



December 1, 2011

Lisa Rutzick
Seattle Department of Planning and Development
lisa.rutzick@seattle.gov

Re: Project 3012601, 3400 Stone Way North

Dear Ms. Rutzik:

The Fremont Neighborhood Council has been monitoring this project, including the design review process. Four FNC board members attended the November 21 meeting of the Northeast Design Review Board that considered this project. The 3400 Stone project is located at a key intersection at the southeast corner of the Fremont Hub Urban Village.

At its regular meeting of November 28, after reviewing the current status of the project and the latest design review documents, the FNC board of directors asked me to send you this letter of support for the following reasons:

1. The project will be a groundbreaking development under the city's Living Building Pilot Program (SMC 23.40.060). We encourage you to work with Skanska to maximize the amount of energy and resources conserved by this project. We are excited at the prospect of Fremont being the home of the first market rate "living building" in Seattle.
2. The developer, Skanska, has been responsive to community concerns and has been proactive in seeking community input. We are convinced that Skanska wishes to be a good neighbor.
3. While not everyone is happy at the prospect of change, this location is appropriate for a significant commercial development, both topographically (at the bottom of a bowl) and land use-wise. One of the issues in the recently resolve dispute between FNC and the City over Seattle Public Utilities' North Transfer Station rebuild project was the negative effect that the transfer station has on the appropriate redevelopment of the area. This project would be a welcome counter to that perceived impact; the transfer station will be well screened on the only side that has a non-street edge. Most importantly, this project will be a bellwether for future redevelopment in that corner of the Fremont Hub Urban Village.

We look forward to continuing to work with Skanska and the City as this project moves into the environmental review and permitting process.

Sincerely,

Matthew Gasperich
President