

# DESIGN REVIEW RECOMMENDATION MEETING FOR MASTER USE PERMIT 3627 STONE WAY NORTH MIXED USE

JANUARY 26, 2015 | NE DESIGN REVIEW BOARD | DPD# 3017168



EAST (STONE WAY NORTH) ELEVATION

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PROJECT SITE

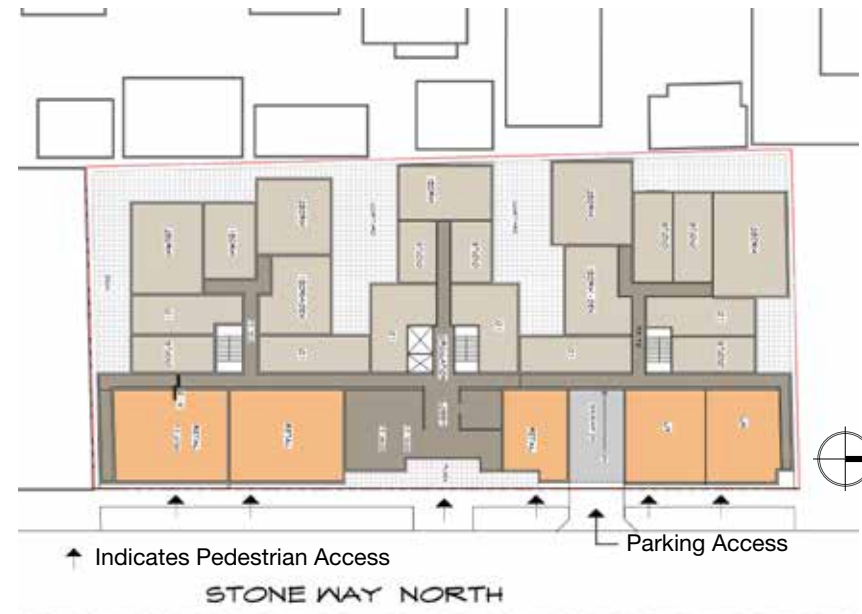
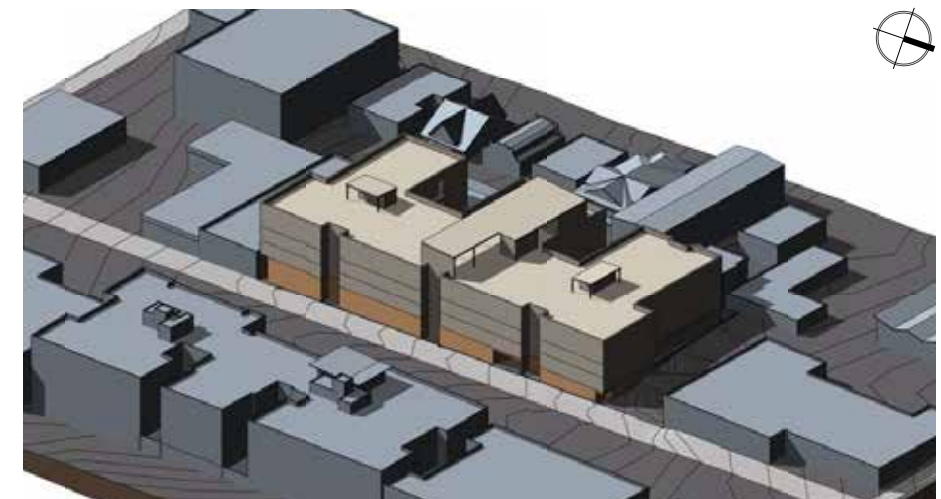
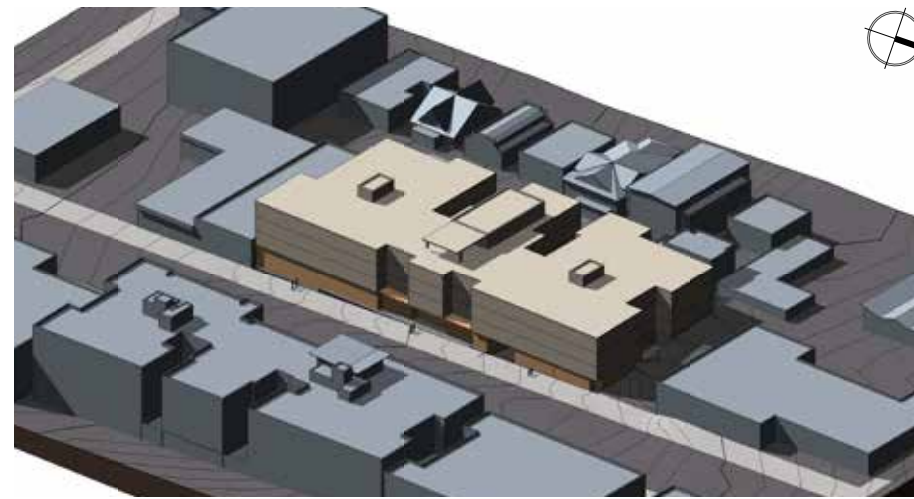


 STONE WAY ELEVATION LOOKING WEST

3627 STONE WAY NORTH | MIXED USE



3 X 3 BLOCK VICINITY MAP



### EDG OPTION 1

#### Opportunities

- Mid-site plaza creates opportunity to engage pedestrians.
- Large courtyard to the west allows relief to adjacent smaller residential buildings to the west.
- Plaza allows an alternative way to create barrier free access to street level uses with potentially fewer structural slab steps.

#### Constraints

- Retail use and transparency on the street edge is greatly reduced across the length of the site.
- Does not allow a contiguous, flexible retail space in comparison to other options.
- Requires Departure Request for Plaza Amenity.
- Does not provide a refined urban edge to the street.
- Has low dwelling unit yield – below optimum potential for the site.
- Requires Departure Requests for floor to floor height at north end of site at Live/Work Units.

### EDG OPTION 2

#### Opportunities

- Continuous façade along Stone Way creates a strong edge for retail use and enhances opportunities for street level interaction.
- Courtyard features along the west side of the site break up the massing along the less intensive C1 zone and the adjacent smaller scale residential uses.

#### Constraints

- Smaller courtyards along the west, north and south minimize opportunity for sunlight and natural ventilation and minimize opportunities for natural landscaping and open space for tenant amenities.
- Requires Departure Requests for floor to floor height at north end of site at Live/Work Units.

### EDG OPTION 3

#### Opportunities

- Continuous façade along Stone Way creates a strong edge for retail use and enhances opportunities for street level interaction.
- Courtyard features along the west side of the site break up the massing allowing relief to the adjacent smaller scale residential uses.
- Large courtyards along the west, create desirable opportunities for tenant amenities and interaction as well as open space and natural landscaping.
- Open space along the north and south ends of the site allow natural light and ventilation to the residential units.
- Large, contiguous non-residential space allows for flexibility at the street level.
- Configuration allows for a unique and desirable unit type – 2 Bedroom units with exit balconies.

#### Constraints

- Requires multiple slab steps at the street level uses to accommodate barrier free access.
- Requires Departure Requests for floor to floor height at north end of site at Live/Work Units.

**PROPOSED OPTION 4  
DEVELOPED FROM EDG PRIORITIES AND BOARD RECOMMENDATIONS**

OPPORTUNITIES

**CS2** Revised rooftop feature orientation - primarily in the east/west direction - minimizes view obstructions

**CS2** Large courtyard along west side of site provides a useful amenity while also allowing sun exposure

**CS2/PL1** Large central plaza along Stone Way North creates an opportunity for a distinctive sense of place and connection to the public realm

**CS3/DC1** Stone veneer finish, black aluminum storefront system, and sectional garage doors along Stone Way North texture, scale and enhance the street level pedestrian experience

**PL2** Textured and richly colored wall finish along the west property line along with fenestration at the south west corner add visual interest

**PL2/DC2** Modulation along west side of site reduces the perceived bulk

**PL2/DC4** Street level transparency, lighting, signage and canopies enhance the street level safety and security

**PL3** A centralized entry is identified with a tapered metal panel design feature and large canopy

**PL4** Bike Racks at North and South ends of site along Stone Way N

**DC1** The relocated parking access driveway to the south end of the site allows for large, flexible retail

**DC1/PL3** All Live/Work units have been omitted from the design. Large, contiguous retail allow flexibility for large and small tenants

**DC3** Existing Street trees not impacted by driveway location or design configuration

CONSTRAINTS

- Requires Departure Request for floor to floor height at north end of site at Retail
- Requires Departure Request for setback greater than 10 feet at plaza

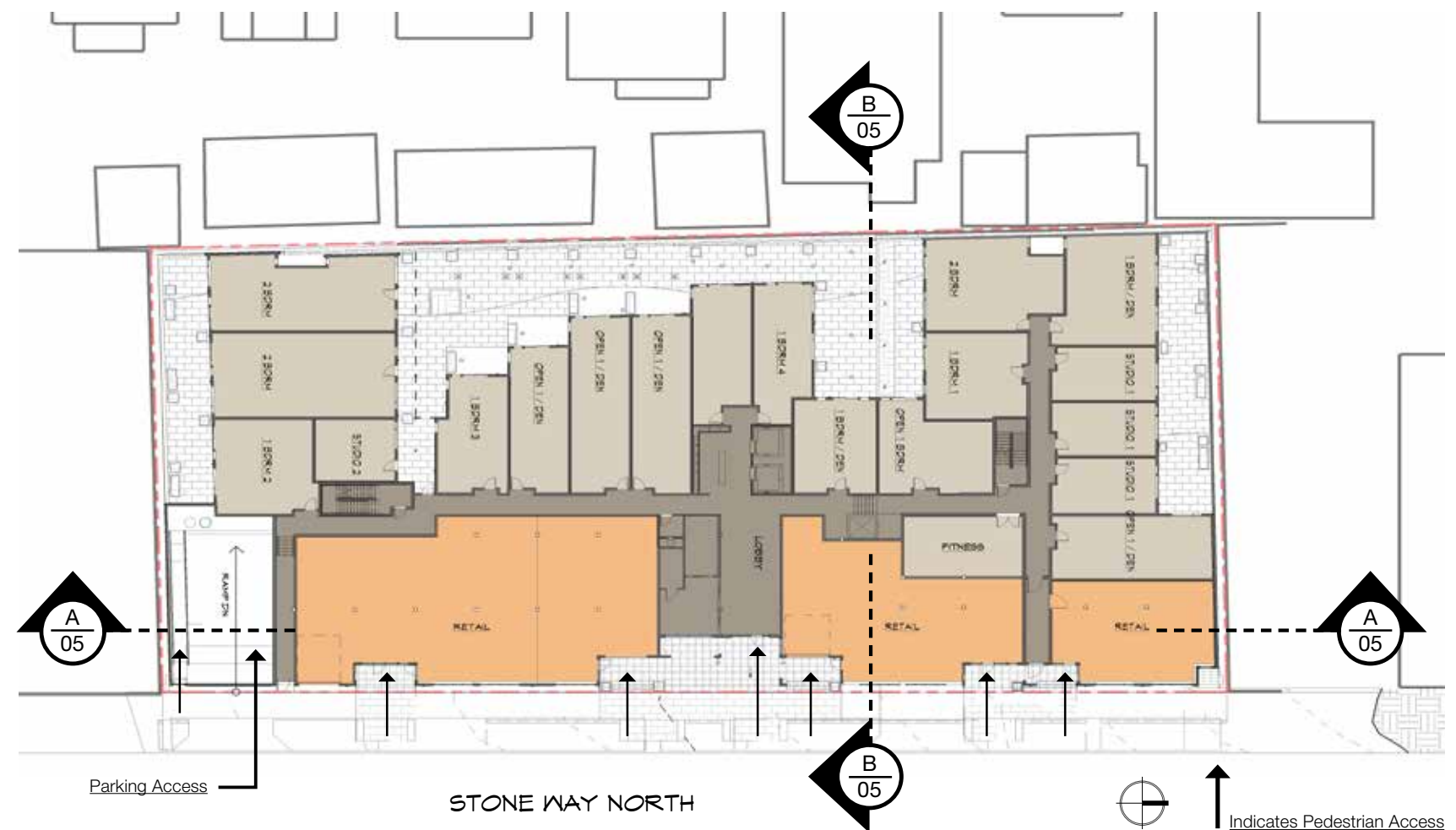
3627 STONE WAY NORTH | MIXED USE

PROPOSED OPTION 4 - RESPONSE TO EDG - PLAN

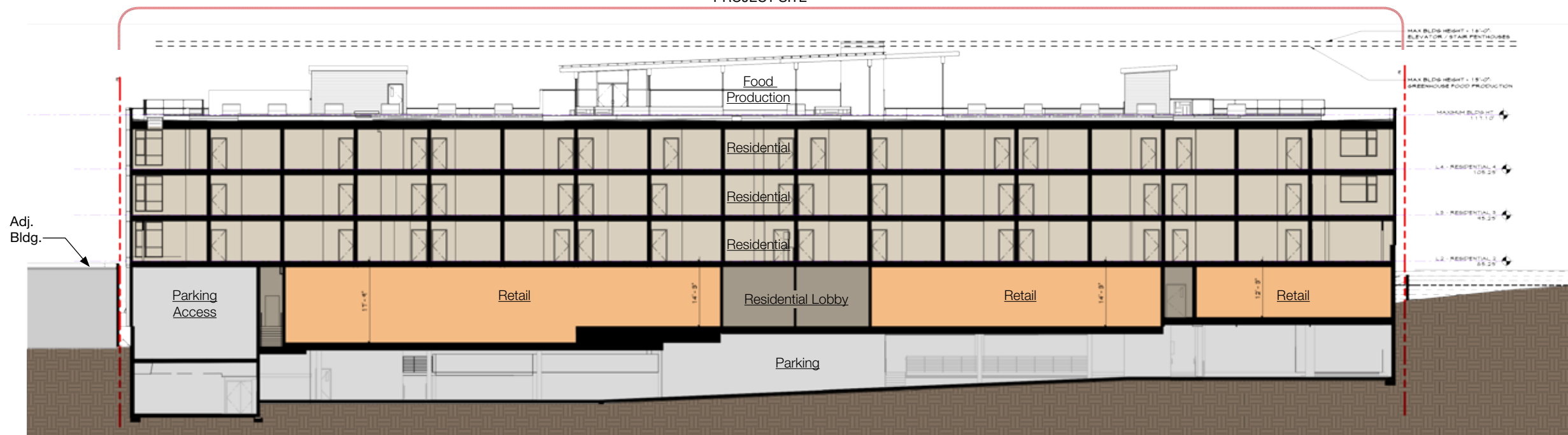
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NORTHEAST ELEVATION ISOMETRIC



PROJECT SITE

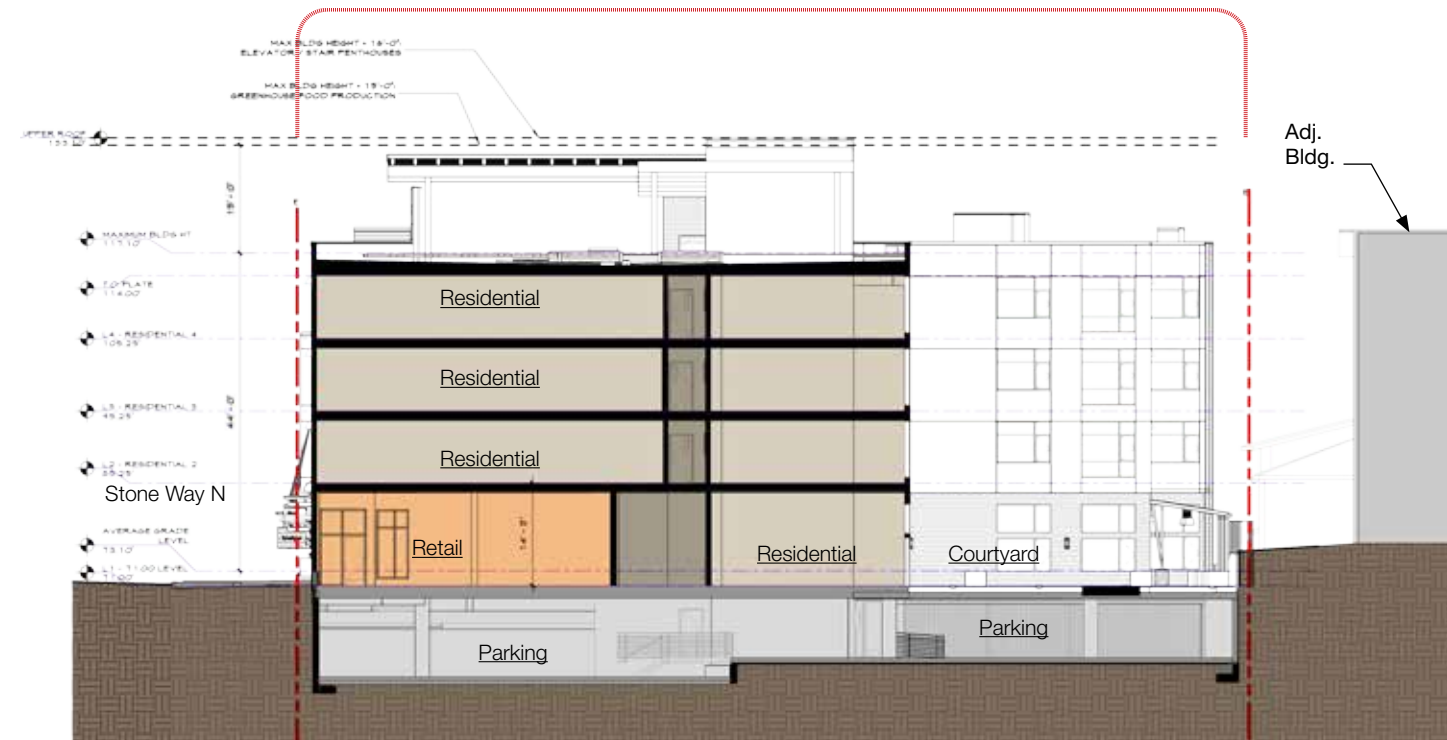


A SITE SECTION N-S



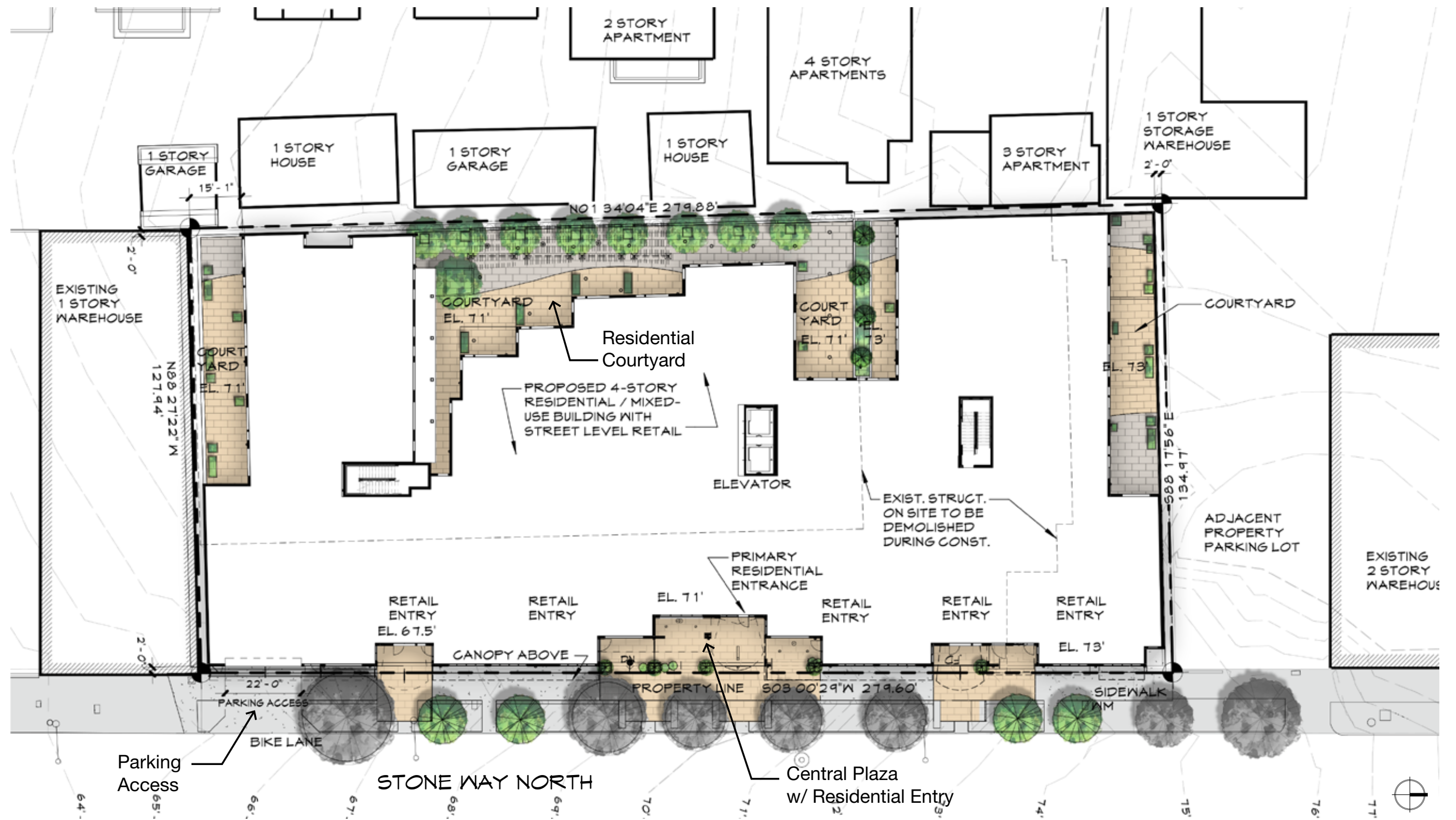
SOUTHWEST ELEVATION ISOMETRIC

PROJECT SITE



B SITE SECTION W-E

**SITE PLAN**



**CS2 CONTEXT AND SITE**

The Board discussed the plaza proposed in Option 1 and recommended providing a plaza along Stone Way North. The proposed design incorporates a plaza along Stone Way North at the center of the site, plus two smaller courts at the north and south ends of the site creating open space to encourage human interaction.

**CS2-I RESPONDING TO SITE CHARACTERISTICS**

The proposed project responds to site characteristics with modulation that creates various, large open areas - the entry plaza along Stone Way North, plus tenant amenity courtyards to the west, north and south sides of the project. The courtyard along the west side of the site is decorated with steel canopy, lighting and landscaping that help vitalize the communal functions of this space.

**DC1-B VEHICULAR ACCESS AND CIRCULATION**

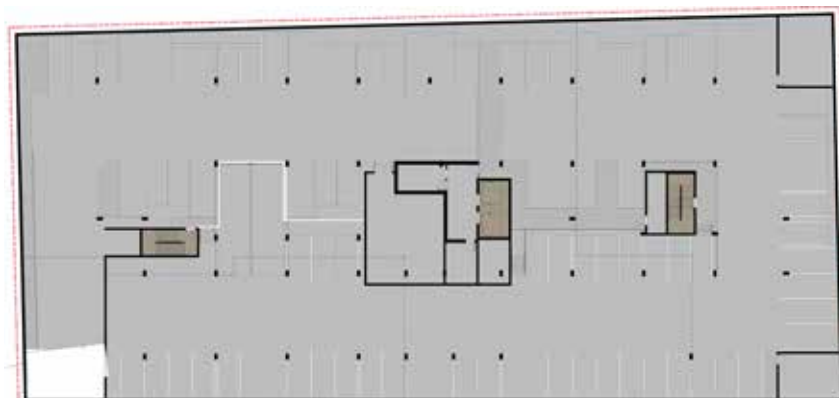
To support large, contiguous, and flexible retail opportunities, the proposed parking access driveway is now located at the south end of the building.

**DC3-C OPEN SPACE DESIGN**

Continuing the street pattern of wide sidewalks and mature street trees, all existing street trees adjacent to the site are to remain. Four new street trees are proposed.



P2 - PARKING LEVEL



P1 - PARKING LEVEL



L1 - RESIDENTIAL / RETAIL LEVEL



L2 - RESIDENTIAL LEVEL



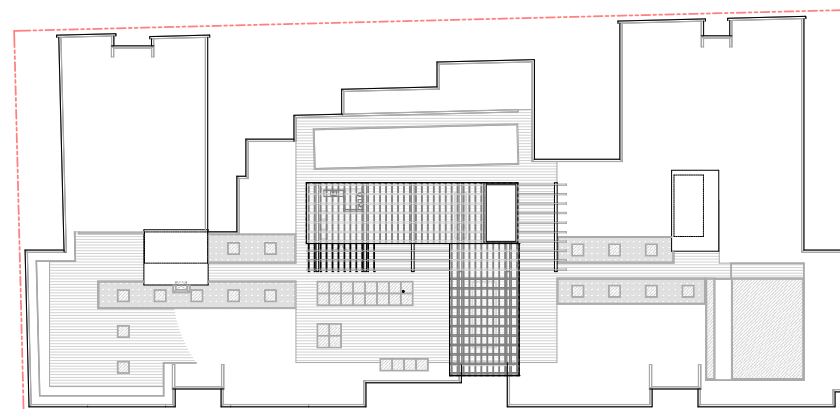
L3 - RESIDENTIAL LEVEL



L4 - RESIDENTIAL LEVEL



ROOF DECK / FOOD PRODUCTION / GREENHOUSE



FOOD PRODUCTION / GREENHOUSE ROOF STRUCTURE





**CS3 ARCHITECTURAL CONTEXT AND CHARACTER**  
**CS3-I ARCHITECTURAL CONTEXT**

Building Base/Middle/Top | The base of the proposed building incorporates rich, durable materials, including ledge stone panels along the street level east elevation. The residential entry feature is embellished with an aluminum tapered wall system with a modulation of color and texture. The base is further defined with street level transparency framed by black anodized storefront along with a band of metal canopies.

The middle of the building is a subtle façade that will, to a large degree, serve as a backdrop to the existing, mature street trees along Stone Way North. Materials include bays of smooth panel fiber cement board with metal reveals to define window bays and floor lines. Smaller window bays protrude out of main masses accented with white color. On the east elevation two recessed bays finished with stained wood siding increase the overall modulation of the façade and accentuate an earth-tone palette.

The top of the building is capped with a parapet wall and is accentuated with a roof trellis beam and purlin food production structure. This structure manifests itself by connecting to the entry façade.



Example - Fiber Cement Panel Siding



Example - Stained Wood Siding



EAST ELEVATION - ENTRY PERSPECTIVE



Ledge Stone Panel - Rustic

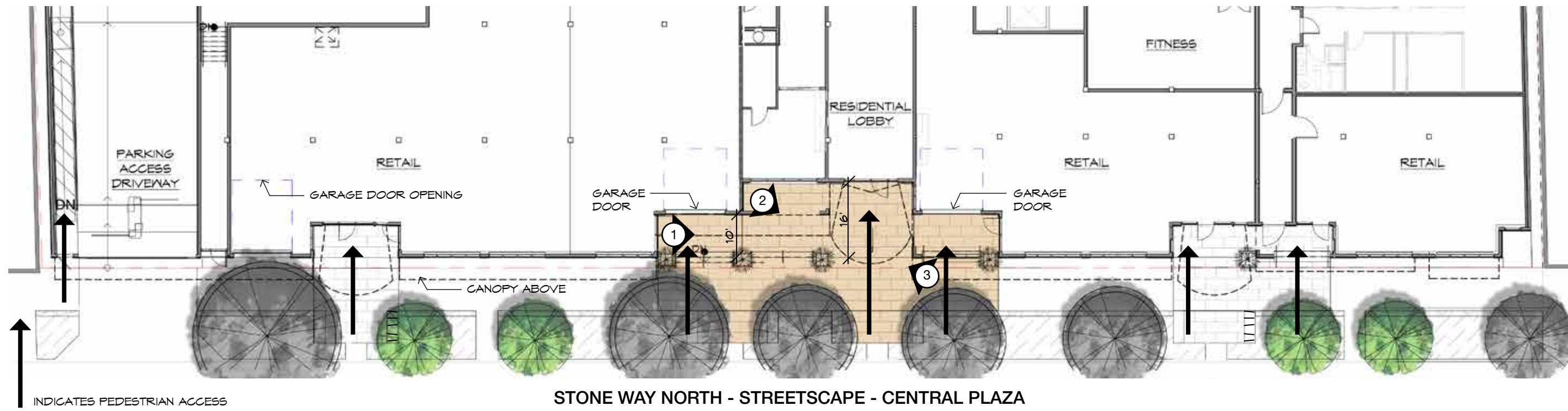


Example - Glazed Garage Door at Retail



Project Aluminum Tapered Panel Wall Panels





3627 STONE WAY NORTH | MIXED USE



1 ENTRY PLAZA - VIEW NORTH

2 ENTRY PLAZA - VIEW EAST

3 ENTRY PLAZA - VIEW SOUTHWEST

**CS2-B ADJACENT SITES, AND OPEN SPACES**

The residential entry to the building connects to the street through a central plaza. This open entry plaza and the other recessed entry ways at the South and North retail spaces promote pedestrians to engage the retail stores. The main entry plaza provides barrier free access from the city sidewalk. Seat benches and landscaping along the right of way further enhance the streetscape experience.

**DC1-A ARRANGEMENT OF INTERIOR USES**

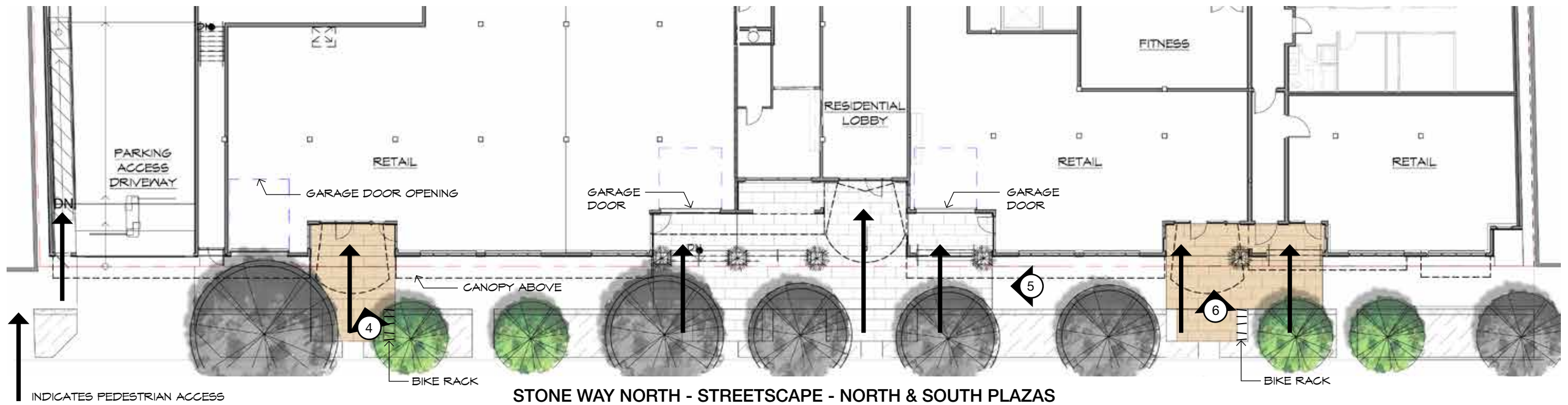
To address the board's concern of live-work use along the street front, the proposed project now includes only retail on the ground level. Live-work units are no longer part of the proposed development. A larger residential lobby is provided at the center of the site, connected to the plaza and flanked by retail uses.

**PL3-C RETAIL EDGES**

The proposed design engages pedestrians with façade treatments, canopies, signs and landscape that identify the importance of the space. This entry plaza is decorated with scored and stained paving and a collection of hardscape and landscape elements. This ensemble of elements work together - with overhead sectional doors, seating benches, tables and chairs, to emphasize pedestrian activity and social functions. All the retail spaces on the street level utilize generous storefront windows to express the porous retail edge.

STONE WAY NORTH - STREETScape - CENTRAL PLAZA

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4 RETAIL ENTRY - SOUTH

**PL1-A-2 ADDING TO PUBLIC LIFE**

The proposed building design is intended to positively engage the public. Weather protection from canopies, plus specially treated retail and main building entries invite pedestrians. Sidewalk benches and street trees expand the streetscape experience along Stone Way North. These benches are strategically located in front of the retail entry doors and help engage pedestrians with retail functions.



5 APPROACHING CENTRAL PLAZA - VIEW SOUTH

**PL2-B SAFETY AND SECURITY**

Wall sconces, landscape lighting, soffit lighting, and step lighting along the Stone Way North façade and in the plazas enhance safety for pedestrians. In addition to the lighting treatment, the street level also includes abundant transparency into the retail and overhead protection along the length of the building.



6 RETAIL ENTRY - NORTH

**PL4-B PLANNING AHEAD FOR BICYCLISTS**

Bike racks will be located near the north and south entries for bicycle riders to easily park their bikes - enhancing the car-free access to the site and encouraging users to take advantage of the existing bike lanes on Stone Way North. Additional secured bike parking will be located within the building for the residential tenants.



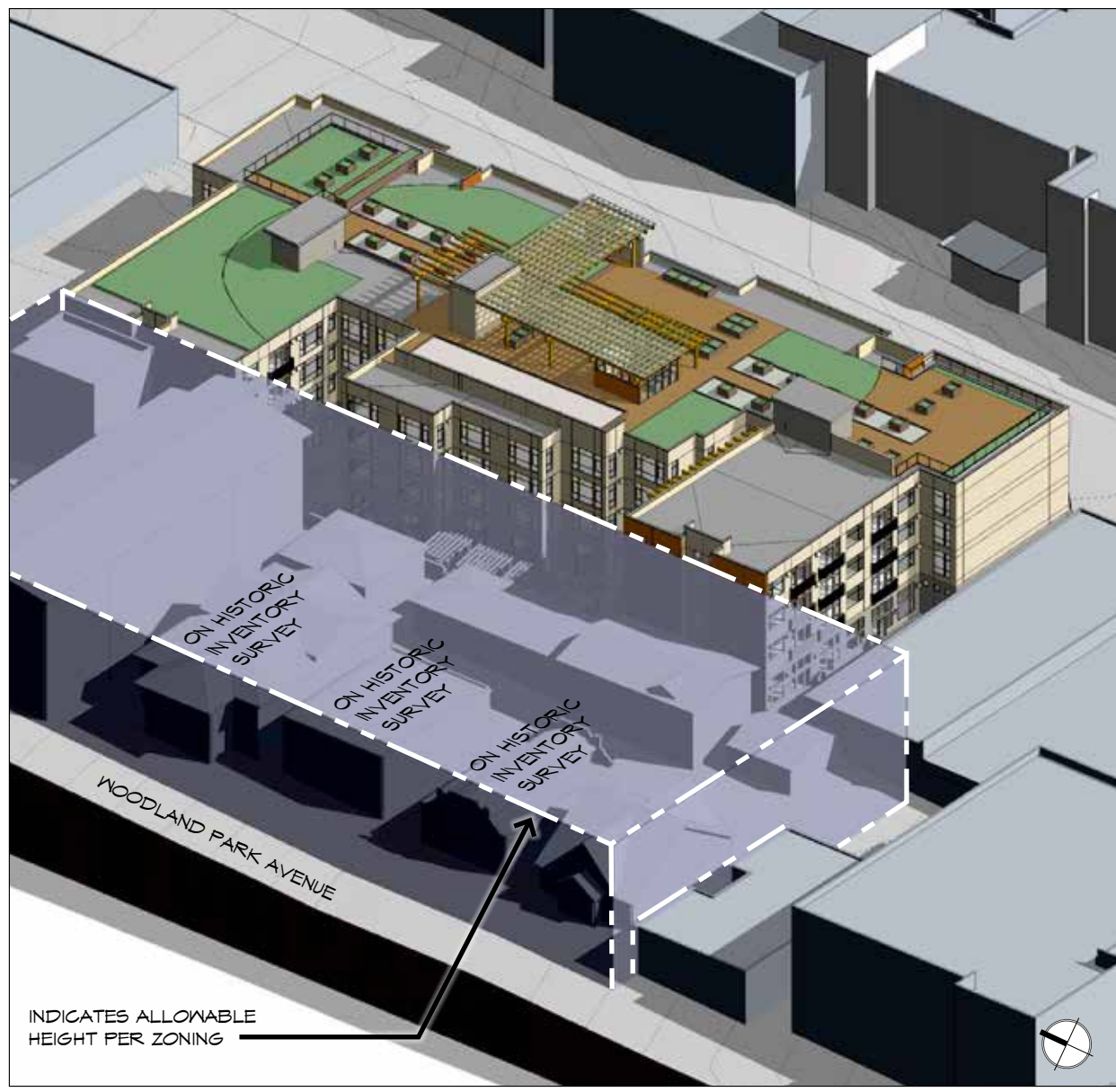
WEST ELEVATION



ACROSS WOODLAND PARK AVENUE



EXISTING APARTMENTS TO WEST OF SITE



NEIGHBORING MASS STUDY

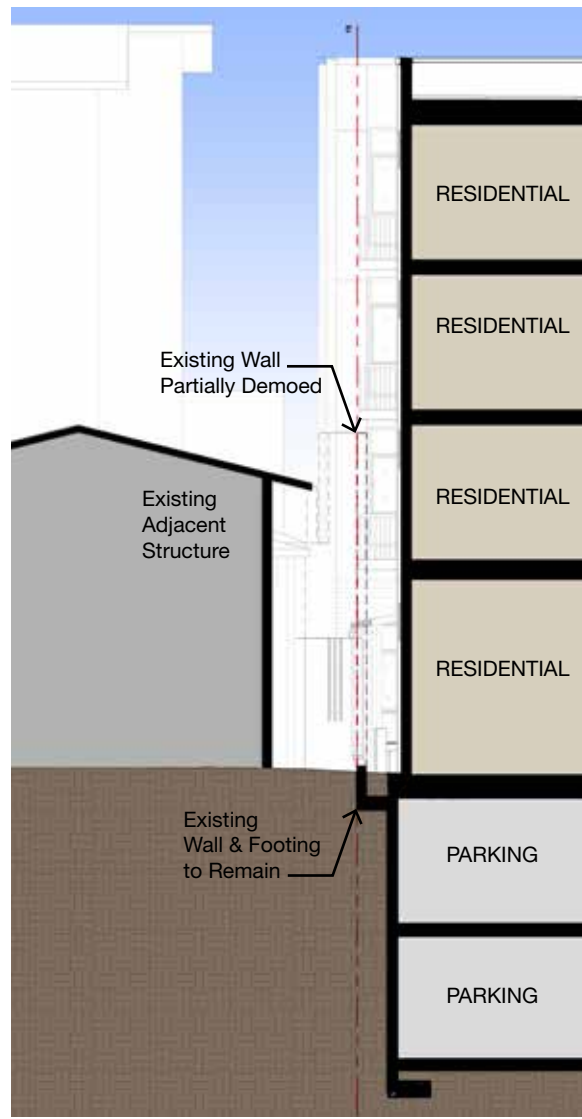
**PL2-II BLANK WALLS**

The revised west courtyard design responds directly to the adjacent uses as outlined below:

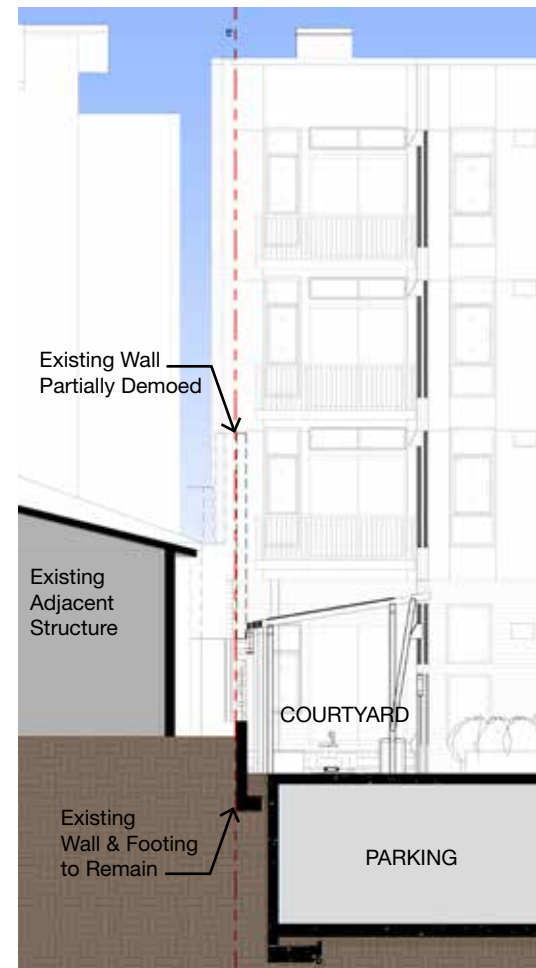
- At the north end of the site, an existing three-story structure on the adjacent property is on the property line and is largely finished with blank wall. The proposed design proposes a reciprocal blank façade due to the fact that it will be in large part concealed by the existing adjacent building and will allow privacy for both structures.
- The mid portion of the site incorporates an expanded courtyard to allow increased sun exposure to the adjacent properties.
- At the south end of the site the proposed design incorporates fenestration to mimic the main entry feature wall punctuations. The wall surface that remains without fenestration includes a richly colored and textured surface.
- Along the length of the west property line, the existing warehouse walls are retaining the adjacent property soils. To avoid site disturbance to the existing west properties, the current design includes maintaining portions of the existing warehouse walls. The upper portion of the walls will be demolished while the lower portions that are retaining the soils will remain in place.
- The zoning for the adjacent site to the west is commercial with allowable base height of 40'. However, three buildings on those sites are identified on the historic survey and redevelopment of those sites in the foreseeable future is unlikely.



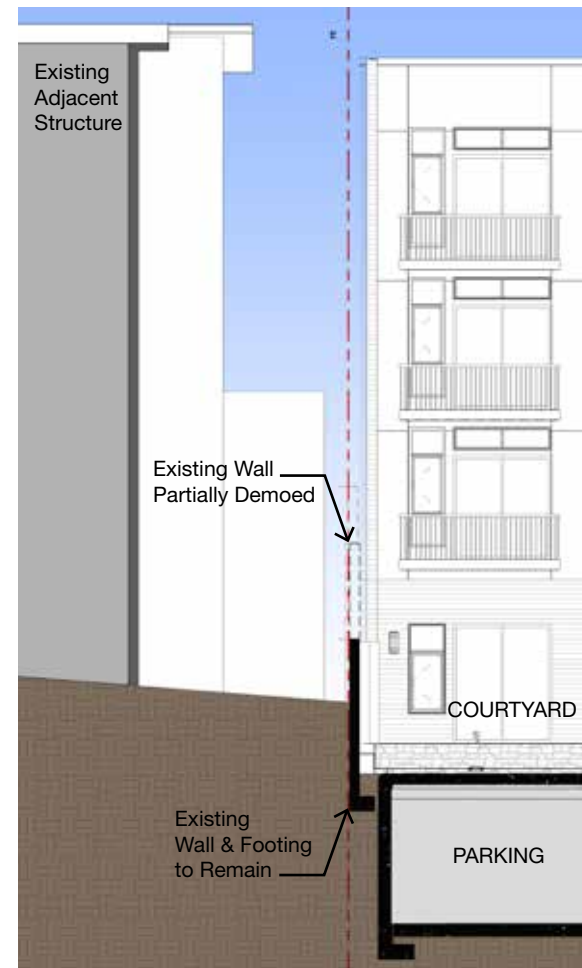
TENANT COURTYARD / ADJACENT USES



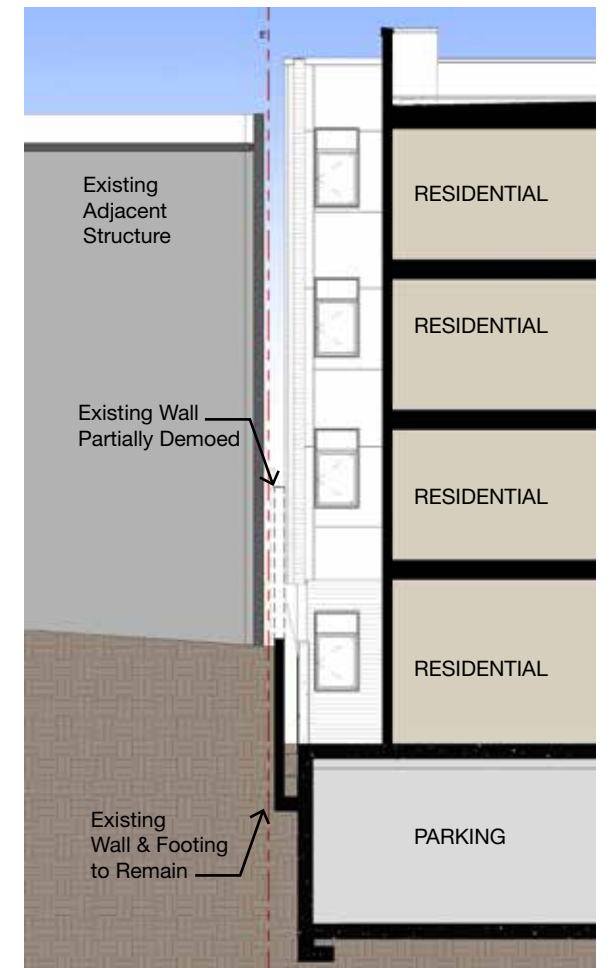
A - WALL SECTION



B - WALL SECTION



C - WALL SECTION



D - WALL SECTION



TENANT COURTYARD / ADJACENT RESIDENTIAL USES



7 COURTYARD VIEW NORTH



8 COURTYARD - GATHERING AREAS



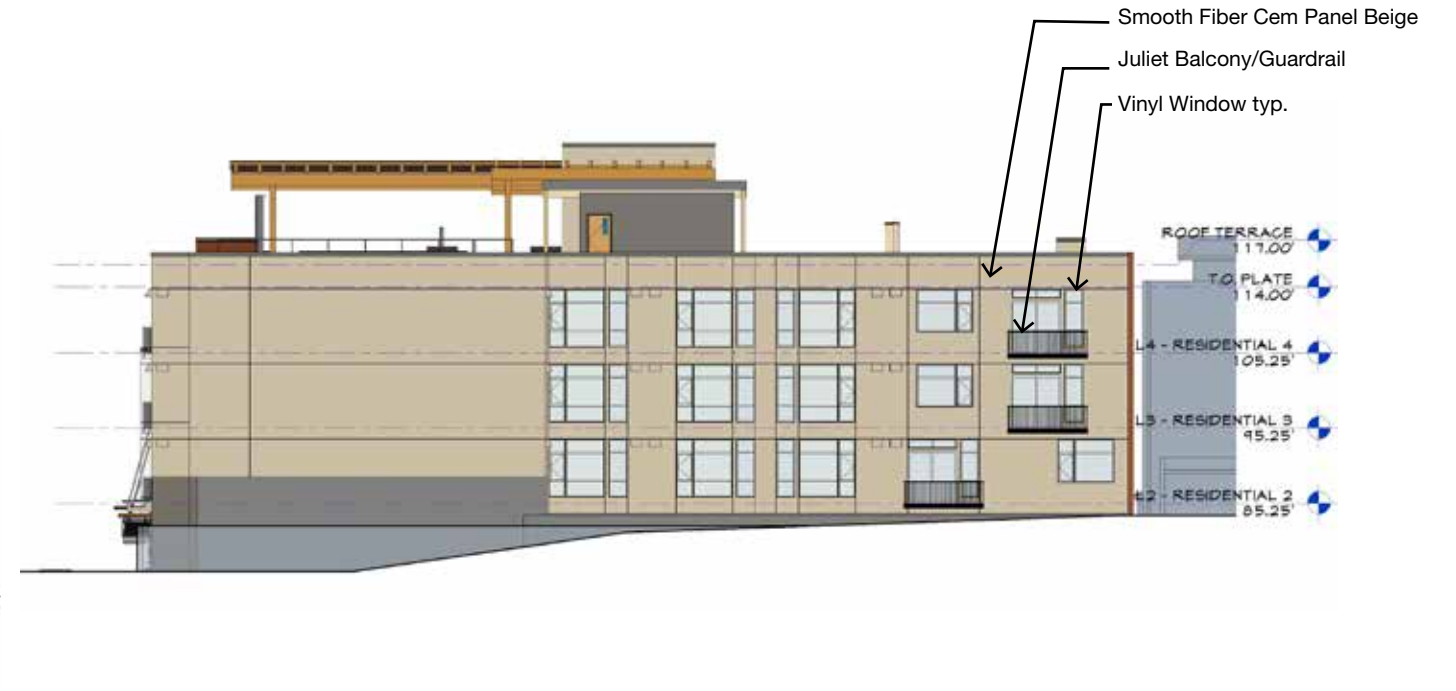
9 QUIET COURTYARD - VIEW WEST

**DC2 ARCHITECTURAL CONCEPT**

A large contiguous courtyard along the west side of the site is created by modulation and setbacks. A series of steel trellis with Polycarbonate Panels shelter the communal tables and chairs. There are areas for barbeque, casual seating, and communal gathering within the amenity space. Trees in planters and planting beds are found in strategic locations in order to define the transition between private and semi-private areas.



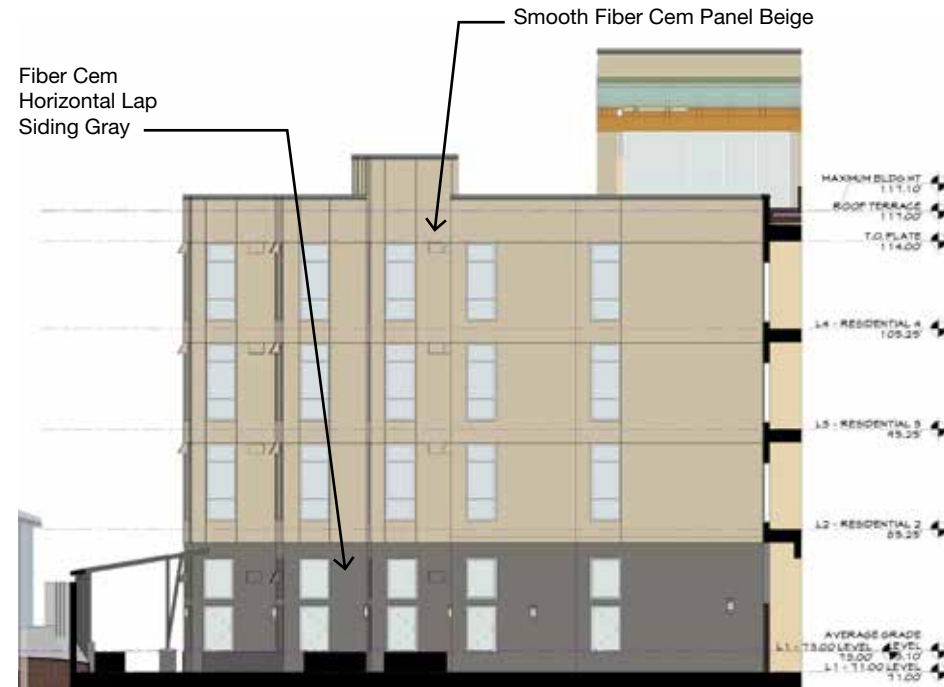
SOUTH ELEVATION



NORTH ELEVATION



SOUTH COURTYARD ELEVATION - VIEW SOUTH



SOUTH COURTYARD ELEVATION - VIEW NORTH



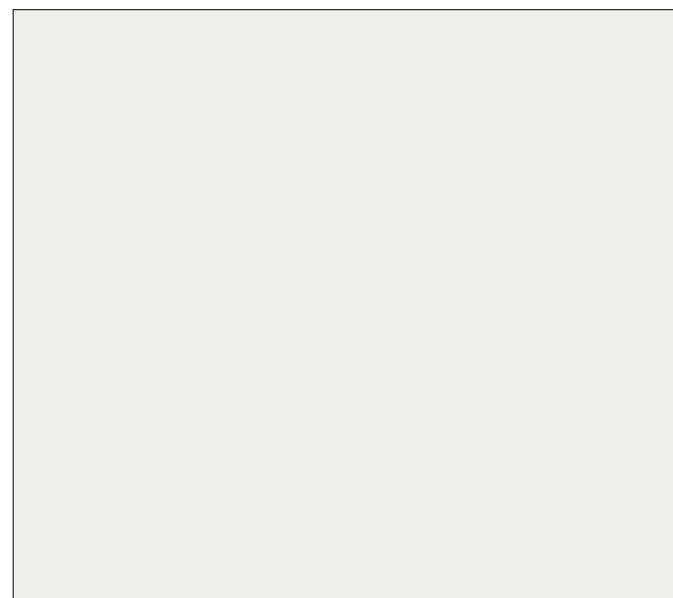
NORTH COURTYARD ELEVATION - VIEW NORTH



Fiber Cement Panel Beige



Fiber Cement Panel Siding Brown



Fiber Cement Panel Siding White



Fiber Cement Panel Siding Gray



Horizontal Wood Siding Stained



Ledge Stone Panels



Canopy Color at Primary Entry Points - Gold



Typical Canopy Color at Horizontal Marquees



Aluminum Tapered Panels Powder Coat Gray/ Silver



Storefront Black Anodized



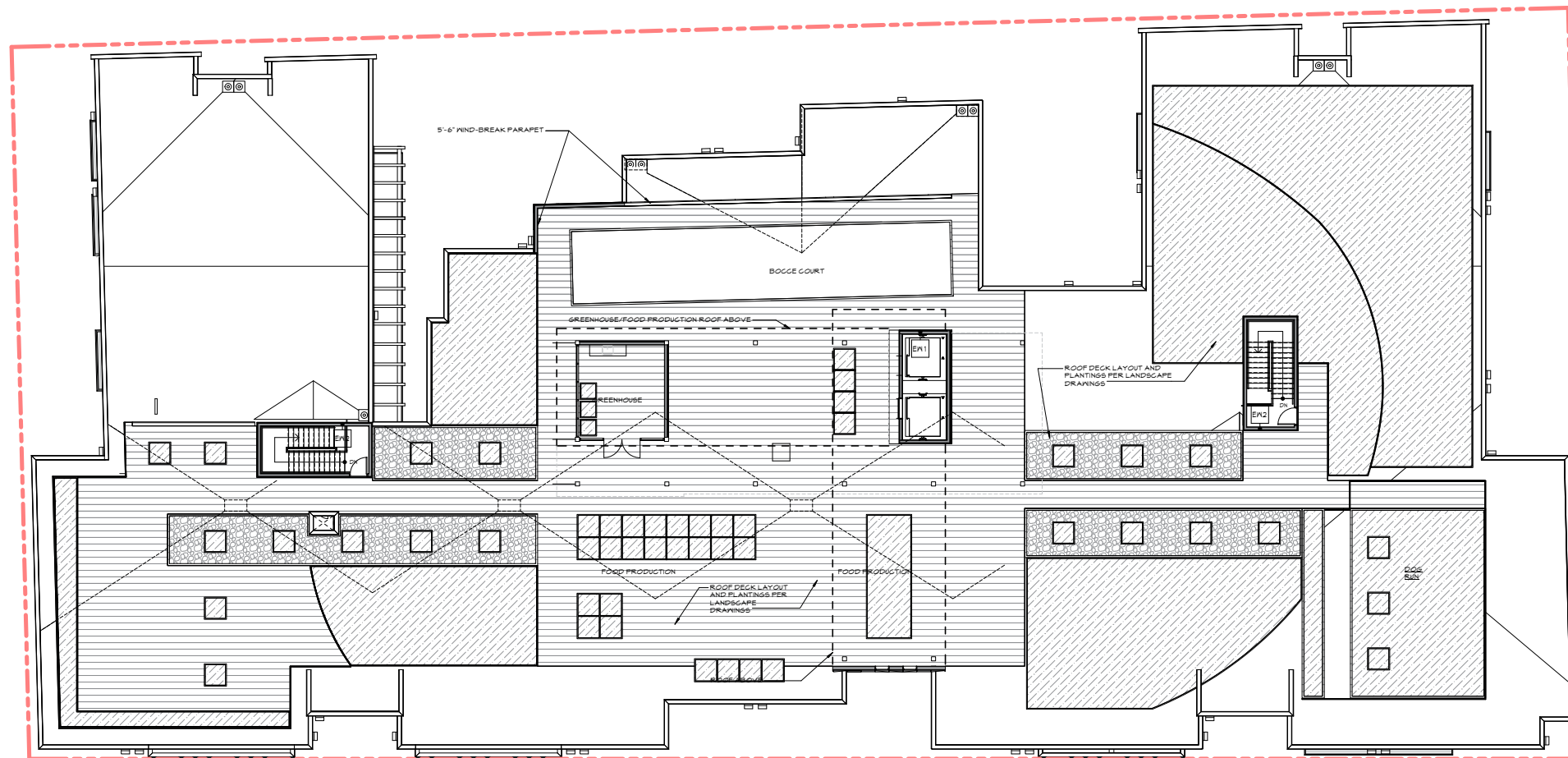
Fiberglass Window Matte Black



Vinyl Window White or Beige where occurs



Alternate Canopy Colors - For Selection by Retail Tenant at Owners Discretion



GREENHOUSE / FOOD PRODUCTION / ROOF PLAN



VIEW SOUTHWEST ISOMETRIC ELEVATION

**CS2-I RESPONDING TO SITE CHARACTERISTICS**

A glulam post and beam trellis structure with polycarbonate roof panels comprise the greenhouse/food production roof element providing a natural look and transparency. Minimizing solid wall enclosures and orienting the primary roof element in the north/south direction is to respect the view corridor.





EXAMPLE OF BLADE SIGNS



PROPOSED WEATHER PROTECTION CANOPY WITH SAMPLE SIGNAGE



WEATHER PROTECTION ALONG STONE WAY NORTH

POTENTIAL WALL MURAL OR  
RETAIL IDENTITY LOCATION



SOUTH ELEVATION POTENTIAL WALL MURAL



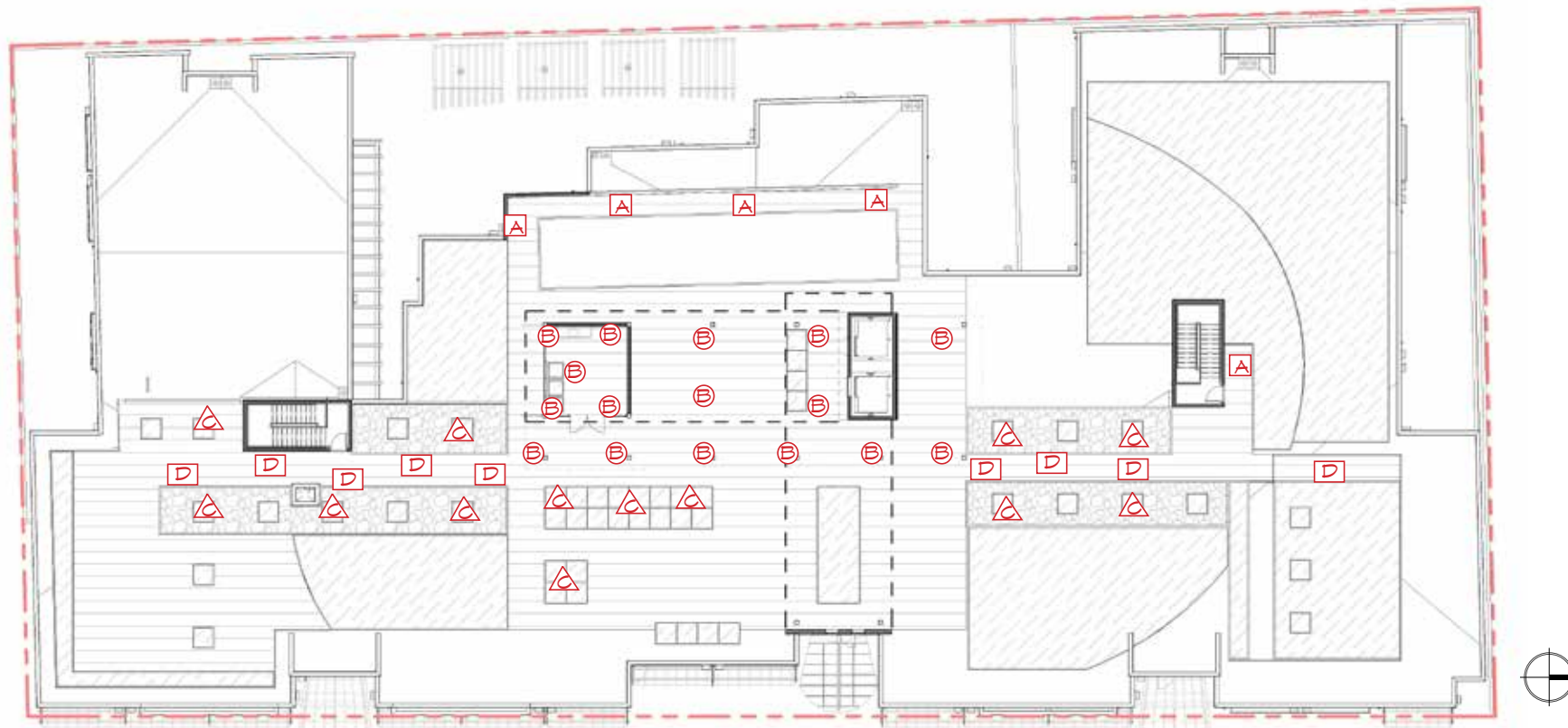
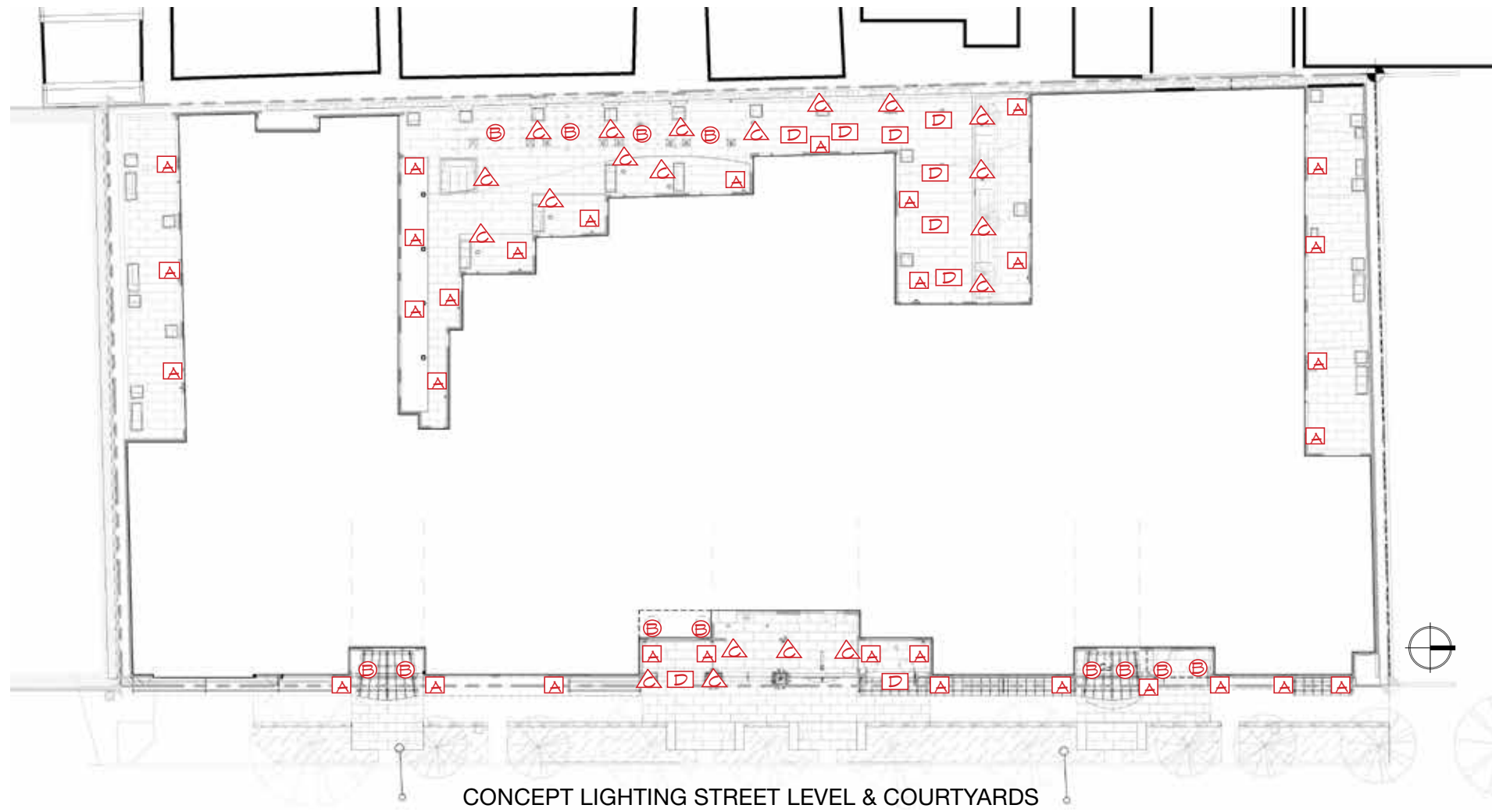
EXAMPLE OF WALL MURAL

**DC4-B SIGNAGE**

Proposed signage will be included to identify retail tenants and the residential entry. Signage may include blade signs and/or face mount signage letters and will be scaled appropriately to add interest to the streetscape.

**PL2-C-1 WEATHER PROTECTION**

Metal Canopies are provided all along the East Elevation for weather protection.



A - WALL SCONCE EXAMPLE



B - DOWNLIGHT AT TRELLIS EXAMPLE



C - LANDSCAPE LIGHTING EXAMPLE



D - PATHWAY LIGHTING EXAMPLE



D - PATHWAY LIGHTING EXAMPLE



B - DOWNLIGHT AT CANOPIES EXAMPLE

**LIGHTING LEGEND**

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



CONCEPT LIGHTING STREET LEVEL PERSPECTIVE



CONCEPT LIGHTING ENTRY PLAZA PERSPECTIVE



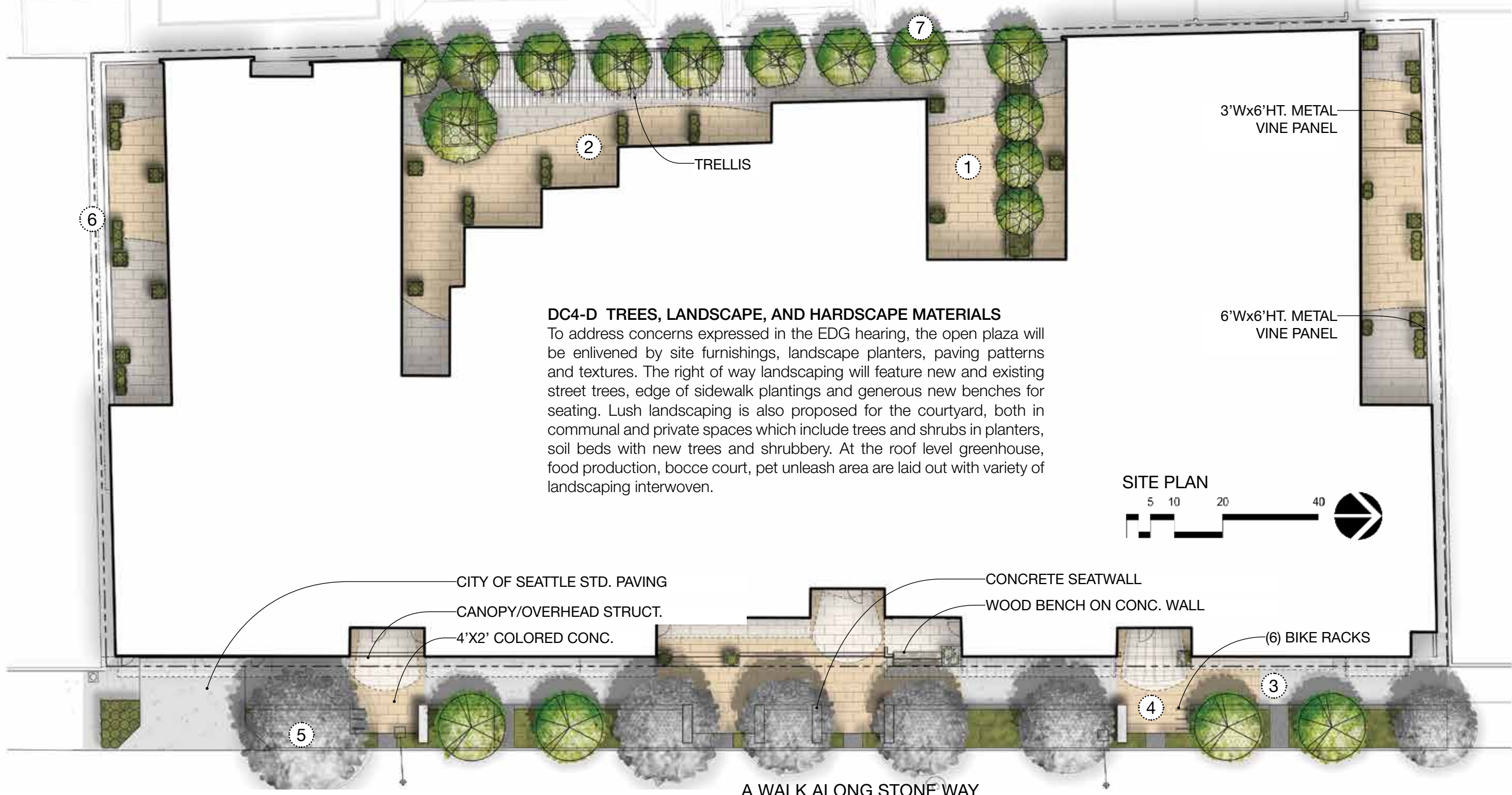
CONCEPT LIGHTING COURTYARD PERSPECTIVE

**PL2-B SAFETY AND SECURITY / PL2-C WEATHER PROTECTION**

Wall sconces, landscape lighting, soffit lighting, and step lighting along the Stone Way North façade and in the plazas enhance safety for pedestrians. In addition to the lighting treatment, the street level also includes abundant transparency into the retail and overhead protection along the length of the building.



- 1 QUIET COURTYARD
- 2 ACTIVE COURTYARD
- 3 2x2 CONCRETE
- 4 2x4 COLORED CONCRETE
- 5 EXISTING TREES
- 6 GREEN SCREENS
- 7 EUCRYPHIA TREES



3'Wx6'HT. METAL VINE PANEL

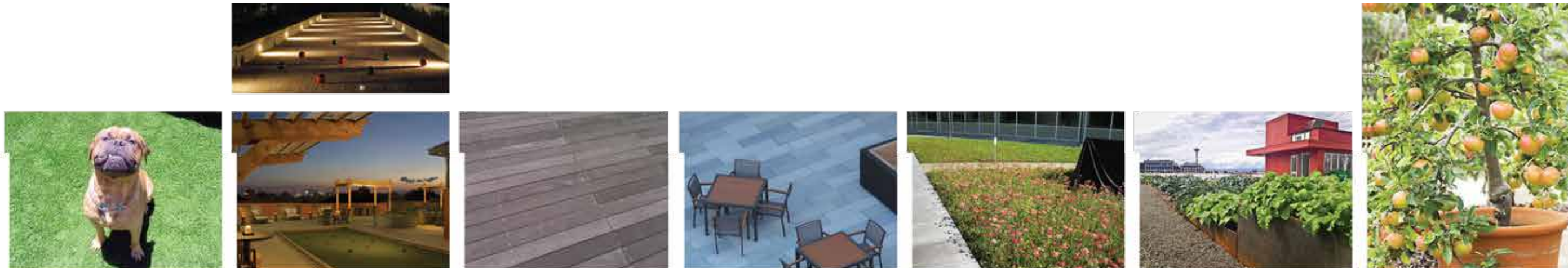
6'Wx6'HT. METAL VINE PANEL

CITY OF SEATTLE STD. PAVING  
 CANOPY/OVERHEAD STRUCT.  
 4'X2' COLORED CONC.

CONCRETE SEATWALL  
 WOOD BENCH ON CONC. WALL

(6) BIKE RACKS

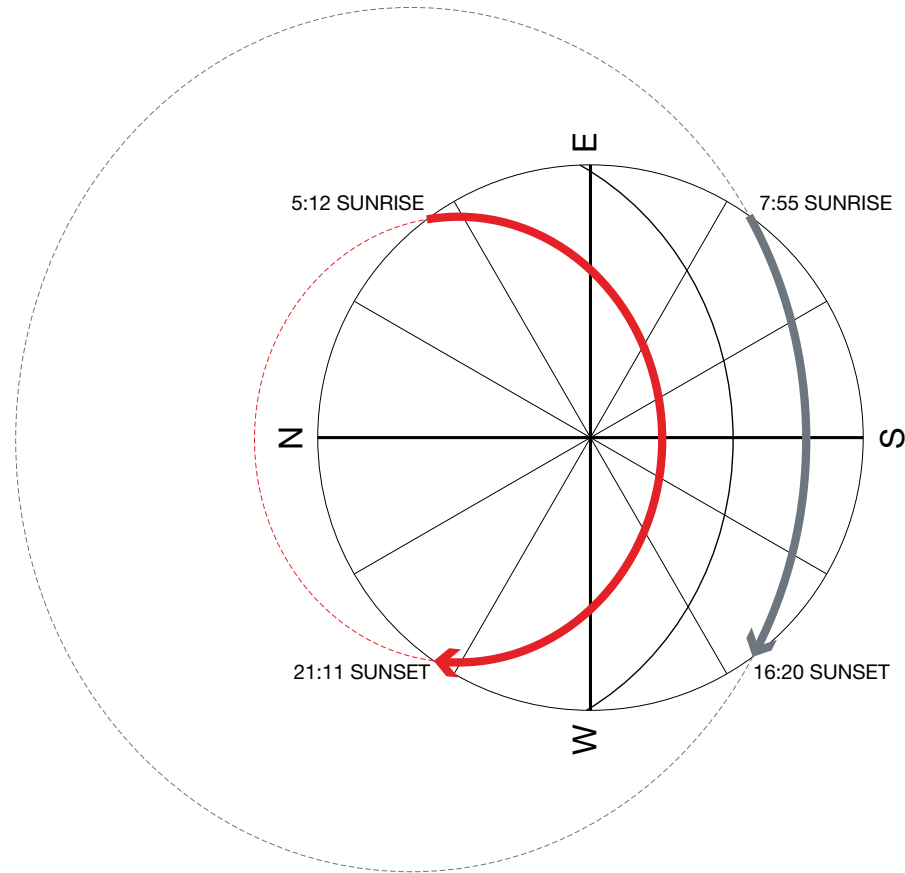
TRELLIS



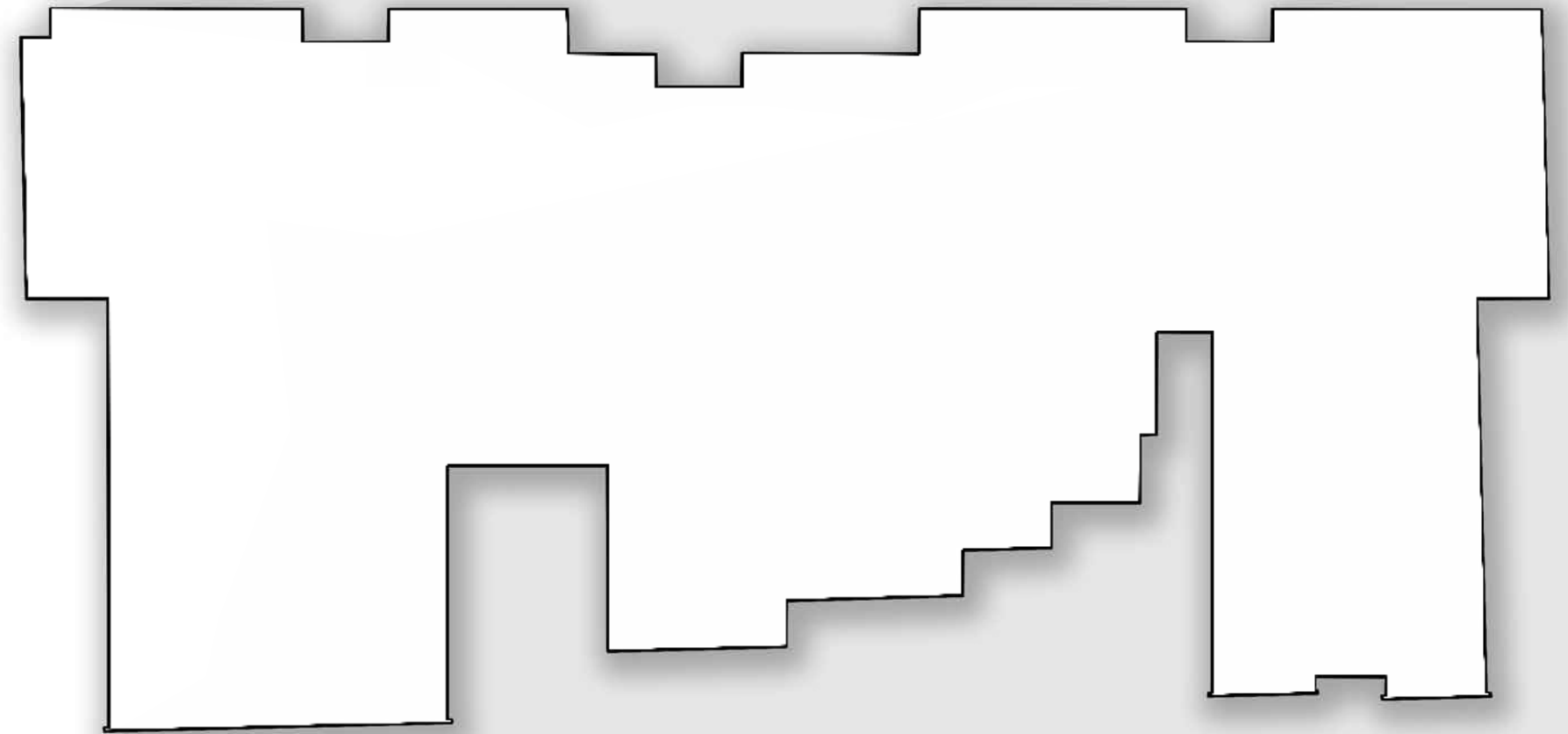
① DOG RUN      ② BOCCE COURT      ③ WOOD DECK      ④ CONCRETE PAVERS      ⑤ GREEN ROOF      ⑥ FOOD PRODUCTION      ⑦ FRUIT TREES



SUN PATTERN:



VIEWS TOWARDS LAKE UNION:



PREVAILING WINDS:

