

EARLY DESIGN GUIDANCE
ADMINISTRATIVE DESIGN REVIEW


SITE

SDCI # 3035195-EG
4007 - 4015 Stone Way North
Seattle, WA 98103

Applicant:
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Seattle, WA 98121
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Owner:
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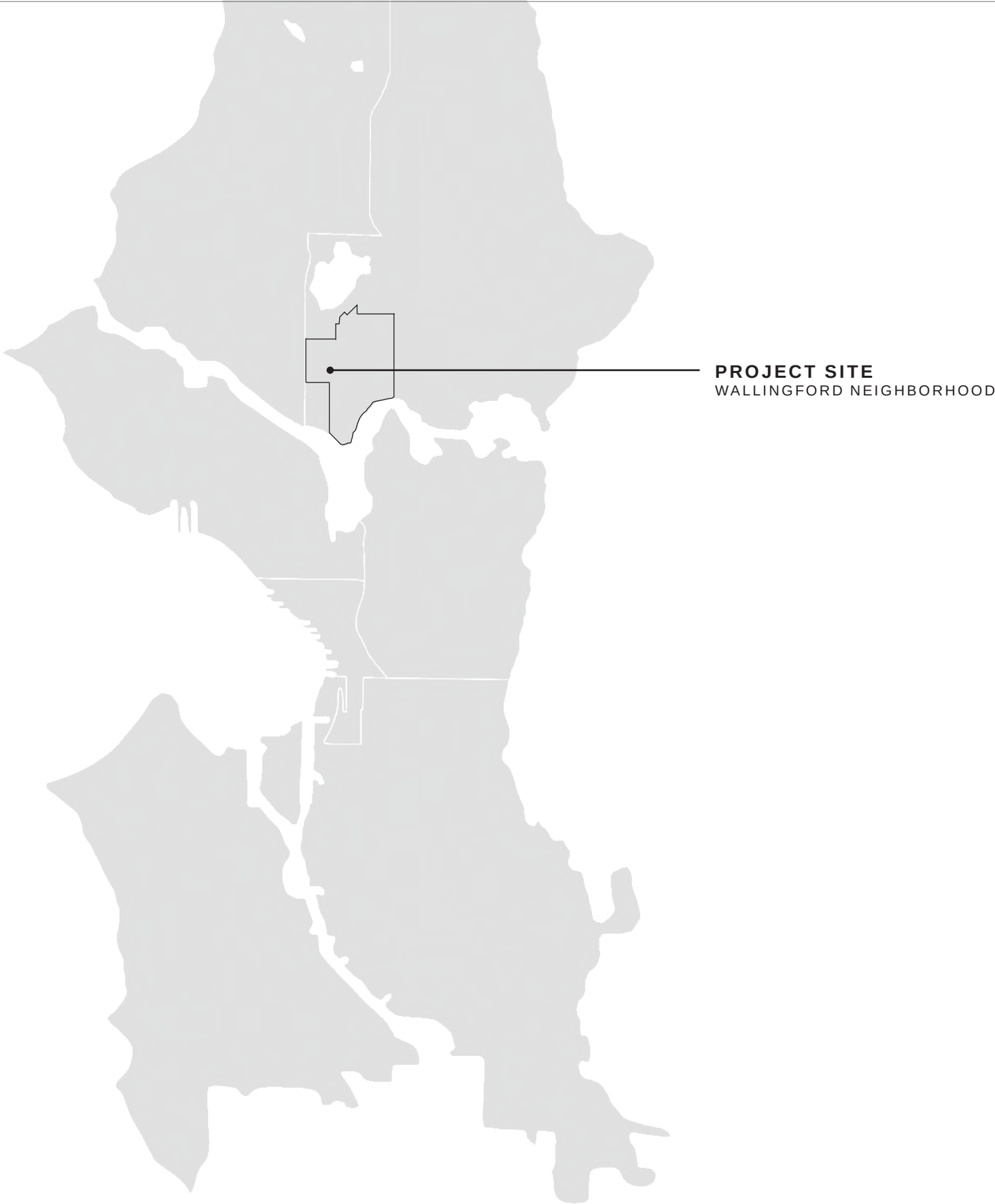


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VICINITY MAP

EXISTING SITE

The project site consists of three rectangular parcels (397540-0425, 397540-0420, 397540-0414) bordered by Stone Way N to the east. Directly to the south is a small commercial building that contains Pagliacci Pizza. To the west are two single family homes and a triplex. To the north is a recently completed 4-story mixed use building. To the east across Stone Way N is a 3-story office building. The subject parcel is a total of 15,939 square feet and measures approximately 150' in the north-south direction and 104' in the east-west direction. The site gradually slopes from northeast to southwest approximately 8'-0". Currently there is a commercial building that contains a dance studio and two residential homes on the project site.

ZONING AND OVERLAY DESIGNATION

The project parcel is zoned NC2P-55 (M), indicating that the structure may go up to 55'-0" plus additional applicable height bonuses. The NC zoning continues north and south along Stone Way, continuing towards the east once reaching N 45th Street. To the immediate east of the NC zoning the zones transition to LR1, and to the immediate west the zones transition to LR1, with RSL beyond. The project parcel is within the Wallingford Residential Urban Village, and is also confirmed to be in a Frequent Transit area.

DEVELOPMENT OBJECTIVES

The owner proposes the construction a new mixed-use apartment building with commercial spaces located along Stone Way N and approximately 128 SEDU apartments above. These smaller commercial spaces break up the street front and mimic the scale of commercial seen elsewhere on Stone Way N. The objective for the apartments is to provide updated and attainable housing options within walking distance to local urban villages such as Wallingford and Fremont, and which are easily accessible to downtown Seattle. The commercial components will add to the neighborhood character and offer additional amenities to the surrounding communities.

NEIGHBORHOOD DEVELOPMENT

The immediate blocks are a mix of multi-family apartment buildings, commercial businesses, and single-family homes. Stone Way N is a minor arterial that connects Fremont to Green Lake, along which are a mix of zoning types. A few blocks to the north is N 45th Street which is the major Wallingford commercial center. This street contains a mix of restaurants, commercial stores, and a library and grocery store within several blocks of the proposed site. Several bus lines run along Stone Way N, and provide a quick link between the neighborhood and downtown Seattle. Gas Works and Woodland Park are major green spaces directly to the south and north of the site, and there are two additional playfields within walking distance. In general, the area is conducive to an active lifestyle, ideal for young professionals and students, and provides the necessary transportation and pedestrian links between the city center and the local neighborhoods surrounding the site.

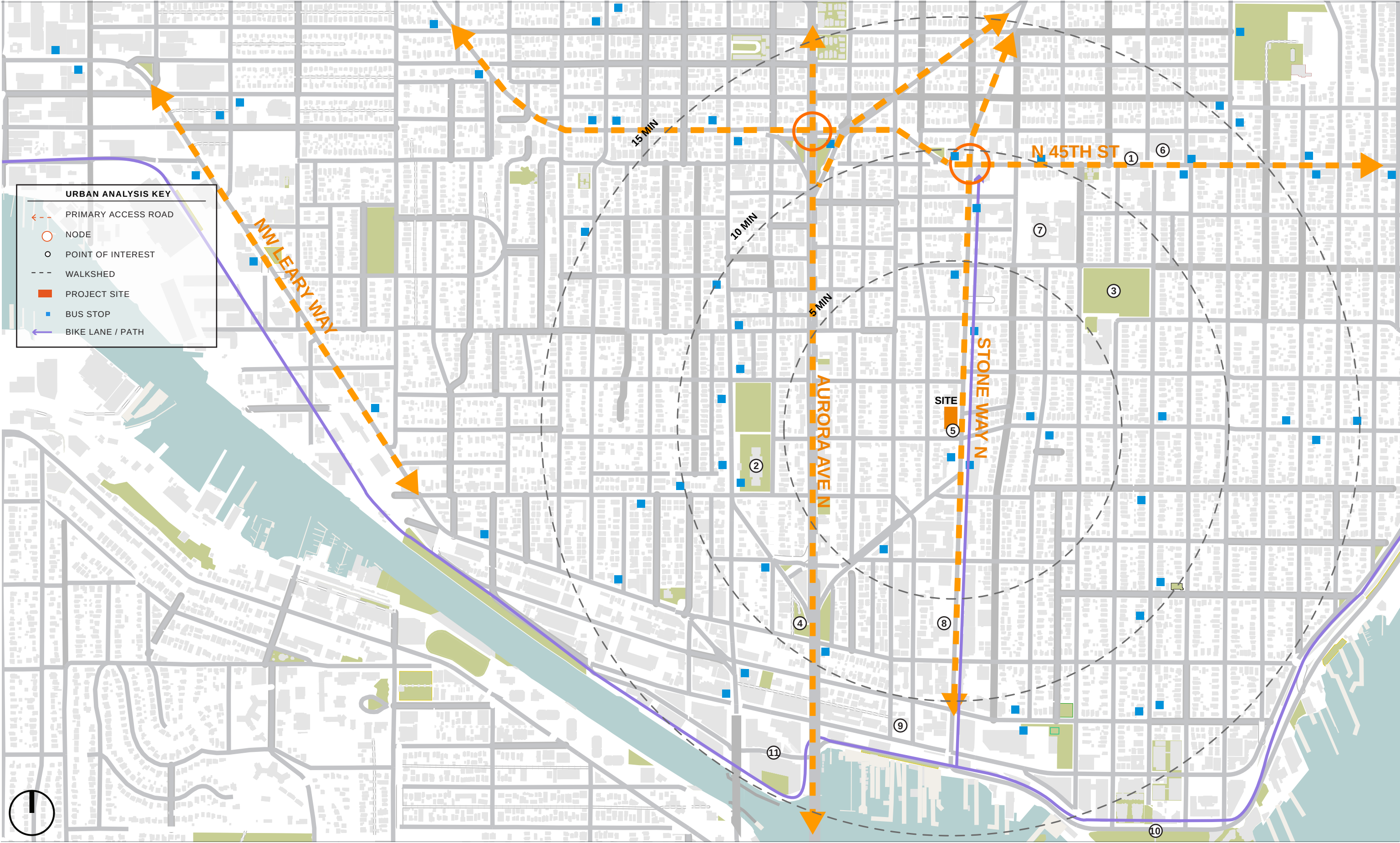


SITE LOCATION

4007 - 4015 Stone Way North
Seattle, WA 98103

PROJECT PROGRAM

Site Area: 15,939 SF
Number of Residential Units: ~128
Proposed Commercial Area: ~2,200 SF
Number of Parking Stalls: ~30
Proposed Bike Parking: ~120
Total Area: Approx. 59,700 SF
Allowable FAR = 3.75 (59,771 SF)





WALLINGFORD 45TH STREET COMMERCIAL

1



BF DAY SCHOOL

2



WALLINGFORD PLAYFIELD

3



FREMONT TROLL

4



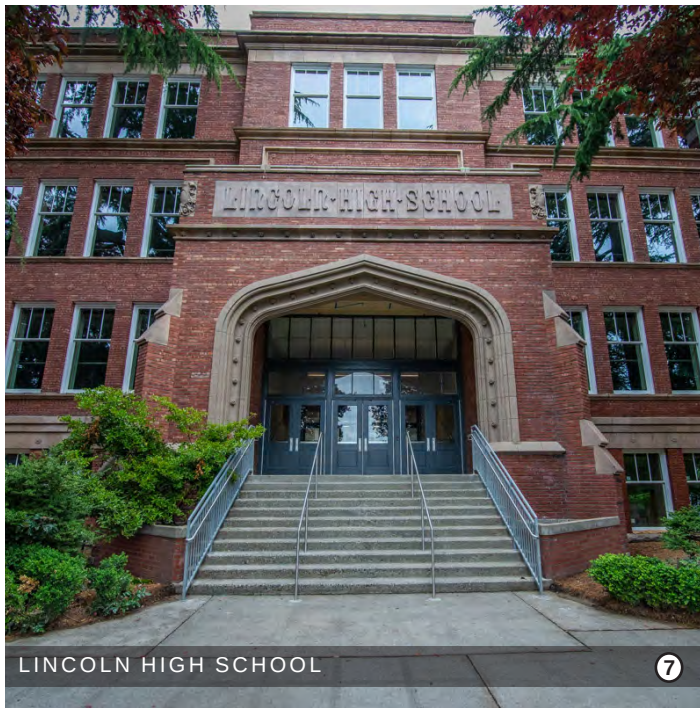
PAGLIACCI PIZZA

5



QFC WALLINGFORD

6



LINCOLN HIGH SCHOOL

7



MANOLIN

8



FREMONT BREWING

9



GASWORKS PARK

10



BURKE GILMAN TRAIL

11

COMMUNITY OUTREACH SUMMARY

1. **Printed Outreach:** Cone Architecture designed a flyer that notifies residents about the new upcoming project, and contains links to an online survey and interactive website where feedback can be shared with the project team.

Requirement: Flyer distributed to residences and businesses within approximately 500 ft radius of the proposed site.
Date: Flyers were sent 05/10/2020

2. **Electronic/Digital Outreach:** Cone Architecture designed an online survey through Survey Monkey that provided a brief summary, address of the project, SDCI record number, information about the interactive website, email address to provide feedback, where additional information can be found, a collection of information statement, site plan, and five questions.

Survey link: <https://www.surveymonkey.com/r/TNS7GY2>
Public informed by: Printed Outreach Flier and Interactive Website
Date: Survey launched 05/13/2020
Survey closed 06/03/2020

Cone Architecture received thirteen responses to the survey that was created through Survey Monkey. The responses received are as follows:

- We want a project that is:
 - Affordable for residents/businesses
 - Designed with sustainability in mind
 - Respects the style of the neighborhood
 - Has enough parking to support new residents
 - Has an inviting front with good plantings
 - Functional
 - Transit-oriented
- Concerns include:
 - That the project will block views or light from adjacent properties
 - That the units will be too small for families
- Question about what the commercial spaces will be



CONNECT
ONLINE

Please visit our interactive project website to learn more about the proposal. The website features preliminary site plans and general parameters of the upcoming project. All are welcome to explore, ask questions, and provide feedback.
www.cone-outreach.com/stonewaymixeduse

TAKE
AN ONLINE
SURVEY

Use this online survey to provide feedback. This survey link will be available from 05/12/20 to 06/03/20.
<https://www.surveymonkey.com/r/TNS7GY2>



ABOUT THE
PROJECT

Cone Architecture is designing a new 5-story mixed-use building at 4009 Stone Way N, Seattle, WA. The new development will consist of ground floor commercial spaces with 4 levels of small efficiency dwelling units above. Some surface parking will be provided at the rear of the lot. Planning has just begun, and construction could start as early as Spring 2022.

SHARE YOUR
THOUGHTS

We want to hear from the community about the new 4009 Stone Way N Mixed Use project. Please share your concerns and priorities for this new building, and for the neighborhood overall, on the project website or by taking the online survey.

Information you share in this survey could be made public. Please do not share any personal/sensitive information.

ADDITIONAL
INFORMATION

You can track our progress throughout the permitting process: search the project address "4009 Stone Way N" or project number "3035195-EG" in the Design Review Calendar and the Seattle Services Portal.

ADDRESS:
**4009 Stone Way N
Seattle, WA 98103**

SDCI RECORD NUMBER:
3035195-EG

APPLICANT:
CONE ARCHITECTURE

CONTACT:
**SUMMER McENENY
info@cone-arch.com
206-693-3133**



CONE ARCHITECTURE

IMAGE OF MAILED FLYER

COMMUNITY OUTREACH SUMMARY

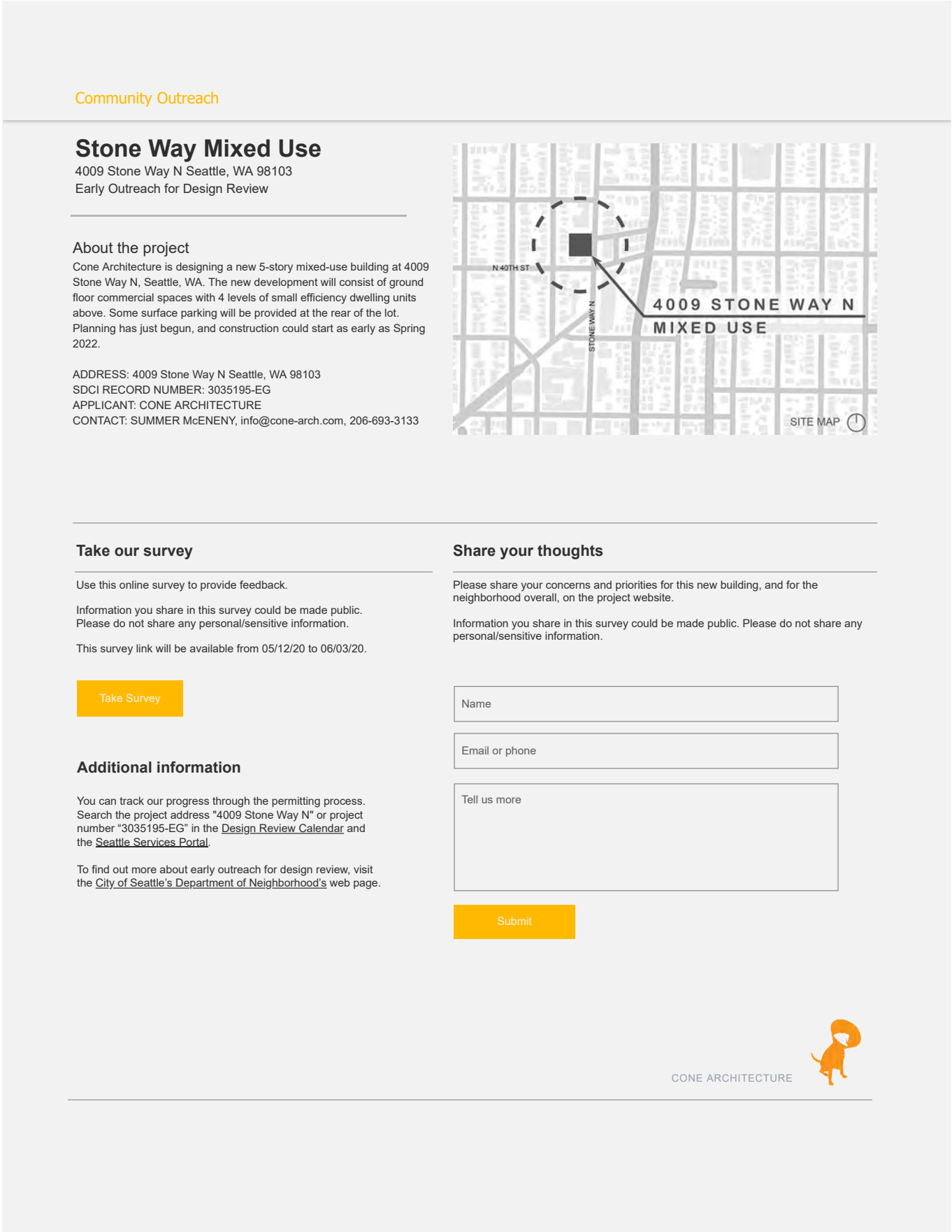
3. Additional Electronic/Digital Outreach: Cone Architecture designed an interactive website that provided a brief summary, address of the project, SDCI record number, email address to provide feedback, where additional information can be found, a collection of information statement, site plan, and five questions.

Website link: www.cone-outreach.com/stonewaymixeduse
Public informed by: Printed Outreach Flier and Survey
Date: Website launched 05/13/2020
Website closed 06/03/2020

Cone Architecture received one response on the interactive website that was provided for feedback. The response received is as follows:

- Concerns related to amount of parking with suggestion to share with property to the north
- Concerns about protection of pedestrians around driveway access
- Concerns regarding protection of tree on site to west
- Massing concerns due to limitations of light
- Construction impacts

SCREENSHOT OF WEBSITE





- PROJECT SITE
- SF ZONING
- RSL ZONING
- LR ZONING
- NC ZONING
- C ZONING



ADDRESSES:4007 - 4015 Stone Way N
PARCEL #:397540-0425, 397540-0420, 397540-0414
ZONING:NC2P-55 (M)
OVERLAYS:Wallingford Residential Urban Village
SITE AREA:15,939 SF

23.47A.004 PERMITTED USES

Permitted outright:

- Residential
- Sales and services, limited to 25,000 SF
- Restaurants, limited to 25,000 SF

23.47A.005 STREET LEVEL USES

Residential uses may occupy, in the aggregate, no more than 20% of the street-level street-facing facade, in a pedestrian-designated zone, facing a designated principal pedestrian street.
Approved uses listed in 23.47A.005.D.1 required along 80% of the street level, street facing facade.
Stone Way N considered principal pedestrian street per 23.47A.005.D.2.

23.47A.008 STREET-LEVEL DEVELOPMENT STANDARDS

- Blank segments of the street-facing facade between 2 feet and 8 feet above the sidewalk may not exceed 20 feet in width. The total of all blank facade segments may not exceed 40% of the width of the facade of the structure along the street.
- Street level, street facing facades shall be located within 10 feet of the street lot line.
- 60% of the street facing facade between 2 and 8 feet shall be transparent.
- Non-residential uses greater than 600 sf shall extend an average depth of at least 30 feet and a minimum depth of 15 feet from the street-level street-facing facade.
- In pedestrian designated zones, non-residential uses less than 600 sf shall extend an average depth of at least 20 feet and a minimum of 10 feet from the street level street facing facade.
- Non-residential uses at street level shall have a floor-to-floor height of at least 13 feet.
- At least one of the street-level street-facing facades containing a residential use shall have a visually prominent pedestrian entry
- 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.
- Continuous overhead weather protection is required along at least 60 percent of the street frontage of a structure on a principal pedestrian street.
- The maximum width and depth of a structure, or of a portion of a structure for which the limit is calculated separately according to 23.47A.008.C.B, is 250 feet, except as other wise provided in subsection 23.47A.008.C.5.C.

23.47A.012 STRUCTURE HEIGHT

	NC2P-55 (M)
Allowed Maximum Base Height:	55'-0"
4' additional allowed for rooftop features (parapets, clerestories, etc.)	59'-0"
16' additional allowed for stair & elevator penthouses:	71'-0"

23.86.006 STRUCTURE HEIGHT MEASUREMENT

The height of a structure is the difference between the elevation of the highest point of the structure not excepted from applicable height limits and the average grade level (“average grade level” means the average of the elevation of existing lot grades at the midpoint, measured horizontally, of each exterior wall of the structure, or at the midpoint of each side of the smallest rectangle that can be drawn to enclose the structure.)

23.47A.013 FLOOR AREA RATIO

Minimum FAR:	2 (31,878 SF)
Maximum FAR:	3.75 (59,771 SF)

23.47A.014 SETBACK REQUIREMENTS

- A minimum five (5) foot landscaped setback may be required per Section 23.47A.016, Screening and Landscaping Standards.
- An upper level setback is required along any rear or side lot line that abuts a lot in an LR, MR, HR zone or abuts a lot that is zoned commercial and LR, MR, or HR if the commercial zoned portion of the abutting lot is less than 50% of the width or depth of the lot. The setbacks include 10 feet for portions of structures above 13 feet in height to a maximum of 65 feet and for each portion above the 65 feet in height, an additional setback of 1 foot for every 10 feet.

23.47A.016 LANDSCAPING AND SCREENING STANDARDS

- Green Factor score of .30 or greater, per Section 23.86.019, is required for any lot with development containing more than four new dwelling units.
- Street trees are required when any development is proposed, except as provided in subsection 23.47A.016.B.2 and Section 23.53.015.
- Existing street trees shall be retained unless the Director of Transportation approves their removal.
- The Director, in consultation with the Director of Transportation, will determine the number, type and placement of street trees to be provided.

23.47A.017 MANDATORY HOUSING AFFORDABILITY IN C AND NC ZONES

C and NC zones with a mandatory housing affordability suffix are subject to the provisions of Chapters 23.58B and 23.58C.

23.47A.024 AMENITY AREA

Required: 5% of gross floor area in residential use

23.54.015 REQUIRED PARKING

Parking is not required. The project is within an Urban Village and is Frequent Transit per DR 15-2018.
If access is not provided from an alley and the lot abuts only a principal pedestrian street or streets, access is permitted from the principal pedestrian street, and limited to one two-way curb cut.

23.54.015 REQUIRED BIKE PARKING

Bicycle parking: Long-Term: 1 per dwelling unit (50 spaces),	
After 50, bike spaces can be provided at 3/4 the required rate	Total long term: 109
Bicycle parking: Short-Term: 1 per 20 dwelling units	Total short term: 8

23.54.040 SOLID WASTE & RECYCLABLE MATERIALS STORAGE AND ACCESS

Residential, More than 100 dwelling units: 575 sf + 4 sf for each unit over 100
The minimum horizontal dimension of required storage space is 12 feet.
For development with more than 100 dwelling units, the required minimum area for storage space may be reduced by 15 percent, if the area provided as storage space has a minimum horizontal dimension of 20 feet.

**4025 STONE WAY N**

Neighboring property that respects the pedestrian scale with one story commercial and awnings

**3920 STONE WAY N**

Use of projections to create rhythm/modulation.
High quality materials.

**3801 STONE WAY N**

Distinct corner volume.

**4111 STONE WAY N**

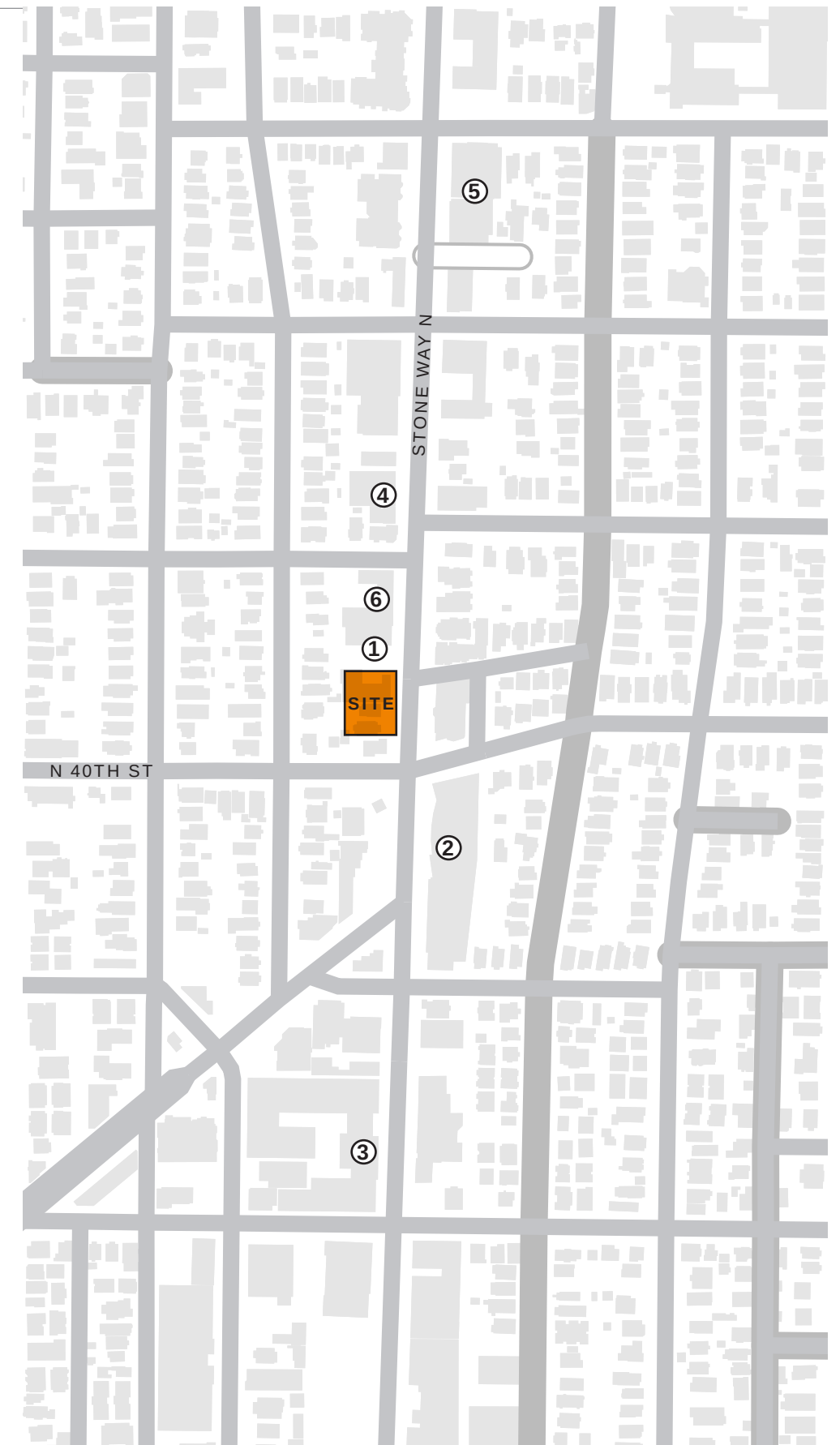
High quality, textural, and traditional materials. Ground floor opens up to the public realm.

**1307 N 43RD ST**

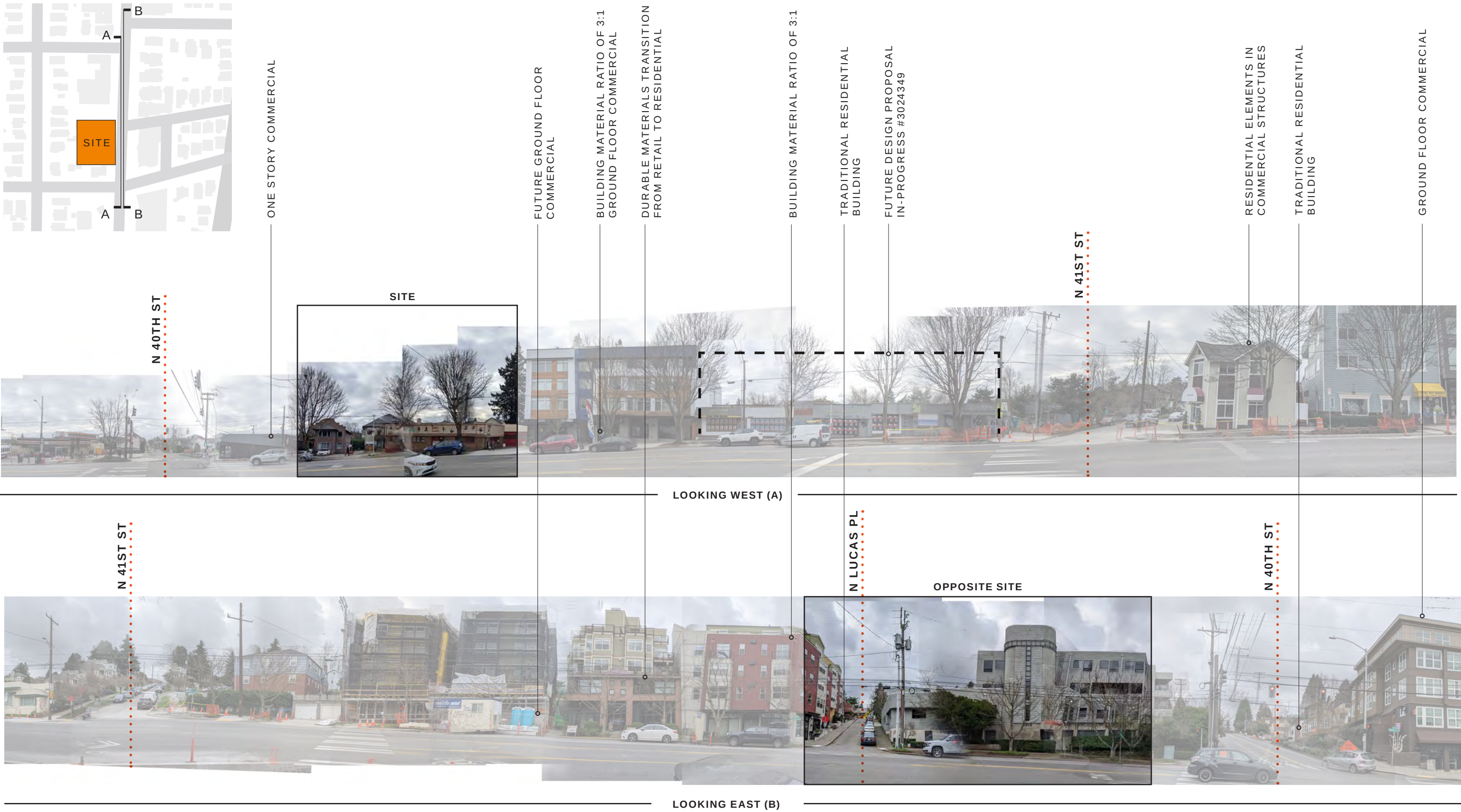
Traditional residential over commercial. Use of gables imitates traditional residential.

**4035 STONE WAY N (IN-PROGRESS #3024349)**

Future development with modern aesthetic.









① MIXED-USE BUILDING ON THE EAST SIDE OF STONE WAY N



② PARKING CONCEALED BEHIND BUILDINGS (EX. ACROSS STREET)



③ VIEW OF SITE FROM N 40TH ST



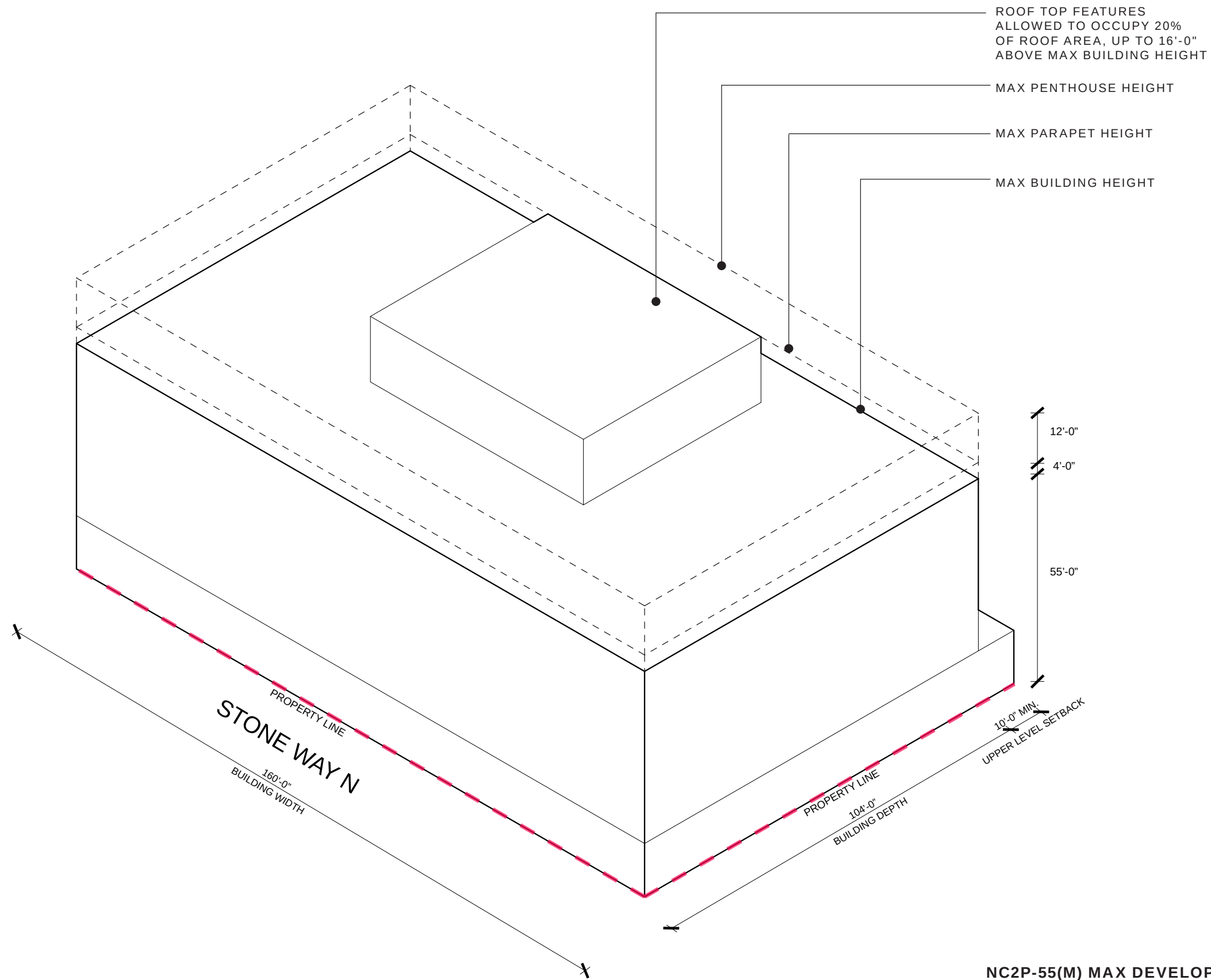
④ QUIET RESIDENTIAL STREET AT MIDVALE AVE N



⑤ VIEW OF SITE FROM TOP OF HILL ON LUCAS ST



⑥ SOUTH OF THE SITE LOOKING NORTHWEST



NC2P-55(M) MAX DEVELOPMENT ENVELOPE



PROJECT SITE

- Three parcels with existing structures located on Stone Way N approximately 58' from N 40th Street
- Site Area = 15,939 SF, rectangular in shape, measures roughly 150' x 104'

TOPOGRAPHY

- Approximately 6'-0" of grade change across site from east to west.
- Approximately 8'-0" of grade change across site from north to south.

ADJACENT BUILDINGS AND USES

- Existing 3-story mixed-use building immediately north of site (NC2P-55)
- Existing 1-story retail building south of site (NC2P-55)
- Existing 2-story single family residence immediately west of site (LR1)
- Existing 3-story office building across Stone Way N (NC2P-55)

LEGAL DESCRIPTIONS

LOT 9, BLOCK D, LAGRANDE EXTENSION, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGE 77, RECORDS OF KING COUNTY, WASHINGTON; TOGETHER WITH VACATED PORTION OF STONE WAY ADJOINING.
APN: 397540-0425

LOT 8, BLOCK D, LAGRANDE EXTENSION, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGE 77, RECORDS OF KING COUNTY, WASHINGTON; TOGETHER WITH VACATED PORTION OF STONE WAY ADJOINING.
APN: 397540-0420

THE SOUTH 30 FEET OF LOT 6 AND ALL OF LOT 7, BLOCK D, LAGRANDE EXTENSION, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGE 77, RECORDS OF KING COUNTY, WASHINGTON; TOGETHER WITH VACATED PORTION OF STONE WAY ADJOINING.
APN: 397540-0414

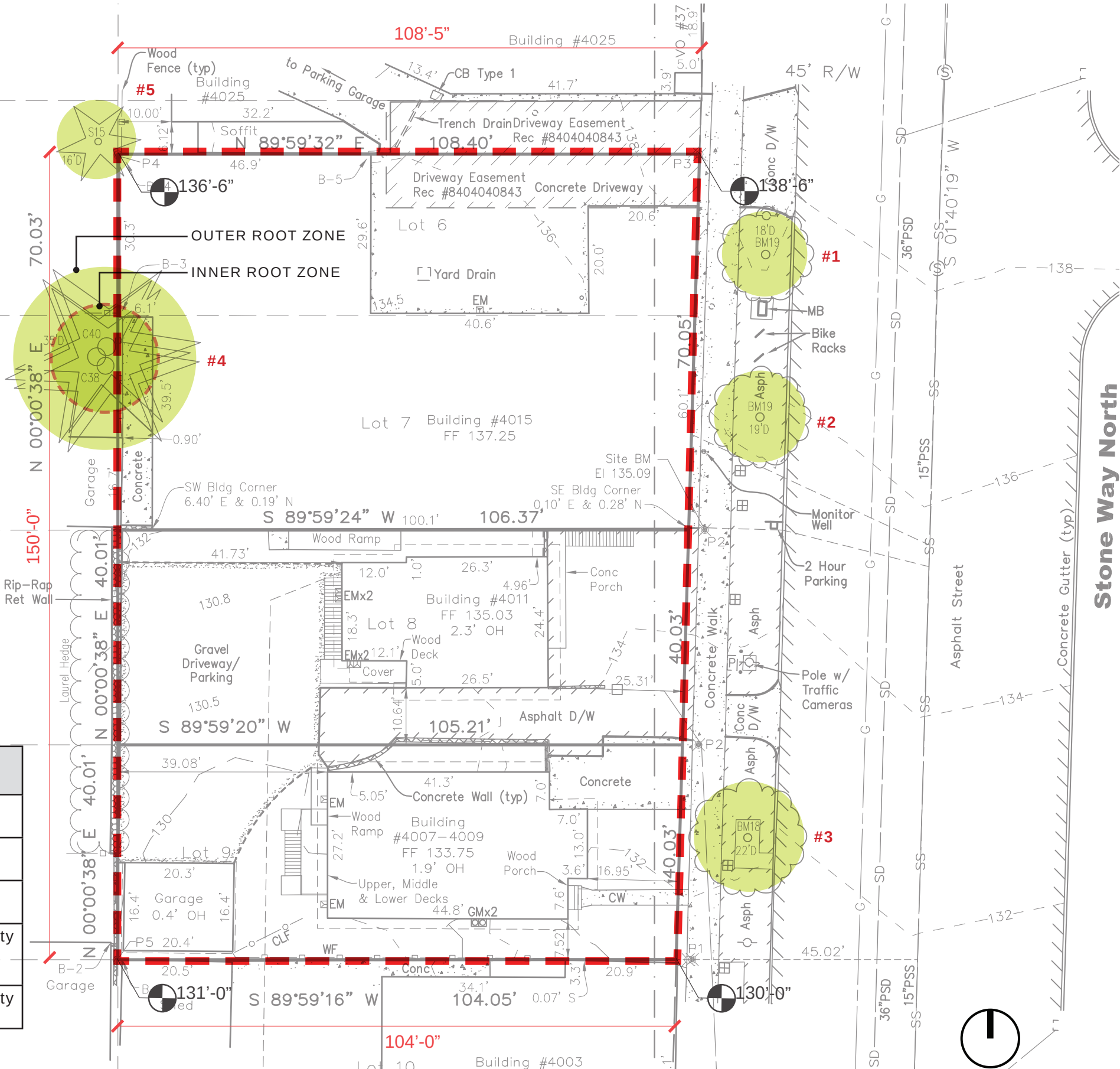
TREES

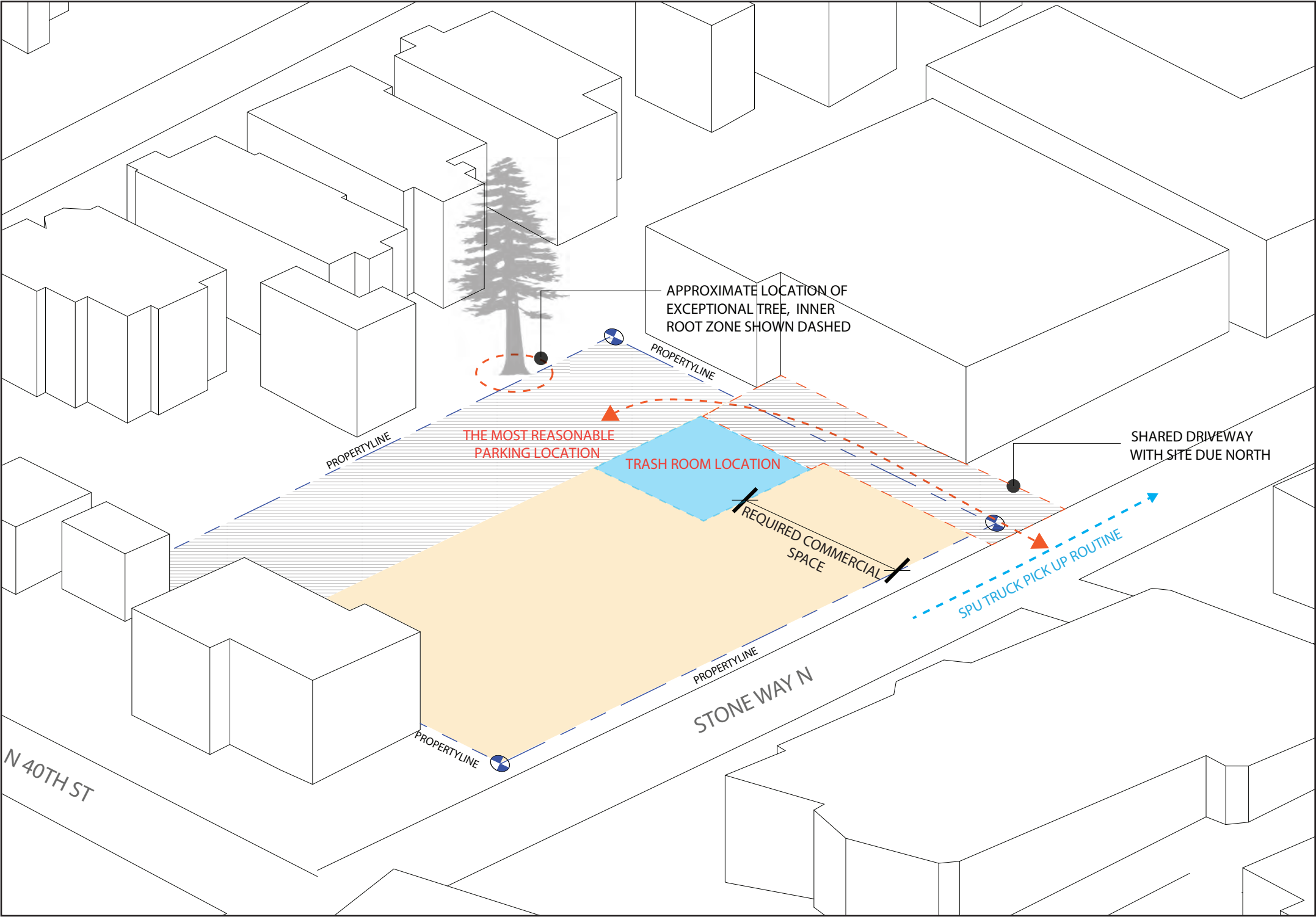
- There are no trees on the project site. Three trees exist in the ROW along Stone Way N and two trees are on the neighboring property to the west.
- One of the neighboring trees (#4) is noted as exceptional.

TABLE OF TREES

TREE #	SPECIES	SIZE INCHES	EXCEPTIONAL	COMMENTS
1	Norway maple, Acer platanoides		No exceptional at 30", on city property	Remove blacktop if trees to be retained
2	Norway maple, Acer platanoides		No exceptional at 30", on city property	Remove blacktop if trees to be retained
3	Norway maple, Acer platanoides		No exceptional at 30", on city property	Remove blacktop if trees to be retained
4	Coast redwood, sequoia sempervirens	37, 38, 38 (estimate)	Yes exceptional at 30"	On adjacent property
5	Noble fir, Abies procera	15 (estimate)	No exceptional at 18"	On adjacent property

EXCERPT FROM TREE INVENTORY REPORT
STEEP SLOPE TREE CONSULTING, LLC, 3/14/2020

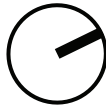


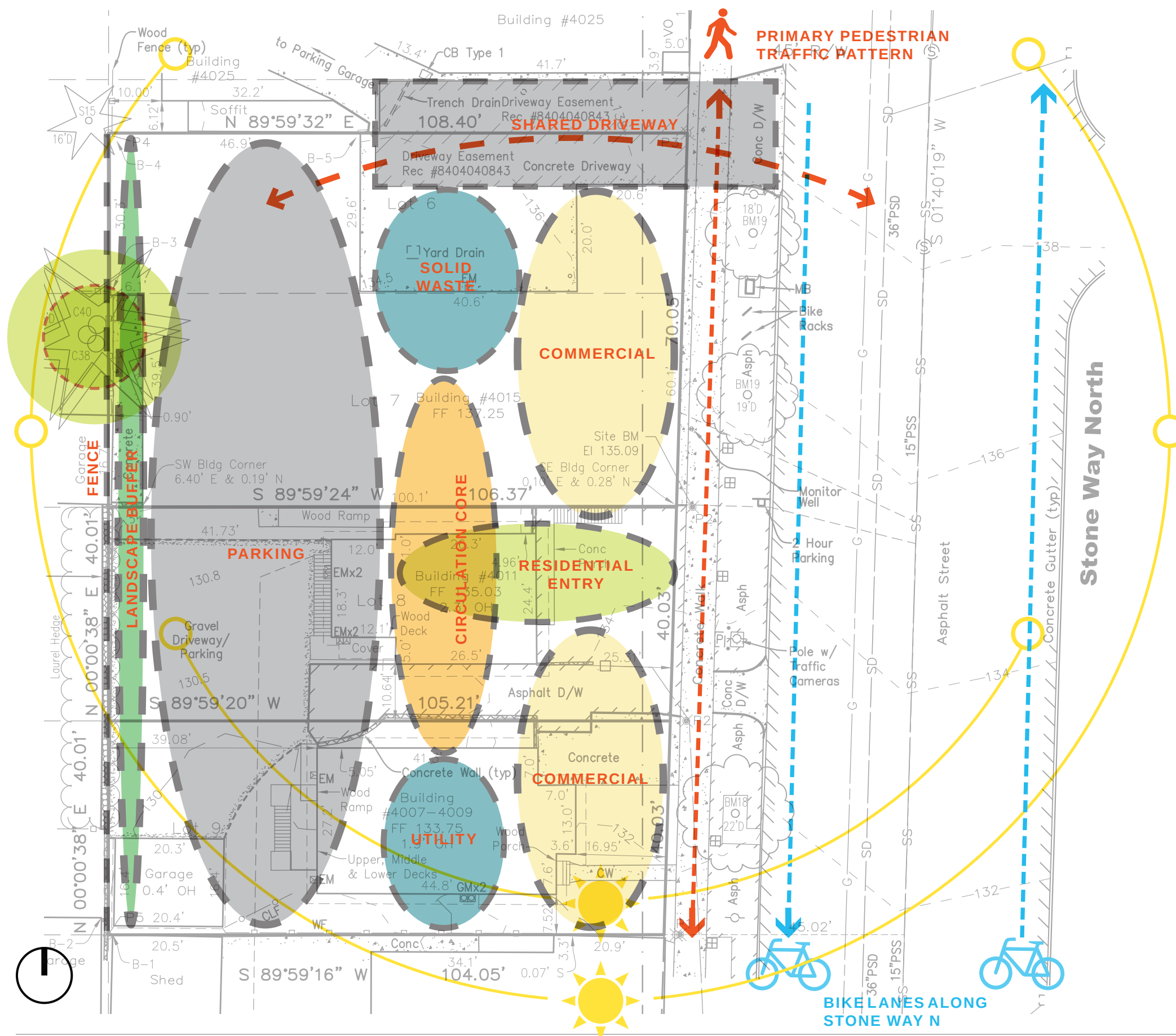


SITE CONSTRAINTS

- Parking Access**
- There is an existing 20' wide shared driveway at the north end of this development parcel spanning across the northern property line, which provides vehicular access to both this parcel and the neighboring mixed use building at 4025 Stone Way N. This driveway must be retained.
 - Although this project qualifies as frequent transit, the owner would like to provide parking in response to community desire for it and the requirement to maintain the shared driveway.
 - As the land use code and design guidelines require surface parking to be concealed from the street, and the driveway location is set, the parking area is situated on the rear (west) portion of the site, behind the proposed structure.
 - For the above reasons, the driveway location and surface parking area remain constant in all 3 design options.
- Solid Waste Collection**
- Initial correspondence with SPU indicates that our solid waste collection plan should align with the neighboring mixed use building, given the shared driveway condition.
 - Solid waste collection for 4025 Stone Way N consists of dumpsters that will be collected by a truck from Stone Way N.
 - As Stone is an arterial, the truck is not allowed to back into or out of the driveway per SDOT standards. Therefore, the solid waste storage area must be within 50' of the collection point along Stone Way N.
 - The land use code and design guidelines require commercial uses along the majority of the street-facing facade; therefore, the most logical location for the trash room is west of the commercial space and south of the driveway
 - For the above reasons, the trash room location remains constant in all 3 design options.
- Exceptional Tree**
- An exceptional tree exists on the neighboring property to the west per the Steep Slope Consulting arborist report dated 03/14/20 (see p.15 for more detail).
 - All 3 design options respect the code requirements for tree protection per SMC 25.11.050, as reinforced by the supplemental arborist document dated 07/14/20.

SITE CONSTRAINT DIAGRAM





OVERALL CONCEPT

The site strategy is organized to push active uses and units toward Stone Way N, while pulling the circulation core and utilities to the center of the site. This minimizes impact and bulk on both the pedestrian realm along Stone and on the residential zoning to the west. The street level facade along Stone situates commercial spaces at both corners and a residential entry in the center. A surface parking area is accessed from the shared driveway to the north and is tucked both behind and underneath the building, covered by the residential levels above.

SETBACK REQUIREMENTS

Rear Setback at Zone Transition: 10'-0" min. above 13'-0"

PARKING SCREENING

Surface parking will be screened against the residential zone to the west by providing 6'-0" tall fencing along the property line and a 5'-0" deep landscaped area inside the screening per 23.47A.016.D.1.d.

SOLAR ACCESS & VIEWS

- Good solar access due to existing topography and existing low rise structures
- Possible views south towards downtown and of Mt. Rainier to the southeast and to the Olympics to the west

TRAFFIC CIRCULATION

The site is located on Stone Way N, a minor arterial. Bus stops are in the vicinity along Stone Way N, with a few along running along N 40th St. There is a dedicated bike line going north on N Stone Way.

STREETSCAPE

- Stone Way N has a 6'-0" wide sidewalk with a planting strip east of the proposed site.
- Overhead power lines run north to south adjacent to the site on the east and west side of Stone Way N.
- There are 3 existing street trees per the arborist report.



FEATHER GRASS



BLACK MONDO



SPIREA



CREeping JENNY



CYPRESS

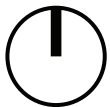
LANDSCAPE APPROACH

Native plant species will be utilized throughout the site. Generally light grasses, shrubs, and small-to-medium sized trees will be used in the site to create small, distinct areas for the residents' use. To the right are potential plant options:



SECONDARY ELEMENTS

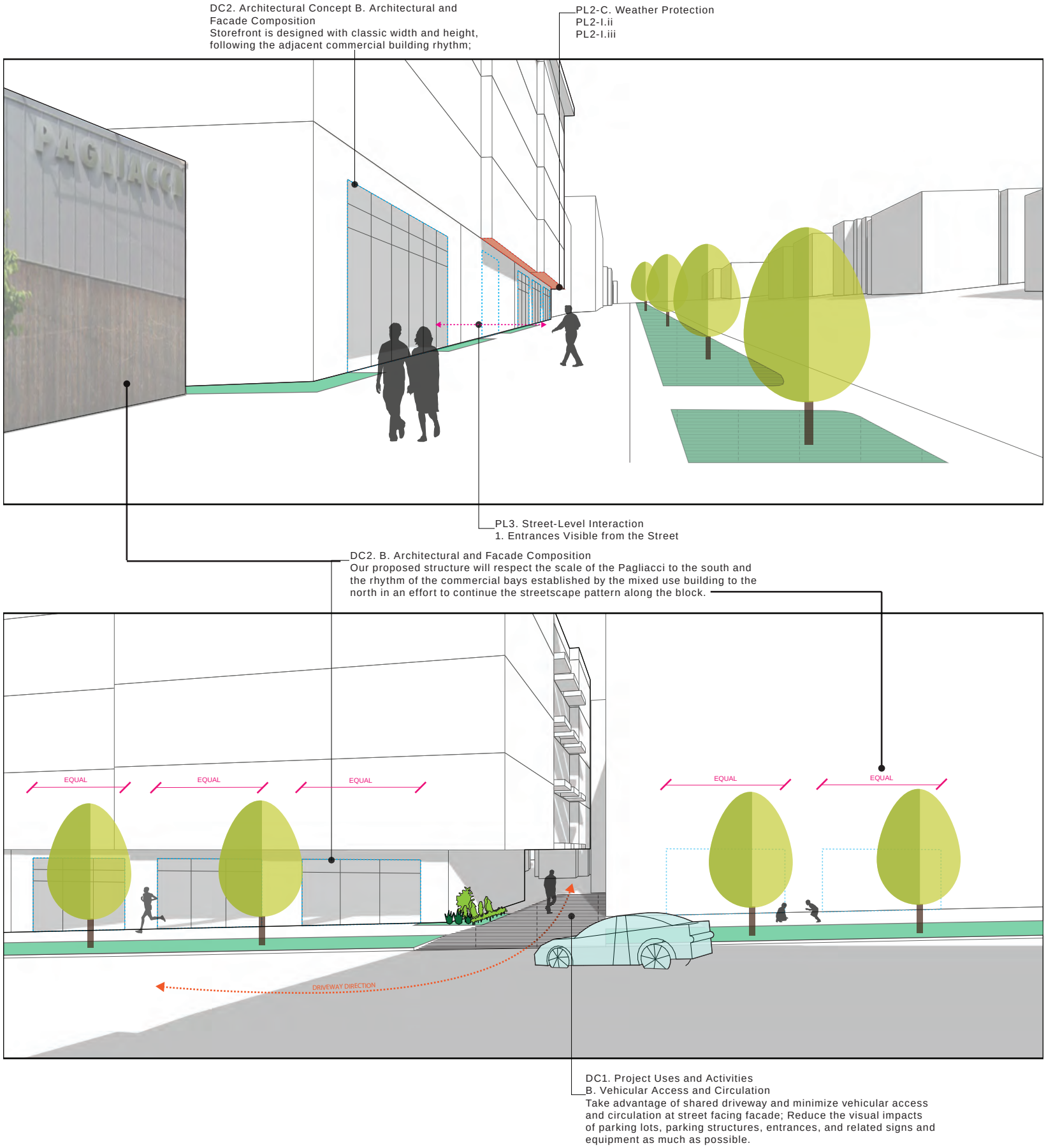
Seating and landscaping will be utilized along the sidewalk to create secondary gathering spaces for both the private users and the public realm.

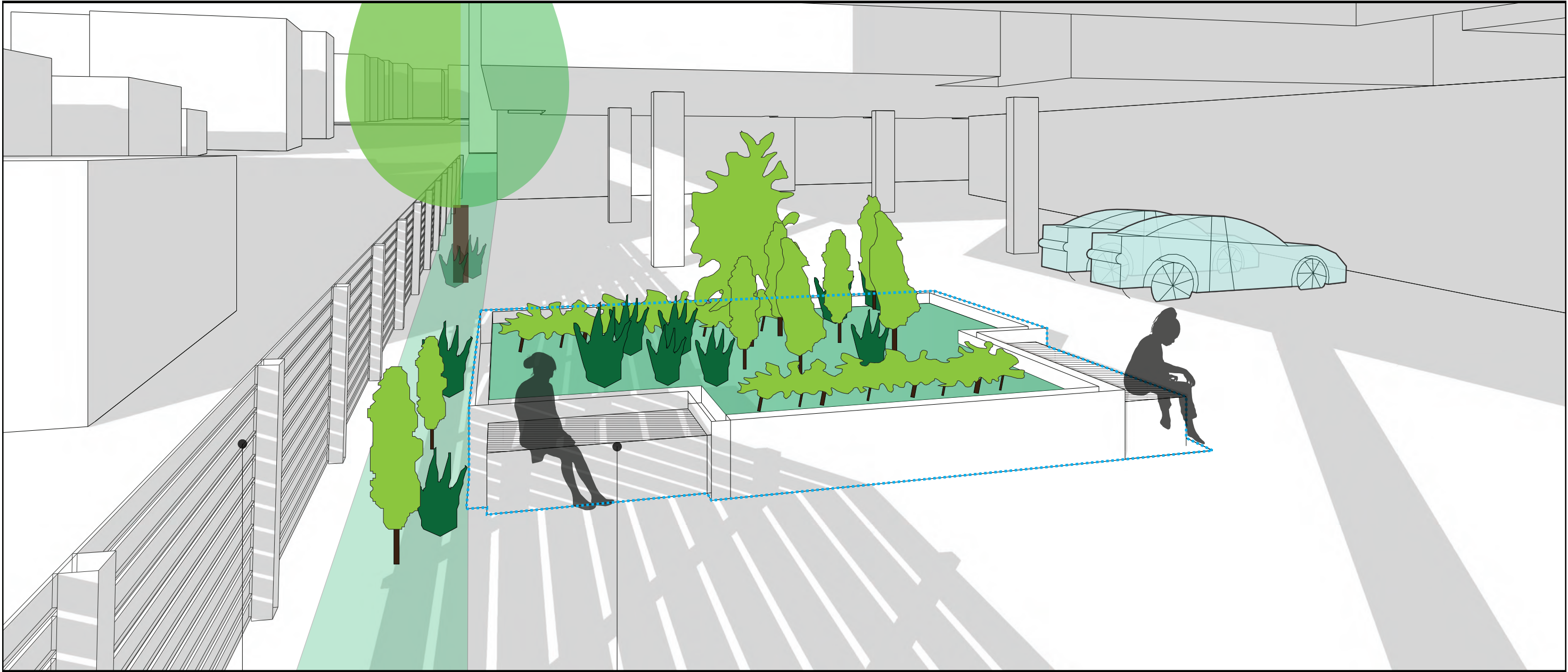


CONCEPTUAL LANDSCAPE PLAN

CS2. URBAN PATTERNS AND FORM	Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area	EDG RESPONSE
CS2-C. Relationship to the Block	2. Mid-Block Sites: Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Where adjacent properties are undeveloped or underdeveloped, design the party walls to provide visual interest through materials, color, texture, or other means.	Multifamily development ranging from 3 to 6 stories is plentiful in this neighborhood, with a 6 story structure across the street - this project sits right in this range with 5 stories above grade.
CS2-I. Responding to Site Characteristics	iii. Development along North 45th Street, Stone Way North and other north-south streets south of North 40th Street with water, mountain and skyline views should use setbacks to complement and preserve such views from public rights-of-way.	The proposed design responds to the context of the topography, maintaining the views of downtown from Stone Way N.
CS2-D Zone Transitions	3. For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone(s). Projects should create a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development.	The zone transition is addressed by breaking down the massing along the LR-1 zone so the building is percieved as a smaller mass. The amenity deck over parking relates to the scale of the residential neighborhood.
CS2-IV Height, Bulk and Scale	ii. Traditional architectural features such as pitched roofs and gables are encouraged on residential project sites adjacent to single-family and low-rise zones.	The proposed design features a pitched roof that suggests following the grade of Stone Way N.
PL1. CONNECTIVITY	Complement and contribute to the network of open spaces around the site and the connections among them.	
PL1-B. Pedestrian Amenities	3. Opportunities for creating lively, pedestrian oriented open spaces to enliven the area and attract interest and interaction with the site and building should be considered. Visible access to the building's entry should be provided	The proposed design will feature multiple commercial spaces that will create lively, pedestrian oriented spaces that both attract interest and encourage interaction with teh site.
PL2. WALKABILITY	Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.	
PL2-B. Safety and Security PL2-I.i	1. Eyes on the Street: Create a safe environment by providing lines of sight and encouraging natural surveillance through strategic placement of doors, windows, balconies and street-level uses. 2. Lighting for Safety: Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and/or security lights. 3. Street-Level Transparency: Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies), where appropriate, by keeping views open into spaces behind walls or plantings, at corners, or along narrow passageways.	The proposed design will provide generous glazing on the street facing facade at both the residential entry and the street facing units. The active nature of these spaces increases visual surveillance of the street. The building and site will be lit to increase safety and security in an appropriate manner.
PL2-C. Weather Protection PL2-I.ii PL2-I.iii	1. Location and coverage: Overhead weather protection is encouraged and should be located at or near uses that generate pedestrian activity.	Overhead weather protection will be incorporated in the design to delineate between commercial at the ground and residential above.
PL3. STREET-LEVEL INTERACTION	Encourage human interaction and activity at the street-level with clear connections to building entries and edges.	
PL3-A. Entries	1. Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street. Common entries to multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors.	The proposed design will feature a centralized and common residential entrance to the multifamily building. Providing a residential lounge slightly inset from the street maintains privacy for the residents.
PL3-C Retail Edges	1. Porous Edge: Engage passersby with opportunities to interact visually with the building interior using glazing and transparency. Create multiple entries where possible and make a physical and visual connection between people on the sidewalk and retail activities in the building. 2. Visibility: Maximize visibility into the building interior and merchandise displays. Consider fully operational glazed wall-sized doors that can be completely opened to the street, increased height in lobbies, and/or special lighting for displays.	Using layers of transparency at the commercial spaces and residential entrance, the street-facing facade of the proposed design will intrigue passerbys. Maximum visibility will be utilized in order to provide engaging visuals no matter the season.
PL3-1 Entrances Visible from the Street	i. Primary business and residential entrances should be oriented to the commercial street (for development along North 45th Street and Stone Way North).	The proposed design will feature three commercial spaces, all oriented towards Stone Way N.

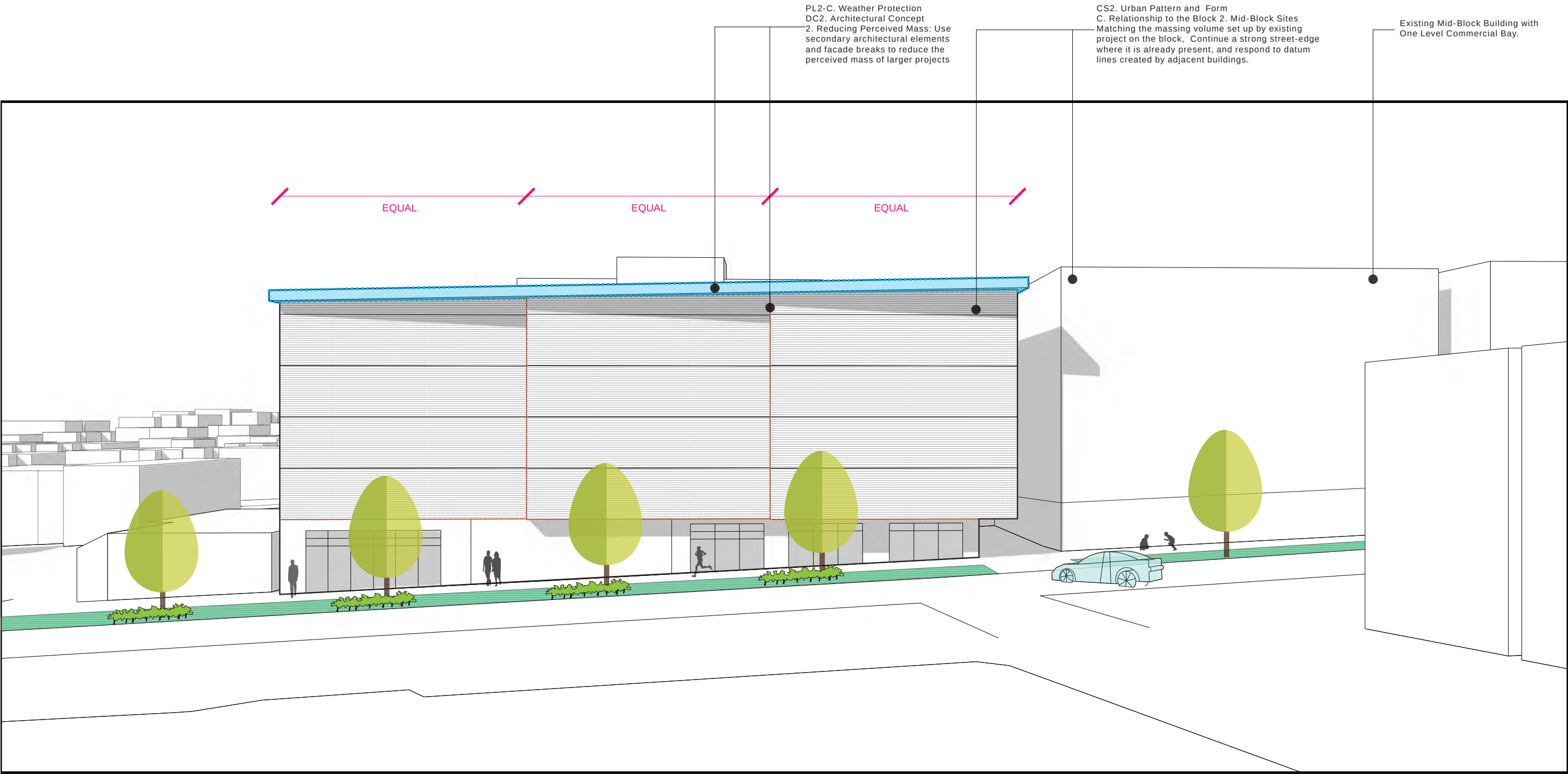
DC1. PROJECT USES AND ACTIVITIES	Optimizes the arrangement of uses and activities on site.	
DC1-C. Parking and Service Uses	2. Visual Impacts: Reduce the visual impacts of parking lots, parking structures, entrances, and related signs and equipment as much as possible. Consider breaking large parking lots into smaller lots, and/or provide trees, landscaping or fencing as a screen. Design at-grade parking structures so that they are architecturally compatible with the rest of the building and streetscape.	The at-grade parking of the proposed design will be accessed by a shared drive with the property to the north, directing traffic behind the building. Landscaping will be considered as a method to minimize impact at the streetscape.
DC1-II	Parking on a commercial street front should be minimized and where possible, parking should be located behind a building. i. Surface parking areas facing the main street frontages are discouraged.	As previously stated, the surface level parking will be behind the principal structure to minimize impact at the streetscape.
DC2. ARCHITECTURAL CONCEPT	Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.	EDG RESPONSE
DC2-A. Massing	1. Site Characteristics and Uses: Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space. 2. Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects.	The proposed design reduces perceived mass by modulating to follow the angled street, while also breaking down the mass at the LR-1 zone by using decks at the north west and south west corners. Building modulation, overhangs, landscape features, fenestration patterns and material texture will combine to break down the perceived mass and scale of the building.
DC2-B. Architectural and Facade Composition	1. Facade Composition: Design all building facades—including alleys and visible roofs—considering the composition and architectural expression of the building as a whole.	All four facades will be thoughtfully designed and detailed as they will be visible.
DC2-C. Secondary Architectural Features	1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the facade design.	Fenestration, modulation, awnings and landscape features will all be explored and employed in some fashion to add visual depth and interest to the building.
DC2-D. Scale and Texture DC2-II.ii	1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept.	Architectural features will be utilized along the street front to maintain a pedestrian scale that is both walkable and engaging.
DC3. OPEN SPACE CONCEPT	Integrate building and open space design so that each complements the other.	
DC3-2 Amenities and Features	Create attractive outdoor spaces well-suited to the uses envisioned for the project. Use a combination of hardscape and plantings to shape these spaces and to screen less attractive areas as needed. Use a variety of features, such as planters, green roofs and decks, groves of trees, and vertical green trellises along with more traditional foundation plantings, street trees, and seasonal displays.	The proposed design will feature a shared courtyard space located above the parking structure. Elevated next to a residential zone, this will provide light and air to more units and in the shared space. The roof deck will also feature a combination of greenery and hardscaping to provide shared open space for the residents.
DC4. EXTERIOR ELEMENTS AND FINISHES	Use appropriate and high quality elements and finishes for the building and its open spaces.	
DC4-A. Building Materials DC2-II.iii	1. Exterior Finish Materials: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close.	Materials proposed will be high quality and durable, especially at the pedestrian level.
DC4-C. Lighting	1. Functions: Use lighting both to increase site safety in all locations used by pedestrians and to highlight architectural or landscape details and features such as entries, signs, canopies, plantings, and art.	Lighting integral to the building and landscape features will be used to create a safe and inviting environment. Lighting will also be used for nighttime wayfinding.
DC4-D. Trees, Landscape and Hardscape Materials	2. Hardscape Materials: 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.	Native and drought tolerant species will be used to the greatest extent feasible. Planters will be used on site as landscape features as well as for stormwater management. Hardscaping at the entries will be differentiated from the sidewalk while providing texture and scale.

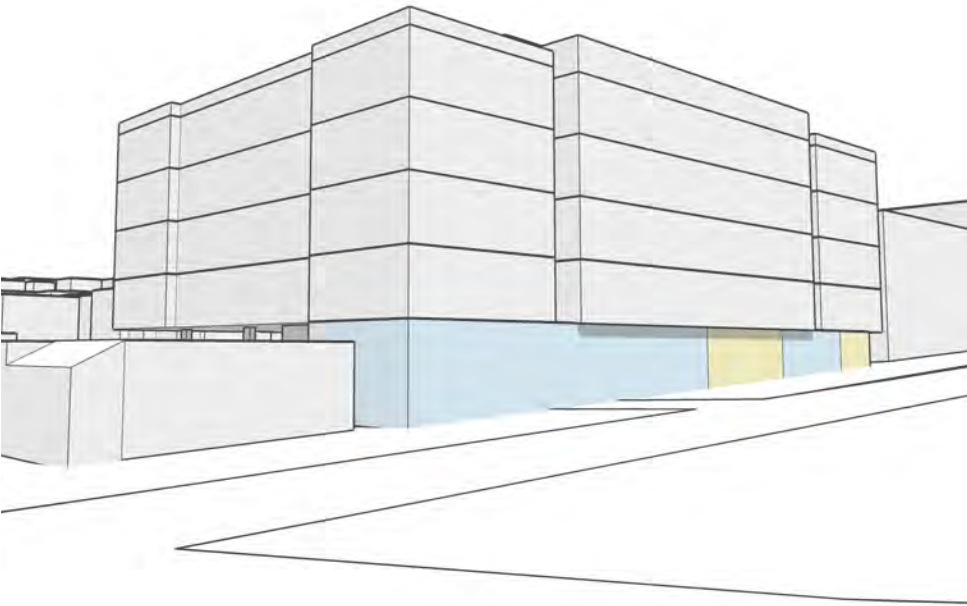




CS2. Urban Pattern and Form
D. Height, Bulk, and Scale 3. Zone Transitions
Providing setback and fencing at zone transition side of the property, respecting abutting Low Rise zone and creating a barrier in between properties;

DC1. Project Uses and Activities
C. Parking And Service Uses
Design parking areas to serve multiple uses as green space, outdoor gathering areas, seating area and common space in multifamily projects.



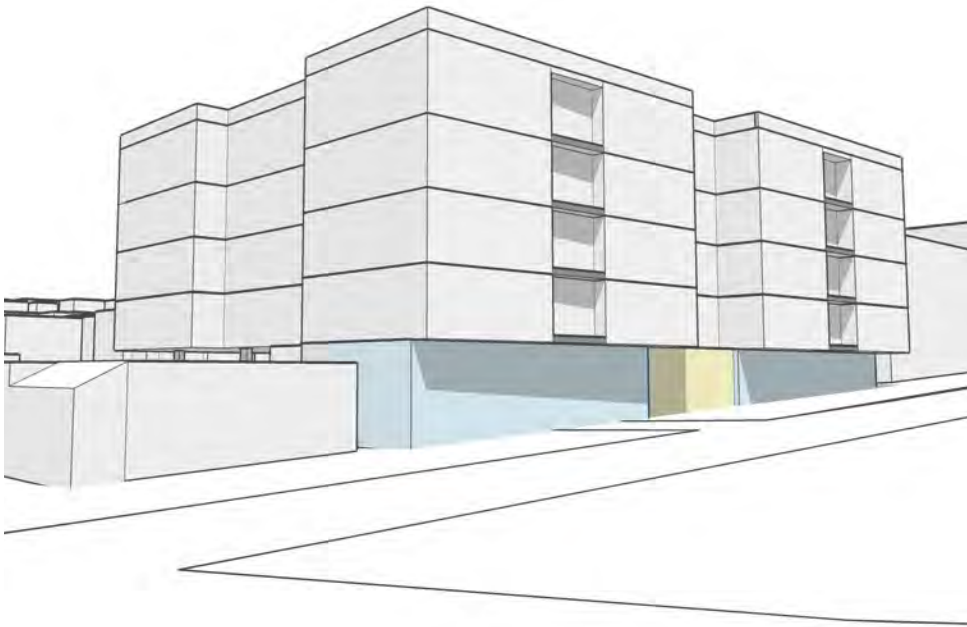


OPTION ONE (CODE COMPLIANT)

Option One proposes 120 SEDU units, primarily organized into two bars on the north and south sides of the site around a small west-facing courtyard. The residential entry is centrally located between three commercial spaces. In order to achieve code compliant commercial spaces and solid waste storage, the solid waste room takes up the northern edge and corner of the street level plan. The vertical circulation is centrally consolidated, reducing bulk against both Stone Way N and the residential zone to the west. The roof deck is on the east side of the building, overlooking Stone Way N.

The massing emphasizes the corners and provides a plane change in the center of the street facing facade, resulting in a symmetrical building design. The west facing courtyard breaks the massing against the residential zone edge.

Option One is fully code compliant and seeks no departures.

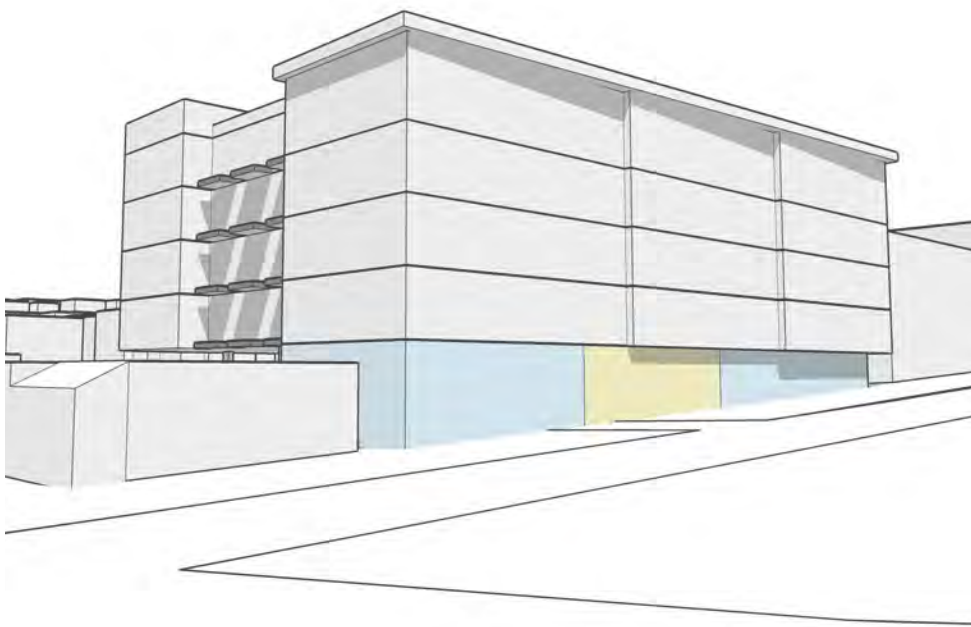


OPTION TWO

Option Two proposes 113 units, comprised of 112 SEDUs and 1 Live-Work. This option re-ori-ents the units so the bulk of them are facing east and west, with access to more light and air. This option contains a central courtyard, resulting in a building expanding to the east and west, and seeks a setback departure from the required rear setback at the zone transition to LR-1. The residential entry is centrally located between two commercial spaces and a potential live / work. Vertical circulation is again located centrally, reducing bulk against both the street and the residential zone. The roof deck is centralized around the building core.

The massing contains more modulation along the street and introduces private balconies. However, it presents less modulation against the residential zone in order to create the centralized courtyard.

Option Two seeks two departures. The first is to the required zone transition setback: a reduction of 50% (from 10'-0" to 5'-0"). The second is a reduction to the average commercial space depth: a reduction of 16.7% (30'-0" to 25'-0").



OPTION THREE (PREFERRED)

Option Three proposes 128 SEDU units, primarily oriented east and west, and containing a small west-facing courtyard. The residential entry is centrally located between 3 commercial spaces. Option 3 is the only option that keeps the entire street level facade clear of utility or egress components. Vertical circulation is centrally located, and the roof deck is oriented to the southwest for view optimization of downtown and the Olympics.

The massing takes cues from the topography of the street and the angle of the site by creating a series of stepped masses along Stone. To better fit with the neighborhood context and the Wallingford Design Guidelines, a shed roof form caps the street facing volume. Private balconies activate the south and west facades. The west facing courtyard again breaks the massing against the residential zone edge.

Option Three seeks three departures. 1) The required zone transition setback: a reduction of 40% (from 10'-0" to 6'-0"). 2) A reduction to the average commercial space depth: a reduction of 40% (30'-0" to 18'-2"). 3) A temporary increase of residential width at street level for commercial space #2, an increase of 65% (from 27.39' to 45.33').

DISTINGUISHING FEATURES

- 5-story building = 59,723 SF
- 120 apartment units
- Code compliant

OPPORTUNITIES

- Units oriented to the north and south
- Units organized around a second level courtyard facing west to break massing against residential zone
- Trash/refuse is internalized and immediately adjacent on a shared drive for pick-up
- Large roof deck amenity oriented towards the street

CONSTRAINTS

- Restrained street level interaction between the building and the public realm
- Units primarily facing the side property lines rather than the ROW's

DEPARTURE REQUESTED:

- No departures requested

FAR CALCULATIONS

LEVEL 1	5,342
LEVEL 1 PARKING	6,731
LEVEL 2	11,794
LEVEL 3	11,794
LEVEL 4	11,794
LEVEL 5	11,794
ROOF	474
TOTAL	59,723 SF

MAX ALLOWABLE AREA = 59,771 SQ. FT.
UNDER BY 48 SF

UNIT COUNT

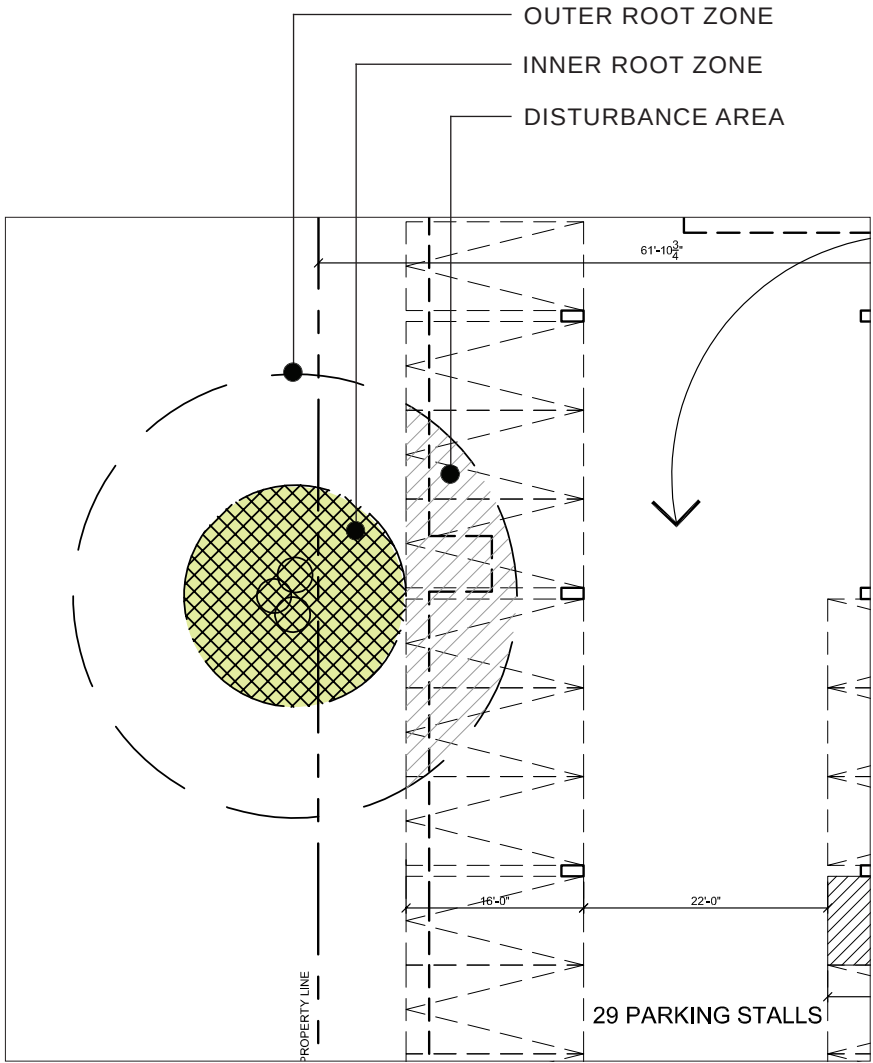
	SEDU/TOTAL
LEVEL 1	0
LEVEL 2	30
LEVEL 3	30
LEVEL 4	30
LEVEL 5	30
TOTAL	120 UNITS

(99% of allowable FAR used)

TREE PROTECTION CALCULATIONS PER 25.11.050.B

TREE CANOPY = 1256.63 SF
INNER ROOT ZONE (1/2 CANOPY) = 314.16 SF
OUTER ROOT ZONE = 942.47 SF
ALLOWABLE DISTURBANCE AREA
(1/3 OUTER ROOT ZONE) = 314.15 SF

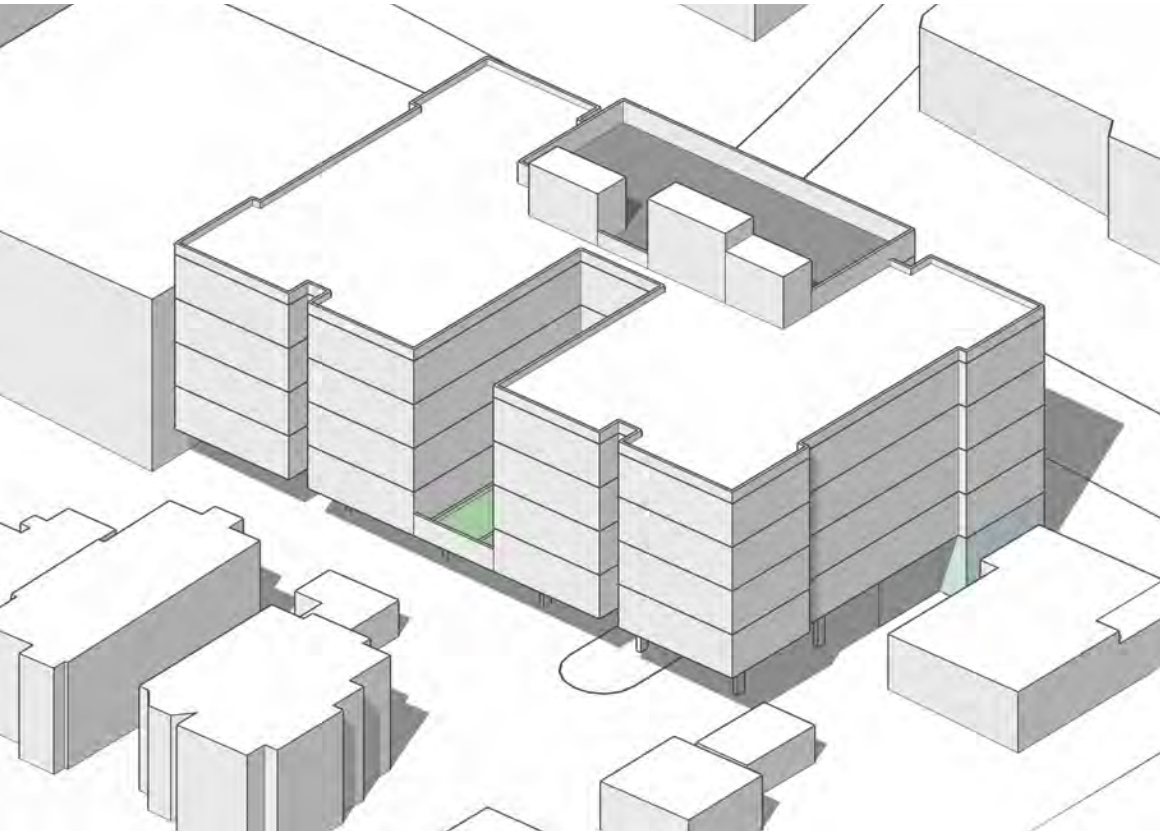
OPTION 1 DISTURBANCE AREA = 243.35



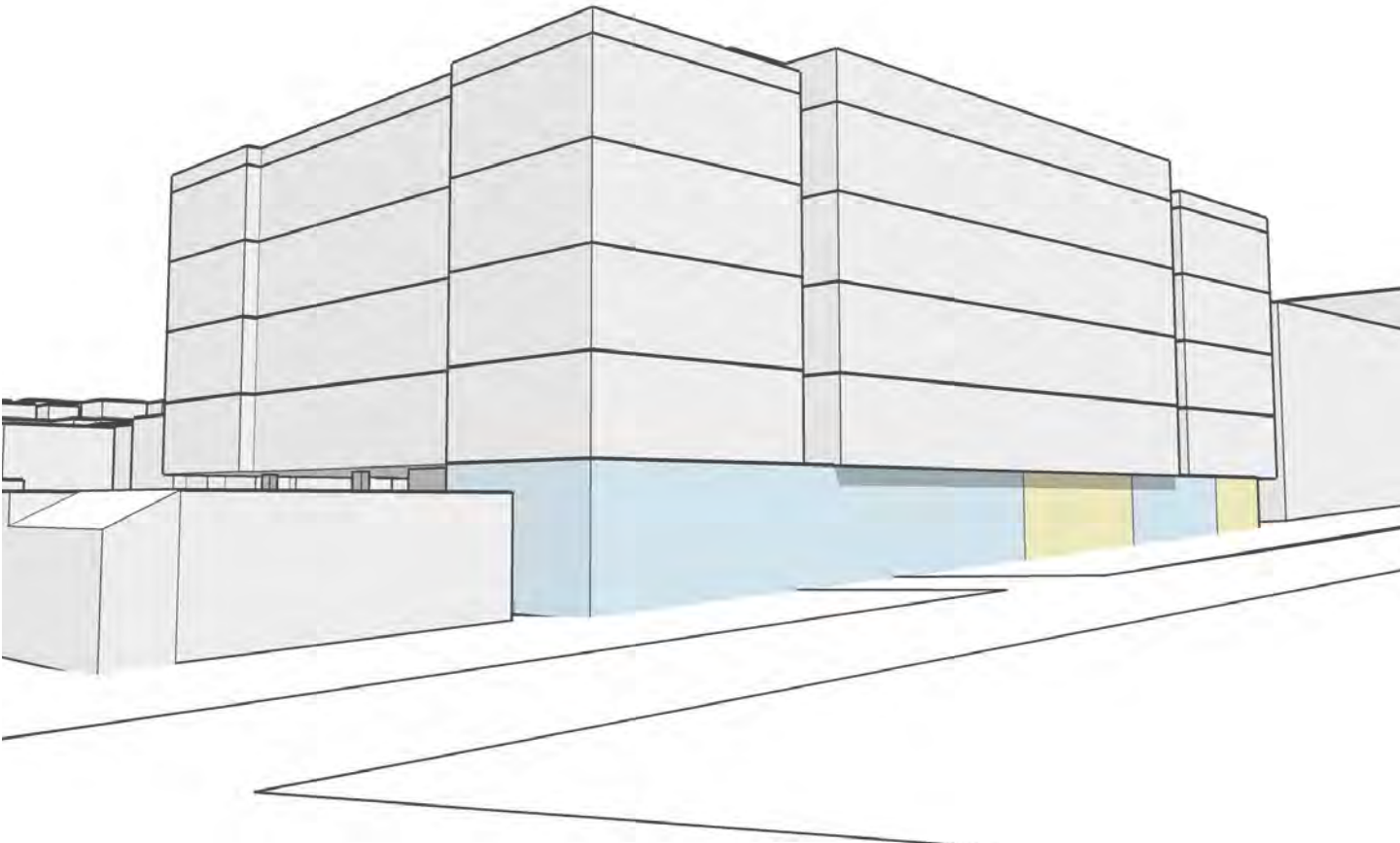
EXCEPTIONAL TREE PROTECTION DIAGRAM



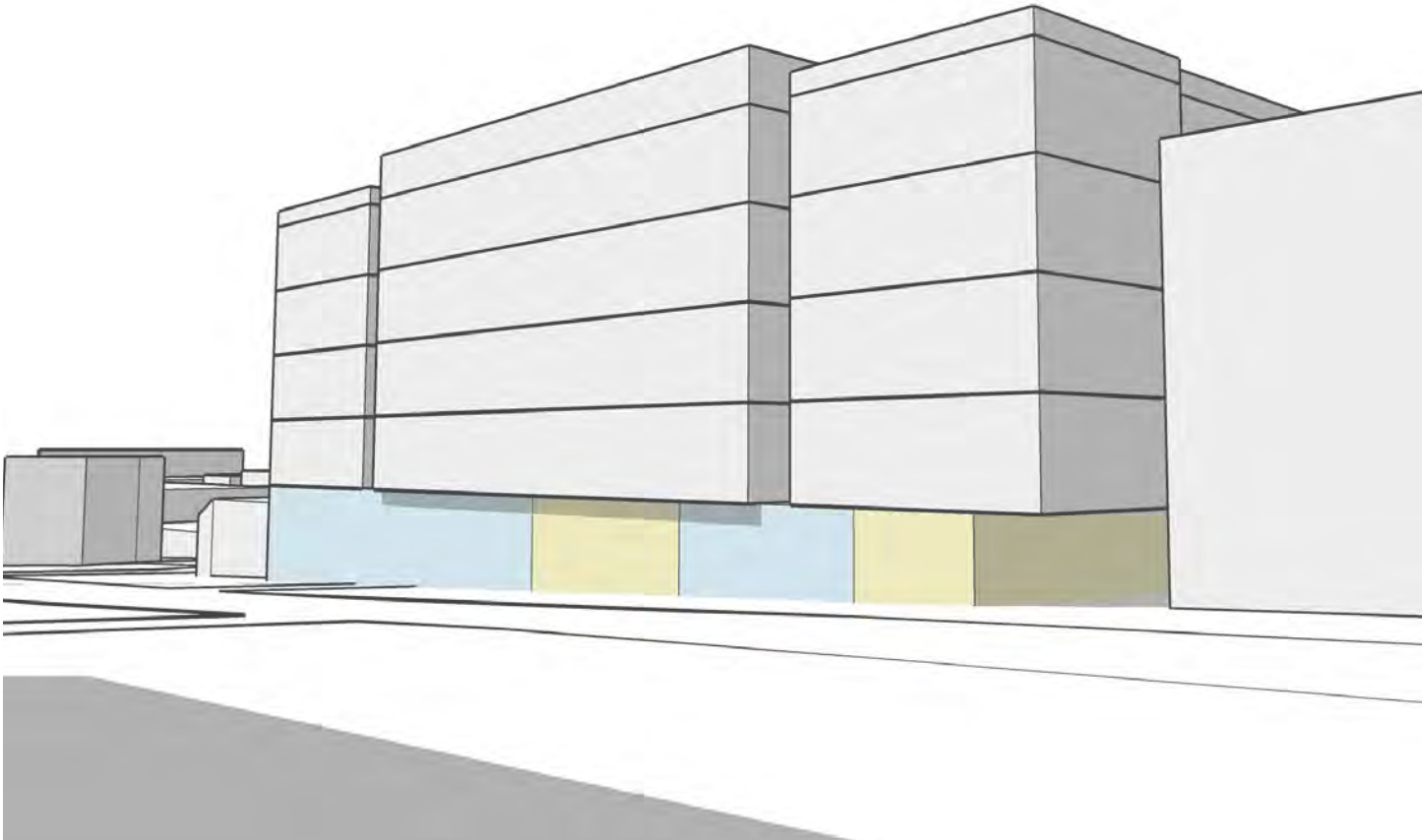
BIRDS EYE VIEW FROM SOUTH EAST



BIRDS EYE VIEW FROM SOUTH WEST



STREET LEVEL PERSPECTIVE LOOKING NORTH ON STONE WAY N



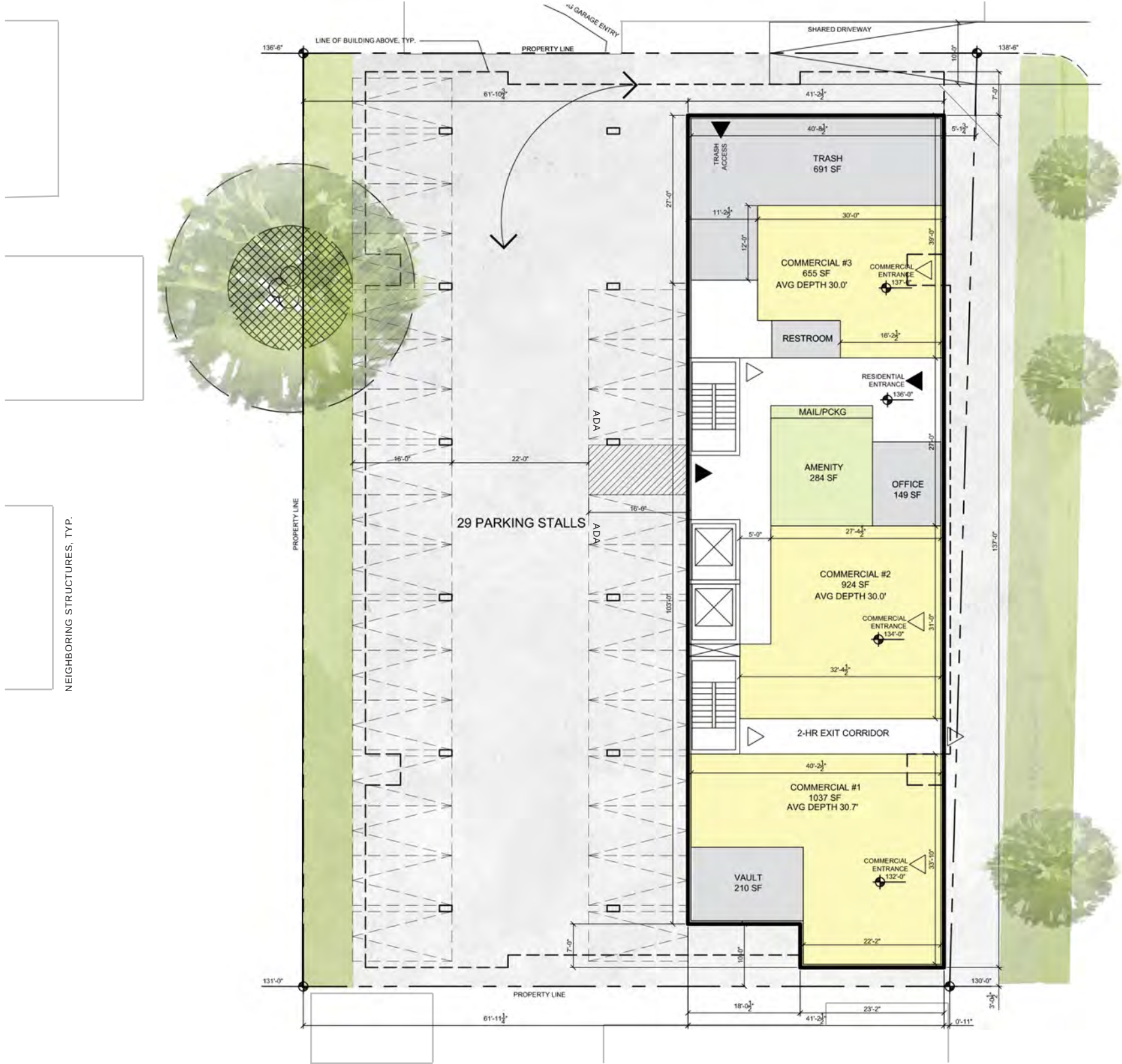
STREET LEVEL PERSPECTIVE LOOKING SOUTH ON STONE WAY N



PRECEDENT IMAGES - 1515 TACOMA AVE S, TACOMA
ENTRY DEFINING MASSING, HOLDING THE STREET EDGE



PRECEDENT IMAGES - 1222 NE 65TH ST, SEATTLE, WA
SUBTLE MODULATION, MATERIALS THAT HELP DEFINE VOLUMES

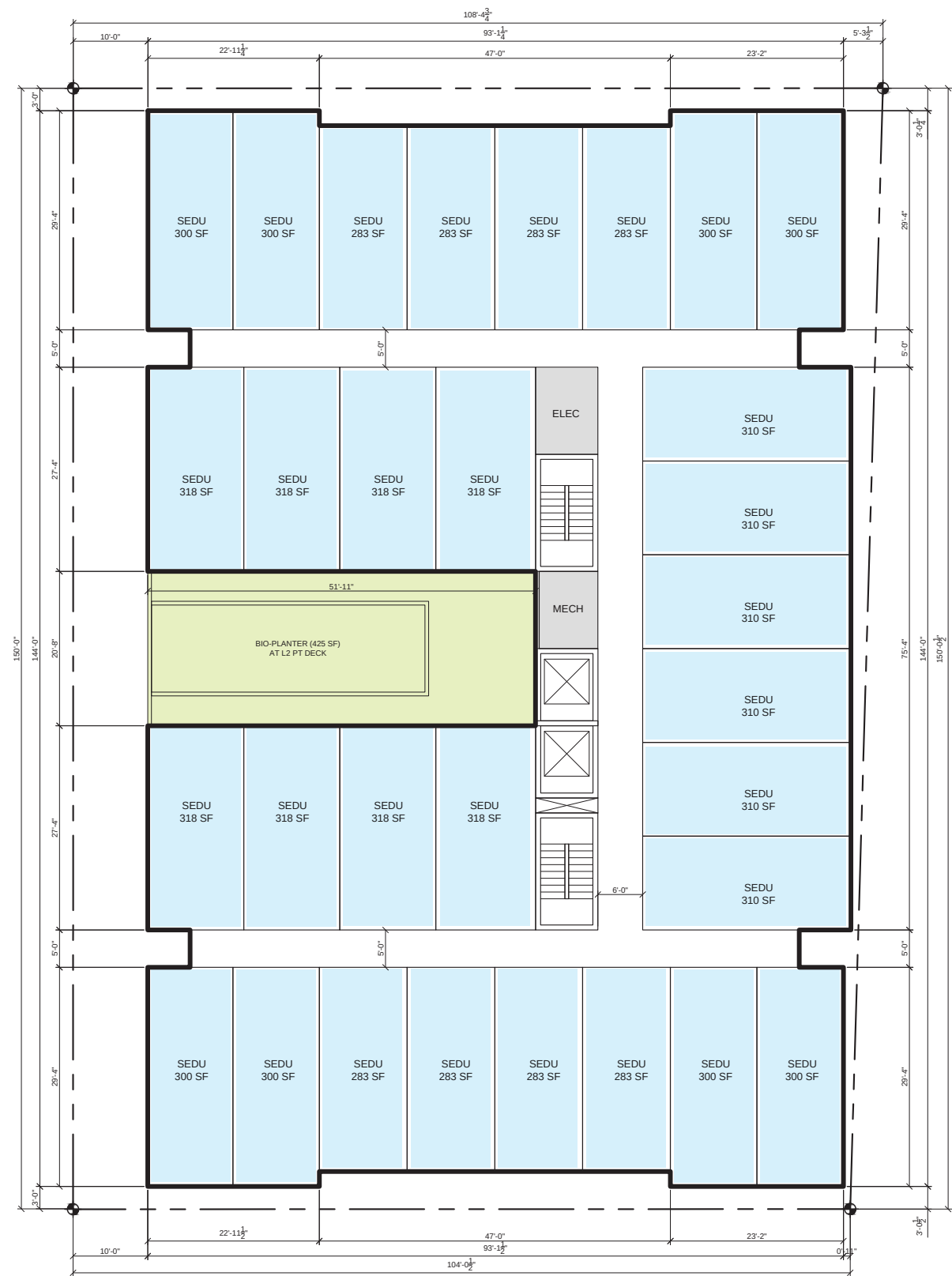


SITE PLAN

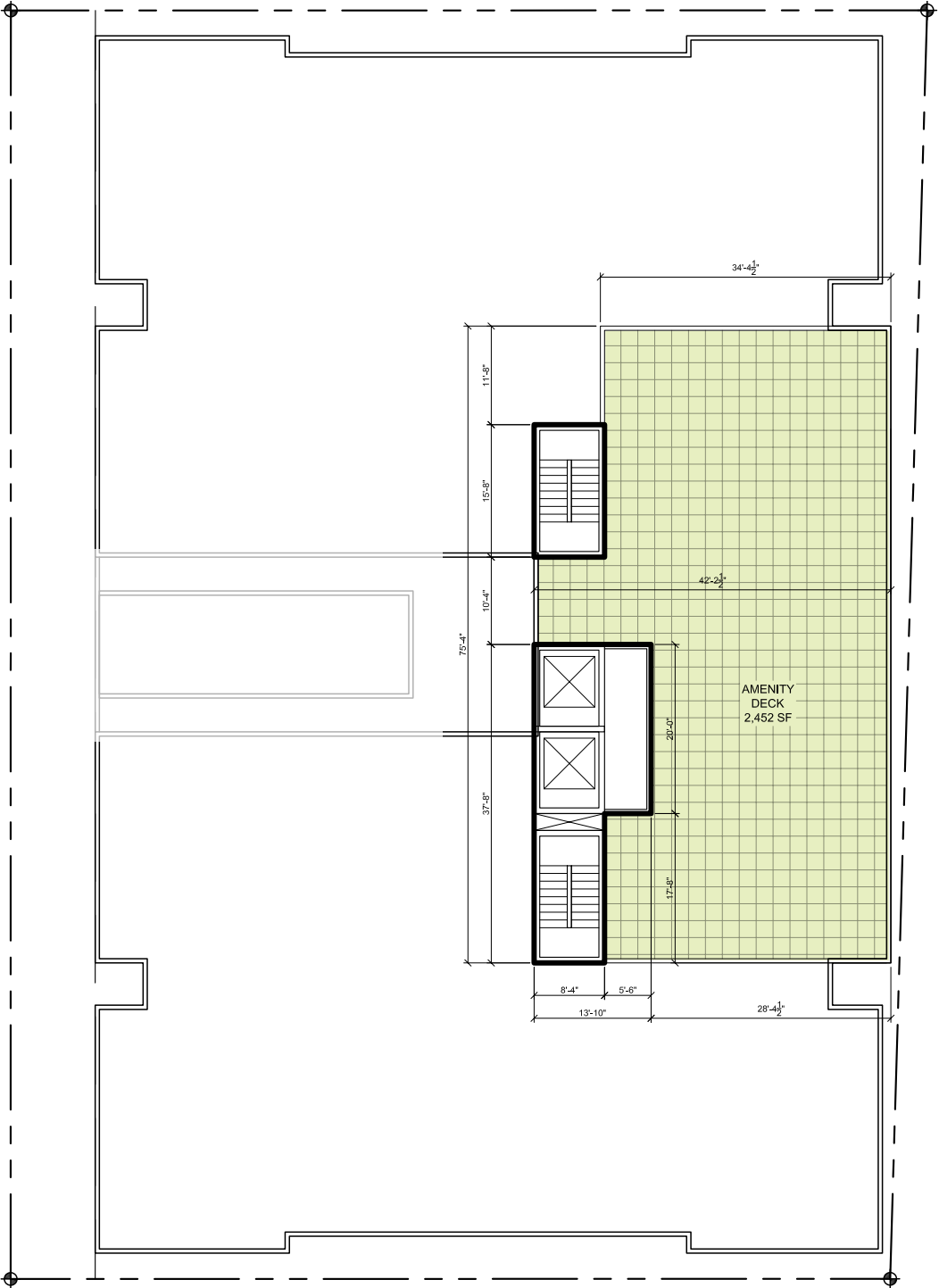


BASEMENT PLAN

COMMERCIAL AREA DWELLING AREA COMMON AREA SERVICE AREA



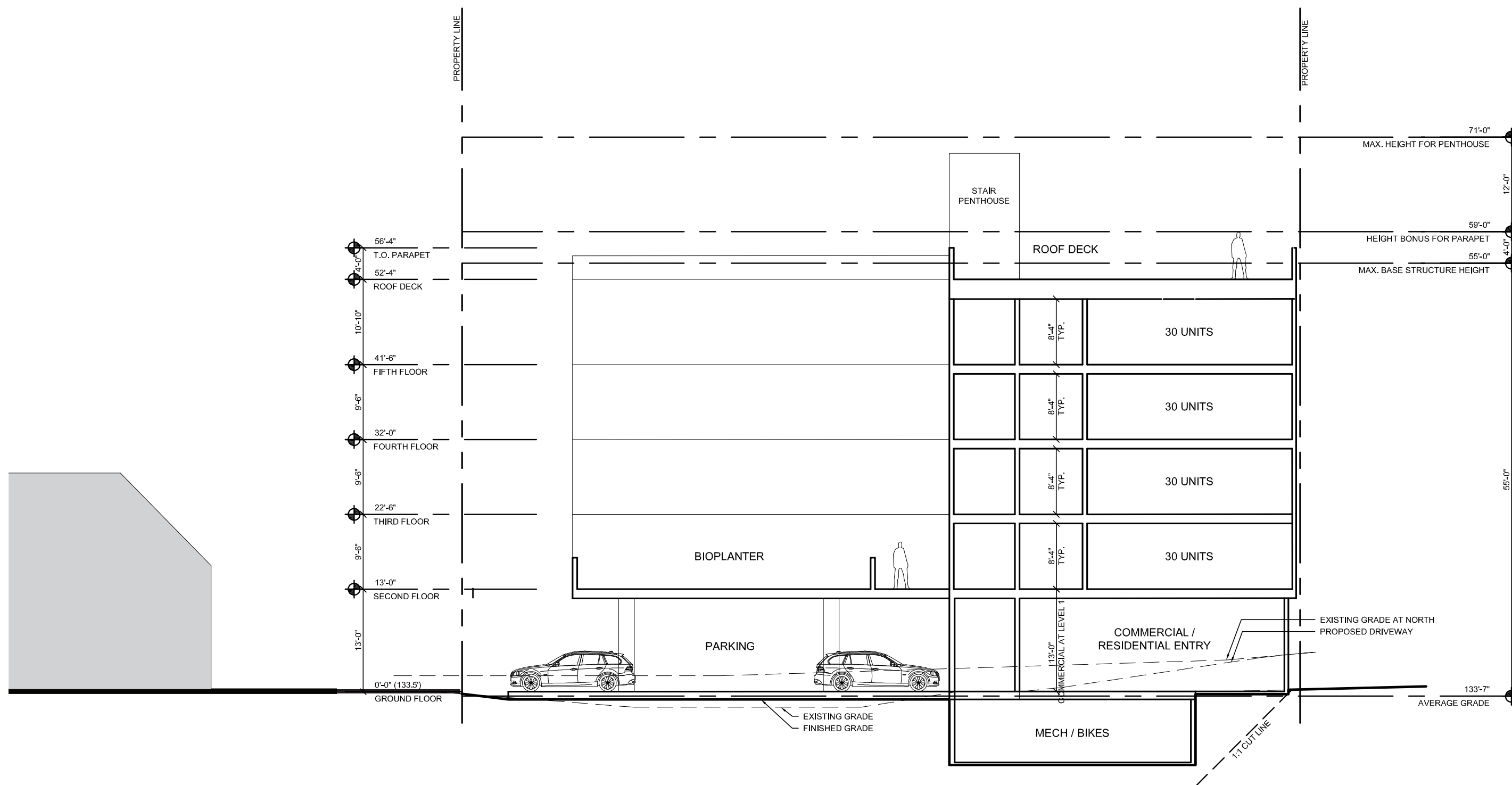
LEVEL 2-5 PLAN



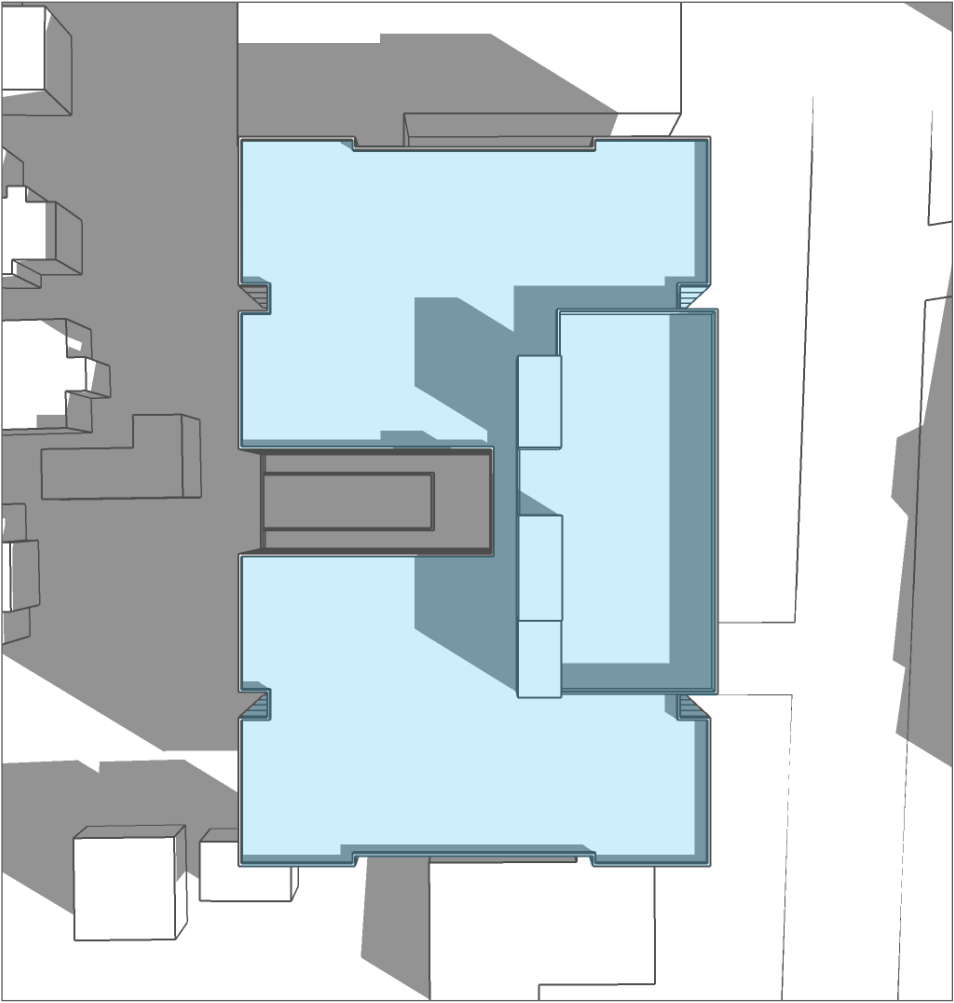
ROOF PLAN

DWELLING AREA COMMON AREA SERVICE AREA

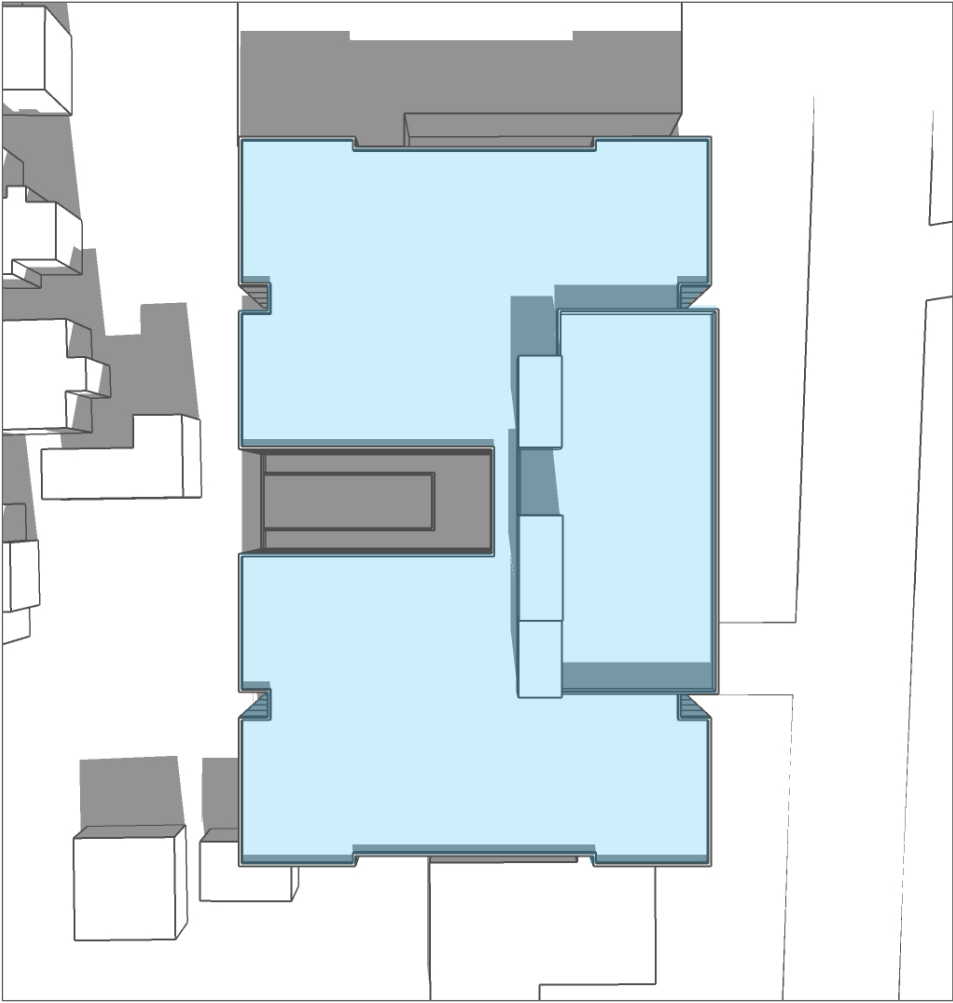




STACKING DIAGRAM



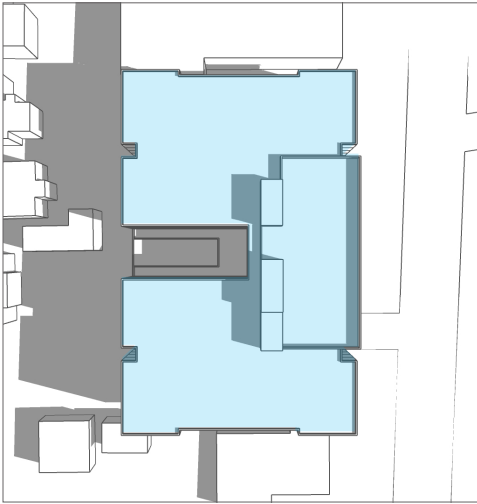
MARCH / SEPTEMBER 21, 9 AM



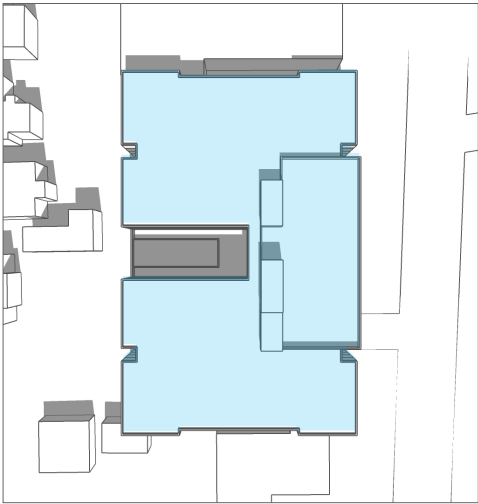
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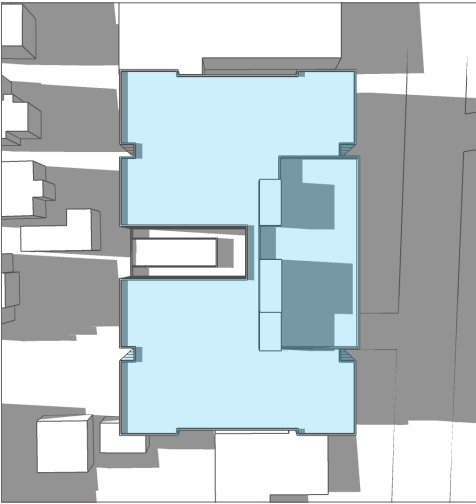
MARCH / SEPTEMBER 21, 5 PM



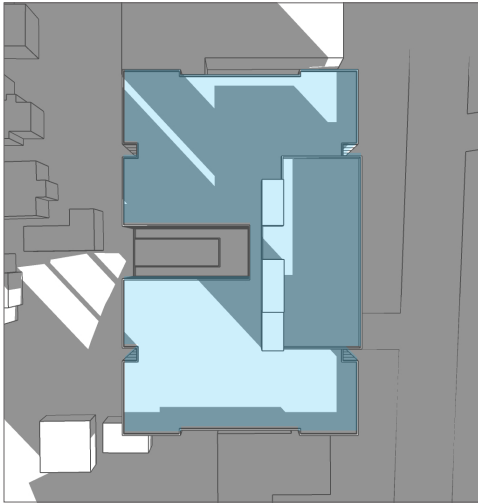
JUNE 21, 9 AM



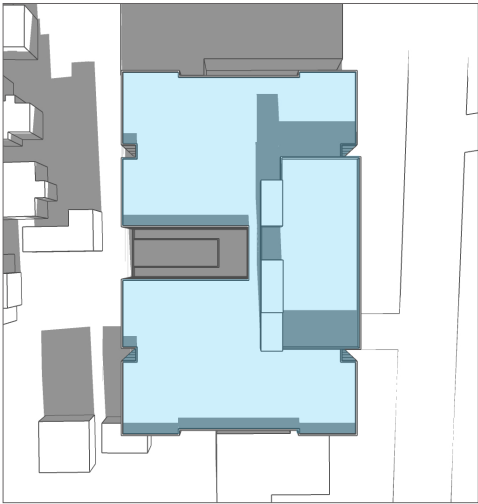
JUNE 21, 12 PM



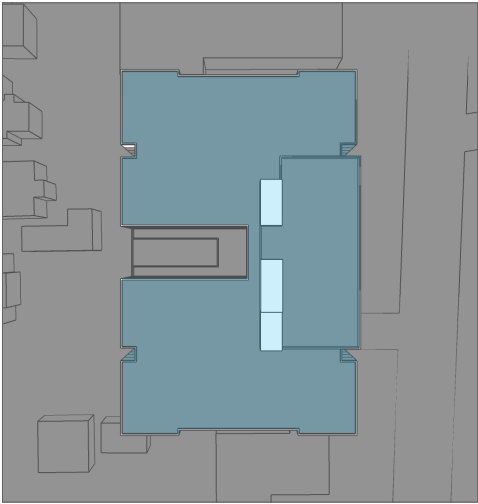
JUNE 21, 5 PM



DECEMBER 21, 9 AM



DECEMBER 21, 12 PM



DECEMBER 21, 5 PM

DISTINGUISHING FEATURES

- 5-story building = 59,630 GSF
- 113 apartments

OPPORTUNITIES

- Units oriented east /west for circulation, air and light
- Centralized courtyard provides greenery and views from upper corridors
- More building modulation at Stone Way N
- Roof deck located to provide views to downtown
- Trash/refuse is internalized and immediately adjacent to a shared drive for pick-up

CONSTRAINTS

- Making space for the centralized courtyard pushes the structure closer to the residential zone edge
- Centralizing the courtyard creates a wide, flat wall against the residential zone edge

DEPARTURES REQUESTED:

- 50% reduction to upper level setback (from 10'-0" to 5'-0")
- 16.7% reduction in average commercial depth (Commercial #2 from 30'-0" to 25'-0")

FAR CALCULATIONS

LEVEL 1	5,749
LEVEL 1 PARKING	6,141
LEVEL 2	11,772
LEVEL 3	11,772
LEVEL 4	11,772
LEVEL 5	11,772
ROOF	652
TOTAL	59,630 SF

MAX ALLOWABLE AREA = 59,771 SQ. FT.
UNDER BY 141 SF

UNIT COUNT

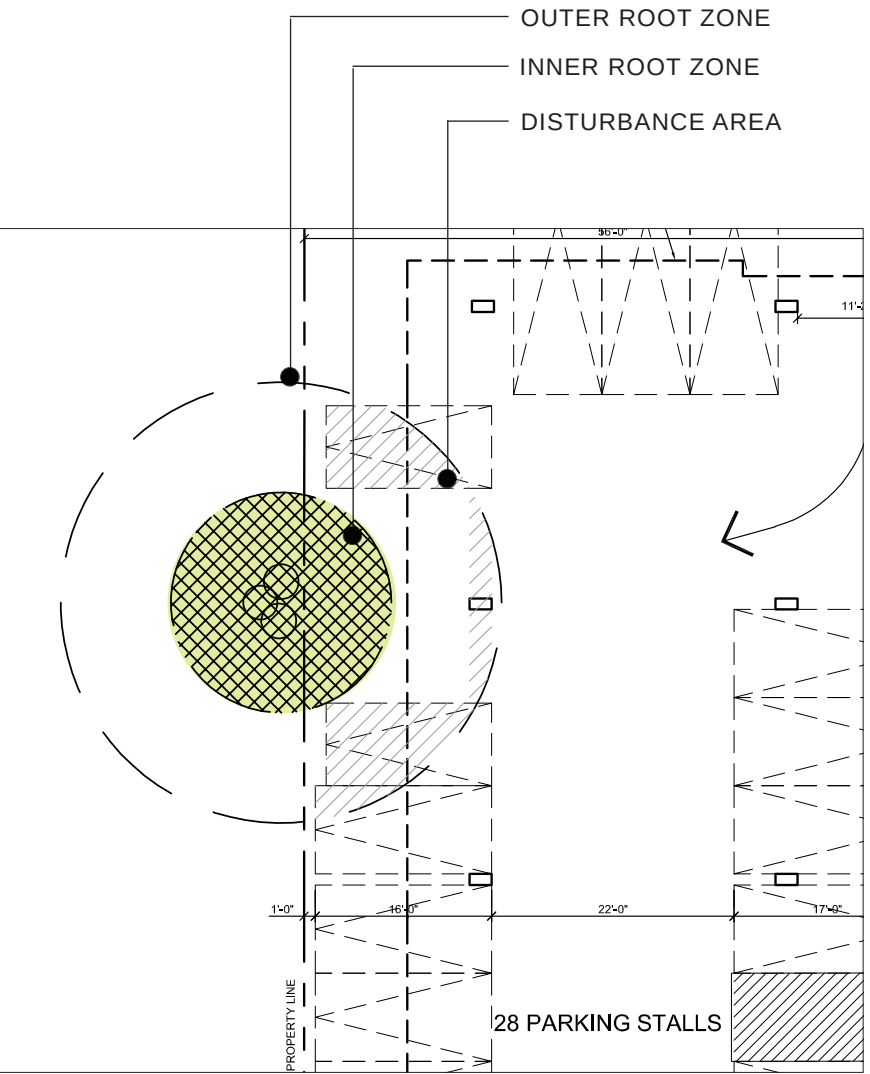
	LIVE WORK	SEDU /TOTAL
LEVEL 1	1	0
LEVEL 2	0	28
LEVEL 3	0	28
LEVEL 4	0	28
LEVEL 5	0	28
TOTAL		113 UNITS

(99% of allowable FAR used)

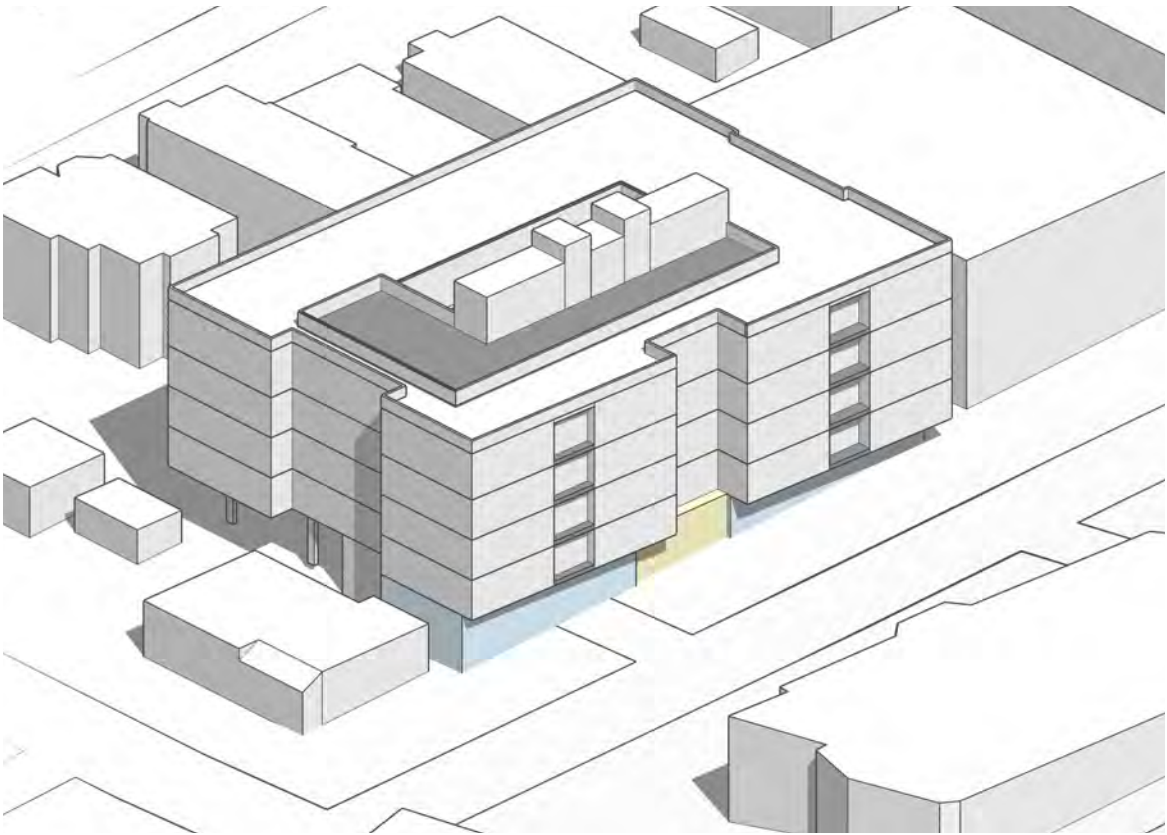
TREE PROTECTION CALCULATIONS PER 25.11.050.B

TREE CANOPY = 1256.63 SF
INNER ROOT ZONE (1/2 CANOPY) = 314.16 SF
OUTER ROOT ZONE = 942.47 SF
ALLOWABLE DISTURBANCE AREA
(1/3 OUTER ROOT ZONE) = 314.15 SF

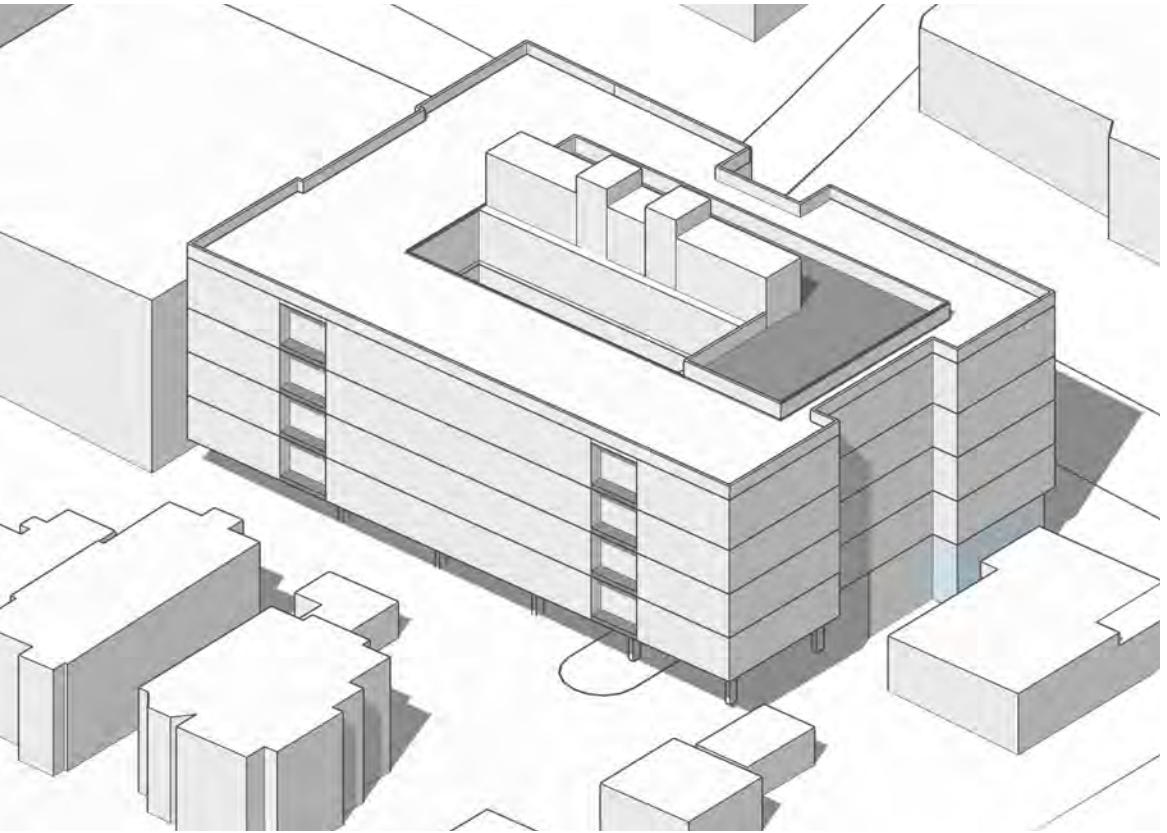
OPTION 2 DISTURBANCE AREA = 209.2 SF



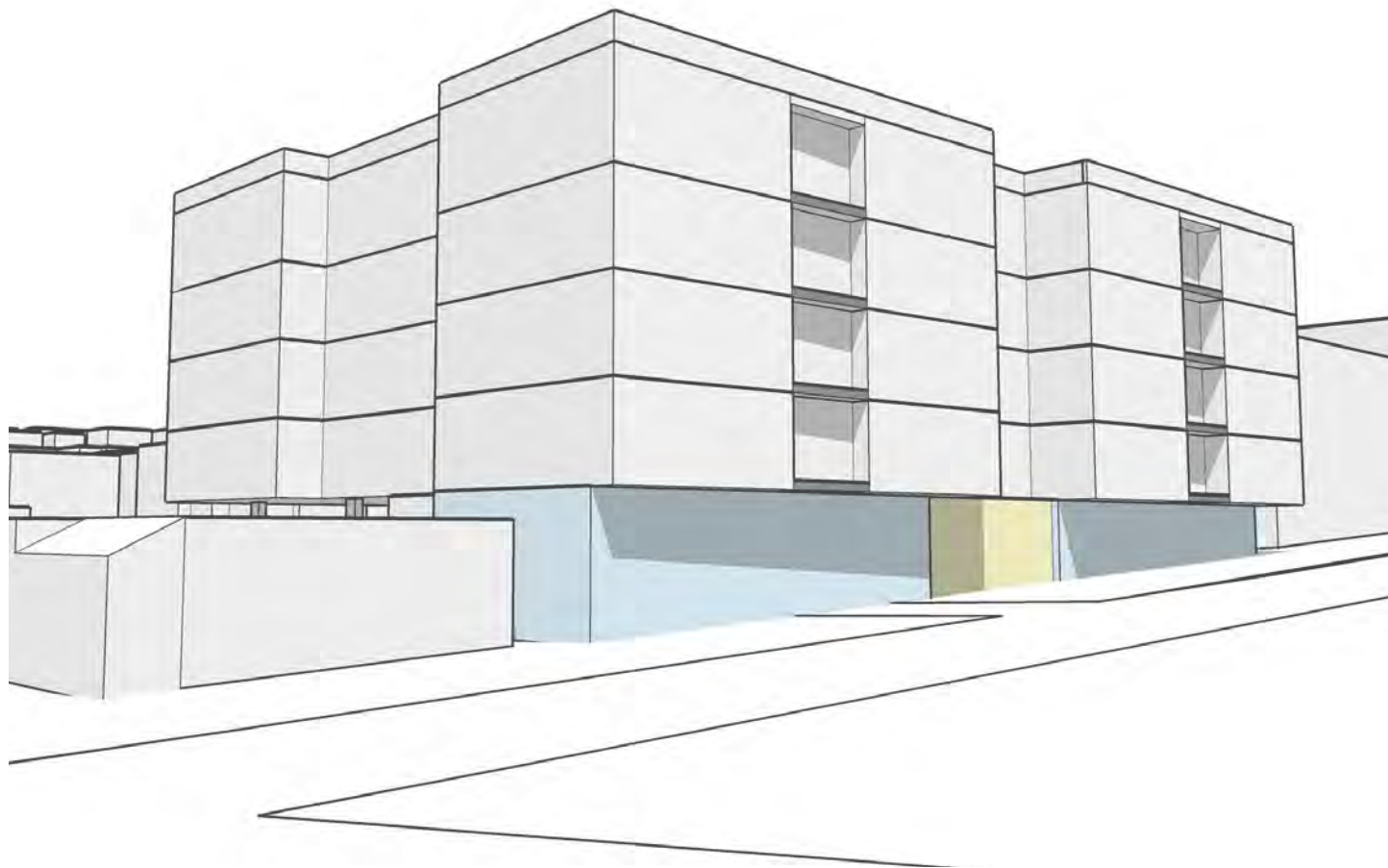
EXCEPTIONAL TREE PROTECTION DIAGRAM



BIRDS EYE VIEW FROM SOUTH EAST



BIRDS EYE VIEW FROM SOUTH WEST

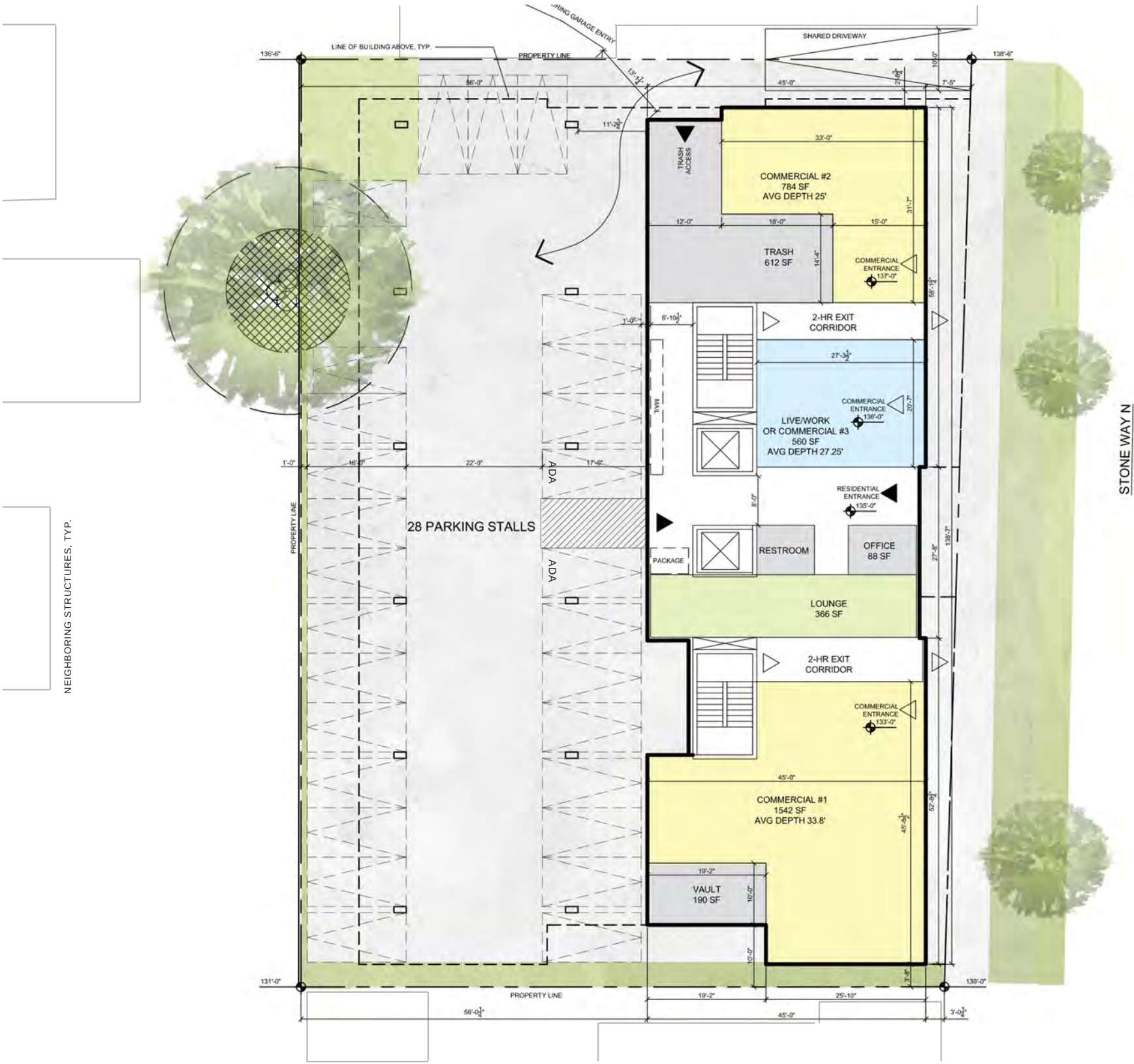


STREET LEVEL PERSPECTIVE LOOKING NORTH ON STONE WAY N

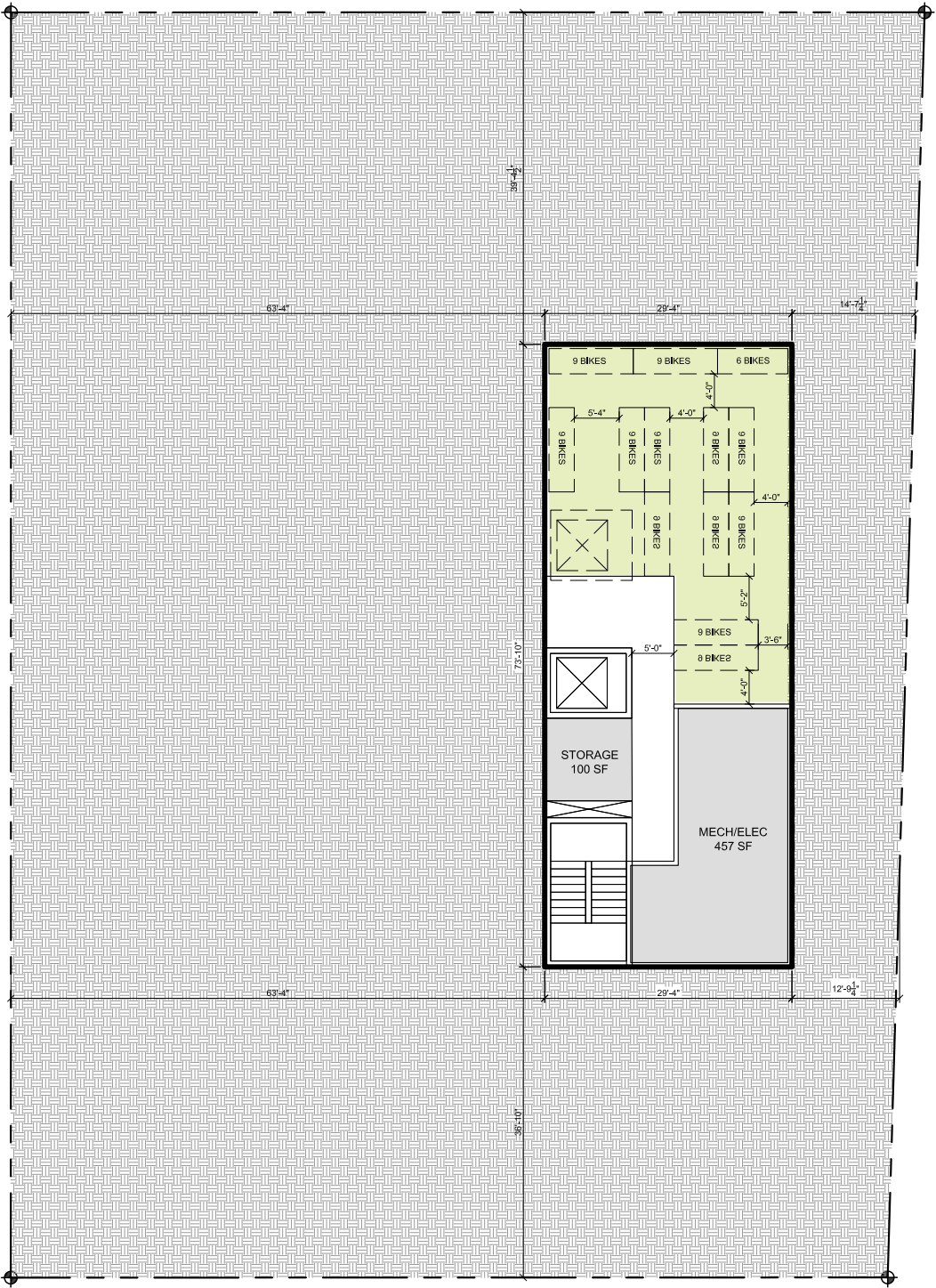


STREET LEVEL PERSPECTIVE LOOKING SOUTH ON STONE WAY N

PRECEDENT IMAGES - 206 BELL STREET, SEATTLE WA
PRIVATE BALCONIES AS A DESIGN ELEMENTPRECEDENT IMAGES - 6901 MLK JR. WAY SOUTH, SEATTLE, WA
MASSING SPLIT ALONG STREET FACADE, CENTRALIZED COURTYARD

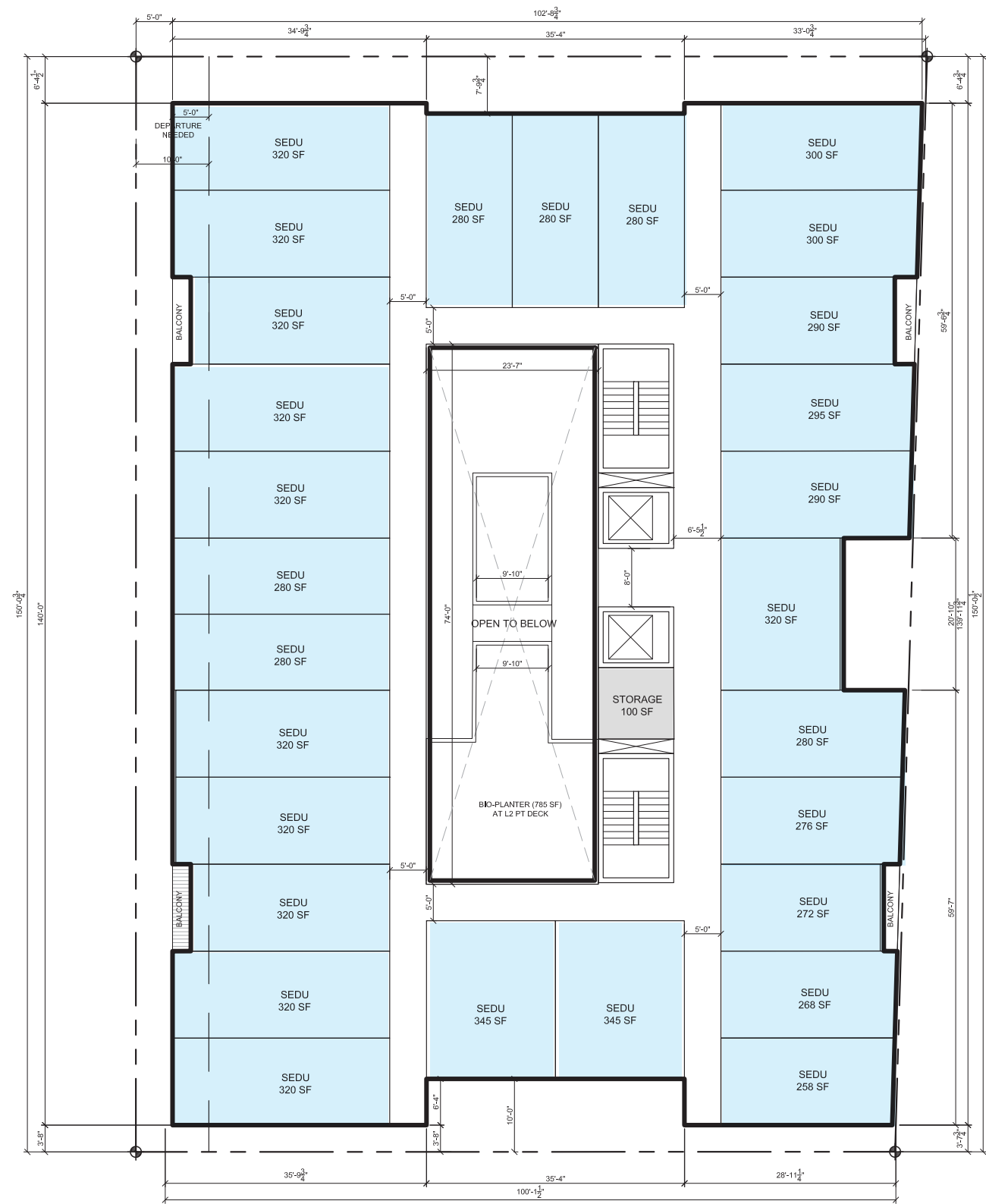


SITE PLAN

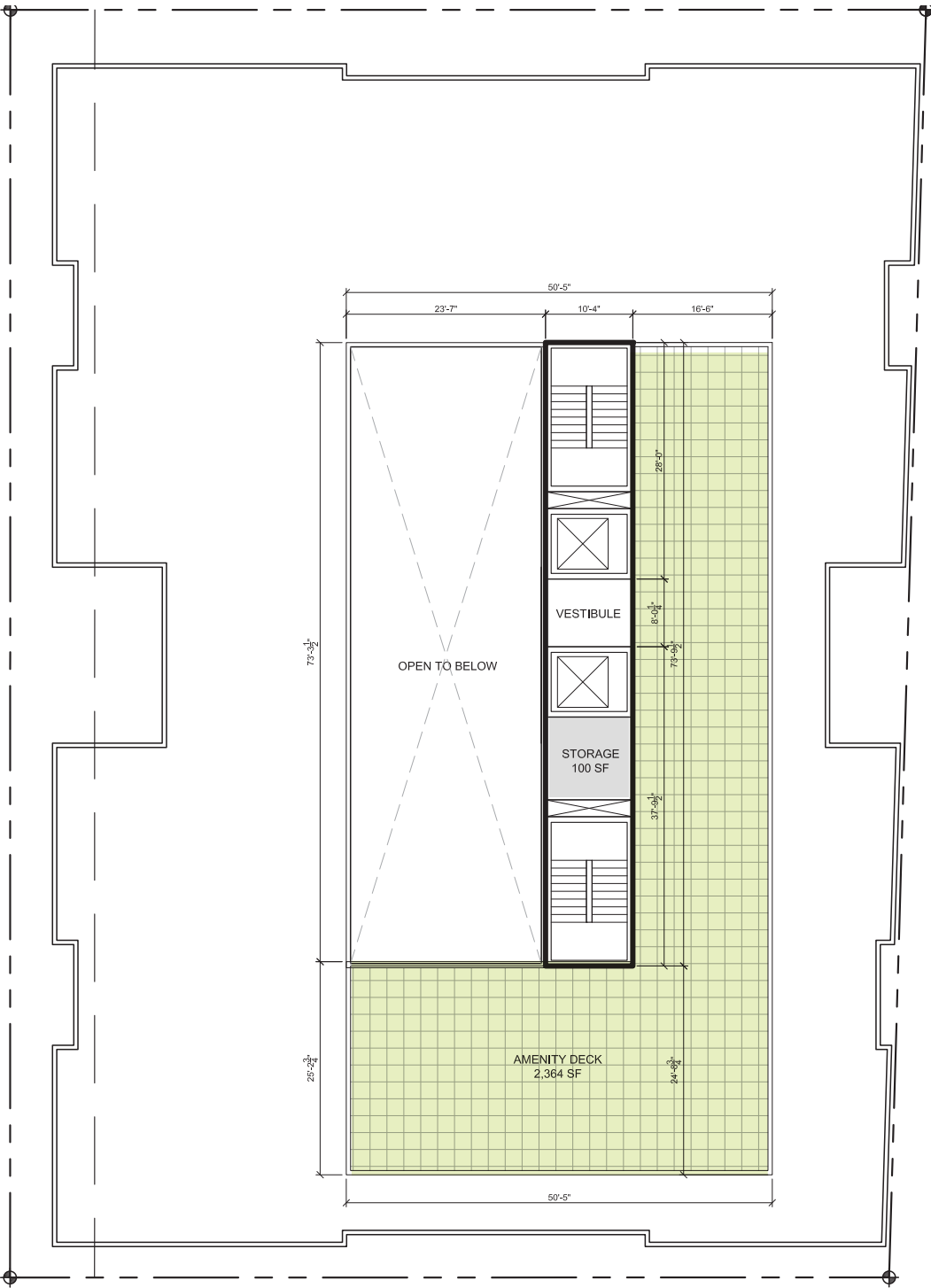


BASEMENT PLAN

COMMERCIAL AREA DWELLING AREA COMMON AREA SERVICE AREA



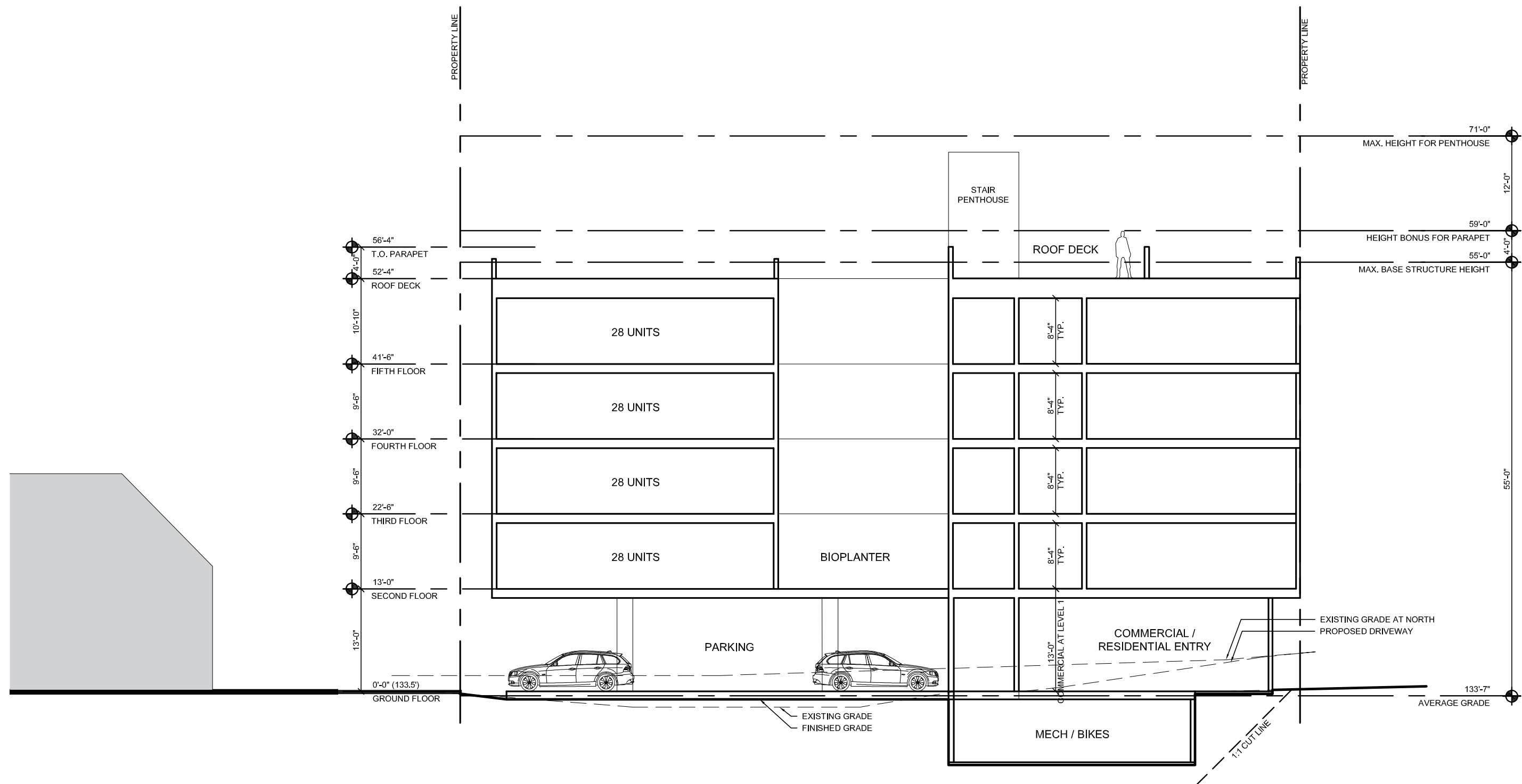
LEVEL 2-5 PLAN



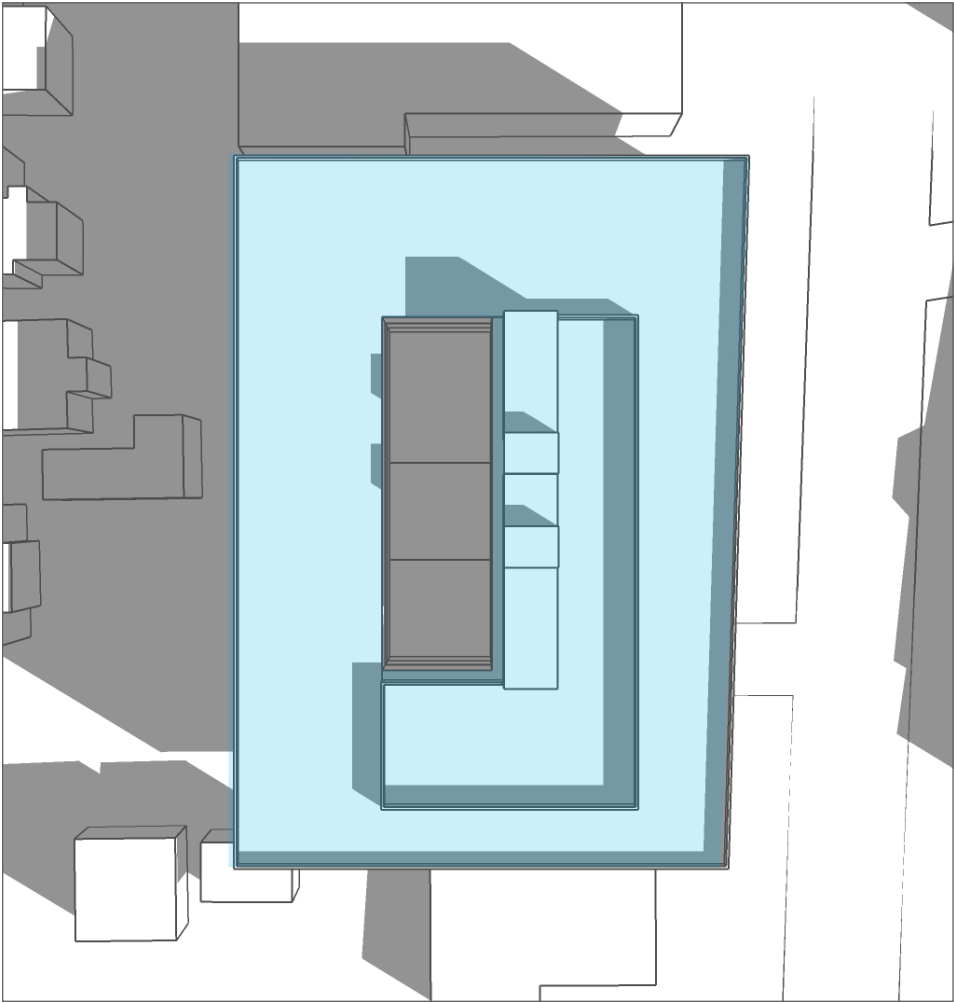
ROOF PLAN

DWELLING AREA COMMON AREA SERVICE AREA

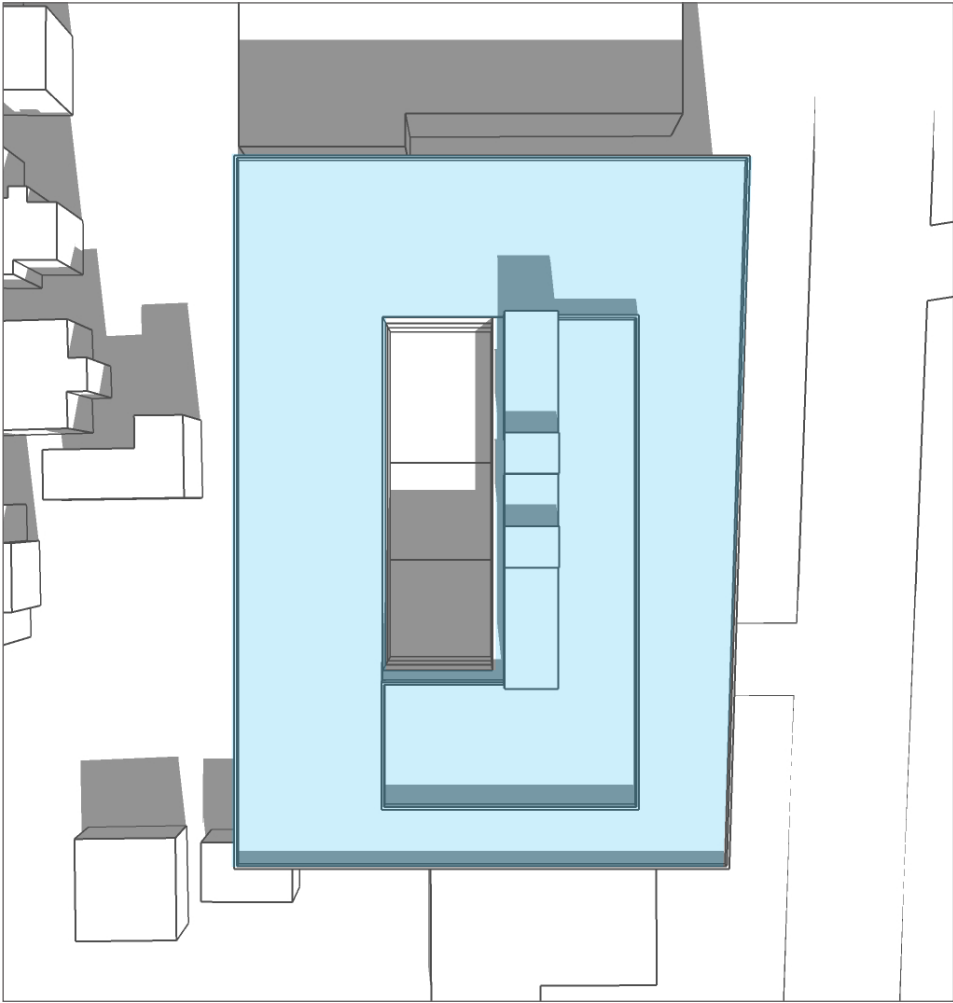




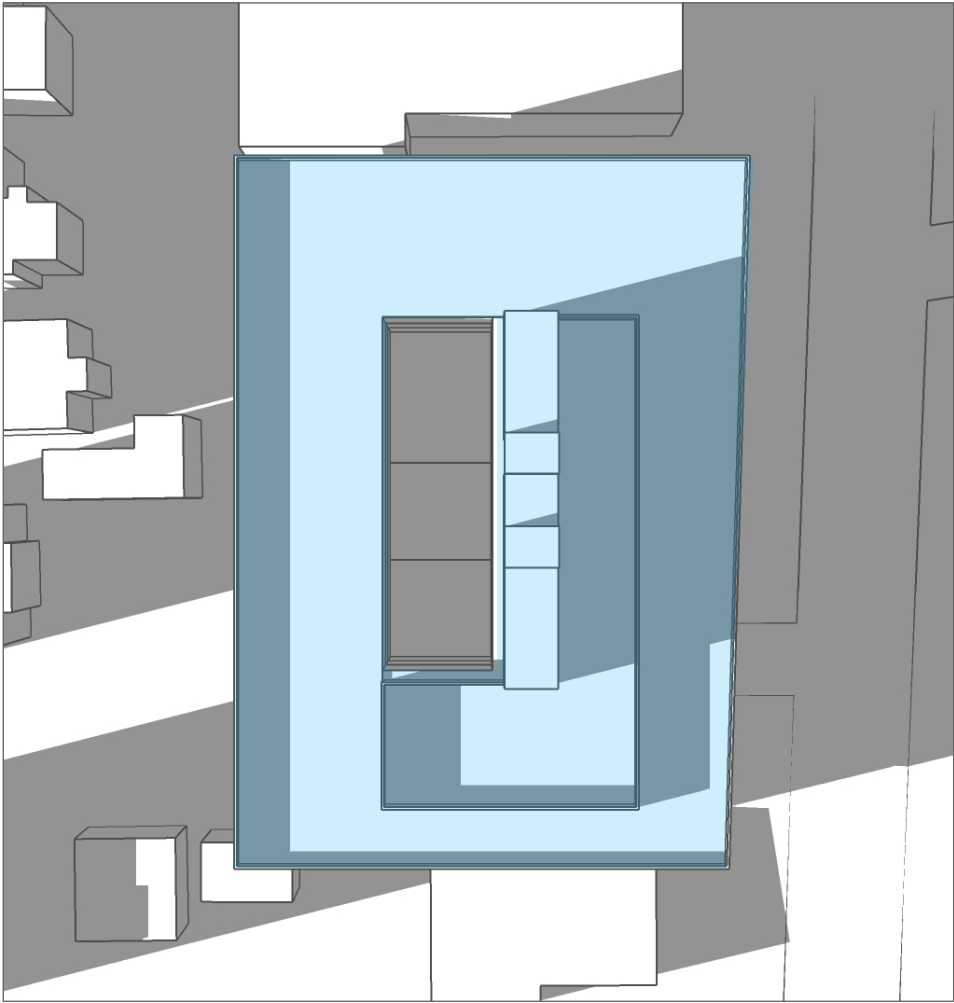
STACKING DIAGRAM



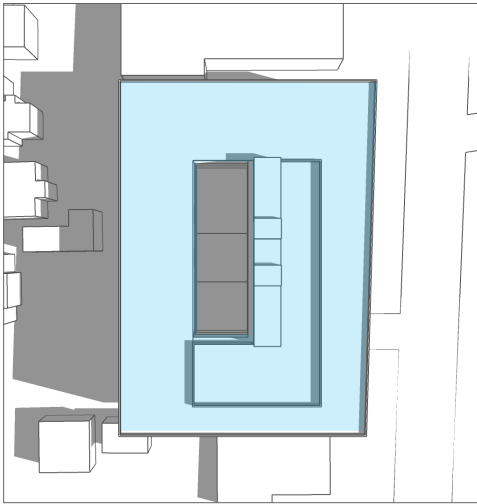
MARCH / SEPTEMBER 21, 9 AM



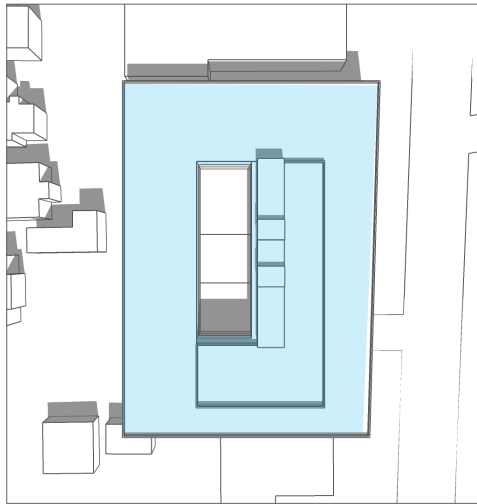
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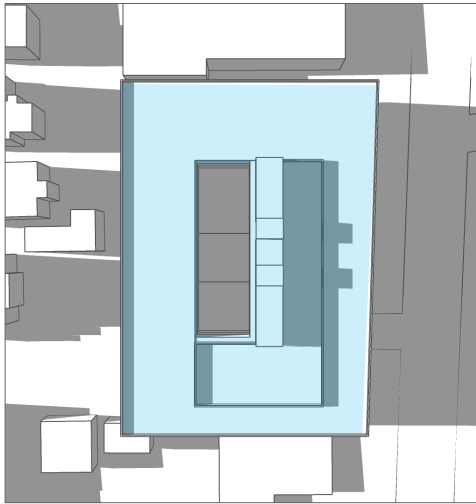
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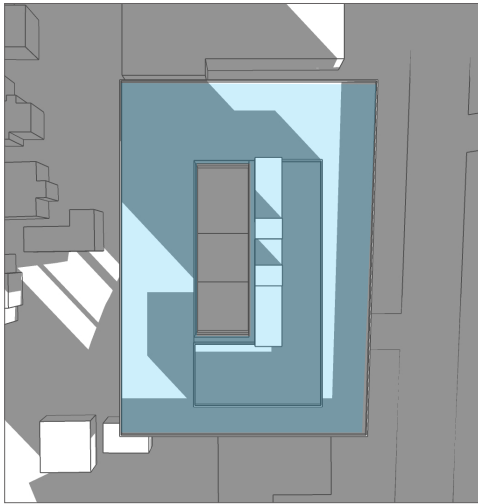
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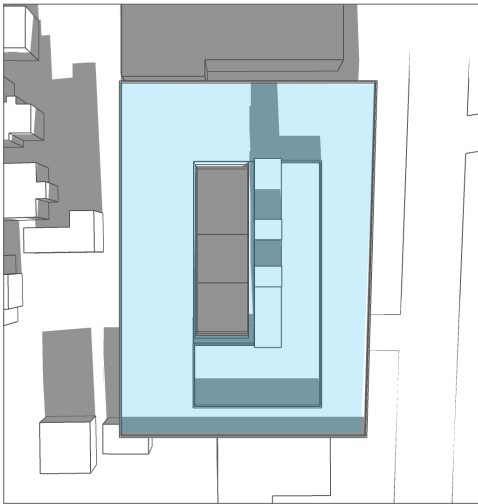
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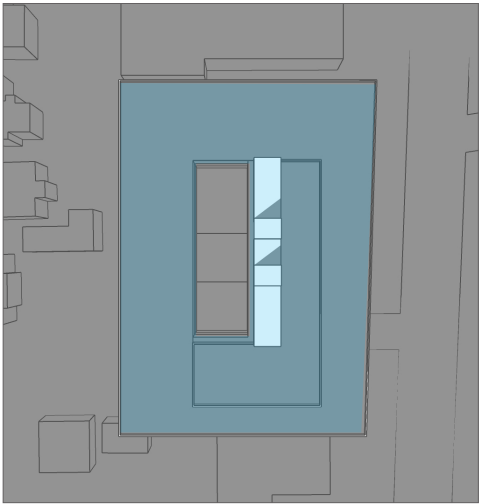
JUNE 21, 5 PM



DECEMBER 21, 9 AM



DECEMBER 21, 12 PM



DECEMBER 21, 5 PM

OPTION 2 DEPARTURE 1

SETBACK REQUIREMENTS
SMC 23.47A.014.B.2.a

UPPER LEVEL SETBACK
An upper-level setback is required along any rear or side lot line that abuts a lot in an LR zone... Ten feet for portions of structures above 13 feet in height to a maximum of 65 feet.

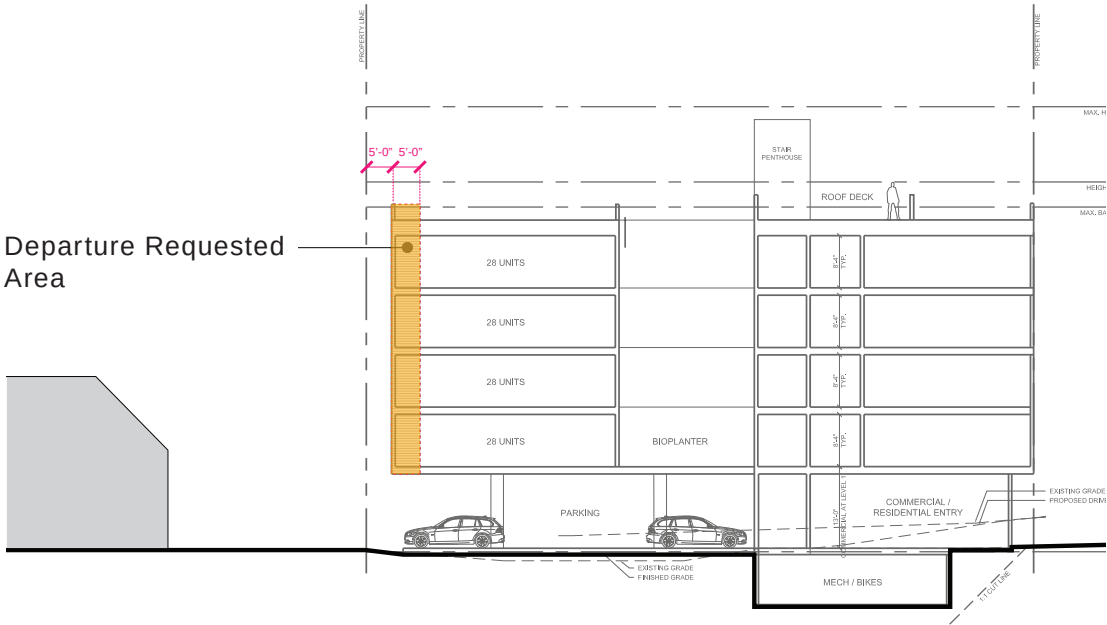
DEPARTURE REQUEST:
To allow a 50% reduction to the required upper level setback (reduce from 10'-0" to 5'-0")

RATIONALE FOR DEPARTURE:
This option includes a central courtyard, resulting in a "donut" arrangement for the units. Inserting this courtyard in the center pushes the units further east and west, and closer to the LR zone to the west.

The centrally located courtyard would provide more light and air in the center of the building as well as a visual connection down to a common green space. Small pocket balconies on the west facade would create some modulation through secondary elements along the zone transition.

This design better meets design guidelines: PL1-C, DC2-C

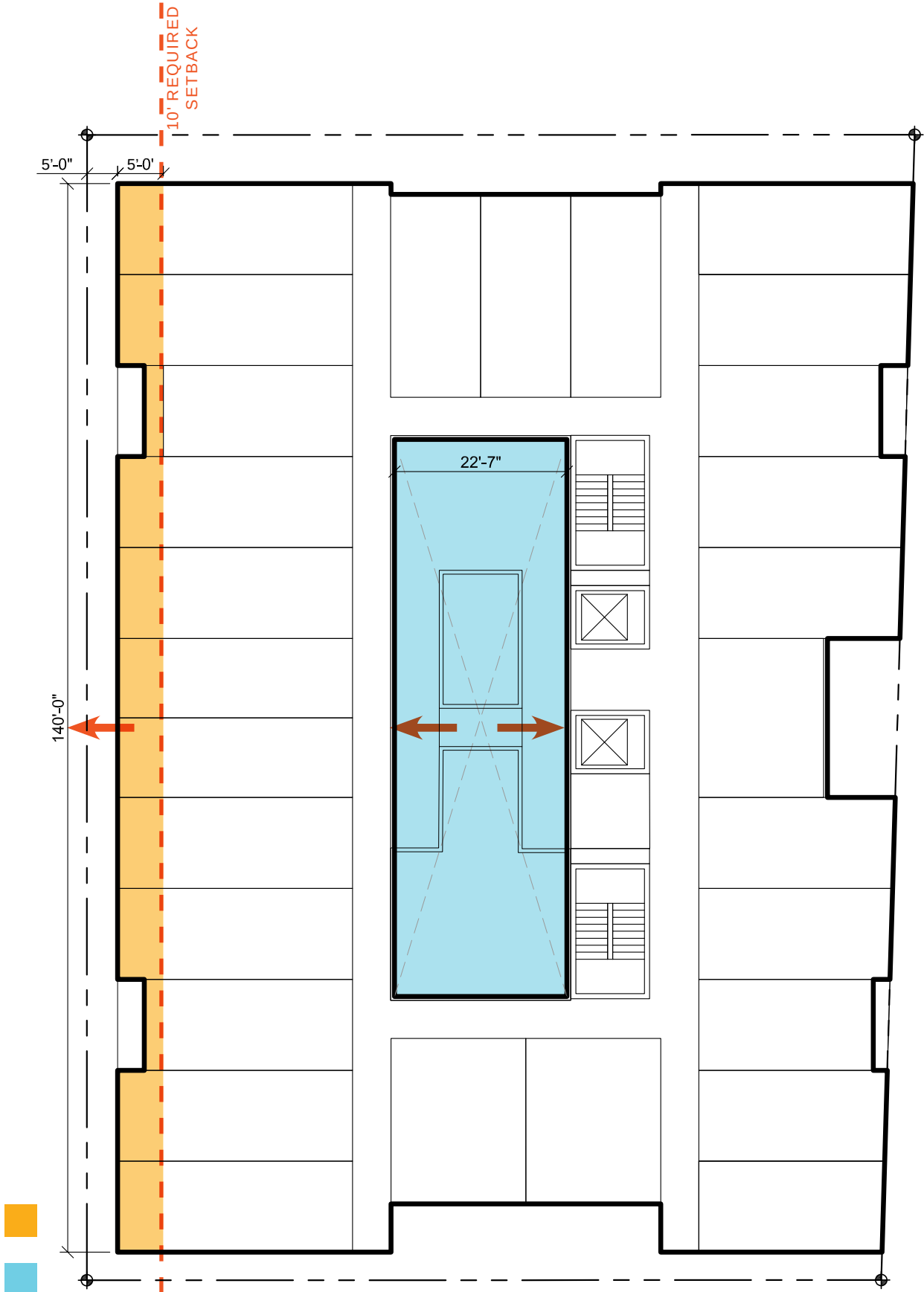
- PL1-C: Providing an informal community use located centrally in the building.
- DC2-C: Balconies on the west facade provide secondary elements that provide visual depth and are dual purpose by providing weather protection for the decks below them.



LR ZONE

AREA WHERE DEPARTURE IS REQUESTED

AREA CREATED BY DEPARTURE
BEING GRANTED



OPTION 2 DEPARTURE 2

STREET-LEVEL DEVELOPMENT STANDARDS

SMC 23.47A.008.B.3.a

DEPTH PROVISIONS

Non-residential uses greater than 600 sf shall extend an average depth of at least 30 feet and a minimum depth of 15 feet from the street level, street facing facade.

DEPARTURE REQUEST:

To allow a 16.7% reduction to the average depth of Commercial Space #2 from 30' to 25', while meeting the minimum depth of 15' throughout.

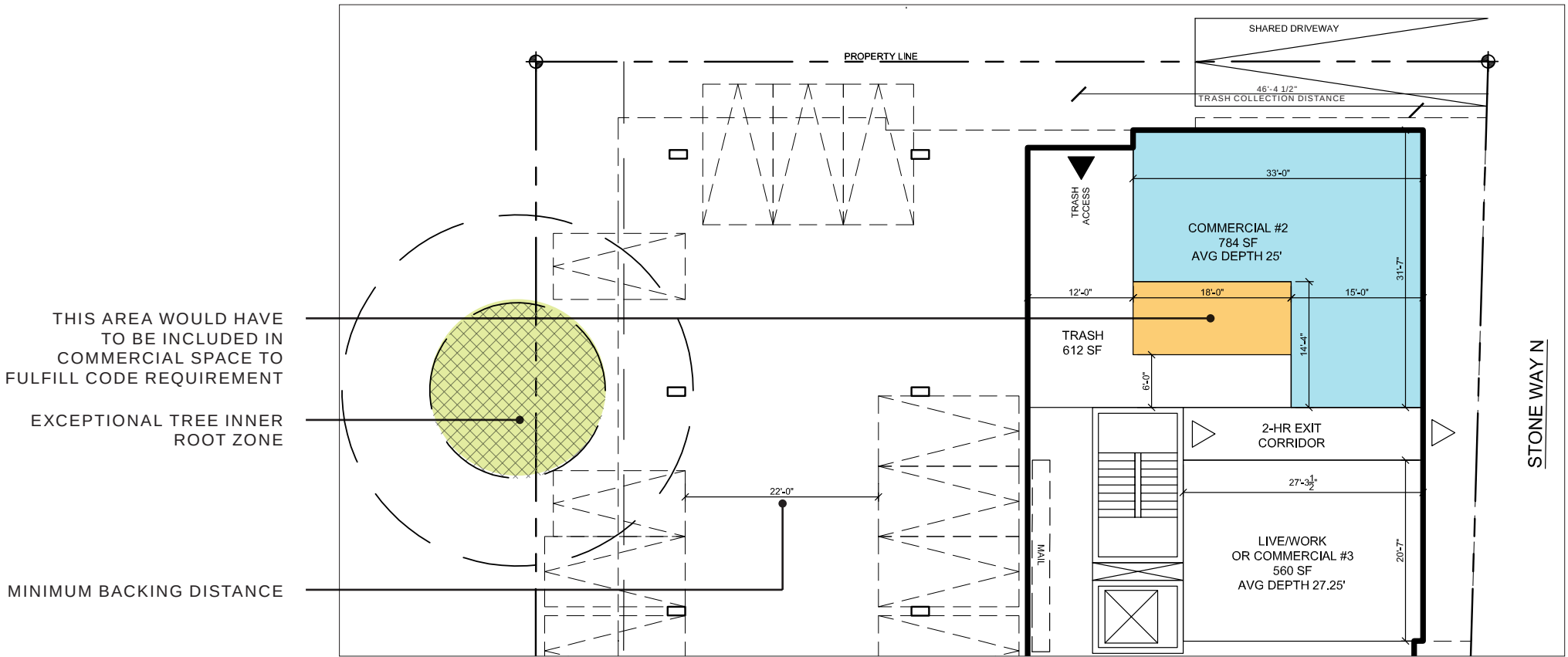
RATIONALE FOR DEPARTURE:

This site has a number of constraints driving where programmatic elements occur in the building (the shared driveway and solid waste collection), as documented earlier in this packet. This means that the northernmost commercial space has to share the north facade with the trash room. Additionally, there is an exceptional tree on the property to the west whose inner root zone must be fully protected, setting a firm western boundary. With parking inbetween, there is limited space to fit all of the required functions.

The area shaded in blue represents the proposed area of Commercial Space #2. The area shaded in orange would have to be added to the commercial space in order for it to meet the required 30' minimum depth, leaving only 6' of width in the trash room, rendering it unusable. The commercial space as proposed interlocks with the trash room in such a way that it takes up as much of the corner as possible, maximizing the functionality of both the commercial space and the trash room.

This design better meets guidelines: PL2-B-3, PL3-C, DC1-A-1, DC2-B-1

- PL2-B-3: Maintaining as much transparency as possible along Stone
- PL3-C: Creating porous edges, maintaining visibility into the building
- DC1-A-1: Locate uses used by the public in prominent places
- DC2-B-1: Taking into account characteristics of the site and uses of the building



AREA NOT MEETING CODE
REQUIREMENT



AREA MEETING CODE
REQUIREMENT



DISTINGUISHING FEATURES

- 5-story building = 59,704 GSF
- 128 apartments

OPPORTUNITIES

- Multiple commercial storefronts to activate pedestrian activity and street life
- Units oriented east/west (towards Stone Way N and the Olympics)
- Trash/refuse is internalized and immediately adjacent to a shared drive for pick-up
- Large shared roof amenity oriented towards downtown and the Olympics
- West facing courtyard breaks massing against residential zone
- Street level facade clear of egress or utility components
- Shed roof form and stepped massing follows street contour and speaks to neighborhood language

CONSTRAINTS

- Bike storage in the basement, away from access to the street

DEPARTURES REQUESTED:

- 40% reduction to upper level setback (from 10'-0" to 6'-0")
- 40% reduction in average commercial depth (Commercial #3) from 30'-0" to 18'-2"
- Temporary increase of residential use at street level (Commercial #2) of 65% - from 27.39' to 45.33'

FAR CALCULATIONS

LEVEL 1	5,416
LEVEL 1 PARKING	6,081
LEVEL 2	11,890
LEVEL 3	11,890
LEVEL 4	11,890
LEVEL 5	11,890
ROOF	647
TOTAL	59,704 SF

MAX ALLOWABLE AREA = 59,771 SQ. FT.
UNDER BY 67 SF

UNIT COUNT

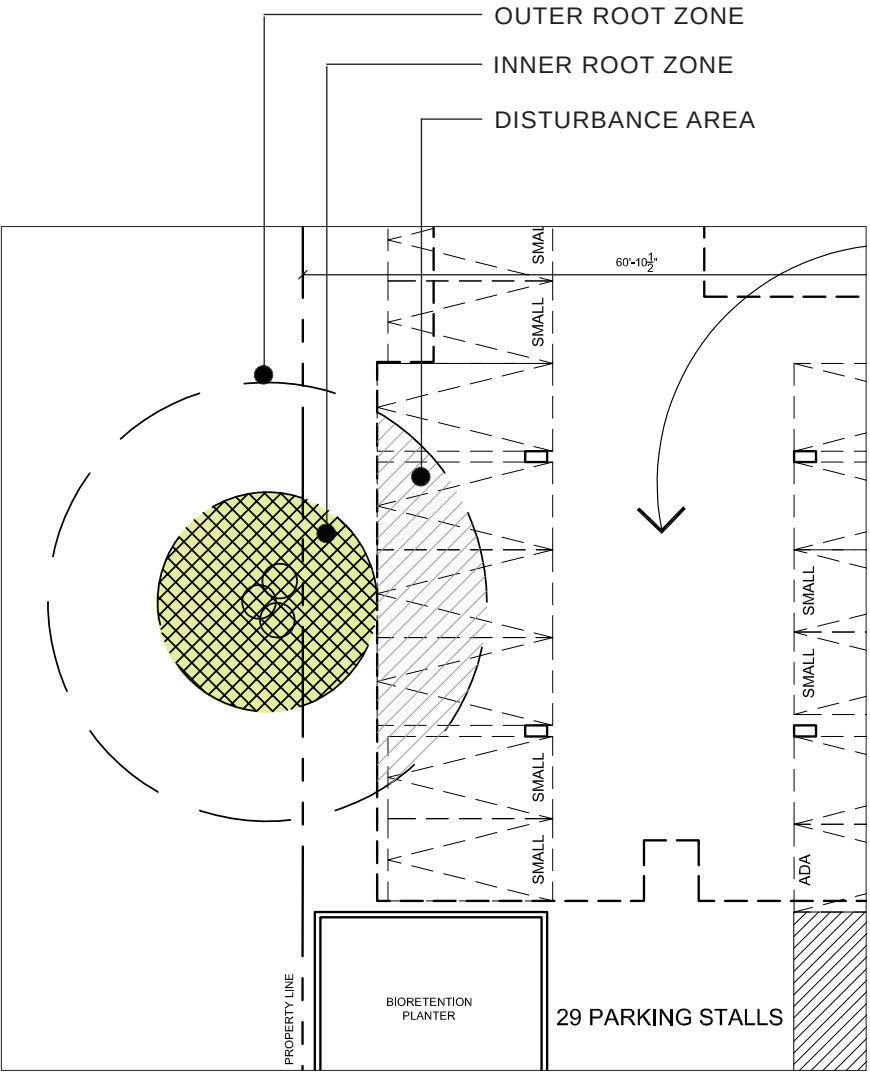
	SEDU/TOTAL
LEVEL 1	0
LEVEL 2	32
LEVEL 3	32
LEVEL 4	32
LEVEL 5	32
TOTAL	128 UNITS

(99% of allowable FAR used)

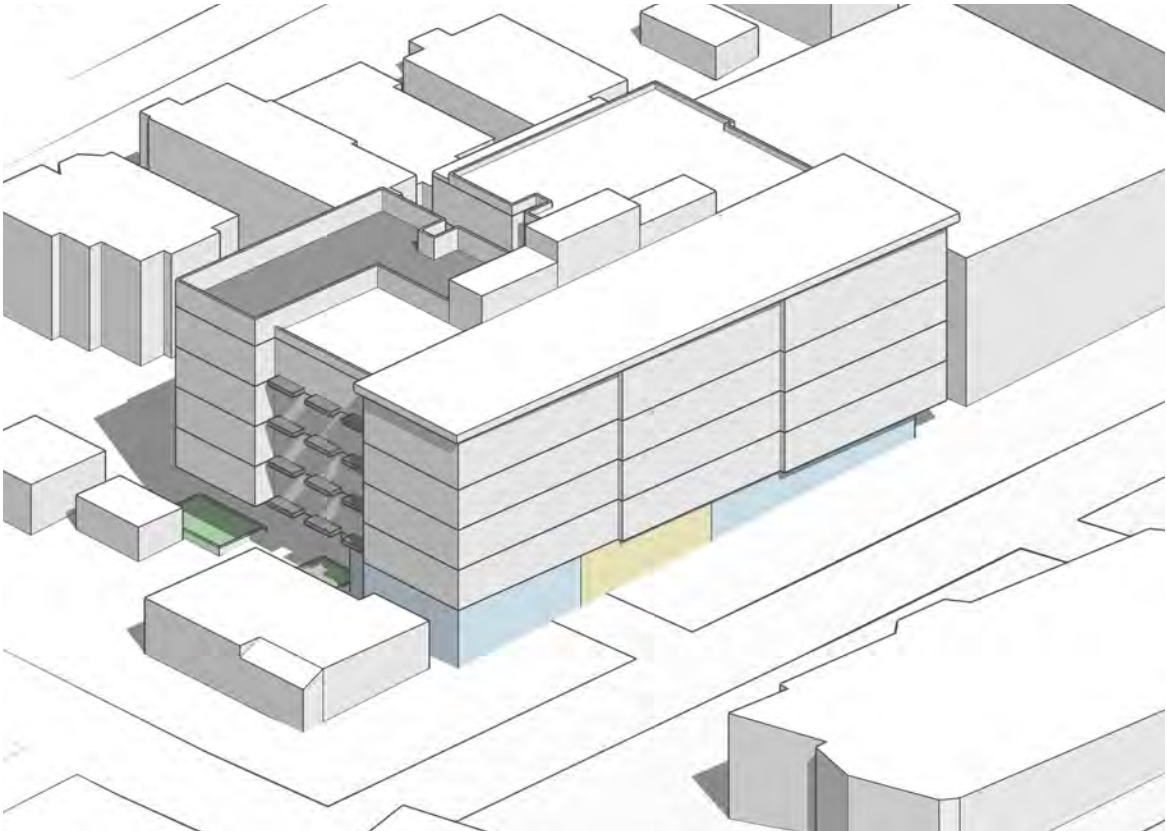
TREE PROTECTION CALCULATIONS PER 25.11.050.B

TREE CANOPY = 1256.63 SF
INNER ROOT ZONE (1/2 CANOPY) = 314.16 SF
OUTER ROOT ZONE = 942.47 SF
ALLOWABLE DISTURBANCE AREA
(1/3 OUTER ROOT ZONE) = 314.15 SF

OPTION 3 DISTURBANCE AREA = 277.6 SF



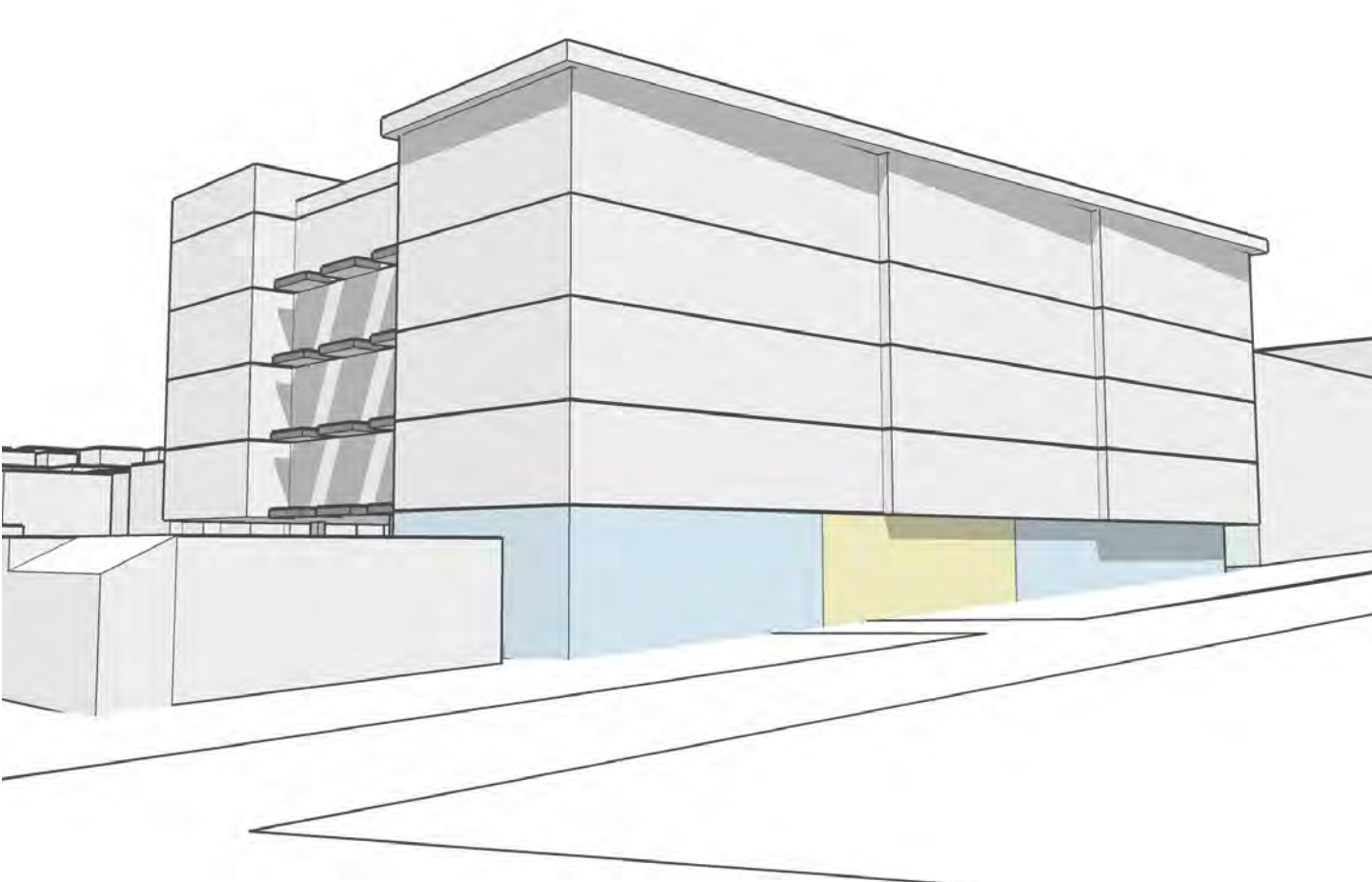
EXCEPTIONAL TREE PROTECTION DIAGRAM



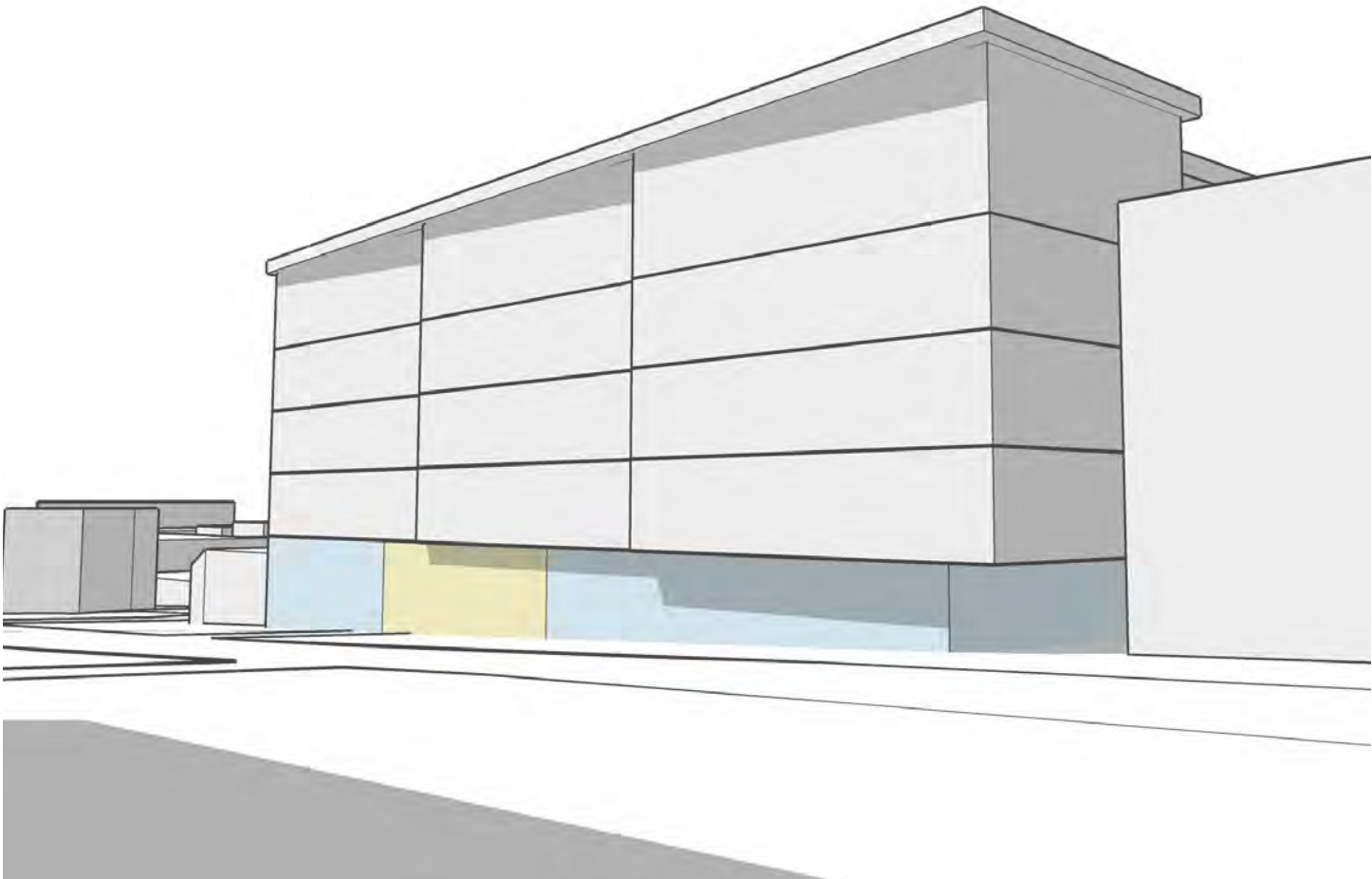
BIRDS EYE VIEW FROM SOUTH EAST



BIRDS EYE VIEW FROM SOUTH WEST



STREET LEVEL PERSPECTIVE LOOKING NORTH ON STONE WAY N



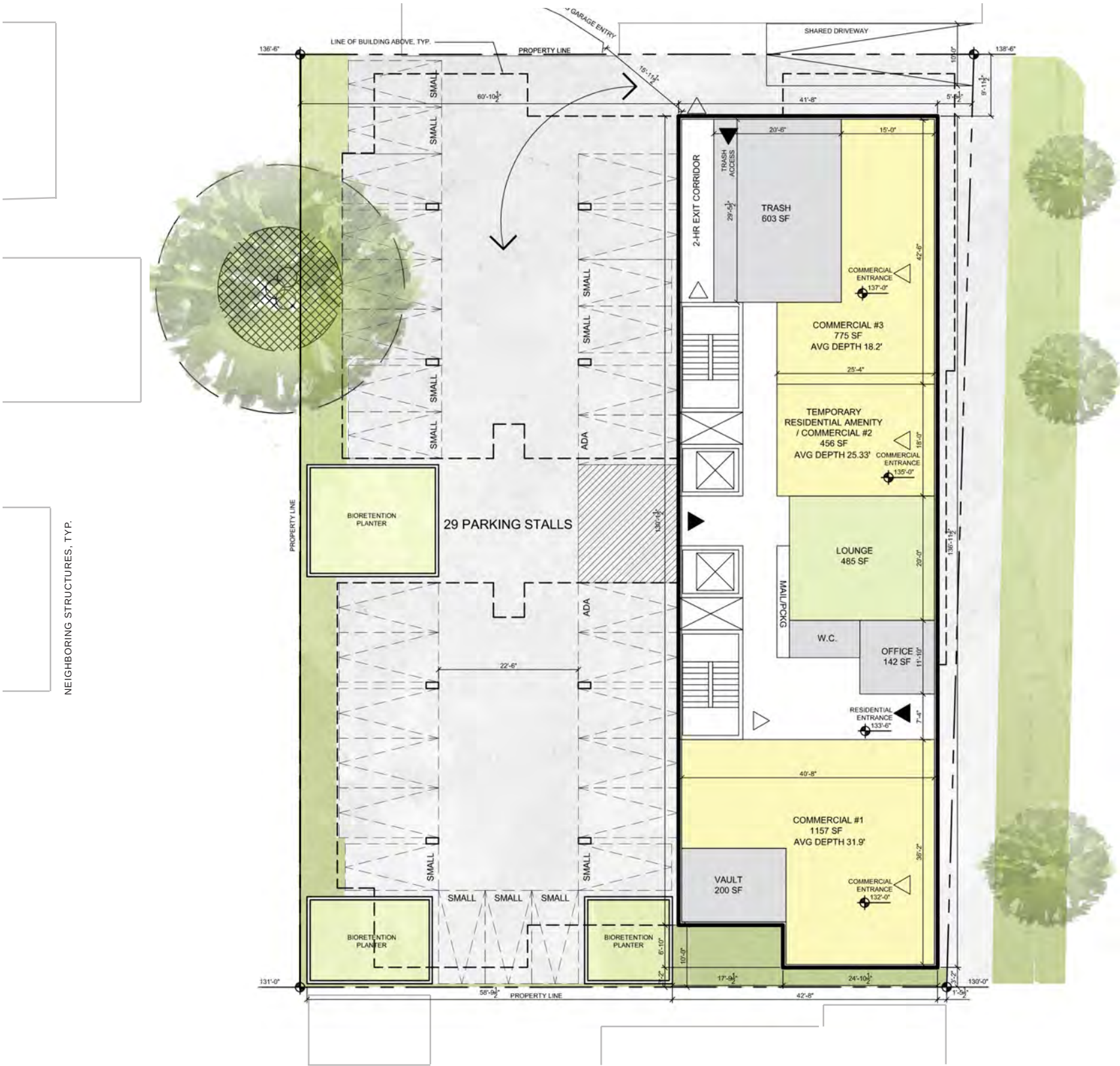
STREET LEVEL PERSPECTIVE LOOKING SOUTH ON STONE WAY N



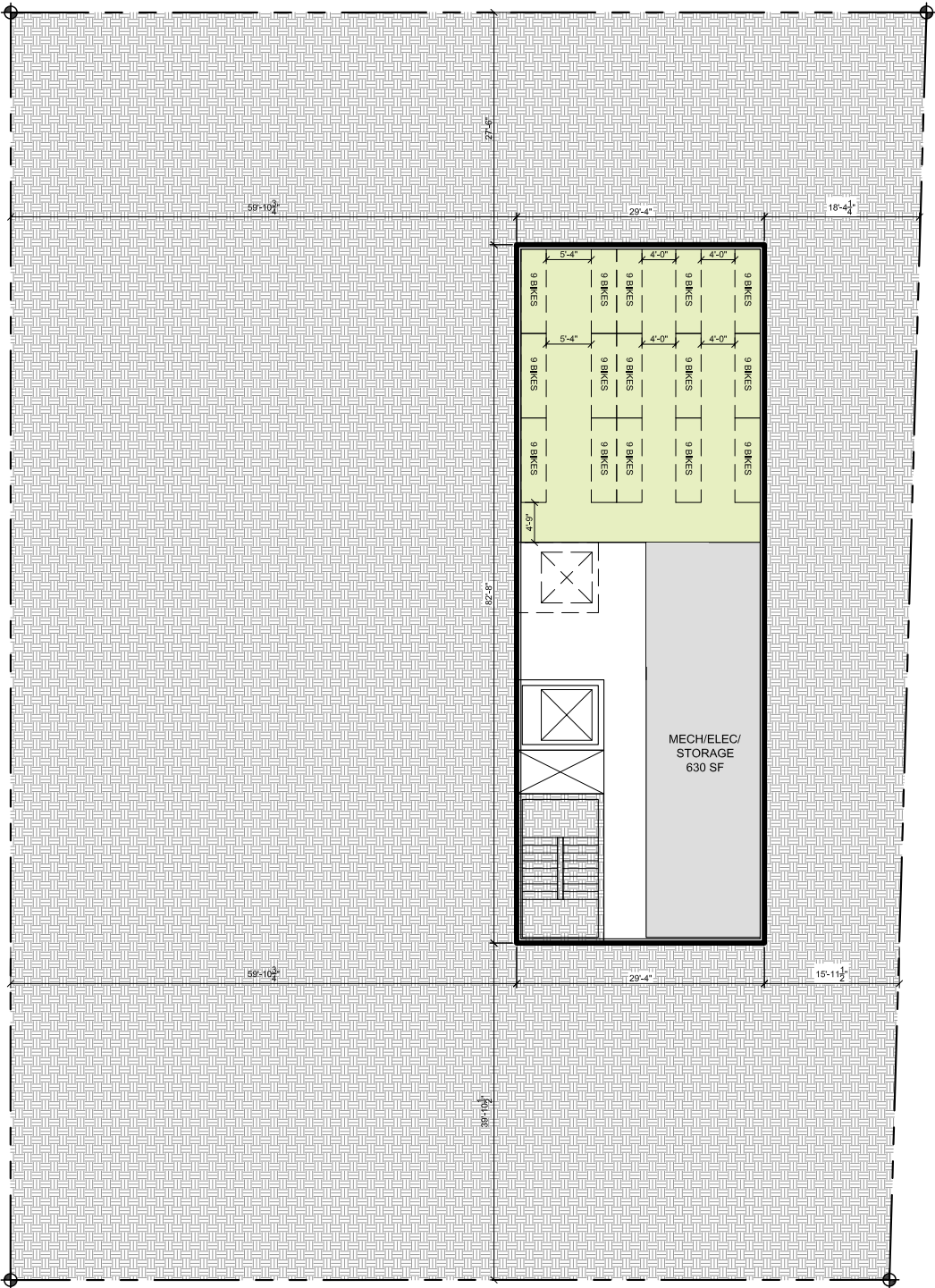
PRECEDENT IMAGES - 1255 HARRISON ST, SEATTLE WA
ANGLED VOLUMES AND ROOFLINE TO REINFORCE STREET TOPOGRAPHY



6921 ROOSEVELT WAY NE, SEATTLE, WA
CLEAR BASE / MIDDLE / TOP MASSING, DEFINED ROOF FORM



SITE PLAN

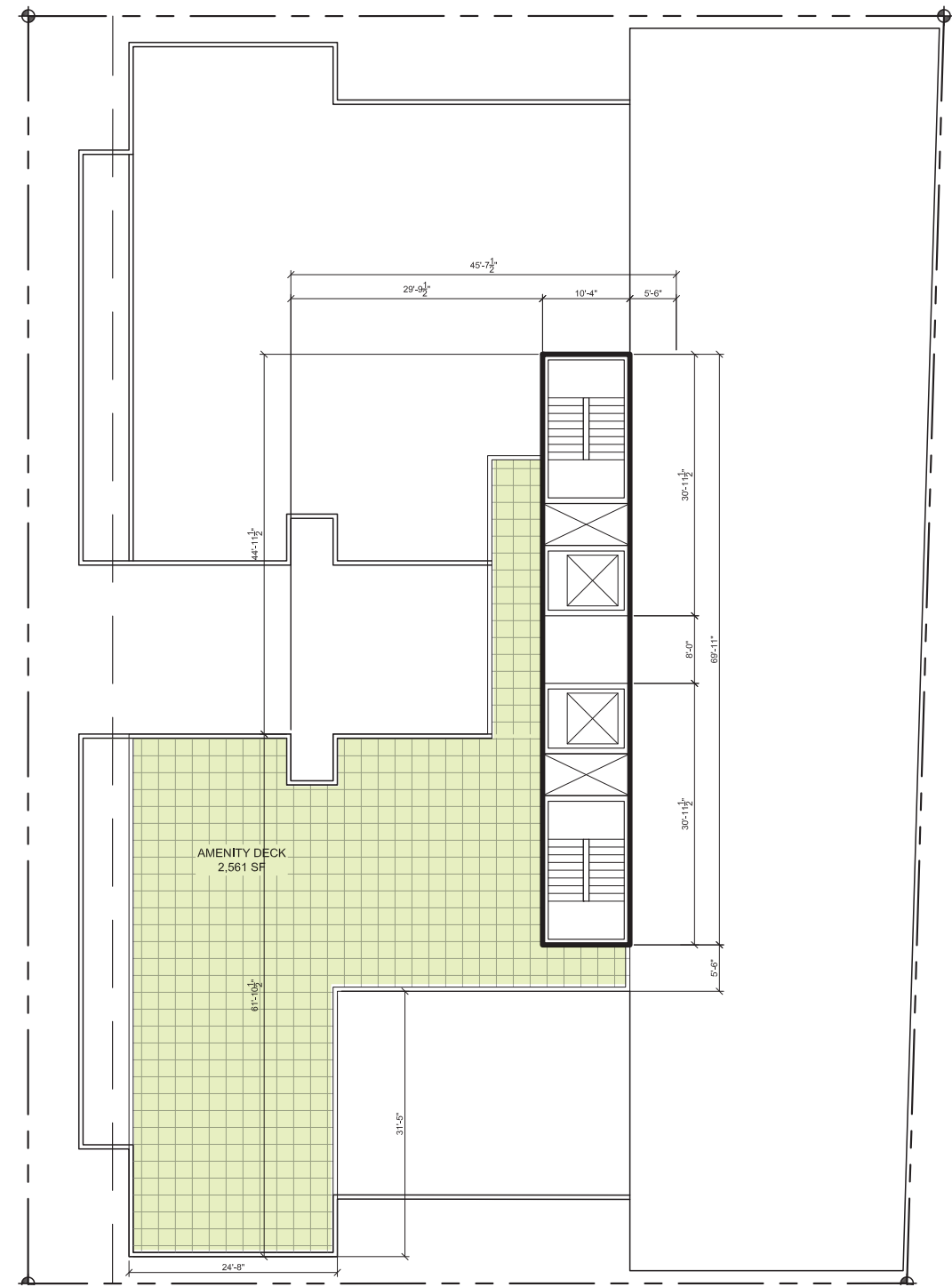


BASEMENT PLAN

COMMERCIAL AREA DWELLING AREA COMMON AREA SERVICE AREA



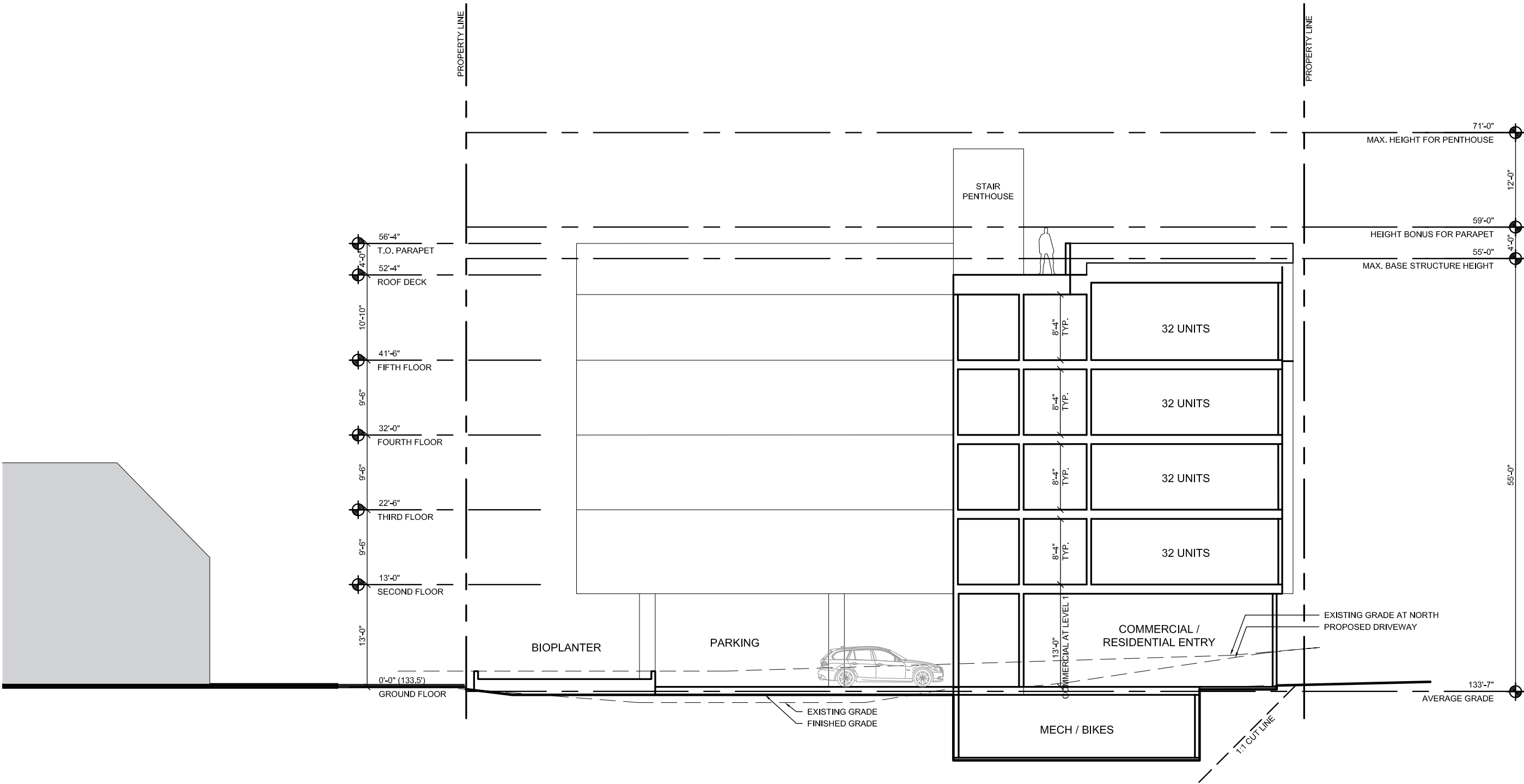
LEVEL 2-5 PLAN



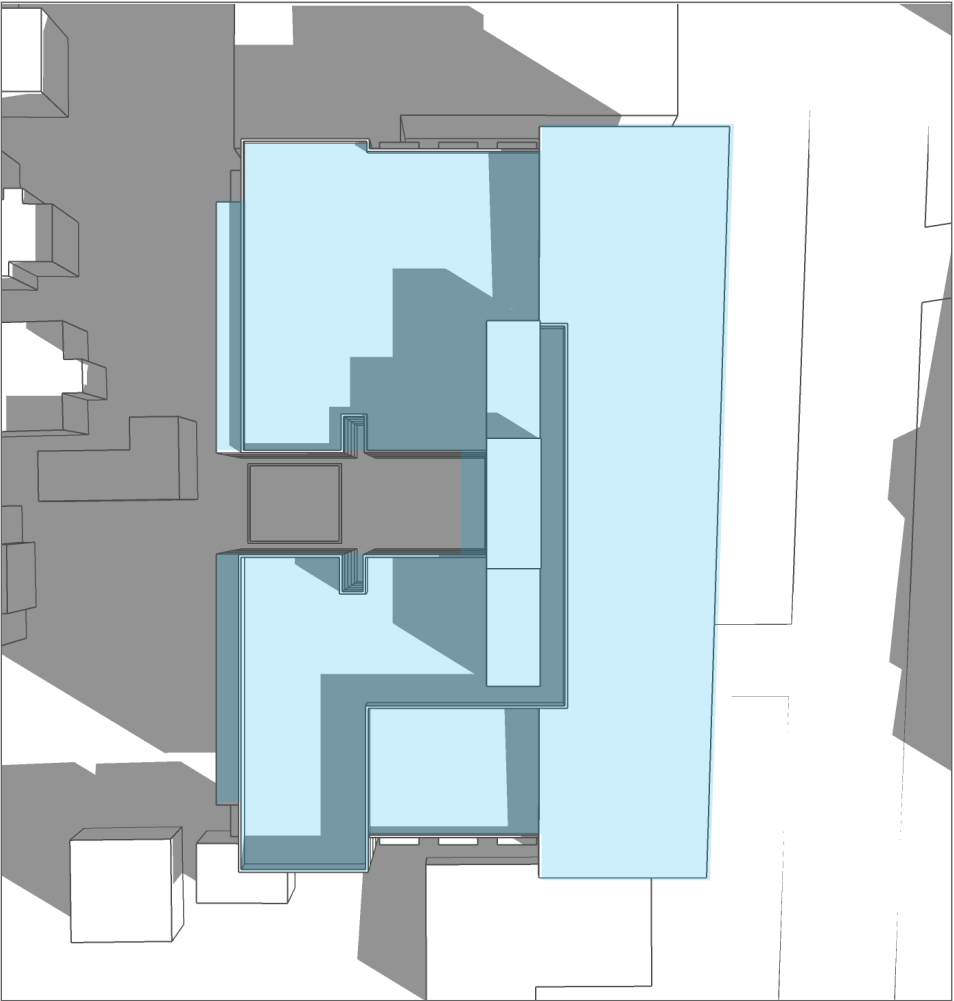
ROOF PLAN

DWELLING AREA COMMON AREA SERVICE AREA

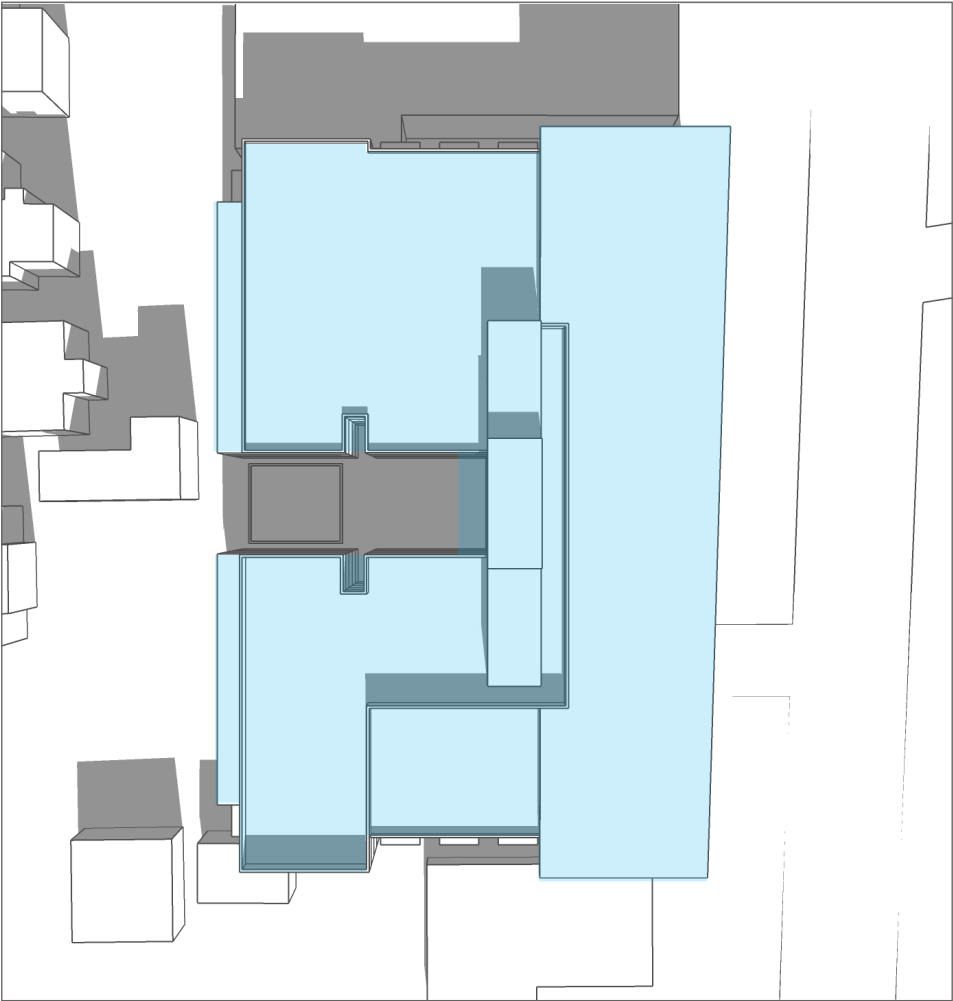




STACKING DIAGRAM



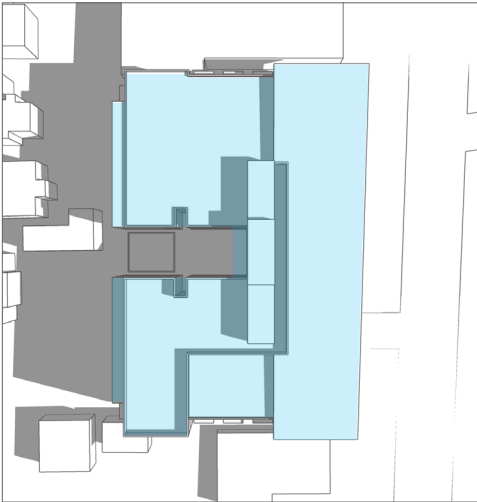
MARCH / SEPTEMBER 21, 9 AM



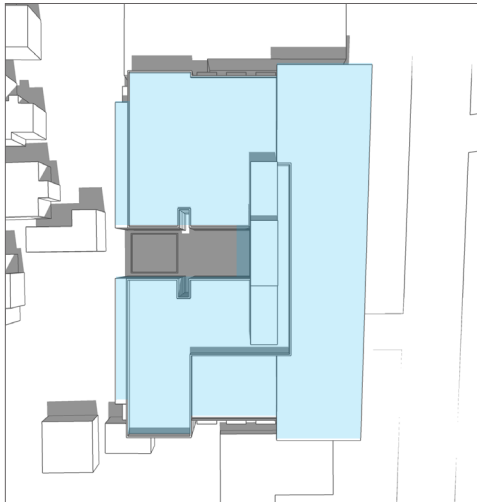
MARCH / SEPTEMBER 21, 12 PM



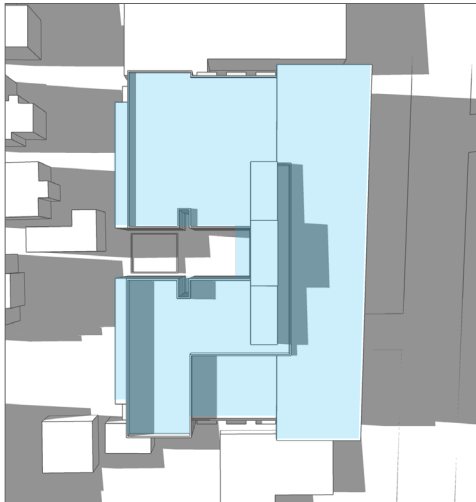
MARCH / SEPTEMBER 21, 5 PM



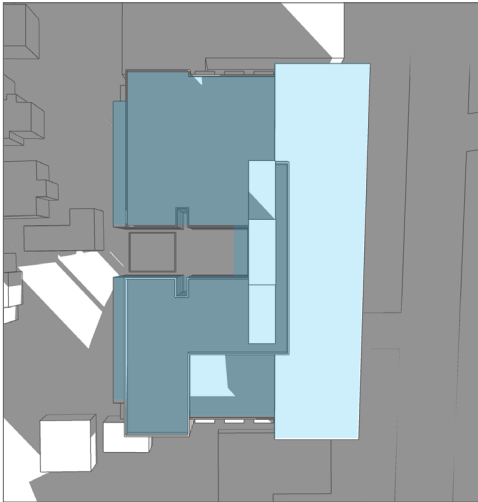
JUNE 21, 9 AM



JUNE 21, 12 PM



JUNE 21, 5 PM



DECEMBER 21, 9 AM



DECEMBER 21, 12 PM



DECEMBER 21, 5 PM

OPTION 3 DEPARTURE 1**SETBACK REQUIREMENTS**

SMC 23.47A.014.B.2.a

UPPER LEVEL SETBACK

An upper-level setback is required along any rear or side lot line that abuts a lot in an LR zone... Ten feet for portions of structures above 13 feet in height to a maximum of 65 feet.

DEPARTURE REQUEST:

To allow a 40% reduction to the required upper level setback
(reduce from 10'-0" to 6'-0")

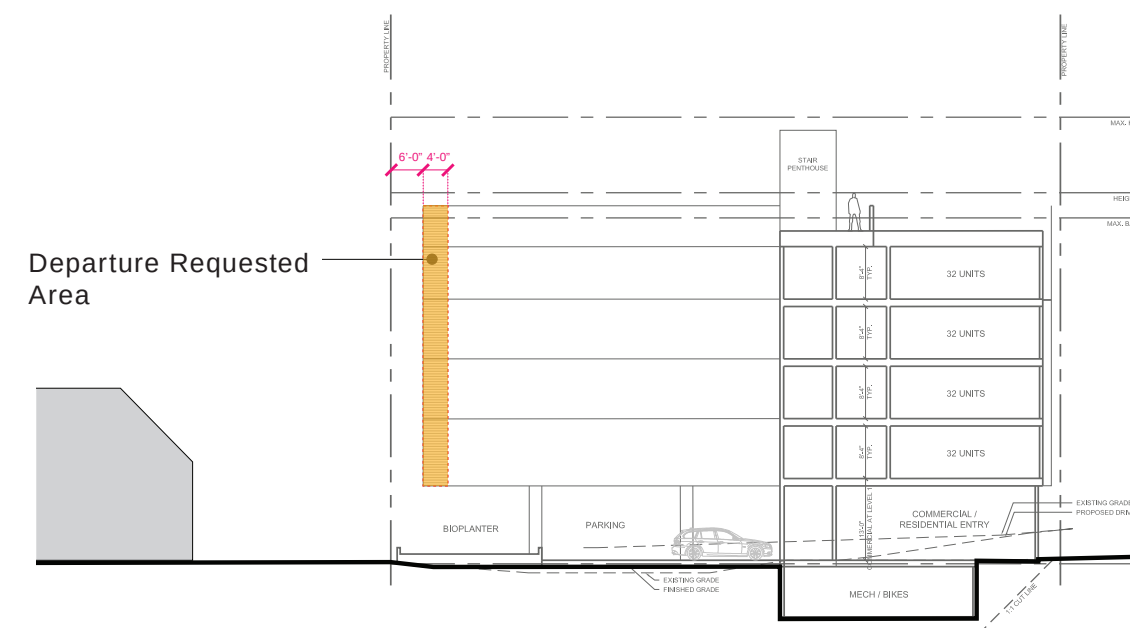
RATIONALE FOR DEPARTURE:

The preferred option proposes a portion of the west facade extending into the required 10' setback from the LR zone to the west. This portion (shaded orange on the diagram to the right) is approximately 68% of the west facade - the other 32% of the facade is set back further than the code requirement (shaded blue).

Respecting the LR zone to the west is a key priority of this option. While the code allows the first floor to extend all the way to the west property line, it is pulled way back to provide area for a surface parking lot and landscaping. On the upper levels, pushing slightly closer to the west property line for a portion of the facade allows the rest of the facade to pull way back to the east and create a large courtyard, breaking up the primary bulk of the building against the LR zone. Additionally, the corners of the building pull back beyond the required setback, further helping to alleviate mass and shadow against that edge.

This design better meets guidelines: CS1-B-2, CS2-D-5, DC2-A-2

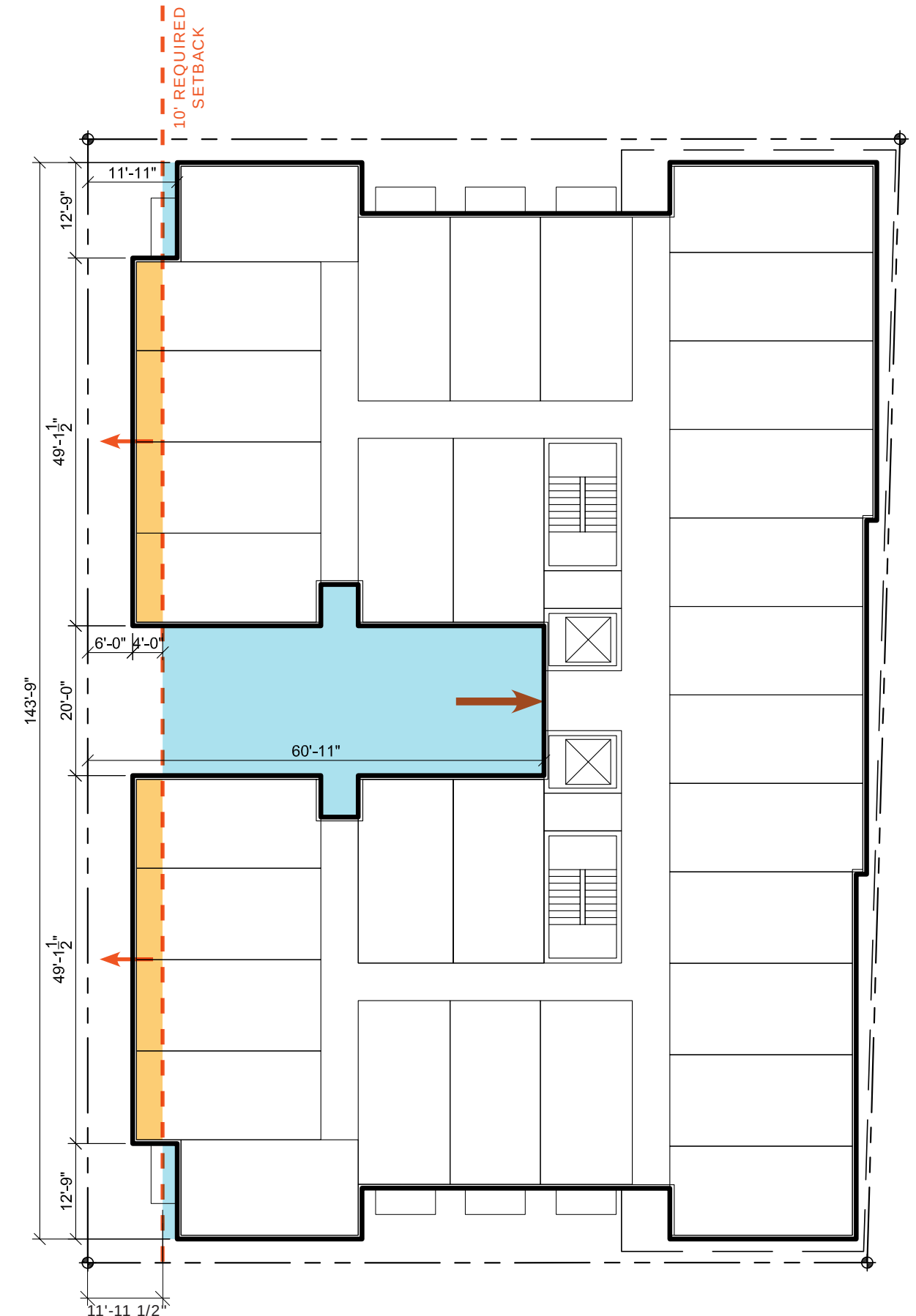
- CS1-B-2: Minimize shading on adjacent sites through the design of the structure
- CS2-D-5: Respecting the adjacent single family homes to the west.
- DC2-A-2: Reducing perceived mass by providing indentations in the building envelope



AREA WHERE DEPARTURE IS REQUESTED

AREA STEPS BACK FURTHER THAN CODE REQUIREMENT

LR ZONE



OPTION 3 DEPARTURE 2

STREET-LEVEL DEVELOPMENT STANDARDS

SMC 23.47A.008.B.3.a

DEPTH PROVISIONS

Non-residential uses greater than 600 sf shall extend an average depth of at least 30 feet and a minimum depth of 15 feet from the street level, street facing facade.

DEPARTURE REQUEST:

To allow a 40% reduction to the average depth of Commercial Space #3 from 30' to 18.2', while meeting the minimum depth of 15' throughout.

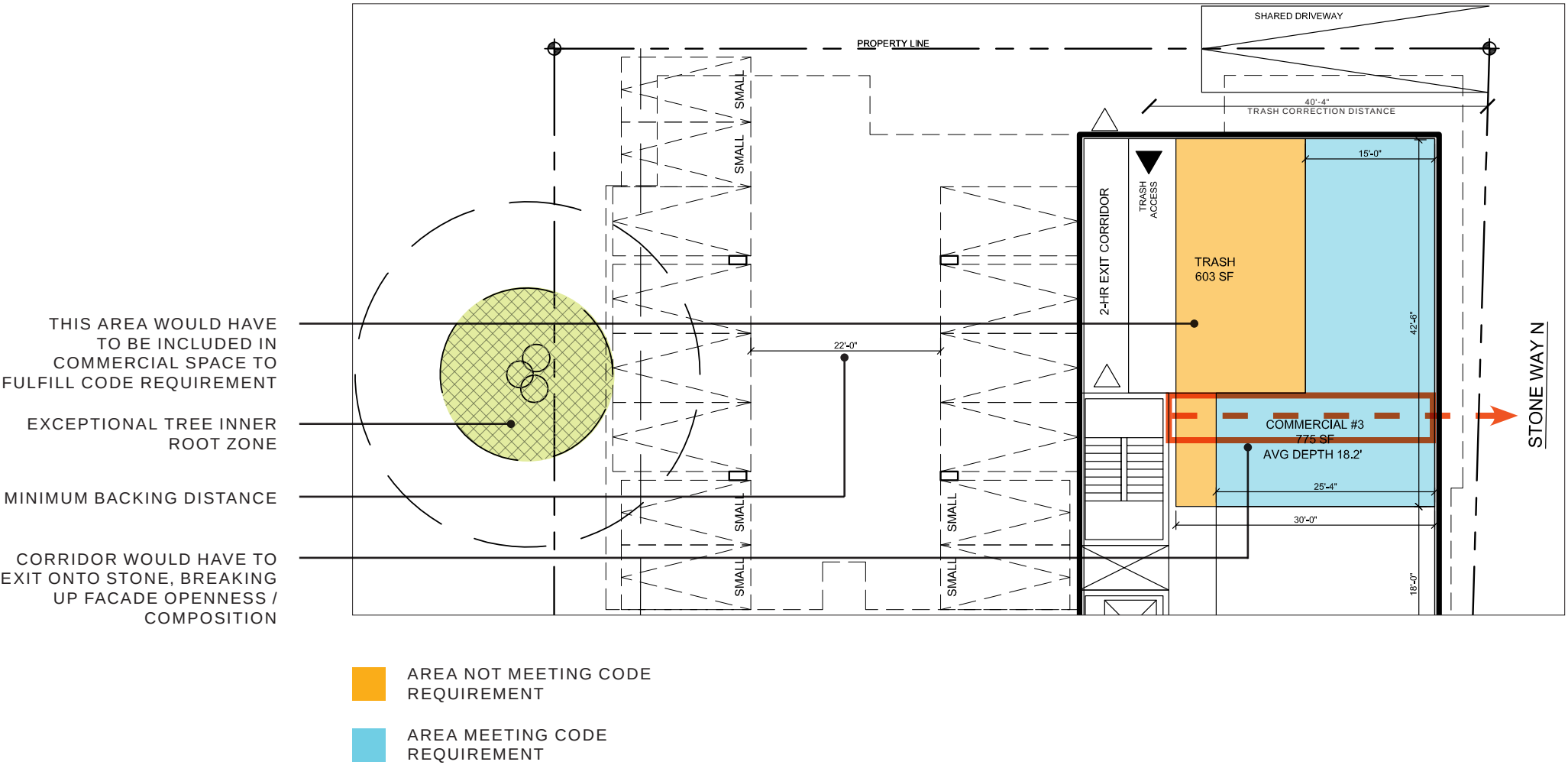
RATIONALE FOR DEPARTURE:

All of the constraints mentioned on the Option 2 departure are also present here: The northernmost commercial space has to share the north facade with the trash room, and the exceptional tree sets the west boundary, with parking inbetween.

The preferred option aims to keep the street facing facade along Stone completely open, with no circulation or utility elements breaking up the potential to open up the whole facade. In order to provide the full 30' depth, the northernmost commercial space would have to extend well into the trash room, minimizing its size below code requirements and forcing the stair to exit onto Stone, breaking up the facade composition.

This design better meets guidelines: PL2-B-3, PL3-C, DC1-A-1, DC2-B-1

- PL2-B-3: Maintaining as much transparency as possible along Stone
- PL3-C: Creating porous edges, maintaining visibility into the building
- DC1-A-1: Locate uses used by the public in prominent places
- DC2-B-1: Taking into account characteristics of the site and uses of the building



OPTION 3 DEPARTURE 3

STREET-LEVEL USES
SMC 23.47A.005.C.1

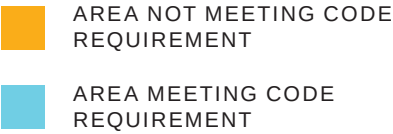
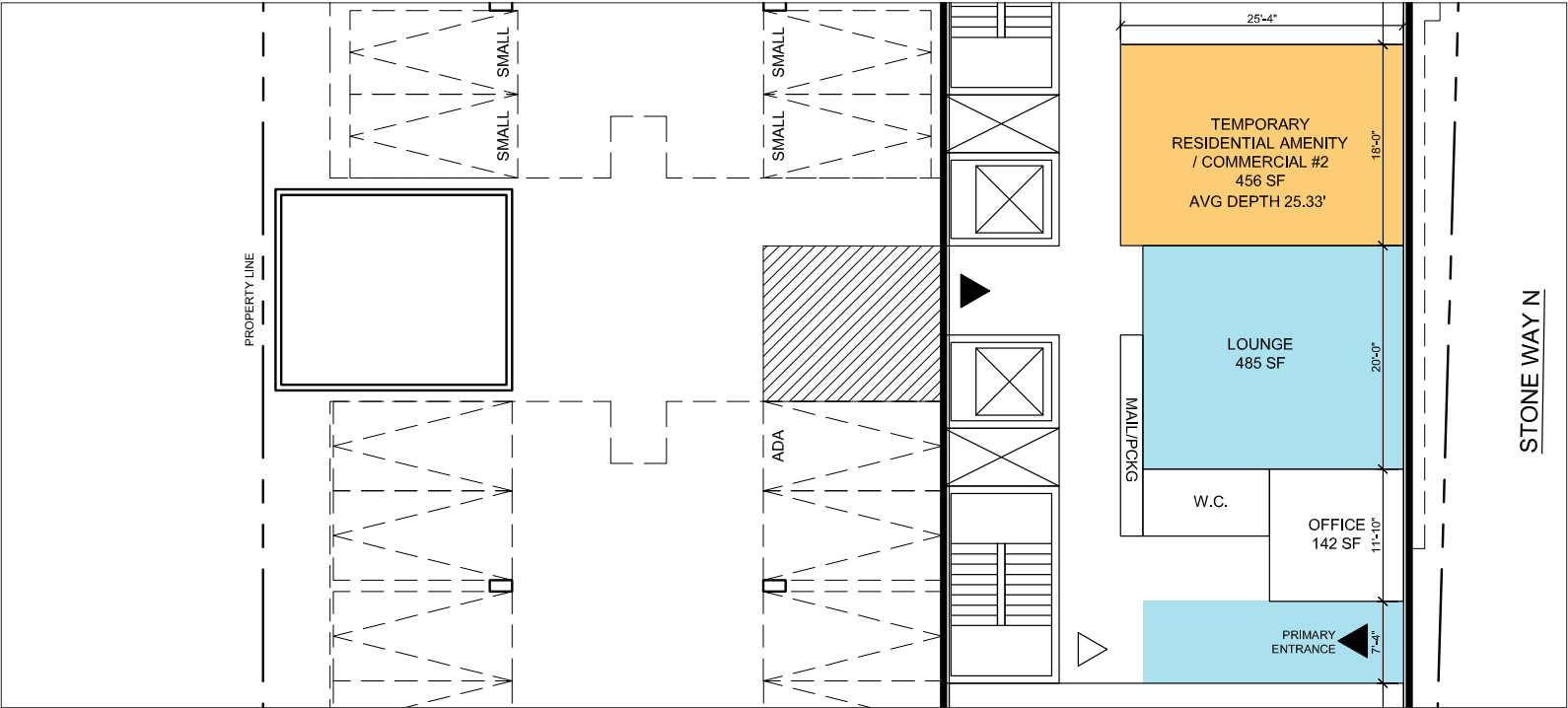
RESIDENTIAL USES AT STREET LEVEL
In all NC and C zones, residential uses may occupy, in the aggregate, no more than 20 percent of the street-level street-facing facade in a pedestrian designated zone, facing a designated principal pedestrian street.

DEPARTURE REQUEST:
To temporarily allow Commercial Space #2 to be used as a residential amenity space until it can be filled with a business, temporarily increasing the allowed residential use by 65% - from 27.39' to 45.33'.

RATIONALE FOR DEPARTURE:
The long term intention for the project is to have three commercial spaces activating the street facade, aiming to fill the two corner spaces first. Until all 3 are able to be filled by tenants, the owner would like to use Commercial #2 as a residential amenity, to ensure the street facade is not empty.

This design better meets guidelines: DC1-A-3, DC2-E

- DC1-A-3: Building in flexibility so that the building may adapt over time.
- DC2-E: Design the building to be flexible over time so that it may remain useful as programmatic needs evolve.



FAR & GFA DIAGRAMS

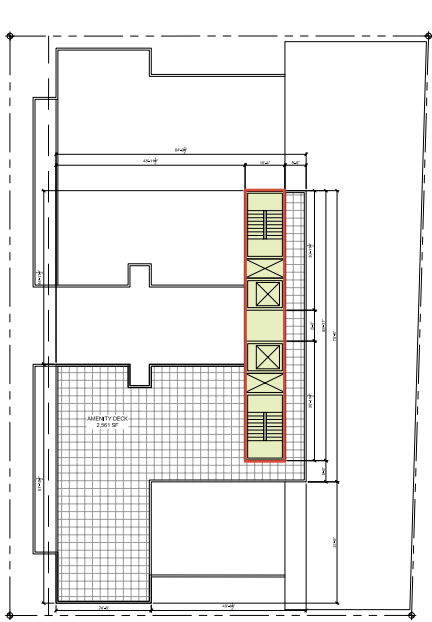
All FAR measurements are taken to the nominal dimension of the interior face of structure per DR.4-2019

FLOOR AREA INCLUDED IN BOTH FAR CALCULATIONS AND GFA CALCULATIONS FOR MHA FEES

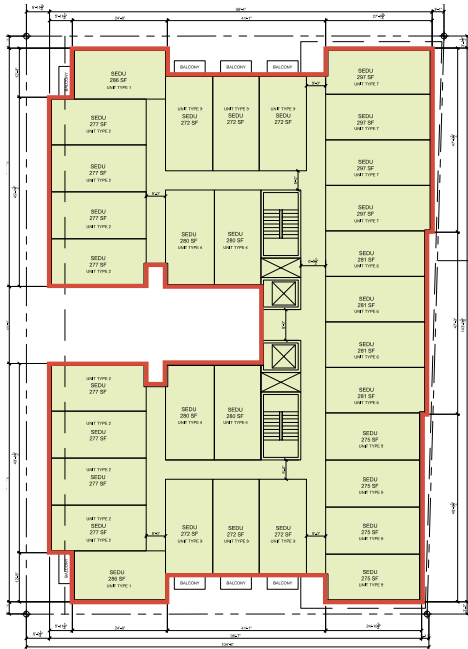
FLOOR AREA INCLUDED ONLY IN GFA CALCULATIONS FOR MHA FEES

FAR CALCULATIONS	
(ALL FAR MEASUREMENTS ARE TAKEN TO THE NOMINAL DIMENSION OF THE INTERIOR FACE OF STRUCTURE PER DR.4-2019)	
BASEMENT	0 SF
FIRST FLOOR	5,416 SF
FIRST FLOOR PARKING	6,081 SF
SECOND FLOOR	11,890 SF
THIRD FLOOR	11,890 SF
FOURTH FLOOR	11,890 SF
FIFTH FLOOR	11,890 SF
ROOF / PENTHOUSE	647 SF
TOTAL FAR: 59,771 SF	
(ALLOWABLE FAR = 59,771 SF)	
TOTAL FAR: 59,704 SF	

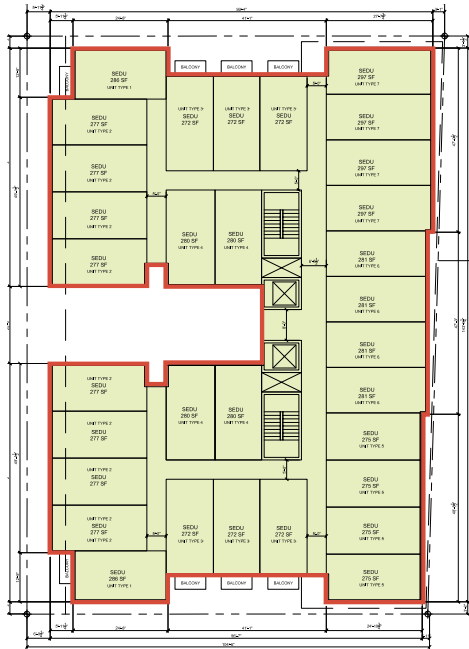
GFA CALCULATIONS	
BASEMENT	2,314 SF
FIRST FLOOR	5,416 SF
FIRST FLOOR PARKING	6,081 SF
SECOND FLOOR	11,890 SF
THIRD FLOOR	11,890 SF
FOURTH FLOOR	11,890 SF
FIFTH FLOOR	11,890 SF
ROOF / PENTHOUSE	647 SF
TOTAL GFA: 62,018 SF	



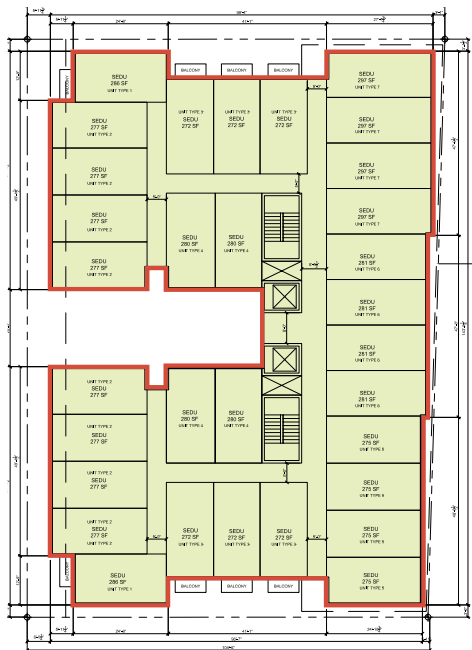
FAR DIAGRAM - ROOF



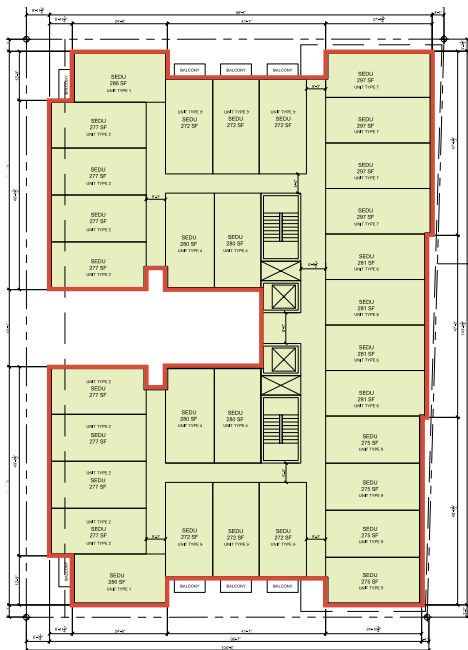
FAR DIAGRAM - FIFTH FLOOR



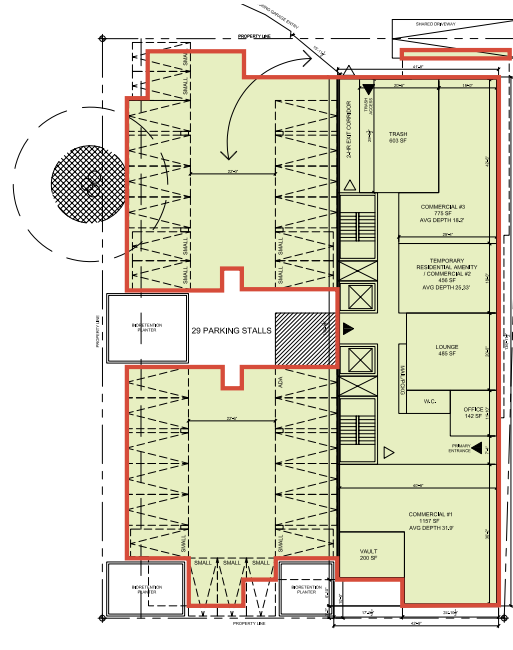
FAR DIAGRAM - FOURTH FLOOR



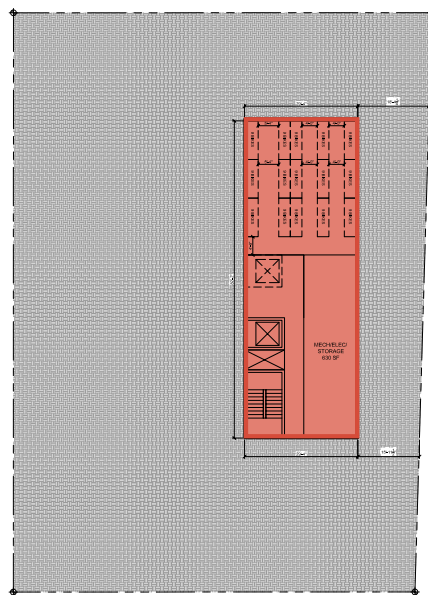
FAR DIAGRAM - THIRD FLOOR



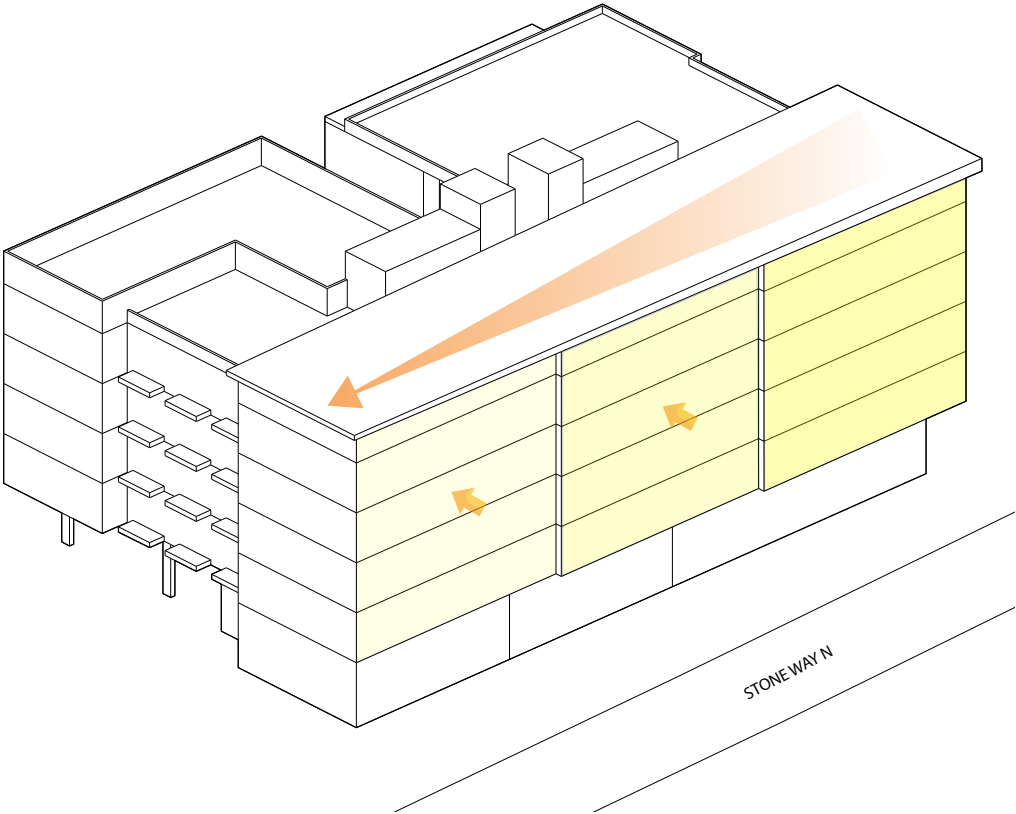
FAR DIAGRAM - SECOND FLOOR



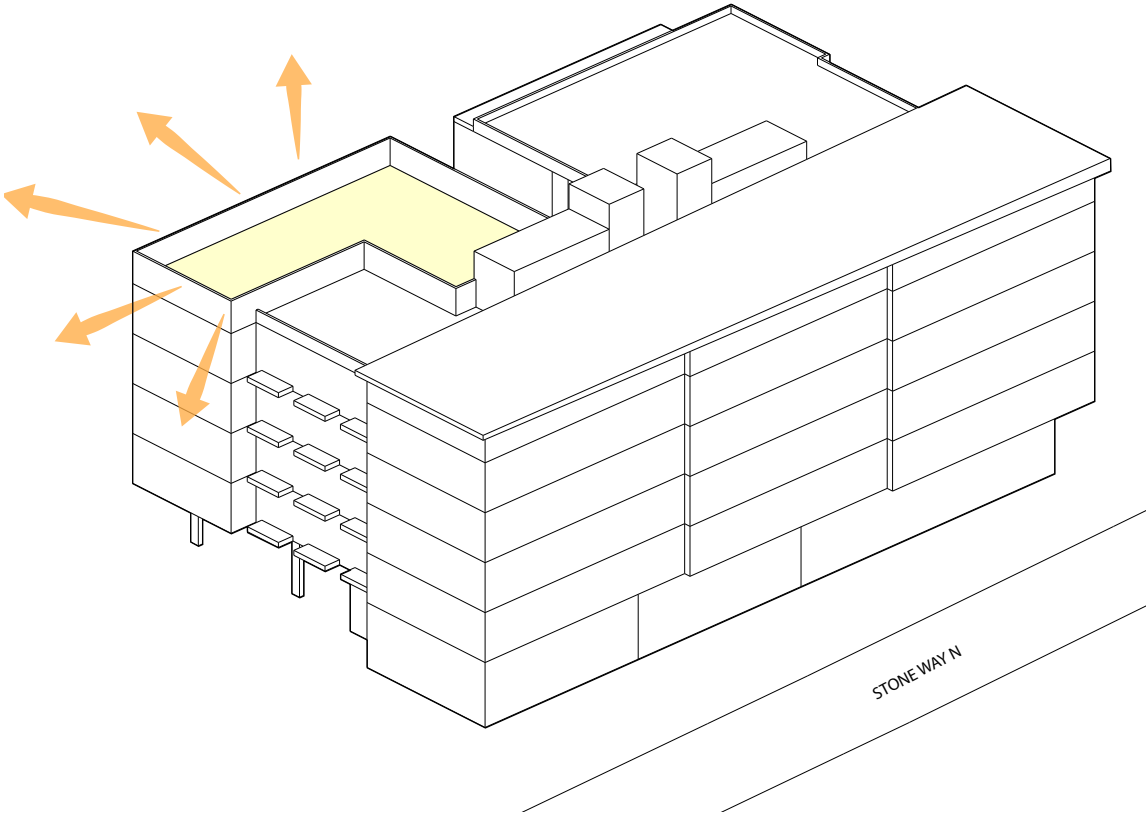
FAR DIAGRAM - FIRST FLOOR



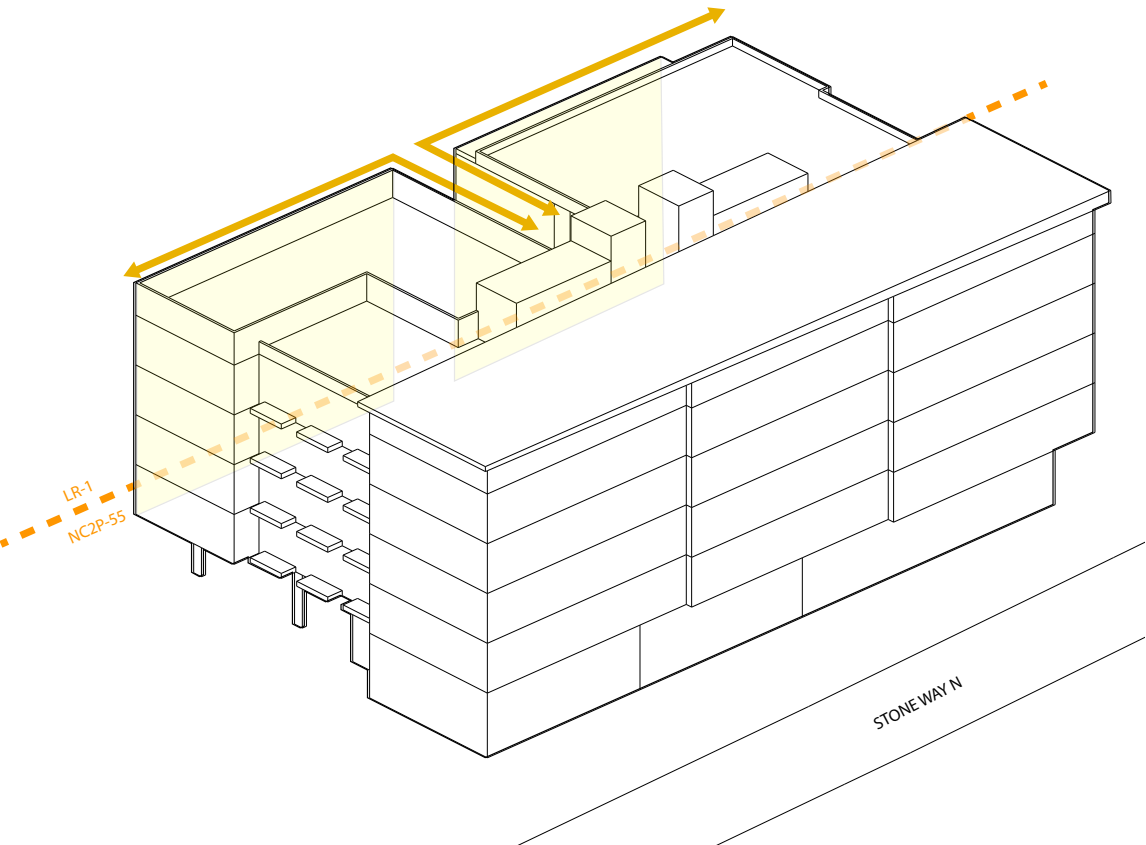
FAR DIAGRAM - BASEMENT



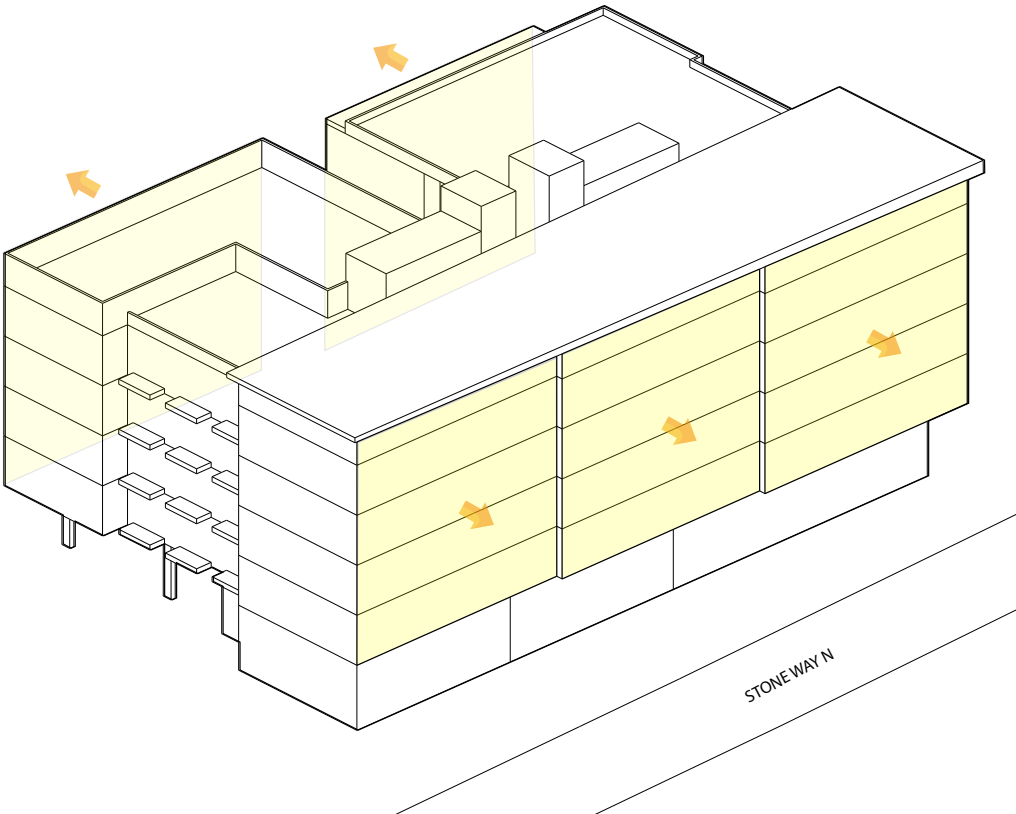
STREET PRESENCE
The modulation along Stone Way N follows the angle of the street while the roofline respects the grade change.



ROOF DECK ORIENTATION
The common amenity space at the roof is oriented to maximize views of both downtown and the Olympics.



CONTEXTUAL MASSING
The massing is broken down along the residential edge to help transition from a lively commercial area to a quiet residential neighborhood.



WINDOW ORIENTATION
Units are mostly oriented east and west to connect to adjacent right of ways and preserve privacy for next door neighbors.



VIEW TOWARD SITE FROM STONE & 40TH

BROOKLYN 65 APARTMENTS



1222 NE 65TH ST, SEATTLE, WA

VEGA APARTMENTS



4528 44TH AVE SW, SEATTLE, WA

LUNA APARTMENTS

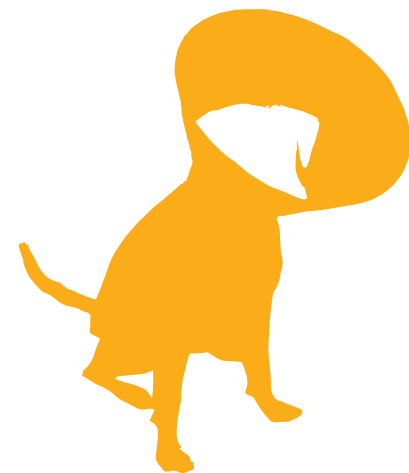


6921 ROOSEVELT WAY NE, SEATTLE, WA

TRACK 66 APARTMENTS



838 NE 66TH ST, SEATTLE, WA



THANK
YOU