Proposal

Description

1. The site is located north of the northeast corner of 32nd Avenue West and West McGraw Street. The site is rectangular (124.5' x 91.0') and is comprised of two separate parcels. Two existing buildings sit on the western half of the site with paved parking and a shed occupying the eastern half. An existing concrete curb and sidewalk front the western property line on 32nd. Existing vehicle access is from the east side via an improved alley. Utilities (Water and Sewer) are located in 32nd Ave W and Electrical Power, TV and Cable are located on the west side of 32nd. There are no existing curb cuts serving the site on 32nd. There is an existing curb cut serving the US Bank property adjacent to the Southwest property corner. The eastern half of the site slopes up 7' (approximately 14%) to the alley. The west half of the site is flat.

2. The site is zoned NC2-40 (map #85) with an airport height overlay (Outer Approach Surface). There are no mapped environmentally critical areas on the site. The NC2-40 zone continues north on the east side of 32nd W for two blocks. South of the site the NC2 zone ends halfway down the block and continues west for 3 blocks to 35th Ave W. The surrounding zoning, including property east of the site (across the alley), is SF 5000. The property directly east of the site is occupied by a church.

3. Adjacent neighboring uses include a hardware store to the north, a bank to the south, a church to the east (across the alley) and a garden center and medical offices to the west (across 32nd Ave W). There are no significant views from the site.

4. Development objectives include utilizing the site for a mixed-use building with commercial and residential uses. Residential uses will provide additional support for businesses on McGraw St. Lower floor commercial uses will be more appropriate fronting 32nd Avenue W where vehicle and pedestrian traffic is higher. Current plans provide 24-28 dwelling units on three (3) floors over a ground level floor of commercial with a below grade basement parking structure. An additional 4 residential units could occupy the eastern half of the first floor at a higher floor elevation due to the existing topography. Parking for approximately 33 vehicles would be available to support the 28 dwelling units and 3,472 sf of street level commercial space. The proposed structure height would utilize the allowable 40' zoning height limit and the 4' height bonus.

Development Objective

1. Develop site to highest and best use (mixed-use building)
2. Provide increased housing opportunity in the Magnolia neighborhood
3. Provide a visual upgrade to the neighborhood and improve property values
4. Provide opportunities for commercial tenant space
5. Enhance the pedestrian environment
6. Provide positive cash flow for the property
7. Provide financial benefits for a family investment
8. Provide home office for family investment

Proposed Density

28 dwelling units (unit mix for Scheme 4, preferred alternate, (12) 2-br w/ studies, (12) 1-br w/ studies & (4) studios)
3,472 sf of commercial/retail space
33 parking stalls

Contents

1	Proposal:	Description / Development Objective / Density
2	Survey	
3	ECA Map	
4	Zoning:	Code Analysis / Map
5	Site Analysis	
6	Neighborhood Design Criteria	
7	Project Design Guidelines	
8	Existing Uses	
9	Photos:	Neighborhood
10		32nd Avenue Panoramas
11		Alley Panoramas
12	Context:	Architectural Styles / Roof Lines
13		Siding Materials
14		Awnings
15		Exterior Lighting
16		Entries
17		Signage
18		Windows / Kick Panels / Sills
19		Railings
20		Planters / Landscaping / Amenities
21		Sidewalk Amenities
22	Scheme 1:	Basement / 1st
23		2nd - 3rd - 4th
24		Section / Perspectives / Summary
25		- Blank -
26	Scheme 2:	Basement / Mezzanine
27		1st / 2nd - 3rd - 4th
28		Section / Perspectives / Summary
29		- Blank -
30	Scheme 3:	Basement / 1st
31		2nd / 3rd
32		4th / 5th
33		Section / Perspectives
34	Scheme 4:	Basement / 1st - Landscape
35		2nd - 3rd - 4th
36		Section / Perspectives / Summary
37	Architect's Project Examples	
38	Architect's Project Examples	

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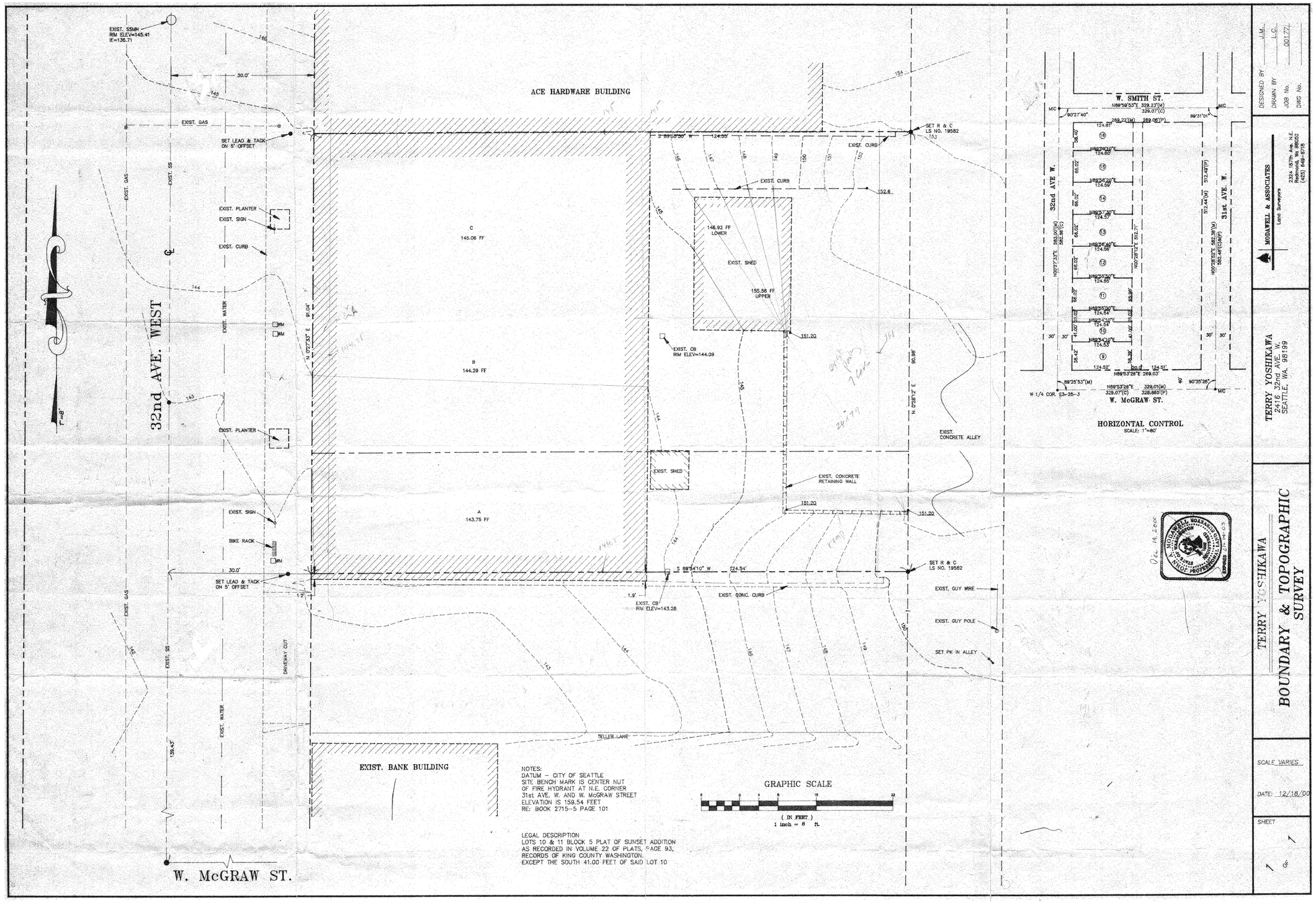
Survey



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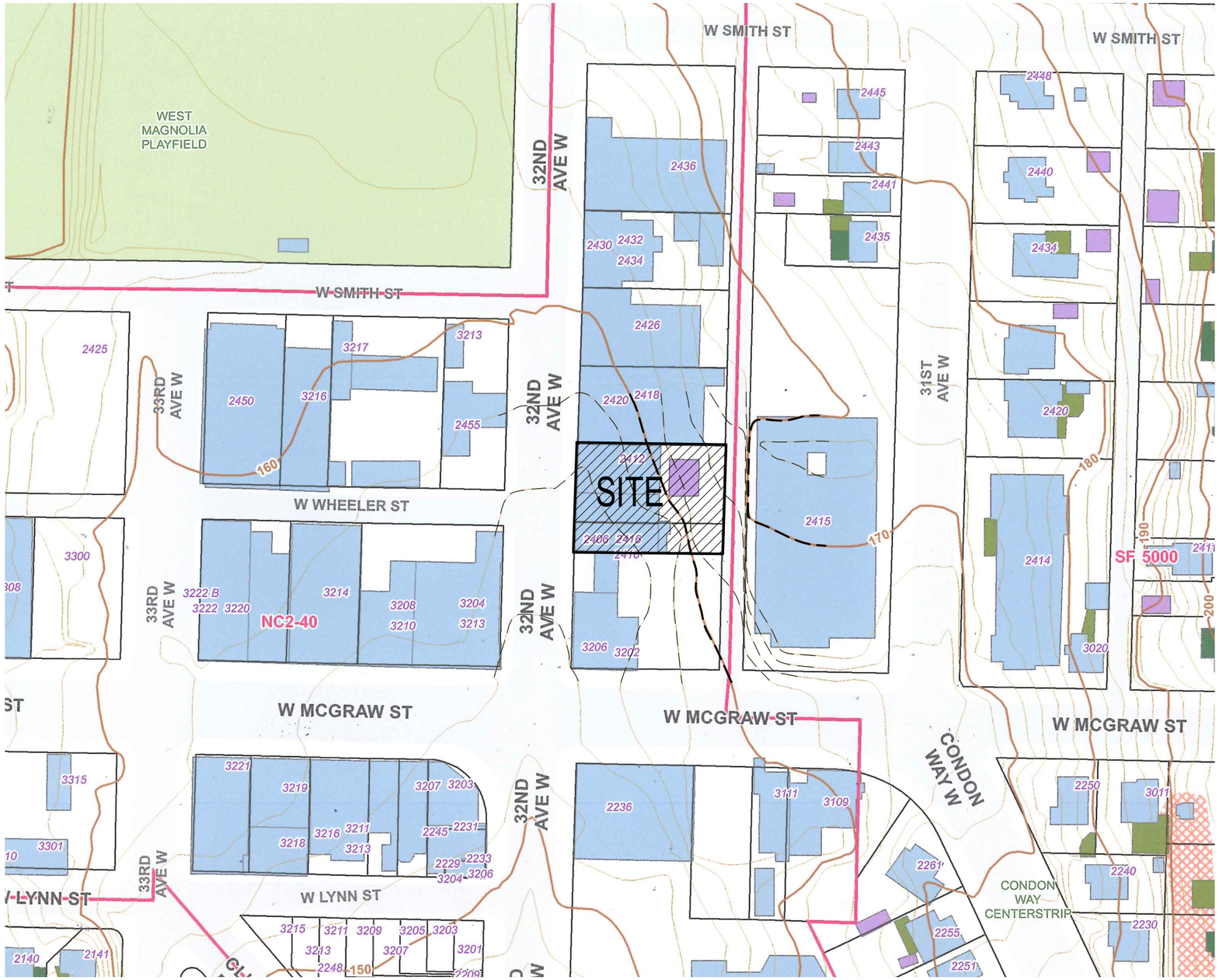
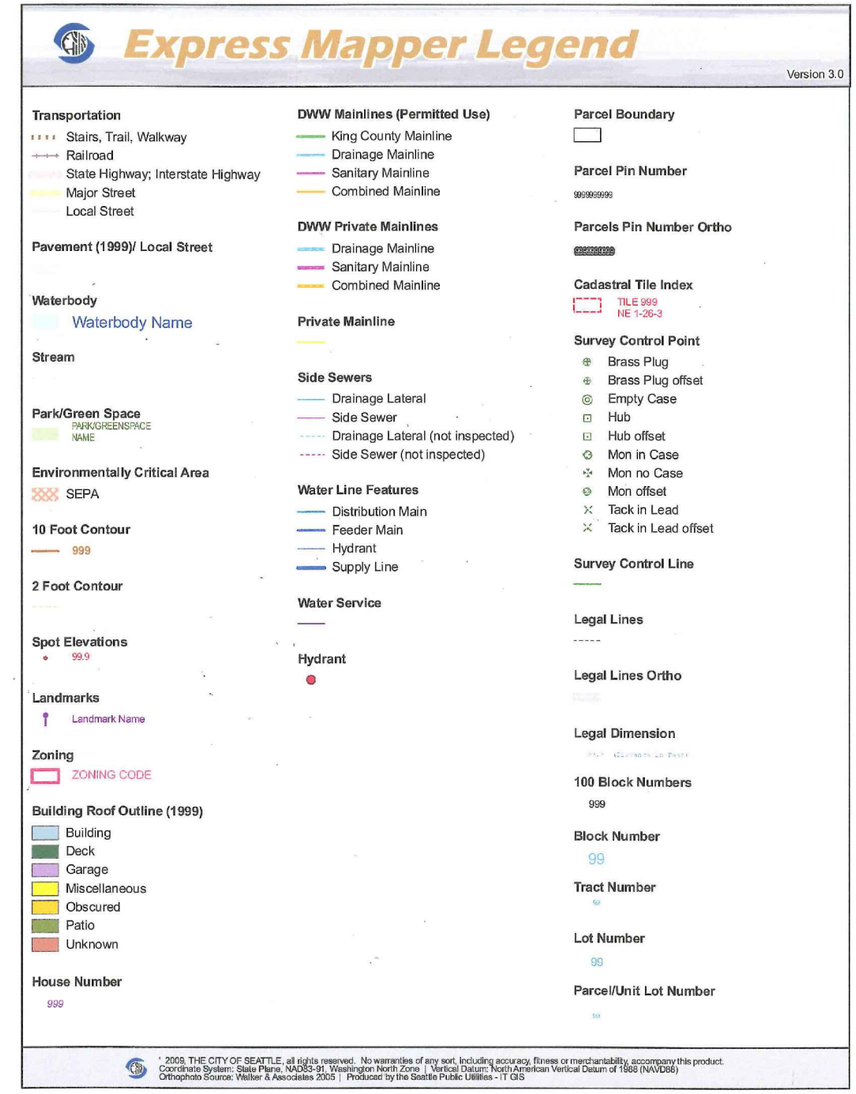
ECA Map





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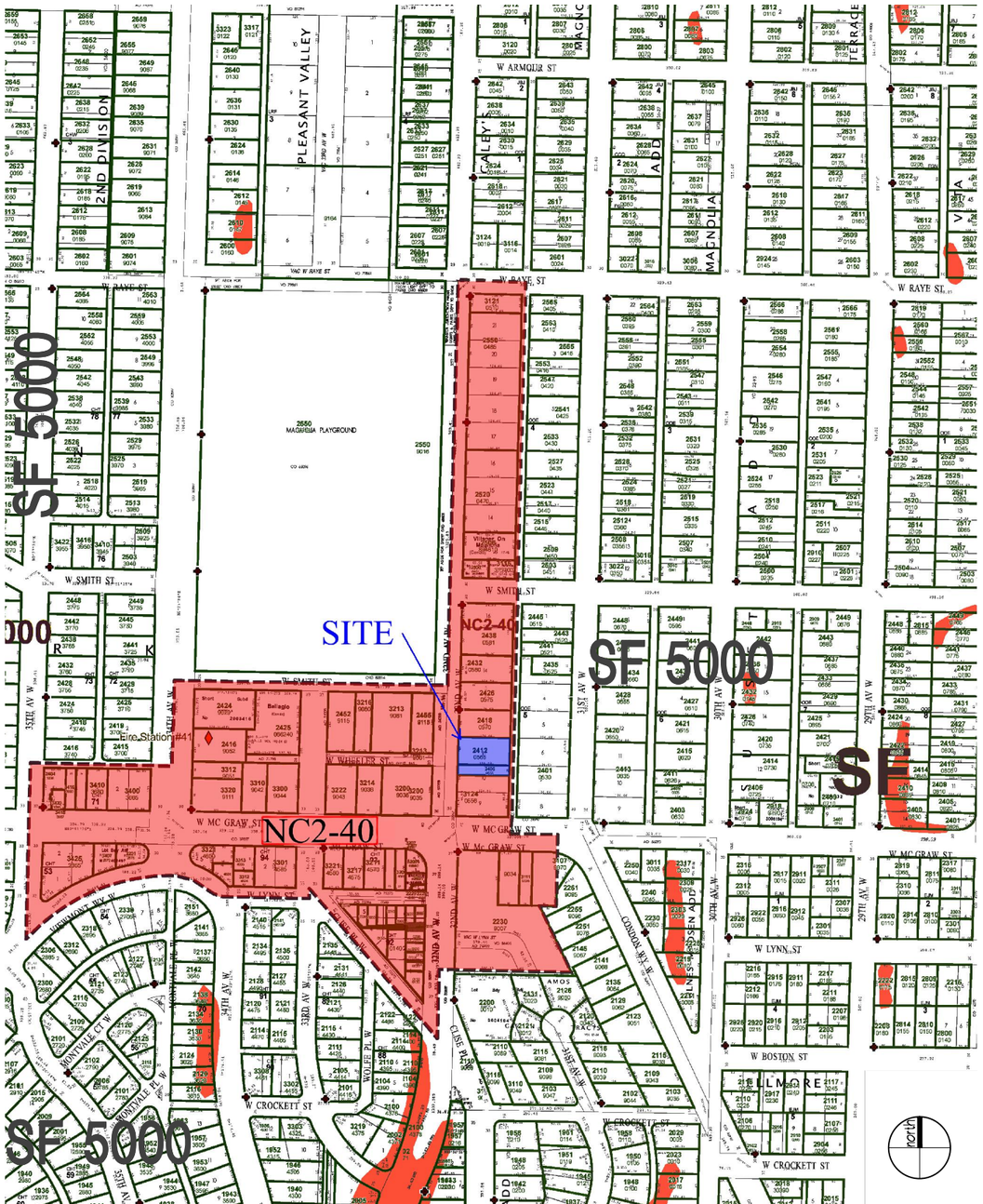
Zoning: Code Analysis / Map

Map



Code Analysis

ADDRESS:	2406 32nd Avenue W, Seattle, Wa 98119
LEGAL:	Lots 10 and 11 Block 5 plat of Sunset Addition, Volume 22 of Plats, Page 93, except for the south 41.00' of said Lot 10
DPD ZONING MAP:	85
DPD PROJECT NO.:	3009726
PARCEL NO.:	8127700555, 8127700565
ZONING:	NC2-40 (SF 5000 east of alley).
OVERLAYS:	Airport Height Overlay: Outer Approach Surface
ECA:	None
SITE AREA:	124.54' x 91.01' = 11,334 SF After 3' dedication for 32nd Avenue = 121.54' x 91.01' = 11,065 SF
USES:	Office use permitted outright (per 23.47A.004 Table A); Residential uses allowed, limited to 20% of street-level street-facing facade when facing an arterial (per 23.47A.005 c.3)
DENSITY:	No density limitation for residential units
STRUCTURE HEIGHT:	40' base height from existing grade plus exceptions for pitched roof (5'-0" maximum height, 4/12 minimum pitch) and rooftop features (open rails, parapets, skylights, stairs and elevator penthouse, mechanical equipment, play equipment, chimneys). 4' exception for mixed use buildings subject to 13' floor-to-floor height at commercial and no view blockage of Mount Rainier, Olympics, Downtown, etc. Maximum height = 40' (base) + 4 (mixed-use exception) = 44' Maximum height to ridge of pitched roof = 44' + 5' = 49'
FLOOR AREA RATIO (FAR):	Mixed-Use Structures 3.25X11,334 = 36,835 SF allowed. Proposed Mixed-Use FAR = 36,805 sf (floors 1-4) / 11,334 = 3.24
DEVELOPEMENT STANDARDS:	30' average depth, 15' min. non-residential depth and floor-to-floor height of 13' min. (23.47A.008 B.3).
(@ STREET LEVEL)	50% of structure's footprint is maximum required. Non-residential uses may not exceed 20% of street -level street-facing facade when facing an arterial (23.47A.005 C.3). 60% of the street-facing facade between 2 and 8 feet above the sidewalk shall be transparent.
SETBACKS: FRONT-	3' dedication for 32nd Ave R.O.W. is required (60' existi'g, 66' req'd).
REAR-	For stuctures containing residential uses, 15' for portions of structure above 13' in height to a maximum of 40'. Above 40' an additional 2' of setback for every 10' of building height exceeding 40'. Rear setback may be measured from the centerline of the alley.
SIDE-	No requirements.
LANDSCAPE-	A min. 5' landscape setback may be required under certain conditions and for certain uses according to 23.47A.016.
EXCEPTIONS-	Barrier-free ramps; 18" eaves; decks within 5' of residential lots; no setbacks for below grade structures.
RESIDENTIAL AMENITY:	5% of total gross floor area in residential use. Minimum deck area 60 SF (minimum 6' dimension). Amenity space shall be landscaped. Approximately 32,800 SF gross residential area x0.05 = 1,640 SF required amenity area.
SOLID WASTE / RECYCLING:	Residential: 375 SF for 26-50 units + 82 SF x 0.5 for 0-5000 SF commercial = 416 SF total. Minimum Dimension = 12'
PARKING / ACCESS:	Alley access required from improved alley. Required residential parking in commercial zones is 1 space per unit. Commercial parking, first 1,500 SF of each business establishment does not require parking. Office use requires 1 space: 1,000 SF. General Sales/Service requires 1 space:500 SF. Required Parking Stalls: Commercial = 1; Residential = 28; Total = 29; Proposed = 33.
STREET CLASSIFICATION:	32nd Ave W is a Collector arterial, Class 3. 60' existing and 66' required. 66 - 60 = 6'/2 = 3' dedication of front yard required. (Note: Existing R.O.W. in Street Improvments Manual, Appendix A: Arterial List, shows existing R.O.W. width = 66').
LANDSCAPE:	Green Area Factor = .30 min.; Street trees per SDOT; 5' landscape between above grade parking garage and streets; 3' high screening along areas where garbage cans are contained or 6' high screening for garbage dumpsters.

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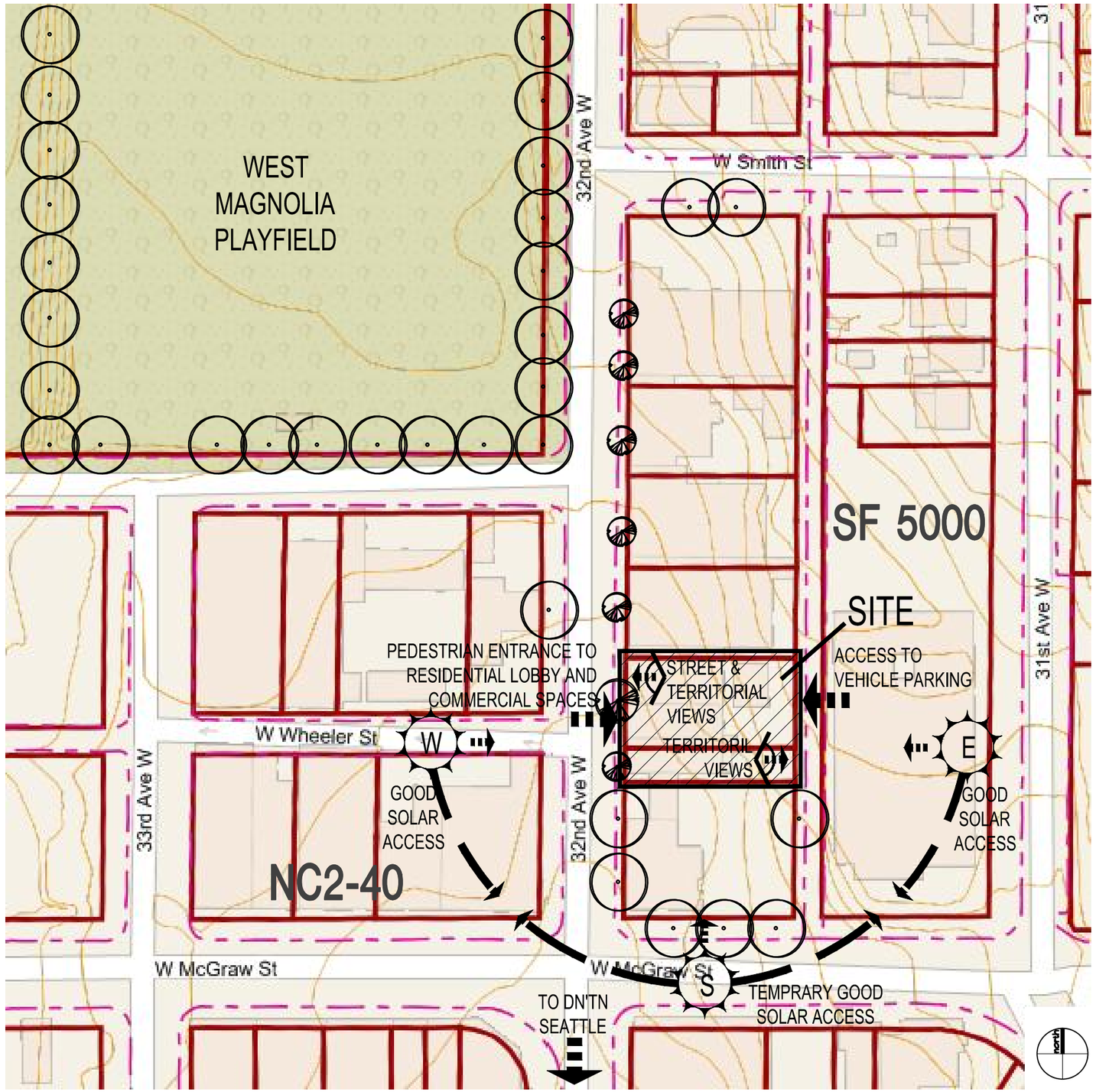

Site Analysis

32nd Ave W

Primary pedestrian access and orientation for commercial / retail spaces.
SDOT Class 3 arterial w/ existing 60' ROW. 66' ROW required.
Due to a discrepancy in the SDOT arterial listing, SDOT will not require a 3' setback to meet R.O.W. requirements. A 1.5' setback will provide the necessary 6' sidewalk, 5' landscape area for street trees and 6" curb. Power and overhead utilities are located on the west side of 32nd W.

Alley

Improved w/ closest outlet to the south (W McGraw St). Access to the parking is from the alley. Existing and required 20' alley width.

Solar Access

Solar access currently good in all directions.
Potential solar impact from future development to the south and west.

View

No significant views from site.

Amenities

West Magnolia Playfield, Mounger Pool, Magnolia Business District and Magnolia Park within walking distance.

Vehicular Access

Access to downtown: South on 32nd W to Clise Pl W, Magnolia Blvd W and W Galer St to the Magnolia Bridge.
Access to parking garage from alley off W McGraw St. Access northbound via 28th Ave W or Thorndyke Ave W to W Dravis St and 15th Ave W.

Topography

The site slopes up from the southwest corner (El. 143') to the high point of the site at the northeast corner (El. 153') a total of 10 feet. The 32nd Ave sidewalk slopes up 2 feet from south to north and the alley slopes up 2-1/2 feet from south to north.

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Neighborhood Design Criteria

- This 0.26 acre site lies near the center of the Magnolia Business District on 32nd Ave W. Ace Hardware is the first of several retail and/or professional offices to the north. US Bank, on the corner of 32nd and W. McGraw, is directly to the south.
- Potential development to the north or south dictates that residential units on floors 2-4 will be oriented with territorial views towards the east and west. There are no commanding views of the Olympics, Downtown, Mt Rainier or the Cascades from the site.
- There may be some future solar blockage from the south and west due to possible development. The existing one story buildings in these directions are set back far enough and low enough to allow good solar access at this time. Solar exposure to the east over an existing 2-story church will be available to the upper-level residential units. Solar access to the project's roof will not be compromised by future development.
- Access to the site by vehicle is likely to come via Clise Pl W, 32nd Ave W and W McGraw St. Vehicles will enter the site from the improved alley to the east. Located on the high side of the site, the alley access will require over 100 feet of ramp down to the basement parking level on a site 124 feet deep.
- Pedestrian access to the commercial spaces are from 32nd Ave W. The site has the potential to contribute to and take advantage of foot traffic along 32nd Ave W and to businesses south and west of the site. Although the businesses of Magnolia are diverse, they are pedestrian oriented. The project seeks to attract people by using storefront glazing for street level commercial spaces. The residents living in the 28 units will add to the vitality of the neighborhood.
- The preferred option was initiated by the owner's desire to have a south facing entry court to attract pedestrians. The court location requires that the garage driveway be located along the north property line. The south court brings light into the residential lobby area and the facade of the southern commercial space. There is also the possibility of having the south commercial space use the entry court for outdoor seating. A landscape planter and column separates the court from the adjacent dirve-thru lane for the bank. The southern entry also separates the residential entry as distinct from the commercial spaces. An entry at the center of the building would look surrounded by and more part of the commercial spaces next to it.

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A-1 **Responding to Site Characteristics:** Due to existing developments to the north and south and an alley to the east, street-front commercial uses and pedestrian access should be oriented to the west on 32nd W. A 7' elevation gain from west to east requires the first floor to be stepped with the higher floor-to-floor commercial use to the west (32nd) and the lower floor-to-floor residential use located to the east (alley). Potential development to the north and south limit orientation of all floors to the east and west.

A-2 **Streetscape Compatibility:** Although there are buildings on every lot of the block, this will be the first building to realize it's full height development potential. Residential units will be brought forward to line up with the lower commercial use to help define the streetscape.

A-3 **Entrances Visible From the Street:** Both commercial and residential pedestrian entrances shall be readily visible from the street.

A-4 **Human Activity:** Large storefront windows and commercial entries will contribute to encouraging human activity on the street. A partially covered courtyard will provide sun and protection at the southwest corner residential entry and might be used in conjunction with one of the adjacent commercial spaces.

A-5 **Respect for Adjacent Sites:** There are no residential units adjacent to the proposed project. Residential uses will not disrupt the privacy of people at the adjacent church. Ground floor units at the alley will have a fence to protect the privacy of the on site units.

A-7 **Residential Openspace:** A southwest corner courtyard is proposed for the residential entry. First floor residential units will have landscaped yards with fences to buffer the effects of alley traffic. Residential units will have east and west facing decks for openspace.

A-8 **Parking and Vehicle Access and Location of Parking on Commercial Storefront:**

A-9 Parking will be located at the rear of the building and under ground with access from the alley. No curb cuts in 32nd Ave will be required.

B-1 **Height, Bulk and Scale Compatibility:** The use of building moduation will releave the apparent bulk to the SF 5000 zone to the east. The property directly to the east of the project is a church. Because the site slopes up to the east, the apparent height of the structure on the east side will be less than the allowed 40' limit. The bulk of the structure is also mitigated by the width of the alley.

C-1 **Architectural Context:** There is no well-defined architectural style to the existing business district. Many of the older buildings are 1 or 2 story structures with a mixture of brick, stucco and wood siding finish. Most of the structures have low-sloped (not pitched) roofs. Because the business district is relatively small and surrounded by predominately single family zoning, there is a distinct residential feeling, as much as there is to the main street of a small town.

C-2 **Architecutral Concept & Consistency:** Many of the neighborhood buildings are singel-story structures that make it difficult to do much architecturally. Since the new proposed building will be one of the first in the neighborhood to use it's allowed height potential, the design will use a tripartite design to create a base, middle facade and roofline/cornice line.

C-3 **Human Scale:** The following building elements have been used to provide human-scale proportional features that are oriented to human activity: Pedestrian-oriented entry courtyard with a covered entry; Canopies providing weather protection; Storefront Level commercial space with windows facing the street; 2nd floor balconies; Decks at 3rd and 4th floors.

C-4 **Exterior Finish Amenities:** Painted concrete, metal awinings, brick, Painted cementitious panels and metal roofing are durable materials that can have a high-level of quality detailing.

D-1 **Pedestrian Open Spaces and Entrances:** An entry courtyard that is part open to the southwest sun and part covered may also be oriented and opened to one of the adjacent commercial spaces to enhance the pedestrian experience. The canopy over the 32nd Ave sidewalk will provide protection for pedestrians.

D-2 **Blank Walls:** Buildings shown avoid large blank walls facing the street, especially near sidewalks. This building will not have a blank wall facing the street. But it could have a south-facing blank wall that will be visible to pedestrians on 32nd because it is adjacent to the US Bank parking lot. This wall will be set back enough to allow vertical planting on the wall.

D-5 **Visual impact of Parking Structures:** There will be a single, barrier-free parking stall at grade off the alley. All other parking will be below-grade with an alley entrance.

D-6 **Screening of Dumpsters:** Garbage and recycle bins will be enclosed within the structure off the alley.

D-7 **Personal Safety and Security:** A variety of external lighting and transparent entries should be considered. Large window areas at the commercial storefront will enhance the feeling of security.

D-9 **Commercial storage:** Signage will be integrated into the design of the pedestrian overhead weather protection on 32nd for recognition by motorists and pedestrian access. Street-level blade signs will provide identification of the businesses for pedestrians. See examples of neighborhood signage on page 17.

D-10 **Commercial Lighting:** Lighting will be provided on the building facade to emphasize column modulation along the 32nd Ave streetscape. Additional lighting will be provided in the overhead weather protection on 32nd for pedestrian circulation. Lighting of the lobby will help identify the main entry and provide security for the residents. See examples of neighborhood lighting on page 15.

D-11 **Commercial Transparency:** Provide transparent storefronts to encourage the connection between the exterior pedestrian and the interior commercial experience.

D-12 **Residential Entries:** Individual unit entries for 1st floor residents along the alley may have to pay particular attention to providing security and privacy in the transition from public to private space.

E-1 **Landscaping to Reinforce Design Continuity with Adjacent Sites:** The existing street trees on site will be evaluated for health and relation to existing trees to the north. There should be enough room to increase the street trees from (2) to (3).

E-2 **Landscaping to enhance the building:** Landscaping will be used to soften the transition between the building and adjacent parking lot to the south and the 1st floor residences along the alley to the east.

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Existing Uses

1. Site
2. Single Family Residence
3. Church of Jesus Christ of LDS (2 story w/basement)
4. Dental Offices
5. Seattle Pie Co.
6. Resturant
7. Hair Masters
8. US Bank (2 story)
9. Ace Hardware
10. Magnolia Karate Academy, Gallery & Proffesional Offices (2 story)
11. Salon, Shoe Repair, Flower Shop & Food Svc -Teriyaki (2 story)
12. Magnolia Fitness Center
13. Dance School (2 story)
14. Preschool & Medical Offices
15. West Magnolia Park
16. Magnolia Garden Center
17. Commercial Space (2-story)
18. Medical Offices / Real Estate Office
19. Mixed-Use Residential
20. Washington State Liquor Store
21. Offices & Starbucks
22. Retail - Apparel & Tanning
23. Office - Windermere Real Estate (3 story)
24. Office / Commercial: Magnolia Physical Therapy, Magnolia Eye Care, Magnolia Book Store, Pizza Pasta
25. Professional Offices - Medical (2 story w/basement)
26. Retail - Food Service
27. Retail - Picture Frames
28. Retail - Vixen Day Spa
29. US Post Office
30. Wa. Federal Savings & Loan
31. Tully's Coffee
32. Gas Station
33. Magnolia Lutheran Church

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Photos: Neighborhood

FITNESS CENTER

ACE HARDWARE

SITE LOCATION

CHURCH OF JESUS CHRIST OF LDS

US BANK

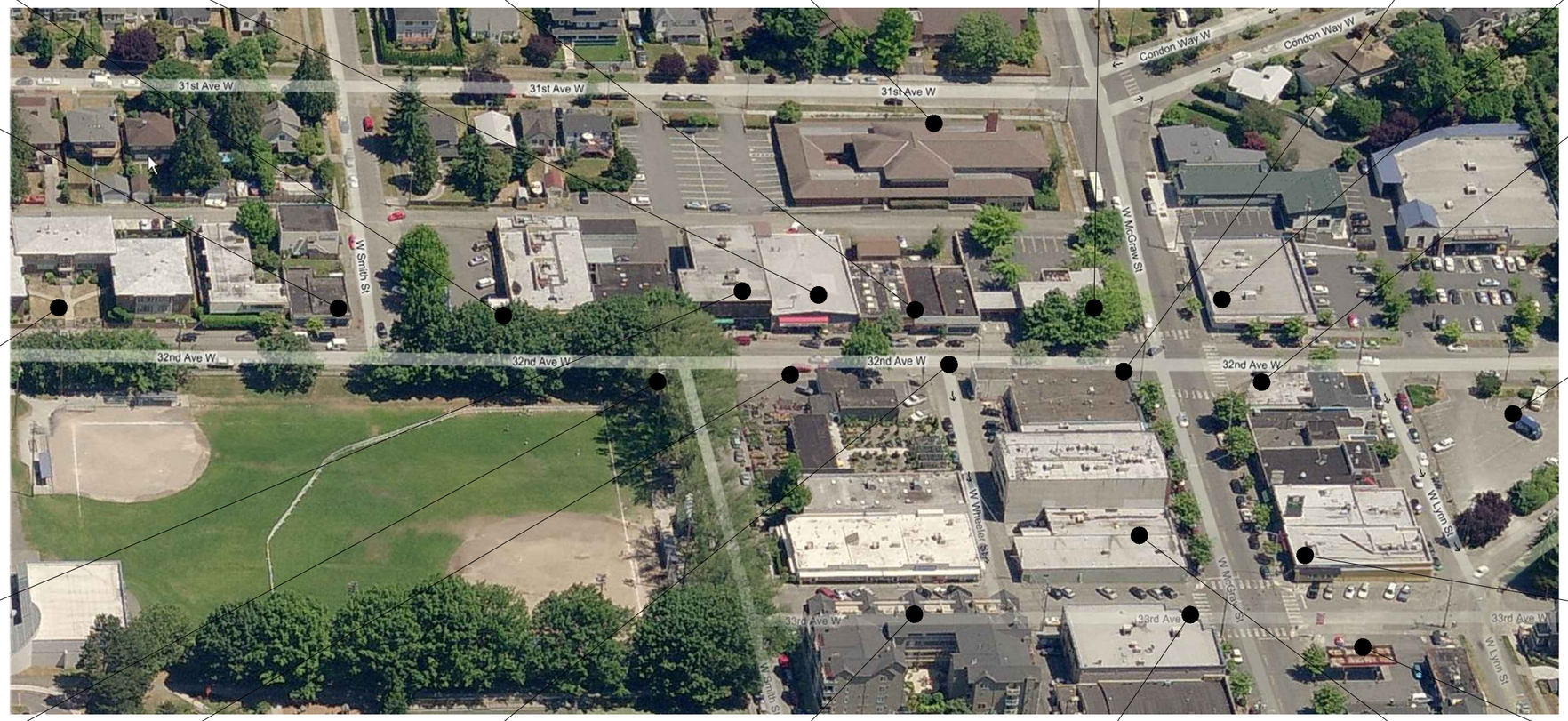
MEDICAL OFFICES

RETAIL

PRESCHOOL

MULTI FAMILY

PORCELAIN GALLERY



PROFESSIONAL OFFICES

NEW MULTI-FAMILY

COFFEE SHOP

WEST MAGNOLIA PARK

GARDEN CENTER

WHEELER & 32ND

MIXED USE BLDG.

RETAIL & OFFICE SPACE

APPAREL & TANNING

GAS STATION

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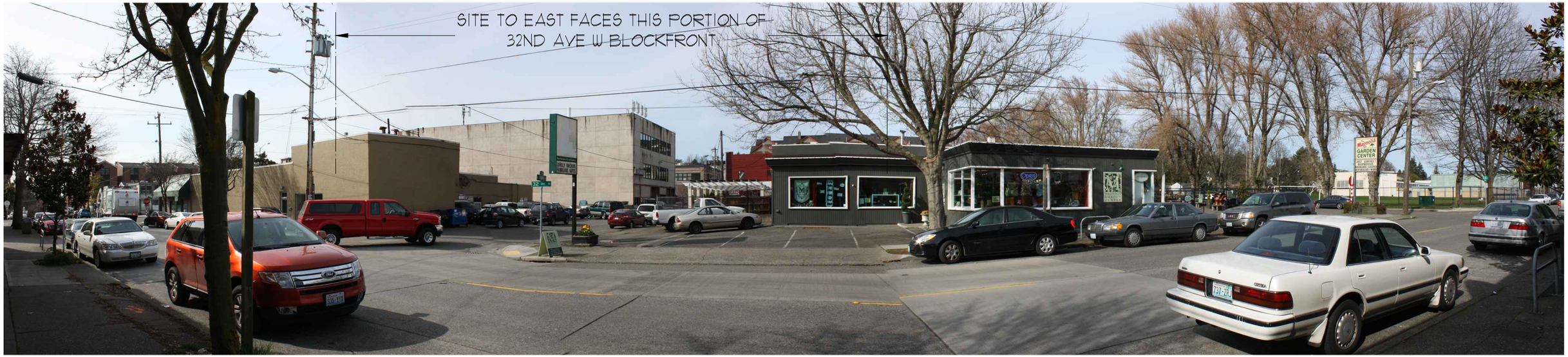
Photos: 32nd Avenue Panoramas

32nd Ave West (looking east towards site)



32nd Ave West (looking west away from site)

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Photos: Alley Panoramas

Alley (looking west towards site)

Alley (looking east from site)

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Context: Architectural Styles / Roof Lines

THE MAGNOLIA BUSINESS COMMUNITY CONTAINS A VARIETY OF ARCHITECTURAL STYLES AND ROOF LINES WITH A PREDOMINANCE OF FLAT ROOF LINES WITHOUT OVERHANGS. OLDER STRUCTURES TEND TO BE 1-2 STORIES WHILE NEWER PROJECTS ARE BEING CONSTRUCTED TO THE ALLOWABLE HEIGHT LIMIT WITH 2 AND 4 STORIES. MANY BUILDINGS REFLECT THE 50'S AND 60'S COMMERCIAL LOOK WITH MINIMAL MODULATION. A FEW STRUCTURES HAVE PITCHED ROOFS REFLECTING A MORE RESIDENTIAL CHARACTER.

THE PREFERRED OPTION, ON FINAL DESIGN, WILL INCORPORATE A DISTINCT BASE, MIDDLE FACADE AND UPPER ROOF LINE / CORNICE.

MORE RECENT COMMERCIAL BLOCK STYLE BUILDING WITH INDENTED 1ST FLOOR

A RECENT MIXED USE MODULATED PROJECT WITH PITCHED ROOFS AND SMALL OVERHANGS

A 2-STORY BLOCK STYLE WITH MINOR MODULATION AT 2ND FLOOR

THIS 1-STORY SHOP IS MORE CHARACTERISTIC OF A RESIDENTIAL BUILDING

THIS BANK BUILDING REFLECTS A MORE COMMERCIAL DESIGN WITH MODULATION AT STREET LEVEL

COMMERCIAL IN CHARACTER THIS STRUCTURE IS ONE OF THE TALLER BUILDINGS IN THE SHOPPING DISTRICT

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Context: Siding Materials

EXTERIOR SURFACING MATERIALS VARY FROM VERY DURABLE BRICK AND STONE SIDING, STUCCO, TILE, METAL AND LESS DURABLE MATERIALS SUCH AS SHINGLES AND VERTICAL CEDAR WITH THE PREDOMINANT MATERIAL BEING BRICK.

THE PREFERRED OPTION WILL USE STAINED CONCRETE FOR THE BASE OF THE STRUCTURE AND A CONTRASTING COLOR / MATERIAL FOR THE UPPER FACADE.

WOOD SIDING

STUCCO

METAL AND SHINGLES

STONE

RED BRICK
IN RUNNING BOND

GRANITE TILE

CONCRETE MASONRY
UNITS

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Context: Awnings

PEDESTRIAN PROTECTION (AWNINGS AND CANOPIES) VARY IN STYLE, SHAPE, MATERIAL AND COLOR. THE PREDOMINANT PROTECTION IS AN AWNING CONSTRUCTED OF FABRIC IN A VARIETY OF COLORS AND USUALLY CONTAINS THE BUSINESS NAME. SOME CANOPIES ARE INTEGRATED INTO THE STRUCTURAL SYSTEM OF THE BUILDING. MORE RECENT BUILDINGS PROVIDE MORE DURABLE STRUCTURAL METAL CANOPIES USING TIE ROD SUPPORTS. SOME BUSINESSES PROVIDE FULL SIDEWALK PROTECTION WHILE OTHERS ONLY PROTECT THE WINDOW SHOPPER. AT THE VERY LEAST, WEATHER PROTECTION IS PROVIDED AT THE BUSINESS ENTRANCE.

THE PREFERRED OPTION WILL PROVIDE A HARD COVER CANOPY IN FRONT OF THE COMMERCIAL STORE FRONT TO ENHANCE THE PEDESTRIAN CONNECTION WITH THE INTERIOR USE AND TO HELP DEFINE THE COMMERCIAL SPACES SEPARATE FROM THE RESIDENTIAL ENTRY.

INTEGRATED

WOOD

METAL

FABRIC

STRUCTURAL METAL

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Context: Exterior Lighting

WALL MOUNT

SURFACE MOUNT

RECESSED

ILLUMINATION FOR PEDESTRIANS IS PROVIDED IN SEVERAL FORMS FROM NONE TO A VARIETY OF RECESSED CEILING LIGHTING, SURFACE LIGHTS AND WALL SCONCES. MOST OLDER RECESSED CAN LIGHTS ARE INCANDESCENT WHILE NEWER FIXTURES UTILIZE MORE EFFICIENT FLUORESCENT LAMPS. MOST SIDEWALK LIGHTING IS RECESSED AND USUALLY LOCATED OVER ENTRIES.

THE PREFERRED OPTION WILL USE DOWNLIGHT WALL SCONCES AT THE STREET LEVEL COLUMNS TO ILLUMINATE THE BUILDING STRUCTURE AND THE SIDEWALK. ADDITIONAL FIXTURES ALONG THE CANOPY WILL ALSO LIGHTEN THE SIDEWALK.

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Context: Entries

BUSINESS ENTRIES FALL INTO ONE OF THREE CATEGORIES: DOORS FLUSH WITH THE FACADE, DOORS SLIGHTLY RECESSED FROM THE BUILDING FACADE AND DOORS DEEPLY RECESSED (INCLUDING ENTRIES ON CORNERS). ALL HAVE OVERHEAD WEATHER PROTECTION. ENTRY MATERIALS VARY FROM ALUMINUM (ANODIZED OR PAINTED) TO WOOD (PAINTED OR STAINED). ALL ENTRY DOORS ARE GLAZED. SOME DOORS INCLUDE TRANSOMS WITH ADDRESS NUMBERS. A FEW ENTRIES CONTAIN DOUBLE DOORS. HOWEVER, THE PREDOMINANT ENTRY IS A SINGLE GLAZED, STANDARD ALUMINUM STORE DOOR.

THE PREFERRED OPTION WILL LOCATE MULTIPLE ENTRIES TO THE COMMERCIAL SPACE ON 32ND ALLOWING THE FLEXIBILITY OF HAVING SINGLE OR MULTIPLE COMMERCIAL TENANTS. THE RESIDENTIAL ENTRY WILL BE SEPARATE AND DISTINCT FROM THE COMMERCIAL ENTRIES.

DEEPLY RECESSED

SLIGHTLY RECESSED

FLUSH

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Context: Signage

AWNING MOUNTED

BUILDING MOUNTED

FREESTANDING

BUILDING MOUNTED BLADE

BUSINESS SIGNAGE FALLS INTO FOUR CATEGORIES: FREESTANDING SIGNS, BUILDING MOUNTED SIGNS (FLAT AND BLADE), AWNING MOUNTED SIGNS AND TEMPORARY 'A' BOARDS. MOST SIGNS ARE UNLIT. COLOR, ARCHITECTURAL STYLE AND LETTERING VARY. MORE RECENT BUILDINGS HAVE SIGNS ATTACHED TO PERMANENT AWNINGS. NUMEROUS BUSINESS HAVE SIGNAGE ON OR IN THEIR WINDOWS.

SIGNAGE WILL BE INTEGRATED INTO THE DESIGN OF THE OVERHEAD WEATHER PROTECTION ON 32ND. BLADE SIGNS WILL BE PROVIDED FOR INDIVIDUAL BUSINESSES AT THE SIDEWALK LEVEL.

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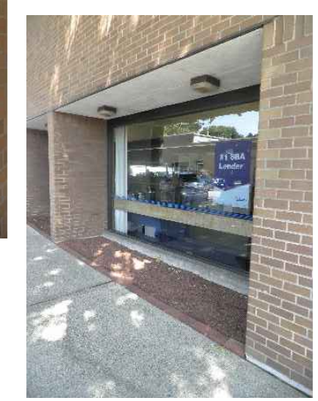
Context: Windows / Kick Panels / Sills

SILL HEIGHTS AT STOREFRONT WINDOWS VARY FROM A FEW INCHES (STOREFRONT ALUMINUM OR WOOD) TO WAIST HEIGHT. MATERIALS INCLUDE BRICK, STONE, WOOD, TILE AND ALUMINUM. MOST PANELS HAVE MINIMAL DETAIL/DESIGN. SOME WINDOW PANELS HAVE INTEGRATED PLANTERS AT THE BASE OF THE WINDOWS.

THE PREFERRED OPTION WILL PROVIDE AN 18"± KICK PLATE FOR THE STOREFRONT WINDOW TO REST ON. THIS KICK PLATE WILL BE FINISHED IN TILE WITH ACCENT TILES TO PROVIDE DETAIL AND INTEREST FOR PEDESTRIANS.



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Context: Railings

A MAJORITY OF BUSINESSES DO NOT REQUIRE RAILINGS DUE TO THE LEVEL TOPOGRAPHY OF THE RETAIL COMMUNITY. RAILING STYLES RANGE FROM A MINIMALIST STYLE PIPE RAIL TO ORNATE WROUGHT IRON. MOST RAILINGS ARE FREESTANDING WITH ONE EXCEPTION WHERE A HANDRAIL IS BUILDING MOUNTED.

THE PROPOSED DESIGN WILL HAVE RAILING AT THE UPPER RESIDENTIAL DECK CONSISTING OF LARGER GUARDRAILS AND SMALLER INTERMEDIATE RAILING. POWDER COATED ALUMINUM WILL BE USED IN THE RAIL CONSTRUCTION.

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Context: Planters / Landscaping / Amenities

CONTAINER PLANTERS APPEAR TO BE THE RULE RATHER THAN THE EXCEPTION. MOST PLANTERS ARE FREESTANDING AND ARE IN A VARIETY OF SIZES, SHAPES AND MATERIALS. SOME LOCATIONS PROVIDE SPACE FOR ON GRADE LANDSCAPE. SEVERAL BUSINESSES HAVE BUILT IN WINDOW BOX PLANTERS. THE FREESTANDING PLANTING CONTRIBUTES A VIBRANCY TO THE PEDESTRIAN EXPERIENCE.

LANDSCAPED POTS WILL BE PROVIDED IN FRONT OF THE STOREFRONT COMMERCIAL SPACES TO SOFTEN THE SIDEWALK AND ENHANCE THE STREET APPEAL.

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Context: Sidewalk Amenities

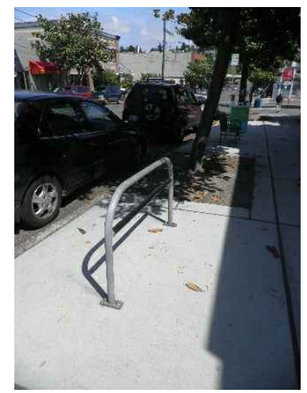
SIDEWALK AMENITIES INCLUDE AN ABUNDANCE OF BENCHES, NUMEROUS BICYCLE RACKS AND STREET TREES. SIDEWALK OPENINGS FOR STREET TREES ARE EITHER LOW PLANTED OR GRATED.

THE PREFERRED OPTION WILL USE LANDSCAPED SIDEWALK OPENINGS FOR STREET TREES TO HELP MEET THE REQUIRED GREEN FACTOR SCORE.

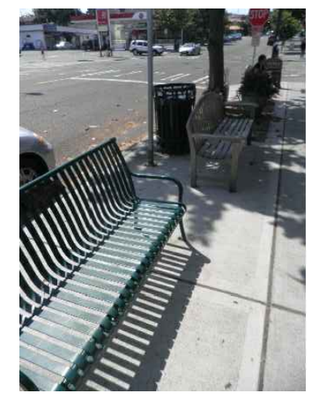
w/ GRATE

w/o GRATE

STREET TREES



BICYCLE RACK



BENCHES
(WOOD/METAL)

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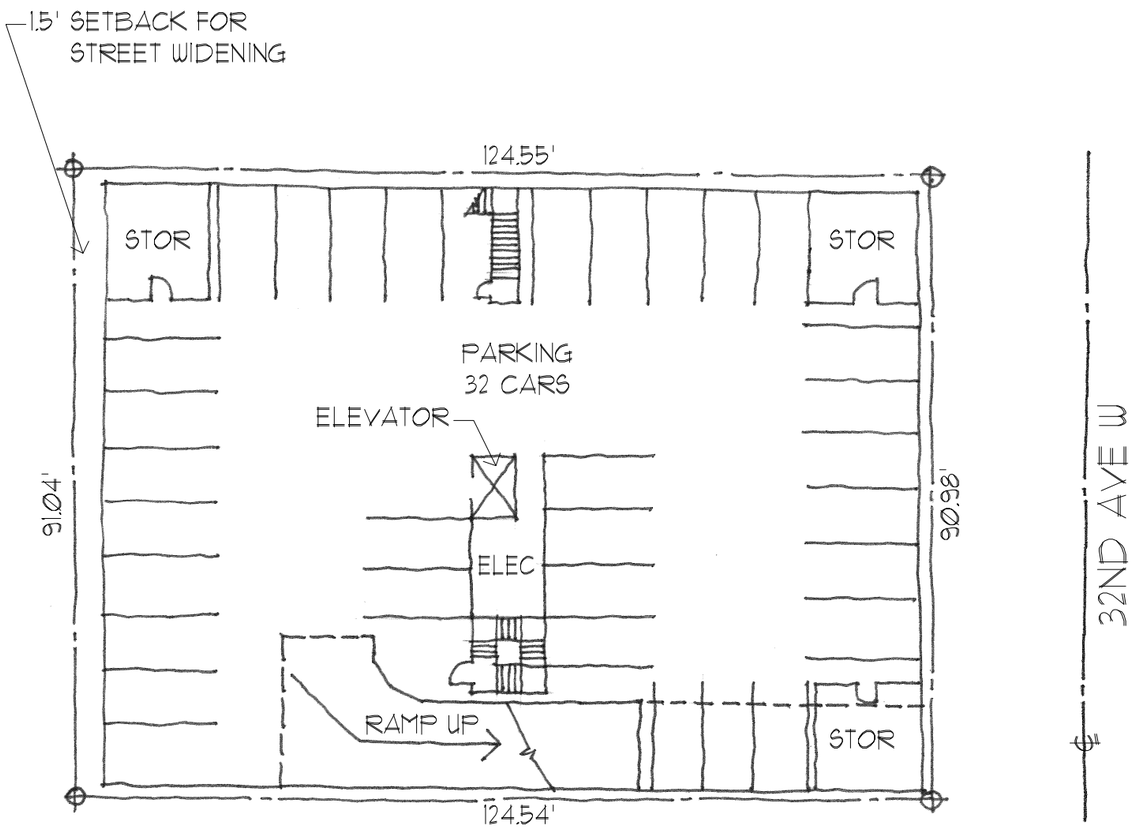
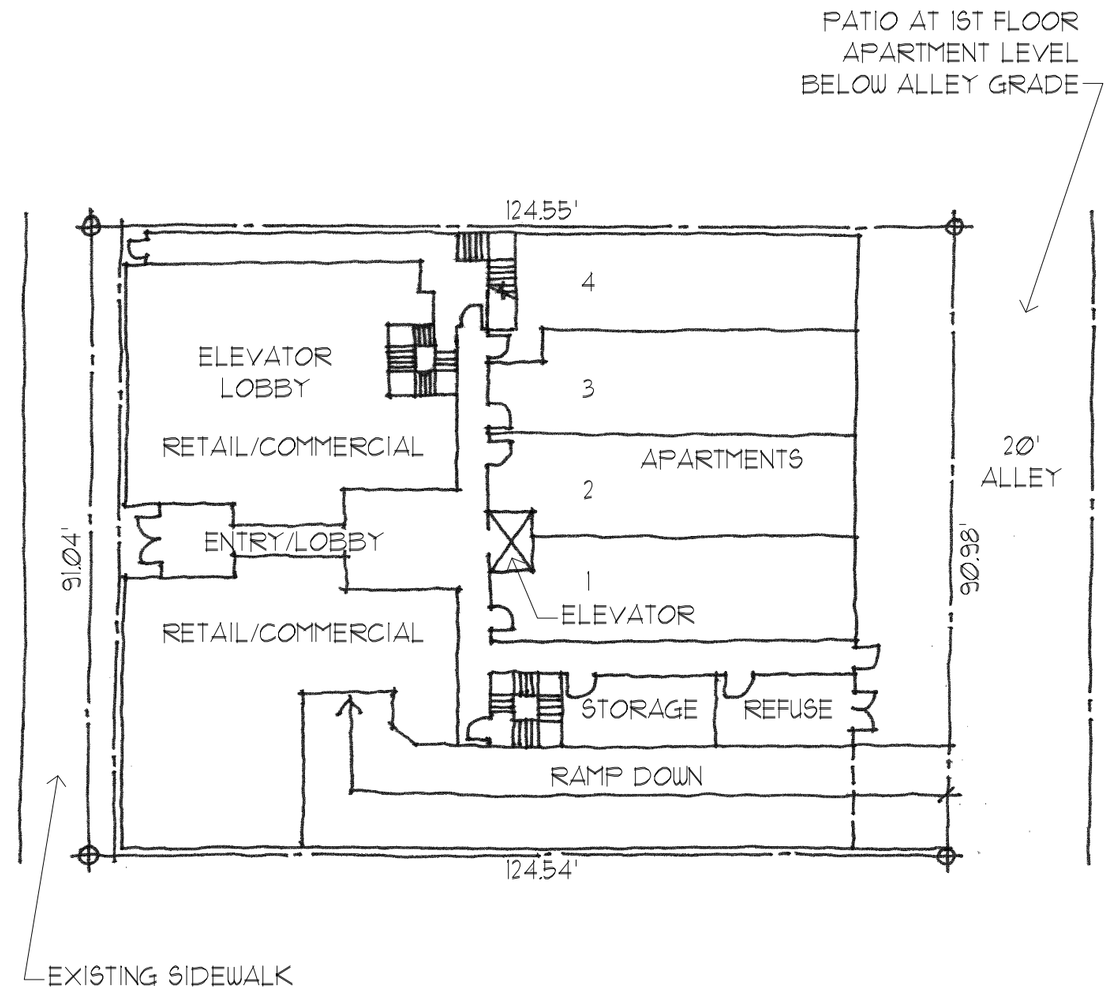
Scheme 1: Basement / 1st Floor

"CODE COMPLIANT"



Basement



1st

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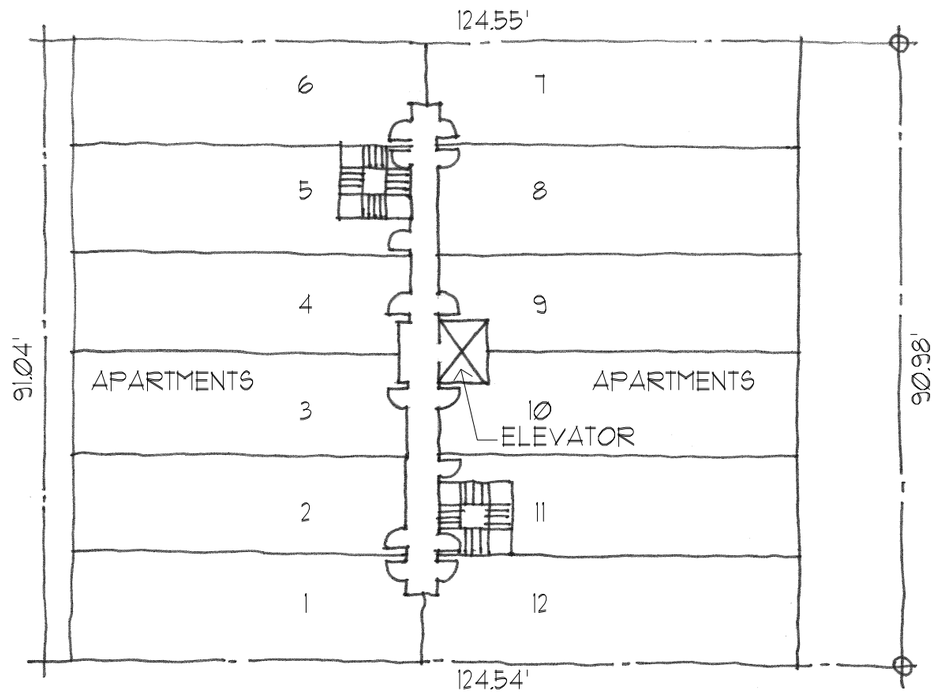
Scheme 1: 2nd - 3rd - 4th

"CODE COMPLIANT"



2nd - 3rd - 4th

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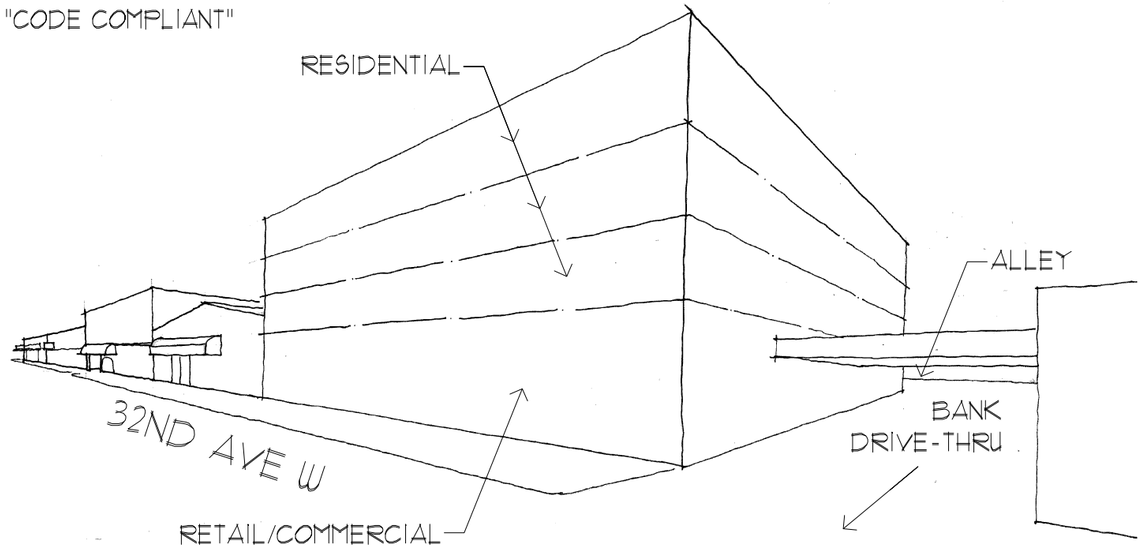
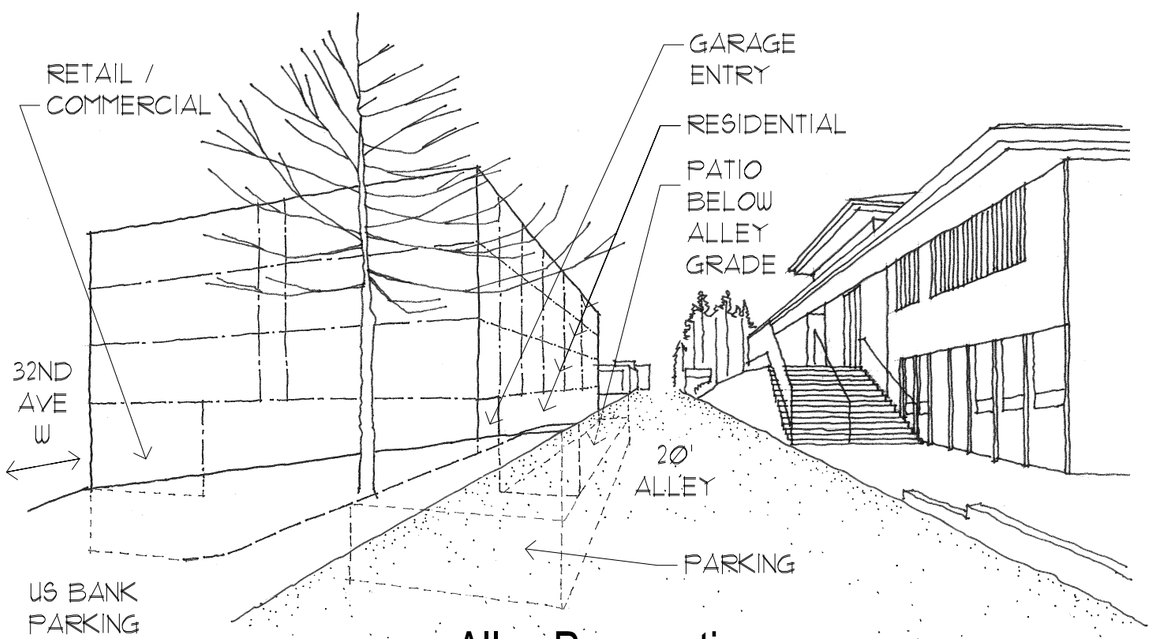
Scheme 1: Section / Perspectives / Summary

"CODE COMPLIANT"

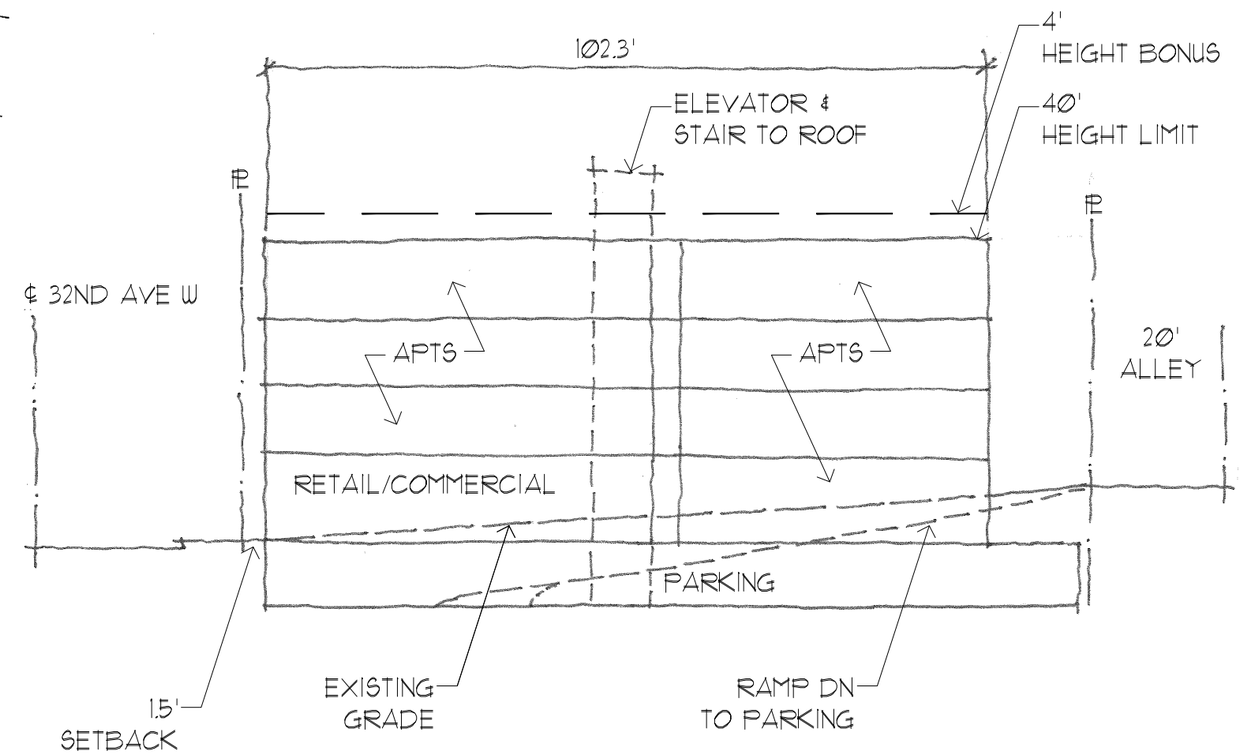


32nd Ave W Perspective

- CENTRAL RESIDENTIAL ENTRY
  - -DIVIDES COMMERCIAL SPACE IN TWO,
  - -AVAILABLE STREET-LEVEL CANNOT BE USED BY A SINGLE TENANT.
- DRIVEWAY RAMP AT SOUTH END OF ALLEY DECREASES RAMP LENGTH BY 8-9 FEET,
- ONE LEVEL OF BASEMENT PARKING IS PROVIDED,
- STUDIOS AND ONE BEDROOM UNITS MAXIMIZES THE NUMBER OF UNITS ON SITE
- BUILDING HEIGHT IS AT 40'.



Alley Perspective



Section

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BLANK

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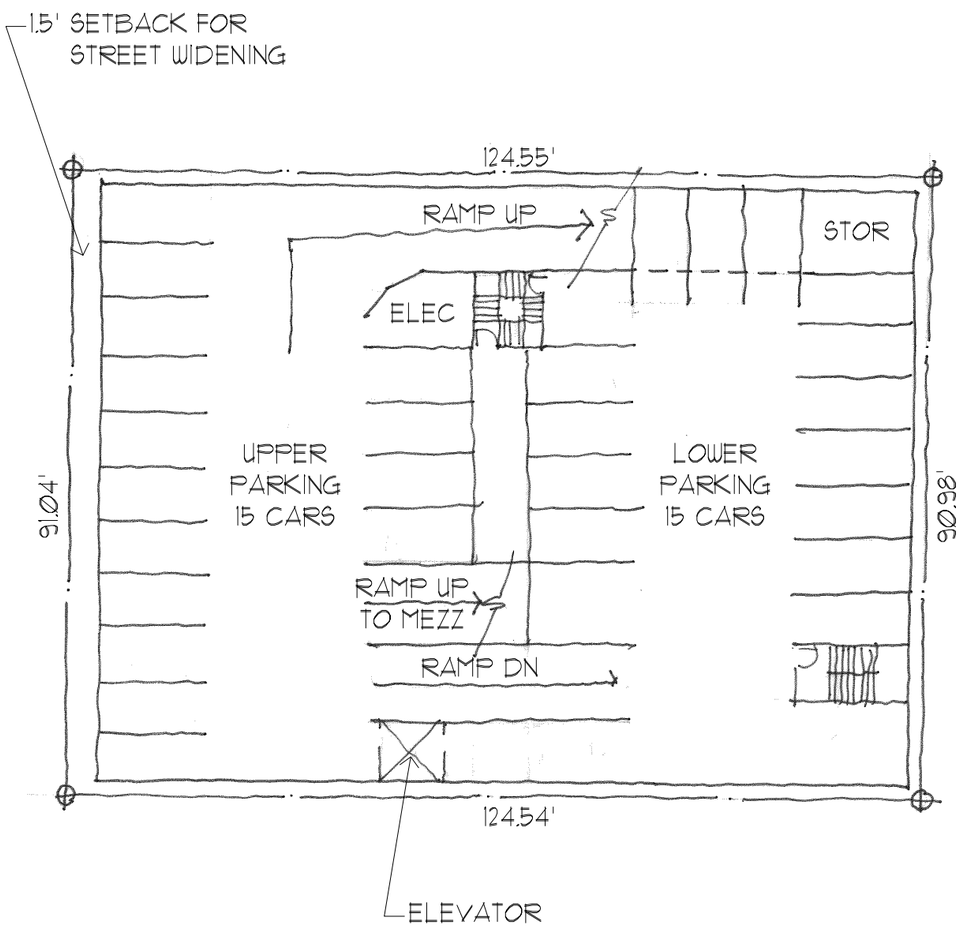
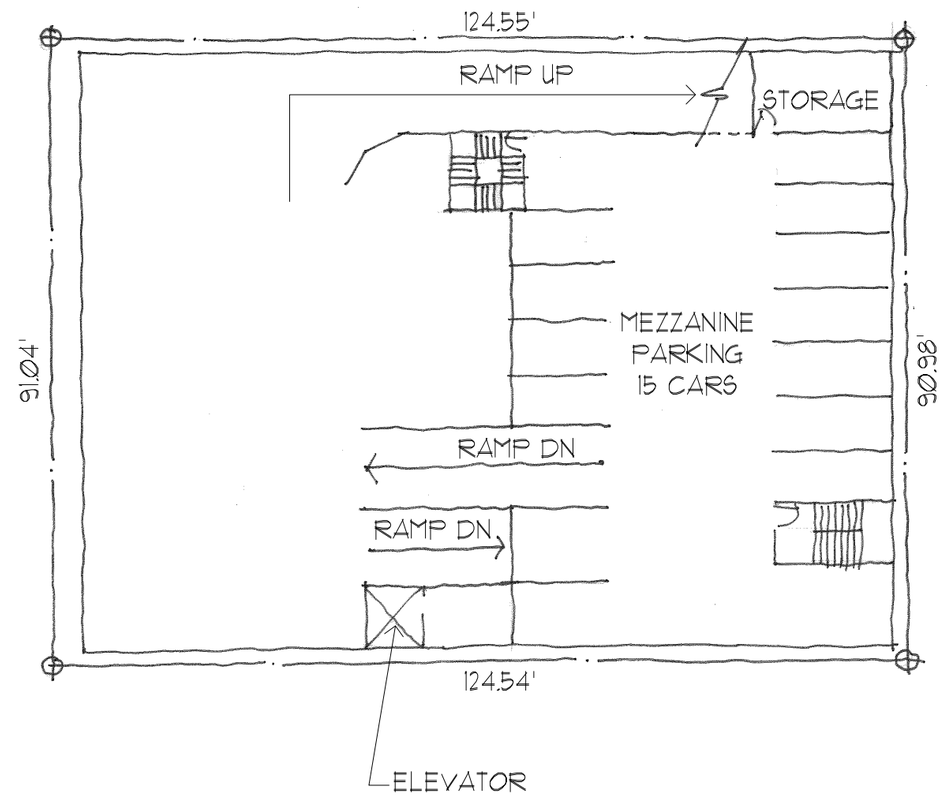
Scheme 2: Basement / Mezzanine



Basement



Mezzanine

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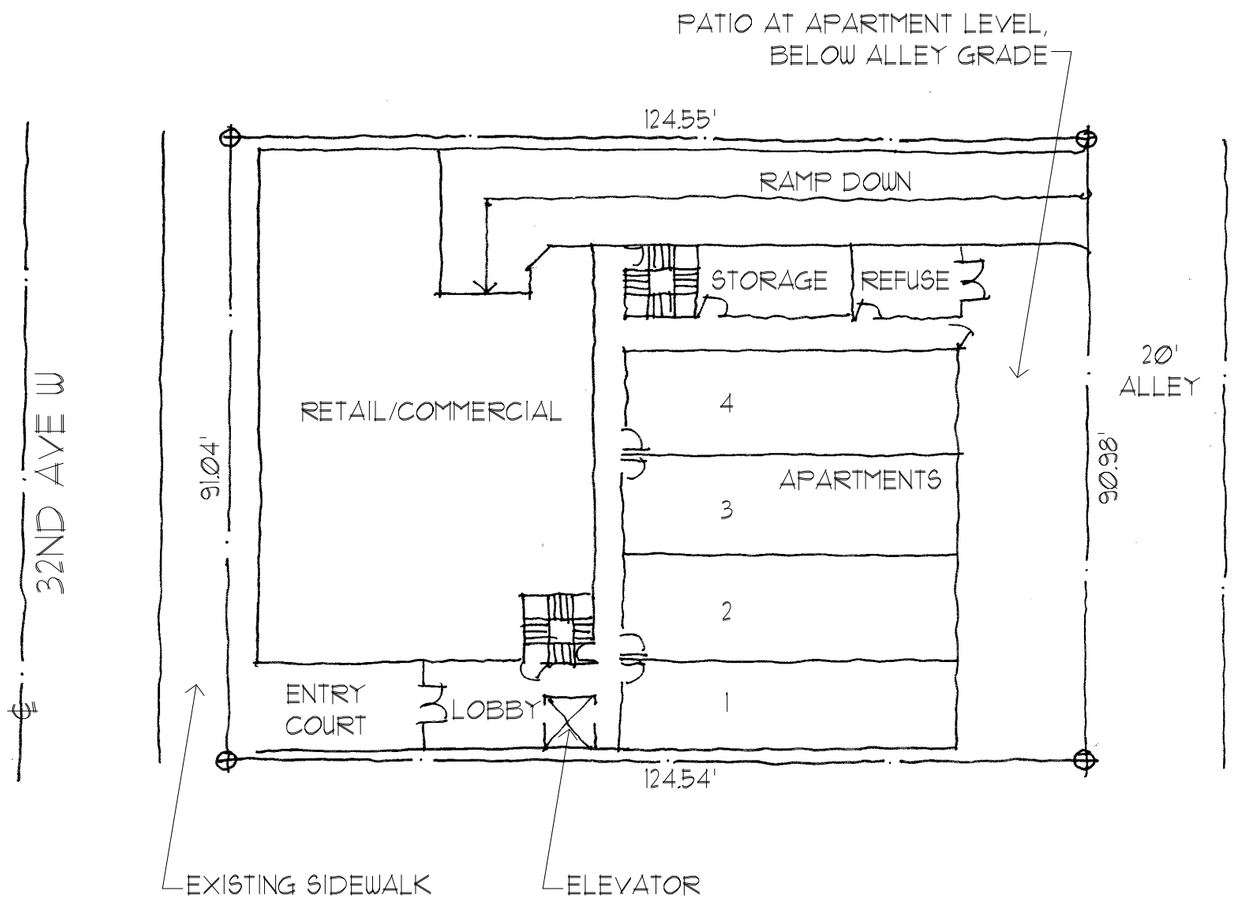
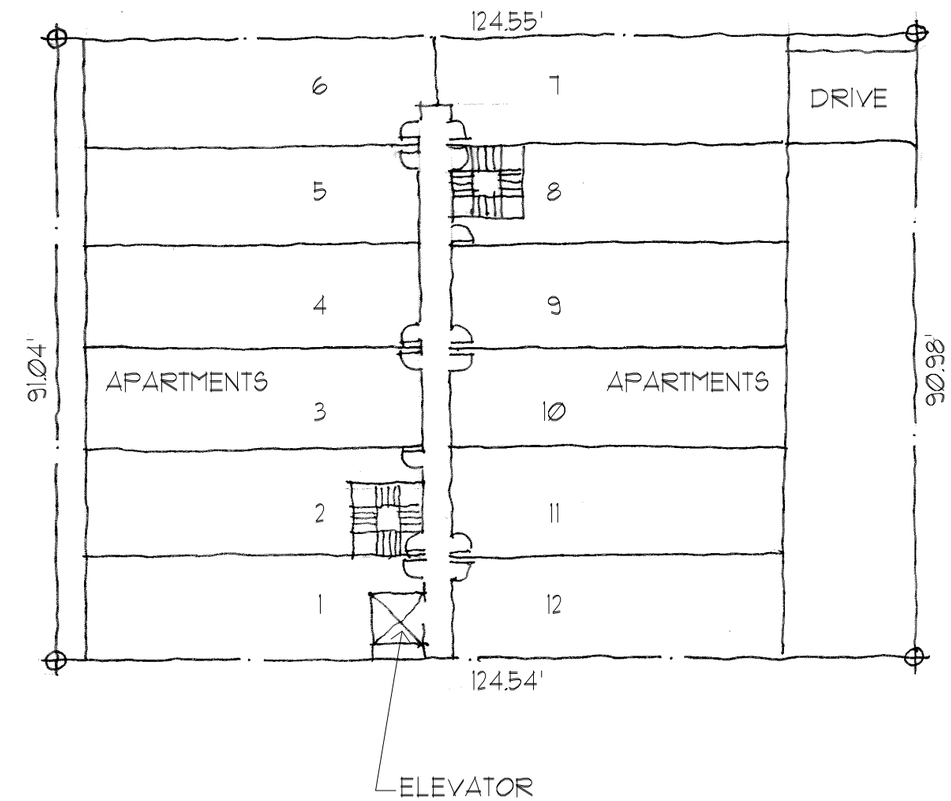


1st



2nd - 3rd - 4th

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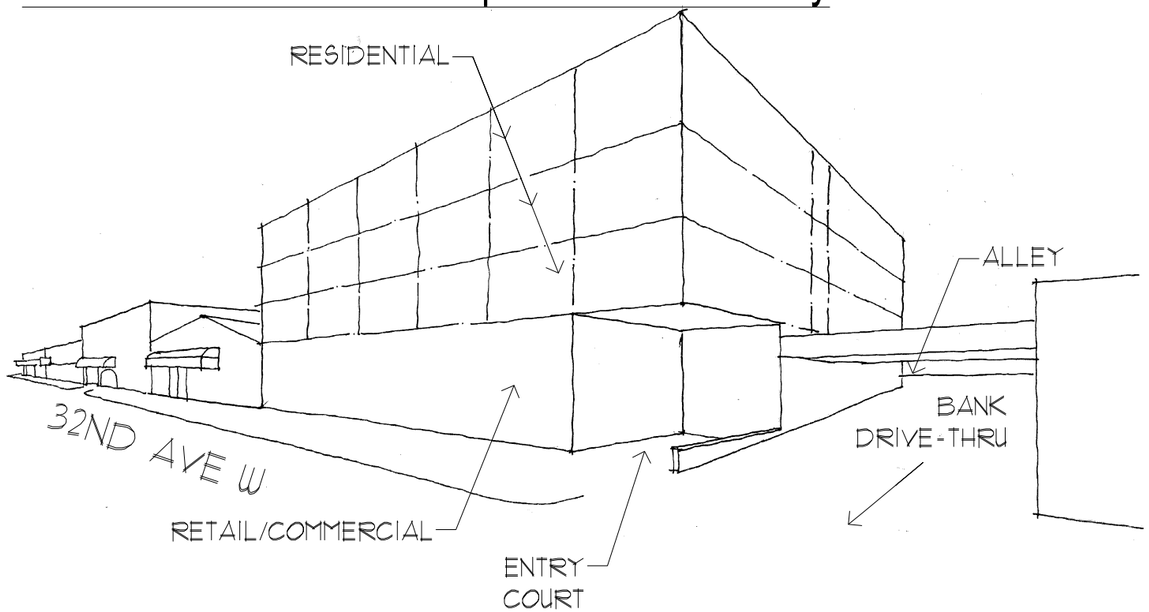
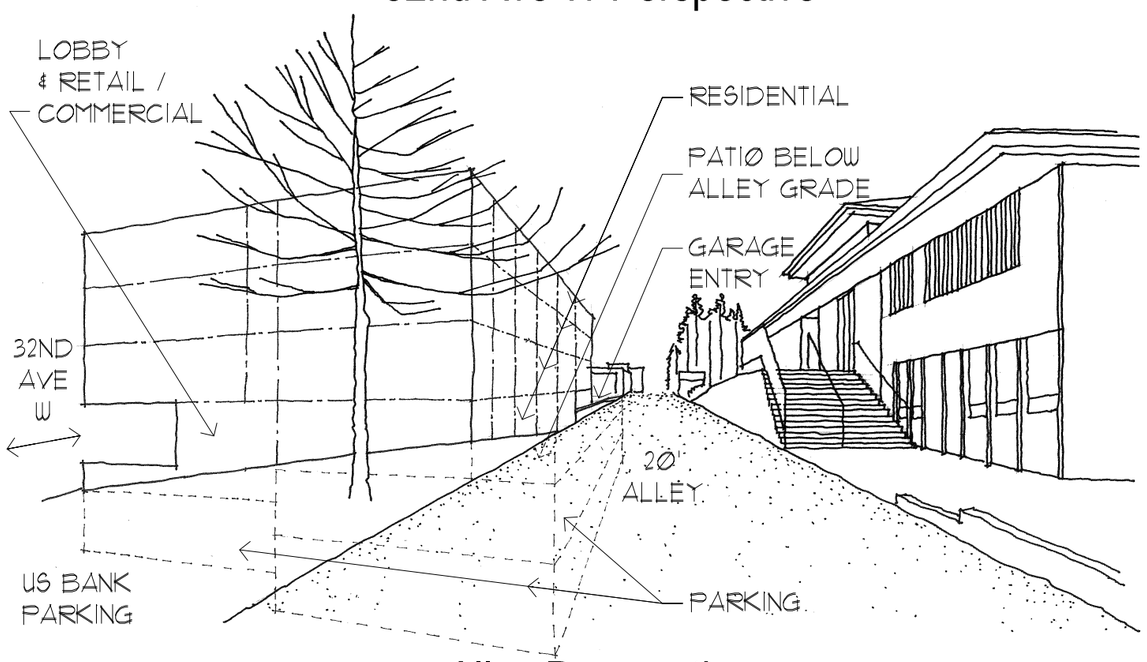
Scheme 2: Section / Perspectives / Summary

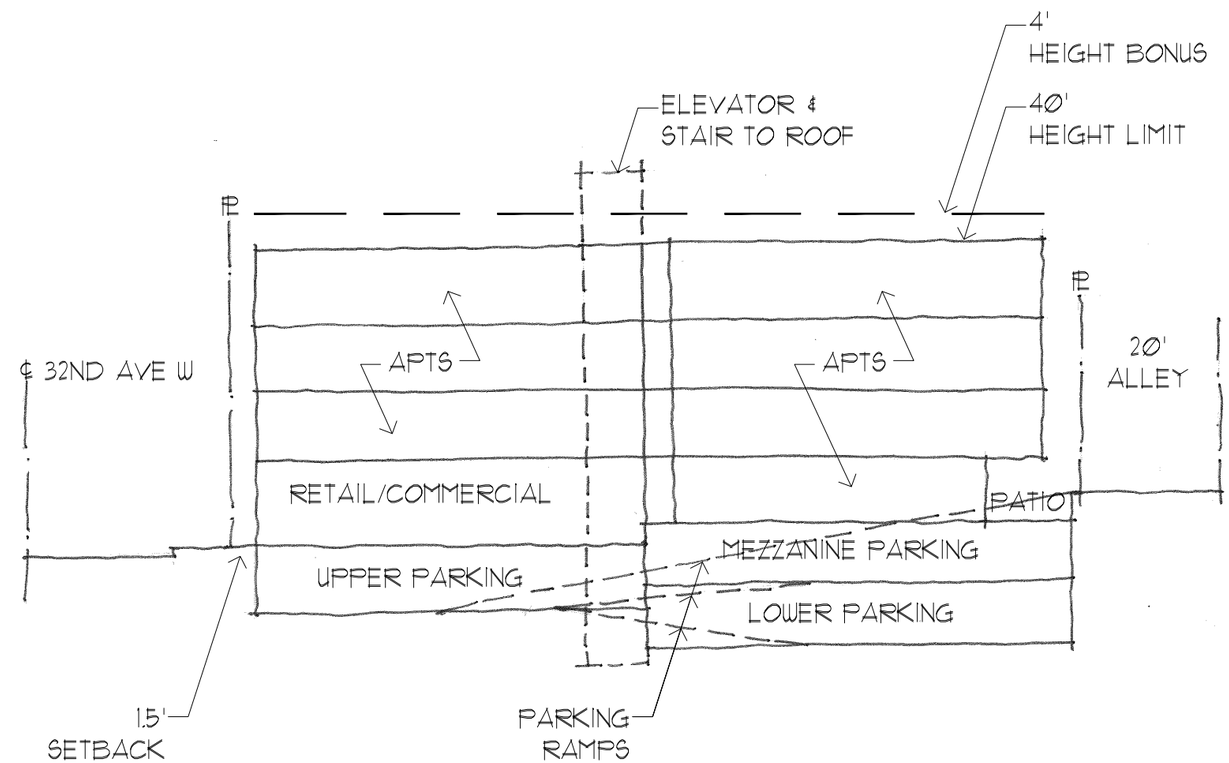


32nd Ave W Perspective

- SOUTH ENTRY ALLOWS CONTINUOUS COMMERCIAL SPACE,
- NORTH DRIVEWAY ALLOWS SOUTHERN ENTRY,
- PARKING ON 3 HALF LEVELS MAXIMIZES PARKING,
- STUDIOS AND 1 BEDROOMS MAXIMIZE UNITS,
- BUILDING HEIGHT IS AT 40 FEET.



Alley Perspective



Section

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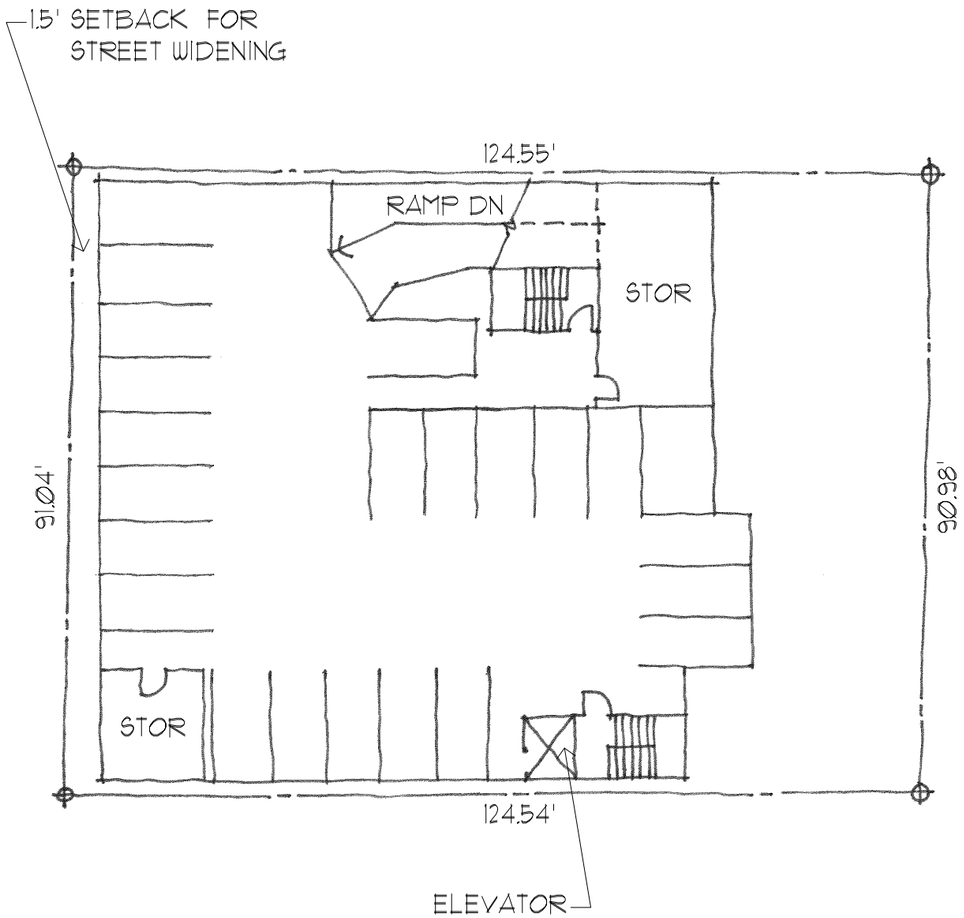
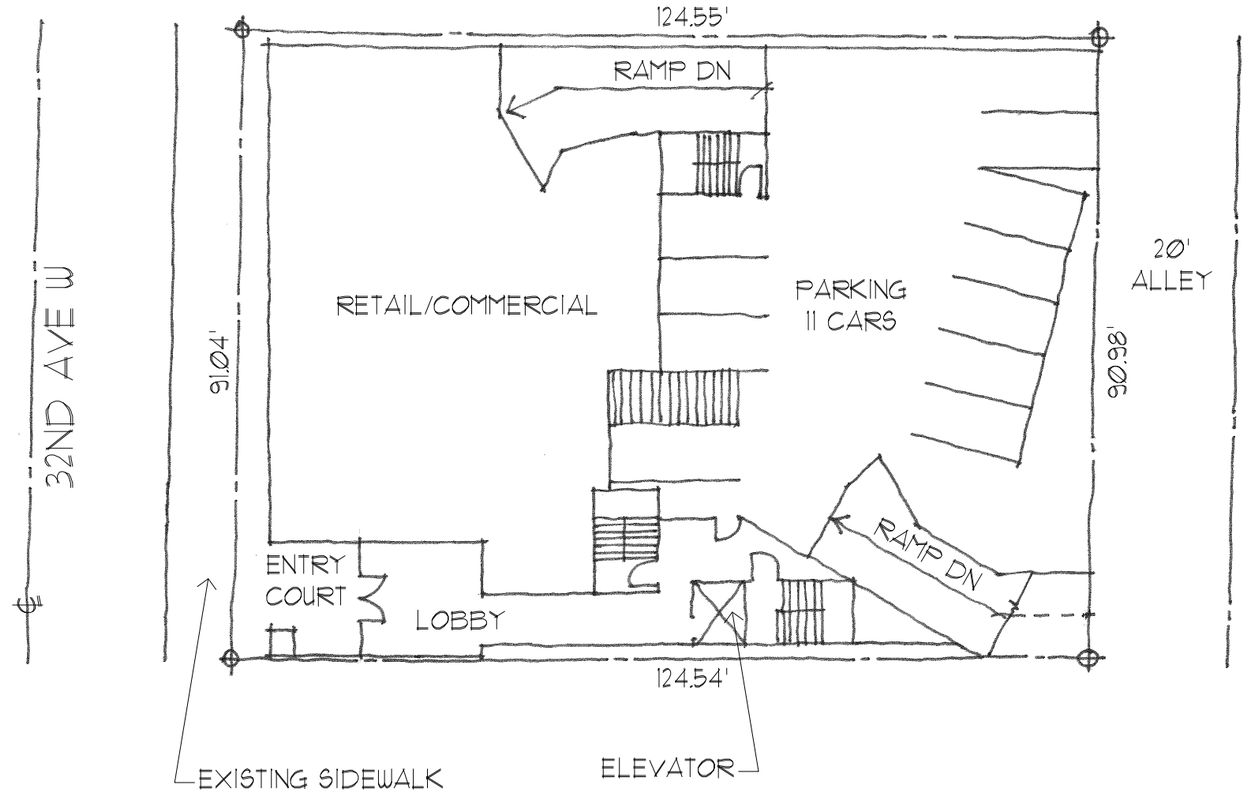
Scheme 3: Basement / 1st



Basement



1st

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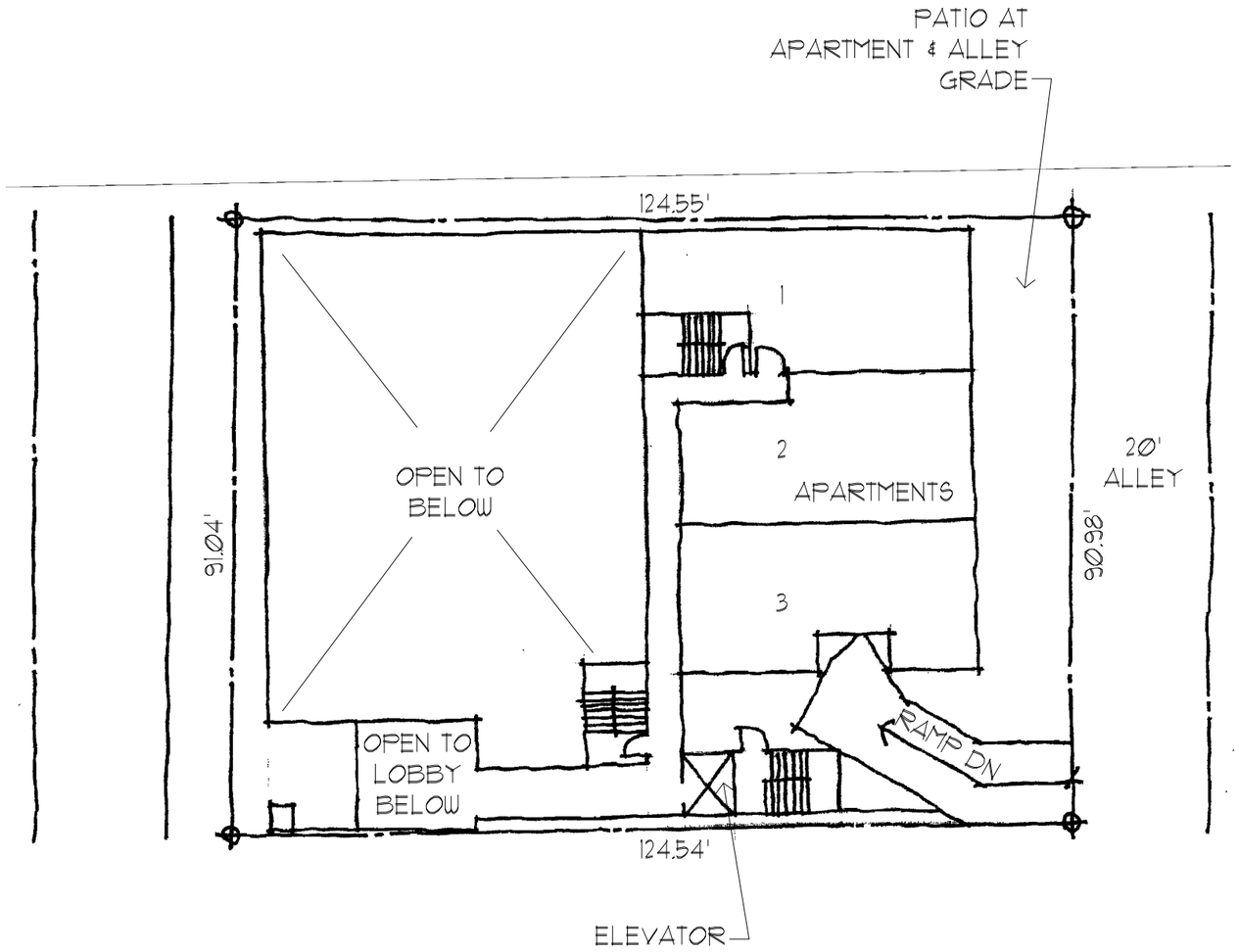
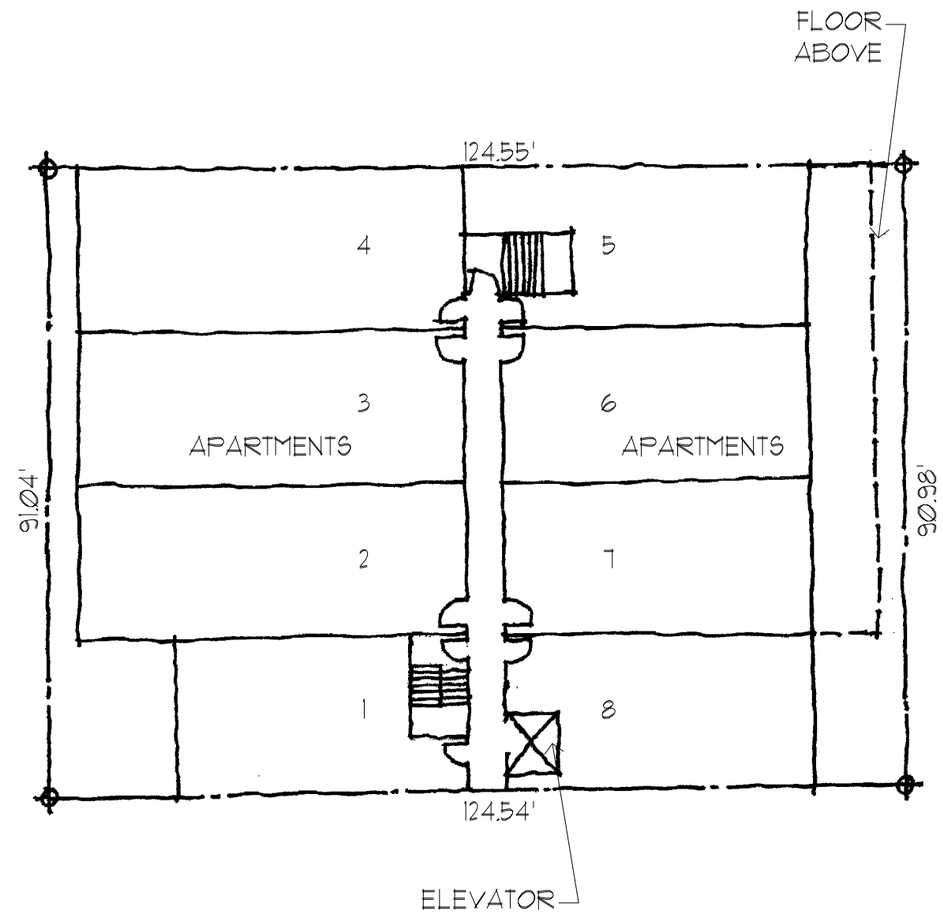


2nd



3rd

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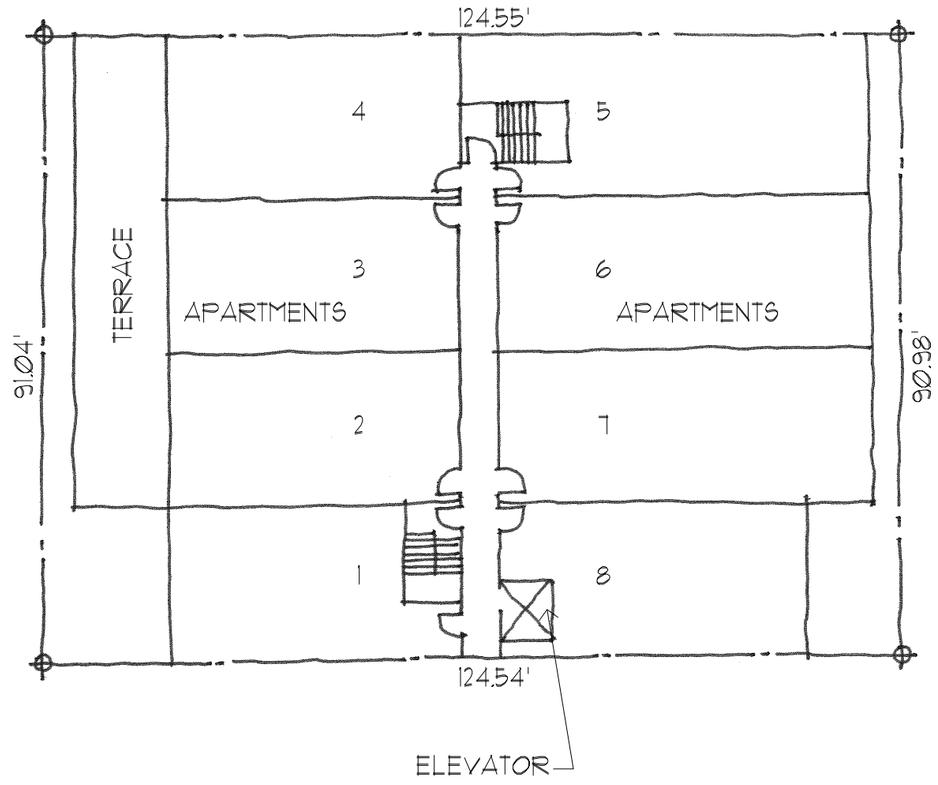
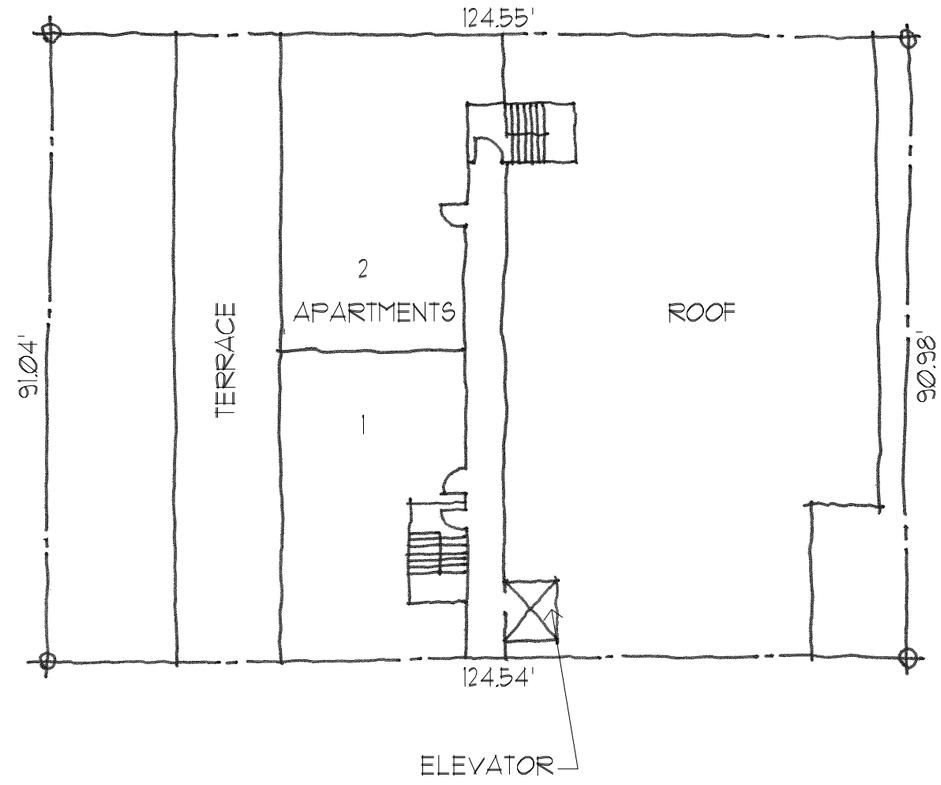
Scheme 3: 4th / 5th



4th



5th

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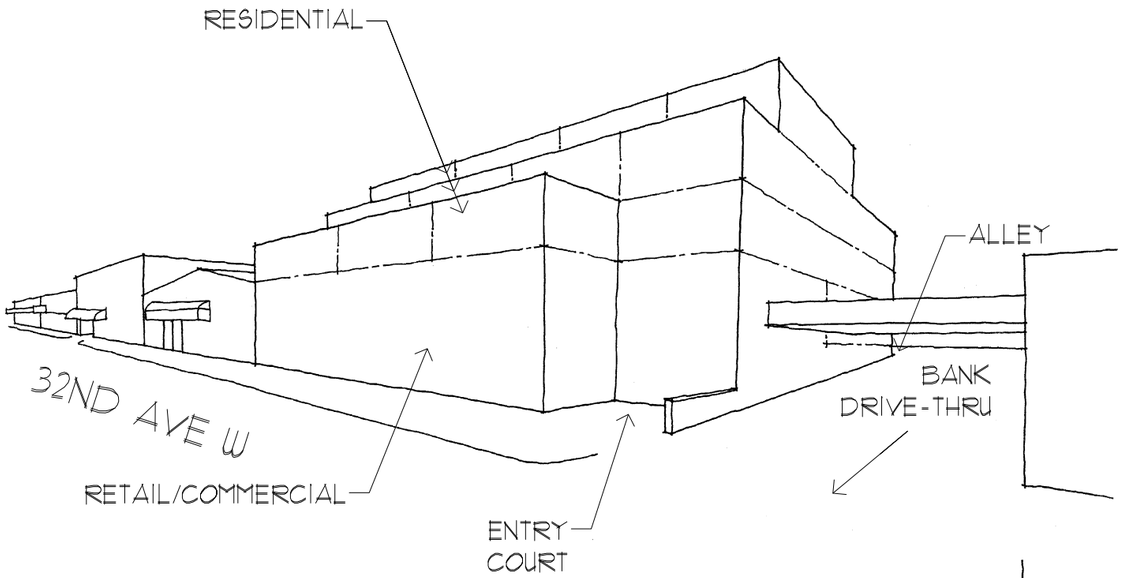
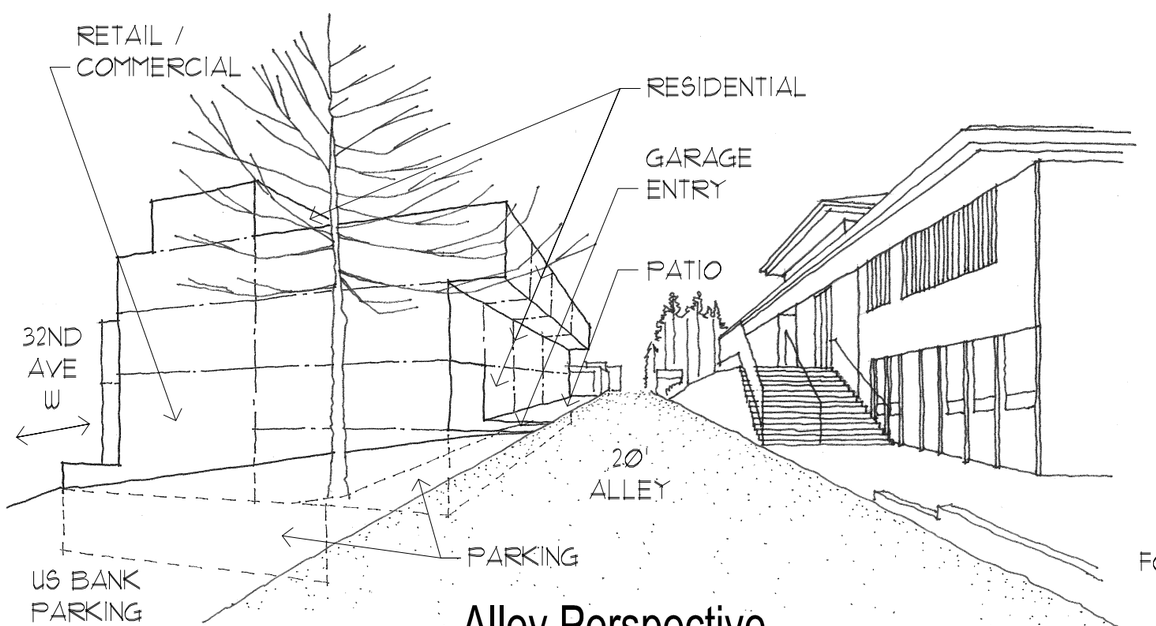
Scheme 3: Section / Perspectives / Summary

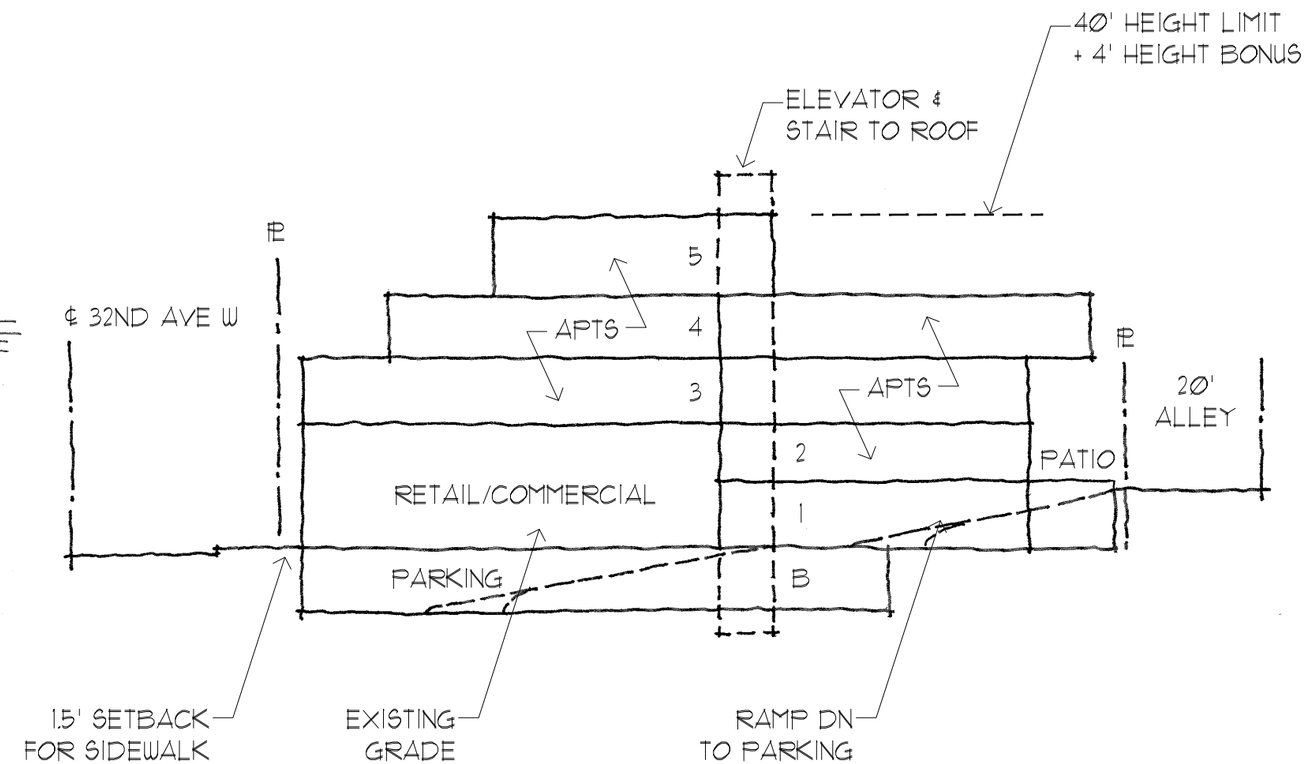


32nd Ave W Perspective

- DRIVEWAY AT SOUTH END OF ALLEY GOES TO 1ST FLOOR PARKING GARAGE AND THEN TO BASEMENT WITH NORTH END RAMP.
- FIRST FLOOR PARKING COUNTS TOWARDS F.A.R. AND REDUCES AMOUNT OF RESIDENTIAL AREA BY APPROXIMATELY HALF A FLOOR (SEE 5TH FLOOR PLAN),
- IN ORDER TO SQUEEZE 1ST FLOOR PARKING IN, COMMERCIAL FLOOR-TO-FLOOR INCREASES TO 18 FEET AND BUILDING HEIGHT MAXIMIZES AT 44 FEET.



Alley Perspective



Section

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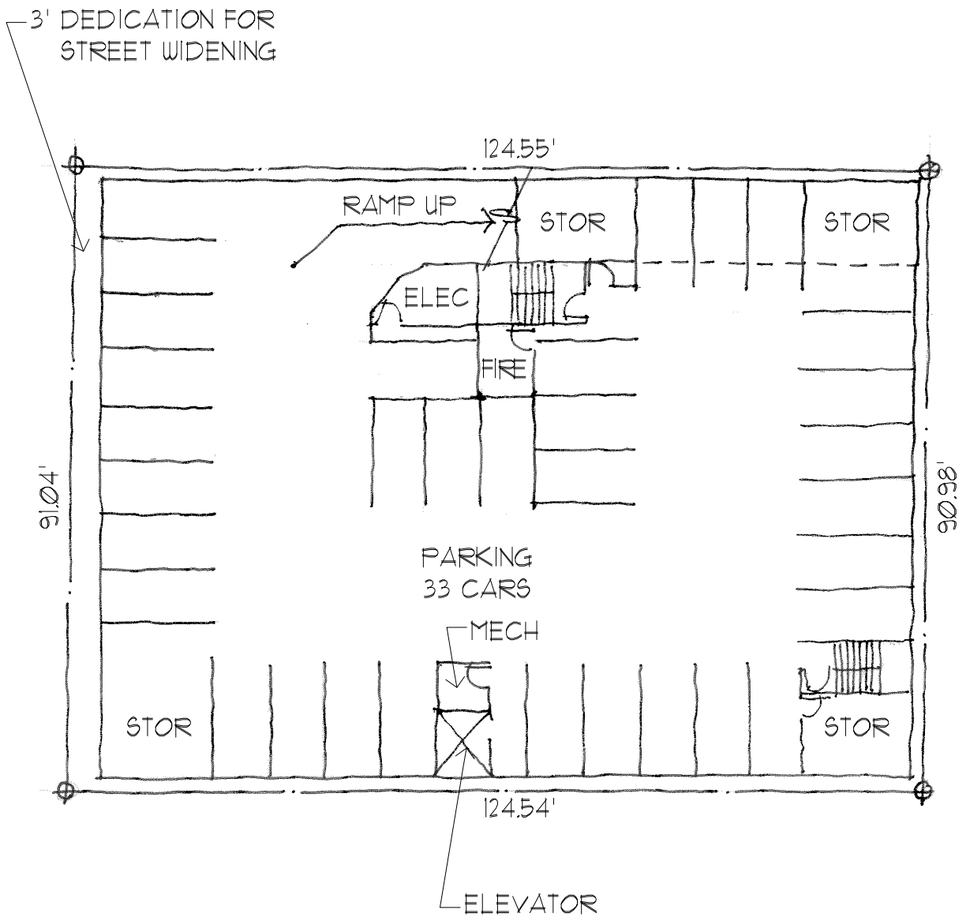
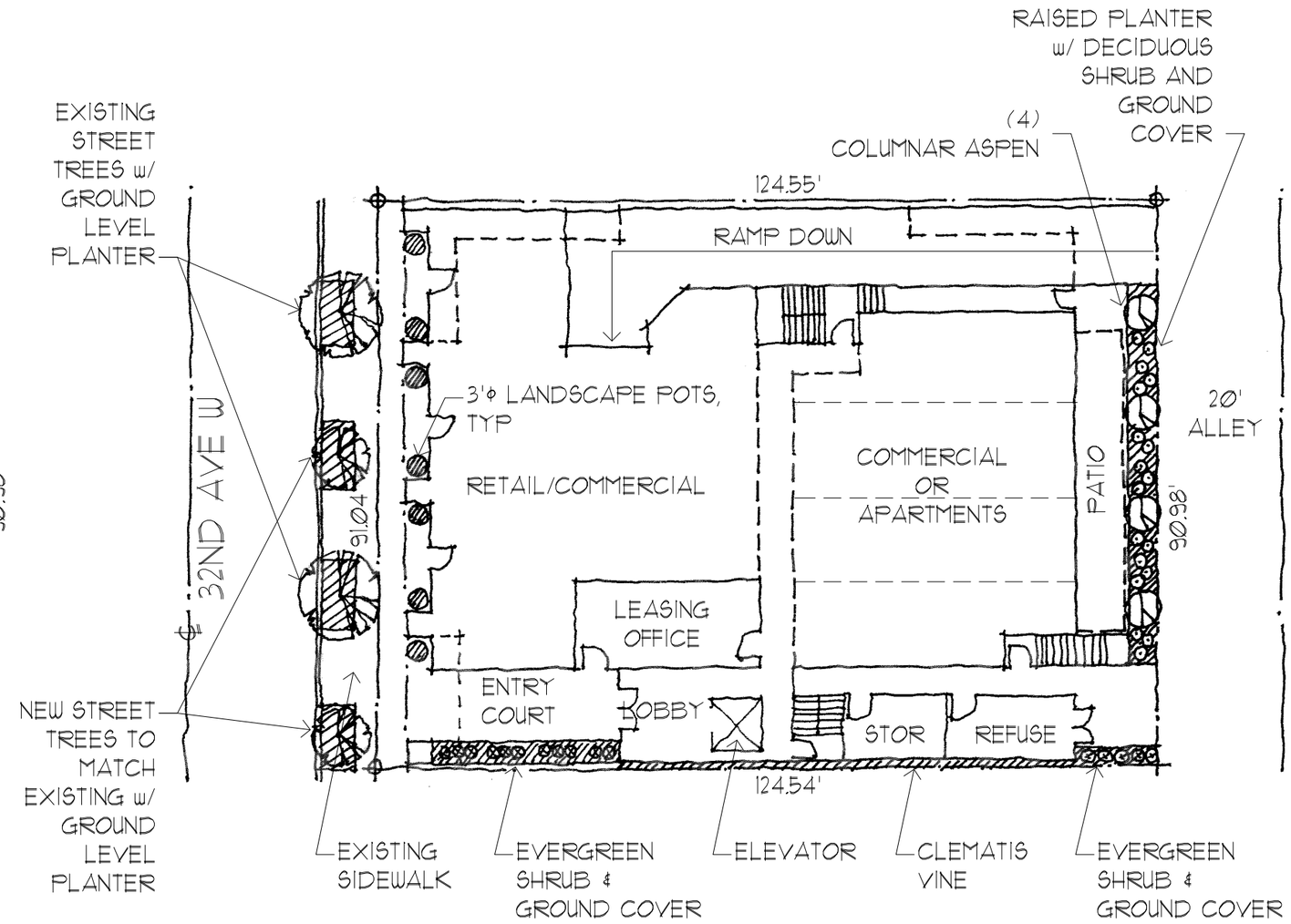
Scheme 4: Basement / 1st



Basement



1st - Landscape

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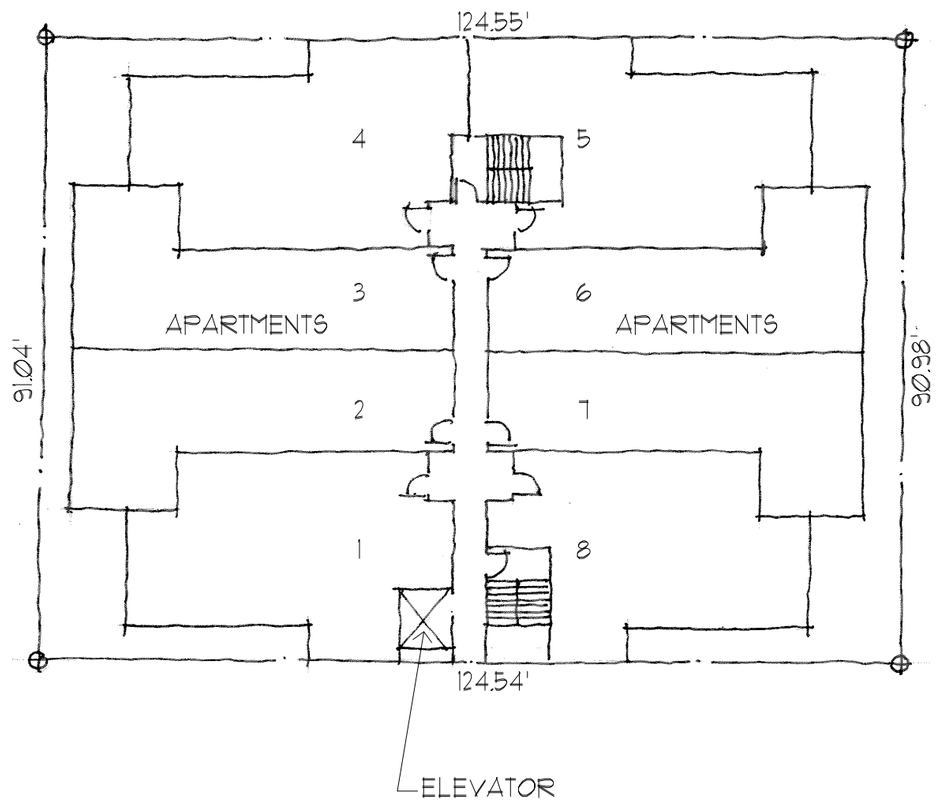

2nd - 3rd - 4th

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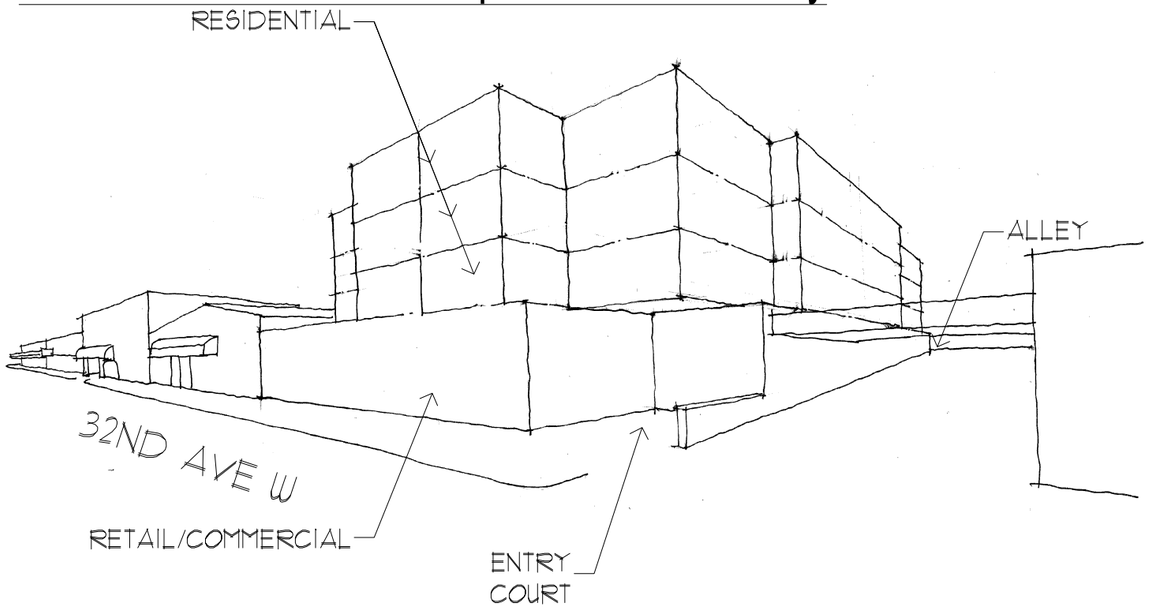
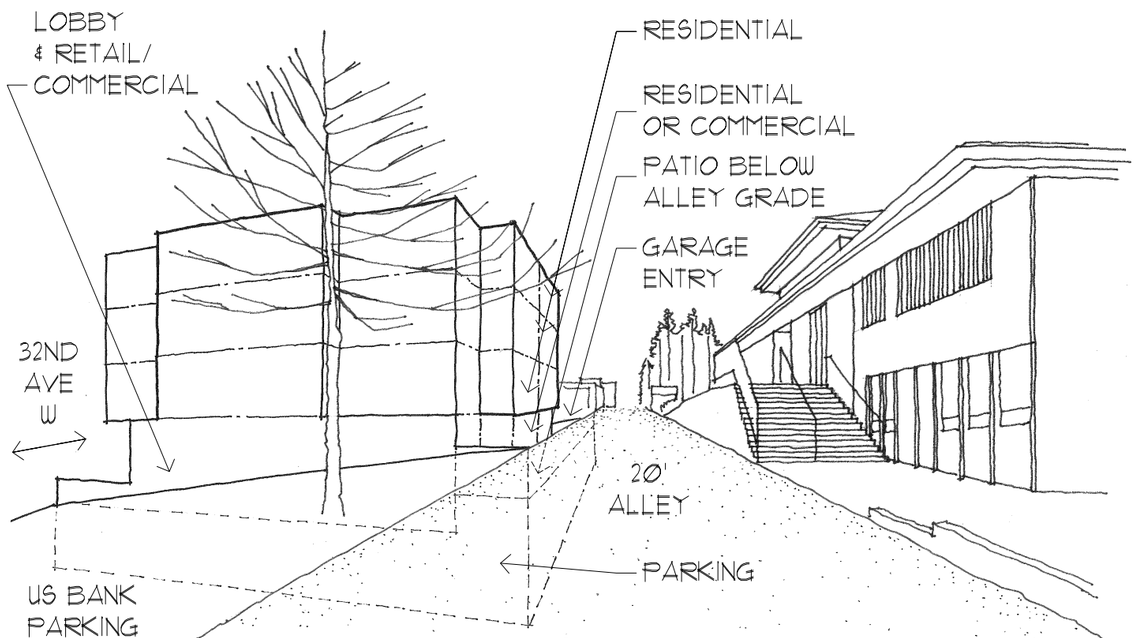
Scheme 4: Section / Perspectives / Summary

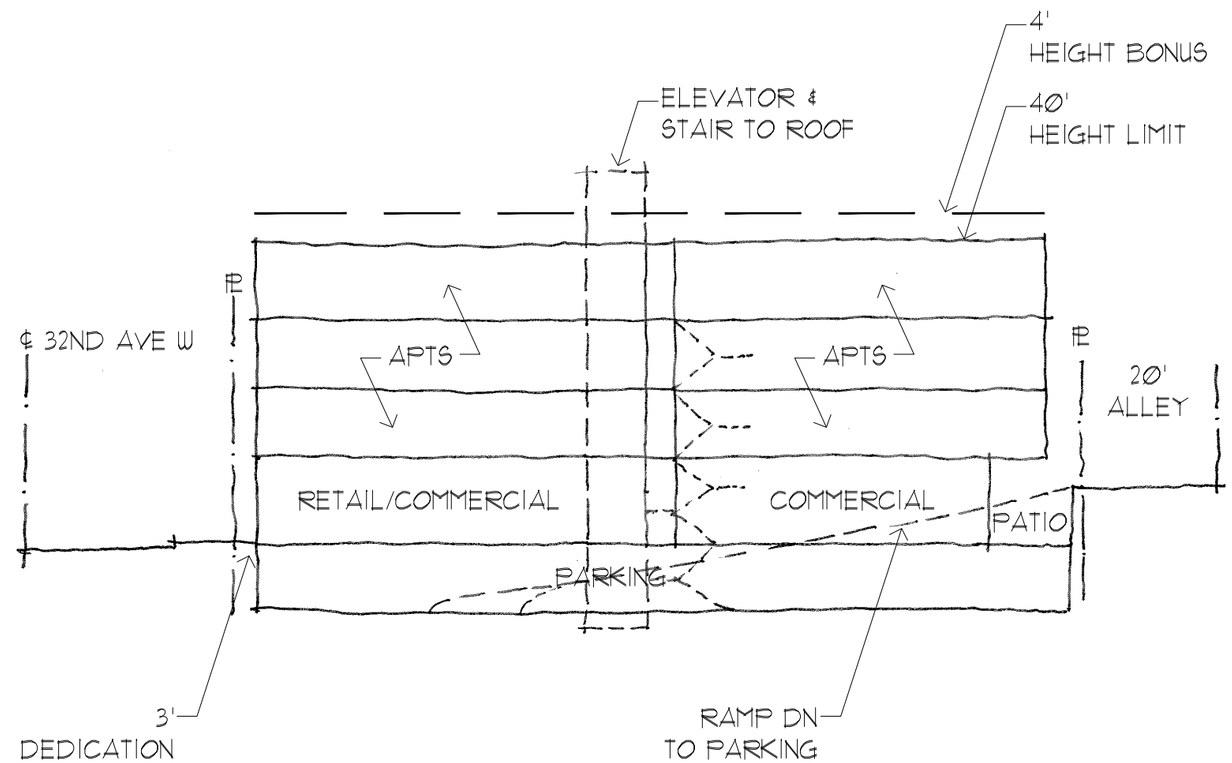


32nd Ave W Perspective

- RESIDENTIAL ENTRY AT SOUTH END OF 32ND ALLOWS ONE LARGE, CONTINUOUS COMMERCIAL SPACE FOR MAXIMUM FLEXIBILITY.,
- SOUTHERN EXPOSURE AT COURTYARD ENTRY EXPANDS SOUTH END USE OF COMMERCIAL SPACE,
- DRIVEWAY AT NORTH END ALLOWS SOUTHERN COURTYARD RESIDENTIAL ENTRY.
- ALTHOUGH NORTH END DRIVEWAY LENGTHENS RAMP BY 8-9 FEET, THE BIGGER IMPACT IS DRIVEWAY SLOPE. LAND USE CODE REQUIRES 15% SLOPE BUT DIRECTOR MAY ALLOW 20% DUE TO SITE CONSTRAINTS. THE DIFFERENCE BETWEEN 15 AND 20% SLOPE IS 25 TO 28 FEET OF RAMP LENGTH,
- ONE LEVEL OF BASEMENT PARKING IS PROVIDED,
- BUILDING HEIGHT IS AT 40 FEET,
- BUILDING MODULATION SOFTENS MASSING WHILE STILL PROVIDING VERTICAL STREET-DEFINING PRESENCE ON 32ND,
- 1 BR W/ STUDY AND 2 BR UNITS MEAN FEWER UNITS ON SITE.



Alley Perspective



Section

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CAPITOL HILL
MIXED-USE

WALLINGFORD
MIXED-USE

U-DISTRICT
MIXED-USE

MERCER ISLAND
MIXED-USE

MAGNOLIA
MIXED-USE

MATHEWS BEACH
MIXED-USE

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Architect's Project Examples

QUEEN ANNE
CONDOMINIUM

WEST SEATTLE
MIXED-USE

BALLARD
CONDOMINIUM

EAST CAPITOL HILL
CONDOMINIUM

WALLINGFORD
TOWNHOMES

CAPITOL HILL
CONDOMINIUM

CAPITOL HILL
MIXED-USE

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