



## FIRST EARLY DESIGN GUIDANCE OF THE NORTHEAST DESIGN REVIEW BOARD

Project Number: 3017168

Address: 3627 Stone Way North

Applicant: Meredith Everist of Baylis Architects

Date of Meeting: Monday, June 16, 2014

Board Members Present: Martine Zettle (Chair)  
Ivana Begley  
Eric Blank  
Julia Levitt  
Christina Pizana

Board Members Absent: None

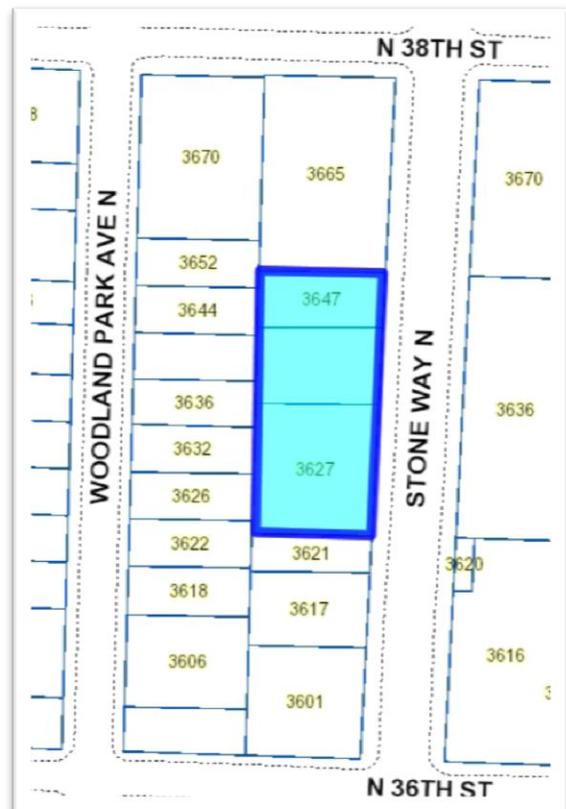
DPD Staff Present: Carly Guillory

### SITE & VICINITY

Site Zone: Commercial 2-40 (C2-40) / Fremont Hub Urban Village

Nearby Zones: North) C2-40  
(South) C2-40  
(East) C2-40  
(West) C1-40

Lot Area: 37,110 square feet



**Current Development:**

The subject site includes a two-story commercial structure with surface parking. Vehicular and pedestrian access is located off Stone Way North. All existing structures are proposed for demolition.

**Surrounding Development and Neighborhood Character:**

The surrounding development and neighborhood character consists primarily of one- or two-story masonry construction. To the north, south, and east are two- or three-story commercial structures, and to the west is two-story multi-family development. The multiple-family structures to the west are predominately wood frame or brick.

**Access:**

Access to the subject site is currently from Stone Way North. Each design scheme proposes vehicular and pedestrian access from Stone Way North at the north end of the site.

**Environmentally Critical Areas:**

None.

**PROJECT DESCRIPTION**

The preferred proposal (pp. 14-15) is a four-story mixed-use building containing approximately 126 residential units, two live-work units, and 5,000 square feet of ground floor retail. Ninety vehicular parking spaces are proposed in a below grade parking garage, with vehicular access from Stone Way North. The main pedestrian access is proposed mid building.

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The packet includes materials presented at the meeting, and is available online by entering the project number (3017168) at this website:

[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).

The packet is also available to view in the file, by contacting the Public Resource Center at DPD:

**Mailing Public Resource Center**  
**Address:** 700 Fifth Ave., Suite 2000  
P.O. Box 34019  
Seattle, WA 98124-4019

**Email:** [PRC@seattle.gov](mailto:PRC@seattle.gov)

## **DESIGN DEVELOPMENT**

The architect presented three design concepts. Along Stone Way North, all schemes propose retail at the south portion of the building, live-work units to the north, and a central lobby.

Concept 1 (p. 12) is identified as a code compliant concept, and proposes a plaza at the center of the Stone Way North façade. Entrances to the residential lobby, residential units, and retail are concentrated at the center. Below grade parking is proposed, with access from Stone Way North, to the north of the central plaza. A majority of the residential units are oriented east-west. A courtyard is proposed at the west side of the structure

Concept 2 (p. 13) is also identified as a code compliant concept, and maintains a similar arrangement of retail and live-work locations. Concept 2 reduces the size of the plaza on Stone Way North, and divides the westerly courtyard into two separate spaces. A majority of the residential units are oriented to receive daylight from the north and south. Parking is proposed below grade, with a vehicular entrance dividing the live-work units from the retail.

Concept 3 (p. 14), the preferred concept creates a strong edge along Stone Way North, no plaza is proposed in this concept. Retail and residential entries are recessed, and two separate courtyards are proposed on the west side. Vehicular access is proposed at the north end of the site, bisecting the live-work units.

## **PUBLIC COMMENT**

One letter was received, identifying a preference for retail, rather than live-work units, on the ground floor along Stone Way North.

The following comments were expressed at the Early Design Guidance meeting:

- Concerned about street level uses on Stone Way North, recommend siting only retail, not live-work, at the ground level.
- Likes the courtyard along Stone Way North proposed in Concept 1.
- Concerned that the driveway at the north of the site will create problems related to visibility of pedestrians.
- Suggested driveway be moved to the south portion of the site.
- Concerned that roof features will block views to the south and west.
- Suggested orienting the roof features north to south to reduce view blockage.
- Identified Stone Way North as a major retail corridor, and encouraged the design concept to be inspired by positive neighborhood attributes.

## **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.

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The priority Citywide and Neighborhood guidelines identified by the Board as Priority Guidelines are summarized below, while all guidelines remain applicable. For the full text please visit the [Design Review website](#).

### CONTEXT & SITE

#### **CS2 Urban Pattern and Form: Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.**

##### **CS2-A Location in the City and Neighborhood**

**CS2-A-1. Sense of Place:** Emphasize attributes that give a distinctive sense of place. Design the building and open spaces to enhance areas where a strong identity already exists, and create a sense of place where the physical context is less established.

##### **CS2-B Adjacent Sites, Streets, and Open Spaces**

**CS2-B-2. Connection to the Street:** Identify opportunities for the project to make a strong connection to the street and public realm.

**CS2-B-3. Character of Open Space:** Contribute to the character and proportion of surrounding open spaces.

##### **CS2-D Height, Bulk, and Scale**

**CS2-D-5. Respect for Adjacent Sites:** Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.

**The Board discussed the plaza proposed in Option 1, and agreed that the plaza provides an opportunity to provide a distinctive sense of place, and make a strong connection to the public realm. The Board recommended providing a plaza along Stone Way North at the design development moves forward.**

#### ***Wallingford Supplemental Guidance:***

##### **CS2-I Responding to Site Characteristics**

**CS2-I-ii. Solar Exposure:** Design public and private outdoor spaces to take advantage of sun exposure.

**CS2-I-iii. View Corridors:** Development along North 45th Street, Stone Way North and other north-south streets south of North 40th Street with water, mountain and skyline views should use setbacks to complement and preserve such views from public rights-of-way.

**The Board agreed the courtyard in Option 1 provides the most useful space while also taking advantage of sun exposure. The Board agreed with public comment regarding view corridors at this location, recommending that any rooftop features be of transparent material and/or oriented in such a way as to not obstruct views to the greatest extent possible.**

#### **CS3 Architectural Context and Character: Contribute to the architectural character of the neighborhood.**

### **CS3-A Emphasizing Positive Neighborhood Attributes**

**CS3-A-1. Fitting Old and New Together:** Create compatibility between new projects, and existing architectural context, including historic and modern designs, through building articulation, scale and proportion, roof forms, detailing, fenestration, and/or the use of complementary materials.

**CS3-A-4. Evolving Neighborhoods:** In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.

**The Board discussed the evolving nature of the neighborhood and the Stone Way North corridor. The Board recommended the architectural concept consider integration of roof forms, detailing, and fenestration to create compatibility with adjacent development.**

#### ***Wallingford Supplemental Guidance:***

### **CS3-I Architectural Context**

**CS3-I-i. Complement positive existing character:** Complement or respond to nearby pre-World War II structures. Traditional early 20th Century commercial structures are primarily one story.

#### **CS3-I-iii. Building Base Design:**

- a. Ground floors or bases immediately next to pedestrians should reflect a higher level of detail refinement and high quality materials.
- b. 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).

#### **CS3-I-iv. Building Middle-floor Design:**

- a. 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.
- b. Consider using detail elements such as a cast stone, tile or brick pattern that respond to architectural features on existing buildings.
- c. Consider using spacing and width of bays or pavilions to provide intervals in the façade to create scale elements similar to surrounding buildings.

#### **CS3-I-v. Building Top-floor Design:**

- a. 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 discussed in detail the streetscape along Stone Way North, and recommended that the street-level façade reflect a higher level of detail and quality materials. The Board recommended transparent storefront windows, opportunities for open facades such as roll up**

doors and operable windows, and architectural features to enhance the street-level experience.

## PUBLIC LIFE

**PL1 Connectivity: Complement and contribute to the network of open spaces around the site and the connections among them.**

**PL1-A Network of Open Spaces**

**PL1-A-1. Enhancing Open Space:** Design the building and open spaces to positively contribute to a broader network of open spaces throughout the neighborhood.

**PL1-A-2. Adding to Public Life:** Seek opportunities to foster human interaction through an increase in the size and quality of project-related open space available for public life.

**The Board discussed the plaza along Stone Way North, and recommended it be increased in size to foster human interaction.**

**PL2 Walkability: Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.**

**PL2-B Safety and Security**

**PL2-B-2. Lighting for Safety:** Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and/or security lights.

**PL2-B-3. Street-Level Transparency:** Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies), where appropriate, by keeping views open into spaces behind walls or plantings, at corners, or along narrow passageways.

**PL2-C Weather Protection**

**PL2-C-1. Locations and Coverage:** Overhead weather protection is encouraged and should be located at or near uses that generate pedestrian activity such as entries, retail uses, and transit stops.

**PL2-C-2. Design Integration:** Integrate weather protection, gutters and downspouts into the design of the structure as a whole, and ensure that it also relates well to neighboring buildings in design, coverage, or other features.

**The Board discussed the safety and security of the street-level experience along Stone Way North, recommending the use of lighting and transparency. The Board also recommended the inclusion of overhead weather protection along Stone Way North, designed to relate to the design concept.**

***Wallingford Supplemental Guidance:***

**PL2-II Blank Walls**

**PL2-II-ii. Blank Wall Treatments:** In situations where blank walls are necessary, encourage their enhancement with decorative patterns, murals or other treatment.

**The Board expressed some concern regarding blank walls at the north side of the project, and recommended further analysis of adjacent existing and future development. The Board**

recommended that any blank walls include design treatments of high quality elements and finishes to respond to the human scale and provide visual interest.

**PL3 Street-Level Interaction: Encourage human interaction and activity at the street-level with clear connections to building entries and edges.**

**PL3-A Entries**

**PL3-A-1. Design Objectives:** Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street.

**PL3-A-4. Ensemble of Elements:** Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features.

**PL3-C Retail Edges**

**PL3-C-1. Porous Edge:** Engage passersby with opportunities to interact visually with the building interior using glazing and transparency. Create multiple entries where possible and make a physical and visual connection between people on the sidewalk and retail activities in the building.

**PL3-C-2. Visibility:** Maximize visibility into the building interior and merchandise displays. Consider fully operational glazed wall-sized doors that can be completely opened to the street, increased height in lobbies, and/or special lighting for displays.

**PL3-C-3. Ancillary Activities:** Allow space for activities such as sidewalk vending, seating, and restaurant dining to occur. Consider setting structures back from the street or incorporating space in the project design into which retail uses can extend.

In the Board’s discussion about the street-level experience, they recommended that entries be obvious and identifiable. The Board agreed the plaza along Stone Way North should include elements such as landscaping, lighting, and other features to reinforce the gracious entry space. Additionally, the Board recommended the retail space along Stone Way North be flexible as to offer the option of large and/or small spaces.

**PL4 Active Transportation: Incorporate design features that facilitate active forms of transportation such as walking, bicycling, and use of transit.**

**PL4-B Planning Ahead for Bicyclists**

**PL4-B-1. Early Planning:** Consider existing and future bicycle traffic to and through the site early in the process so that access and connections are integrated into the project along with other modes of travel.

The Board discussed the proximity of the site to public spaces such as the *Burke Gilman Trail*. The Board identified this proximity as an opportunity to provide access and connection for existing and future bicycle traffic; the Board recommended early planning.

**DESIGN CONCEPT**

**DC1 Project Uses and Activities: Optimize the arrangement of uses and activities on site.**

**DC1-A Arrangement of Interior Uses**

**DC1-A-1. Visibility:** Locate uses and services frequently used by the public in visible or prominent areas, such as at entries or along the street front.

**DC1-B Vehicular Access and Circulation**

**DC1-B-1. Access Location and Design:** Choose locations for vehicular access, service uses, and delivery areas that minimize conflict between vehicles and non-motorists wherever possible. Emphasize use of the sidewalk for pedestrians, and create safe and attractive conditions for pedestrians, bicyclists, and drivers.

**The Board discussed the proposed uses along Stone Way North, retail, residential lobby, and live-work. The Board supported the inclusion of retail, and recommends against live-work units at ground level. Regarding the residential lobby, the Board recommended it increase in size.**

**The Board discussed the proposed location of the vehicular driveway, at the north end of the subject site. The Board recommended further consideration of relocating this driveway further south to avoid dividing the retail spaces, and to provide a large flexible retail space.**

**DC2 Architectural Concept: Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.**

**DC2-A Massing**

**DC2-A-2. Reducing Perceived Mass:** Use secondary architectural elements to reduce the perceived mass of larger projects.

**DC2-B Architectural and Facade Composition**

**DC2-B-1. Façade Composition:** Design all building facades—including alleys and visible roofs— considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned.

**DC2-B-2. Blank Walls:** Avoid large blank walls along visible façades wherever possible. Where expanses of blank walls, retaining walls, or garage facades are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians.

**DC2-D Scale and Texture**

**DC2-D-1. Human Scale:** Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept

**DC2-D-2. Texture:** Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or “texture,” particularly at the street level and other areas where pedestrians predominate.

**The Board discussed the proposed modulation of the structure, and recommended the use of architectural elements to further reduce the perceived mass. The Board recommended that all facades be attractive and well-proportioned. The Board expressed some concern regarding blank walls at the northwest side of the project, and recommended that any blank walls include design treatments of high quality elements and finishes to respond to human scale and visual interest.**

The Board discussed at length the street-level experience along Stone Way North, and recommended the incorporation of architectural features, elements and details of human scale into the building façade, plaza, and courtyard. The texture at the street-level façade should be of a fine-grained scale.

**DC3 Open Space Concept: Integrate open space design with the building design so that they complement each other.**

**DC3-C Design**

**DC3-C-1. Reinforce Existing Open Space:** Where a strong open space concept exists in the neighborhood, reinforce existing character and patterns of street tree planting, buffers or treatment of topographic changes. Where no strong patterns exist, initiate a strong open space concept that other projects can build upon in the future.

The Board discussed the existing street trees on Stone Way North, and agreed that they should be preserved. The Board agreed that these trees enhance the street-level experience. The Board noted, however, that if a tree needed to be removed to accommodate a different driveway location near the south end of the site, they would be supportive.

**DC4 Exterior Elements and Finishes: Use appropriate and high quality elements and finishes for the building and its open spaces.**

**DC4-B Signage**

**DC4-B-1. Scale and Character:** Add interest to the streetscape with exterior signs and attachments that are appropriate in scale and character to the project and its environs.

**DC4-C Lighting**

**DC4-C-1. Functions:** Use lighting both to increase site safety in all locations used by pedestrians and to highlight architectural or landscape details and features such as entries, signs, canopies, plantings, and art.

**DC4-D Trees, Landscape, and Hardscape Materials**

**DC4-D-1. Choice of Plant Materials:** Reinforce the overall architectural and open space design concepts through the selection of landscape materials.

The Board recommended that the proposed signage and lighting add interest to the streetscape. Lighting should be used to increase safety and add interest to the design concept.

**DEVELOPMENT STANDARD DEPARTURES**

At the time of the **FIRST** Early Design Guidance meeting the following departures were requested:

1. **Street-level development standards. (SMC 23.47A.008.B.3.):** The Code requires that non-residential uses at street level have a floor-to-floor height of at least 13-feet. The applicant proposes a reduced floor-to-floor height of 10-feet, six inches for the live-work units.

The Board indicated that they do not support the proposed departure as this request would inhibit opportunity for future conversion to retail. The Board noted that they would rather see retail along Stone Way North, with no live-work units.

2. **Parking space standards – driveway slope. (SMC 23.54.030.D.3.):** The Code allows a maximum driveway slope of 15 percent. The applicant proposes a 20 percent driveway slope.

The Board indicated that a relocation of the driveway from the north end of the site to the south, would eliminate the need for this departure request. The Board recommends further consideration of moving the driveway to the south.

## **RECOMMENDATIONS**

### **BOARD DIRECTION**

At the conclusion of the First Early Design Guidance meeting, the Board recommended moving forward to MUP application.