



6401 32nd Ave NW
Early Design Guidance
29 February 2012
DPD Project #3012943



SITE AREA

8,006sf (approximately 135' x 60')

ZONING

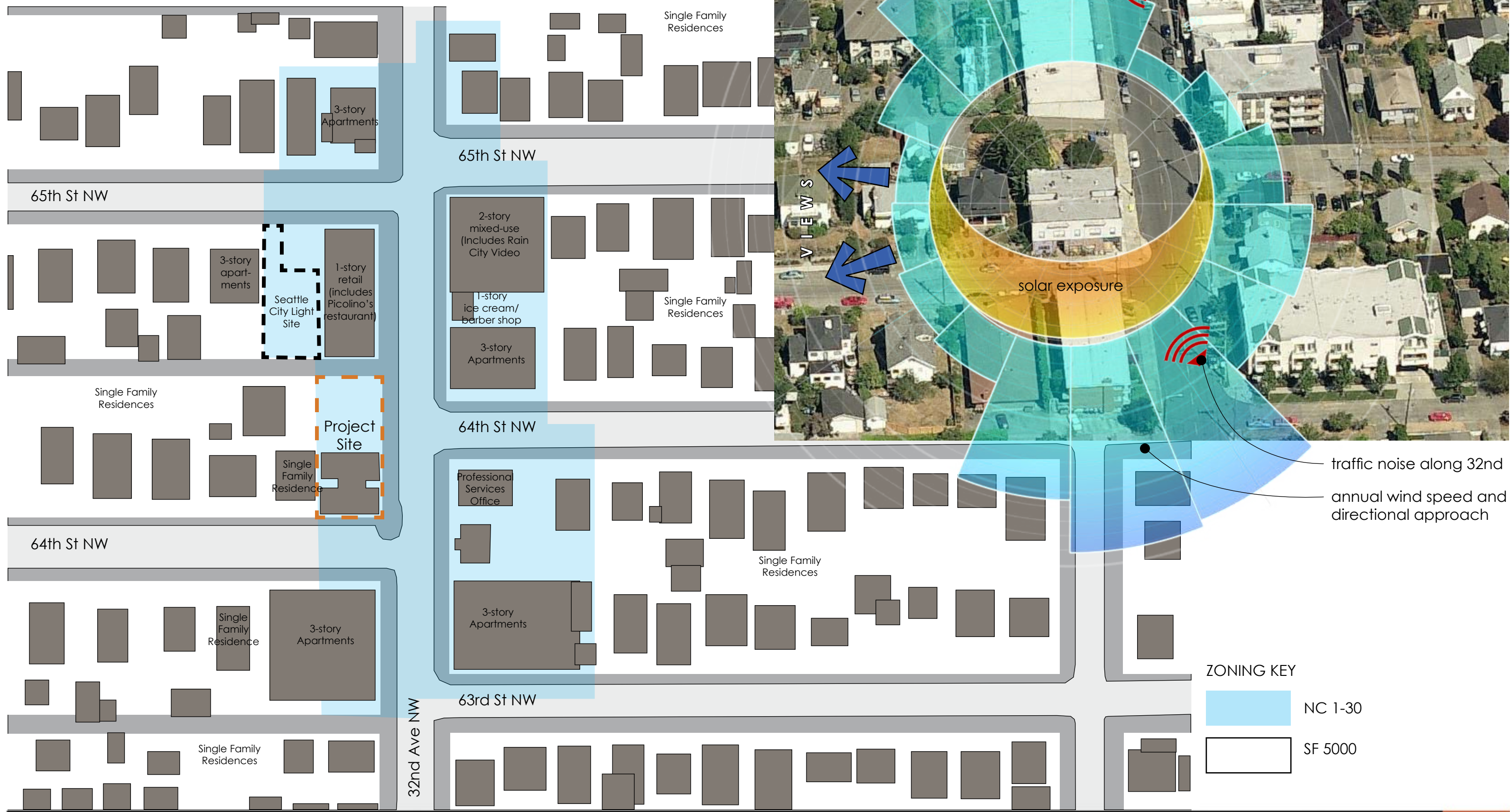
NC1-30

DEVELOPMENT OBJECTIVES

- 13-18 residential units
- 4000-5000sf retail commercial
- 13-18 parking stalls

SUMMARY OF DEVELOPMENT STANDARDS

- Height limit: 30' + 4' bonus for 13' ground floor nonresidential use (SMC 23.47A.012)
- Parking: 1 space per dwelling unit (SMC 23.54.015)
- FAR: 2.5 (mixed-use) 8,006 x 2.5 = 20,015sf (SMC 23.47A.013)
- Setbacks: 15' setback above 13' from residential zone if structure contains a residential use (SMC 23.47A.014)



65th St NW

65th St NW

64th St NW

64th St NW

64th St NW

63rd St NW

32nd Ave NW

Project Site

Seattle City Light Site

solar exposure

VIEWS

traffic noise along 32nd

annual wind speed and directional approach

ZONING KEY

NC 1-30

SF 5000



1 view of residences to west of site



2 view of project site from SE



3 view of north half of project site from E



4 views of alley/existing curbcut to north of project site



1 multifamily residential to south



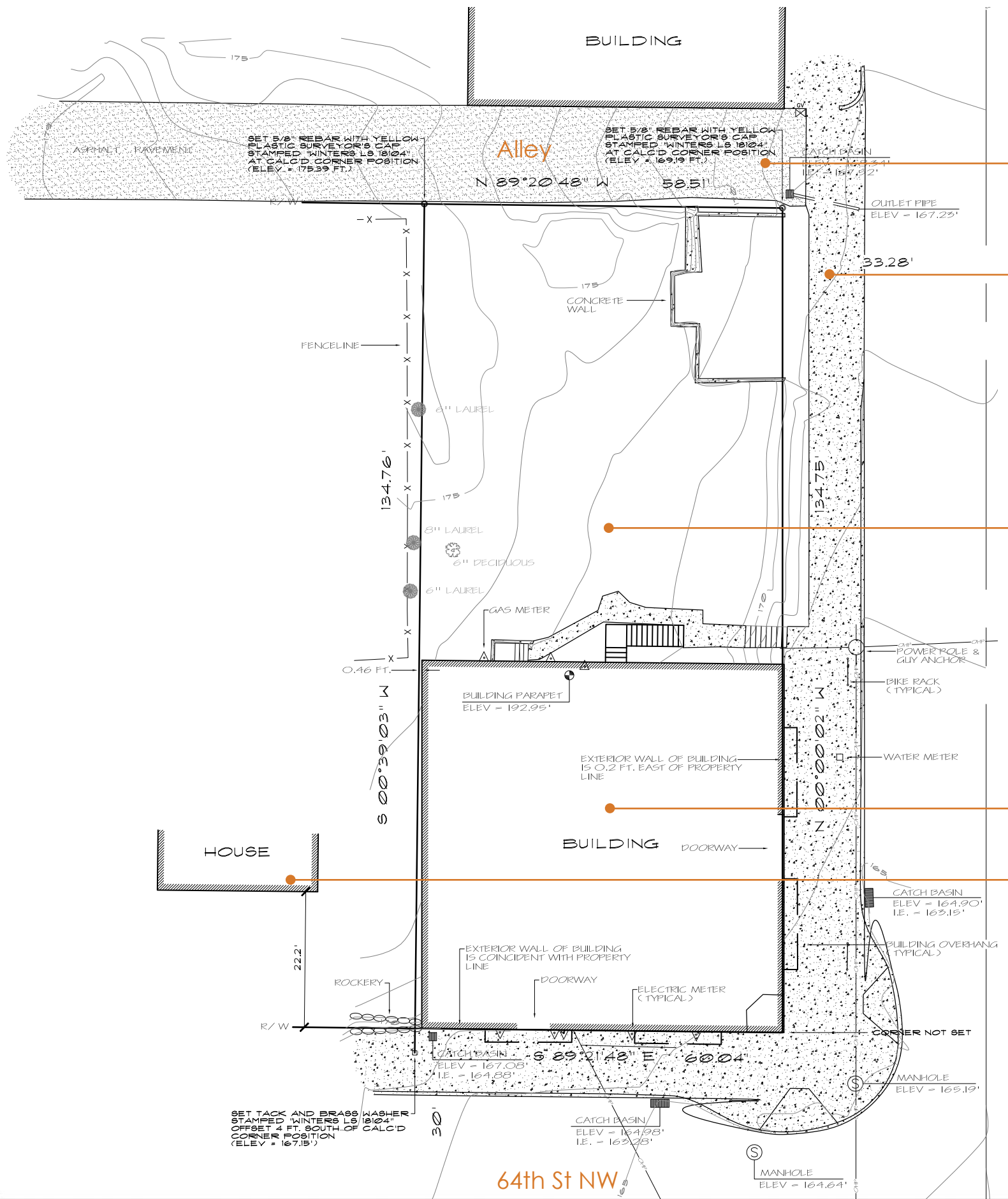
2 commercial development to north



3 mixed-use/mixed-scale development to east



4 mixed-use development to east



existing alley
(slopes up to west)

existing curbcut

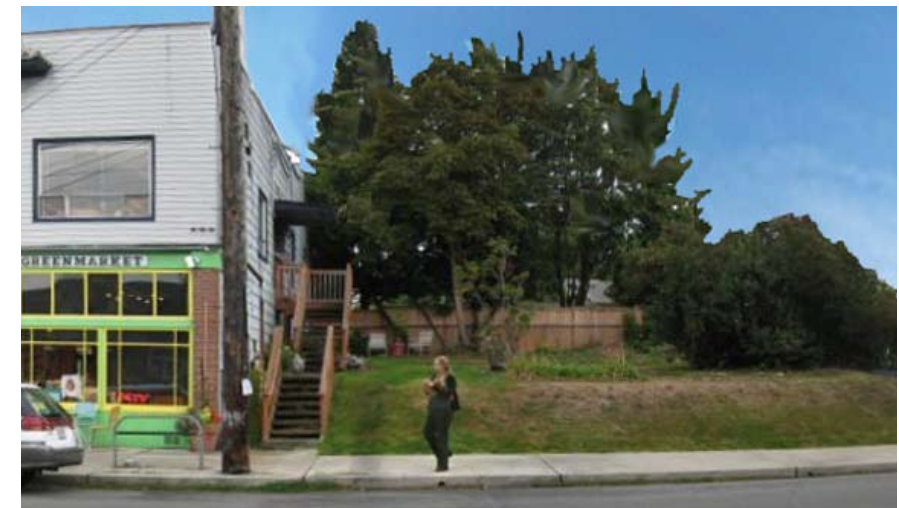
site slopes approx 10'
from SE to NW

existing two-story mixed-
use building

existing residence



south end of site from 32nd Ave NW



middle of site from 32nd Ave NW



north end of site from 32nd Ave NW



Artistic elements, landscaping at sidewalk



Vibrant colors and pedestrian-scaled detailing



Large storefront windows with transoms and recessed entries; vibrant colors



Brick facade at sidewalk, corner entry



Large storefront windows with protective awning overhangs



Vegetation at street level

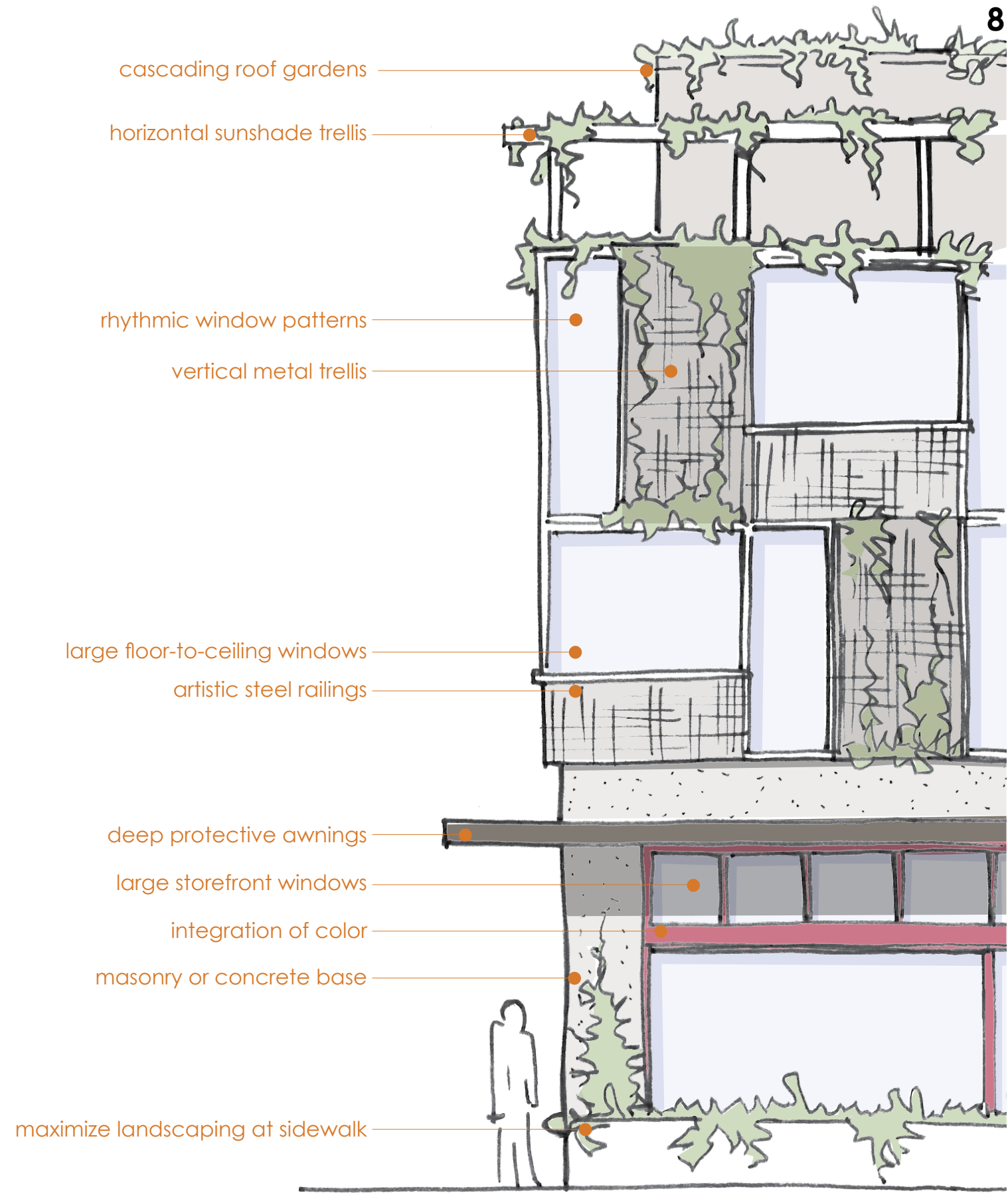
- A** SITE PLANNING
- > A-2: Streetscape Compatibility: enhance desirable characteristics of neighborhood
 - > A-4: Human Activity: encourages activity on the street
 - > A-8: Parking and Access: minimize neighborhood impact and maximize safety

- B** HEIGHT/BULK/SCALE
- > B-1: Compatibility: compatible with development anticipated for the surrounding area

- C** ARCHITECTURAL ELEMENTS AND MATERIALS
- > C-1: Architectural Context: complement existing desirable character
 - > C-3: Human Scale: appropriate level of detail

- D** PEDESTRIAN ENVIRONMENT
- > D-1: Pedestrian-oriented entrances: weather protection, lighting
 - > D-11: Commercial Transparency: visual connection to first floor interior; minimize blank walls

- E** LANDSCAPING
- > E-1: Reinforce Continuity with Adjacent Sites: reinforce character of abutting streetscapes



SCHEMATIC KIT OF PARTS

Overview

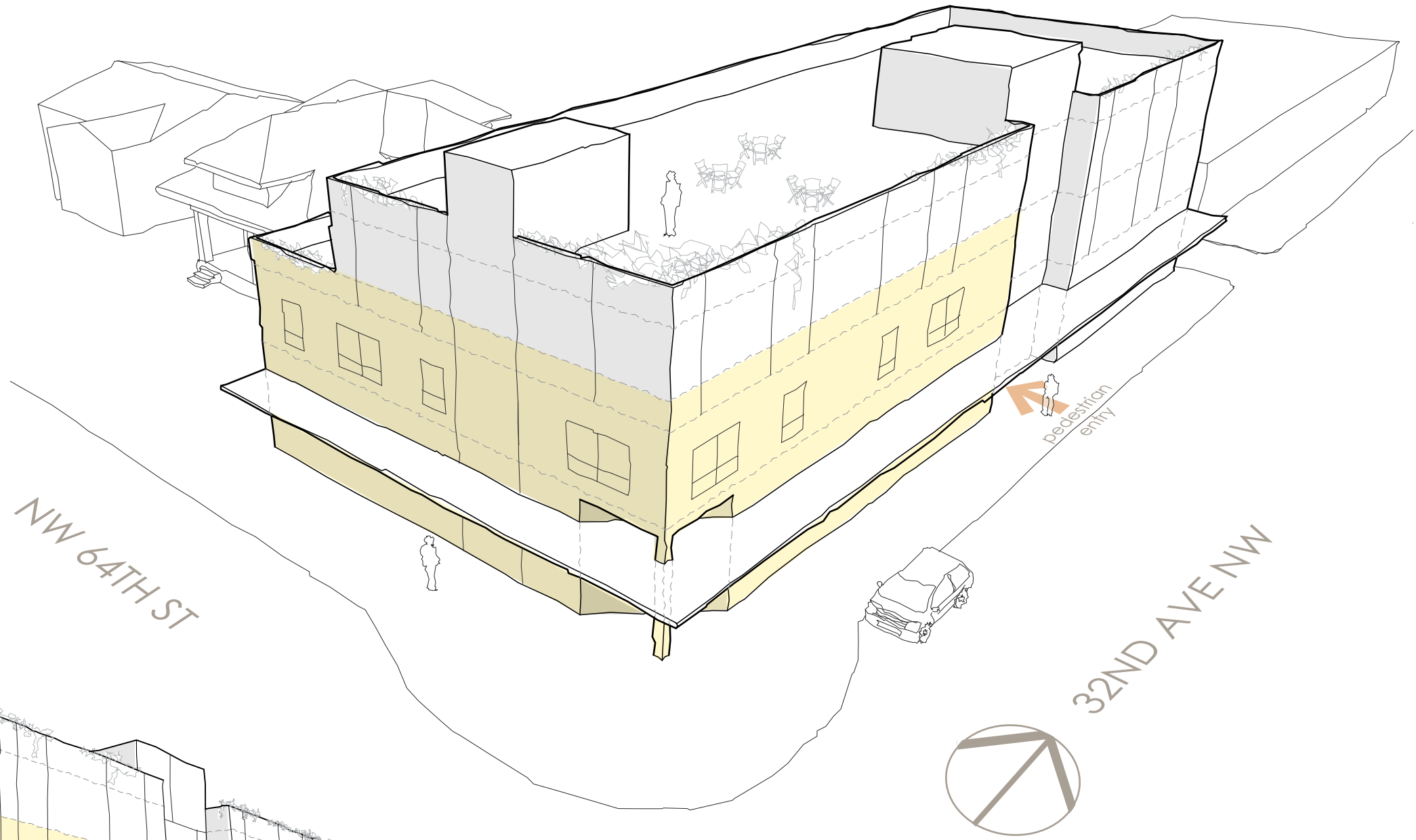
- 3-story massing
- new addition to existing building to remain
- garage entry off alley
- up to 14 residential units (6 existing + 8 new)
- up to 4,050 sf retail commercial
- 8 parking spaces
 - > Note: no parking required for existing residential units to remain

Opportunities

- existing building is retained, preserving existing character
- no development departures required
- maximizes pedestrian-oriented uses along the street fronts by providing parking entry off alley

Challenges

- re-use of existing building financially and structurally challenging
- this scheme provides the least parking spaces (although complies with zoning), which may increase impact to community
- neighbors have commented about poor safety and congestion of the existing alley; accessing garage from alley may aggravate this condition
- difficult to match existing floor-to-floor heights with site slope



Overview

- 3-story massing
- existing building to be demolished
- garage entry off 64th
- 18 residential units
- up to 4,300 sf retail commercial
- 18 parking spaces

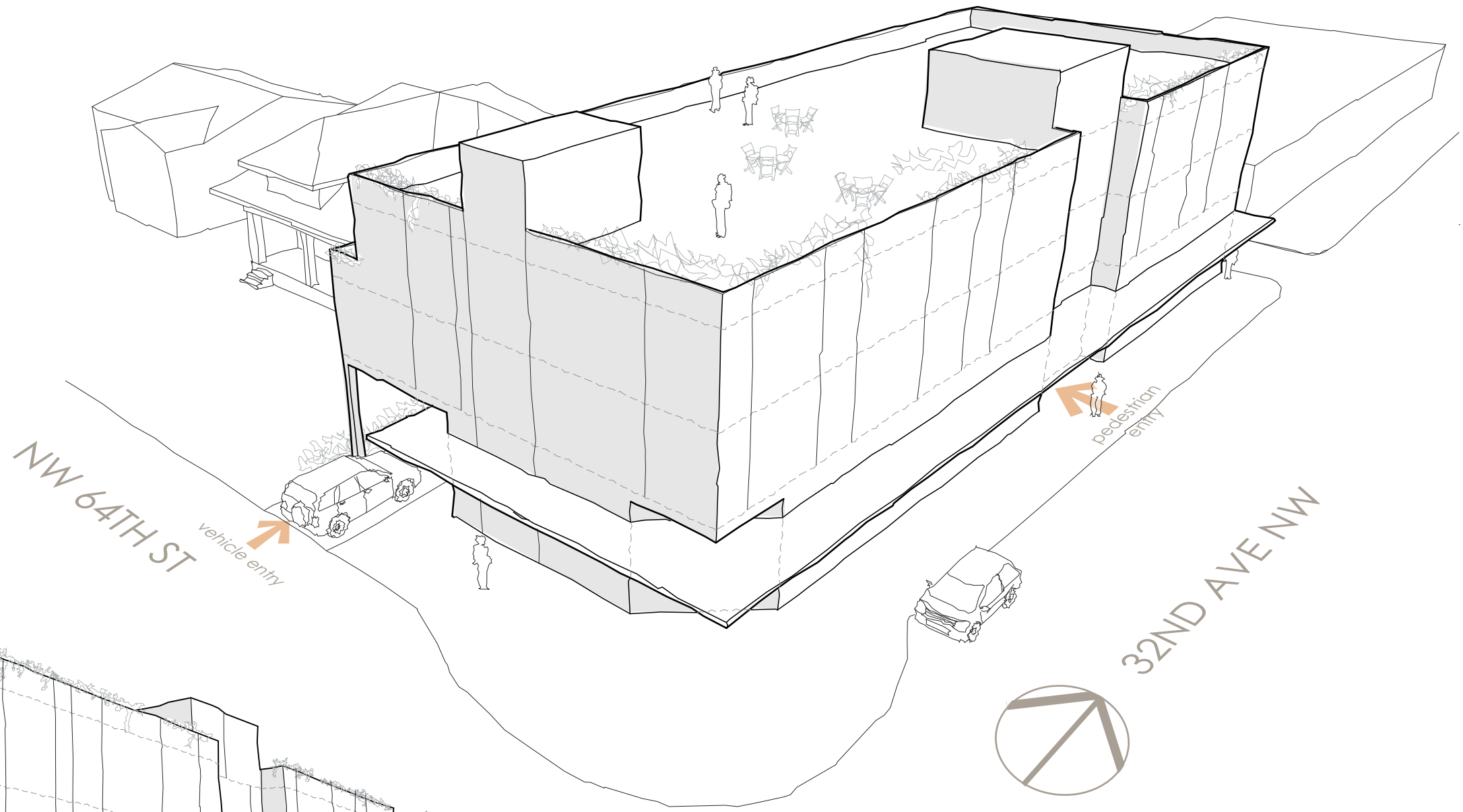
Opportunities

- most flexible/efficient design (no constraints of existing building)
- provides 1 parking space per unit, minimizing project impact to neighbors
- parking access off 64th may help alleviate safety concerns with the existing alley

Challenges

- requires demolition of existing building; complementing eclectic character of existing commercial will be an important design concern
- requires development departures:
 - > setback trade at west:

allowed:	proposed:
0' @ 1st floor	5' @ 1st (except 0' @ parking ramp)
15' @ 2nd floor	5' @ 2nd floor
15' @ 3rd floor	10' @ 3rd floor
(+ balcony overhangs)	(no balcony overhangs)
 - > garage access from side street (alley access required)



Overview

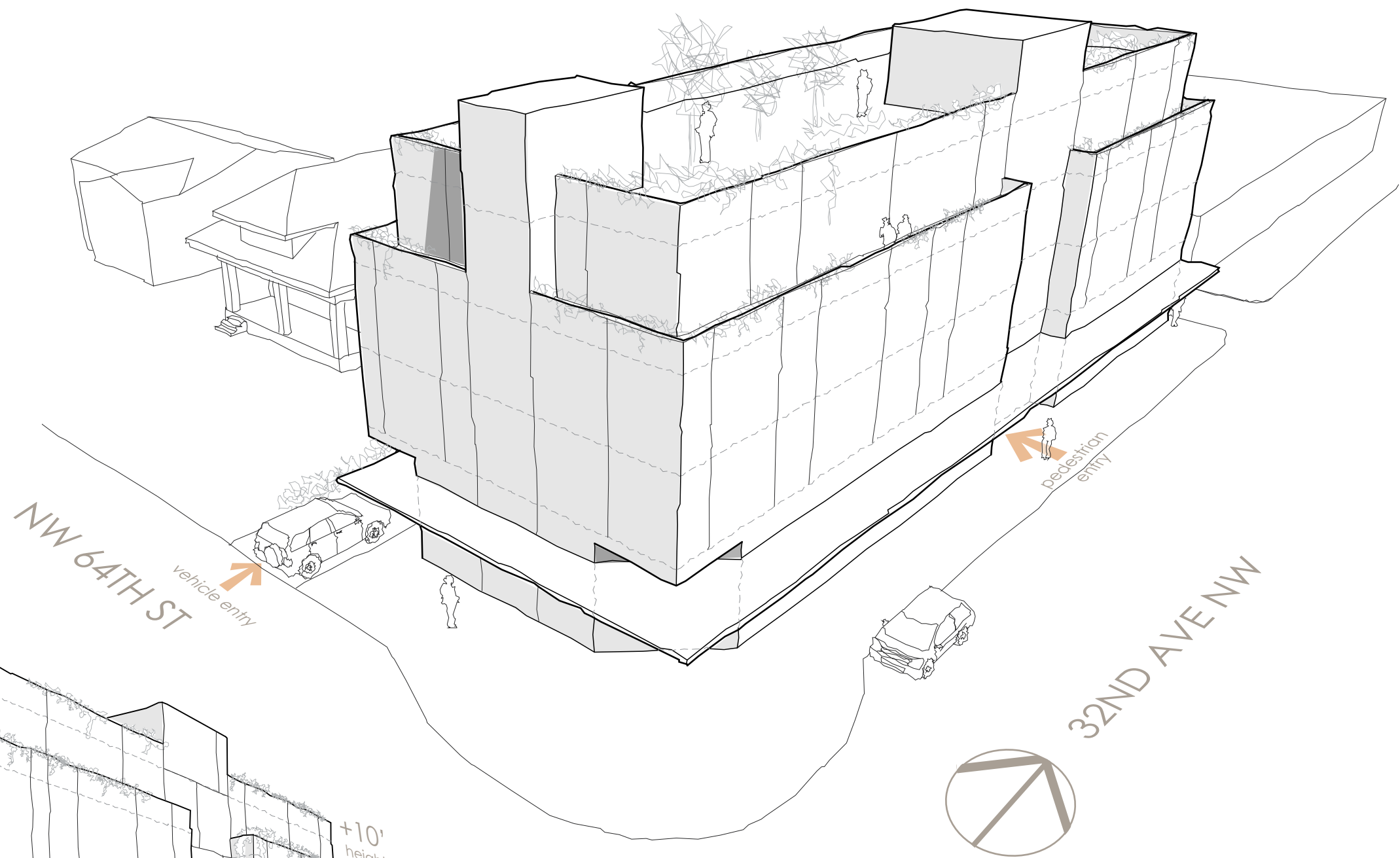
- 4-story massing
- existing building to be demolished
- garage entry off 64th
- up to 18 residential units (or option for some small offices)
- up to 4,300 sf retail commercial
- 18 parking spaces

Opportunities

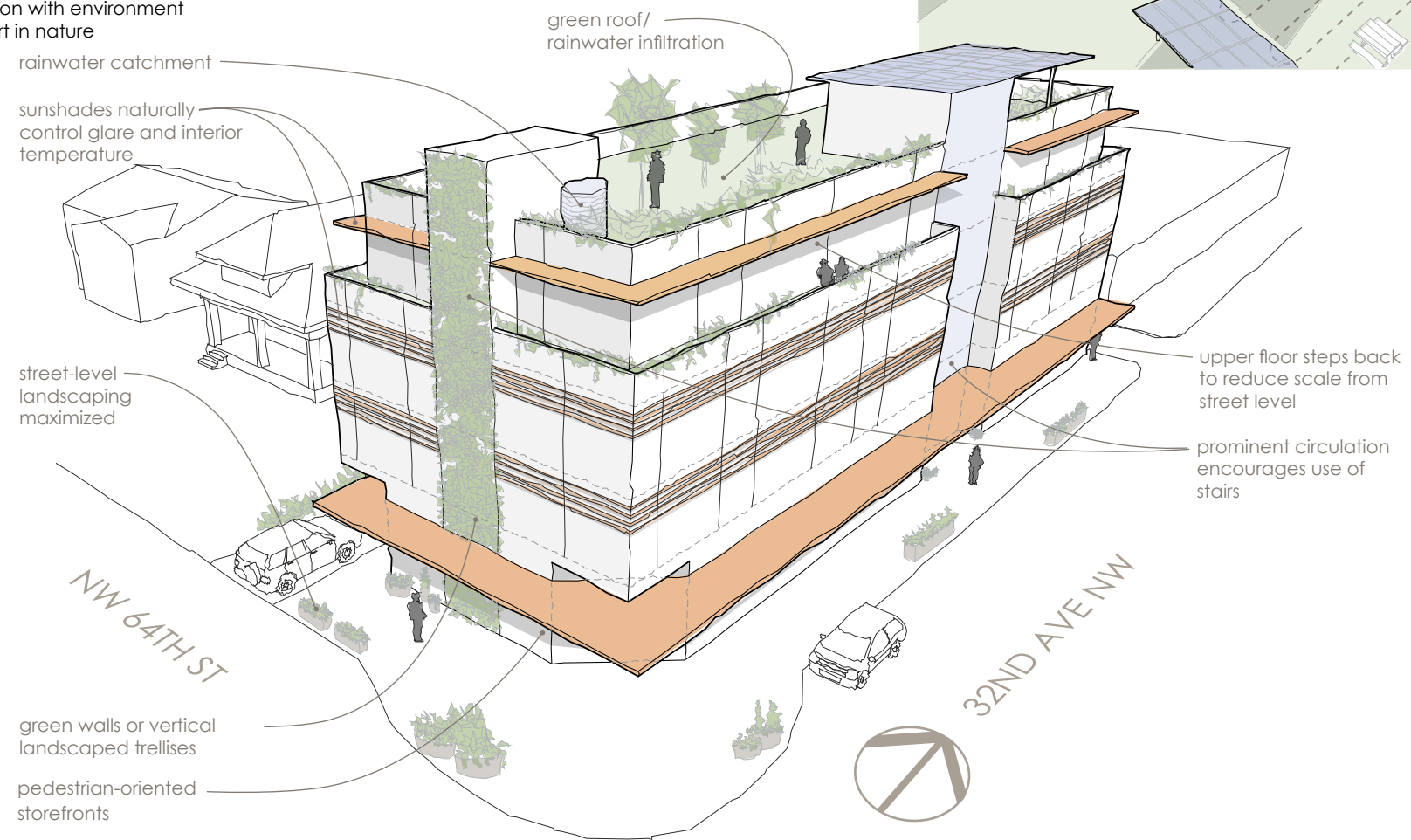
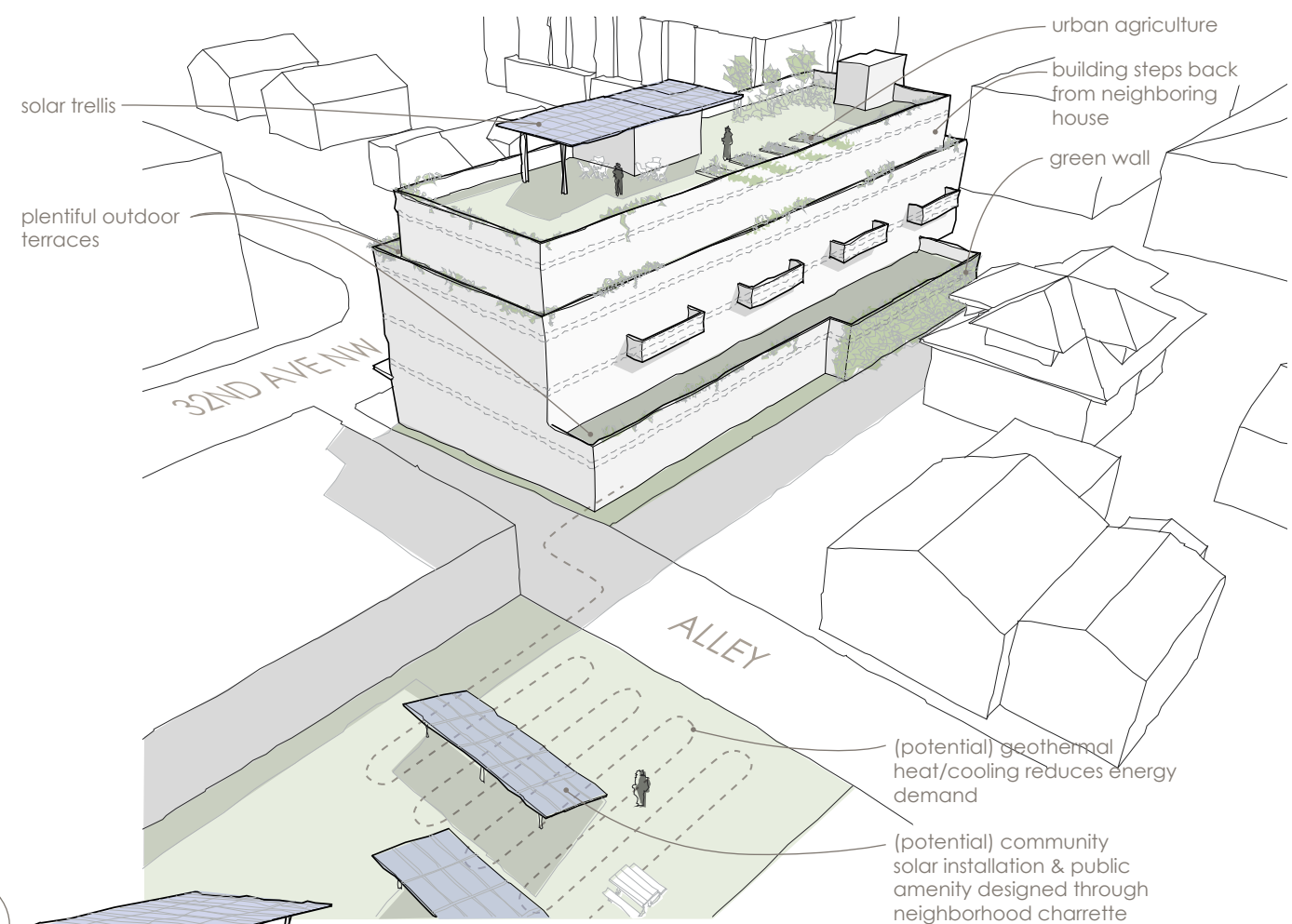
- example of viable sustainable design in Seattle for a residential project
- complies with all zoning setbacks to help mitigate height/bulk/scale (note: existing 2-story building has 0' setback from west; proposed all-new structure will soften impact of abrupt scale change from NC to SF zone)
- provides 1 parking space per unit, minimizing project impact to neighbors
- parking access off 64th may help alleviate existing alley safety concerns

Challenges

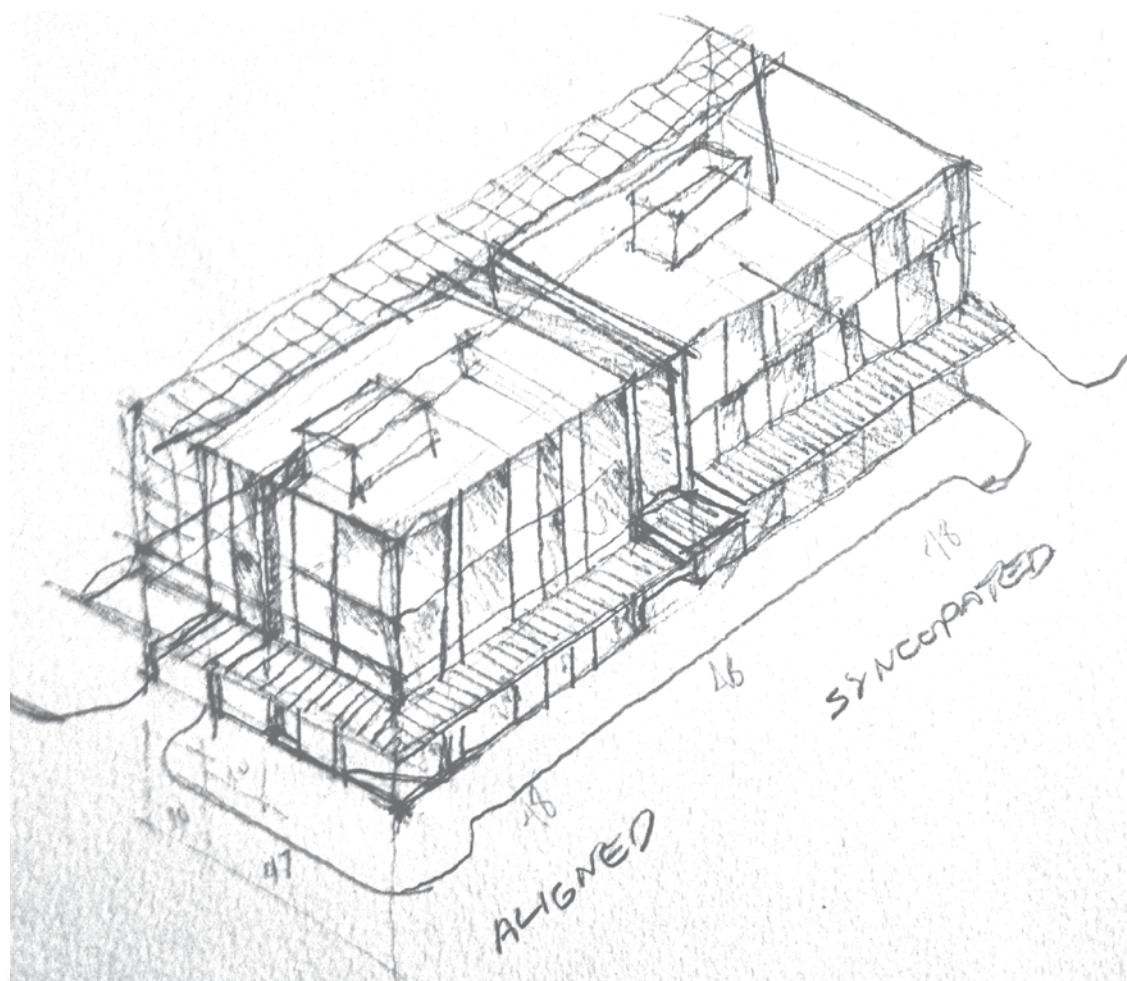
- requires development departures through Living Building Pilot Program:
 - > additional one story height (10') Living Building Challenge bonus
 - > additional 15% building area (FAR) Living Building Challenge bonus
 - > garage access from side street (alley access required)
- green strategies significantly increase up-front development costs

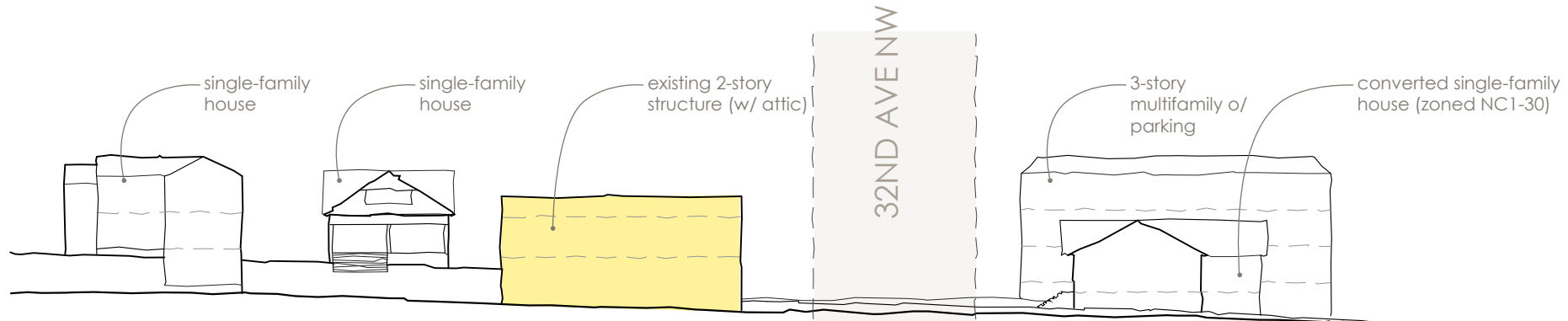


- 1** limits to growth
 - previously-developed site
 - recycling/reuse of existing building materials
- 2** urban agriculture
 - food production @ roof garden
 - enhances connection to natural processes
- 3** habitat exchange
 - 1 acre habitat set aside in perpetuity to offset development impact
- 4** car-free living
 - mix of retail, office, and residential uses renders cars nearly obsolete
- 5** 75% reduction in water use
 - low-flow fixtures reduce demand
 - greywater re-used for toilets/janitorial
- 6** 50% stormwater diverted
 - maximize landscaping and green roof areas
 - rainbarrels and cisterns capture rainwater
- 7** 75%+ reduction in energy use
 - grid-tied rooftop photovoltaic array
 - potential community solar installation at SCL Substation
- 8** biophilia
 - enhanced connection with environment
 - celebration of the art in nature

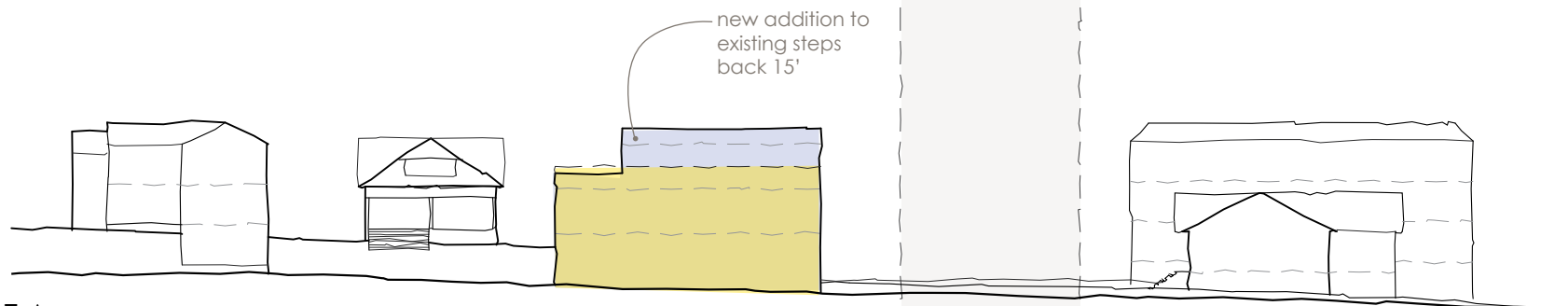


- 9** responsible industry
 - all wood reclaimed or from FSC managed forests
 - lobbies for industry environmental standards
- 10** appropriate sourcing
 - locally-sourced materials used throughout
 - existing building on site re-used
- 11** human scale + human places
 - pedestrian-oriented streetscape
 - maximizes landscape at street level
- 12** democracy + social justice
 - street furniture allows public enjoyment of sidewalk
 - ADA-compliant
- 13** rights to nature
 - protects solar access of adjacent properties
 - no harmful fumes emitted/low VOC materials
- 14** beauty + spirit
 - artistic/handmade elements incorporated
 - celebration of Ballard/Seattle culture
- 15** inspiration + education
 - environmental features emphasized to public
 - annual public open house

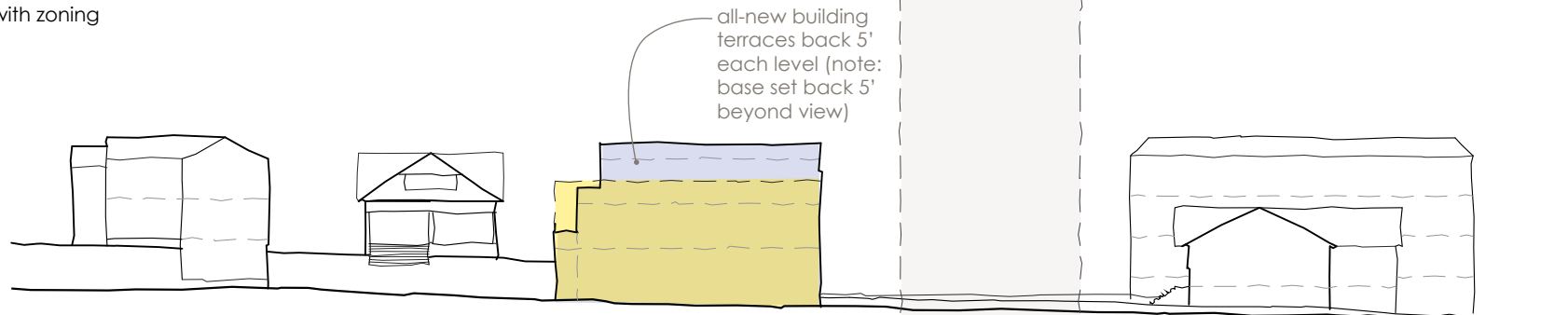




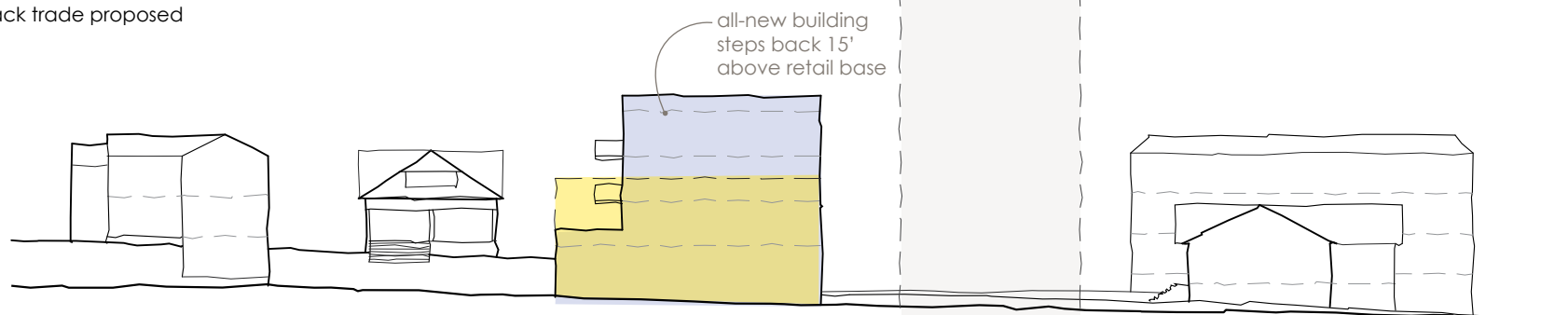
EXISTING



A SCHEME A
 addition to existing building
 complies with zoning



B SCHEME B
 all-new building
 west setback trade proposed



C SCHEME C
 living building pilot
 additional 10\' height proposed



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NW 64TH ST

ALLEY

NW 65TH ST

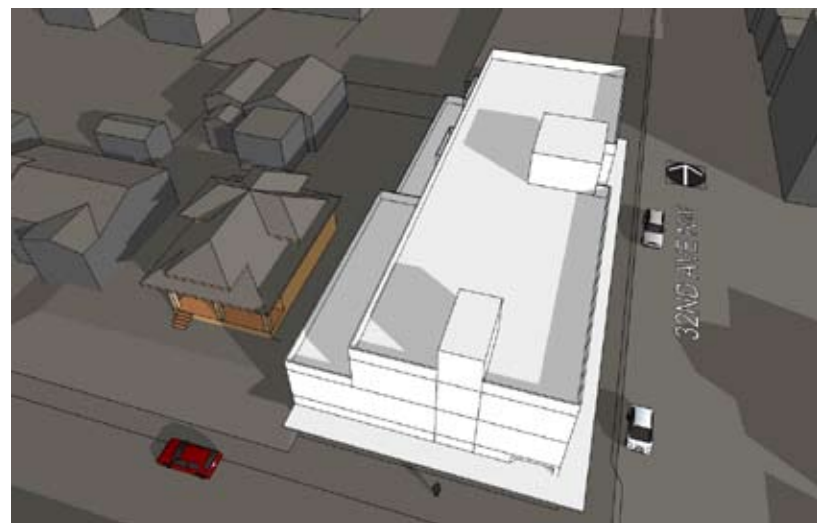
2-story multifamily o/ parking

existing 2-story structure (w/ attic)

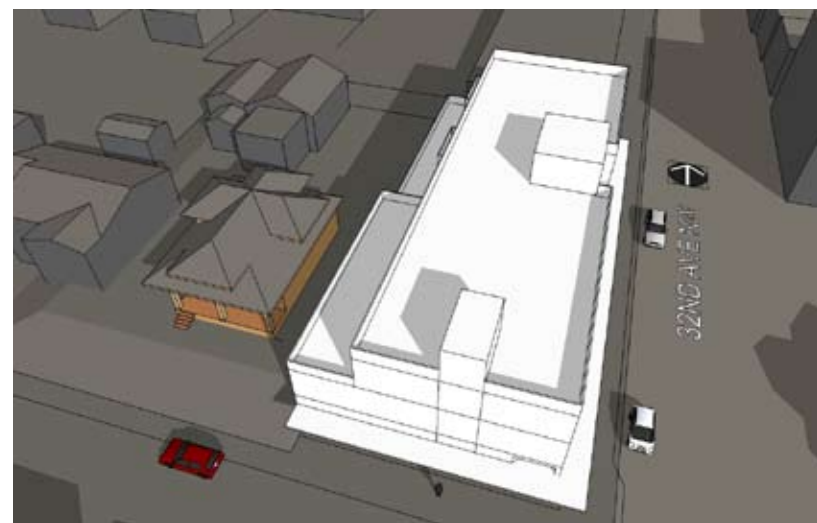
1-story retail commercial

2-story multifamily o/ basement (beyond)

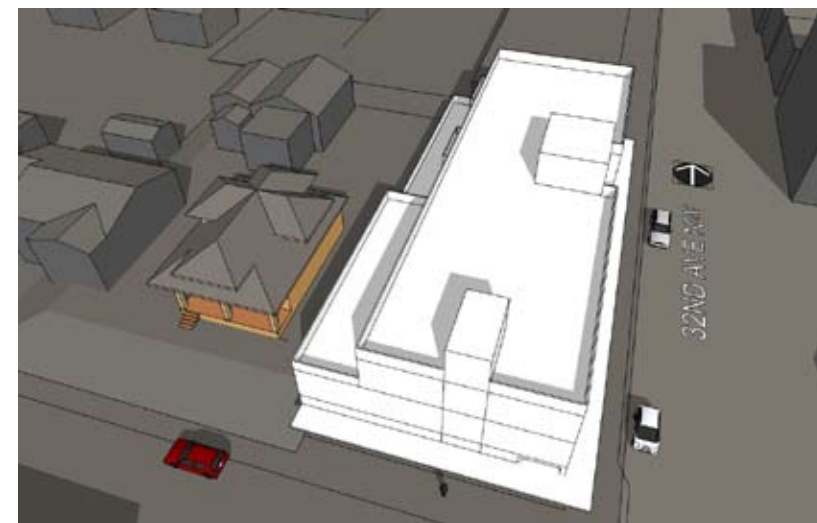
3-story multifamily



9am

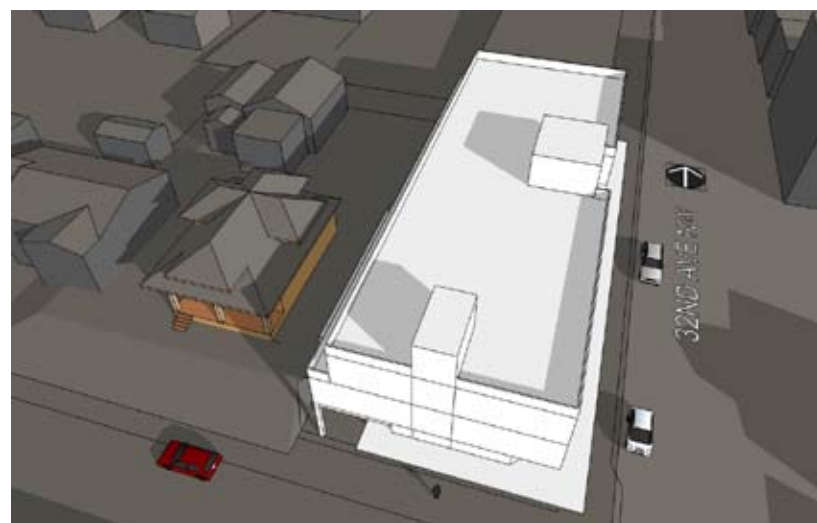


10am



11am

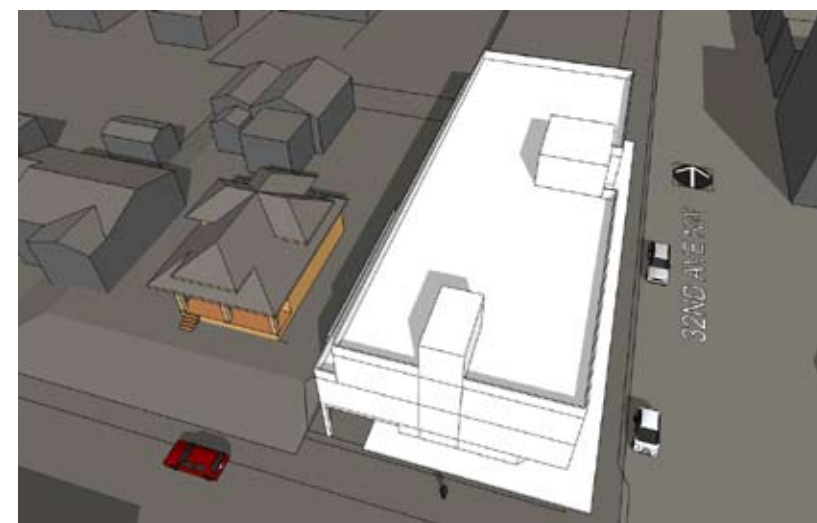
A SCHEME A
addition to existing building
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9am

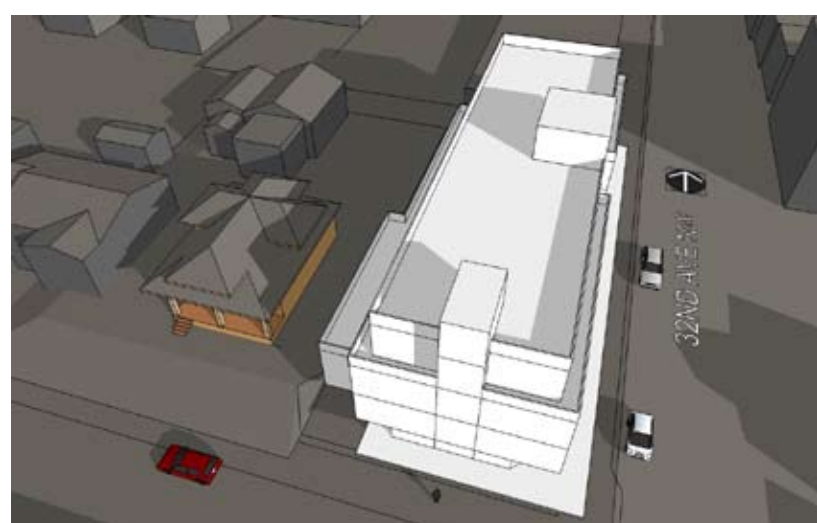


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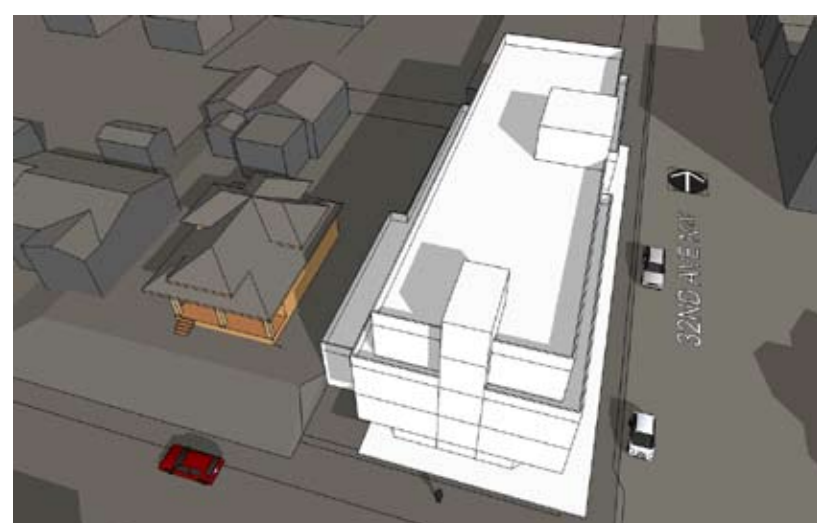


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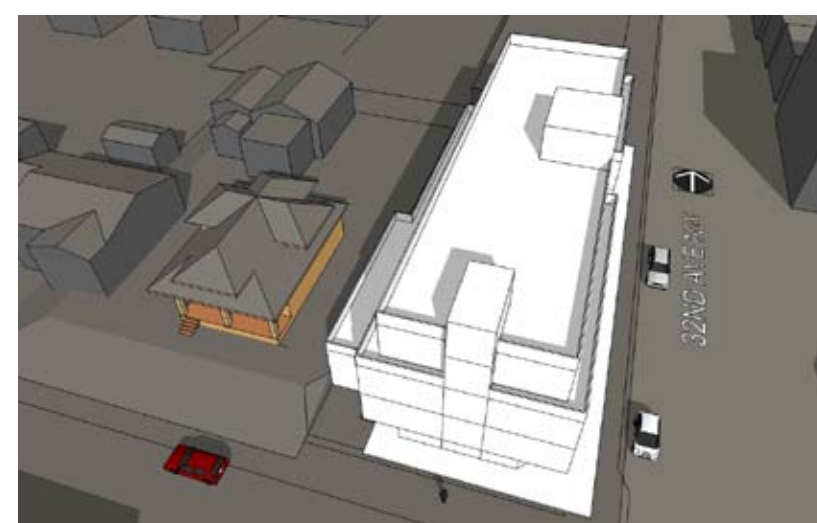
B SCHEME B
all-new building
west setback trade proposed



9am



10am

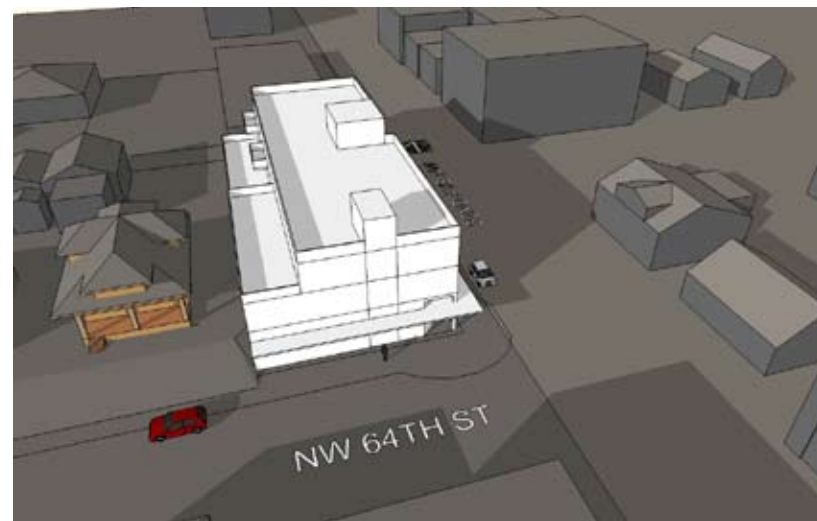


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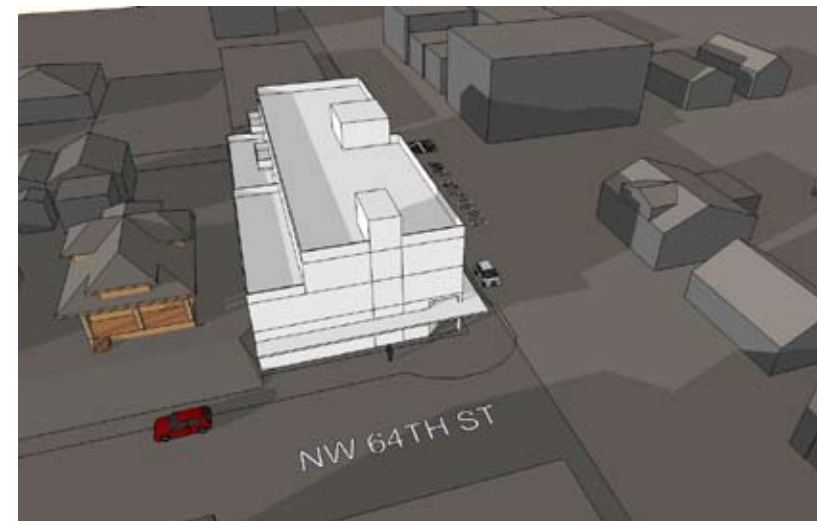
C SCHEME C
living building pilot
additional 10' height proposed



3pm

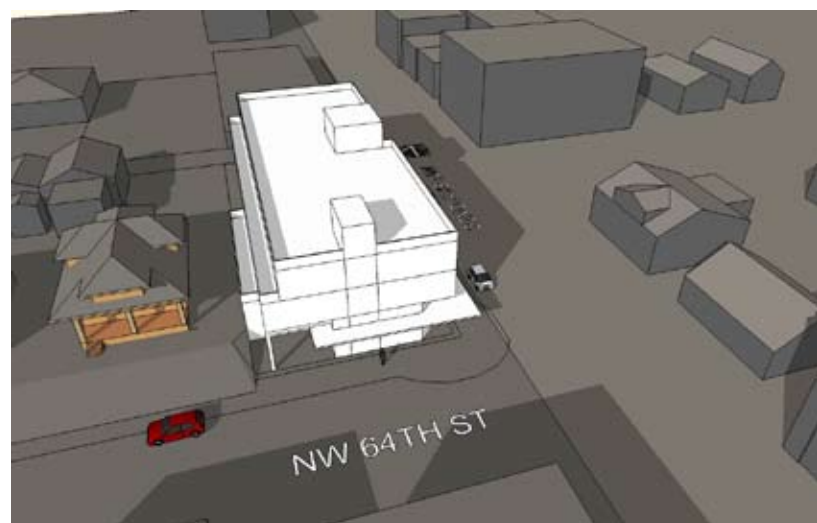


4pm

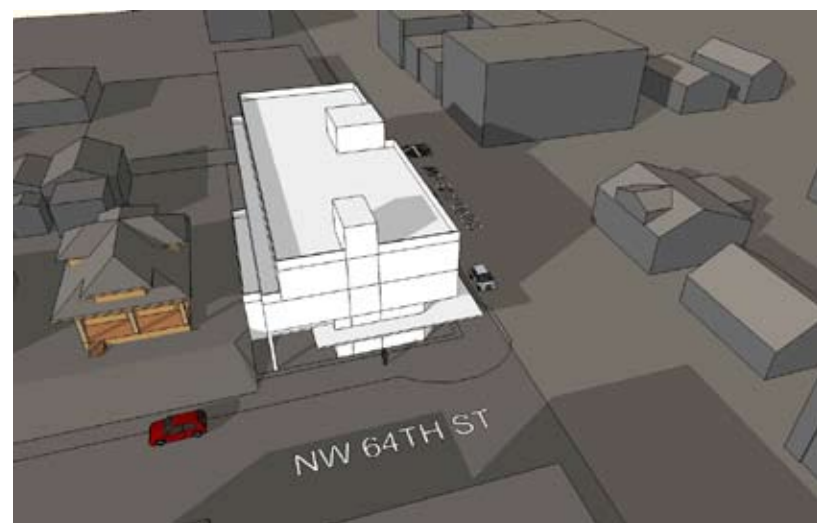


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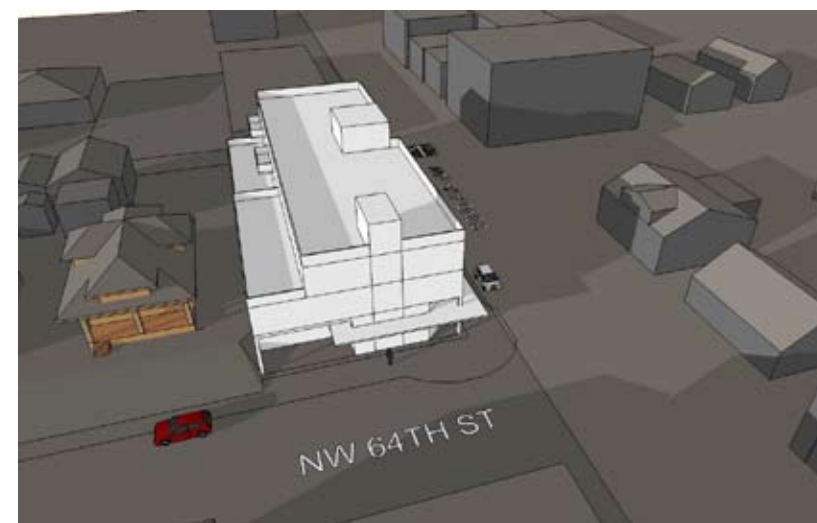
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3pm

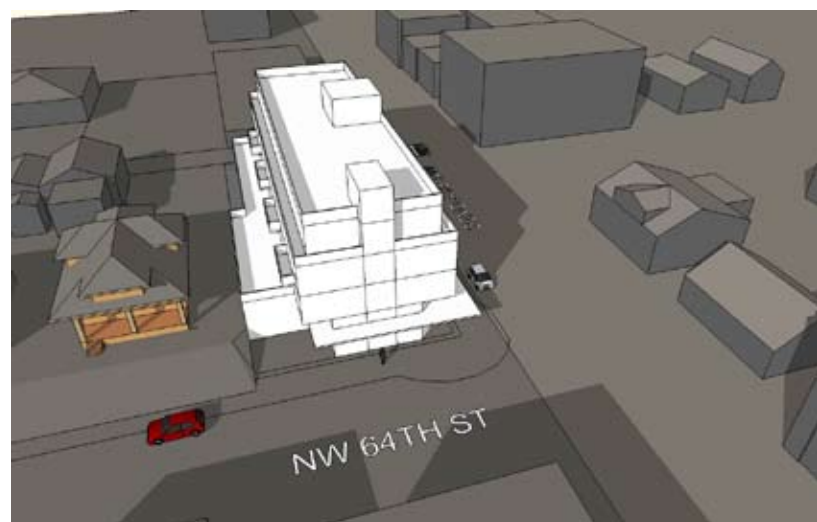


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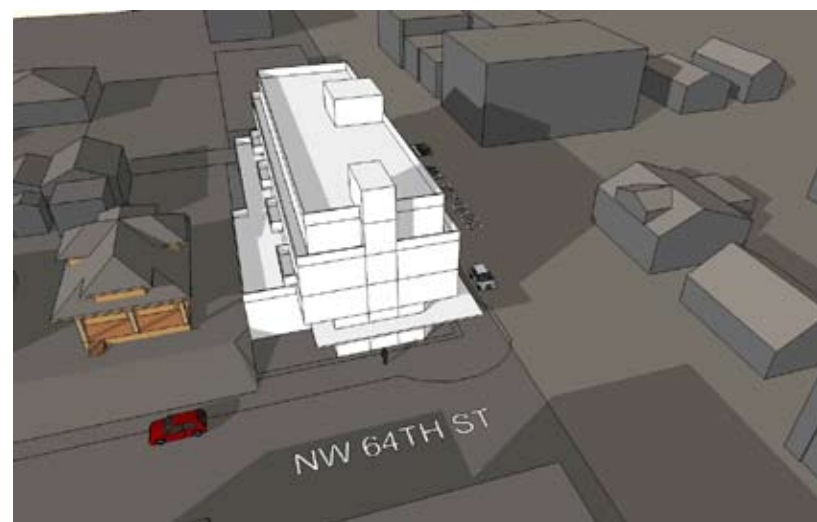


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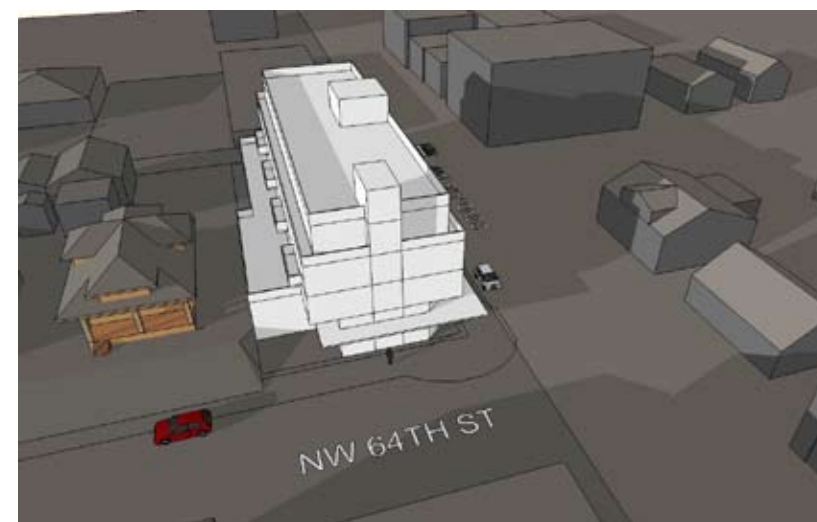
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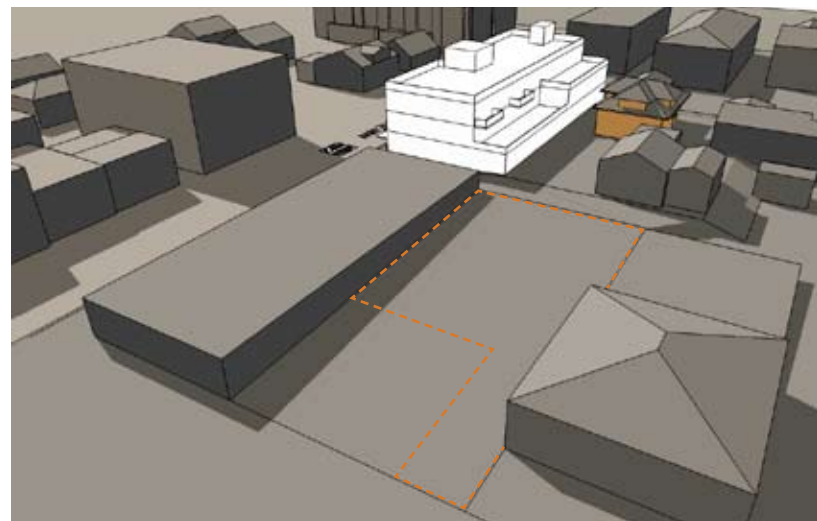


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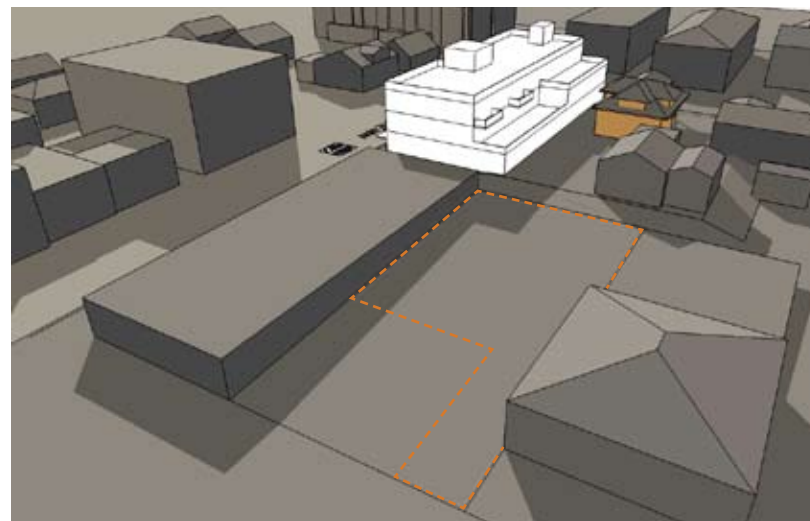


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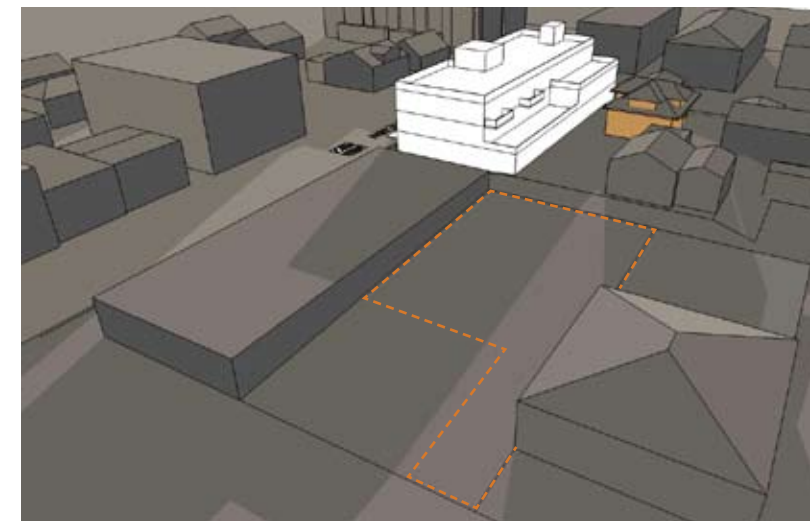
C SCHEME C
living building pilot
additional 10' height proposed



9am
summer

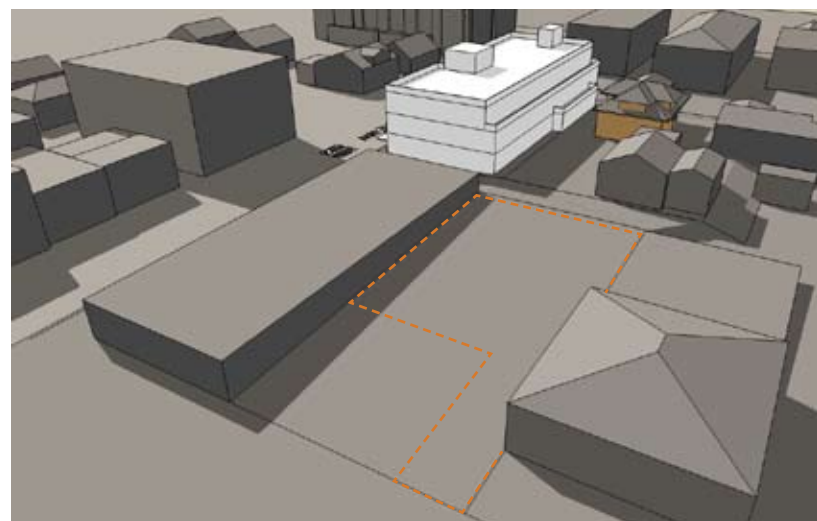


10am
spring/fall

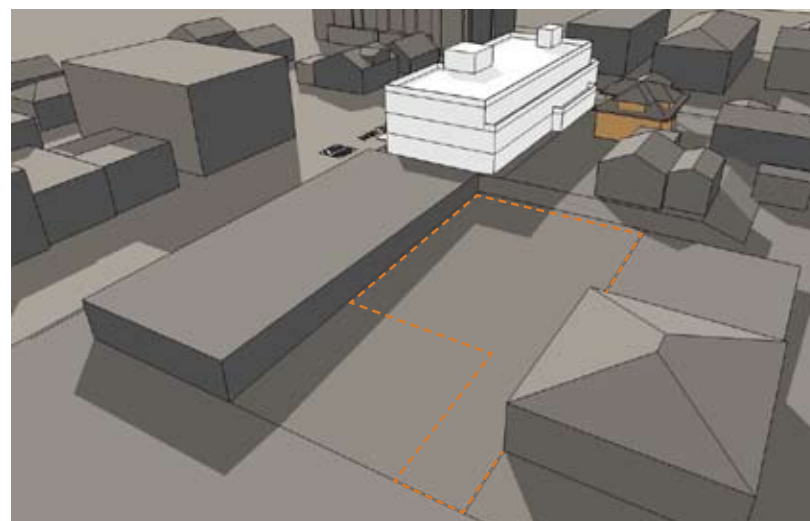


11am
winter

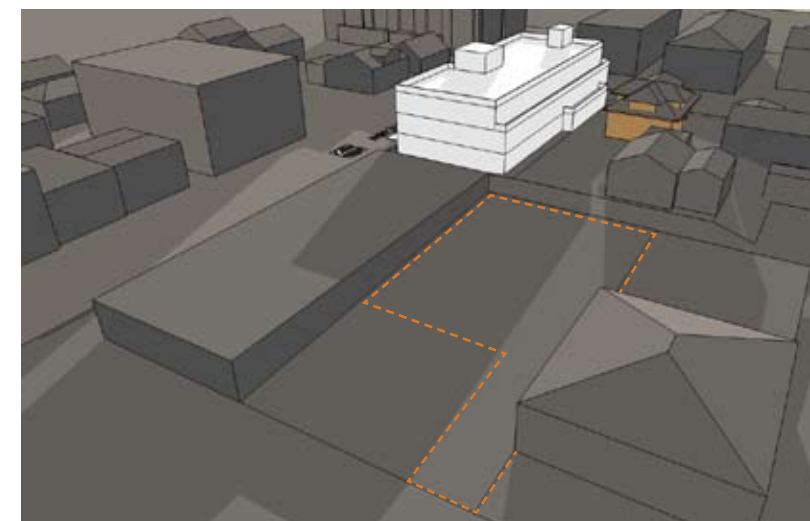
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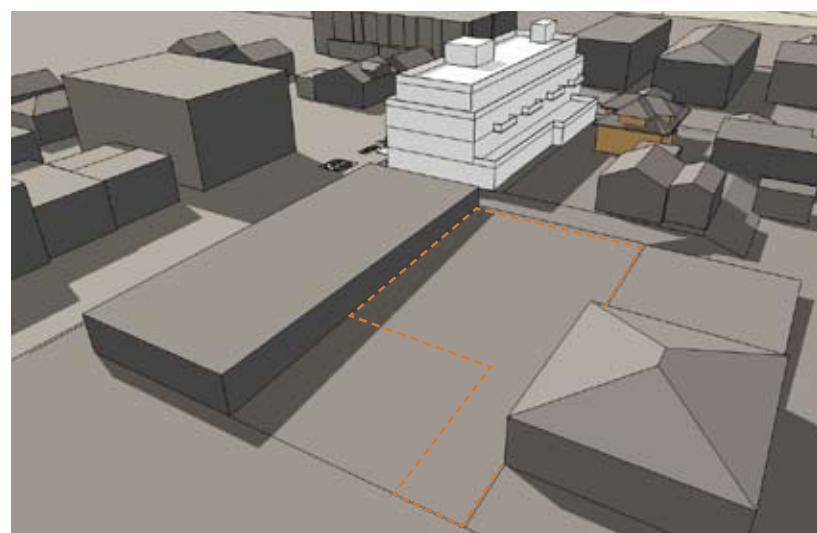


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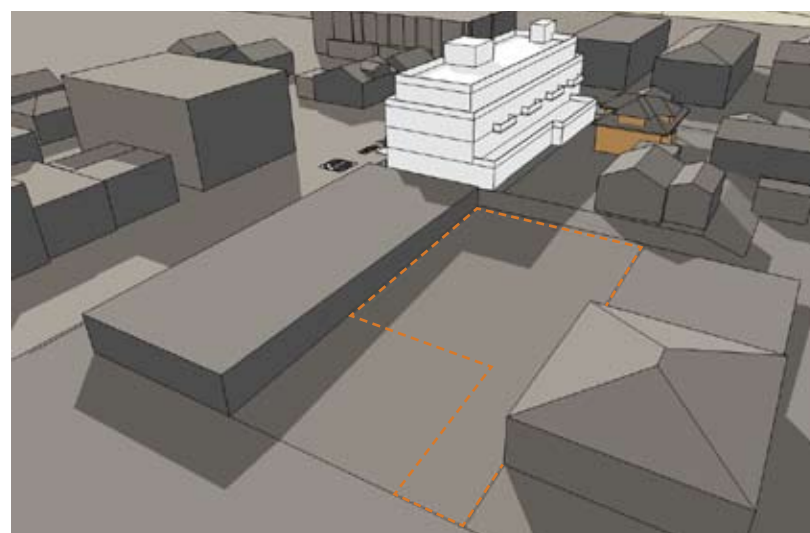


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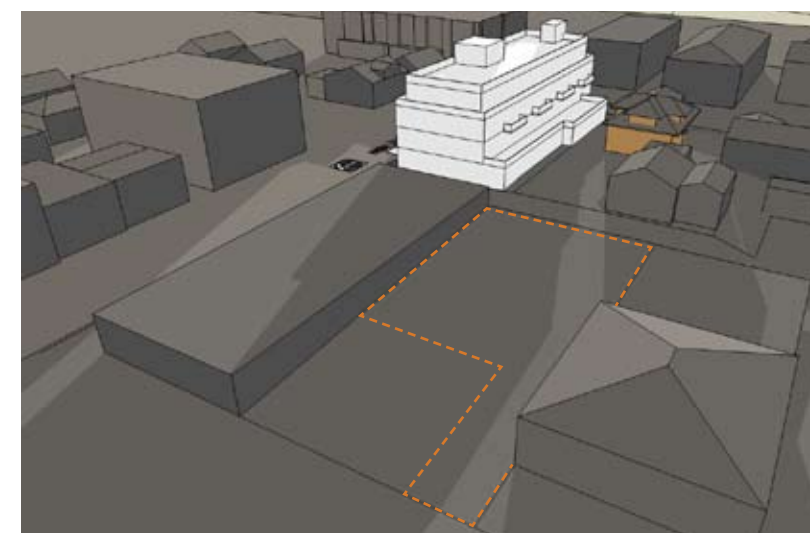
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all-new building
west setback trade proposed



9am
summer



10am
spring/fall



11am
winter

C SCHEME C
living building pilot
additional 10' height proposed

A SCHEME A
 - no development departures required

B SCHEME B
 - Setback relief along west lot line
 - NW 64th St access preferred

C SCHEME C
 - Additional 10' height (one story)
 - Additional 15% FAR
 - NW 64th St access preferred

DEPARTURE	ZONING REQUIREMENT	PROPOSED DESIGN	JUSTIFICATION
Curbcut Access	SMC 23.47A.032 A 1 a. Access to parking shall be from an alley c. If access is not provided from an alley and the lot abuts two or more streets, access is permitted across one of the side street lot lines	Access from NW 64th	Meetings with community members have identified existing alley congestion, safety concerns entering/exiting the alley from 32nd Ave NW (an arterial), and lack of parking as top concerns. NW 64th is a quieter side street and existing site slopes allow a shorter parking access ramp, allowing more on-site parking
Setback at West	SMC 23.47A.014 B 3 a. 15 feet setback for portions of structures above 13 feet in height to a maximum of 40 feet for lots containing a residential use and abutting a residential zone	5' setback at the second floor 10' setback at the third floor	The existing 2-story structure on the project site has a no setback from the west, so this scenario would be an improvement over the existing condition alongside the adjacent house. At the north end of the west lot line, the proposed design would voluntarily step back 5' from the lot line at grade to offer relief at the backyard of the house. By offering a terraced design instead of a sheer wall up to the third floor softens the transition from commercial to residential zoning and increases privacy to neighbors by blocking the view down from the interior living space of the multifamily units to the homes below. Terraces also allow for increased landscaping opportunity at the west face of the building
Height	SMC 23.47A.012 A Base mapped height = 30 feet	44' height limit proposed <i>(Living Building Pilot only)</i>	10' height bonus is allowable through participation in the Living Building Pilot Program and would allow narrower residential floorplates to assist natural daylighting and help offset cost premium; an additional 4' bonus is available if 13' nonresidential uses provided at first floor through SMC 23/47A.012 A.1.a
FAR	SMC 23.47A.013 Table A Mixed-use = 2.5 FAR	2.875 FAR proposed (15% bonus) <i>(Living Building Pilot only)</i>	A 15% FAR bonus is allowable through participation in the Living Building Pilot Program and would allow narrower residential floorplates to assist natural daylighting efforts and help offset up-front cost premium