



ADDRESS:
10042 STONE AVE N
SEATTLE, WA 98133

PROJECT TEAM:

DEVELOPER
SEATTLE BUILT GREEN LLC
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STRUCTURAL
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STREAMLINED DESIGN REVIEW
10042 STONE AVE N SEATTLE, WA 98133

CLEAVE ARCHITECTURE + DESIGN
SDCI #3038213-EG | Jul. 30, 2021

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PROJECT INFORMATION

ADDRESS: 10042 STONE AVE N Seattle, WA 98103
ZONE: LR1 (M1)/ AURORA-LICTON SPRINGS (RESIDENTIAL URBAN VILLAGE)/ FREQUENT TRANSIT AREA
SDCI #s: 3038213-EG
PARCEL: 6300500780
OWNER: MODERN HOMES LLC

PROJECT PROGRAM

LOT SIZE: 5,178 SF
FAR PROPOSED: 6,388.5 SF - Higher FAR 1.3
GROSS FLOOR AREA PROPOSED: 5,524.63 SF
AMENITY AREAS: 1,312SF sf (ground)
PARKING: 4 surface parking
BUILDING TYPE: Townhouse
UNIT COUNT: 4
OF STORIES: 3

EXISTING SITE

This project site (apn: 630050-0780) is located at the middle of Stone ave N, between N 103rd St and N 100th St the site's current use is a single family. There is oak tree village shopping mall cross the street. Site with a grade change of approximately 8' sloping from west to east.

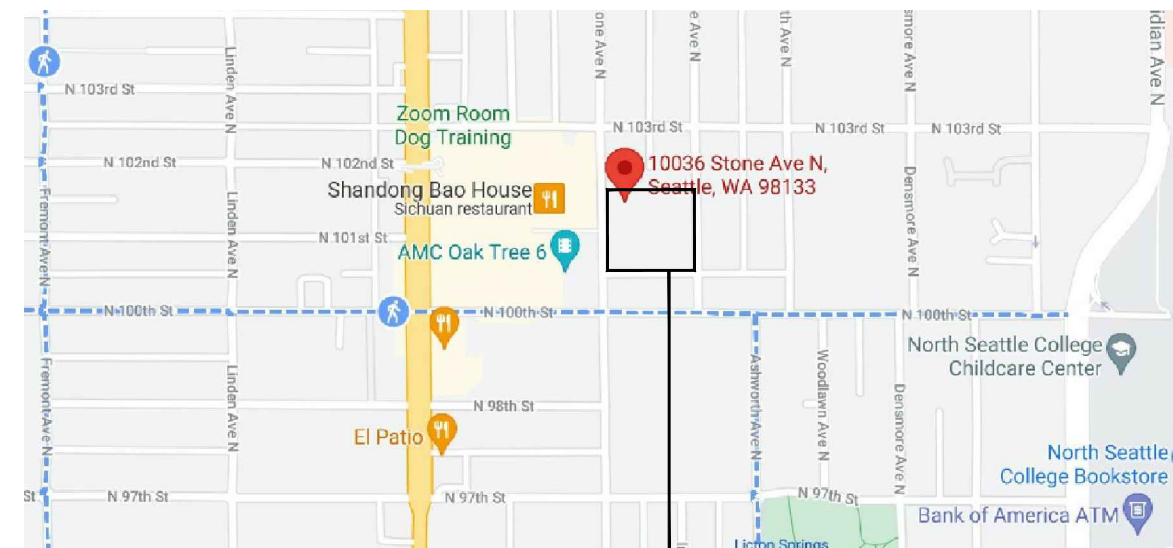
PROJECT CONTEXT

This project sits on the south Northgate. Shopping mall, UW Medical center, North Seattle College, Park, market and zoo are plentiful in the area, and a vibrant nightlife scene exists just blocks west/east of the site along Northgate corridor. Walking distance to Northgate light rail, major bus and future RapidRide corridors in the area, such as the 28/40 along Holman Rd nw and 41/67 /75/341/348 along 5th Ave NE. Northgate transit center and Freeway I-5 just few blocks to the east, holds access to major bus lines and lightrail station providing plentiful access to the rest of the city.

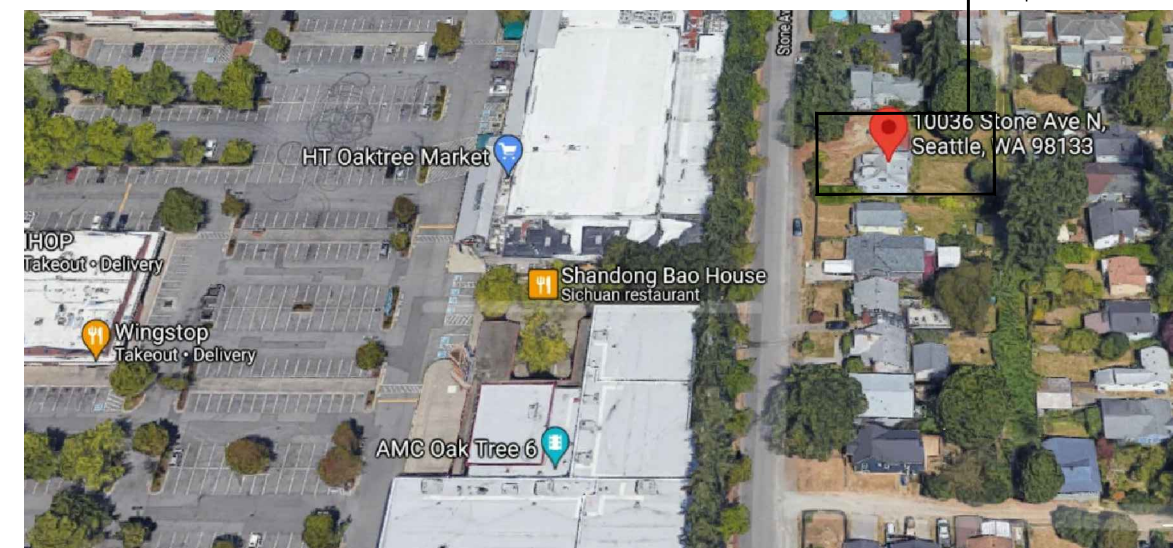
PROJECT OBJECTIVES

The project proposes the construction of (4) new single family residential building containing (4) total units. The existing single family will be demolished as a result of this proposal. This project site, due to its location in a desirable neighbored and proximity to several arterial streets with neighborhood commercial zoning and public transit, is prime for denser development. This project provide max. number of market rate home to meet growing demand for homeowners of Seattle area.

Due to this site's urban villages designation and frequent transit service area, no parking is required to be provided. Due to high demand of parking in the city. (3) surface parking are proposed for this project.



SEATTLE VICINITY MAP



SUMMARY OF PUBLIC OUTREACH COMMENTS			
PRINTED OUTREACH: 10 POSTERS IN NEIGHBORHOOD.			PUBLIC MEETING
<div>Early Community Outreach for Design Review</div> <div>10036 & 10042 Stone Ave N Seattle, WA 98133</div> <div>The proposal is to construct (2) duplexes with (4) surface parking on 10042 Stone Ave N (North lot) and (4) single family houses with (3) surface parking on 10036 Stone Ave N (South lot). Existing house to be demolished.</div> <div>To find out more and share your thoughts:</div> <div><div><div>Project Address: 10036 & 10042 Stone Ave N Seattle, WA 98133</div><div>SDCI #: 3038215-EG & 3038213-EG</div><div>Contact: Ryan Murphy</div><div>Website: www.sgpros.com/edro/10036 Find more information Fill out the online survey Submit a comment</div><div>Additional information can be found on the Seattle Services Portal using the project address</div></div><div><div>Contact info: outreach@sgpros.com</div><div>Any information collected may be made public</div></div></div>		<div>Difusión temprana a la comunidad para la revisión del diseño</div> <div>10036 & 10042 Stone Ave N, Seattle, WA 98133</div> <div>La propuesta es construir (2) dúplex con (4) estacionamientos en la superficie en 10042 Stone Ave N (lote norte) y (4) casas unifamiliares con (3) estacionamientos en la superficie en 10036 Stone Ave N (lote sur). La casa existente sera demolida.</div> <div>Para obtener más información y compartir sus pensamientos::</div> <div><div>Dirección del proyecto: 10036 & 10042 Stone Ave N, Seattle, WA 98133</div><div>SDCI #: 3038215-EG & 3038213-EG</div><div>Contacto: Ryan Murphy</div><div>Sitio web: www.sgpros.com/edro/10036 Encuentra más información Enviar sus comentario Complete la encuesta en línea</div><div>Puede encontrar información adicional en el Portal de servicios de Seattle usando la dirección del proyecto</div><div>Datos de contacto: outreach@sgpros.com Cualquier información recopilada puede hacerse pública</div></div> <div><div>早期設計與市區交流</div><div>10036 & 10042 Stone Ave N, Seattle, WA 98133</div><div>該項目會建造（4）個單戶住宅和（2）套複式房子，後面可以停放（7）量車。現有房屋將被拆除。</div><div>要了解更多信息並分享您的想法：</div><div><div>項目地址: 10036 & 10042 Stone Ave N, Seattle, WA 98133</div><div>SDCI #: 3038215-EG & 3038213-EG</div><div>聯繫人: Ryan Murphy</div><div>網站: www.sgpros.com/edro/10036 查找更多信息 提交評論 填寫在線調查</div><div>更多的信息可以在 https://cosaccela.seattle.gov/Portal/Welcome.aspx找到。</div><div>電子郵件: outreach@sgpros.com 收集到的任何信息都可能被公開</div></div></div> <div><div>POSTERS (IN MULTIPLE LANGUAGES) FOR THIS PROJECT WENT UP ON JULY 10TH AND EMAILS PER DON STAFF INSTRUCTIONS (FOR EQUITY AREA REQUIREMENTS) WERE SENT OUT JULY 11TH. THE WEBSITE (ALSO IN MULTIPLE LANGUAGES) IS HERE:</div><div>WWW.SGPROS.COM/EDRO/10036</div><div>RESPONSE TO COMMENTS</div><div>THERE ARE (1) COMMENT THROUGH EMAIL.</div><div><div><div><div></div><div>Gmail</div></div><div>FW: New EDRO Survey Entry</div><div>Ryan Murphy <ryan@shamrockdesign.com> To: Moon Zhang <moon@cleavearch.com></div><div>From: Survey: Early Design Review Outreach <outreach@sgpros.com> Sent: Friday, July 16, 2021 5:33 PM To: outreach@sgpros.com Subject: New EDRO Survey Entry</div><div><div>1: What is your connection to this development project? (Select all that apply)</div><div>I live in the general area</div><div>2: What is most important to you about a new development at this property? (Select up to two)</div><div>That it is designed with environmental sustainability in mind</div><div>3: What concerns do you have about the project? (Select all that apply)</div><div>That it may feel out of scale with other homes nearby That it will make driving and parking in the neighborhood more difficult</div><div>Other (please specify)</div><div>Too many buildings in too little space. No land surrounding for runoff.</div></div></div></div></div>	



1. OAK TREE MALL



2. UW MEDICAL CENTER



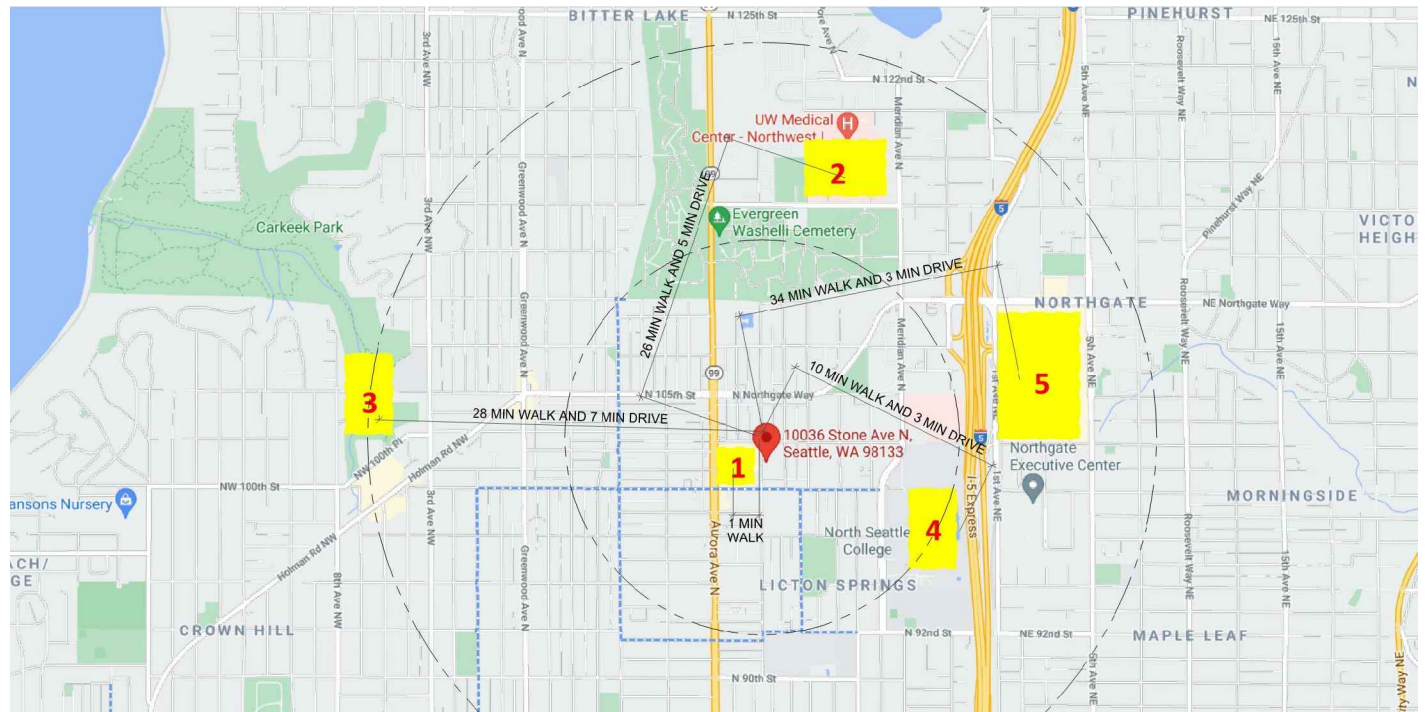
3. CARKEEK PARK



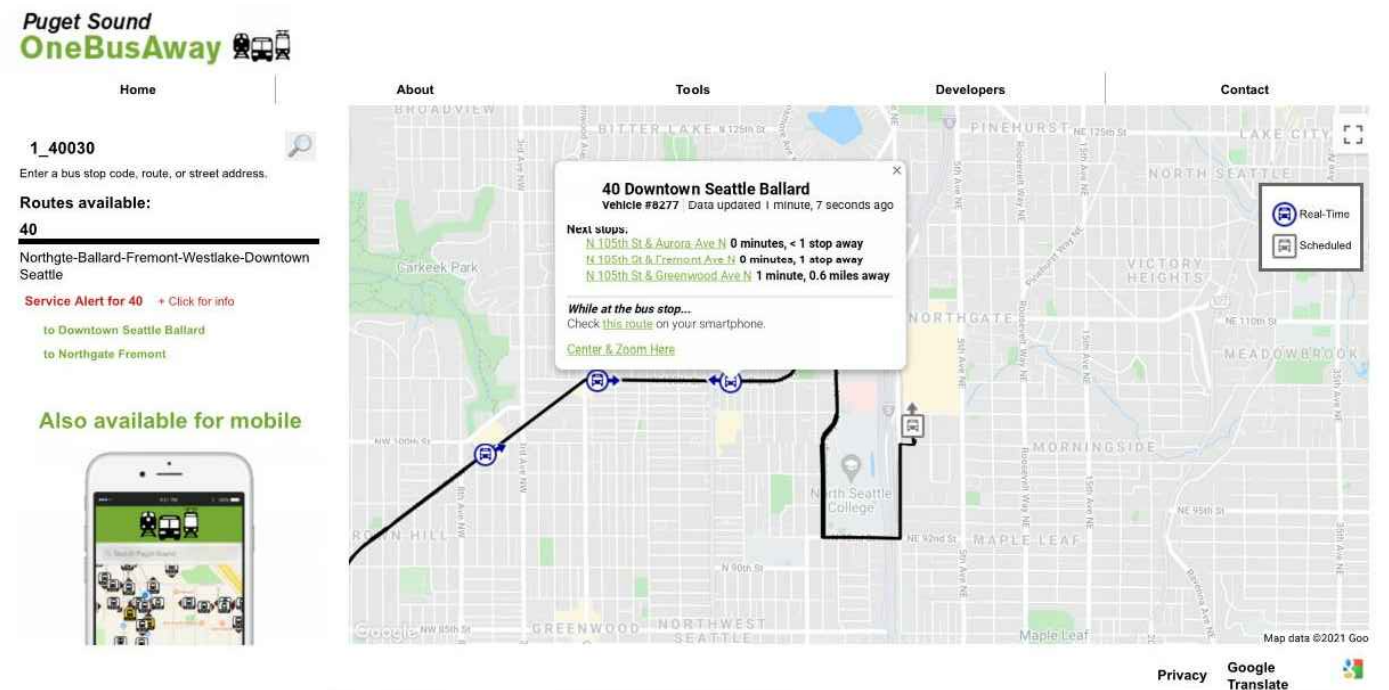
4. NORTH SEATTLE COLLEGE



5. NORTHGATE STATION / MALL



VICINITY MAP



BUSLINE

NEIGHBORHOOD CONTEXT:

The images to the right are represent the variety of multifamily and single family housing types in the immediate vicinity surrounding the site. The massing is very simple with a large clean window strategy consisting of horizontal groupings, vertical groupings, or both. The architectural styles present in the neighborhood are diverse including traditional, craftsman, contemporary, modern etc. The mix modern and traditional roof design of the proposed buildings being able to speak to the language to fit within the existing context.



Neighborhood Vicinity Map

- A 10034 STONE AVE N [(1) SINGLE FAMILY]] NEIGHBORING SITE AT SOUTH.
- B 10030 STONE AVE N [(1) SINGLE FAMILY]] NEIGHBORING SITE AT SOUTH.
- C 10044 STONE AVE N [(1) SINGLE FAMILY]] NEIGHBORING SITE AT NORTH.
- D 10050 STONE AVE N [(1) SINGLE FAMILY]] NEIGHBORING SITE AT NORTH OF 46TH ST.
- E 10008 AURORA AVE N [CROSS THE STREET OAK TREE PLAZA - SUPERMARKET .

INSPIRATION:

The images to the right are precedent photos that helped inform the facade designs for this project. Creating clear horizontal bands of windows and opening up at front, creating a change in material between the bay window played a role in how the street- facing facades were formed.



A 10034 STONE AVE N [(1) single family]] neighboring site at South.



B 10030 STONE AVE N [(1) single family]] neighboring site at South.



C 10044 STONE AVE N [(1) single family]] neighboring site at North.



D 10050 STONE AVE N [(1) single family]] neighboring site at North of 46th St.



E 10008 AURORA AVE N [Cross the street Oak tree plaza - supermarket.



Proposed site: 10042 STONE AVE N



Existing house: 10036 STONE AVE N

Design Guidelines - Preliminary Guidance Responses		
CS1-B Sunlight and Natural Ventilation There are 10'-6" between the each side single family and the proposed structures, the further distance work better in environments with plenty of sunlight and fresh air. All units will have operable windows to allow natural ventilation in addition to prescribed whole house fans. The windows will include ventilation ports which allow fresh air to enter the units without fully opening the windows on cool days.	DC2-B Architectural and façade composition	DC4-A Exterior elements and finishes
	Significantly different exterior colors and overframe provides visual effects on the front facade. bright accent cedar front door with a large glaze at the front facade connects to the street. Dark colored metal guardrail and over frame deck above the second floor provides attractive visual appearance with widened landscaped area around exceptional trees on the west of the property provides the sense of an urban forest, and fulfills the city's green factor requirements.	The material palette consists of lap siding, cementitious panel, and wood, drawing inspiration from the residential materials seen throughout the neighborhood. All area durable and suitable to the Seattle climate. Warm color entries will bring an additional level of detail to the pedestrian experience. Each unit entry will be defined by a change in material and are visible from the sidewalks.
	DC2-C Secondary architectural features	DC4-D Trees, landscape and hardscape materials
	DC2-D Scale and Texture	Departure summary
	DC3-A Building-open space relationship	
CS2-D. Height, Bulk and Scale Compatibility	DC2-C Secondary architectural features	Use exterior courtyards, plazas, and other hard surfaced areas as an opportunity to add color, texture, and/or pattern and enliven public areas through the use of distinctive and durable paving materials. use permeable materials wherever possible.
The existing surrounding buildings are mostly 1-2 stories single family house and built from 1925 -1942. After Apr. 19, 2019, Stone Ave N were re-zoned from Single family to LR1 (M1)	The proposed design is set back from west property line 21 feet to create more open amenity space and create a semi-private zone between the buildings and the public sidewalk. the proposed design is set back18' from alley allowing more sunlight to penetrate beyond the lot and into the neighboring lots.	
The proposed development is demonstrating less than the allowable buildable area based on code alone.In addition, the proposed project reflects a true urban infill in a residential neighborhood, with additional western setback to conserve exceptional tree. the shape of the building expressions is contemporary, like much construction within the area.	DC2-D Scale and Texture	No departure required.
PL1-B. Walkways and connections	The proposed design bridges the scale between the single family residences and commercial in the neighborhood. This project establishes a strong street presence through the large window groupings, high-quality, textured materials at the pedestrian level, planters, deck and awnings.	
The proposed project will provide on-site lighting to illuminate pathways and entries for security and egress, and to increase potential eyes on the street for security. Wider landscape areas will generate more foot traffic and will reinforce the security of the site and perimeter. The upper level residential units include large windows and balconies facing the street, which further increases eyes on the street.	DC3-A Building-open space relationship	No departure required.
PL1-C. Outdoor Uses and Activities	By given 21ft front setback we have created more open space and an attractive landscape transition from the building to the street. Landscaping and hardscaping will complement the architectural concept and be strategically located to create a sense of place and enliven the pedestrian realm.	
The proposed project has public access on the south property line where it connects to Stone Ave N to the back of the alley, and the same access path serves unit entries #B through unit #D at the back portion of the project site.	DC3-C Design	No departure required.
PL3-A. Entrances	The proposed open spaces have been optimized to offer residents the best quality of space and light practical for this site.	
The front entry of each units is defined with architectural elements, color, and small planters which also breaks up the expanse of entry door entrances. There are no blank walls along visible facades.	The big exceptional tree area will be the common amenity area to provide in the front yards for all units. And unit B&C has portion of the court yard. All units have the benefit of roof decks as additional private open space. The walkways along each side yard provide openness and visual safety for residents and guests	No departure required.
PL4-A. Entry locations and relationships	SITE RECONNAISSANCE	
Four (4) medium size of parking stalls are located 16'-0" from rear property line from alley. They are similar parking lot approach to compare the adjacent properties. Public access is located on the south of property site and connect main Stone Ave N to back of the alley. (4) 2'x6' bike lockers provided along the south of side walk. It's easily accessible to the residents.	1. ROW Improvements	See PAR
	Curb, gutter, sidewalk	See PAR
	Roadway improvements, alley	See PAR
	2. Trees (large& significant trees, grove)	See arborist report - exceptional tree on site
	3. Existing structure on site	Remove existing structure
	4. Conditions effecting access: safety hazards, topography.	See site plan.

SUBJECT SITE



THESE IMAGES WERE TAKEN FROM EAST OF STONE AVE N



THESE IMAGES WERE TAKEN FROM WEST OF STONE AVE N

ACROSS FROM SUBJECT SITE



SUBJECT SITE



EXISTING SINGLE FAMILY HOUSE ENTRANCE



KING COUNTY RECORD PHOTO



SIDE EXISTING HOUSE



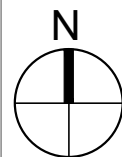
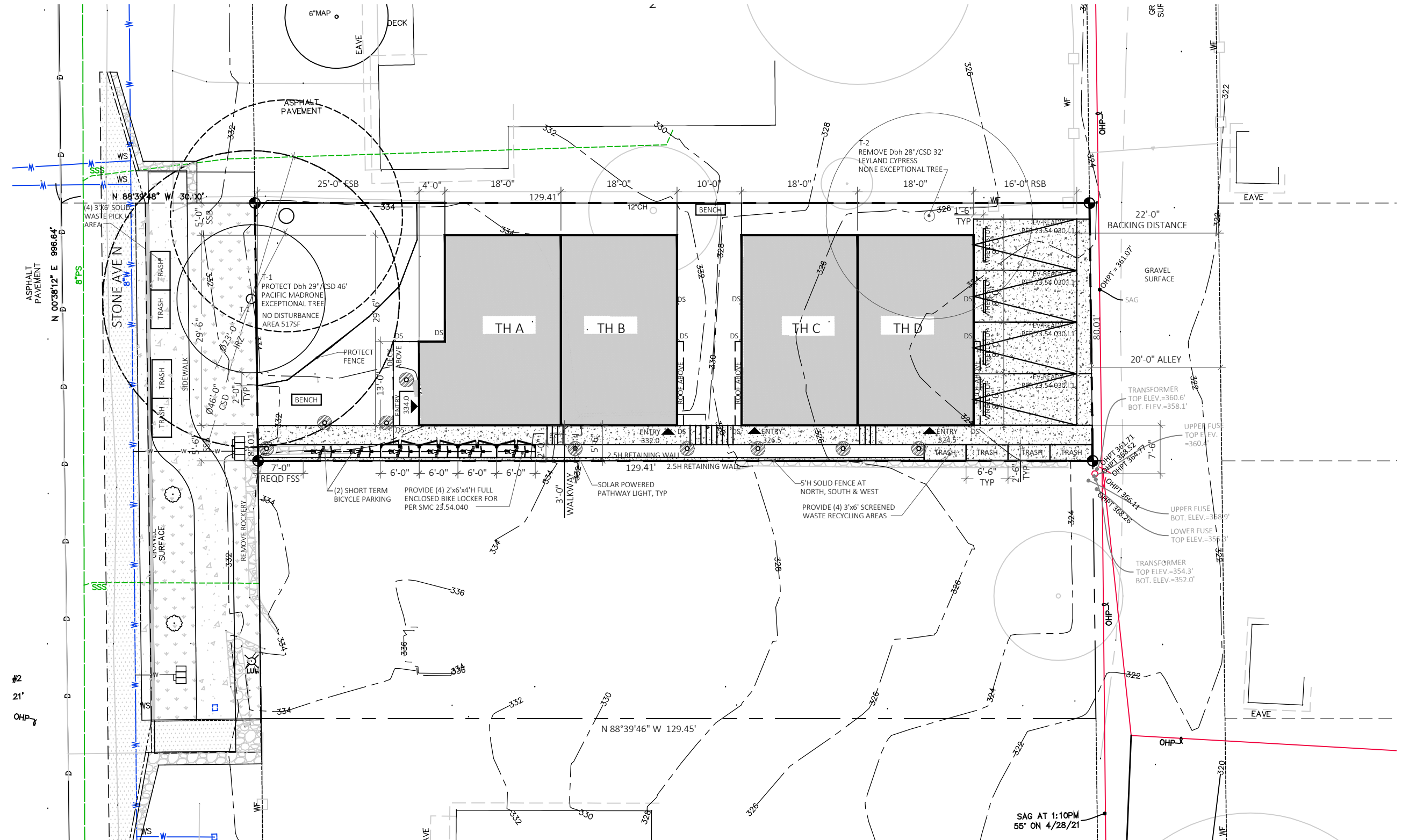
BACK YARD



POWER LINE AT ALLEY

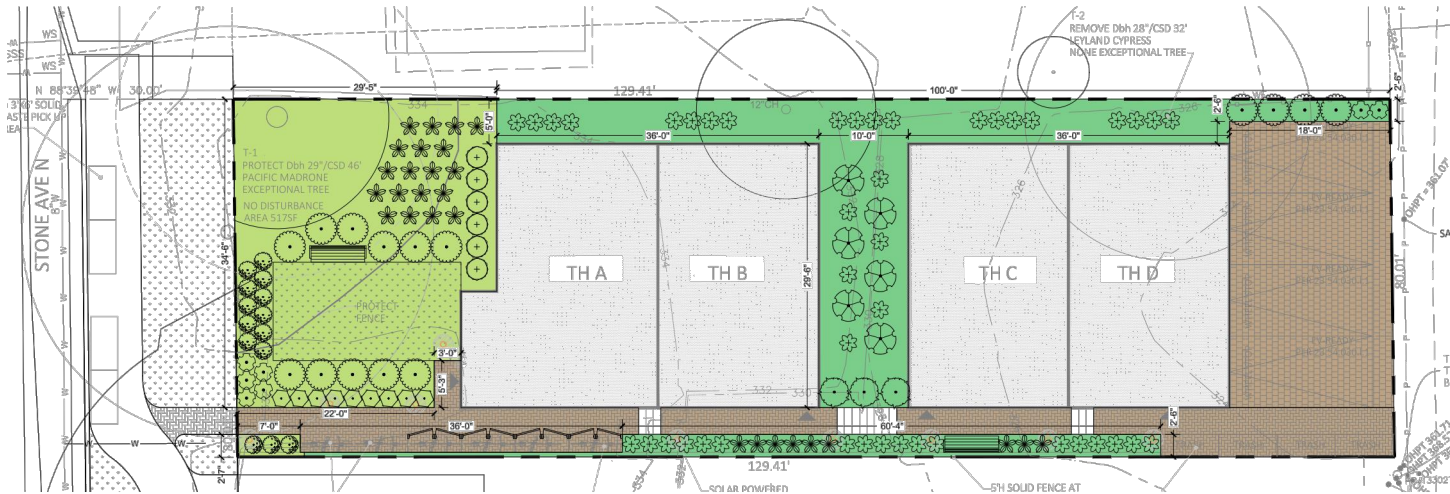


FRONT YARD



PROPOSED SITE PLAN

SCALE: 1/16" = 1'-0"
 SIZE: 5,177.99 SF



1 GREEN FACTOR PLAN

SCALE: 1/8"=1'-0" (SHOW SHEET SIZE)
0 4' 8' 16'
NORTH

2 GREEN FACTOR WORKSHEET

3 GREEN FACTOR SCORE SHEET


True Scape
Design
(Landscape Architecture)
6410 Phinney Ave N
Seattle, WA 98103
truescapedesign.com

10042 STONE AVE N
SEATTLE, WA 98133

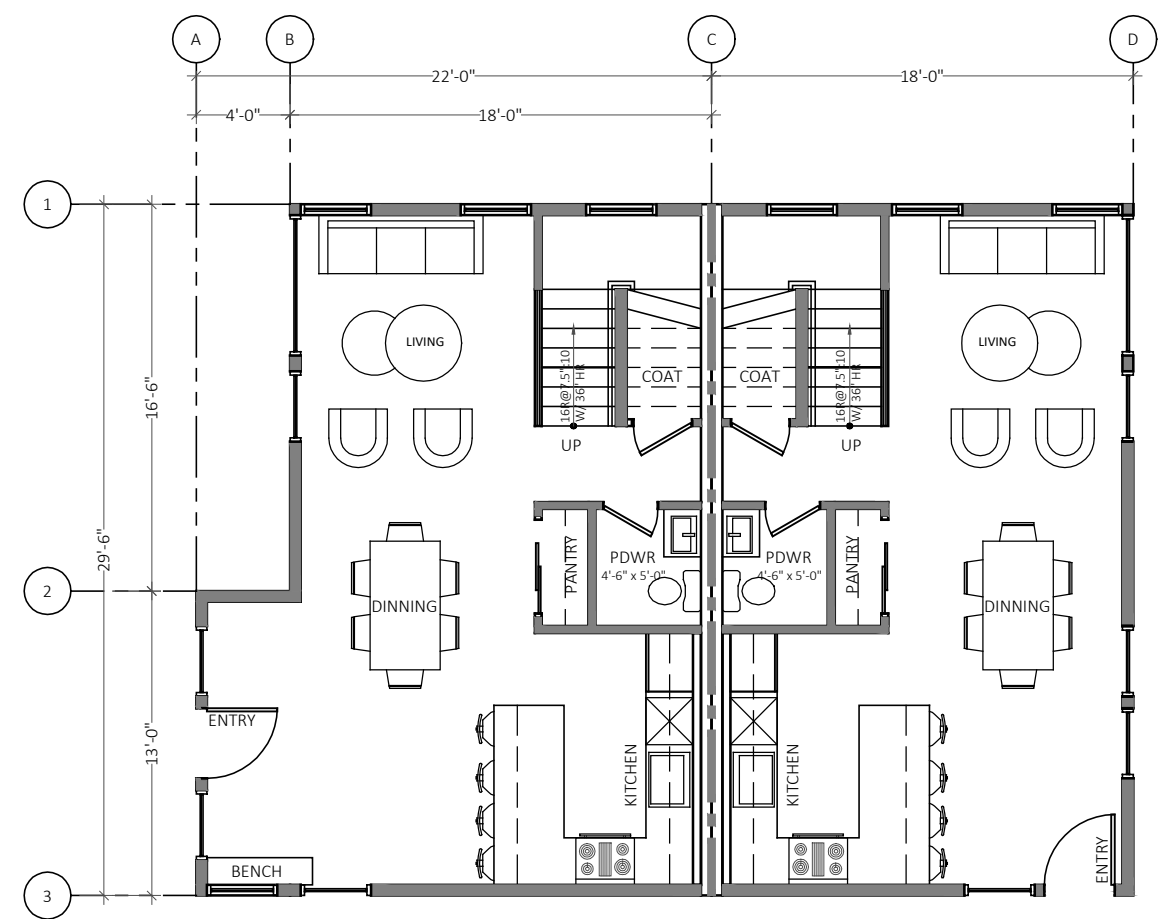
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CHECKED BY: DZ
DATE: 7.19.21
REVISION: 9.28.21

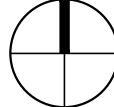


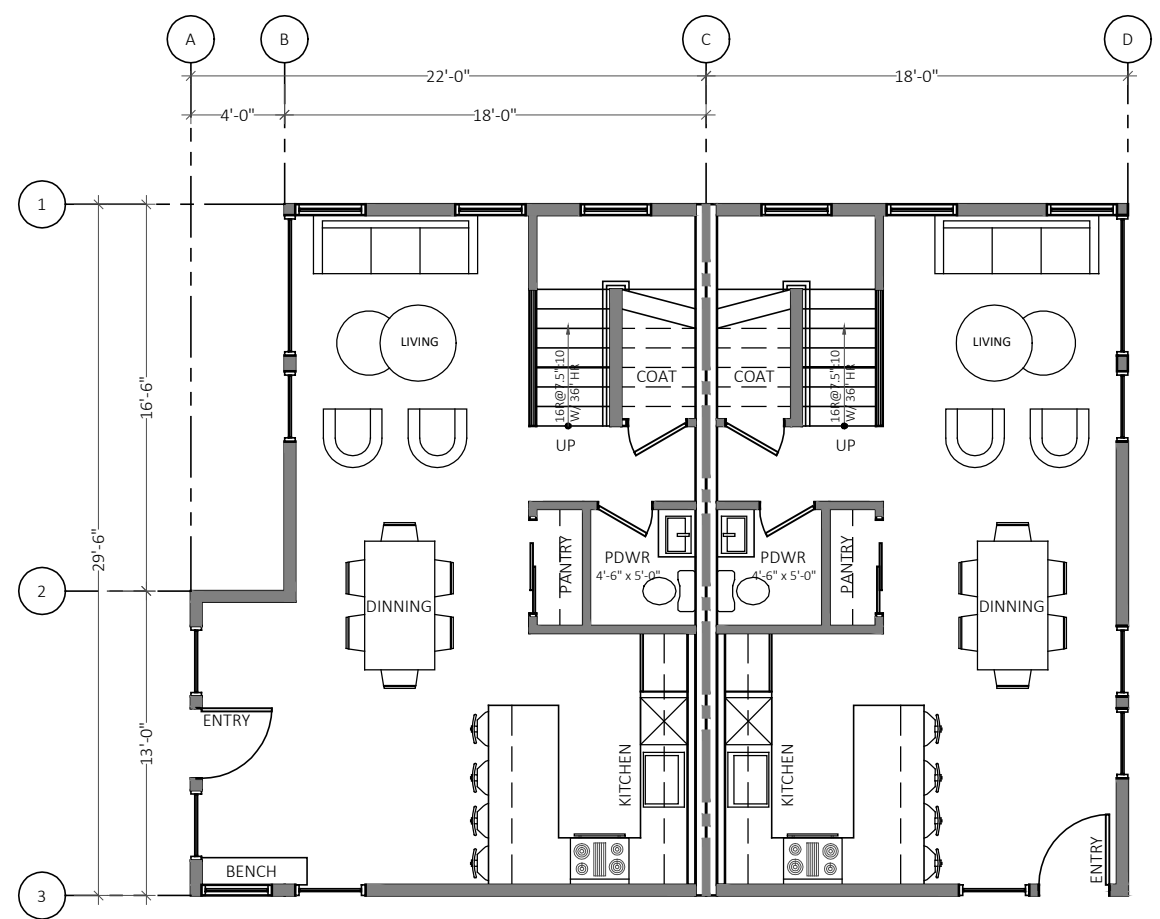
L-2.0

TH A&B

Bedrooms: 4 / unit
Bathrooms: 2.5 / unit
Heated: 1,867 sf & 1,711 sf



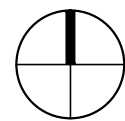
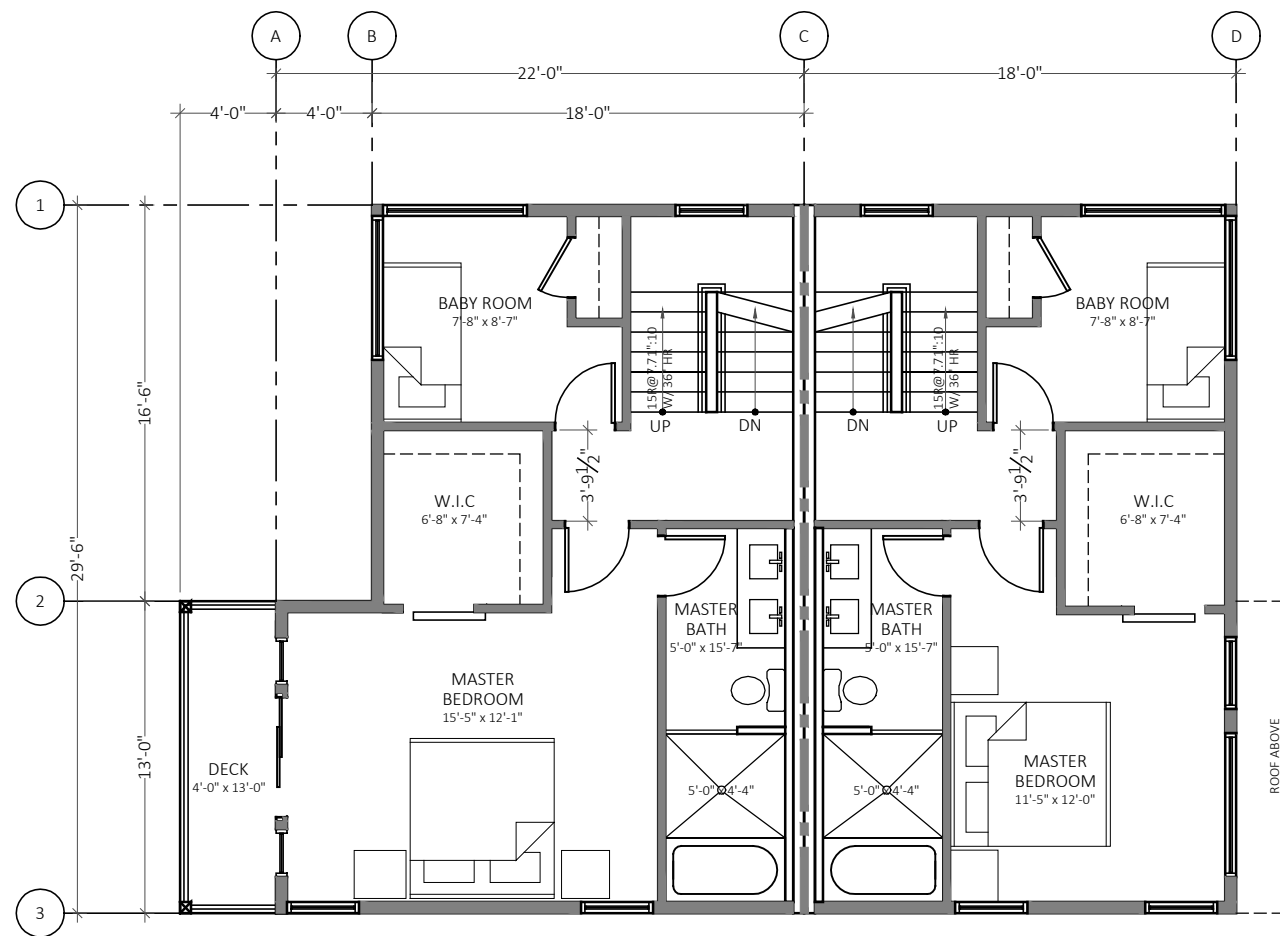
 **TH A&B FIRST FLOOR PLAN**
SCALE: 1/8" = 1'-0"
(583SF & 531SF)



TH A&B SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"
(583SF & 531SF)

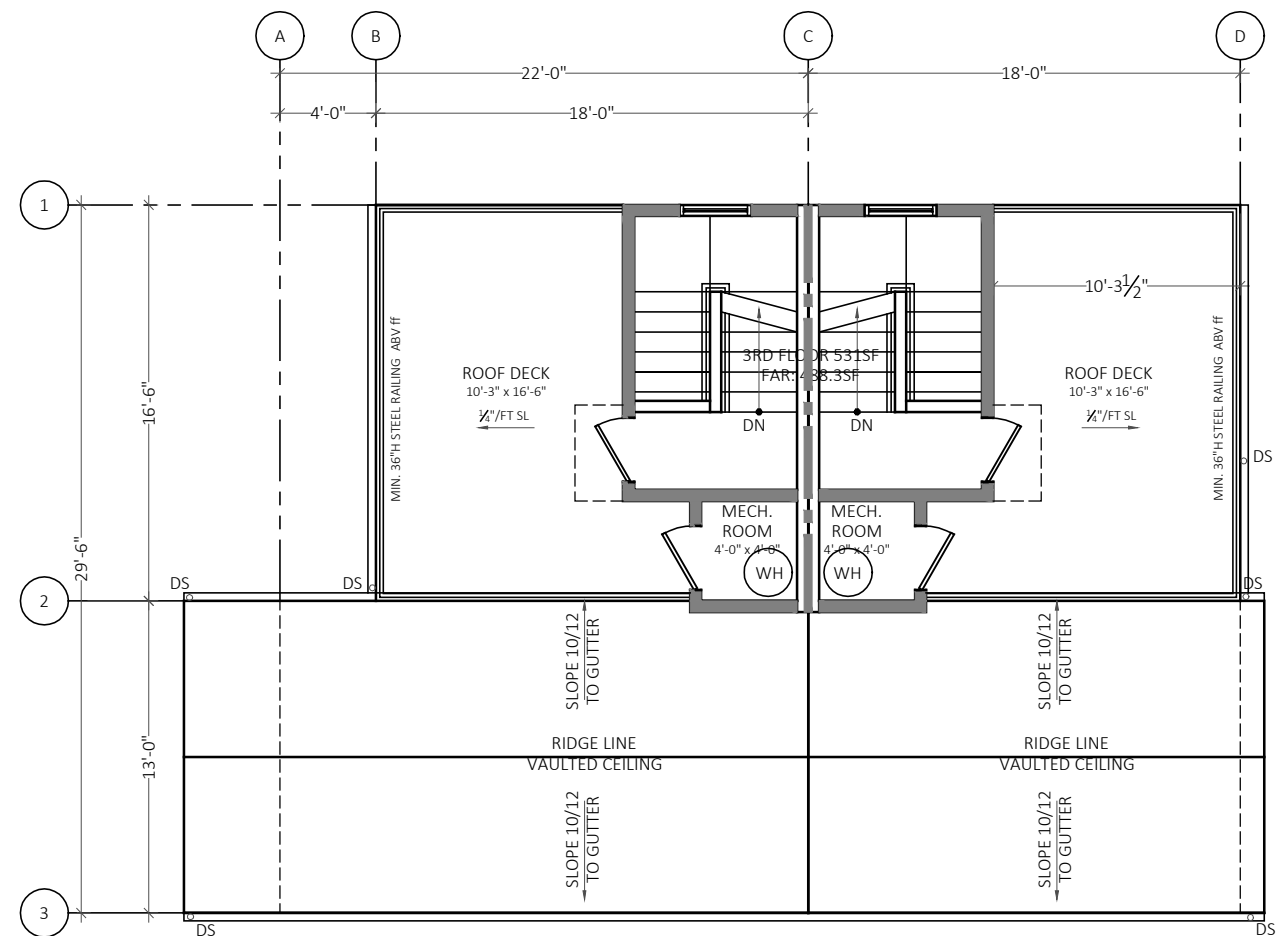
TH A&B

Bedrooms: 4 / unit
 Bathrooms: 2.5 / unit
 Heated: 1,867 sf & 1,711 sf



TH A&B THIRD FLOOR PLAN

SCALE: 1/8" = 1'-0"
 (583SF & 531SF)

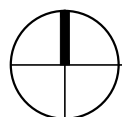
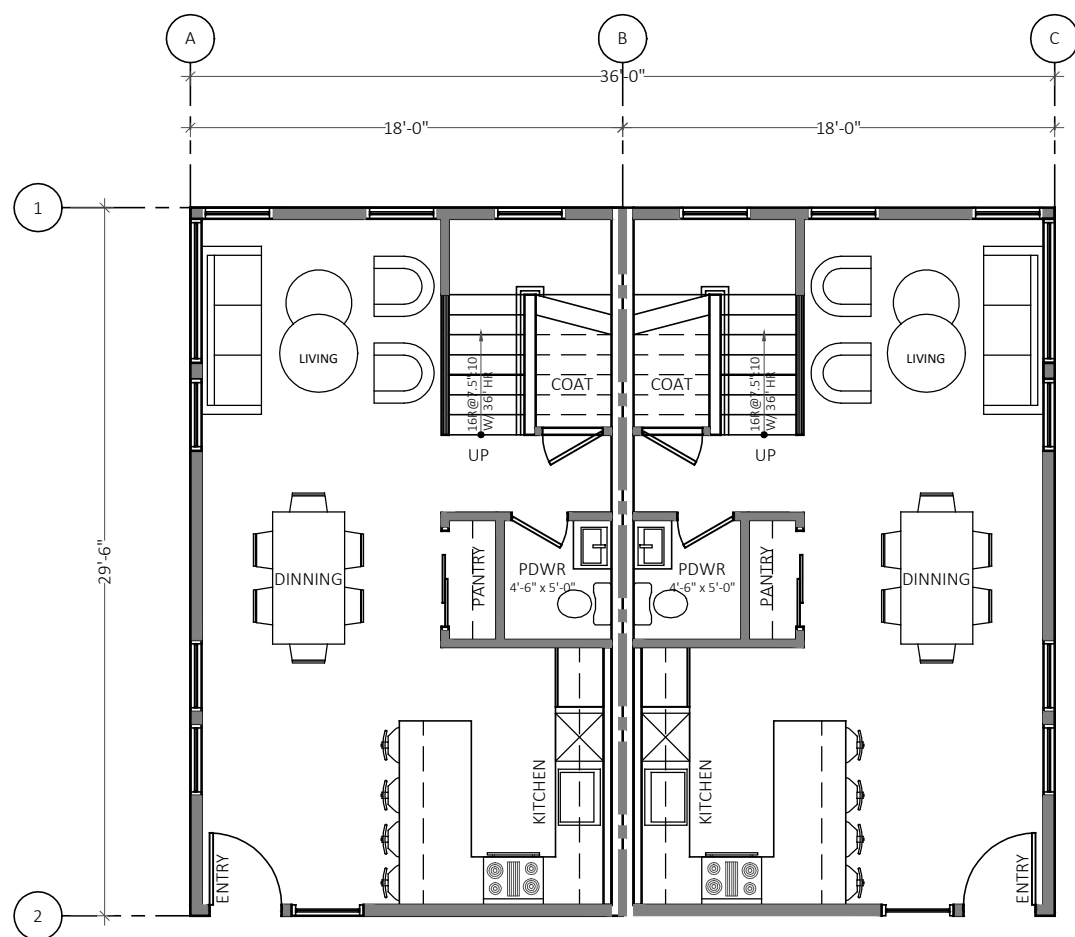


TH A&B ROOF DECK PLAN

SCALE: 1/8" = 1'-0"
 (117.8SF)

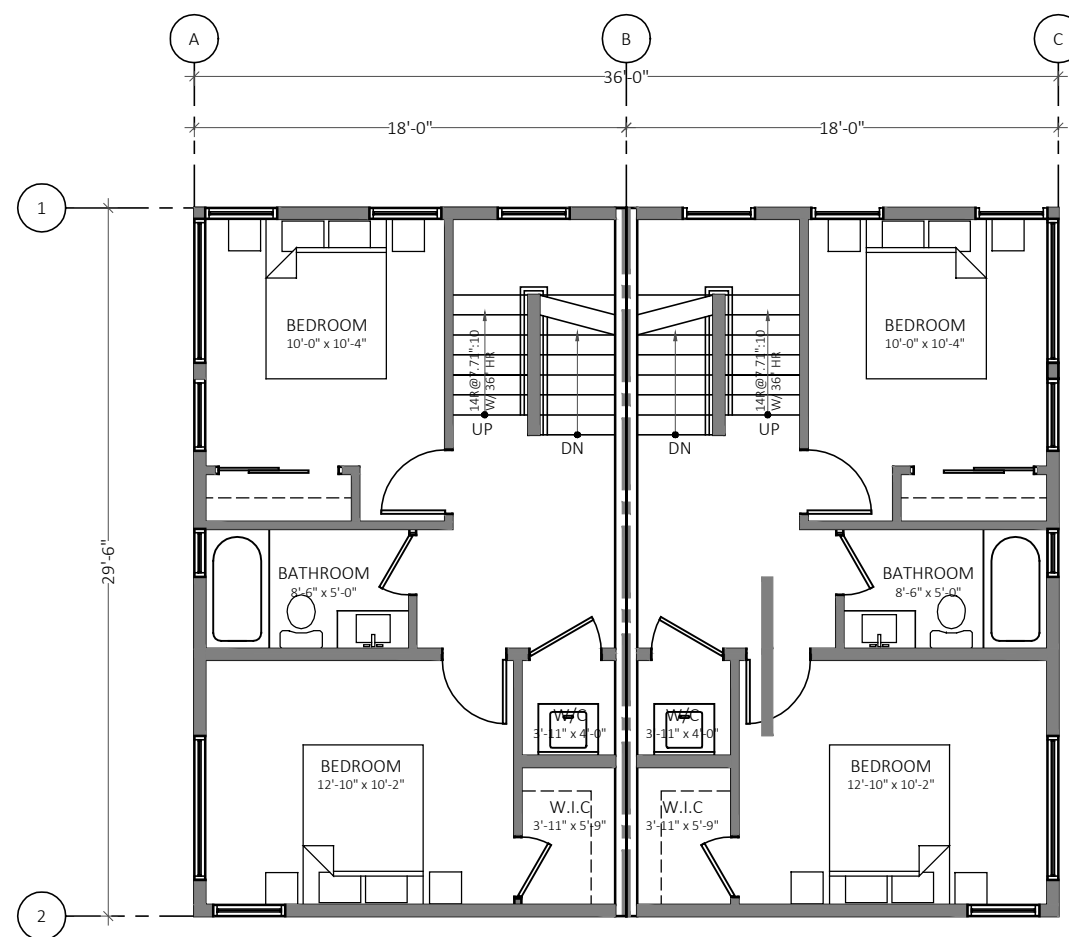
TH C&D:

Bedrooms: 4 / unit
Bathrooms: 3.5 / unit
Heated: 1,711sf / unit



TH C&D FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"
531SF / UNIT

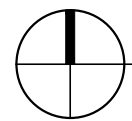
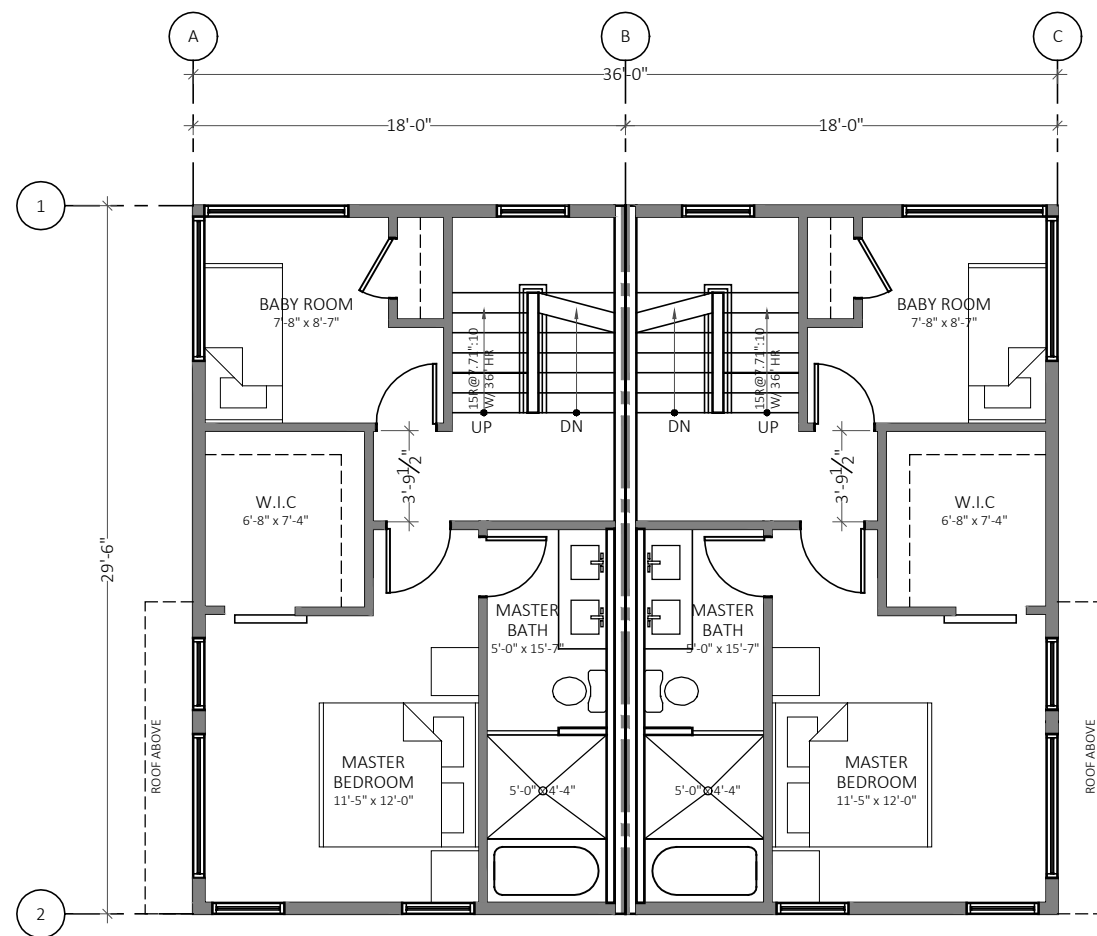


TH C&D SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"
531SF / UNIT

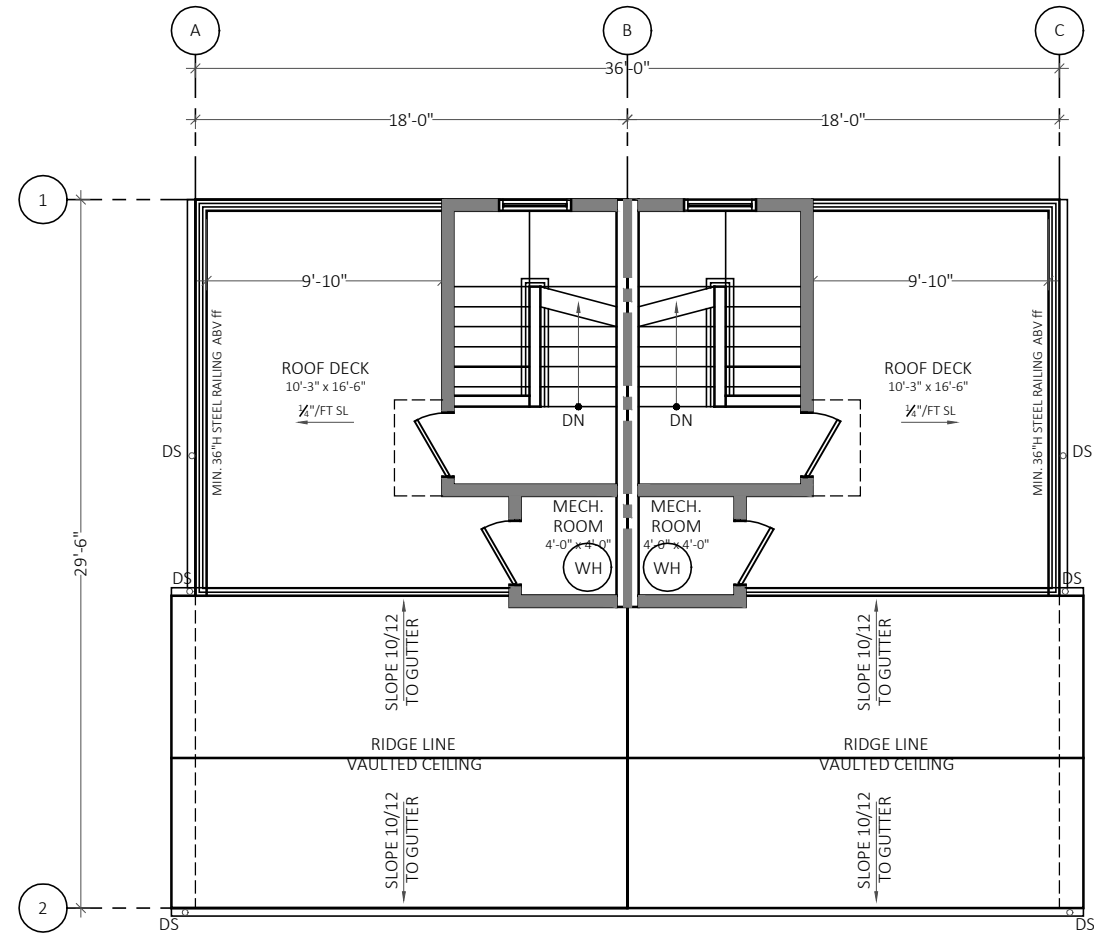
TH C&D:

Bedrooms: 4 / unit
Bathrooms: 3.5 / unit
Heated: 1,711sf / unit



TH C&D THIRD FLOOR PLAN

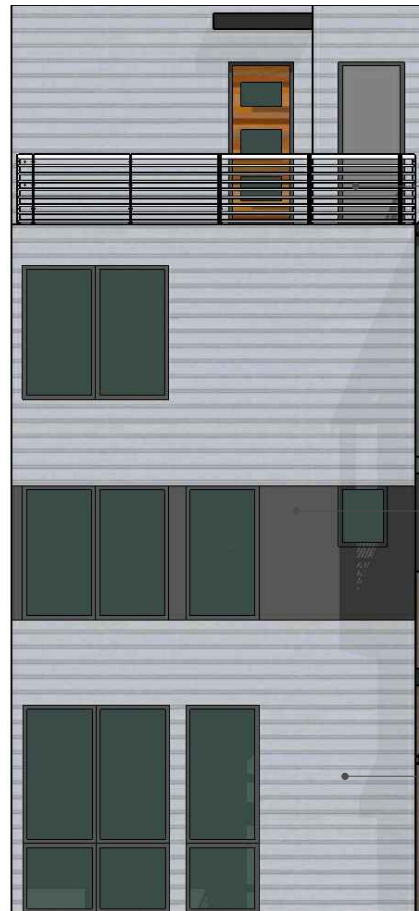
SCALE: 1/8" = 1'-0"
531SF / UNIT



TH C&D ROOF DECK FLOOR PLAN

SCALE: 1/8" = 1'-0"
117.8SF / UNIT

TH A&B WEST ELEVATION



TH A&B EAST ELEVATION



STEEL RAILING, TYP

BLACK VINYL PATIO DOOR

BLACK VINYL WINDOWS, TYP

DARK GRAY HARDIE PANEL
SIDING - 4x8 SHEETS

CEDAR SIDING

LIGHT GRAY
LAP SIDING, TYP

WARM WOOD VINYL DOOR

MODERN ADDRESS SIGNAGE



Cedar siding



Lap siding



Open Steel railing



Hardie Panel siding



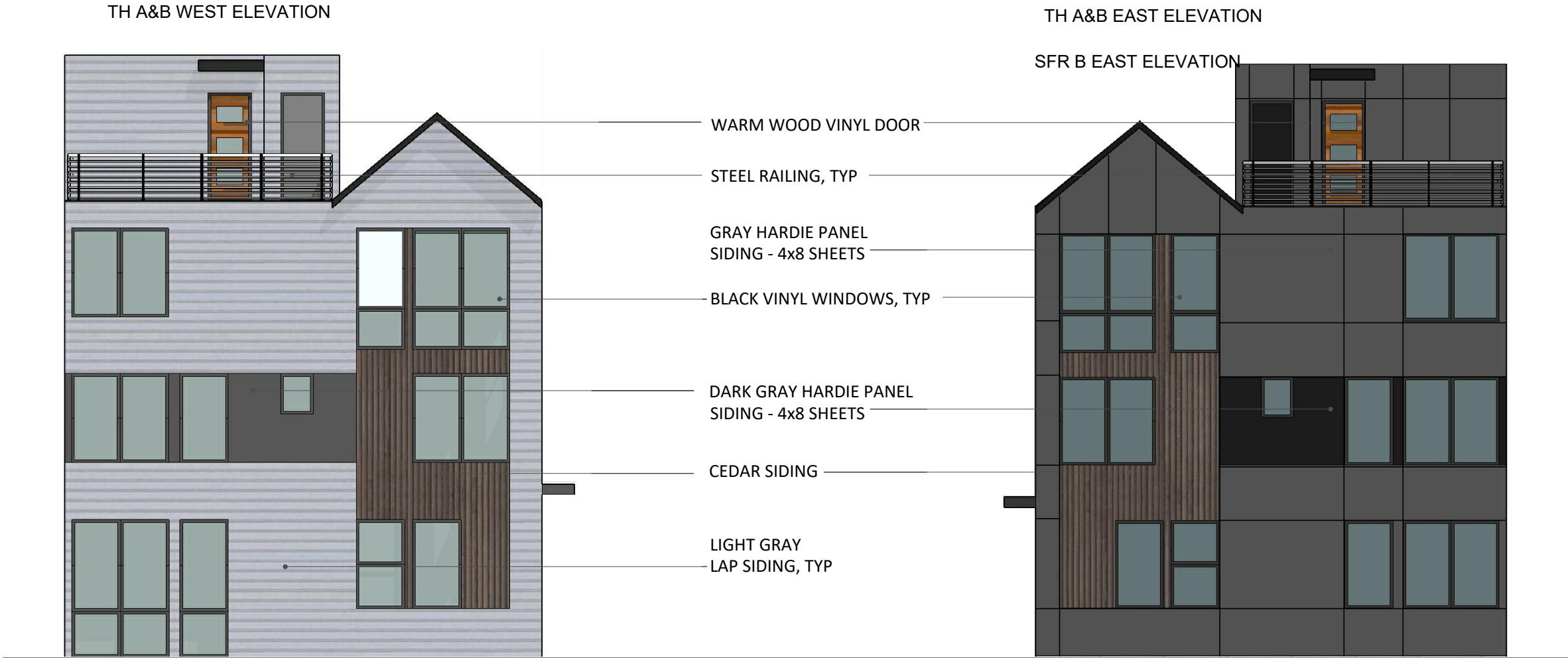
Permeable pavement surfaces



Wood Fence



Bench



Cedar siding



Lap siding



Open Steel railing



Hardie Panel siding



Permeable pavement surfaces

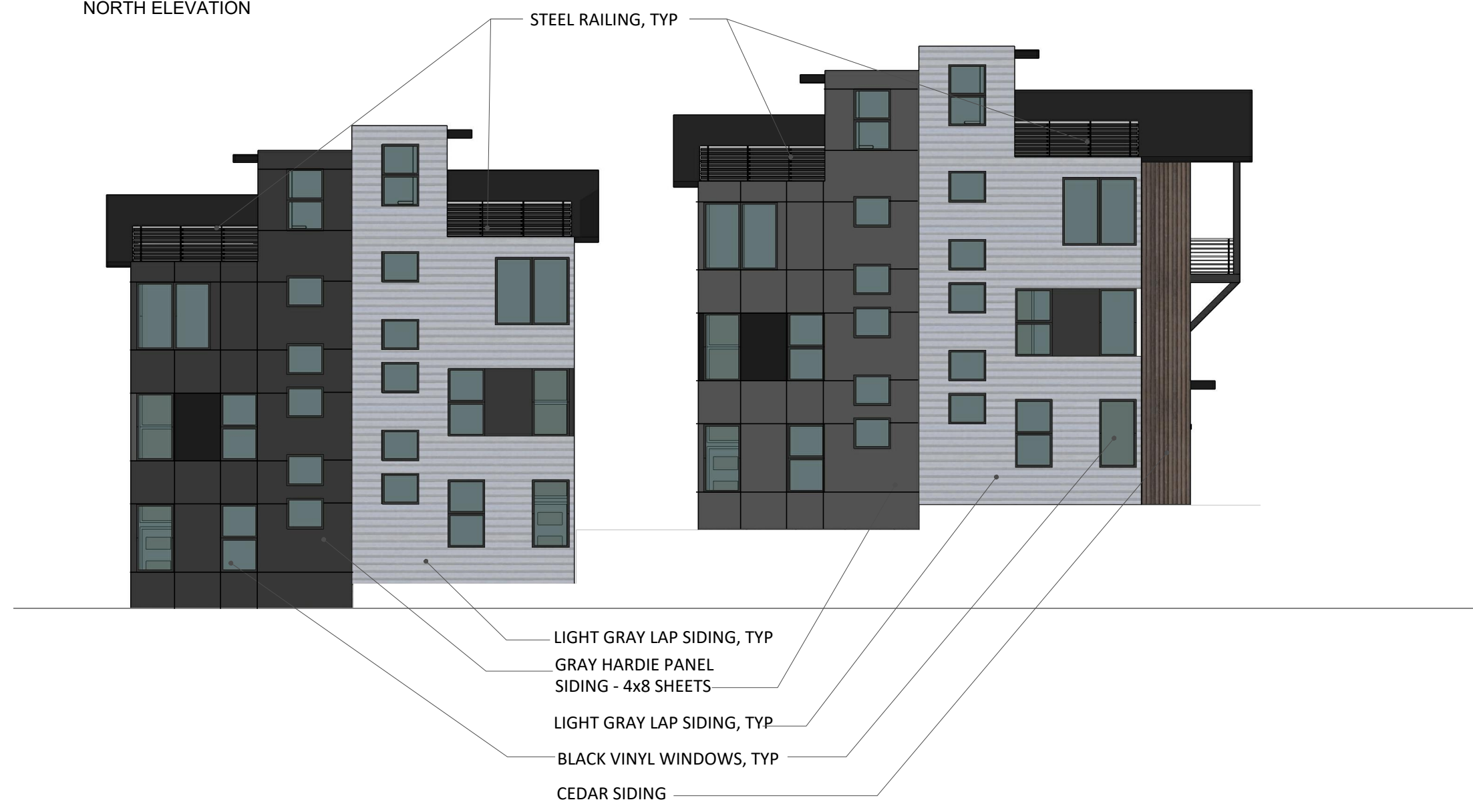


Wood Fence



Bench

NORTH ELEVATION



Cedar siding



Lap siding



Open Steel railing



Hardie Panel siding



Permeable pavement surfaces

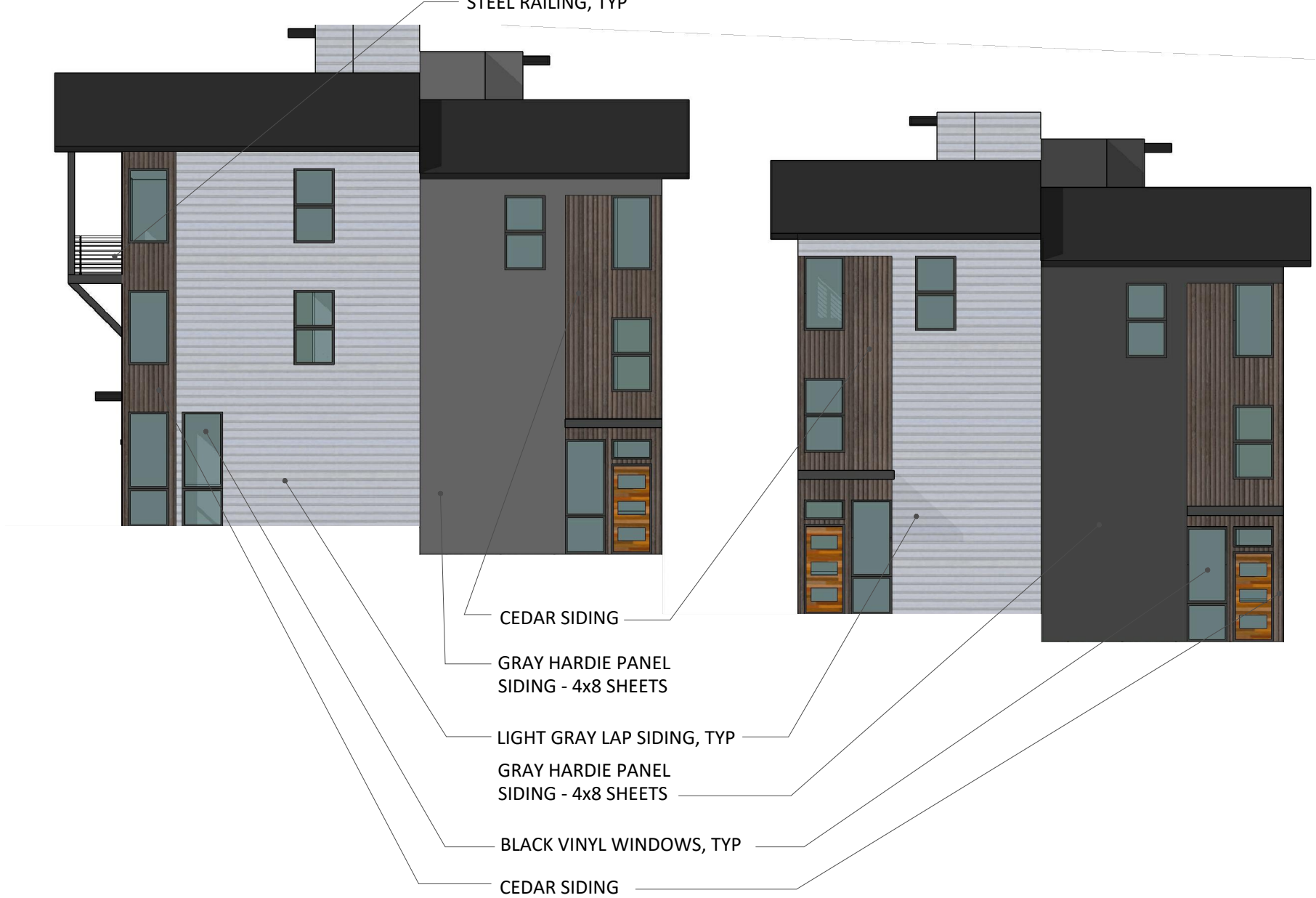


Wood Fence



Bench

SOUTH ELEVATION



Cedar siding



Lap siding



Open Steel railing



Hardie Panel siding



Permeable pavement surfaces



Wood Fence



Bench



SW VIEW OF DUPLEXES



BACK VIEW OF DUPLEXES FROM ALLEY



TOP VIEW OF DUPLEXES



10036 & 10042 STONE AVE TOP VIEW



10036 & 10042 STONE AVE FRONT VIEW



EXISTING TWO STORY #10044 SINGLE FAMILY



EXISTING TWO STORY #10044 SINGLE FAMILY FACING PROPOSED (2) DUPLEX NORTH FACADE

Window Overlap Privacy Study

The windows of the proposed (4) single family have been thoughtfully designed to minimize the views into and from the neighboring buildings, as well as from unit to unit, in order to protect privacy of all occupants.

North: To the north is 2-story single family. There is 10'3" distance between the south single family and proposed single family.

5'H Fence blocked south single family windows and there are no windows directly look into the existing house to the north.

South: To the south are new proposed 3-story (4) single family. The only few windows on this facade are high small windows look onto the south side of the single family. There is 10'6" distance between the north new proposed 3-story (2) duplex and proposed townhouse. See below, only window needed translucent cover.

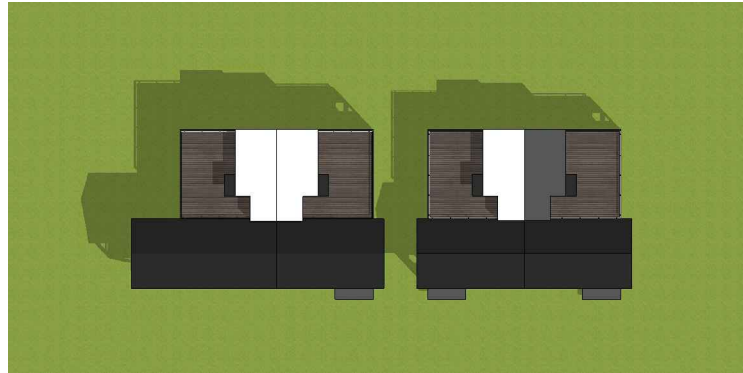


NEW PROPOSED NEW SFR TO THE SOUTH



NEW PROPOSED (2) DUPLEX TO THE NORTH LOOKING AT PROPOSED SINGLE FAMILYS

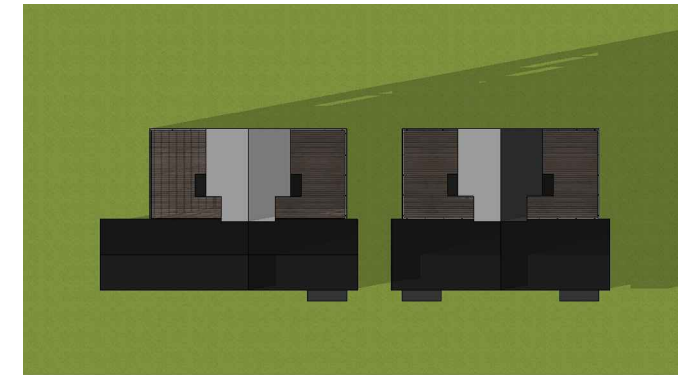
MARCH 21



9AM



NOON



3PM

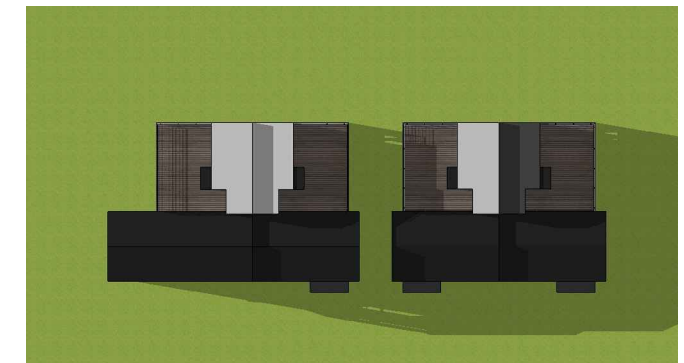
JUNE 21



9AM



NOON

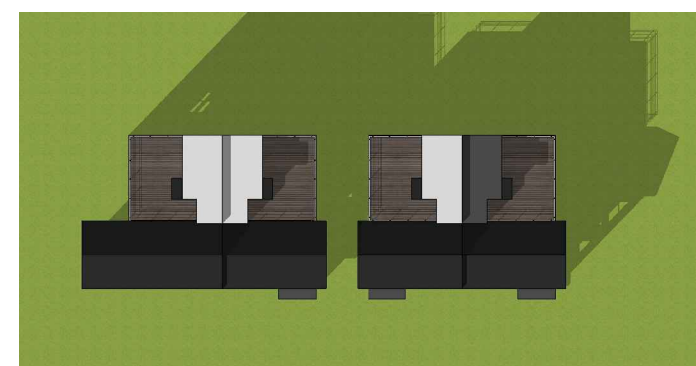


3PM

DECEMBER 21



9AM



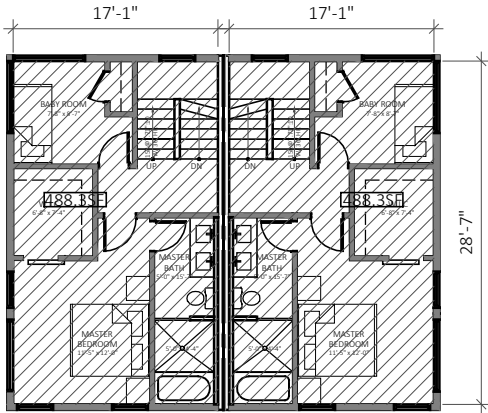
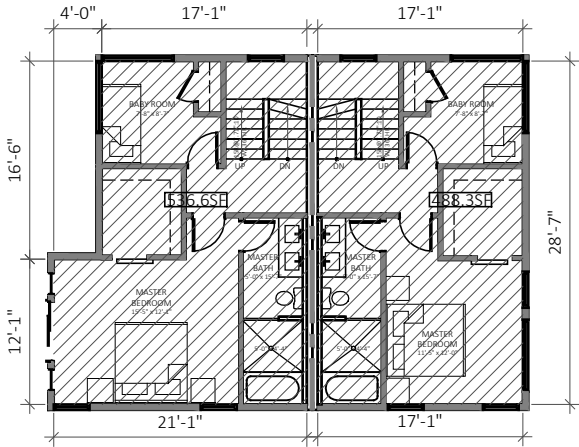
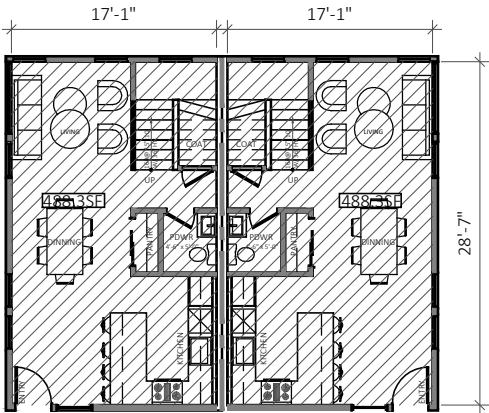
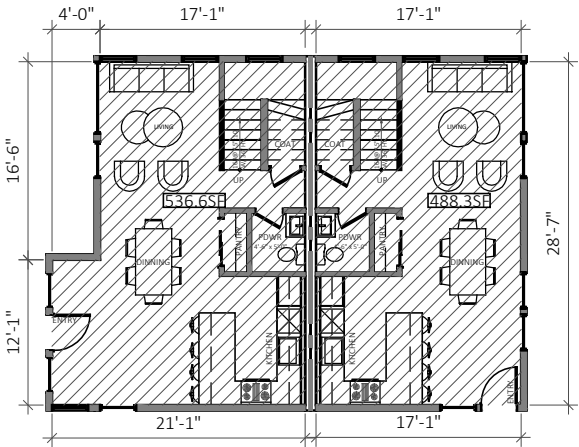
NOON



3PM

FAR:

FAR			
	TH A&B		TH C&D
	1ST FLOOR: 1024.9 SF		1ST FLOOR: 976.6 SF
	2ND FLOOR: 1024.9 SF		2ND FLOOR: 976.6 SF
	3RD FLOOR: 1024.9 SF		3RD FLOOR: 976.6 SF
	ROOF TOWER: 192SF		ROOF TOWER: 192SF
	3266.7SF		3121.8SF
TOTAL:	6388.5SF		

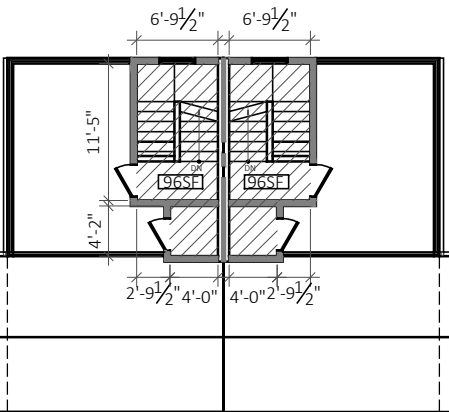
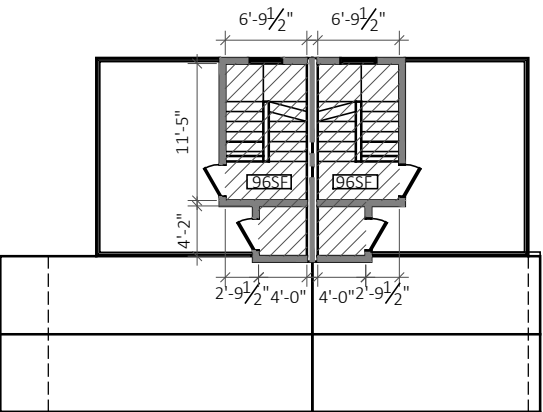
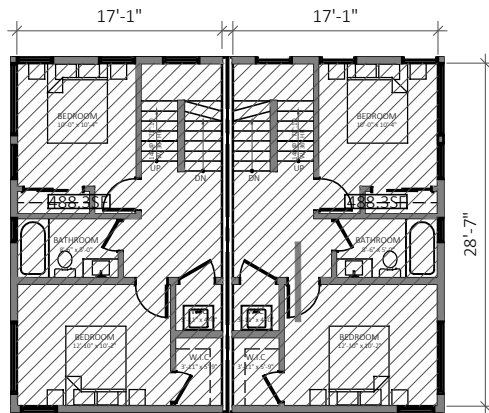
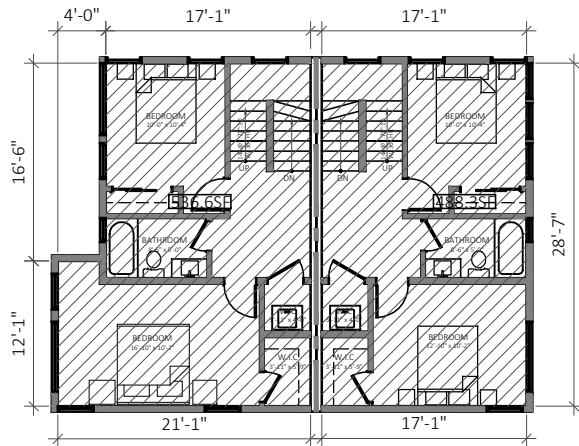


FAR (TH A&B): FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"
(536.6SF & 488.3SF)

FAR (TH C&D): FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"
(488.3SF/UNIT)

FAR (TH A&B):THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"
(536.6SF & 488.3SF)

FAR (TH C&D): THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"
(488.3SF/UNIT)



FAR (TH A&B): SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"
(536.6SF & 488.3SF)

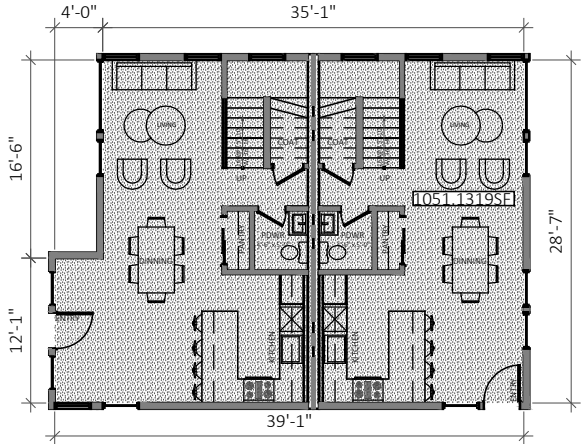
FAR (TH C&D): SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"
(488.3SF/UNIT)

FAR (TH A&B): ROOF DECK PLAN
SCALE: 1/8" = 1'-0"
(96SF/UNIT)

FAR (TH C&D): ROOF DECK PLAN
SCALE: 1/8" = 1'-0"
(96SF/UNIT)

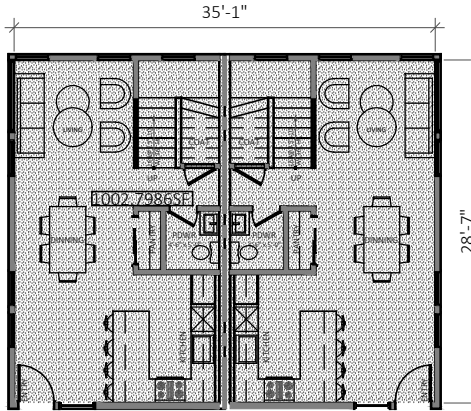
GFA:

GFA			
	TH A&B		TH C&D
	1ST FLOOR: 1051.1319 SF		1ST FLOOR: 1002.7986 SF
	2ND FLOOR: 1051.1319 SF		2ND FLOOR:1002.7986 SF
	3RD FLOOR: 1051.1319 SF		3RD FLOOR:1002.7986 SF
	ROOF TOWER:206.7813SF		ROOF TOWER:206.7813SF
	3360.177SF		3215.1771SF
TOTAL:	6575.3541SF		



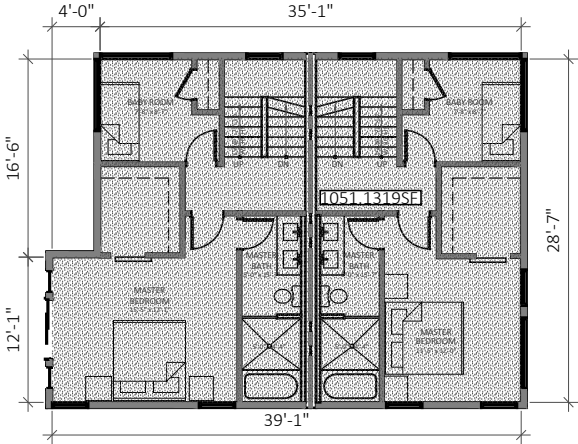
GFA (TH A&B): FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"
(1051.1319SF)



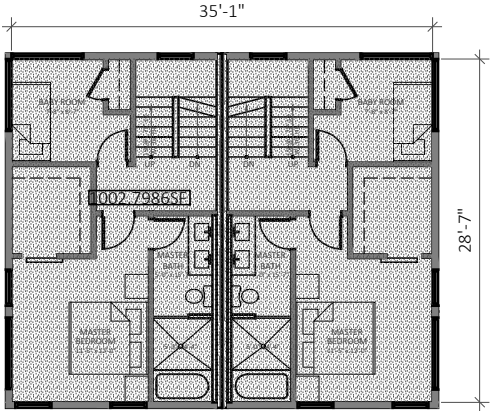
GFA (TH C&D): FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"
(1002.7986SF)



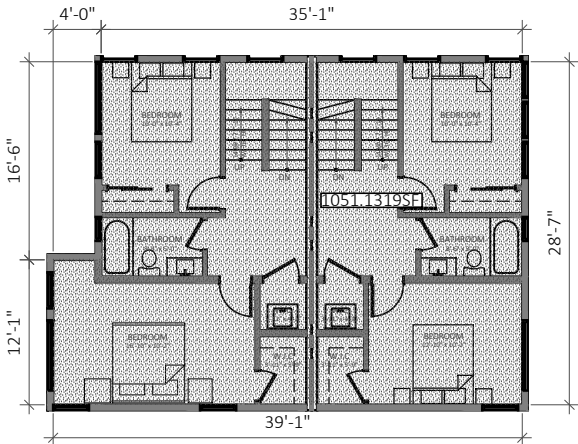
GFA (TH A&B): THIRD FLOOR PLAN

SCALE: 1/8" = 1'-0"
(1051.1319SF)



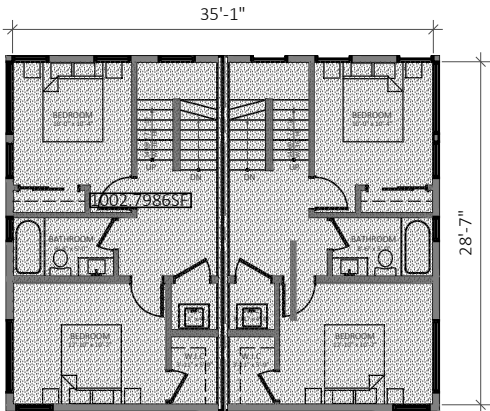
GFA (TH C&D): THIRD FLOOR PLAN

SCALE: 1/8" = 1'-0"
(1002.7986SF)



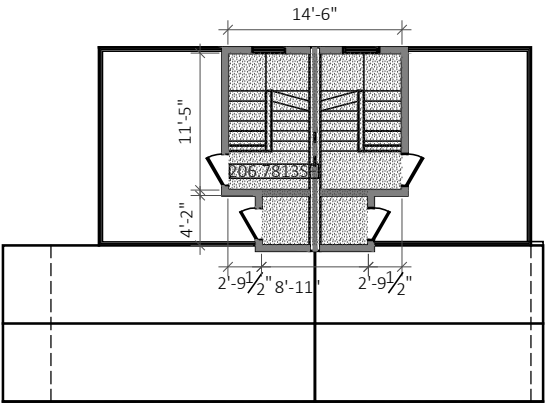
GFA (TH A&B): SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"
(1051.1319SF)



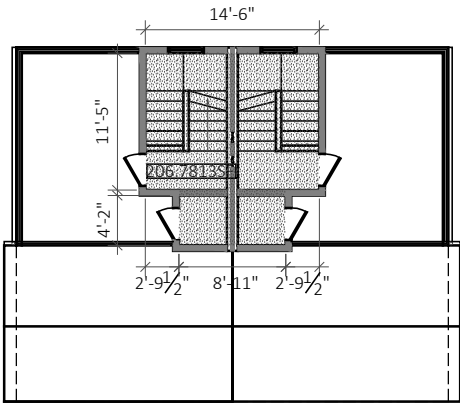
GFA (TH C&D): SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"
(1002.7986SF)



GFA (TH A&B): ROOF DECK PLAN

SCALE: 1/8" = 1'-0"
(206.7813SF)



GFA (TH C&D): ROOF DECK PLAN

SCALE: 1/8" = 1'-0"
(206.7813SF)