



EARLY DESIGN GUIDANCE OF THE NORTHEAST DESIGN REVIEW BOARD

Project Number: 3014111

Address: 3801 Stone Way North

Applicant: Matt Driscoll

Date of Meeting: Monday, December 17, 2012

Board Members Present: Kathryn Armstrong (substitute)
Joe Hurley
Peter Krech
Christina Pizana

Board Members Absent: Salone Habibuddin
Martine Zettle

DPD Staff Present: Bruce P. Rips

SITE & VICINITY

Site Zone: Commercial One with a forty foot height limit. (C1 40)

Zones Pattern: C1-40 zoning extends north to N. 39th St. and south to the Burke Gilman Trail along Woodland Park Ave N. South of N. 38th St., C2 40 and C2 30 zoning extends along Stone Way N. Multi-family Lowrise One (LR1) begins midway between Stone Way N. and Interlake Ave N. The commercially zoned corridor along Stone Way changes to LR 3 to the west of Albion Place N. The site lies within the Fremont Hub Urban Village.



Lot Area:	<p>The ten parcel site comprises roughly 72,390 square feet including 200 linear feet of frontage on Woodland Park Ave N., 216 feet on N. 38th St. and 290 feet on Stone Way N. The development site includes a large portion of the block bounded by Bridge Way, N. 39th St., Stone Way N., N. 38th St. and Woodland Park Ave N. Its irregular shape occurs, in part, due to the presence of parcels not controlled by the developer at the northeast, northwest and southwest corners. The only true corner within the boundaries of the proposal lies at Stone Way N. and N. 38th St. The site slopes roughly 20 feet from the northwest to the southeast corner.</p>
Current Development:	<p>Existing uses on the site include single family and duplex residential uses, retail, commercial (office and retail), warehouse and surface parking lots. Businesses occupying the site consist of Michaelo Espresso Inc. a coffee equipment supplier, Rockler Woodworking, and Hy-Lite Mirror and Glass.</p>
Access:	<p>The development site fronts onto Woodland Park Ave N., North 38th St., and Stone Way North</p>

Others businesses sharing the block include University Reprographics, Sea Gear, the Episcopal Bookstore, Kane Environmental, Dovetail, Inc., and the Bridgeway Building (offices).

Surrounding
Development
&
Neighborhood
Character:

Most of the structures in the vicinity are one and two stories with the exception of the Bridgeway Building and the Oslo Towers, a residential structure across N. 39th St. Construction trade businesses represent a considerable share of commercial land use along the Stone Way N. corridor. Other neighboring buildings include Stoneway Electric Supply to the south, Bastyr Center to the southeast, Pacific Rim Automotive, Seattle Interiors and Fusions Beads to the east.

A minor arterial street, Stone Way North runs north and south 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 shared vehicle/bike lane (sharrow) runs southbound. Bridge Way North, also a minor arterial, connects Aurora Ave. N. to Stone Way N. North 39th Street, a local street, forms the northern boundary of the project site. Stone Way N. and N. 39th St. have curbs and sidewalks. Classified as a local street, Woodland Park Ave. N. connects to Bridge Way N. and provides southern views towards downtown Seattle. N. 38th St. is classified as a collector street.

ECAs: The site has a small, mapped steep slope environmental critical area.

PROJECT DESCRIPTION

The applicant proposes a mixed use structure with 280 residential units, ground floor commercial on Stone Way N., and live-work units on Woodland Park Ave N., and below grade parking for 274 autos.

DESIGN DEVELOPMENT

The applicant provided three design options. Commonalities of the three approaches include the desire to locate the primary residential lobby near the site's northeast corner, the garage entrance and solid waste storage on N. 38th St., commercial use along Stone Way N. with the larger portion of it anchoring the corner with N. 38th St., and live/work units on Woodland Park Ave N. The building mass of all schemes wraps, almost nautilus-like, around the site's lengthy perimeter leaving an open space at the center. Scheme # 3, unlike the other options, sets back from the north property line leaving an open space that also serves as a passageway.

The four to five-story massing of option # 1 varies little at the upper levels until it erodes somewhat as the volumes approach the southwest corner. Option #2's parti provides a cut or chasm (varying in width) along the east/west axis connecting Stone Way N. to Woodland Park Ave. The separation creates a rectangular shaped volume extending along the north property line and two other volumes, one defining the southeast corner and the other smaller rectangular volume extending from Woodland Park Ave to the site's center. The heights of Option # 3's volumes vary little from one another. The volume which houses the live/work units is the most distinct of the three schemes as the rectangular block's length extends parallel to Woodland Park.

Residential open space occurs generally in the center of the site directly above the parking garage and on one or two roof tops closer to the Woodland Park Ave frontage. Only scheme # 3 departs from this model by locating exterior amenity space on the north side and on a roof sandwiched between taller volumes.

PUBLIC COMMENT

Eighteen people affixed their names to the sign-in sheet. The attendees raised the following issues:

Programming

- Favors placing live/work units on Woodland Park Ave.
- Placement of live/work along 38th St. is preferable.

Open Space

- The amount of new residential projects in the area warrants creating a nice open space on N. 38th St. There is the potential for considerable amounts of pedestrian traffic.
- Create a significant open space along Stone Way.
- Likes how the architect described openings and terraces.
- Don't close off public access to the site.

Street front Amenities

- Create a 12 to 16 foot sidewalk along Stone Way.
- Provide continuous and deep overhead weather protection along the adjacent streets. Stagger the canopies along Stone Way to reflect grade.
- Each storefront entry should be at grade rather than above or below it.
- On N. 38th St. create a wide sidewalk with overhead weather protection.
- Adequate amounts of transparency on N. 38th St. are needed.

Massing

- Set back the structure at the upper levels.
- Chamfer the corners similar to the project under construction to the south of Tutta Bella restaurant further north on Stone Way.
- Focus on articulating the upper floors.

Other

- Provide a model for the next meeting.
- On the next iteration of drawings show roof top mechanical penthouses.

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](#).

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.**

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.

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

See guidance for A-4.

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

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

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.

- 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.**

- 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**

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.

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

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.

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 placement of the garage access on N. 38th received Board endorsement.

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.

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.

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.

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.

- 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.**

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.

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

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.

- 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.**

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.

- 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.**

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.

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.**

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.

- 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.**

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.

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

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.

- 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.**

At the Recommendation meeting, the applicant will need to show the placement and style of signage.

- 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.**

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.

Provide a concept lighting plan at the Recommendation meeting.

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 noted the guideline's high priority for them.

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.

Both the safety of the residential entries and their visibility will be an important Board consideration.

E. Landscaping

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.

Provide a well developed landscape plan at the Recommendation meeting.

DEVELOPMENT STANDARD DEPARTURES

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.

BOARD DIRECTION

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.

