel with minimal joint detail to simplify the facade.
5. Aluminum storefronts are used at the ground floor on all street facades
6. Vinyl Residential windows in the upper floors stack, and are broken into smaller lights, in keeping with their residential use
7. Glass faced decklets and decks are used throughout the project to simplify the detailing of the facades and tie the project together visually
8. Colors have been selected to provide visual simplicity, subtle variation, and accent where appropriate
- 9.



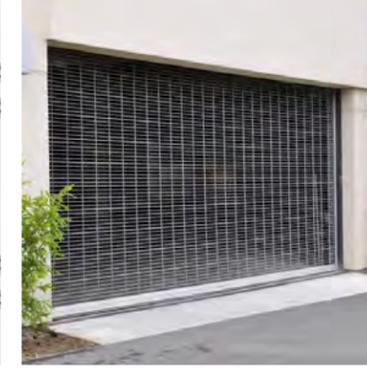
Sherwin-Williams  
SW 7587 Antique Red  
FCP-5



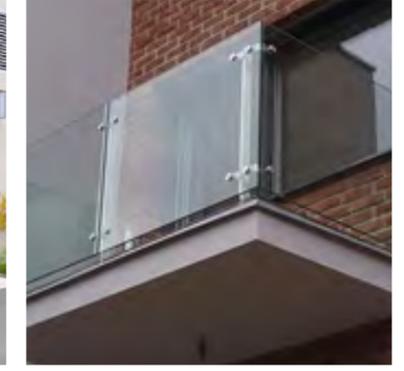
Nichiha Panel



Metal Screen



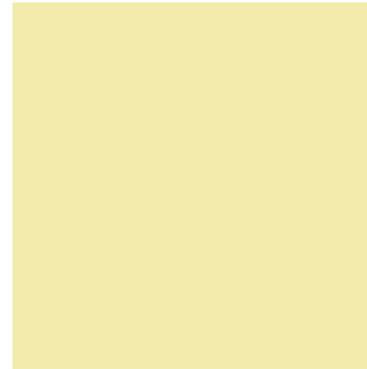
Garage Door



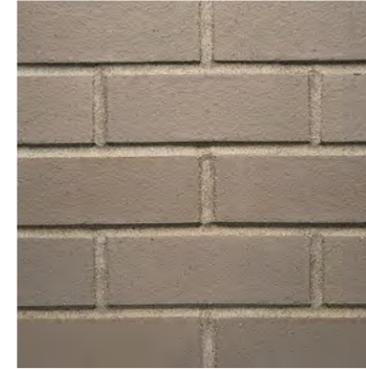
Metal Glass Railing  
MGR



Sherwin-Williams  
SW 2863 Powder Blue  
FCP-6



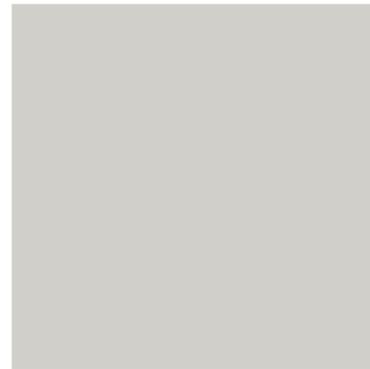
Sherwin-Williams  
SW 6912 Glistening Yellow  
FCP-1



Mutual Materials  
Redondo Gray  
B-2



Mutual Materials  
Limestone - Smooth  
B-1



Sherwin-Williams  
SW 7648 Big Chill  
FCP-2



Sherwin-Williams  
SW 7674 Peppercorn  
FCP-3



Exposed Concrete  
C-1



Vinyl/Fiberglass Window



Aluminum Storefront System

Exterior Materials Legend

- B-1 Brick Limestone
- B-2 Brick Redondo Grey
- FCP-1 Fiber Cement Panel (Glisten Yellow)
- FCP-2 Fiber Cement Panel (Big Chill)
- FCP-3 Fiber Cement Panel (Peppercorn)
- FCP-4 Fiber Cement Panel (Nichiha Panel - Big Chill)
- FCP-5 Fiber Cement Panel (Antique Red)
- FCP-6 Fiber Cement Panel (Powder Blue)
- M-1 Metal Siding
- BS-1 Bris Soliel
- MGR Metal/Glass Railings
- MGC-1 Metal/Glass Canopy - 1
- MGC-2 Metal/Glass Canopy - 2
- S-1 Aluminum Storefront
- V-2 Vinyl/Fiberglass Windows
- W-1 Aluminum/glass window wall
- C-1 Concrete Arch Finish
- PC-1 Precast Concrete Header
- BG-1 Butt Glazed Glass Windows
- MF-1 Metal fascia panel
- GF-1 Glass fascia panel
- MC-1 Metal Column
- MEV-1 Metal Exhaust Vent (match wall color)



# Exterior Finish Materials

## Exterior Materials Legend

- B-1 Brick Limestone
- B-2 Brick Redondo Grey
- FCP-1 Fiber Cement Panel (Glisten Yellow)
- FCP-2 Fiber Cement Panel (Big Chill)
- FCP-3 Fiber Cement Panel (Peppercorn)
- FCP-4 Fiber Cement Panel (Nichiha Panel - Big Chill)
- FCP-5 Fiber Cement Panel (Antique Red)
- FCP-6 Fiber Cement Panel (Powder Blue)
- M-1 Metal Siding
- BS-1 Bris Soliel
- MGR Metal/Glass Railings
- MGC-1 Metal/Glass Canopy - 1
- MGC-2 Metal/Glass Canopy - 2
- S-1 Aluminum Storefront
- V-2 Vinyl/Fiberglass Windows
- W-1 Aluminum/glass window wall
- C-1 Concrete Arch Finish
- PC-1 Precast Concrete Header
- BG-1 Butt Glazed Glass Windows
- MF-1 Metal fascia panel
- GF-1 Glass fascia panel
- MC-1 Metal Column
- MEV-1 Metal Exhaust Vent (match wall color)



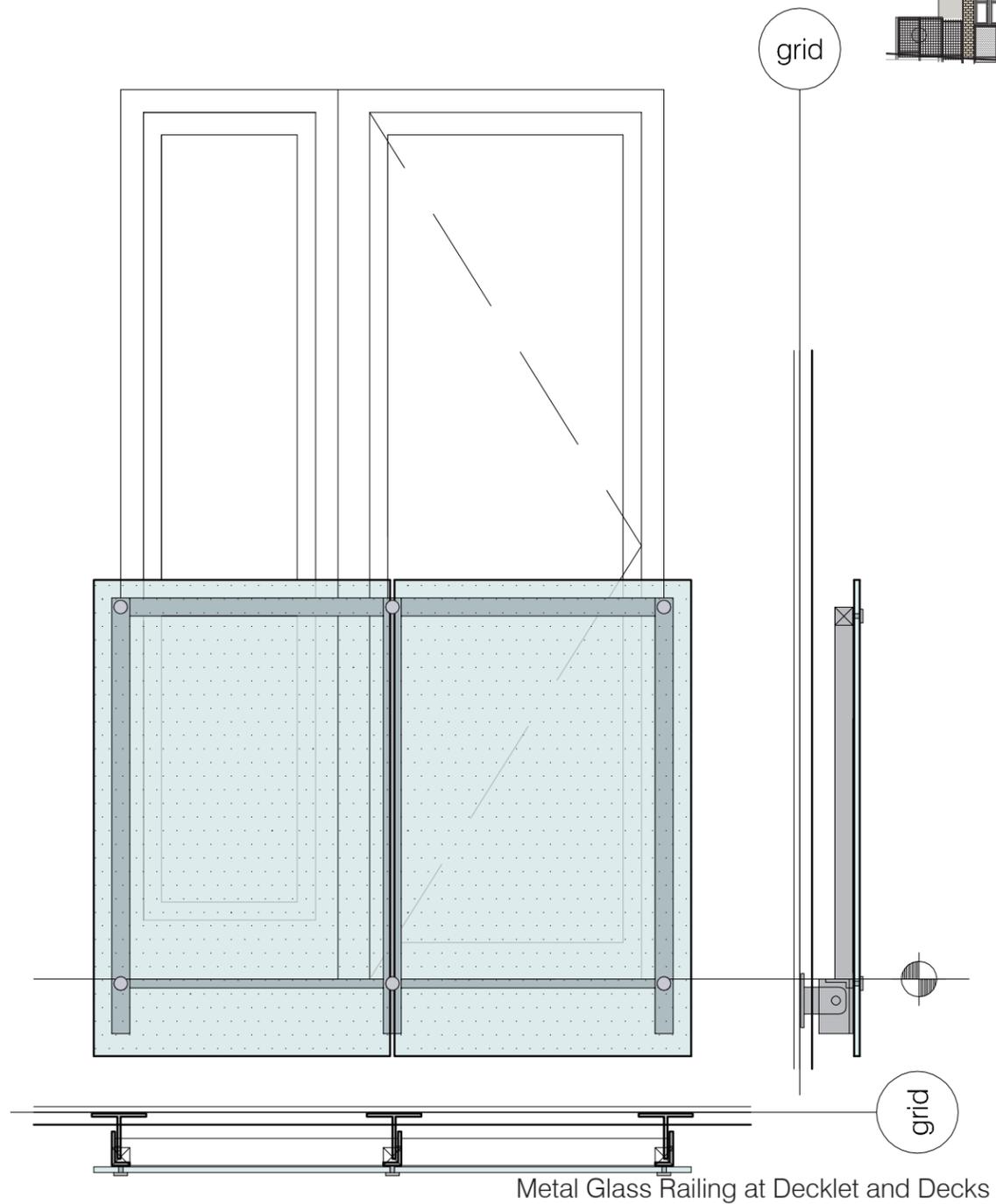
Woodland Park Ave N

West Elevation

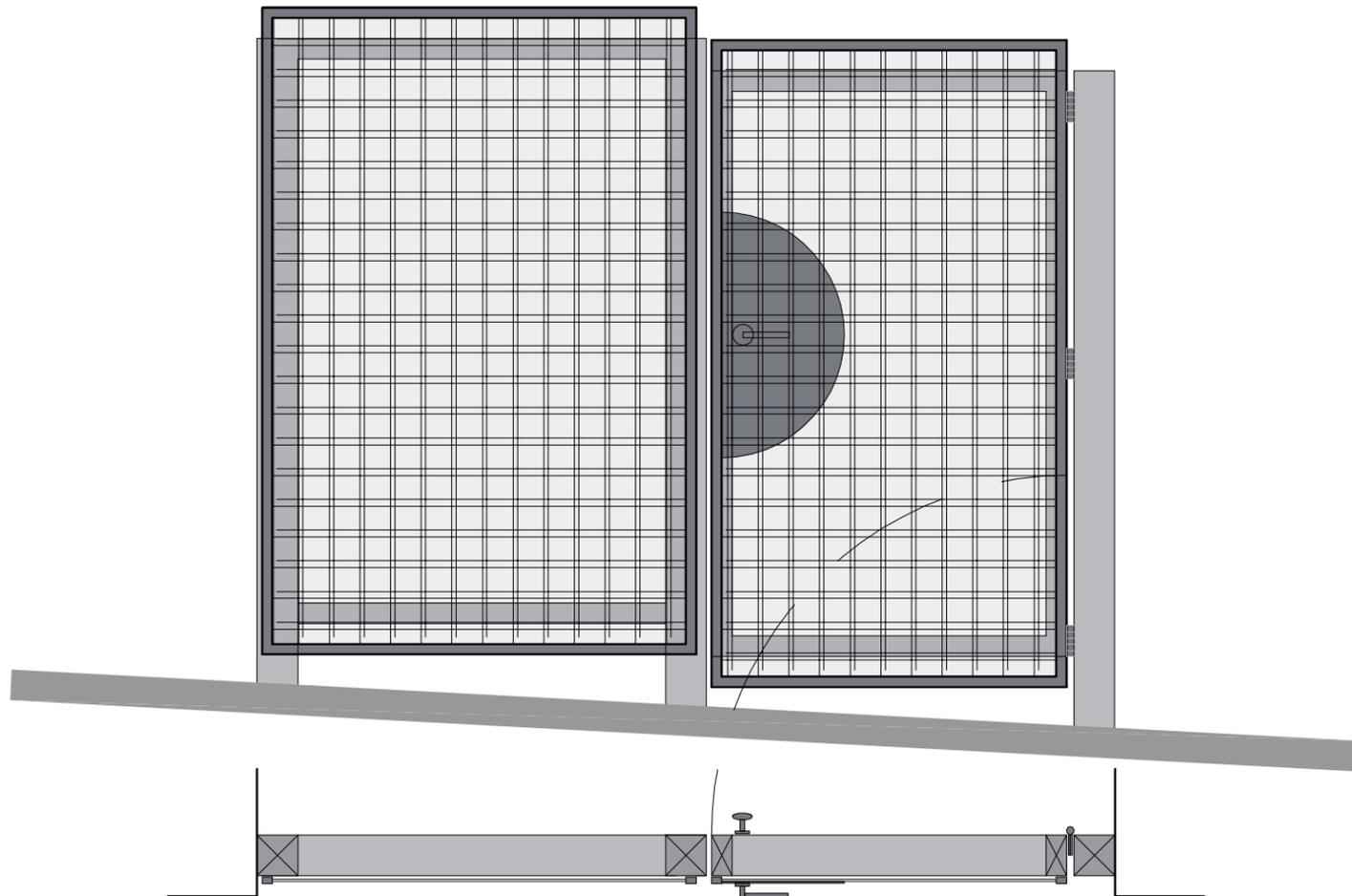
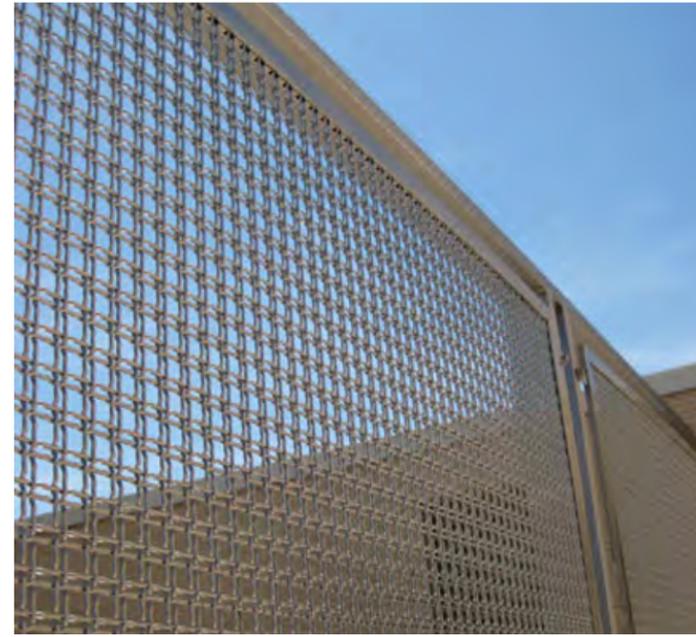
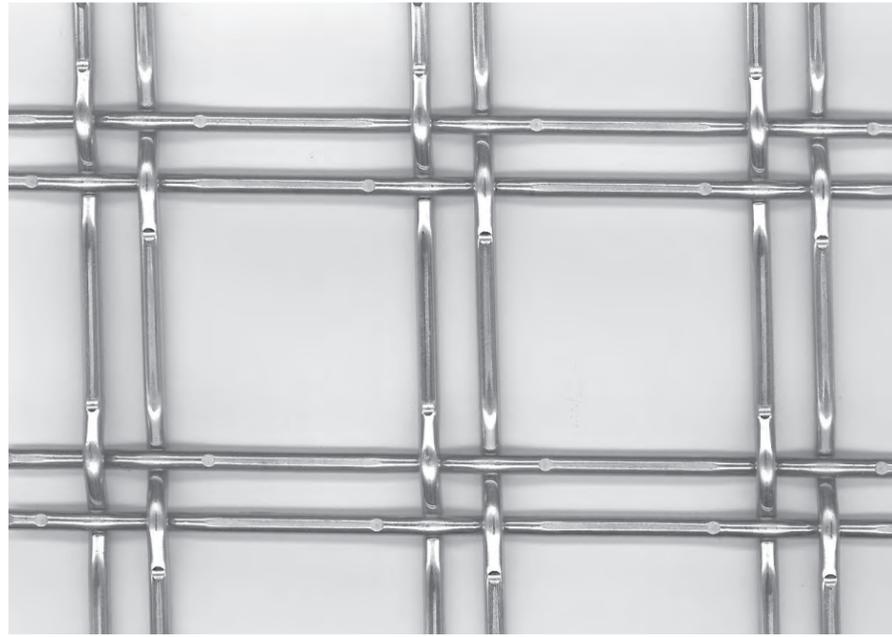


North Elevation

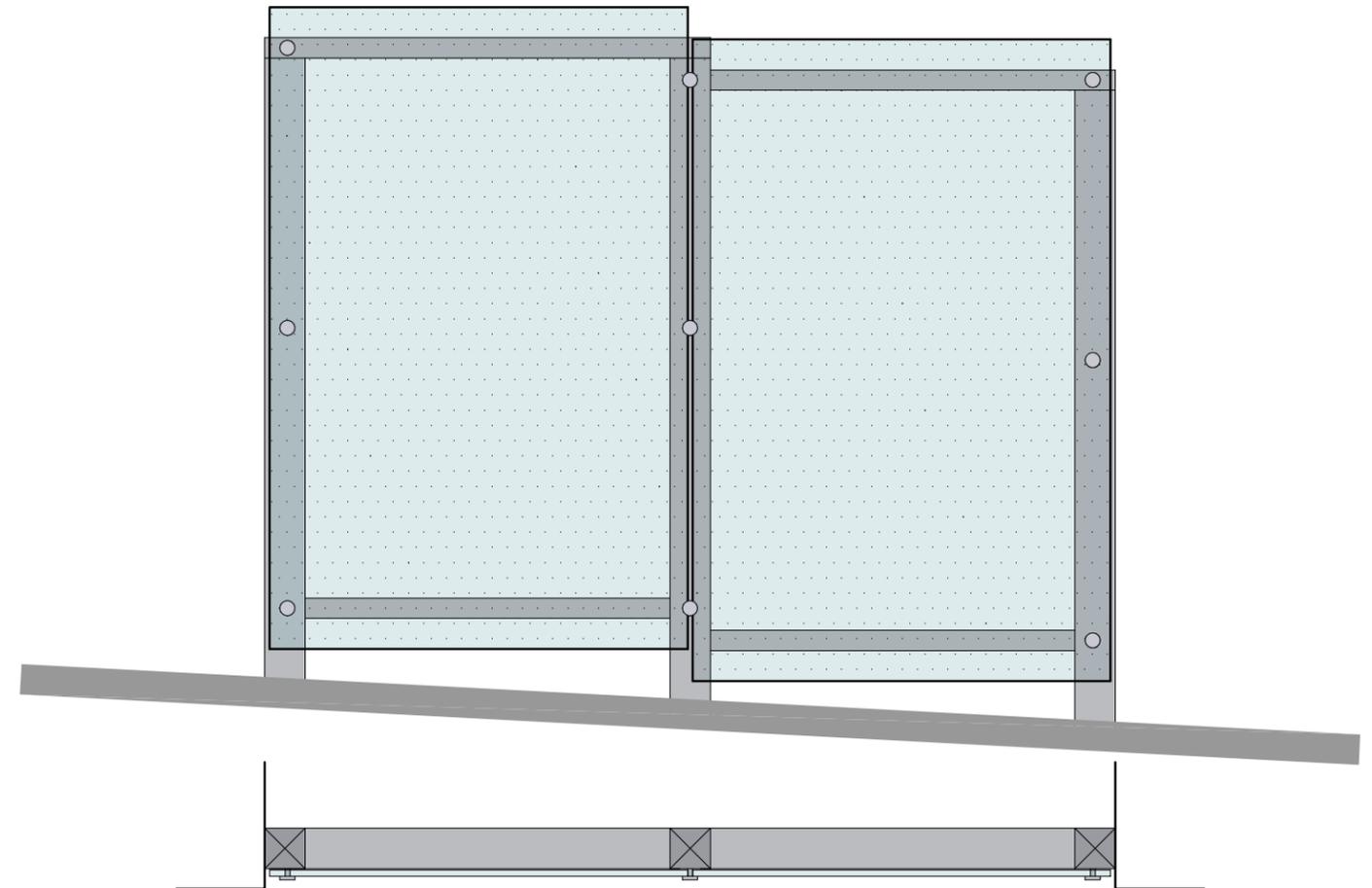




Exterior Finish Materials

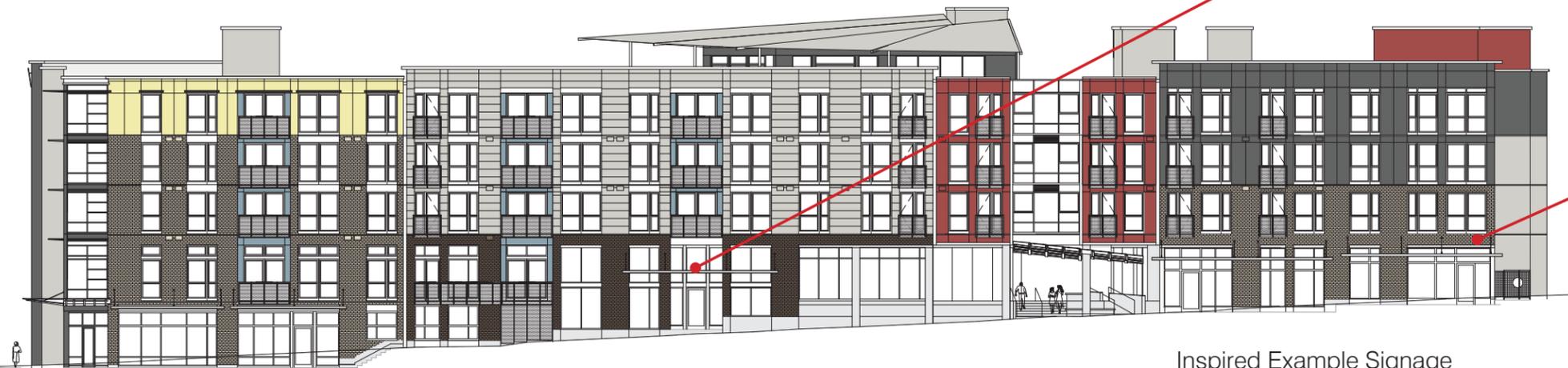


Metal Mesh Fence/Gate at street facades



Glass Fence at residential street facades

D-9 Commercial Signage will be low key and appropriate to the small scale nature of the commercial spaces: under-canopy signage, window signage, and blade signs. The project identification signage will also be low key, distinctive, and scaled for the street/neighborhood context

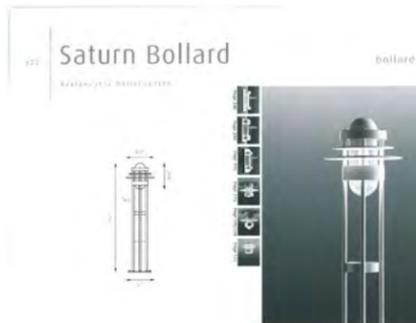
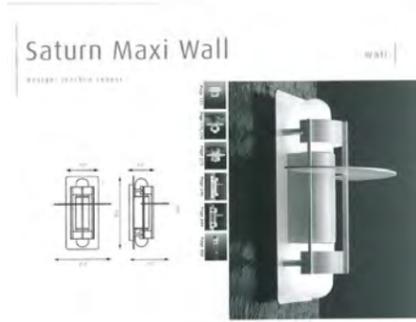
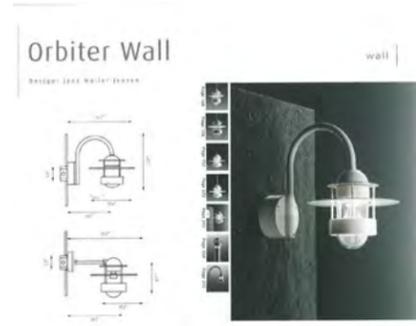


Inspired Example Signage

# Exterior Lighting

Attractive, energy efficient, lighting will be used to accentuate the building, commercial spaces, and residential entries; enhance security; and provide for a welcoming experience during evening hours.

1. Conceptual lighting will be provided as noted, above.
2. The project is in the Fremont Neighborhood, not, the Wallingford Neighborhood. The Developer, however, looked for, the "Wallingford Community's specified pedestrian light fixture" and found one example. It does not appear to be in common use, and, isn't visually appropriate for this project.



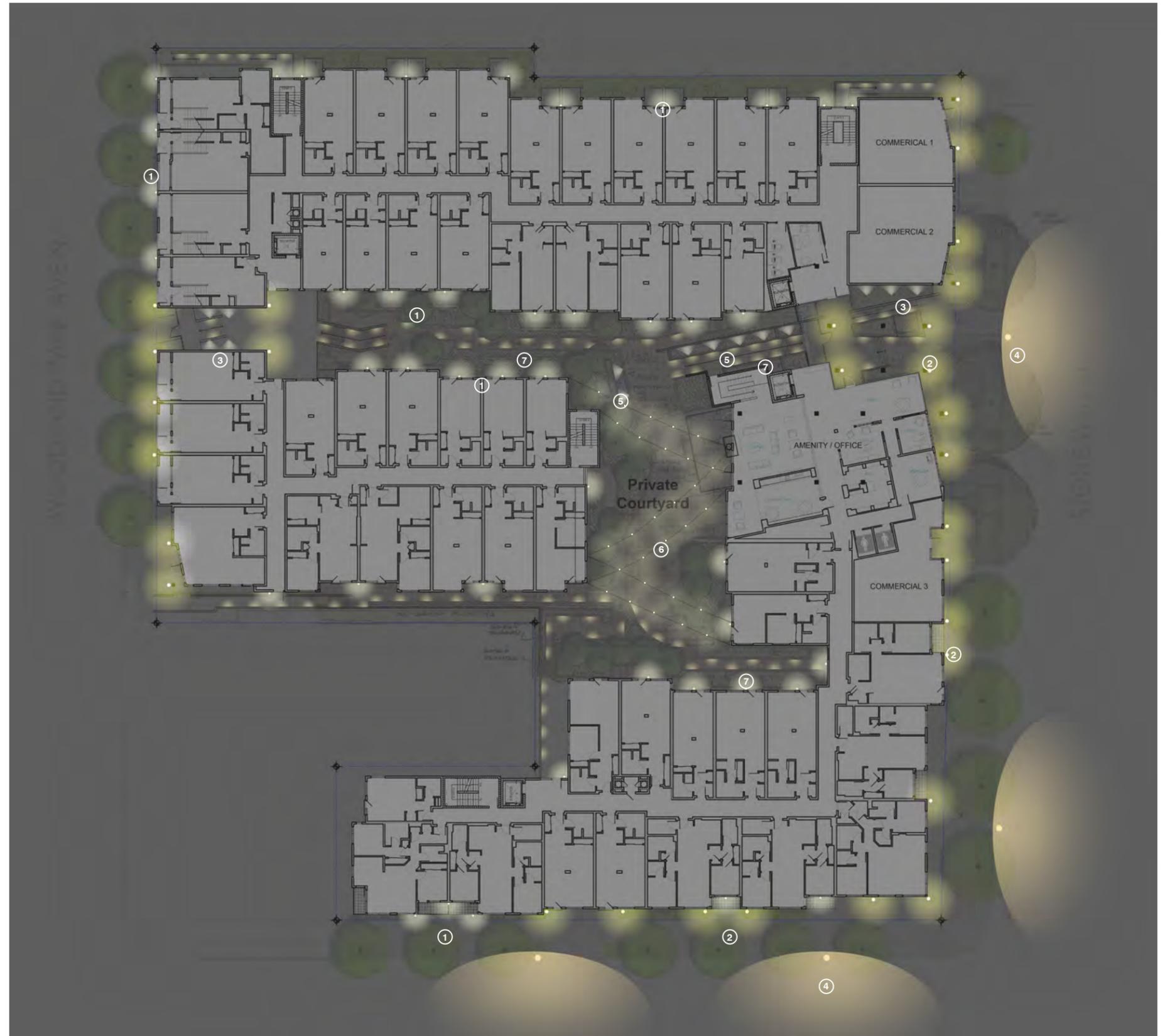


① View at Dusk, looking NW at the corner of N 38th Street and Stone Way N



## Exterior Lighting

1. Small Decorative CFL Sconces (Residential)
2. Large Decorative CFL Sconces (Commercial)
3. Canopy mounted down lighting
4. Existing Street lighting
5. Planter up lighting
6. Festival Rope Lighting
7. Concealed bench lighting



Plan showing Ground Level and L1 Courtyard Lighting



Courtyard with Festival Lighting



Plan showing Roof Terrace and Ground Level Lighting

# Landscaping

Landscaping is used to enhance both the public and private realms of the project. Interior spaces use landscaping to provide privacy, visual break-up and interest, while maximizing light transmission. An extensive rooftop terrace has been created with flexible outdoor spaces that provides for both group gatherings and private enjoyment. Landscaping along the sidewalk, street, and building edges has been balanced to soften the hardscape, preserve existing trees and planting strips, and enhance identification of main building entrances, but not obscure the architectural interest of the design.

1. The landscape has evolved in response to the critique.
2. Courtyard -The raised landscape beds have incorporated a softer curvilinear edge to create flow through the primary gathering spaces in the courtyard. The curvilinear edges are distinctive departure from the rigid geometry of the building. Raised landscape planting areas create privacy for private patios and units by creating an definitive edge and raising the plant materials closer to eye level. Numerous additional trees have been added to further increase privacy and diminish scale of the building. Vertical vegetated screens have been added to further increase privacy around private patios. The water feature has been repositioned to a location on axis with the stairs leading down from the Stone Way entrance to add immediate interest upon entry to the courtyard. The sound of the fountain should carry up the stairs toward the lobby entrance. The area outside the tenant amenity space has an alternate paving material and orientation to create a distinctive boundary for this area. This area is further enhanced by the addition of a barbecue countertop area.
3. Streetscape- Paving materials at the entry off Stone Way have a unique scoring orientation and will have a unique texture/color. Planting areas at the entry off Stone Way have been reduced to increase the area for pedestrians. The stairs leading up to the lobby entrance have been pushed into the site creating a larger entry space that relates to the sidewalk.

- Landscaped Interior L1 Courtyard with common and private open space (A-7)
- Large Rooftop Terrace (A-7)
- Green roof (E-2)



Aerial view of Roof Terrace and L1 Courtyard



Private Patios

① Aerial view looking into L1 Courtyard

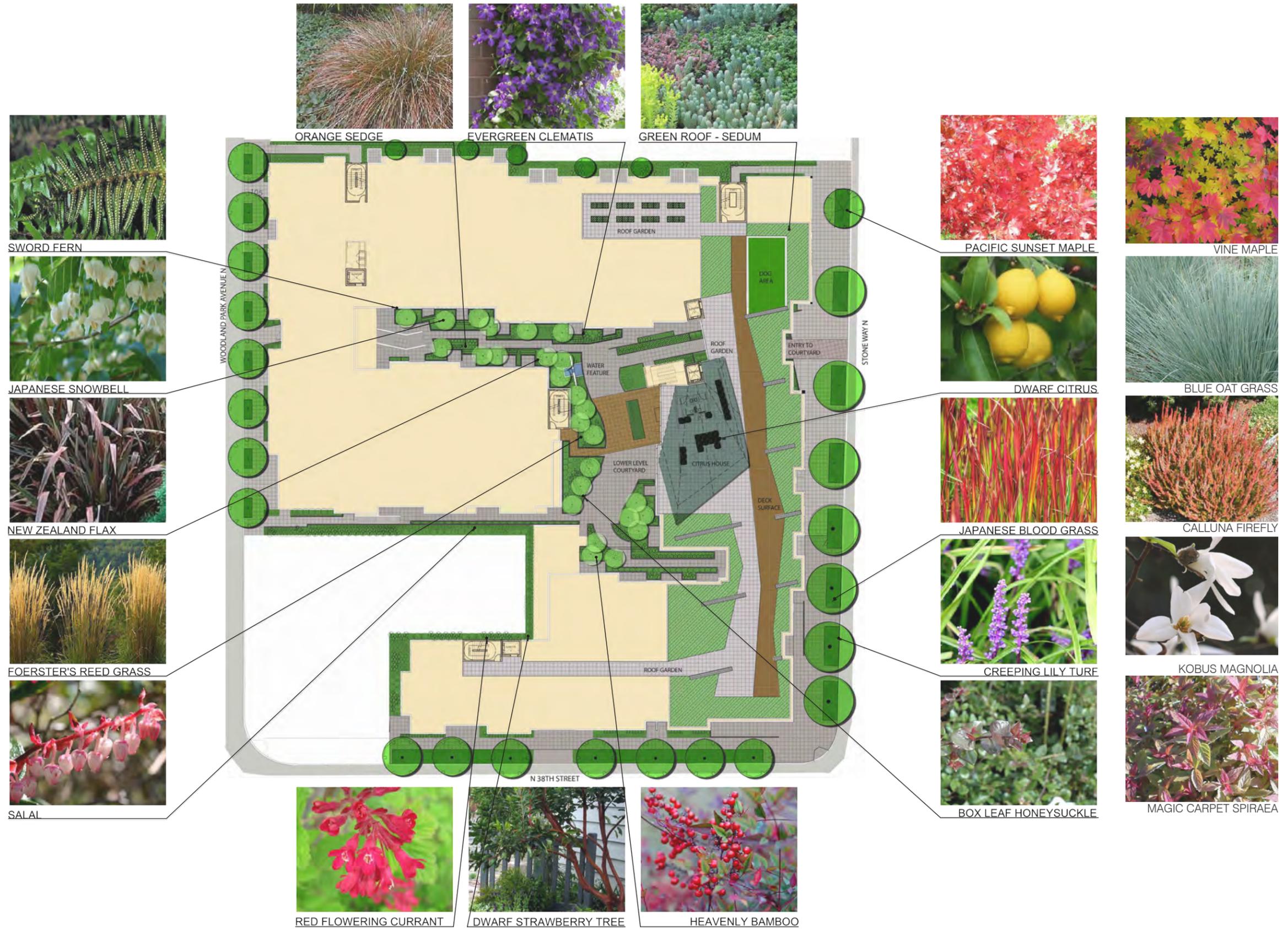
L2 Lounge Deck

Festival Lighting

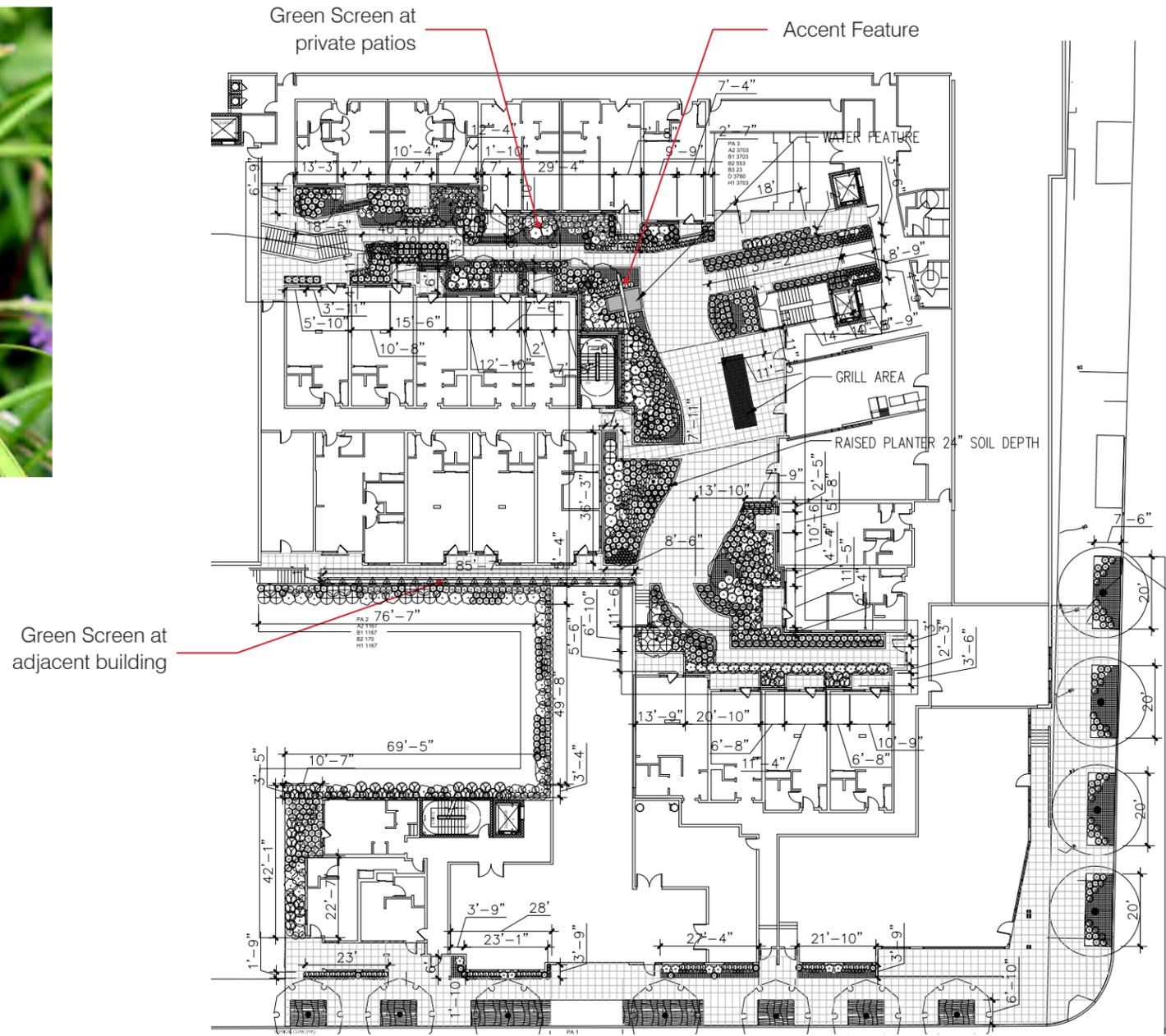
Accent Feature

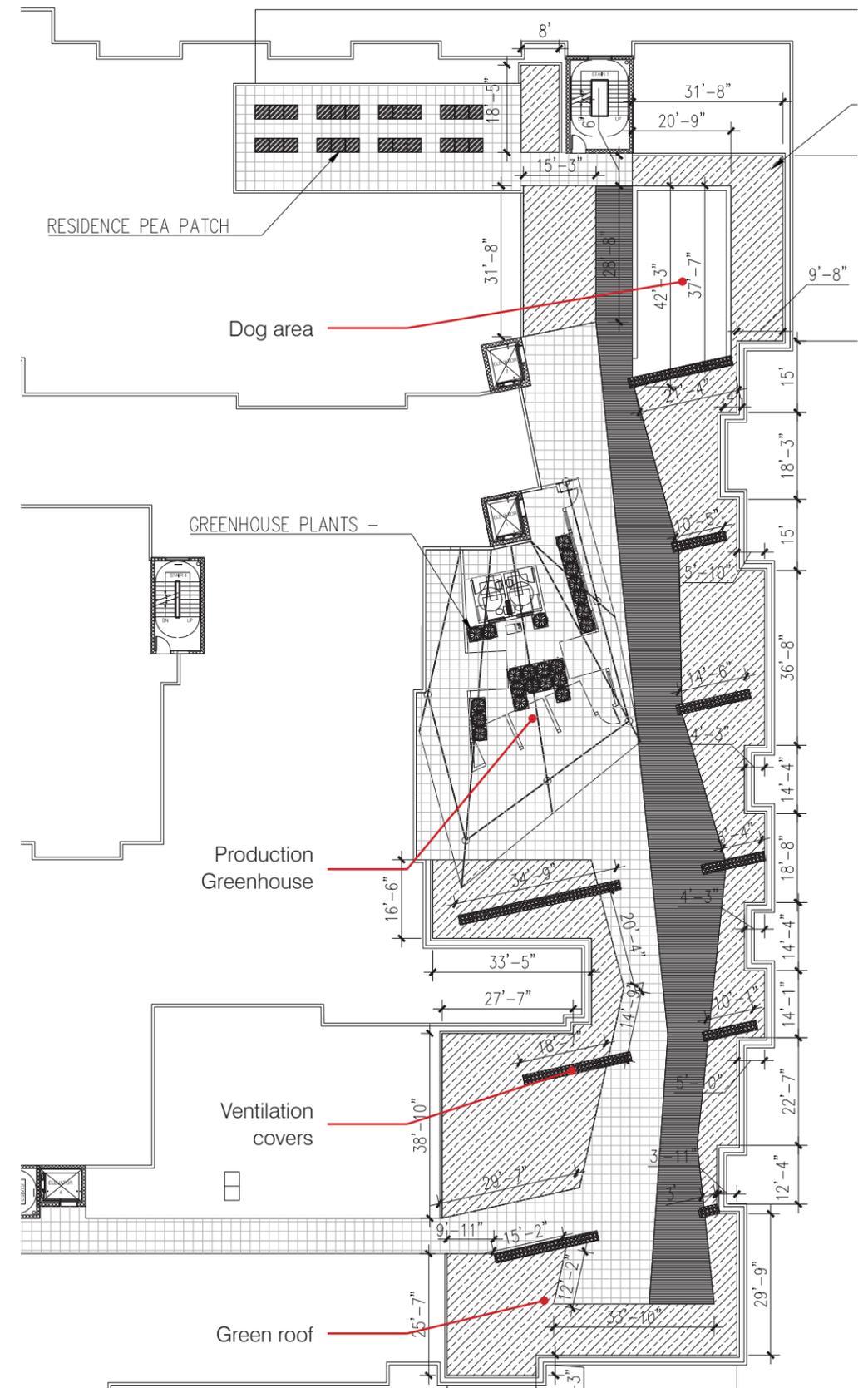
A-7  
E-2

Attractively  
Landscaped courtyard  
for Residents use









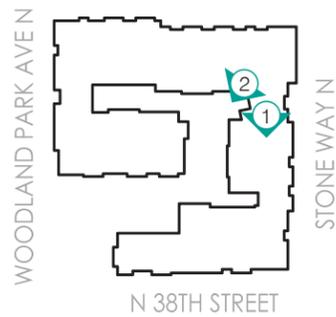
Roof Deck

# Landscaping

- Rooftop Terrace with green roof and planters (E-2)
- Extensive Rooftop Terrace for Resident use (A-7)
- Composite wood decking and pavers (C-4)



1. Left: View of main Residential Entry, along Stone Way N. The facade steps back, creating a defined entrance accented by large glass canopy.
2. Right: View from Roof deck highlights premier amenity space offering multiple gathering spaces, gardening with view of Seattle.



View looking South at Roof Terrace

## Greenhouse

The Greenhouse provided on the roof is dedicated to the production of food. Building residents, and possibly a commercial restaurant tenant, could grow fruit, vegetables, berries and herbs, year round, with the city skyline as a backdrop.

It is designed for flexibility to accommodate different types of crops. The greenhouse is 1,106 nsf with approximately 60% of the wall surface glazed. The roof is PFTE Fiberglass Tensile Fabric Membrane with an insulating layer to control temperature. This product has an approximately 25% light transmittance.

Potential crops have different light, space, temperature, and care requirements. Some possible crops are as follows:

1. Citrus trees which will tolerate some cooler temps but not freezing conditions or extended cold temps. Citrus in greenhouses require a temperature above 60 degrees. Around 70% of the greenhouse space would be dedicated to fruit production (tree canopy + sink + work table area) with the current quantity of planters indicated in the plans and anticipated mature size of the trees. The planters would eventually need to be relocated to accommodate the mature tree canopies and provide access to harvesting of fruit. These plants require weekly maintenance for harvesting and care.
2. A "Berry House" would be another option. The interior temperature during the cold season could be cooler than needed for citrus. There are some varieties of raspberry, blackberry, blueberry and grapes which are being commercially grown in greenhouses. Around 40-60% of the greenhouse space would be dedicated to production (canopy + sink + work table area). This would result in rows of narrower planters with walking aisles between. Adequate ventilation is extremely important, as fungus is a problem with many berries, so we would not want to dedicate a greater percentage of space to the plants. Berry plants require regular (daily) maintenance for harvest, thinning and management of the cane's growth.
3. A "Salsa" greenhouse with higher interior temperatures is another option. Chilies, tomatoes with a few citrus as well as eggplants, squash and melons could be grown. This would require temperatures between 65-95 degrees for production all year long. We would anticipate rows of planters/plant benches for these plants with wider planting areas to accommodate the melons. 40-60% of the greenhouse space would be dedicated to production (planting areas & canopies + sink + work table area). As with the berries, adequate ventilation is required for this greenhouse. These plants would require regular (daily) maintenance for harvest, pruning and management of the new growth.

**SLUC:**  
23.47A.012.C.6. Greenhouses that are dedicated to food production are permitted to extend 15 feet above the applicable height limit if the combined total coverage of all features gaining additional height listed in this subsection 23.47A.012.C does not exceed 50 percent of the roof area, and the greenhouse adheres to the setback requirements in subsection 23.47A.012.C.7

23.84A.014"G." "Greenhouse" means a structure or portion of a structure, made primarily of glass or other translucent material, for which the primary purpose is the cultivation or protection of plants.





Priorities & Board Recommendations

After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment, the Design Review Board members provided the following siting and design guidance. The Board identified the Citywide Design Guidelines & Neighborhood specific guidelines (as applicable) of highest priority for this project.

The Neighborhood specific guidelines are summarized below. For the full text please visit the Design Review website.

*EDG meeting #1 12/17/12*

*EDG meeting #2 03/04/13*

*DPD land use correction #1 05/28/13*

**APPLICANT'S RESPONSE:**

*The developer and design team have carefully considered the guidance and recommendations made by the Board and DPD Staff. Our goal as a development and design team is to create a positive contribution to the community. We used the following general guidelines to help achieve this goal.*

1. The project must meet the needs of the user. Residents are provided with great living spaces that enhance their lives, and business owners are provided spaces that enhance their businesses. This location has great opportunities to bring new residents to close proximity of Seattle's employment centers, outdoor recreation, and convenient public and self-propelled transportation.
2. The project must positively add to the character of the community. The impact of the project on the nearby community must be respected while accomplishing the goal of the City to increase residential density. Commercial uses in the project must be encouraged to provide new services and companies that will more directly serve the residents of the neighborhood.

The project must be feasible and sustainable. The economic viability of the project is an important factor that will contribute to the continued sustainability of the project and provide for it being a positive contribution to the community over the long term.

## A-1 Responding to Site Characteristics

**The siting of buildings should respond to specific site conditions and opportunities such as non-rectangular lots, location on prominent intersections, unusual topography, significant vegetation and views or other natural features.**

*EDG Meeting # 1: Acknowledging the site's slope toward Lake Union, potential views, and the irregular shape of the development site provides inherently exciting possibilities for the design.*

*EDG Meeting #2: The Board objected to a roof that forms one horizontal plane. The roof line should step down the hillside echoing major shifts in massing needed along Stone Way N.*

*DPD Correction #1: East Elevation. The step down of the parapets appears too meager to meet the board's intent for the building to step down the hillside. The roof is for the most part one continuous plane. Eliminating the glass screen at the parapet in the recessed portion of the façade would be a modest start*

### APPLICANT'S RESPONSE:

*The project's vertical profile has been carefully crafted to maximize the efficient usage of the property while providing for break-up of building massing, and providing for an engaging street level that supports pedestrian interaction.*

*Roof line – The design team has used parapets and façade modulation to vary the building height. Each "building" of the overall façade uses setbacks from the property line to differentiate masses, which also helps to break-up the horizontal plane of the roof line. Additionally, the design team has used parapets of various heights to break-up the horizontal plane of the roof line and also help designate differing building masses.*

*Roof top – The rooftop terrace has afforded the design team a great opportunity to maximize the open space for the residents while also taking advantage of the site slope, which allows for sweeping views of the neighborhood, Lake Union, and Downtown Seattle. Having one single floor elevation on the roof ensures that the entire green space is accessible to all the residents.*

*Street Level – The design team has worked hard to orient commercial spaces and residential entries at the street level to accommodate the site slope. Our "ground" floor is actually Level 2 and Level 1, both 13' high at the street fronts. These two levels step down the slopes to minimize "empty" facades that are either way below street grade or way above. Thus our building celebrates the pedestrian experience by creating engaging and useful commercial spaces, and inviting, grade-level building entries.*

*The project's design through façade break-up and treatment, street level relationships, and stepping at the roof line reinforces the sense that the project is stepping down the hill with the site's slope. This design response is carried through on all three street facades. We have also recognized, and celebrated the intersection at Stone Way and N. 38th with unique corner façade treatment and increased setbacks.*

### Stone Way N. (East Elevation)

1. The building has been designed to reflect the sloping nature of the site. Parapet heights step down the hill, with the slope, on all three street elevations. There is a 3'-0" difference between the high parapet and the low parapet on each street elevation. In contrast, 3636 Stone Way would appear to have about a 6" difference, up and down, for the main parapet along the street.
2. The parapet stepping reinforces the breakup of the facades into three main 'buildings'.
3. Façade materials vary from "building" to "building" to emphasize the transition down the hill. Glass screens in the parapets were eliminated as suggested by DPD.
4. Commercial spaces and their entrances on Stone Way step and meet sidewalk grade. L1 and I2 both have 13' floor to floor to make this possible. This fits the building and its interior spaces with the sloping site without creating awkward, buried, commercial spaces.

### Woodland Park Ave. (West Elevation)

5. Design response similar to #'s. 1, 2, and 3, above (Stone Way)
6. On Woodland Park Ave., The entrances to the residential townhouse units and the live work units step down with the sidewalk grade. The townhouses are entered at mid-level with interior floors above and below. The live work units are entered close to grade with a few steps down on the three to the north. Barrier free access to the live work units is at the south end of the building on Woodland Park Ave.

### N. 38th St. (South Elevation)

7. Design response similar to #'s. 1, 2, 3 and 4 above (Stone Way)

## A-2 Streetscape Compatibility

**The siting of buildings should acknowledge and reinforce the existing desirable spatial characteristics of the right-of-way.**

*Edg meeting # 1: see guidance for A-4.*

*Edg meeting #2: the board objected to the architect's characterization of Woodland Park Ave., noting the street's commercial character. The design should match the lovely, smaller scale commercial character along this street.*

*For both commercial edges (Stone Way and Woodland Park), the board expects to see a great commercial edge. These uses should have overhead weather protection to enhance the quality of the pedestrian experience along the two streets. On Woodland Park, the fronts of the live/work units should be articulated to express its clear commercial use.*

*DPD correction #1: Streetscape Compatibility. The forecourts into the townhouse units appear narrow and unusable other than egress. The screens further detach these units and the live work units from the life of the street. The live/work units should have storefronts on the street that don't create an area of separation between the work area and the sidewalk. Please provide a detail of the security screen.*

### APPLICANT'S RESPONSE:

*Our design draws its cues from the surrounding neighborhood, which has a mixture of scales in building and use, and, varied setbacks. This varied nature of the uses adjacent to each of the street frontages of the project required the team to create an architectural language that allows for each street front to respect the existing and unique uses along that street, and also work together to give the entire building a coordinated architectural character*

*This variety is emphasized variety at the sidewalk level: paving steps in and out to create activity nodes at commercial entries, and, especially at the main building entries; overhead weather protection is provided at these activity nodes; commercial, live work, and townhouse units can be accessed directly from the sidewalks; landscaping is used to soften sidewalk/building transitions.*

*Our intent is to activate the streetscape in a fun, and lively way that creates positive interaction.*

### Stone Way N.

1. The design goal along Stone Way is to provide commercial uses on the ground floor, consistent with the commercial nature of the adjacent properties. Being the most active street, the Stone Way façade also features the main building entrance and project identification.
2. The ground floor on stone way has been designed to provide commercial character with varying setbacks consistent with the existing pattern. The main residential court entry and the commercial entries draw the sidewalk in to distinguish their importance.
3. Five, 1,500 sf +/-, commercial spaces step down the hill. The main entry to each meets the sidewalk grade to facilitate accessibility and create an active, pedestrian connection.
4. Overhead weather protection is provided at the north and south commercial spaces, at the main entrance, and, at the entrance to the middle commercial space.

### Woodland Park Ave.

5. Woodland park ave., near the site, has a mix of light commercial and office uses, with little defining spatial characteristics. Our setbacks vary slightly from the sidewalk and property line, in keeping with the street's varied pattern.
6. The four units, to the north of the central building entrance are designed as townhouse apartments with lower and upper floors that are 4'-0" minimum, above, or below the sidewalk. The entry is from the sidewalk through a gate into a 6' deep entry forecourt. The 1-1/2 story forecourt is fenced from the street with glass/mesh screens for privacy, security, and to allow light into the two story space at the townhouse's interior.

7. There are four live work units, to the south of the central residential entry passageway. Three have covered entry courts with stairs down into the unit. A glazed portion of the live work unit's façade extends out to the sidewalk façade, as requested by DPD (although conflicting w/A-6 -EDG Comment #2).
8. Canopies are provided at the entrances to the townhouse and live/work units, and a large canopy is provided at the central building entrance passage way.

### N. 38th St.

9. The character of North 38th Street, which is affected by Northbound Aurora traffic exiting into the Fremont neighborhood, has some mixed residential and smaller commercial uses. This makes this street ideal for our garage and service access, away from the commercial uses at the corner of Stone Way.
10. Two small residential units, set back >10' from the sidewalk, are located at the west end of the street frontage
11. The largest commercial space, at the east end, steps back from, and wraps, the corner of n. 38th and stone way. Overhead weather protection wraps around the corner, also. This space is set back to provide a sunny outdoor patio space.

## A-3 Entrances Visible from the Street

**Entries should be clearly identifiable and visible from the street.**

*EDG Meeting #1: No comment.*

*EDG Meeting #2: The residential entry on Woodland Park Ave. N. is not clearly distinguished from the commercial live/work units (see A-2). The architect will need to show how the entry sequence functions as well as how the access to the courtyard works.*

*See guidance D-12 for the Board's discussion of the residential entrance on Stone Way.*

*DPD Correction #1: No comment.*

### APPLICANT'S RESPONSE:

*All of our project entries are clearly identifiable and visible from the street. We have designed a hierarchy of entrances and circulation routes to accomplish this goal. Building setbacks, façade treatments, canopies, paving patterns, transparency/porosity, landscaping and gates and fences are designed in response to the function of the entry, and its importance and need to be visible.*

*The two main residential entry points are set back from the sidewalk to provide for resident safety and have larger glass and metal canopies to differentiate them from the commercial entries. Commercial entries are minimally setback from the sidewalk to encourage pedestrian interaction. Floor levels of the commercial spaces are set consistent with the street grade so that the activity of interior spaces is plainly visible and engaging to the pedestrian.*

### Stone Way N.

1. In response to an earlier DRB comment, the main residential entry has been moved down Stone Way from its initial location at the Northeast corner of the site to a more central location.
2. There's a clear sense of entry and identity. It's distinguishable by a large break and setback in the façade; unique paving, extending across the sidewalk; and the extensive use of glass to provide visibly open transition to the interior court yard; a large metal/glass entrance canopy extending to the sidewalk; and a glass window wall overhead, which bridges the space between the 'buildings' to either side of the entry. Resident security is Extensive glazing, allows engagement with the public space, visual interest for pedestrians, and enhances security for residents and passersby.
3. The entry courtyard tapers in from the North and South to open up it up and lead to the stairs, and ramp, up the residential lobby level. Landscaping, lighting, signage, seating, and art will enliven the entry and activate its connection to the sidewalk and street. The transparency of the lobby/leasing/amenity spaces to either side of the entry court, along with the glass elevator shaft, will dramatically increase the entry's sense of openness. This occurs at the sidewalk/pedestrian level where it is most effective at inviting interaction and identifying the entry.

# Appendix A

- The 13' floor to floor Level 2 level is above the sidewalk approx. 1' to 3' at this entry. The wide steps and the smaller ADA ramp make a graceful transition from the public to the semi-public exterior space between the two lobbies. Private stairs, past the glass gate and screens, lead to the grand stairs down to the main Level 1 courtyard. The Woodland Park Ave. Residential entry is, also, clearly visible across the courtyard.
- Entries to the five commercial spaces are directly accessible from the sidewalk at grade. They're identifiable by paving, lighting, signage, overhead canopies, storefront glazing, and visibly high ceilings.

## Woodland Park Ave.

- The secondary residential entry on woodland park is, also, distinguishable by a break and setback in the façade; unique paving, extending across the sidewalk; being visibly open to the interior court yard; having a metal/glass entrance canopy extending to the sidewalk; and a glass window wall overhead, bridging the space between the 'buildings' to either side of the entry. A transparent fence, and gate, control access to the courtyard, beyond, which is visible from the sidewalk. It's clearly recognizable as a building entry.
- Townhouses and live-work units have gated entries directly to the sidewalk; which, along with canopies and distinctive lighting at each, will make them easily identifiable

## N. 38th St.

- All of the secondary building and apartment entries on N. 38th are easily identifiable, as such.

## A-4 Human Activity

### New development should be sited and designed to encourage human activity on the street.

*EDG Meeting # 1: The Board emphasized the importance of this guideline as it pertains to both the corner of N. 38th St. and Stone Way and along the Stone Way corridor. Plazas should connect the residential and commercial uses to the street. The placement of live/work units on Woodland Park Ave implicitly creates a need for a pedestrian oriented design approach to these commercial units. The fronts of the units, whether they sit at the property edge or provide a transitional space in front of the unit, should encourage pedestrian activity.*

*EDG Meeting #2: The Board reiterated its earlier guidance for A-4, human activity. Characteristics need to comply with this guideline include commercial storefronts along the entire Stone Way façade, functional plazas at or near mid-block on Stone Way and at the corner of Stone Way and N. 38th St., a well defined commercial base, and commercial storefronts for the live/work units along Woodland Park Ave. N.*

*DPD Correction #1: The Applicant response in Attachment B has blanks where quantities should be. The reference to the Noble apartment building is misleading as the Noble has a greater amount of open space adjacent to the sidewalk.*

## APPLICANT'S RESPONSE

*Our design is intended to enhance and activate the adjacent streets. Entries, sidewalk extensions, landscaping, façade treatment, transparency and porosity are used to facilitate and structure interaction*

*The design team has taken great pains to ensure a street level design that enhances the pedestrian experience, which in turn creates a positive commercial experience and the sustainability of the commercial businesses. Commercial spaces are sited at grade with the sidewalk, and near the sidewalk for ease of access. Open space has been provided at the main residential entries and certain commercial areas where outdoor activity seems logical.*

*Our goal is to activate the streetscape in a fun, and lively way. We believe that "Human activity" is best encouraged at the ground floor and that the quality of the design transcends a "dimensional formula".*

## Stone Way N.

- The building steps back at the main entry to create a landscaped transition from the street to the building entrance, tapering from a width of 86' at the property line to the 30' wide, high ceilinged, covered area between the building lobbies. The covered area starts about 14' back from the 10' wide sidewalks. The court entry space allows inviting views into the central plaza, and, through the glazed main lobby, into the residential lounge.

The design activates the sidewalk, enhances interaction among residents and passers-by, and delineates the movement from public, semi-private and private space. Openness, residential overview, and lighting create a safe entry for residents and visitors.

Commercial storefronts occupy approx. \_\_% Of the stone way façade and are all directly accessible from sidewalk grade. The entries are distributed along the street front and with the storefront retail glazing enliven and activate the pedestrian realm. Lighting and residential overview will help to make the experience safe.

- The qualities of the open space we are providing at the main residential entry transcend a dimensional formula (A-7). The transparency of the entry with its visible connections through, and, into the interior court yard, and into, and through, the amenity/lounge areas, visually brings the pedestrian into the project. The existing street trees will effectively screen the upper floors of the project.
- Amenity/Leasing storefronts occupy 26.5% of the Stone Way frontage. All Amenity/Leasing facades meet the transparency requirements. The open entry (narrowest width at back) is 10.5% of the Stone Way frontage.
- Transparent, commercial storefronts occupy approx. 63% of the Stone Way façade and are all directly accessible from sidewalk grade. The entries are distributed along the street front and with the storefront retail glazing enliven and activate the pedestrian realm. Lighting and residential overview will help to make the experience safe.
- Seating, bicycle racks, and wider, varying sidewalk widths (8-10' +), and landscaping enhance the pedestrian experience.
- The Noble Apartment has 6' main sidewalks with a 2' strip of rougher paving adjacent to the building. It steps in, as we've proposed, at entries and activity nodes.

## Corner of Stone Way & N. 38th

- The building is set back at the southeast corner on both Stone Way and N. 38th St this allows opportunities for greater interaction between pedestrians and the commercial tenants and provides for some outdoor activity.

## Woodland Park Ave.

- The live/work units on Woodland Park were revised, to bring storefront glazing up to the sidewalk, providing the desired commercial character. Three of the units have storefront glazing at the sidewalk façade with a recessed gated entry. The gate is glass and metal for privacy and visibility. We feel that this compromises the utility of the unit, doesn't provide an attractive living situation, and doesn't respond to the likely "work" aspects of the unit. A transitional space, as we had originally (similar to the townhouse units), provided some separation and privacy for the "live" and "work" functions. An overhead garage door opening to this space would allow ventilation and usable outdoor space. Glazing at the street is likely to always be closed off with blinds. The live aspects in some cases spill out into street view (see the Prescott on Stone Way as an example). This also, apparently conflicts with another DRB comment (A-6).

- The fourth live-work unit is set back from the sidewalk with storefront glazed facades and landscaping.

- Provisions are made for blade signage at each live-work unit.

- The townhouses have separate entries and transitional space at the street level.

- The secondary building entry opens straight through to the court yard and primary building entry, beyond. Interior building access is to the North and South of the entry at the bottom of the first set of stairs past the gate.

## N. 38th St.

- Interior parking, garbage/recycle rooms, and the move-in loading area are accessed off this street. A roll up and man doors are located on this street between commercial use at the east and two small apartment units at the west end. Access to interior bicycle storage and the resident's bicycle maintenance shop is from this street, also.

## Street Level Open Space and Sidewalks

- Sidewalks on Stone Way and N. 38th are 8' of City standard paving. Sidewalks on Woodland Park are 6' of City Standard paving. Sidewalks are wider at entries to the building, commercial space, live/work units and townhouses.
- Usable public open space has been provided where the public "wants to be". I.e. at entries and at the Southeast corner of the project.

## A-5 Respect for Adjacent Sites

### Buildings should respect adjacent properties by being located on their sites to minimize disruption of the privacy and outdoor activities of residents in adjacent buildings.

*EDG Meeting #1: No comment.*

*EDG Meeting #2: The lack of accurate and realistic illustrations of the surrounding context in the EDG packet baffled the Board. Without this essential information, the Board stated that it hampered the ability to provide informed guidance regarding the relationship of the proposed structure with the adjacent buildings. The residential units and live/work units at the north property lines, adjacent to University Reprographics, and near the corner building at N. 38th St. and Woodland Park Ave N. are problematic as they will likely create dark outdoor spaces and inhibit natural light into the units. Together these issues warrant security concerns. The units and their outdoor spaces along the edges of the property should either have greater setbacks from the property lines or the architect must show how the units at the edges and those with outdoor patios would create a positive living environment.*

*DPD Correction #1: Based on the applicant response in Attachment B, DPD and the board does not assume that adjacent sites will be redeveloped. The applicant will need to make clear in the drawings for the board and DPD the relationship of the proposal with the existing surrounding buildings.*

## APPLICANT'S RESPONSE

*Our design takes into account the existing, and allowable future uses, adjacent to the project site. Setbacks, landscaping, fencing and green screens are used to mitigate the project's impact on adjacent properties.*

- Extensive contextual information was provided in the submittal for the first EDG.
- See Guideline "B-1 Height Bulk and Scale Comparability", which was not cited as a priority. The Guideline does require "compatibility with the scale of development anticipated by the applicable land use policies for the surrounding area..."
- The adjacent site at the Southwest corner of the block (38th st. and Woodland Park Ave.) has been purchased and the new owners have stated that they intend to build an office building. In fact, they have already had a "paid coaching appointment" with DPD. We are set back 5'-10' from that property line with only one small studio (10' back) facing that direction.
- The 4-5 story building at the corner of Bridge Way, to the Northeast of our site, has commercial tenants. There are six linear windows and two small square windows on the façade facing us. All of these windows are too close to the property line and are "non-conforming" per the SBC. It should be a fire wall with no openings. We have studied the relationship of those windows to our proposed units and limited our windows closest to the property line. We are 7'-10' from the property line closest to that building.
- The two-story University Printing building, currently, encroaches into this project's property at its North, South and East property lines. There are no windows in this building facing our site. We have no knowledge of any future plans for that site. We are placing green screen walls on the North and West facades of this building facing our project to enhance our resident's views. The units are set back 7'-10' from the building (10'-13' from the property line). We have no windows facing the south façade of the University Printing building
- At present, none of the adjacent buildings have residents. All properties have commercial tenants.
- When, and if, the adjacent sites are developed, per the allowable zoning, we expect they will also be set back comparable to our building.

Altering parapet heights and setbacks break facade up into Three Main "Buildings" (A-1)

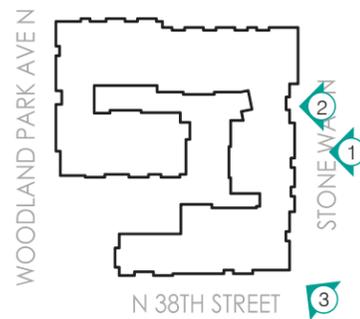
Glass faced decks & decklets tie building facades together (C-2)

Set back, Commercial entries and transparencies to activate street (A-4)



① Aerial of Stone Way N looking West

(A-6) Set back and vertical transition at Residential Entry



② Main Residential Entry on Stone way

(A-4) Transparent commercial & lobby storefronts

(A-6) Residential entry transition with setback & level change



③ NE corner of site Stone Way

**A-6** Transition Between Residence and Street

**For residential projects, the space between the building and the sidewalk should provide security and privacy for residents and**

EDG Meeting # 1: Along all three street edges, the design must celebrate the transition between the residential use and the streetscape. The Board will want to see an imaginative contribution to the streetscape.

EDG Meeting #2: The Board observed that the applicant did not respond to the earlier guidance to create comfortable and secure transitions between Woodland Park Ave and the live/work units and between Stone Way and the commercial/leasing uses. Wider sidewalks on Stone Way would contribute to a more pleasant pedestrian environment and wider landscaping along Woodland Park Ave N. between the live/work units and the sidewalk is required.

DPD Correction #1: No comment.

**APPLICANT'S RESPONSE**

The transitions between the residences and the street have been designed to enhance both security and privacy for residential units. The transitions from public, to semi-public, to semi-private, and to private are clearly delineated with setbacks, paving, landscaping, lighting, fencing and gates

1. See A-3 for the entries on Stone Way, N. 38th, and Woodland Park Ave.
2. At the four townhouse entries on Woodland Park Ave., and the two small apartment entries on N. 38th, we have taken care to provide a comfortable and secure transition between the street and these residential uses. The units are separated from the street by transition spaces that provide privacy and open space for plants, or, a table and chair.
3. See A-2 for the commercial, non-residential, entry transitions.

**A-7** Residential Open Space

**Residential projects should be sited to maximize opportunities for creating usable, attractive, well-integrated open space.**

EDG Meeting # 1: The large site offers ample room for a variety open spaces that differ in size and amount of privacy. Open spaces along Stone Way N. and at the corner of 38th Ave. may accommodate both residential and commercial tenants.

EDG Meeting #2: The open space concept(s) did not succeed on several levels. A significant open space fronting Stone Way should work in concert with a major break in the massing. This open space may lead to the inner courtyard but there needs to be a plaza fronting Stone Way that acts as a forecourt to the inner open space formed by the three masses. The portal alone does not succeed as a significant element of the Stone Way elevation.

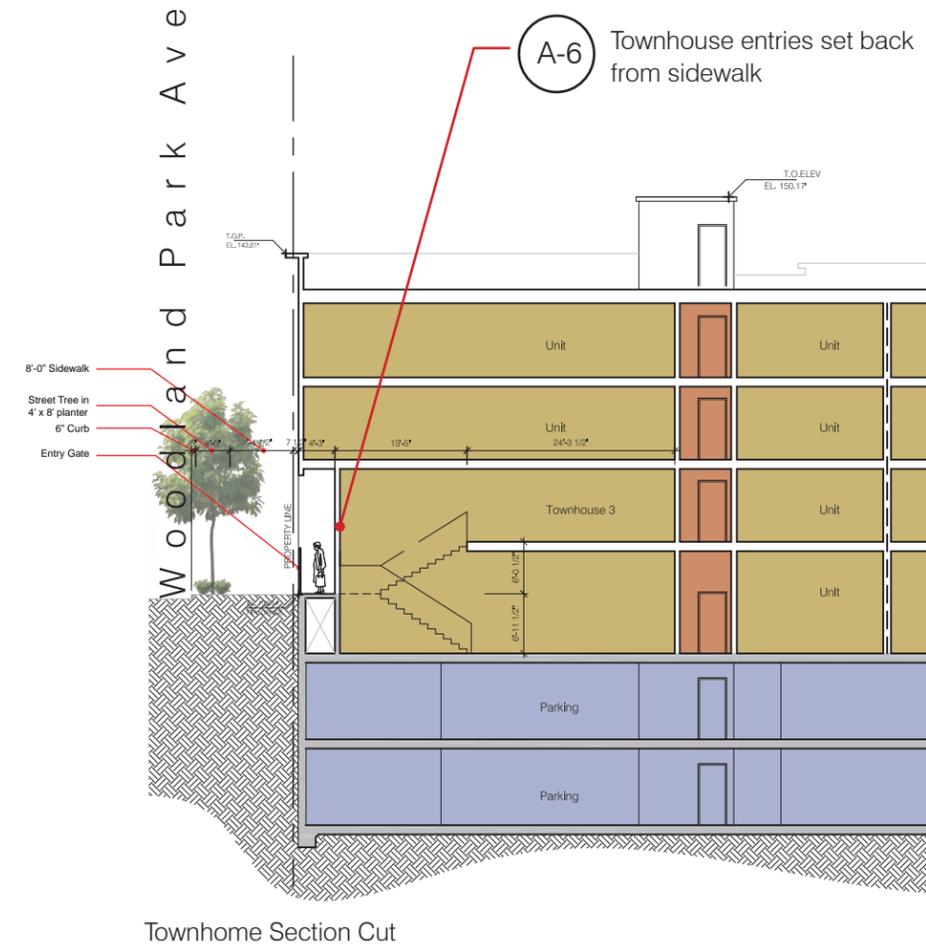
The Board asked for a larger open space at the southeast corner, possessing extensive transparency into the commercial space, and better sight lines for pedestrian and vehicular traffic along the N. 38th St. right of way.

DPD Correction #1: The board requested a "significant" open space and major break in the massing along Stone Way. The evolution of the design does not appear to meet the board's expectation. DPD staff shares its concern that the design will generate at least two recommendation meetings. DPD staff recommends setting back the structure 24' from the property line to create a 24' x 42' uncovered open space at the front of the building.

**APPLICANT'S RESPONSE**

To enhance the livability of the project, we have designed significant usable, and visually attractive, open spaces for the project's residents. 30% of the site is dedicated to open space with extensive additional space on the rooftop. Private and semi-private activity areas are provided for solitary sitting, enjoying the view, conversation, gardening, partying, and other passive outdoor pursuits. Landscaping is used to create privacy and visually interesting scenes for the residents.

1. This guideline, we believe is directed towards creating "usable, attractive, well integrated open space" for the project's residents. See A-4 and A-6 for our response to the EDG and DPD Correction comments, noted above, relating to semi-public and public open space provided at the streets.
2. Our initial "preferred" scheme had two interior open spaces: one at the North (L2) and one in the center of the project (L1). The project was laid out, from Stone Way to Woodland Park, as an H. In response to a verbal recommendation provided in the first EDG meeting (but, not recorded by DPD), we reconfigured the project to have a larger single open space in the center of the project. This maximized the opportunity for usable open space. This interior court is at L1 and is designed to provide for multiple activities, create "exterior rooms", private patios adjacent to each unit, and provide attractive views from upper floor units. A light transmitting covered structure (similar to the rooftop Production Greenhouse) provides a comfortable place to sit and enjoy the space, while out of the rain. The majority of this court yard runs north to south and will have good sunlight. The project's "ground" floor lot coverage of only 68.5% provides exceptional opportunity for usable residential open space. The recently approved project at 3636 Stone Way has comparable lot coverage of 81.9%.
3. Units located at the ground floor on the north property line are set back 7'-10'. Each of those units has a large exterior patio. The remaining area is landscaped. A 6' fence runs along the North property line with gates at the Stone Way and Woodland Park Ave. sides.
4. Common pathways coming in at the main entry on Stone Way and the secondary entry on Woodland Park are enhanced with landscaping, as are the building's exit pathways.
5. A large landscaped roof deck is provided with gardens, dog area, barbecue, seating, fire pits, "exterior rooms", and other amenities. A 1,300 sf Production Greenhouse, with a light-transmitting fabric roof, is provided for the cultivation of limes, oranges, lemons and other suitable plants.
6. The project's residential square footage generates an amenity requirement per SMC 23.47A.024 of 9,300 sf. We are providing 24,700 sf of amenity area.



Townhome Section Cut



Live Work Section Cut

**A-8** Parking and Vehicle Access

**Siting should minimize the impact of automobile parking and driveways on the pedestrian environment, adjacent properties, and pedestrian safety.**

EDG Meeting #'s 1 & 2: The placement of the garage access on N. 38th received Board endorsement.

DPD Correction #1: No comment.

**APPLICANT'S RESPONSE**

The design team has minimized automobile impact to the surrounding neighborhood as much as possible. Garage access features a single entrance on N. 38th, in support of giving preference to the pedestrian environment. Bicycle use is encouraged by the property with ample bicycle storage, and a dedicated space for residents to perform bicycle maintenance and repairs. Additionally, the project's tenant information system shall encourage the use of public transportation, and give public transportation options near the site.

**A-10** Corner Lots

**Building on corner lots should be oriented to the corner and public street fronts. Parking and automobile access should be located away from corners.**

EDG Meeting # 1: See the Board deliberation (guideline D-1) on the value of creating open space at the corner of N. 38th St. and Stone Way N. Attributes of the open space should include a strong connection to the commercial uses at the corner, openness to the sky rather than sheltered underneath the building mass, and a strong connection to the pedestrian realm.

Given the project's close proximity to the corner of Bridge Way N. and Woodland Park Ave N., the project design should acknowledge the intersection. Renderings of the design should illustrate a perspective from the intersection.

EDG Meeting #2: The Board noted that the open space at the southeast corner did not meet the expectations that the earlier guidance above provided. A significant reworking of this open space must be completed before returning to the Board.

The design presented at the 2nd EDG meeting did not acknowledge the corner at Bridge Way N. and Woodland Park Ave. N as requested at the earlier meeting. The Board reiterated the importance of distinguishing the massing and the detailing at this visible location as a singular element of the overall architectural composition.

DPD Correction #1: The corner volume near Bridge Way would be enhanced if the brick extended to the cornice to provide a strong anchor to the building and the block.

Is the color of the brick along Woodland Park Ave. grey? If not, please indicate and accurately illustrate on the color elevations.

**APPLICANT'S RESPONSE**

The design celebrates the corner at N. 38th St. and Stone Way and, recognizes the Northwest corner at Woodland Park Ave. and Bridge Way. Both are uniquely treated and given emphasis as opposing "visual anchors" of the project.

Usable open space has been dedicated at the corner of N. 38th and Stone Way adjacent to the commercial space. The design of this corner space strikes a balance between outdoor space available to take advantage of fair weather days, and controlled covered space for the remainder of the year.

1. As indicated in the guideline, parking and automobile access is located away from the corner. One garage access is provided for the entire site. It is on N. 38th St., mid-building and away from the corner of Stone Way and N. 38th.
2. The part of the southeast corner 'building' is distinct with commercial storefront at the base, brick running up to the fourth floor, a setback from both 38th and Stone Way, brise soleil, and more extensive glazing at the corner units. It is, however, only, a visual marker for the project and not a point of physical access to the project.

3. The Northwest corner of the project, closest to Bridge Way, has brick extending up three floors to give it presence and to anchor the corner base. It is taller than the adjacent building segments to the South and separated from them by balconies and a color change to help set it off.
4. See A-4 Human Activity

**B-1** Height, Bulk and Scale Compatibility

**Height, Bulk and Scale Compatibility. Projects should be compatible with the scale of development anticipated by the applicable Land Use Policies for the surrounding area.**

EDG Meeting # 1, 2: No comment.

DPD Correction #1: No Comment

**APPLICANT'S RESPONSE (DR-4):**

Although not identified as a priority guideline, the future development, as allowed by Land Use policies, was looked at by the Design Team and factored into the project's design.



SE Aerial looking down at corner of N 38th Street and Stone Way N



NW corner of site, along Woodland Park Ave N.



South facade, along N 38th Street

**C-1** Architectural Context

**New buildings proposed for existing neighborhoods with a well-defined and desirable character should be compatible with or complement the architectural character and siting pattern of neighboring buildings.**

*EDG Meeting # 1: The transition of the Stone Way corridor from a warehouse and building supply district to a vital and pedestrian oriented mixed use center with residential, retail and some office is well underway. Relatively new mixed use buildings at N. 45th St and the future offices of Brooks Shoe, establish bookends with a series of large mixed use buildings including Stone Way Village at N. 40th and Bridge Way, a nearly complete mixed use structure between N. 44rd St. and N. 43rd, smaller infill projects and a proposal at Stone Way Roofing Supply. Commonalities of the larger new construction projects include generous open spaces associated with the pedestrian realm, retail uses fronting Stone Way and use of brick as a significant building material.*

*EDG Meeting #2: Disagreeing with the architect's assumptions about the use of brick along the southern portion of Stone Way and the nature of commercial uses along Woodland Park Ave N., the Board noted that several buildings had brick facades including the well designed Stone Way Electric Supply (across 38th Ave N.). The Board strongly urged the use of brick either at the building base to define the commercial base or use it as a means of defining one or more of the distinguishing masses that will be developed along Stone Way. The pervasive industrial character of the existing surrounding structures represents one convincing leitmotif as way of informing the proposal's design. The horizontally, clean lines, use of one dominant color, and minimum of material changes that characterize these structures should influence the building design.*

*DPD Correction #1: Architectural Context and Architectural Concept and Consistency. On the project's Southeast volume (above the commercial use), DPD Staff recommends extending the stone to the fourth or fifth level. This will anchor the corner volume, further distinguish it, and provide an attractive contrast to the glazing at the very corner. This was discussed at a previous meeting with the Project team and DPD staff.*

**APPLICANT'S RESPONSE**

*Our design fits into the eclectic character of this East Fremont neighborhood with commercial, industrial, and residential buildings of varying sizes, uses, façade materials, and setbacks. Almost any façade material is in use. I.e. brick at the existing Stone Way Electric Building - no brick at the, just approved, 3636 Stone Way Building; precast concrete and metal/glass window walls, in subdued color, at the Brooks Building – fiber cement panels, in a "Mondrian-like" brightly colored pattern at the 3636 Stone Way Building.*

1. We have reconciled direction regarding the following: use of "brick"; "pervasive industrial character represents one convincing industrial "leitmotif"; "transition from warehouse building to mixed-use residential"; "horizontally, clean lines, use of one dominant color, and minimum of material changes", "distinguishing a commercial base from the upper residential floors" (see C-3), "three separate pavilions" (see C-2), and "free of frequent changes in color, texture and modulation" (see C-4)
2. The recently approved 3636 Stone Way project, adds another set of contextual cues to consider, since, we feel, it represents the opposite of many of the DPD/Design Review Board recommendations expressed regarding our project (i.e. it has multiple bright colors, no brick at the base, almost no stepping at the parapets, a façade with color changes within the same plane and exterior finish (fiber cement panel "Mondrian-like" pattern).
3. The existing context is evolving from warehouse/commercial to an eclectic mix of retail, office, and mixed-use residential. The architectural style and character of Stone Way, below 40th st. hasn't, as yet, been established and should be different then the homogeneity of the mixed use buildings North of 40th.
4. Two interesting nearby buildings that represent the "warehouse/industrial" look are the Stone Way Electric building and the Bastyr building. Both resolutely meet the street. The Bastyr building offering views into its interior court. Both buildings have simple massing and color with minimal, or, no setbacks.
5. See C-2, below.

**C-2** Architectural Concept and Consistency

**Building design elements, details and massing should create a well-proportioned and unified building form and exhibit an overall architectural concept. Buildings should exhibit form and features identifying the functions within the building. In general, the roof line or top of the structure should be clearly distinguished from its facade walls.**

*EDG Meeting # 1: The Board considers this guideline a high priority. The architect's reworking of the conceptual design and massing must clearly convey a strong architectural concept endowed with an understandable hierarchy of massing and uses. The structure should have a significant shift and change in the mass at a point one-third or one-half the length on Stone Way which may accommodate the open space.*

*The Board generally favored the massing of the live/work as shown on Option # 3.*

*EDG Meeting #2: Reiterating the earlier guidance above, the Board members emphasized the need for a simpler organizational hierarchy on the Stone Way façade than presented at the second meeting. Three separate pavilions with a major break structured around a significant open space and roof lines stepping down the grade were discussed as one possible approach.*

*DPD Correction #1: The Board requested a major break in the building mass along Stone Way. The newer buildings of this size on Stone Way (Stone Way Village and the Noble) and future ones (the Stone Way Roofing site (3636 Stone Way)) all have significant breaks or deep, extended modulations to distinguish building volumes.*

**APPLICANT'S RESPONSE**

*We have broken the building form as expressed on the three main facades into three "buildings" with variation in façade material, parapet height, and differences in how they meet the street. Each "building" is ordered with a base, middle and top expressing the nature of their enclosed spaces. Façade materials, detailing, canopies, glass deck rails, and a limited color palate are used to interconnect the buildings, and simultaneously express their separateness.*

1. The building massing on the three street fronts have been broken down into at least three 'buildings', stepping down the slopes, with different parapet heights, distinct design elements and variations in color and façade treatment. The 'buildings' are then 'bound' together by other common design features, such as the residential windows and glass deck railings, to make the project 'whole'; the sum of its parts, not disparate adjacent structures.
2. The color and material palette we chose is simple with changes of material and subdued color used to emphasize the individual "buildings".



Aerial of Stone Way N Facade, looking West

3. Facades are ordered by the stacking units and the articulated differences between ground floor (commercial/leasing and lobbies/live-work/townhouses), upper residential floors and the parapets/copings.
4. A significant break in the Stone Way façade occurs at the main residential entry, about 1/3 down from the north property line. Landscaping, building form, façade materials, and views into the courtyard combine to give physical and visual prominence.
5. See A-4, C-1 and C-4.

**C-3** Human Scale

**The design of new buildings should incorporate architectural features, elements, and details to achieve a good human scale.**

*EDG Meeting # 1: Due to the project's considerable size, in particular its length along three streets, the architect must find solutions to provide a level of detail, modulation and compositional arrangement that clearly contributes to a sense of human scale. Strive to show clearly how the grade is managed along the slope and its relationship to the proposed program.*

*EDG Meeting #2: The renderings presented at the meeting did little to convince the Board that the development team met the expectations sought at the first EDG meeting. Distinguishing a commercial base from the upper residential floors, use of brick or stone at the base, expansive amounts of transparency along the frontage at Stone Way, and open space integrated with the structure on Stone Way and the uses at the base would all act to provide a convincing sense of scale that reduces the overall composition from the larger massing ideas based on urban form and neighborhood character to one that has an intimate appeal to the senses.*

*DPD Correction #1: No comment.*

**APPLICANT'S RESPONSE**

*Design elements are incorporated to provide human scale and enhance and activate the street front. Significant effort has been spent to design spaces along the sidewalk frontage to be at the same grade as the sidewalk, thus creating an engaging interaction with the street and maximizing human scale interaction.*

1. Residential entries (main and secondary, townhouses) and commercial (retail & live/work) entries, distinctive fencing and gates, overhead weather protection, combined with varying setbacks, detail, and landscaping, give the street facades a human scale.
2. Brick and sand-blasted concrete is used at the base, along the street facades, to provide a finer human-scaled level of detail.



## C-4 Exterior Finish Materials

**Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.**

*EDG Meeting # 1: Board members expressed a desire for a clean, elegant Stone Way façade free of frequent changes in color, texture and modulation, citing the Stone Way Electric Supply (in debt to the Dutch de stijl movement) as an example of strong horizontal lines, subtle variations in mass and minimal fluctuations in color and materials.*

*EDG Meeting #2: Restating its earlier guidance, the Board discussed the desire for brick as a means of defining the commercial base or using it to clad one or more of the major building masses. The design ought to take its cues from some of the better nearby structures.*

*The color rendering presented with muted, subtle colors was preferred to the elevations with multiple color combinations. The Board did not want color applied to the façades to indicate minor shifts in the vertical plane or to imply changes in massing that do not actually occur.*

*DPD Correction #1: Exterior Finish Materials. The Board preferred muted colors used sparingly. The yellow is used as a surface treatment to distinguish a corner volume. Better to bring the stone to the fourth or fifth floor and use a muted yellow for the upper one or two floors.*

*Use of wood in some of the soffits and canopies at the street frontage would add a rich layer of detail and interest.*

### APPLICANT'S RESPONSE:

*Façade materials have been chosen for durability, human scale and interest to support the consistency of the design, provide a degree of differentiation for the base and upper residential floors, and to make distinct the three "buildings". Color is, similarly, used interactively to both tie together and to create separation. The overall coloring concept is to use light and subdued color to brighten the project's presence in our, often gray, weather without creating distraction.*

1. Building facades have been designed with minimal variations in façade material to emphasize the breakdown of the project facades into distinguishable "buildings", create a vertical hierarchy representative of uses.
2. Brick is used along the base of the building to provide scale and differentiate the ground floor uses from upper story residential
3. Exposed architectural concrete occurs at the base of walls and some exposed level 1 and 2 columns
4. All of the upper residential floors are clad in cement fiber panel with minimal joint detail to simplify the facade.
5. Aluminum storefronts are used at the ground floor on all street facades
6. Vinyl Residential windows in the upper floors stack, and are broken into smaller lights, in keeping with their residential use
7. Glass faced decklets and decks are used throughout the project to simplify the detailing of the facades and tie the project together visually
8. Colors have been selected to provide visual simplicity, subtle variation, and accent where appropriate

## C-5 Structured Parking Entrance

**The presence and appearance of garage entrances should be minimized so that they do not dominate the street frontage of a building.**

*EDG Meeting # 1: The quality of the N. 38th street frontage will depend upon minimizing the size of the garage entrance and enhanced detailing of the garage door and the façade of the adjacent trash area.*

*EDG Meeting #2: The Board did not dwell on this issue at the 2nd EDG meeting.*

*DPD Correction #1: No comment.*

### APPLICANT'S RESPONSE

*The presence and appearance of our garage entrance has been minimized to the extent allowable by code.*

1. Although there are three street frontages, one garage entrance/exit is located on 38th St.
2. The garage door is minimized and adjacent facades are fenestrated

## D-1 Pedestrian Open Spaces and Entrances

**Convenient and attractive access to the building's entry should be provided. To ensure comfort and security, paths and entry areas should be sufficiently lighted and entry areas should be protected from the weather. Opportunities for creating lively, pedestrian-oriented open space should be considered.**

*EDG Meeting # 1: The Board endorsed the placement of a significant open space along Stone Way. The open space should inform the massing of the complex. Locating open space along the site's north portion (as in Option #3) met with resistance. The open space ought to introduce porosity to the revised parti by creating a permeable connection to the courtyard. Open spaces should generally not be covered by building mass. Level changes may signify the extent of residential privacy.*

*The Board also supported a smaller plaza at the corner of Stone Way and N. 38th St. to support the commercial uses located there. Again, the space should not be covered as shown in Options # 1 and 3. The space ought to spill out into the right of way.*

*EDG Meeting #2: The applicant did not address the earlier guidance. The Board reiterated its expectation outlined in the above guidance. See also A-7 and C-2.*

*DPD Correction #1: No comment. See A-1, A-2, A-4,*

### APPLICANT'S RESPONSE

*Our design addresses all of the concerns expressed in this Guideline. We have designed an entry portal with significant dimensions that visually opens the interior courtyard to the pedestrian environment, while at the same time creating protected areas. Protected areas will be visually engaged with the pedestrian environment and activate the relationship between the project and the public space. The open, and partially covered, main entry on Stone Way isn't a "wall", it's a window (porous/permeable) to the interior courtyard and into the amenity spaces. It will be well lit and landscaped. Activity and security will be enhanced by the entry's openness.*

1. See A-1, A-2, A-3, and A-4
2. Paving, pedestrian oriented lighting and street furniture will activate the entries and enhance the pedestrian experience
3. Security gates, lighting and multi-resident overview enhance the safety of these entries
4. Two residential entries to the project are provided: one on Stone Way and one on Woodland Park. Both are open to the street for visibility and allow views through to the interior courtyard

## D-6 Screening of Dumpsters, Utilities, and Service Areas

**Building sites should locate service elements like trash dumpsters, loading docks and mechanical equipment away from the street front where possible. When elements such as dumpsters, utility meters, mechanical units and service areas cannot be located away from the street front, they should be situated and screened from view and should not be located in the pedestrian right-of-way.**

*EDG Meeting # 1: The proximity of the solid waste storage to the garage made sense. Its presence along the N. 38th St. streetscape should not form a blank wall. At the Recommendation meeting, the applicant will need to represent whether solid waste pick up occurs internal or external to the structure. The latter may require screening.*

*EDG Meeting #2: The operations and screening of service areas did not receive attention at this meeting. The guidance from the earlier meeting remains relevant.*

*DPD Correction #1: No comment.*

### APPLICANT'S RESPONSE:

1. All dumpsters, utilities, and service areas are located within the building and are screened from view

## D-7 Personal Safety and Security

**Project design should consider opportunities for enhancing personal safety and security in the environment under review.**

*EDG Meeting # 1: Design of open spaces should provide safe and secure environments. Depending upon the open spaces' relationship to the street frontages, the open space will have lesser or greater amounts of defensible spaces.*

*EDG Meeting #2: Responding to concerns conveyed during the public comment period and their own observations, the Board members noted that considerable work needs to be accomplished to show that the edges of the site are secure, yet at the same time, inviting to the building residents. See guidance for A-5, Respect for Adjacent Sites. Realistic perspectives and other architectural drawings will need to be presented at the Recommendation meeting. Design of fences, gates and other landscape elements shall be included.*

*DPD Correction #1: No comment.*

### APPLICANT'S RESPONSE

*Security for our building users and the public is of utmost importance to us. The design will enhance street security around the site and provides for residential security at entrances and throughout the project.*

1. The site will be totally fenced and gated
2. Security systems, gates, lighting and multi-resident overview enhance the safety of building entries, patios, and open space adjacent to the building

**D-9 Commercial Signage**

**Signs should add interest to the street front environment and should be appropriate for the scale and character desired in the area.**

*EDG Meeting # 1: At the Recommendation meeting, the applicant will need to show the placement and style of signage.*

*EDG Meeting #2: The applicant will need to present concept signage ideas at the next meeting.*

*DPD Correction #1: No comment.*

**APPLICANT'S RESPONSE:**

Signage will be low key and appropriate to the small scale nature of the commercial spaces: under-canopy signage, window signage, and blade signs. The project identification signage will also be low key, distinctive, and scaled for the street/neighborhood context.

1. Conceptual signage will be provided as noted, above.

**D-10 Commercial Lighting**

**Appropriate levels of lighting should be provided in order to promote visual interest and a sense of security for people in commercial districts during evening hours. Lighting may be provided by incorporation into the building façade, the underside of overhead weather protection, on and around street furniture, in merchandising display windows, in landscaped areas, and/or on signage.**

*EDG Meeting #1: Incorporate the Wallingford community's specified pedestrian lighting fixtures along the rights of way, if allowed by SDOT, or in the plazas and other open spaces adjacent to the ROWs if not.*

*EDG Meeting #2: Provide a concept lighting plan at the Recommendation meeting.*

*DPD Correction #1: No comment.*

**APPLICANT'S RESPONSE:**

The commercial storefronts and live work unit facades are designed to maximize transparency within our chosen design parti.

1. All ground floor commercial facades provide transparency into and in some cases through the space

**D-11 Commercial Transparency**

**Commercial storefronts should be transparent, allowing for a direct visual connection between pedestrians on the sidewalk and the activities occurring on the interior of a building. Blank walls should be avoided.**

*EDG Meeting #1: The Board noted the guideline's high priority for them.*

*EDG Meeting #2: At the very least, the design of the commercial fronts on both Stone Way and Woodland Park Ave should comply with the Land Use Code regulations; the Board would not likely consider a departure from transparency or blank wall regulations.*

*DPD Correction #1: No comment.*

**APPLICANT'S RESPONSE**

The commercial storefronts and live work unit facades are designed to maximize transparency within our chosen design parti.

1. All ground floor commercial facades provide transparency into and in some cases through the space



① SE Corner of N 38th St & Stone Way Ave N

**D-11 Transparency at commercial units**



② View looking NW at Live Work Units along Woodland Park Ave N



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D-11 Transparency at Commercial space

D-12 Residential Entry steps in and transitions to an open elevated breezeway

**D-12** Residential Entries and Transitions

**For residential projects in commercial zones, the space between the residential entry and the sidewalk should provide security and privacy for residents and a visually interesting street front for pedestrians. Residential buildings should enhance the character of the streetscape with small gardens, stoops and other elements that work to create a transition between the public sidewalk and private entry.**

*EDG Meeting # 1: Both the safety of the residential entries and their visibility will be an important Board consideration.*

*EDG Meeting #2: The major residential building entry/portal sequence perplexed the three reviewers. Circulation should be simpler and more apparent. The open space to be designed on Stone Way should be formed by the building structure and not sheltered by an overhead ceiling or soffit.*

*DPD Correction #1: It isn't apparent that the circulation sequence at the portal complies with the board's desire for a simpler scheme or that consumes less open space.*

**APPLICANT'S RESPONSE**

*The project's circulation scheme is conceptually very simple with one main residential entry on Stone Way, and one on Woodland Park Ave. Both allow resident's and guests into the building interiors through secure entries which are well-lit and highly visible. The main entry, on Stone Way, is several feet above the street, creating both a physical and visual transition. Townhome units have been separated from the sidewalk, striking a balance between usable outdoor space, while still creating safe integration with the pedestrian environment.*

1. See A-4, A-6, and D-1, above

**E-2** Landscaping to Enhance the Building and Site

**Landscaping, including living plant material, special pavements, trellises, screen walls, planters, site furniture, and similar features should be appropriately incorporated into the design to enhance the project.**

*EDG Meeting # 1: Provide a well developed landscape plan at the Recommendation meeting.*

*EDG Meeting #2: The landscaping along the site's edges appeared meager and enervate. The Board expects a much more robust landscape plan that forms special places in the courtyard, helps define the open spaces along Stone Way and N. 38th St. and provides a pleasant pedestrian experience along the three conterminous streets.*

*The location of the roof deck on the east side of the complex overlooking Stone Way received support.*

*DPD Correction #1: Landscaping to enhance the Building and/or Site. The landscaping plan continues to appear desultory without a focal point, amenities, and variety of materials. The lack of a strong parti for the court is reflected in the large expanse of concrete interrupted with small pates of vegetation. Most of the lower courtyard is circulation framed by landscaping pushed up against the elevations.*

**APPLICANT'S RESPONSE:**

*Landscaping is used to enhance both the public and private realms of the project. Interior spaces use landscaping to provide privacy, visual break-up and interest, while maximizing light transmission. An extensive rooftop terrace has been created with flexible outdoor spaces that provides for both group gatherings and private enjoyment. Landscaping along the sidewalk, street, and building edges has been balanced to soften the hardscape, preserve existing trees and planting strips, and enhance identification of main building entrances, but not obscure the architectural interest of the design.*

1. The landscape has evolved in response to the critique.
2. Courtyard -The raised landscape beds have incorporated a softer curvilinear edge to create flow through the primary gathering spaces in the courtyard. The curvilinear edges are distinctive departure from the rigid geometry of the building. Raised landscape planting areas create privacy for private patios and units by creating an definitive edge and raising the plant materials closer to eye level. Numerous additional trees have been added to further increase privacy and diminish scale of the building. Vertical vegetated screens have been added to further increase privacy around private patios. The water feature has been repositioned to a location on axis with the stairs leading down from the Stone Way entrance to add immediate interest upon entry to the courtyard. The sound of the fountain should carry up the stairs toward the lobby entrance. The area outside the tenant amenity space has an alternate paving material and orientation to create a distinctive boundary for this area. This area is further enhanced by the addition of a barbecue countertop area.
3. Streetscape- Paving materials at the entry off Stone Way have a unique scoring orientation and will have a unique texture/color. Planting areas at the entry off Stone Way have been reduced to increase the area for pedestrians. The stairs leading up to the lobby entrance have been pushed into the site creating a larger entry space that relates to the sidewalk.

**Development Standard Departures (None Requested)**

*EDG Meeting # 1: The Board's recommendation on the requested departure(s) will be based upon the departure's potential to help the project better meet these design guideline priorities and achieve a better overall design than could be achieved without the departure(s). The Board's recommendation will be reserved until the final Board meeting.*

*At the time of the Early Design Guidance meeting, the applicant indicated an interest in the same two departures for all three of the options. These included proposals to reduce the required amount of transparency on Woodland Park Ave. N. and to allow the floor of units to be closer than four feet from the Woodland Park Ave N. grade. The Board indicated that the revised massing would vary considerably from the three options and did not deliberate on whether the departure requests had merit.*

*EDG Meeting # 2: See comments from EDG #1, above. The applicant did not present departure requests at the second EDG meeting but intimated that a possible request might be considered for the live/work units at the Northwest corner. The Board stated its disinclination of allowing departures for transparency at this corner.*

*DPD Correction #1: No comment.*

**APPLICANT'S RESPONSE:**

1. No standard departures are requested.
2. There are now no Live work units at the Northwest corner of the project because of issues with on-grade access

**Board Direction**

*EDG Meeting # 1: At the conclusion of the EDG meeting, the Board recommended the project should move forwards to MUP Application in response to the guidance provided at this meeting.*

*EDG Meeting # 2: At the conclusion of the Second EDG meeting, the Board recommended the project should move forwards to MUP Application in response to the guidance provided at this meeting.*

*The Board devoted considerable attention to whether the project needed a third EDG meeting since the proposal did not meet much of the guidance set forth at the first EDG meeting. Given the concerns, the Board observed that two Recommendation meetings might be necessary if the issues outlined remain unresolved or unsatisfactory.*

*Throughout the deliberation, the Board members expressed their dismay at the drawings' lack of coherence, incomplete contextual information, and the disregard for earlier guidance. At the next meeting the architect must provide clearer and larger drawings, much more detail, realistic renderings including adjacent buildings (some of the drawings must be perspectives) and compliance with the guidance provided.*

*Finally, the Board urged the applicant and architect to meet with neighbors and community organizations.*

*DPD Correction #1: No comment.*

**APPLICANT'S RESPONSE:**

*In our design, we have taken into account all of the DRB and DPD direction. Presentation materials, and these responses, address all comments expressed by the board, and DPD, in a cohesive and comprehensive manner.*

*There was a misunderstanding regarding DPD's expectations (which were not conveyed to the Design Team), for the presentation at EDG Meeting #2. The drawings at that second EDG were intended to only address responses to specific comments from EDG #1. We assumed that the DRB was familiar with the first EDG packet, or would familiarize themselves with it, and we did not provide the earlier contextual information, or the level of presentation commensurate with a "Recommendation" meeting.*

*The Owner has met with representatives of the Fremont and Wallingford Community Councils and with other "interested" parties.*

