

March 1, 2022

Land sale and MUP clear path for 78 Wallingford units

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Blueprint Capital received its master use permit last month for planned new apartments at [4417 Wallingford Ave. N.](#) The project will replace an old apartment and commercial complex. King County recorded the \$3.5 million land sale last week; the seller was the McNett family, which had owned the midblock property for decades. It's directly west of Wallingford Center.

Cone Architecture designed the five-story, 78-unit project, which will consist entirely of SEDUs (small efficiency dwelling units). Those look to average around 275 square feet.



Rendering by Cone Architecture [\[enlarge\]](#)

The project, possibly named Chronicle, will also have about 1,469 square feet of retail/commercial space, in two bays. A roof deck will have 2,325 square feet.

Chronicle may only be a placeholder name for the SEDU project.

There is no parking, but tenants will have 71 bike stalls. Total project size is listed at 36,561 square feet. Five units will be affordable, per Mandatory Housing Affordability requirements.

Blueprint typically acts as its own general contractor. The team also includes Swenson Say Faget, structural engineer; Riley Group, geotechnical engineer; Building Envelope Engineers, energy consultant; Emerald Land Surveying; Roof of Design, landscape architect; and Green Lake Engineering, civil.

The buyer of record was Blueprint 4417 LLC. For the land, the deal was worth about \$361 per square foot. Demolition permits have been issued.

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