



# City of Seattle

Department of Planning & Development  
D. M. Sugimura, Director



## FINAL RECOMMENDATION OF THE NORTHEAST DESIGN REVIEW BOARD

Project Number: 3011897

Address: 4111 Stone Way North

Applicant: Patrick Foley of Lake Union Partners

Date of Meeting: Monday, January 23, 2012

Board Members Present: Joseph Hurley  
Peter Krech  
Christina Pizana  
Martine Zettle

Board Member Absent: Salone Habibuddin

DPD Staff Present: Bruce P. Rips

### SITE & VICINITY

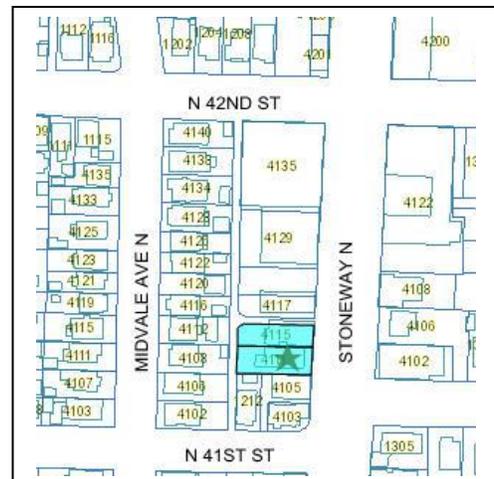
Site Zone: Neighborhood Commercial Two with a 40 foot height limit (NC2 40)

Nearby Zones: North: The NC2 40 zone continues northward from the site to N. 46th St.

South: NC2 40 extends southward from the site to N. 40th St. along the Stone Way corridor and changes to NC3 40 and Commercial One with a 40 foot height limit (C1 40) zones.

East: Single Family 5000 (SF 5000) east beyond the Stone Way corridor.

West: SF 5000 west of the site to Whitman Ave. N.



Lot Description: The subject property includes two parcels totaling 8,158 sq. ft. The rectangular shaped site has approximately 76' of frontage along Stone Way N. and a depth of 106'. The site descends roughly four feet from the northeast corner to its southwest corner.

Current Development: Two commercial buildings originally built as homes occupy the development site.

Access: Two alleys form the site's north and west perimeters.

Located in the Wallingford Residential Urban Village and within the boundaries of the Wallingford neighborhood specific design review guideline area, the site lies within a Neighborhood Commercial (NC) and Commercial (C) corridor that extends from N. 36th St. on the south to N. 50th 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 (LR2), multi-family district, separates the single family zone bordering the site with the Aurora Ave. corridor.

Surrounding Development & Neighborhood Character:

Bordering the site to the west and south are single family residences. A mixed use structure lies to the south. Commercial buildings occupy lots directly to the north and across Stone Way N.

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

ECAs: The site does not have mapped environmentally critical areas.

## **PROJECT DESCRIPTION**

The applicant proposes a four story mixed use building with two commercial spaces (approximately 1,500 square feet) fronting Stone Way N., at grade parking (19 spaces) behind the commercial use, and three floors of residences (approximately 27 units).

## **DESIGN DEVELOPMENT**

The applicant presented DPD with three massing options. Commonalities included parking access from locations on both alleys with a parking garage behind the commercial use at street level and three floors of residential use. Variations occur in the massing of the three options. In Option A, the three floors of residential use step back slightly on the south and west facades from the first floor plinth. The second alternative, or Option B, has a sizeable notch removed from the mass of the three upper levels. This notch occurs at the southwest corner creating, as in the previous option, residential units in close proximity to the adjacent building and house to the south. Option C shifts the notch to the center of the south façade, producing a light well to bring sunlight into the units with southern exposure. The applicant preferred scheme would require departures from setback regulations on the west closest to the neighboring single family zone and from commercial depth regulations.

The submitted Master Use Permit plans refined Option # C. The applicant responded to the early design guidance by providing visual relief from the building mass's presence on the neighbors to the west. The design showed a set back at the upper most floor facing the west, a lighter material color at the same floor level and plantings also at this level.

## **PUBLIC COMMENT**

Approximately twelve members of the public affixed their names to the Recommendation meeting sign-in sheet, raising the following issues:

### *Building Mass and Scale*

- The proposed color scheme will help visually to reduce the bulk of the structure.
- Increase the building setback on the alley.

### *Landscaping and Open Space*

- Add more landscaping along the alley, particularly along the wall.
- Landscaping on Stone Way N. appears satisfactory. Add more landscaping along the alley.
- Ensure on site stormwater detention.

### *Lighting*

- Make the screen wall separating the two parking areas entirely opaque rather than translucent on the upper portion in order to prevent light spillage.

- Evaluate whether the lighting fixtures on the alley are too high. Lower these if necessary to avoid light spillage.
- Prevent light leakage from the roof deck.

*Noise*

- The noise from the garage door on the alley will impact the neighbors.
- The noise from the exhaust fans from the garage will also impact the adjacent residents.

*Aesthetics*

- The wood accents on the west elevation is a nice feature.
- The architect’s design shows restraint.

*Parking*

- The garage has an inadequate number of spaces.

**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 Wallingford Neighborhood specific guidelines are summarized below. For the full text please visit the [Design Review website](#).

**A. Site Planning**

**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 Board expressed its satisfaction with the building’s relationship to Stone Way N. and the two alleys.

**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, particularly along North 45th Street, 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 North 45th Street and Stone Way North.**

The architect added roll-up garage doors for two of the storefront bays along Stone Way N. If the commercial tenant utilizes the doors, the relationship of the storefront and the commercial corridor should help enhance 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 west elevation sets back at the upper most level in response to earlier Board guidance. The architect also proposes a lighter skin at this floor to decrease the appearance of building bulk. The Board endorsed these measures.

- 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 act to alter the arrangement of the private deck on the second level in spite of the bio-retention planter's bulk and the lack of access for the two other adjacent units which serve to limit this outdoor amenity.

- 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.**

**Wallingford-specific supplemental guidance:**

- **Structured parking entrances should be located on side streets or alleys.**

With widening and other improvements to the alleys, the Board tacitly agreed with the parking layout. Widening of the two alleys will allow vehicles to travel in both directions.

- 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.**

**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 (North 45th Street and I-5; North 45th Street and Stone Way North; and 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:
  - a main building entrance located at corner;
  - an entrance set back to soften corner and enhance pedestrian environment; and
  - 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.

Although the development site sits mid-block, the east/west bound alley creates a corner condition at Stone Way N. The Board expressed its desire to see the specialness of the corner emphasized with further enhancements. See the Board's recommendation for the corner under C-2.

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

**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 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 North 45th Street, Stone Way North and north-south avenues south of North 40th Street:
- Consider stepping back floors five feet per floor.
- Notching or setbacks at corners of buildings or ground floors are encouraged.

The Board approved the design and placement of the airshaft with its vertical planting screen at the south elevation.

The revised design sets the structure back from the alley at the upper level and uses plants and a lighter color to visually reduce the building bulk.

## 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.

**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 facade 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.

**Signage**

- Signage should reflect the pedestrian scale of the neighborhood.
- Generally, individualized, externally illuminated signs are preferred over internally illuminated, rectangular box signs.
- Signage should be integrated with the architectural concept of the development in scale, detailing, use of color and materials, and placement.
- Creative, detailed, artistic and unique signage is encouraged.
- The use of icons, symbols, graphic logos or designs that represent a service or occupation are preferable to standardized corporate logos.
- Pole signs of any type are discouraged.

After considerable and thoughtful deliberation, the Board recommended several changes to the east façade. The depth of the vertical reveal's exterior finish, composed of wood,

should be set back by twice the amount as shown on the plans. This will provide greater depth and more interesting shadow upon the elevation.

The east elevation's planar quality, its taut materiality and lack of depth, generated the Board's consternation as it belied the more nuanced elevation shown at the EDG meeting. Although the overall façade composition and color were not questioned, the Board asked for more depth and greater vertical emphasis on the north side of this elevation. The Board's directive included making the vertical element more legible, adding greater detailing at the corner window and placing greater emphasis on wrapping the fenestration at all levels around the northeast corner to the alley. Changes should include altering the detailing of the skin and increasing the windows' depth and trim to provide greater richness and detail to the east façade. The Board members did not want additional colors on the north or east elevations.

**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.**

In order to enhance the sense of human scale, the Board recommends conditions discussed in guidance C-2.

**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.**

See comments and recommendations for C-2. The Board did not ask for a change of materials but recommended that the design revision provide increased detailing that provides a greater depth to the east façade.

**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.**

Based on the proposed improvements to the two alleys (including landscaping and widening), the Board did not request any changes to the design of the parking entrances.

**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.

The Board did not expand upon its comments from the EDG meeting.

**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.

**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.

Lights at the alley should assist in ensuring a secure environment and avoiding illumination onto adjacent residences.

**D-8 Treatment of Alleys.** The design of alley entrances should enhance the pedestrian street front.

Based on the proposed parking garage design and the improvements to the alley, the Board did not recommend changes to the building's interface with the two alleys.

**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.**

The Board did not offer comments on the signage as shown in the Recommendation presentation booklet.

**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.**

Based on some of the neighbors' concerns for safety and light leakage onto nearby properties, the Board recommended several changes to the lighting plan. 1) The applicant will provide photometrics of the alley lighting showing reduced light spillage to the planner for his review and approval. 2) Place lighting fixtures below the parapet height on the roof. 3) Shield the fluorescent lights located on the the garage ceiling. 4) Locate the fourth floor balcony light fixtures below the parapet or beneath the top of the outer balcony wall.

**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.**

The Board tacitly approved of the two window types, roll-up garage doors and the other more traditional glazing, for the storefronts.

## **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 agreed to plant trees in the neighbor's yard to the south.

**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.**

With the removal of a large Norwegian Maple in the rights of way, the applicant has proposed replacing it with a mature tree in kind. The Board conditioned the installation of a mature tree. The exact size and species will depend upon upon the Seattle Department of Transportation's specifications. .

**Recommendations:** The recommendations summarized below were based on the plans and models submitted at the January 23, 2012 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 January 23, 2012 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) The depth of the wood finish on the vertical reveal should be set back by twice the amount as shown on the plans and presentation drawings. This will provide greater depth and more interesting shadow on the elevation. (C-2, C-4)
- 2) Make the vertical element of the east façade (the north portion) more legible by a) adding greater detailing at the corner windows, b) providing greater emphasis on the wrapping of the fenestration at all levels around the northeast corner to the alley, and c) altering the detailing of the skin by stepping the glazing back from the wall plane to provide a sense of depth.
- 3) On the east facade, the applicant shall not apply additional colors on the north or east elevations. (C-2)
- 4) Increase the detailing of the building skin to provide a greater depth to the east façade. (C-4)
- 5) Provide photometrics of the alley lighting to the planner for his review in order to prevent light spillage. (A-5, D-7, D-10)
- 6) Place lighting fixtures below the top of the parapet at the roof deck. (A-5, D-7, D-10)
- 7) Shield the fluorescent lights located on the the garage ceiling. (A-5, D-7, D-10)
- 8) Locate the light fixtures on the fourth floor balcony below the parapet or beneath the top of the outer balcony wall. (A-5, D-7, D-10)
- 9) Install a mature street tree in the Stone Way planting strip subject to SDOT's specifications. (E-2)

## **DEVELOPMENT STANDARD DEPARTURES**

The Board's recommendation on the requested departure(s) are 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).

STANDARD	REQUIREMENT	REQUEST	JUSTIFICATION	RECOMMEND- ATION
1. Depth of Commercial Use SMC 23.47A.008B.3.a	30' average depth.	Total average depth for both commercial spaces equals 23'6 ½".	<ul style="list-style-type: none"> <li data-bbox="971 243 1224 386">▪ South bay has roll up garage doors to extend commercial space to wide sidewalk for sidewalk café.</li> </ul>	Recommended approval.

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