

4318 STONE WAY N MIXED-USE BUILDING





PROJECT INFORMATION

PROPERTY ADDRESS

4318 Stone Way N, Seattle WA

OWNER

Stone 43 LLC

DEVELOPER

Kamiak Real Estate Developers
T (206) 317-7790

ARCHITECT

Weinstein A+U LLC
T (206) 443-8606

LANDSCAPE

Karen Kiest Landscape Architects
T (206) 323-6032

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PROJECT OVERVIEW

PROJECT LOCATION

The project site is located in the Wallingford neighborhood and consists of the westernmost 110-feet of the block bounded by N 43rd Street to the south, Stone Way N to the west, and N 44th Street to the north. The total area of the site is 23,699 square feet or approximately 0.54 acres. The site is zoned Neighborhood Commercial 2 with a Pedestrian designation, a 55-foot height limit, and an “M” Mandatory Housing Affordability suffix—NC2P-55 (M). Stone Way N is the principal pedestrian street adjacent to the site.

The site is currently occupied by Stone Way Hardware and a building formerly home to Fathom Seattle. The surrounding neighborhood is varied with the University House Wallingford, a senior living community located across N 44th Street to the north; Tutta Bella’s surface parking lot to the northwest across Stone Way N; the Noble Apartments mixed-use building directly to the west across Stone Way N, which houses Subway, Ripple Design Studio, and a BECU branch; an Electrolux Service Center across Stone Way N to the southwest; Pickering Place mixed-use apartment building directly to the south across N 43rd Street, which houses Greenlake Family Dentistry and Friday Afternoon Tea; and single-family houses uphill to the east of the site.

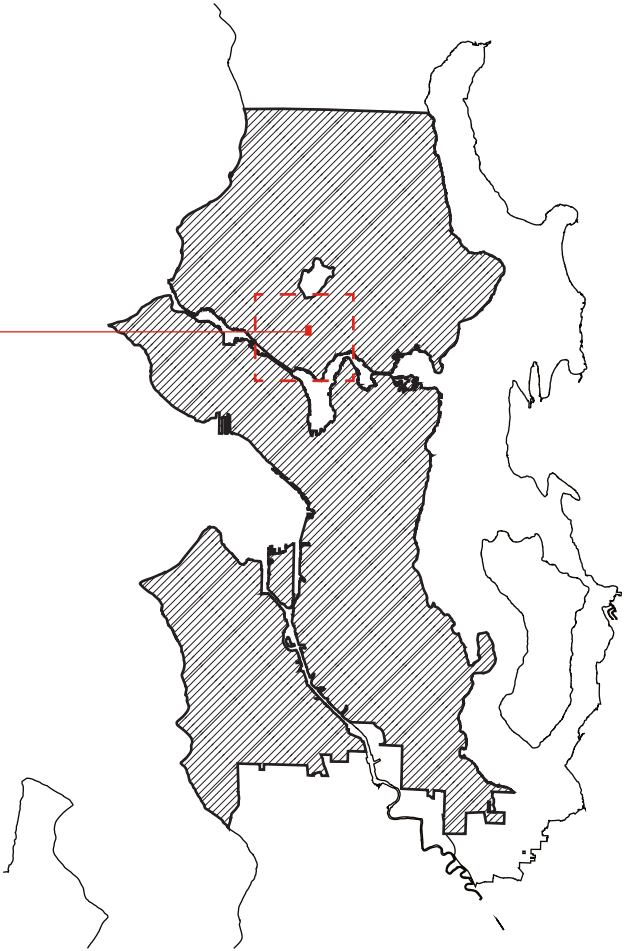
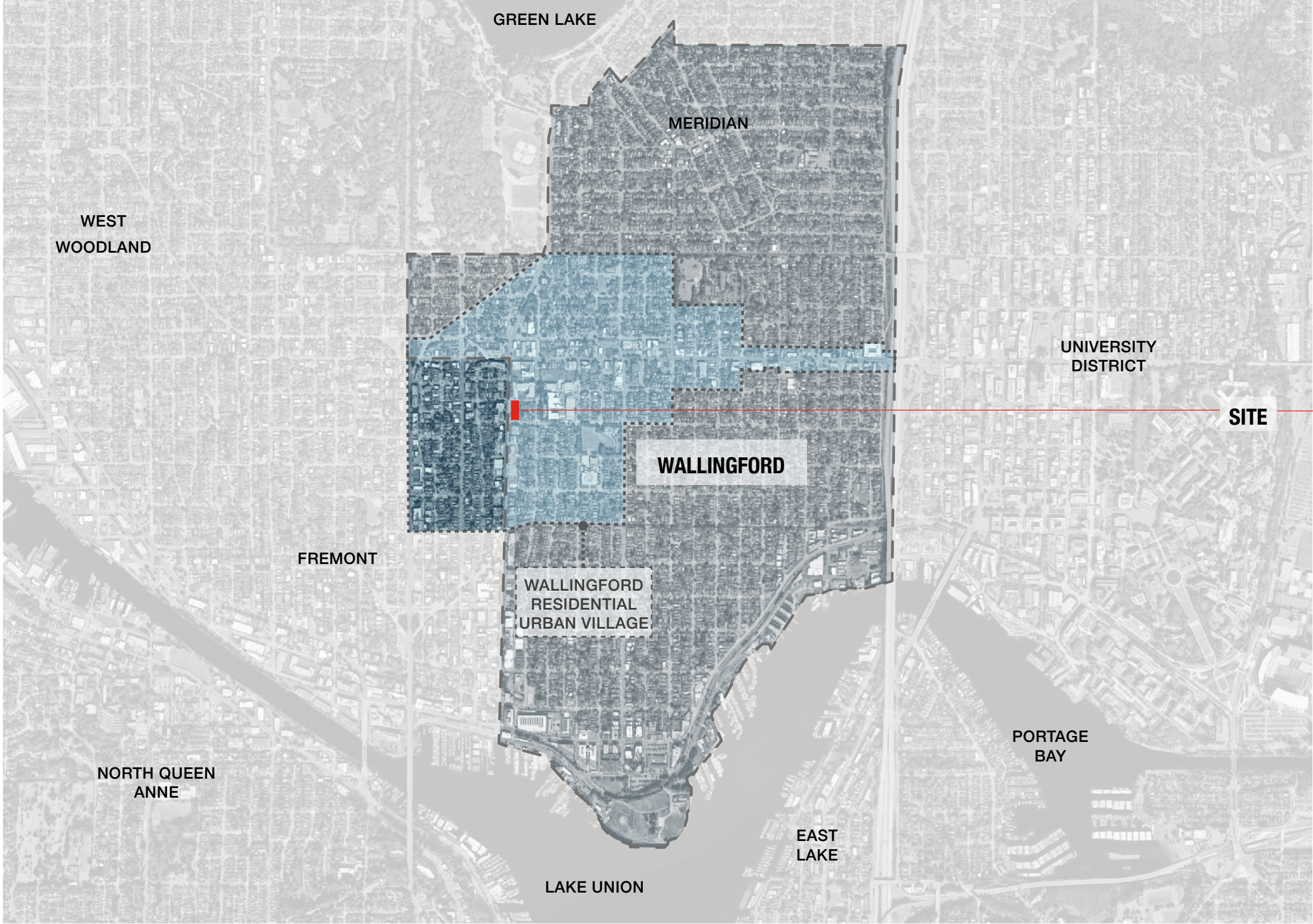
PROJECT OVERVIEW

The proposed project is a six-story apartment building measuring 55-feet in height and approximately 115,000-sf in area. The building will provide approximately 110 apartment units, resident lobby and amenity spaces, several street-level commercial restaurant spaces, a street-level publicly accessible exterior plaza, a private roof deck for building residents, resident storage, and 60-80 structured parking spaces located below-grade.

DEVELOPMENT OBJECTIVES

The project development objectives are as follows:

- Provide a high quality living environment for residents with access to public transportation, retail, restaurants, and outdoor amenities;
- Provide a pedestrian-oriented streetfront on Stone Way N with features that will benefit the neighborhood, including:
 - Improved sidewalks and street-level plazas to encourage retail activity
 - Landscaping and street trees to buffer the sidewalk
 - A strong, appropriately scaled street edge
- Transition to the residential character of N 43rd Street and N 44th Street:
 - Lush landscaping and street trees
 - Primarily residential uses
 - Finer grain to building massing



COMMUNITY OUTREACH

SUMMARY OF OUTREACH METHODS

OUTREACH METHOD	MEDIA	ACTION
Printed Outreach	Direct Mailing (High Impact)	Posters were mailed to 483 residences and businesses within a 500-foot radius of the project addresses. Posters were also shared with 7 neighborhood community groups. Completed 10/28/2021.
Electronic / Digital Outreach	Project Website (High Impact)	An interactive project website with project information and public commenting function was established and publicized via the direct mailed posters. Website was monitored daily for comments. Completed 10/30/2021.
	Survey (High Impact)	Online survey was established to allow for feedback on the proposed project. Survey was publicized via the direct mailed poster and was linked to on the project website. Completed 10/30/2021.

Opportunity to Provide Online Input on the 4302, 4312 & 4318 Stone Way N Project

ABOUT THE PROJECT
This project proposes construction of a new six-story, mixed-use building with ground-level commercial and 110-120 new residential units. Parking for 50-65 vehicles will be provided on site.

What: Let us know what you think! Visit our website at www.StoneWayNProject.com to learn more about this new project, including the team's proposed vision and approach.

Survey: Take our online survey to share your thoughts about the project site and components. (Survey located on the project website.)

Comments: Provide additional comments via our comment form or by email at StoneWayNProject@earlyDRoutreach.com



CITY OF SEATTLE REQUIRED OUTREACH FOR 4302, 4312 & 4318 STONE WAY N

ADDITIONAL PROJECT DETAILS

<p>Project Address: 4302, 4312 & 4318 Stone Way N, Seattle, WA 98103</p> <p>Contact: Natalie Quick</p> <p>Applicant: Stone 43 LLC</p>	<p>Additional Project Information on Seattle Services Portal via the Project Number: 3038334-EG</p>	<p>Project Email: StoneWayNProject@earlyDRoutreach.com</p> <p><small>Note that emails are generally returned within 2-3 business days, and are subject to City of Seattle public disclosure laws.</small></p>
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This effort is part of the City of Seattle's required outreach process, in advance of Design Review.



Left: An analytics report for the project website indicating traffic volumes over time.

Far left: Example of printed posters mailed to residents and community groups.

COMMUNITY COMMENTS / QUESTIONS

DESIGN-RELATED COMMENTS	COMMENTS / QUESTIONS	RESPONSE
Design & Character	When asked what is most important about the design of a new building on this property, 54 percent of survey respondents said relationship to neighborhood character; 46 percent said parking; 42 percent said environmentally friendly features; 19 percent said attractive materials; and 19 percent said interesting and unique design.	The proposed project has and will continue to be developed with an understanding of the community’s stated desires for a sensitive response to the neighborhood, parking, sustainability, quality materials, and thoughtful design.
	Several respondents suggested weaving the project design in with the historic 19th century craftsman architecture fabric of Wallingford through thoughtful, timeless design that is unique, tasteful, inspiring and brings value to Stone Way.	The proposed concepts strive to be considerate of the existing 20th century American Craftsman architecture through the use of open space and massing articulation. Further refinements in material, color, and architectural detail will follow when the project proceeds to the Design Recommendation meeting.
	Some respondents encouraged using neutral colors and siding that is not chintzy, trendy or cheap while others encouraged making the project interesting with shapes, lines, and colors with pizzaz.	We understand the community wants a quality, well-designed building on this site. More detailed information regarding materials, colors, and architectural details will be developed as the project proceeds to the Design Recommendation meeting.
	Respondents encouraged making sure the project does not add too much bulk, is set back so the building is not imposing on the neighborhood and offers ground-level openness, and breaking-up the space so texture is brought to the street.	All the proposed concepts set the building back from Stone Way N and employ strategies to provide appropriate scale to the building and streetscape.
	One respondent encouraged designing the building so nearby seniors will be happy the property was developed.	Noted—we will continue meeting with neighbors as the project progresses to get feedback specific to the project’s design.
Exterior	When asked what is the most important consideration for the exterior space on this property, 67 percent of survey respondents said landscaping; 54 percent said lighting and safety features; 33 percent said seating options and places to congregate; and 8 percent said bike parking.	All the proposed concepts provide a mix of open space and landscaping along Stone Way N to support the street level commercial uses proposed along the street frontage. Landscaping will figure more prominently at the side street frontages. We understand lighting and other safety features are a necessity for the project and will provide additional detail as the project proceeds to the Design Recommendation meeting.
	One respondent encouraged having attractive landscaping with new green spaces.	All the proposed concepts provide plentiful landscaping along each street frontage.
Height & Scale	Numerous respondents expressed concern about the building’s height and scale and that it will block city views and sunlight from the U House retirement home garden and its residents.	The project site’s zoning is NC2P-55 (M), which allows buildings with heights of 55-ft. The proposed project will comply the height limit. All the proposed concepts provide a setback for the full building height along Stone Way N.
	Others encouraged not making a monolith, not creating more canyons that overwhelm the neighborhood already, and not simply maxing out what can be designed according to City rules.	The proposed project will balance the community’s stated desires for quality materials, sustainability, parking, and open space with the need for additional housing in the Wallingford neighborhood.
Eco-Friendly	A few respondents encouraged utilizing environmentally-sustainable, U.S. Green Building Council LEED-certified construction as residents should think about climate change in everything we do.	We agree—the project will be seeking USGBC LEED Gold certification with consideration for Platinum.

COMMUNITY OUTREACH

COMMUNITY COMMENTS / QUESTIONS

NON DESIGN-RELATED COMMENTS	COMMENTS / QUESTIONS	RESPONSE
Retail	When asked what retail components respondents are most interested in for this location, 53 percent of survey respondents said new stores for shopping; 53 percent said new places for coffee and breakfast; and 53 percent said new restaurants or bars. When visiting a building, office, restaurant or retailer, 62 percent of survey respondents said local businesses / small businesses inspire them most to return; 46 percent said great people and service; 42 percent said a sense of openness and light; 42 percent said thoughtful design that is open and welcoming; 27 percent said calm, restful places to rest and relax; 15 percent said color and materials used in design; and 4 percent said bustling, exciting energy.	All the proposed concepts provide at least 150-ft of commercial frontage along Stone Way N. In response to the variation in topography along this street frontage, the commercial spaces and associated outdoor space will step downward to the south offering opportunities for accessible at-grade access to multiple retailers and allowing the commercial space to be demised at a relatively small scale. A mix of open space and landscaping along Stone Way N will support street level activities and allow commercial uses, such as a restaurants or cafe, to extend into the exterior.
	Numerous residents suggested having a careful selection of stores that fit the community including local spots to eat, drink and visit. Others encouraged having commercial rents that are low enough for local owners to succeed, not having big chain stores, and providing fun places to congregate during daylight hours. Many respondents expressed support for Stoneway Hardware as a beloved and well-visited neighborhood shop that would be a complete and total loss to the community if replaced and suggested that it be kept or brought back. A couple of respondents suggested a small convenience store like Amazon Go or 7-11.	We are taking the community's feedback into consideration as the project takes shape in the early stages. Unfortunately, despite offering space in the new building to Stoneway Hardware, the hardware store will not be returning. We will continue sharing design progress with the community and updates with regard to potential retailers.
Parking	Numerous respondents noted that street parking is unbelievably tight and extremely strained in the area as it is, that Stone Way N is somewhat "sketchy" especially at night, and that 43rd St is horrible with students back at Lincoln High School, and encouraged the project team to provide adequate parking with the project.	All the proposed concepts provide secure below-grade parking. The number of parking spaces provided takes into consideration existing and projected parking demand in the neighborhood.
Impacts	Many respondents encouraged having a considerate project team / contractors who have good communication, treat neighbors like they live there, create minimal disruptions to routine/noise, complete the project in a timely manner and are respectful of students, dogs in the neighborhood, and the elderly residents who live in the nearby assisted living home. Others requested that the projects owners be a good neighbor both during and after construction.	We will continue to meet with the community and immediate neighbors to report on the project's progress. The project team will meet with immediate neighbors to discuss construction in more detail as the project proceeds to construction permitting and in advance of the start of construction.
Units	Several respondents encouraged offering affordable units and prioritizing apartments for families that rent with multi-bedroom units instead of just studios and one-bedrooms. Others encouraged targeting young post-graduates and couples as residents. One respondent encouraged the project to be pet-friendly.	The preferred concept provides a unit mix that is more heavily weighted to one-bedroom and two-bedroom units consisting of 19% two-bedroom units, 57% one-bedroom units, and 24% open one-bedroom units with an average unit size of about 640-sf.
Traffic	Several respondents noted that traffic is heavy in the area because of Stone Way and Lincoln School, and requested that the side streets of 43rd, 44th and Interlake be off-limits for any construction vehicles. Others noted that the project is located at a very busy intersection.	This will be taken into consideration in the development of the Traffic Management Plan, which is required to be submitted and reviewed as part of the Construction Permitting process.
MISCELLANEOUS COMMENTS	COMMENTS / QUESTIONS	RESPONSE
Oppose	A couple of respondents noted that they are disappointed to see this project in the neighborhood, don't like the idea of it and are not in support.	The project will provide a thoughtfully designed new housing option in the neighborhood to help address the housing need in Wallingford.
Outreach	One respondent noted that they hope the project team will publish results of the survey including individual statements shared.	Survey results and comments are included in this packet.

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URBAN DESIGN ANALYSIS: NEIGHBORHOOD CONTEXT



1. Stone Way Apartments
2. SPL Wallingford Branch
3. University House Wallingford
4. Lincoln High School
5. Noble Apartments
6. Pickering Place
7. Watermarke Apartments
8. Howard Park Apartments
9. Wallingford Playfield
10. Wallingford Presbyterian Church



Located on the Stone Way N commercial corridor, the project site will contribute to the street's continued densification and transformation to a more pedestrian-oriented environment. There are many examples of multifamily projects of similar height and scale proximate to the project site along Stone Way N. The proposed project aims to relate to the existing multifamily character while being respectful to the lower density zoning to the east of the site.

1. Stone Way Apartments
2. SPL Wallingford Branch
3. University House Wallingford
4. Lincoln High School
5. Noble Apartments
6. Pickering Place
7. Watermarke Apartments
8. Howard Park Apartments
9. Wallingford Playfield
10. Wallingford Presbyterian Church

EXISTING SITE PLAN

Parcel Numbers:

Parcel A: 2513000035 (4302 Stone Way N)
 Parcel B: 7821200840 (4312 Stone Way N)
 Parcel C: 7821200841 (4318 Stone Way N)

Legal Description

Parcel A: Lots 6, 7 and 8, Block 2, Ferguson's Addition to the City of Seattle, according to the plat thereof recorded in Volume 13 of Plats, page 19, records of King County, WA

Parcel B: Lots 9 through 12, Block 10, Smith & Burns addition to the City of Seattle, according to the plat thereof recorded in Volume 5 of Plats, page 68, records of King County, WA.

And portion of vacated street adjoining on West as under Ordinance No. 87098 of the City of Seattle.

Except North 65 feet more or less of West 48.75 feet more or less thereof from portion of property on West.

Parcel C: North 65 feet more or less of west 19 more or less of Lot 11 and north 65 feet more or less of lot 12, Block 10, Smith & Burns addition to the City of Seattle, according to the plat thereof recorded in Volume 5 of Plats, page 68, in King County, Washington;

And portion of vacated street adjoining on West as under Ordinance No. 87098 of the City of Seattle.

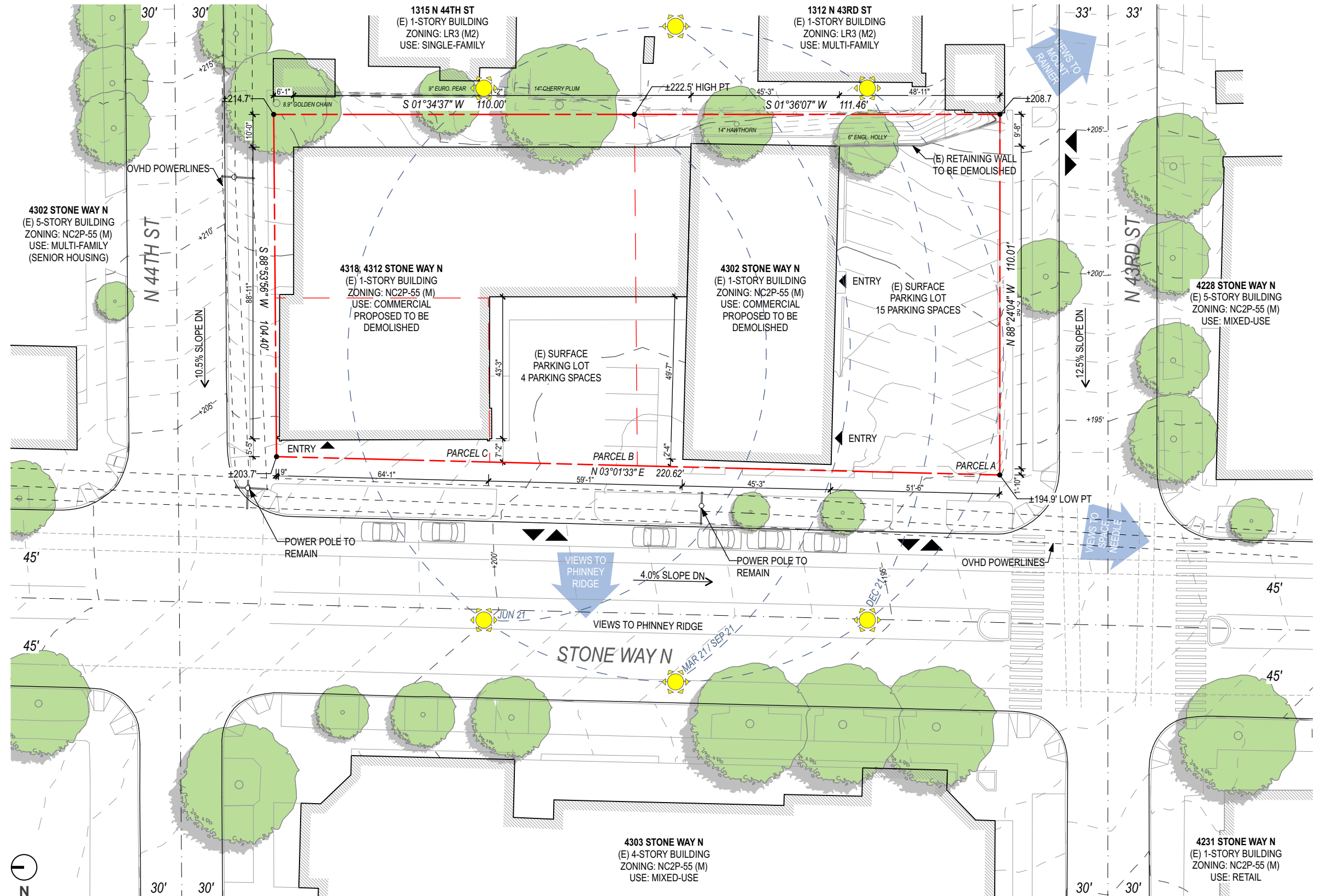
Site Opportunities

Stone Way N is a Principal Pedestrian street and primary focus of the site. Recent development along Stone Way N promotes its continued transition into a multi-modal environment.

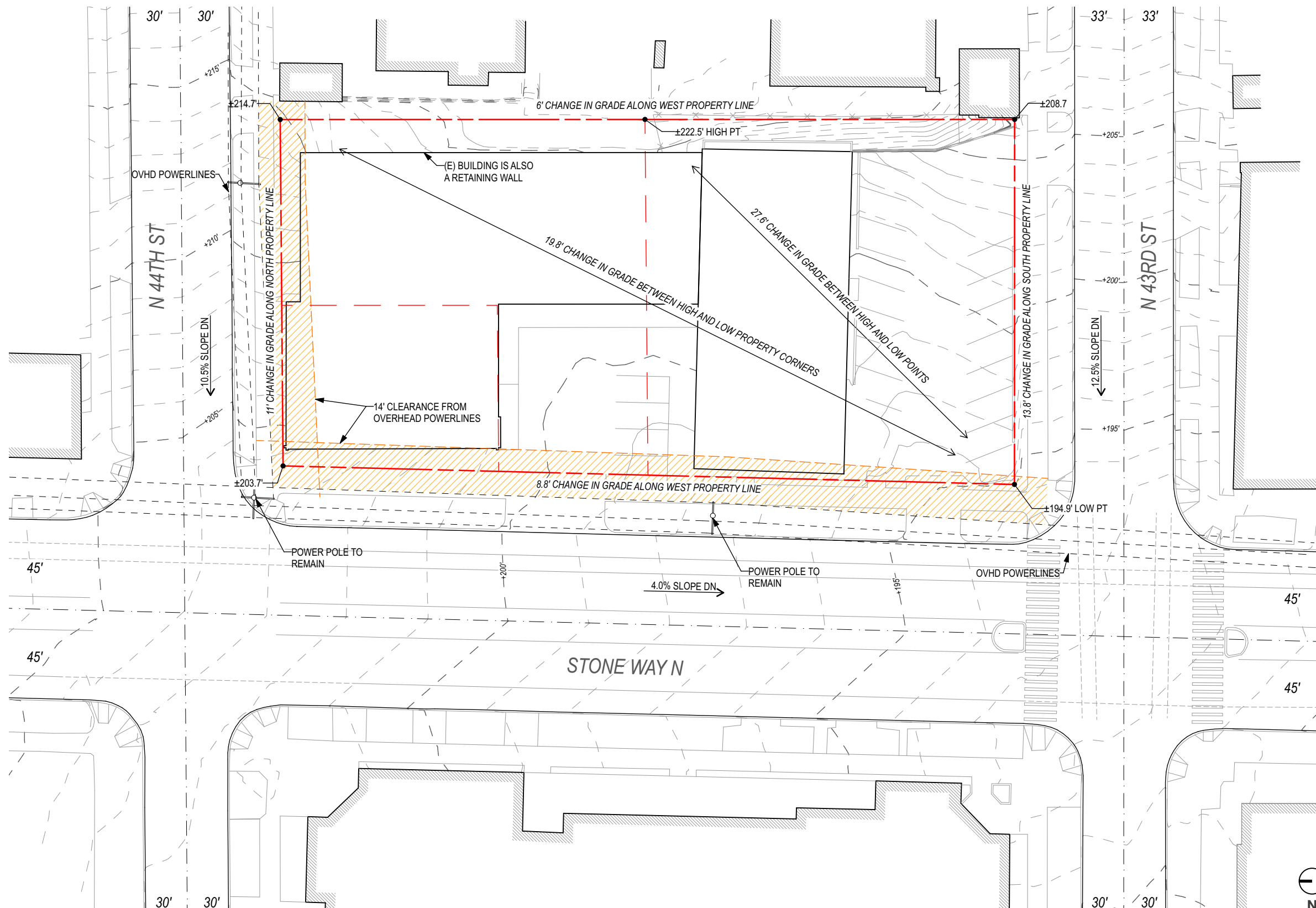
Orientation and zoning of adjacent properties provide opportunities for good solar access primarily at the west and south sides of the site.

Potential for views to Mt Rainier and oblique views of the Space Needle. Good territorial views to the west.

Residential neighbors to the east are significantly higher than the project site thereby minimizing the perceived height and mass of any development of the project site.



EXISTING SITE CONSTRAINTS

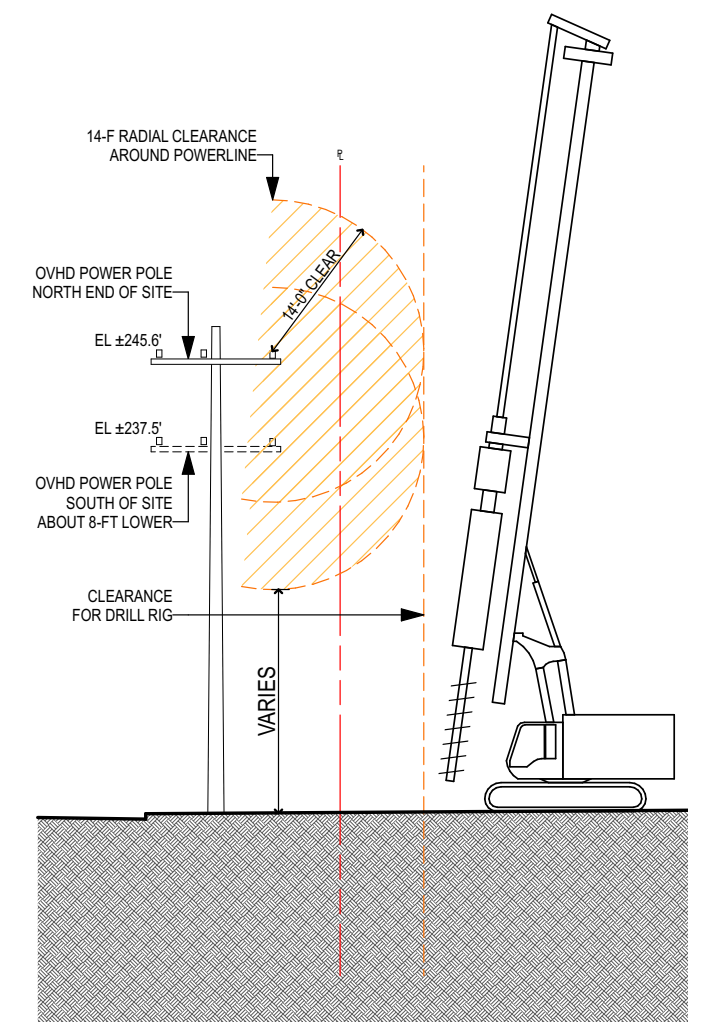


Site Constraints

Site topography is significant with nearly 28-ft in elevation change between the low point of the site (south-west corner) and high point of the site (mid-point along east property line).

Significant slopes on N 44th Street (10.5%) and N 43rd Street (12.5%) make the 4% slope along Stone Way seem flat, but still results in 8.8-ft of elevation change.

High-voltage overhead powerlines are present along the entire length of the north (N 44th Street) and west (Stone Way N) property lines. A 14-ft clearance from the powerlines affects the site's buildable envelope accordingly and has been factored into all design concepts for the project site.



URBAN DESIGN ANALYSIS: NEIGHBORHOOD CHARACTER

The character of the buildings immediately surrounding the project site vary depending on their relationship to Stone Way N and the era of construction. Those buildings fronting Stone Way N are one and two-story low-rise commercial structures dating largely from the mid-twentieth century interspersed among larger four and five story multifamily and mixed-use structures built largely within the last 25 years.

The low-rise commercial structures tend to be flat roofed one or two-story structures often occupied by a single tenant, such as Stoneway Hardware (located on the project site), Aerus Electrolux, Tutta Bella, and Norco Medical Supplies.

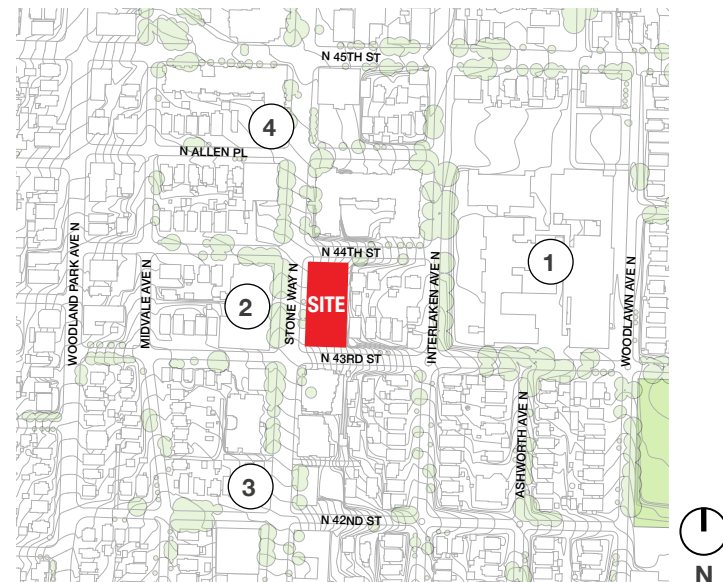
In contrast, the more recent mixed-use buildings, such as University House Wallingford, The Noble, Pickering Place and, The Watermarke, are taller with larger footprints resulting in their street frontages being occupied by multiple businesses.



① **LINCOLN HIGH SCHOOL**
4400 Interlake Ave N, Seattle, WA 98103



② **NOBLE APARTMENTS**
3524 Stone Way N, Seattle WA 98103



③ **WALLINGFORD MIXED-USE (UNDER CONSTRUCTION)**
4205 Stone Way N, Seattle, WA 98103



④ **STONE & ALLEN (UNDER CONSTRUCTION)**
4453 Stone Way N, Seattle, WA 98103

URBAN DESIGN ANALYSIS: NEIGHBORHOOD CHARACTER



5 **SMITH & BURNS**
4455 Interlake Ave N



6 **UNIVERSITY HOUSE WALLINGFORD**
2502 Stone Way N, Seattle, WA 98103

By comparison to the structures along Stone Way N, the buildings located along the intersecting side streets are very residential in character. These buildings are one and two-story residential wood-framed structures largely constructed in the early twentieth century and occupied as single-family or duplex homes. These differences in use and size are reflective of differences in zoning within the neighborhood.



7 **SINGLE FAMILY HOME**
1317 N 44th Street



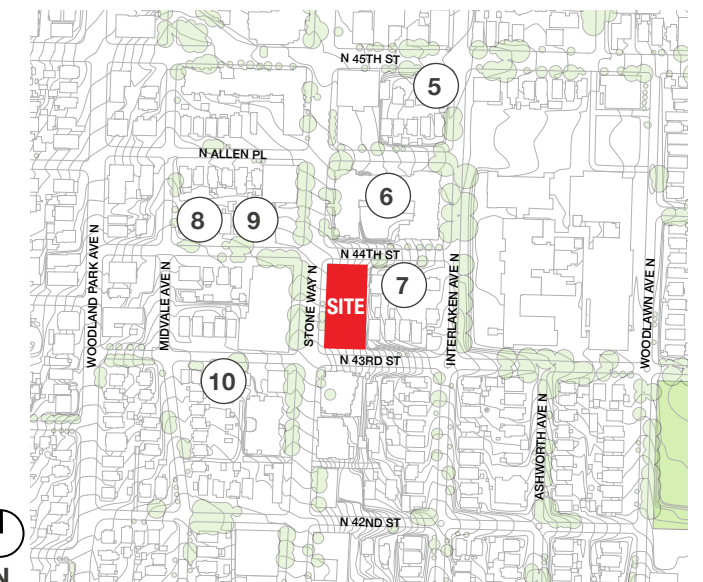
8 **SINGLE FAMILY HOME**
1206 N 44th Street



9 **SINGLE FAMILY HOME**
1220 N 44th Street

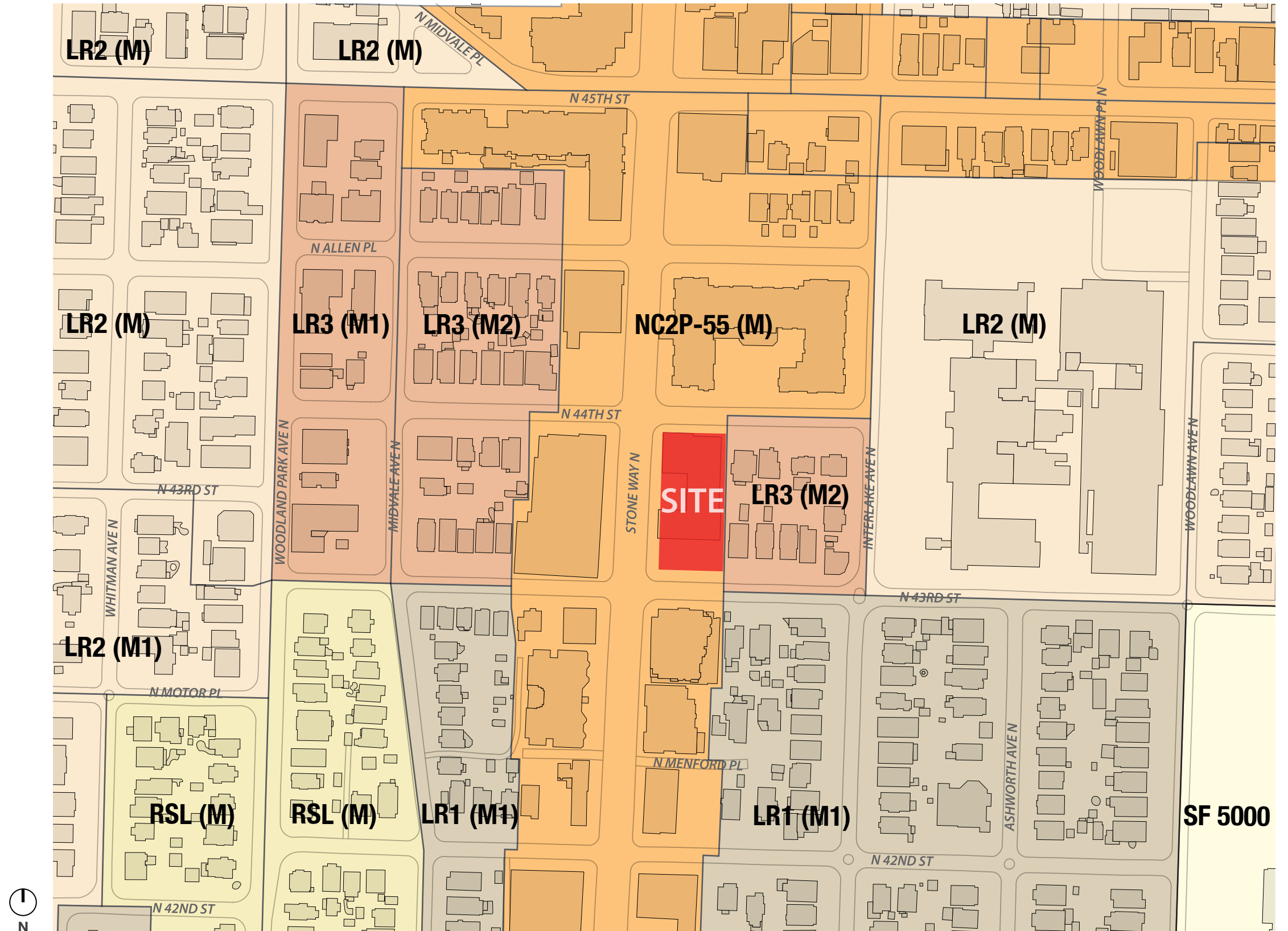


10 **SINGLE FAMILY HOME**
1215 N 43rd Street



CONTEXT ANALYSIS: ZONING

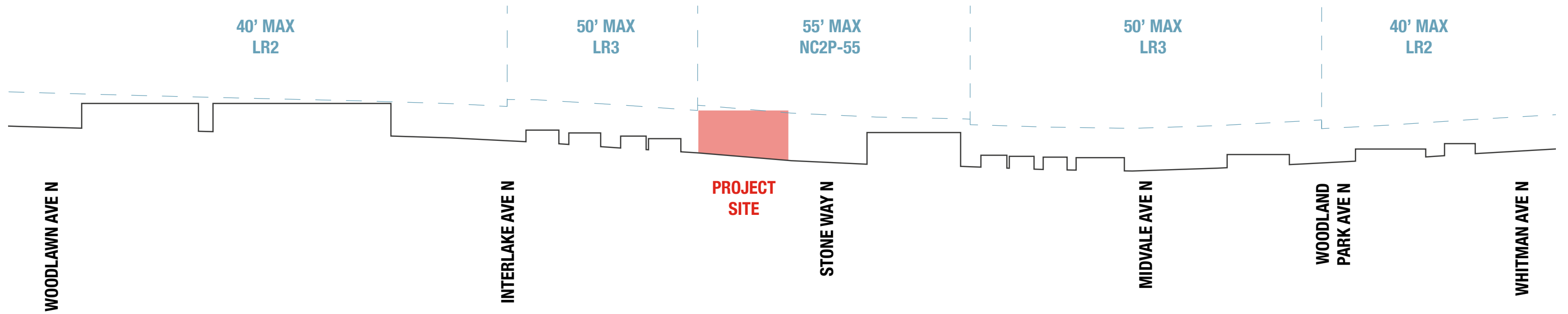
The project site is in a Neighborhood Commercial 2 zone with a Pedestrian designation (NC2P) and a 55-foot height limit. The same zoning designation is shared by all parcels fronting Stone Way N to the north, west, and south of the project site. The zoning changes to Lowrise 3 (LR3) immediately east of the site and Lowrise 1 (LR1) to the southeast across N 43rd Street.



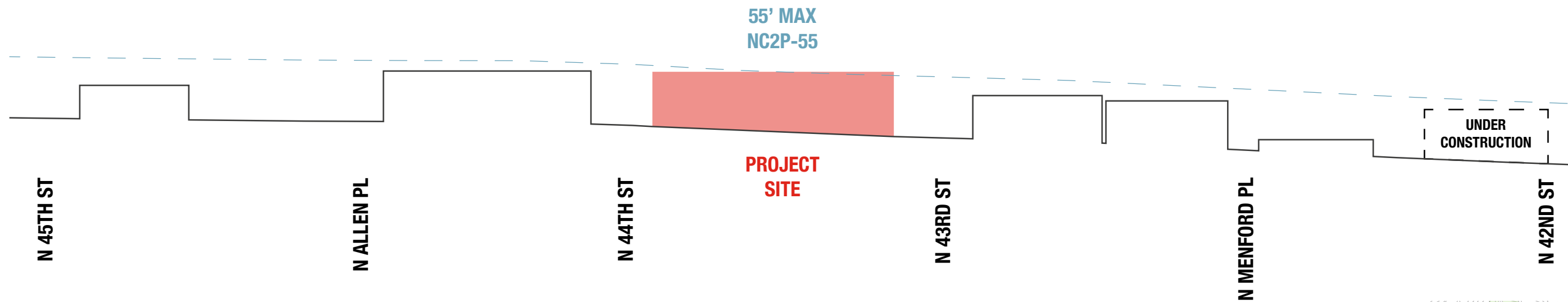
LEGEND

- Single Family (SF 5000)
- Residential Small Lot (RSL)
- Lowrise 1 (LR1)
- Lowrise 2 (LR2)
- Lowrise 3 (LR3)
- Neighborhood Commercial 2 (NC2)
- Zone Boundaries

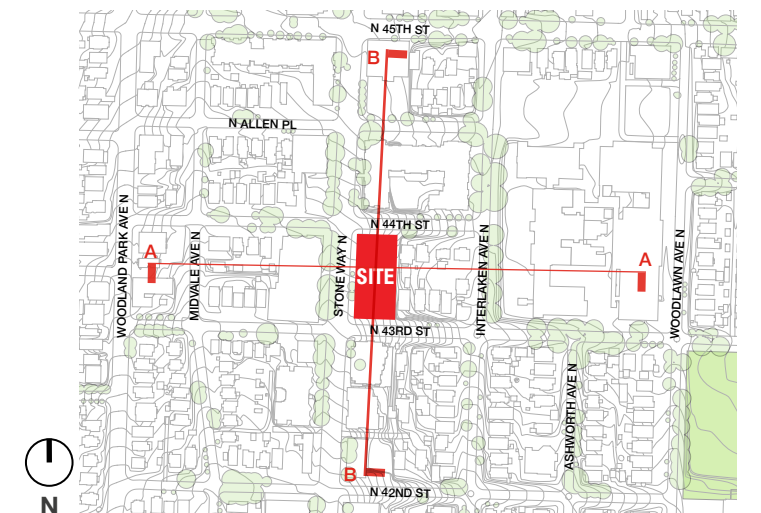
CONTEXT ANALYSIS: ZONING ENVELOPE



A-A | EAST-WEST SECTION - Looking South













B-B | NORTH-SOUTH SECTION - Looking East



CONTEXT ANALYSIS: CURRENT USE

Mixed-use and commercial uses are prevalent along the Stone Way N commercial corridor changing to smaller-scale residential uses on the intersecting side streets. Three mixed-use projects are currently under construction on Stone Way N within two blocks north or south of the proposed project. With the project site's primary frontage located along Stone Way N, the project's commercial uses will be located accordingly transitioning to residential uses along the side streets.

LEGEND

Under Construction	
Single Family	
Multi Family	
Mixed-Use	
Office	
Retail	
School/Institutional	
Religious	
Parks/Open Space	
Site	





The Stone Way N corridor is transitioning into a multi-modal street. It is designated as a principal pedestrian street, which has influenced more recent development which seeks to engage the street and locate vehicular access on side streets.

As a bicycle friendly route, Stone Way N has a dedicated bicycle lane in the east (uphill) lane along the proposed project's main street frontage.

The project area is well-served by bus transit services with the King County Metro Route 62 operating along Stone Way N providing a direct connection to Downtown Seattle and the King County Metro Route 44 operating a block north of the project site providing east-west connections to Ballard and the University of Washington. Both routes provide bus transit service at approximately half hour intervals from 5A-1A with increased service frequency during peak hours.

Increased pedestrian traffic is expected and encouraged along Stone Way N, which the proposed design supports through public and semi-private outdoor spaces, the location of commercial uses and the main residential entry, and vehicle access.

LEGEND

- Minor Arterial —
- Bus Routes —●—
- Bus Numbers
- Bicycle Dedicated Lanes —4—
- Bicycle Friendly Roads - - -
- Principal Pedestrian Streets
- 5 Minute Pedestrian Walkshed (approx.)



N

CONTEXT ANALYSIS: STONE WAY N



UNIVERSITY HOUSE WALLINGFORD

N 44TH ST

SITE

N 43RD ST

PICKERING PLACE

A-A | NORTH-SOUTH ELEVATION - Looking East



WATERMARKE APT

AERUS ELECTROLUX

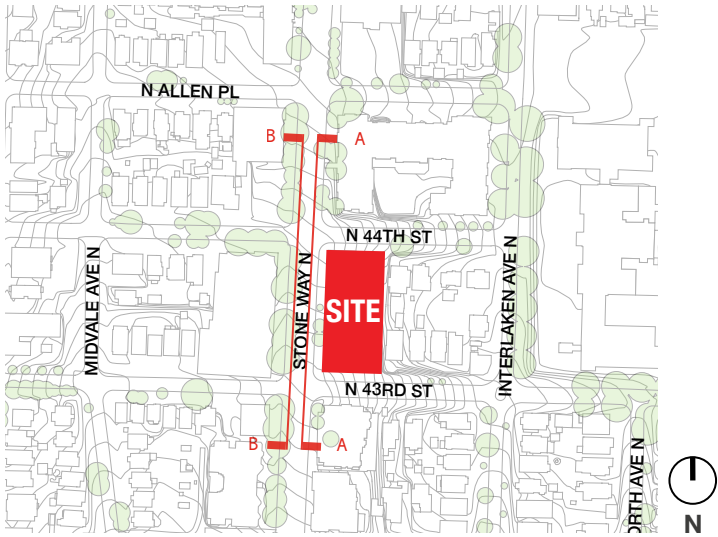
N 43RD ST

NOBLE APARTMENTS
(OPPOSITE SITE)

N 44TH ST

TUTTA BELLA NEAPOLITAN PIZZERIA

B-B | NORTH-SOUTH ELEVATION - Looking West





C-C | EAST-WEST ELEVATION - Looking North SINGLE FAMILY HOMES

STONE WAY N

UNIVERSITY HOUSE WALLINGFORD (OPPOSITE SITE)



SINGLE FAMILY HOMES

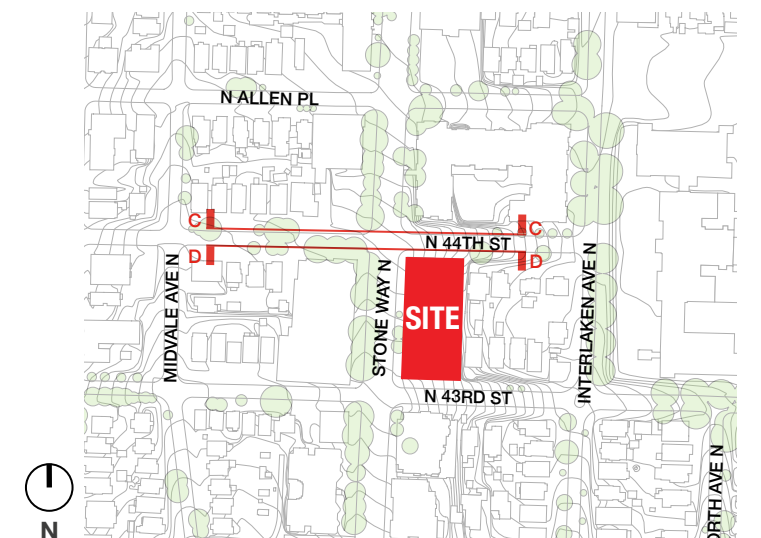
SITE

STONE WAY N

NOBLE APARTMENTS

SINGLE FAMILY HOMES

D-D | EAST-WEST ELEVATION - Looking South



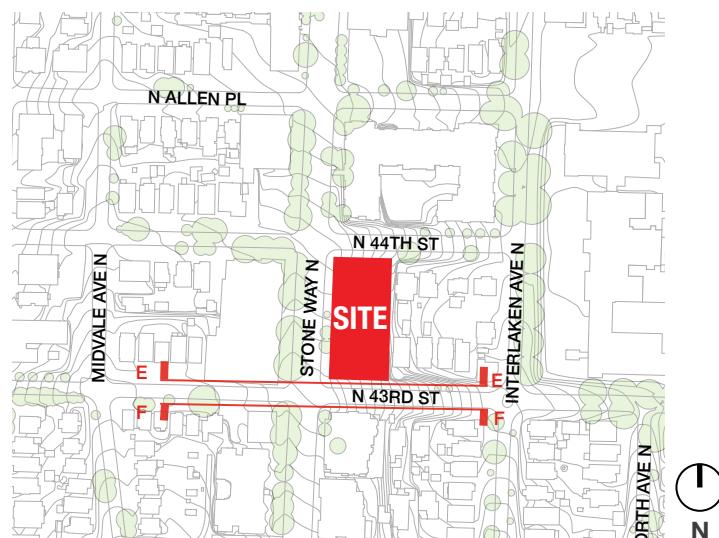
CONTEXT ANALYSIS: N 43RD ST



E-E | EAST-WEST ELEVATION - Looking North



F-F | EAST-WEST ELEVATION - Looking South



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ZONING DATA

SEATTLE LAND USE CODE SUMMARY

Parcel Numbers	2513000035 (4302 Stone Way N); 7821200840 (4312 Stone Way N); 7821200841 (4318 Stone Way N)	
Lot Area	23,694-sf (±0.54 acres)	
Zoning	Neighborhood Commercial 2 zone with a Pedestrian Designation, a 55-foot height limit, and an “M” Mandatory Affordable Housing designation.	NC2P-55 (M)
Overlays	Wallingford Residential Urban Village, Pedestrian Designated Zone	
Permitted Uses	<ul style="list-style-type: none"> ■ Drinking establishments: Conditionally permitted, limited to 25,0000-sf. ■ Restaurants: Permitted, limited to 25,0000-sf. ■ Retail sales and services, general: Permitted, limited to 25,0000-sf. ■ Live-work units: Permitted. ■ Residential uses: Permitted. ■ Parking, flexible-use: Permitted, limited to 25,0000-sf. 	Will comply
Street Level Uses	<p>Stone Way N is designated as a principal pedestrian street with the following requirements:</p> <ul style="list-style-type: none"> ■ Residential uses at street level limited to no more than 20% total of street facing frontage facing Stone Way N. ■ 80% of Stone Way N frontage to be occupied by required uses, such as eating and drinking establishments, entertainment uses, food processing and craft work, offices, and sales and services, general. 	Will comply
Street Level Standards	<p>Street level frontage to comply with transparency and blank façade provisions except for portions of structure in residential use:</p> <ul style="list-style-type: none"> ■ Minimum 60% of street-facing façade 2-ft to 8-ft above sidewalk to be transparent for non-residential uses. ■ Blank façades limited to 20-ft lengths and not to exceed 40% of façade width. <p>Street facing façades must be built within 10-ft of property line unless wider sidewalks, plazas, or approved landscape or open space provided.</p> <ul style="list-style-type: none"> ■ Setbacks are to be landscaped ■ Required outdoor amenity area or open space are not considered part of setback area and may extend beyond setback limits. <p>Nonresidential uses:</p> <ul style="list-style-type: none"> ■ Greater than 600-sf to have an average depth of at least 30-ft and minimum depth of 15-ft from street-level street-facing facade. ■ Less than 600-sf to have an average depth of at least 20-ft and a minimum depth of 10-ft from street-level street-facing facade. ■ Street-level nonresidential uses to have floor-to-floor height of 13-ft minimum. <p>Provide continuous overhead weather protection along at least 60% of Stone Way N frontage.</p> <p>Structures abutting a principal pedestrian street with more than 5,000-sf of street-level commercial uses to provide space for small commercial uses at street level.</p>	<p>Potential departure request</p> <p>Will comply</p> <p>Will comply Not applicable Will comply Will comply Not applicable</p>
Structure Height	<p>Maximum structure height as zoned: 55-ft.</p> <p>Rooftop features:</p> <ul style="list-style-type: none"> ■ Open railings, planters, skylights, clerestories, greenhouses, parapets and firewalls permitted to exceed maximum height limit up to 4-ft. ■ Solar collectors and mechanical equipment may extend 15-ft, and stair and elevator penthouses may extend 16-ft above maximum height limit. 	<p>Will comply</p> <p>Will comply</p>
Floor Area Ratio	<p>Maximum allowable FAR for 55-ft height limit: 3.75.</p> <p>Floor area exemptions:</p> <ul style="list-style-type: none"> ■ All stories or portions of stories below grade are not counted. ■ Portions of story 4-ft or less above grade (lower existing or finished grade) are not counted. 	Maximum area limit: 88,853-sf
Setbacks	<p>A triangular setback of 15-ft required where a lot abuts the intersection of a front and side lot line of a lot zoned residential.</p> <p>An upper level setback of 10-ft above 13-ft above grade to a maximum of 65-ft required along rear or side lot lines abutting an LR-zoned lots.</p>	<p>Potential departure request</p> <p>Will comply</p>

<p>Landscaping and Screening</p>	<p>Green Factor of ≥ 0.30 required.</p> <p>Street trees required with any development proposal. Existing street trees to be retained in consultation with SDOT Forestry.</p> <p>Standards for landscaping and screening where required for certain uses to consist of fences, walls, or landscaped areas including bio-retention facilities.</p>	<p>Will comply</p>
<p>Light and Glare</p>	<p>Exterior lighting to be shielded and directed away from adjacent uses.</p>	<p>Will comply</p>
<p>Amenity</p>	<p>Residential amenity area equal to 5% of residential gross floor area excluding areas used for mechanical equipment and parking.</p> <p>Amenity area requirements:</p> <ul style="list-style-type: none"> ■ All residents have access to at least an amenity or private area. ■ Amenity areas to be unenclosed. ■ Common residential amenity areas shall have a dimension of at least 10-ft and a minimum area of 250-sf. ■ Private balconies and decks to have a dimension of at least 6-ft and an minimum area of 60-sf. 	<p>Will comply</p> <p>Will comply</p>
<p>Parking</p>	<p>No parking required for non-residential uses in Urban Villages within Frequent Transit Service Area.</p> <p>No parking required for residential uses in commercial zones located in Urban Villages within Frequent Transit Service Area.</p> <p>Bicycle parking required for nonresidential uses as follows:</p> <ul style="list-style-type: none"> ■ Eating & drinking establishments: 1 space per 5,000-sf long-term; 1 space per 1,000-sf short-term. ■ Sales & services: 1 space per 5,000-sf long-term; 1 space per 2,000-sf short-term. <p>Bicycle parking required for multi-family structures as follows:</p> <ul style="list-style-type: none"> ■ Long-term: 1 space per DU up to 50 spaces, then 0.75 spaces per DU thereafter. ■ Short-term: 1 space per 20 DUs short-term. <p>Parking aisles to be sized according to parking spaces served:</p> <ul style="list-style-type: none"> ■ Large parking space requires 24-ft wide drive aisle ■ Medium parking space requires 22-ft wide drive aisle <p>Residential drive ways serving more than 30 spaces required to be at least 20-ft wide</p> <p>Sight triangle required at each side of driveways less than 22-ft in width.</p>	<p>No parking required for nonresidential uses</p> <p>84 parking spaces provided.</p> <p>Will comply</p> <p>92 long-term bicycle spaces provided.</p> <p>Will comply</p> <p>Will comply</p> <p>Will comply</p> <p>Will comply</p> <p>Potential departure request</p>

PRIORITY DESIGN GUIDELINES

SEATTLE DESIGN GUIDELINES & WALLINGFORD NEIGHBORHOOD DESIGN GUIDELINES	RESPONSE	
<p>CS2 Urban Pattern and Form. B.1. Adjacent Sites, Streets, and Open Spaces–Site Characteristics.</p>	<p>Allow characteristics of sites to inform the design, especially where the street grid and topography create unusually shaped lots that can add distinction to the building massing.</p>	<p>The topography of the site figures prominently in the development of the streetscape along Stone Way N, the location of the main residential entry, and orientation of the restaurant.</p>
<p>CS2 Wallingford Supplemental Guidance, Urban Pattern and Form. I. Responding to Site Characteristics</p>	<p>i. Upper level building setbacks and setbacks along the building base are encouraged to help minimize shadow impacts on public side-walks.</p> <p>ii. Design public and private outdoor spaces to take advantage of sun exposure.</p> <p>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</p>	<p>The preferred concept proposes a setback ranging between 7-ft and 12-ft at the upper residential levels with an additional 5-ft at the street level to provide ample opportunity for outdoor dining and preserve views for pedestrians on the street.</p>
<p>CS2 Urban Pattern and Form. C.1. Relationship to the Block, Corner Sites.</p> <p>C.3. Relationship to the Block, Full Block Sites.</p>	<p>Consider using a corner to provide extra space for pedestrians and a generous entry.</p> <p>Break up long facades of full-block buildings to avoid a monolithic presence.</p>	<p>The preferred concept provides a semi-public plaza adjacent to the main residential entry.</p> <p>The preferred massing uses a series of terraces at street level to provide scale to the street-level commercial spaces. These steps complement the articulation of the upper level massing where inset residential balconies provide scale and visual interest to the building facade.</p>
<p>CS2 Wallingford Supplemental Guidance, Urban Pattern and Form. III. Corner Lots</p>	<p>i. Buildings on corner lots should be oriented to the corner. Parking and vehicle access should be located away from the corner</p> <p>v. Typical corner developments should provide:</p> <p>a. a main building entrance located at corner;</p> <p>b. an entrance set back to soften corner and enhance pedestrian environment</p>	<p>The preferred concept locates the main residential entry at the northwest corner of the site. An entry plaza provides separation from the street and an opportunity for landscape and an exterior artpiece to aid wayfinding.</p> <p>A restaurant and exterior dining terrace are proposed at the southwest corner of the site to take advantage of the solar exposure, potential views, and additional dimension available due to the site's geometry.</p> <p>Parking access is proposed from N 43rd street located away from Stone Way N.</p>
<p>PL3 Street-Level Interaction. A.1. Entries, Design Objectives–Design Objectives.</p>	<p>Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street.</p> <p>b. Retail entries should include adequate space for several patrons to enter and exit simultaneously, preferably under cover from weather.</p> <p>c. Common entries to multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors.</p>	<p>The preferred concept provides multiple at-grade points of entry to the street-level commercial spaces along Stone Way N. The main residential entry is complemented by a small entry where a public artpiece will be installed.</p>
<p>PL3 Wallingford Supplemental Guidance, Street-Level Interaction. I. Entrances Visible from the Street.</p>	<p>Entries should be clearly identifiable and visible from the street.</p> <p>i. Primary business and residential entrances should be oriented to the commercial street (for development along North 45th Street and Stone Way North).</p>	<p>All street-level entries to the building are oriented to Stone Way N and situated to be at-grade.</p>
<p>PL3 Street-Level Interaction. C.1. Retail Edges, Porous Edge.</p> <p>C.3. Retail Edges, Ancillary Activities.</p>	<p>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.</p> <p>Allow space for activities such as sidewalk vending, seating, and restaurant dining to occur. Consider setting structures back from the street or incorporating space in the project design into which retail uses can extend.</p>	<p>The street level will incorporate large expanse of transparent storefront and use secondary materials and landscape to provide scale and interest at the street-level.</p> <p>The site design approach includes opportunities for indoor/outdoor uses within the property lines and adjacent to the sidewalk as a means to activate and expand the pedestrian realm.</p>

SEATTLE DESIGN GUIDELINES & WALLINGFORD NEIGHBORHOOD DESIGN GUIDELINES

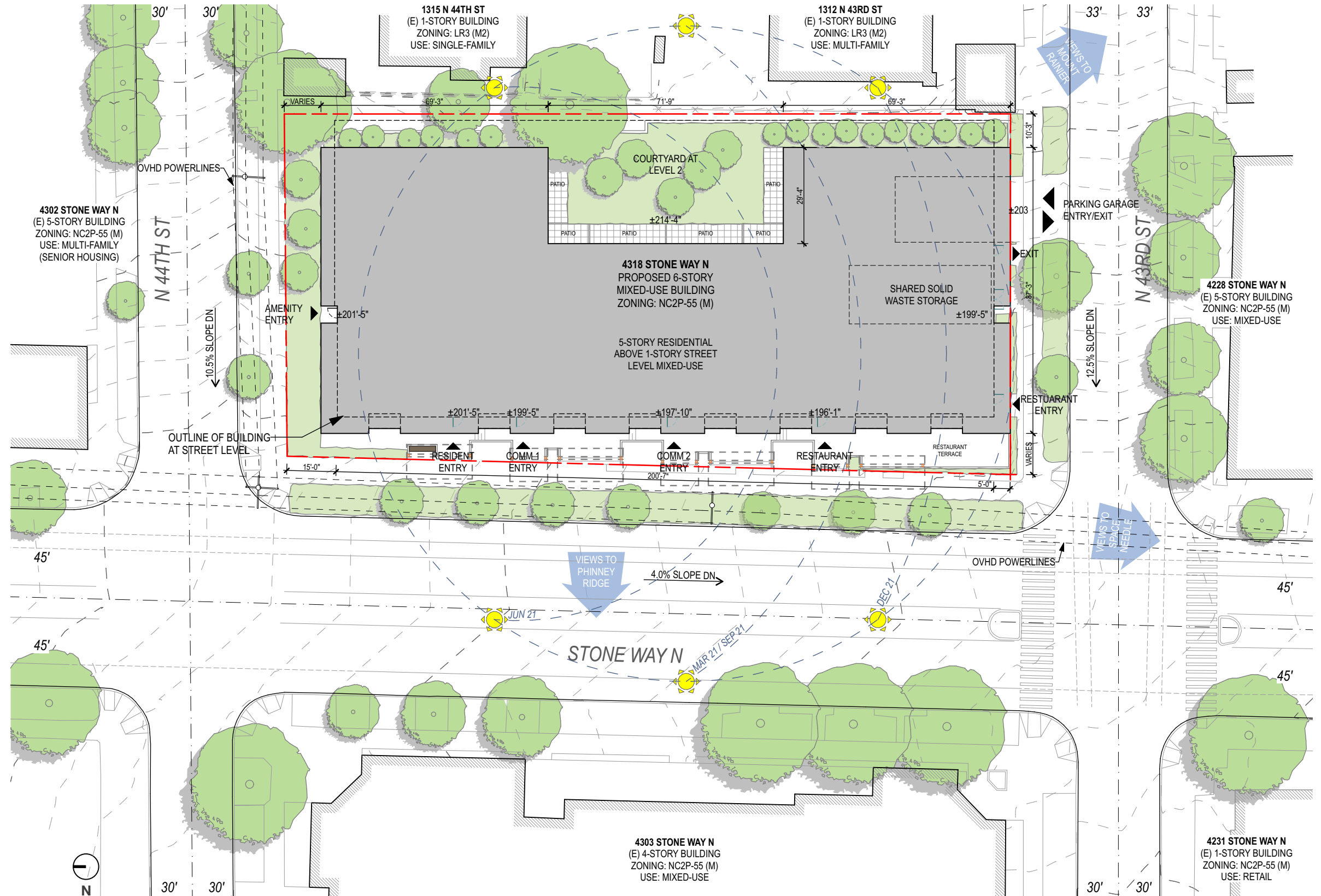
RESPONSE

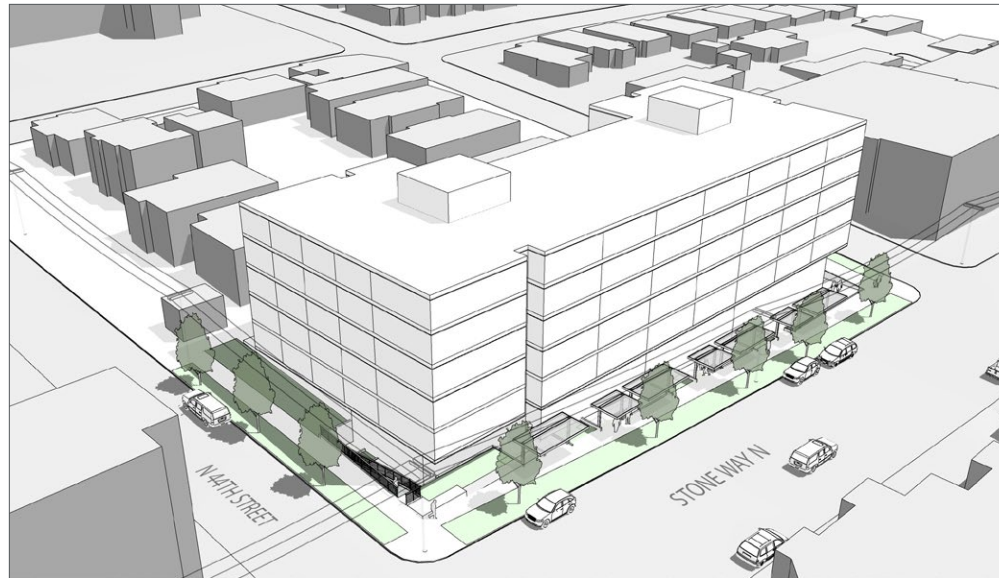
<p>PL3 Wallingford Supplemental Guidance, Street-Level Interaction. II. Human Activity.</p>	<p>New development should be sited and designed to encourage human activity on the street.</p> <p>i. If not already required by code for new development, applicants are encouraged to increase the ground level setback in order to accommodate pedestrian traffic and amenity features, particularly along North 45th Street, where existing sidewalks tend to be too narrow.</p> <p>ii. Outdoor dining, indoor-outdoor commercial/retail space, balconies, public plazas and outdoor seating are particularly encouraged on lots located on North 45th Street and Stone Way North.</p>	<p>The site design approach includes opportunities for indoor/outdoor uses within the property lines and adjacent to the sidewalk as a means to activate and expand the pedestrian realm.</p>
<p>DC2 Architectural Concept. B.1. Architectural and Façade Composition, Façade Composition.</p>	<p>Design all building facades—including alleys and visible roofs—considering the composition and architectural expression of the building as a whole.</p>	<p>The preferred concept addresses all three street-frontages with a shared massing strategy that also allows the side streets to be differentiated from the primary facade along Stone Way N. The east frontage responds to the zone transition through an articulated massing strategy that increases the average setback provided and preserves daylight at the rear yards.</p>
<p>C.1. Secondary Architectural Features, Visual Depth and Interest.</p>	<p>Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping.</p>	<p>Inset balconies will be provided at the residential levels along Stone Way N to provides scale, texture, and visual interest. The base of the building is inset 5-ft to provide vertical articulation of the building massing and differentiate programmatic uses within the building.</p>
<p>DC3 Open Space Concept. A.1. Building-Open Space Relationships, Interior/Exterior Fit.</p>	<p>Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.</p>	<p>The site design approach includes opportunities for indoor/outdoor uses within the property lines and adjacent to the sidewalk as a means to activate and expand the pedestrian realm.</p>

PROPOSED SITE PLAN

The preferred site plan organizes street-level commercial uses along Stone Way N. Residential access is provided at the northwest corner of the site. Parking access and solid waste storage occurs from N 43rd Street. The building mass is set away from the west property line along Stone Way N to provide exterior space for street level commercial uses.

The upper levels are organized in shallow U-shaped plan with a central courtyard opening to the rear yards of the residential neighbors to the east. The building wings fronting N 44th Street and N 43rd Street are set-back 10-ft from the east property line.





CONCEPT 1 (CODE COMPLIANT)

Stories	6 above-grade, 1 below-grade		
Floor Area	Gross Area:	117,102-sf	
	Commercial:	4,852-sf	
	Residential:	82,095-sf	
	Total FAR Chargeable Area:	88,344-sf	
	Total FAR:	3.73	
Dwelling Units	105 apartments		
Parking	84 vehicle spaces		
	92 bicycle spaces		

Potential Departures	None		
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- Advantages**
- Code compliant—no departures required.
 - Main residential entry location legible in building massing.
 - Interior courtyard provides relief and separation from neighbor's rear yards.
 - Units oriented to maintain privacy of immediate neighbors.

- Disadvantages**
- Massing along N 44th Street does not address transition in zoning.
 - Stone Way N lacks massing articulation.



CONCEPT 2

Stories	6 above-grade, 1 below-grade		
Floor Area	Gross Area:	117,847-sf	
	Commercial:	5,060-sf	
	Residential:	82,114-sf	
	Total FAR Chargeable Area:	88,587-sf	
	Total FAR:	3.72	
Dwelling Units	110 apartments		
Parking	84 vehicle spaces		
	95 bicycle spaces		

- Potential Departures**
1. Reduced street level transparency on N 43rd Street
 2. Reduced sight triangle at parking garage entry

- Advantages**
- Inset balconies along Stone Way N provide articulation and activation of primary street-facing facade.
 - Massing along N 43rd Street and N 44th Street articulated better relate to low-rise zone.

- Disadvantages**
- Main residential entry location not readily evident in building massing.
 - East-facing units are oriented toward neighbors.
 - Open space at east side locates active uses proximate to residential neighbors.



CONCEPT 3 (PREFERRED)

Stories	6 above-grade, 1 below-grade		
Floor Area	Gross Area:	117,977-sf	
	Commercial:	4,711-sf	
	Residential:	83,157-sf	
	Total FAR Chargeable Area:	86,946-sf	
	Total FAR:	3.67	
Dwelling Units	105 apartments		
Parking	84 vehicle spaces		
	92 bicycle spaces		

- Potential Departures**
1. Reduced triangular setback
 2. Reduced street level transparency on N 43rd Street
 3. Reduced sight triangle at parking garage entry
 4. Reduced driveway width

- Advantages**
- Inset balconies along Stone Way N provide articulation and activation of primary street-facing facade.
 - Residential entry location legible in building massing.
 - Massing along N 43rd Street and N 44th Street articulated better relate to low-rise zone.
 - Interior courtyard provides relief and separation from neighbor's rear yards.
 - Units oriented to maintain privacy of neighbors.

- Disadvantages**
- None.

ARCHITECTURAL MASSING: CONCEPT 1

CONCEPT 1 (CODE COMPLIANT)

Concept 1 conforms with the develop standards outlined in the land use code, while defining strong street edges along Stone Way N and both side streets, providing appropriately located open space, and responding to the site's topography and varied character.

Massing Concept: Concept 1 is organized as a shallow C-shaped building with its primary frontage along Stone Way N. This massing approach addresses each of the three street frontages in ways appropriate to the intended use and existing character of each street. A shallow courtyard located along the east property line provides access to daylight and natural ventilation for the apartment units located interior to the block while providing separation and privacy from the neighbors to the east.

The building massing is set back along Stone Way N and N 44th Street to maintain clearance from overhead electrical lines. The resulting set back of 11-ft along N 44th Street provides a means to transition to the larger front yard setback of the residential neighbors to the east. The setback along Stone Way N varies due to the slightly skewed alignment of the street and ranges from 7-ft to 11-ft. In this instance, the setback is a means to negotiate the sloping topography and provide access to street level commercial.

The upper residential levels are organized into three bars with their intersections expressed in the building massing by insets corridors. These insets mark the main residential entry to the building and the extents of street level commercial at the north and south ends of the building, which are reinforced by articulations of the street level massing associated with the main entry and the restaurant's terrace.



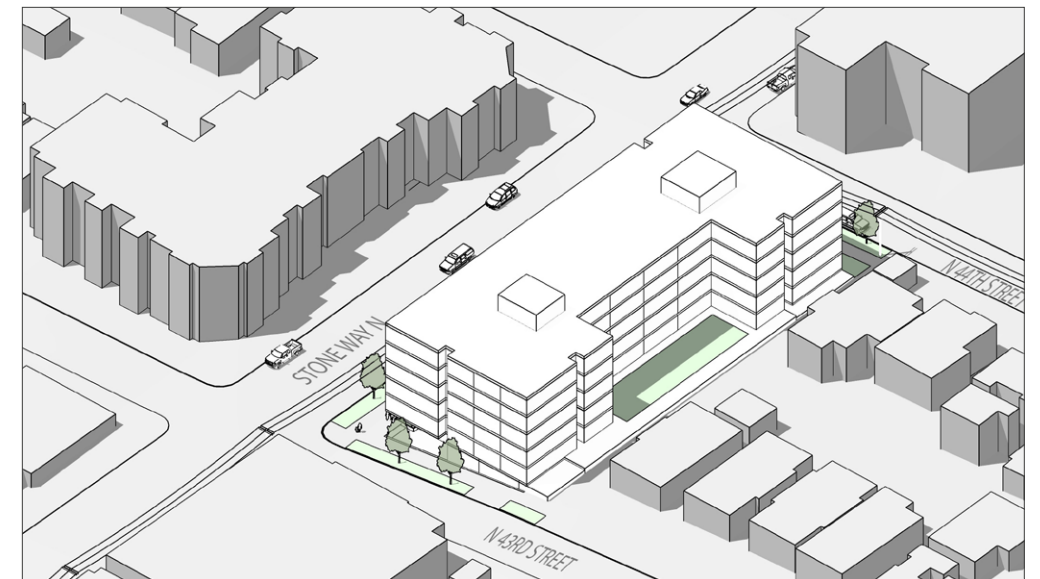
View looking to southeast from N 44th Street and Stone Way N



Looking southeast

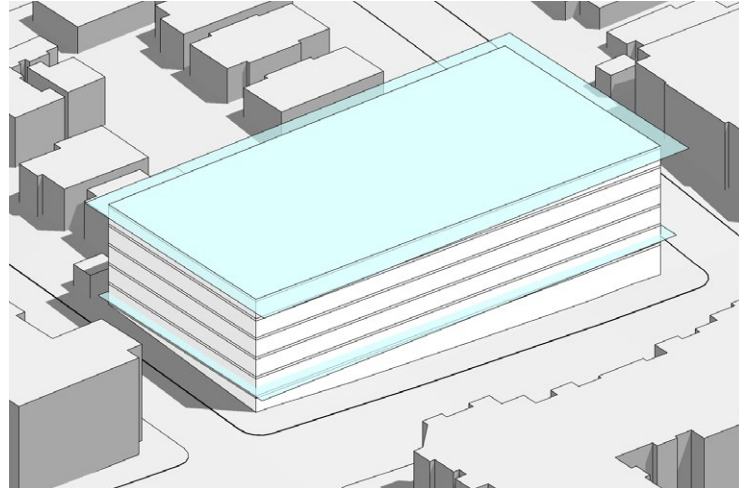


Looking northeast



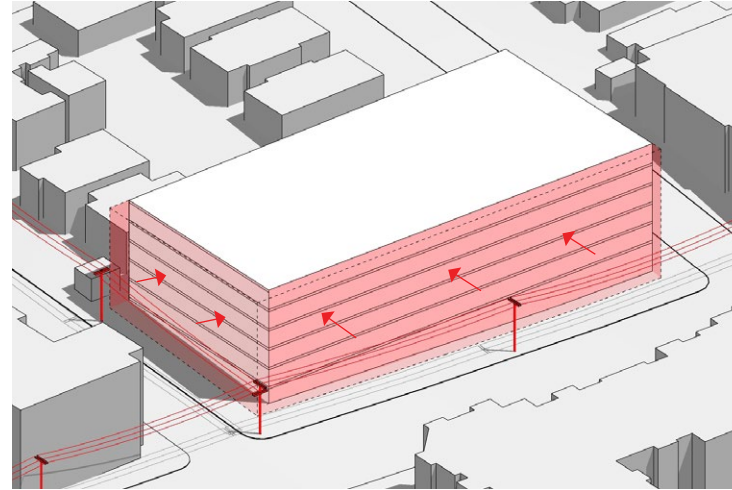
Looking northwest

1. AVERAGE GRADE PLANE



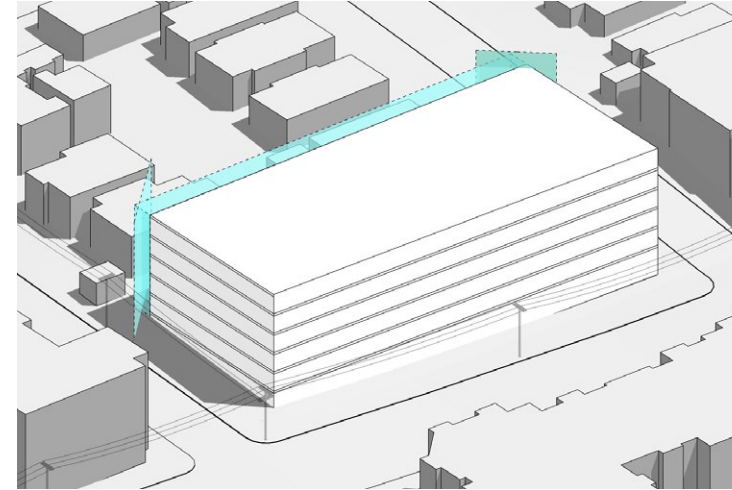
The height of the buildable envelope is the maximum structure height (55-ft as zoned) above the average grade plane ($\pm 207'-9"$).

2. POWERLINE SETBACK



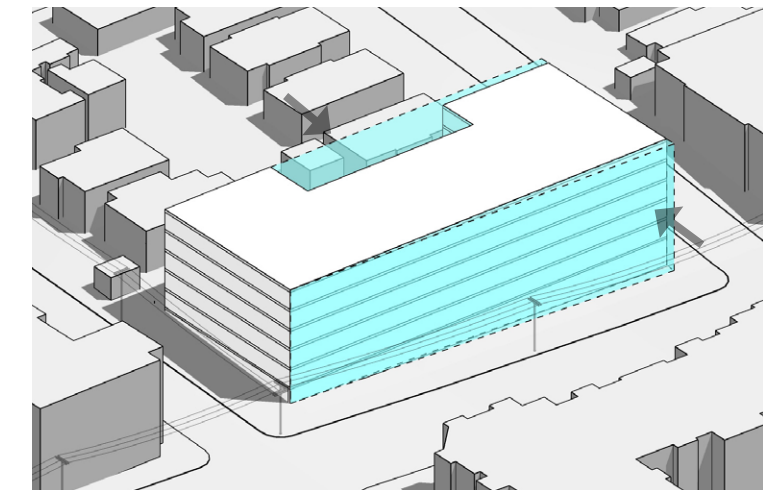
Clearances from high-voltage overhead powerlines establish the northern and western extents of the buildable envelope.

3. REQUIRED SETBACKS



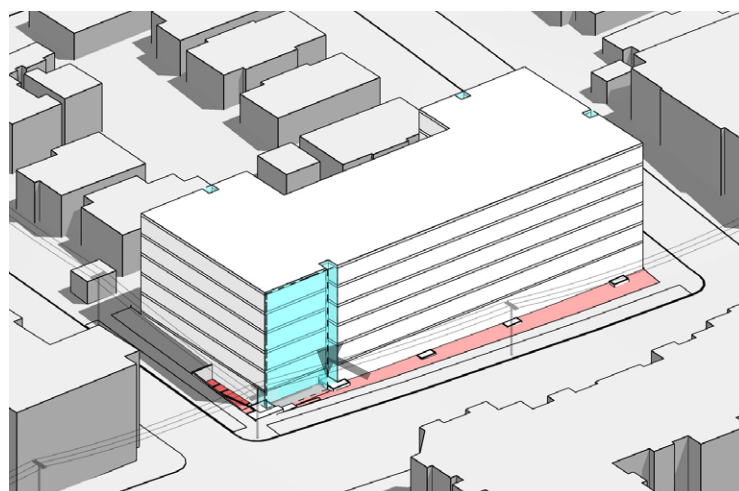
A 10-ft setback at 13-ft above grade occurs along the entire length of the east property line. A 15-ft triangular setback also occurs at the NE and SE corners of the site. These setbacks determine the eastern extents of the buildable envelope.

4. ORTHOGONAL MASSING



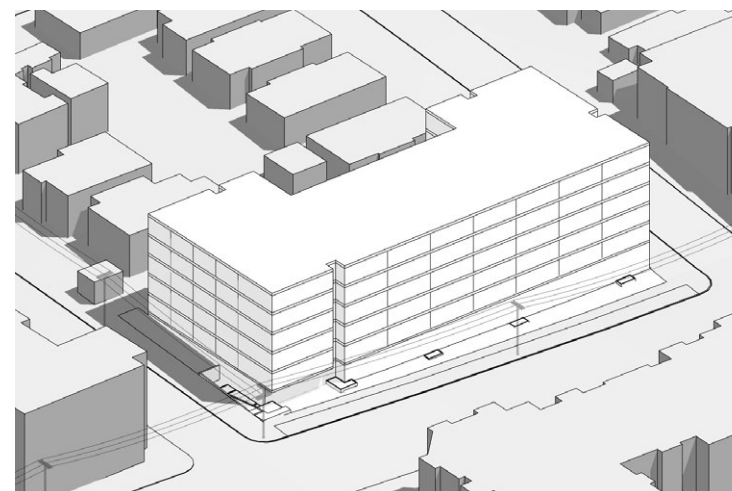
Squaring the massing relative to the site's orientation results in an additional setback along Stone Way N that increases going to the south. An additional setback along the south half of the east property line and a central courtyard provide separation and privacy from the neighbors to the east.

5. VERTICAL MASSING ARTICULATION



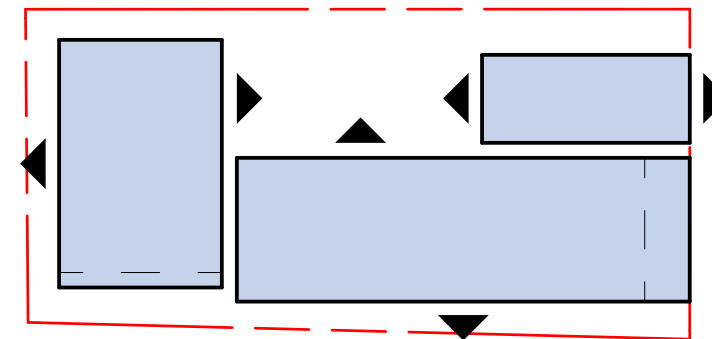
The northwestern portion of the massing is recessed as a means to identify the residentail lobby. A widened sidewalk along Stone Way N provides space for outdoor displays or seating for street-level commercial spaces.

6. PROPOSED MASSING



The resulting building mass for Concept 1 expresses the pin-wheel organization of the building with a prioritization of the west street-facing facade and a privacy / unit-orientation at the interior of the site.

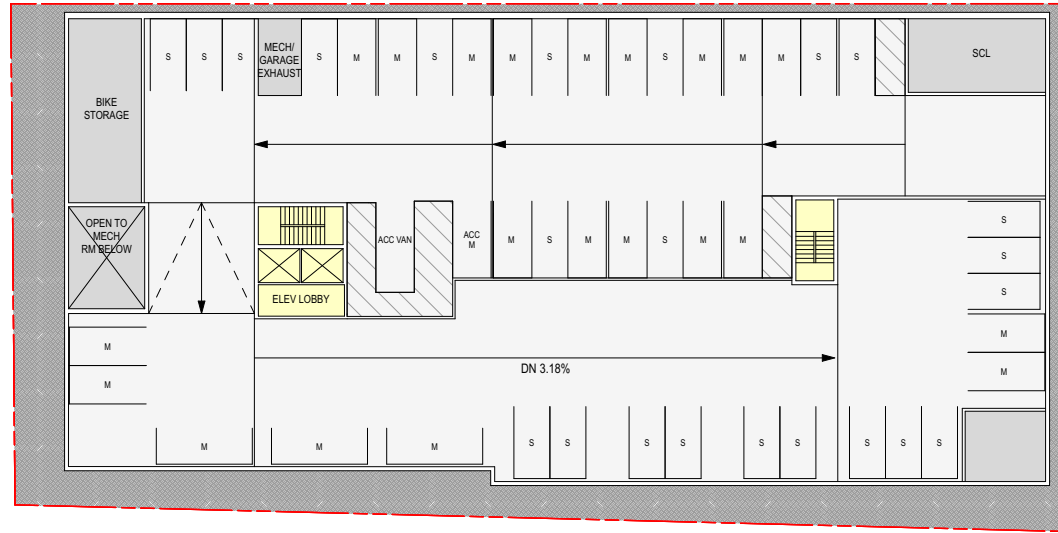
ORGANIZATIONAL DIAGRAM



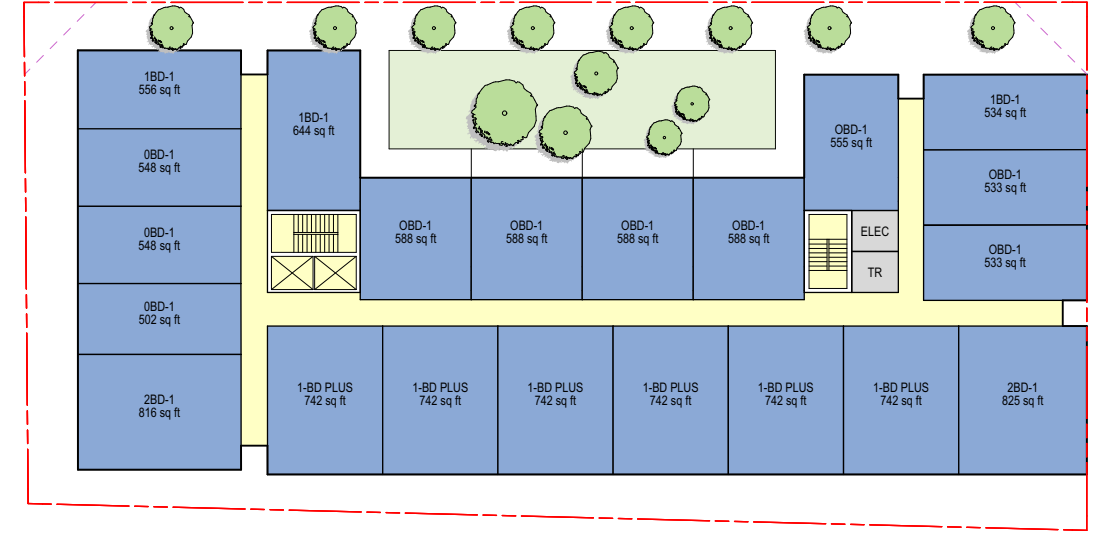
ARCHITECTURAL MASSING: CONCEPT 1

Streetscape & Open Space Concept: This concept organizes the streetscape along Stone Way N with a series of stepped commercial spaces allowing at-grade access from a widened sidewalk. The street-level is inset at the main residential entry to the building to differentiate it from the adjacent commercial uses and create a semi-public plaza. The south end of the site includes a high-ceilinged dining terrace paralleling N 43rd Street.

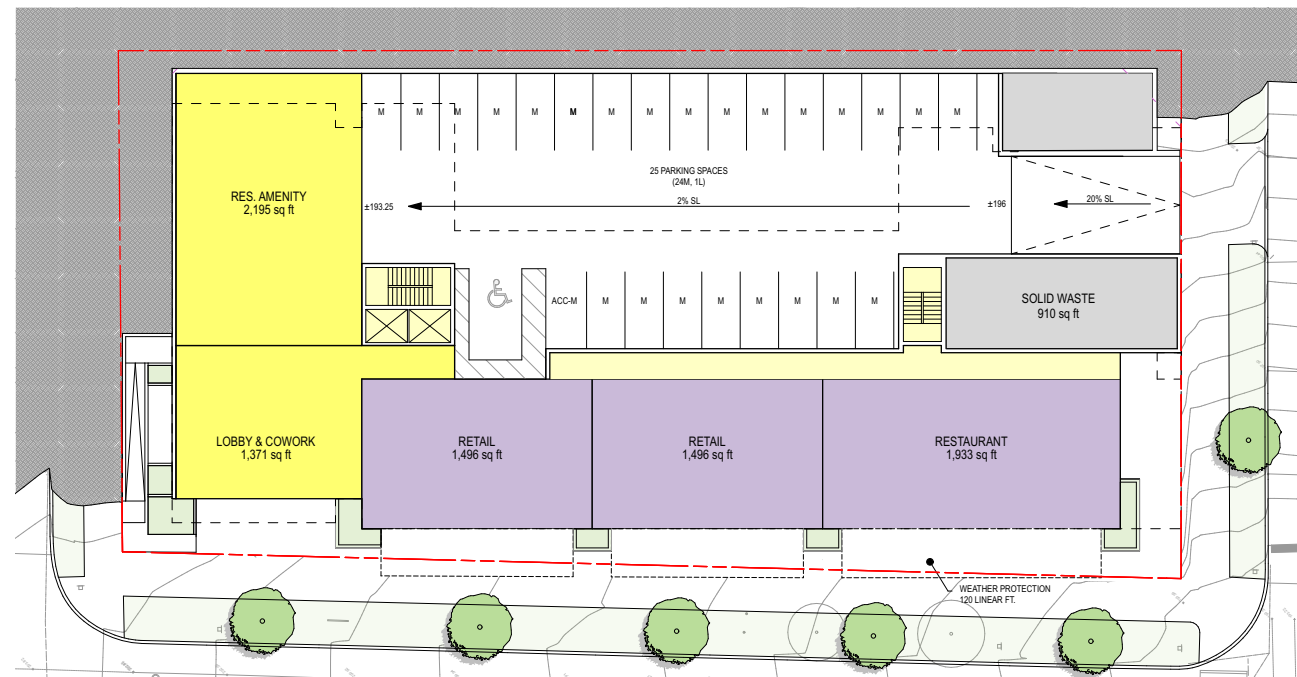
Concept 1 also includes a centrally located courtyard along the east property line measuring 92.5-ft north to south with a depth of 36-ft from the east property line. This courtyard minimizes shading of the neighboring rear yards and increases green space at the center of the block. The courtyard also orients most apartment units away from the neighboring houses or creates enough separation to provide privacy.



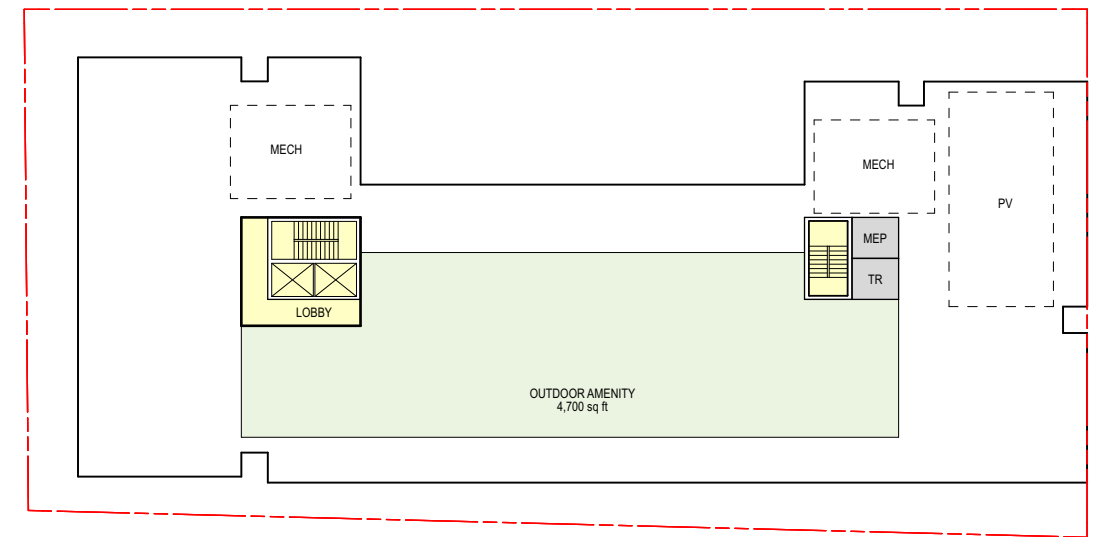
Parking Level Plan (P1)



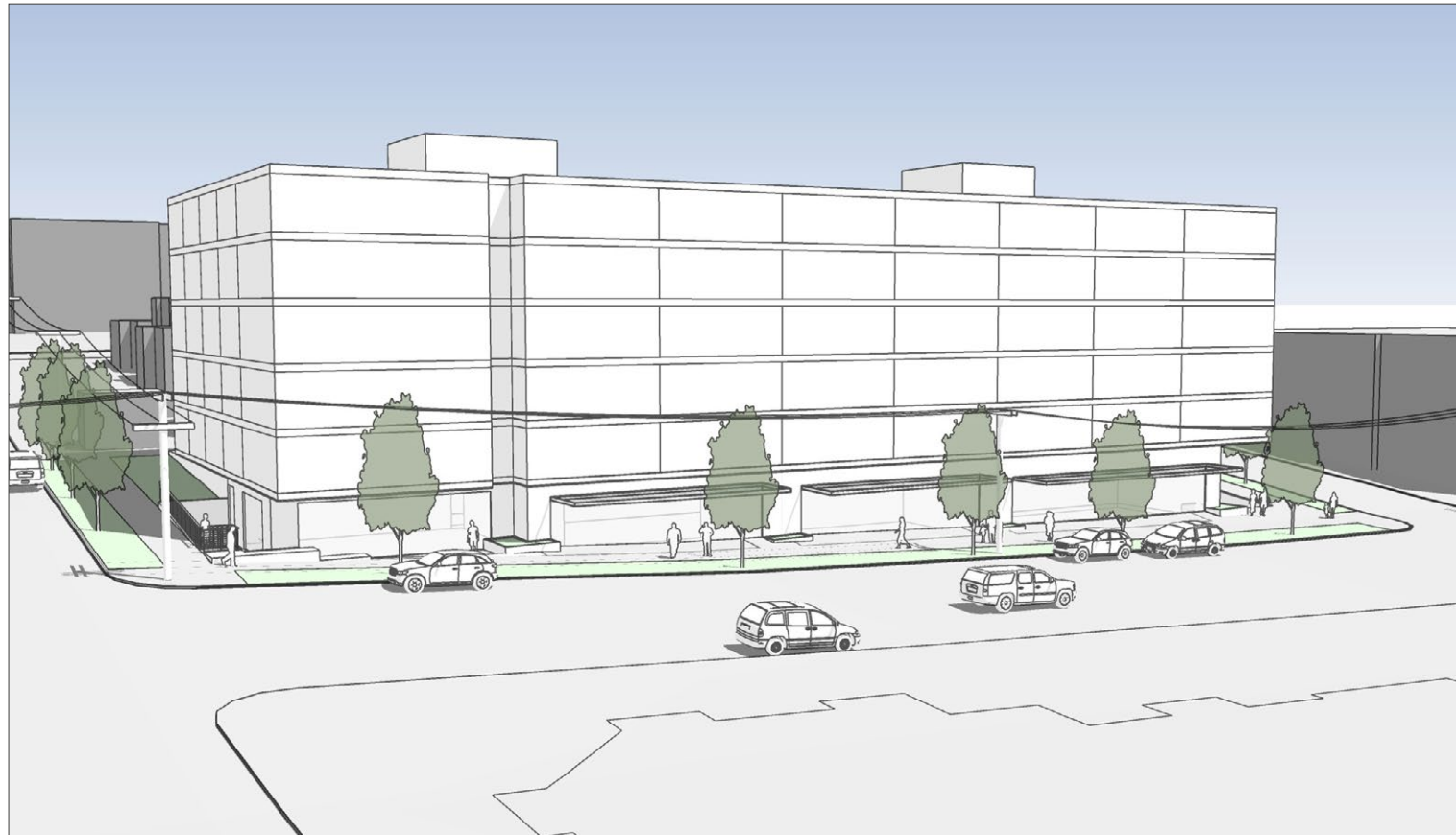
Level 2 Plan (Typical Residential Levels 3-6)



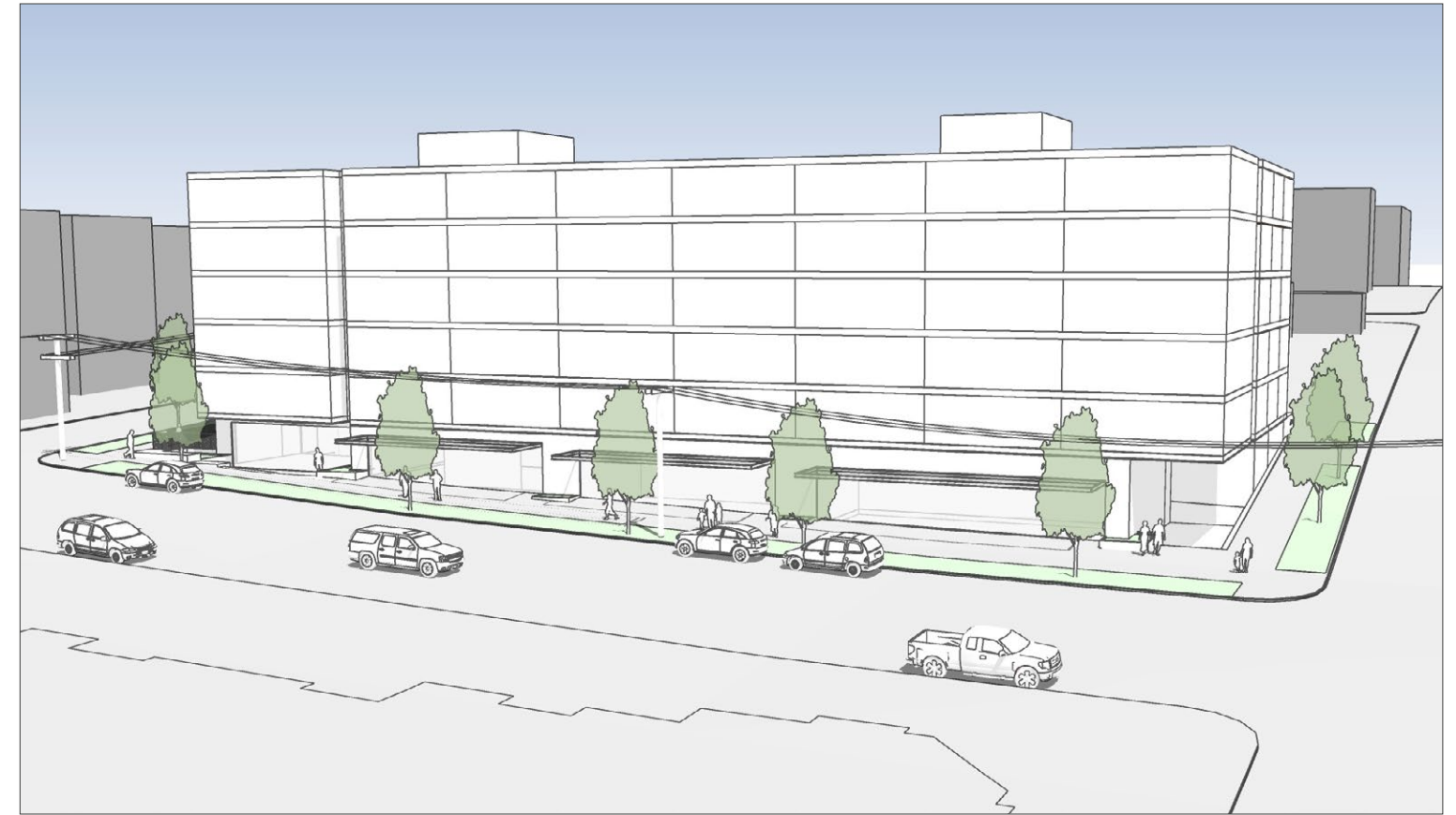
Street Level Plan (Level 1)



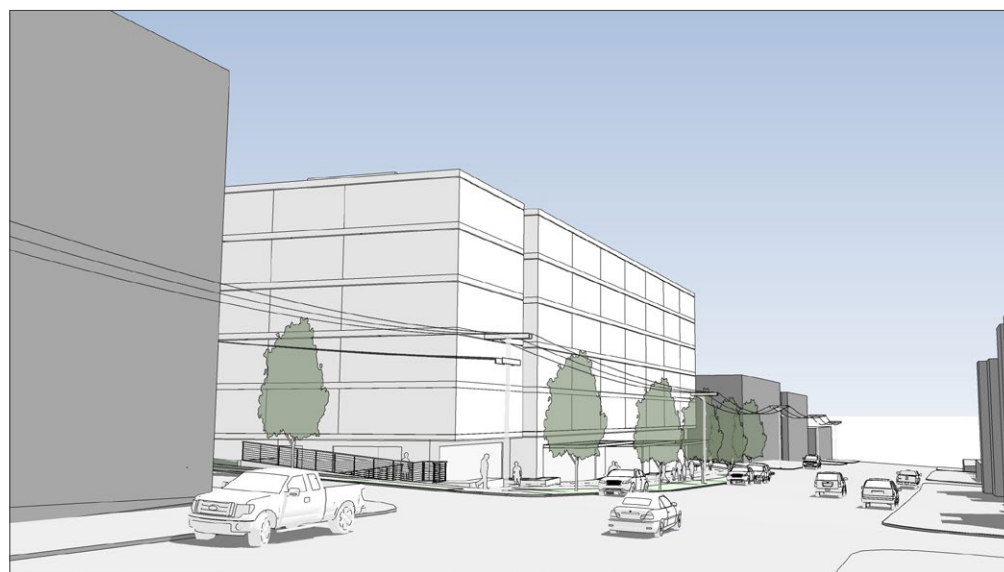
Roof Level Plan



View looking to east from N 44th Street across Stone Way N



View looking to east from N 43rd Street across Stone Way N



Looking south along Stone Way N



Looking west along N 44th Street from Interlake Ave N



Looking north along Stone Way N

ARCHITECTURAL MASSING: CONCEPT 2

CONCEPT 2

Concept 2 seeks departures from the required setback at the southeast residential side lot line and street level development standards for overhead weather protection. This concept focuses on establishing a strong street edge along Stone Way N, providing exterior open space that supports street level commercial uses, and responding to the site's topography and varied character.

Massing Concept: Concept 2 is organized as a double-loaded bar building oriented with its primary axis along Stone Way N. This massing approach addresses the priority of Stone Way N relative to the side streets. A generous setback of 20-ft is provided along the length of the east property line at the residential levels providing access to daylight and natural ventilation for the east facing apartment units.

As with the previous concept, the building massing is set back along Stone Way N and N 44th Street to maintain clearance from overhead electrical lines. The resulting set back of 11-ft along N 44th Street provides a means to transition to the larger front yard setback of the residential neighbors to the east. The setback along Stone Way N varies due to the slightly skewed alignment of the street and ranges from 7-ft to 12-ft. This setback zones serves to negotiate the sloping topography and provide exterior open space for street level commercial.

The upper residential levels are organized into double-loaded corridor with units oriented to the west and east. Four pairs of inset decks overlook Stone Way N providing articulation of the building's mass. The building's base is inset 2-ft along all street-facing façades to distinguish different programmatic uses and provide vertical articulation of the building mass.



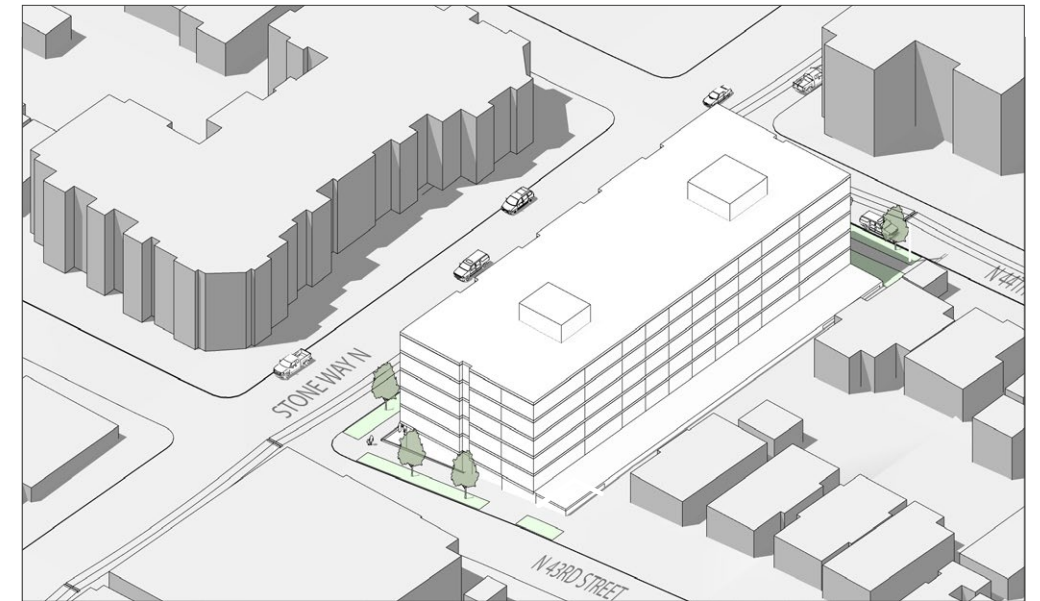
View looking to southeast from N 44th Street and Stone Way N



Looking southeast

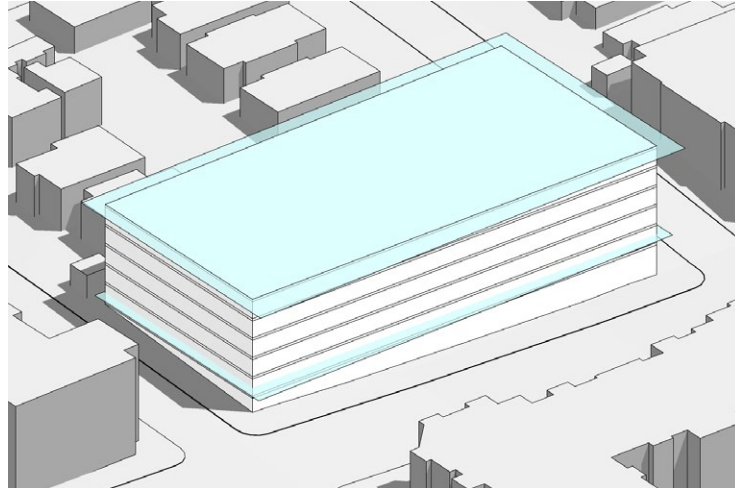


Looking northeast



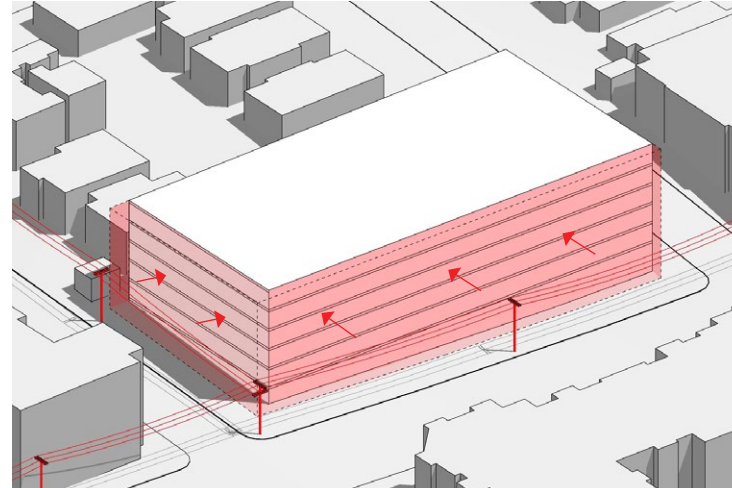
Looking northwest

1. AVERAGE GRADE PLANE



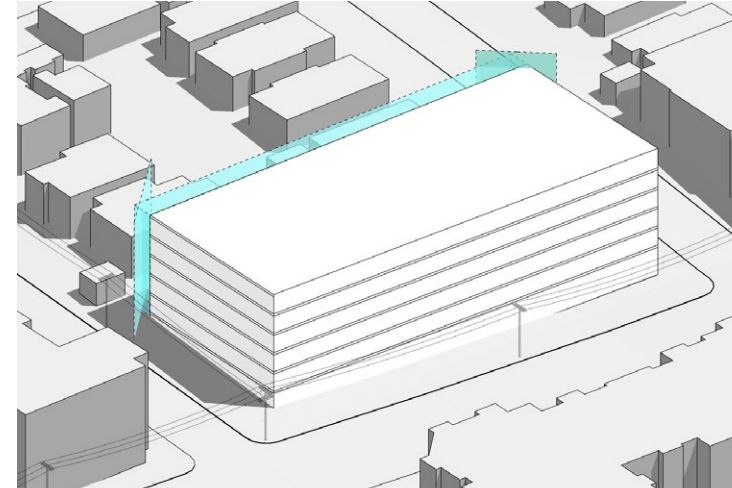
The height of the buildable envelope is the maximum structure height (55-ft as zoned) above the average grade plane ($\pm 207' - 9"$).

2. POWERLINE SETBACK



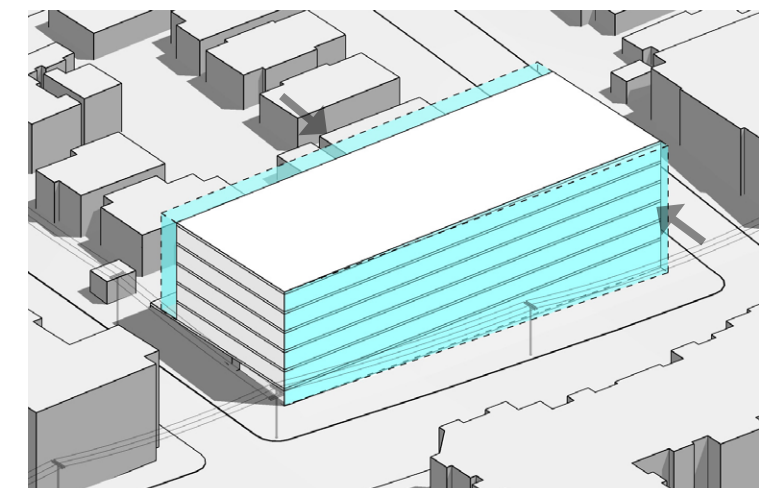
Clearances from high-voltage overhead powerlines establish the northern and western extents of the buildable envelope.

3. REQUIRED SETBACKS



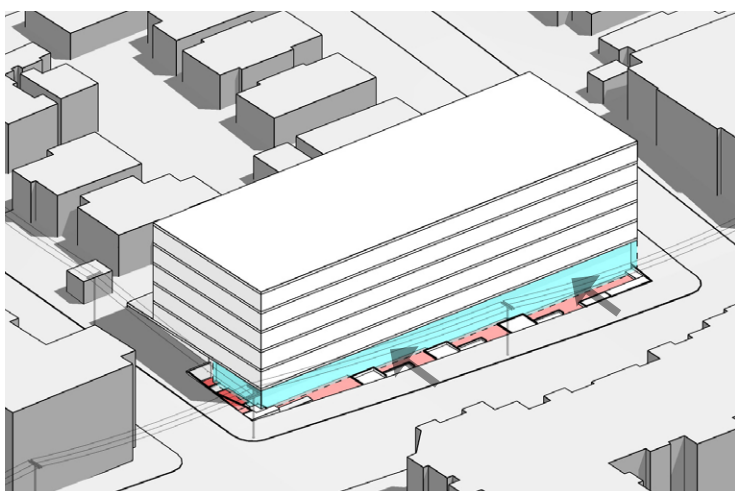
A 10-ft setback at 13-ft above grade occurs along the entire length of the east property line. A 15-ft triangular setback also occurs at the NE and SE corners of the site. These setbacks determine the eastern extents of the buildable envelope.

4. ORTHOGONAL MASSING



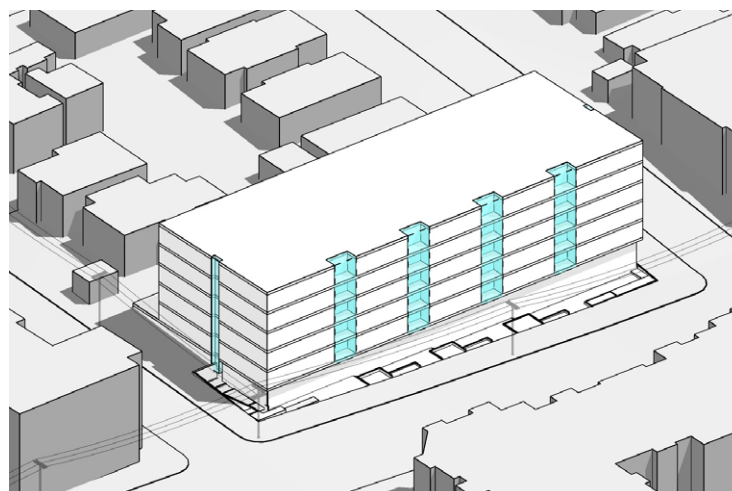
Squaring the massing relative to the site's orientation results in an additional setback along Stone Way N that increases going to the south. The setback along the east property line is also increased to provide additional separation from the neighbors to the east.

5. VERTICAL MASSING ARTICULATION



The ground floor is recessed from the larger massing to differentiate commercial space from residential floors above. Large terraces create spill out space for adjacent commercial spaces.

6. HORIZONTAL MASSING ARTICULATION



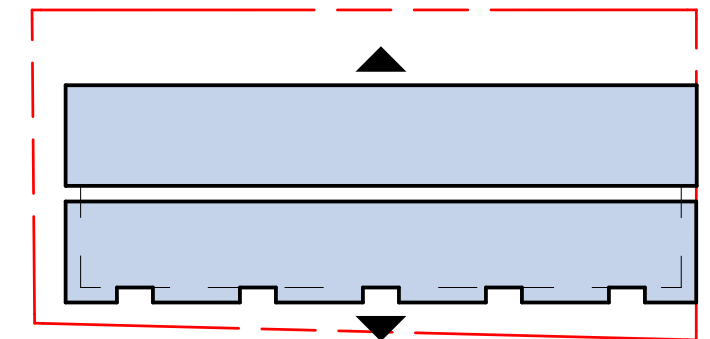
Paired inset residential decks at the upper levels along Stone Way N provide articulation and scale to the building mass, as well as express the residential units. The decks provide opportunities to activate the primary building facade, while notches to the north and south elevations serve to scale the massing relative to its residential neighbors and allow for daylight at the internal circulation.

7. PROPOSED MASSING



The resulting building mass for Concept 2 expresses the double-loaded corridor organization of the building with a prioritization of the west street-facing facade and a reduction of building mass along both N 43rd Street and N 44th Street.

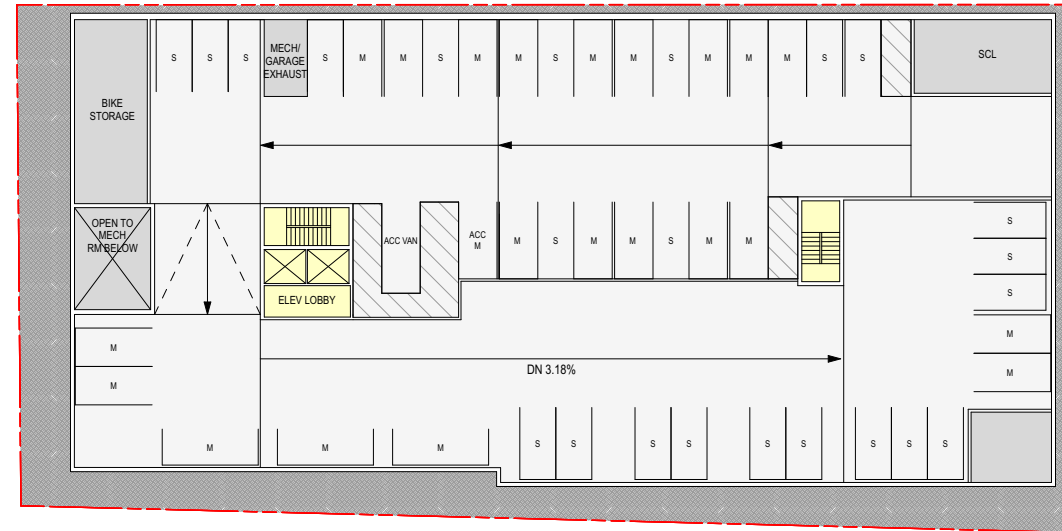
ORGANIZATIONAL DIAGRAM



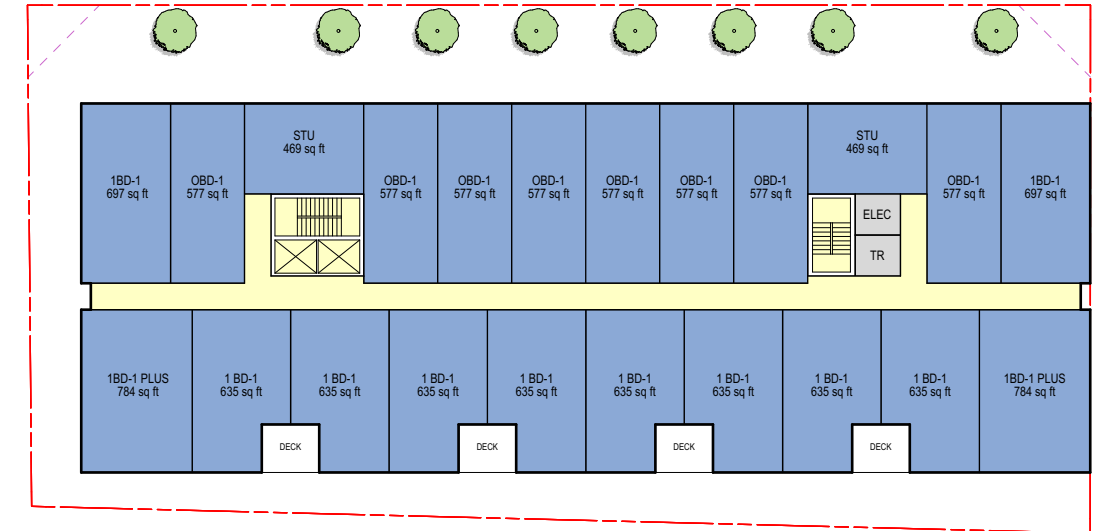
ARCHITECTURAL MASSING: CONCEPT 2

Circulation & Open Space Concept: Like the previous concept, this concept proposes a series of stepped commercial spaces along the Stone Way N streetscape allowing at-grade access and generous open space to accommodate outdoor uses. By inseting the street-level of the building, the dimension of the outdoor space ranges from 9-ft at the north near the main residential entry to 14-ft at the south where a dining terrace parallels Stone Way N.

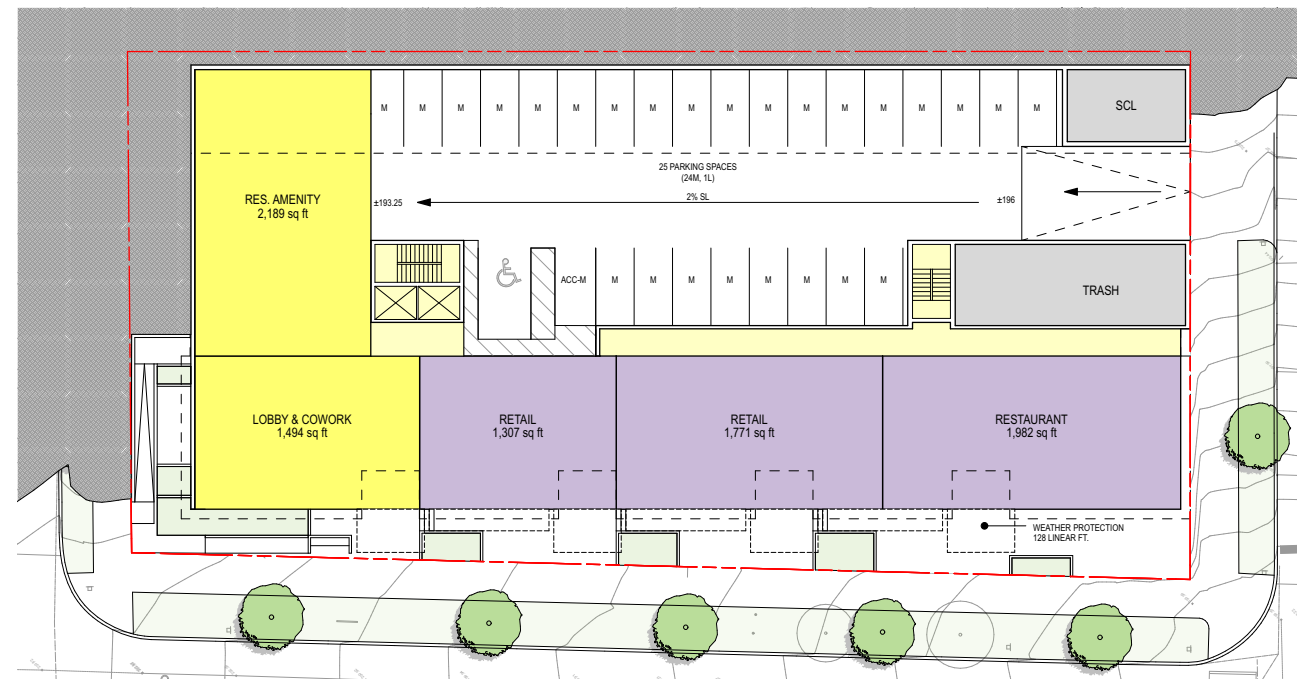
Concept 2 provides a 20-ft wide greenspace along the length of the east property line. This greenspace provides a landscape buffer between the proposed building and the neighbors to the east.



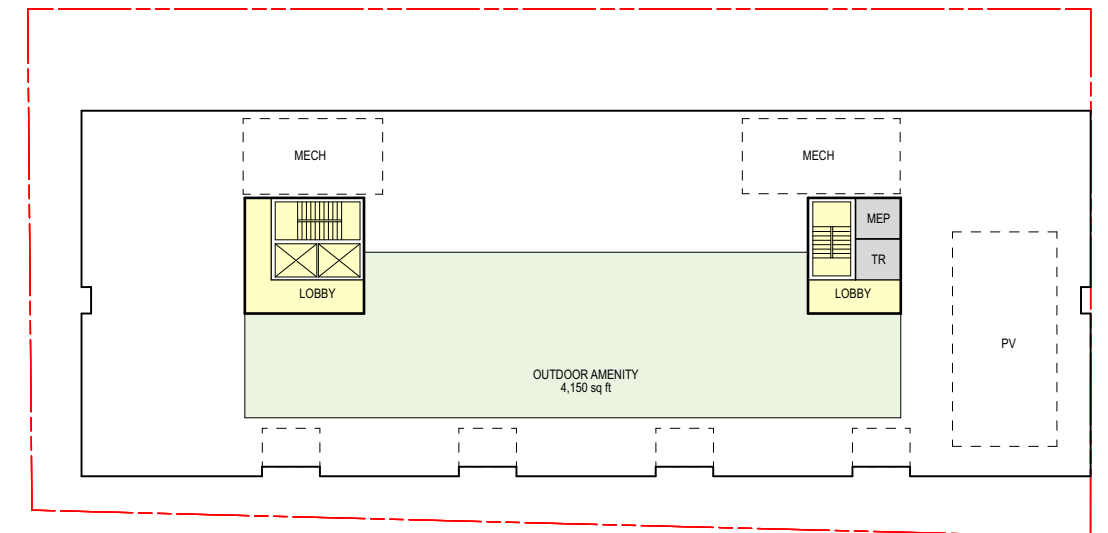
Parking Level Plan (P1)



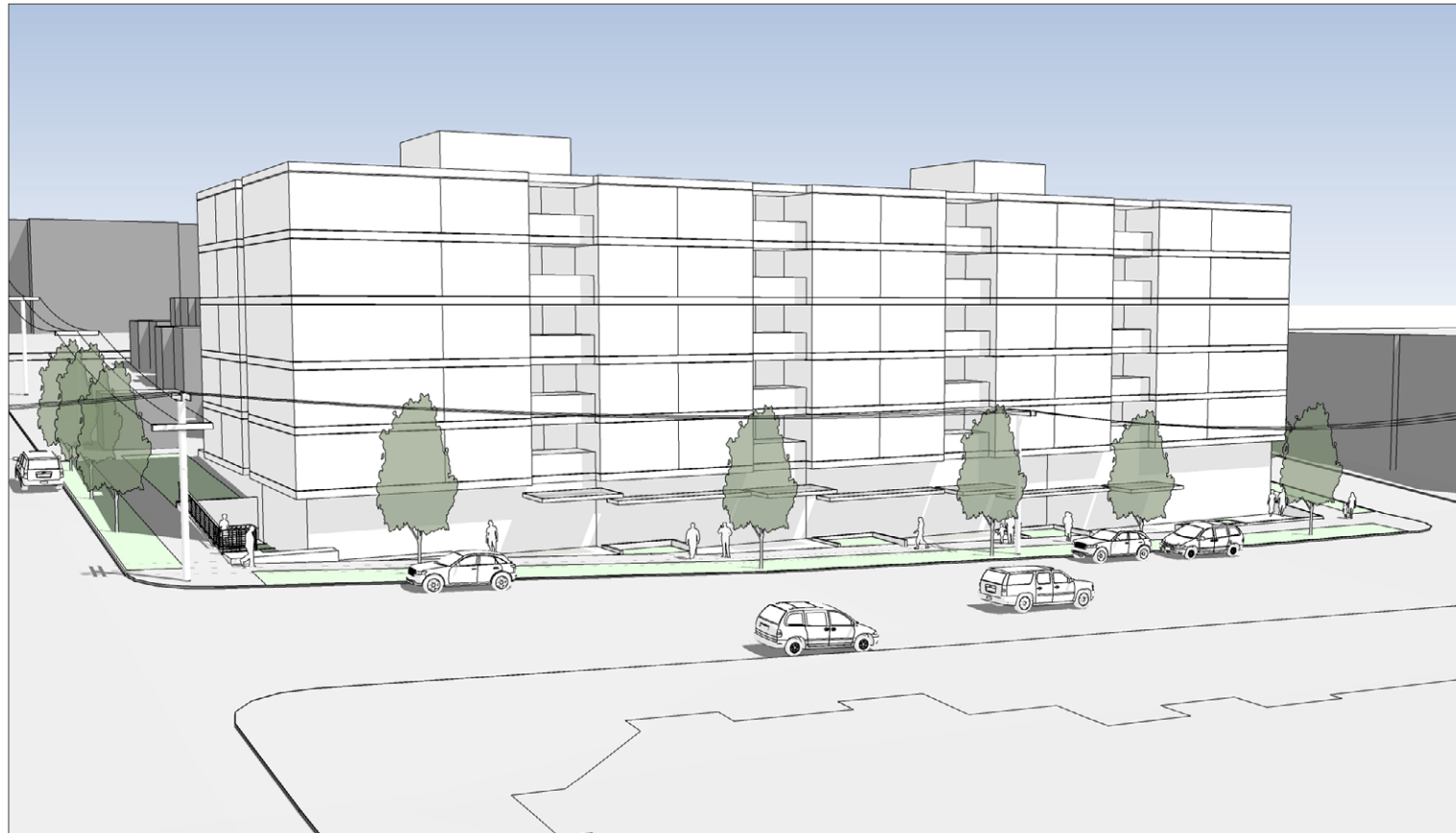
Level 2 Plan (Typical Residential Levels (3-6))



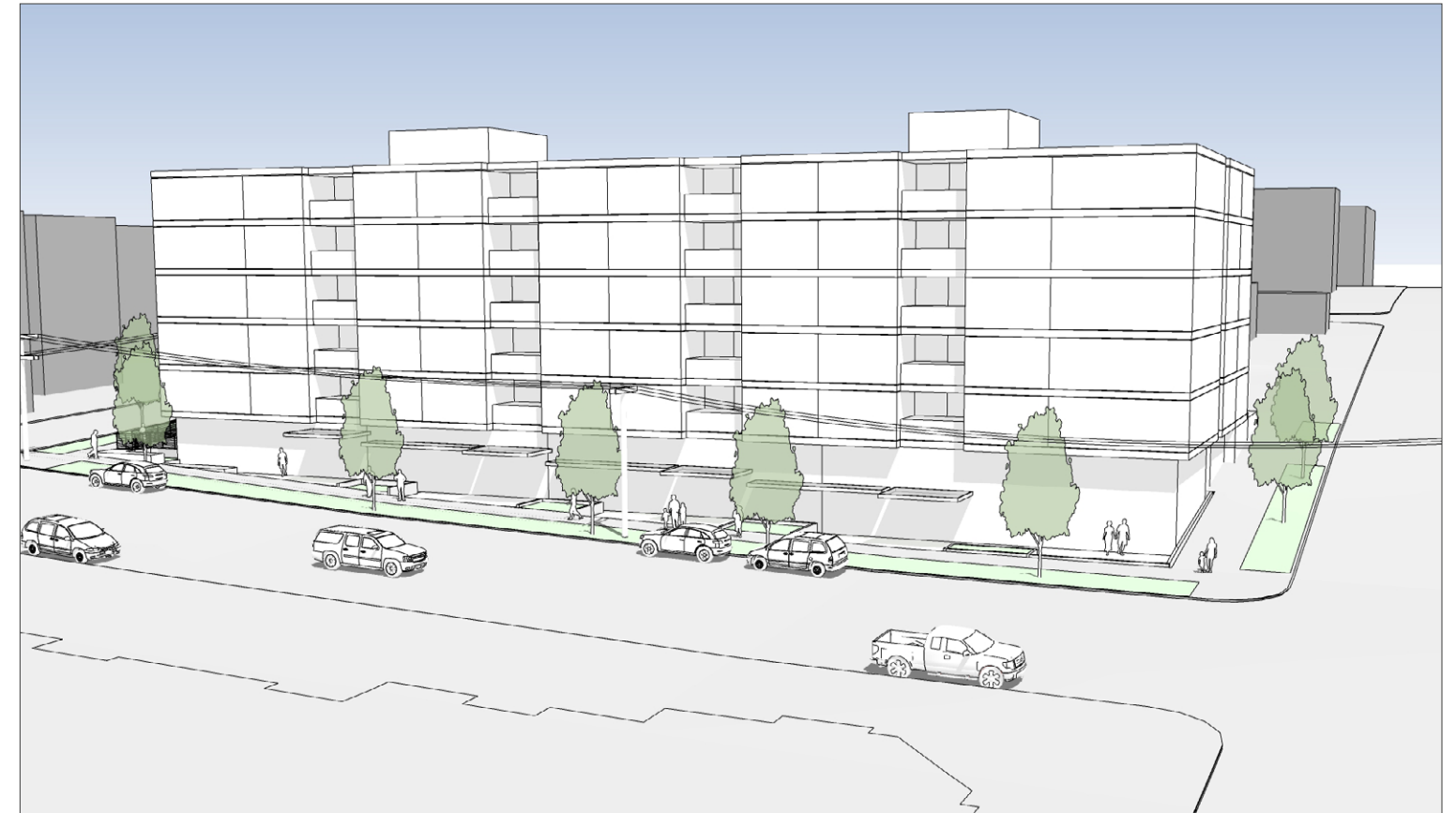
Street Level Plan (Level 1)



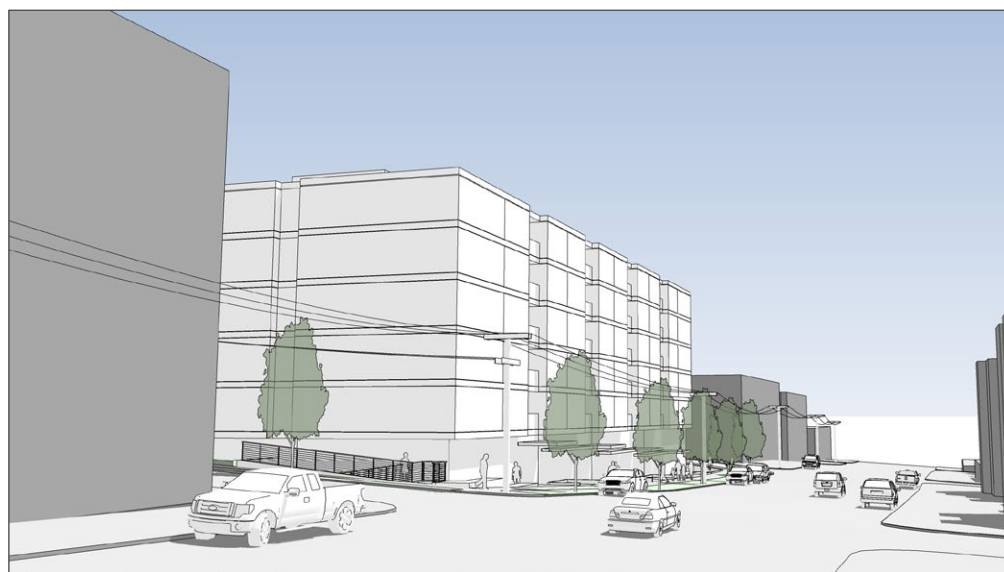
Roof Level Plan



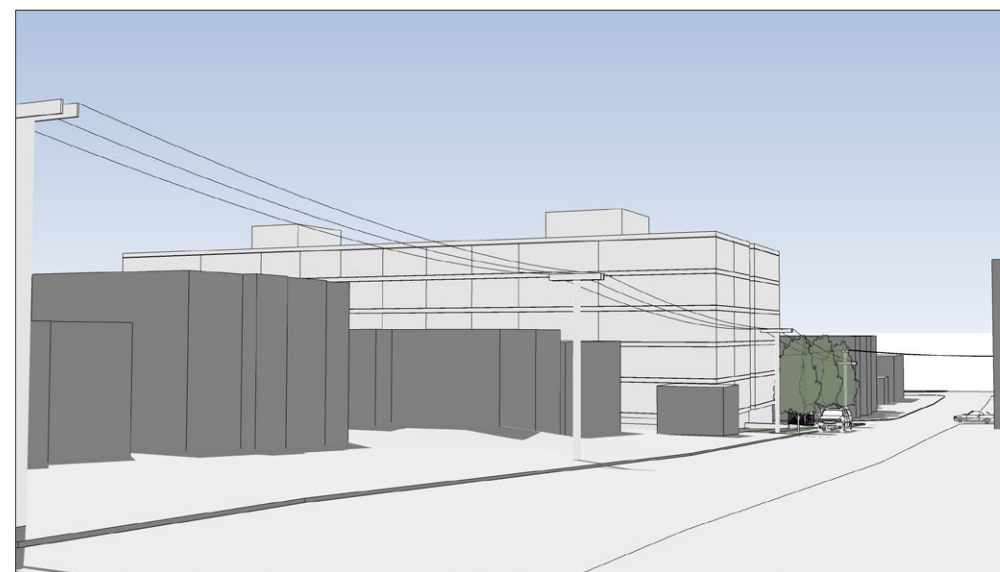
View looking to east from N 44th Street across Stone Way N



View looking to east from N 43rd Street across Stone Way N



Looking south along Stone Way N



Looking west along N 44th Street from Interlake Ave N



Looking north along Stone Way N

ARCHITECTURAL MASSING: CONCEPT 3

CONCEPT 3 (PREFERRED)

Concept 3 seeks a departure from the required setback at the southeast residential side lot line and street level development standards limiting residential uses. This concept focuses on establishing strong street edges along Stone Way N and both side streets, providing appropriately located open space, and responding to the site's topography and varied character.

Massing Concept: Concept 3 is organized as a C-shaped building with its primary frontage along Stone Way N. This massing approach addresses each of the three street frontages in ways appropriate to the intended use and existing character of each street. A courtyard located along the east property line provides access to daylight and natural ventilation for the apartment units located interior to the block while providing separation and privacy from the neighbors to the east.

The building massing is set back along Stone Way N and N 44th Street to maintain clearance from overhead electrical lines. The resulting set back of 11-ft along N 44th Street provides a means to transition to the larger front yard setback of the residential neighbors to the east. The setback along Stone Way N varies due to the slightly skewed alignment of the street and ranges from 7-ft to 12-ft. Consistent with the previous concepts, this setback zone allows the site's sloping to be gracefully negotiated and encourages activation of the street level commercial frontage through ample exterior open space.

The upper residential levels are organized into three double-loaded bars with the primary bar oriented to Stone Way N. Inset decks overlooking Stone Way N provide scale to the building's upper levels. The building's base is inset 5-ft along all street-facing façades to distinguish different programmatic uses and provide vertical articulation of the building mass.



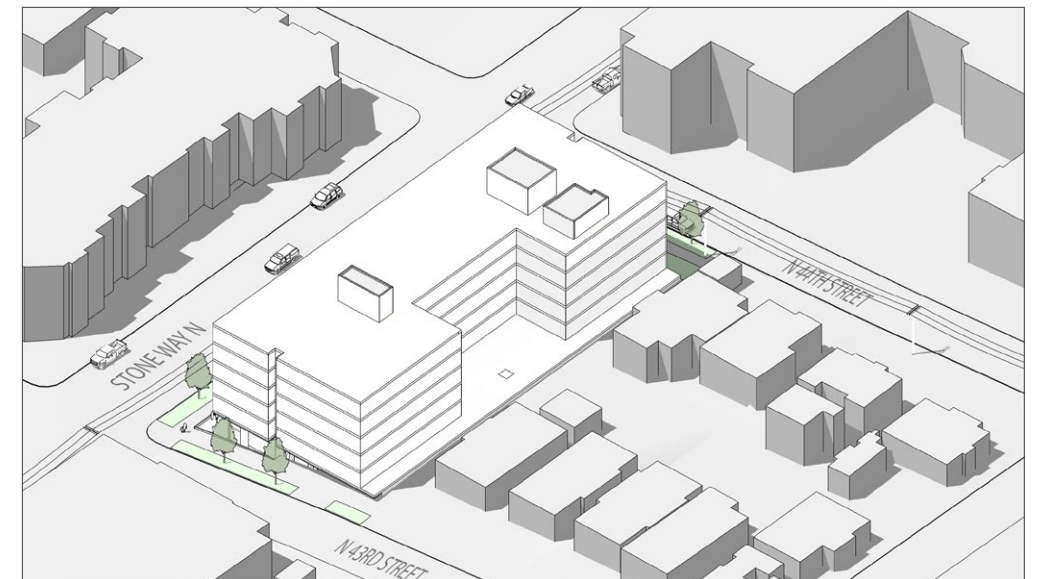
View looking to southeast from N 44th Street and Stone Way N



Looking southeast

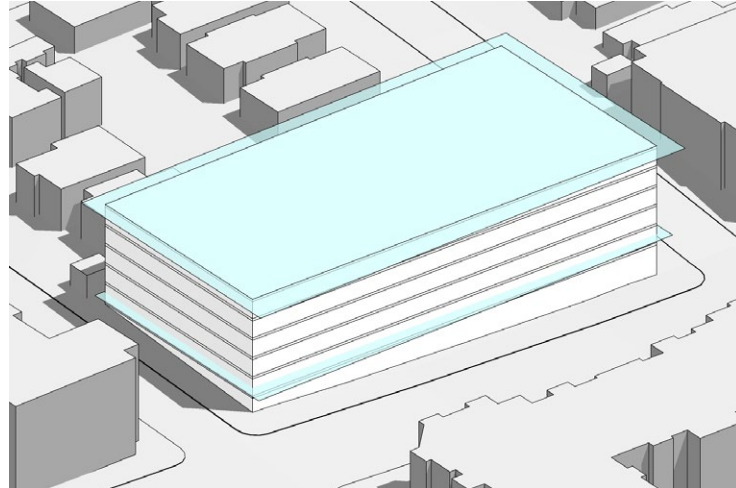


Looking northeast



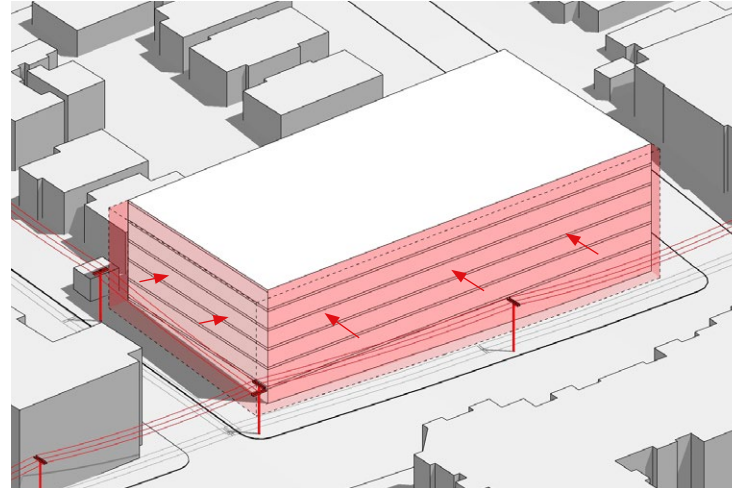
Looking northwest

1. AVERAGE GRADE PLANE



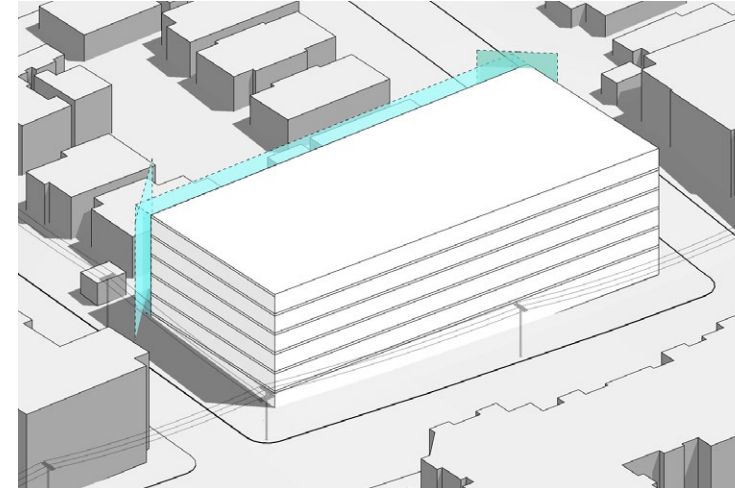
The height of the buildable envelope is the maximum structure height (55-ft as zoned) above the average grade plane ($\pm 207' - 9"$).

2. POWERLINE SETBACK



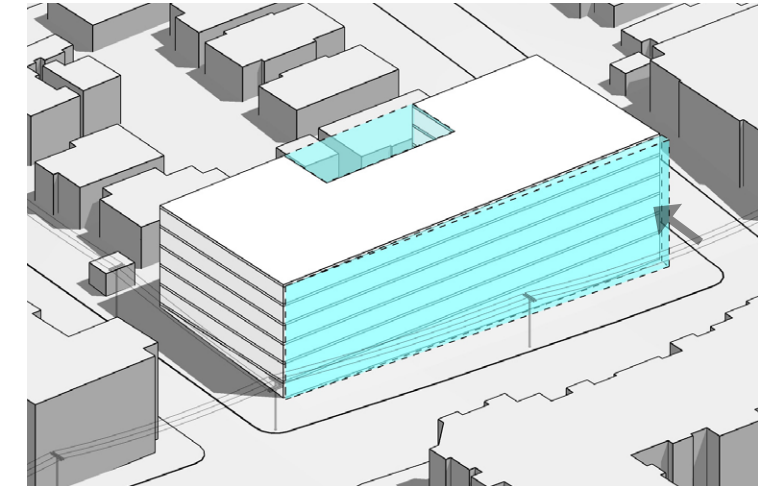
Clearances from high-voltage overhead powerlines establish the northern and western extents of the buildable envelope.

3. REQUIRED SETBACKS



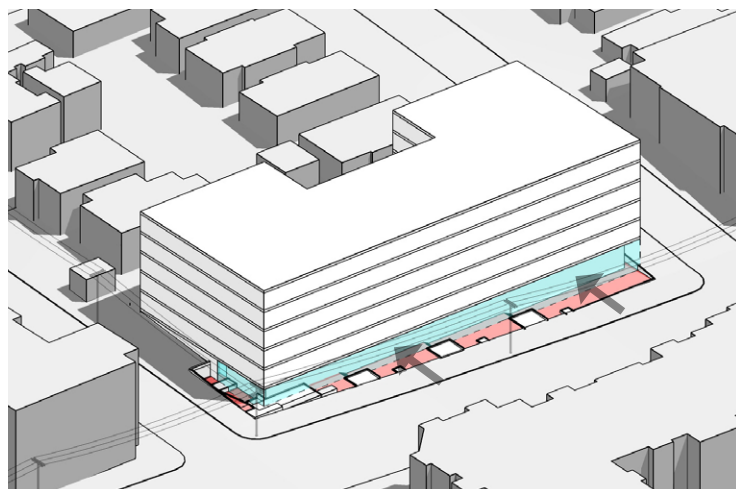
A 10-ft setback at 13-ft above grade occurs along the entire length of the east property line. A 15-ft triangular setback also occurs at the NE and SE corners of the site. These setbacks determine the eastern extents of the buildable envelope.

4. ORTHOGONAL MASSING



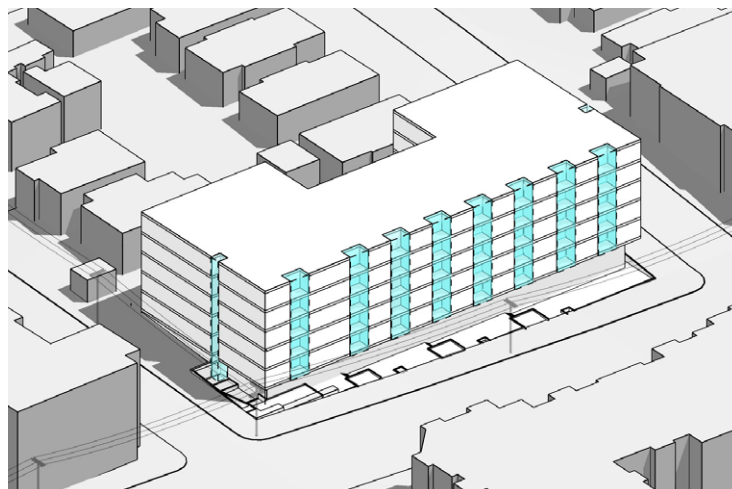
Squaring the massing relative to the site's orientation results in an additional setback along Stone Way N that increases going to the south. A large central courtyard provides separation and privacy from the neighbors to the east.

5. VERTICAL MASSING ARTICULATION



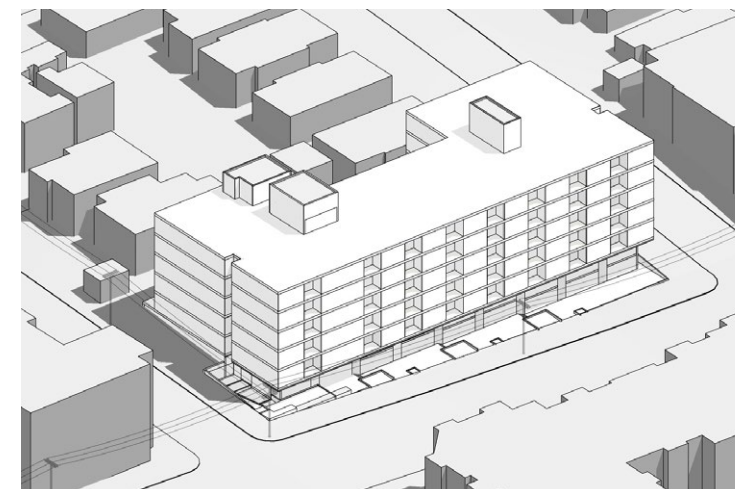
The ground floor is recessed from the larger massing to differentiate commercial space from residential floors above, address the scale of the streetscape, and provide better proportions to the building. Large terraces create spill out space for adjacent commercial spaces.

6. HORIZONTAL MASSING ARTICULATION



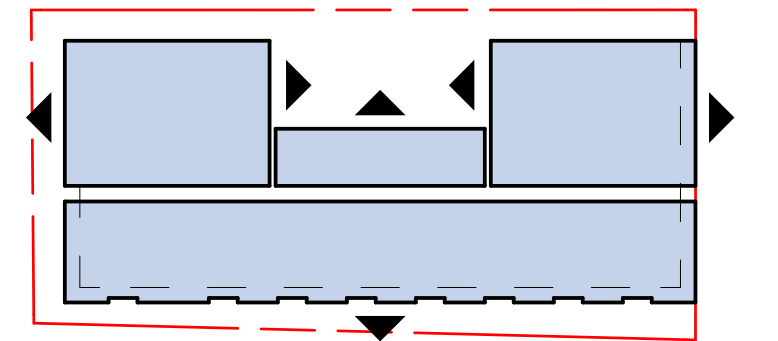
Individual inset residential decks at the upper levels along Stone Way N provide articulation and scale to the building mass, as well as express the residential units. The decks provide opportunities to activate the primary building facade, while notches to the north and south elevations serve to scale the massing relative to its residential neighbors and allow for daylight at the internal circulation.

7. PROPOSED MASSING



The resulting building mass for Concept 3 expresses the residential organization of the building as primary and secondary bars with Stone Way N being focus of activity, while the N 43rd Street and N 44th Street frontages are smaller scale prioritize privacy and unit orientation relative to the residential neighbors.

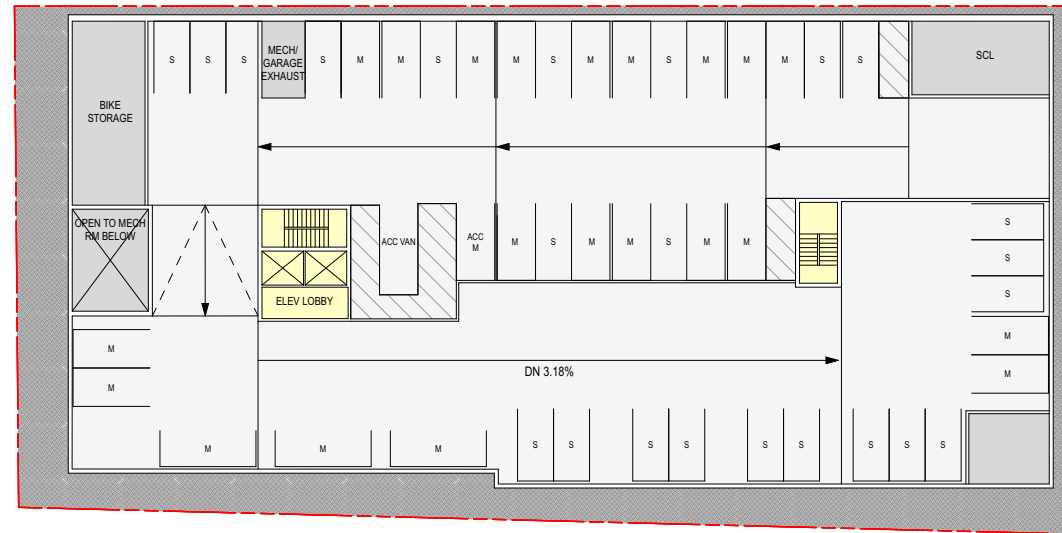
ORGANIZATIONAL DIAGRAM



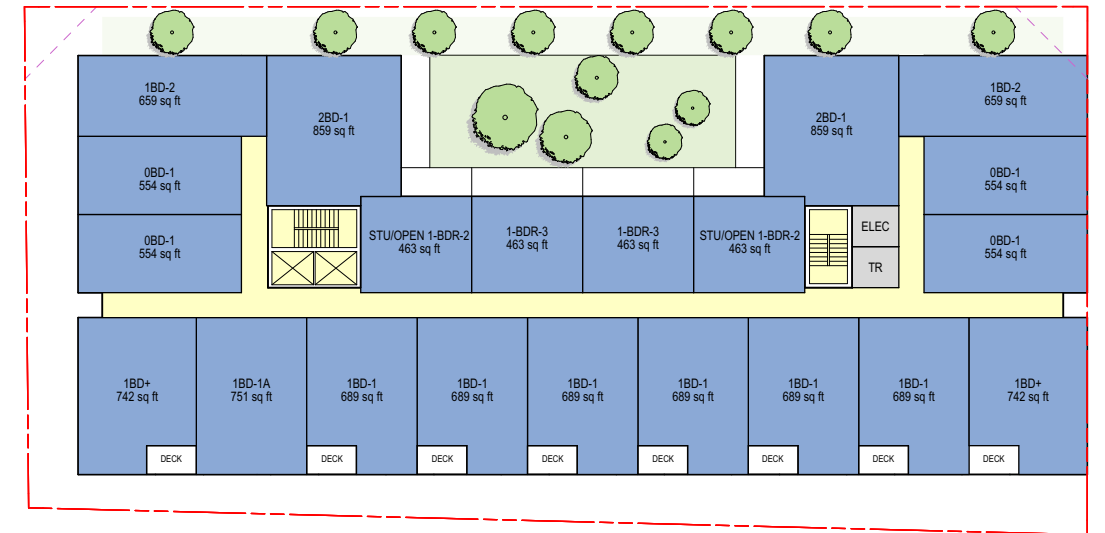
ARCHITECTURAL MASSING: CONCEPT 3

Circulation & Open Space Concept: Like the previous concepts, this concept also proposes a series of stepped commercial spaces along the Stone Way N streetscape each with an exterior terrace paralleling Stone Way N. The terraces provide at-grade access and defined open space to encourage activation of the street level. By inseting The building's street-level is inset 5-ft from the building above generating outdoor spaces ranging from 12-ft deep at the north near the main residential entry to 17-ft at the south where a dining terrace parallels Stone Way N.

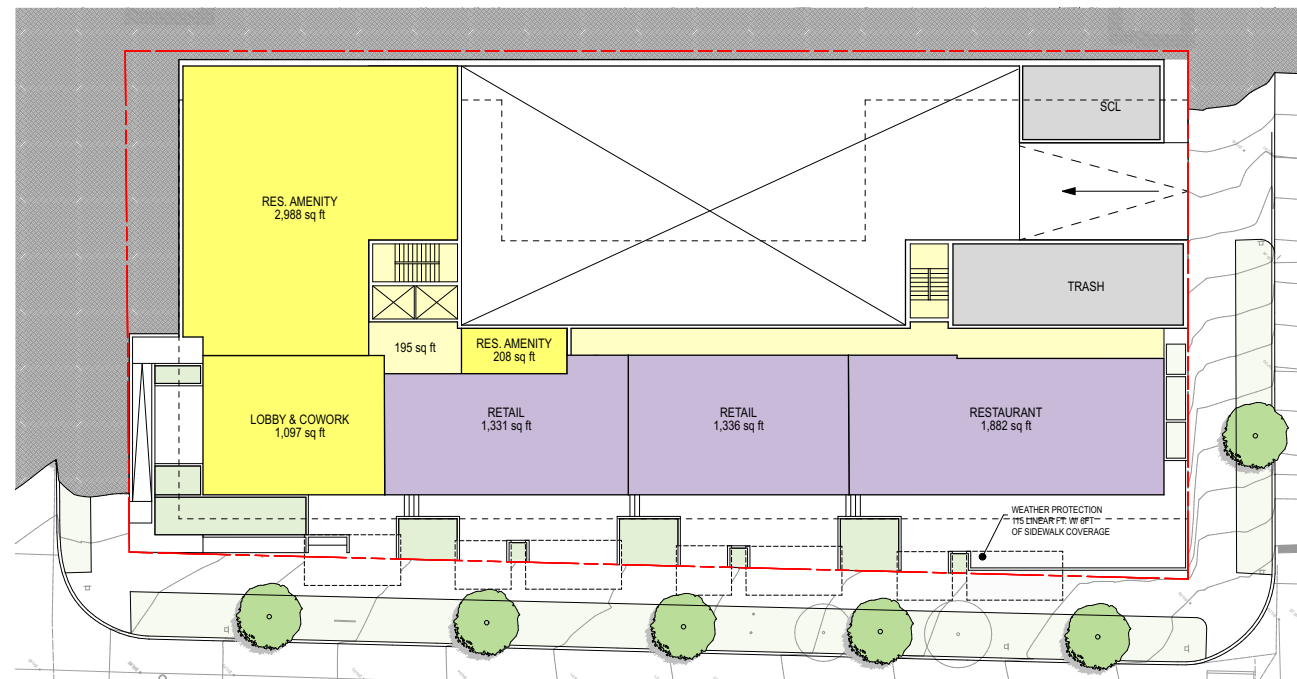
Concept 3 also includes a centrally located courtyard along the east property line measuring about 76-ft north to south with a depth of 39.5-ft from the east property line. This courtyard minimizes shading of the neighboring rear yards and increases green space at the center of the block. The courtyard also allows all apartment units to be oriented away from the neighboring houses or creates enough separation to provide privacy.



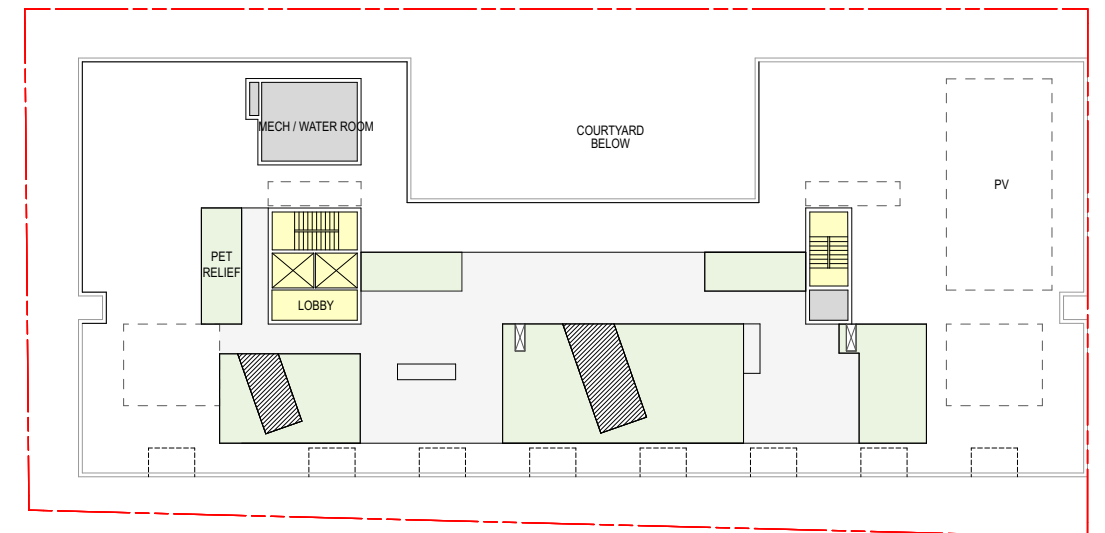
Parking Level Plan (P1)



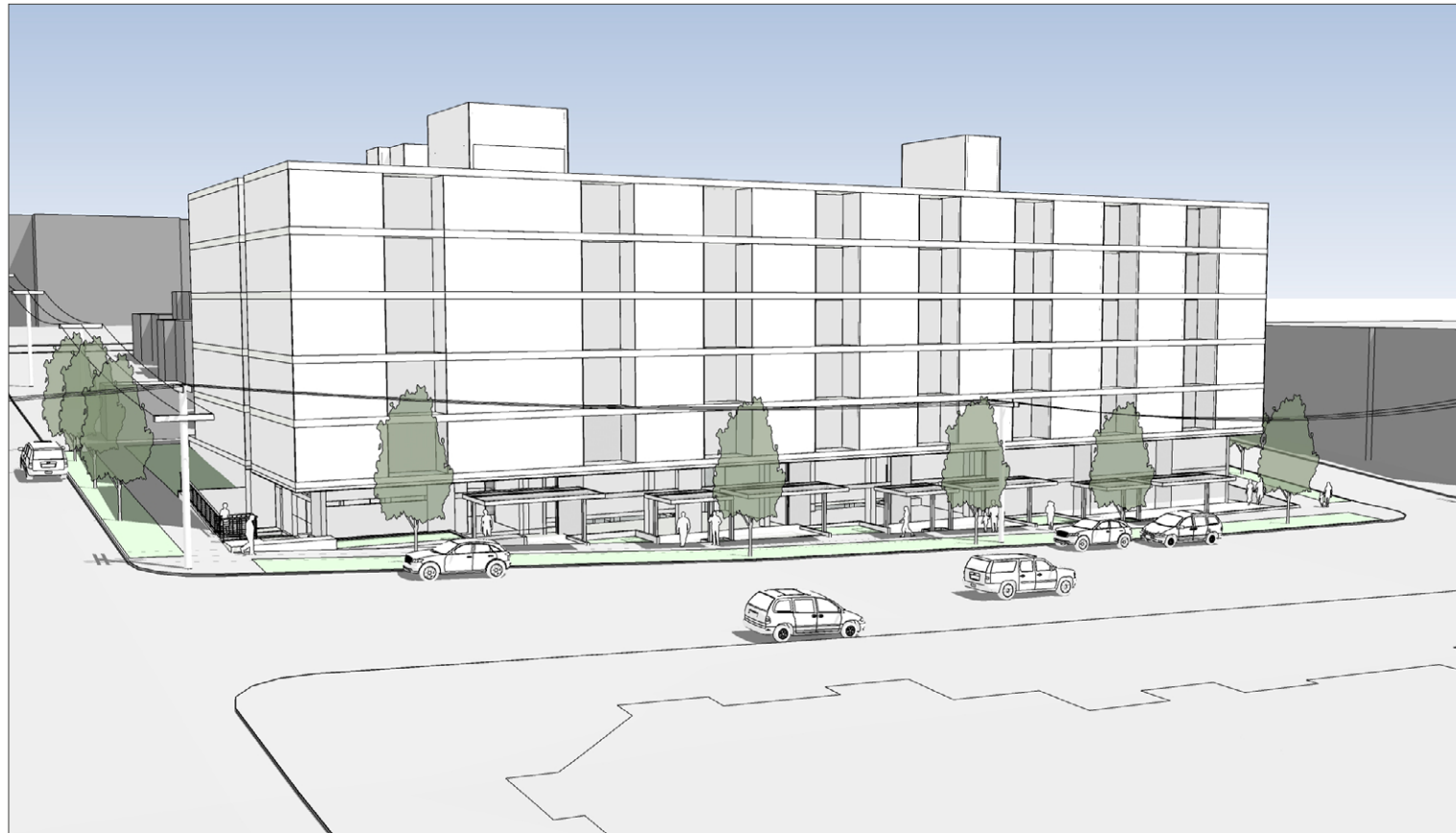
Level 2 Plan
(Typical Residential Levels 3-6)



Street Level Plan (Level 1)



Roof Level Plan



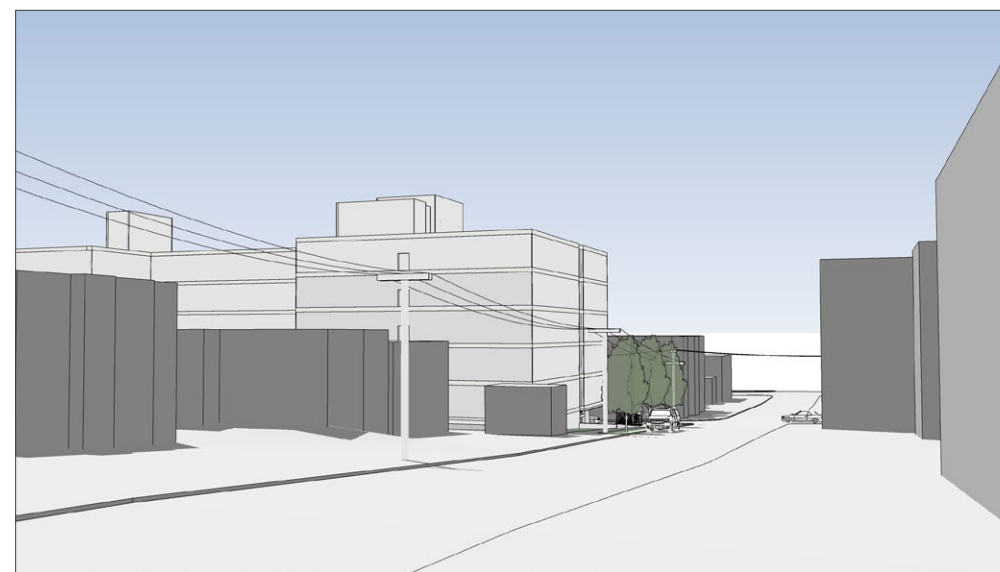
View looking to east from N 44th Street across Stone Way N



View looking to east from N 43rd Street across Stone Way N



Looking south along Stone Way N



Looking west along N 44th Street from Interlake Ave N



Looking north along Stone Way N

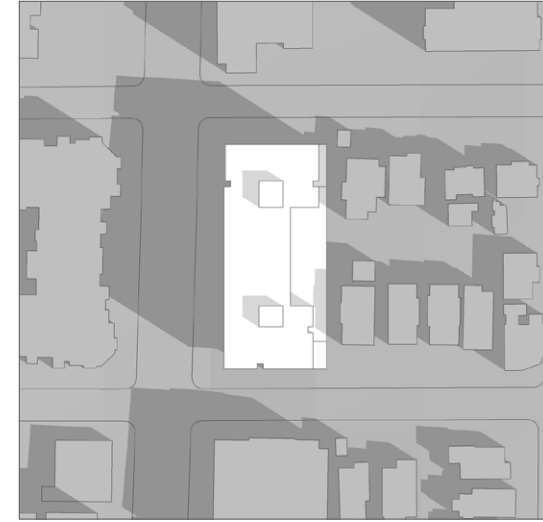
SUN/SHADOW ANALYSIS: MARCH 21/SEPTEMBER 21

EXISTING SITE

CONCEPT 1

CONCEPT 2

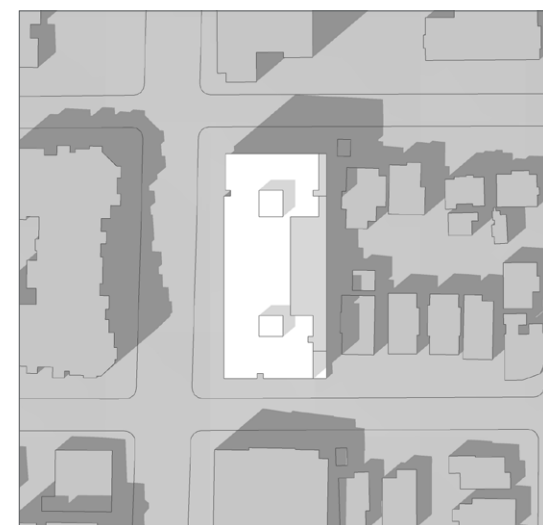
CONCEPT 3 (PREFERRED)



9:00AM



12:00 NOON



3:00PM

EXISTING SITE

CONCEPT 1

CONCEPT 2

CONCEPT 3 (PREFERRED)



9:00AM



12:00 NOON



3:00PM

SUN/SHADOW ANALYSIS: DECEMBER 21

EXISTING SITE

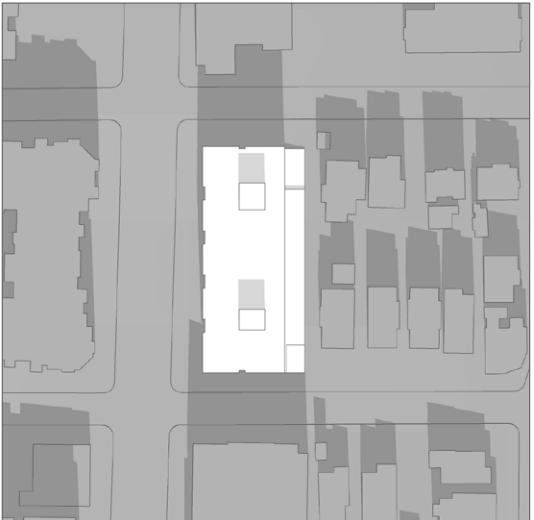
CONCEPT 1

CONCEPT 2

CONCEPT 3 (PREFERRED)



9:00AM



12:00 NOON



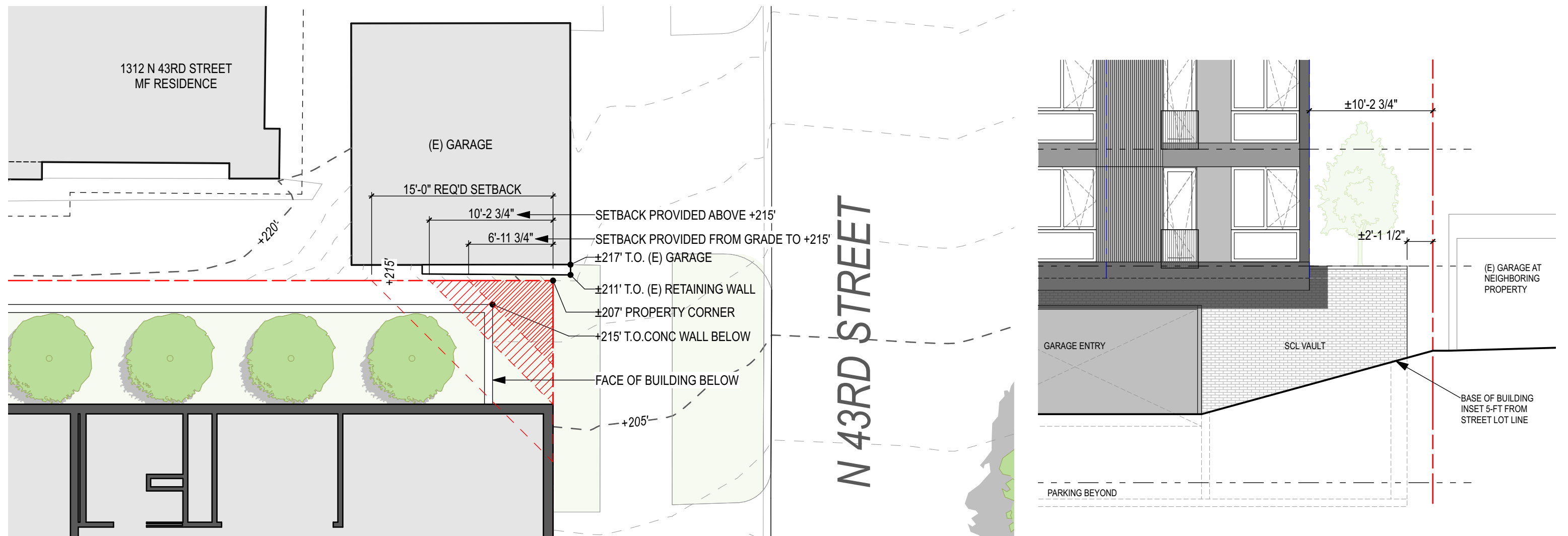
3:00PM

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DEPARTURE REQUESTS

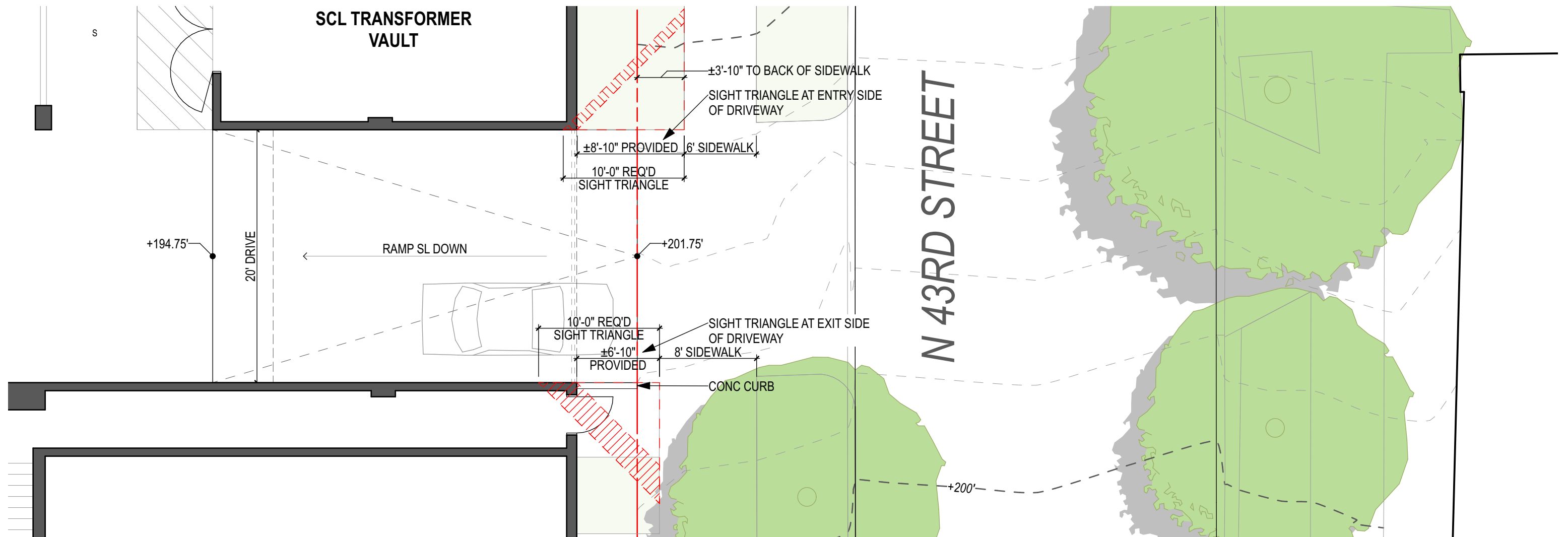
DEVELOPMENT STANDARD DEPARTURE REQUEST #1

Design Standard	Departure Request	Rationale for Requested Departure
<p>23.47A.014.B.1. Setback Requirements.</p> <p>A 15-ft triangular setback required where a lot abuts the intersection of a front and side lot line of a lot zoned residential.</p>	<p>Allow the preferred concept to provide a 10'-2 3/4" triangular setback above 7.5-ft above grade resulting in a departure of almost 5-ft, and a 6'-11 3/4" triangular setback up to a height of 7.5-ft above grade requiring a departure of about 8-ft at the southeast corner of the site.</p>	<p>The requested departure allows the continuation of the base of the building up to the property line, which will be largely below the adjacent garage on the neighboring property. The building base will hold off the neighbor's existing retaining wall and garage which are located tight to the property line. The neighboring garage is approximately 2-ft taller than the proposed building's base thereby minimizing the impact of the encroachment.</p> <p>Above the building base, the setback would increase to provide about a 10-ft triangular setback at the residential levels. This reduced setback allows the continuation of the upper level massing consistent with the relationship between the building base and upper residential levels elsewhere in the design. Residential uses will occupy this portion of the building and the placement of windows will prioritize orientation to the street. Although this triangular setback is slightly reduced, the building provides more generous setbacks than required by code along the east lot line, especially at the location of the central courtyard. The design with the departure serves the underlying design concept and better meets the intent of the design guidelines due to the straightforward massing approach and the relief provided to at the base of the building and parking entry.</p> <p>(Design Guidelines DC1.C.4. Service Uses , DC2.A.1. Site Characteristics and Uses, DC2.B.1 Façade Composition)</p>



DEVELOPMENT STANDARD DEPARTURE REQUEST #2

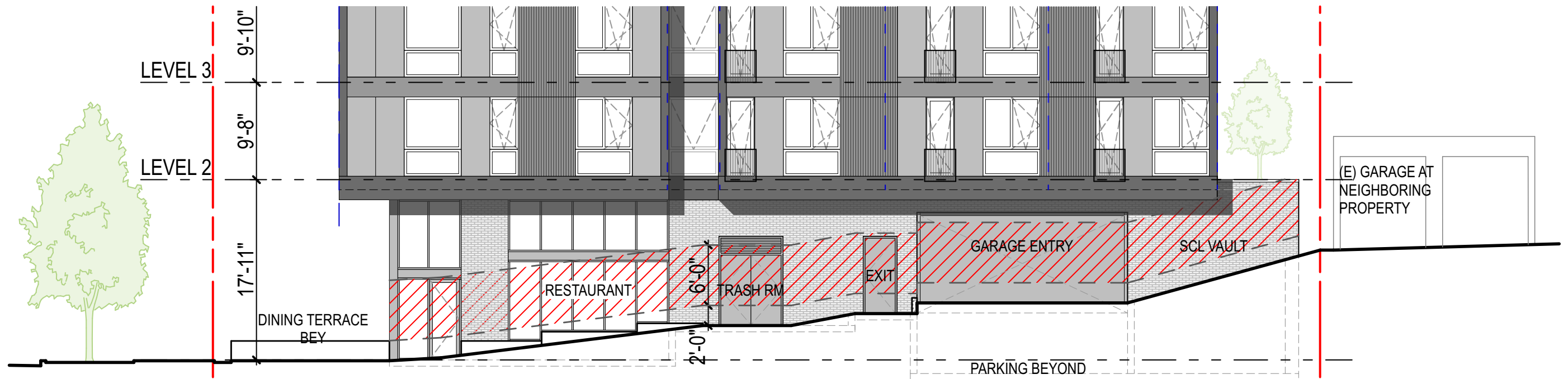
Design Standard	Departure Request	Rationale for Requested Departure
<p>23.54.030.G.1.Parking Space and Access Standards.</p> <p>A 10-ft sight triangle is required at both sides of drives less than 22-ft wide.</p>	<p>Allow the project to provide a sight triangle of approximately 8'-10" at the east side and 6'-10" at the west side of the drive, thereby requiring a maximum departure of 3'-2".</p>	<p>The building base is inset 5-ft relative to the upper residential levels at the street-level around the perimeter of the building. The existing sidewalk is located about 4-ft off the property line resulting in sight triangle measuring 8'-10" on the entry / uphill side of the driveway. Due to the widening of the sidewalk at the exit side of the driveway, the sight triangle is reduced to about 6'-10".</p> <p>Accommodating the full 10-ft sight triangle requires widening the garage entry or doubling the inset at the base of the building, both of which place greater emphasis on the parking entry and do not contribute in a positive manner to the pedestrian realm. To lessen potential pedestrian-vehicle conflicts commonly employed measures will be used such as mirrors to increase driver visibility, textured pavement to subtly differentiate vehicle crossings, and cast in lighting for nighttime visibility.</p> <p>This departure balances the dimensional criteria of the sight triangle requirement with the overall building massing, the size of street level spaces, and proximity to the sidewalk while still providing a safe condition for pedestrians and vehicles. (Design Guidelines DC1.B.1. Access Location and Design, DC1.C.2. Visual Impacts, DC1.C.4 Service Uses.)</p>



DEPARTURE REQUESTS

DEVELOPMENT STANDARD DEPARTURE REQUEST #3

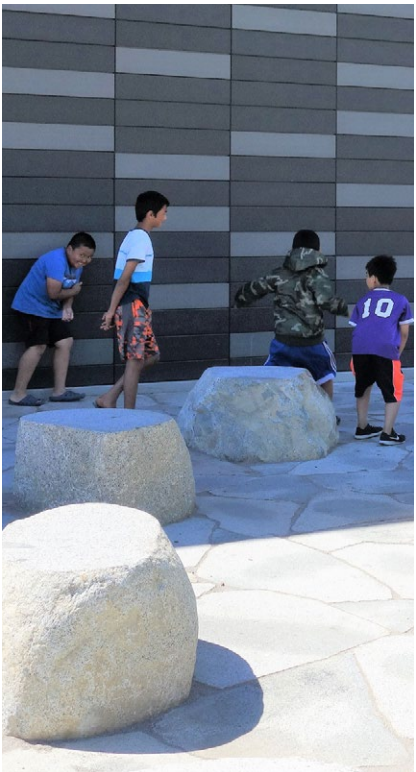
Design Standard	Departure Request	Rationale for Requested Departure
<p>23.47A.008.B.2.a. Street-level Development Standards.</p> <p>60% of street-facing facade between 2-ft and 8-ft above sidewalk to be transparent at all nonresidential uses.</p>	<p>Allow the street-level street-facing facade at the south side of the building to provide 25% transparency, a departure of 35%.</p>	<p>The project site does have an alley, therefore back of house uses such as the trash room and transformer vault need to have a street presence. These uses have been consolidated on the south side of the project site where grade access and the secondary nature of the N 43rd Street (relative to Stone Way N) allow. As a means to mitigate the lack of transparency, the street level is set back 5-ft from the property line allowing landscaping to screen this area. Brick will be used at the base of the building to provide a durable finish that is appropriate to the proposed uses while also providing an attractive material that is well suited to the pedestrian environment.</p> <p>(Design Guidelines DC1.C.4. Service Uses , DC2.A.1. Site Characteristics and Uses, DC2.B.1 Façade Composition)</p>



SITE LANDSCAPE PLAN AND INSPIRATION



stepped landscape



boulder play



planters frame terraces



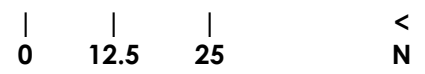
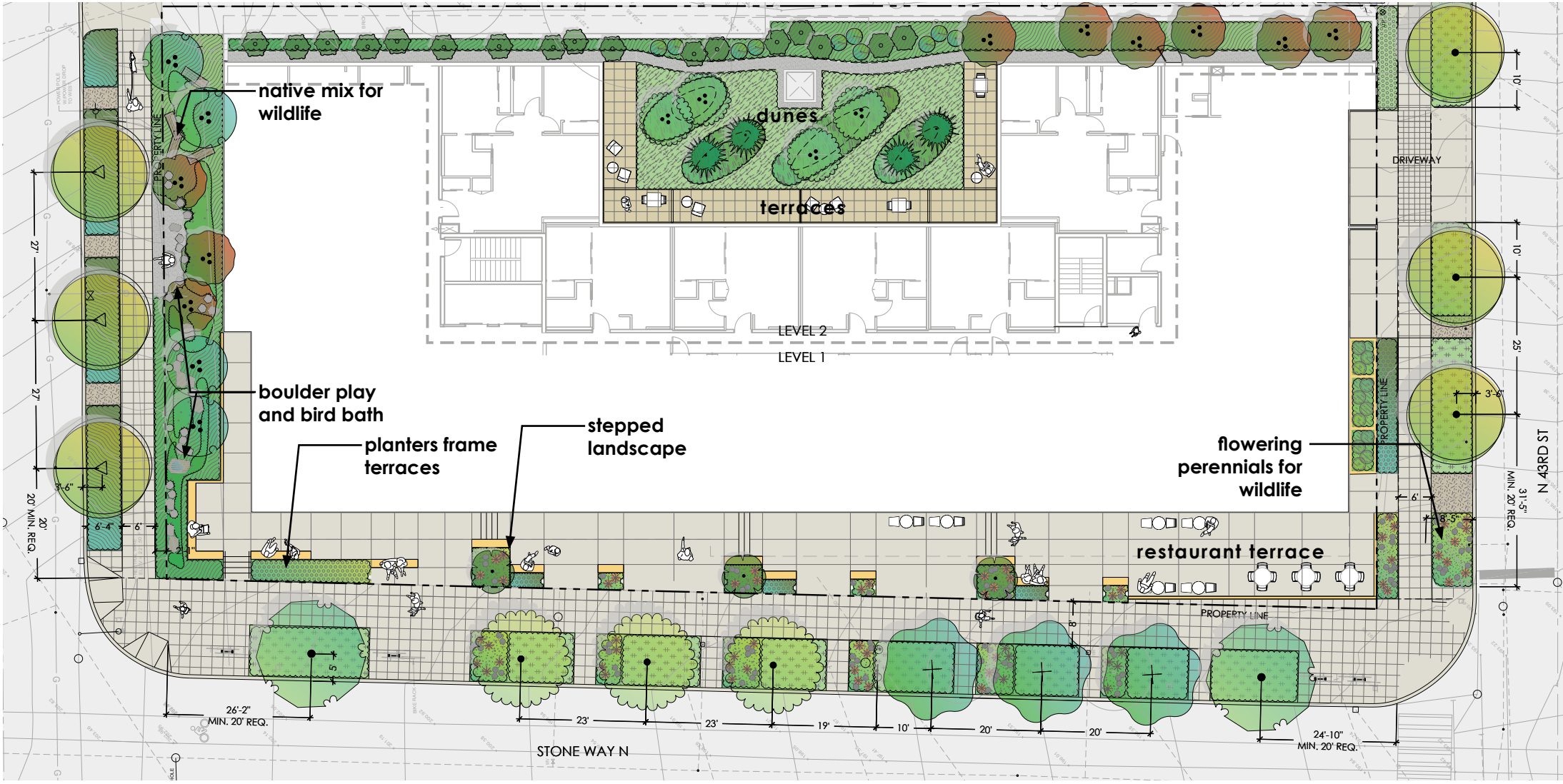
terraces w/lush garden

SYMBOL	DESCRIPTION
	GRANITE BOULDERS
	BOULDER BIRD BATH
SYMBOL	PLANTING DESCRIPTION
	CRUSHED ROCK SURFACING
SYMBOL	POURED PAVEMENT DESCRIPTION
	CONCRETE PAVING PER COS STD PLAN 420 WITH THE FOLLOWING EXCEPTIONS: - SAND COATED EXP. JOINTS, DEEP TOOLED SCORE JOINTS, NO SHINERS















Certified Wildlife Habitat

1. Provide three edible plants or supplemental feeders
2. Provide one source of clean water for wildlife to drink and bathe
3. Provide two places for wildlife to find shelter
4. Provide two places for wildlife to engage in courtship behavior, mate, and bear and raise their young
5. Employ two of the following sustainable practices: soil and water conservation, controlling exotic species (part of LEED), organic practices

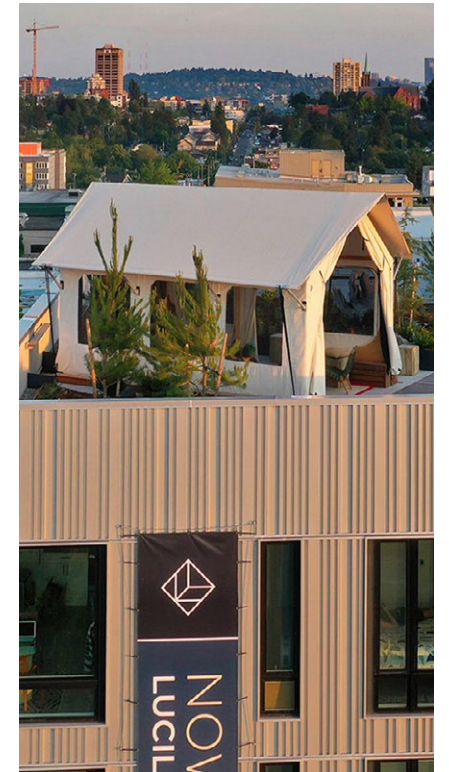


ROOF LANDSCAPE PLAN AND INSPIRATION

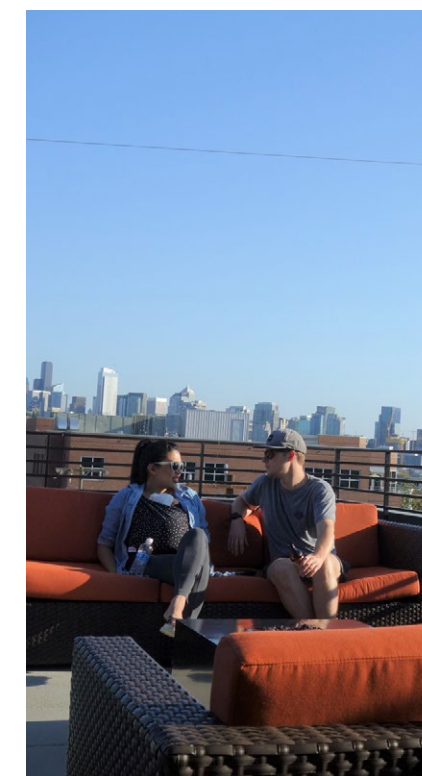
SYMBOL	UNIT PAVING DESCRIPTION	SYMBOL	DESCRIPTION
	2X2 CONCRETE PAVERS ON PEDESTALS		ARTIFICIAL TURF DOG RUN
	12"X24"X2" THICK PRECAST CONCRETE PAVERS, TEXADA HYDRAPRESSED SLABS, COLOR: NATURAL, AVAILABLE FROM ABBOTSFORD CONCRETE PRODUCTS, 1-800-663-4091.	SYMBOL	ROCK DESCRIPTION
SYMBOL	SITE FURNISHINGS DESCRIPTION		PEBBLE MULCH
	BARBECUE PROVIDED BY OWNER		7/8" WASHED DRAIN ROCK
	SINK, REFERENCE ARCH FOR OUTDOOR KITCHEN		2" MIN. DEPTH, 4" MAX. DEPTH, REF. LANDSCAPE DETAILS
	SQUARE FIRE PIT 45" SQ. PALOFORM CALDERA, CORTEN STEEL, PLUMBED TO NATURAL GAS	SYMBOL	PLANTING DESCRIPTION
	WOODEN BENCH		CRUSHED ROCK SURFACING
		SYMBOL	UNIT PAVING DESCRIPTION
			WOODEN DECKING



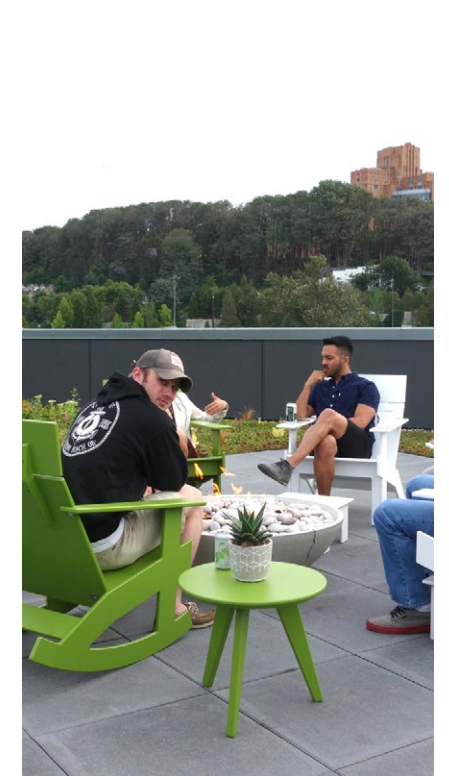
green roof with perennials

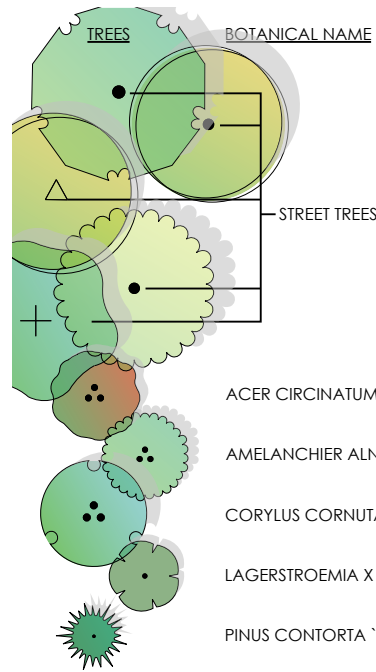


a room with a view



fire, friends and killer views....





BOTANICAL NAME	COMMON NAME
ACER CIRCINATUM	VINE MAPLE
AMELANCHIER ALNIFOLIA	SERVICEBERRY
CORYLUS CORNUTA	WESTERN HAZELNUT
LAGERSTROEMIA X 'TUSCARORA'	RED CRAPE MYRTLE
PINUS CONTORTA 'CONTORTA'	SHORE PINE
NATIVE MIX GAULTHERIA SHALLON MAHONIA NERVOSA POLYSTICHUM MUNITUM VACCINIUM OVATUM	SALAL OREGON GRAPE WESTERN SWORD FERN EVERGREEN HUCKLEBERRY

STREETScape MIX W/ FLOWERING PERENNIALS	
ANEMONE CANADENSIS	CANADIAN ANEMONE
AQUILEGIA FORMOSA	WESTERN COLUMBINE
LIRIOPE SPICATA	CREeping LILY TURF
LUPINUS POLYPHYLLUS 'CHOICE MIXTURE'	BIGLEAF LUPINE
MONARDA DIDYMA 'FIREBALL'	FIREBALL BEE BALM
NASSELLA TENUISSIMA	TEXAS NEEDLE GRASS
VIBURNUM DAVIDII	DAVID VIBURNUM

BIO SHRUBS	
CORNUS SERICEA 'KELSEY'	KELSEYI DOGWOOD
ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY

SHRUB AREAS	BOTANICAL NAME	COMMON NAME
[Green square icon]	LOW SAND DUNES	
	WAVY GRASSES	
	ARMERIA MARITIMA	SEA THRIFT
	ASTER X FRIKARTII 'MONCH'	MONCH FRIKART'S ASTER
	LEYMUS MOLLIS	AMERICAN DUNEGRASS
	NASSELLA TENUISSIMA	TEXAS NEEDLE GRASS
	PANICUM VIRGATUM 'ROTSTRAHLBUSCH'	ROTSTRAHLBUSCH RED SWITCH GRASS
	PENSTEMON X 'GARNET'	GARNET PENSTEMON
	SEDUM X 'AUTUMN JOY'	AUTUMN JOY SEDUM
	STIPA GIGANTEA	GIANT FEATHER GRASS
VERBENA BONARIENSIS	TALL VERBENA	

GREEN ROOF WITH PERENNIALS	
PLANT IN GROUPS OF 3-5; PLANT STRAWBERRY THROUGHOUT	
ACHILLEA MILLEFOLIUM 'SUMMER PASTELS'	SUMMER PASTELS YARROW
AGAPANTHUS PRAECOX ORIENTALIS 'BENFRAN'™	BABY PETE LILY OF THE NILE
ASTER DOUGLASII	DOUGLAS ASTER
FRAGARIA CHILOENSIS	BEACH STRAWBERRY
MONARDA DIDYMA 'FIREBALL'	FIREBALL BEE BALM
SEDUM TILE	PREPLANTED SEDUM MAT

TREES



Acer circinatum
Vine Maple



Amelanchier alnifolia
Saskatoon Serviceberry



Corylus cornuta
Beaked Hazelnut

ROOF

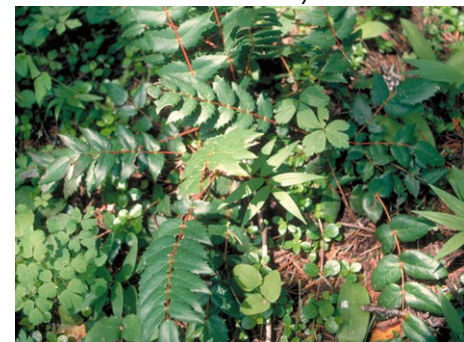


Pinus contorta 'Contorta'
Shore Pine

NATIVE MIX



Gaultheria shallon
Salal



Mahonia nervosa
Leatherleaf Mahonia



Polystichum munitum
Sword Fern



Vaccinium ovatum
Evergreen Huckleberry

PERENNIALS



Anemone canadensis
Canadian Anemone



Aquilegia formosa
Western Columbine

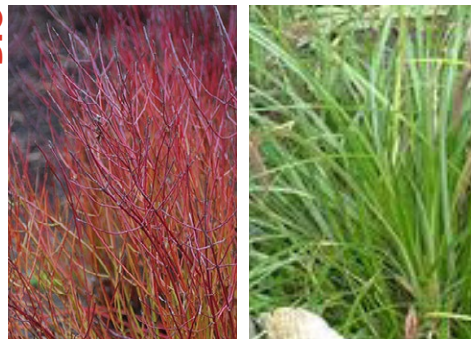


Lupinus polyphyllus
Bigleaf Lupine



Monarda didyma 'Fireball'
Fireball Bee Balm

BIO



Bioplanter Mix: Kelsey Dogwood,
Slough Sedge

DUNE MIX



Fragaria
Beach Strawberry Aster

ROOF



Nassella
Feather Grass Penstemon



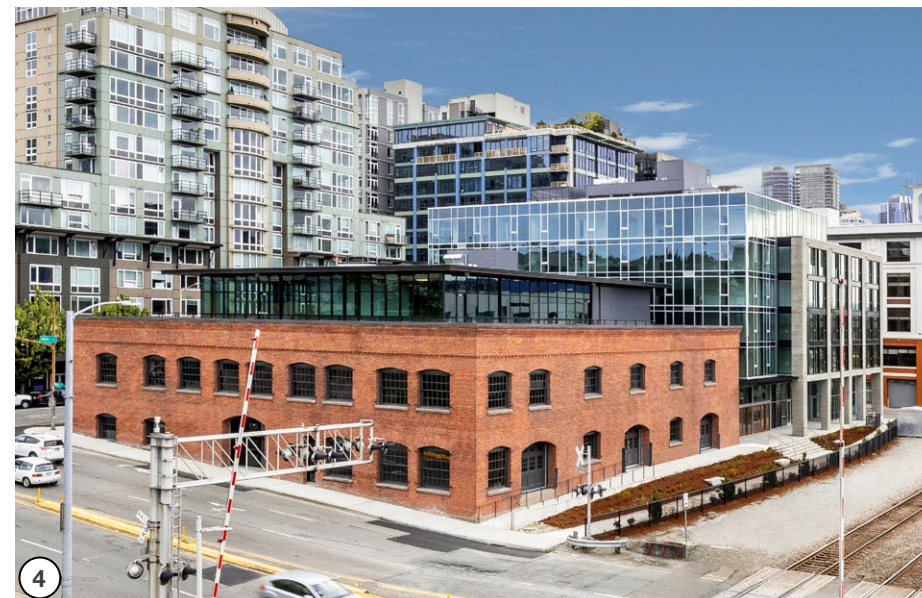
Sedum green roof with
colorful perennials

REPRESENTATIVE PROJECTS

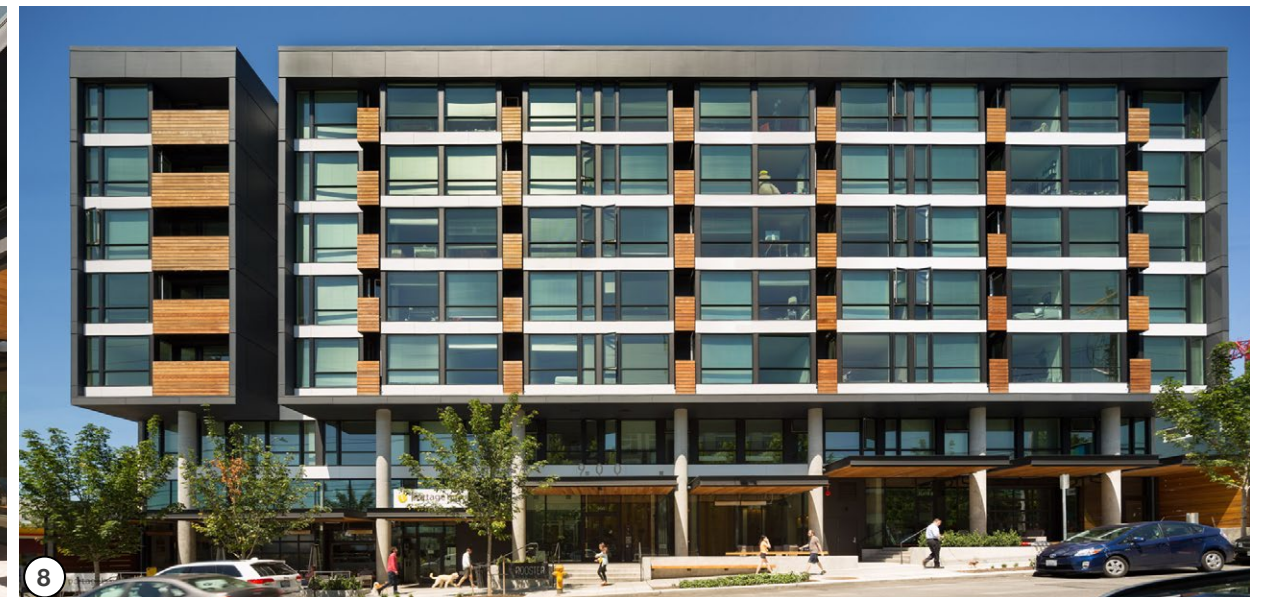
Weinstein A+U is recognized as one of the Northwest's leading design firms and has continually demonstrated design excellence on a broad array of projects for State, City, Federal, private, and not-for-profit clients. We are passionate about our city and the shaping of its urban neighborhoods through the integration of architecture and urban design is central to our practice.

Well-designed and thoughtful urban housing is a special concern of ours, and we have worked aggressively to advance the expectations of mixed-use projects in Seattle, both technically and aesthetically. While each project presents very specific challenges, a number of recurring themes inform much of our work and form the basis of our approach to housing design:

- All of our buildings are situational and are inseparable from their sites. They sit comfortably amongst their established neighbors, drawing from established precedents while looking to the future
- Well-designed unit plans are essential to the success of a housing project. While the functionality of each unit type is important, the organization of units across a floor plate and their influence on building elevations is equally important
- Appropriately located and proportioned open space is a significant design determinant for most mixed-use and urban housing projects
- We avoid arbitrary façade embellishment. Instead we utilize the organization of individual units and their aggregation to establish the pattern and rhythm of multi-family facades that is furthered informed by site organization and orientation. Plans correlate to elevations and variation occurs within an established system
- The constrained budgets for typical mixed-use projects demand careful consideration of a project's primary orientation and configuration to provide cost effective sustainable design strategies
- The scale and proportion of new mixed-use buildings must address, but need not directly reflect, those of adjacent structures. Plan, section, and elevation strategies should be integrated to provide a comprehensible "read" of the building's composition and organization



1. [Agnes Lofts, 1433 12th Ave](#)
2. [19th and Mercer Mixed-Use Building, 526 19th Ave E](#)
3. [Mio Apartments, 1319 NE 65th Street](#)
4. [Ainsworth & Dunn, 2815 Elliott Ave](#)
5. [Vida Apartments, 1205 NE 66th Street](#)
6. [Banner Building, 2600 Western Ave](#)
7. [The Rooster, 900 NE 65th Street](#)
8. [The Rooster, 900 NE 65th Street](#)



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