



4453 STONE WAY N

REVOLVE
DRB RECOMMENDATION MEETING / SDCI #3027076 / 07 MAY 2018

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PROJECT DETAILS

PROJECT INFORMATION

ADDRESS: 4453 Stone Way N
Seattle, WA 98122

SDCI PROJECT NUMBER: 3027076

NUMBER OF RESIDENTIAL UNITS: 42
NUMBER OF PARKING STALLS: 15 (LEVEL P1)
COMMERCIAL AREA: 2,600 SF
BUILDING AREA: 29,411 SF

ZONING DATA

PARCEL #'s: 7821200340
ZONING: NC2P-40/ SF5000
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** / 29,411 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

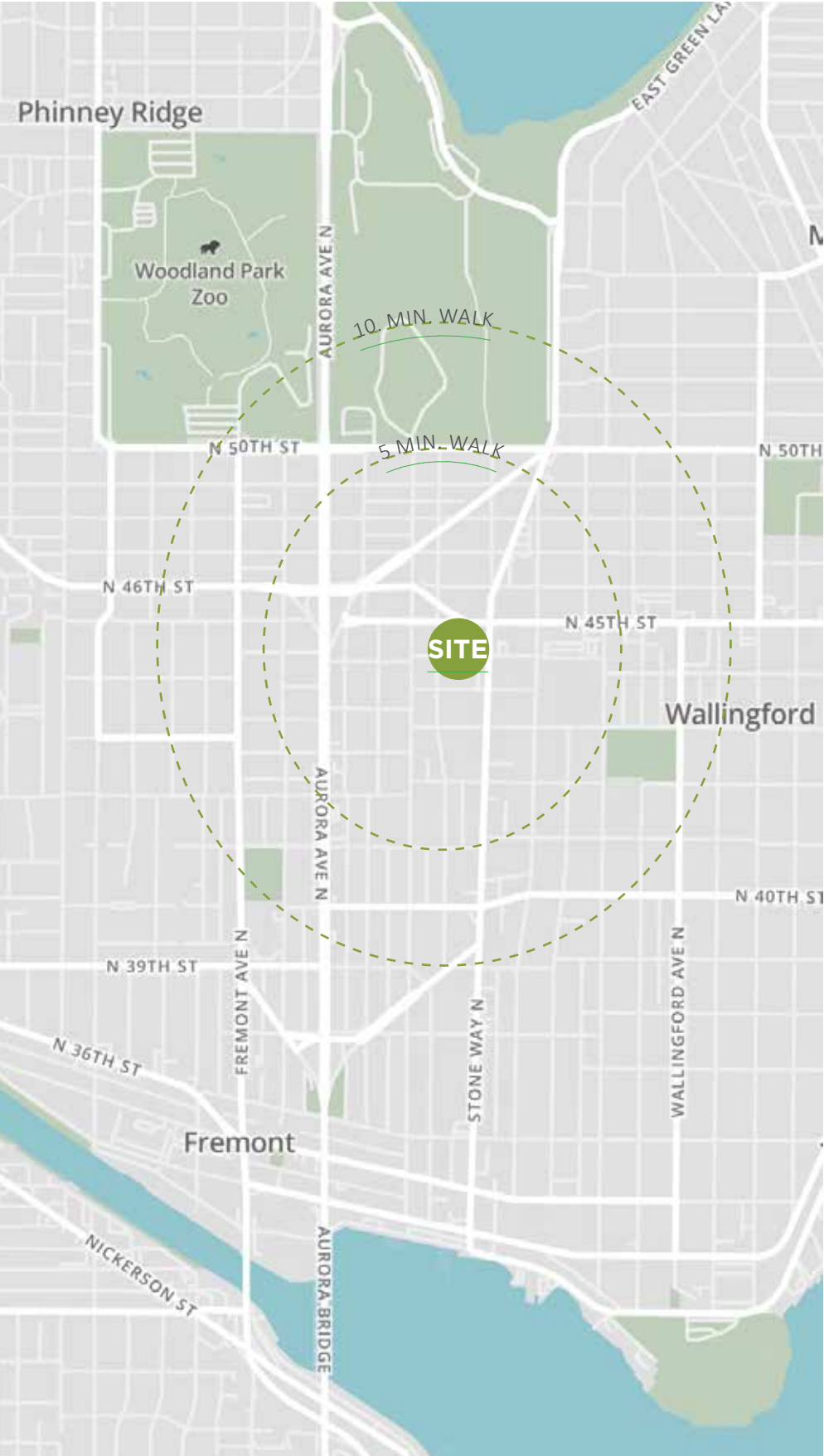
The applicant’s development objective is to provide the highest and best use for the site by creating a high-density mixed-use development. The proposed project is a four-story building consisting of 42 residential units and 2,600 square feet of retail above a below-grade parking structure that will house 15 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

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

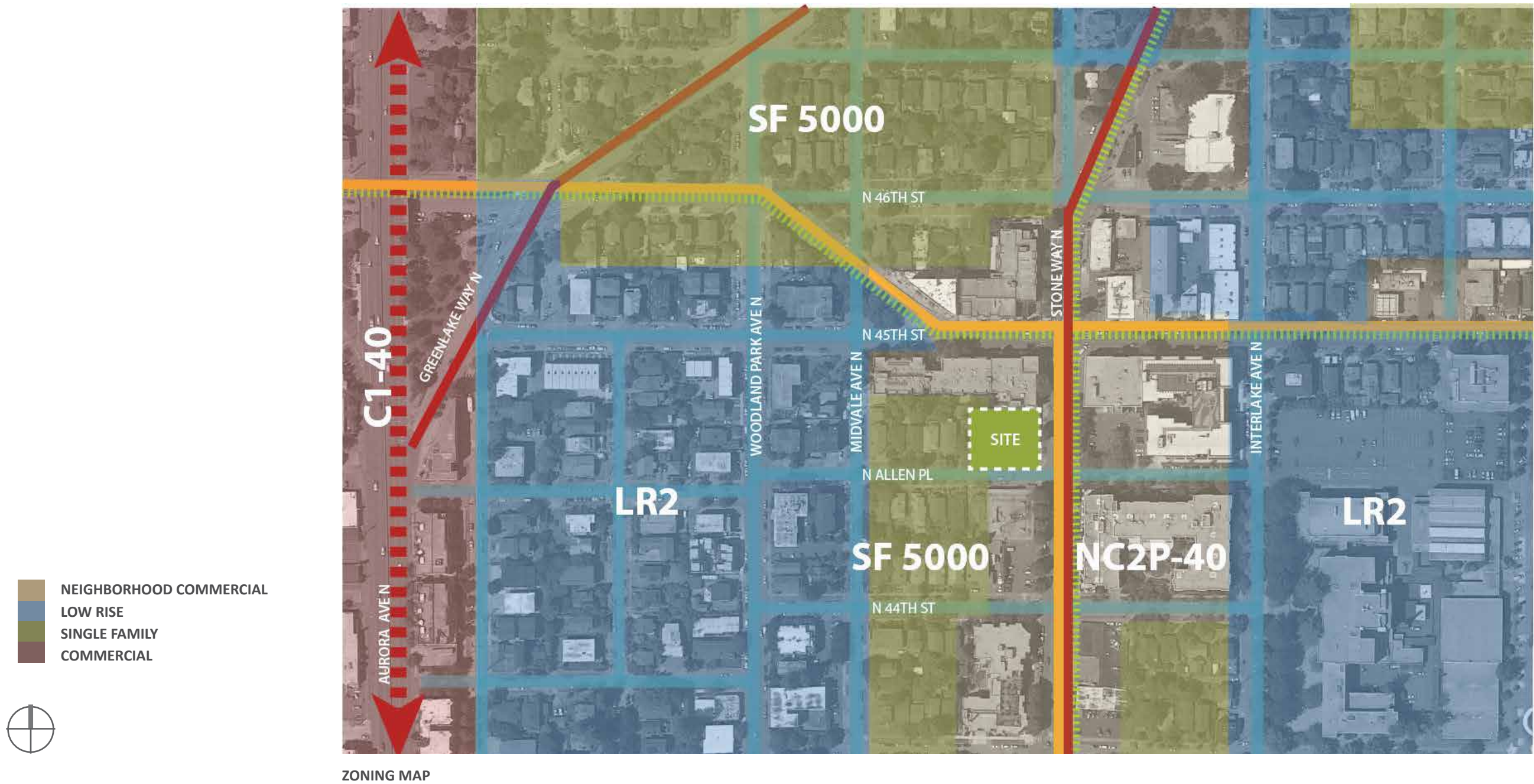
3. Wallingford Public Library



ACCESS AND TRANSIT MAP

SITE CONTEXT

ZONING MAP



SITE CONTEXT

SURROUNDING USE MAP



1
Stoneway Apartments [mixed-use]
- Distinct corner presence
- Upper level setback



2
StoneHedge Apartments [mixed-use]
- Cantilever over retail entry



3
Smith & Burns
- Continuous line holds the site corner
- Strong simple massing



4
University House [assisted living/ mixed-use]
- Retail base distinct from upper level massing



AERIAL VIEW OF SURROUNDING NEIGHBORHOOD (LOOKING NORTH)



5
Tutta Bella Pizzeria [retail]



6
Walgreens [mixed-use]
- Simple massing at primary intersection



7
Single Family Residential



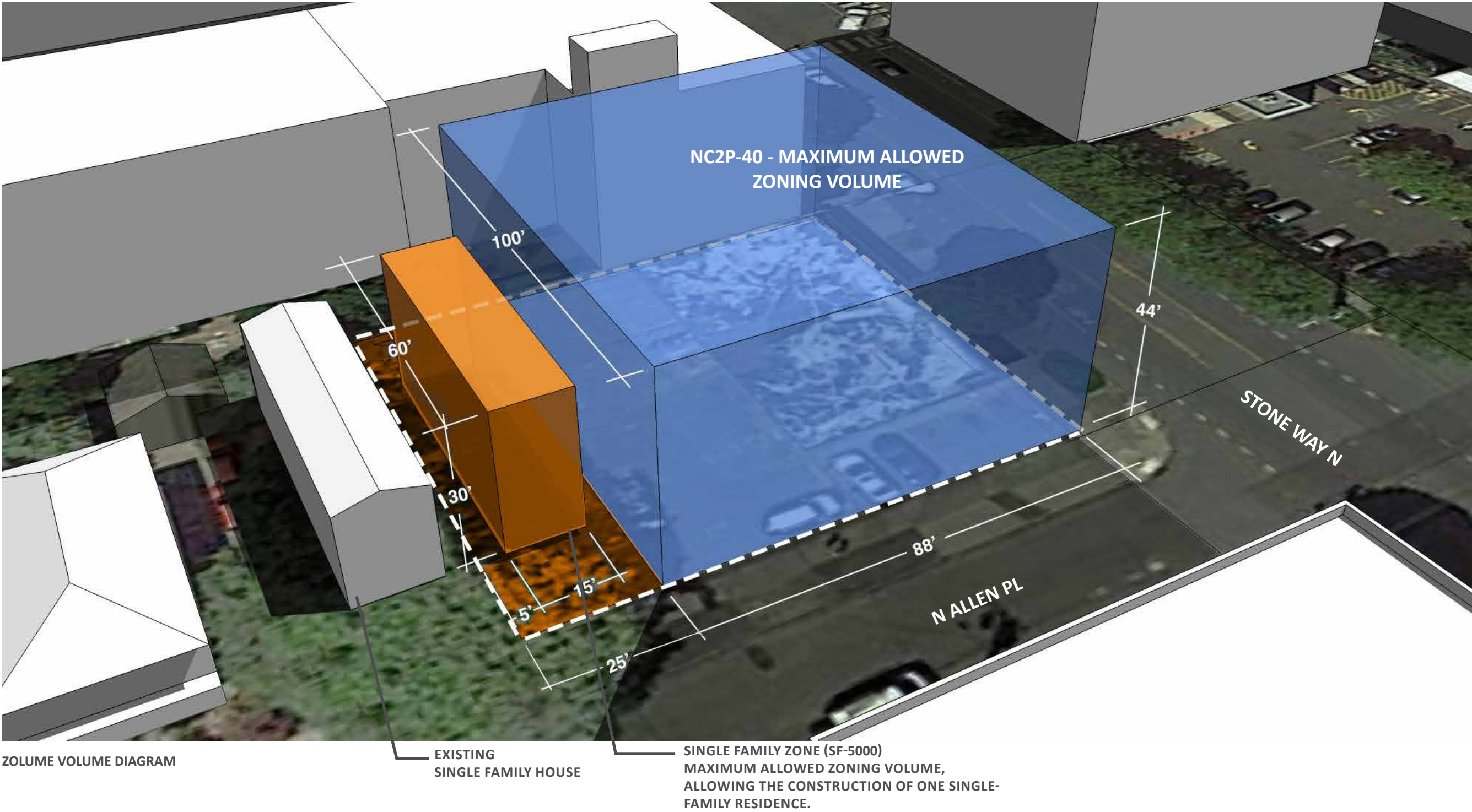
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4453 STONE WAY N

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).



DEVELOPMENT STANDARDS

Category	Section	Required	Provided
Street-Level Development Standards:	SMC 23.47A.008	.A Residential & Commercial - Permitted	Residential & Commercial Use
		.A.2.b Blank segments of the street-facing between 2 feet and 8 feet above the sidewalk may not exceed 20 feet in width.	No blank segments exceed 20 feet.
		.A.2.c The total of all blank façade segments may not exceed 40 percent width of the façade of the structure along the street.	Total blank façade : East = 34% Total blank façade : South = 38%
		.B.2.a Sixty percent of the street-facing façade between 2 feet and 8 feet above the sidewalk shall be transparent.	Street level transparency: East = 66% > 60% required. Street level transparency: South = 61% > 60% required.
		.B.3 Nonresidential uses shall extend an average depth of at least 30 feet and a minimum depth of 15 feet from the street-level street facing façade.	Average depth = 34'-0"; Minimum depth = 16'-0"
Outdoor activities	SMC 23.47A.011	.B.3.a Nonresidential uses at street level shall have a floor-to-floor height of at least 13 feet.	Nonresidential uses at the street level have a 13' floor-to-floor height.
Structure Height	SMC 23.47A.012	Table A Size Limit for Outdoor Sales in an NC2 zone 40% of lot area or 10,000 SF, whichever is less.	40% of lot area = 3620 SF max. 417 SF proposed < 3620 SF
		Table B / Table C Size Limit for Outdoor Display of Rental equipment 15% of lot area or 1,000 sf; Outdoor Storage is prohibited.	There will be no outdoor display of rental equipment or outdoor storage.
Floor Area Ratio:	SMC 23.47A.013	A. Base height limit = 40'-0"	
		.A.1.a The height of a structure may exceed the otherwise applicable limit by up to 4 feet, subject to subsection 23.47A.012.A.1.c, provided the following conditions are met: 1) A floor-to-floor height of 13 feet or more is provided for nonresidential uses at street level	Nonresidential use at street level floor-to-floor height is 13 ft. Building height limit: 40' + 4' = 44'-0" above average grade level.
		.B.2 Open railings, planters, skylights, clerestories, greenhouses, solariums, parapets and firewalls may extend as high as the highest ridge of a pitched roof permitted by subsection 23.47A.012.B or up to 4 feet above the otherwise applicable height limit, whichever is higher.	Railings, planters, and parapets are at or below 4 ft above height limit.
		.C.4 Except as provided below, the following rooftop features may extend up to 15 feet above the applicable height limit, as long as the combined total coverage of all features gaining additional height listed in this subsection 23.47A.012.C.4 does not exceed 20 percent of the roof area, or 25 percent of the roof area if the total includes stair or elevator penthouses or screened mechanical equipment: f. Stair and elevator penthouses may extend above the applicable height limit up to 16 feet.	Stair and elevator penthouses are below 16 ft above height limit and less than 25% of roof area.
Setback Requirements	SMC 23.47A.014	Table A 3. Total permitted for all uses within a mixed- use structure containing residential and non-residential uses. Maximum FAR limit for 40' height limit = 3.25	Site area (9,050 sf) X FAR (3.25) = Allowable SF (29,413 SF). See "FAR Building Area Calculation" on G-013.
		.D The following gross floor area is not counted toward FAR: 1. Gross floor area below grade	Below grade garage is not included in FAR calculations.
Landscaping and screen standards:	SMC 23.47A.016		
		.A.2 Landscaping that achieves a Green Factor score of .30 or greater, pursuant to Section 23.86.019, is required for any lot with: a. development containing more than four new dwelling units.	Development will achieve a .30 minimum Green Factor. See Landscape sheets.
Amenity Area	SMC 23.47A.024	.A Amenity areas are required in an amount equal to 5 percent of the total gross floor area in residential use, except as otherwise specifically provided in this Chapter 23.47A. Gross floor area, for the purposes of this subsection, excludes areas used for mechanical equipment and accessory parking.	Total Gross Floor Area in Residential Use = 29,411 sf x 5% = 1,471 sf min. Amenity Area Required Level 2 Amenity: 320 sf Level 4 Amenity: 1154 sf Total amenity area: 1474 sf (> 1471 sf min req) See G-013 for amenity area locations
Required Parking:	SMC 23.54.015		
		Table A I. Nonresidential uses in urban centers = No minimum parking requirement.	Development is located in Wallingford Residential Urban Village and within the "Parking Flexibility Area". Project provides 15 stalls that includes one Van accessible stall
		Table B L. Residential uses in commercial and multifamily zones with urban centers = No minimum parking requirement	No parking is provided for commercial.
		Table D D.2. Multifamily Structures 1 long-term bicycle space per every 4 units = 11 spaces.	Project will provide a minimum of 11 long-term bicycle stalls for Residential Use on Level 1.
		Table E A. Eating and drinking establishments; Sales and services, general: Long-term: 1 per 12,000 SF = 1 required. Short-term: 1 per 4,000 SF. = 1 required.	Project provides an additional long-term bicycle stall to the 11 min. required for the Residential Use in the commercial space for use by future tenant. A minimum of 2 short-term stalls will be located in the right-of-way in front of the retail entries to building.

SEATTLE MUNICIPAL CODE TITLE 23 LAND USE CODE
ZONE: NC2P-40; SF-5000
WALLINGFORD RESIDENTIAL URBAN VILLAGE OVERLAY

Category	Section	Required	Provided
Parking space standards:	SMC 23.54.030		
		.B.1 Residential Uses: 60% medium parking spaces; 40% any size parking spaces.	9 medium spaces / 15 total spaces = 60% medium.
		.B.2 Nonresidential Use parking requirements.	Nonresidential parking will not be provided.
		.D.1.a Driveways less than 100 feet in length that serve 30 or fewer parking spaces shall be a minimum 10 feet in width for one-way or two-way traffic.	Driveway provided is 50'-8" ft in length and is 11'-2" wide.
		.D.3 Driveway slope for all uses. No portion of a driveway, whether located on a lot or on a right-of way, shall exceed a slope of 15 percent, except as provided in this subsection 23.54.030.D.3. The maximum 15 percent slope shall apply in relation to both the current grade of the right-of-way to which the driveway connects, and to the proposed finished grade of the right-of-way if it is different from the current grade. The ends of a driveway shall be adjusted to accommodate an appropriate crest and sag. The Director may permit a driveway slope of more than 15 percent if it is found that: a. The topography or other special characteristic of the lot makes a 15 percent maximum driveway slope infeasible b. The additional amount of slope permitted is the least amount necessary to accommodate the conditions of the lot c. The driveway is still usable as access to the lot	The development is proposing a Type 1 departure for required 15% slope. Due to site constraints a 20% slope is proposed.
Loading berth requirements	SMC 23.54.035		
		Table A Medium Demand: Less than 10,000 SF commercial does not require a loading berth.	Commercial = 2,600 SF < 10,000 SF min. No berth required.
Solid waste and recyclable materials storage and access:	SMC 23.54.040		
		Table A Shared Storage Space for Waste Containers for 26-50 dwelling units = 375 square feet + 41 square feet (50% of non-residential requirement of 82 SF) = 416 SF	An aggregate area of 420 SF has been provided for Waste Containers on the property including street-level "day of pick-up" container staging adjacent to the garage entry.
Definitions:	SMC 23.84A		
		.014 "Gross floor area" means the number of square feet to total floor area bounded by the inside surface of the exterior wall of the structure as measured at the floor line.	Definition used to measure the total non-exempt floor area for the allowable FAR calculation.
RESIDENTIAL, SINGLE-FAMILY (SF) ZONED AREA OF THE PARCEL:			
Category	Section	Required	Provided
Permitted Uses, Single-Family zoning:	SMC 23.44.006		
		.C Parks and open space, and community gardens - Permitted	Open Space & Garden
	SMC 23.44.040		
Community Garden:		.A Accessory uses customarily incidental to principal uses permitted outright are permitted outright.	Accessory Structure to the Open Space/Garden. Structure will provide storage to support Garden including a Green House.
	SMC 23.42.053		
		.A The total gross floor area of all structures for community garden use may not exceed 1,000 SF	Area of Accessory structure = 215 SF
		.B Structures for community garden uses are limited to 12 feet in height, including pitched roof.	Accessory Structure is less than 12'-0" maximum height
		.C Structures for community garden use are subject to the development standards of the zone as they apply to accessory structures.	Accessory structure complies with development standards as outlined for "Chapter 23.44 - Residential, Single-Family
Lot Coverage:	SMC 23.44.010		
		Table C Lot area over 5,000 SF = 35% of lot area = 11,500 x 35% = 4,025 SF max.	Lot coverage proposed = 215 SF < 4,025 SF
Height:	SMC 23.44.012		
		.A.2 Maximum permitted height for any structure on a lot 30 feet or less in width is 25 feet.	Accessory Structure is less than 12'-0" maximum height pursuant to requirement of 23.42.053.B
Yards:	SMC 23.44.014		
		.D.2.b Any detached accessory structure that complies with the requirement of 23.44.040 may be located in the rear yard. The accessory structure shall not be located closer than 5 feet from the key lot's side lot line.	Accessory Structure is located within the rear yard and located 5'-0" from the side yard (west property line).

DESIGN DEPARTURES

Section	Required / Allowed	Proposed	Rationale
SMC 23.54.030 G – Site Triangles for Driveways	The Code requires a sight triangle on both sides of the driveway to be provided for two-way driveways less than 22-feet wide.	Provide a sight-triangle on the western side and eliminate the eastern sight triangle , and instead provide mirror and glazed corner.	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. By providing a mirror and driver's height glazing at the building corner adjacent to the drive, will provide visual access to pedestrian traffic coming from the east along Allen. Supporting guidelines CS2-B-2, Connection to the Street, and DC1-C-2, Visual Impact.

DESIGN GUIDELINES

MAIN DESIGN GUIDANCE THEMES

MASSING

While the overall massing remains consistent with the Board-supported option from the Early Design Guidance meeting, further exploration was focused on how to express the concept through a cohesive design, consistent with the overall architectural scheme. The ground floor frontage along Stone Way that wraps onto Allen has been organized into a pattern of cubes, creating a simple rhythm of voids that will support a variety of street front activities. The consistent material application of the upper residential massing is accented with a varied arrangement of windows creating a subtle distinction at each floor. The massing strives to implement the neighborhood guideline principle of creating a distinct base, middle, and top, while creating a complimentary contrast amongst the varying massing elements.

MATERIALITY

The design maintains the Board-supported application of brick and cedar as shown during the Early Design Guidance presentation. At the Retail frontage, charcoal brick is used to create distinction and a sense of permanence. On the upper residential floors, the weight of the brick is contrasted with the warmth of cedar siding defining the upper floors as a wooden box perched on a base of grounded cubes. Furthermore, we discovered opportunities to bring the warm wood accents to the street level, such as at the Residential Lobby, to indicating a blending of uses.



AERIAL VIEW FROM SOUTH WEST

DESIGN GUIDELINES

MAIN DESIGN GUIDANCE THEMES

RELATIONSHIP TO BUS STOP

Per the Boards guidance, we incorporated elements into the building design that could support the bus stop functions. This includes a deeper canopy, a benching element under said canopy along the building, creating a distinct zone for riders to comfortably wait. This concept of defining distinctive zones through different treatments of hardscape, landscape, building massing and designating areas of different street-level activity continues south along Stone Way and wraps onto Allen.

ZONE TRANSITION

As was supported by the Board, the 25-foot buffer along the west property line has been further developed as a landscaped mews to maintain the charming entry experience as identified during the EDG presentation. The mews, working in concert with the neighboring trees, has been designed as a series of distinct but complementary zones supported by a custom greenhouse acting as the visual terminus at the north end of the area.

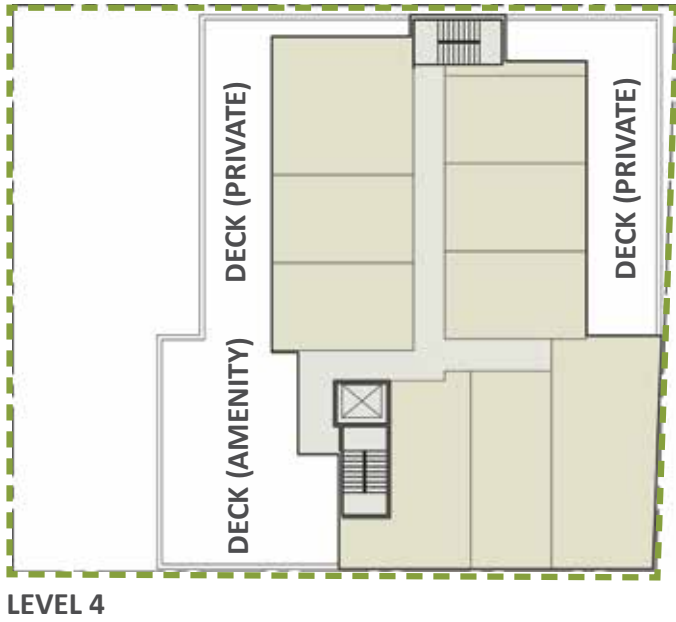
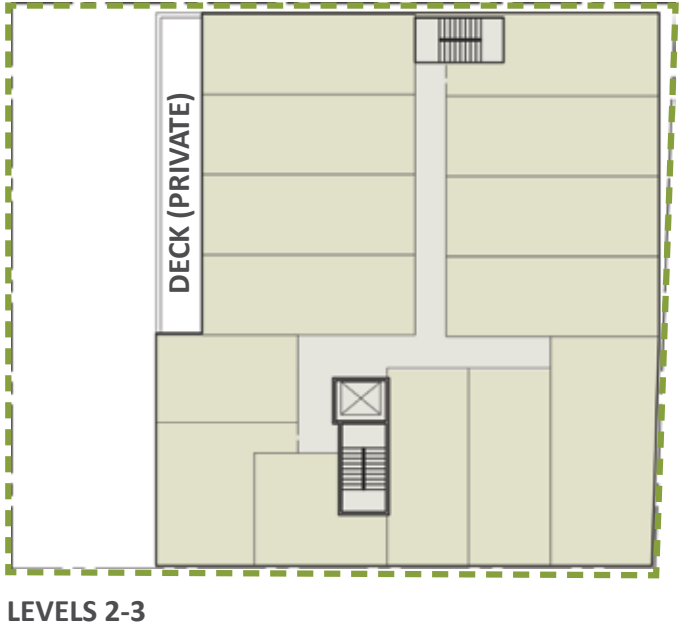
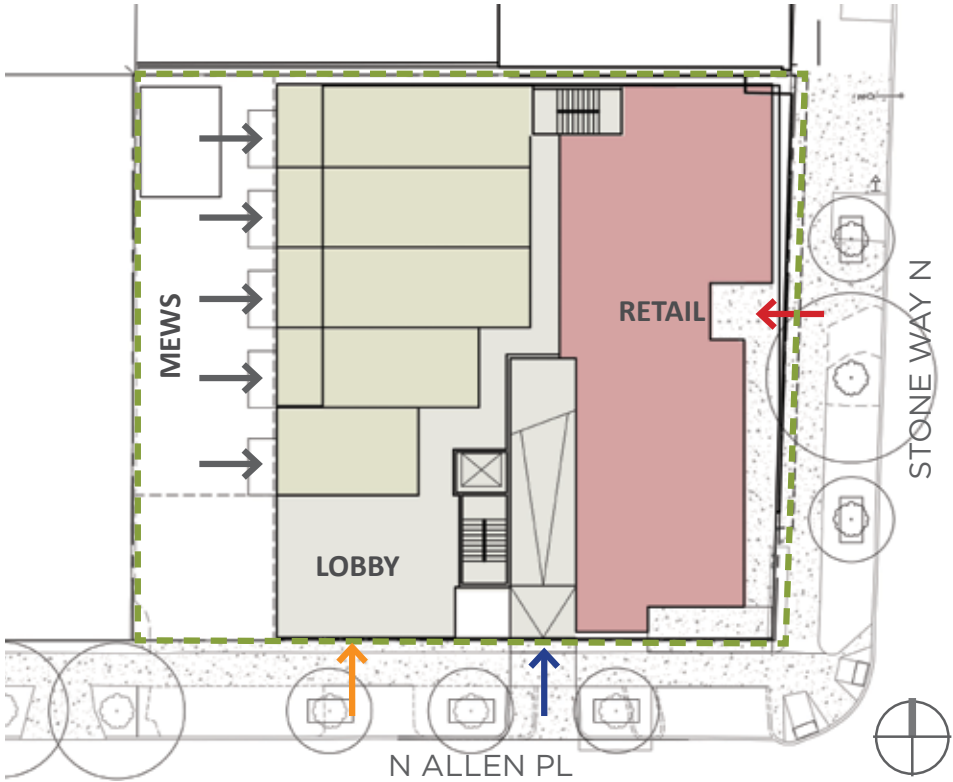
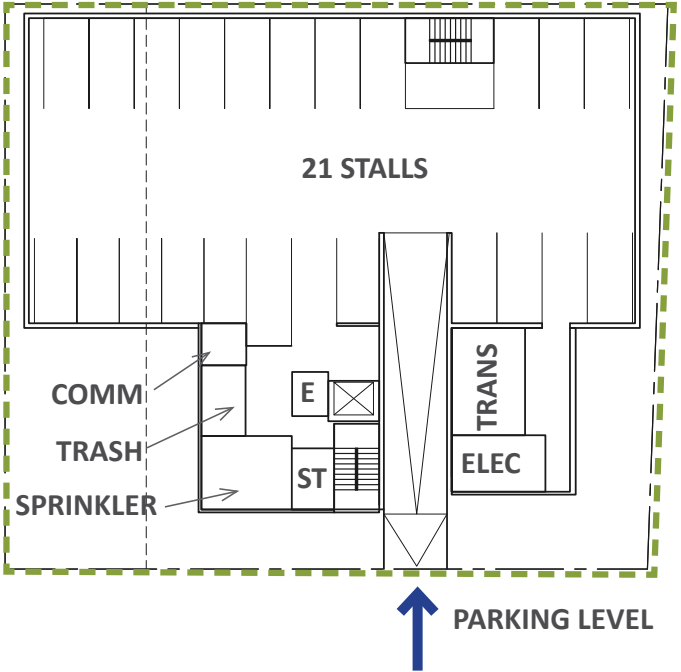
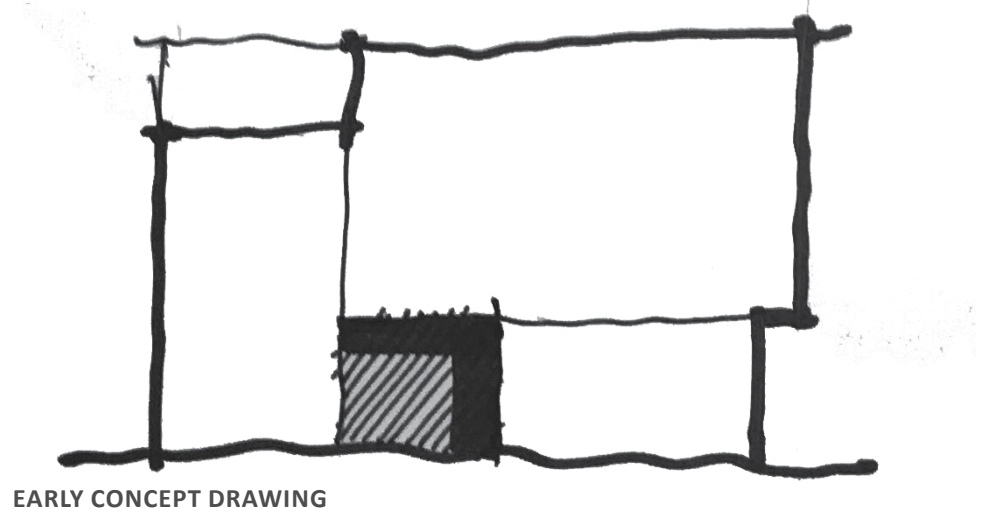
BIKE FACILITIES VEHICLES AND SERVICE USES

Secure indoor bicycle parking was created at street level to encourage residents towards this mode of transportation. Further services in the building were considered as a means to reduce impacts on the building aesthetic and enhance the pedestrian experience.



AERIAL VIEW FROM SOUTHEAST

APPROVED EDG DESIGN



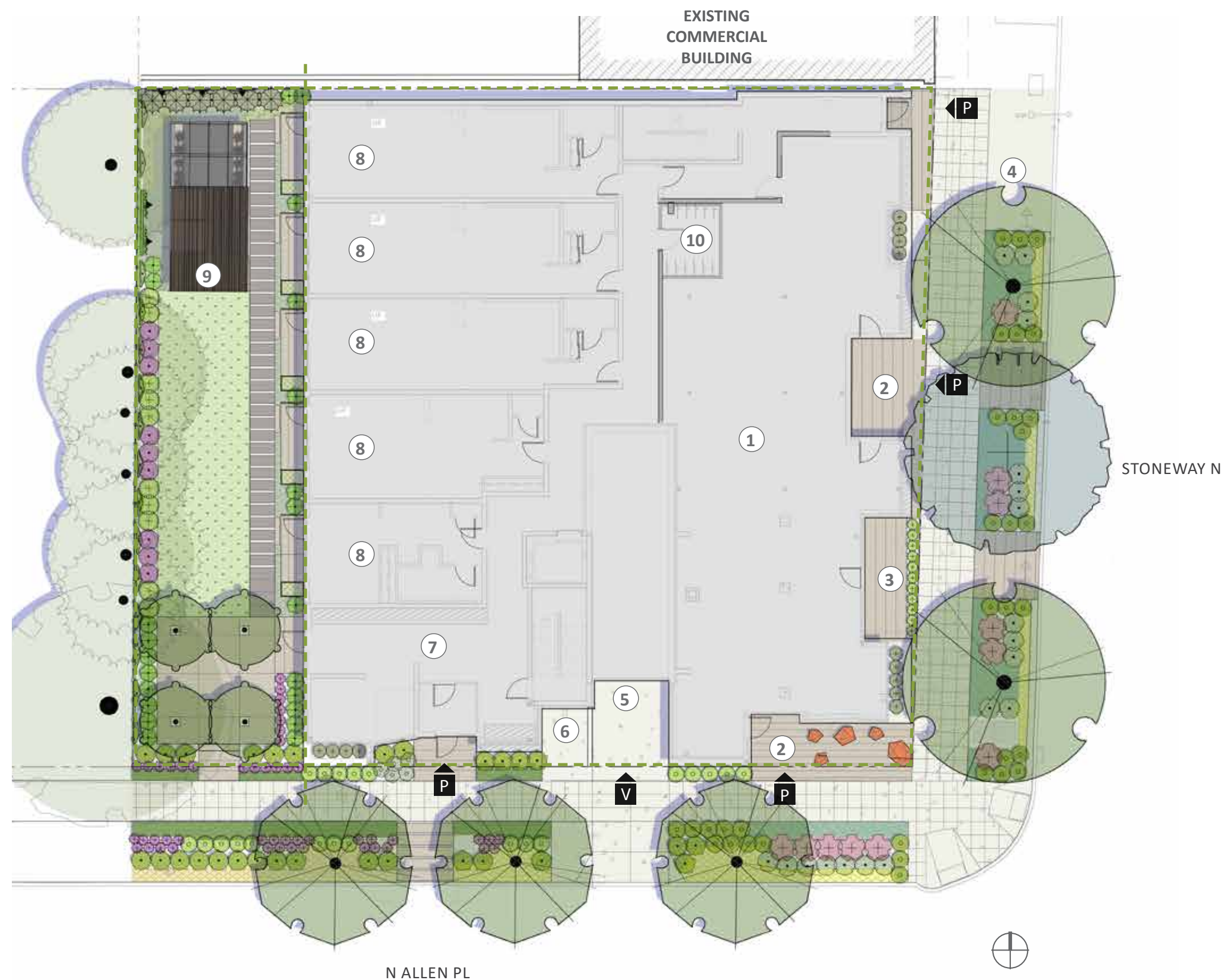
COMPOSITE SITE PLAN

- 1 COMMERCIAL
- 2 COMMERCIAL ENTRY
- 3 COMMERCIAL PATIO
- 4 BUS STOP
- 5 GARAGE ACCESS
- 6 TRASH PICK-UP
- 7 RESIDENTIAL LOBBY
- 8 RESIDENTIAL UNIT
- 9 GREENHOUSE
- 10 BIKE PARKING

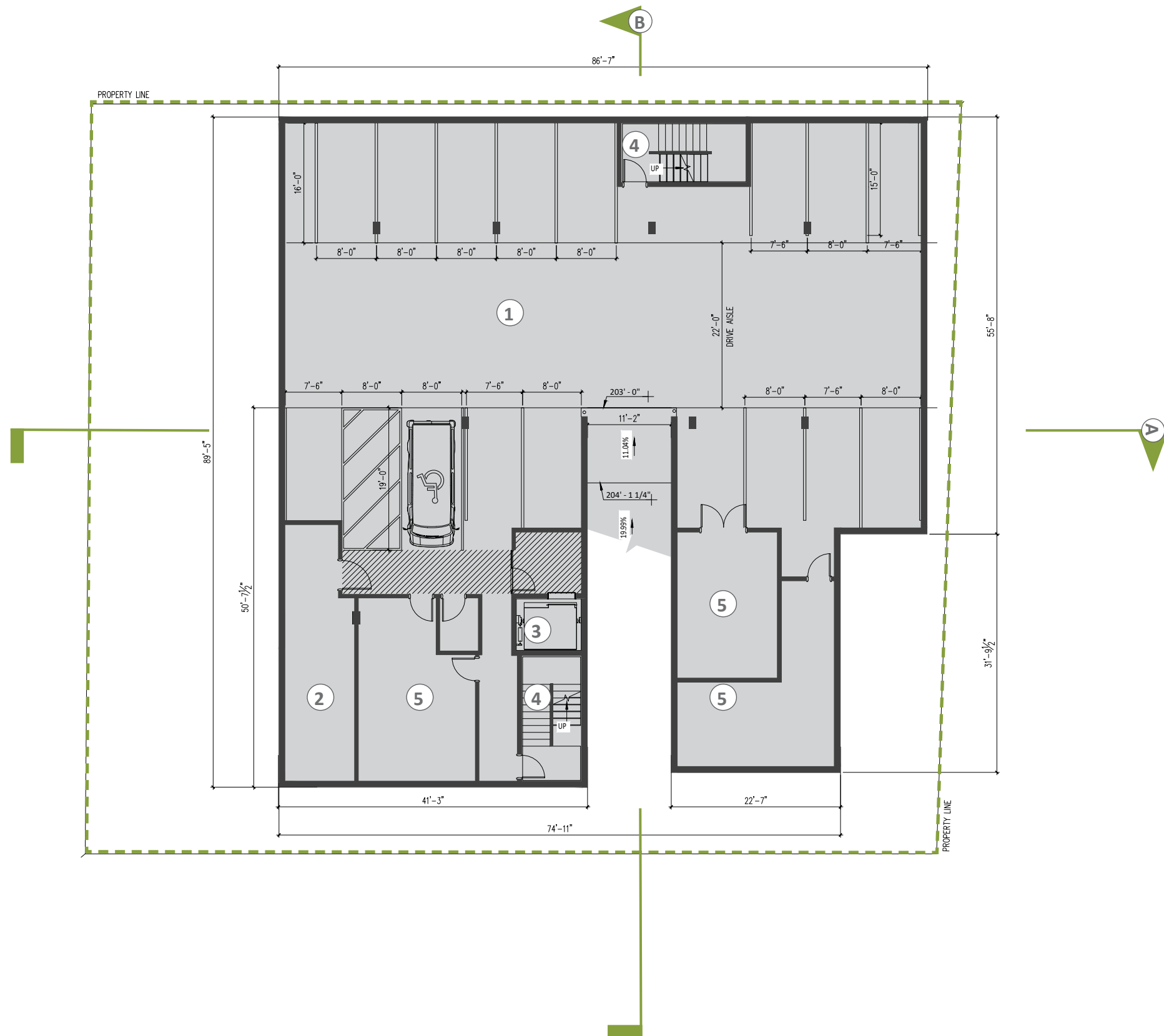
P PEDESTRIAN ACCESS

V VEHICULAR ACCESS

EXISTING
SINGLE FAMILY



PARKING LEVEL FLOOR PLAN



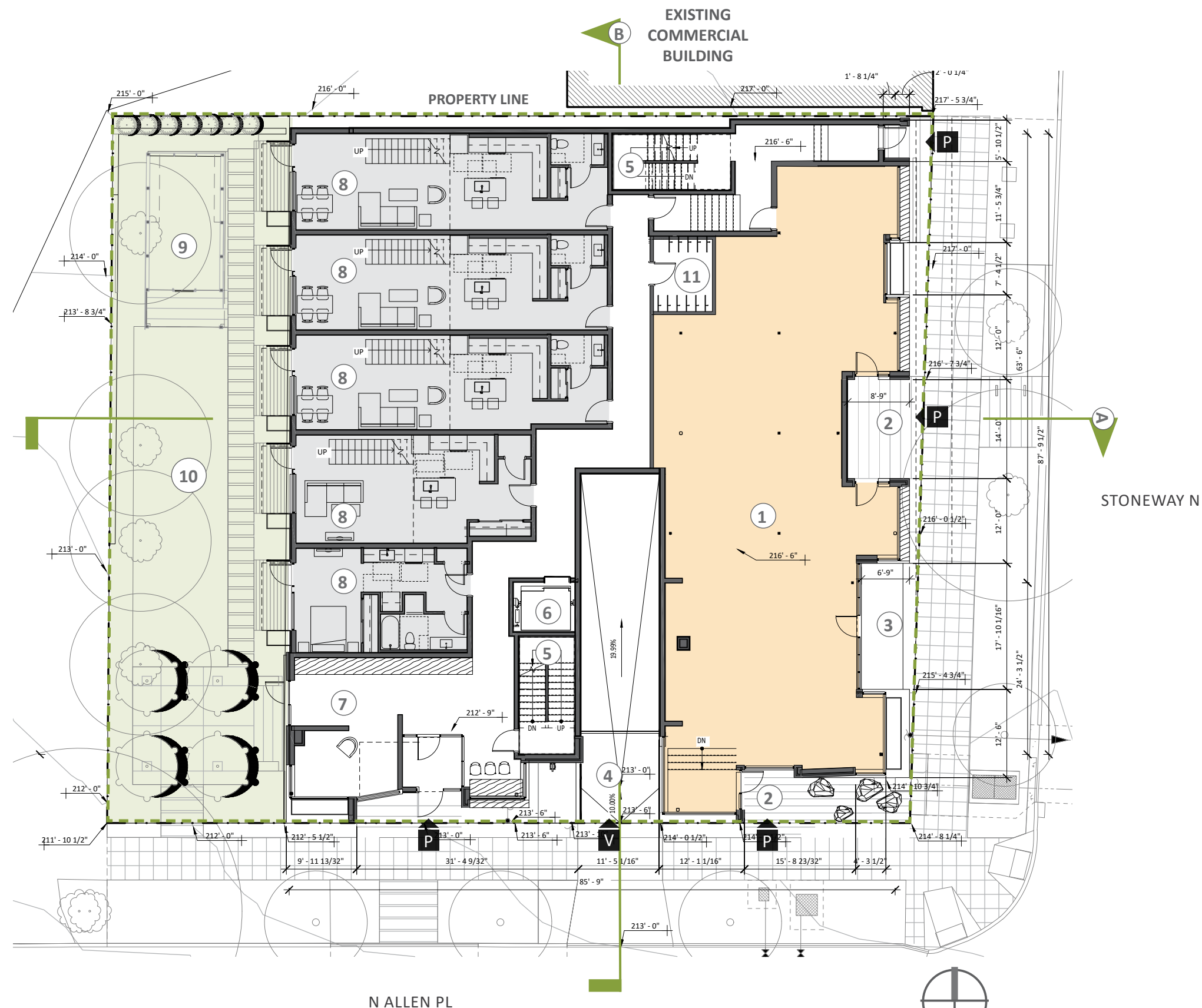
STREET LEVEL FLOOR PLAN

- 1 COMMERCIAL
- 2 COMMERCIAL ENTRY
- 3 COMMERCIAL PATIO
- 4 GARAGE ACCESS
- 5 RESIDENTIAL STAIR
- 6 ELEVATOR
- 7 RESIDENTIAL LOBBY
- 8 RESIDENTIAL UNIT
- 9 GREENHOUSE
- 10 LAWN
- 11 BIKE PARKING

P PEDESTRIAN ACCESS

V VEHICULAR ACCESS

EXISTING
SINGLE FAMILY



RESIDENTIAL FLOOR PLAN

- LEVEL 2-3
- RESIDENTIAL UNIT
 - 2 RESIDENTIAL STAIR
 - 3 ELEVATOR
 - 4 PRIVATE PATIO



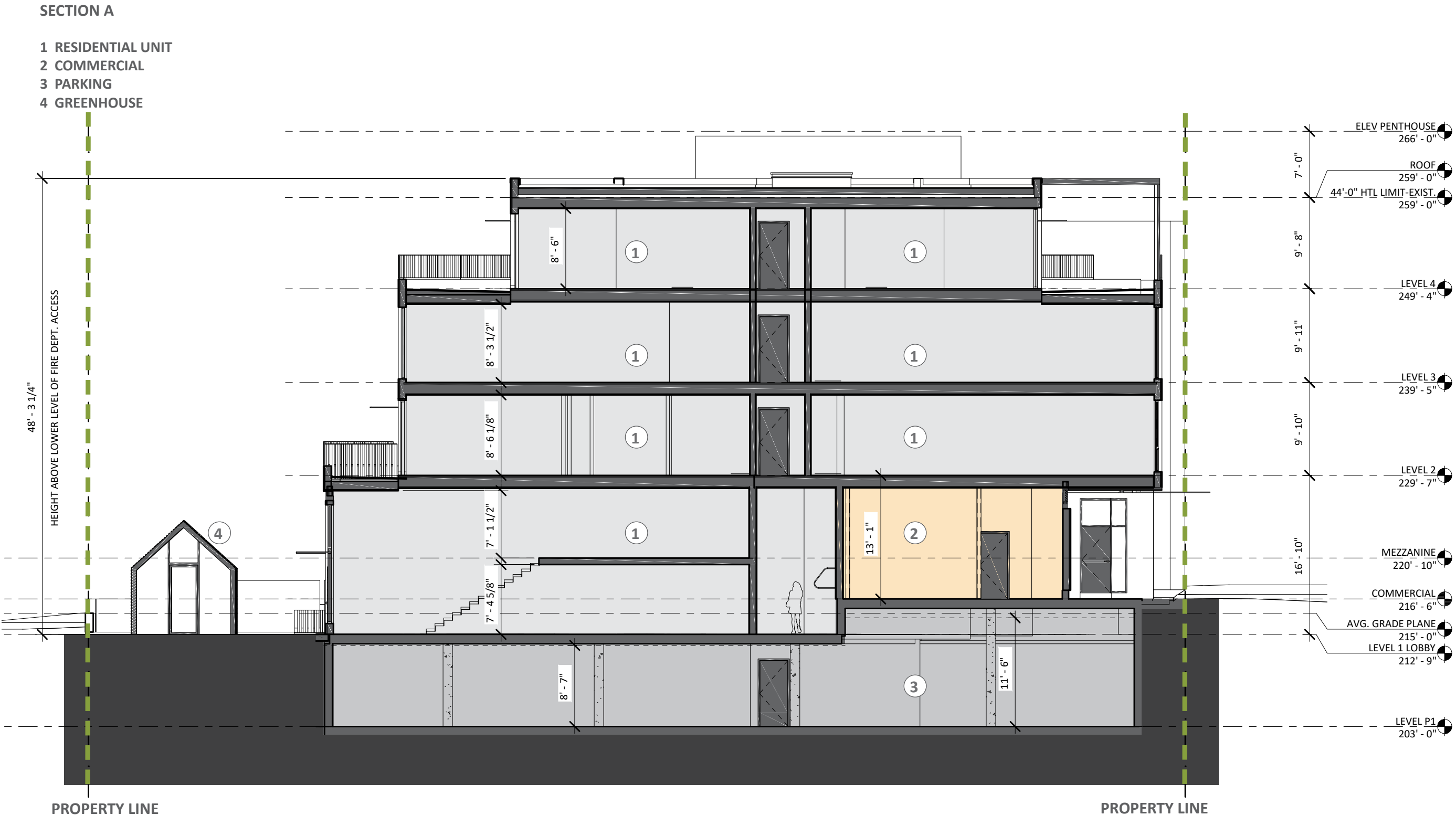
UPPER LEVEL PATIO FLOOR PLAN

- LEVEL 4
- RESIDENTIAL UNIT
 - 2 RESIDENTIAL STAIR
 - 3 ELEVATOR
 - 4 PRIVATE PATIO
 - 5 AMENITY PATIO



4453 STONE WAY N

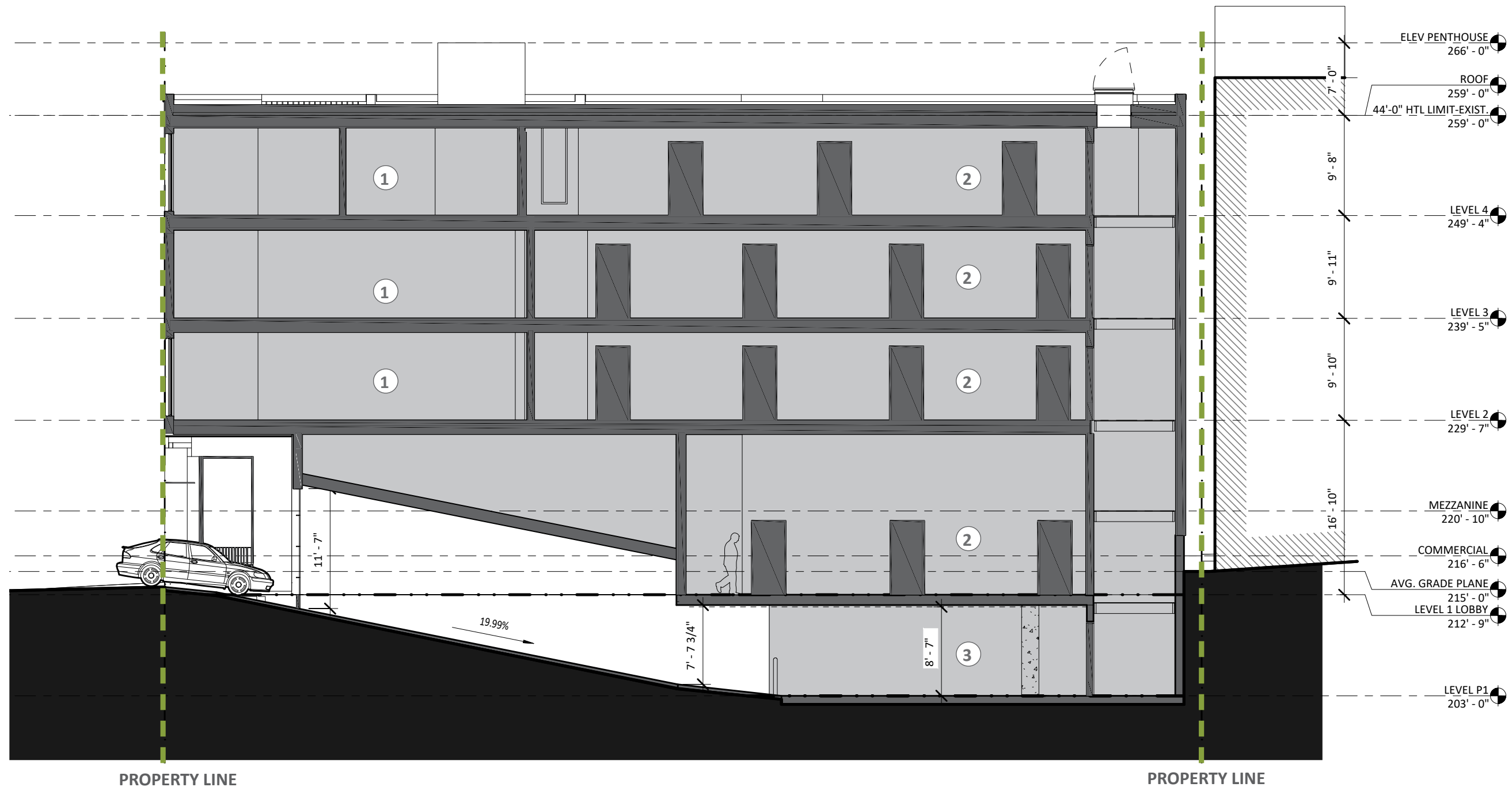
EAST/WEST SITE SECTION



NORTH/SOUTH SITE SECTION

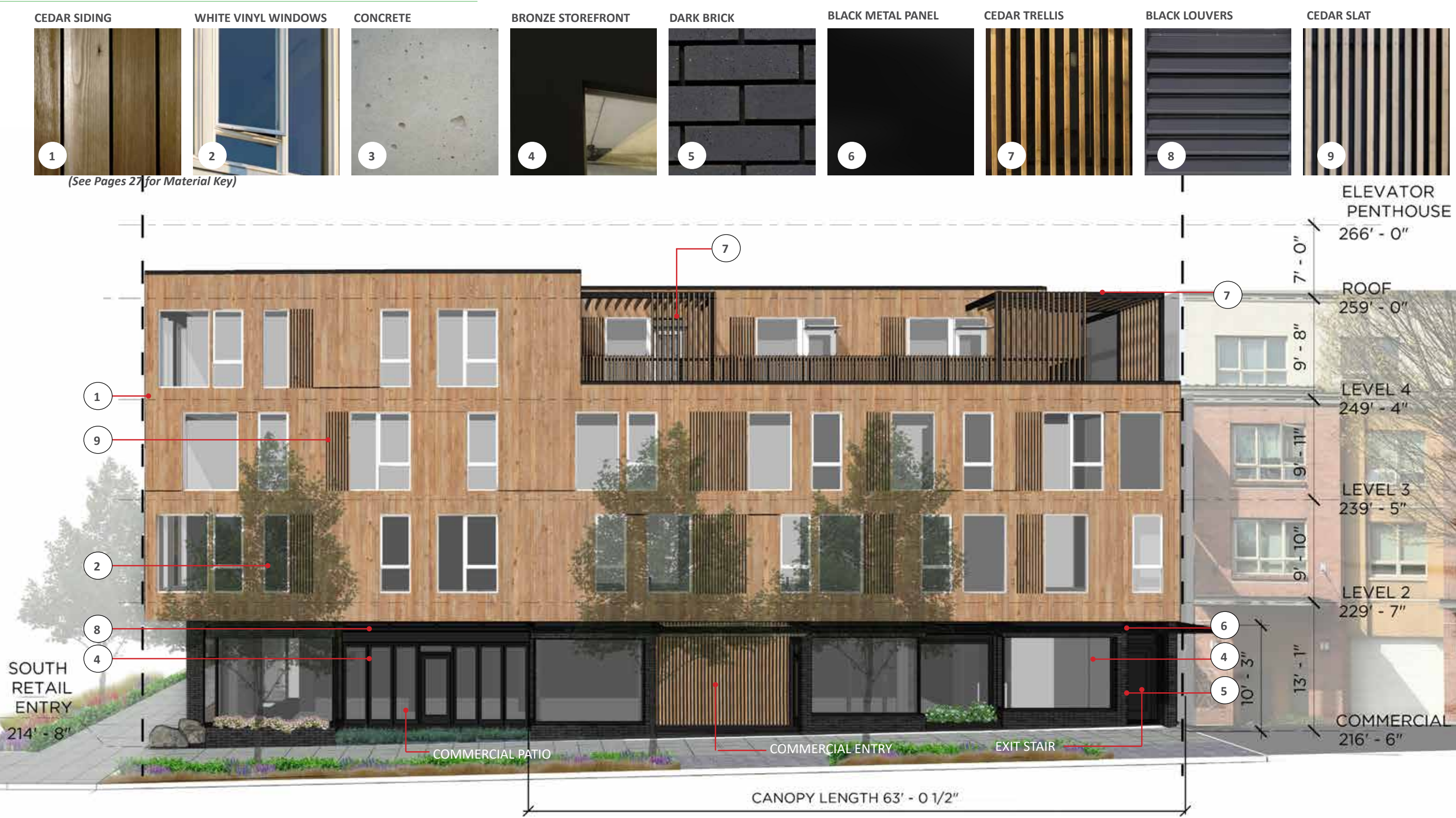
SECTION B

- 1 RESIDENTIAL UNIT
- 2 CORRIDOR
- 3 PARKING



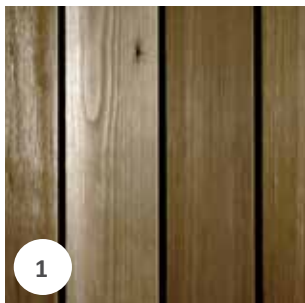
4453 STONE WAY N

EAST ELEVATION



SOUTH ELEVATION

CEDAR SIDING



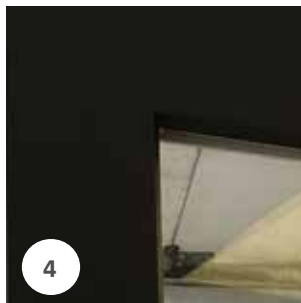
WHITE VINYL WINDOWS



CONCRETE



BRONZE STOREFRONT



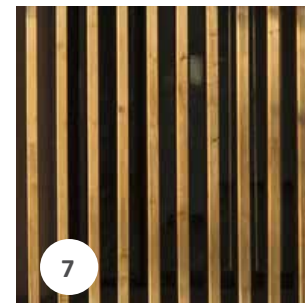
DARK BRICK



BLACK METAL PANEL



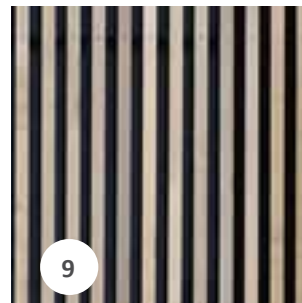
CEDAR TRELLIS



BLACK LOUVERS



CEDAR SLAT



(See Pages 27 for Material Key)



4453 STONE WAY N

WEST ELEVATION



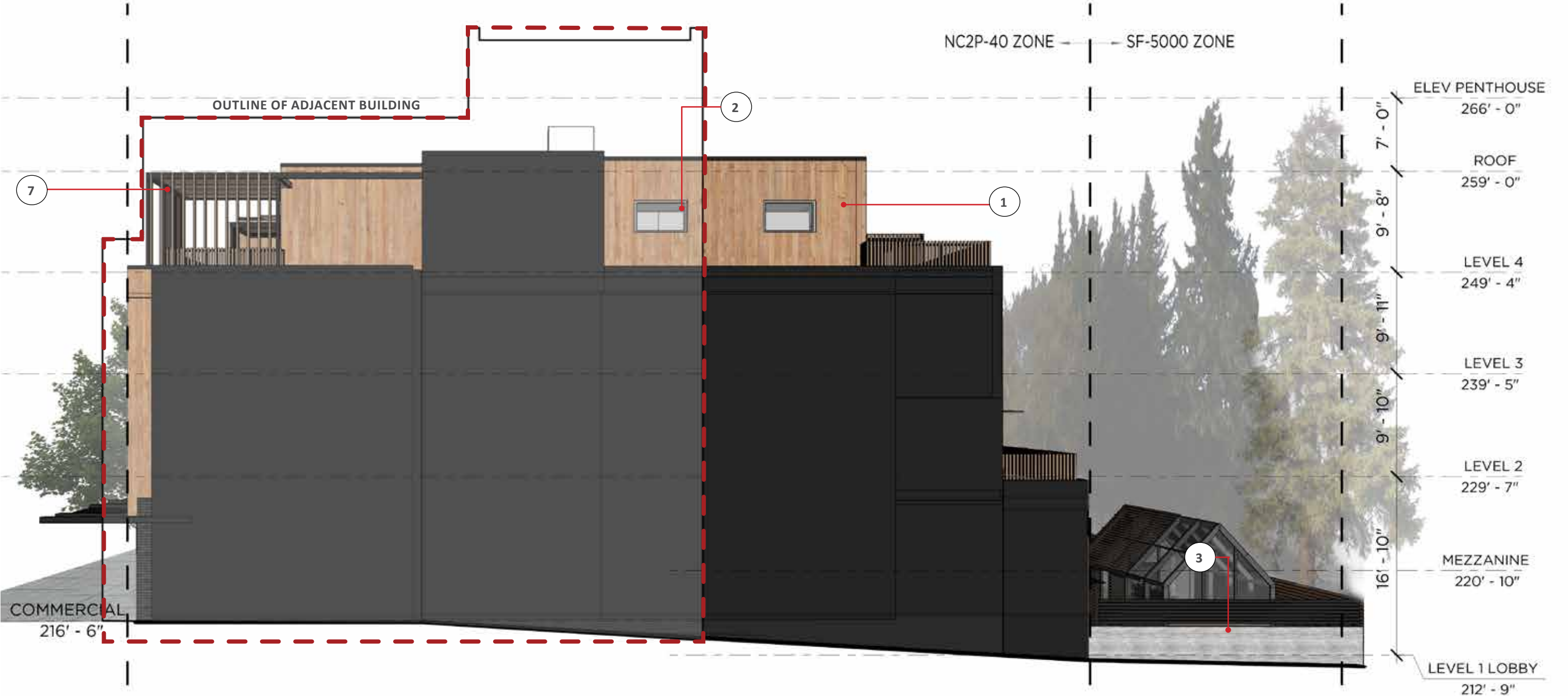
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NORTH ELEVATION



(See Pages 27 for Material Key)



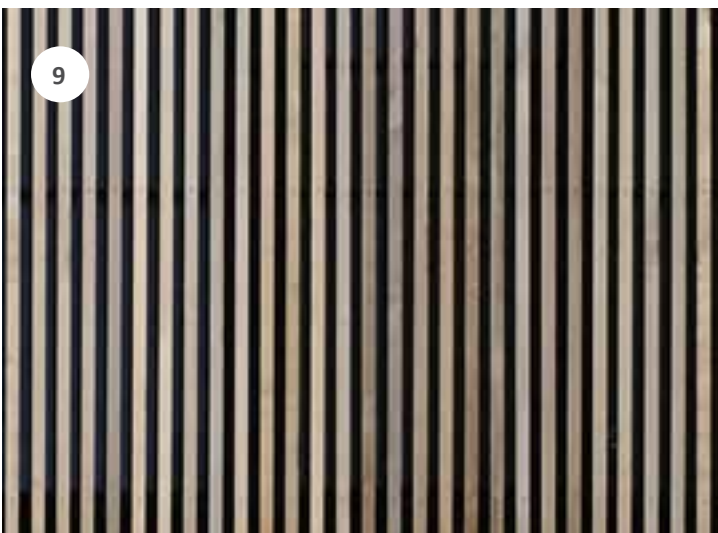
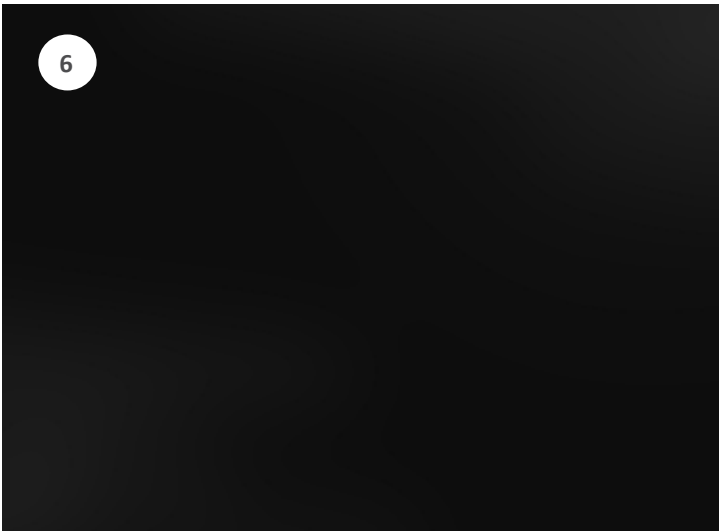
4453 STONE WAY N





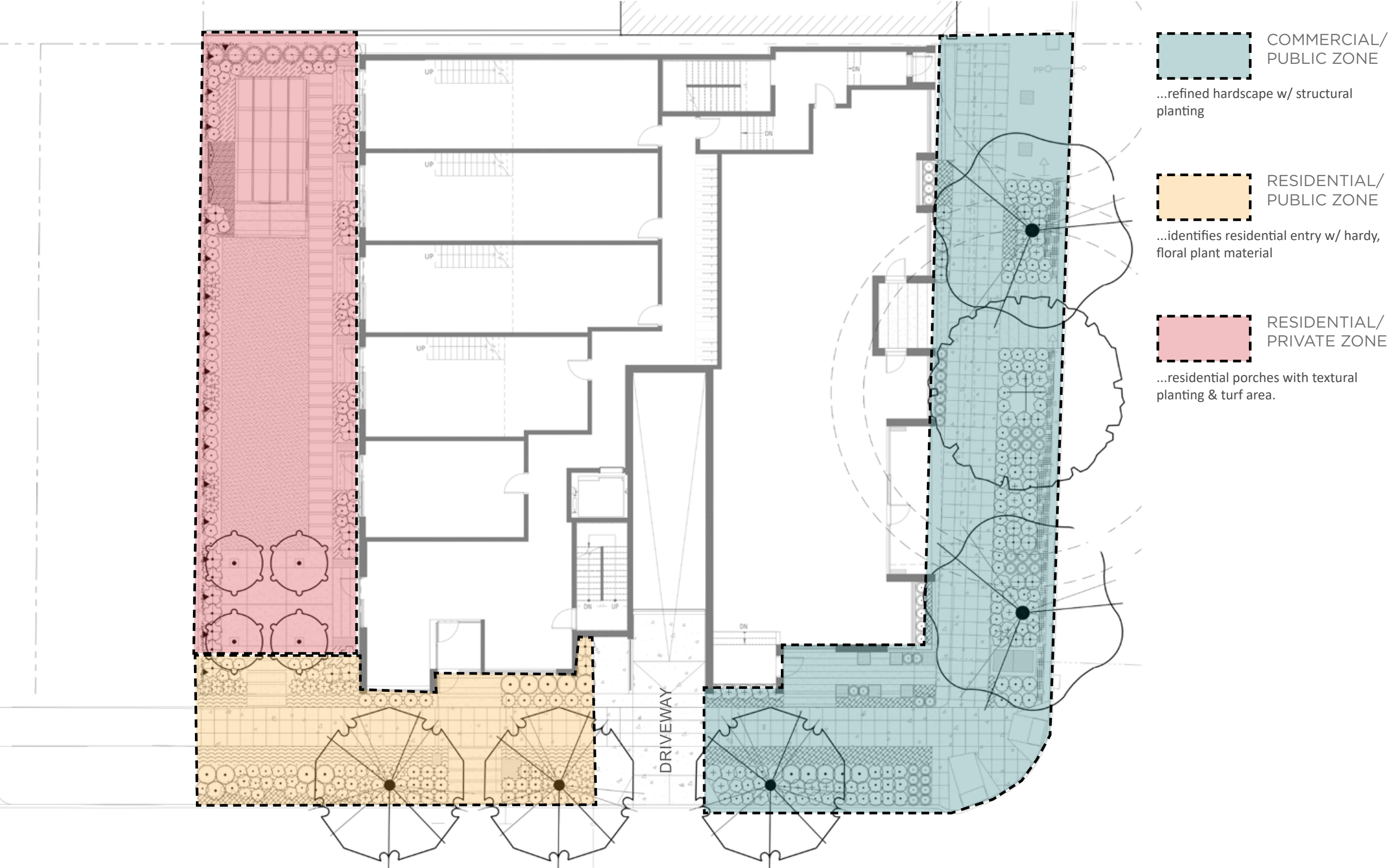
4453 STONE WAY N

MATERIALS PALETTE



- 1. Clear finished cedar plank
- 2. White vinyl window system
- 3. Exposed concrete
- 4. Architectural bronze storefront
- 5. Ebony black brick
- 6. Black metal panel
- 7. Cedar trellis system
- 8. Black metal louver
- 9. Clear finished cedar slats

LANDSCAPE ZONE DIAGRAM



4453 STONE WAY N

STREET LEVEL LANDSCAPE PLAN



STREET LEVEL LANDSCAPE MATERIALS

HARDSCAPE MATERIALS



Concrete Paving



Accent Paving



Unit Paving



Steel Planters



Timber Benches



Sculptural Seating

COMMERCIAL/PUBLIC ZONE

PLANT MATERIALS



Acer saccharum 'Green Mountain'
Sugar Maple



Hydrangea quercifolia 'Snow Queen'
Oakleaf Hydrangea



Lonicera nitida 'Twiggy'
Dwarf Honeysuckle



Prunus laurocerasus 'Mount Vernon'
Mount Vernon Laurel



Cornus sericea 'Kelsey'
Kelsey's Red Twig Dogwood



Acorus gramineus 'Ogon'
Variegated Sweet Flag

RESIDENTIAL/PUBLIC ZONE



Quercus frainetto 'Schmidt'
Forest Green Oak



Gardenia jasminoides 'Kleim's Hardy'
Kleim's Hardy Gardenia



Liriope muscari 'Big Blue'
Big Blue Liriope



Pieris japonica 'Cavatine'
Lily of the Valley



Lavendula angustifolia 'Hidcote'
Hidcote Blue Lavender



Hydrangea paniculata 'Bobo'
Bobo Hydrangea

RESIDENTIAL/ PRIVATE ZONE



Cercidiphyllum japonicum
Katsura Tree



Hydrangea m. 'Cityline Venice'
Cityline Big Leaf Hydrangea



Helleborus x Anna's Red
Anna's Red Hellebore



Clematis armandii 'Snowdrift'
Evergreen Clematis



Pieris japonica 'Cavatine'
Lily of the Valley



Taxus baccata 'fastigiata'
Irish Yew

4453 STONE WAY N

ROOF DECK LANDSCAPE PLAN

PRIVATE TERRACES

GREEN ROOF PLANTING

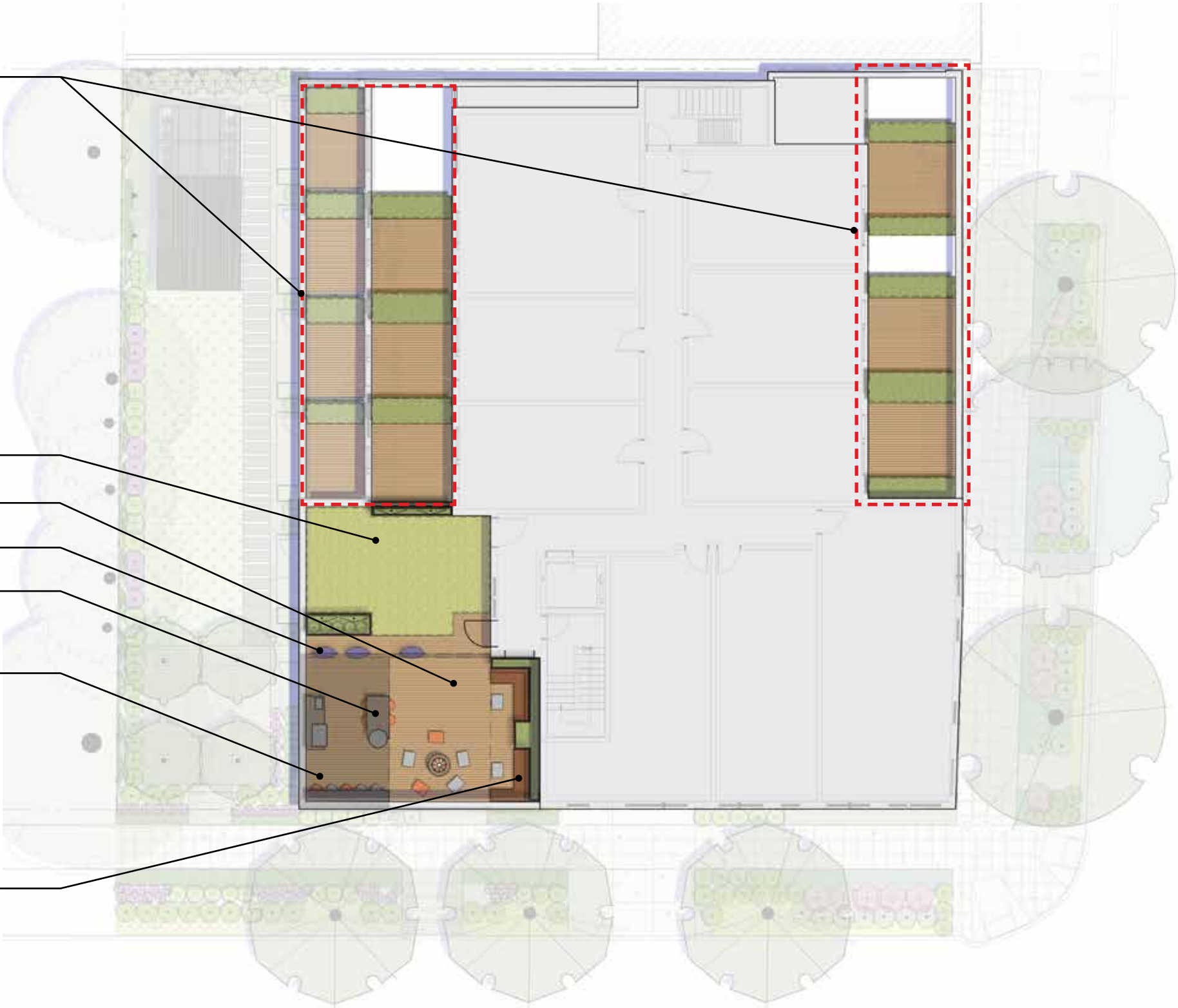
DECKING

DYNAMIC SEATING

COMMUNITY TABLE

TRELLIS SCREEN STRUCTURE

BUILT-IN SEATING



N ALLEN PL

STONE WAY N



UPPER PATIO LANDSCAPE MATERIALS

HARDSCAPE MATERIALS



Decking



Dynamic Seating



Built-in Seating



Trellis Screen Structure

PLANT MATERIALS



Pieris japonica 'Cavatine'
Lily of the Valley



Sedum var.
Green Roof Mix



Lonicera nitida 'Twiggy'
Dwarf Honeysuckle



Prunus laurocerasus 'Mount Vernon'
Mount Vernon Laurel

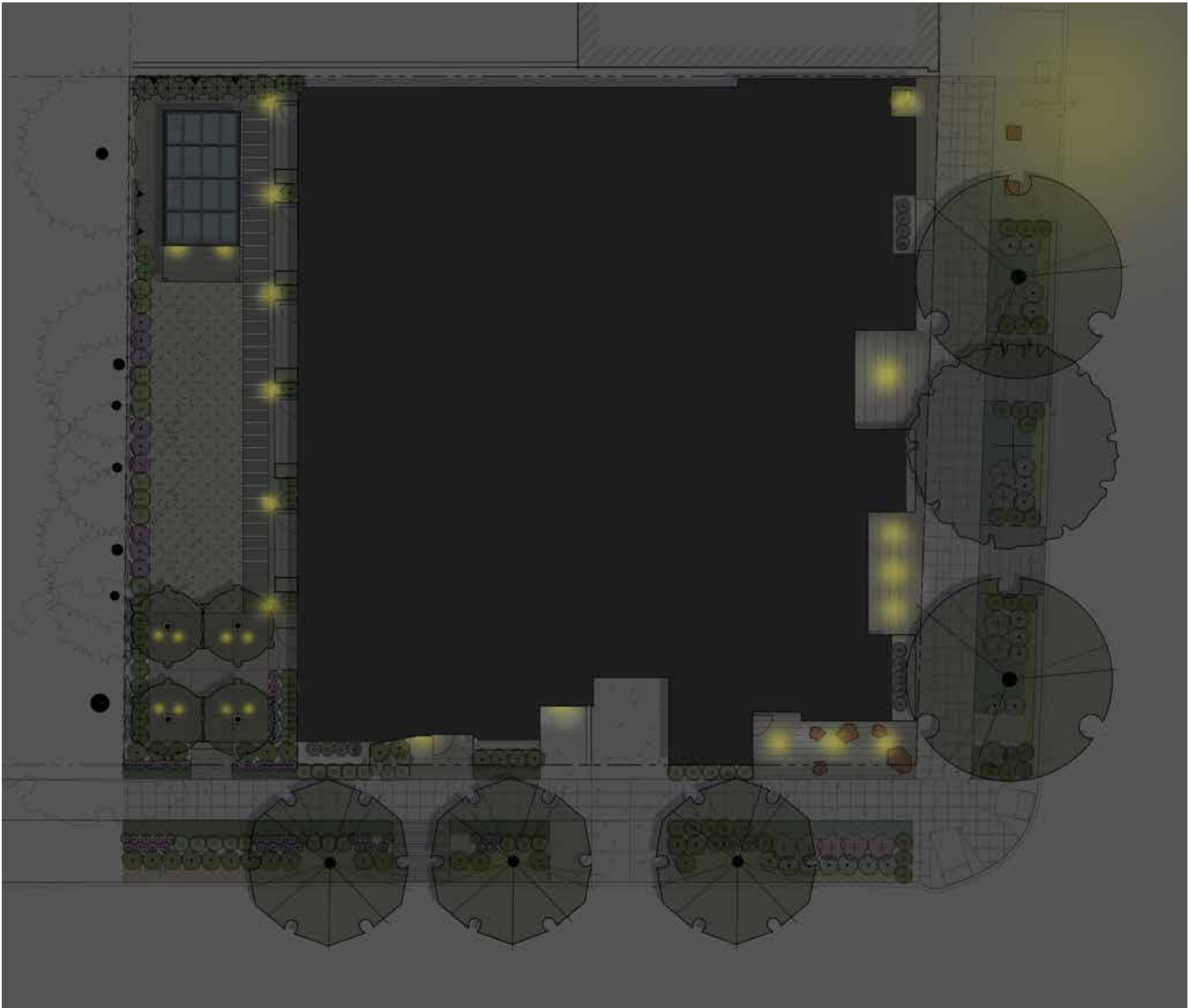


Gardenia jasminoides 'Kleim's Hardy'
Kleim's Hardy Gardenia

EXTERIOR LIGHTING DIAGRAM

FIXTURE TYPES

- A RECESSED SOFFIT DOWNLIGHT (ACCENT)
- B SCONCE LIGHTING (ENTRY)
- C RECESSED DOWNLIGHT (EGRESS)
- D STEP/WALL LIGHT (PATH)
- E UPLIGHT FOR TREES IN COURTYARD
- F PATH LIGHTS AT RESIDENTIAL STOOPS



EXTERIOR LIGHTING PLAN

NIGHTTIME RENDERING



VIEW FROM THE SOUTHEAST

4453 STONE WAY N

SIGNAGE CONCEPT



COMMERCIAL SIGNAGE

- Signs shall be well crafted and composed of materials and colors that reference and enhance the buildings material palette.
- Plank - single-sided sign bound by a steel band permanently mounted
- Blade - double-sided sign mounted to the inside face of the retail entry; these signs are illuminated by recessed fixtures in the alcove
- Window decals - approved window decals of 2sf or less may be installed on the glazed door lite or the storefront glazing adjacent to the retail entry



COMMERCIAL SIGNAGE

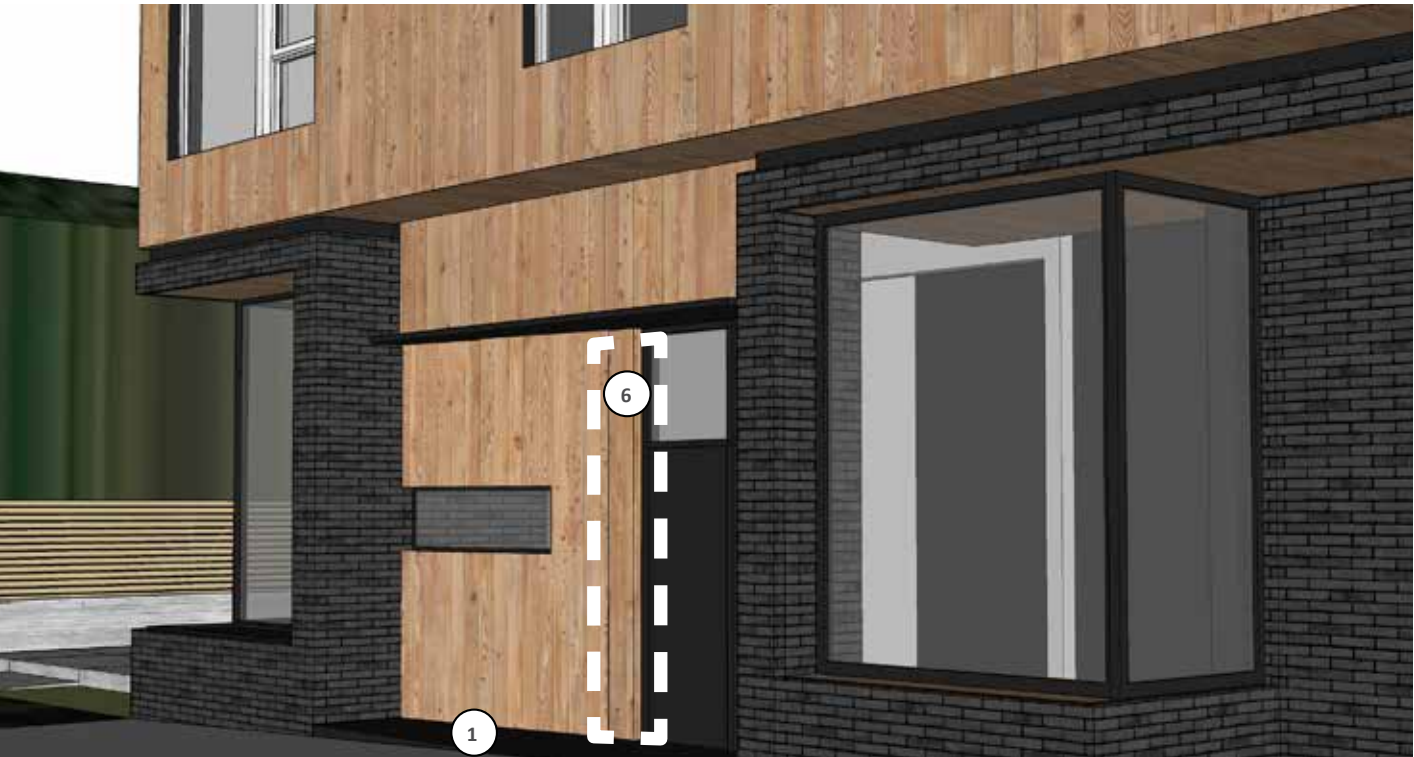


SIGNAGE REFERENCES



RESIDENTIAL SIGNAGE

- Residential lobby signage - plate steel frame, in filled with horizontal reclaimed wood slats that replicate the patterning of the buildings party walls. Building numbers are cut from the steel and backlit in the evening.



LOBBY SIGNAGE - SOUTH



ILLUMINATED BUILDING NUMBERS

THEME: MASSING & ARCHITECTURAL CONCEPT

BOARD GUIDANCE

- a. While the Board appreciated aspects of Options 1 and 2, they ultimately expressed support of Option 3 – the applicant’s preferred massing option – as it allows for a more successful expression of the architectural concept. (CS3-I, DC2-I-i)
- b. The Board supported the proposed architectural concept, however, encouraged further exploration of how this concept is expressed in a simple, rational, and attractive way, as it applied to the building’s many parts. (CS3-I, DC2-B, DC2-I-i)

RESPONSE

- In response to the Board guidance, we continued development of the Preferred Massing option, by applying a rational design language where the massing, materials and programming weave together in a cohesive manner to tell the distinct stories of their differing parts. The ground floor expression is a series of “blocks” creating a simple pattern of voids that accommodate commercial patios, entries, landscaping, and other uses that help activate the street. The vibrant activity of the base is coupled with the quiet moves of the residential floors above, where the carving of the mass is used to decrease the bulk, increase solar access, and provide outdoor amenities for tenants. The distinct parts of this language comes together along the western edge where the warm residential massing engages the street and blends as the brick cube expression moves west across Allen.

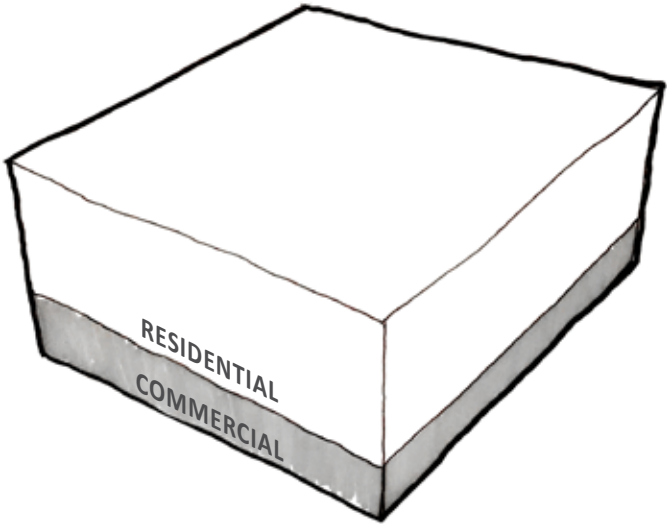
BOARD GUIDANCE

- c. The Board considered the composition of the mass as perceived from Stone Way N, and they expressed concern that the mass appeared to be broken into 7 disparate parts within only 100-feet of street frontage. The Board encouraged careful treatment of each of these 7 parts so that they read as a coherent design, consistent with the overall architectural concept. (CS3-I, DC2-B, DC2-I-i)

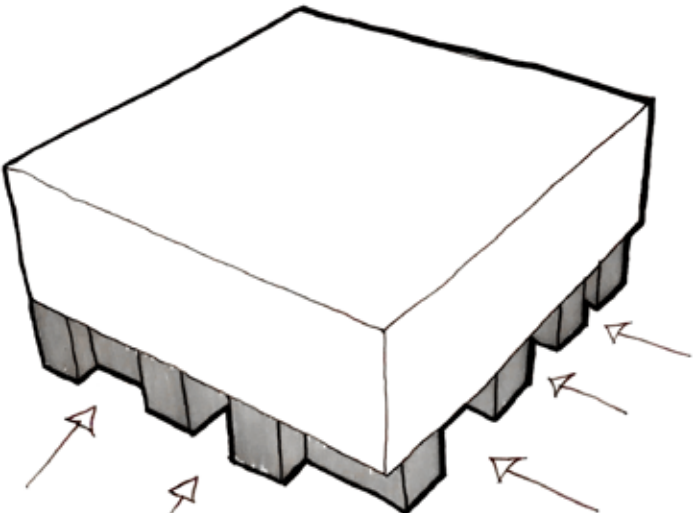
RESPONSE

- The revised massing is still modulated to provide entries, patios, and planting which are important in activating the streetscape, but these areas are now organized into a logical structure of elements so as to eliminate the perception of disparate parts. Each blocks is wrapped in brick giving them a sense of weight and permanence but are glazed on the street-facing side to maintain a high-level of transparency. The consistent application of materials as well as the orientation and placement of each block helps the ground floor read in a coherent manner.

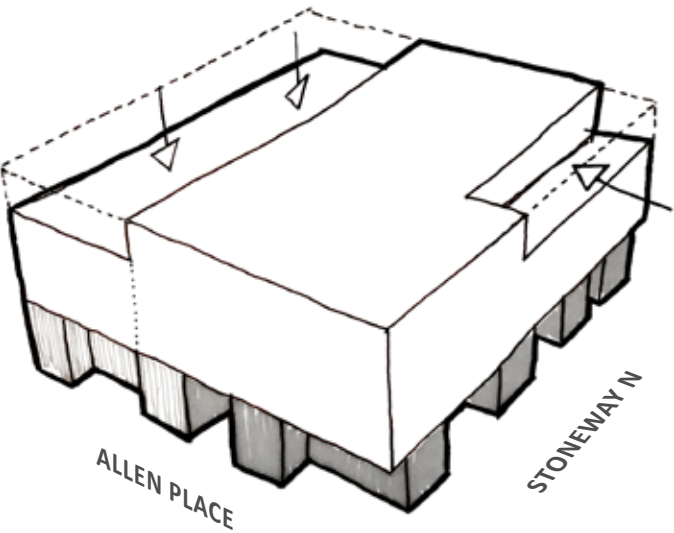
**BUILDING
PROGRAM**



**FACADE MODULATED TO
FACILITATE ACTIVITY**



**PATIO SPACES CREATED
RESIDENTIAL ACCESS
BROUGHT TO STREET LEVEL**



4453 STONE WAY N

THEME: MASSING & ARCHITECTURAL CONCEPT

BOARD GUIDANCE

- d. The Board supported the proposed upper level terraced setbacks, as the private patios were appropriately sized to create successful, usable amenities. (CS1-B, CS2-D)
- e. The Board appreciated the solar studies, and sincere consideration of solar impacts in the design of the mass and upper level terraces. (CS1-B)

RESPONSE

- Per the Boards guidance, the upper level setbacks of the Preferred Option have been developed into a combination of private patios along the west and east edge, with a larger shared roof deck on the southwest dedicated to the quiet enjoyment of all the tenants.



AERIAL VIEW TO THE SOUTHWEST



RAINY DAY OUTSIDE THE LOBBY

4453 STONE WAY N

THEME: MATERIALITY

BOARD GUIDANCE

- a. The Board supported the proposed use of high-quality materials and sophisticated detailing, as presented on page 30 of the EDG Packet. (DC4-A)
- b. In agreement with public comment, the Board supported the proposed use of brick along the ground level as it provides a durable base and relates well to the existing street-level commercial character. (CS3-I-iii, DC4-A)
- c. In agreement with public comment, the Board supported the proposed use of cedar along the upper levels, provided that the wood material is well-treated for weather protection. (CS3-I-iv, DC4-A)

RESPONSE

- With the Board’s support, we incorporated a palette of cedar at the upper volume with brick along the base using the natural expression of each to define the character of the different uses.
- The natural wood siding is oriented vertically in an open joint system that helps deemphasize the horizontal street plane and provides a consistent pattern for the playful variation of the windows at each level.
- The vertical siding is further utilized to mask the unit venting maintaining a dual contrast between the natural wood and the neutral white of the windows.
- The natural weight of the brick at the base provides a durable surface that fits with the materiality of other neighborhood commercial projects.
- The charcoal brick is contrasted with cedar siding accents at areas of interest, and in areas where programmatic uses collide, for example at the Residential Lobby at the southwest corner, the materials are applied in equal balance creating a pleasing contrast between materials with seemingly disparate characteristics.



ELEVATION OF THE WALK-UP UNITS ON THE WEST SIDE



EXAMPLE OF CEDAR FACADE & WHITE WINDOWS



EXAMPLE OF BRICK FACADE

THEME: MATERIALITY

CEDAR SIDING



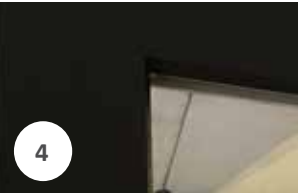
WHITE VINYL WINDOWS



CONCRETE



BRONZE STOREFRONT



DARK BRICK



BLACK METAL PANEL



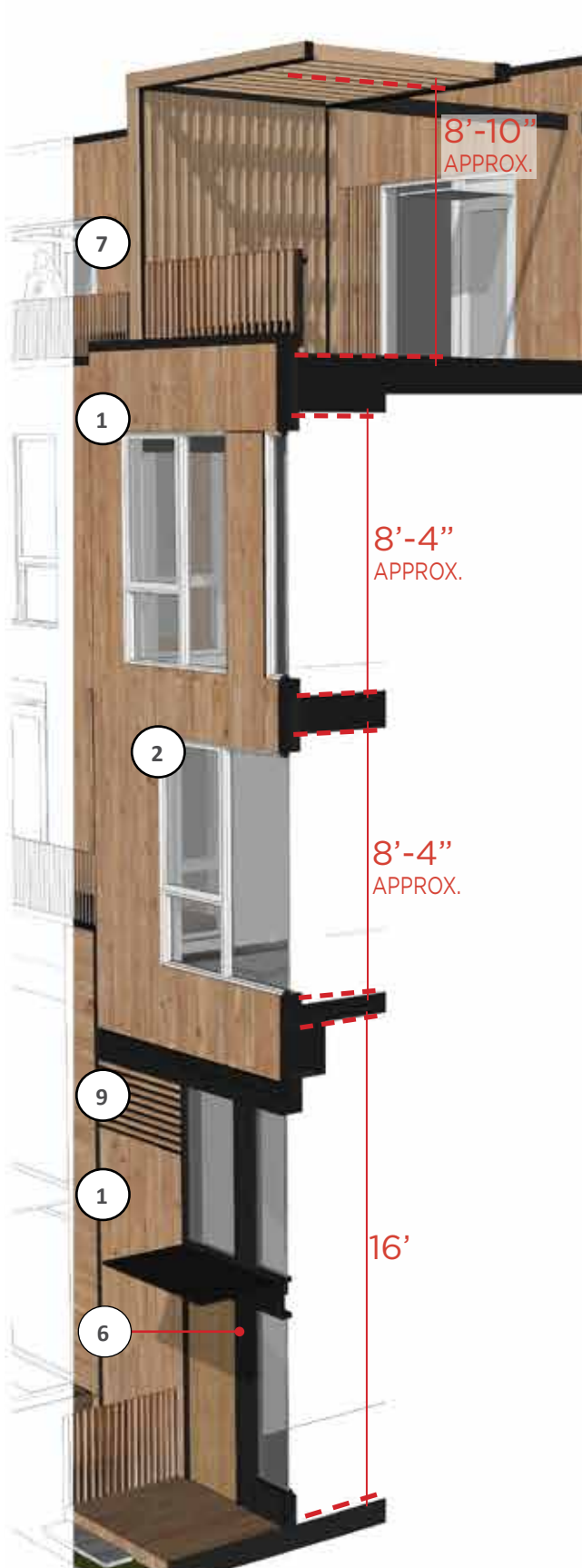
CEDAR TRELLIS



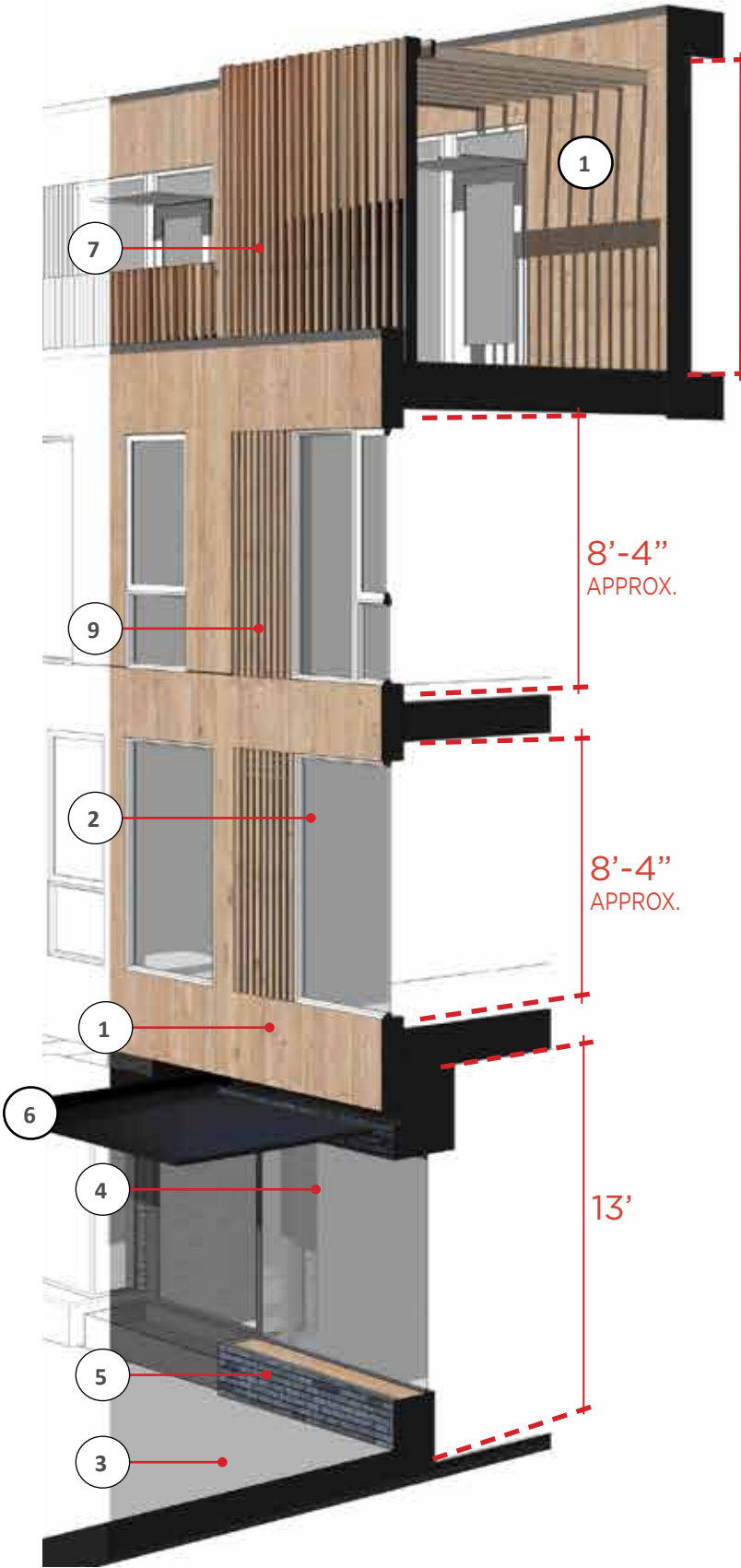
METAL LOUVERS



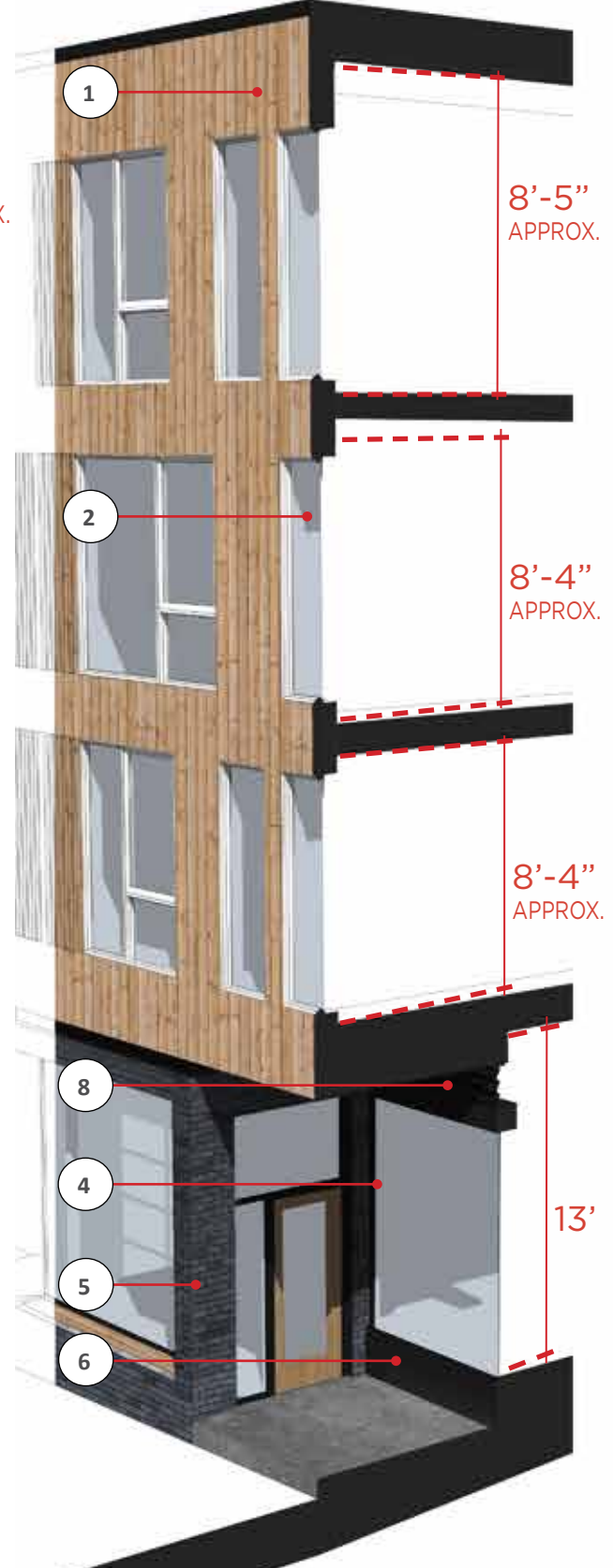
CEDAR SLATS



EXT. WALL SECTION AT WEST APARTMENT ENTRY



EXT. WALL SECTION AT EAST RETAIL STOREFRONT



EXT. WALL SECTION AT SOUTH RETAIL ENTRY

4453 STONE WAY N

THEME: ART INTEGRATION

BOARD GUIDANCE

- d. In response to public comment, the Board encouraged further study of integrating public art in a “fun” way. The Board referenced the umbrella mural on the Smith and Burns apartment building as a good local example. (PL2-II-ii)

RESPONSE

- We are currently interfacing with artists that can incorporate public art in a meaningful way into the project. We are currently targeting the retail entry area at the southeast corner for the installation given its prominence along the street. The artists’ intention is too manufacture a series of deconstructed glacial erratics with welded metals plates providing both visual interest and short-term seating



SEATING MATERIALITY



SOUTHWEST CORNER SEATING AREA

THEME: RELATIONSHIP TO THE BUS STOP

BOARD GUIDANCE

- Echoing public comment, the Board encouraged further study of overhead weather protection, outdoor seating, and pedestrian circulation along Stone Way N, particularly as they relate to the adjacent bus stop. These aspects of the design should be developed in a manner consistent with the overall architectural concept. (CS2-B-2, PL2-C, PL4-C)
- The Board discussed the potential for creating distinctive zones of activity along the street. (CS2-B-2, PL2-C-3, PL2-B)
- The space beneath the building overhang and overhead weather protection should be attractively designed as a people-friendly, usable space. The Board supported the local precedent image of the Miir Outdoor Retail Patio on page 28 of the EDG Packet, as it activates the streetscape. (CS2-B-2, PL2-C)

RESPONSE

- Overhead weather protection in the form of building canopies has been provided adjacent to the bus stop. We have also included a bench in the right-of-way as well as a covered seating ledge in front of the retail window adjacent to the bus stop. The structural supports for the canopies are attached to either side of the block expressions that continue along Stone Way, providing a design that integrates with the proposed ground level patterning.
- The street frontage along Stone Way has a distinct zone for the bus stop at the north end, that gives way to the defined retail entry coupled with bike parking across in the right-of-way to the east. Further south on Stone Way, a dedicated retail patio creates a zone of activity and the building corner at Stone Way and Allen is another retail entry area with an area for rest and short-term seating that we envision supporting the future retail uses.
- The distinct zones described above, are defined with a combination of attractive landscape and hardscape, that will help support appropriate activity and soften the street and building edges, interjecting organic vibrancy.



REPRESENTATION OF CANOPY, BUS STOP NORTH LOOKING SOUTH

4453 STONE WAY N

THEME: LANDSCAPE BUFFER

BOARD GUIDANCE

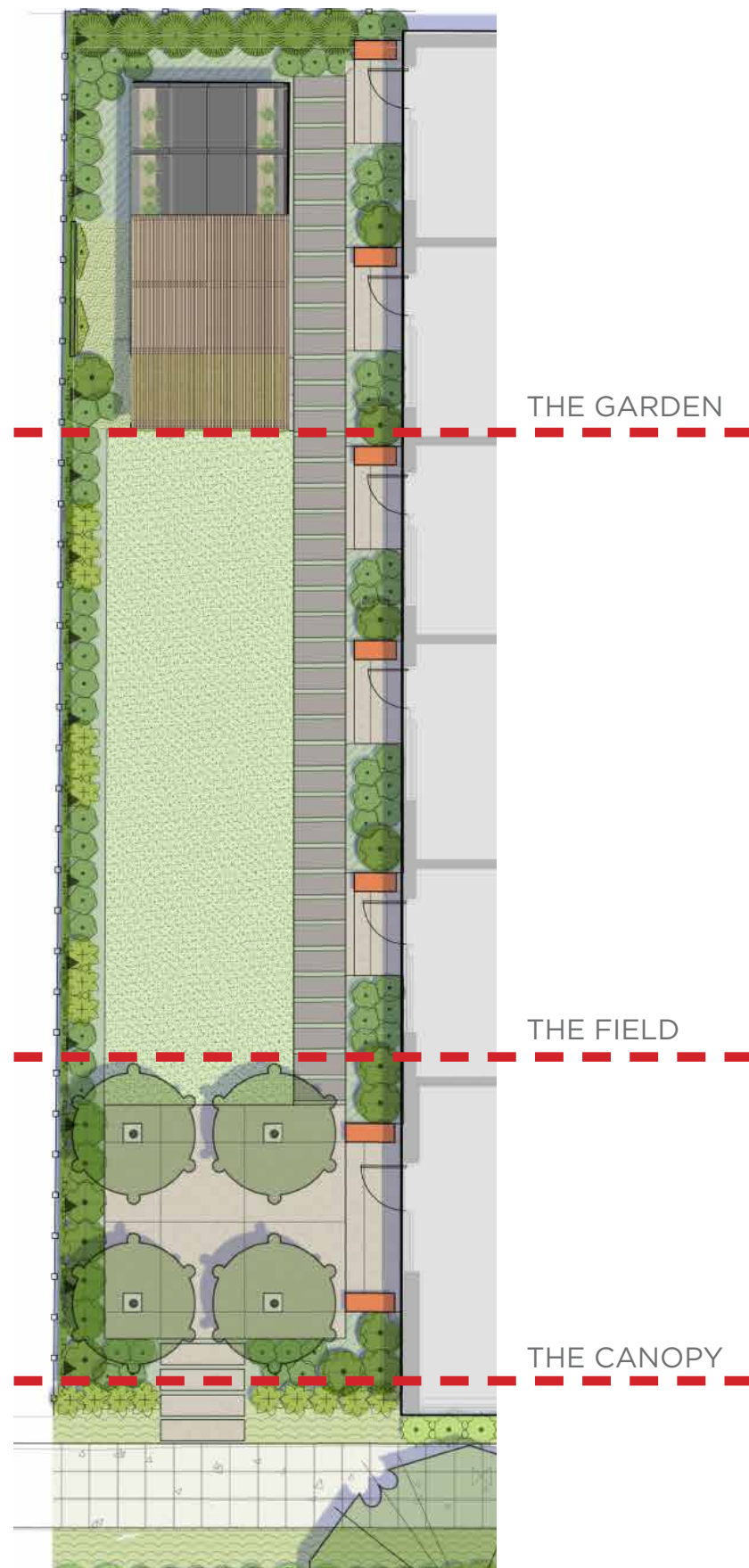
- a. The Board supported the conceptual design of the 25-foot buffer along the western property line as a successful response to the single-family zone transition, particularly the mews-like concept as it creates a charming entry experience appropriate for the space. The Board agreed with public comment and noted Option 3 is setting a strong precedent for a well-designed zone transition. (CS2-D-3, CS2-D-4)
- b. The Board encouraged further development of a strong axial expression along the 25-foot buffer, as observed from the street. The Board supported the proposed greenhouse in the northwest corner of the site, as it serves as a visual terminus. (CS2-B-2, DC4-II-i)
- c. The Board agreed that the existing trees on the adjacent site contribute to a successful zone transition and vegetative visual buffer, and strongly encouraged the design of the building and construction-related activities to maximize tree protection and preservation. (DC4-II-i)

RESPONSE

- Per the Board’s guidance, the 25-foot buffer zone has been maintained as a landscaped mews to maintain and strengthen the qualities highlighted during the Early Design Guidance meeting.
- The mews has been organized into 3 zones: a semi-private gateway along Allen to provide visual access from the sidewalk while defining the transition between the public realm of the street to the private realm of the mews area. Further north, an area of turf exists to provide usable outdoor area for the tenants, encouraging appropriate activities. This is terminated with a Greenhouse at the north end of the mews. The Greenhouse entry is oriented toward the street and is highly glazed to highlight activity within and provide a note of visual interest for passers by.
- The project has been designed to minimize impact on the neighboring trees by keeping underground structures at least 25’ distance from the existing trunks. In addition, we will be mindful of the impact future construction activities will have on the existing trees



VIEW INTO THE MEWS FROM THE SIDEWALK



ZONES OF THE MEWS



VIEW OF THE GREENHOUSE AMENITY SPACE

4453 STONE WAY N

THEME: BICYCLE FACILITIES

BOARD GUIDANCE

- a. In agreement with public comment, the Board encouraged further study of bicycle facilities, storage, and access. The bicycle storage area should be conveniently located and visually-activated, but designed with an emphasis on security. While the Board preferred a ground level location, if located on the lower parking level, the design of the garage entry and key pad location should be considerate of the needs of bicyclists. (PL4-B, DC1-B-2)

RESPONSE

- As the Board preferred, secure Bike storage is located off the ground floor lobby north of the elevator. This bike storage area is hidden from public sight but provides easy, convenient access for resident bike users.



BIKE PARKING EXAMPLES

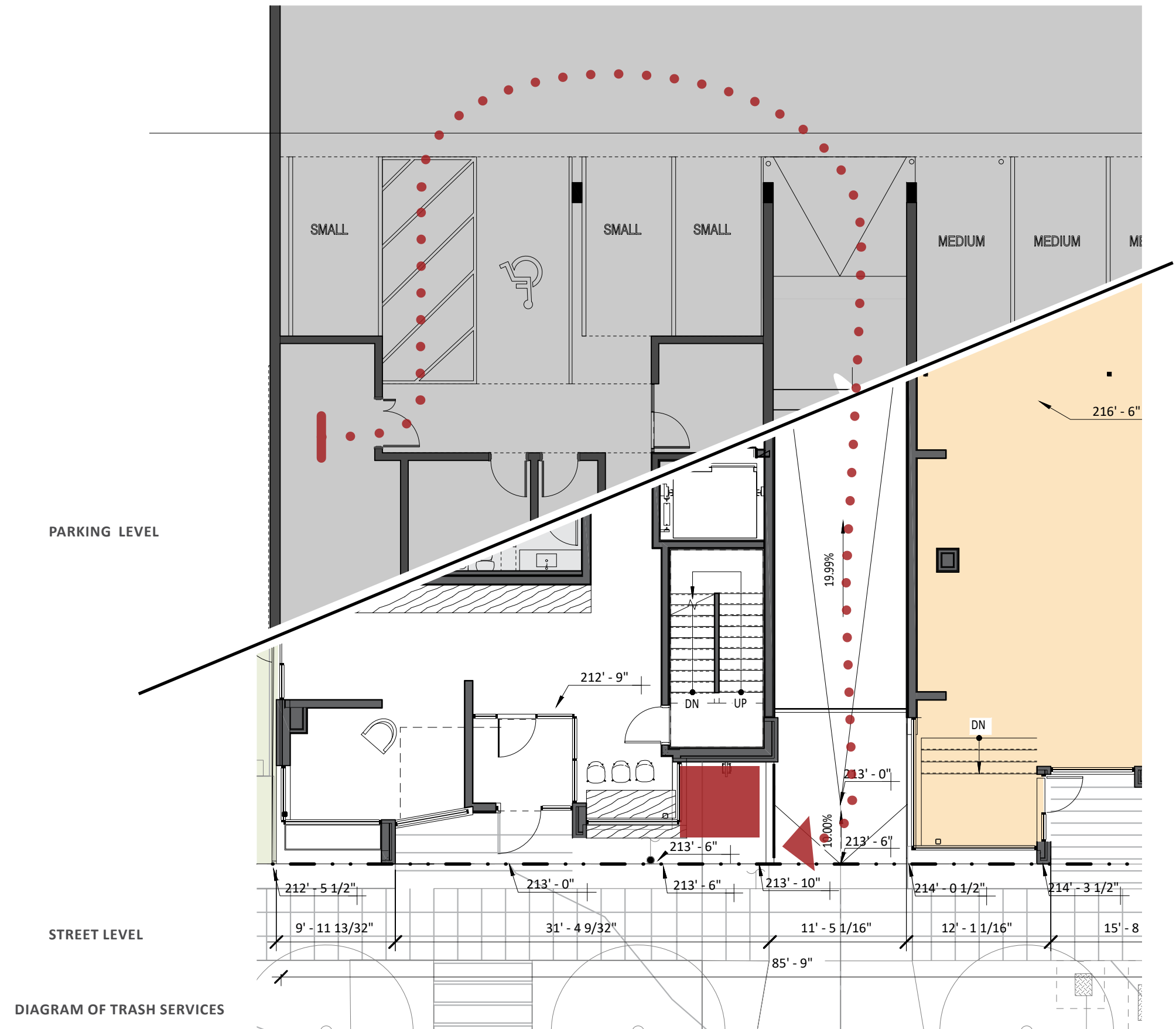
THEME: TRASH SERVICES

BOARD GUIDANCE

- The Board encouraged careful consideration of how trash will be stored, serviced, and staged, to reduce impacts on building aesthetics and the pedestrian experience. (DC1-C-4)

RESPONSE

- The Trash room is located in the garage and dumpsters will be transported up on collection day and staged adjacent to the drive ramp. Once collected, they will be transported back to the garage.



4453 STONE WAY N

THEME: GARAGE DOOR & RAMP

BOARD GUIDANCE

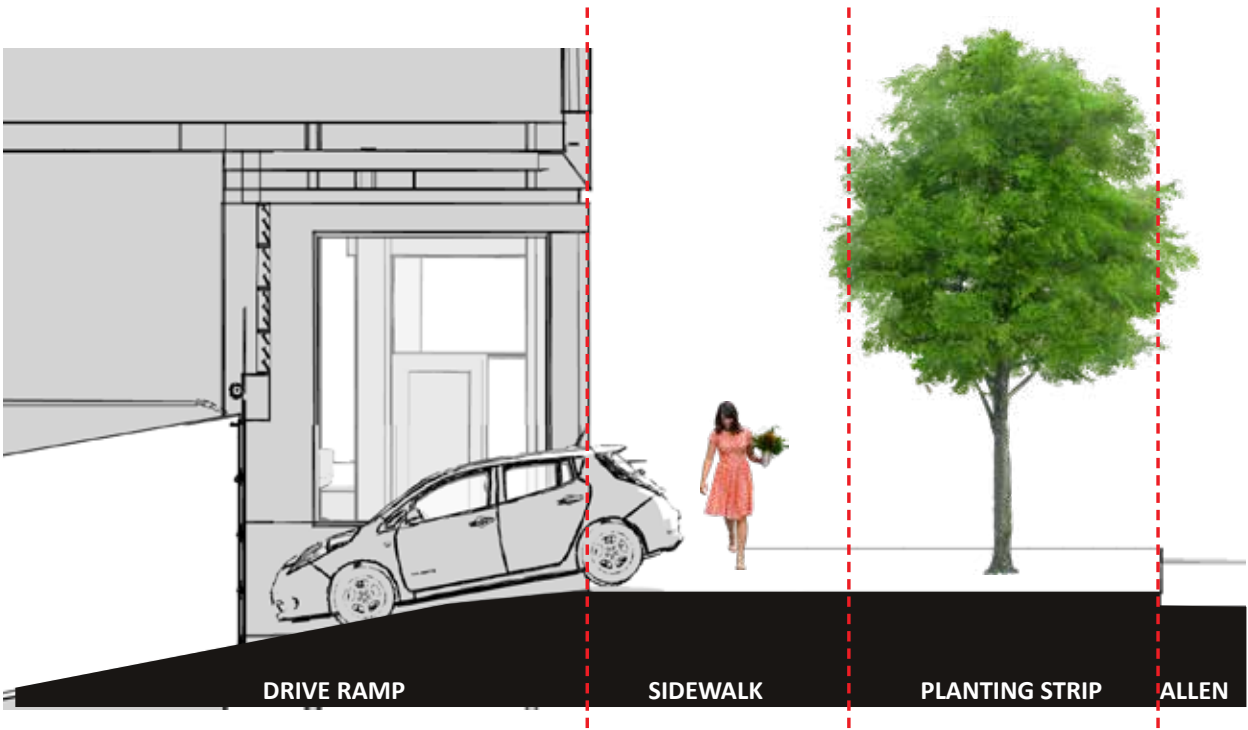
- a. The Board encouraged further study of decreasing the slope of the driveway ramp between the property line and the garage door to minimize impacts on the pedestrian experience, and increase pedestrian safety. (DC1-B-1, DC1-C-2)
- b. The garage door should be attractively designed to reduce visual impacts of the parking garage on building aesthetics and the pedestrian realm. (DC1-C-2)

RESPONSE

- a. Per the Board encouragement, the slope of the driveway has been pushed back away from the south property line to the greatest degree possible while still maintaining a maximum 20% ramp slope. This is a Type I request that is solely to the discretion of the Director and is not available as a Board-approved Type II departure.
- b. The garage door will be an attractive metal mesh that acts as a bridge between the brick and wood while providing an appropriate level of transparency for safety. To create further visual interest, we are lining the interior of the garage ramp with cedar planks as a playful expression that materially ties to the building palette.



GARAGE DOOR VIEWED FROM SIDEWALK



SECTION DIAGRAM GARAGE ENTRY SETBACK



EXAMPLE OF PERFORATED SECTIONAL OVERHEAD DOOR

DEPARTURE REQUEST

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:

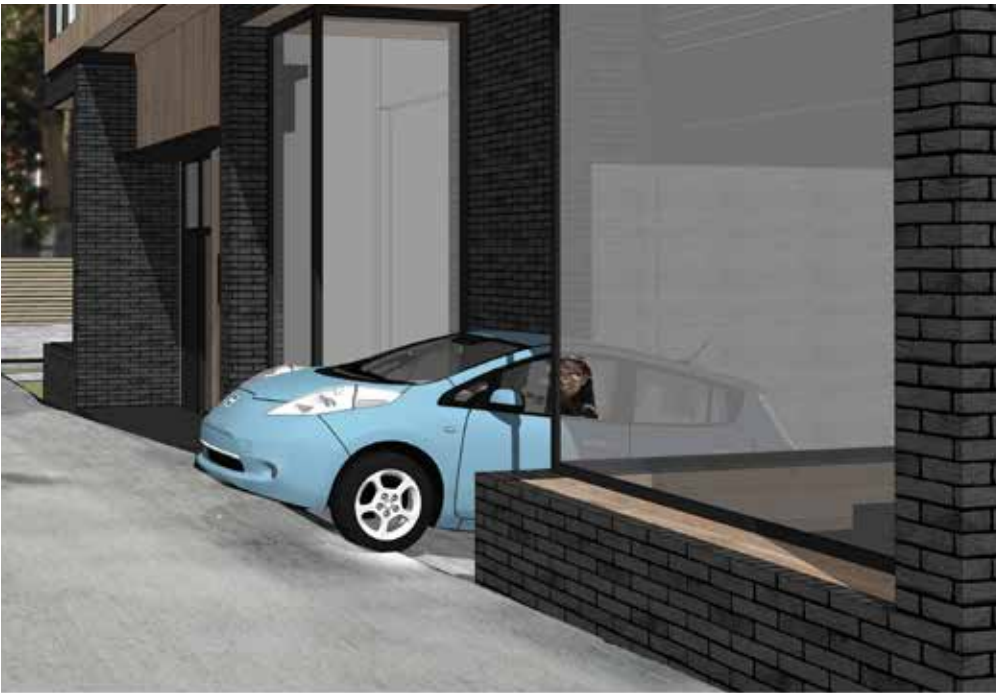
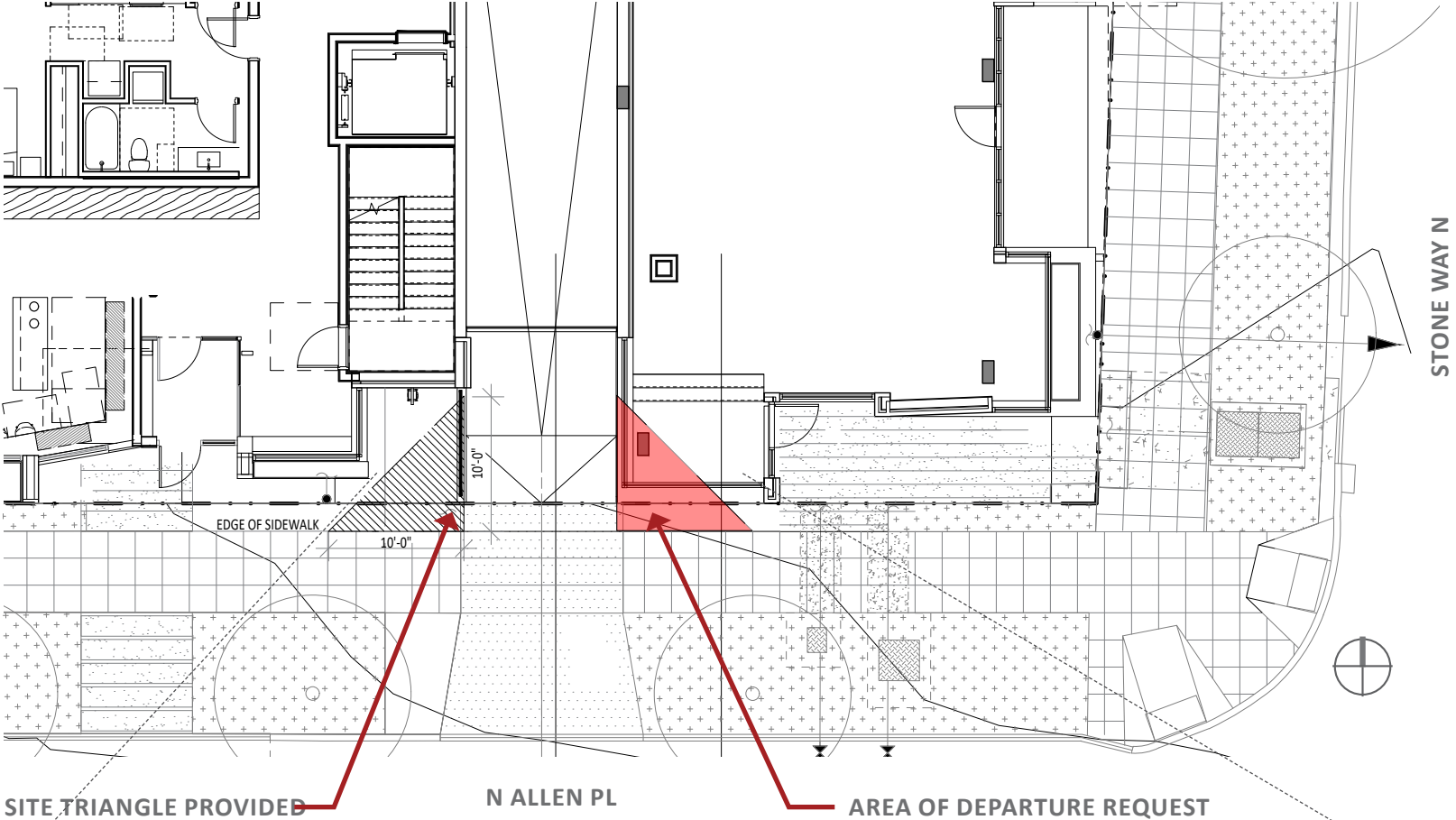
Allow for use of a mirror in lieu of providing (1) of the (2) required triangles at parking garage access ramp.

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 to providing a mirror, the impact will be further mitigated by providing a glazed corner at the southwest portion of the retail space adjacent to the parking ramp. This will ensure visual access to pedestrian traffic coming from the east along Allen. Both of these features are frequently used in Seattle neighborhood projects to satisfy the code requirement.

Supporting design guidelines:

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



GARAGE EXIT VIEWED FROM SIDEWALK



GLAZED RETAIL CORNER

4453 STONE WAY N

SHADOW STUDY

SUMMER SOLSTICE



EQUINOX



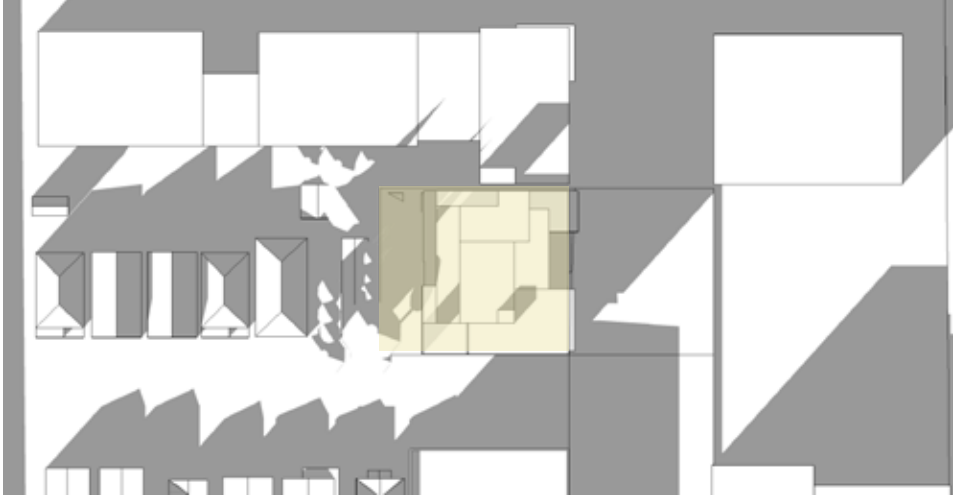
WINTER SOLSTICE



9 AM



NOON



3 PM

APPENDIX

ADDITIONAL INFORMATION FROM EDG MEETING

URBAN DESIGN ANALYSIS

STREETSCAPE VIEW | 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

ST

UNIVERSITY HOUSE
(ASSISTED LIVING)

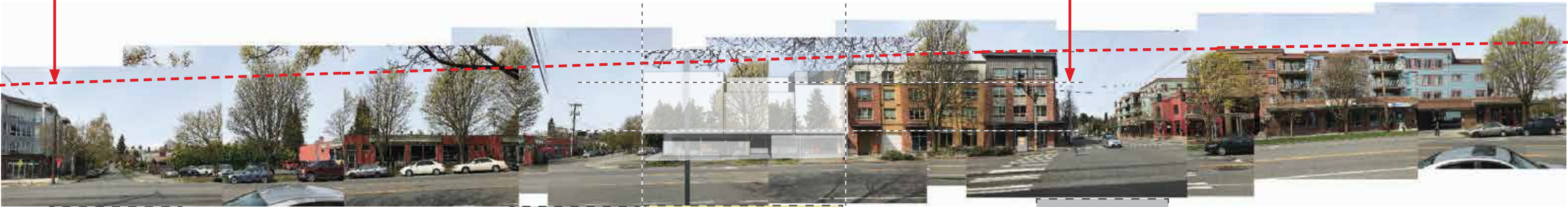
N 44TH ST

STONE WAY - LOOKING EAST

MAX. ALLOWABLE HEIGHT
PER ZONE: 40'-0"

NC2P-40 ZONE

ADJACENT DATUM
LINES



N 44TH ST

TUTTA BELLA
(RESTAURANT)

N ALLEN PL

SITE

STONE WAY APARTMENTS
(MIXED-USE)

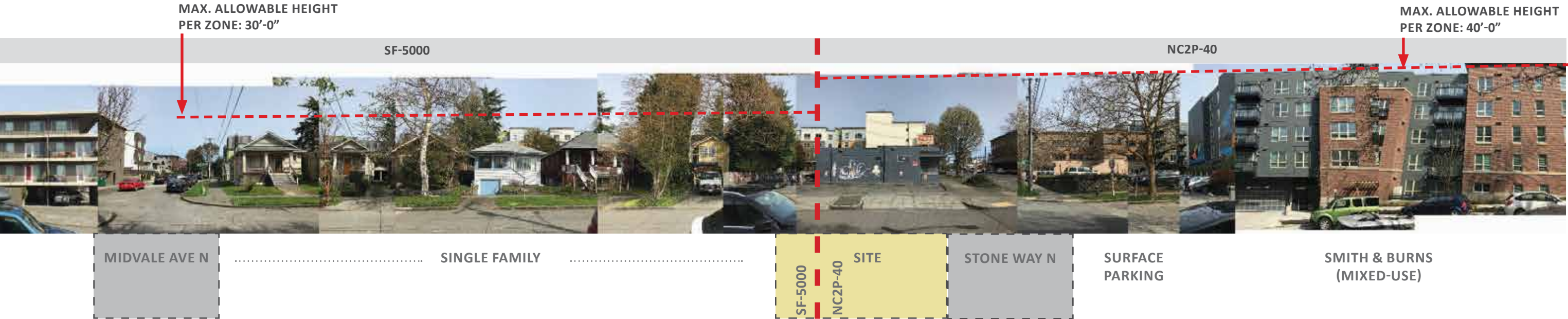
N 45TH ST

STONEHEDGE APARTMENTS
(MIXED-USE)

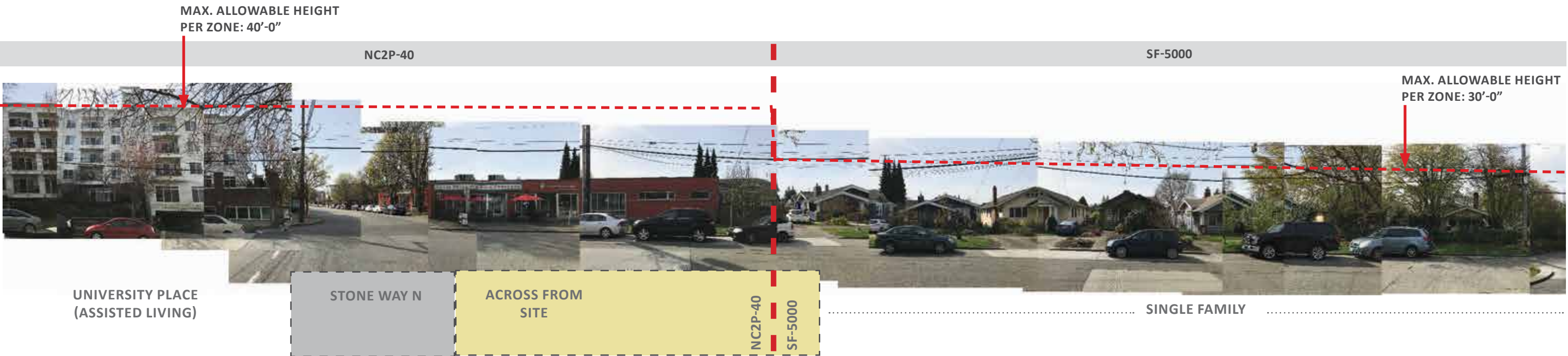
STONE WAY - LOOKING WEST

URBAN DESIGN ANALYSIS

STREETSCAPE VIEW | N ALLEN PL



N ALLEN PL - LOOKING NORTH



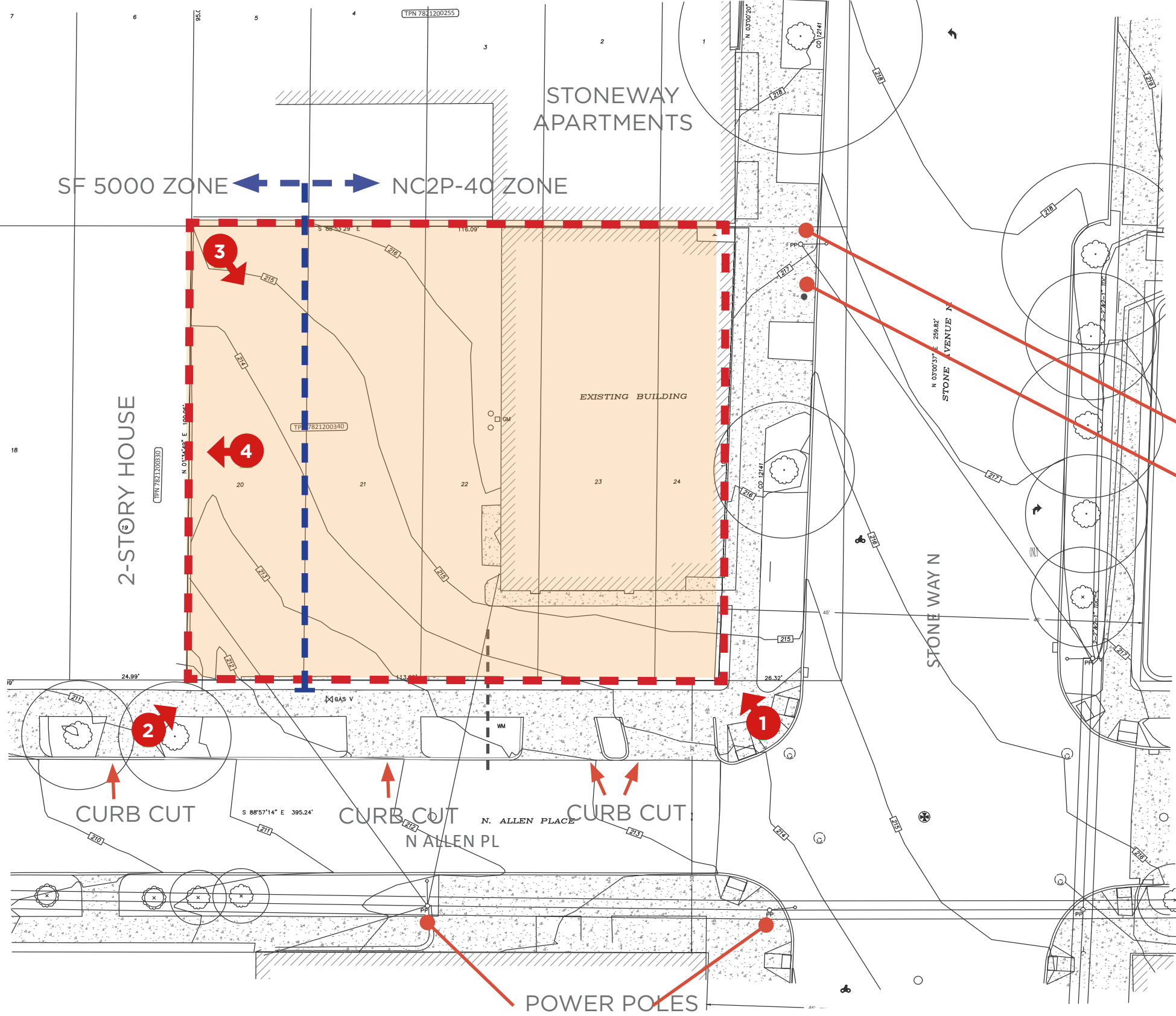
N ALLEN PL - LOOKING SOUTH

4453 STONE WAY N

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.



POWER POLE

BUS STOP #7350
(ROUTE 62 SOUTHBOUND WITH SERVICE TO
DOWNTOWN SEATTLE)





VIEW OF EXISTING SITE - LOOKING SE



VIEW OF EXISTING SITE - LOOKING NW

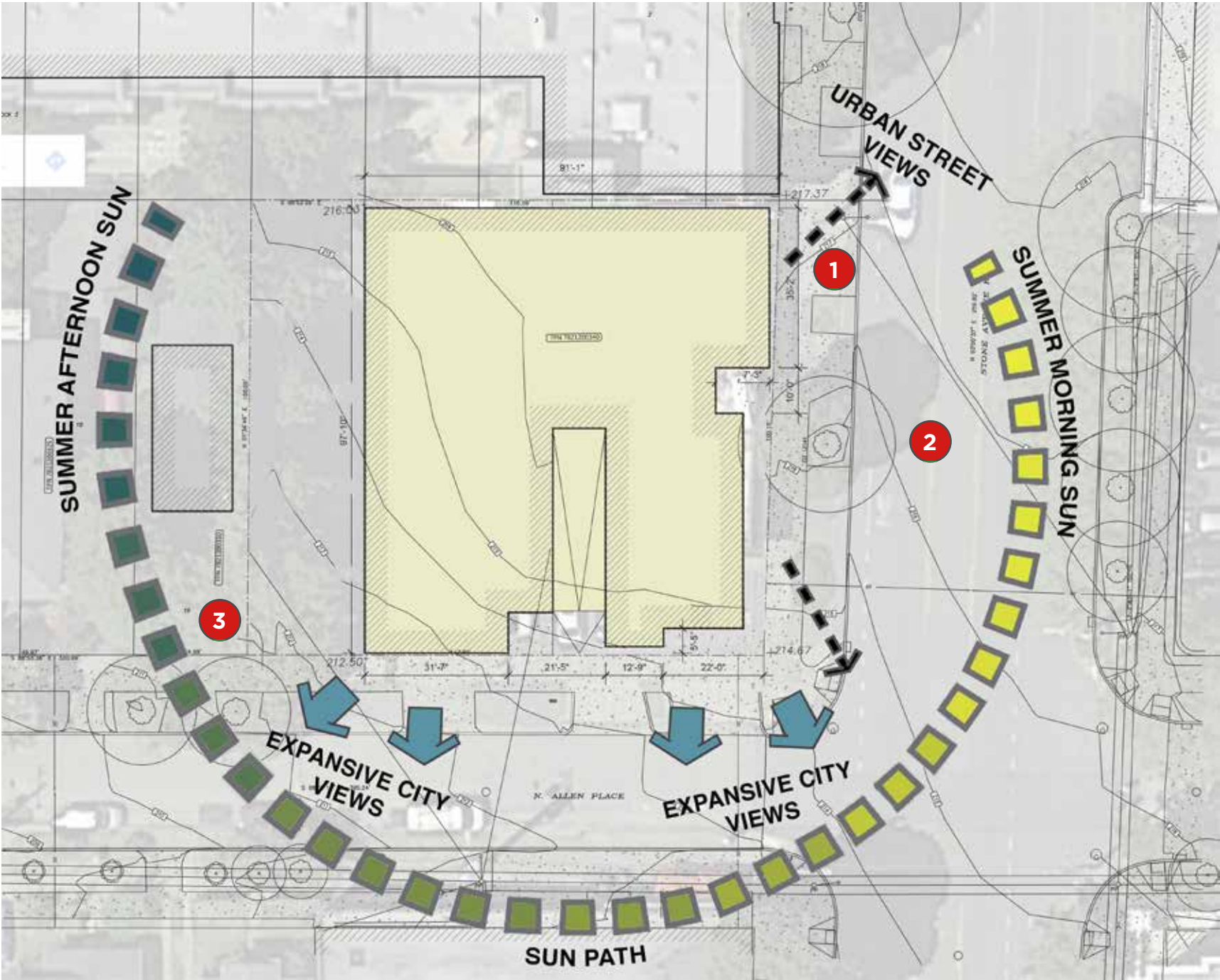


EXISTING TREES ALONG WEST EDGE OF PARCEL



VIEW OF EXISTING SITE - LOOKING NE

4453 STONE WAY N



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

(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

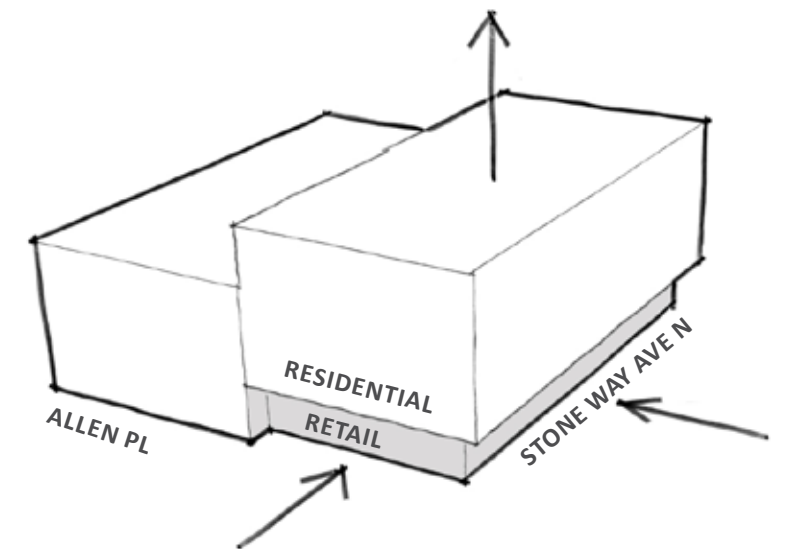
The corner expression is a balance of two urban design strategies: the upper three stories hold a crisp corner line pushed out to the south and east property lines, while the recessed patio space at the retail level provides a point of human activity and a defined offset to the convergence of the massing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

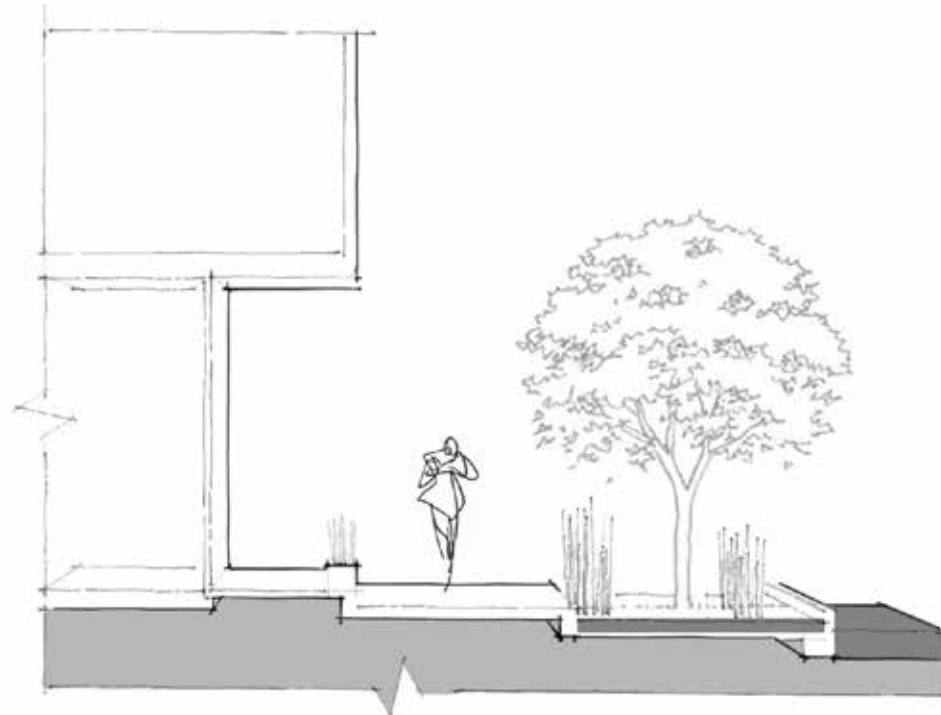
(WDG) CS3 ARCHITECTURAL CONTEXT AND CHARACTER

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.



SECTION THROUGH RETAIL SETBACK, SIDEWALK, AND PLANTING STRIP

(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.

(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

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.

4453 STONE WAY N

revolve

