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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Window wall at corner projects out 6”
Parapet profile changed to increase visibility
Parapet at ‘center’ building raised to maximum height and slopes against grade to increase visual presence and distinguish itself from other parapets
‘Bike-shop’ removed and floor lowered, space joins Commercial 5 to the South
Street level facade at ‘center’ building redesigned to increase storefront at commercial spaces and ‘anchor’ building at south end with Nichiha panels running down to sidewalk

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

...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)
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)

Residential units at L4 and L5 moved back to open up Entry Plaza.

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

Increased projection and height of parapet.

Brick raised up two floors to cover full facade.

Canopy widened at 'center building'.

Commercial added to south of entry and leasing moved back.

Commercial at north and south of entry open to entry plaza with doors to exterior patio.

...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...
"...Relocate the bike storage area to N. 38th St, either on the street or inside the garage. Shift the leasing office away from Stone Way and have it face the courtyard where the drawings currently show an amenity area. The areas once designated for bike storage and leasing should be used for commercial use ensuring that future development encourages human activity on the street."

In response to Design Guideline A-4, Human Activity (Design Recommendation, 10/19/2013)
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)

"Patterns and variations" proposed, see p. 13

"Patterns and variations" proposed, see p. 13
"...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)
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
Brick added to 'West Building' massing to match elements of Stone Way N Elevation

Garage door shifted east, creating a stronger distinction between 'West' and 'Middle' massing

Canopies added

Facade materials revised to match elevation of Stone Way N

Doors added at patio of Commercial 6

Parapets revised to match form and height of Stone Way N Elevation

Window wall at corner projects out 6”

Canopy added

“...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)

“...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)
Parapets revised to match Stone Way N Elevation

Brick extended up to tie massing to adjacent facade to North and match elements of other street facades

Materials of all elevations revised to create uniform architectural character throughout each building facade design

Nichiha paneling extended down to meet sidewalk

"...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)
Units at L3/L4 moved back to increase area open to Entry Plaza

Window wall projects out 6" in front of adjacent wall planes

Parapet extended and sloped, 2' - 4'-4" projection

Metal/glass canopy at entry enlarged and relocated to fit new plan

Canopy above sidewalk extended to North and South

Parapet shapes and heights revised at South and West facades to match part at East facade

Canopies added at South facade

"...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)
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.”

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

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