



3801 Stone Way N Seattle, WA 98103

*Supplemental Package
Design Recommendation Meeting
DPD #3014111
10.21.2013*





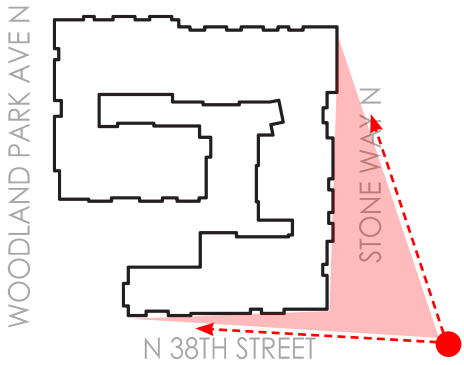


View of revised East Elevation (Stone Way N) from SE

The developer and design team, working closely with the DPD, have made the specific revisions described and illustrated within this packet, in response to the Design Recommendations from the August 19th, 2013 DRB Meeting.

Additional project information may be found in the August 19th, 2013 Design Review Booklet.

Design Review Meetings:	
EDG	12/13/2012
2nd Voluntary EDG	3/4/2013
Recommendation	8/19/2013
2nd Recommendation	10/21/2013



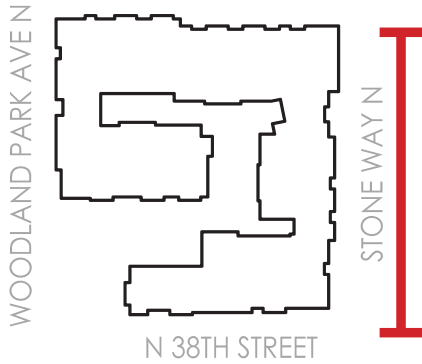
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Revised East Elevation
Stone Way N

“...the vertical corner bay of windows should assume a different plane than the adjoining east and south elevations...”
In response to Design Guideline A-10, Corner Lots
(Design Recommendation, 10/19/2013)

“...The Board conveyed its interest in ensuring maximum transparency along Stone Way N and N 38th Street.”
In response to Design Guideline D-11, Commercial Transparency
(Design Recommendation, 10/19/2013)

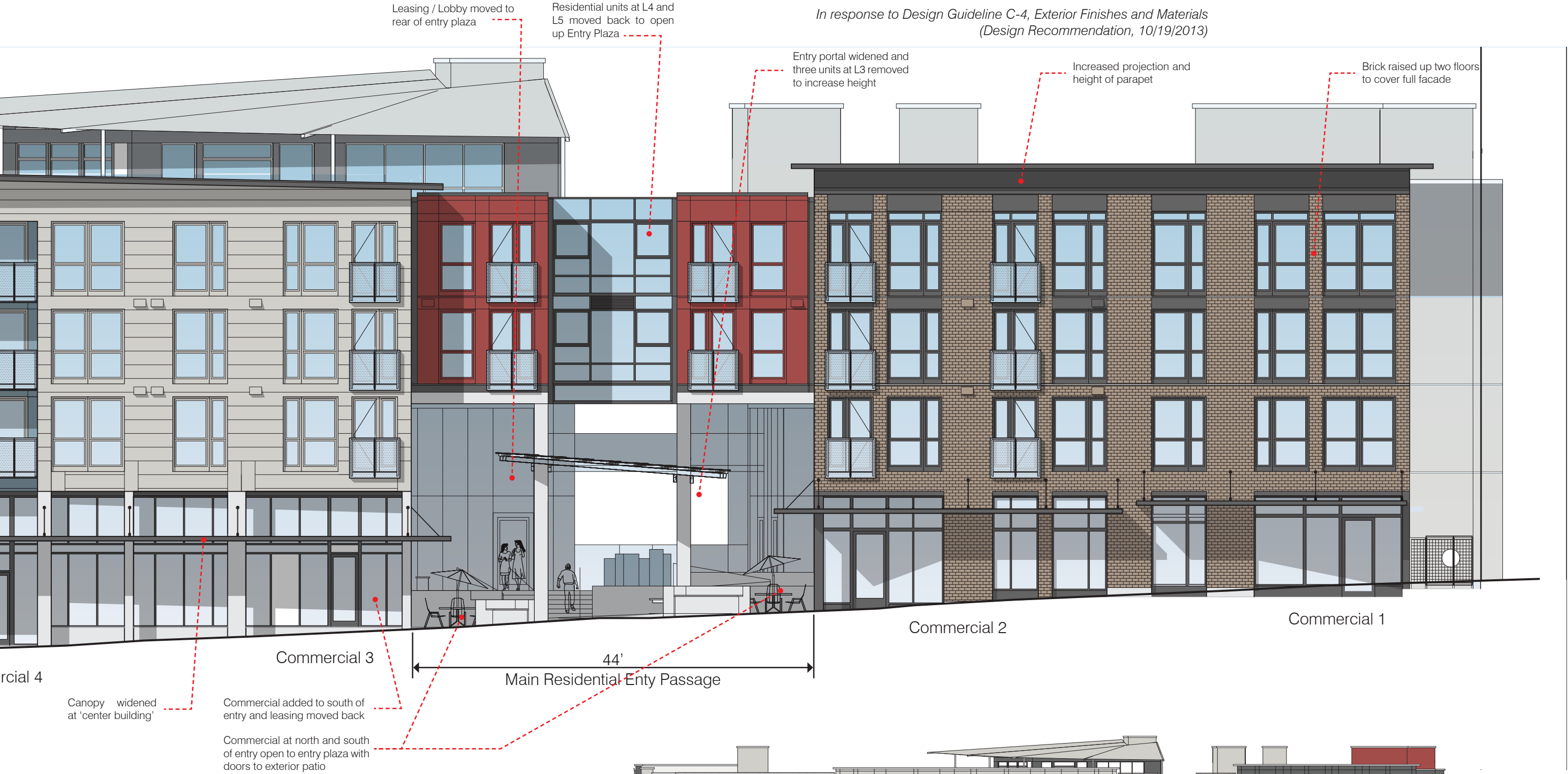


“...Accessory uses to the residential component (bike storage, leasing office) consume much of the street frontage...In addition to the above, other elements of the three major pavilions (and an entry gasket) work against the elevation from appearing as a refined ensemble...The Board provided the following ideas to create a stronger A,B,C,A rhythm on the façade: Raise the height of

the limestone on the northern segment to create a more coherent association with the south segment; The lantern at the southeast corner ought to stand proud of the prominent vertical plane; The central “B” segment needs distinguishable or identifiable characteristics”
In response to Design Guideline C-2, Architectural Concept and Consistency
(Design Recommendation, 10/19/2013)

"The Board indicated a preference to see the brick on the northern pavilion raised another floor."

*In response to Design Guideline C-4, Exterior Finishes and Materials
(Design Recommendation, 10/19/2013)*



"...continuous canopies were not a necessity rather the architect should increase the depth of the canopies to extend into the rights of way when they do not interfere with the existing street trees..."

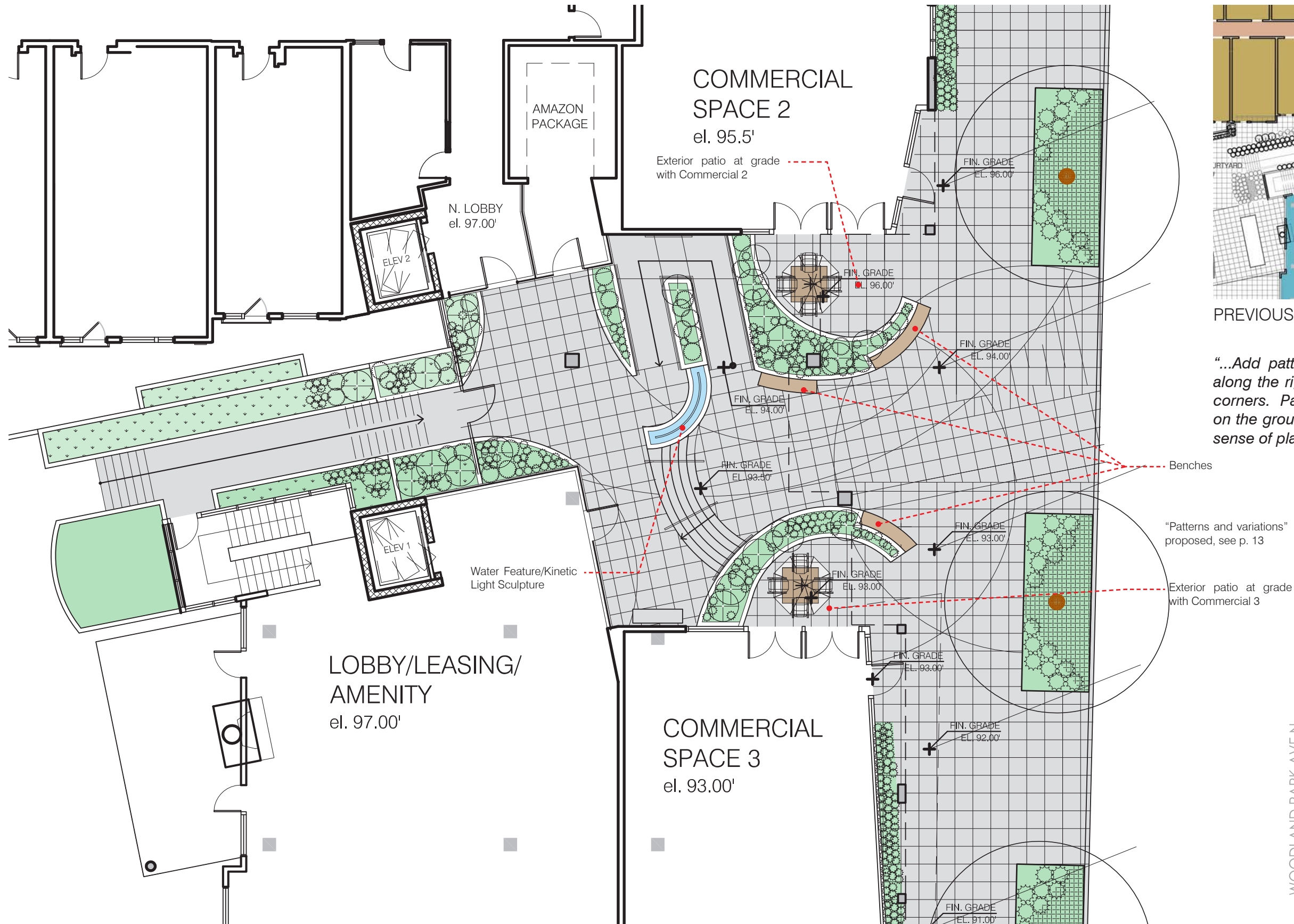
*In response to Design Guideline C-3, Human Scale
(Design Recommendation, 10/19/2013)*



PREVIOUS EAST ELEVATION | 08.19.2013

Revised Street Level Plan

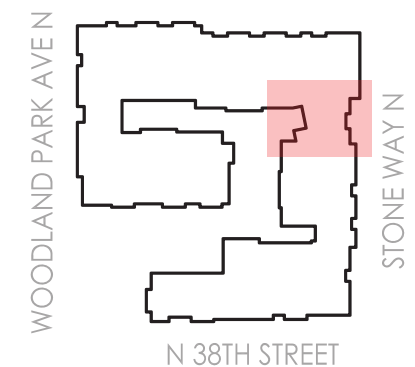
Main Residential Entry: Stone Way N



PREVIOUS STONE WAY ENTRY PLAN | 08.19.2013

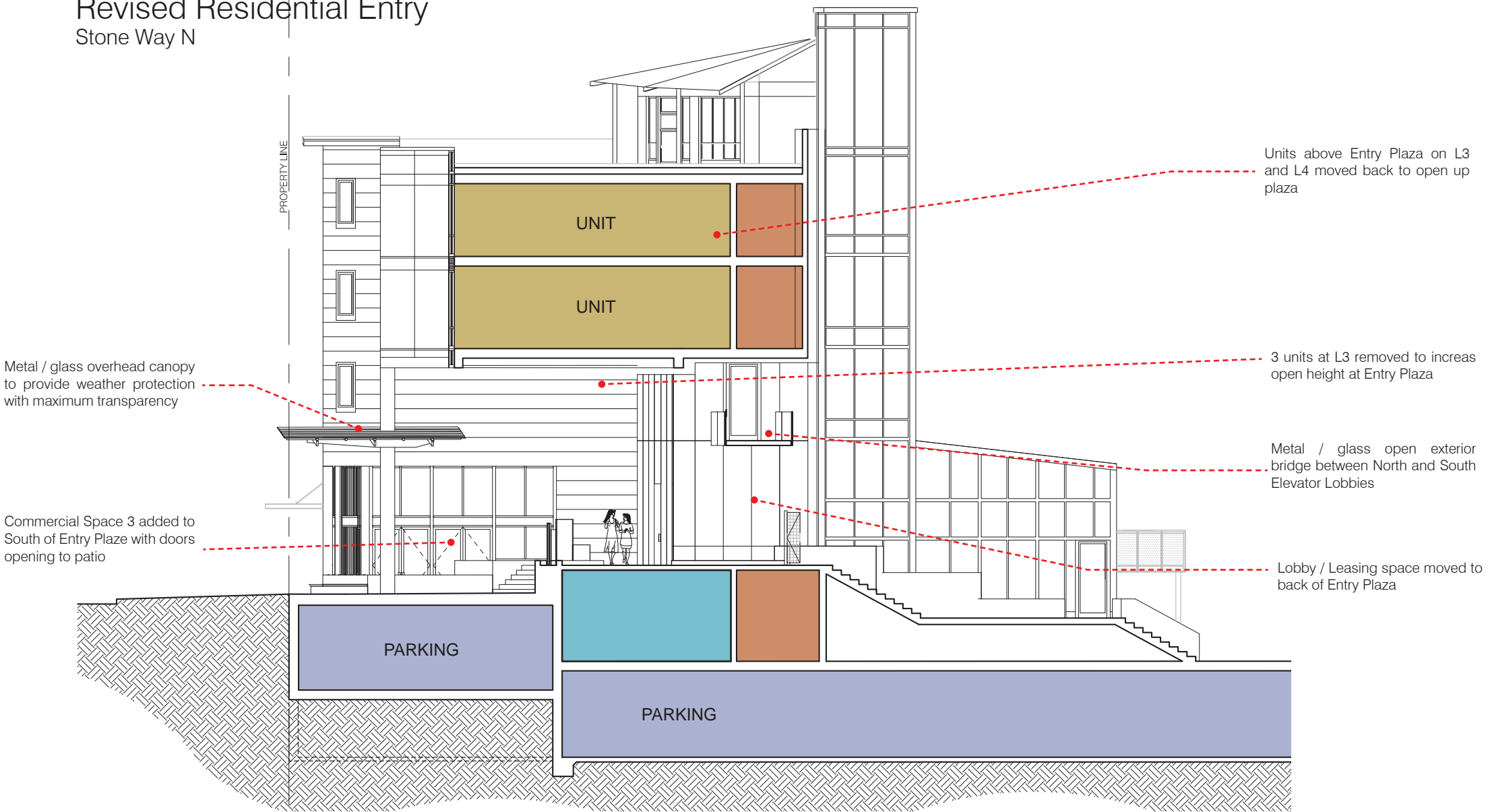
"...Add patterns and variations to the paving design along the right of way to articulate entries, plazas and corners. Patterns, street identification markers, etc. on the ground plane will help imbue the project with a sense of place."

In response to Design Guideline E-2, Landscaping to Enhance Building / Site (Design Recommendation, 10/19/2013)



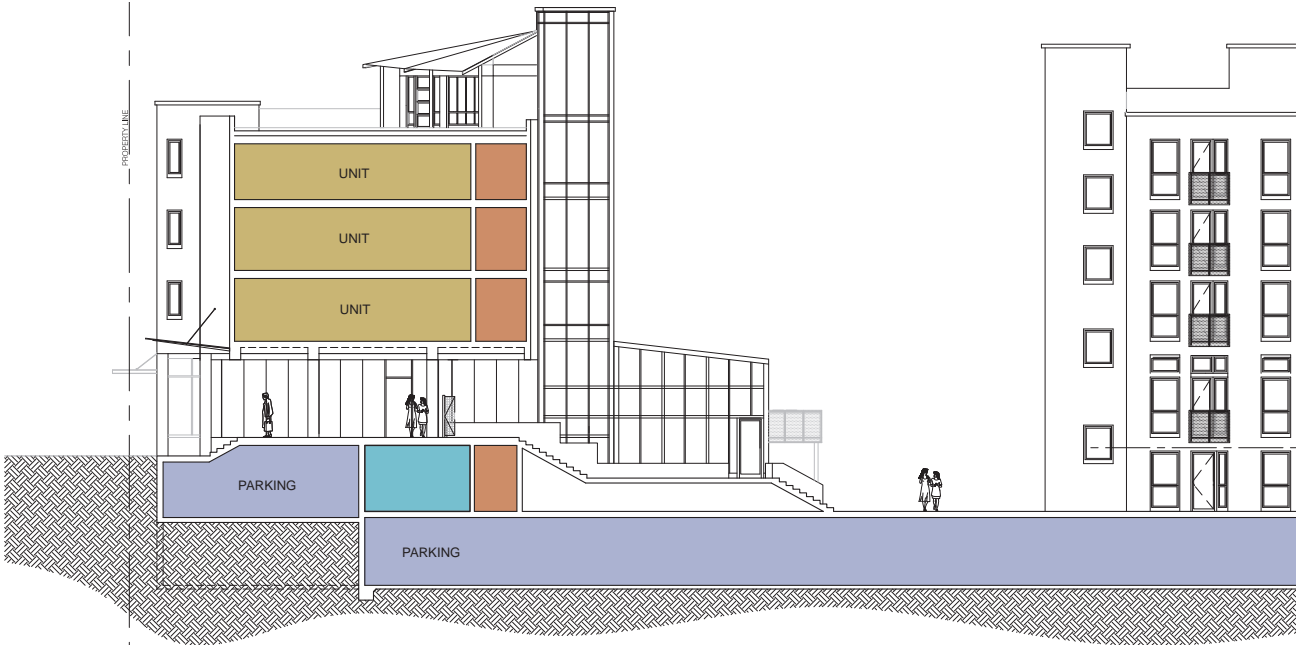
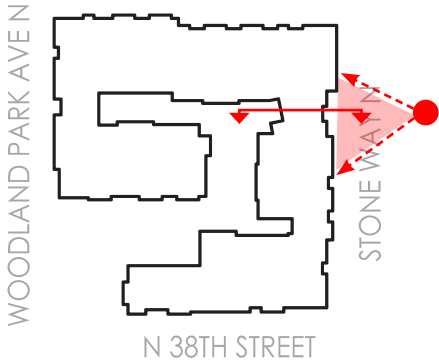
Revised Residential Entry

Stone Way N



“...Enlarge the portal by creating a two-story opening that befits a façade length of nearly 300 feet. Rearrange the open space to emphasize gathering over passage, this space ought to complement commercial spaces that will flank it. See the discussion in guidance A-4 to relocate the leasing office for additional commercial space to adjoin the plaza. The south wall of the north commercial space ought to have glazing visually connecting to the plaza. These changes will create a space for people to occupy and that will supplement the adjacent commercial uses.”

In response to Design Guideline D-1, Pedestrian Open Spaces / Entrances (Design Recommendation, 10/19/2013)



PREVIOUS MAIN RESIDENTIAL ENTRY | 08.19.2013



Parapets sloped and angle out

Leasing / Lobby moved to rear of entry plaza

Entry portal widened and three units at L3 removed to increase height



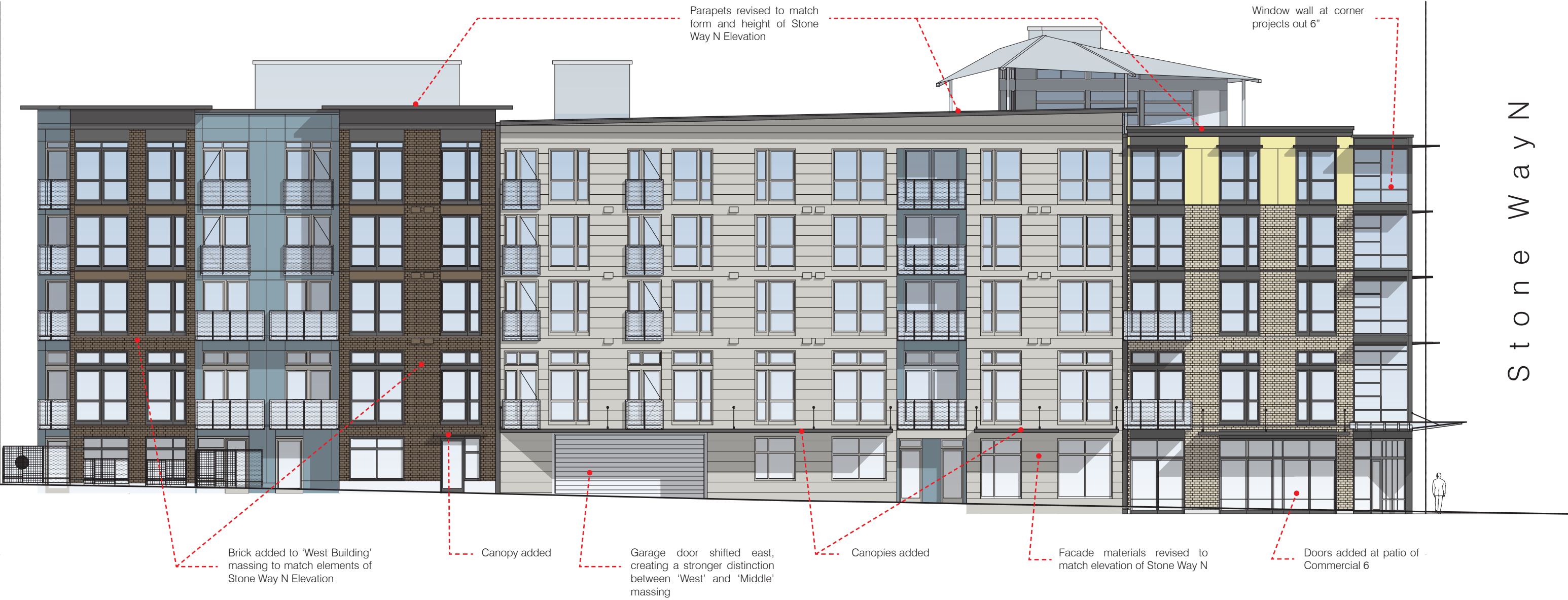
Leasing area changed to commercial space

Patio with doors at Commercial 3

Commercial at north and south of entry open to entry plaza

Doors and patio added at Commercial 2

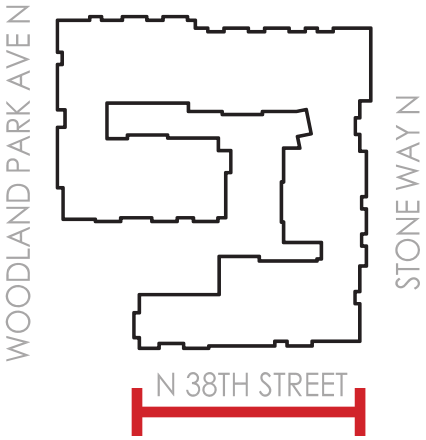
"...The vertical corner bay of windows should assume a different plane than adjacent facades on East and South Elevations"
In response to Design Guideline A-10, Corner Lots
(Design Recommendation, 10/19/2013)



Stone Way N



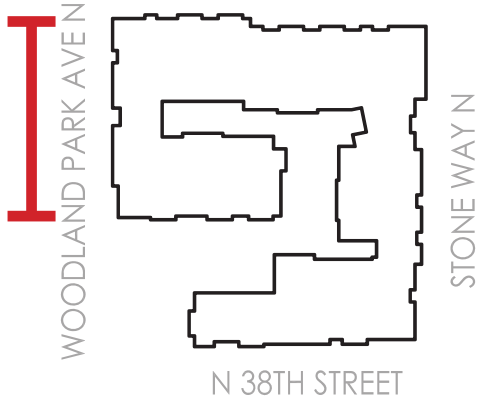
PREVIOUS SOUTH ELEVATION | 08.19.2013



"...The Board conveyed its interest in ensuring maximum transparent along Stone Way N and N 38th Street."
In response to Design Guideline D-11,
Commercial Transparency
(Design Recommendation, 10/19/2013)



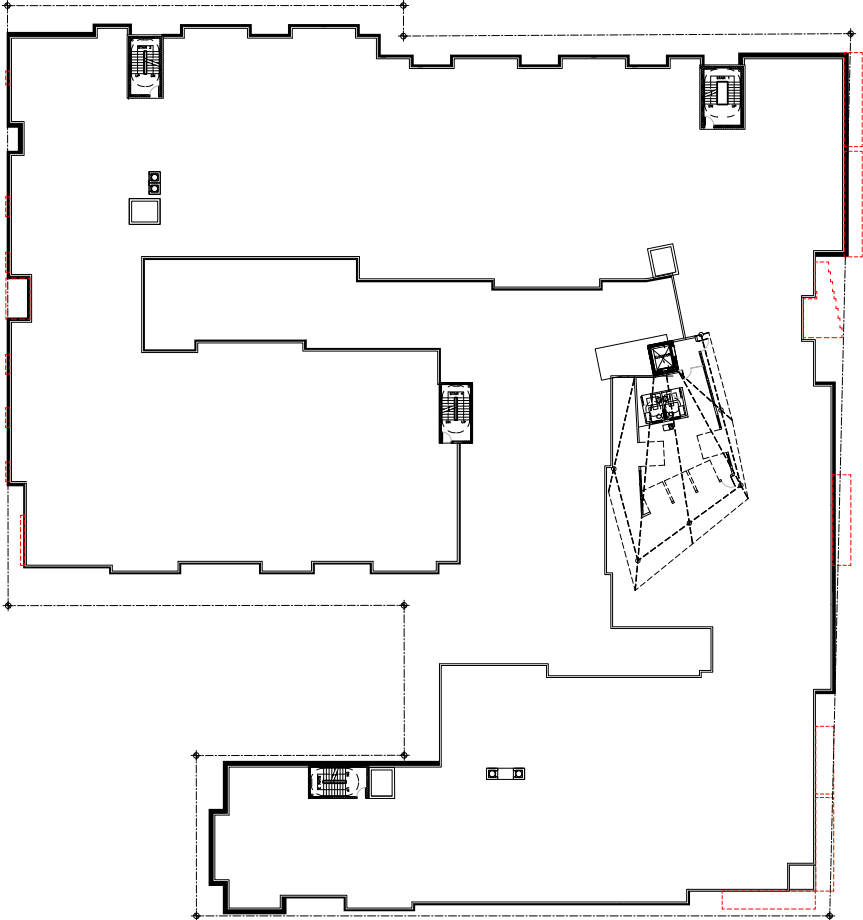
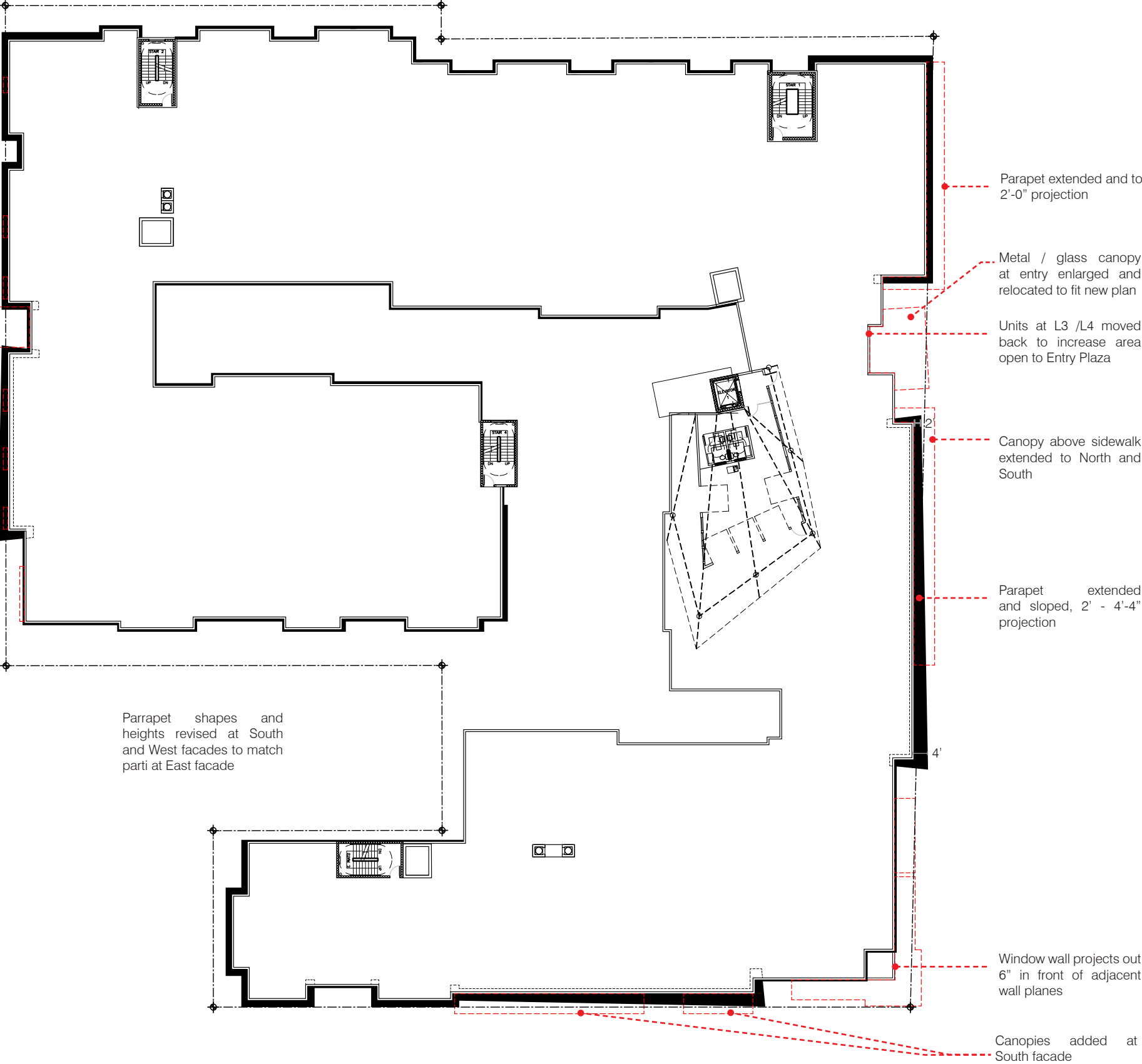
PREVIOUS WEST ELEVATION | 08.19.2013



"...The roofline on Woodland Park Ave N must step down in plane as it follow the descent of the terrain."

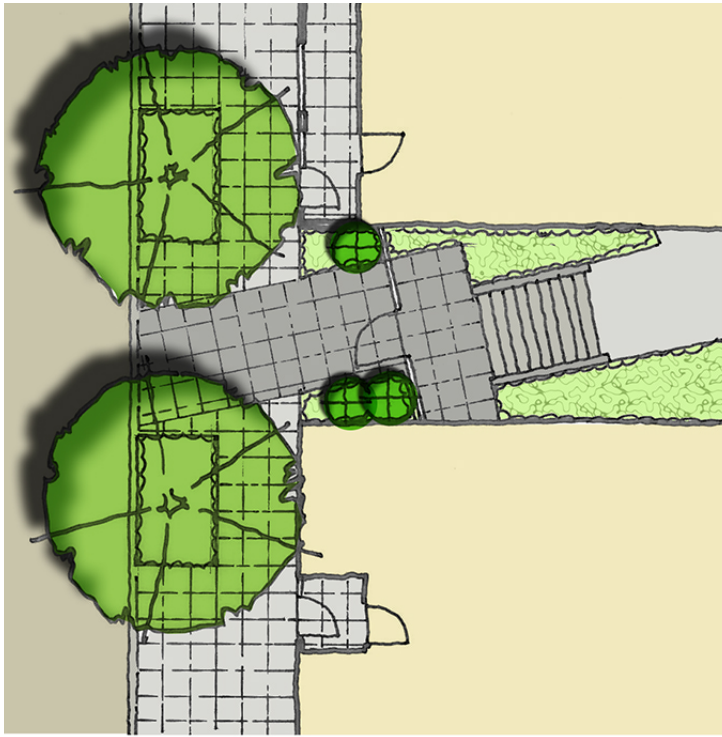
In response to Design Guideline C-2, Architectural Concept and Consistency (Design Recommendation, 10/19/2013)

Revised Roof Plan
Parapet Design



PREVIOUS ROOF PLAN | 08.19.2013

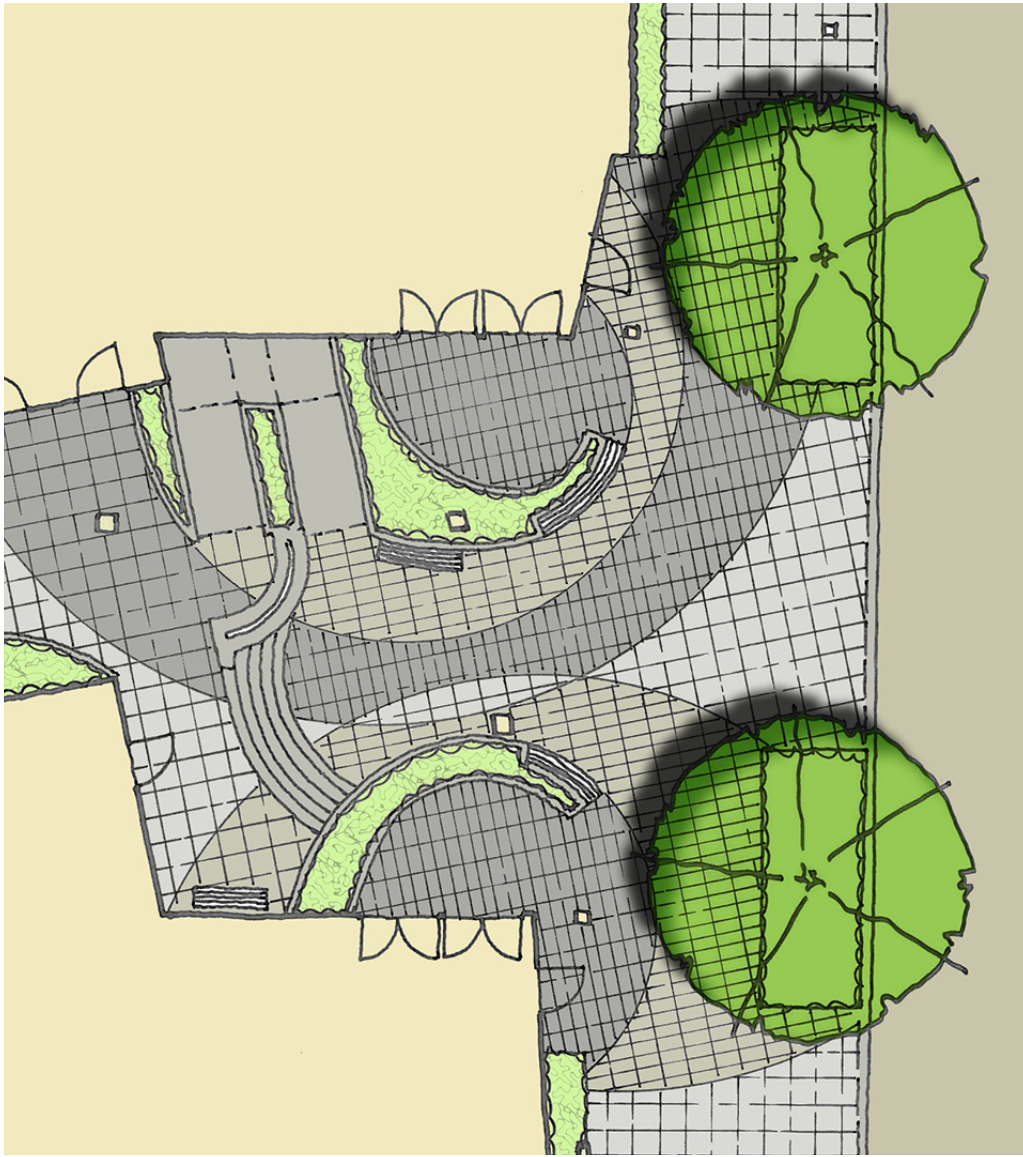
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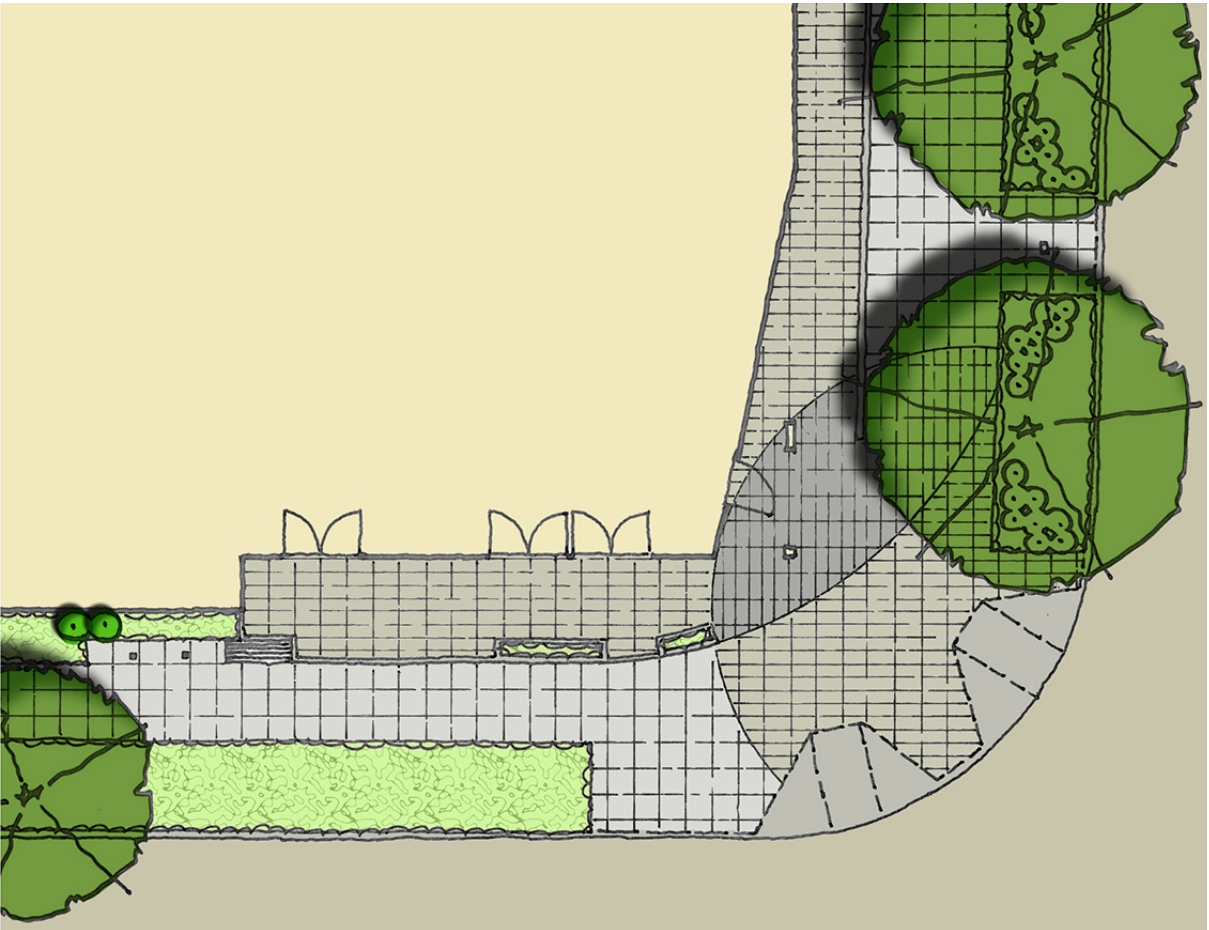
A. RESIDENTIAL ENTRY: WOODLAND PARK AVE N

“...Add patterns and variations to the paving design along the rights of way to articulate entries, plazas and corners. Patterns, street identification markers, etc. on the ground plane will help imbue the project with a sense of place.”

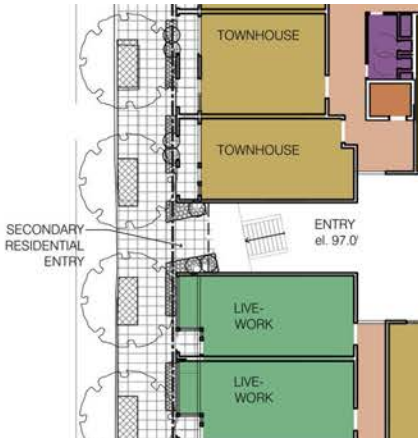
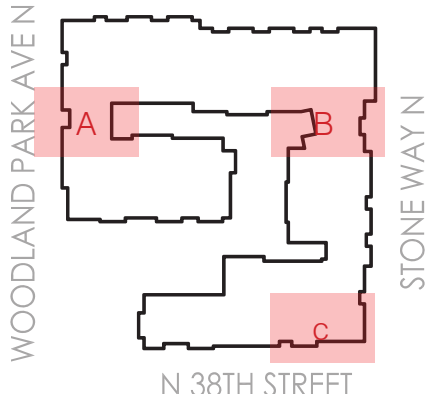
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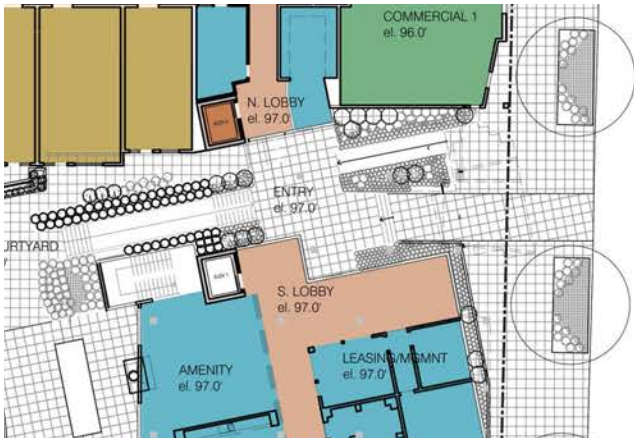
B. MAIN RESIDENTIAL ENTRY: STONE WAY N



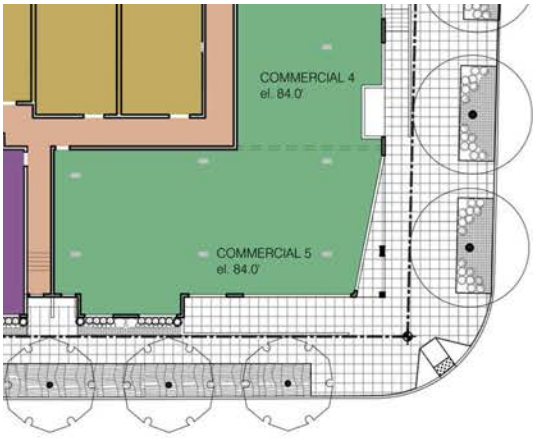
C. SE COMMERCIAL CORNER: N 38th ST / STONE WAY N



A. PREVIOUS RESIDENTIAL ENTRY PLAN



B. PREVIOUS MAIN RESIDENTIAL ENTRY PLAN



C. PREVIOUS SE CORNER PLAN | 08.19.2013

