



City of Seattle

Seattle Department of Construction and Inspections
Nathan Torgelson, Director

DESIGN
REVIEW

EARLY DESIGN GUIDANCE OF THE NORTHEAST DESIGN REVIEW BOARD

Project Number: 3024469

Address: 4025 Stone Way North

Applicant: David Foster, David Foster Architects

Date of Meeting: Monday, August 22, 2016

Board Members Present: Ivana Begley, Chair
Eric Blank
James Marria
Blake Williams

Board Members Absent: None

DPD Staff Present: Carly Guillory, Land Use Planner

SITE & VICINITY

Site Zone: Neighborhood Commercial Two, Pedestrian Overlay, 40-Foot Height Limit (NC2P-40)

Nearby Zones: (North) NC2P-40
(South) NC2P-40
(East) NC2P-40
(West) Single Family 5000-Square Foot Minimum Lot Size (SF5000)

Lot Area: 9,874 square feet



Current Development:

The site is currently occupied by a four-story mixed-use structure with surface parking. A shared access easement is located along the south property line, and is shared with the abutting development to the south. A number of existing trees line the west property line, but are located off site.

Surrounding Development and Neighborhood Character:

The surrounding development and neighborhood character consists of a variety of uses and architectural styles including low-rise workshops and warehouses and multi-story, multiple-family structures along Stone Way N, and single-family structures abutting to the west. Stone Way N is a designated Pedestrian street with existing curb, sidewalk, street trees, and parallel on-street parking.

Access:

Vehicular access to the site is currently from, and proposed to remain from, Stone Way N.

Environmentally Critical Areas:

None.

PROJECT DESCRIPTION

Design Review Early Design Guidance application proposing a 4-story building containing 68 apartment units above 1,915 sq. ft. of retail space to be located at ground level. Existing warehouse to be demolished. Parking to be provided for 15 vehicles below grade.

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The packet includes materials presented at the meeting, and is available online by entering the project number (3024469) 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

PUBLIC COMMENT

The following public comment was submitted prior to the EDG meeting: recommended additional on-site parking spaces.

The following public comment was expressed at the EDG meeting:

- Recommended maintaining the existing street trees on the west property line abutting the single-family zone.
- Supported Schemes A and B with upper level setbacks at the west elevation.
- Recommended a design that is sensitive to car/pedestrian safety at the sidewalk.
- Concerned about the easement along the south property line, noted development should not happen within this easement.
- Owner of the dance studio noted that the safety of children on the sidewalk is important.
- Concerned that live-work units would not support the intent of the pedestrian overlay.
- Recommended overhead canopies that are an appropriate height at the street.
- Encouraged transparency at ground level.
- Supported zero ground level setback with upper level setbacks at the west elevation.
- Supported ground level setbacks with no upper level setbacks at west elevation.

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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1. Public Realm: Retail Spaces and Location of Residential Lobby:

- a. The Board agreed with public comment that pedestrian safety at the driveway is important. The Board recommended safety measures in this location be integrated into the building design to ensure pedestrian safety. Sight triangles were suggested. (PL2-B)
- b. Stone Way N is developing rapidly, and the Board agreed that true retail spaces are preferred over live-work spaces (PL3-C).
- c. The preferred Scheme C proposed four small retail spaces. The Board agreed that one large retail space would be more viable than four smaller spaces. Additionally, moving the residential lobby further south to abut the driveway would support a larger retail space. (PL3-B, PL3-C)
- d. The Board appreciated the proposed on-site parking to support the viability of retail in this location (PL3-C).

2. Existing Trees:

- a. Three existing street trees are located adjacent the site in the Stone Way N right-of-way. The Board supported the proposed retention of these trees as they contribute to the character of the neighborhood. The Board encouraged a greater ground level setback to preserve these trees, similar to the setback proposed in Scheme C. (CS2-A)

- b. Additionally, the Board noted that the existing street trees may provide appropriate screening of the building bulk as perceived from Stone Way N (CS2-D)
- c. The Board agreed with public comment that the relationship of the overhead weather protection and existing street trees is an important consideration and that the two should work in tandem to contribute to a successful pedestrian experience at the sidewalk. The Board requested that graphics describing this condition be included in the Recommendation packet. (PL2-C, DC4-A)

3. Architectural Context and Character:

- a. The Board supported the primary residential lobby at street level, as shown in Scheme C; however, they recommended moving the lobby adjacent to the driveway at the southeast corner of the site. Explore enhancing the corner treatment to clearly mark the residential entry (PL3-A).
- b. The Board agreed that a stair tower as a vertical element would appropriately define the main residential lobby, but that additional architectural elements and modulation are needed to create an obvious and identifiable primary entry (PL3-A).
- c. The privacy of the adjacent single-family development to the west should be carefully considered. Use the design of the decks to block views into units and to the single-family structures to the west. The Board specified that this is most important on the north side of the site, as existing trees along the south portion of the west property line will mitigate some privacy impacts. (CS2-B)
- d. The Board discussed the character and long term development of Stone Way N. While some felt upper level setbacks at east property line are valuable, others felt that due to the existing trees, a break in plane would be sufficient. (CS2-C)
- e. The Board specified that the landscape design should choose plants that will emphasize or accent the design, create enduring green spaces, and be appropriate to particular locations taking into account solar access, soil conditions, and adjacent patterns of use. Select landscaping that will thrive under urban conditions. Vegetation under an overhand on Stone Way N would not be supported. (DC4-D)
- f. In order to contribute to the architectural character of the neighborhood, the ground floor at the sidewalk should reflect a higher level of detail refinement and high quality materials (CS3-I).
- g. When developing the building middle-floor design, look to the existing context for design cues. Consider detail elements such as a cast stone, tile or brick pattern using spacing and width of bays or pavilions to provide intervals in the façade to create scale (CS3-I).
- h. 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. (CS3-I)

DESIGN REVIEW GUIDELINES

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-B Adjacent Sites, Streets, and Open Spaces

CS2-B-1. Site Characteristics: Allow characteristics of sites to inform the design, especially where the street grid and topography create unusually shaped lots that can add distinction to the building massing.

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-1. Existing Development and Zoning: Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition.

CS2-D-2. Existing Site Features: Use changes in topography, site shape, and vegetation or structures to help make a successful fit with adjacent properties.

CS2-D-3. Zone Transitions: For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone(s). Projects should create a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development.

CS2-D-4. Massing Choices: Strive for a successful transition between zones where a project abuts a less intense zone.

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.

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

Wallingford Supplemental Guidance:

CS3-I Architectural Context

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.

PUBLIC LIFE

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-1. Eyes on the Street: Create a safe environment by providing lines of sight and encouraging natural surveillance.

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.

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-2. Common Entries: Multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors.

PL3-A-3. Individual Entries: Ground-related housing should be scaled and detailed appropriately to provide for a more intimate type of entry.

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.

DESIGN CONCEPT

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-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.

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

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.

DEVELOPMENT STANDARD DEPARTURES

The Board’s recommendation on the requested departure(s) will be 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). The Board’s recommendation will be reserved until the final Board meeting.

At the time of the Early Design Guidance the following departure was requested:

1. **Retail Floor-to-Floor Height (SMC 23.47A.008.B.4.):** The Code requires a 13-foot floor-to-floor height for nonresidential uses at street level. The applicant proposes a reduction to a height between 10-feet and 13-feet.

The Board indicated concern with and unlikely support for the departure request. The Board agreed that the height of the commercial spaces greatly influences the success of the pedestrian experience and viability of the commercial uses. With Stone Way N developing rapidly, the Board agreed the full 13-foot floor-to-floor height is critical to reinforcing and enhancing the public realm. (CS2-A, CS2-B)

RECOMMENDATIONS

BOARD DIRECTION

At the conclusion of the EARLY DESIGN GUIDANCE meeting, the Board recommended moving forward to MUP application.