



FINAL RECOMMENDATION OF THE EAST DESIGN REVIEW BOARD

Project Number: 3017168

Address: 3627 Stone Way North

Applicant: Meredith Everist of Baylis Architects

Date of Meeting: Monday, January 26, 2015

Board Members Present: Martine Zettle (Chair)
Eric Black
Julia Levitt
Christina Pizana

Board Members Absent: Ivana Begley

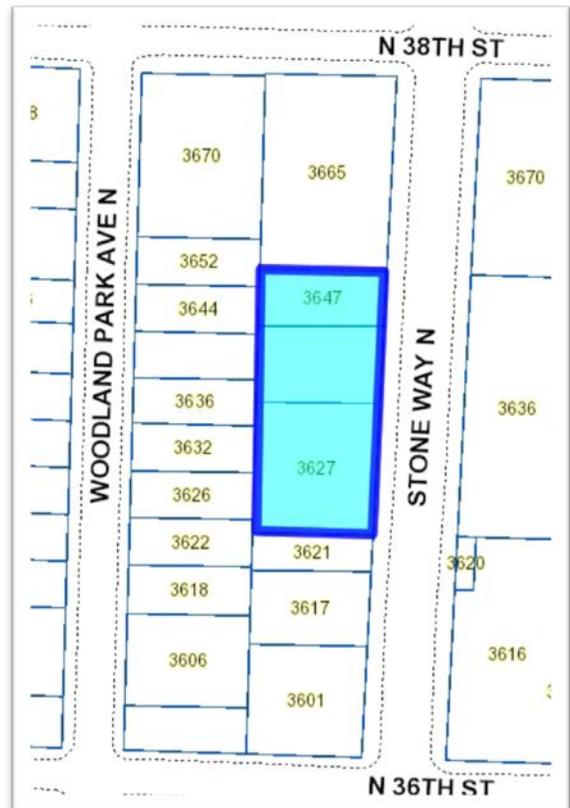
DPD Staff Present: Carly Guillory

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 (Recommendation Packet, 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.

EARLY DESIGN GUIDANCE June 16, 2014

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.

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

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.

RECOMMENDATION January 26, 2015

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DESIGN DEVELOPMENT

In response to the Early Design Guidance (EDG), the applicant described how the design concept for the preferred scheme had been further developed. The applicant specifically addressed the streetscape along Stone Way North, the central plaza at the residential lobby, and the response to development to the west.

The central plaza on Stone Way North contained site furnishings, landscape planters, and a variety in paving patterns and textures. Canopies, bicycle racks, and lighting were proposed along the streetscape. To avoid large blank walls on the west façade, the proposal was revised to include setbacks and glazing.

PUBLIC COMMENT

The following comments were expressed at the Recommendation meeting:

- Encouraged larger canopies along Stone Way North;
- Encouraged revising the lighting on the east façade to reduce heat. Suggested ground lighting.
- Encouraged additional roll up doors for the non-residential uses along Stone Way North.
- Encouraged a sight triangle or other visual or audible alter at the garage door to promote pedestrian safety.
- Encouraged a garage door that is detailed and interesting.
- Encouraged the use of compost, solar panels or other sustainable-minded features.

PRIORITIES & BOARD RECOMMENDATIONS

EARLY DESIGN GUIDANCE (APRIL 23, 2014)

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.

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 Façade Composition

DC2-B-1. Façade Composition: Design all building façades—including alleys and visible roofs— considering the composition and architectural expression of the building as a whole. Ensure that all façades 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 façades 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 façades, 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 façades 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.

FINAL RECOMMENDATIONS (JANUARY 26, 2015)

1. **Public Life and Streetscape.** The Board supported the location of the central courtyard along Stone Way North. The Board was concerned that the size of the courtyard was too small, and would not allow space for activities such as sidewalk vending, seating, and restaurant dining to occur.
 - a. The Board recommended a condition to expand the courtyard to encourage human interaction, provide opportunity for retail spill-out from the building, and allow for adequate circulation within the space (PL1-A, PL3-C).
 - b. The Board agreed the location of the bicycle racks at the north and south retail entrances along Stone Way North and the location of the vehicular driveway at the south portion of the site were critical aspects of the approved design. The

- Board encouraged the project to keep the aluminum mesh garage door as proposed and a reduction of the width of the driveway if possible. (DC1-B, PL4-B)
- c. Lighting along Stone Way North was proposed to include wall sconces. The Board agreed the lighting should be revised to include baffles or other type of indirect light to absorb excess light and reduce glare. The Board conditioned the project to revise the lighting. (PL2-B, PL3-A, PL3-C, DC4-C)
 - d. Overhead weather protection was proposed along Stone Way North in a variety of colors including gold, beige, and brown. The Board supported the location and colors of the canopies, and conditioned the project to increase the size of the canopies to provide seven-foot depth of coverage adjacent to the building. In those locations where a seven-foot deep canopy is not feasible due to an interference with the existing tree canopies, the Board supported a reduced canopy size. (PL2-C, PL3-A)
 - e. The Board agreed that the use of stained paving, overhead sectional doors, seating benches, tables, and chairs within the central courtyard were critical aspects of the approved design. In order to increase the usability of the plaza, and allow space for activities such as vending, seating, and retail spill-out to occur, the Board recommended a condition to further refine the plaza. The plaza should be large enough to accommodate outdoor seating, retail spill-out, and circulation. (PL1-A, PL3-C, DC1-B)

2. Architectural Concept.

- a. The Board supported the materials and colors proposed for the streetscape along Stone Way North, including horizontal wood siding, ledge stone panels, and a color pallet of beige, brown, grey, and white. The Board agreed these materials reflect a high level of detail and quality, and they would support a change in materials. (CS3-I, DC2-D, DC4-D)
- b. The rooftop contains opportunity for food production and passive and active space. The Board supported the location and materials of the trellis, including glulam with polycarbonate panels. The Board would support a potential removal of the trellis (CS2-I)
- c. The green screens proposed along the north and south property line were supported by the Board. The Board conditioned the project to provide green screens that are of a high quality and durable material so as to be aesthetically pleasing with or without vegetation. (DC4-D)
- d. The spandrel glass element on the east façade was supported by the Board. The Board agreed the 30-inch window design as proposed was a critical aspect of the approved design. (DC2-B)
- e. The Board recommended a condition to add additional finish, frame, or element to the stone panels to provide a secondary scale along Stone Way North. (CS3-I)
- f. The Board agreed the modulation and addition of windows on the west façade, and the pattern along the south elevation to avoid blank walls were critical aspects of the approved design (DC2-B).

- g. The Board supported the conceptual wall mural proposed on the south elevation, and encouraged the inclusion of the mural (CS3-I, DC2-B).

DEVELOPMENT STANDARD DEPARTURES

The Board's recommendation on the requested departures are based on the departure's potential to help the project better meet these design guidelines priorities and achieve a better overall project design than could be achieved without the departure(s).

At the time of the Recommendation meeting, the following departures were requested:

1. **Street Level Development Standards, floor to floor height (SMC 23.47A.008.B.3):** The Code requires a floor-to-floor height of 13-feet for non-residential uses at street level. The applicant proposes 12-feet, 3-inches. The extent of the reduced floor-to-floor height is a linear distance of 43-feet, approximately 15% of the street facing façade. The departure request is in response to the topography of the site.

At the Recommendation meeting, the Board unanimously recommended that DPD grant the departure. The Board indicated that the reduction in floor-to-ceiling height at this retail space will remain an acceptable height, maintain human scale and provide an enhanced pedestrian experience. (PL3-C, DC2-B, DC3-D, DC4-A)

2. **Setback from right-of-way (SMC 23.47A.008.B.3).** The Code requires all street-facing facades to be located within 10-feet of the street lot line, unless wider sidewalks, plazas, or other approved landscaped or open spaces are provided. The project includes a plaza, increasing the 10-foot setback to 16-feet.

At the Recommendation meeting, the Board unanimously recommended that DPD grant the departure. The Board agreed the size of the plaza as should be increased to create a greater opportunity for the project to make a strong connection to the street and public realm. The Board indicated that they would support a setback greater than 16-feet to accommodate changes to the plaza as conditioned. (CS2-A, CS2-B-, CS2-C)

BOARD RECOMMENDATION

The recommendation summarized above was based on the design review packet dated Monday, January 26, 2015, and the materials shown and verbally described by the applicant at the Monday, January 26, 2015 Design Recommendation meeting. After considering the site and context, hearing public comment, reconsidering the previously identified design priorities and reviewing the materials, the four Design Review Board members recommended APPROVAL of the subject design and departures with the following conditions.

1. Increase the size of the plaza/courtyard on Stone Way North at the residential lobby. Increase this area to provide room to accommodate outdoor seating, retail spill-out, and circulation. (PL1-A, PL3-C)
2. Increase the size of the canopies (overhead weather protection) along Stone Way North to a depth of at least seven-feet from the building face. In those locations where a seven-foot deep canopy is not feasible due to an interference with the existing tree canopies, a reduced canopy size is permitted. (PL2-C, PL3-A)
3. Revise the proposed sconce lighting on the east façade to include baffles or other type of indirect light to absorb excess light and reduce glare (PL2-B, PL3-A, PL3-C, DC4-C).
4. Provide green screens that are of a high quality and durable material so as to be aesthetically pleasing with or without vegetation (DC4-D).
5. Add additional finish, frame, or other element to the stone panels on the east façade to provide a secondary scale along Stone Way North (CS3-I).