

**FINAL DESIGN REVIEW RECOMMENDATIONS  
OF THE  
NORTHEAST DESIGN REVIEW BOARD**

**October 18, 2010**

**BACKGROUND INFORMATION:**

**Project Number:** 3009828

**Address:** 1214 North 43<sup>rd</sup> Street

**Applicant:** Tom Fanning for R.D. Merrill, Co.

**Board members present:** Salone Habibuddin  
Joe Hurley  
Peter Krech  
Craig Parsons  
Tricia Reisenauer

**DPD Staff Present:** Bruce P. Rips, AICP

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**Project Description:**

The applicant proposes to design and construct a mixed use building consisting of approximately 93 residential units, 5,681 square feet of ground floor commercial use and a below grade parking garage. The proposed structure would front onto Stone Way North, North 43<sup>rd</sup> and North 44<sup>th</sup> Streets. Demolition would include a two story commercial building at the southwest corner of Stone Way N. and N. 44<sup>th</sup> St. and two apartment buildings one facing Stone Way N. and the other a “U-shaped” structure facing N. 43<sup>rd</sup> St. The applicant proposes to locate vehicular access along N. 43<sup>rd</sup> St., using the lower portion of the project site to reduce the amount of garage ramping.

The three scenarios presented to the Design Review Board at the Early Design Guidance meeting had commercial spaces (including live/work units) along the three streets with residential units behind and on three floors above the commercial space. The massing of scheme #1 formed an “E-shape” above a parking plinth with a residential deck in between the wings of the building facing west. In this scheme, a small courtyard would front onto Stone Way N. The lower portion of the structure would extend to the west property line adjacent to a single family zone. Scheme 2 resembled a “U-shape” above a parking plinth with commercial space (no live/work units) along the three streets. The relationship to the single family homes to the west remained similar to Scheme #1. A modified “barbell” design (with similarities to the “U-shape” scheme) characterizes Scheme # 3. Two, four-story wings wrap

around a common residential court facing west. In this scheme, a narrow entry court extends along Stone Way in front of live/work units and a residential lobby. This symmetrical scheme has commercial spaces anchoring the corners at street level and additional live/work units located along N. 44<sup>th</sup> St. The parking garage is pushed further below grade eliminating the plinth below the residential open space. A trash/recycling area, like the other options, would be located along N. 43<sup>rd</sup> St. closest to the west property line.

By the Recommendation meeting, Scheme #3 evolved to form a tripartite mass along Stone Way N with the corners anchored by commercial spaces at grade and entries at chamfered corners that extend the full of the height of the proposed structure. A middle section, with its irregular mass slightly set back from the street, forms a narrow but linear plaza along Stone Way. Within this plaza, a residential entry and lobby sequence and another commercial storefront form the ground floor. Brick masonry units delineate the ground floor commercial spaces. Above the first level, the middle section of the scheme is composed of a series of projecting bays and residential balconies set in from the primary plane of the wall. The two corner masses are differentiated from the mid-section of the composition by the lack of bays and balconies creating quieter facades in contrast to the visual staccato of the middle section. Color choices for the fiber cement panels also set the corner masses apart from building's middle realm.

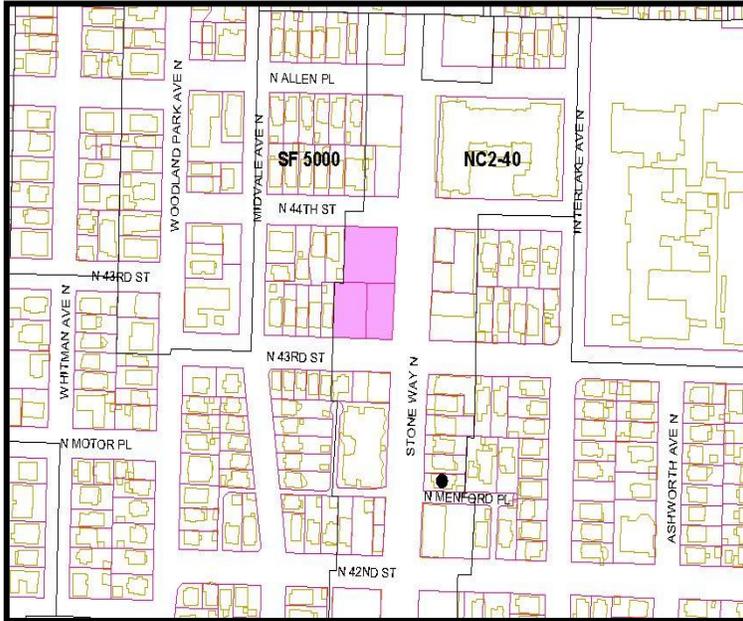
The panels wrap around the corners to the north and south elevations for two bays. Lap siding and inset balconies primarily define the residential character of the units facing N. 43<sup>rd</sup> and N. 44<sup>th</sup> Streets.

The structure's parti, or overall design leitmotif, is a "U-shape" floor plan, which forms a courtyard facing the west. The limited amounts of fenestration, the courtyard, and the stair towers on the west façade combine to create a greater sense of privacy between the proposal and the homes to the west.

### **Site & Vicinity**

The approximately 29,000 square foot, irregularly shaped site fronts on Stone Way N. to the east, North 44<sup>th</sup> Street to the north and N. 43<sup>rd</sup> St. to the south. The property slopes approximately 12 feet from its northeast corner to the southwest. The parcel is zoned Neighborhood Commercial Two (C2-40) with a 40 foot height limit. Composed of three parcels, the property extends roughly 141 linear feet along N. 43<sup>rd</sup> St. and 127 feet along N. 44<sup>th</sup> St. The zoning classification changes at the western edge of the property line to Single Family 5000 (SF 5000). The site contains a mapped Environmentally Critical Area (ECA) for steep slope located in the northern portion of the western most parcel facing N. 43<sup>rd</sup> St. The three structures that currently occupy the development site include two apartment buildings with a total of nine units and a commercial building containing a martial arts studio among other uses. The apartment buildings were constructed in the early 1940s and the commercial building in 1955.

The neighborhood is located in the Wallingford Residential Urban Village and within the boundaries of the Wallingford neighborhood specific design review guidelines. The site lies



within a Neighborhood Commercial (NC) and Commercial (C) district corridor that extends from N. 36<sup>th</sup> St. on the south to N. 50<sup>th</sup> St. where Stone Way N. merges into Green Lake Way N. For the most part, single family zoned neighborhoods lie to the east and west of the corridor. One block to the west (across Midvale Ave. N) a Lowrise Two, multi-family district separates the single family zone bordering the site with the Aurora Ave. corridor.

Directly north of the subject site lies Tutta Bella restaurant and its parking lot. To the west are several one and two story, single family houses and a seven unit apartment building on the same block (the apartment is not correctly indicated in the EDG packet) as the proposal. To the south of N. 43<sup>rd</sup> St. commercial buildings line Stone Way N. and single family houses reflect their zoning designation. Across Stone Way N. a commercial building houses hardware and lighting stores. Significant buildings nearby include University House (a retirement complex), Pickering Place and Howard House (apartment buildings) and Lincoln High School.

A minor arterial street, Stone Way North runs north and south connecting Wallingford, North 45<sup>th</sup> Street, the Green Lake area, Fremont, and the north Lake Union waterfront. A separate bike lane travels north bound along Stone Way N. and shared vehicle/bike lane (sharrow) runs southbound. The two streets bordering on the north and south are classified as local streets. The city allows parking on the south side of N. 44<sup>th</sup> St. and on both sides of N. 43<sup>rd</sup> St. Street parking is allowed on both sides of Stone Way N. Bus stops can be found on the blocks directly north and south of the site.

#### **DESIGN GUIDELINE PRIORITIES: EARLY DESIGN GUIDANCE MEETINGS, June 15, 2009.**

At the Early Design Guidance meetings held on February 4, 2008 and May 5, 2008 and after visiting the site, considering the analysis of the site and context provided by the proponents, the Design Review Board members provided the following siting and design guidance and identified by letter and number those siting and design guidelines found in the City of

Seattle's "*Design Review: Guidelines for Multifamily and Commercial Buildings*" of highest priority to this project:

- A-1 Responding to Site Characteristics.
- A-2 Streetscape Compatibility.
- A-3 Entrances Visible from the Street.
- A-4 Human Activity.
- A-5 Respect for Adjacent Sites.
- A-7 Residential Open Space.
- A-8 Parking and Vehicle Access.
- A-10 Corner Lots.
- B-1 Height, Bulk and Scale Compatibility.
- C-1 Architectural Context.
- C-2 Architectural Concept and Consistency.
- C-3 Human Scale.
- C-4 Exterior Finish Materials.
- C-5 Structured Parking Entrances.
- D-1 Pedestrian Open Spaces and Entrances.
- D-2 Blank Walls.
- D-3 Retaining Walls.
- D-5 Visual Impacts of Parking Structures.
- 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.
- E-1 Landscaping to Reinforce Design Continuity with Adjacent Sites.
- E-2 Landscaping to Enhance the Building and/or Site.
- E-3 Landscape Design to Address Special Site Conditions.

**Summary:** For a summary the Design Guidance meetings please see the DPD website at the following address:

[http://www.seattle.gov/dpd/Planning/Design\\_Review\\_Program/Project\\_Reviews/Reports/default.asp](http://www.seattle.gov/dpd/Planning/Design_Review_Program/Project_Reviews/Reports/default.asp)

### **DESIGN REVIEW BOARD RECOMMENDATIONS SUMMARY: OCTOBER 20, 2008 MEETING**

On October 18, 2009, the Northeast Design Review Board convened for the Recommendation meeting. Site, landscaping plans, floor plans, and elevations were presented for the Board members' consideration. The applicant did not request departures from the city's Land Use Code.

**Public Comment:** Nine individuals signed-in at the Recommendation meeting. The public commented on the following:

- Questions were asked about the proposed building height, setbacks, number of commercial parking spaces and security.
- The variety of materials was praised.
- Prefers horizontal lap siding at the corners near the single family houses.
- Reduce the width of the garage opening. Create a better human scale to the opening. Ensure that there is adequate lighting and create a continuity of materials onto the apron.
- Praised the horizontal bevels on the north and south elevations.
- Use low level lighting at the plazas. Fixtures should be shielded and indirect.
- The architect did a good job of sculpting the building mass.
- The chamfers at the corners should remain for the full building height.
- Shield the roof terrace lighting so that it doesn't spillover on to the neighboring single family properties.
- Use indirect, low level lighting.
- Create smaller commercial spaces. Larger commercial uses create traffic impacts.
- Restrict restaurant exhaust and smoke from grills and fire pits on the roof.

**Board Recommendations:** After considering the proposed design and the project context, hearing public comment and reconsidering the previously stated design priorities, the Design Review Board members came to the following preliminary recommendations on how the applicant met the identified design objectives. Wallingford Neighborhood Design Guidelines are in italics.

#### **A. Site Planning**

**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.

*Wallingford-specific supplemental guidance. Upper level building setbacks and setbacks along the building base are encouraged to help minimize shadow impacts on public sidewalks. Design public and private outdoor spaces to take advantage of sun exposure. Development along Stone Way North south of N. 40<sup>th</sup> St. with water, mountain and skyline views should use setbacks to complement and preserve such views from public rights-of-way. :*

See the discussion of the corners in A-10 and C-3.

**A-2 Streetscape Compatibility.** The siting of buildings should acknowledge and reinforce the existing desirable spatial characteristics of the right-of-way.

*Wallingford specific supplemental guidance. Visually reinforce the existing street storefronts by placing horizontal or vertical elements in a line corresponding with the setbacks and façade elements of adjacent building fronts. These could include trees, columns, windows, planters, benches, overhead weather protection, cornices or other building features. Visually reinforce the existing street wall by using paving materials that differentiate the setback area from the sidewalk.*

The proposal continues the transformation of Stone Way N. into a mixed-use corridor with pedestrian amenities at street level. The plaza along Stone Way introduces sitting areas and varied landscaping. The facades and the landscape treatment change to a more residential character as the building approaches the single family neighborhood to the west.

**A-3 Entrances Visible from the Street. Entries should be clearly identifiable and visible from the street.**

*Wallingford specific supplemental guidance. Primary business and residential entrances should be oriented to the commercial street (for development along North 45th Street and Stone Way North).*

See D-12.

**A-4 Human Activity. New development should be sited and designed to encourage human activity on the street.**

*Wallingford -specific supplemental guidance. If not already required by code for new development, applicants are encouraged to increase the ground level setback in order to accommodate pedestrian traffic and amenity features, where existing sidewalks tend to be too narrow. Outdoor dining, indoor-outdoor commercial/ retail space, balconies, public plazas and outdoor seating are particularly encouraged on lots located on Stone Way North.*

The proposed plaza along Stone Way provides sitting areas with benches, landscaping, patterned paving and access to commercial storefronts to create a stepped linear plaza that would encourage pedestrian activity.

**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.**

The Board praised the decision to emphasize the privacy of the neighbors by forgoing balconies and large windows on the west façade. Instead of terracing the upper levels of the structure as it approaches the single family zone, the applicant set back the structure farther than code allowance and created a sizable courtyard that further ensures privacy between the proposal and the adjacent structures. The Board found this siting strategy acceptable.

**A-7 Residential Open Space.** Residential projects should be sited to maximize opportunities for creating usable, attractive, well-integrated open space.

*Wallingford -specific supplemental guidance. Maximize open space opportunity at grade (residential or mixed-use projects):*

- *Terraces on sloping land that create level yard space, courtyards and front and/or rear yards are all encouraged residential open space techniques.*
- *Make use of the building setbacks to create public open space at grade. Open spaces at grade that are 20 x 20 feet or larger and include significant trees are encouraged in exchange for landscape departures.*

The Board did not provide additional comments.

**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.

The Board did not offer comments on parking and vehicle access.

**A-10 Corner Lots.** Buildings on corner lots should be oriented to the corner and public street fronts. Parking and automobile access should be located away from corners.

*Wallingford -specific supplemental guidance.*

- *Buildings on corner lots should be oriented to the corner. Parking and vehicle access should be located away from the corner.*
- *Provide definition at main gateways to Wallingford (Stone Way North and Bridge Way North). Redevelopment of lots at these intersections should include special features that signal and enhance the entrance to the Wallingford neighborhood including a tower, fountain, statue or other expression of local creativity that provides a physical transition for motorists and pedestrians and communicates "Welcome to Wallingford."*
- *Provide definition at other main intersections. • Developers are encouraged to propose larger setbacks to provide for wider sidewalks or plazas and to enhance view corridors at gateway intersections in consideration for departures from lot coverage or landscaping requirements.*
- *Typical corner developments should provide: 1) a main building entrance located at corner; 2) an entrance set back to soften corner and enhance pedestrian environment; and 3) use of a hinge, bevel, notch, open bay or setback in the massing to reflect the special nature of the corner and draw attention to it. (Example: Julia's open bay with bevel.)*

Although the Board members debated the merits of chamfering above street level, the Board did not choose to recommend changes to the architect's treatment of the corner. See C-4 discussion of materials.

## **B. Height, Bulk and Scale Compatibility**

**B-1 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 and should be sited and designed to provide a sensitive transition to near-by, less-intensive zones. Projects on zone edges should be developed in a manner that creates a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zones.

*Wallingford specific supplemental guidance.*

- *Cornice and roof lines should respect the heights of surrounding structures.*
- *Traditional architectural features such as pitched roofs and gables are encouraged on residential project sites adjacent to single-family and low-rise zones.*
- *To protect single-family zones, consider providing upper level setbacks to limit the visibility of floors that are above 30 feet.*
- *Consider dividing building into small masses with variation of building setbacks and heights in order to preserve views, sun and privacy of adjacent residential structures and sun exposure of public spaces, including streets and sidewalks.*
- *For developments exceeding 180 feet in length, consider creating multiple structures with separate circulation cores.*
- *Color schemes should help reduce apparent size and bulk of buildings and provide visual interest. White, off-white and pinky-beige buff on portions of buildings over 24 feet tall is discouraged.*
- *Consider additional setbacks, modulation and screening to reduce the bulk where there are abrupt changes which increase the relative height above grade along the street or between zones.*

*Be sensitive to public views on Stone Way North:*

- *Consider stepping back floors five feet per floor.*
- *Notching or setbacks at corners of buildings or ground floors are encouraged.*

The proposed structure's relationship to the houses to the west appeared acceptable to the Board. Although the proposed building did not have terraces at the upper levels, the greater setbacks and the sculpted massing at the corners produced an agreeable transition between the different zones. Preservation of the two large trees close to the property line ensures a buffer between the properties.

## **C. Architectural Elements and Materials.**

**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.

*Wallingford specific supplemental guidance.*

*Complement positive existing character and/or respond to nearby pre-World War II structures. Traditional early 20th Century commercial structures are primarily one story high and include:*

- *solid kick panels below windows*
- *large storefront windows*
- *multi-pane or double hung windows with transoms or clerestories lites*
- *high level of fine grained detailing and trim*
- *high quality materials, such as brick and terra-cotta*
- *canopies*
- *variable parapets*
- *cornices*

*New buildings should strive for a contextual approach to design. A contextual design approach is not intended to dictate a historicist approach, but rather one that is sensitive to surrounding noteworthy buildings and style elements.*

#### *Base*

- *Ground floors or bases immediately next to pedestrians should reflect a higher level of detail refinement and high quality materials.*
- *Encourage transparent, open facades for commercial uses at street level (as an example, windows that cover between 50-80 percent of the ground floor façade area and begin approximately 24 to 30 inches above the sidewalk rather than continuing down to street level).*

#### *Middle*

- *Mid-level building façade elements should be articulated to provide visual interest on a bay-by-bay scale. Architectural features should include: belt courses or horizontal bands to distinguish individual floors; change in materials and color and/or texture that enhance specific form elements or vertical elements of the building; a pattern of windows; and/or bay windows to give scale to the structure.*
- *Consider using detail elements such as a cast stone, tile or brick pattern that respond to architectural features on existing buildings.*
- *Consider using spacing and width of bays or pavilions to provide intervals in the façade to create scale elements similar to surrounding buildings.*

#### *Top*

- *Clearly distinguish tops of buildings from the façade walls by including detail elements consistent with the traditional neighborhood buildings such as steep gables with overhangs, parapets and cornices.*

The Board debated whether or not the qualities of the proposal embody the larger urban design patterns or elements within the neighborhood. The Board encouraged the architect to express the motifs found in the area as the firm revises the drawings based on guidance from C-2, C-4 and D-12.

**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 roofline or top of the structure should be clearly distinguished from its façade walls.

*Wallingford specific supplemental guidance.*

- *The massing of large buildings should reflect the functions of the building and respond to the scale of traditional buildings by including major façade elements, which help to break the building into smaller pieces with distinctive appearances.*
- *Rooftop building systems (i.e., mechanical and electrical equipment, antennas) should be screened from all key observation points by integrating them into the building design with parapets, screens or other methods.*
- *Illuminate distinctive features of the building, including entries, signage, canopies, and areas of architectural detail and interest. Encourage pedestrian scale pole lights along streets and walks.*

The length of the Stone Way façade combined with a similarity of materials and colors produces a visually monotonous elevation. The Board recommended that the applicant further differentiate the center segment of the tripartite scheme from the corner masses. Possibilities suggested by the Board include raising the height of the brick and changing the brick's color in this section of the building. One aspect of this larger revision should concentrate on the appearance of the primary residential entry. The columns near the right-of-way and the deeper canopy were not enough to differentiate the entrance from the commercial entries or signify its importance on the overall façade.

**C-3 Human Scale.** The design of new buildings should incorporate architectural features, elements and details to achieve a good human scale.

*Wallingford specific supplemental guidance.*

- *Transom or clerestory windows above entrances, display windows and projected bay windows are encouraged.*
- *Multiple paned windows that divide large areas of glass into smaller parts are preferred because they add human scale.*

*Use durable, attractive and well-detailed finish materials:*

- *Finish materials that are susceptible to staining, fading or other discoloration are strongly discouraged.*
- *Encourage the use of brick.*
- *Discourage aluminum and vinyl siding, and siding with narrow trim.*

The northwest corner of the proposed structure lacked a residential scale in keeping with the adjacent single family house. The architect should provide more definition particular to the lower portion or base of the corner. A band differentiating the base from the upper level or adding a finer grain of detail at the lower level among other potential techniques would provide a better transition between the sizable mixed use building and its smaller neighbor.

**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.

The Board found the use of the white fiber cement panel at the two corner entries prosaic. If the corners are to be celebrated by the chamfers for the structure's full height then the corners should have a better quality material in keeping with its importance.

**C-5 Structured Parking Entrances.** The presence and appearance of garage entrances should be minimized so that they do not dominate the street frontage of a building.

Although public comment encouraged the reduction in the width of the garage and more attention to human scale, the Board did not recommend changes to the garage entrance.

#### **D. Pedestrian Environment.**

**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.

*Wallingford specific supplemental guidance.*

*Provide convenient, attractive and protected pedestrian entry for both business and upper story residential uses.*

- *Entries for residential uses on the street (rather than from the rear of the property) add to the activity on the street and allow for visual surveillance for personal safety.*
- *Continuous, well-lighted, overhead weather protection is strongly encouraged to improve pedestrian comfort and to promote a sense of security.*
- *Overhead weather protection should be designed with consideration of: a. the overall architectural concept of the building; b. uses occurring within the building (such as entries and retail spaces) or in the adjacent streetscape environment (such as bus stops and intersections); c. minimizing gaps in coverage, except to accommodate street trees; d. a drainage strategy that keeps rain water off the street-level façade and sidewalk; e. relationship to architectural features and elements on adjacent development, especially if abutting a building of historic or noteworthy character; f. the scale of the space defined by the height and depth of the weather protection; g. the illumination of light colored undersides to increase security after dark.*

The Board did not comment upon the open space and the commercial entries.

**D-2 Blank Walls.** Buildings should avoid large blank walls facing the street, especially near sidewalks. Where blank walls are unavoidable, they should receive design treatment to increase pedestrian comfort and interest.

*Wallingford specific supplemental guidance.*

- *Long, undifferentiated surfaces, facades or store frontages are strongly discouraged.*
- *In situations where blank walls are necessary, encourage their enhancement with decorative patterns, murals or other treatment.*
- *Locate and design ground floor windows to maximize transparency of commercial façade and attract pedestrian interest.*
- *Large windows that open to facilitate indoor-outdoor interaction with street are encouraged.*
- *Windows on walls perpendicular to the street are encouraged.*

The architect has succeeded in eliminating large expanses of blank wall. The elevations closest to the single family houses have the least amount of windows to ensure privacy.

**D-5 Visual Impacts of Parking Structures.** The visibility of all at-grade parking structures or accessory parking garages should be minimized. The parking portion of a structure should be architecturally compatible with the rest of the structure and streetscape. Open parking spaces and carports should be screened from the street and adjacent properties.

The below grade garage and planting along the lower south façade greatly reduces the visual impacts of the parking structure.

**D-6 Screening of Dumpsters, Utilities and Service Areas.** Building sites should locate service elements like trash, dumpster, 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.

The Board did not add to the earlier discussion.

**D-7 Personal Safety and Security.** Project design should consider opportunities for enhancing personal safety and security in the environment under review.

*Wallingford specific supplemental guidance:*

- *In residential projects, discourage solid fences that reduce security and visual access from streets.*

*Lighting:*

- *Encourage pedestrian-scale lighting, such as a 12- to 15-foot-high pole or bollard fixtures.*
- *Consider installing lighting in display windows that illuminates the sidewalk.*
- *Fixtures that produce glare or that spill light to adjoining sites, such as “wallpacks,” are discouraged.*
- *Installation of pedestrian light fixtures as part of a development's sidewalk improvements is strongly encouraged. The style of light fixture should be consistent with the preference identified by Wallingford through Seattle City Light's pedestrian lighting program.*

Use street lighting fixtures recommended by the Wallingford neighborhood council for the Stone Way N. corridor. The Land Use Planner has information on the type of lighting.

**D-9 Commercial Signage.** Signs should add interest to the street from environment and should be appropriate for the scale and character desired in the area.

The Board approved the applicant's intention to use blade signs.

**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 evening hours.

The Board did not add more thoughts to the earlier guidance.

**D-11 Commercial Transparency.** Commercial store-fronts 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.

No further discussion was conducted.

**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.

The Board found the primary residential entry on Stone Way lacking in both prominence and imagination in spite of the free standing columns and the extended canopy. The Board emphatically recommended that the architect re-conceptualize the entry's presence on the façade. It should read as a significant element of the middle section of the tripartite façade.

## **E Landscaping**

**E-1 Landscaping to Reinforce Design Continuity with Adjacent Sites.** Where possible, and where there is not another overriding concern, landscaping should reinforce the character of neighboring properties and abutting streetscape.

*Wallingford specific supplemental guidance:*

- *Flower boxes on windowsills and planters at entryways are encouraged.*
- *Greening of streets lacking trees, flowers and landscaping is strongly recommended.*

The applicant has shown that the large trees close to the west property line will be preserved. These trees should be protected during construction.

The Board praised the copious amount of proposed landscaping between the new structure and the neighbors to the west.

**E-2 Landscaping to Enhance the Building and/or 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.**

*Wallingford specific supplemental guidance:*

*• Thick evergreen hedges, non-invasive vines on fencing or low walls, and other substantial landscaping should be used to visually and physically buffer sidewalks and adjacent buildings from parking areas; camouflage exposed concrete walls; and buffer adjacent single-family houses and residential developments.*

Based on discussions with SDOT arborists, the applicant will preserve most of the existing street trees.

**Recommendations:** The recommendations summarized below were based on the plans and models submitted at the October 18, 2010 meeting. Design, siting or architectural details not specifically identified or altered in these recommendations are expected to remain as presented in the plans and other drawings available at the October 18, 2010 public meeting. After considering the site and context, hearing public comment, reconsidering the previously identified design priorities, and reviewing the plans and renderings, the Design Review Board members recommended APPROVAL of the subject design and the requested development standard departures from the requirements of the Land Use Code (listed below). The Board recommends the following CONDITIONS for the project. (Authority referred in the letter and number in parenthesis):

- 1) Further differentiate the center segment of the tripartite scheme along Stone Way N. from the corner masses. Possibilities suggested by the Board include raising the height of the brick and changing the brick's color in this section of the building. (C-2)
- 2) Revise the appearance of the primary residential entry to differentiate the entrance from the commercial entries and to signify its importance on the overall façade. The primary entrance should be part of a larger revision of the middle section of the Stone Way façade. The entrance should read as a significant element of the middle section of the tripartite façade. (C-2, D-12)
- 3) Provide more definition particularly to the lower portion or base of the corner. A band differentiating the base from the upper level or adding a finer grain of detail at the lower level, among other potential techniques, would provide a better transition between the sizable mixed use building and its smaller neighbor. (C-3)
- 4) Use a better quality material than white fiber cement panel in keeping with the importance of the chamfered corners. (C-4)
- 5) Use street lighting fixtures recommended by the Wallingford neighborhood council for the Stone Way N. corridor. (D-7)
- 6) The two cedar trees close to the west property line should be protected during construction. (D-1)

To ensure that the recommendations meet the Board's expectations, the DPD Land Use Planner has the discretion to review and approve the applicant's responses to the final recommendations.

## **DEPARTURES**

The applicant did not request departures.

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