

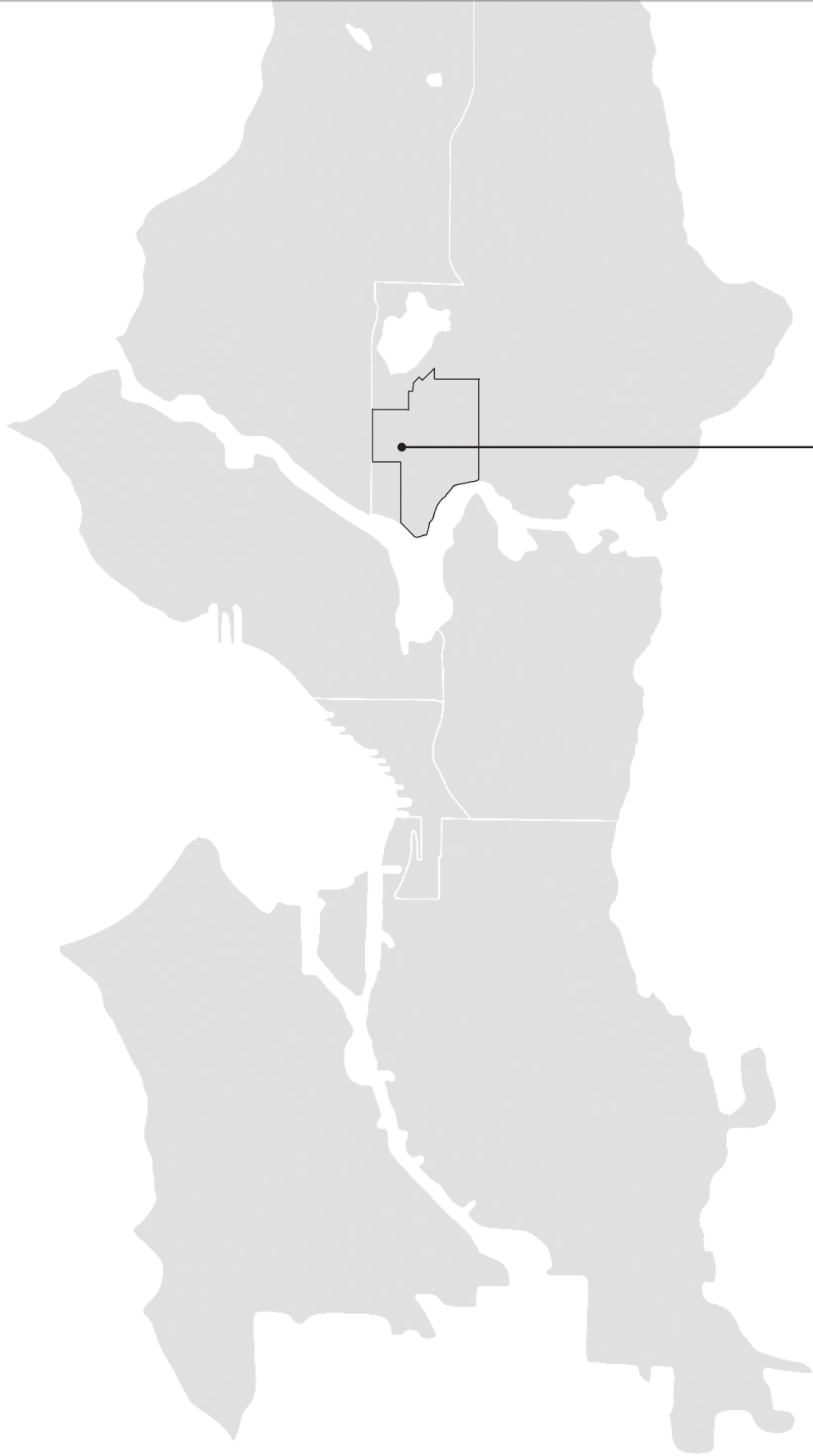
DESIGN REVIEW RECOMMENDATION

SDCI # 3035216-LU
4007 - 4015 Stone Way North
Seattle, WA 98103

Applicant:
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Seattle, WA 98103
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PROJECT SITE
WALLINGFORD NEIGHBORHOOD

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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 126 SEDU apartments above. A business that was located on the site previously will occupy the commercial space to the south that will activate the street with large glazing. 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.

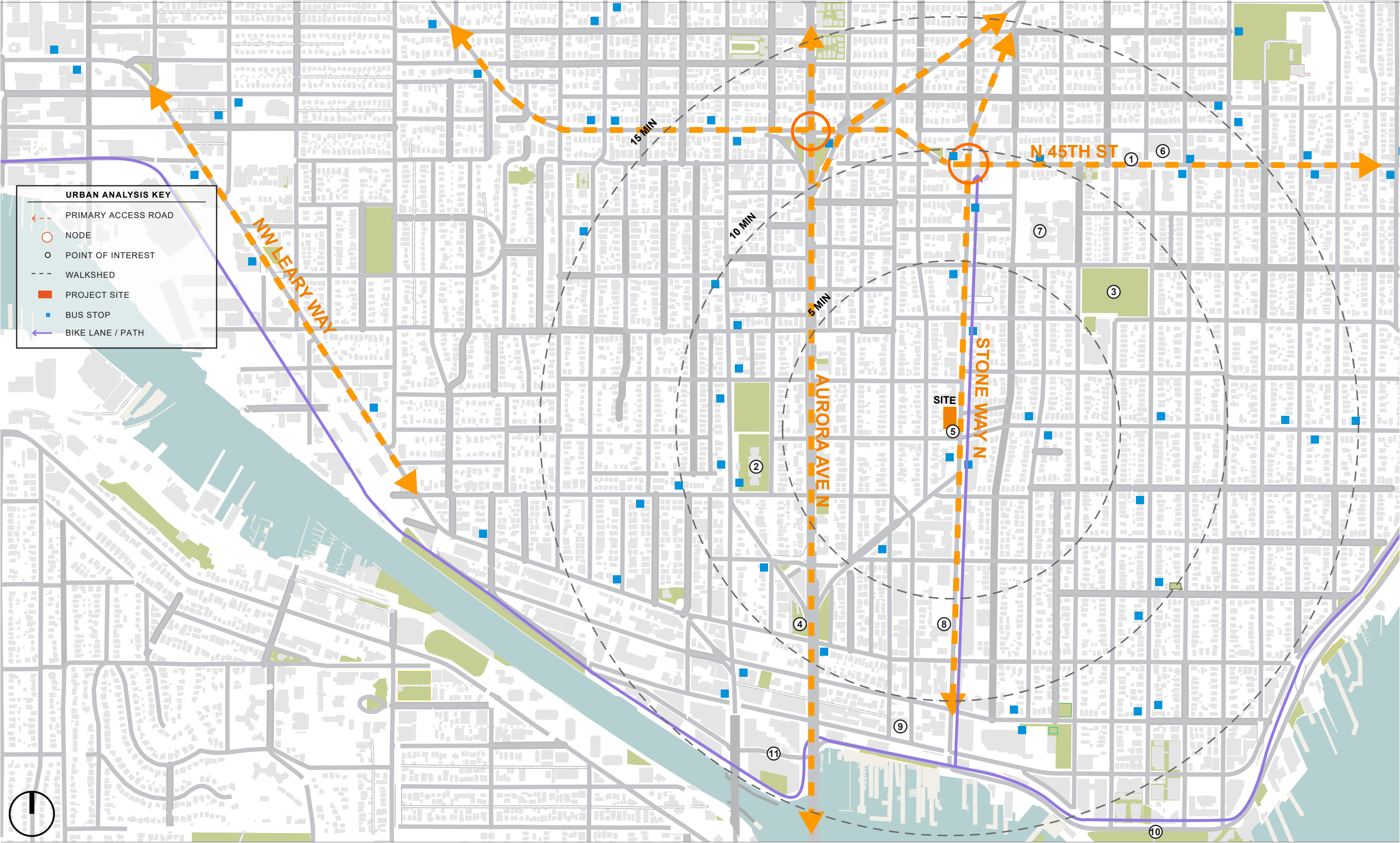


SITE

4007 - 4015 Stone Way North
Seattle, WA 98103

PROJECT PROGRAM

Site Area: 15,939 SF
Number of Residential Units: 126
Proposed Commercial Area: 2,745 SF
Number of Parking Stalls: 26
Proposed Bike Parking: 119
Total Area: Approx. 59,581 SF
Allowable FAR = 3.75 (58,956 SF)





- 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

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

- PROJECT SITE
- MIXED USE
- MULTIFAMILY RESIDENTIAL
- SINGLE FAMILY RESIDENTIAL
- RETAIL
- PARKING



SITE 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"

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.

NEIGHBORHOOD PATTERNS AND POTENTIAL

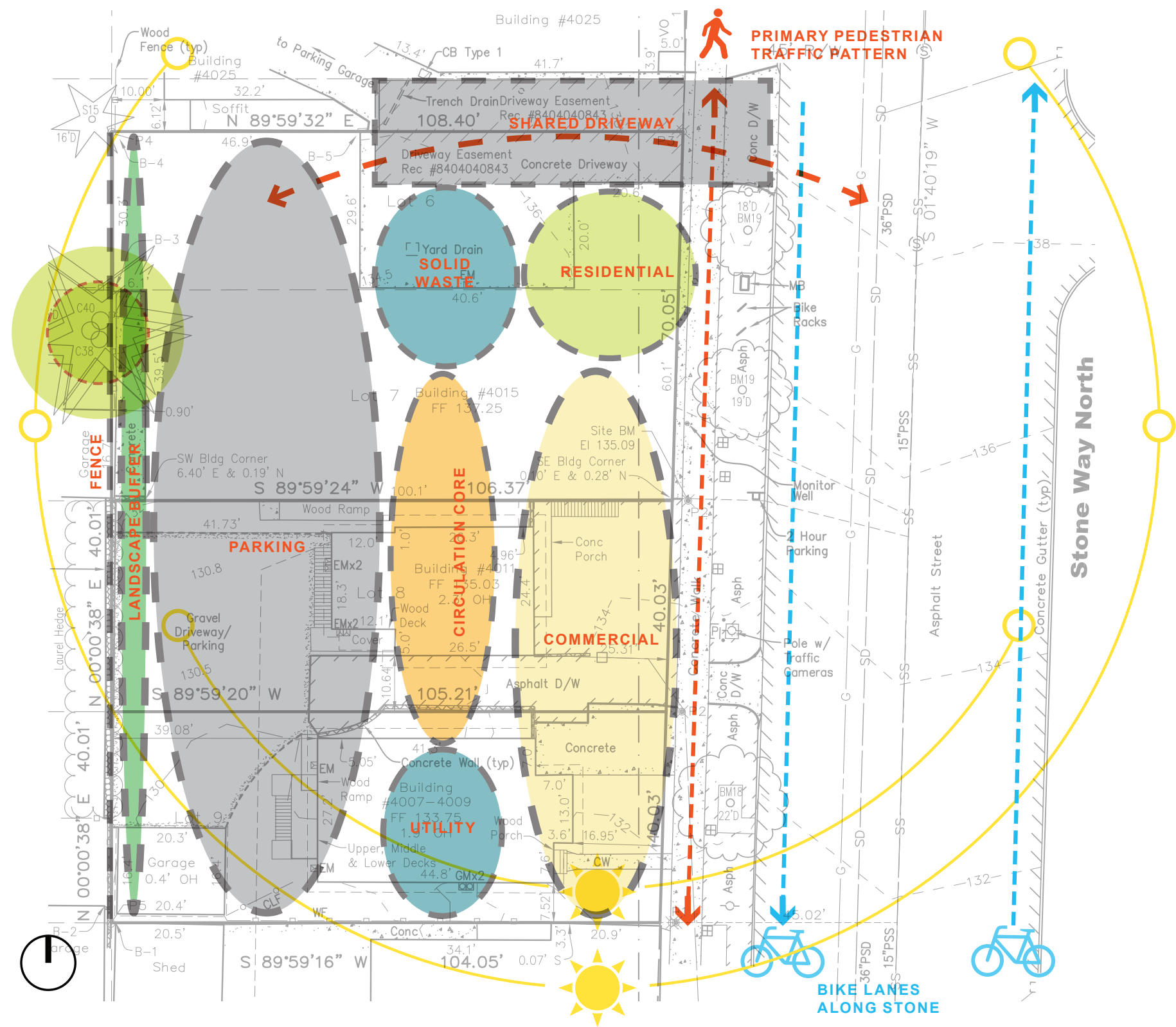
- There has been an increase in multifamily development near the project site along Stone Way and this design aligns with the contextual height and development patterns

LANDSCAPE APPROACH

- A landscape buffer is provided along the west edge at the zone transition.
- Along the street facing facade, marsh inspired plantings will be included in the planters.

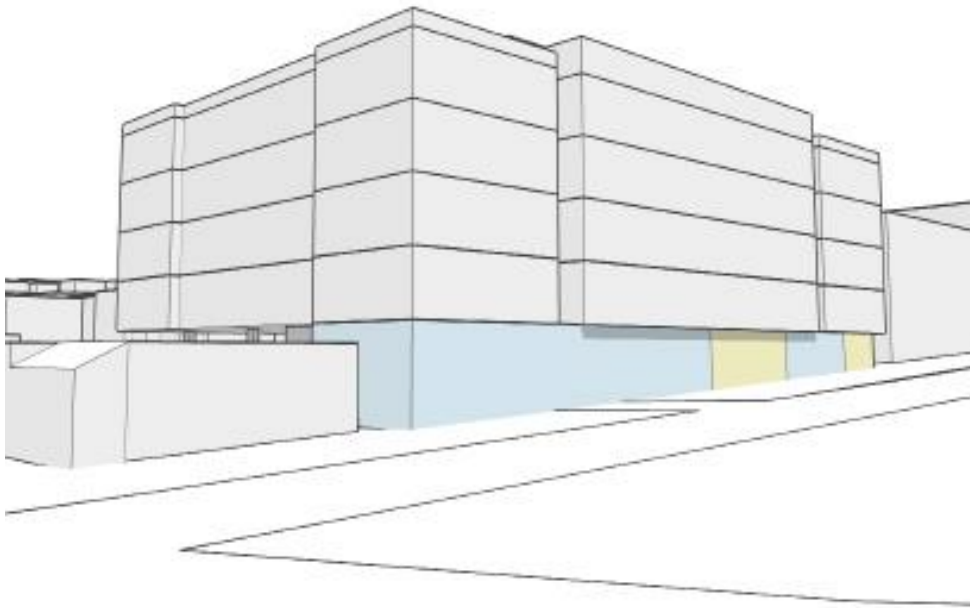
SOLID WASTE ACCESS

- Solid waste access occurs at the shared driveway to the north
- See page A1.01 in plan set for details surrounding truck access



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 through material changes so the building is perceived as a smaller mass. The center units on the west facade have been pushed back as well. 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 angled parapets that suggests following the grade of Stone Way N. The northeast mass anchors the project.
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 features one commercial space that will create lively, pedestrian oriented spaces that both attract interest and encourage interaction with the 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 common residential entrance at the northeast corner to the multifamily building, creating a clear separation of commercial and residential.
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 a single commercial tenant with multiple 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 material transitions, an open air courtyard to separate the mass, and pulling back the fifth floor units. 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.	Wood-like and metal railings have been incorporated as a secondary element on the upper volumes in addition to decks on the south facade to add visual interest.
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, such as canopys, planters, and benches, are 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 features 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.

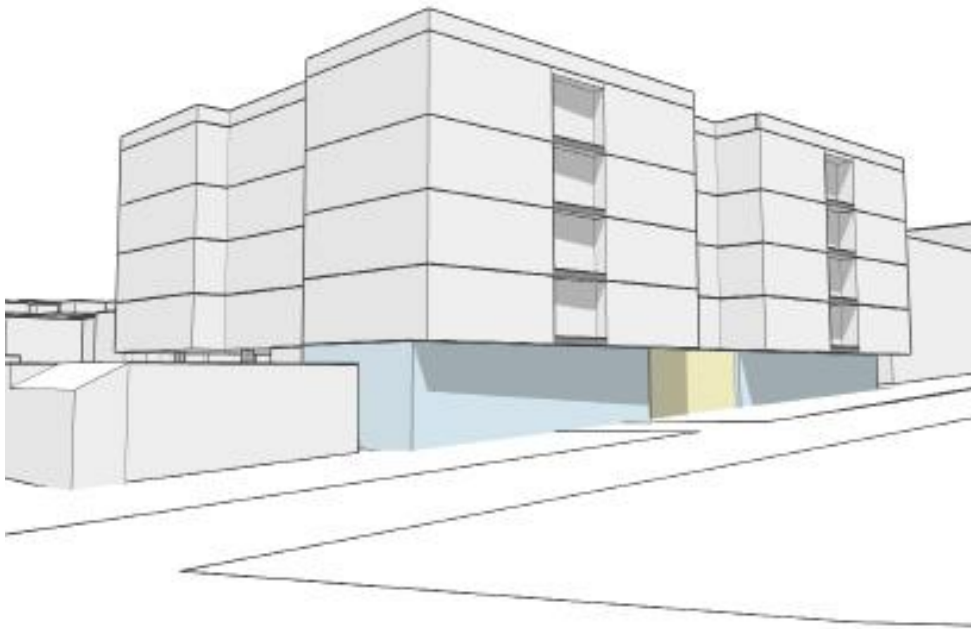


OPTION ONE (CODE COMPLIANT)

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.

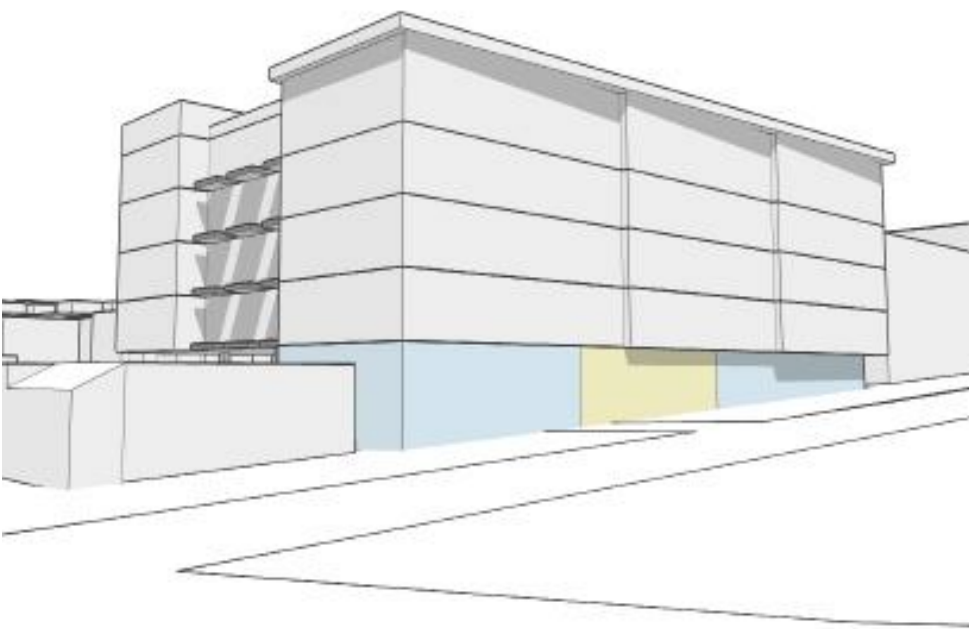


OPTION TWO

Option Two proposes 113 units, comprised of 112 SEDUs and 1 Live-Work. This option re-oriens 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').

At EDG, SDCI staff chose option 3 as a basis for further refinement.

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

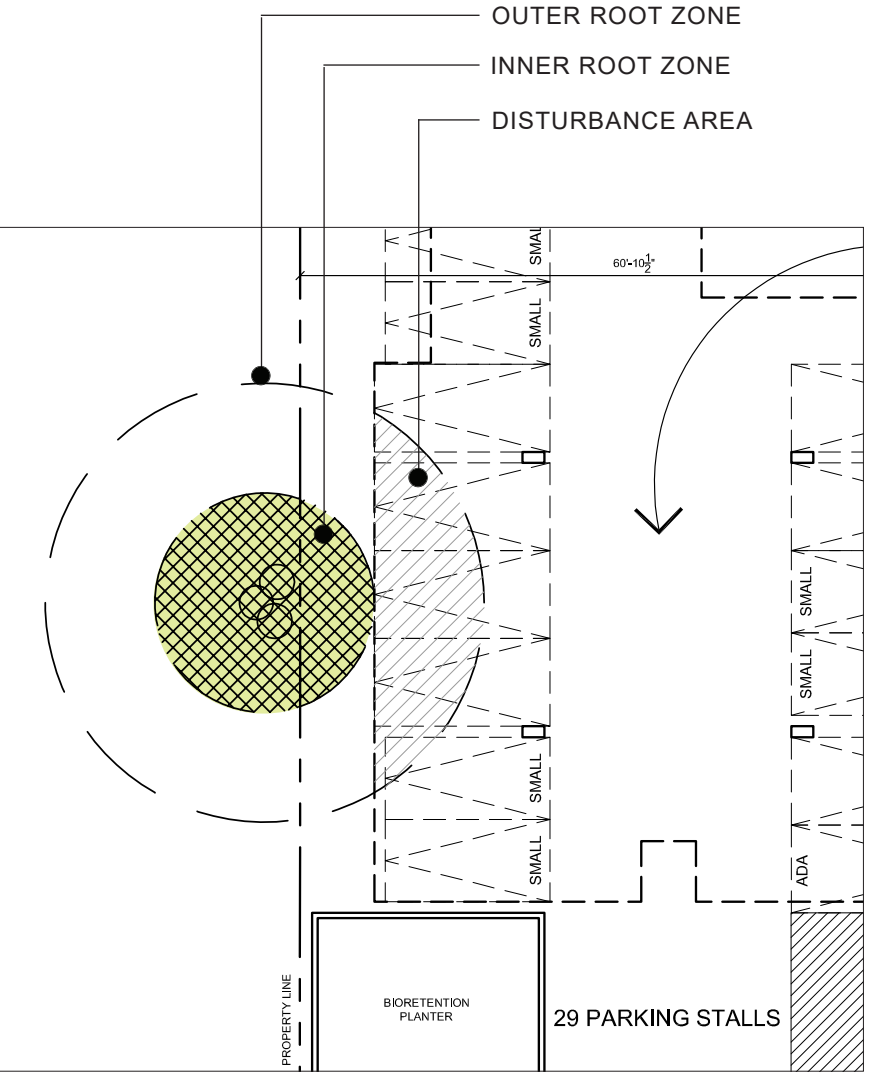
	SEDU/TOTAL
LEVEL 1	0
LEVEL 2	32
LEVEL 3	32
LEVEL 4	32
LEVEL 5	32
TOTAL	128 UNITS

(99% of allowable FAR used)

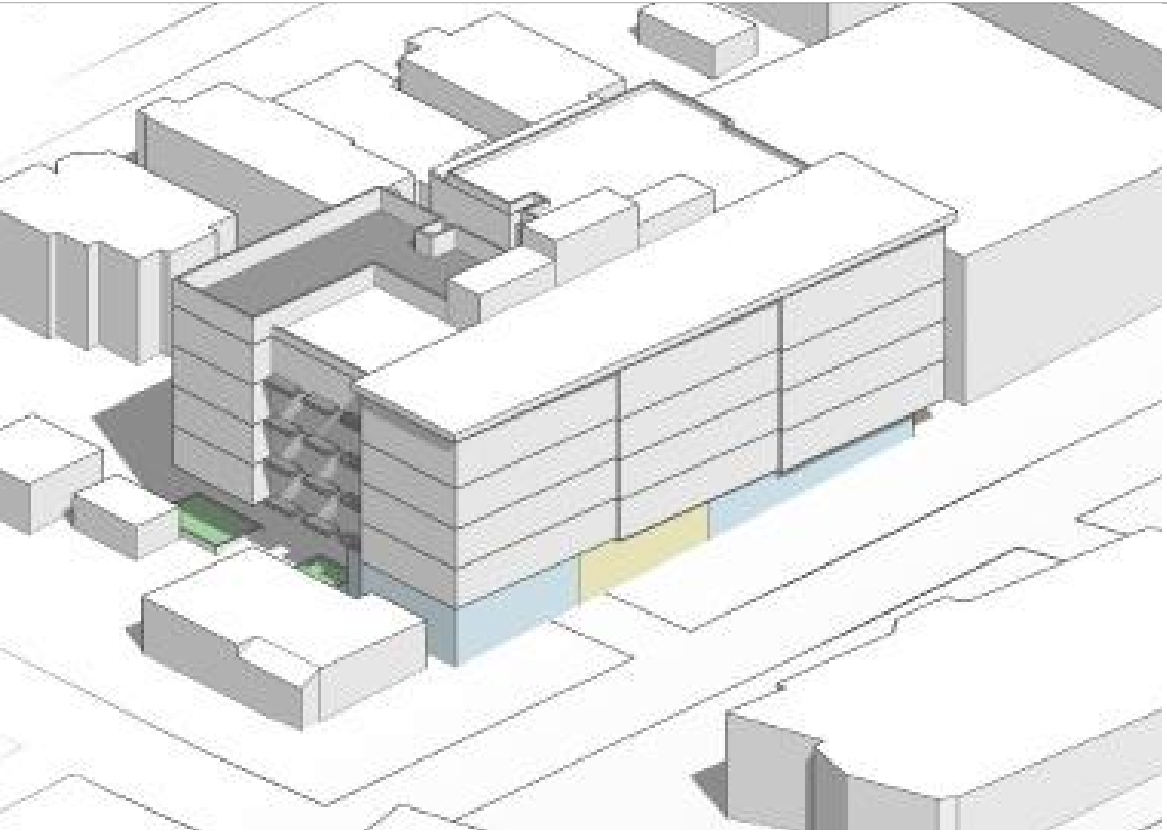
TREE PROTECTION CALCULATIONS PER 25.11.050.B

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

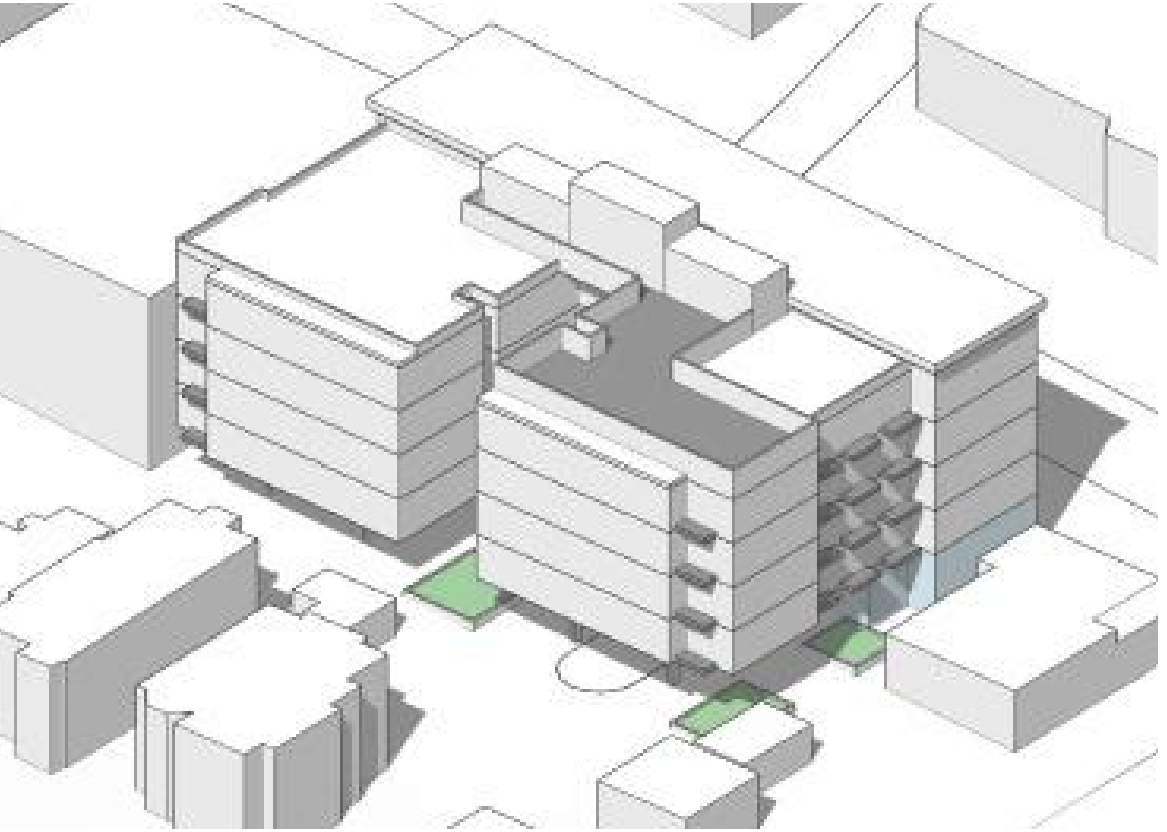
OPTION 3 DISTURBANCE AREA = 277.6 SF



EXCEPTIONAL TREE PROTECTION DIAGRAM



BIRDS EYE VIEW FROM SOUTH EAST



BIRDS EYE VIEW FROM SOUTH WEST

1.A. MASSING

The Board supported the preferred massing option (option 3) as the basis for further refinement but asks for a further development of the angled bays along Stone Way. The bays could be angled to better take advantage of the views to the south from Stone Way.

APPLICANT RESPONSE:

Thank you for supporting our preferred option. As a result of a future commercial tenant's needs, we have mirrored the positioning of the massing on the site. This will impact all comments from here on forward and will be addressed accordingly.

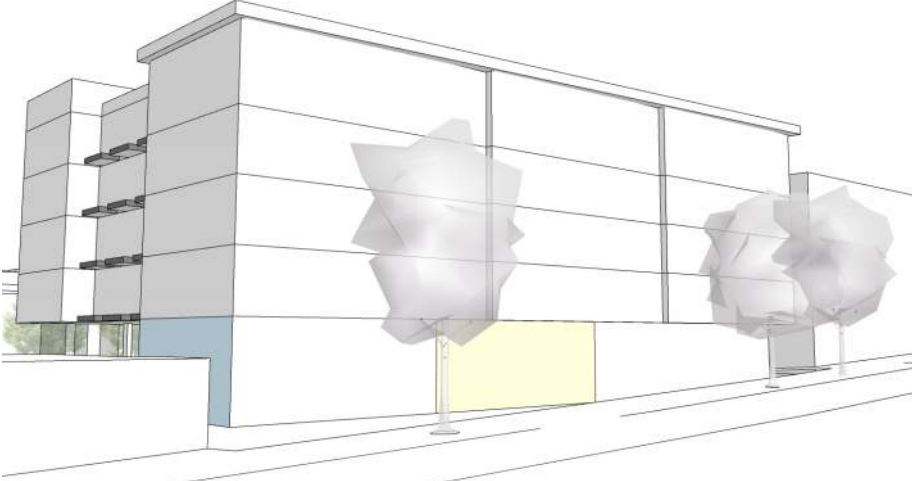
The angles of the south mass have been revisited to create a new form that will provide more modulation between the base and the top of the building. The residential entry now exists on the north portion of the overall building, highlighted by the wood screen element that signifies its location . The north mass anchors the building to the site while the angled mass to the south provides visual interest and provides more uninterrupted views to the south.

1.B MASSING

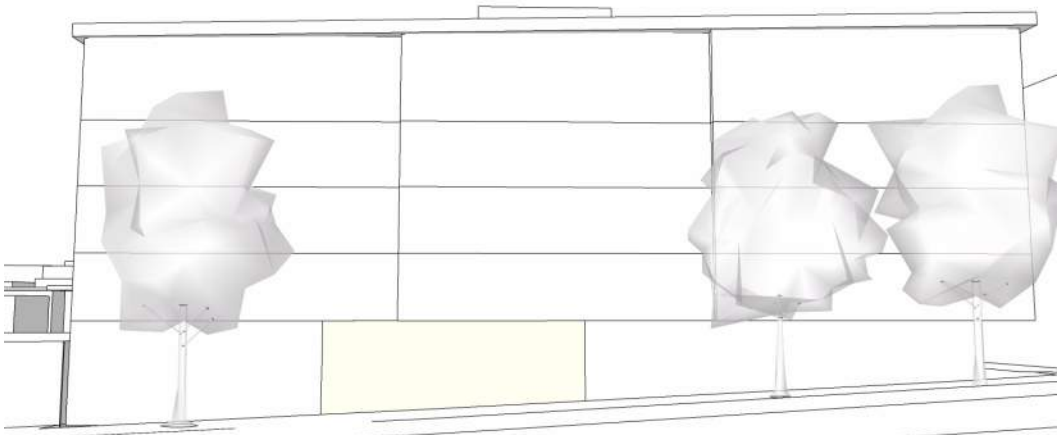
The shallow slope of the roof lacks legibility and the continuous form appears monotonous. Accentuate the slope of the roof and continue the offset between the angled bays to the top of the massing, breaking the roof form.

APPLICANT RESPONSE:

We have acknowledged your feedback and implemented a roof form that is more dynamic than a simple shed roof that runs the entire length of the building. We have removed the shed roof and instead have implemented angles along the parapet walls themselves. This allows for the angle in plan to be carry to the top of the form as requested as well as providing an angle in elevation to define a strong roofline against the sky.



EDG MASSING SOUTHEAST



EDG MASSING STONE WAY



MUP MASSING SOUTHEAST



MUP MASSING STONE WAY



REC MASSING SOUTHEAST



REC MASSING STONE WAY

SEATTLE
DC2-A. MASSING

WALLINGFORD
DC2-1.i BUILDING MASSING

1.C. MASSING

A transition to lowrise LR1 zoning occurs at the west property line and a single story commercial building is located immediately south, resulting in a highly visible south facade from N 40th St. Given these conditions, the stepped-up height of the massing along the west property line is not supported. Minimize the height of the massing at the zone transition.

APPLICANT RESPONSE:

We have stepped back the entire massing at the west property line to be not within the 10' LR zone setback to respect the neighboring single family homes to the west. We have also shifted the roof deck to overlook Stone Way N, rather than the LR zone. This allowed us to reduce the parapet wall to a minimum height on the west side. To minimize the bulk of the west facing roofline, the parapet height changes with material changes. In addition, a portion of the building adjacent to the massing break at level 5 has been removed to reduce height, bulk, and scale and provide more light for the single family homes to the west.

1.D. MASSING

Staff is also concerned with the height, bulk and scale impacts at the rear setback of the zone transition. Modify the proposed massing to respect the required setback while maintaining a massing break with helps break down the scale.

APPLICANT RESPONSE:

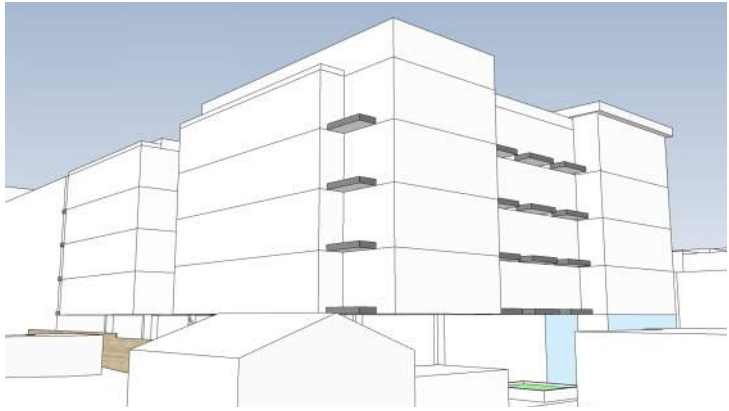
The building has been adjusted to respect the LR zone setback while retaining a massing break to the west. In addition, a portion of the building adjacent to the massing break at level 5 has been removed to reduce height, bulk, and scale and provide more light for the single family homes to the west.

4.B. ZONE TRANSITION

Utilize high-quality materials on the west facade which create a finger-grain residential scale at the zone transition compatible with the single family neighbors.

APPLICANT RESPONSE:

Lap siding, a residentially scaled material is proposed on the west-facing volumes. A narrower reveal is intended to speak to materials traditionally used on single family homes. A lighter colored metal panel is used at the interior of the 'courtyard' to bounce additional daylight into those units and to break up the facade to minimize perceived width.



SOUTHWEST CORNER / EDG



SOUTHWEST CORNER / MUP



PERSPECTIVE FROM SOUTHWEST CORNER / REC

4.A ZONE TRANSITION

The board requested a careful studies of the privacy considerations for single family neighbors to the west.

APPLICANT RESPONSE:

The height of the west facing volumes has been minimized as much as possible, and the glazing arrangement avoids a lot of windows facing directly west. See provided privacy studies on page 28.

4.C ZONE TRANSITION

Locate and design the roof deck to also minimize privacy and noise impacts to the neighbors.

APPLICANT RESPONSE:

The roof deck has been relocated from the west edge of the building to the center / east in order to minimize privacy and noise impacts to the west.

3.C EXCEPTIONAL TREE

Develop the landscape area along the west property line to provide a dense, year round buffer to the single family homes to the west. See roof plan on page 33.

APPLICANT RESPONSE:

The bioplayers and landscaping will provide a dense year-round buffer for the single family homes to the west. Please reference landscape plans for more information.

SEATTLE
CS2-D. HEIGHT, BULK AND SCALE
DC2-B-1 FACADE COMPOSITION

WALLINGFORD
CS2-IV-III. UPPER LEVEL SETBACKS
DC2-D-1 HUMAN SCALE

SEATTLE
CS2-D-5 RESPECT FOR ADJACENT SITES

2.A. GROUND LEVEL

Staff acknowledges public comment regarding street activation and providing meaningful commercial spaces. Staff is very concerned with the relationship of the north retail space to sidewalk grade and the pinched height of the base level at the northeast corner. Staff is also concerned with the related departure request to reduce the commercial depth requirement.

APPLICANT RESPONSE:

The cantilever on the north side of the building has been removed, eliminating the pinch point over the driveway. The overall first floor has been raised 1'-0" higher than it was shown at EDG and the commercial spaces step with the existing grade along Stone Way N. Due to the reworking of spaces at level 1 for the commercial tenant, we are no longer seeking the commercial depth departure.

2.C. GROUND LEVEL

While supportive of the driveway location which takes advantage of a shared vehicular access easement, staff agrees with public feedback that the safety at the driveway is important to implement safety features at the driveway to ensure pedestrian safety.

APPLICANT RESPONSE:

Safety precautions will be taken. Please see that notes have been added to the site plan to this effect.

2.D. GROUND LEVEL

Staff is concerned with potential noise and light impacts on the open ground level parking to the surrounding residential neighbors. If the parking is not enclosed, it should be adequately screened to block light and noise to neighbors with a durable, high-quality wall and landscaping.

APPLICANT RESPONSE:

The parking will be screened from the neighboring properties along the west property line with landscaping and fencing. Please see notes included on site plan.



LANDSCAPE BUFFER ALONG WEST PROPERTY LINE



NORTHEAST CORNER

SEATTLE
PL3-C RETAIL EDGES
DC1-B-1. ACCESS LOCATION AND DESIGN
DC1-C-2. VISUAL IMPACTS

WALLINGFORD
CS2-D-5. RESPECT FOR ADJACENT SITES

5.A. ARCHITECTURAL CONCEPT

Staff is highly supportive of responding to the pattern and scale of commercial spaces along Stone Way N. Design the base along the public realm to utilize high quality materials, finishes and textures of human scale.

APPLICANT RESPONSE:
The street-level street facing facade has been thoughtfully composed to include brick as the primary material, large bays of storefront glazing to establish a rhythm along the street edge, ample weather protection, outdoor seating, and planters to fit with surrounding context.

SEATTLE
CS2-II-I. REINFORCE STREETFRONT ELEMENTS
CS3-I-III. BUILDING BASE DESIGN

WALLINGFORD
PL2-II-I, MONOTONOUS FACADES



PERSPECTIVE FROM STREET (STONE WAY N) + STREETScape DESIGN



RESIDENTIAL ENTRY + NORTH BUILDING MASS

3.B. LANDSCAPE CONCEPT

Staff questions the viability of landscaping proposed under the canopy at the sidewalk. Consider how this area can be designed to best support street activation.

APPLICANT RESPONSE:
The space between the structure and the property line along Stone Way N has been redesigned to primarily include hardscaping and built-in seating. Planters are provided in specific locations that frame the seating provided at the commercial space glazing.

SEATTLE
PL1-B-3. PEDESTRIAN AMENITIES
PL3-II-II. OUTDOOR ACTIVATION

5.C. ARCHITECTURAL CONCEPT

Additional development of the residential entry is needed to create an obvious and identifiable entry.

APPLICANT RESPONSE:
The residential entry has been redesigned to be a feature on the east facade and the only location that the base / top massing design is broken. The brick that wraps the base now continues up into the residential entry notch, and the same color and residential material seen on the west volumes is used on the north east volume to indicate residential uses. A new glazing language above the entry is used to further differentiate this area from the rest of the facade.

A wood screened element, similar to the juliet balconies on the east facade, highlights the building signage while still allowing light to filter into the office space beyond.

SEATTLE
PL3-A-1. ENTRIES



PERSPECTIVE FROM STONE WAY N + N 40TH ST

5.D. ARCHITECTURAL CONCEPT

Provide depth and visual interest at the upper floors with material application and secondary elements, such as reveals and shadow lines.

APPLICANT RESPONSE:
The east facing facade features vertical metal panel siding with a brick base that rises above the residential entry. On the vertical metal panel mass, horizontal breaklines are utilized to help provide a linear element that is a component of the material itself. To emphasize the organic palette, wood-like juliet railings are stretched across the facade to provide more horizontality and warmth to the vertical metal panels, as well as depth and shadow lines.

SEATTLE
 CS3-I-IV. BUILDING MIDDLE FLOOR DESIGN
 DC2-C-1. VISUAL DEPTH AND INTEREST

5.B. ARCHITECTURAL CONCEPT

Given the high visibility of the proposal from N 40th St, high quality materials should wrap from the Stone Way N elevation onto the south facade. Staff is supportive of the intent to provide balconies on this elevation.

APPLICANT RESPONSE:
The vertical metal panel and brick from the east facade wraps onto the south facade, and the balconies shown at EDG have been maintained.

The juliet railings at the east facade are wood screens that wrap the corner to the south, further activating the facade.

SEATTLE
 DC2-B-1. FACADE COMPOSITION

7. MASSING

Staff is initially supportive of the revised massing form:

Work to strengthen the angled form of the massing along Stone Way.

At EDG staff provided guidance to break down the bulk and provide a sensitive response at the zone transition. Staff is concerned that the massing break on the west façade supported at EDG has been reduced from 20' to 10'. Please maintain a massing break similar to that proposed at EDG.

Study continuing the massing break at the residential entry to the base. If the massing break does not continue at the base, consider continuing the brick at the massing break to address the coplanar material change and concerns about use of light colored fiber cement at high traffic areas at the base.

APPLICANT RESPONSE:

We have enhanced the angled form of the upper volume by straightening out the first floor volume so that the angles are perceived by the pedestrians along Stone Way. The west façade has been revised to include a break in materials with overframing to introduce more modulation and visual interest for the LR Zone, including pulling back the building masses at the center at level 5. The residential entrance is now clad in brick rather than the light-colored material and is highlighted with its own awning and a wood architectural element that anchors the north residential mass to the site, as well as facilitating wayfinding.

SEATTLE

CS2-D. HEIGHT, BULK AND SCALE
DC2-B-1 FACADE COMPOSITION

WALLINGFORD

CS2-IV-III. UPPER LEVEL SETBACKS
DC2-D-1 HUMAN SCALE



RESIDENTIAL ENTRY + NORTH BUILDING MASS

11. MATERIALS

Staff is concerned with the durability of light colored fiber cement panel at the base along Stone Way. Utilize high quality, durable material suited to this prominent location.

APPLICANT RESPONSE:
The material palette has been revised. A green lap will be used at the NE corner. In addition the majority of the base is new brick and the windows in the brick walls will be recessed. Our light material in the new palette is a metal panel, only used at the upper levels.

SEATTLE
CS2-II-I. REINFORCE STREETFRONT ELEMENTS
CS3-I-III. BUILDING BASE DESIGN

WALLINGFORD
PL2-II-I, MONOTONOUS FACADES

14. ARCHITECTURAL CONCEPT

The Stone Way elevation is a largely flat façade. Please provide depth through recessed windows.

APPLICANT RESPONSE:
We have added secondary elements (juliet balconies). At the angled upper volume, these balconies will be wood-textured and mimic wood screen language seen at the residential entry. In addition to this texture, we have added an architectural element incorporated with signage along the base of the north mass. The metal juliet balcony railings at the northeast corner provide a contrast with the wood-like juliet railings.

SEATTLE
DC2-B-1. FACADE COMPOSITION

12. ARCHITECTURAL CONCEPT

Staff is supportive of the intent to provide seating and operable storefront at the northeast corner but questions how the rollup doors will function with the benches. Please continue to refine the design of this area.

APPLICANT RESPONSE:
The streetscape has been redesigned per the revised commercial spaces.

With the proposed commercial tenant, a large outdoor seating area and roll up doors are not needed. Seating is still provided along the building edge that will allow for pedestrians to watch from outside. With large glazing, this will help illuminate and activate the public realm.

SEATTLE
PL1-B-3. PEDESTRIAN AMENITIES
PL3-II-II. OUTDOOR ACTIVATION

13. ARCHITECTURAL CONCEPT

Staff is concerned with the high sill height of the storefront in the southern commercial space. Please refine the design of this storefront

APPLICANT RESPONSE:
The storefronts have been revised at the commercial space to sit just above the bench. This will still meet the requirements per SMC 23.47A.008. See diagram 3/G0.04 in plan set.

SEATTLE
CS3-I-III. BUILDING BASE DESIGN

WALLINGFORD
PL2-II-I, MONOTONOUS FACADES



STONE WAY ELEVATION



VIEW OF NORTHEAST CORNER



VIEW OF SOUTHEAST CORNER



VIEW OF SOUTHWEST CORNER



VIEW OF NORTHWEST CORNER



PERSPECTIVE FROM STREET (STONE WAY N)



RESIDENTIAL SIGNAGE



COMMERCIAL SIGNAGE



EAST ELEVATION BUILDING SIGNAGE LOCATIONS



PERSPECTIVE FROM STREET (STONE WAY)



VIEW OF SOUTHEAST CORNER



1 | VERTICAL METAL PANEL AEP SPAN, PARCHMENT

A vertical metal panel clads the upper modulation that begins at the second floor and extends to the fifth. The material indicates a change in use from the public realm on the first floor to the private residential use on the second floor and above. The vertical metal panel is a high quality material that is durable.

2 | FACE BRICK MUTUAL MATERIALS, COAL CREEK

Mutual Materials' Coal Creek face brick is used at the street level and carries up at the residential entry along Stone Way N. The brick highlights the separations from commercial space along the south part of the street facing facade to residential above. The detailing in the brick highlights the glazed openings from the top floor all the way to the street, while also being a familiar and textural material to interact with.

3 | FIBER CEMENT PANEL PAINTED IRON ORE

The Iron Ore painted fiber cement panel material supports our high quality and uncluttered material palette by providing infill moments at corners and the south facade. The south facade is fiber cement panel for constructability, seen also on the north facade above the driveway. The Iron Ore painted fiber cement panel also helps highlight the vertical nature as infills between triple sliding doors on the west facade.

4 | HORIZONTAL FIBER CEMENT LAP SIDING PAINTED LAUREL WOODS

A horizontal fiber cement lap siding clads the northern mass along Stone Way, in addition to the areas on the west, south and north facades to help transition to neighboring residential zones. The material indicates a change in use from the public realm on the first floor to the private residential use on the second floor and above, while still providing a residential scale that is contextual to the neighboring zones.

5 | WOOD-LIKE RAILING LONGBOARD, TABLE WALNUT

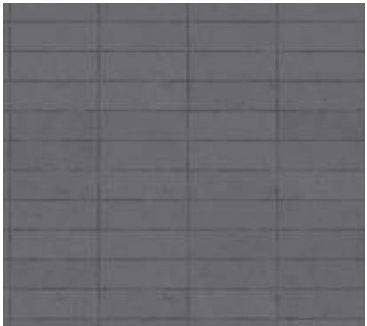
A major secondary element on the east facade is the wood-like screened railing. This adds depth and warmth to the composition of the facade. The screened element appears at the residential building signage at the north side of the street facing facade.



EAST ELEVATION



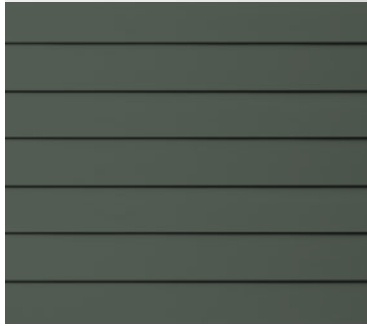
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2 Pencil Ribs, Parchment



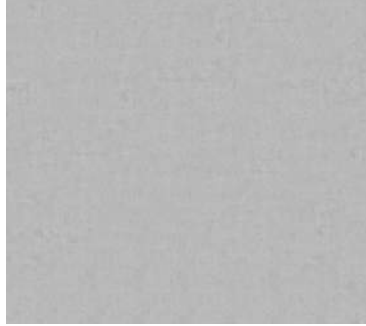
BLACK THIN BRICK (B)
Mutual Materials, Stacking Bond
Coal Creek



SMOOTH PANEL (C)
Fiber Cement Panel
SW 7069 - Iron Ore



LAP SIDING (D)
James Hardie Plank, 0.312" Thick, 4"
Smooth, SW 7749 - Laurel Woods



CONCRETE (E)
Architectural Finish, Smooth



JULIET RAILING (F)
Longboard, "Table Walnut"



METAL RAILING (G)
Painted Black,
with Wood-Like Top Rail

STOREFRONT SYSTEM (H)
Aluminum, painted black

CAP FLASHING (I)
Metal, painted black

VENT COVER (J)
Aluminum, Painted to match adjacent

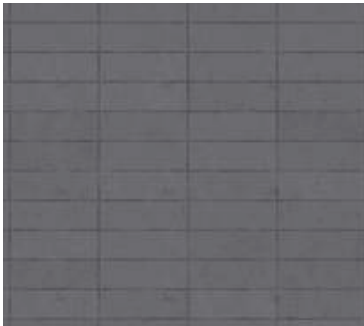
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WEST ELEVATION



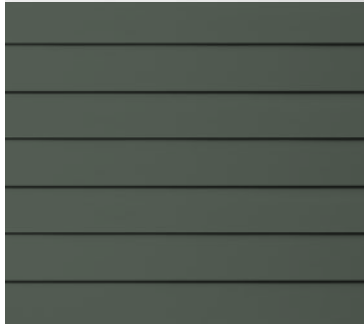
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AEP Span, Prestige No Reveal,
2 Pencil Ribs, Parchment



BLACK THIN BRICK (B)
Mutual Materials, Stacking Bond
Coal Creek



SMOOTH PANEL (C)
Fiber Cement Panel
SW 7069 - Iron Ore



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Architectural Finish, Smooth



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Painted Black,
with Wood-Like Top Rail

STOREFRONT SYSTEM (H)
Aluminum, painted black

CAP FLASHING (I)
Metal, painted black

VENT COVER (J)
Aluminum, Painted to match adjacent

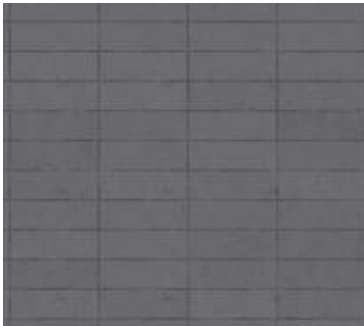
VINYL WINDOWS (K)
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SOUTH ELEVATION



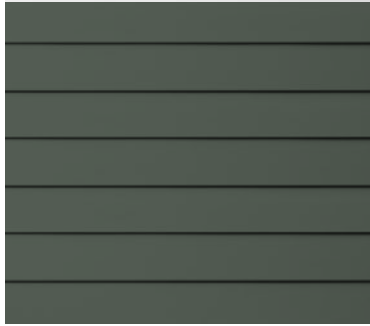
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2 Pencil Ribs, Parchment



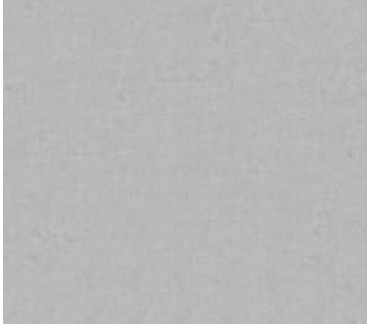
BLACK THIN BRICK (B)
Mutual Materials, Stacking Bond
Coal Creek



SMOOTH PANEL (C)
Fiber Cement Panel
SW 7069 - Iron Ore



LAP SIDING (D)
James Hardie Plank, 0.312" Thick, 4"
Smooth, SW 7749 - Laurel Woods



CONCRETE (E)
Architectural Finish, Smooth



JULIET RAILING (F)
Longboard, "Table Walnut"



METAL RAILING (G)
Painted Black,
with Wood-Like Top Rail

STOREFRONT SYSTEM (H)
Aluminum, painted black

CAP FLASHING (I)
Metal, painted black

VENT COVER (J)
Aluminum, Painted to match adjacent

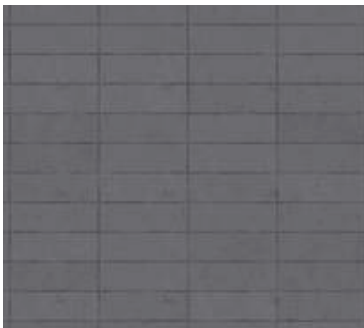
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Black



NORTH ELEVATION



VERTICAL METAL (A)
AEP Span, Prestige No Reveal,
2 Pencil Ribs, Parchment



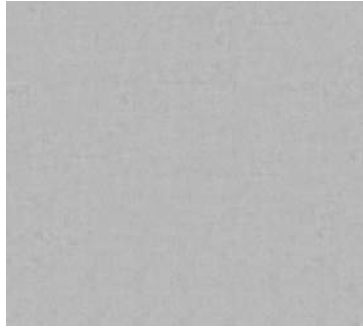
BLACK THIN BRICK (B)
Mutual Materials, Stacking Bond
Coal Creek



SMOOTH PANEL (C)
Fiber Cement Panel
SW 7069 - Iron Ore



LAP SIDING (D)
James Hardie Plank, 0.312" Thick, 4"
Smooth, SW 7749 - Laurel Woods



CONCRETE (E)
Architectural Finish, Smooth



JULIET RAILING (F)
Longboard, "Table Walnut"



METAL RAILING (G)
Painted Black,
with Wood-Like Top Rail

STOREFRONT SYSTEM (H)
Aluminum, painted black

CAP FLASHING (I)
Metal, painted black

VENT COVER (J)
Aluminum, Painted to match adjacent

VINYL WINDOWS (K)
Black

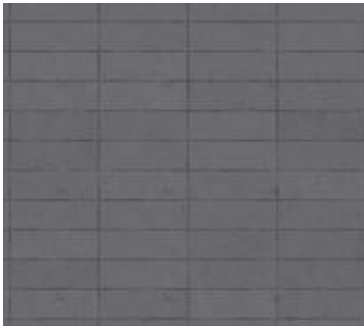


INTERIOR COURTYARD - NORTH ELEVATION

INTERIOR COURTYARD - SOUTH ELEVATION



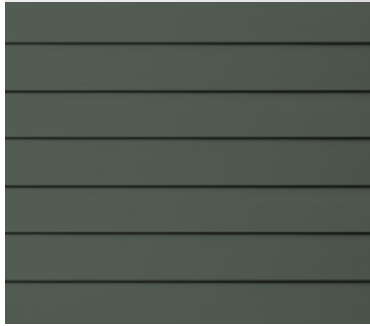
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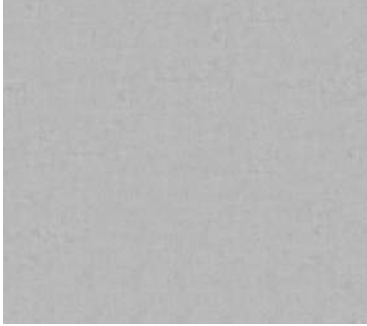
BLACK THIN BRICK (B)
Mutual Materials, Stacking Bond
Coal Creek



SMOOTH PANEL (C)
Fiber Cement Panel
SW 7069 - Iron Ore



LAP SIDING (D)
James Hardie Plank, 0.312" Thick, 4"
Smooth, SW 7749 - Laurel Woods



CONCRETE (E)
Architectural Finish, Smooth



JULIET RAILING (F)
Longboard, "Table Walnut"



METAL RAILING (G)
Painted Black,
with Wood-Like Top Rail

STOREFRONT SYSTEM (H)
Aluminum, painted black

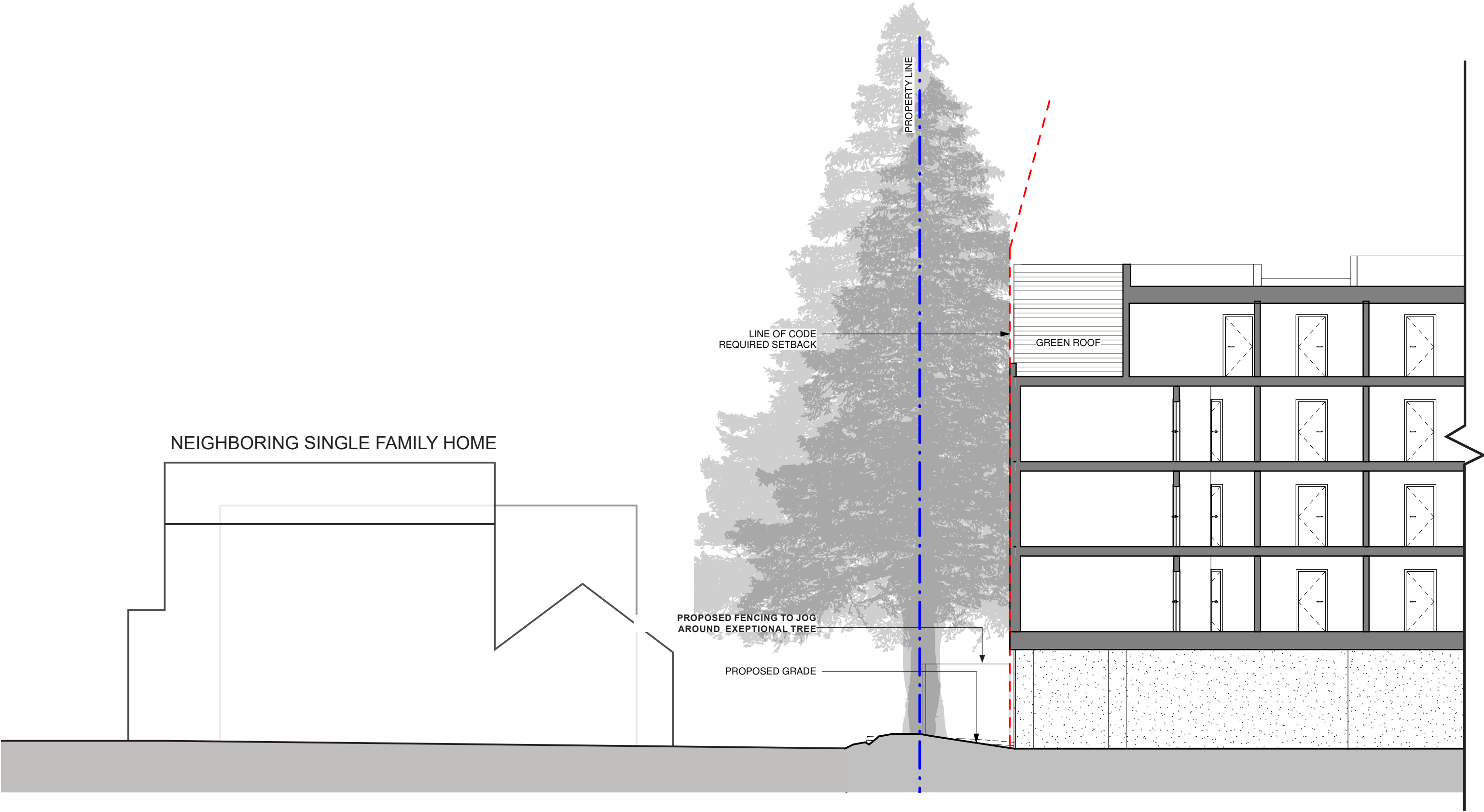
CAP FLASHING (I)
Metal, painted black

VENT COVER (J)
Aluminum, Painted to match adjacent

VINYL WINDOWS (K)
Black



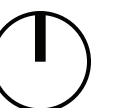
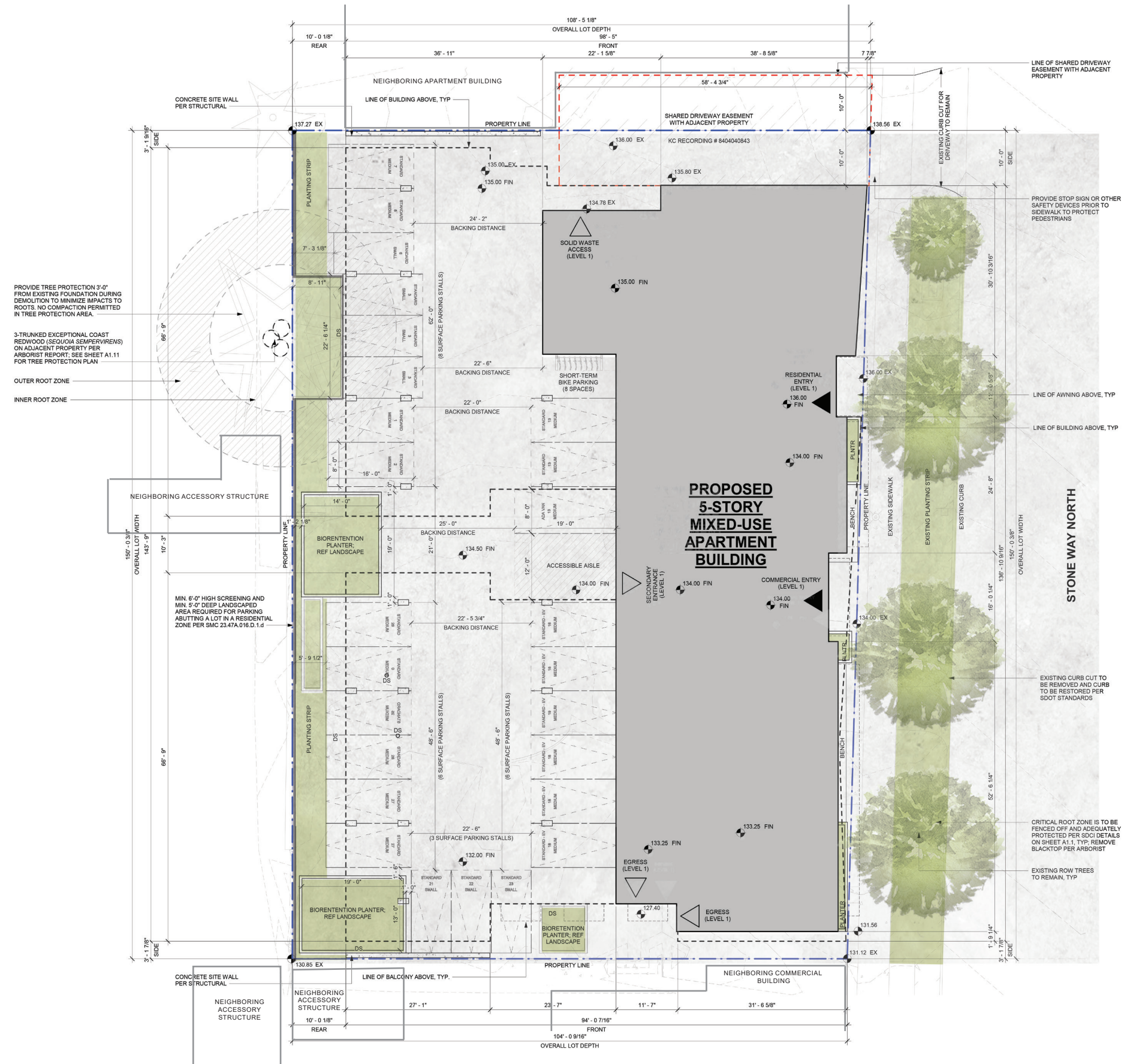
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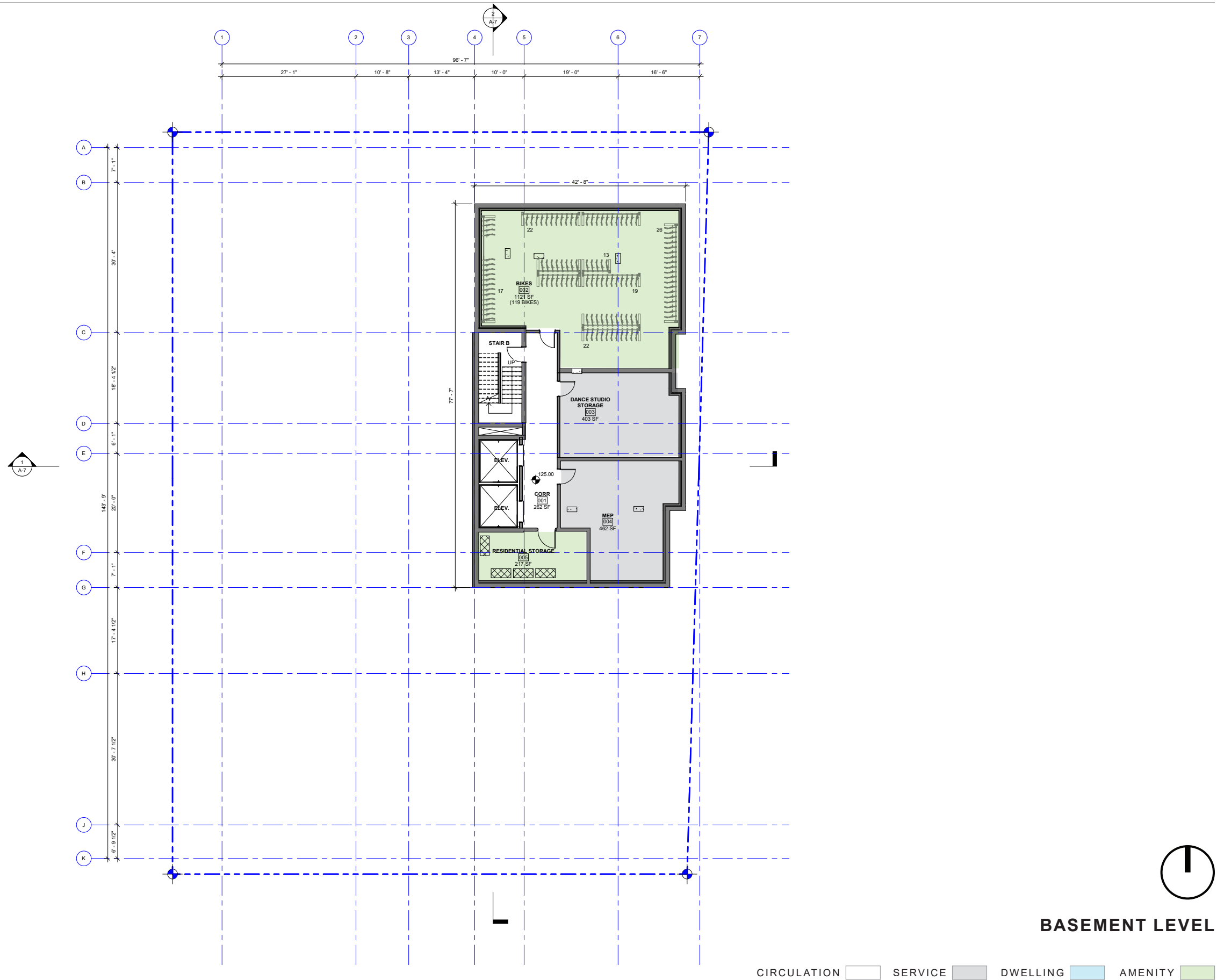


SECTION THROUGH LR-1 ZONE TRANSITION

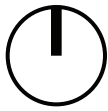


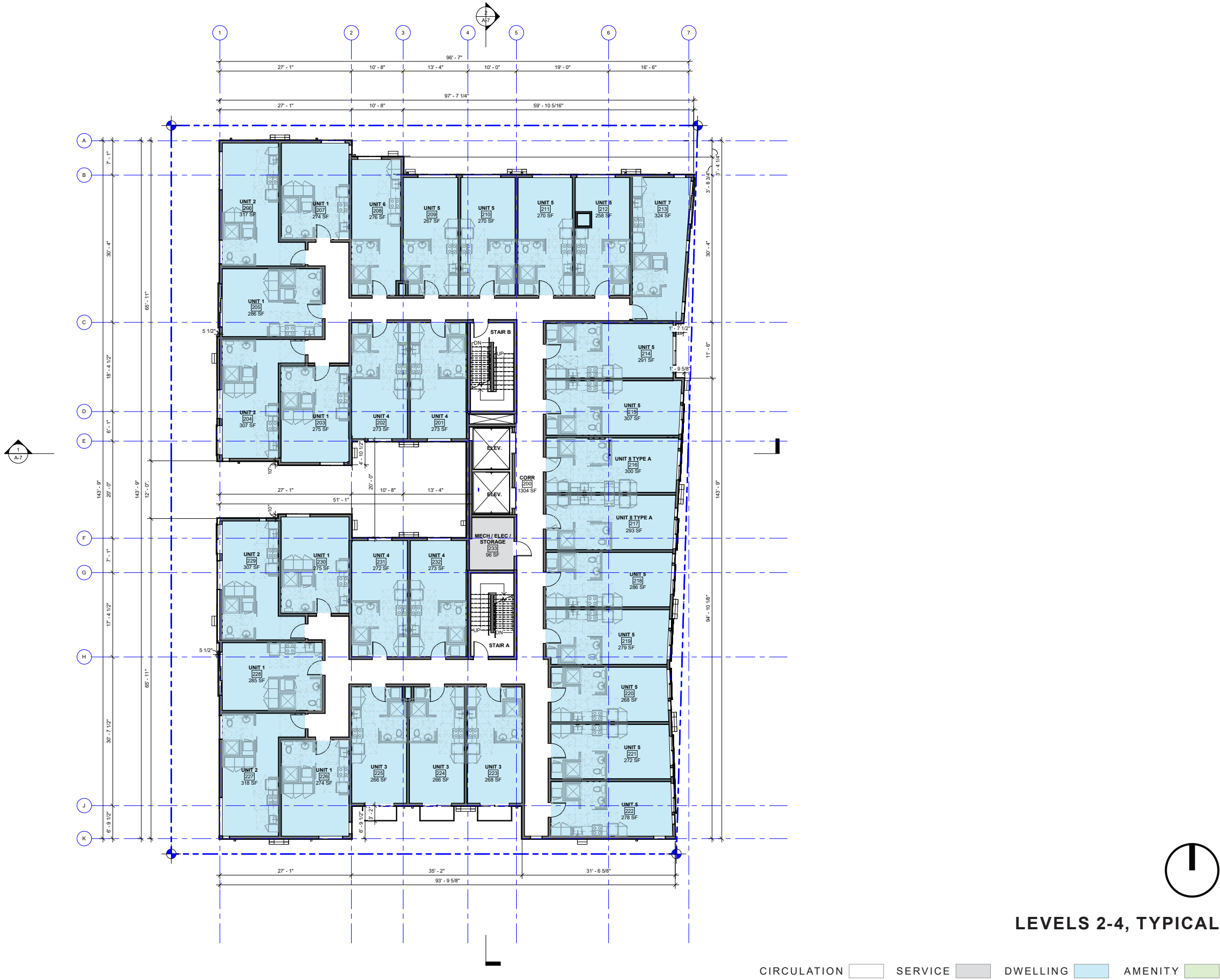
AXON SHOWING CONTEXT RELATIONSHIP + LR-1 ZONE TRANSITION

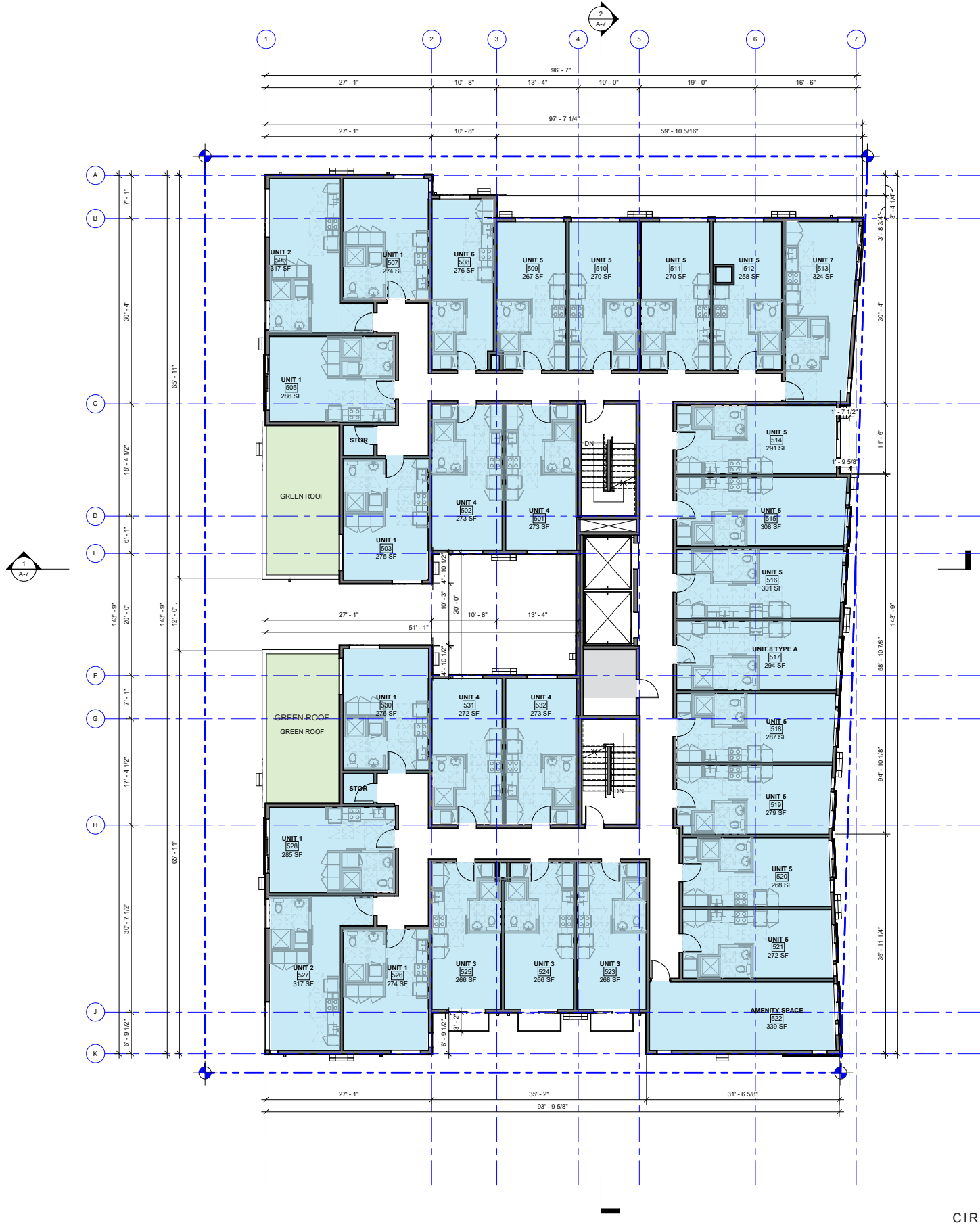




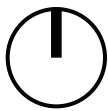
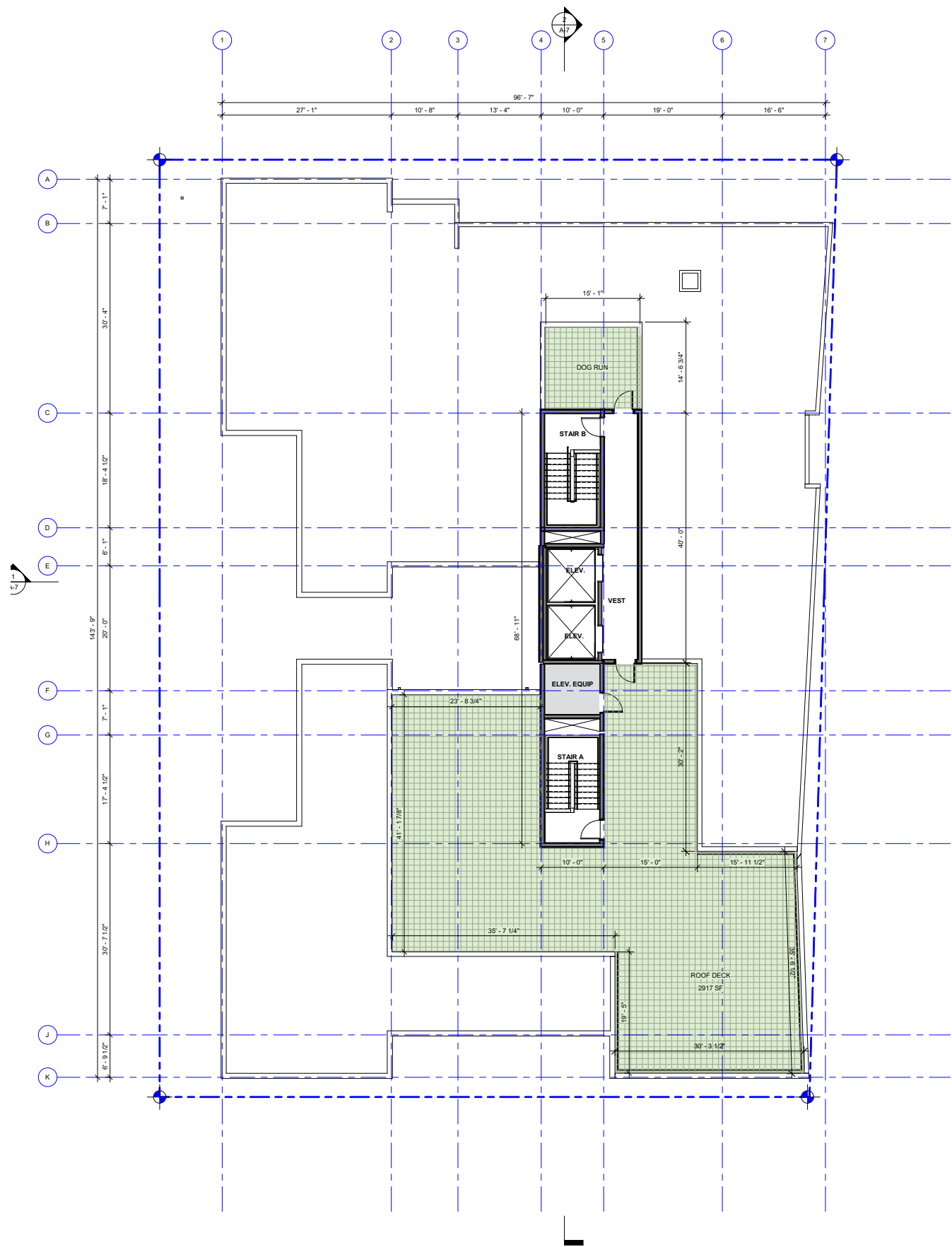



LEVEL 1



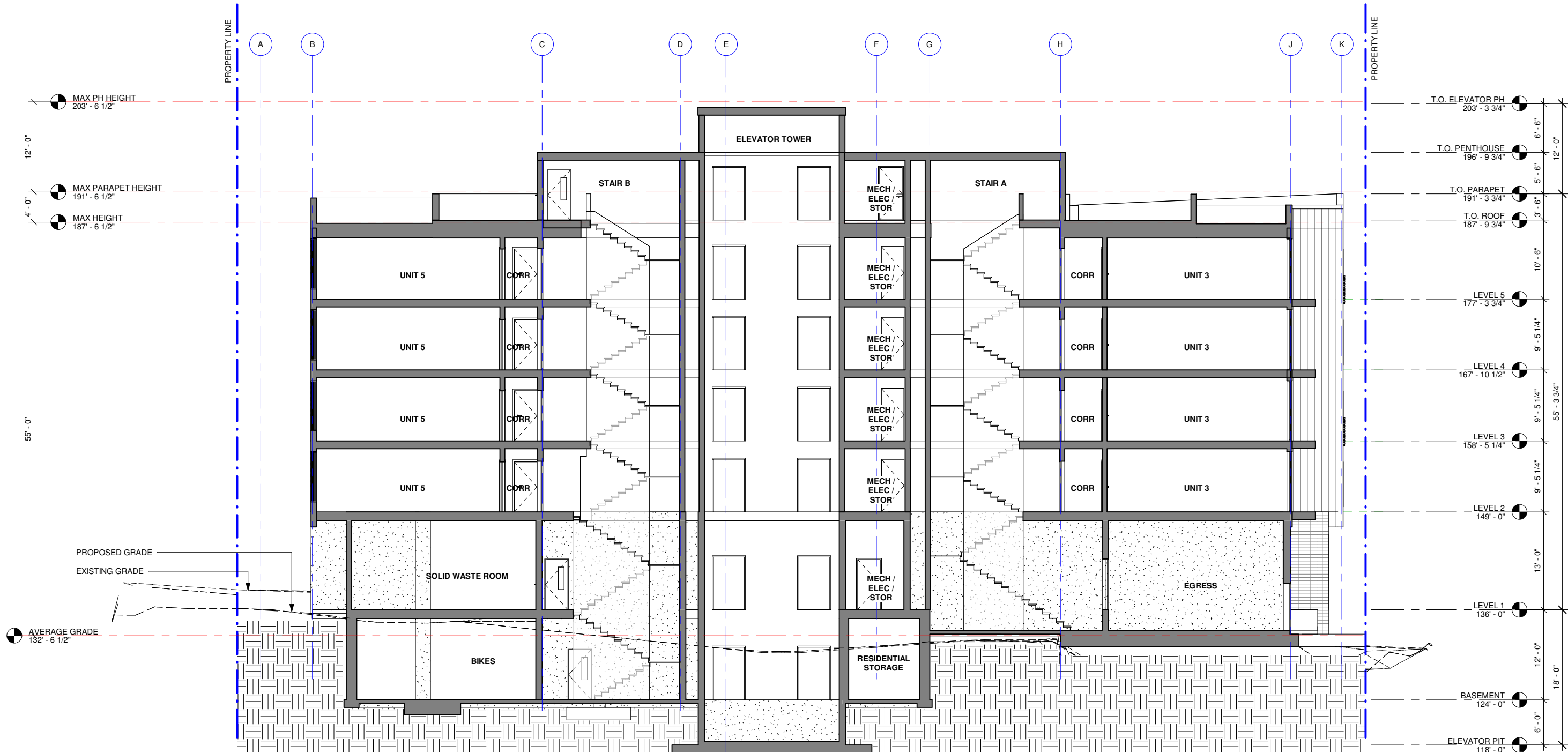


LEVEL 5

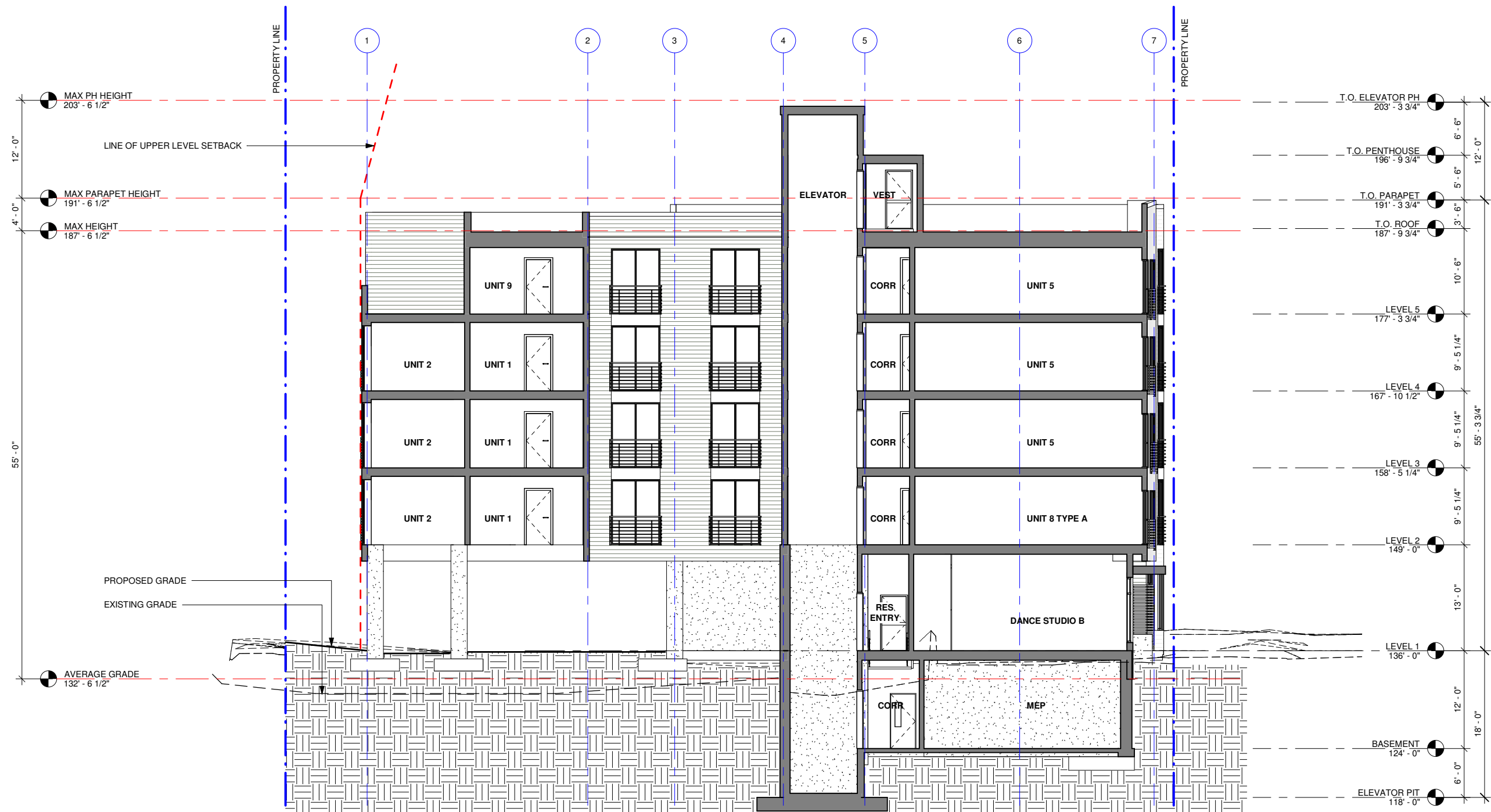


ROOF DECK

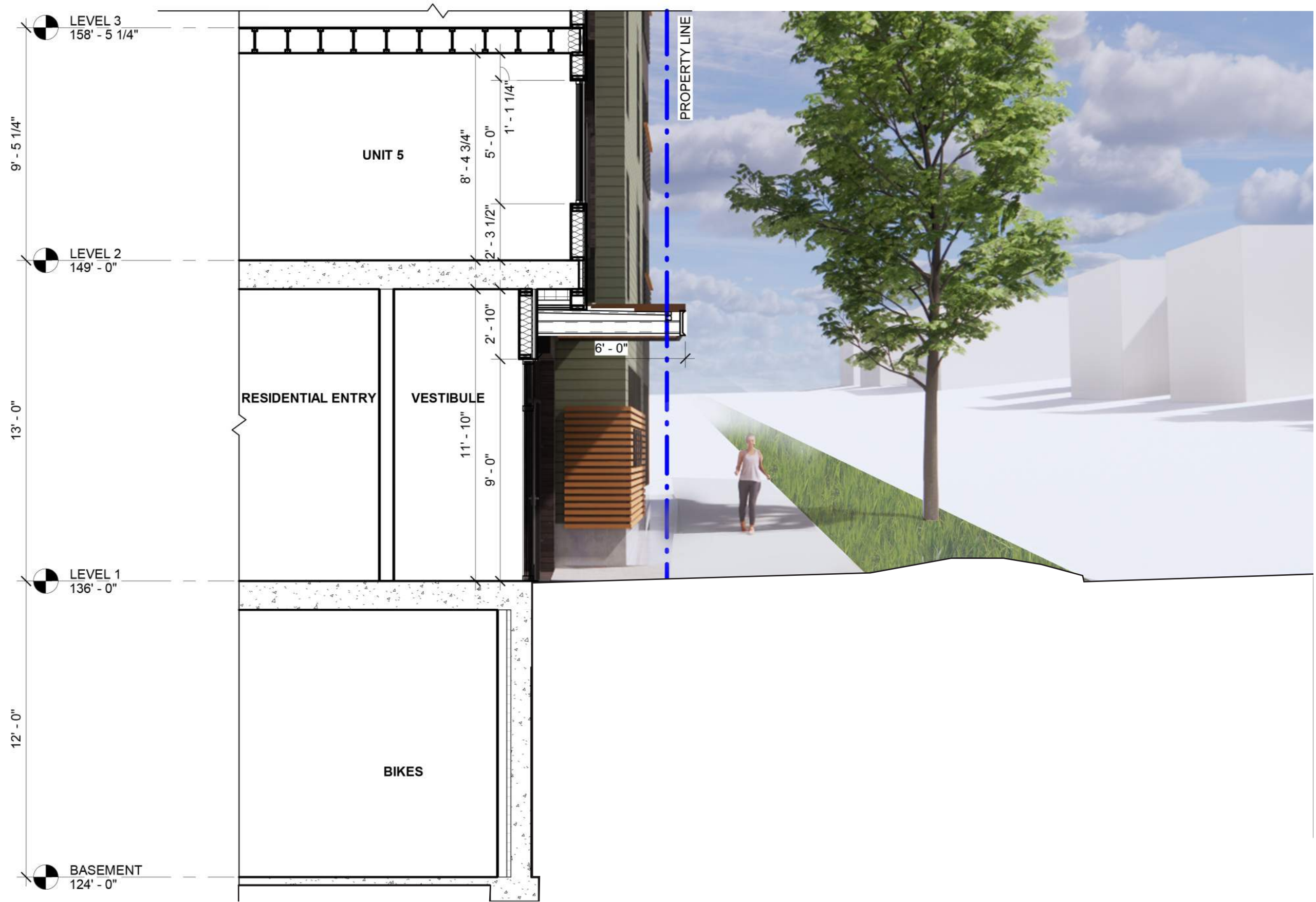
CIRCULATION SERVICE DWELLING AMENITY



LONGITUDINAL SECTION LOOKING EAST



TRANSVERSE SECTION LOOKING NORTH



ENLARGED SECTION AT RESIDENTIAL ENTRY LOOKING NORTH



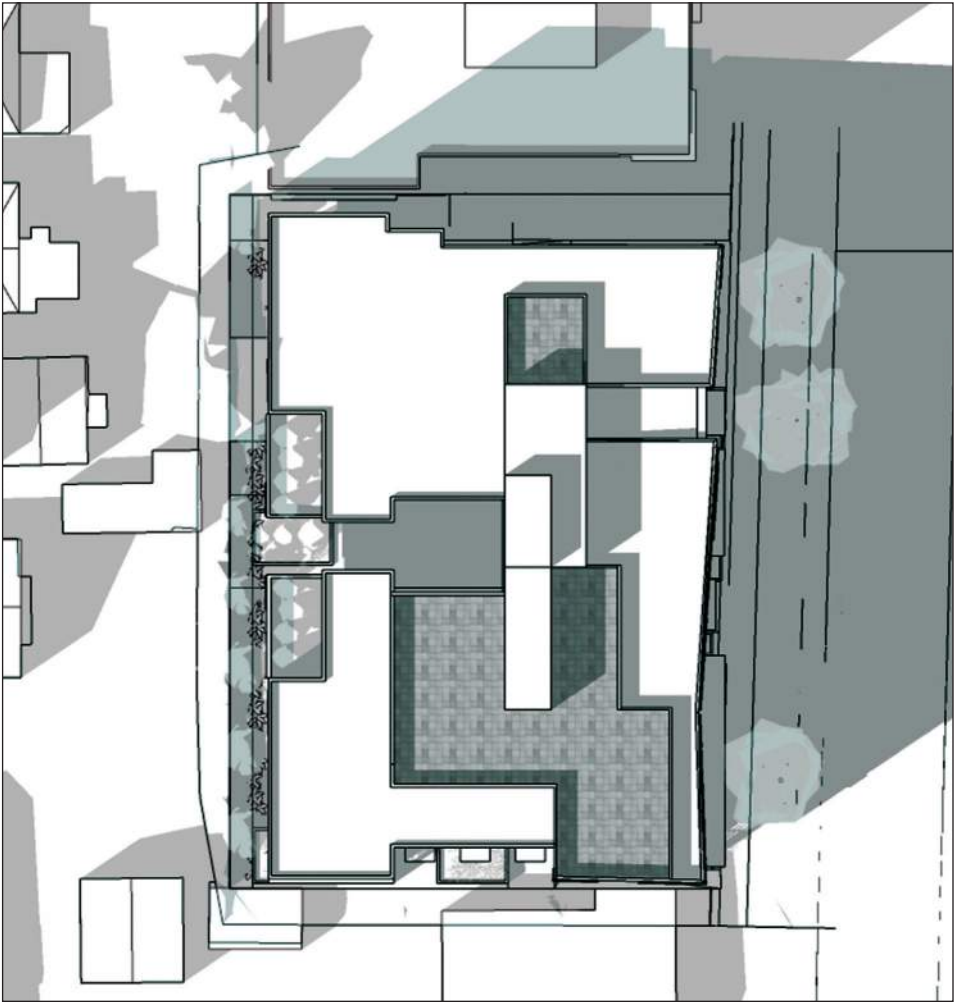
ENLARGED SECTION AT COMMERCIAL ENTRY LOOKING NORTH



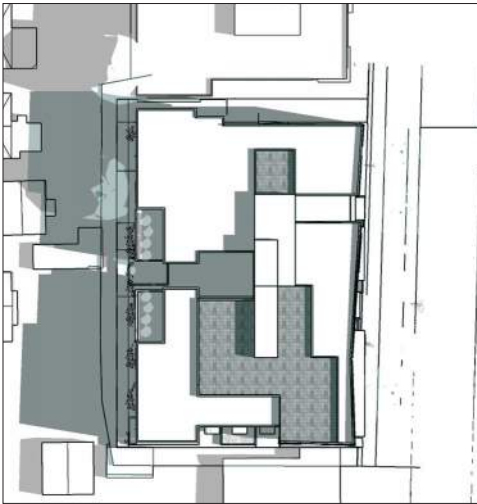
MARCH / SEPTEMBER 21, 9 AM



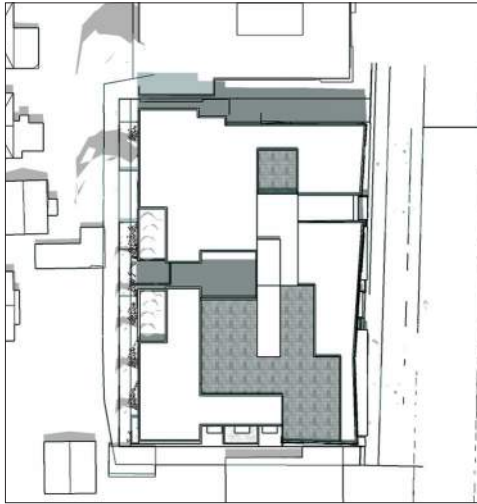
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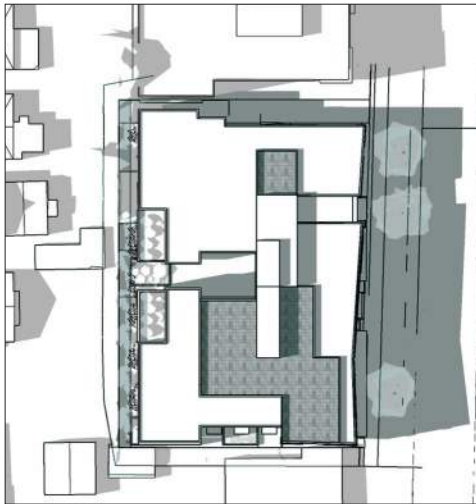
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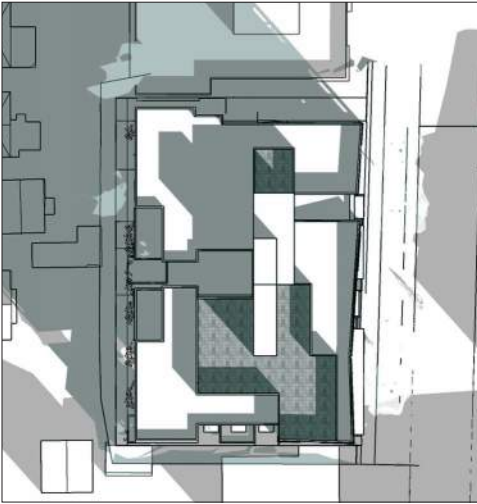
JUNE 21, 9 AM



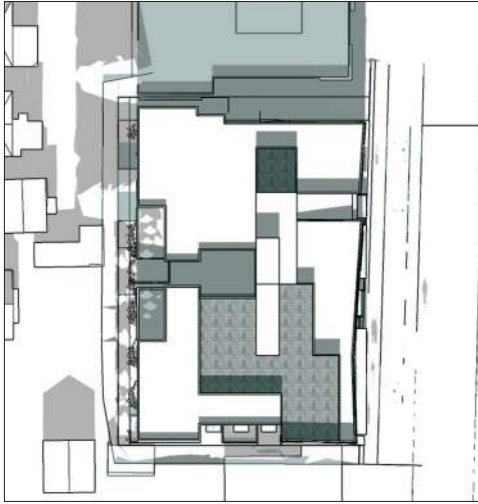
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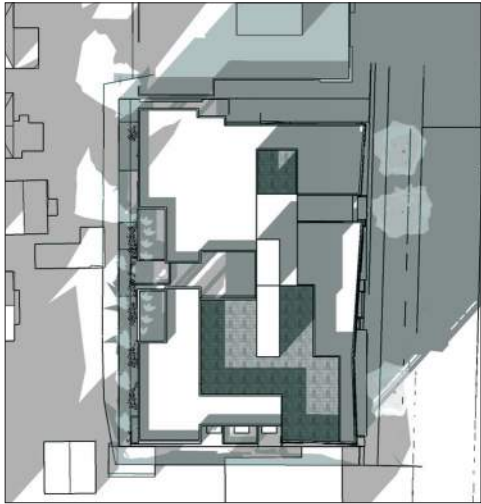
JUNE 21, 3 PM



DECEMBER 21, 9 AM



DECEMBER 21, 12 PM



DECEMBER 21, 3 PM

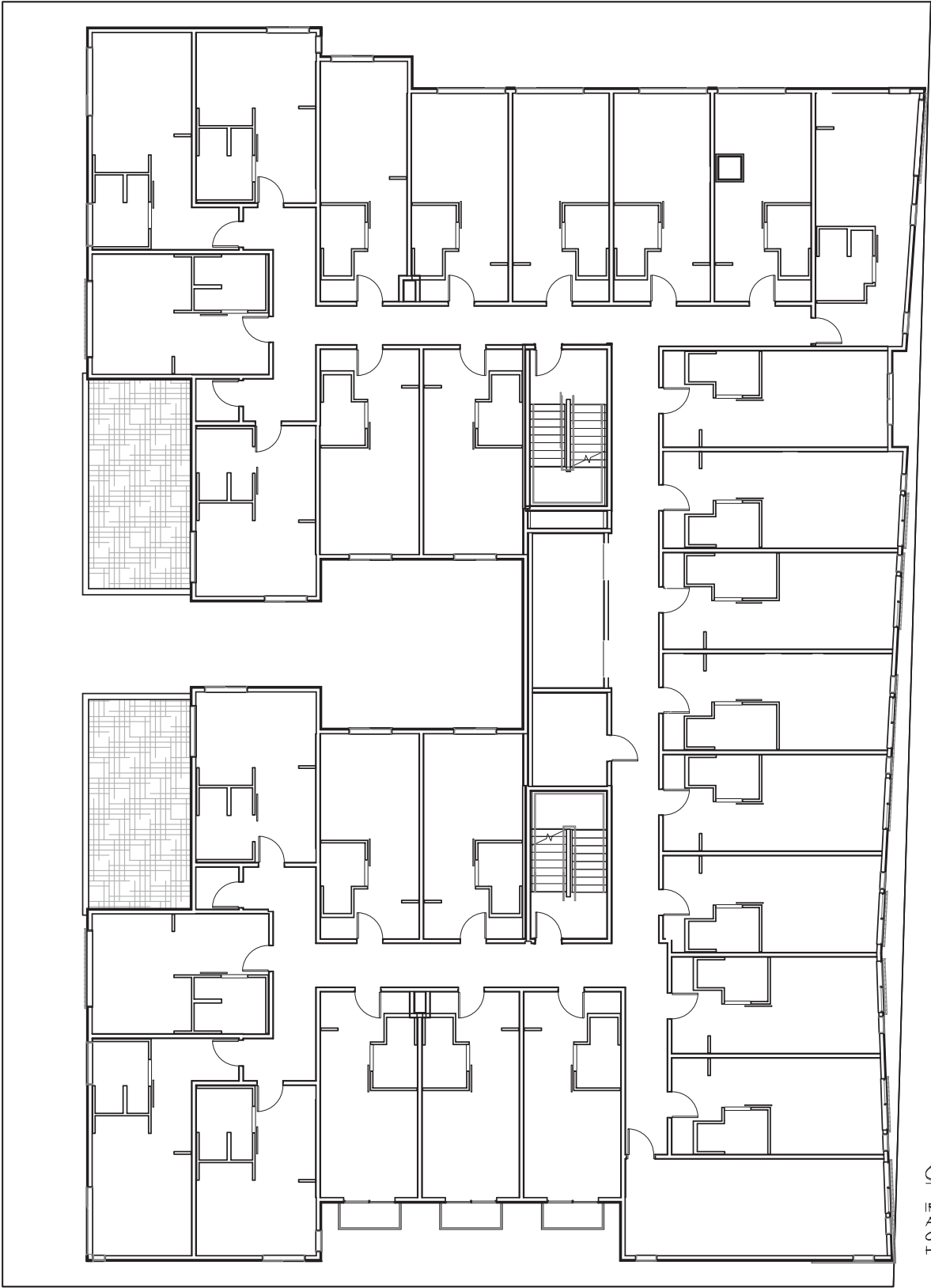
ENLARGED SECTION AT RESIDENTIAL ENTRY LOOKING NORTH



PLANT SCHEDULE STREET LEVEL

SHRUBS	BOTANICAL / COMMON NAME	SIZE	DROUGHT TOLERANT	NATIVE	QTY	
	Berberis thunbergii 'Crimson Pygmy' / Crimson Pygmy Barberry	5 gal	Yes	No	38	
	Blechnum spicant / Deer Fern	1 gal	Yes	Yes	4	
	Gaultheria shallon / Salal	1 gal	Yes	Yes	4	
	Leucothoe fontanesiana 'Rainbow' / Rainbow Leucothoe	2 gal	Yes	No	15	
	Mahonia x media 'Charity' / Mahonia	5 gal	Yes	No	8	
	Nandina domestica 'Sienna Sunrise' / Heavenly Bamboo	5 gal	Yes	No	1	
	Ophiopogon planiscapus 'Nigrescens' / Black Mondo Grass	1 gal	Yes	No	4	
	Pennisetum orientale / Oriental Fountain Grass	1 gal	Yes	No	5	
	Polystichum munitum / Western Sword Fern	1 gal	Yes	Yes	33	
	Prunus laurocerasus 'Mount Vernon' / Mount Vernon Laurel	2 gal	Yes	No	57	
	Spiraea x bumalda 'Limemound' TM / Limeound Spirea	2 gal	Yes	No	18	
	Taxus x media 'H.M. Eddie' / H.M Eddie Yew	3'-5' Ht	Yes	No	7	
BIORETENTION	BOTANICAL / COMMON NAME	SIZE	DROUGHT TOLERANT	NATIVE	QTY	
	Acorus gramineus 'Ogon' / Golden Variegated Sweetflag	1 gal	Yes	No	41	
	Cornus alba 'Gouchaultii' / Goldenleaf Dogwood	5 gal	Yes	No	14	
	Cornus sericea 'Kelseyi' / Kelseyi Dogwood	3 gal	Yes	No	62	
	Iris x 'Pacific Coast Iris' / Pacific Coast Iris	1 gal	Yes	Yes	54	
	Juncus inflexus 'Blue Arrow' / Blue Arrow Juncus	1 gal	Yes	No	51	
	Sambucus nigra 'Black Lace' / Black Lace Elderberry	5 gal	Yes	No	7	
GROUND COVERS	BOTANICAL / COMMON NAME	SIZE	DROUGHT TOLERANT	NATIVE	SPACING	QTY
	Leptinella squalida 'Platt's Black' / New Zealand Brass Buttons	4"pot	Yes	No	12" o.c.	379
	Vinca minor 'Bowles Blue' / Dwarf Periwinkle	4"pot	Yes	No	24" o.c.	115
SITE	BOTANICAL / COMMON NAME	SIZE	DROUGHT TOLERANT	NATIVE	SPACING	QTY
	7/8" Drain Rock	N/A				34 sf
	Arborist Chips 3" Depth	N/A				211 sf



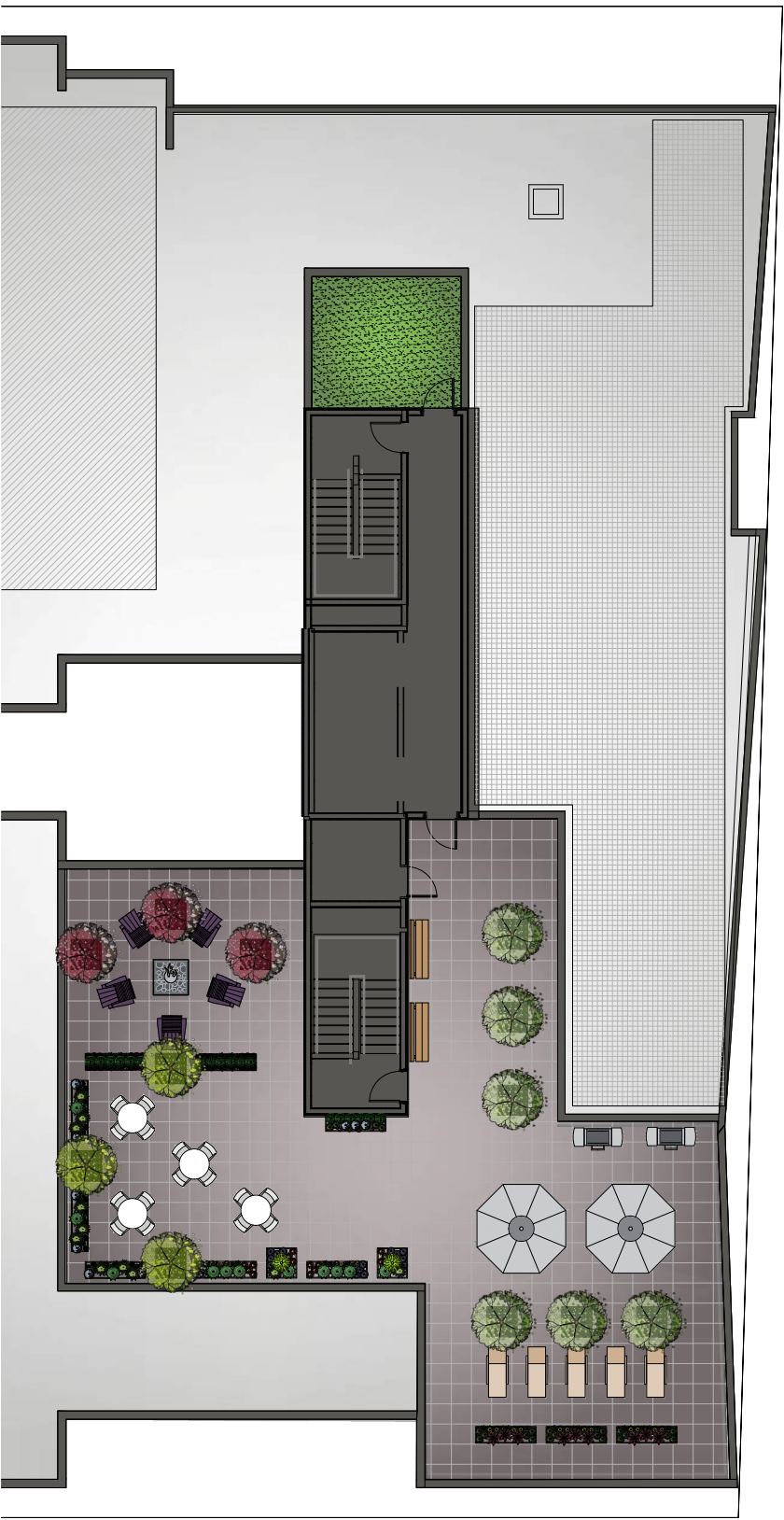


PLANT SCHEDULE LEVEL 5

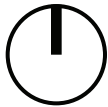
GREEN ROOF	BOTANICAL / COMMON NAME	SIZE	QTY
	Eterra Tile / Sun & Shade Mix Available at www.etera.com	Tiles	579 sf

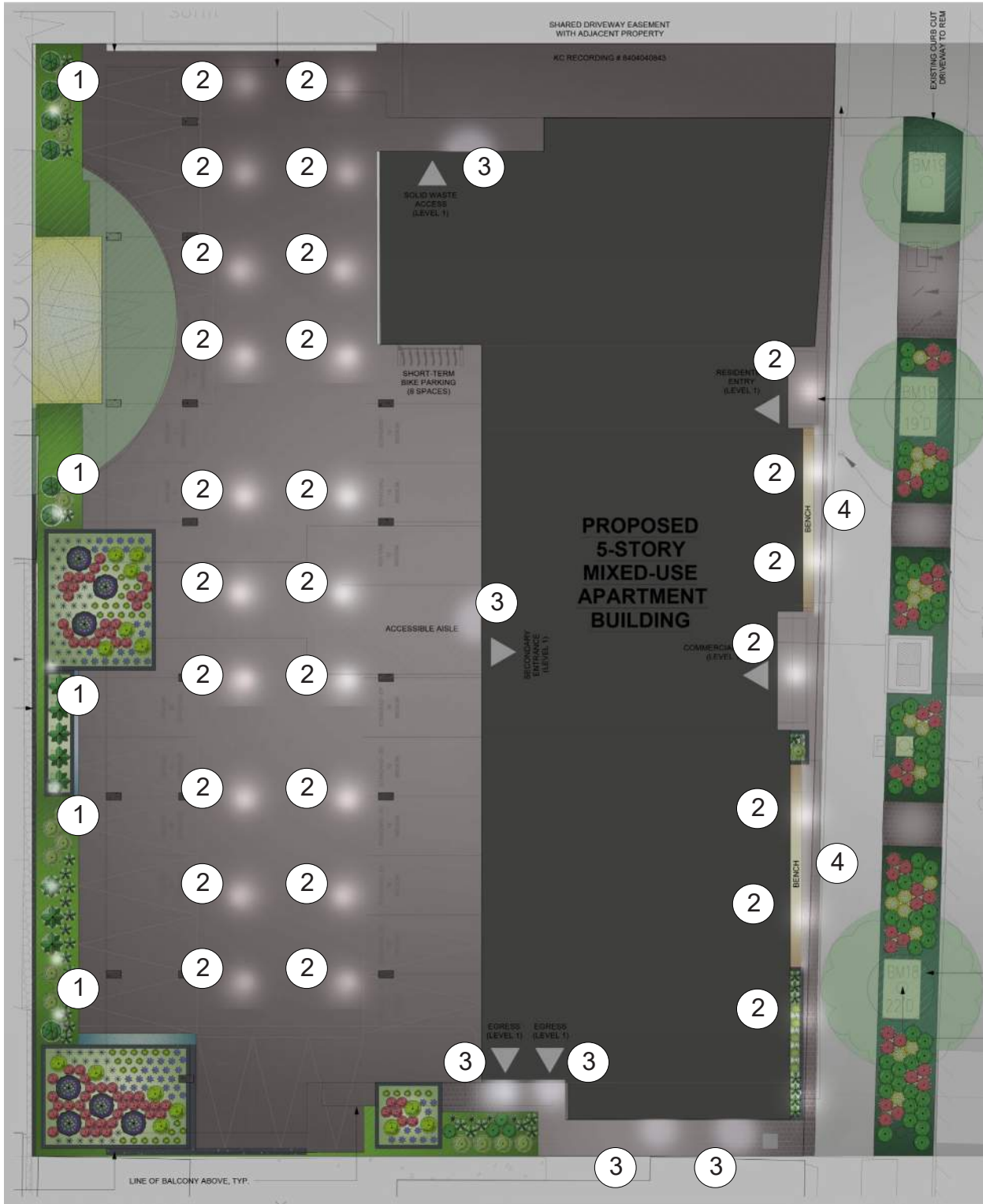
GREEN ROOF

IRRIGATION: GREEN ROOF TO BE WATERED BY A 'BIDDER DESIGN' AUTOMATIC IRRIGATION SYSTEM. COORDINATE WITH GENERAL CONTRACTOR TO ENSURE THAT IRRIGATION SYSTEM PRESSURE LINE HAS A MINIMUM OF 35 PSI AVAILABLE AT ROOF LEVEL.

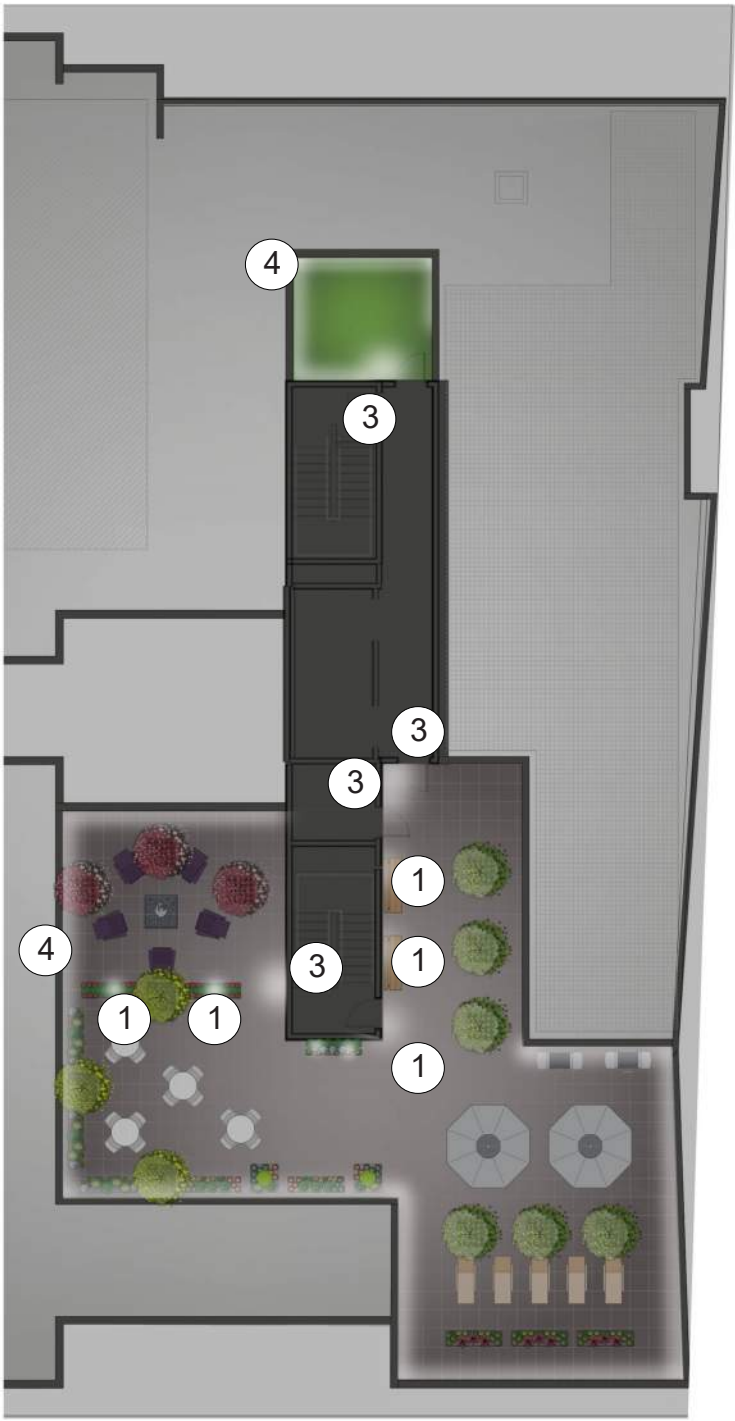


ROOF AMENITY PLAN





GROUND LEVEL PLAN



ROOF AMENITY PLAN



PROPOSED LIGHTING

APPENDIX

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

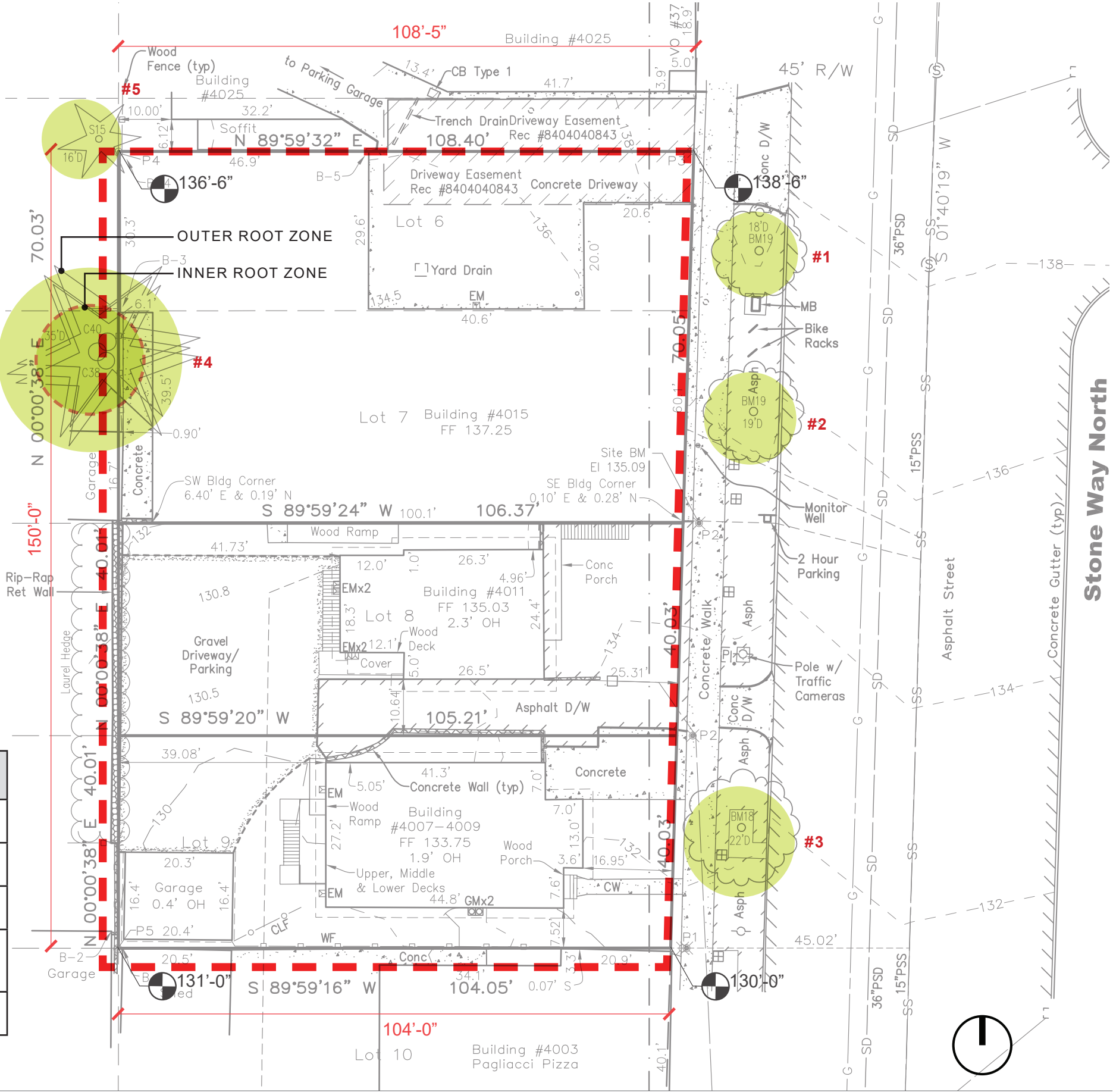
TREES

- 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





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.

