

3665 STONE WAY N

SDCI#3036317-LU
DESIGN RECOMMENDATION MEETING
MAY 24, 2021









CUNINGHAM G R O U P

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PROJECT GOALS:

- 1. Provide quality urban housing within the Fremont Hub Urban Village close to services and with great transit access.
- 2. Embrace the emerging qualities of Stone Way as a distinct sub-district within Fremont. Stone Way North is evolving as a great destination with it's continuity of street life and engaging retail establishments from Lake Union all the way to N 45th Street in Wallingford.
- 3. Transition the site and the immediate surroundings from low intensity warehouse and service uses into a more livable and walkable urban environment.

PROPOSAL:

The proposed development is a 8-story residential structure containing approximately 243 residential apartments in approximately 208,304 GSF of building area (or approximately 179,954 GFA which excludes below grade parking). Approximately 76 parking spaces will be provided as well as 576 SF of ground floor retail space. The existing structure on site to be removed.

PROJECT STATISTICS:

SITE AREA (SF)	29,292.56
APARTMENT UNITS	243
GROSS FLOOR AREA (SF)	208,304
BELOW GRADE PARKING STALLS	76
NUMBER OF FLOORS ABOVE GRADE	8
RETAIL (SF)	576



PROJECT INFORMATION

SITE ADDRESS 3665 Stone Way N PARCEL NUMBER 8033700100 SDCI # 3036248-EG

APPLICANT Permit Consultants NW

17479 7th Avenue SW Normandy Park, WA 98166

(206) 760-5550

CONTACT Jodi Patterson O'Hare

jodi@permitcnw.com

ZONING NC2-75 (M1)
DESIGNATION Fremont

(Hub Urban Village)

LOT SIZE 29,292.56 SF

ALLOWABLE FAR 5.5

PROPOSED GSF / FAR 208,304 GSF / 5.5 FAR

FREQUENT TRANSIT Yes

PROJECT TEAM

OWNER CP VII Stone Way, LLC

1455 NW Leary Way, Ste 400 Seattle, Washington 98107

ARCHITECT VIA Architecture

1809 7th Avenue, Ste 800 Seattle, WA 98101

(206) 284-5624

SURVEYOR **Bush, Roed & Hitchings Inc.**

2009 Minor Ave East Seattle, WA 98102

LANDSCAPE Communita Atelier

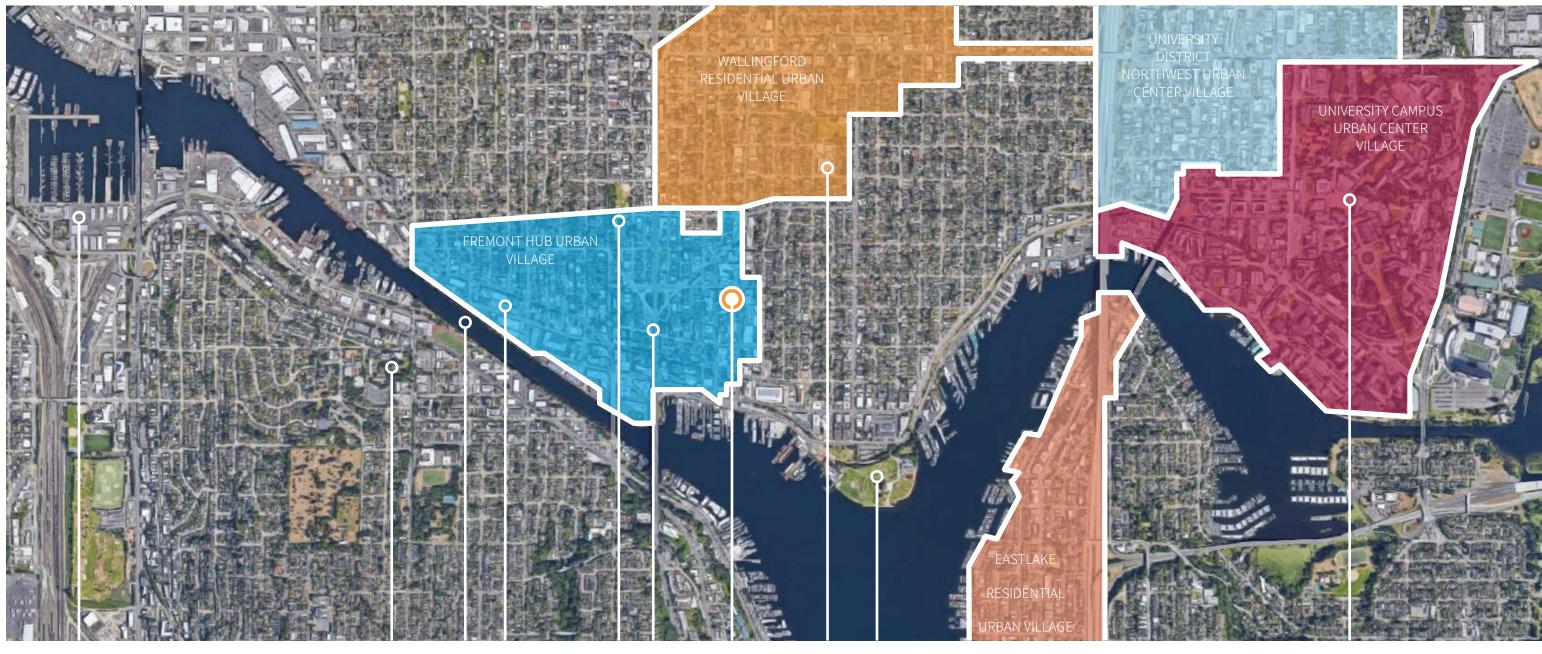
1402 3rd Avenue, Ste 1015

Seattle, WA 98101

INTERIORS Cuningham Group Architecture

8665 Hayden Place Culver City, CA 90232C

FREMONT URBAN VILLAGE



FISHERMAN'S TERMINAL

SEATTLE PACIFIC UNIVERSITY

FREMONT SUNDAY MARKET FREMONT CUT

BF DAY ELEMENTARY SCHOOL FREMONT TROLL 3665 STONE WAY N (PROJECT SITE)

HAMILTON INTERNATIONAL MIDDLE SCHOOL

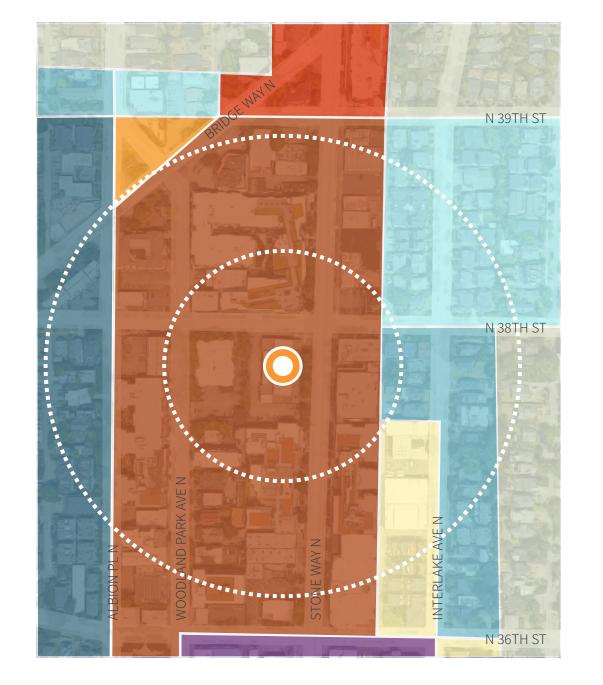
GAS WORKS PARK

UNIVERSITY OF WASHINGTON

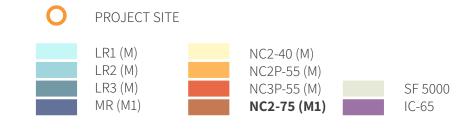


ZONING AND USE



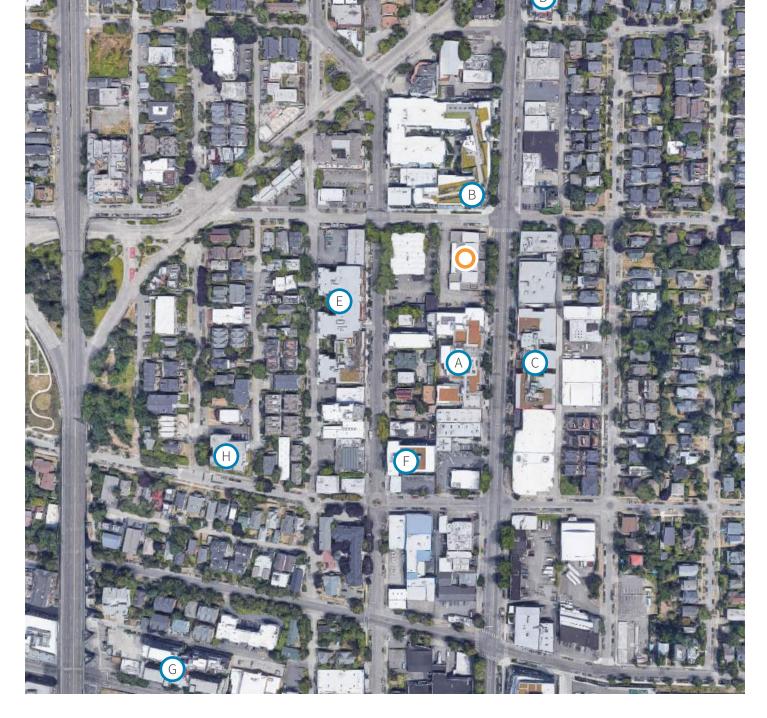








DEVELOPMENT CONTEXT





A / 3627 STONE WAY N / THE HAYES (2017) APARTMENTS (MIXED USE) / 124 UNITS / 119 PARKING STALLS



B / 3801 STONE WAY N / THE BOWMAN (2015) APARTMENTS (MIXED USE) / 278 UNITS



C / 3636 STONE WAY N / THE RAY (2015) APARTMENTS / 137 UNITS /



D / 3920 STONE WAY N / PRESCOTT APARTMENTS (2012) APARTMENTS (MIXED USE) / 154 UNITS





DEVELOPMENT CONTEXT

The recent evolution of the NE Fremont Hub Urban Village has included **many new residential**, **mixed-use**, **mid-rise buildings**. These projects have ground floor retail or tenant amenity areas along Stone Way with apartment homes above as the primary use.

The following attributes will be considered with the proposed design:

- 1. The pattern language of the immediate context is **defined by an articulated upper level massing** (on longer facades) with the architectural **announcement of the primary entry on the public side of the building**.
- 2. Residential character is established with the use of balconies and punched windows.
- 3. The ground floor is generally defined by more height, transparent storefront windows with higher quality framing materials. The ground level is often set back from the property line enabling more space for the sidewalk and the streetscape improvements. This allows for more seating, landscaping and street furnishing opportunities.
- 4. With Residential mid-rises, there is **often the opportunity for a courtyard** on either the street side or at the back of the property. Considerations for this include **solar orientation**, **quality of unit outlook and privacy**, **acoustics**/ **context related noise**, **massing relief**, **and potential public realm enhancement with more eyes on the street**.



E / 3635 WOODLAND PARK AVENUE NORTH / VELO (2014) APARTMENTS (MIXED USE) / 171 UNITS



F / 3606 WOODLAND PARK AVENUE NORTH / COLLAGE (2013)

APARTMENTS (MIXED USE) / 171 UNITS



G / 920 N 34TH ST / ST. JAMES TOWER (1990) APARTMENTS (MIXED USE) / 78 UNITS



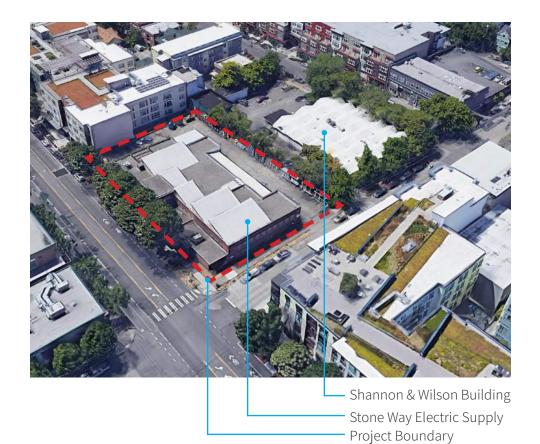
H / 3600 WHITMAN AVE N APARTMENTS

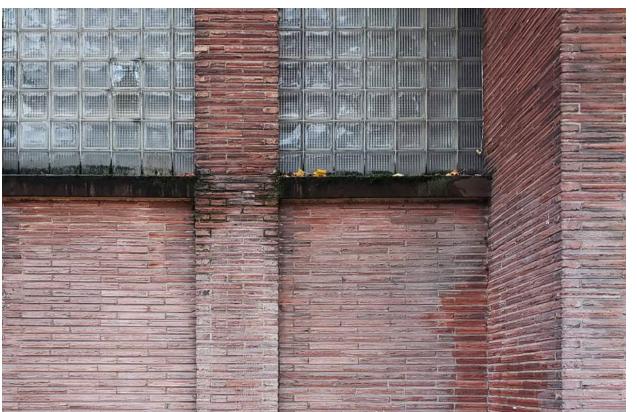
EXISTING ARCHITECTURE: STONE WAY ELECTRIC SUPPLY

The 1945-built Stone Way Electric Supply building is a modernist expression of overlapping volumes with rhythmic windows. These windows, within brick clad walls, provide texture and interest at the pedestrian scale. The south-facing roof monitors create a distinctive, serrated profile against the sky. The proposed design recalls the existing architecture by echoing these distinctive characteristics.



EXISTING VIEW FROM STONE WAY N & N 38TH ST





STONEWAY ELECTRIC SUPPLY

DETAIL VIEW OF STONE WAY ELECTRIC SUPPLY BRICK & WINDOWS

EXISTING VIEW FROM STONE WAY N SIDEWALK LOOKING SOUTH



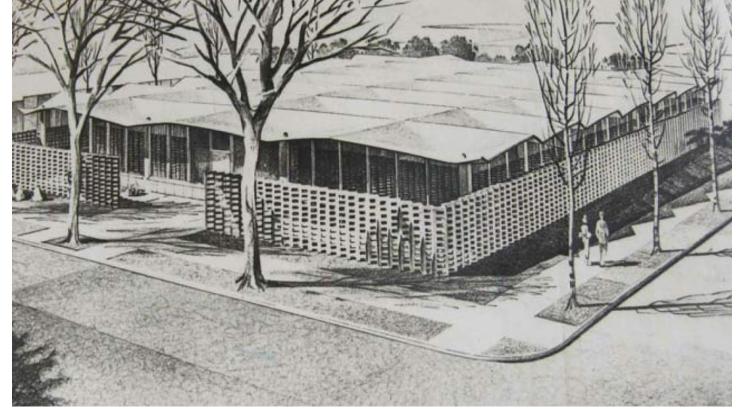
ADJACENT LANDMARK: SHANNON & WILSON BUILDING



Located adjacent to the proposed building's west property line is the landmarked Shannon & Wilson office building. This 1960-built structure is a one story post-war modernist building primarily defined by it's unique faceted thin shell concrete roof. The proposed design integrates subtle references to this landmarked structure while providing a calm and ordered backdrop.

VIEW FROM WOODLAND PARK AVE N & N 38TH ST





ORIGINAL HAND DRAFTED AERIAL PERSPECTIVE SHOWING CONCRETE SHELL ROOF AND CONCRETE MASONRY UNIT SCREEN WALL



WOODLAND PARK AVE N LOOKING SOUTHEAST



Roof aerial view. The repetitive concrete roof structure creates a dynamic geometric pattern via subtle changes in shade and shadow.



SUMMARY OF DESIGN-RELATED FEEDBACK FROM COMMUNITY OUTREACH

DESIGN

Several respondents suggested a building with **unique** architectural design style that **fits into the surrounding neighborhood** would be nice on this site since most new construction looks the same.

28% of survey respondents stated that **interesting/unique design** was the most important aspect of a new building and 28% stated that using **attractive materials** was the most important aspect.

PEDESTRIAN-ONLY SPACE

Several respondents noted **Stone Way N is an important pedestrian corridor and major biking, jogging and walking thorough-fare**.

56% of survey respondents stated that **landscaping** was the most important consideration for the pedestrian-only space; 48% stated that **seating options and places to congregate** were the most important;

32% stated **lighting/safety features** were the most important;

16 percent stated **bike parking** was the most important;

8% stated **festival lighting** was the most important.

ECO-FRIENDLY MATERIALS

60% of survey respondents stated **environmentally-friendly materials** were the most important aspect of a new building on this property.

ACCESSIBILITY

Some respondents expressed support for having accessibility.













ZONING SUMMARY: NC2-75 (M1) FOR DECISIONS & DEPARTURES, SEE SHEETS 60-63

STREET LEVEL USES		AMENITY AREA			
SMC 23.47A.005.C	N/a - not a pedestrian designated zone	SMC 23.47A.024.A	Provided area is more than 5% of total residential floor area		
STREET LEVEL DEVELOPME	INT STANDARDS	LANDMARK DISTRICTS AND	DESIGNATED LANDMARK STRUCTURES		
SMC 23.47A.008.A.2.b,c	The largest blank facade width on Stone Way N = 14'-0" (20' max) The total blank facade segments: 22'-1" = 15% of the facade width (40% max)	SMC 23.47A.027	The existing structure does not have landmark status		
	The largest blank facade width on N 38th Street = 20'-0" (20' max)	REQUIRED PARKING AND LO	RED PARKING AND LOADING		
	The total blank facade segments: 62'-10.5" = 61% Of the facade width (40% max)	SMC 23.47A.030	Parking is not required per Table B, 23.54.015, But is voluntarily provided		
	A departure is requested		A loading berth is not required (no commercial)		
SMC 23.47A.008.A.3	Approval requested for landscaped open space (courtyard) on Stone Way N	PARKING LOCATION AND ACCESS			
SMC 23.47A.008.B	Commercial space has 11'-0" floor-to-floor height. A departure is requested	SMC 23.47A.032.A.1.c	Parking access is provided from 38th st. from a single curb cut. There is no alley adjacent to this site		
SMC 23.47A.008.C	N/a - not in a pedestrian designated zone	SMC 23.47A.032.A.1.d	A single garage entry door is provided		
SMC 23.47A.008.D.1	Visually prominent pedestrian entry is on Stone Way N	SMC 23.47A.032.C	This project fronts on two streets. Stone Way is the dominant street for pedestrian, bicycle, and		
SMC 23.47A.008.D.2	Dwelling units location along N 38th Street - exception requested		vehicular traffic. The curb cut has therefore been located on 38th st		
STRUCTURE HEIGHT = 75'		TRANSPORTATION CONCURRENCY, AND TRANSPORTATION IMPACT MITIGATION			
SMC 23.47A.012.C.2	Parapets, planters, and railings permitted to extend 4' above height limit. Soil, landscaping,	SMC 23.52.004.A.1	Proposed development is greater than 30 units. 37% reduction required		
	insulation permitted to extend 2' above the height limit	SMC 23.52.004.B	Project is located in the Fremont Hub Urban Village		
SMC 23.47A.012.C.3	Solar collections permitted to extend 7' above height limit	SMC 23.52.008.A	Project is not applicable (outside of urban center)		
SMC 23.47A.012.C.4.b	Mechanical equipment permitted to extend 15' above height limit				
SMC 23.47A.012.C.4.f	Stair and elevator penthouses permitted to extend 16' above height limit. Total area of these	REQUIRED PARKING AND M	REQUIRED PARKING AND MAXIMUM PARKING LIMITS		
	items is less than 25% of the roof area.	SMC 23.54.015.A Nonres.	Parking is not required per Table A, Item K, 23.54.015, project is in an urban village and frequent transit service area		
FLOOR AREA RATIO		SMC 23.54.015.A Res.	Parking is not required per Vehicles Table B, Item M, 23.54.015, but is voluntarily provided		
SMC 23.47A.013.A TABLE A	Far limit = 5.5 For 75'	SMC 23.54.015.K	Residential (243 units):		
SMC 23.47A.013.B	Area not counted towards far = portions of stories below grade	BICYCLES TABLE D	Long term = 1 per unit (50) + 0.75 per unit (.75x193) = 195		
			Short term = 1 per 20 units = 12.2 = 14		
SETBACK REQUIREMENTS			Total required residential = 209		
SMC 23.47A.014.A.1,2	Rooftop features permitted in setbacks include open railings to 4' and parapets to 2'		· ·		
SMC 23.47A.014.C.1	8' Setback required from property line along Stone Way N (front lot line) at level 8 (above 65')		Total long provided @ level 1 = 195		
SMC 23.47A.014.D	N/a structure width is less than 250'		Total short term provided @ level 1 = 14		
SMC 23.47A.014.G.1	Decks with open railings permitted in setback				
SMC 23.47A.014.G.2	Eaves, cornices, and gutters permitted to encroach 18" into setback	PARKING SPACE AND ACCES	ARKING SPACE AND ACCESS STANDARDS		
		SMC 23.54.30.A	Parking provided voluntarily to meet standards		
LANDSCAPING AND SCREET	NING STANDARDS	SMC 23.54.30.B.1.b	Minimum 60% of stalls provided are medium		
SMC 23.47A.016.A.2	Green factor greater than 0.3 required	SMC 23.54.30.D.1.c	Driveway to parking is 20' wide for two-way traffic		
SMC 23.47A.016.B.1	Existing street tress on Stone Way N preserved	SMC 23.54.30.D.3	Director approval requested for driveway slope over 20%		
	(3) New street trees proposed on N 38th Street. Locations are being coordinated with SDOT	SMC 23.54.30.F.1.a TABLE A	2 curb cuts permitted, 1 curb cut provided on 38th St		
	and the exiting sewer main in the area.	SMC 23.54.30.F.1.b.4	Curb cut provided matches width of driveway		
		SMC 23.54.30.G	A sight triangle is provided on both sides of the driveway		
MANDATORY HOUSING AFFORDABILITY			The west side is closer than 10' from the adjacent property line, so Exhibit F is used		
SMC 23.47A.017	Project site is with an NC (M1) zone = MHA Applies. Reference SMC 23.58B	SMC 23.54.30.L	20% of parking is to be electric vehicle ready = 0.2 X 77 = 15.4 = 16 spaces		
LIGHT AND GLARE STANDARDS		SOLID WASTE AND RECYCLA	ABLE MATERIALS STORAGE AND ACCESS		

SMC 23.54.040.A TABLE A



SMC 23.47A.022.A

Exterior lighting will be shielded and directed away from adjacent uses

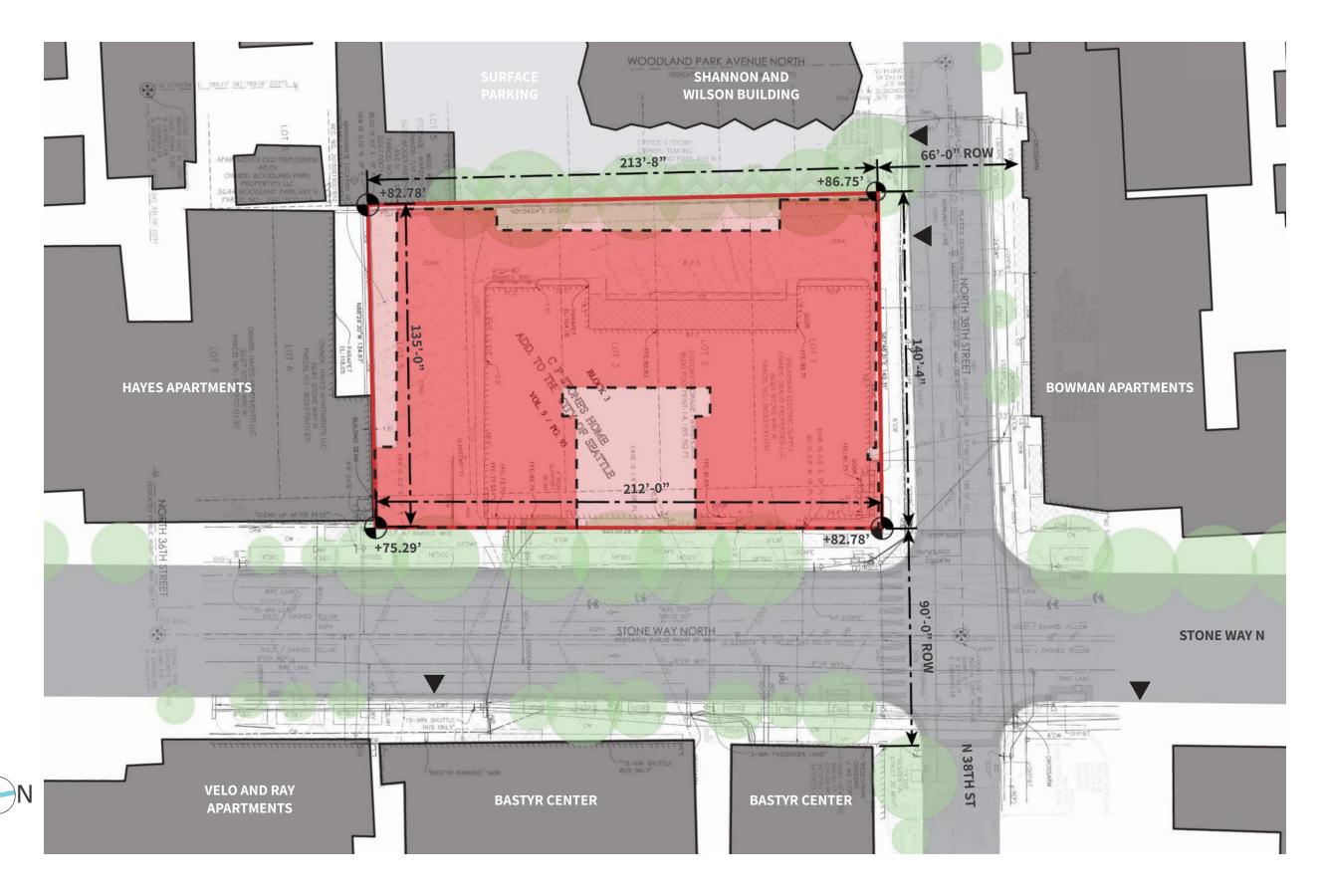
243 dwelling units = 575 SF + (4)(143) = 1147 SF required 922.2 SF provided

Approval requested from SPU

SURVEY

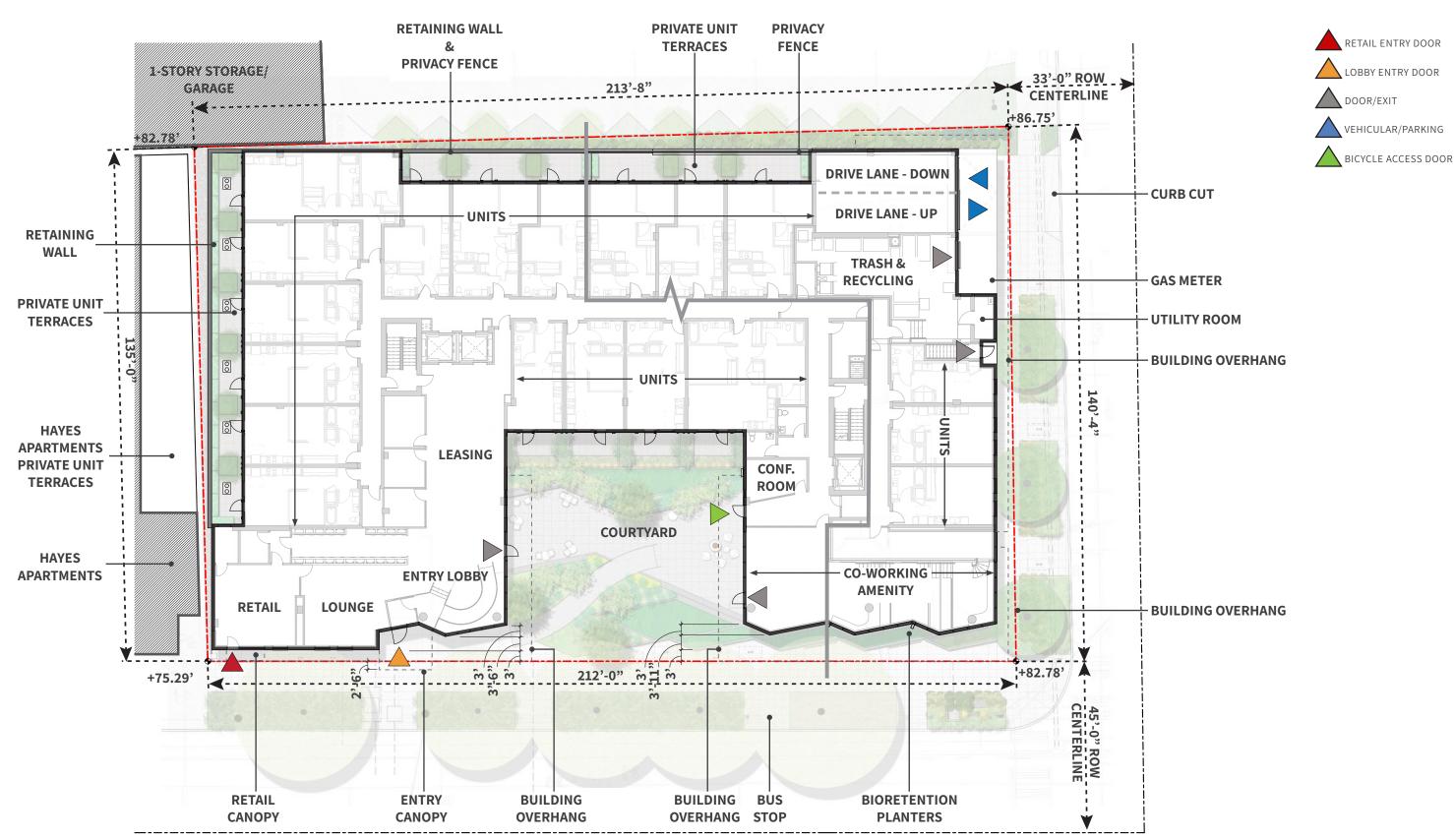
LEGAL DESCRIPTION:

LOTS 1, 2, 3, 4 AND 5 IN BLOCK 3 OF C. P. STONE'S HOME ADDITION TO THE CITY OF SEATTLE, ACCORDING TO PLAT RECORDED IN VOLUME 9 OF PLATS AT PAGE(S) 93, IN KING COUNTY, WASHINGTON; TOGETHER WITH THAT PORTION OF VACATED STONE WAY ADJOINING OR ABUTTING SAID LOTS ON THE EAST, WHICH UPON VACATION, ATTACHED TO SAID PREMISES BY OPERATION OF LAW, AS PROVIDED BY CITY OF SEATTLE ORDINANCE NO. 37655.





COMPOSITE SITE PLAN





DESIGN CONCEPTS

The design team has employed several subtle but important design gestures to rationalize the building form, creating cohesive yet dynamic pedestrian and neighborhood scale experiences.



Carved Mass



Setbacks for Light, Air, & Urban Space



Generous Public Realm



Anchoring Volumes



Strong Corner



Faceted Faces



Language Articulation



EDG RESPONSE

MASSING OPTIONS

"Staff supports the C-shaped massing noting the potential to mitigate scale and help the project better fit the existing context. Staff recommends further development of this scheme."

As recommended, the proposed design is moving forward with the C-shaped massing with a street-facing courtyard. See Appendix for full response.

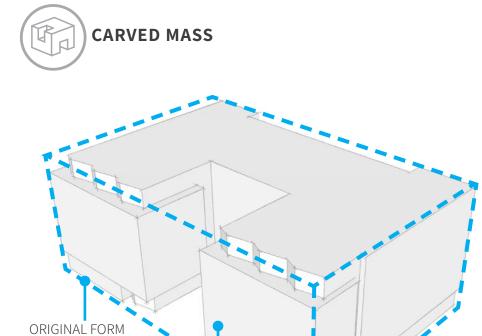
RELEVANT PRIORITY DESIGN GUIDELINES: CS2, CS3, DC2



OVERALL MASSING - EDG





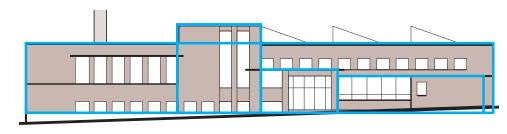


Utilizing a carved mass methodology establishes a clear rationale for the volumetric composition of the building. Employing this strategy creates the conceptual basis for the building skin.

CARVED MASS

The modernist expression of the existing building's architecture is captured as a series of overlapping rectangular volumes. The proposed building utilizes a massing approach that intentionally recalls these overlapping forms, but with an inverse approach: subtraction reveals rectangular volumes, whereas an additive approach was utilized in the existing structure.

Relevant design guidelines: PL1.A.2, PL2.B.3, DC1.A.1, DC1.A.2, DC2.A.1, DC2.B.1, DC2.D.1,



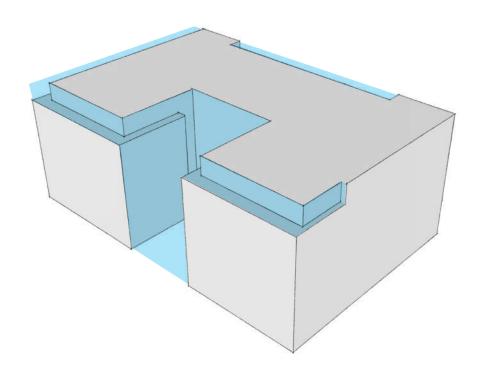


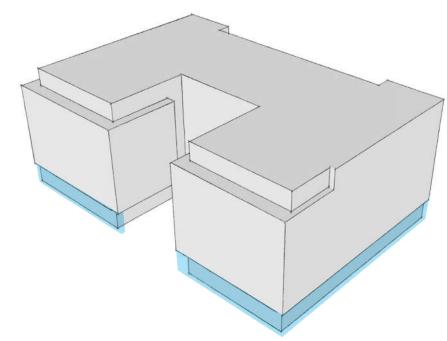


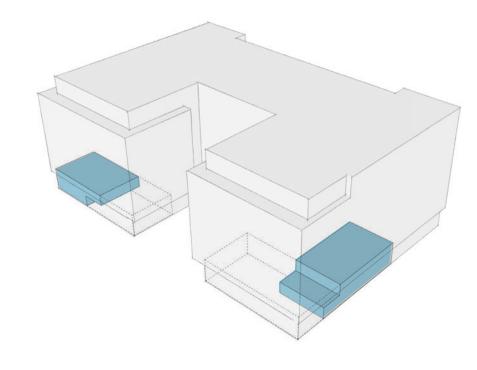
SETBACKS FOR LIGHT, AIR, & URBAN SPACE











Locate the building courtyard along Stone Way to increase light and air in the public realm, and provide a welcome, landscaped interruption in the street wall. Provide setbacks along west and south facades to minimize blank walls, and provide additional space to adjacent properties.

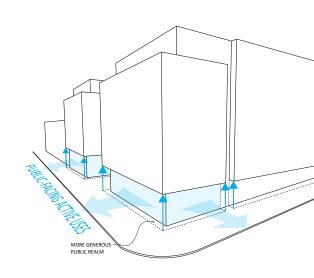
Lifting the massing up from the ground plane rationalizes the provision of increased transparency and glazing at the public-facing building frontages. The space left underneath the lifted masses create a more generous public realm.

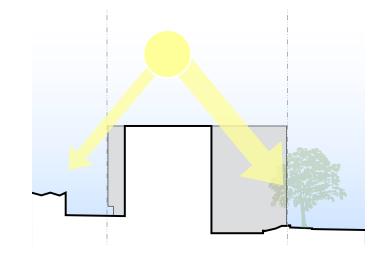
The introduction of masonry volumes at the ground level provides the opportunity to reference the existing building in scale, articulation, and material. These volumes additionally provide a substantive anchor to the more transparent, glassy expression of the street-facing active uses along Stone Way.

Relevant design guidelines: CS2.A.1, CS3.B.1, DC2.D.1, DC2.D.2, DC4.A.1

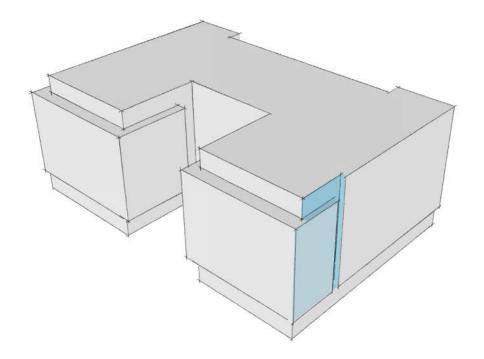
Relevant design guidelines: CS1.B.1, CS1.B.2, CS2.D.1, CS2.D.5, DC2.A.2, DC2.B.2, DC2.C.3

Relevant priority design guidelines: CS2.B.2, CS2.C.1, PL1.A.2, PL2.B.3, PL4.C.2, DC1.A.1, DC1.A.2



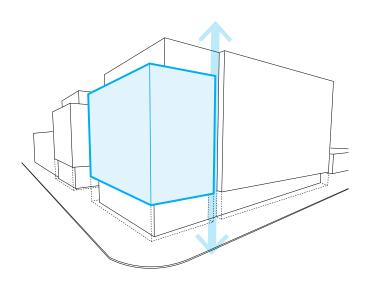




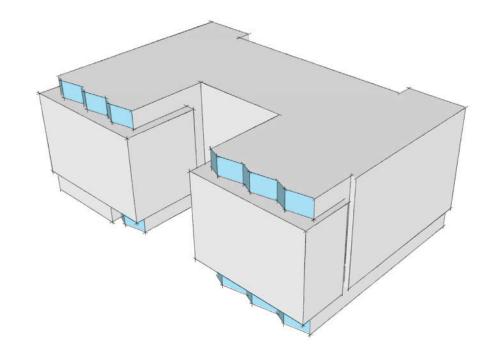


Utilizing a raised mass at the corner, defined by a vertical gasket to give the volume increased presence, defines the corner, while still allowing for a more generous public realm. A unique material pattern at the corner provides visual distinction and further defines the corner.

Relevant design guidelines: CS2.C.1, DC2.B.1, DC2.C.1







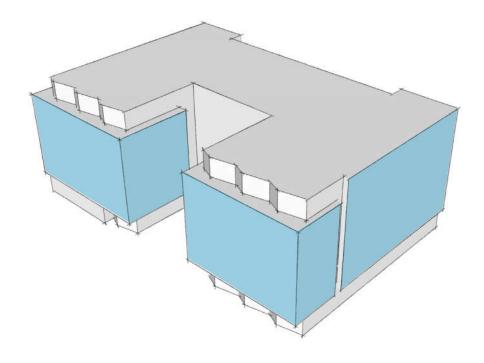


- The profile against the skyline when viewed from along Stone Way is reminiscent of the original building's south facing monitors, as well as the folded plate roof of the adjacent Shannon & Wilson Building.
- The facets bring an element of whimsy and playfulness to the most visible parts of the building.
- The facets at the ground plane greatly increase the public realm, giving space at the corner, a weather-protected space for bus-riders, and improved circulation at the courtyard entry point.

Relevant design guidelines: CS2.A.1, CS3.A.1, CS3.B.1, DC2.A.2, DC2.B.1, DC2.C.1, DC2.C.3c

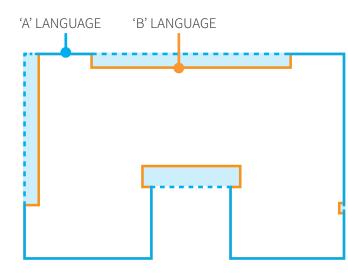






A dramatic differences between the building's primary facade treatment (A Language), and the secondary facade expression (B Language) adds visual interest, and responds to the relationship to adjacent sites and lot lines.

Relevant design guidelines: CS3.A.2, PL1.A.2, PL2.B.3, DC1.A.1, DC1.A.2, DC2.A.1, DC2.B.1









MAIN ENTRY & RETAIL

Located along Stone Way, the primary building entrance door is set back a generous 8'-2" from the sidewalk right-of-way with an added 2'-6" of canopy coverage over the sidewalk right-of way. This provides ample space for pedestrian traffic and standing room. The inviting canopy, recessed door condition, and glazed double-height lobby strongly signify this as the primary building entrance. The lobby incorporates a lighted art feature, suspended from the double-height ceiling.

At the southern end of property, a retail space fronts the Stone Way sidewalk. With a direct connection to the residential lounge, the design provides access between activating uses that benefit from their shared adjacencies and access. Additionally, a 3'-0" deep retail entry canopy not only provides respite from the rain, but a location for retail identification and signage. This adds pedestrian-scale texture and interest to the sidewalk experience.



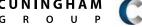




LOBBY ARTWORK INSPIRATION/CHARACTER



STONE WAY SIDEWALK VIEW OF BUILDING ENTRY LOOKING SOUTH





STONE WAY SIDEWALK VIEW OF BUILDING ENTRY LOOKING SOUTH

VIA CARMEL PARTNERS

EDG RESPONSE

STREET FACING FACADES EXPRESSION

"Develop highly glazed facades on Stone Way North and North 38th Street with architectural elements and detailing that create depth, shadow and texture."

The proposed design seeks to contrasts the more highly textured and articulated 'anchoring volumes' with the glassy and crystalline faceted glazing. Through the thoughtful orchestration of soffits and landscaping, the design achieves a balanced composition. See Appendix for full response.

RELEVANT DESIGN GUIDELINES: CS2.A.1, CS3.A.1, CS3.B.1, DC2.D.1, DC2.D.2

STONE WAY N ENTRY

"...should be appropriately scaled, obvious, identifiable, and distinctive"

The design has been advanced via a canopy that extends over the sidewalk, increasing functionality and visibility. The extension of the canopy from the exterior to the interior draws pedestrians into the lobby, clearly highlighting this as the primary entry. See Appendix for full response.

RELEVANT DESIGN GUIDELINES: PL2.D.1, PL3.A.2, DC2.D.1

EDG RESPONSE

REFERENCE TO EXISTING CONTEXT

"Staff supports the ground floor masonry elements that link this project to the existing 1945 structure"

The proposed design integrates masonry elements, window proportions, and details that reference the existing 1945 structure. See Appendix for full response.

RELEVANT DESIGN GUIDELINES: CS2.A.1, CS3.A.1, CS3.B.1, DC2.D.1, DC2.D.2

RETAIL SPACE

"Explore the inclusion of commercial space along the Stone Way frontage."

The client has elected to introduce retail at the southeast corner of the property, along Stone Way N. Additionally, the design team has carefully located uses to ensure a continuously, reliably activated ground plane. See Appendix for full response.

RELEVANT DESIGN GUIDELINES: CS2.B.2, PL3.C.1, PL3.C.2









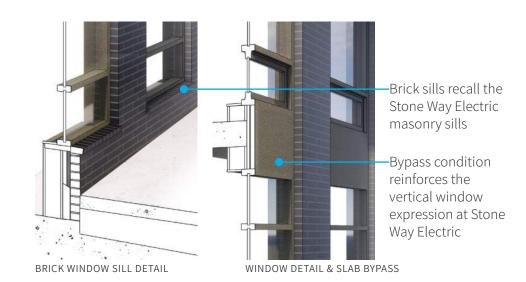




The existing structure arranges its fenestration in a rhythmic, ordered manner. The proposed design recalls this rhythmic character in its approach to window openings in brick clad anchoring volumes.









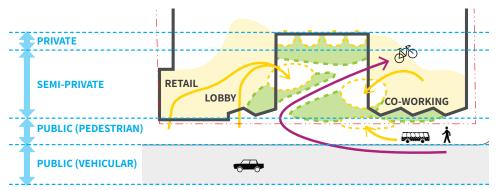


STONE WAY SIDEWALK VIEW LOOKING NORTH AT RETAIL



COURTYARD

The courtyard design creates a gradient of public to private spaces, from the street to unit patios. The design utilizes landscape, grade, and architecture to provide a series of transitional elements to clearly delineate use and give a sense of protection from the street. Secondly, the design creates gathering spaces appropriate to the spaces they serve. On either side of the courtyard large glazed openings and landscape elements create a sense of continuity from interior to exterior.



EDG RESPONSE

STREET EDGE

"Special attention will be required in the development of the street edge... and the development of the courtyard"

The proposed design establishes a buffered edge that provides a sense of security and protection, while maintaining openness and porosity. See Appendix for full response.

RELEVANT DESIGN GUIDELINES: CS1.E.2, PL1.A.2, DC4.D

ARRANGEMENT OF USES

"Staff does not support the inclusion of private outdoor space in this area, as this will diminish the amount of shared open space available."

The appropriate mix of uses, provision of access, and scaling of space is absolutely critical to the success of the courtyard. The design proposes a mix of defensible, clearly delineated spaces, which will increase the likelihood of the courtyard being consistently and reliably activated. See Appendix for full response.

RELEVANT DESIGN GUIDELINES: CS1.C.2, PL1.B.1, PL3.B.4, DC1.A.4, DC3.A.1, DC3.B.1, DC3.B.4, DC3.C.2













COURTYARD AERIAL VIEW LOOKING SOUTHEAST



EDG RESPONSE

BICYCLE ACCESS

"Staff suggests a clear articulation of the cycling route ... and the development of a circulation path into the building and storage area that is specifically shaped and detailed to support ... needs of cyclists."

Bicycle access and amenities have been refined to ensure clarity and safety of access, beginning at the street edge, and ending at a generous bike maintenance and storage room inside the building. See Appendix for full response.

RELEVANT DESIGN GUIDELINES: CS1.C.2, PL2.A.2, PL4.B.1



COURTYARD VIEW FROM RAMP - LOOKING NORTH







STONE WAY SIDEWALK VIEW LOOKING NORTH



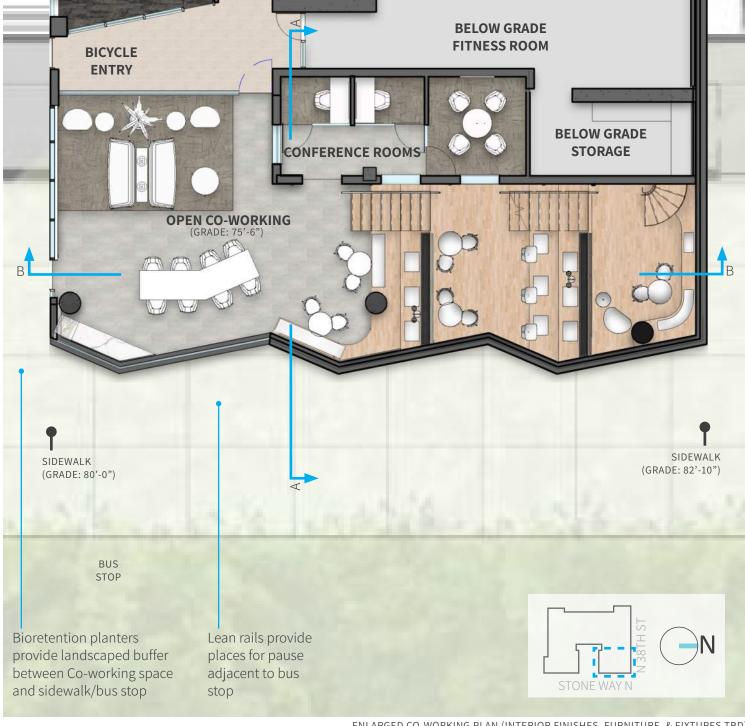






CO-WORKING

Ideal at the corner of Stone Way and 38th Street, a co-working amenity for building residents will provide activation and interest at this location by being accessible to residents for a wide window of time throughout the day. The interior stepped platforms and elevated mezzanine provide an attractive and interesting experience for residents and passersby, while bioretention planters provide more visual interest and a buffer between the sidewalk and co-working area.



ENLARGED CO-WORKING PLAN (INTERIOR FINISHES, FURNITURE, & FIXTURES TBD)



SECTION A-A. CO-WORKING SECTION VIEW LOOKING NORTH (INTERIOR FINISHES, FURNITURE, & FIXTURES TBD)











SECTION B-B. CO-WORKING SECTION VIEW LOOKING WEST (INTERIOR FINISHES, FURNITURE, & FIXTURES TBD)

EDG RESPONSE

STREET LEVEL POROSITY & VISUAL CONNECTION

"Explore additional porosity, alignment of interior floor levels with the sidewalk, and the programming of street edge areas with active uses."

The proposed design has been advanced to incorporate an interior design at the northeast co-working space that steps up along with exterior grade, providing enhanced visual connections. See Appendix for full response.

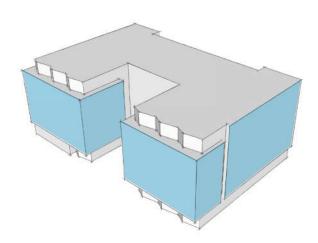
RELEVANT PRIORITY DESIGN GUIDELINES: CS1.C.2, CS2.B.2, PL3.B.4, DC1.A, DC3.A.1







'A' LANGUAGE ARTICULATION



In the carved mass conceptual diagram, the 'A' language facade articulation encompasses the outer skin or shell of the massing volume. This facade treatment utilizes a through-color panel. When this surface is interrupted, the 'B' language is revealed.

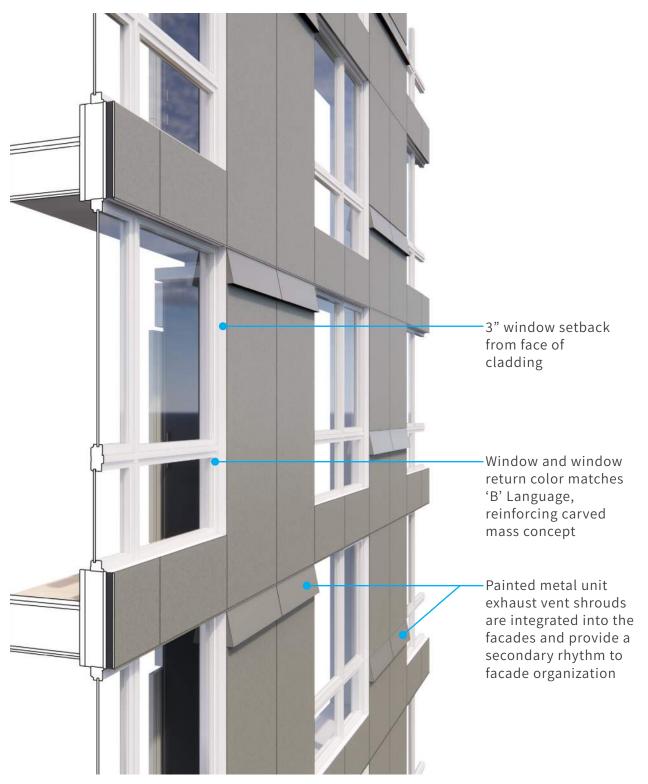


THROUGH-COLOR CEMENTITIOUS PANEL SWISS PEARL | VINTAGO | VI 100 | GRAY

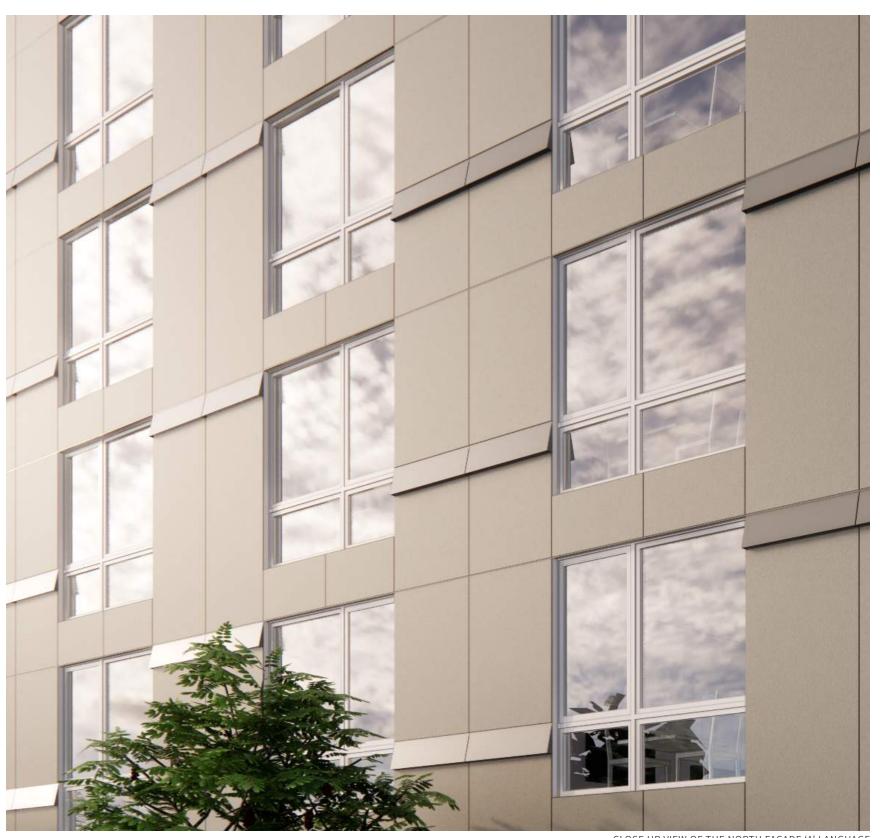


STONE WAY & 38TH ST LOOKING SOUTHWEST





An investment in recessed windows at the 'A' language provides shadow and depth along the primary Stone Way and 38th Street frontages while simultaneously reinforcing the carved mass concept. This detail also references the window setbacks common in the existing Stone Way Electric building.



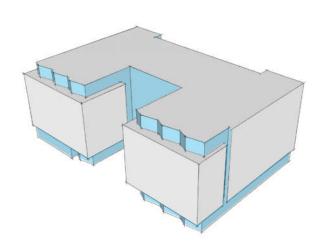
CLOSE UP VIEW OF THE NORTH FACADE 'A' LANGUAGE



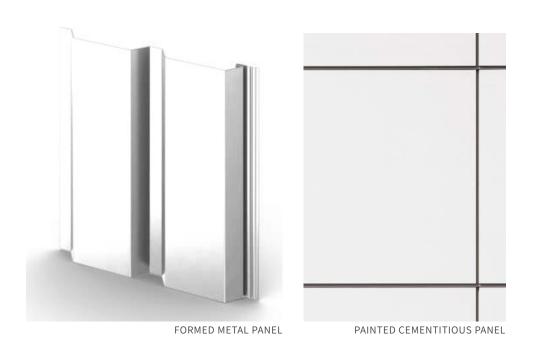




'B' LANGUAGE ARTICULATION



In the carved mass conceptual diagram, the 'B' language facade articulation occurs wherever the shell 'A' language is penetrated. This facade treatment incorporates windows, formed metal panel, and balconies to provide visual depth, texture, shadow, and a rhythmic vertical expression.





38TH ST & WOODLAND PARK AVE LOOKING SOUTHEAST





Formed metal panel and balcony expression creates a textured 'B' Language that contrasts the smoother 'A' Language

Tie-rod

Balcony with glass guardrail and painted aluminum . handrail

The smooth, painted cementitious panel located between windows reinforces the rhythmic vertical expression of the 'B' language—



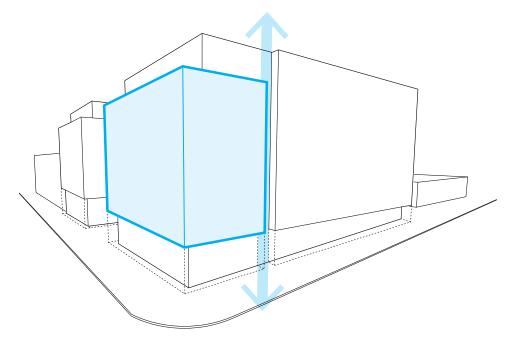
CLOSE-UP VIEW OF THE WEST FACADE 'B' LANGUAGE





CORNER EXPRESSION & BLANK FACADES

At the corner of Stone Way and 38th Street, the textural facade patterning subtly references the adjacent landmark structure's geometric concrete shell roof. This expression is repeated, in a subdued manner, on other facades to provide continuity and interest while the corner of Stone Way and 38th Street remains more visually prominent and provides a uniquely integrated experience for the neighborhood.



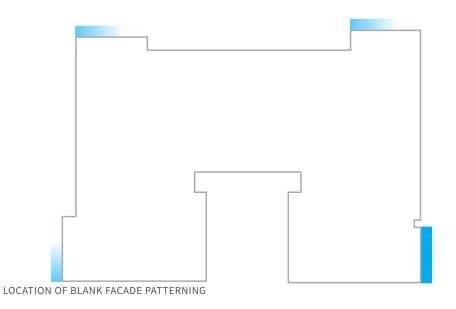
GASKET STRENGTHENS CORNER EXPRESSION



VIEW OF STONE WAY & 38TH AVE CORNER FROM NORTHEAST



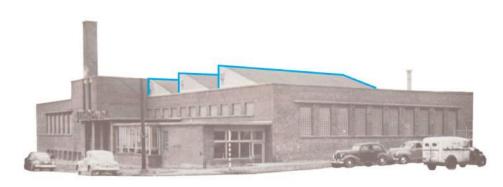




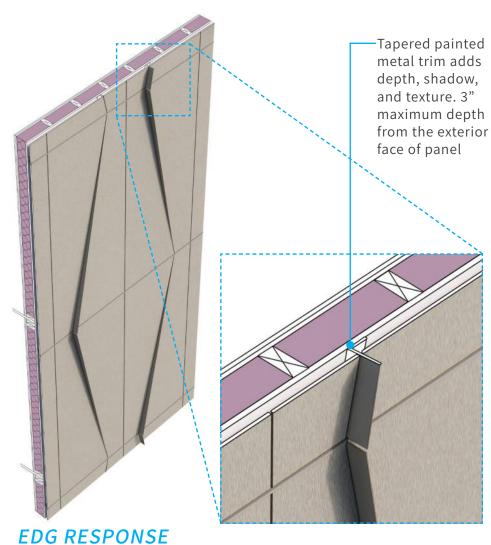




SHANNON & WILSON BUILDING DIAGONAL ROOF EXPRESSION



EXISTING BUILDING DIAGONAL MONITORS EXPRESSION



THE CORNER

"Modify the design to emphasize this corner through a significant architectural move that responds to nearby scale."

The provision of larger expanses of uninterrupted wall, at the corner of Stone Way and 38th Street and elsewhere, provides an opportunity to establish a textural patterning that responds to the existing context - i.e. the Shannon & Wilson folded plate roof, and the south-facing roof monitors of the Stone Way Electric Building. Angled cuts along the cladding panel, in combination with tapered fins, create a pattern of texture and shadow that is subtly referential to the existing forms - an expression that morphs and unfolds throughout the day, and the year.

RELEVANT DESIGN GUIDELINES: CS2.A.1, CS2.C.1, DC2.B.2, DC2.C.1







WEST FACADE

Designed in response to the adjacent landmarked structure, the proposed building pulls away from the west property line by between 10'-3" and 13'-4" at the 'B' Language. Large windows and balconies define this expression and provide visual interest to the facade. Providing compositional balance, the 'A' Language returns to bookend the 'B' Language with a calmer, textured expression. Further points of interest to the 'A' Language include the blank facade patterning and introduction of a vine facade system. In total, these languages and points of interest provide a subtle reference to the adjacent landmarked structure.



N 38TH ST & WOODLAND PARK AVE N LOOKING EAST









VINE FACADE INSPIRATION

EDG RESPONSE

WEST FACADE & NEIGHBORING LANDMARK

"Develop a more carefully crafted design response"

Because the west façade of the proposed project will serve as a long-term backdrop for the landmarked Shannon & Wilson building, the design has been crafted to be simple, ordered, textural, and elegant. By no means does this project want to upstage or detract from the unique modernist structure of the Shannon & Wilson building. Rather, the design is quietly referential to the Shannon & Wilson's modernist aesthetic. See Appendix for full response.

RELEVANT DESIGN GUIDELINES: CS2.D.5, CS3.A.1, CS3.B.1, DC2.B.1, DC2.B.2, DC2.C.3

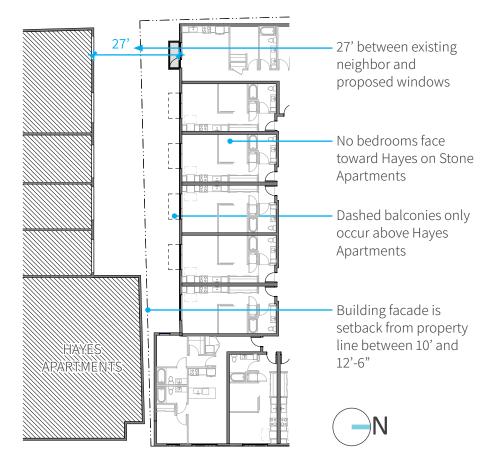
FACADE PATTERNING AT WEST FACADE





SOUTH MASSING SETBACK

Abutting the Hayes Apartment building to the south, the proposed design minimizes the amount of blank facade at the south property line while rationalizing the overall carved mass volume and maintaining a continuous street frontage along Stone Way. The return of the blank wall patterning provides visual interest at this minimized condition.

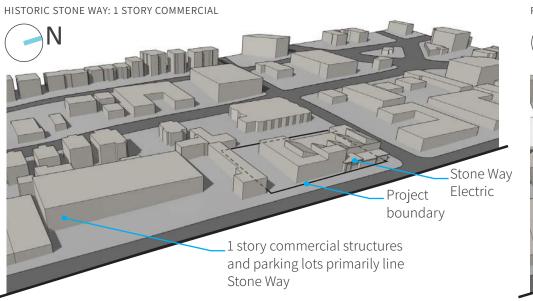


TYPICAL UNIT LEVEL FLOOR PLAN AT SOUTH PROPERTY LINE

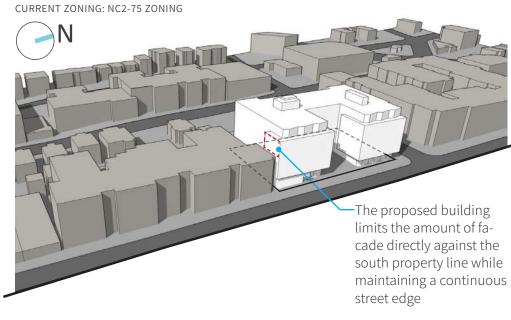


STONE WAY LOOKING NORTH











STONE WAY LOOKING NORTH

EDG RESPONSE

SOUTH MASSING TRANSITION

"Although the site to the south has also been rezoned to NC2 with a 75-foot height limit, existing development is at a significantly smaller scale and an appropriate transition or compliment is needed.

Provide privacy studies demonstrating the location of windows and relation to windows of adjacent buildings."

As the proposed building transitions to the lower structure of the Hayes to the south, the design employs two moderating gestures. First, the great majority of the southern façade is pulled away from the south property line by between 10'-0" and 12'-6", providing relief to the adjacent structure, and the opportunity to provide fenestration along that façade. This setback, in combination with the setback of the existing building to our south, results in a total separation of approximately 27 feet. The second gesture takes that portion of the massing that is abutting the property line, and voluntarily lowers it by a story, reducing the impact of the taller zoning, and connecting the upper level setbacks along Stone Way N with the setback at the south property line.

Privacy is addressed through, first, the 27 foot separation between buildings. Additionally, the design of units has been carefully considered to eliminate any bedrooms facing the Hayes. Finally, the provision of balconies at the units above the Hayes interrupts views up and down.

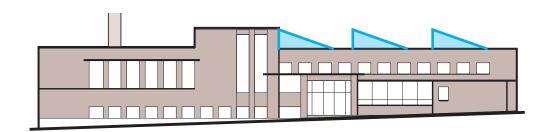
RELEVANT DESIGN GUIDELINES: CS1.B.2, CS2.D.5, DC2.A.1, DC2.A.2, DC2.C.3

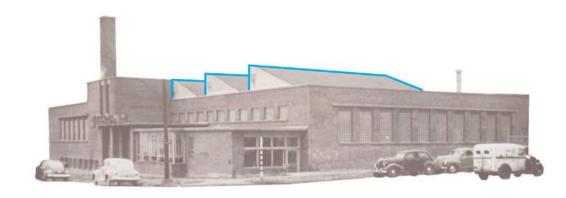




STONE WAY UPPER LEVEL SETBACKS

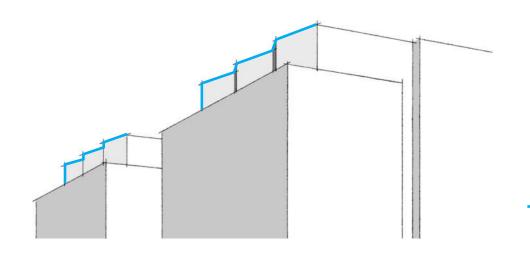
South-facing roof monitors in the Stone Way Electric building create a distinctive, serrated profile against the sky. The proposed design echoes this form through a faceted setback at Level 8 along Stone Way, which reduces the perceived mass of the building, and directs views toward Lake Union and Downtown. The faceting is also incorporated at the ground level, establishing a more dynamic and generous public realm. While the facets at the top vs the bottom of the building are distinct in character and materiality, due to their different uses and adjacencies, they combine to create a unified expression that enhances the carved mass design concept.

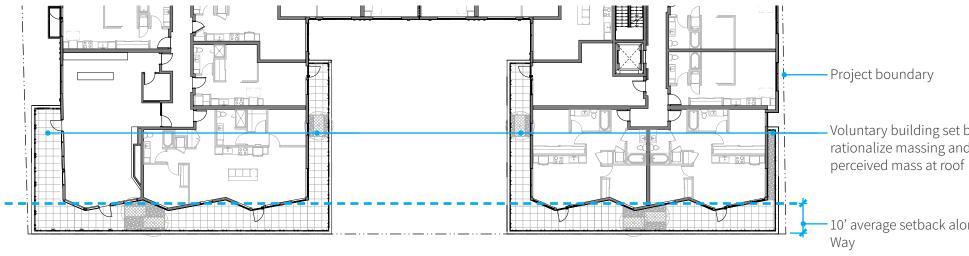






STONE WAY N & N 38TH ST LOOKING SOUTHWEST





Voluntary building set back to rationalize massing and reduce

10' average setback along Stone



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MATERIAL BOARD



BRICK | NORMAN | ENDICOTT | MANGANESE IRONSPOT HTTPS://ENDICOTT.COM/COLORS.HTML



THROUGH-COLOR CEMENTITIOUS PANEL | SWISS PEARL | VINTAGO | VI 100 | GRAY
HTTPS://WWW.SWISSPEARL.COM/PRODUCTS/NEW-PRODUCTS/SWISSPEARL-LARGO-VINTAGO/



PAINTED CEMENTITIOUS PANEL | HARDIE REVEAL | 'PURE WHITE' - SHERWIN WILLIAMS 7005 HTTPS://WWW.JAMESHARDIEPROS.COM/PRODUCTS/HARDIE-REVEAL-PANEL-SYSTEM



PROFILED METAL PANEL | BERRIDGE | B-6 PANEL | WHITE

HTTPS://WWW.BERRIDGE.COM/PRODUCTS/FASCIA-WALL-AND-SOFFIT-PANELS/B-6-PANEL/



ALUMINUM WINDOW SYSTEM & METAL WALL PANEL | ARCADIA | LIGHT BRONZE HTTPS://ARCADIAINC.COM/PRODUCTS/WINDOWS/T200-SERIES-THERMAL/





VINYL WINDOW SYSTEM | VPI | WHITE

HTTPS://WWW.VPIWINDOWS.COM/ENDURANCE-SERIES.PHP



ALUMINUM CURTAIN WALL WINDOW SYSTEM | ARCADIA | SILVER

HTTPS://ARCADIAINC.COM/PRODUCTS/CURTAIN-WALL-T500/T500-SSG-CLAD-WALL-CASSETTE-SYSTEM/



ALUMINUM STOREFRONT WINDOW SYSTEM | ARCADIA | SILVER

HTTPS://ARCADIAINC.COM/PRODUCTS/WINDOWS/T200-SERIES-THERMAL/



PAINTED BRAKE METAL \mid 'ADAPTIVE SHADE' - SHERWIN WILLIAMS 7053

NO PRODUCT INFO

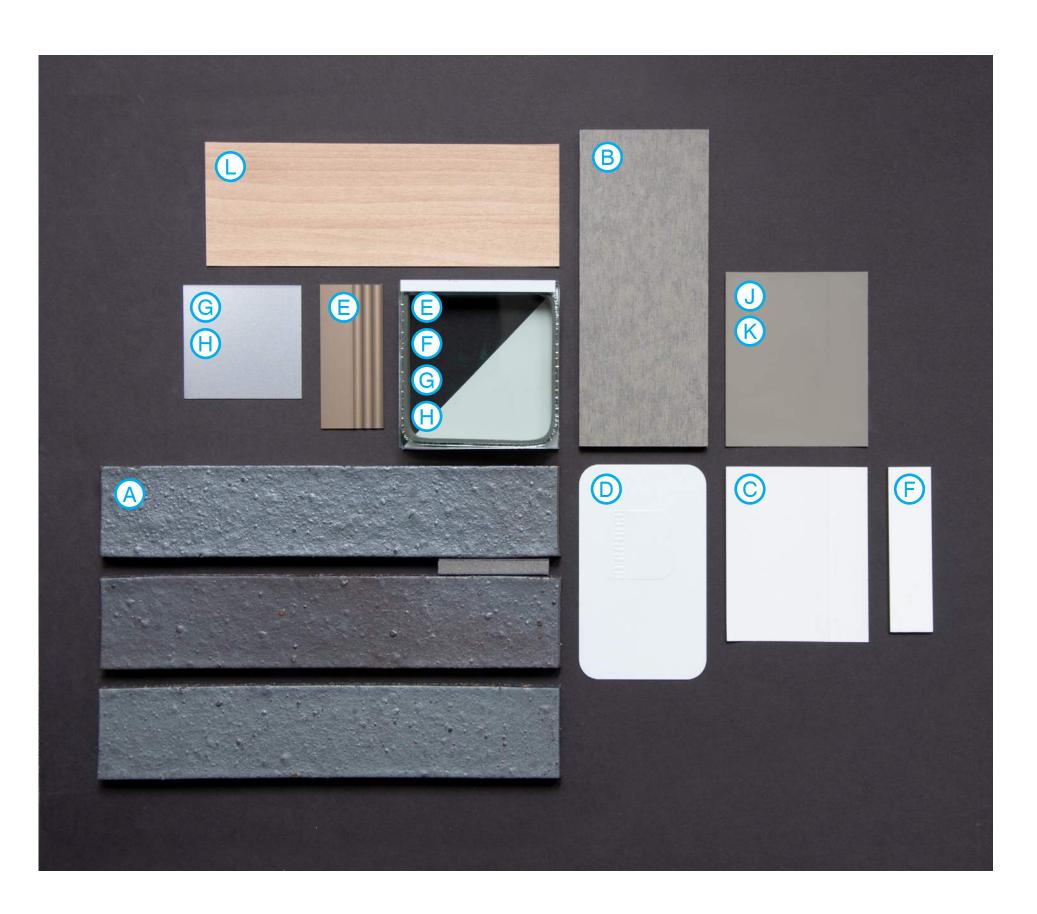


PAINTED CEMENTITIOUS PANEL | HARDIE PANEL VERTICAL SIDING | 'ADAPTIVE SHADE' - SW 7053

HTTPS://WWW.JAMESHARDIEPROS.COM/PRODUCTS/HARDIEPANEL-VERTICAL-SIDING

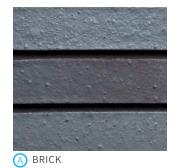


WOOD LOOK METAL T&G SOFFIT PANEL | COLOR TO MATCH INTERIOR PRODUCT APPLICATION HTTPS://KOROSEAL.COM/PRODUCTS/WALLCOVERINGS/TIMBERLINE/WHITE-OAK

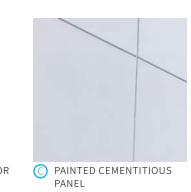












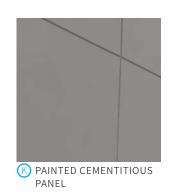








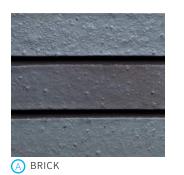




















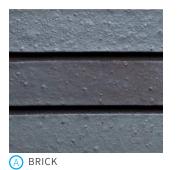




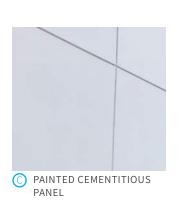










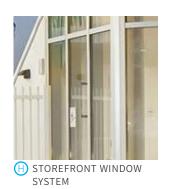








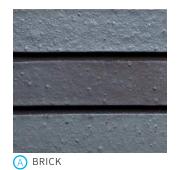












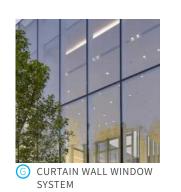




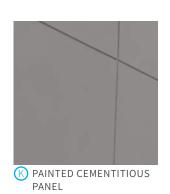




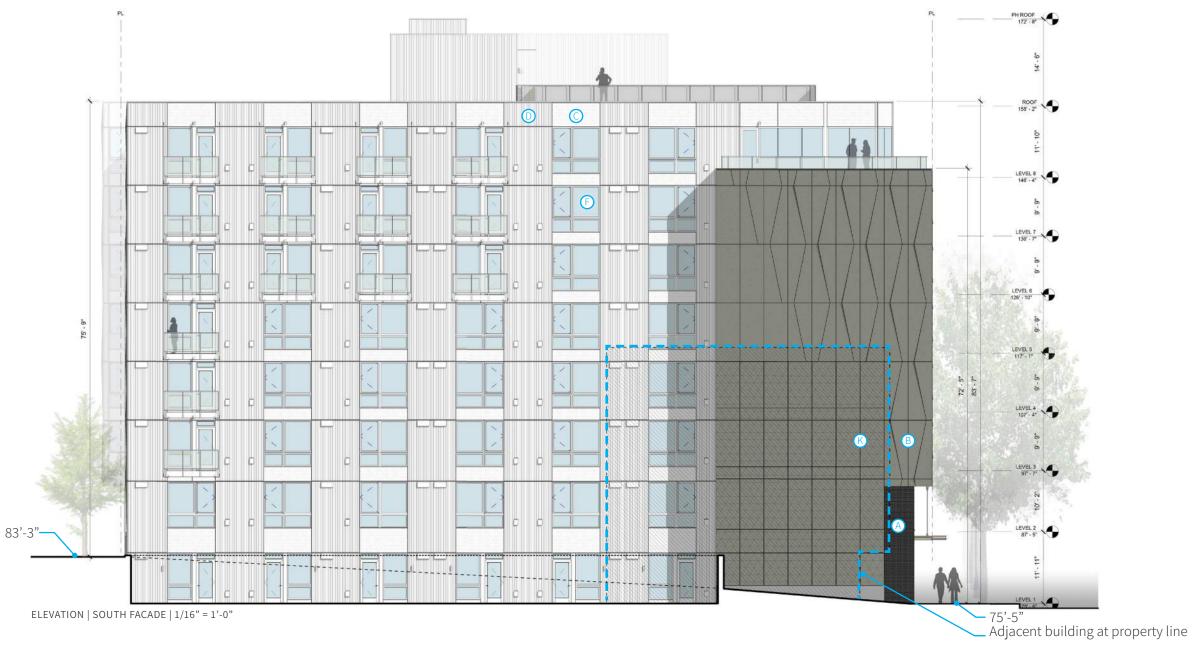






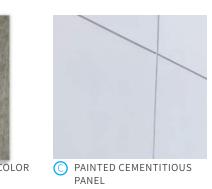


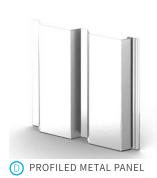










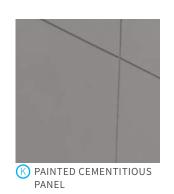












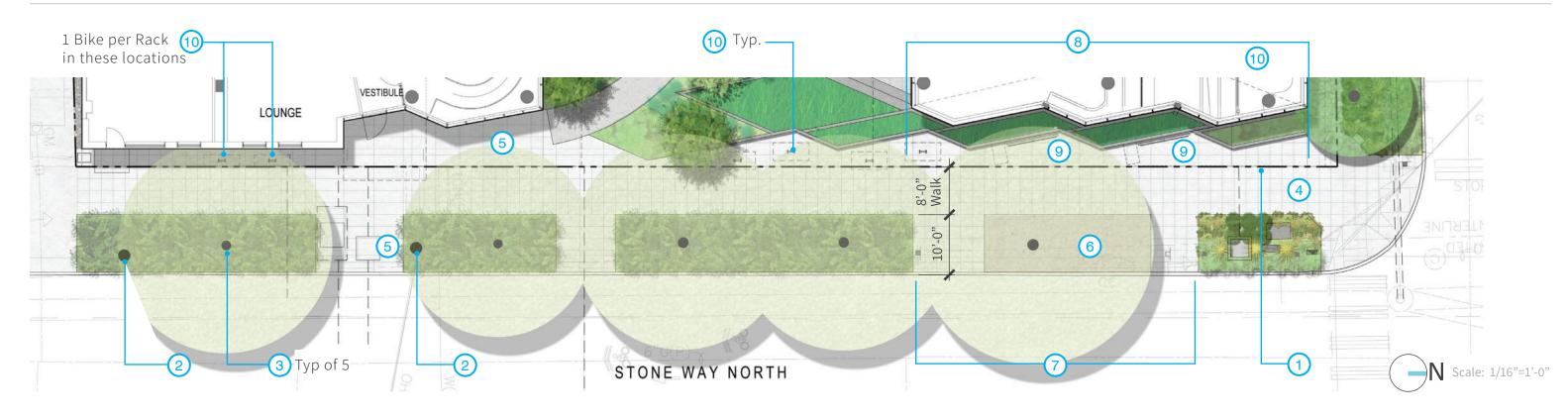


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NUMBERED NOTES

- 1 Property Line
- 2 Exist. Power Pole to remain
- (3) Exist. Norway Maple Tree to remain
- (4) Conc. Paving w/2'x2' Sawcut Scoring
- (5) Conc. Paving w/2'x4' Sawcut Scoring
- (6) Flexible Porous Surfacing
- 7 Route 62 Bus Loading/Unloading Zone
- 8 Covered Bus Stop Waiting Area
- 9 New Lean Rail
- 10 Bike Rack 6 Total for (10) Short Term Bike Parking Spots

HARDSCAPE MATERIALS



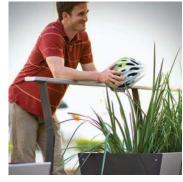
Conc. Paving w/ Sawcut Scoring



Flexible Porous Surfacing



Rack by Sportworks



'Westport No Scratch' Bike 8' Long Lean Rail w/ Rail Top

STONE WAY N STREETSCAPE IMPROVEMENT

The conservation of 5 existing, mature Norway Maples and the incorporation of a bus stop for Route 62 are two major factors driving the streetscape design along Stone Way. Careful grading and placement of hardscape - as well as thoughtful root protection measures - are steps the project is taking to ensure the health of the trees. The bus stop - currently a curbside concrete slab- will be enhanced to include leanrails and bike racks underneath the protection of the building overhang. Flexible porous surfacing will protect the tree roots from compaction from the foot traffic between the front and rear bus loading zones.



Massing of 'Ice Dance' Sedge under Existing Trees





HARDSCAPE MATERIALS



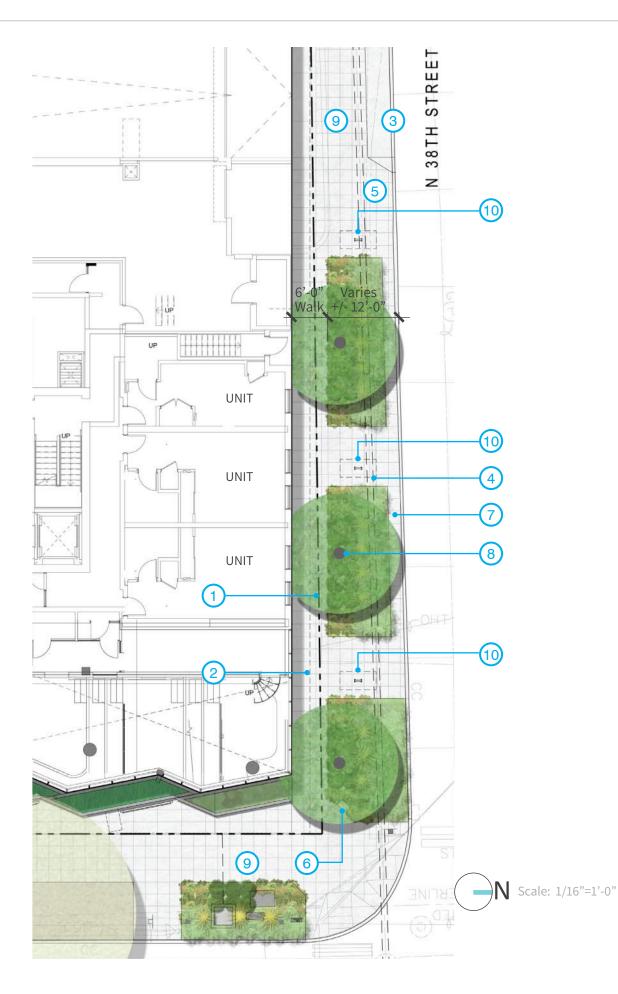


Conc. Paving w/ Sawcut Scoring

'Westport No Scratch' Bike Rack by Sportworks

NUMBERED NOTES

- 1 Property Line
- 2 Building Overhang
- (3) Driveway, per Civil
- 4 12" Storm Line
- (5) Trash/Recycling Staging Area
- (6) Relocated USPS Mail Box
- 7 24" Wide Parking Walk Off
- 8 New Street Trees, Typ of 3: 3" Cal. Quercus rubra/ Northern Red Oak
- 9 Conc. Paving w/2'x2' Scoring
- 10 Bike Rack 3 Total for (6) Short Term Bike Parking Spots



N 38TH ST STREETSCAPE IMPROVEMENT

Along 38th st (3) new Northern Red Oaks are being provided as street trees within a wide planter strip. The placement of the 6' clear sidewalk partially on private property is due to the existence of a 12" combined sewer line that roughly parallels the curb, preventing placement of the trees 3' off the back of curb as is typical. The project team has collaborated with SDOT through the SIP process to acheive this solution.

PLANTING CHARACTER





Quercus rubra / Red Oak





Anemone x hybrida 'Honorine Jobert' / Anemone

Anemanthele lessoniana Pheasant's Tail Grass



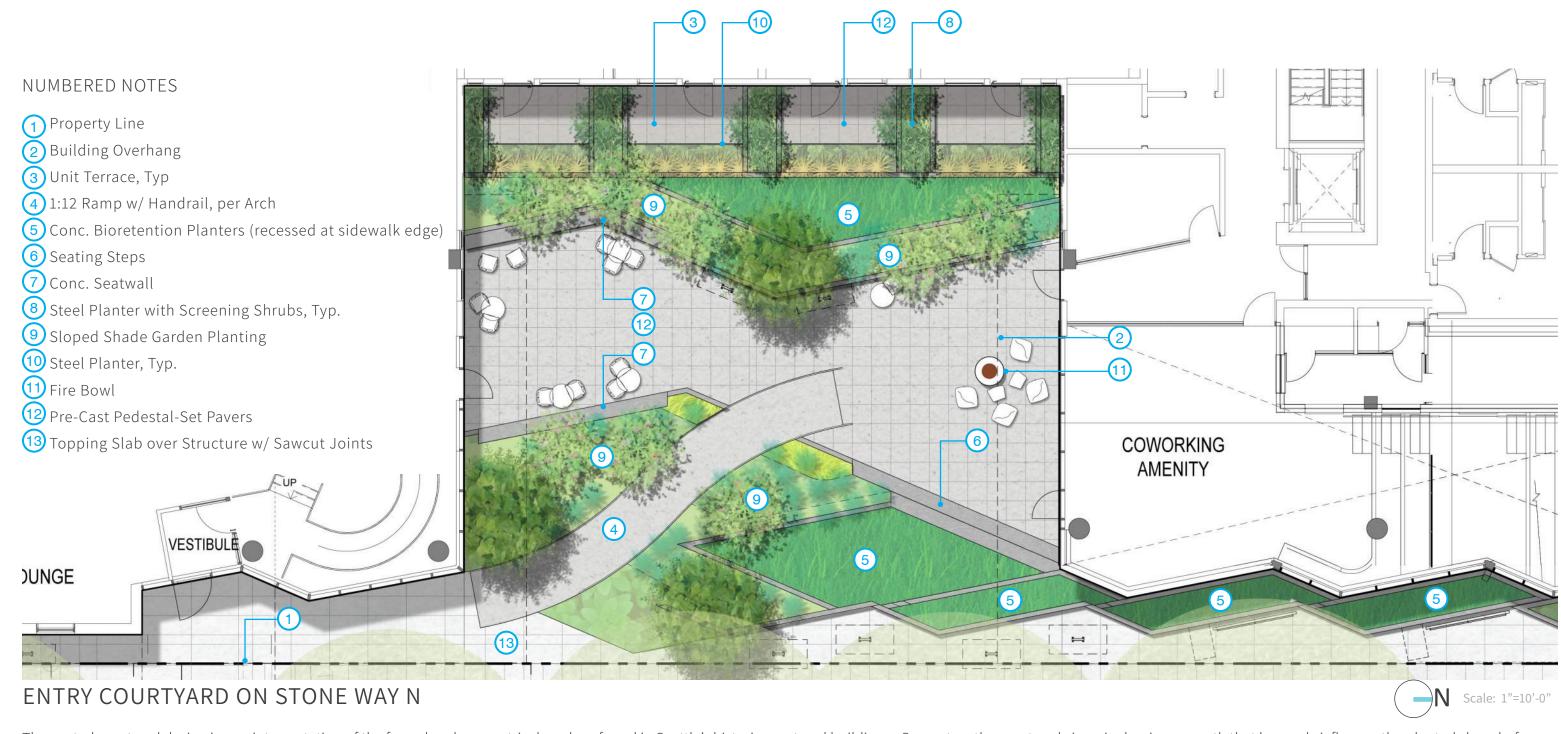


Spiraea betulifolia 'Tor' Ilex crenata 'Soft Touch'Soft Touch Compact Japanese Holly Tor Birchleaf Spiraea

Lonicera pileata Boxleaf Honeysuckle





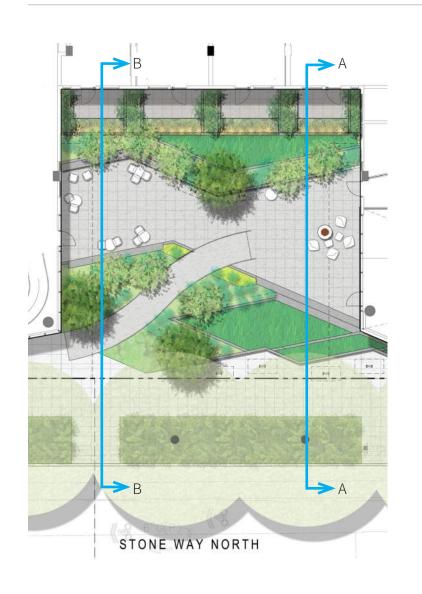


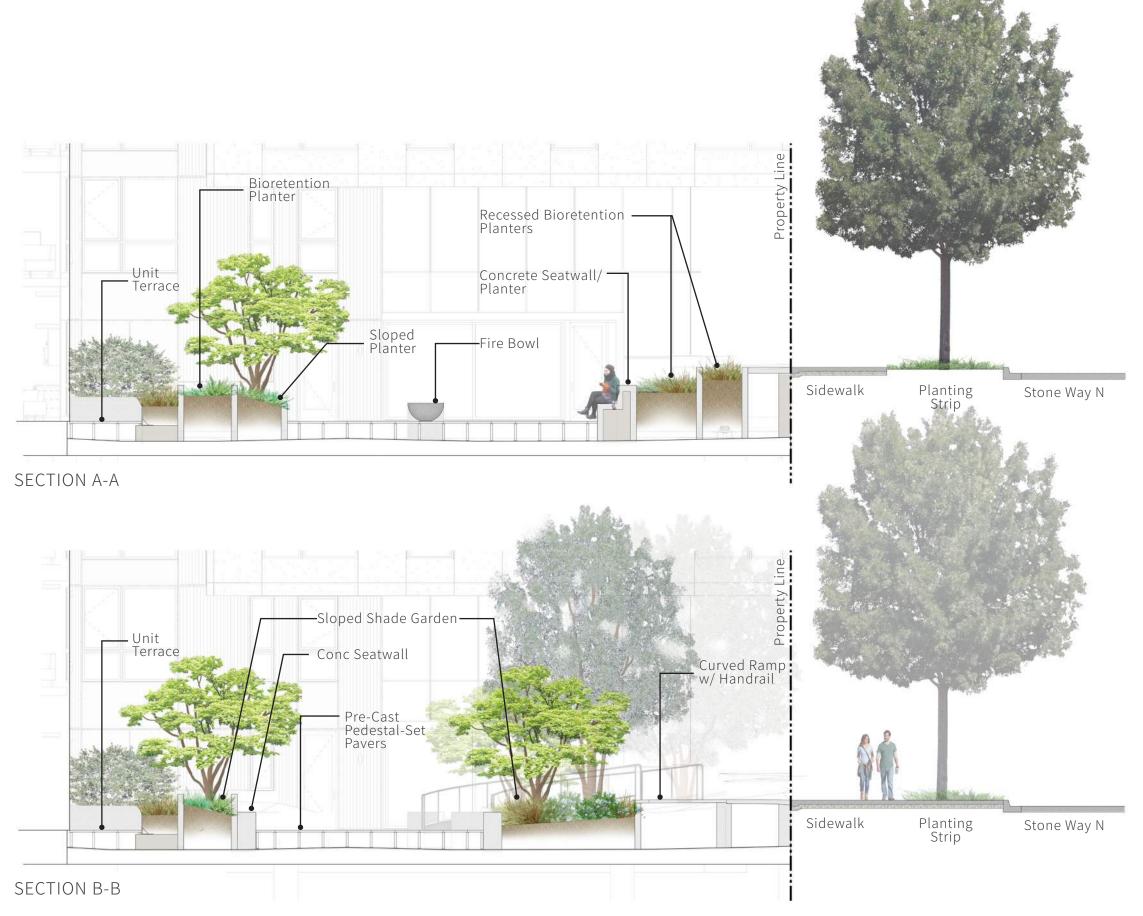
The central courtyard design is a re-interpretation of the formal and symmetrical gardens found in Seattle's historic courtyard buildings: One enters the courtyard via a single, sinuous path that hovers briefly over the planted slope before alighting at the courtyard level. The path serves as both accessible entry and direct access to the bike room for building residents. A fire feature creates a warm and inviting glow at the base of the curved path, activating the courtyard yearround. Angled planterwalls reflect the faceted angles of the building along Stone Way, and create multiple seating alcoves for visitors and residents alike. Two distinct gathering areas are defined by the curved path, carved out of lush and layered shade garden plantings. Seatwall forms extend the coworking space outdoors to provide casual seating for work and socializing. This, along with generous glazing create a strong indoor/outdoor connection.

The seasonal uptake and movement of stormwater is on display in several areas. Terraced bioretention planters take up the several feet of grade change as a backdrop for the seating steps, providing edge protection while keeping views open from the sidewalk and bus stop. The planters are recessed and step down with the natural grade, creating a foreground of green for the building instead of the usual tall bioretention walls. Conversely, a sloped planter at seatwall height slopes up to a bioretention planter edge at the back of the courtyard -- providing robust buffer with a foreground of ferns and shade perennials. Small and medium-scale trees provide seasonal interest, and will be limbed up to maintain clear sightlines throughout the courtyard for safety.



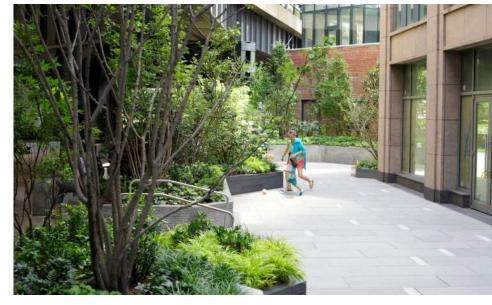












Lush and Successful Recessed Courtyard Gardens





Dynamic Forms, Fluid Circulation and Clean Materiality





Intimate Gathering Spaces



COURTYARD TREES



Stewartia monadelpha Tall Stewartia (Spring/Summer)



(Fall)



(Winter)

UNDERSTORY FERN + GOUNDCOVER MIXES



Dryopteris erythrysora Autumn Fern



Polystichum makinoi Makino's Holly Fern



Polystichum setiferum Soft Shield Fern



Mahonia eurybracheata Soft Caress Mahonia



Thuidium delicatulum Fern Moss



Hypnom imponens Sheet Moss



Acer circinatum Vine Maple



Blechnum spicant



Deer Fern



Asarum caudatum Wild Ginger



Blechnum spicant Deer Fern





Gaultheria procumbens Creeping Wintergreen



Oxalis oregana Redwood Sorrel





Tellima grandiflora Fringecup



Lizula nivea Snowy Woodrush



BIORETENTION PLANTING AT SIDEWALK EDGE



Acorus gramineus 'Ogon' Golden Sweetflag



Sisrinchyium californicum Yellow-eyed grass

BIORETENTION PLANTING MIX (INTERIOR)



Carex obnuta SloughSedge



Matteuccia struthiopteris Ostrich Fern

UNDERSTORY GOUNDCOVER MIXES



Aruncus aethusifolius Dwarf Korean Goatsbeard



Astrantia major 'Alba' White Masterwort



Hydrangea quercifolia 'Pee Wee' Dwarf Oakleaf Hydrangea



Helleborous orientalis Lenten Rose



Polystichum neolobatum Asian Saber Fern

PLANTING AT UNIT TERRACES







Sarcoccoca orientalis Christmas Box



Carex testacea Orange Sedge

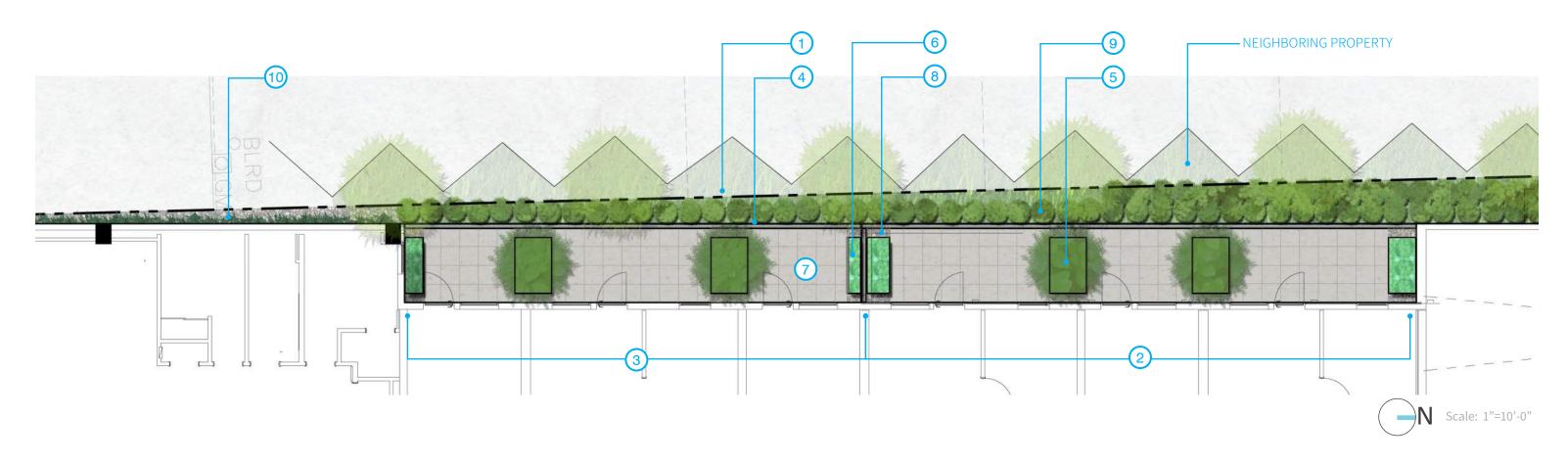


Vaccinium glauco album Himalayan Huckleberry



Cornus x sericea 'Bailhalo' Variegated Redtwig Dogwood





NUMBERED NOTES

- 1 Property Line
- 2 At Grade Unit Terrace
- 3 Below Grade Unit Terrace
- 4) 6' High Privacy Fence
- (5) 3' High Pre-Manufactured Tree Planter w/ Small Tree, Shubs and Groundcover
- 6 2' High Pre-Manufactured Planter w/ Shubs and Groundcover
- 7 Pre-Cast Pedestal-Set Pavers
- (8) Cobble Surfacing
- 9 Evergreen Hedge
- (10) Climbing Vine at West Wall

PLANTING CHARACTER

ACCENT TREE



Styrax obassia Fragrant Styrax

PLANTING AT UNIT TERRACES



Dwarf'/ Jap Pittosporum





Cornus x sericea 'Bailhalo' Variegated Redtwig Dogwood



Vaccinium glauco album Himalayan Huckleberry

EVERGREEN HEDGE & GROUNDCOVER AT PROPERTY LINE



Prunus laurocerasus 'Schipkaensis'/Cherry Laurel



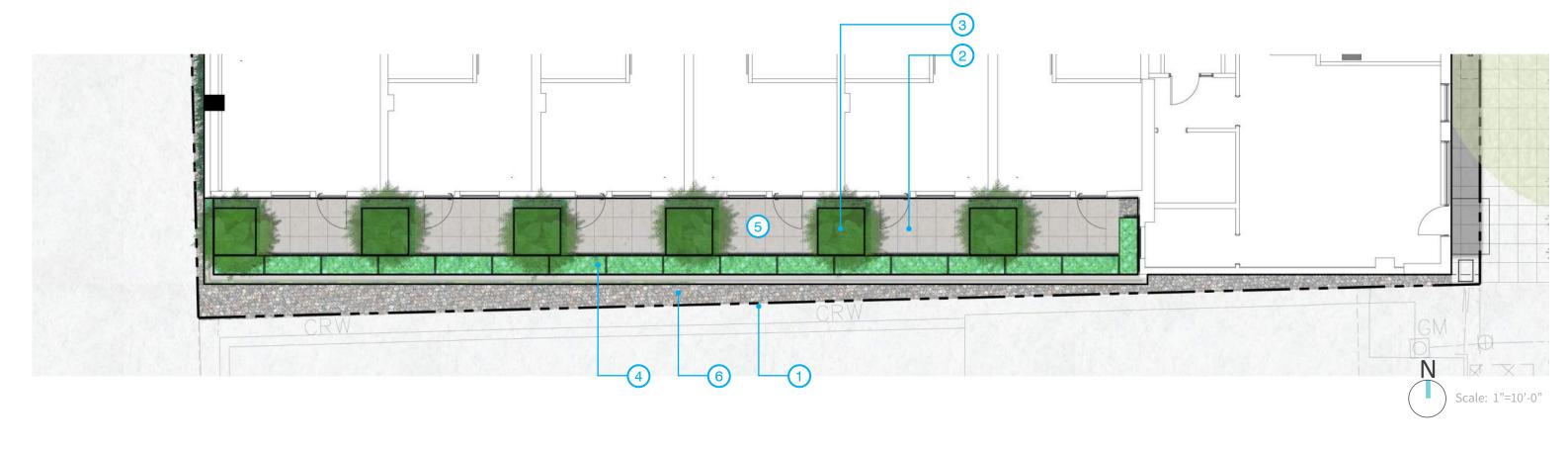
Carex morrowii 'Ice Dance' Ice Dance Sedge

CLIMBING VINE



Clematis armandii Evergreen Clematis





NUMBERED NOTES

- 1 Property Line
- 2 Unit Terrace
- 3 3' High Pre-Manufactured Tree Planter w/ Small Tree, Shrubs and Groundcover
- 4 2' High Pre-Manufactured Planter w/ Evergreen Shrubs and Vine
- 5 Pre-Cast Pedestal-Set Pavers
- 6 Cobble Surfacing

HARDSCAPE MATERIALS



Pre-Manufactured Planter

PLANTING CHARACTER

ACCENT TREE AND SHADE PLANTING AT TREE PLANTER



Cornus x 'Venus' Venus Dogwood



Frost' / Jack Frost Brunnera



Pachysandra terminalis 'Silver Edge'/ Japanese Spurge



Helleborous orientalis Lenten Rose



Polystichum neolobatum Asian Saber Fern

EVERGREEN HEDGE



Viburnum davidii David's Viburnum

VINE



Hydrangea anomala petiolaris Climbing Hydrangea



PLANTING CHARACTER

NUMBERED NOTES

- 1 Property Line
- 2 Building Parapet
- 3 Amenity Terrace
- 4 Unit Terrace, typ
- 5 3' High Pre-Manufactured Tree Planter w/Small Tree and Groundcover
- 6 Pre-Cast Pedestal-Set Pavers
- 7 Cobble Surfacing
- 8 Screen Panel, typ



Magnolia stellata 'Royal Star' Royal Star Magnolia



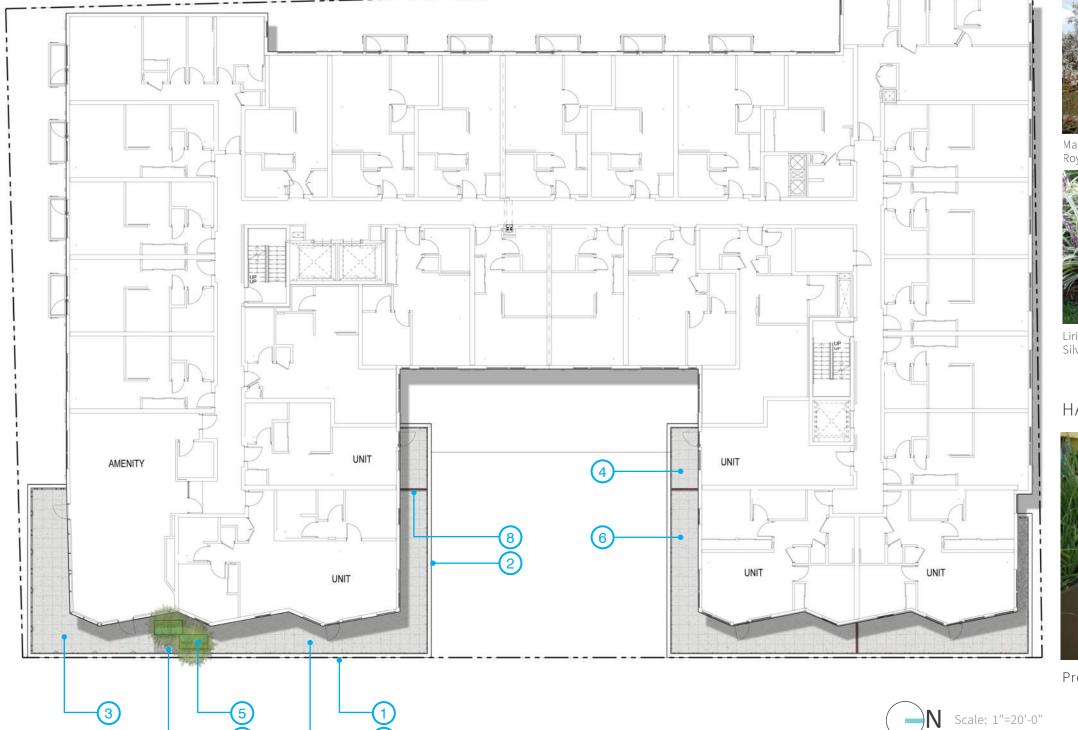
Liriope 'Silver Dragon' Silver Dragon Lily Turf

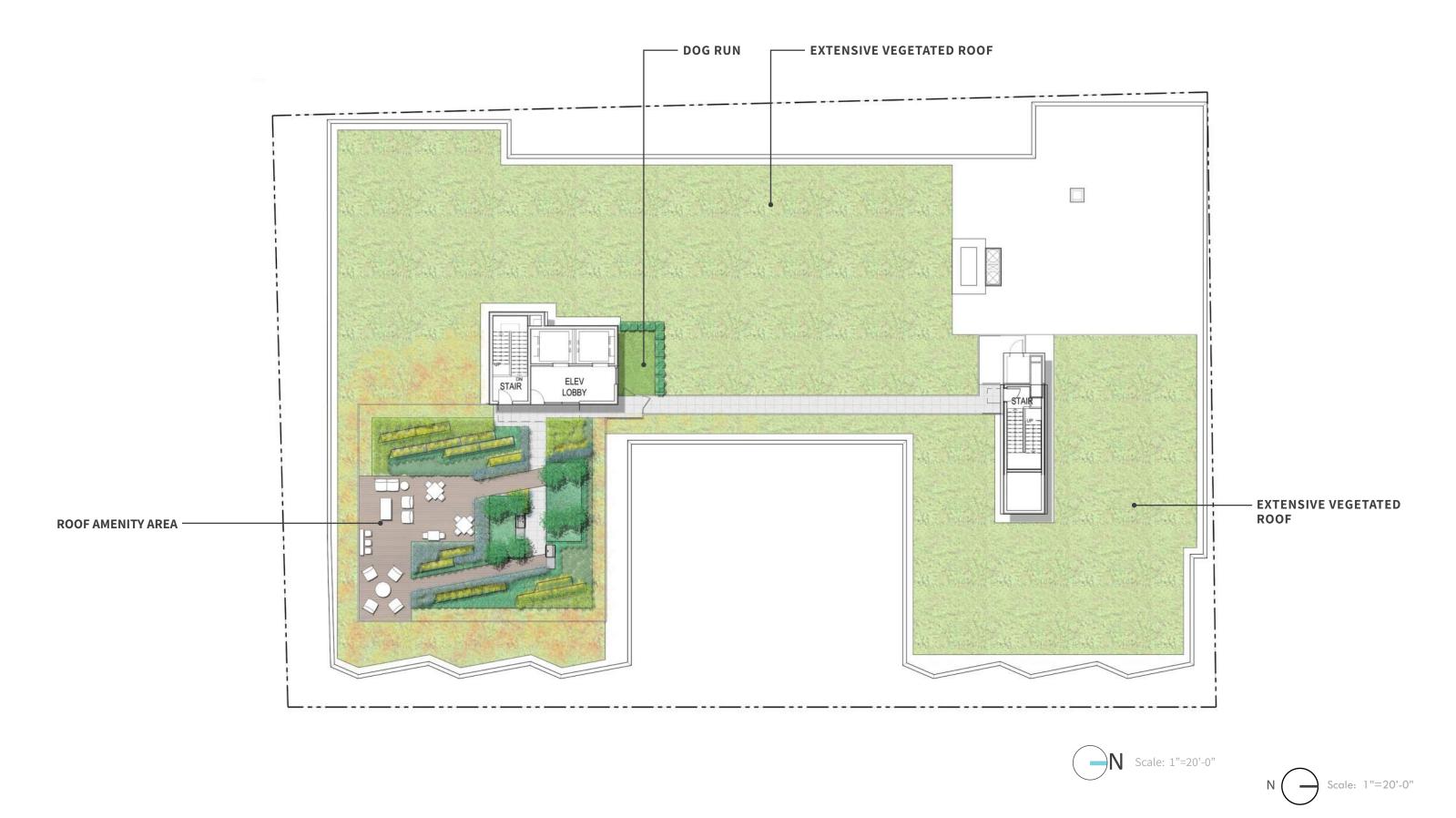
HARDSCAPE MATERIALS

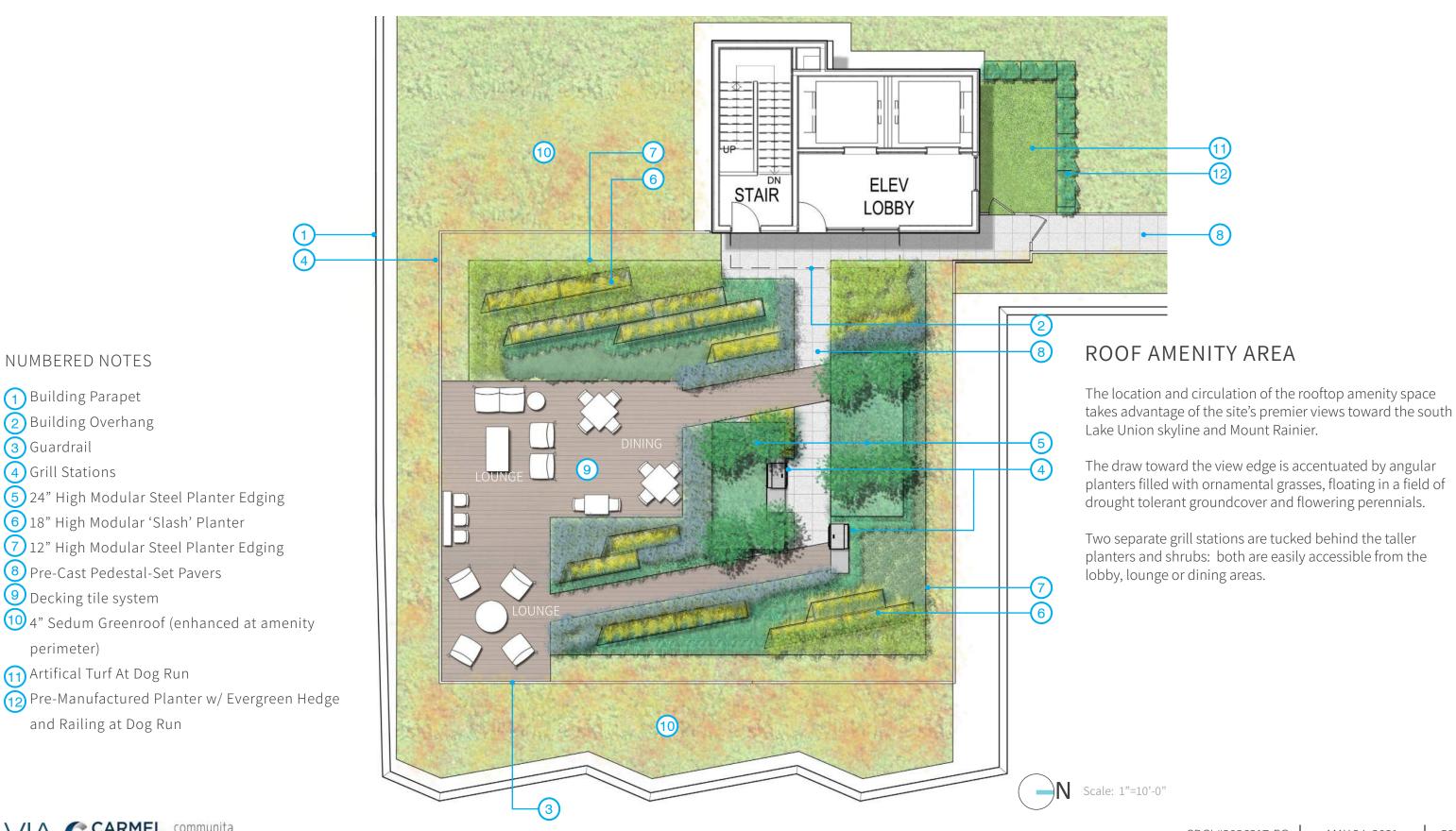


Pre-Manufactured Planter









NUMBERED NOTES

1 Building Parapet

3 Guardrail

4 Grill Stations

2 Building Overhang

(5) 24" High Modular Steel Planter Edging

7 12" High Modular Steel Planter Edging

10 4" Sedum Greenroof (enhanced at amenity

6 18" High Modular 'Slash' Planter

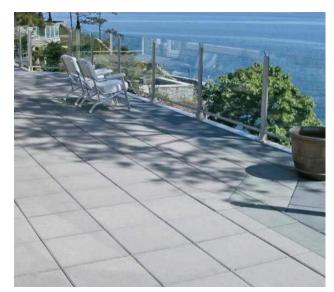
8 Pre-Cast Pedestal-Set Pavers

Decking tile system

(11) Artifical Turf At Dog Run

and Railing at Dog Run

perimeter)



Pre-Cast 2x2 Conc. Pavers (Color: Natural Grey)



Decking Tile System



Grill Stations: Modular Aluminum System



Artificial Turf Dog Run



Modular Steel Planterwall System (Painted to match Architecture)



'SLASH' Fiberglass Planter System by Tournesol (Color: Charcoal)



Fiberglass Planters at Dog Run and Unit Terraces (Color: Charcoal)

SHRUBS, PERENNIALS AND GRASSES



Arbutus unedo 'Compacta' Dwarf Strawberry Tree



Festuca amethystina 'Superba' Purple Tufted Fescue



Sesleria autumnalis 'Campo Azul'/ Blue Moor Grass



Hebe pinguifolia 'Sutherlandii' Sutherland Hebe



Schizachyrium scoparium 'The Blues'/ Little Bluestem



Lonicera nitida 'Twiggy' Twiggy Boxleaf Honeysuckle

GROUNDCOVER



Arctostaphylos uva-ursi Kinnickinnick



Fragaria chiloensis 'Lipstick' Lipstick Sand Strawberry



Ceanothus 'Point Reyes' Point Reyes Ceanothus



Calluna vulgaris 'Spring Torch' Spring Torch Heather

PERENNIALS MIX



Agastache rupestris Licorice Mint



Linum lewisii var. Lewisii Blue Flax



Achillea millefolium 'Calistoga' Calistoga Yarrow



Penstemon hirsutus Hairy Penstemon





pimelea prostrata Creeping Rice Flower



Helichrysum thianschanicum Silver Curry Bush



Gaura ' Intermountain Beauty' Beeblossom

PRE-GROWN SEDUM MAT (4" GREENROOF)



PLUG MIX (ENHANCED GREENROOF AREA)



Antennaria rosea Rosy Pussytoes



Prairie Junegrass



Phlox subulata 'Snowflake' Snow-Phlox subulata 'Apple Blossom' flake Creeping Phlox Apple Blosssom Creeping Phlox



LEVEL 1 & 2











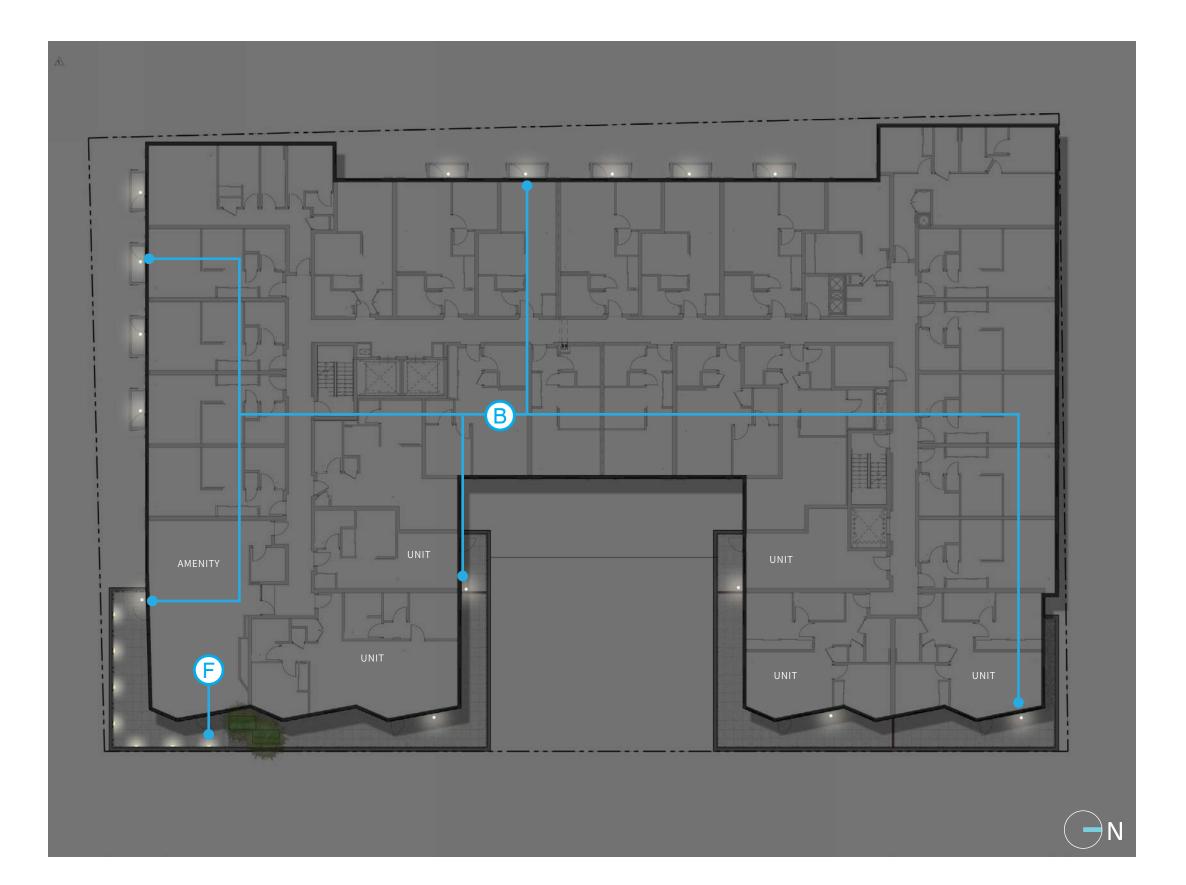








LEVEL 8

















ROOF





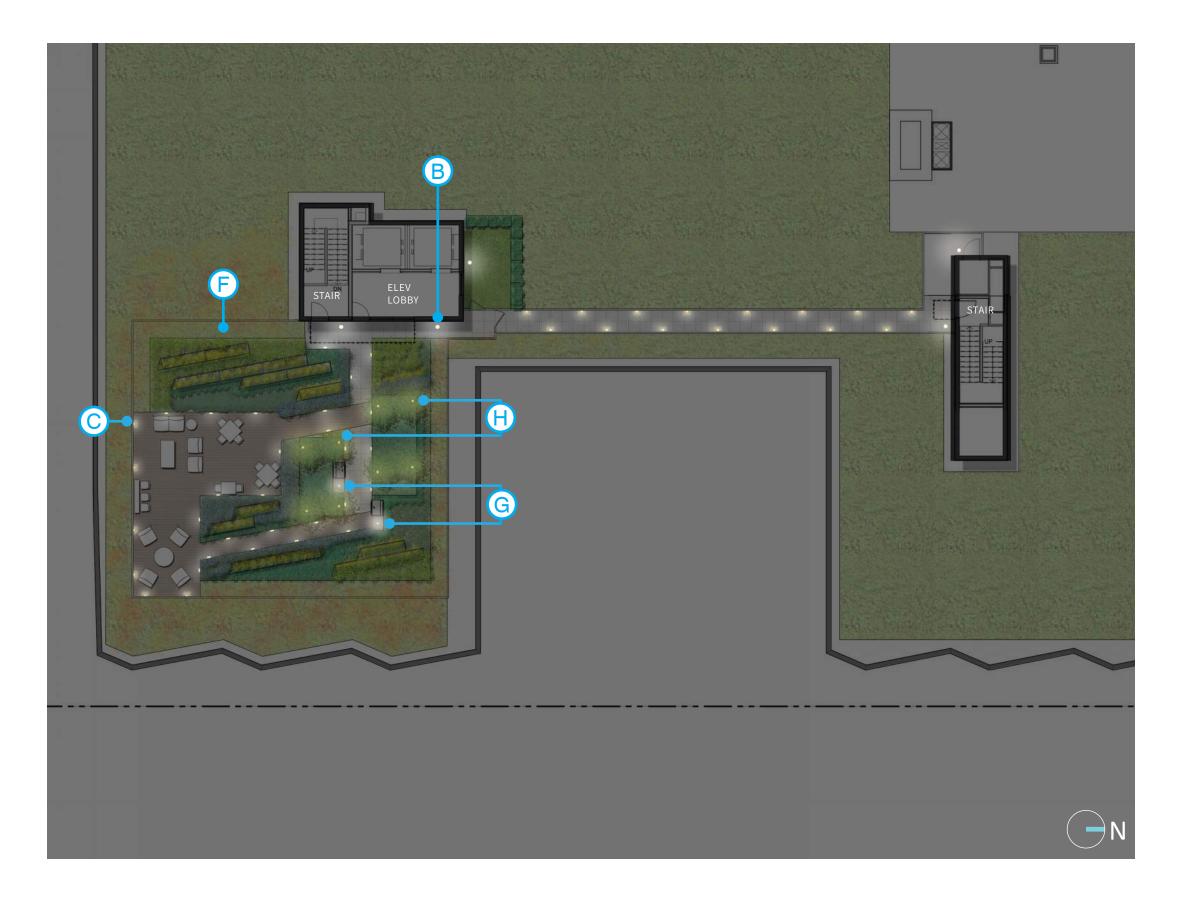














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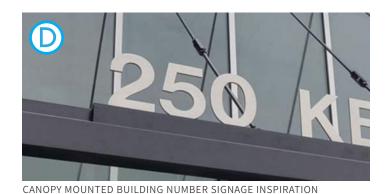


WALL MOUNTED BUILDING SIGNAGE INSPIRATION

WALL MOUNTED BUILDING SIGN PANEL INSPIRATION

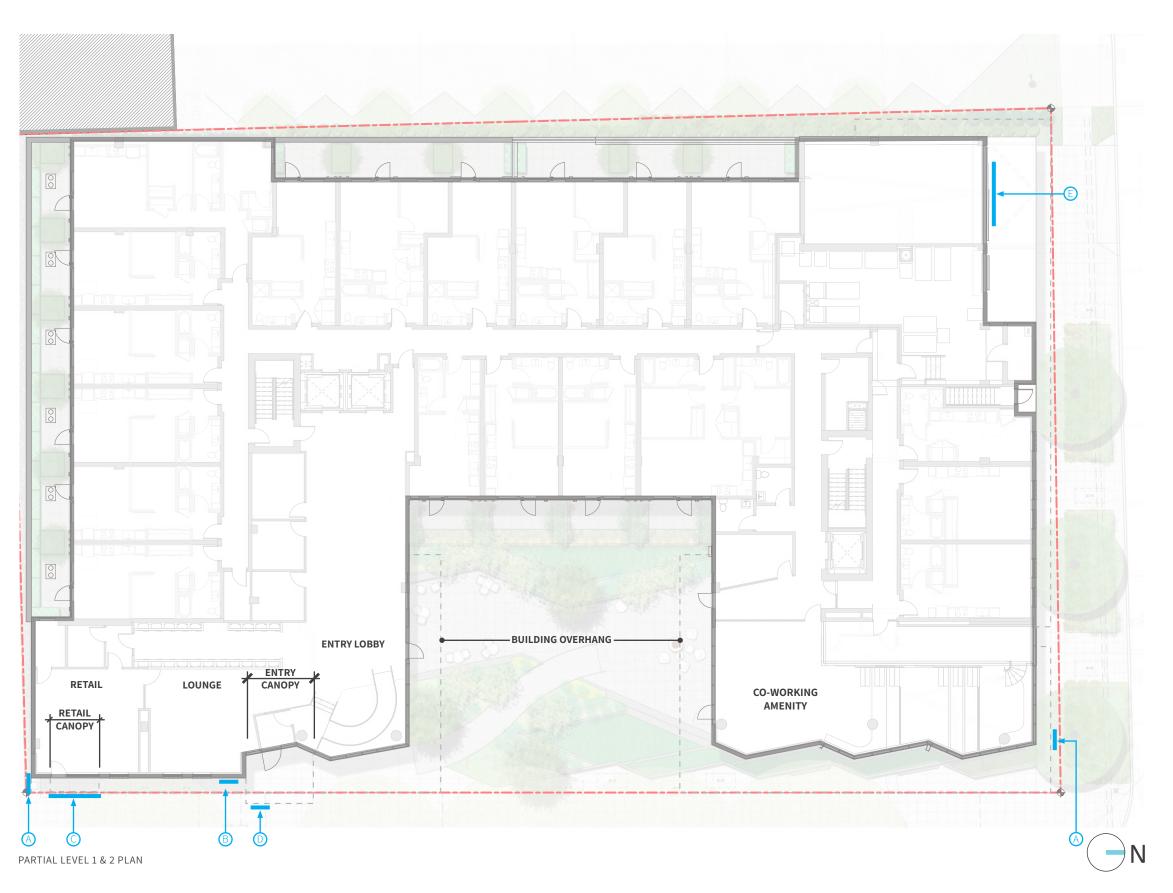


CANOPY MOUNTED RETAIL SIGNAGE INSPIRATION



JNIPEF

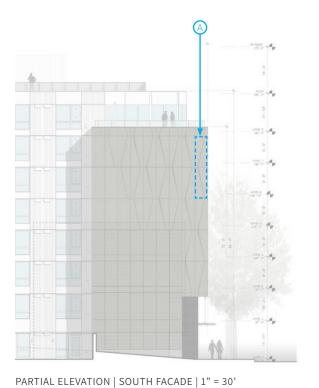
WALL MOUNTED PARKING SIGNAGE INSPIRATION







PARTIAL ELEVATION | NORTH FACADE | 1" = 30'











WALL MOUNTED BUILDING SIGN PANEL INSPIRATION



CANOPY MOUNTED RETAIL SIGNAGE INSPIRATION



CANOPY MOUNTED BUILDING NUMBER SIGNAGE INSPIRATION



WALL MOUNTED PARKING SIGNAGE INSPIRATION

DEPARTURE #1 - STREET LEVEL FRONTAGE

STANDARD:

SMC 23.47A.008.A.2.c: Street Level Development Standards

The total of all blank facade segments may not exceed 40 percent of the width of the facade of the structure along the street.

PROPOSED DESIGN DEPARTURE:

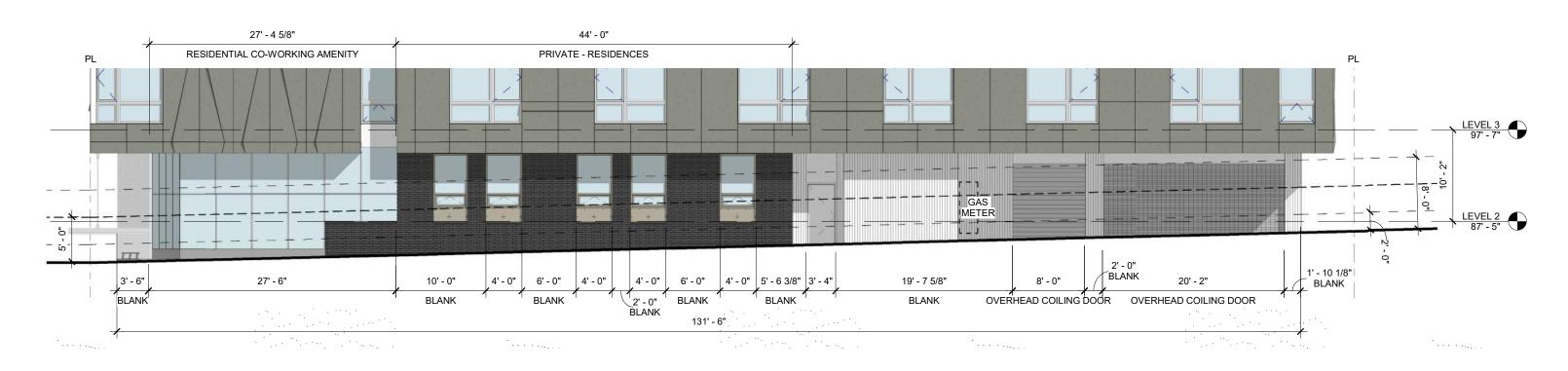
This project proposes to allow the blank facade segments along the project's N 38th ST frontage to exceed the 40 percent maximum, allowing up to 55%.

RATIONALE:

The project site must contend with the combination of a lack of an alley servicing the site, and dramatic grade change. The lack of an alley forces uses such as parking access, gas meter, SCL pull vault, and trash storage/collection to be located off a street frontage. With the support of SDOT and SPU, the proposed project has concentrated these uses at the northwest corner, but this inevitably results in a higher concentration of blank facade in this area.

In addition, the 11 feet of grade change from the southeast to the northwest corner results in the need for an area of the facade that accommodates a level transition. This was deliberately located along N 38th St, so as to concentrate more active and transparent uses along Stone Way.

Relevant Design Guidelines: CS1.C.2, DC1.B.1, DC1.C.2, DC1.C.4



TOTAL FACADE LENGTH	131'-6"
TOTAL FACADE LENGTH LESS GARAGE OPENINGS	103'-4"
TOTAL BLANK FACADE SEGMENTS	56'-6 1/8" = 55%
MAXIMUM BLANK FACADE LENGTH	19'-7 5/8"



STANDARD:

SMC 23.47A.008: Street Level Development Standards

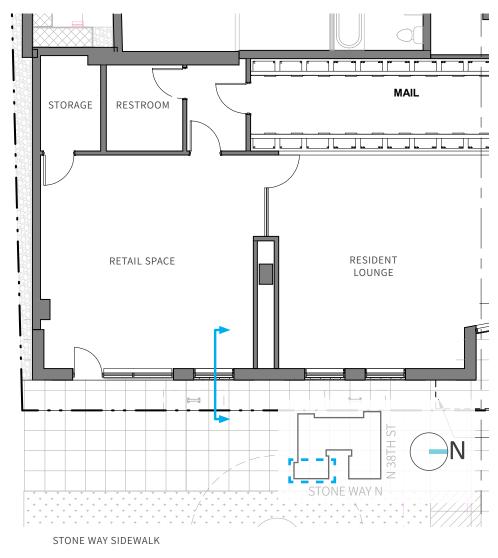
- B. Non-residential street-level requirements
 - 4. Height provisions for new structures or new additions to existing structures. Nonresidential uses at street level shall have a floor-to-floor height of at least 13 feet.



STONE WAY SIDEWALK VIEW LOOKING NORTH AT RETAIL

PROPOSED DESIGN:

Along Stone Way North, a small 576 square foot retail space has a floor-to-floor height of 11'-11".



LEVEL 1 RETAIL SPACE PLAN

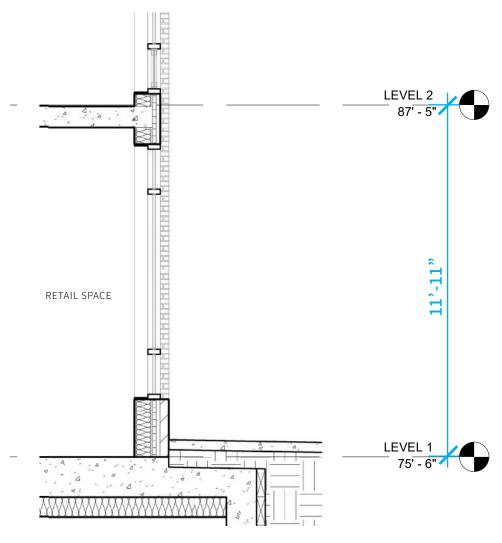
DEPARTURE #2 - CEILING HEIGHT AT RETAIL

RATIONALE:

EDG Report: "Echoing public comment, Staff encourages the inclusion of commercial space along the Stone Way frontage, as this could help create an active and engaging street edge and would fit the evolving pedestrian character of Stone Way... If a departure were required to make this feasible it would likely be supported by Staff."

Though ground level commercial is not required in this zoning, the owner has elected to provide a retail space at the southeast corner the building, facing Stone Way. The retail space will service the public via an at-grade door along Stone Way, and residents via a door connecting to the resident lounge and entry lobby. Maximizing floor-to-floor height, the public entry door has been positioned at the lowest sidewalk elevation on the project site. Retail space at this location is not feasible without this departure and City Staff has indicated their support for departures to make this possible.

Relevant Design Guidelines: CS2.B.2, PL3.C.1, PL3.C.2



SECTION @ RETAIL SPACE

DECISION #1 - RESIDENTIAL USES AT STREET-LEVEL, STREET FACING FACADE

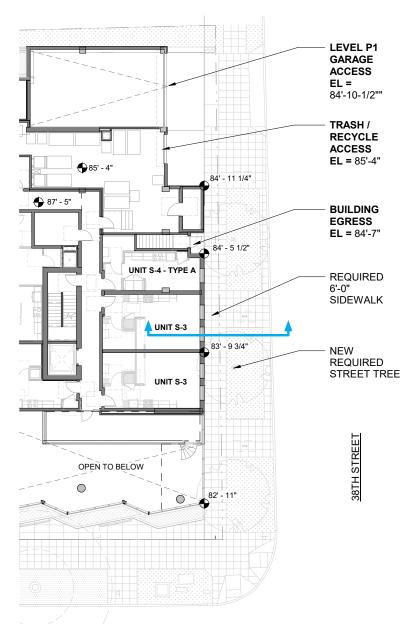
STANDARD:

SMC 23.47A.008: Street Level Development Standards

- D. Where residential uses are located along a street-level, street-facing facade, the following requirements apply unless exempted by subsection 23.47A.008.G:
 - 1. At least one of the street-level, street-facing facades containing a residential use shall have a visually prominent pedestrian entry; and
 - 2. The floor of a dwelling unit located along the street-level, street-facing facade shall be at least 4 feet above or 4 feet below sidewalk grade or be set back at least 10 feet from the sidewalk. An exception to the standards of this subsection 23.44.008.D.2 may be granted as a Type I decision if the following criteria are met:
 - a. An accessible route to the unit is not achievable if the standard is applied or existing site conditions such as topography make access impractical if the standard is applied;
 - b. The floor is at least 18 inches above average sidewalk grade or 4 feet below sidewalk grade, or is set back at least 10 feet from the sidewalk; and
 - c. The visually prominent pedestrian entry is maintained.

PROPOSED DESIGN:

This project proposes along 38th street, 3 dwelling unit floors will be 2'-7" - 3'-7" above the sidewalk grade



PARTIAL LEVEL 2 FLOOR PLAN

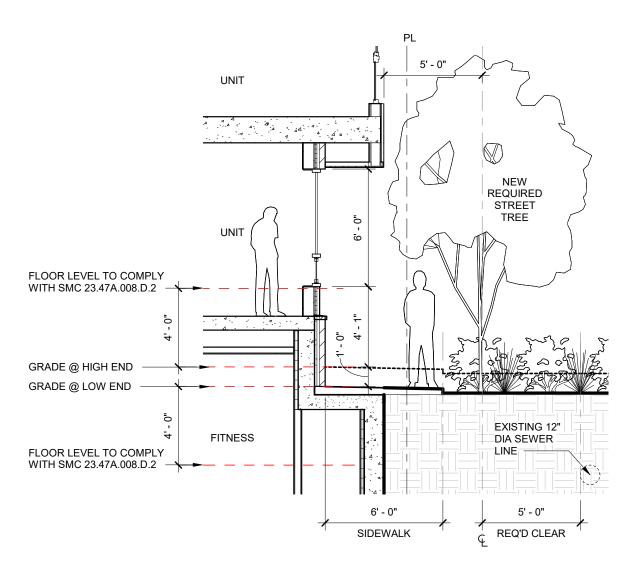


RATIONALE:

Site constraints require the sidewalk to occur partially on the property instead of in the right-of-way. This eliminates a landscape buffer between the units and the sidewalk. Additionally, topography of the site disallows an accessible unit entry from occurring at least 4 feet above or below sidewalk grade. By raising the sill of the sidewalk facing windows and providing privacy window treatments in the units, the project minimizes impact to the livability of these units.

The proposed design meets all SMC 23.47.A.008.D.2 required criteria for a Type I decision.

Relevant Design Guidelines: CS1.C.2, PL3.B



SIDEWALK SECTION



DISCRETIONARY PLANNER APPROVAL REQUEST - STREET LEVEL FRONTAGE

STANDARD:

SMC 23.47A.008: Street Level Development Standards

A3: Street-level, street-facing facades shall be located within 10 feet of the street lot line, unless wider sidewalks, plazas, or other approved landscaped or open spaces are provided.

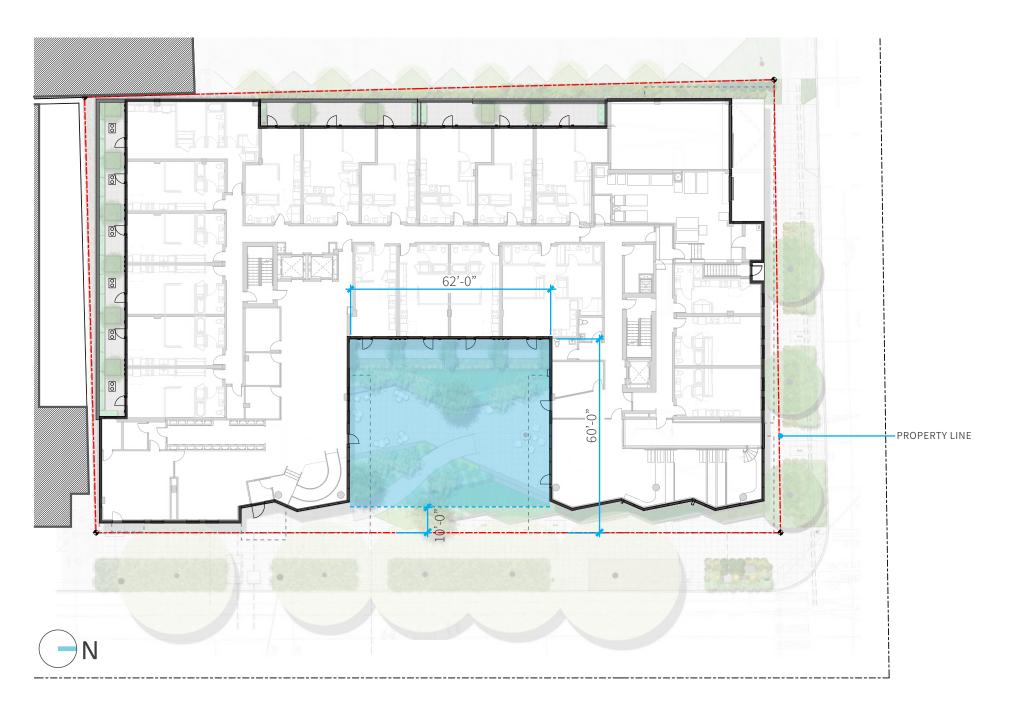
PROPOSED DESIGN DEPARTURE:

60-foot-deep courtyard (see diagram below)

RATIONALE:

The street facing courtyard breaks up the building massing and adds a civic presence to Stone Way (Sense of place and connection with the street CS2.A1& B2, Adds to Public Life PL1.B1). It also allows more room for the street trees and for their canopy to grow symmetrically (On site features CS1.D1)

Relevant Design Guidelines: CS1.B.2, CS2.B.3, PL1.A.1, PL1.A.2, DC2.A.1, DC3









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525 BOREN | SEATTLE, WA







CORA APARTMENTS | SEATTLE, WA



WALTON LOFTS | SEATTLE, WA



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MASSING OPTIONS

MASSING OPTIONS

Staff supports the C-shaped massing noting the potential to mitigate scale and help the project better fit the existing context. Staff recommends further development of this scheme.

RESPONSE

See page 14. As recommended, the proposed design is moving forward with the C-shaped massing with a street-facing courtyard.

RELEVANT DESIGN GUIDELINES: CS2, CS3, DC2

CONTEXT AND DESIGN CONCEPT

REFERENCE TO EXISTING CONTEXT

Staff supports the ground floor masonry elements that link this project to the existing 1945 structure and agrees that enhancing and strengthening these elements will help the project connect with the history and culture of this site and the surrounding neighborhoods.

RESPONSE

See page 20. The proposed design integrates masonry elements, window proportions, and details that reference the existing 1945 structure.

RELEVANT DESIGN GUIDELINE: CS2.A.1, CS3.A.1, CS3.B.1, DC2.D.1, DC2.D.2

WEST FACADE & NEIGHBORING LANDMARK

A more carefully crafted design response on three counts:

- A contextual response to the Landmarked Shannon and Wilson building.
- A massing response from this proposed 7-story project to the existing onestory structure.
- A compositional response recognizing the likelihood that this facade will be highly visible for a number of years.

RESPONSE

See page 35. The proposed design on the west façade has been further developed with the three considerations of context, massing, and composition in mind. Because the west façade of the proposed project will serve as a long-term backdrop for the landmarked Shannon & Wilson building, the design has been crafted to be simple, ordered, textural, and elegant. By no means does this project want to upstage or detract from the unique modernist structure of the Shannon & Wilson building. Rather, the design seeks to provide a fabric structure that is quietly referential to the Shannon & Wilson's modernist aesthetic, but without being too "loud" in its articulation. The design team will be coordinating with the Department of Neighborhoods to ensure that the design approach is consistent with their expectations and priorities as they relate to the adjacent Landmark structure.

RELEVANT DESIGN GUIDELINES: CS2.D.5, CS3.A.1, CS3.B.1, DC2.B.1, DC2.B.2, DC2.C.3

CONTEXT AND DESIGN CONCEPT (cont'd)

SOUTH MASSING TRANSITION

Although the site to the south has also been rezoned to NC2 with a 75-foot height limit, existing development is at a significantly smaller scale and an appropriate transition or compliment is needed.

Provide privacy studies demonstrating the location of windows and relation to windows of adjacent buildings.

RESPONSE

See page 37. As the proposed building transitions to the lower structure of the Hayes to the south, the design employs two moderating gestures. First, the great majority of the southern façade is pulled away from the south property line by between 10'-0" and 12'-6", providing relief to the adjacent structure, and the opportunity to provide fenestration along that façade. This setback, in combination with the setback of the existing building to our south, results in a total separation of approximately 27 feet. The second gesture takes that portion of the massing that is abutting the property line, and voluntarily lowers it by a story, reducing the impact of the taller zoning, and connecting the upper level setbacks along Stone Way N with the setback at the south property line.

Privacy is addressed through, first, the 27 foot separation between buildings. Additionally, the design of units has been carefully considered to eliminate any bedrooms facing the Hayes. Finally, the provision of balconies at the units above the Hayes interrupts views up and down.

RELEVANT DESIGN GUIDELINES: CS1.B.2, CS2.D.1, CS2.D.5, DC2.A.1, DC2.A.2, DC2.C.3

STREET FACING FACADES EXPRESSION

Develop highly glazed facades on Stone Way North and North 38th Street with architectural elements and detailing that create depth, shadow and texture.

RESPONSE

See page 19. In the articulation of the street facing facades, the proposed design seeks to establish a dynamic, textural approach, which contrasts the more weighty and "coarse" anchoring volumes, with the more glassy and crystalline faceted glazing. Through the thoughtful orchestration of supporting elements, such as soffits and landscaping, the design achieves a balanced composition, where each element is distinct in its expression, but supports a unified whole.

RELEVANT DESIGN GUIDELINES: CS2.A.1, CS3.A.1, CS3.B.1, DC2.D.1, DC2.D.2



STREET EDGE

STREET LEVEL POROSITY AND VISUAL CONNECTION

Explore additional porosity, alignment of interior floor levels with the sidewalk, and the programming of street-edge areas with active uses.

RESPONSE

See page 27. The proposed design has been advanced to incorporate an interior design at the northeast co-working space that steps up along with exterior grade, providing enhanced visual connections.

RELEVANT DESIGN GUIDELINES: CS1.C.2, CS2.B.2, PL3.B.4, DC1.A, DC3.A.1

RETAIL SPACE

Explore the inclusion of commercial space along the Stone Way frontage.

RESPONSE

See page 20. Retail is not required in this zoning. The client has elected to introduce retail at the southeast corner of the property, along Stone Way N. Because an active and vibrant streetscape is critical to the success of this project, the owner has also introduced active, public-facing uses to the program, which the design team has carefully located to ensure a continuously, reliably activated ground plane.

RELEVANT DESIGN GUIDELINES: CS2.B.2, PL3.C.1, PL3.C.2

STONE WAY N ENTRY

This entrance should be appropriately scaled, obvious, identifiable, and distinctive, make clear visual connection between the lobby and the street, and be welcoming and identifiable to visitors.

RESPONSE

See page 19. The design has been advanced to make the entry more prominent through measures including the introduction of a canopy element that extends over the sidewalk, increasing its functionality and visibility. The extension of the canopy soffit from exterior to interior, draws pedestrians into the lobby. The design has also extended the faceting glazing language to capture the entry vestibule, which more deliberately connects it to the double-height space that it carries pedestrians into.

RELEVANT DESIGN GUIDELINES: PL2.D.1, PL3.A.2, DC2.D.1

COURTYARD

STREET EDGE

Special attention will be required in the development of the street edge as a visually porous buffer and the development of the courtyard with active uses that are engaging and visually connected to the street.

RESPONSE

See page 22. The proposed landscape design has been carefully articulated to provide a graceful transition from sidewalk to courtyard through the incorporation of planting areas (including bioretention), a ramp, and stepped seat walls. These elements combine to establish a buffered edge that provides a sense of security and protection, while maintaining openness and porosity.

RELEVANT DESIGN GUIDELINES: CS1.E.2, PL1.A.2, DC4.D

ARRANGEMENT OF USES

Staff does not support the inclusion of private outdoor space in this area, as this will diminish the amount of shared open space available.

RESPONSE

See page 22. The appropriate mix of uses, provision of access, and scaling of space is absolutely critical to the success of the courtyard. The design proposes a mix of defensible, clearly delineated spaces, which will increase the likelihood of the courtyard being consistently and reliably activated. These spaces include the residential entry lobby and amenity to the south, the co-working space and bicycle entry to the north, and the residential unit "front porches" to the west. While no one of these spaces could provide adequate activation for the entirety of the courtyard, in concert they can, and further, are mutually reinforcing, encouraging an engaged and connected community that spills out onto the street.

RELEVANT DESIGN GUIDELINES: CS1.C.2, PL1.B.1, PL3.B.4, DC1.A.4, DC3.A.1, DC3.B.1, DC3.B.4, DC3.C.2

COURTYARD (cont'd)

BICYCLE ACCESS

Staff suggests a clear articulation of the cycling route at the street and building edges and the development of a circulation path into the building and storage area that is specifically shaped and detailed to support the ingress and egress needs of cyclists.

RESPONSE

See page 24. Given the project's location on this major bike arterial, and the anticipated demography of its residents, the bicycle access and amenities for the project are a priority for the design team. These elements have been, and will continue to be, further refined to ensure clarity and safety of access, beginning at the street edge, and ending at a generous bike room and shop inside the building.

RELEVANT DESIGN GUIDELINES: CS1.C.2, PL2.A.2, PL4.B.1

THE CORNER

THE CORNER

Modify the design to emphasize this corner through a significant architectural move that responds to nearby scale.

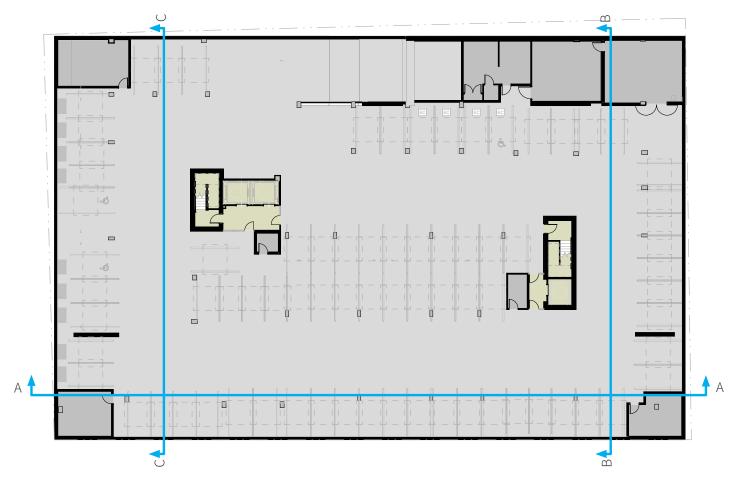
RESPONSE

See page 33. The provision of larger expanses of uninterrupted wall, at the corner of Stone Way and 38th and elsewhere, provides an opportunity to establish a textural patterning that responds to the existing context - i.e. the Shannon & Wilson folded plate roof, and the south-facing roof monitors of the Stone Way Electric Building. Angled cuts along the cladding panel, in combination with tapered fins, create a pattern of texture and shadow that is subtly referential to the existing forms - an expression that morphs and unfolds throughout the day, and the year.

RELEVANT DESIGN GUIDELINES: CS2.A.1, CS2.C.1, DC2.B.2, DC2.C.1

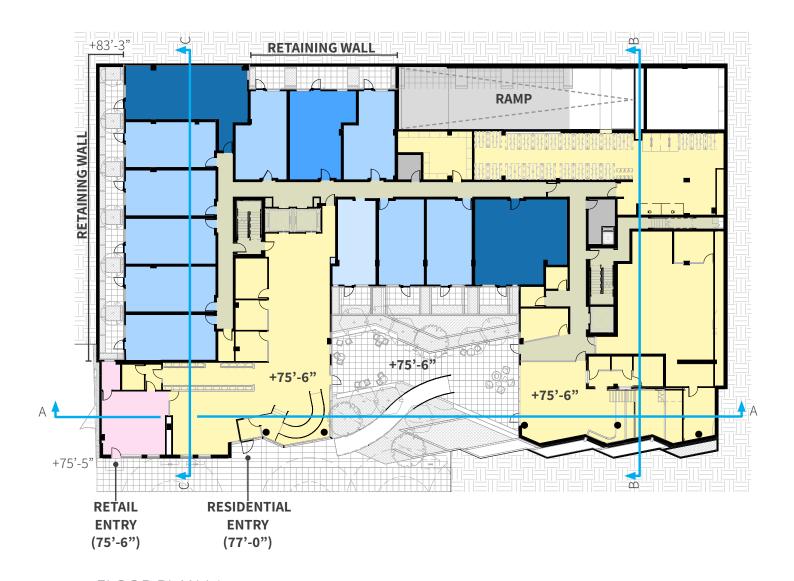


FLOOR PLANS



FLOOR PLAN P1





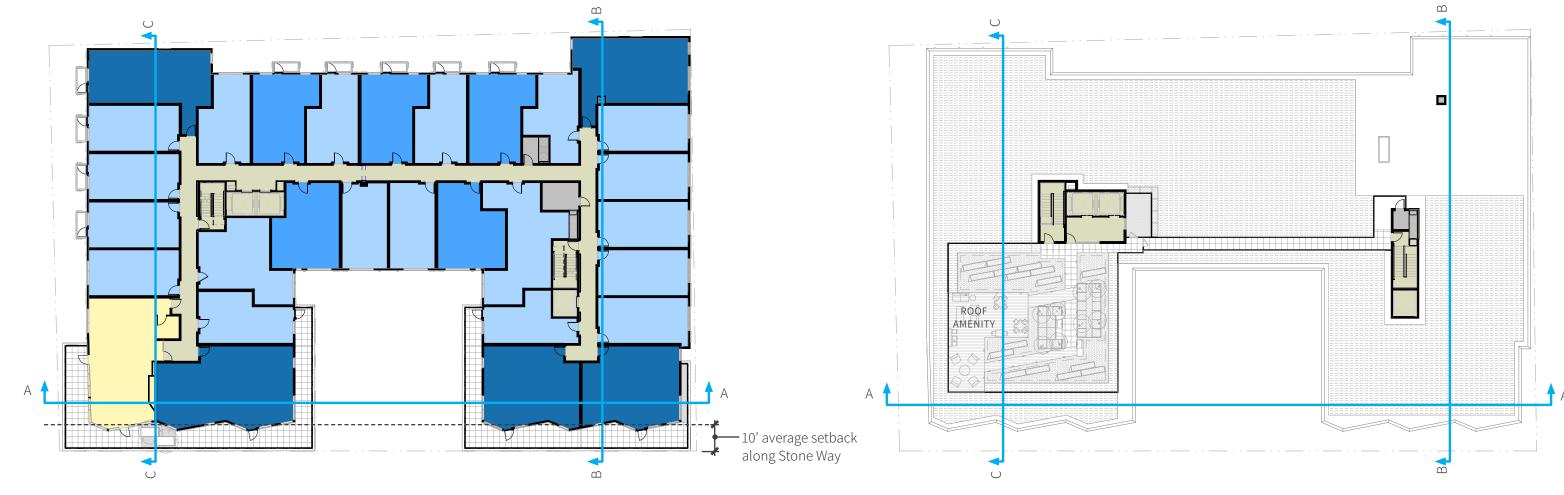
FLOOR PLAN L1







FLOOR PLANS



FLOOR PLAN L8 FLOOR PLAN ROOF



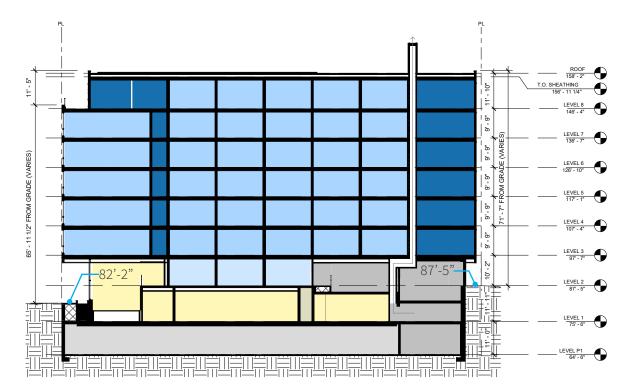
SECTIONS



SECTION A-A







SECTION B-B

