

32nd Avenue & 64th Street NW



NC1

Neighborhood Commercial 1

A small shopping area that provides primarily convenience retail sales and services to the surrounding residential neighborhood

- Typical Land Uses

Small grocery store, hair salon, coffee shop, and apartments above.
- Building Types

Small commercial structures, multi-story mixed-use and residential structures. Non-residential uses typically occupy the street front.
- Street-level Uses

Non-residential uses required at street-level on arterial streets. Residential uses are limited to 20% of the facade on an arterial street, but may occupy 100% of the facade on non-arterial streets.
- Street-level Non-residential Design

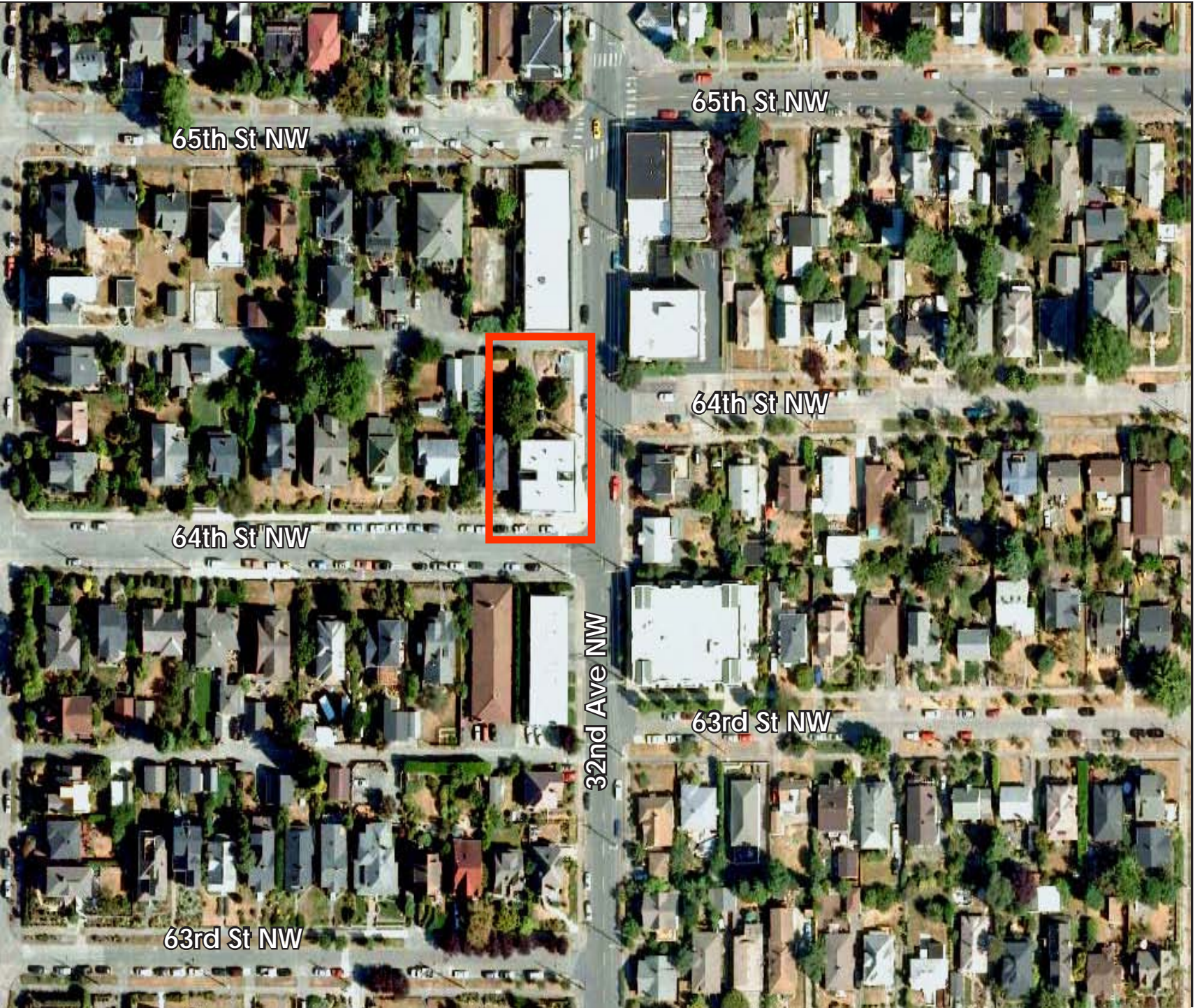
Transparency required for 60% of a street-facing facade. Nonresidential uses at street level must have an average depth of 30', and have a minimum height of 13'.
- Street-level Residential Design

Must contain at least one visually prominent pedestrian entry for residential uses. Must be at least 4' above, or 10' back, from a sidewalk.
- Maximum Size of Commercial Use

10,000 square feet for most uses.
- Parking Location

At the rear or side of a building, within a structure, or off-site within 800'. Parking between a building and a street is not allowed. Parking between buildings along the street is limited to 60'.
- Parking Access

Must be from the alley if feasible. Curbcuts are limited.



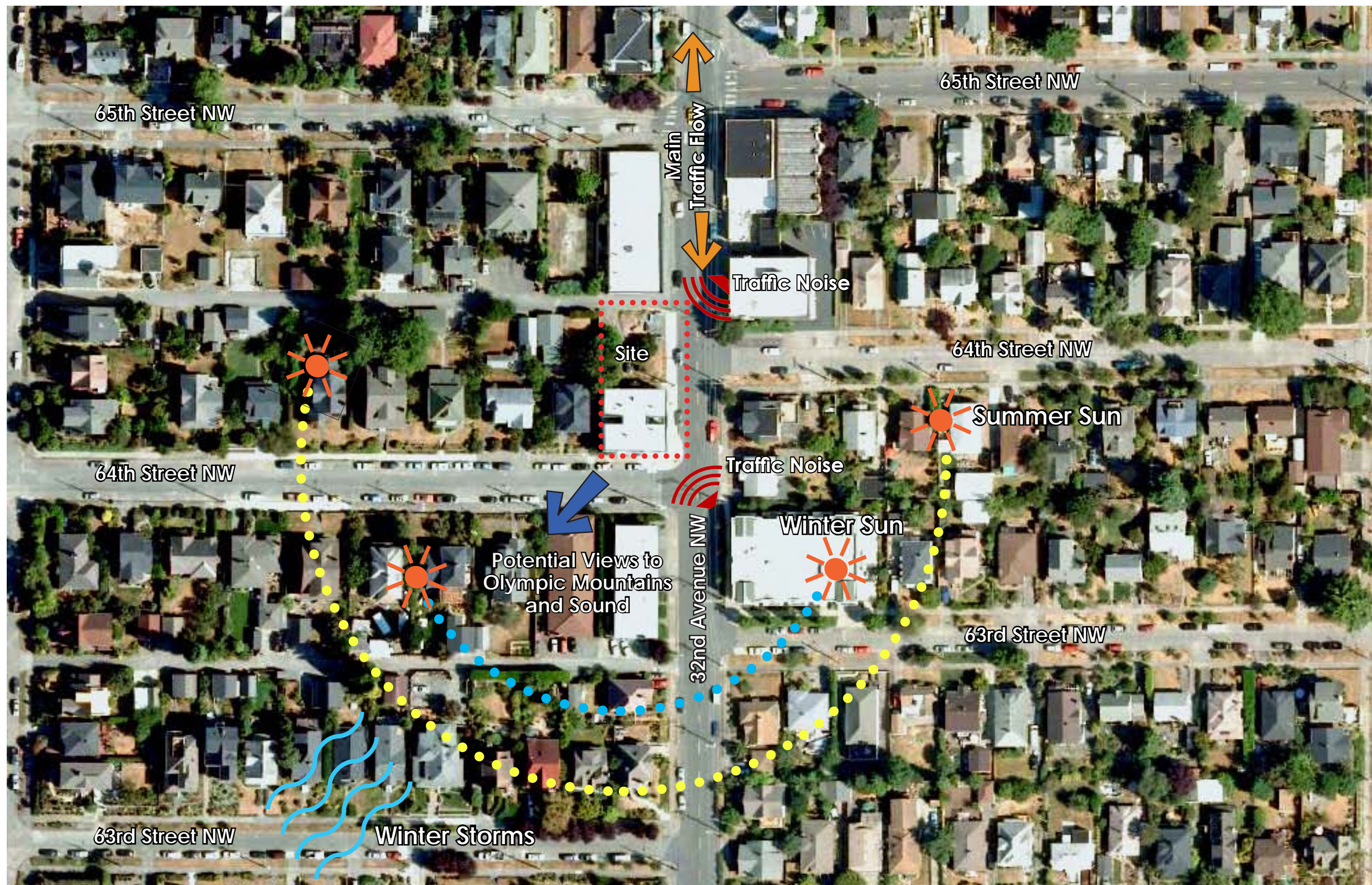
NC = Neighborhood Commercial
SF = Single Family

Site Address: 6401 32nd Avenue NW





Vicinity View 



Urban Analysis

Existing Uses:

The site currently consists of a mixed-use building to the south and an empty lot with a surface garbage area accessed by an existing curb cut to the north.

Street parking is available on both 64th St. and 32nd Ave. On the first floor of the building is the Green Market, a Healing Arts office, an artist's studio and two apartments. There are four apartment units on the 2nd floor.

To the North there is an alley which separates the site from a 1-story brick storefront building with 2 leasable spaces. To the Northwest is a vacant lot owned by Seattle City Light, which may be put on the market for sale in the spring of 2009.

Access:

The site is bordered by one arterial street- 32nd Avenue NW, and a residential street- 64th Street NW, to the South. An alley to the North could provide potential access to the back and side of the building, however the topography makes that difficult.

Trees:

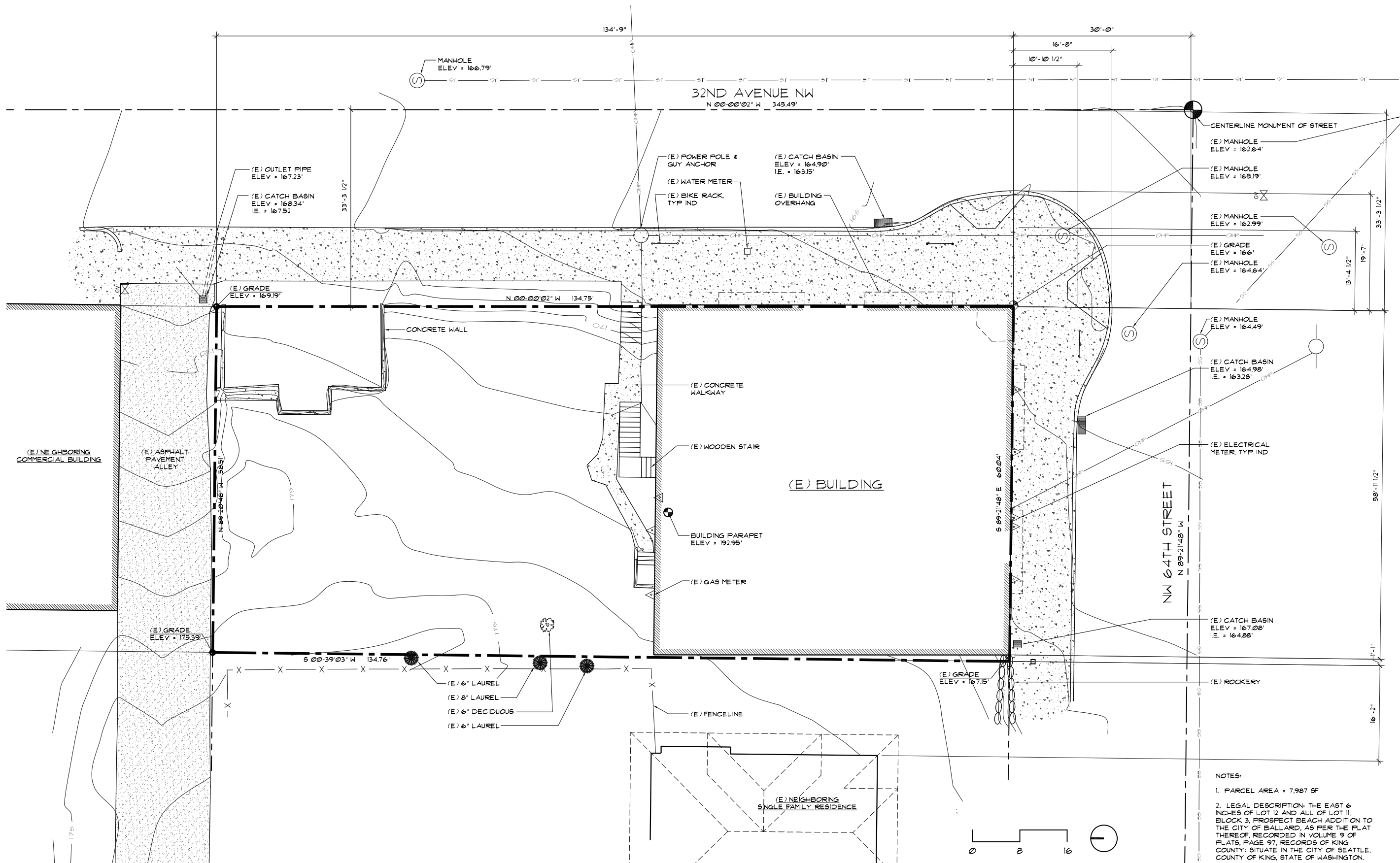
The site has one tree on the unbuilt side to the North. There are no existing street trees due to underground street utilities.



Topography:

The topography of the sidewalks at the street front is at a low point at the southeast corner and slopes gradually up to the west and north. At the property line, the site has been retained or bermed and rises from a low grade of 166' at the southeast corner to its highest point of 176' at the northwest corner.

Site Analysis



Site Survey

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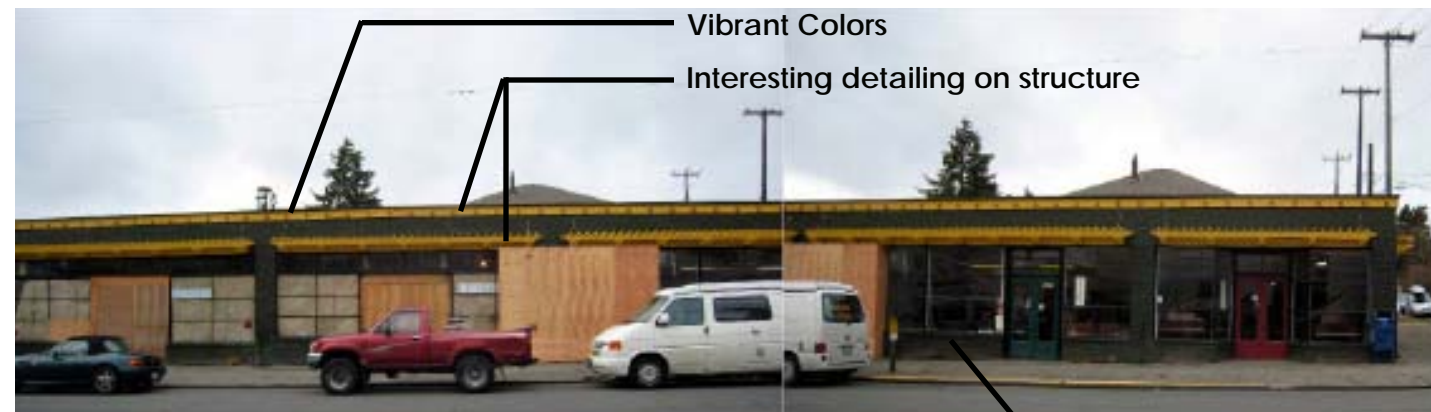
① Panorama looking from Northwest to North at the intersection of 64th Street and 32nd Avenue



② Panorama looking West toward site



③ Looking West toward site and down alley



④ Panorama looking West at mostly vacant storefront building.



⑤ Looking West down 65th Street NW

Site Photographs



Pedestrian oriented businesses with large windows

① Panorama looking East at Rain City Video and other shops along 32nd Avenue NW



Vegetation at sidewalk level

② Apartment building at corner of 32nd and 64th



③ Looking down 64th Street NW



④ Looking Northeast across the street from the site



Vegetation at sidewalk level

⑤ Looking East across the street from the site

Site Photographs



① Panorama looking North at Houses adjacent to site on 64th Avenue NW



② Looking North at House behind site on 64th Avenue NW



③ Looking East at Apartment building on 32nd and 63rd

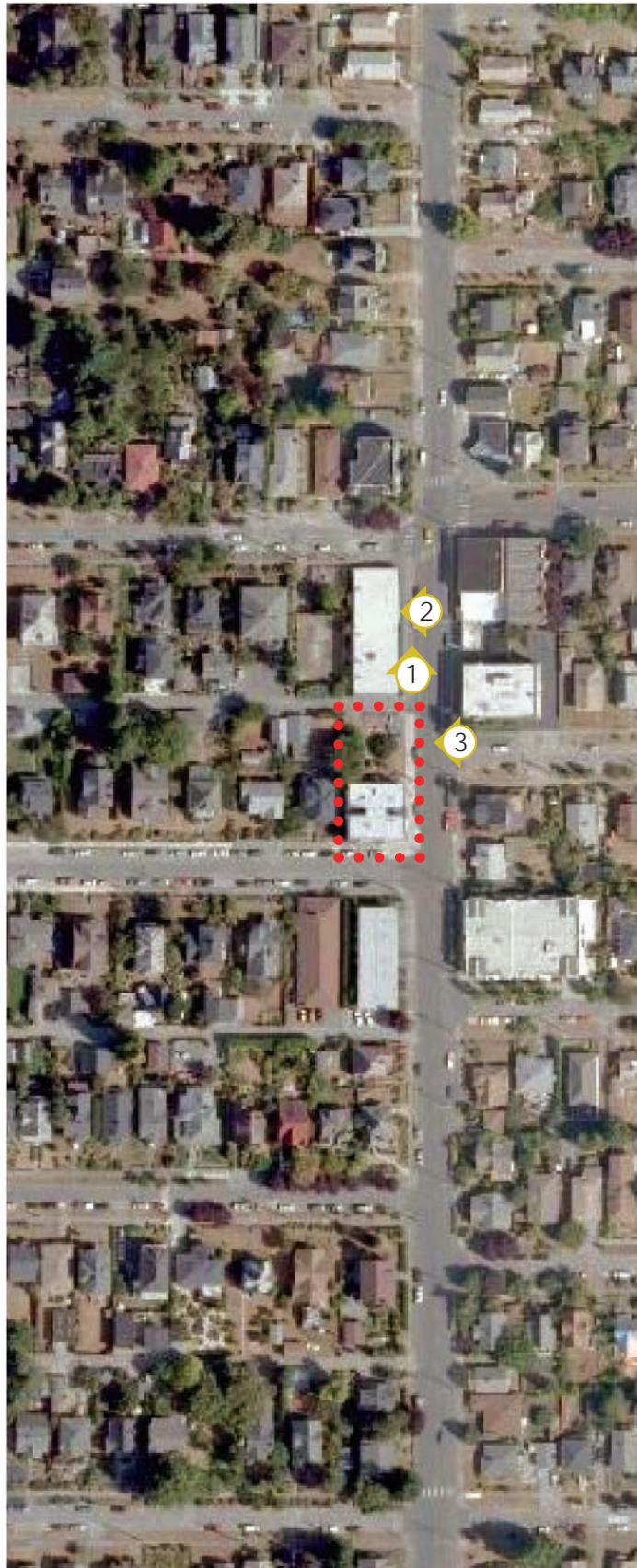


④ Looking West at Apartment building on 32nd and 65th

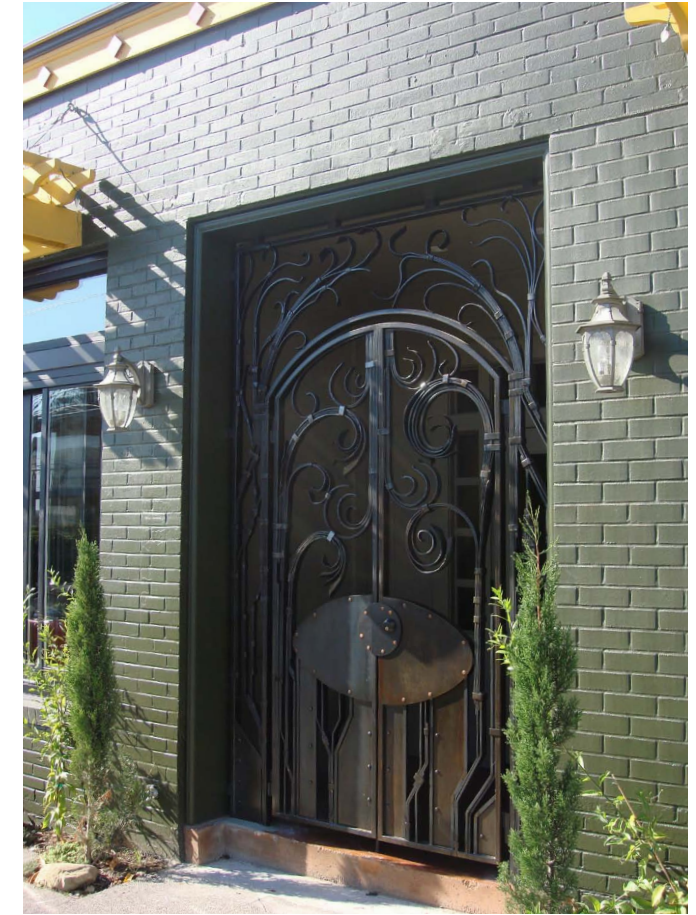


⑤ Looking West at Apartment building and houses along 32nd Avenue NW

Site Photographs



① Looking north at adjacent property to site on 64th Avenue NW



② Gate detail of adjacent building to north



③ Panorama looking west at site and adjacent property to north

Site Photographs

Design Guidelines Most Applicable to this Project:

A-2 Streetscape Compatibility

Reinforce existing streetscape characteristics of pedestrian oriented businesses and shops at ground level, corner entries and consistent building edge abutting the sidewalk.”

A-3 Entrances Visible from the Street

A-4 Human Activity

“Livelier street edges make for safer streets”

A-8 Parking and Vehicle Access

“Minimize the impact of automobile parking and driveways on the pedestrian environment”

A-10 Corner Lots

“Oriented to the corner and public street front”

B-1 Height, Bulk and Scale Compatibility

C-2 Architectural Concepts and Consistency

“Well-proportioned and unified building form and exhibit and overall architectural concept”

C-4 Exterior Finish Materials

“Materials that have texture, pattern or high quality of detailing are encouraged”

D-1 Pedestrian Open Spaces

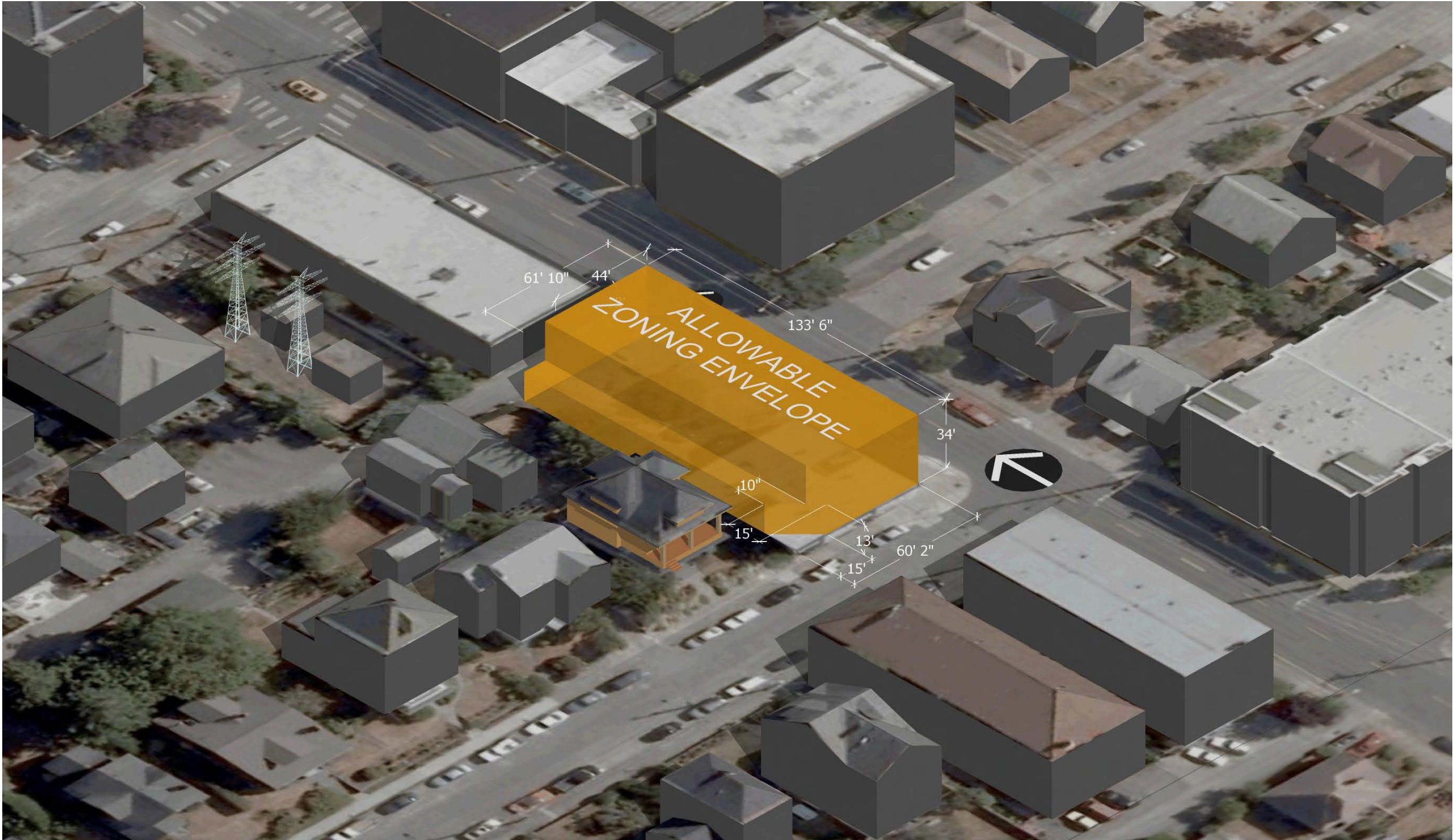
D-2 Blank Walls

“Covered entries, canopies and direct access to public sidewalk”

D-8 Treatment of Alleys

“Alley entrances should enhance the pedestrian street front”

SITE AREA= APPROX 8,146 SF.
FAR = 2.5 FOR MIXED USE IN NC1-30
TOTAL MAXIMUM BUILD AREA COUNTED TOWARDS FAR: 20,366 SF



Allowable Zoning Envelope

Description

Existing building remains and new 3 story (30' height) building is built on empty part of lot. New commercial and 6 parking spaces on ground level. 6 units above.

Advantages

Maintains existing residential/ commercial building at corner.

Allows for a building of similar massing to revitalize empty lot.

Challenges

Retaining existing building may not be financially feasible (structure is inadequate, no footing in a portion of the building, all electrical and mechanical systems would have to be replaced). Additionall, the building has been renovated so that no existing windows, siding, or floor plans remain.

Space available for parking is limited.



Axonometric Model

Scheme 1 - New building setback 10' from existing mixed-use structure





Pedestrian View

Scheme 1 - New building setback 10' from existing mixed-use structure

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Description

New 3 story (30' height) building attached to existing corner building. 2000 sf of commercial spaces and 4-6 parking spaces on ground level. 4-6 units in 2nd and 3rd floors. 15' Setbacks apply above 13' on residential sides.

Advantages

- Maintain existing corner building.
- Utilize more of site than previous scheme.

Challenges

- Attaching to existing building.
- Blocks existing windows on north side of existing building.
- Retaining existing building might not be feasible (see Scheme 1).
- Difficult to add on to existing structure in a seamless fashion (floor to floor heights could not match and still comply with the zoning code)
- Parking is not feasible off of alley.



Axonometric Model

Scheme 2 - New building attached to existing



Pedestrian View

Scheme 2 - New building attached to existing

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Description

New 3 story (30' height) building across entire site. 16 new residential units, 4000 sf of commercial space, and 16 parking spaces on ground level or underground. 15' Set-backs and site triangle apply on residential sides.

Advantages

Opportunity to create a new, well-designed building that adds commercial and residential space to the community.

Challenges

Requires demolition of existing building.

Providing adequate parking for units using alley access. Will require both alley access and access off of 64th Street to parking.



Axonometric Model

Scheme 3 - All new building





Pedestrian View

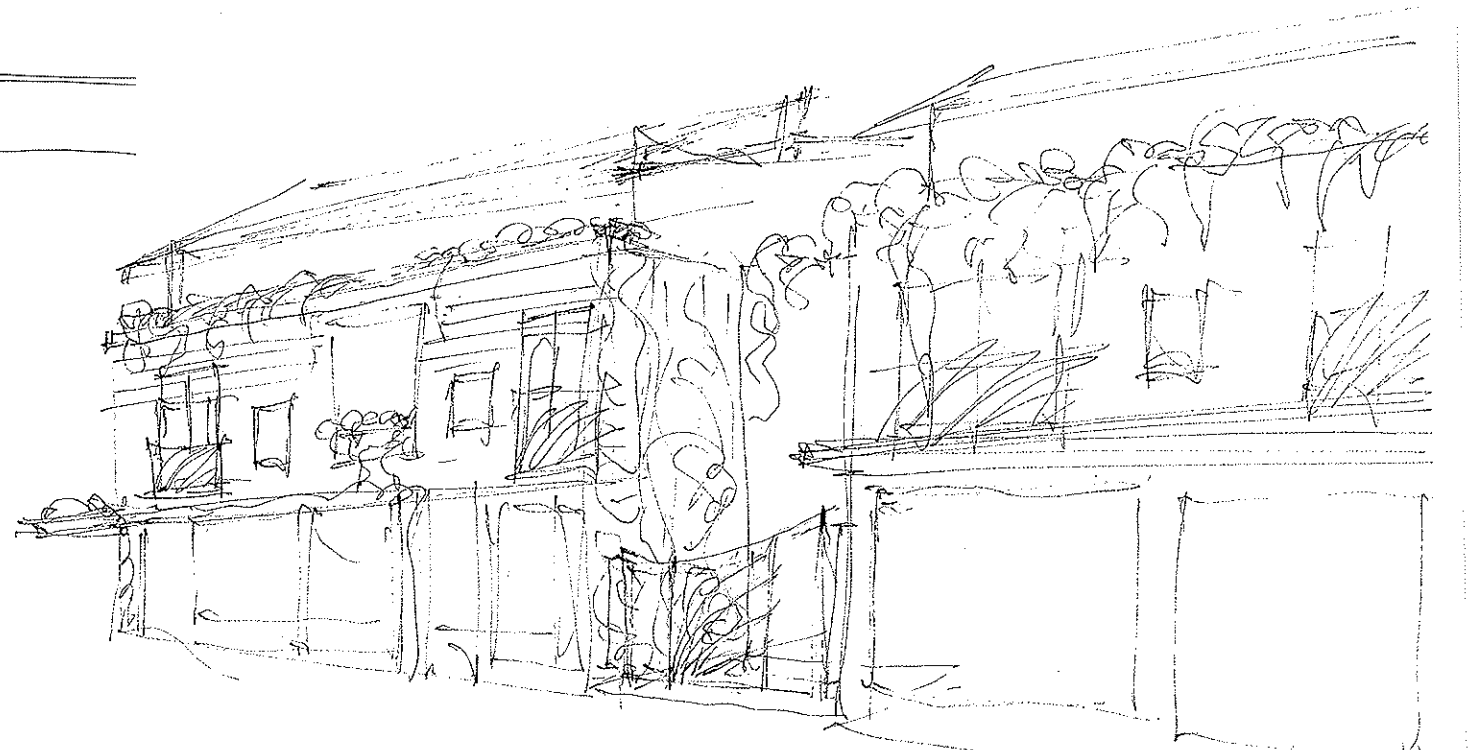
Scheme 3 - All new building

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Miscellaneous Character Sketches

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Miscellaneous Character Sketches

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