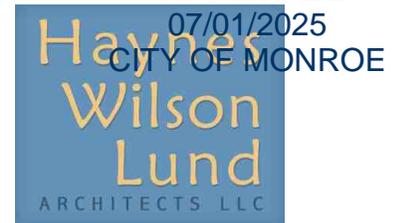


Date: July 1, 2025



## **DOWNTOWN DESIGN STANDARDS COMPLIANCE**

Project: Mean Bean Coffee Stand  
134 S Ferry Avenue  
Monroe, WA 98272  
File No. SITE2025-02

The Mean Bean Coffee Stand is located at the intersection of S. Ferry Avenue with E. Fremont Street, which places it within the boundaries of Downtown Monroe. The lot is currently vacant, so the site would be deemed a Non-contributing Property. The Downtown Design Guidelines, City of Monroe, Washington are focused on maintaining the design character of the historical commercial center of the city. However, this project consists of an automobile oriented retail establishment; it is ahistorical by its very nature. It is difficult to apply many of those standards to this project, but we have endeavored to comply to the fullest extent possible.

Chapter 4 of the Guidelines covers new construction which is the category that this project falls under. Many of the standards in this section are not applicable to this project. The Guidelines governing Placement and Orientation are not applicable because the coffee stand cannot be aligned to the sidewalk edge and it has no primary entrance. However, this arrangement is not inconsistent with the neighboring properties, as very few of them are built out to the sidewalk edge. The Guidelines governing Massing and Scale do not apply because the dimensions of this building are limited in order to fit the function onto the site. It can be said that this small, one-story structure is not out of scale with the surrounding neighborhood. The Guidelines with regard to Architectural Character have limited application when discussing a building type that was not contemplated in the early 20th century when the character of downtown Monroe was first developed. Traditional building styles could only be applied to this project as a pastiche that would not enhance the character of the downtown area. Similarly, the Guidelines regarding Building Materials have limited application particularly when few of the neighboring buildings incorporate the materials and facade elements recommended by this section.

While this project is not a parking facility per se, it is vehicular-oriented and we have complied with some of the guidelines of Chapter 5 regarding surface parking. There will be mid-sized deciduous shrubs along most of the sidewalk edge and the gaps in that hedge are occur only where necessary.

The Guidelines in Chapter 6 regarding Public Streetscape are followed by establishing the hedge along the sidewalk edge mentioned previously, and by adding benches in the pedestrian area at the corner by the intersection. Pedestrian interest for the site will be enhanced if food trucks are located there, which would bring additional activity and amenities like picnic tables.

The General Design Guidelines of Chapter 7 have limited application to this project. Awnings and Canopies are not possible for functional reasons. The lighting on the site is directed to providing clear visibility for vehicular movement; the only architectural detail to be accented would be the logo on the facade. There will be no mechanical equipment that will be visible to the public.

As with many other aspects, the Sign Design Guidelines have limited applicability. Because the Mean Bean Coffee Stand is such a small building and it is set back on the site, any sign that is visible from the street would not be subordinate to the building composition. Indeed, it is in the nature of the project for the signage to be a significant element of the building facade. There would also be a monument sign at the front corner of the site that has been sized to comply with the City's sign code. That sign will utilize similar material to the coffee stand itself. These signs are anticipated to have internally lit channel lettering.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Haynes Lund".

**Haynes Lund AIA, LEED®AP**

Haynes Wilson Lund Architects LLC

385 101<sup>st</sup> Avenue SE

Bellevue, WA 98004