4453 STONE WAY N

REVOLVE
EARLY DESIGN GUIDANCE MEETING / SDCI #3027076 / 17 JULY 2017

OWNER
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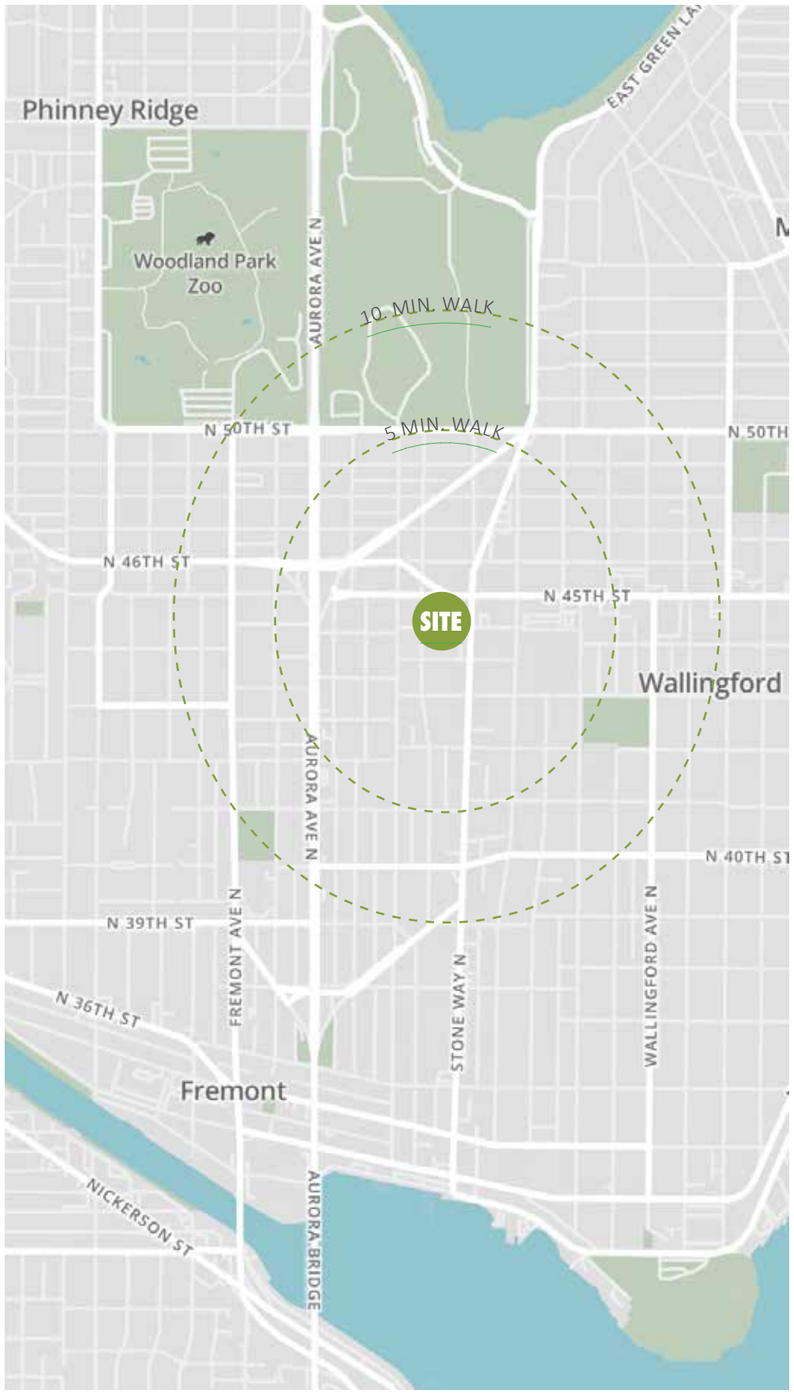
TABLE OF CONTENTS



PROJECT INFORMATION

ADDRESS:	4453 Stone Way N Seattle, WA 98122
SDCI PROJECT NUMBER:	3027076
NUMBER OF RESIDENTIAL UNITS:	42
NUMBER OF PARKING STALLS:	22 (LEVEL P1)
COMMERCIAL AREA:	3,175 SF
BUILDING AREA:	37,451 SF

ZONING DATA

PARCEL #'s:	7821200340
ZONING:	NC2P-40
OVERLAYS:	Wallingford Residential Urban Village
LOT AREA:	11,500 SF (NC2P-40 =9,050 SF; SF-5000=2,450 SF)

Floor Area Ratio:
Allowable FAR: 3.25 / 29,413GSF
Project FAR: **3.25** / 29,401 GSF
(SMC 23.47A.013)

Structure Height:
Maximum Height: 40'
Additional Height: +4' for a floor-to-floor height of 13 feet is provided for nonresidential uses at street level.
(SMC 23.47A.012)

Landscape Requirements:
Required Green Factor Score: 0.3
(SMC 23.86.019)

Amenity Requirements:
5% of the residential area.
The amenity area must be common, not within a structure, a min. of 250 SF, a min. of 10' wide in each direction. Project amenity requirement: 971 SF
(SMC 23.47A.024)

Required Parking:
No minimum parking requirement for commercial or residential uses in multifamily zones within urban centers.
(SMC 23.54.015)

LOCATION

The property is located at the corner of Stone Way N and N Allen Place in the Wallingford Neighborhood of Seattle. The adjacent zoning is a mix of Neighborhood Commercial and Low Rise 2/3 along NE 45th St buffered against single family zones away from Stone Way N and Aurora Ave N.

DEVELOPMENT OBJECTIVE

The applicant's development objective is to provide the highest and best use for the site by creating a high-density mixed-use development. The proposed project is a four-story building consisting of 42 residential units and 3,175 square feet of retail above a below-grade parking structure that will house 22 stalls. Pedestrian access to the retail will be from Stone Way N, apartment lobby access is from N Allen Pl, while the below grade parking will be accessed from a drive ramp mid-block on N Allen Pl. The proposed structure height is within the required 44'-0" height limit which includes the 4' bonus for having a min floor-to-floor height of 13'-0" for ground level commercial space.

DESIGN OBJECTIVES

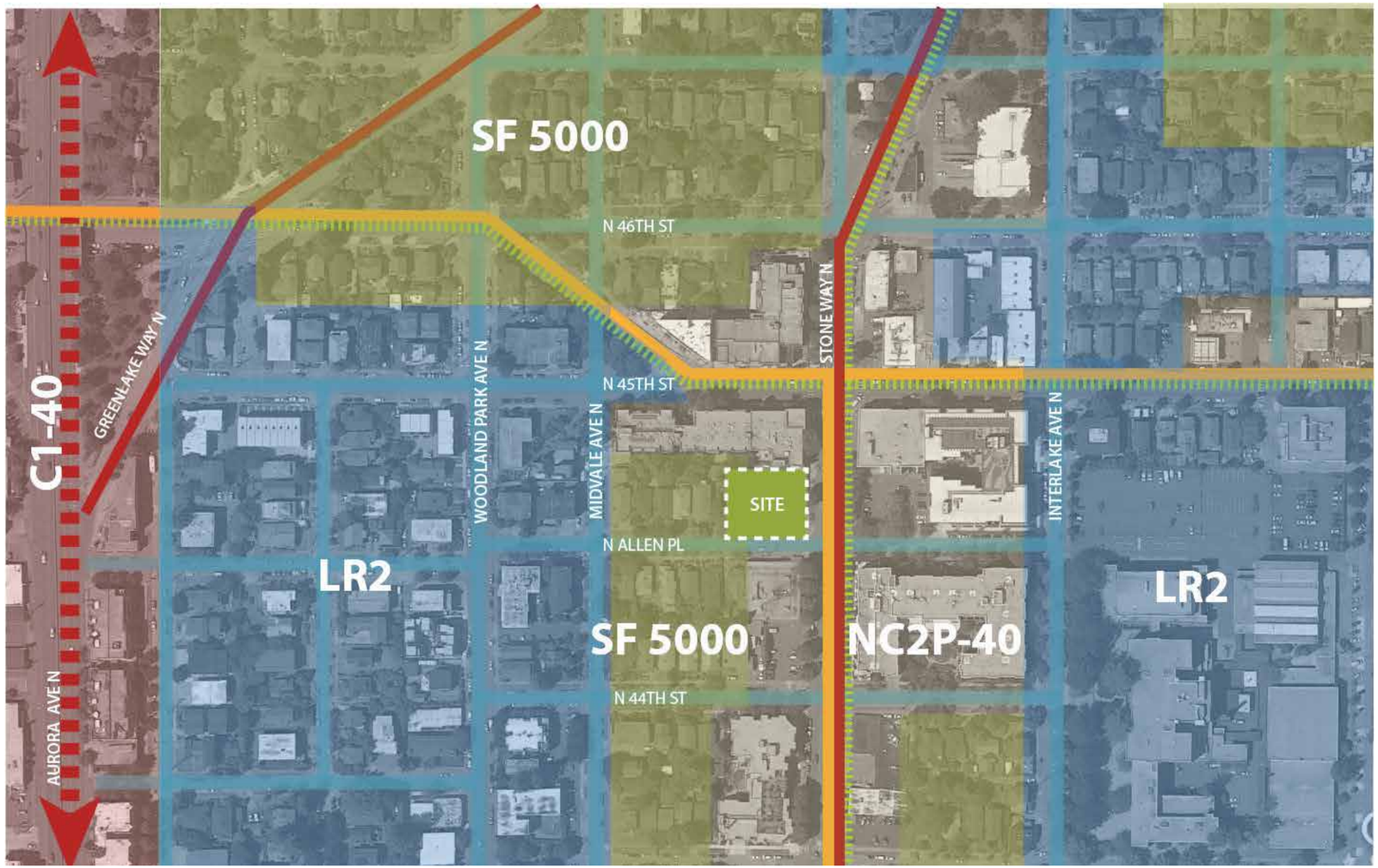
This is a prominent site near the Stone Way and 45th Avenue junction. Critical neighborhood nodes like this need to be treated with care and crafted to capture the vibrancy and unique character of the place. As the Wallingford neighborhood continues to evolve there are opportunities to impart a sense of care and community while utilizing mid-scale projects to impart an urban scale and texture to the busier arterials. The design will take full advantage of three site opportunities: a 25' landscaped buffer between the single-family zone, a prominent neighborhood corner, and good solar exposure. The simple form will erode as it climbs creating open pockets of defined space, while diminishing its scale toward the adjacent parcels and maintaining adequate solar access.

The team's goals for the building design include:

- **Create a nuanced and carefully detailed exterior**
- **Provide a variety of outdoor spaces at different levels**
- **Act as a warm and welcoming gateway**
- **Enhance the identity of the neighborhood**
- **Blend clean minimalism with craft inspired materials**

SITE CONTEXT

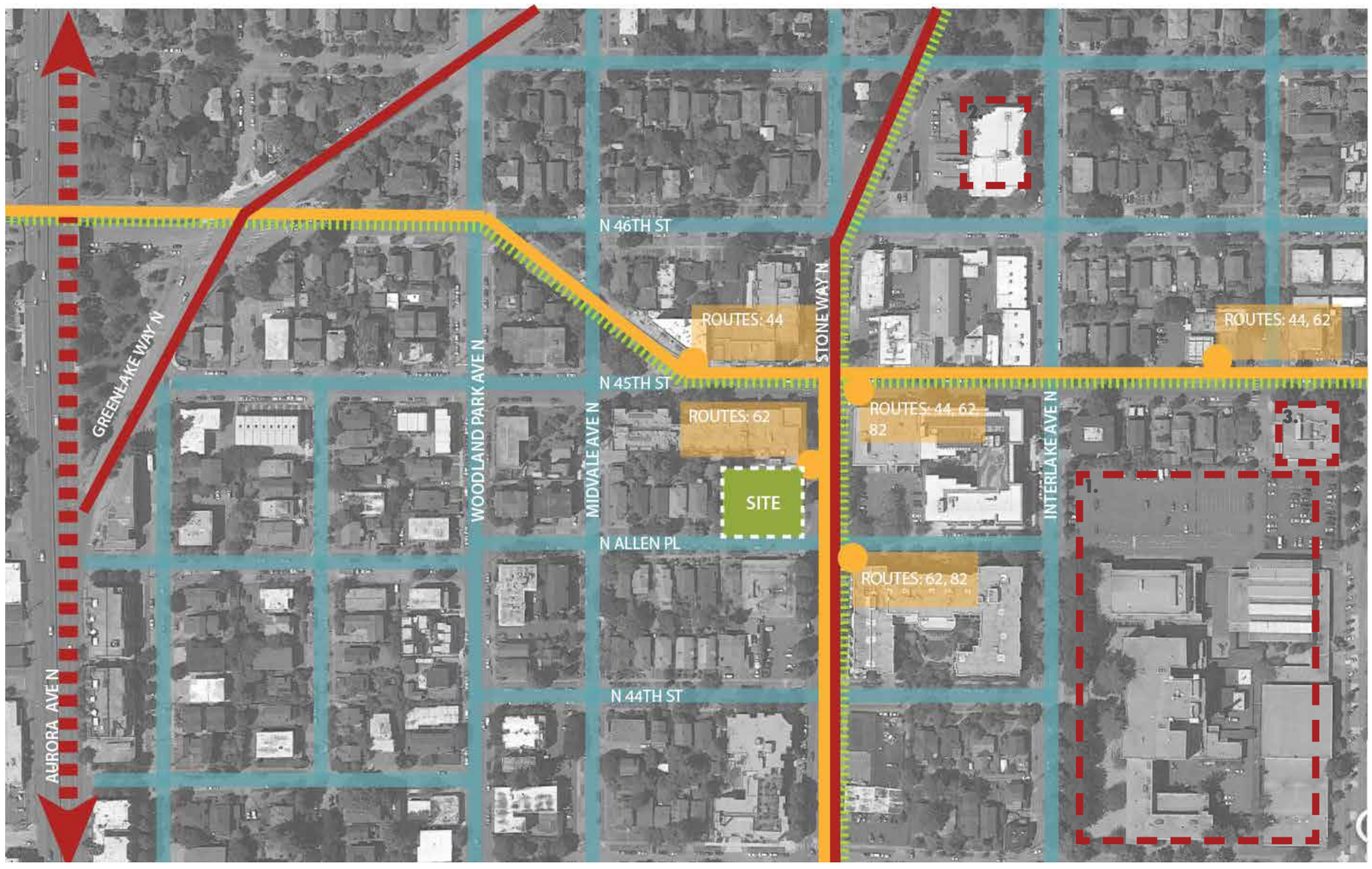
Zoning Map



The site is zoned NC2P-40/SF 5000 (the western 25’ of the site) and is located within the Wallingford Residential Urban Village.
The adjacent properties to the North, East, and South are NC2P-40. The properties to the West are zoned SF 5000.

NEIGHBORHOOD COMMERCIAL
LOW RISE
SINGLE FAMILY
COMMERCIAL

Access & Transit Map



The location provides convenient access to both regional and local transit via the NE 45th St transit corridor, as well as major employment centers. There are several schools within 8 blocks of the site, including a middle and an elementary school. The Wallingford Public Library is 3 blocks away to the east. The site is close to Woodland Park, Woodland Park Zoo, and Green Lake.

The City of Seattle is currently studying feasibility of a future Sound Transit Light Rail station on 45th St, which will provide service to Sea-Tac International Airport, downtown Seattle, and the University of Washington campus. Metro has several routes that run along NE 45th St, providing service about every 10 minutes.

- Metro Transit Stop
- Metro Transit Route
- Bicycle Friendly Route
- Major Arterial
- Neighborhood Amenity
  1. Cascadia Elementary School
  2. US Post Office
  3. Wallingford Public Library

SITE CONTEXT

Use Map & Select Neighboring Buildings

The architecture surrounding the site is a mix of architectural styles and scales. Adjacent to the site, Stone Way N hosts a range of one-story retail and 3/4/5 story wood buildings of either mixed-use or multi-family use. The styles range from the contemporary to several older brick buildings. Side streets contain mostly 1-2 story single family homes, the majority of which are of traditional style.

MIXED-USE/ MULTIFAMILY
2. Smith & Burns Apartments
3 . The Noble Apartments
4. Bowman Apartments
5. Ray Apartments
6. Velo Apartments

RETAIL
1. Joule/ The Whale Wins

- Continuous line holds the site corner
- Strong simple massing

- Taught skin system
- Distinct retail base

- Modern skin system/detailing
- Site integrated landscaping

- Organized window groupings
- Subtle facade relief

- Natural wood cladding materials
- Upper level setbacks from main street

- Crisp, organized landscaping
- Wood trellis, slat walls, and site walls at street scape

Surrounding Use Map

Stoneway Apartments [mixed-use]
- Distinct corner presence
- Upper level setback

StoneHedge Apartments [mixed-use]
- Cantilever over retail entry

Walgreens [mixed-use]
- Simple massing at primary intersection

University House [assisted living/ mixed-use]
- Retail base distinct from upper level massing

Tutta Bella Pizzeria [retail]

Single Family Residential

URBAN DESIGN ANALYSIS

STREETSCAPE VIEW I Stone Way N

MAX. ALLOWABLE HEIGHT
PER ZONE: 40’-0”

NC2P-40 ZONE

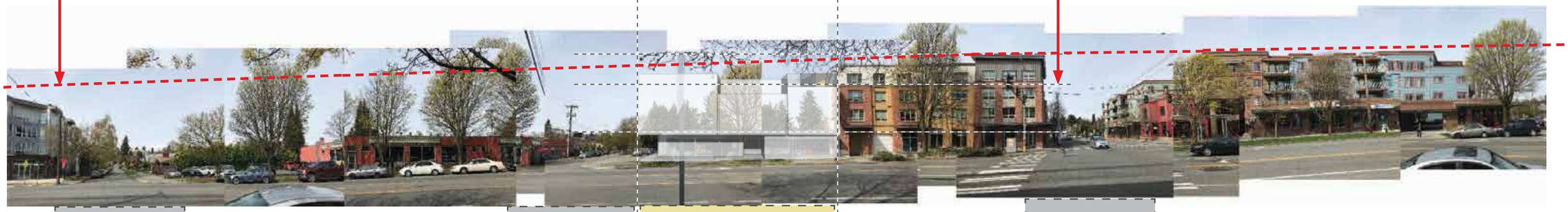
RETAIL | ARCHIE MCPHEE | N 45TH ST | WALGREENS | ACROSS FROM SITE | N ALLEN PL | UNIVERSITY HOUSE (ASSISTED LIVING) | N 44TH ST

STONE WAY - LOOKING EAST

MAX. ALLOWABLE HEIGHT
PER ZONE: 40’-0”

ADJACENT DATUM
LINES

NC2P-40 ZONE



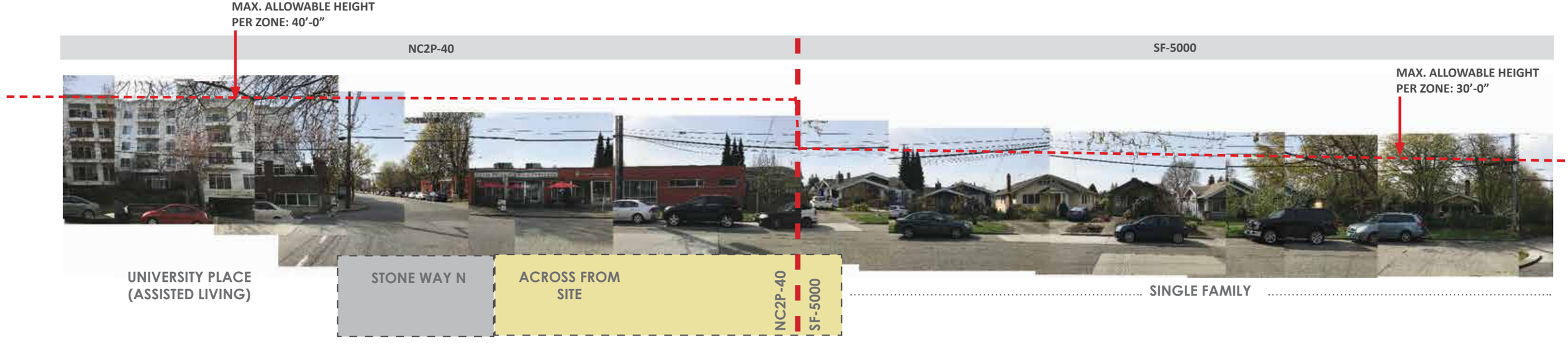
N 44TH ST | TUTTA BELLA (RESTAURANT) | N ALLEN PL | SITE | STONE WAY APARTMENTS (MIXED-USE) | N 45TH ST | STONEHEDGE APARTMENTS (MIXED-USE)

STONE WAY - LOOKING WEST

URBAN DESIGN ANALYSIS

STREETSCAPE VIEW I N Allen Pl

N ALLEN PL - LOOKING NORTH

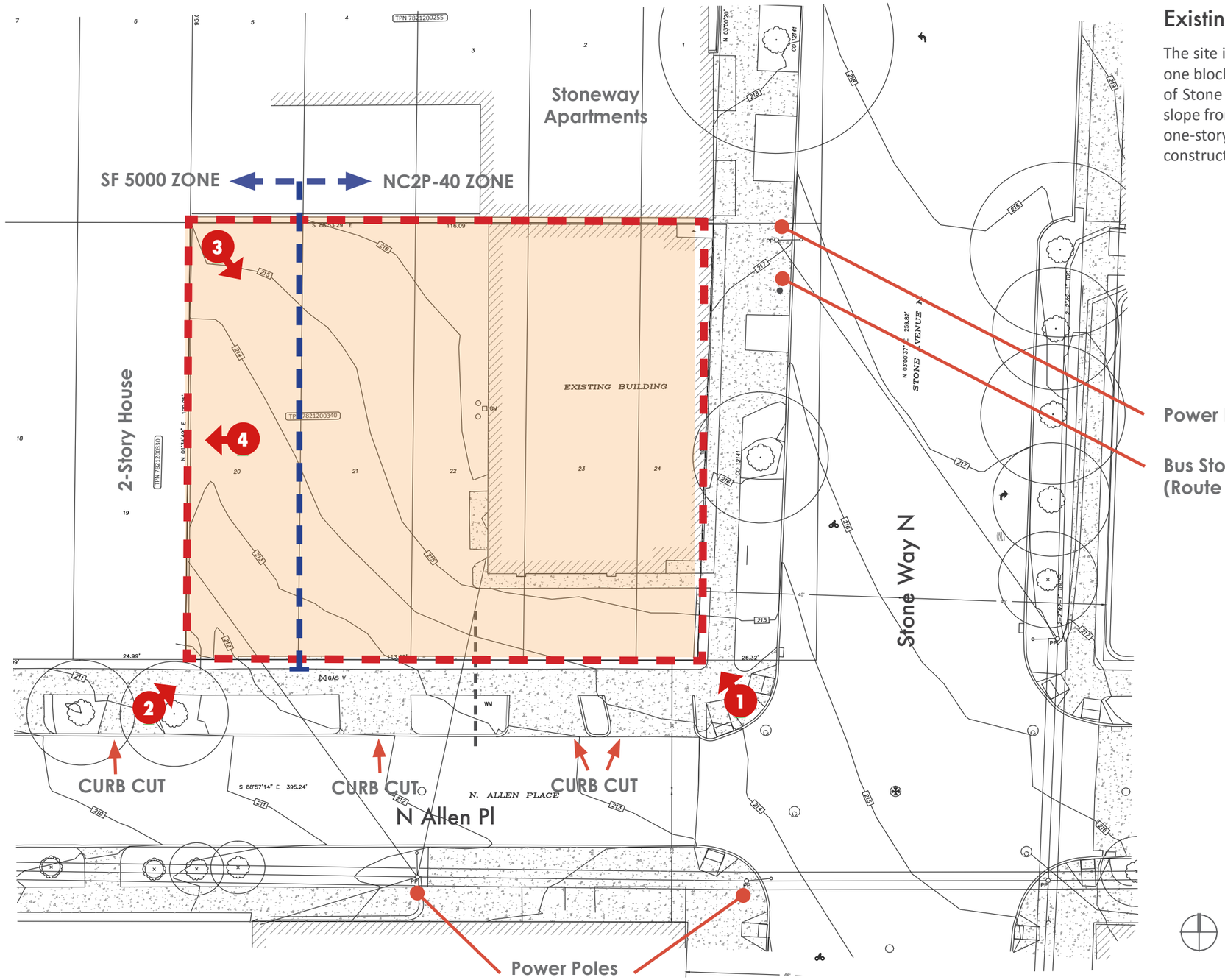


N ALLEN PL - LOOKING SOUTH

URBAN DESIGN ANALYSIS

Existing Site Survey

The site is located in the Wallingford neighborhood of Seattle fronting Stone Way N one block south of 45th Ave. The site is made up of one parcel located at the corner of Stone Way N and N Allen Place and measures 115’ x 100’. The site has a slight slope from the northeast corner of the site down to the southwest corner. A vacant one-story commercial building is on the parcel. The 3,800 square foot building was constructed in 1946 and will be demolished.



Existing Site Photos

View of Existing Site - Looking SE

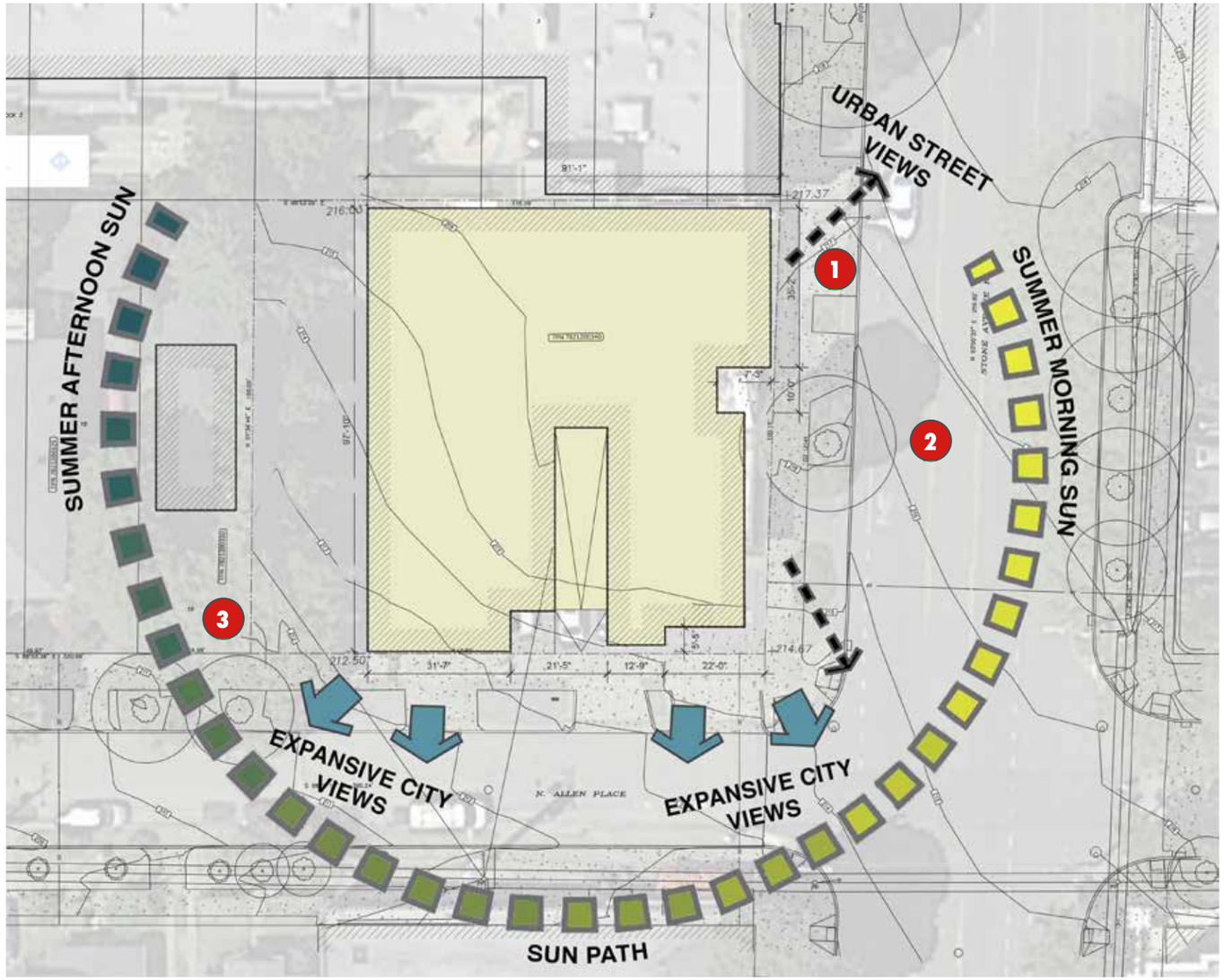
View of Existing Site - Looking NW

Existing Trees along West Edge of Parcel

View of Existing Site - Looking NE

URBAN DESIGN ANALYSIS

Site Influences & Access Analysis



OPPORTUNITIES:

Daylight & Views
The site has excellent solar access from morning through mid afternoon in summers. A roof deck at the south edge of the property along Allen Pl provides views to the South. A line of mature trees to the West of the project creates natural screening from Level 2-4, and will screen the south facing roof deck from the neighboring property. The 25' buffer along the west edge of the property provides an at-grade outdoor amenity for quiet enjoyment by the tenants while reducing shading impact to the neighbors.

CS1.B.2 - Daylight & Shading

1 **Transit Connectivity**
A Bus Stop for Route 62 with Service to downtown is located adjacent to the site on Stone Way N. The main retail entry to the project will be located near the bus stop in order to enhance visibility and public access. The residential entry will be located along Allen Pl, creating a clear distinction between the residential and commercial uses in the building.

PL4.C1- Active Transportation

CONSTRAINTS:

2 **Traffic Noise**
There will be some amount of traffic noise along Stone Way N that can be mitigated through glazing choices and sun shade elements.

CS2.B.2 - Connection to the Street

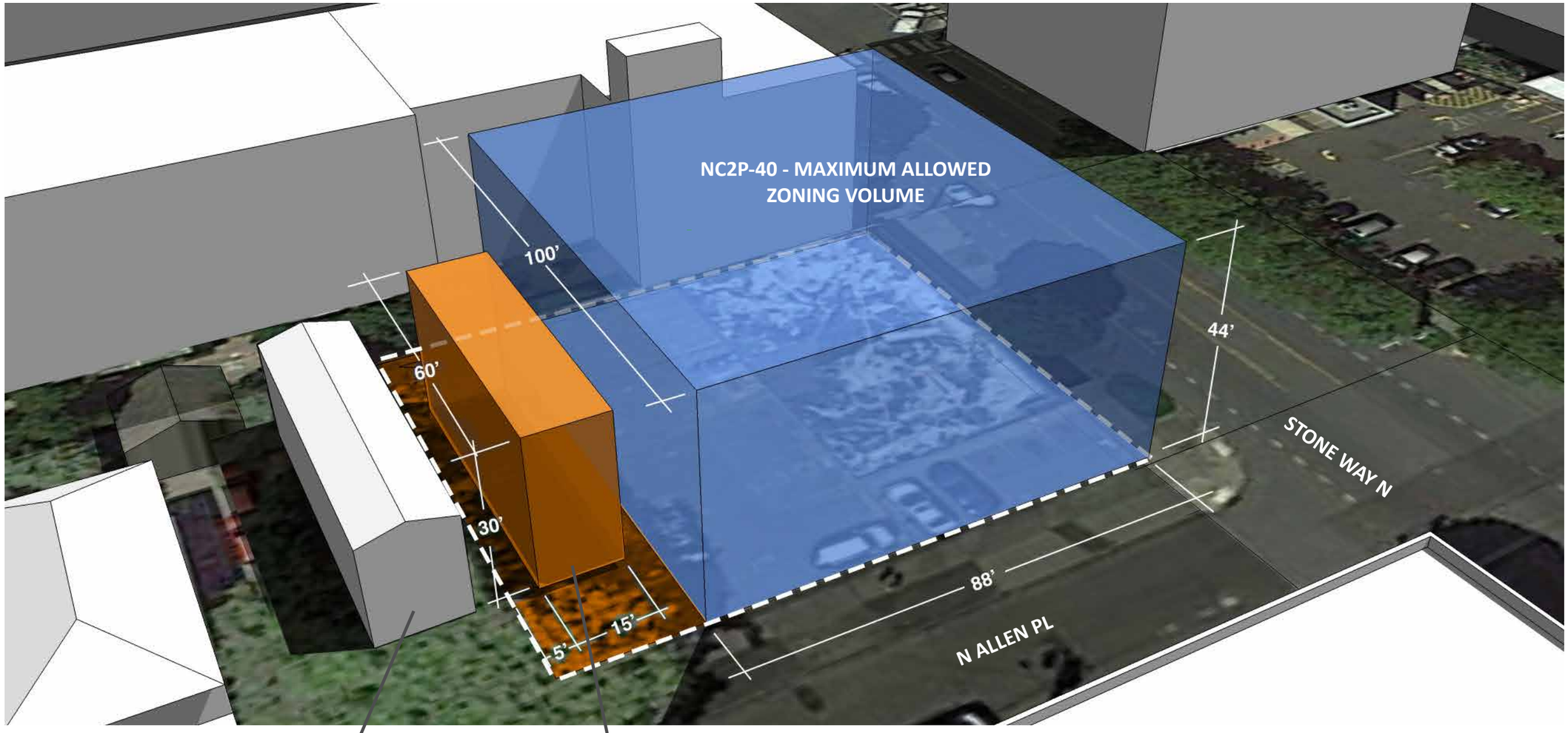
3 **Adjacency to Single Family**
The transition to the single family SF5000 zone towards the East creates the need for greater attention to privacy for adjacent sites. Strategies for addressing privacy are the inclusion of the 25' buffer on the west edge of the site, setting back the upper mass of the building away from the single family zoning, and creating screening elements between outdoor uses and neighboring properties.

CS2.IV.iii - Protect Single Family Zones With Setbacks (Preferred)
CS2.D.3 - Zone Transitions
CS2.D.4 - Respect for Adjacent Sites

ZONING ENVELOPE

Site Analysis

This graphic illustrates the allowable building envelope for each portion of the parcel. The 25’ west section of the site is zones Single-Family (SF-5000) while the 88’ section along the east edge is zoned Neighborhood Commercial (NC2P-40).



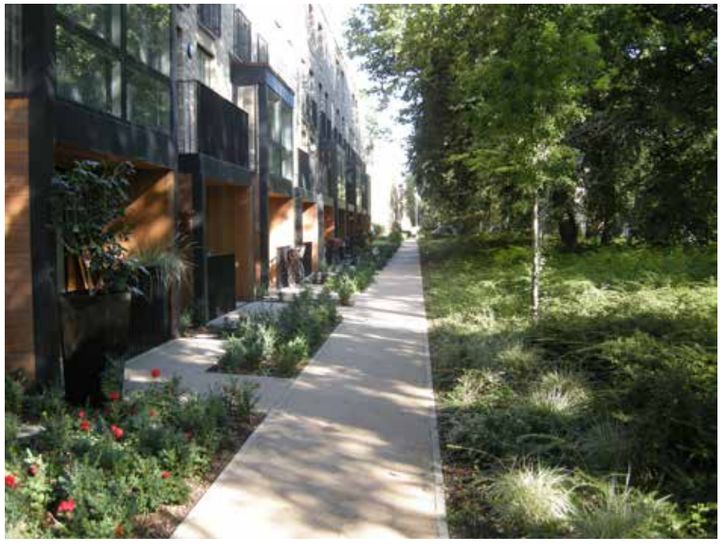
EXISTING SINGLE FAMILY HOUSE

SINGLE FAMILY ZONE (SF-5000)
MAXIMUM ALLOWED ZONING VOLUME, ALLOWING THE CONSTRUCTION OF ONE SINGLE-FAMILY RESIDENCE.

(SDG) CS1. Natural Systems and Site Features

B. Sunlight & Natural Ventilation
- 2. Daylight & Shading

The project site sits at the NE corner of the intersection of Stone Way N and N Allen Pl, providing an abundance of natural light for unit interiors. All unit fenestration will be located on the East, South and West facades with the North facade acting as a party wall directly facing the blank wall of the building to the north. At levels 2-4, the mass has been strategically located toward the SE corner of the parcel, reducing the shading impact to adjacent properties.



Precedent Image: Residential Mews

(SDG) PL1. Connectivity

A. Network of Open Spaces
- 1. Enhancing Open Spaces

Pulling the building wall back at the SE corner at street level allows the pedestrian space to flow into and around the project. In addition, the open space along the west edge of the property provides outdoor space for quiet activity in keeping with the residential neighborhood character to the West.

(SDG) CS2. Urban Pattern and Form

A. Location in the City & Neighborhood
- 1.Sense of place
- 2. Architectural Presence

With density comes the challenge of maintaining the values and character of the neighborhood, while contributing to the visual language of the area at a more urban scale. A carefully modulated building on this site, crafted with durable and natural materials, has the potential to express quality and positively contributes to the level of design in the district. Open outdoor spaces at the upper levels on both Stone Way and Allen Place allow a connection between the buildings users and pedestrians.

B. Adjacent Sites, Streets & Open Spaces
- 2. Connection to the Street
- 3. Character of Open Space

Along N Allen Place:
The primary building entrance is located along Allen Place, with a highly permeable floor to ceiling glass storefront of high-quality materials. Large sidewalk planting areas, appropriate to 'green street' design, will be incorporated in coordination with SDOT.

Along Stone Way N:
The entire street wall along Stone Way is dedicated to retail/pedestrian activity. A central entry alcove offers access to either 1 or 2 retail spaces within, while a secondary outdoor patio wraps the SE corner of the project site. A planting strip along the highly glazed storefront will act as a gentle blending element that links the building wall with the walking surface. Overhead weather protection will be addressed by recessing the building along the southern half of this elevation.

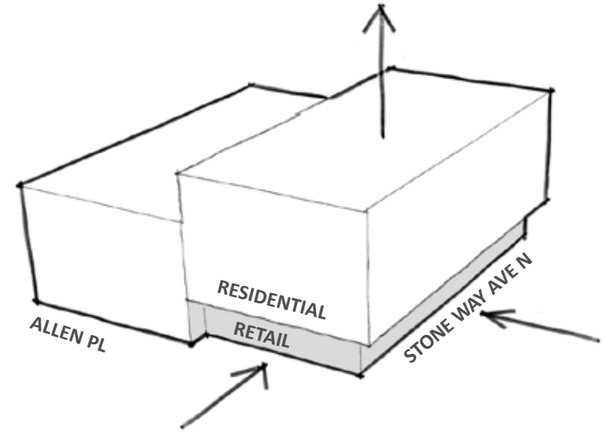
C. Relationship to the Block
- 1. Corner Sites

The corner expression is a balance of two urban design strategies: the upper three stories hold a crisp corner line pushed out to the south and east property lines, while the recessed patio space at the retail level provides a point of human activity and a defined offset to the convergence of the massing above, furthermore the setback provides increased visual open space for pedestrians.

(SDG) CS2. Urban Pattern and Form

D. Height, Bulk & Scale
- 2. Existing Site Features
- 3. Zone Transitions
- 4. Massing Choices
- 5. Respect for Adjacent Sites

The western 25' of the parcel is zoned SF 5000, creating a natural buffer to adjacent single family dwellings. A large linear stand of mature deciduous and coniferous trees along the west property line screens the parcel from the adjacent single family neighborhood and will help to blend the scale of the NC-40 zone into the buildings to the West.



Preferred Scheme - Programmatic Massing Diagram

(SDG) CS3. Architectural Context and Character

A. Emphasizing Positive Neighborhood Attributes
- 2. Contemporary Design
- 4. Evolving Neighborhoods

The simple massing and clean detailing of the building will compliment the existing architectural styles of the neighborhood. The blending of classic natural materials rendered in modern forms will evoke a visual language that simultaneously adds a new voice to the neighborhood, while maintaining balance with the surrounding buildings.

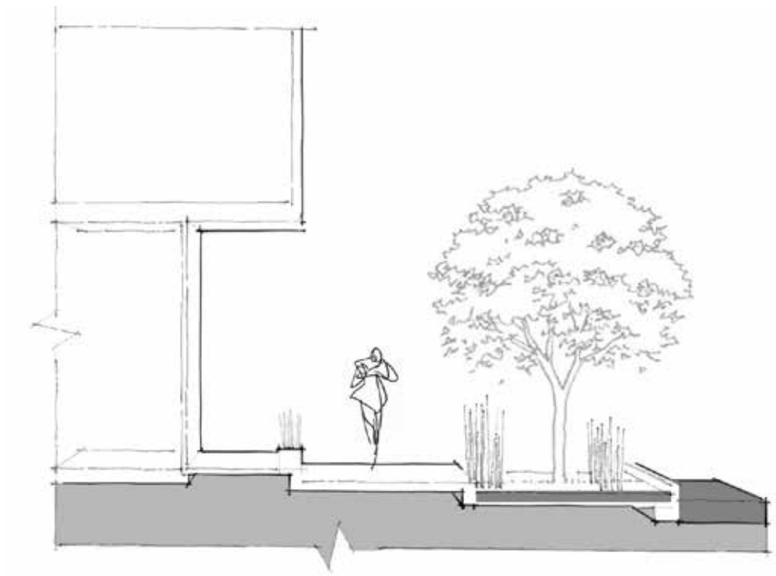
(WDG) CS2 Urban Pattern and Form

I. Responding to Site Characteristics
- **i. Upper Level Setbacks**
- **ii. Public Spaces for Sun Exposure**

At levels 2-4, the building mass has been strategically located toward the SE corner of the parcel, reducing solar impacts to the adjacent properties to the North and West. A large side yard (zoned SF 5000) will act as a mews and provide a buffer to adjacent single family parcels. The space will be activated by the five residential ground floor units that front the east edge of the mews, in addition to occasional use by other building tenants.

IV. Height, Bulk and Scale Compatibility
- **i. Respect heights of surrounding buildings**
- **iii. Protect Single Family Zones with Setbacks**
- **iv. Divide bldg into smaller masses**

The massing of the building responds to the neighborhoods context by providing a strong corner presence at the street intersection, while setting back the upper mass along the west edge adjacent to the smaller buildings of the residential neighborhood. The different building setbacks also serve to divide the massing into smaller components, reducing the overall bulk of the building.

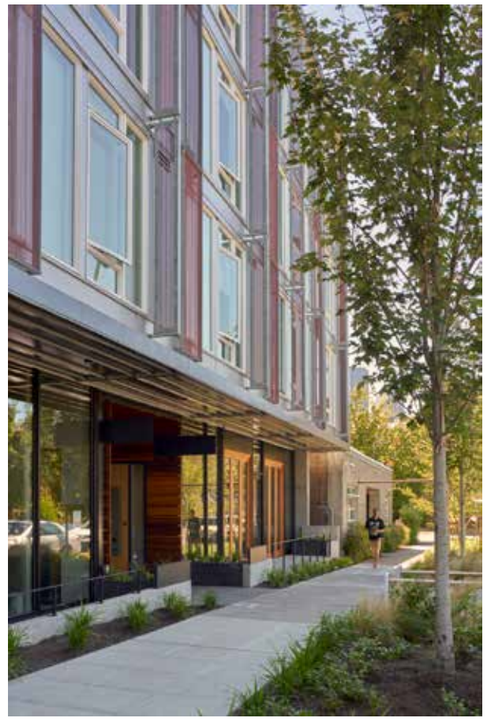


Section through Retail Setback, Sidewalk, and Planting Strip

(WDG) PL3 Street Level Interaction

II. Human Activity
- **i. Ground Level Setbacks**
- **ii. Indoor/Outdoor Use**

Large operable openings, a common recessed entry and an exterior covered outdoor space help to connect the retail/commercial spaces to the pedestrian environment. Integrated planters and benches in the planting strip will help to connect active outdoor spaces at the sidewalk to retail commercial within the building. A highly permeable window wall will provide an indoor/outdoor connection, inviting spontaneous encounters between customers and pedestrians.



Precedent Image - Street Level Experience at Craft

(WDG) CS3 Architectural Context and Character

I. Architectural Context
- **i. Compliment positive existing character**
- **ii. Strive for contextual approach**
- **iii. Base (highly refined, transparent)**
- **iv. Middle (articulate facade for interest)**
- **iiv. Top (distinguish with detail)**

The building massing and material treatment serve to create a distinct but cohesive articulation of the base, middle, and top of the structure. Along Stone Way N, the retail is set back from the sidewalk, creating a differentiation from the residential massing above. Strategic setbacks are employed along the 4th floor to create a defined 'top' and provide opportunities for open space engagement with the public realm below.
The design proposal envisions the use of high-quality materials such as wood & brick masonry cladding and wood storefronts. A highly transparent/open retail storefront will help create views of interior activity and a blending of interior and exterior uses.

(WDG) DC3 Open Space Concept

I. Residential Open Space
- **i. Massing to reflect functions**
- **ii. Integrate rooftop building systems**

The western 25' of the parcel is zoned SF 5000 limiting the scale and type of building that can be built on that portion of the site. This provides the opportunity to create a large outdoor court, fronted by loft style units with outdoor patios, and containing a small accessory building providing work space to residents for activities like gardening or bike repair. This outdoor space serves as a natural buffer to the single family houses directly to the West of the site. A large linear stand of mature deciduous and coniferous trees screens the parcel from the adjacent single family neighborhood.

PRECEDENTS

Character: Seattle Corner Sites

PATTERNS + DESIGN CUES:

+ Simple massing
+ High level of transparency in front/rear facades
+ Elements that wrap the corner
+ Clear distinction between retail/streetscape and residential units above
+ High quality materials palette, sophisticated detailing creates an expressive yet restrained aesthetic

- RECTILINEAR MASSING, TRANSPARENT RETAIL BASE

- LARGE OPENINGS, SIMPLE MATERIAL PALETTE

- GROUND LEVEL RETAIL SETBACK, BANDED GLAZING, EXTERIOR CEDAR CLADDING

- WARM SIMPLE MATERIAL PALETTE, MIX OF WINDOW SIZES, INTEGRATED LANDSCAPE AT RETAIL

PRECEDENTS

Character: Retail

PATTERNS + DESIGN CUES:

+ High-level of Transparency
+ Covered Entries and Pockets of outdoor activity
+ Entries located at or near street edge

Defined procession from sidewalk to retail entry; shared retail entry expression.

Variety of materials and operable openings create a distinct and active retail streetscape.

Building setback provides distinct retail expression, while serving as weather protection.

Highly transparent base helps define programmatic difference from the opaque massing above.

Mixture of groundscape treatments define different public, semi-public and private spaces, while creating visual interest.

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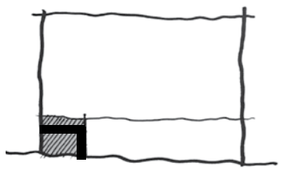
MASSING CONCEPTS

Overview of Architectural Massing Concepts

SCHEME ONE (CODE COMPLIANT)

- Simple massing
- Massing pushed out toward Stone Way N
- Minimal facade articulation
- Recessed retail entrance at SE corner
- Residential entry along Allen Pl
- Garage entry on west edge of building along Allen Pl

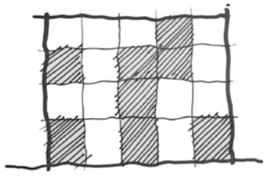


STATS - Scheme One

UNITS:	43
RETAIL SF:	2350 SF
PARKING STALLS:	19

SCHEME TWO

- Varied distribution of mass within allowable zoning envelope
- Highly articulated facade
- Facade activated with outdoor decks & patios at all levels
- Retail and residential entry along Stone Way N
- Garage entry centered along Allen Pl elevation



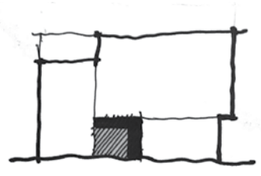
STATS - Scheme Two

UNITS:	43
RETAIL SF:	3000 SF
PARKING STALLS:	22

POTENTIAL DEPARTURES:
1. SITE TRIANGLE AT DRIVE RAMP

SCHEME THREE (PREFERRED)

- Massing divided into well composed volumes, creating a distinct base, middle, and top
- Variety of vibrant outdoor spaces
- Upper level setbacks
- Strong corner presence at street intersection
- Retail entry point mid-block on Stone Way N
- Residential entry along Allen Pl
- Garage entry centered along Allen Pl elevation divides retail and residential use



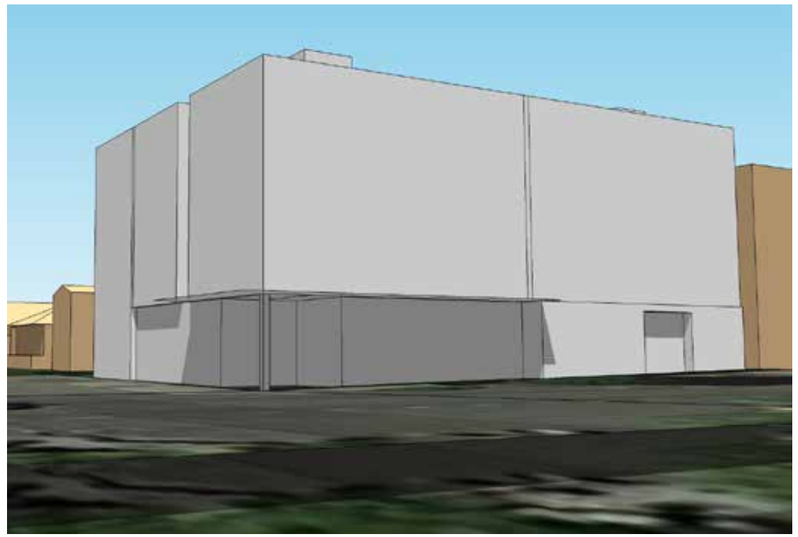
STATS - Scheme Three

UNITS:	42
RETAIL SF:	3175 SF
PARKING STALLS:	22

POTENTIAL DEPARTURES:
1. SITE TRIANGLE AT DRIVE RAMP

MASSING - SCHEME ONE

Code Compliant Massing Concept



Ground Level Perspective Of Building From Intersection

Scheme 1 is comprised of a simple extruded rectilinear mass pushed out to the East edge of the project site. Ground floor commercial space is biased to the NE corner of the site with and open corner providing covered space at the SE corner of the first level. The residential lobby is entered off of N Allen Pl and fronts the street intersection. The below grade parking garage is accessed from a ramp at the SW corner of the building, adjacent to the SF5000 portion of the parcel. Two live-work units sit between the Lobby and the drive ramp, and a further three loft units face west toward the open outdoor space buffering the adjacent single family house to the west.

STATS - Scheme One

UNITS:	**43**
RETAIL SF:	**2350 SF**
PARKING STALLS:	**19**

MASSING - SCHEME ONE

Code Compliant Massing Concept

Pros:

- Simple form
- Efficient floorplates
- Provides strong presence along Stone Way N

Cons:

- Plain/uninteresting massing
- Lack of visual character or identity
- Large visual planes make building seem bulky
- Co-located residential and retail entry could be confusing
- Garage entry location creates blank wall along west edge of property at street level

MASSING STUDY (VIEW FROM SOUTH WEST)

MASSING STUDY (VIEW FROM SOUTH EAST)

RETAIL

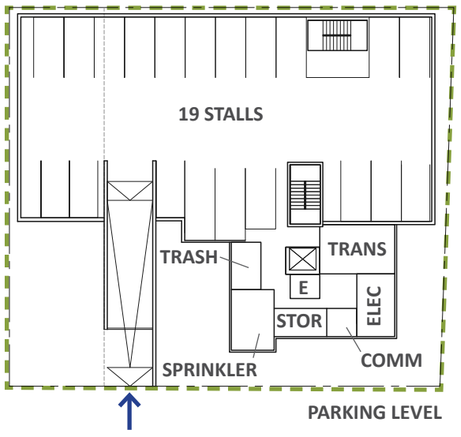
RESIDENTIAL UNIT

RETAIL ENTRY

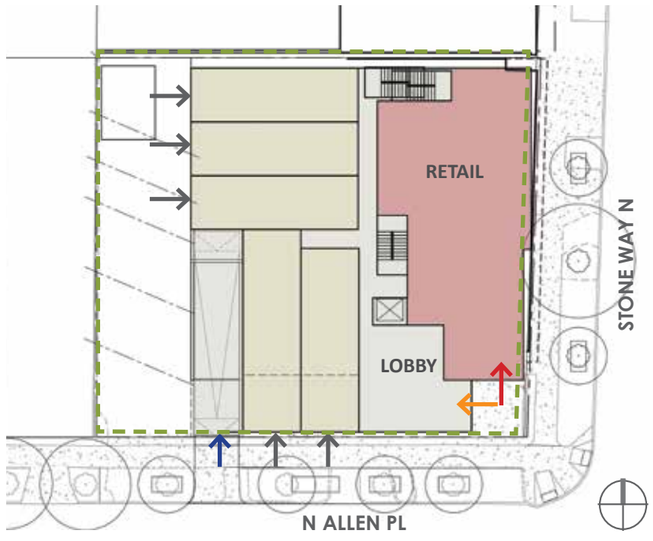
RESIDENTIAL LOBBY ENTRY

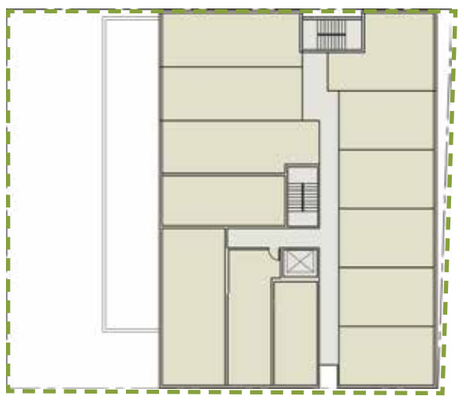
RESIDENTIAL UNIT ENTRY

GARAGE ENTRY

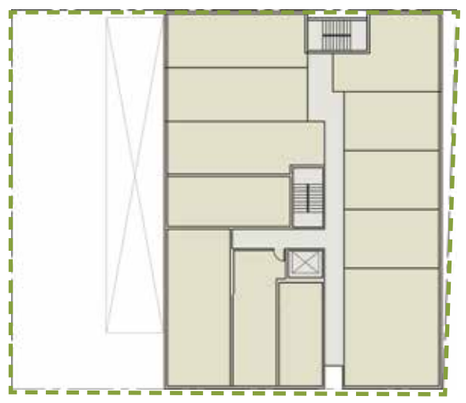


PARKING LEVEL





LEVELS 2-3



LEVELS 4

MASSING - SCHEME TWO

Dispersed Massing Concept

Ground Level Perspective Of Building From Intersection

Scheme 2 establishes a defined ‘bounding box’ based on zoning limits and distributes available FAR in a random pattern to create a new building typology for the neighborhood. The lobby sits in the NE corner of the ground floor, where the site of the slope provides the lowest clear height. The retail component comprises most of the Stone Way facade and wraps the corner to N Allen Pl.
There are two ground floor units on N Allen Pl set back 10’ from the street with stoop entries. There are three additional units that face the side yard to the west.

STATS - Scheme Two

UNITS: 43
RETAIL SF: 3000 SF
PARKING STALLS: 22

POTENTIAL DEPARTURES:
1. SITE TRIANGLE AT DRIVE RAMP

MASSING - SCHEME TWO

Dispersed Massing Concept

MASSING STUDY (VIEW FROM SOUTH WEST)

MASSING STUDY (VIEW FROM SOUTH EAST)

Pros:

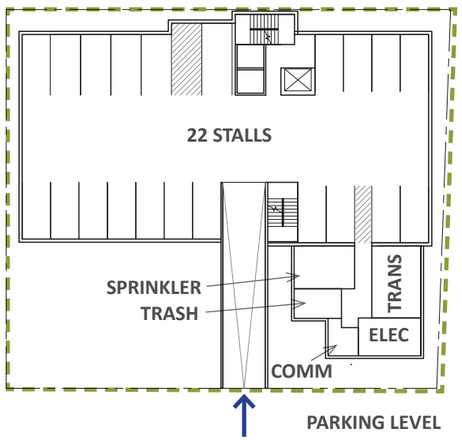
- Strong visual statement
- Provides a variety of outdoor spaces at each level
- Breaks down scale to individual building blocks

Cons:

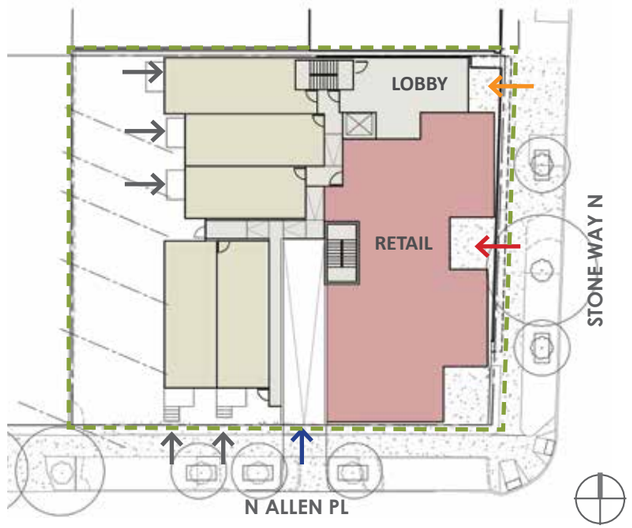
- Busy composition
- Lack of visual hierarchy
- Deep overhangs could create ‘dark spots’
- Lobby entry location has an awkward presence adjacent to blank facade of the neighboring building

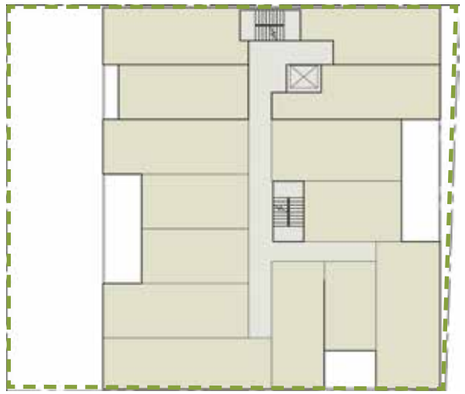
RETAIL
RESIDENTIAL UNIT

RETAIL ENTRY
RESIDENTIAL LOBBY ENTRY
RESIDENTIAL UNIT ENTRY
GARAGE ENTRY

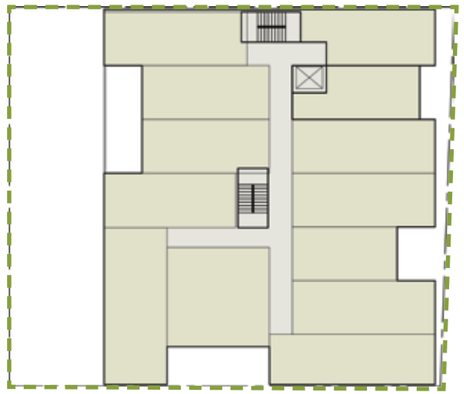


PARKING LEVEL

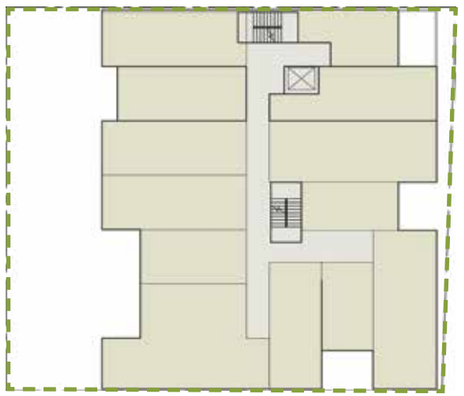




LEVELS 2



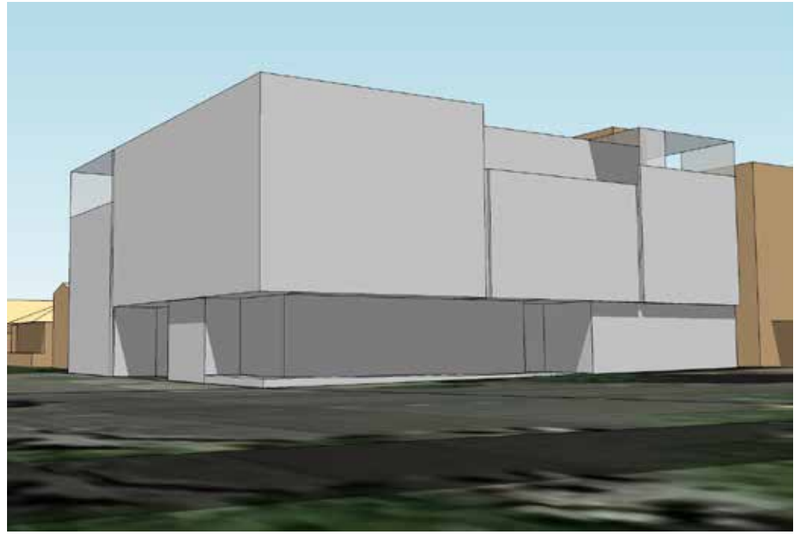
LEVELS 3



LEVELS 4

MASSING - SCHEME THREE

Preferred Massing Concept



Ground Level Perspective Of Building From Intersection

Scheme 3 provides the most balanced option for siting the project. Several smaller objects describe a larger inferred volume, while breaking down the overall scale into several well-rendered components. Outdoor roof deck space is distributed to three locations, and is comprised of private patios with one communal amenity area located along Allen Pl. The distributed nature of the open space helps reduce and define the massing, while limiting the areas to an appropriate level of activation. Retail comprises the extent of the Stone Way facade on the ground floor. The lobby is located along N Allen Pl adjacent to the landscaped side yard. Five units also face the open side yard to the West. These taller units will relate to the scale of the neighboring houses.

STATS - Scheme Three

UNITS:	**42**
RETAIL SF:	**3175 SF**
PARKING STALLS:	**22**

POTENTIAL DEPARTURES:
1. SITE TRIANGLE AT DRIVE RAMP

MASSING - SCHEME THREE

MASSING STUDY (VIEW FROM SOUTH WEST)

MASSING STUDY (VIEW FROM SOUTH EAST)

Preferred Massing Concept

Pros:

- Modulates massing to break down scale
- Distributes outdoor spaces throughout the project
- Provides roof deck at 4th floor, eliminating visible elevator/stair penthouses and provideing opportunity for weather protection
- Distinct residential and retail entries align with the different characters of Stone Way and Allen respectively
- Provides clear distinction between different programmatic elements
- Setback along Stone Way provides dedicated outdoor retail space to activate streetscape and eliminate the need for additional canopies

Cons:

- Does not match existing style of adjacent buildings
- Garage entry crfeates a pocket along Allen elevation
- Decentralized outdoor space doesn't allow for large gatherings

RETAIL

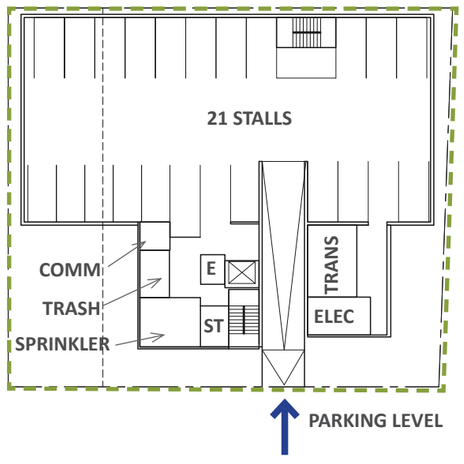
RESIDENTIAL UNIT

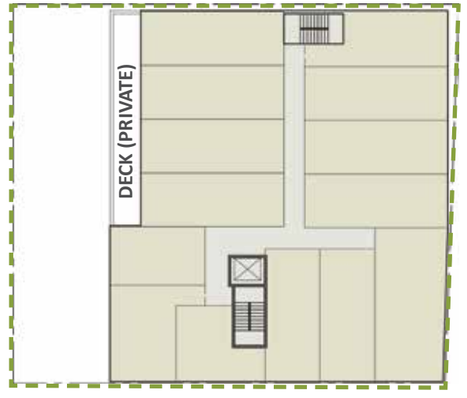
RETAIL ENTRY

RESIDENTIAL LOBBY ENTRY

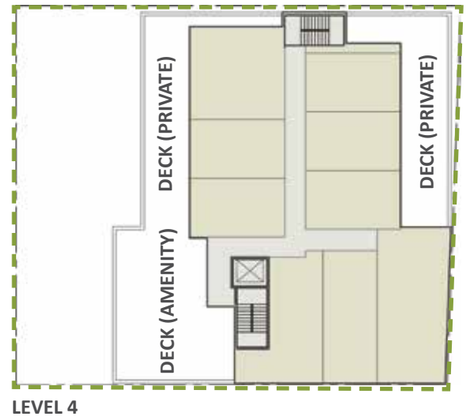
RESIDENTIAL UNIT ENTRY

GARAGE ENTRY



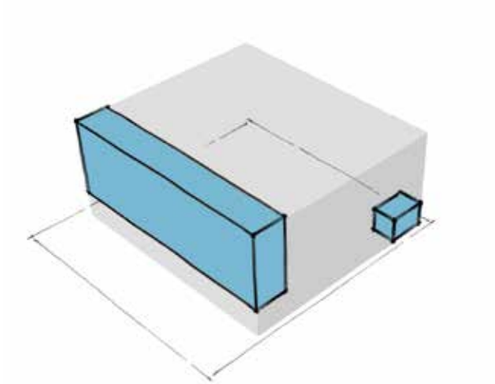


LEVELS 2-3



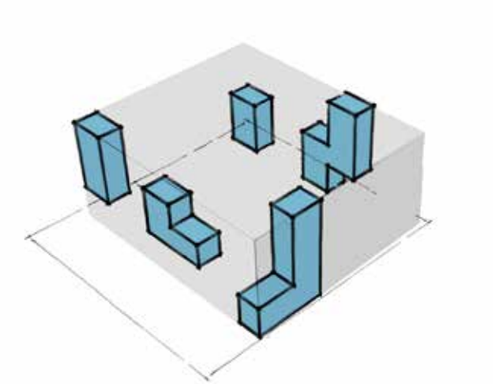
LEVEL 4

Open Space Analysis



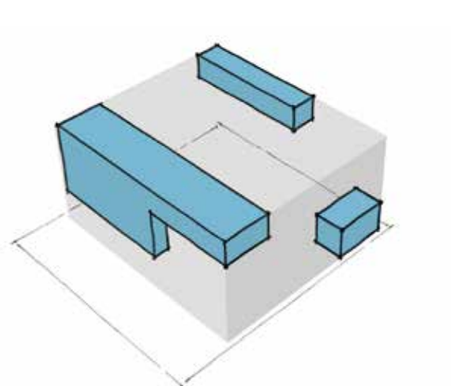
SCHEME ONE

This scheme biases almost all open space to the west facade, away from Stone Ave N. This presents a large, unmodulated expression to the street, and its basic form lacks character and sophistication.



SCHEME TWO

This scheme creates interesting pockets of open space that form decks, coves and shafts, opening up more corners and window opportunities in the envelope. The scale of the voids however has an awkward relationship with the scale of the building and creates a busy composition.



SCHEME THREE (PREFERRED)

The preferred scheme offers a balance of voids and solids that help organize the building .This relationship simultaneously breaks down the building mass into hierarchical components and creates usable outdoor spaces that provide solar access to neighbors.

OPEN SPACE VOLUME

Zoning Transition Analysis

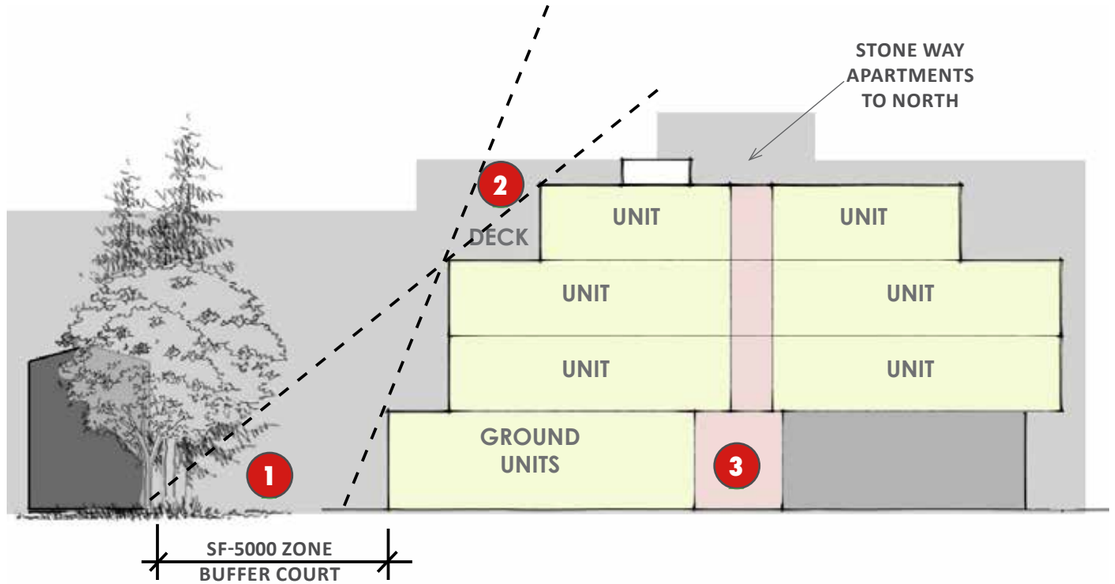
Neighborhood examples of existing projects, showing a typical transition between multifamily buildings abutting a single family zone.

Garage Entrance At Edge Of Building Mass

Single Family Zoning Transition Project with Lack of Height Modulation

Strategies employed to mitigate project impact on the single family neighbor to the West:

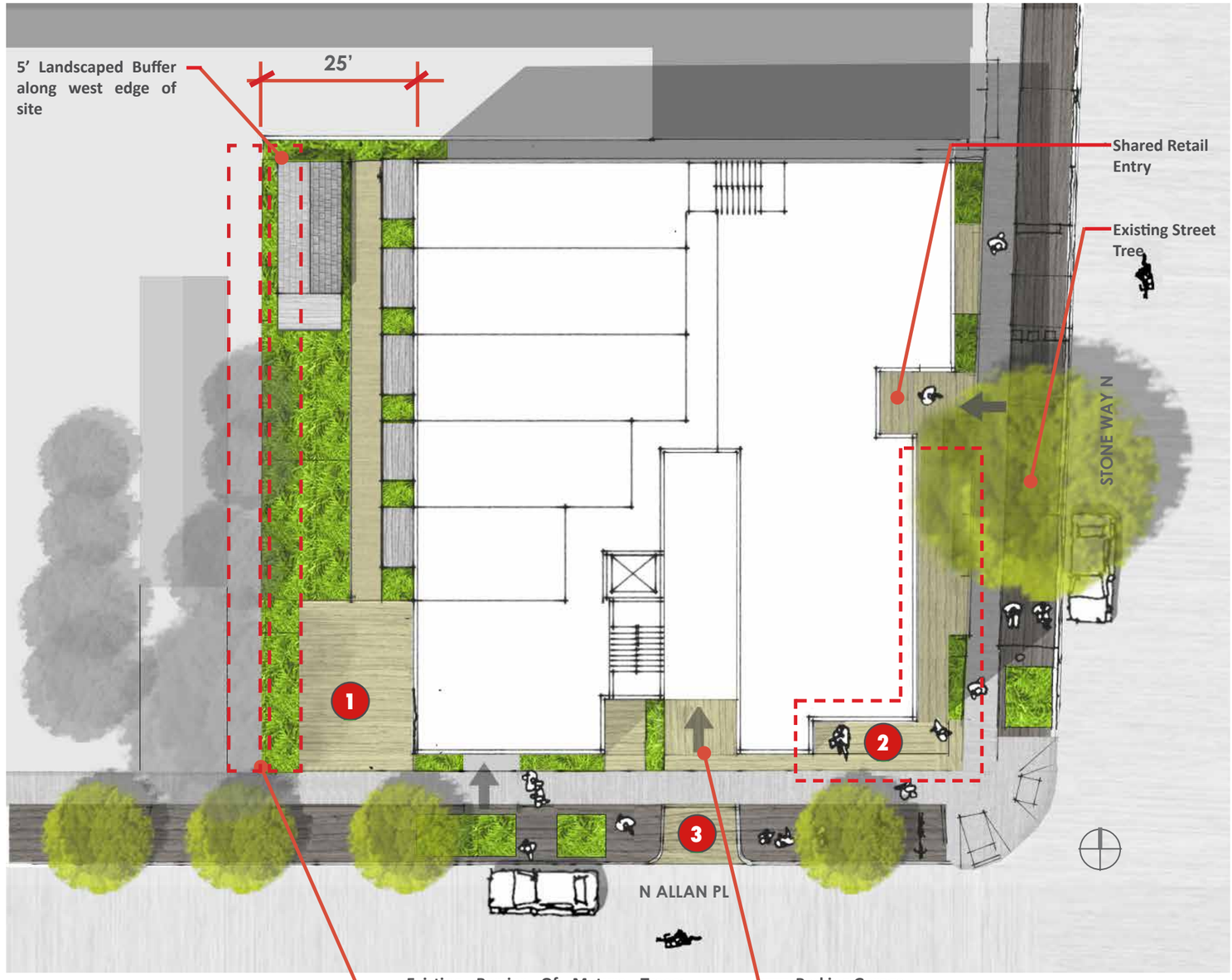
1. Ample buffer space provided as a landscaped entry mews next to the single family zone to the West.
2. Careful modulation of buildings height, bulk and scale, to provide a gradual transition between zones.
3. Mid-block garage entrance, to allow for an active corner expression at the east and west ends of the streetscape.



Preferred Scheme - East-West Bldg Section

DESIGN CONCEPT

Streetscape & Ground Level Open Space



1 25’ Landscaped Buffer
A lushly planted 25’ landscaped buffer zone provides a distinct residential entry procession. This landscaped setback, along with an existing barrier of mature trees, will help to soften the transition to the single family site to the West.

2 Retail Outdoor Seating Area
The site design will provide an outdoor seating area along Stone Way N to activate the streetscape and create a lively indoor/outdoor retail experience.

3 Side Street Parking Access
By locating the vehicular access mid-block along N Allan Pl, impact on pedestrian activity along Stone Way N will be minimized, while the mid-block location deemphasizes the garage entry.

Local Precedent: MIIR Outdoor Retail Patio
- Steel planters, cedar site benches, elevated outdoor retail spaces

Relevant Priority Design Guidelines:

(WDG) DC3. Open Space
I. Residential Open Space
i. Maximize open space at grade

(WDG) CS1. Natural Systems
I. Landscape design/site conditions
i. Retain existing large trees where possible

(WDG) DC1. Project Use Activity
II. Parking Vehicle Access
ii . Locate parking entries on side streets

(WDG) PL3. Street Level Interaction
II. Human Activity
ii . Indoor/Outdoor Retail Space

Rooftop Amenities

1 Fourth Floor Roofdeck Setback

The communal roofdeck will be located on the southern edge of the property to take advantage of views of Lake Union and the city, and to direct activity towards Allen Pl. By locating the roofdeck on the fourth floor instead of the roof, we are able to include vertical screening elements, increasing privacy for neighbors to the West and eliminating rooftop penthouses that typically add to the bulk and scale of the building. The 25' buffer and existing neighboring mature tree line contribute to privacy, as well as mitigate the potential acoustical impact.

2 Well Defined Outdoor Amenities

In addition to increasing privacy, horizontal and vertical trellis elements will help to define outdoor spaces and introduce the concept of implied volume as a means to both hold the street edge, while providing a distinct top of building. By decentralizing outdoor amenities, the perceived bulk of the building is reduced and potential size of gatherings is minimized.

3 Strong Corner Expression

Locating the bulk of the mass towards the corner, will create a strong neighborhood corner expression.

Space defining outdoor trellis and sun exposed deck amenities.

Relevant Priority Design Guidelines:

(WDG) CS2 Urban Pattern and Form

I. Responding to Site Characteristics

i. Upper Level Setbacks

ii. Public Spaces for Sun Exposure

IV. Height, Bulk and Scale Compatibility

- ***i. Respect heights of surrounding buildings***
- ***iii. Protect Single Family Zones with Setbacks***
- ***iv. Divide bldg into smaller masses***

DESIGN CONCEPT

Materiality

As the design continues to develop, there will be a strong focus on expressing clean lines, refined detailing, large windows and incorporating high-quality materials. The variegated quality of cedar siding can bring both warmth as well as provide a means for subtle but distinct patterning. Pairing cedar around the residential volume with masonry on the retail base, will define the different functions and provide a pleasant contrast between naturally expressed materials. In addition, the major moves of the massing will be further articulated through finer detailing, enhancing the inherent depth of the cladding material.
While the units will have appropriately sized windows, balancing access to light and air with the need for privacy, the retail level will be highly transparent with opportunities for large openings that help activate the street scape.

LARGE BRICK FRAMED OPENINGS AT GROUND FLOOR WITH WOOD WINDOW ACCENTS

CAREFULLY CRAFTED WOOD SIDED BUILDINGS

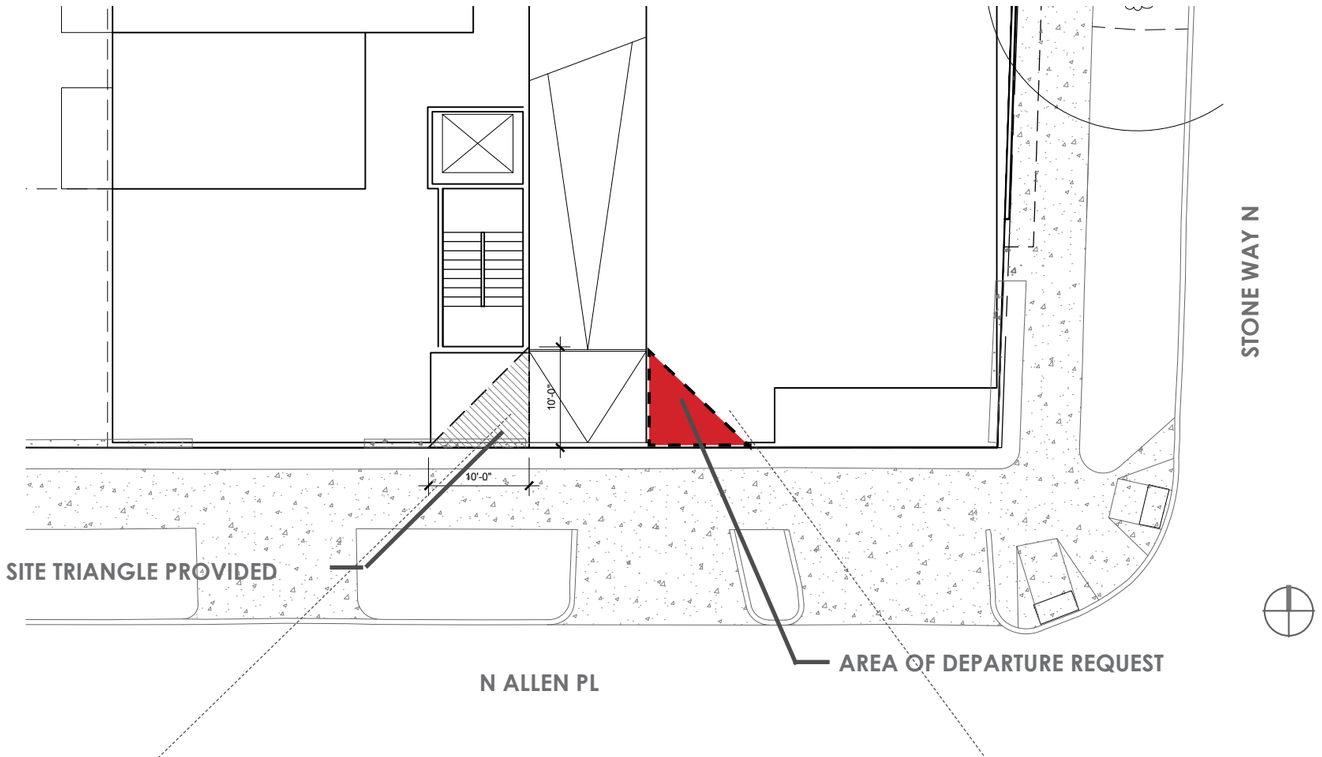
TEXTURE THROUGH FINELY DETAILED MATERIALS

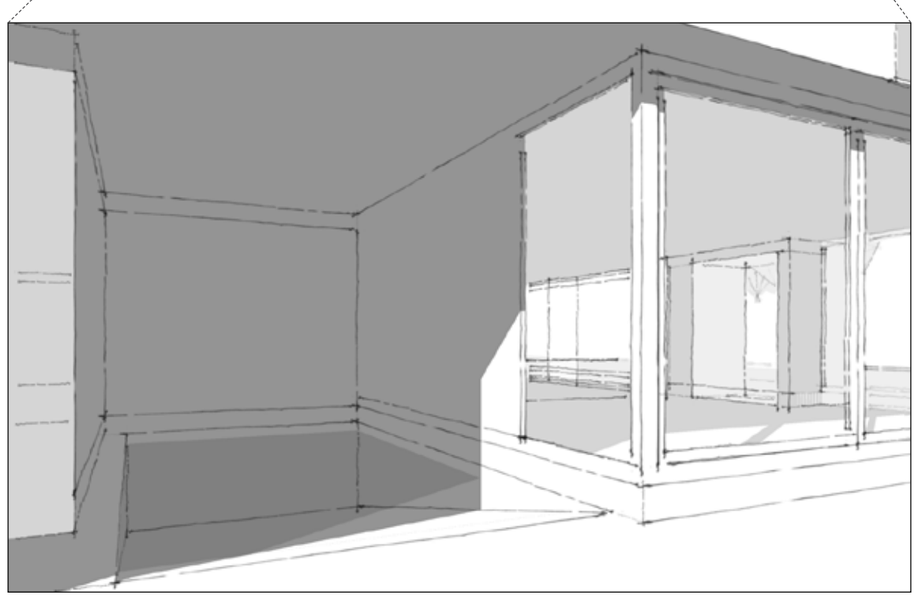
REVOLVE PROJECTS

Recent Projects Designed & Developed By Revolve

YARDHOUSE I 35-Unit Multifamily I Capitol Hill, Seattle I 2014 | LEED GOLD Certified

CRAFT I Mixed-Use 32-Units/, 3,500Sf Retail I First Hill, Seattle I 2016 | LEED GOLD Certified





GLAZED RETAIL CORNER

DEPARTURES

SITE TRIANGLES FOR DRIVEWAYS

Requirement:

Code citation: SMC23.54.030 G site triangles for driveways
‘10-Foot sight triangle required on both sides of driveways less than 22-feet wide.

Request:

Allow for use of a mirror in lieu of providing (1) of the (2) required triangles at parking garage access ramp.

Rationale:

Eliminating one of the sight triangles helps to diminish the size of the garage entry and reduces the visual impact of a deep shadowed recess at the midpoint of the ground floor building wall. In addition a glass corner at the SW portion of the retail space, will provide visual access to pedestrian traffic coming from the east along Allen.

Mirrors are a passive way to help eliminate conflicts between pedestrians and vehicles accessing the project. This feature is frequently used in Seattle neighborhood projects.

Supporting design guidelines:

- Cs2-b.2 Connection to street
- Dc1-c.2 Visual impact

SHADOW STUDY - SCHEME ONE

SUMMER SOLSTICE

EQUINOX

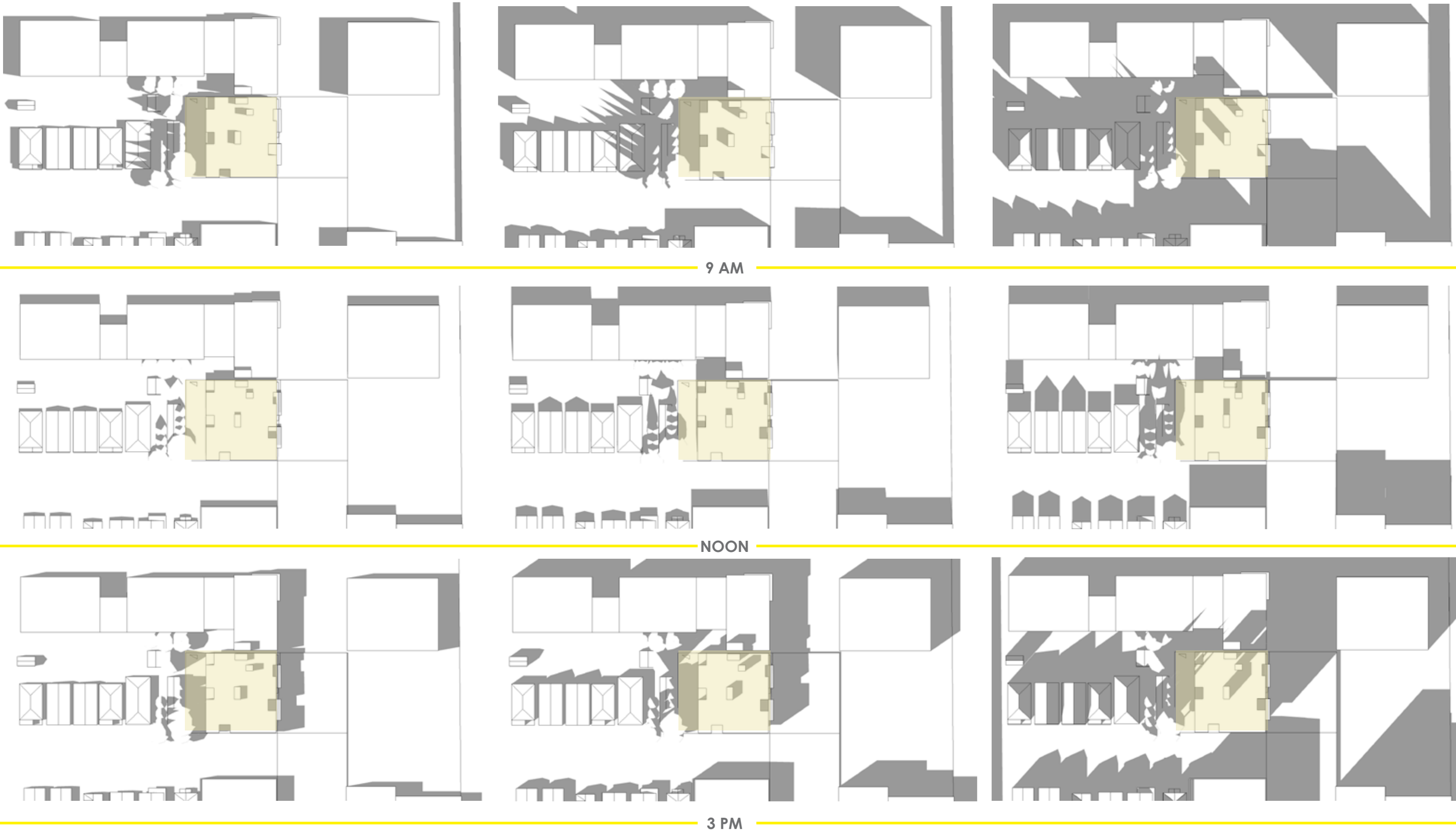
WINTER SOLSTICE

SHADOW STUDY - SCHEME TWO

SUMMER SOLSTICE

EQUINOX

WINTER SOLSTICE



9 AM

NOON

3 PM

SHADOW STUDY - SCHEME THREE

SUMMER SOLSTICE

EQUINOX

WINTER SOLSTICE