

Sunset Hill Live/Work

6312 32nd Ave NW- Project number 33018777



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Property Owner

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statement of development objectives

Project Description: The Sunset Hill Live/Work project is located at 32nd Ave NW overlooking a T-intersection with NW 64th street in an NC1-30 zone. The site currently has one (1) single family residence, which will be removed and replaced by two (2) street fronting live/work units and three (3) townhouse units located at the rear of the site with a total of five parking stalls. The design aims to create new, vibrant urban dwellings that are contextually relevant which will foster an enhanced quality of life for the neighborhood.

Project # 33018777:

Lot area: 5,008 sf

Proposed number of dwelling units: 5 ground-related dwellings

Amount of residential square footage: 17,080 sf

Amount of garage square footage: 3,528 sf

Number and type of Residential Units: 2 live/works, 3 townhouses

Parking: 5 parking stalls



Sunset Hill Live/Work - 6312 32nd Ave NW

context analysis: area surrounding site



5 Ballard Playground



6 Mixed-Use



7 Rain City Video



8 Ristorante Picolinos



9 Proposed 18 unit mixed-use project



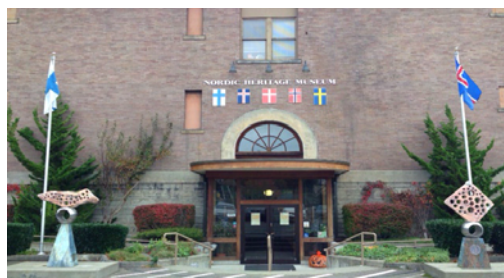
4 Ballard Community Center



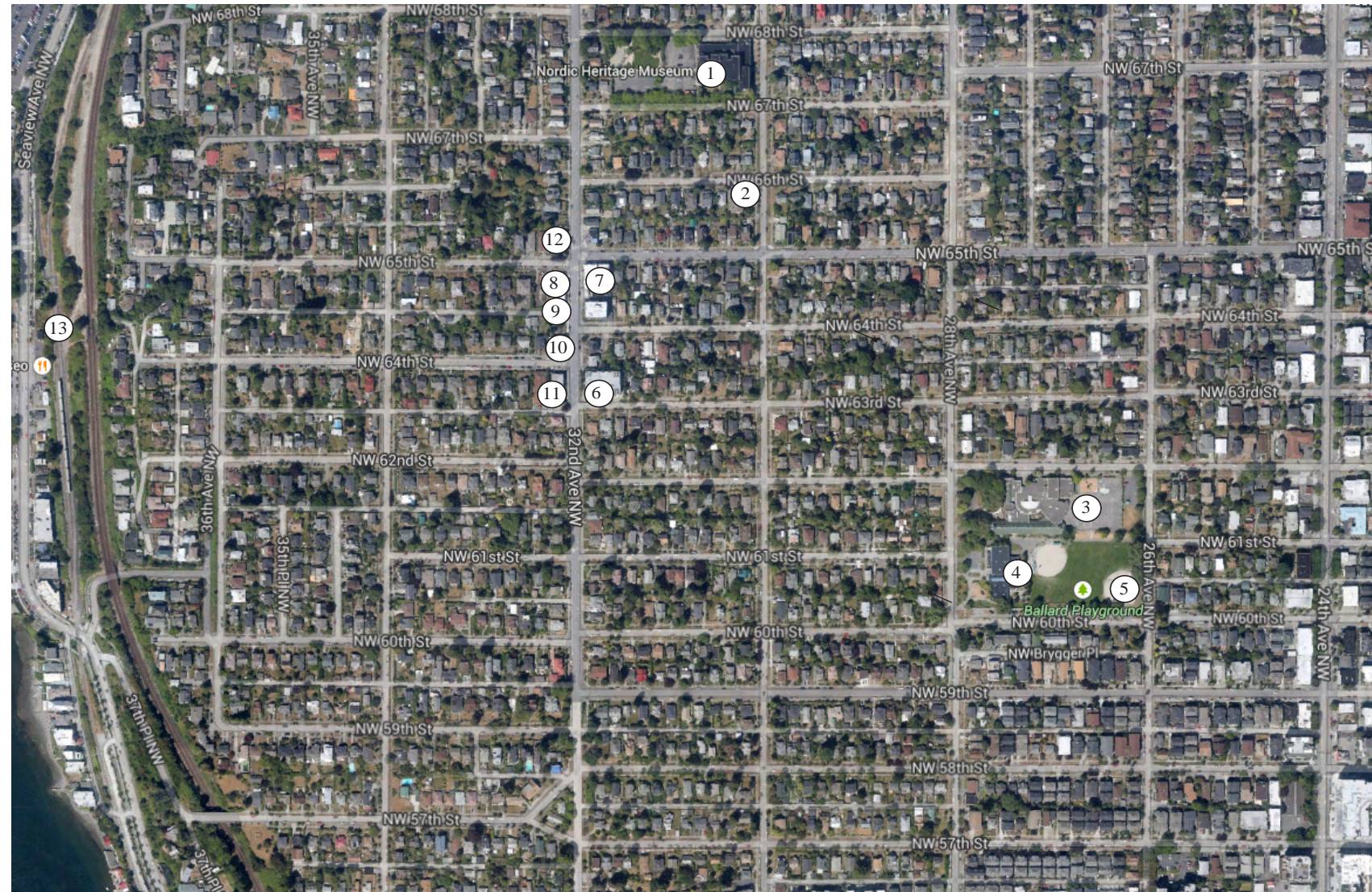
3 Adams Elementary



2 Sunset Hill Community Center



1 Nordic Heritage Museum



VICINITY MAP



10 Green Market



11 Apartments



12 Apartments



13 Burke-Gilman Trail

Sunset Hill Live/Work - 6312 32nd Ave NW



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context analysis: 9-block 3-D view

NORDIC HERITAGE MUSEUM

RESTAURANT/
CAFE
MIXED-USE



RETAIL

ADJACENT
MIXED-USE

APARTMENT

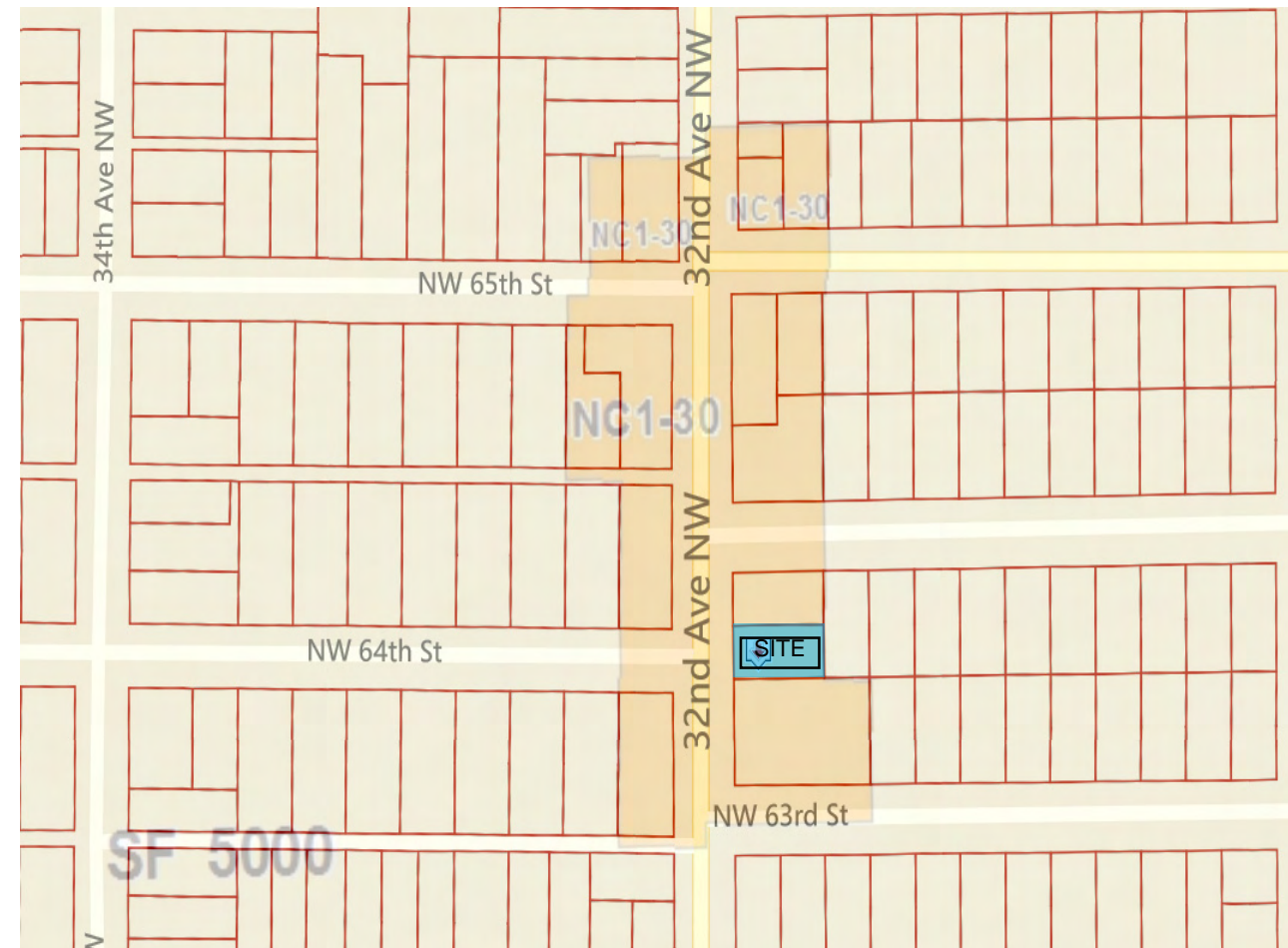
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<i>Lot Area:</i>	5,008 sf
<i>Zoning:</i>	NC1-30
<i>ECA:</i>	N/A
<i>Commercial Use:</i>	Street front 1st level (live/work)
<i>Residential Use:</i>	3 new townhouse units and 2 new live-work units
<i>FAR:</i>	3.0 per Table A 23.47.A.013 with a height limit of 30'
<i>Density Limit:</i>	No Limit
<i>Height:</i>	Base height limit of 30' per zone designation NC-30. 4' of additional height for rooftop features such as railings is allowed per 23.47A.012.A1 if a floor to floor height of 13' is provided at ground level non-residential uses. Stair and elevator penthouses may extend above the applicable height limit up to 16' per 23.47.A.012.C.4.f
<i>Setbacks:</i>	15 ft rear setback above 13 ft per 23.47A.014.B.3.a
<i>Street level development standards:</i>	23.47A.008: Floor levels of residential uses must be a minimum of 4' above or below the adjacent sidewalk grade. Blank facade segments must not exceed 40% of the length of the building facade. Blank facades must not exceed 20' in length. 60% of street facing facade between 2-8 ft above sidewalk grade must be transparent
<i>Parking:</i>	23.54.015 Table A: one parking spot required per live/work unit larger than 1,500 sf. 23.54.015 Table B: one parking spot required per residential unit. 5 parking stalls provided
<i>Parking Access:</i>	Access is provided from the street per 23.47A.032.A.1.b
<i>Bicycle Parking:</i>	1 bike parking space is required per 4 dwelling units per 23.54.015. A minimum of 2 dedicated bike parking spaces will be provided on site.
<i>Amenity Area:</i>	An amenity area equal to 5% of the gross floor area of each dwelling unit is required per 23.47A.024. Roofdecks at all units will provide private amenity area far exceeding this requirement.
<i>Tree Protection:</i>	No significant or exceptional trees present on site.
<i>Green Factor:</i>	A Green Factor score of .30 is required for this site.



ZONING MAP

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context analysis: photo montage of streets

NC1-30



NW 65TH ST.

1 32ND AVE LOOKING EAST

NW 64TH ST.



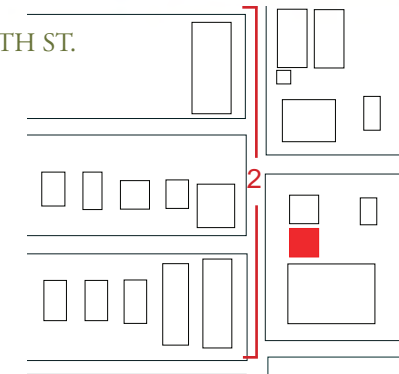
NC1-30



NW 64TH ST.

2 32ND AVE LOOKING WEST

NW 65TH ST.

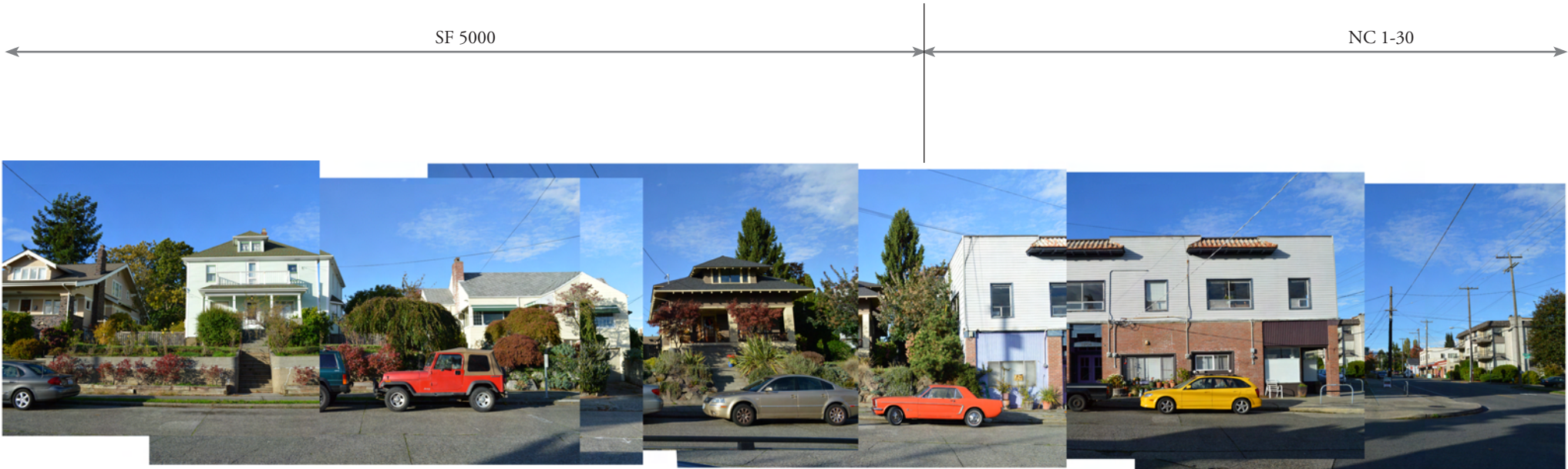


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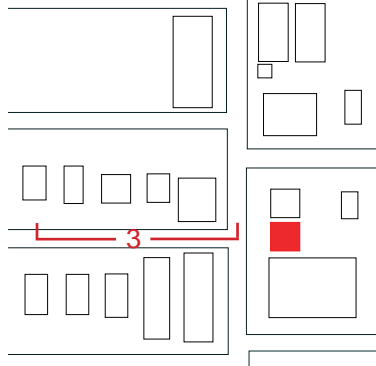
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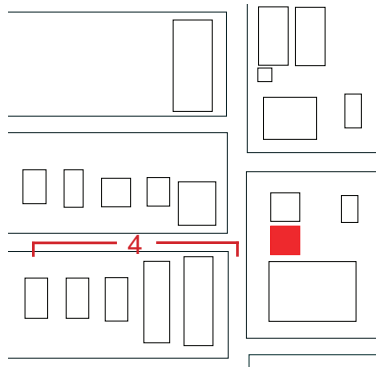
3 64TH ST-LOOKING NORTH

NW 32ND AVE.



NW 32ND AVE.

4 64TH ST-LOOKING SOUTH





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existing site conditions: site photos



12. Looking at site and neighboring site from across 32nd



11. Looking southwest from 64th and 32nd



10. Looking east along property line



9. Looking east down property line from back of site



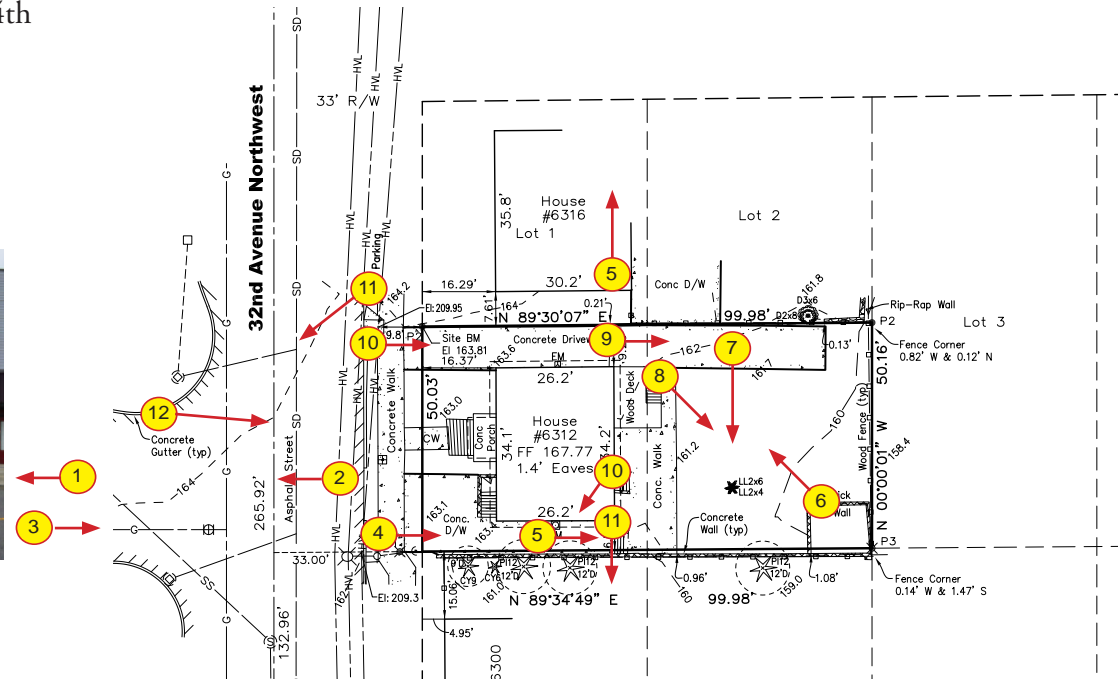
8. Looking southeast at back of site



1. Views to West



2. Views to West



7. Mixed use building from back of site



3. Looking east at site from 64th



4. Looking east down property line



5. Looking east down property line



6. Neighboring house from back of site

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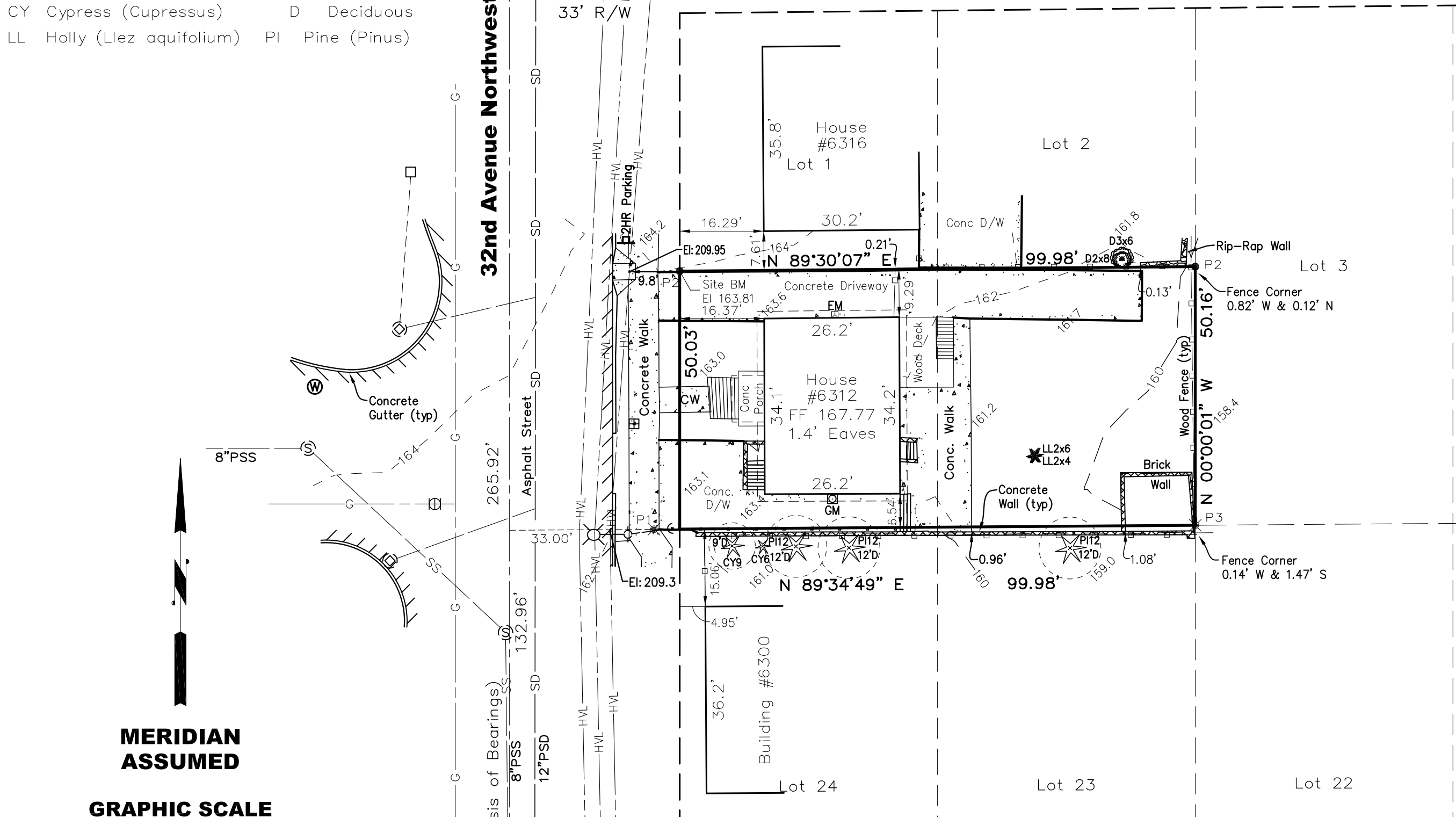


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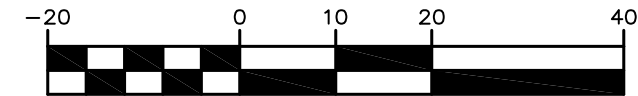
TREE DESCRIPTIONS

CY Cypress (Cupressus) D Deciduous
LL Holly (Liez aquifolium) PI Pine (Pinus)



MERIDIAN
ASSUMED

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

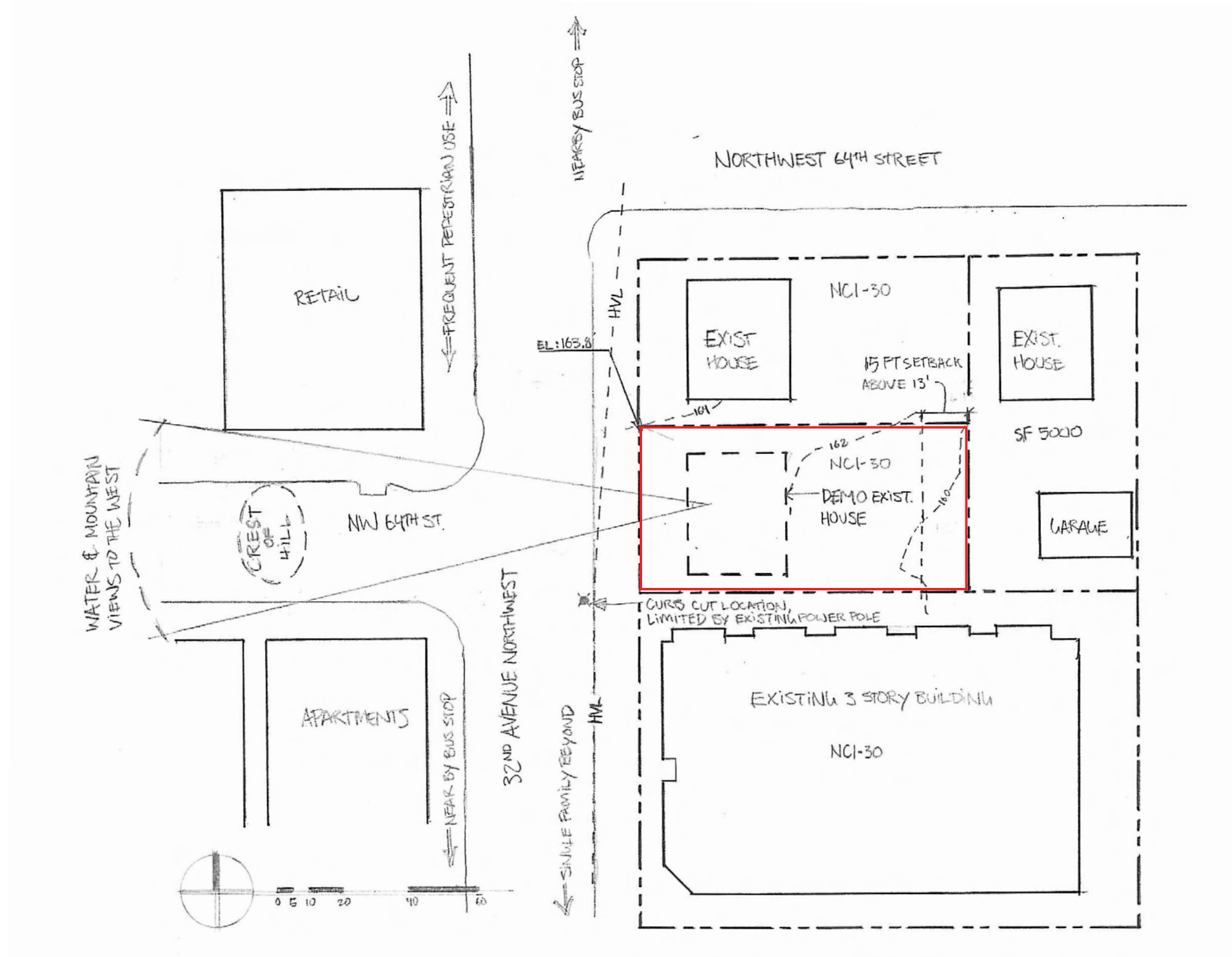
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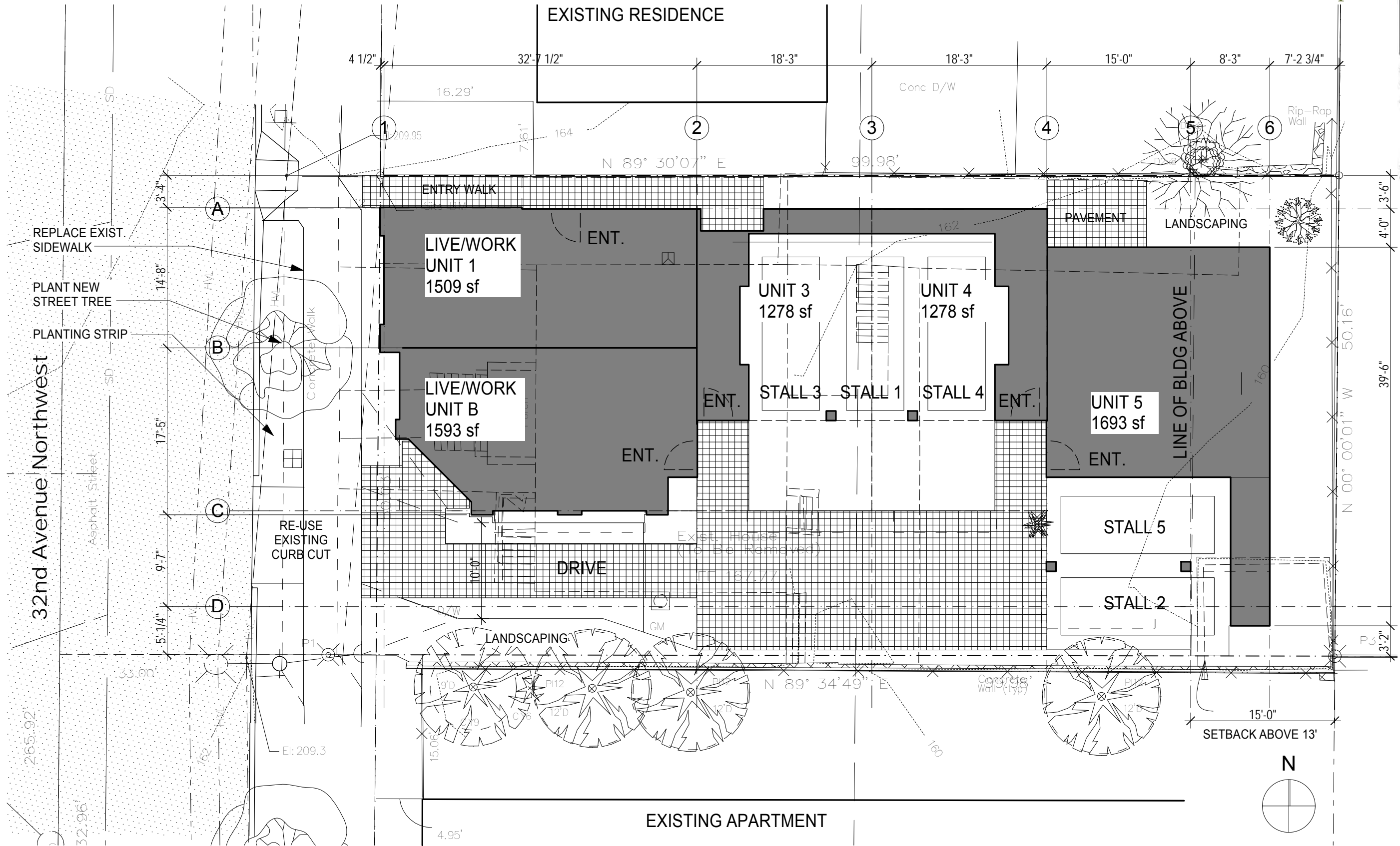
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existing site conditions: opportunities and constraints

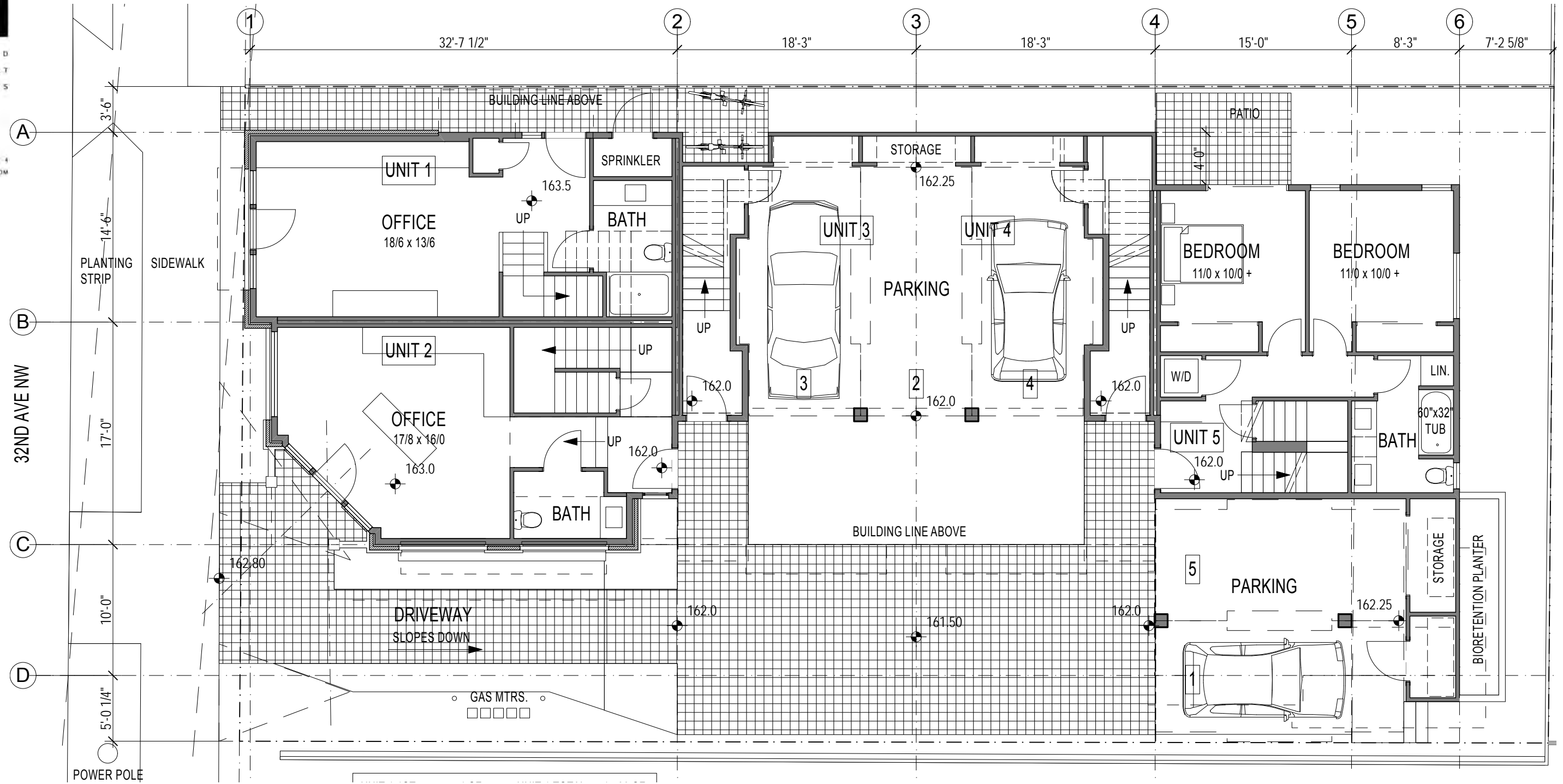


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SITE PLAN
SCALE: 1" = 10'

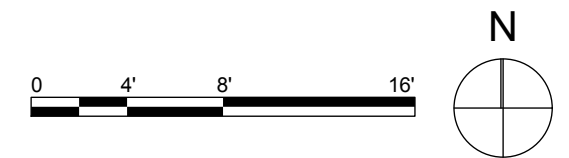
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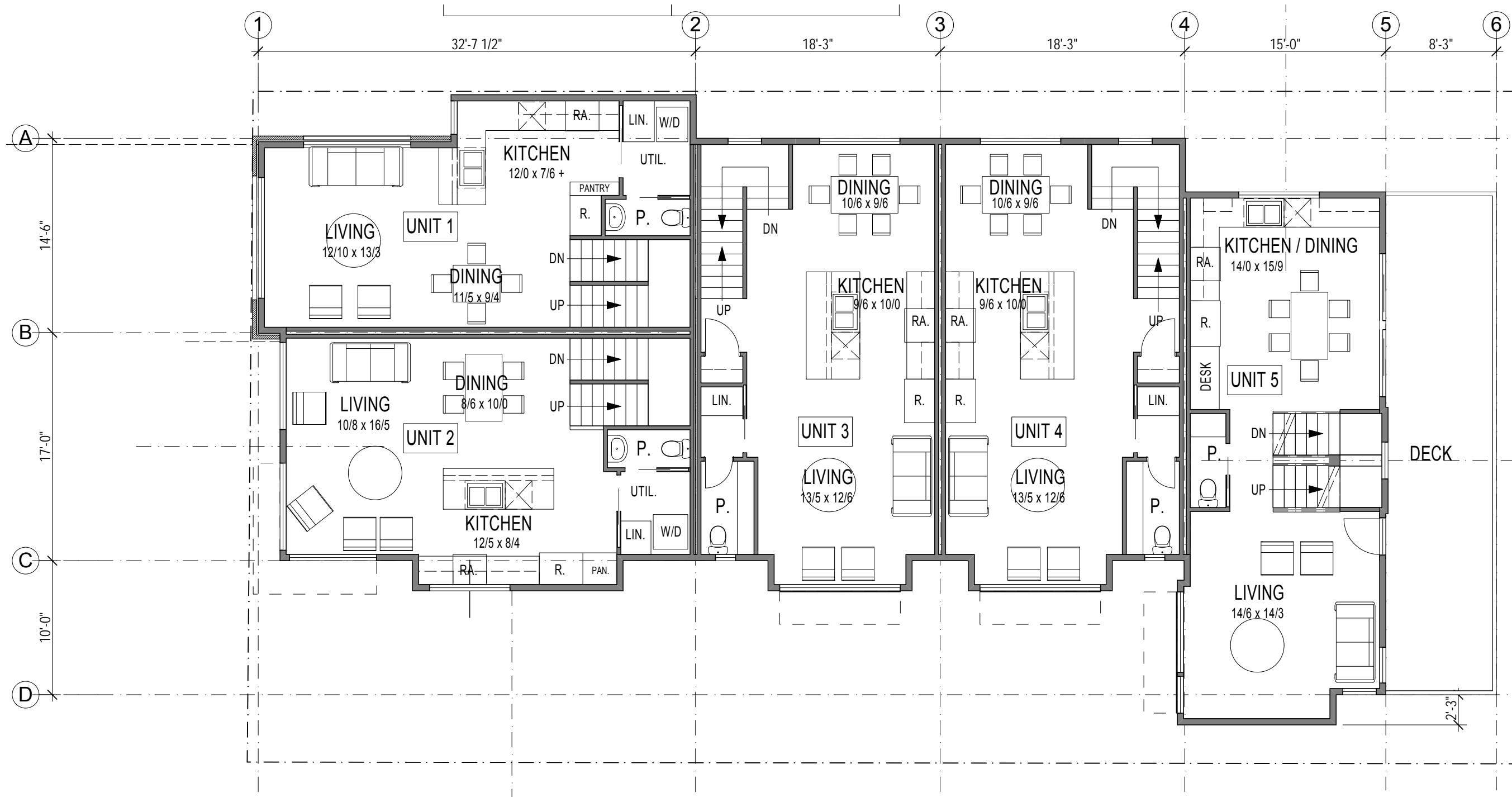


FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

UNIT 1 1ST	451 SF	UNIT 1 TOTAL	1,509 SF
UNIT 2 1ST	455 SF	UNIT 2 TOTAL	1,593 SF
UNIT 3 1ST	55 SF	UNIT 3 TOTAL	1,278 SF
UNIT 4 1ST	55 SF	UNIT 4 TOTAL	1,278 SF
UNIT 5 1ST	524 SF	UNIT 5 TOTAL	1,693 SF

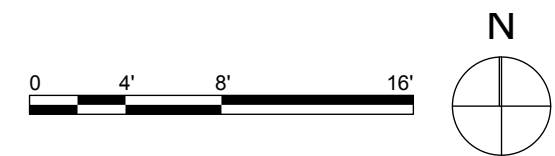




SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

UNIT 1 2ND	507 SF
UNIT 2 2ND	533 SF
UNIT 3 2ND	580 SF
UNIT 4 2ND	580 SF
UNIT 5 2ND	556 SF



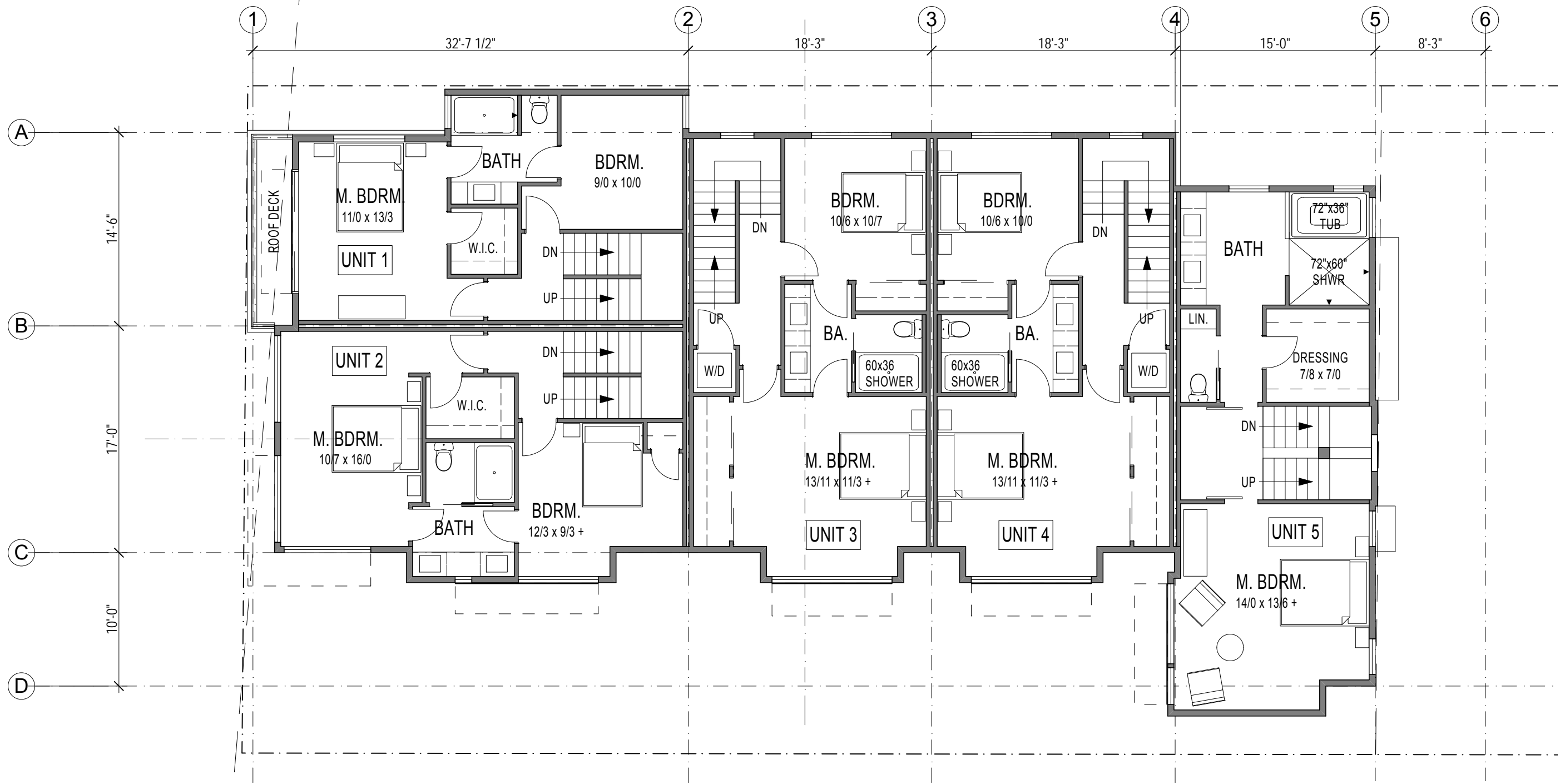
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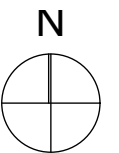
floor plans

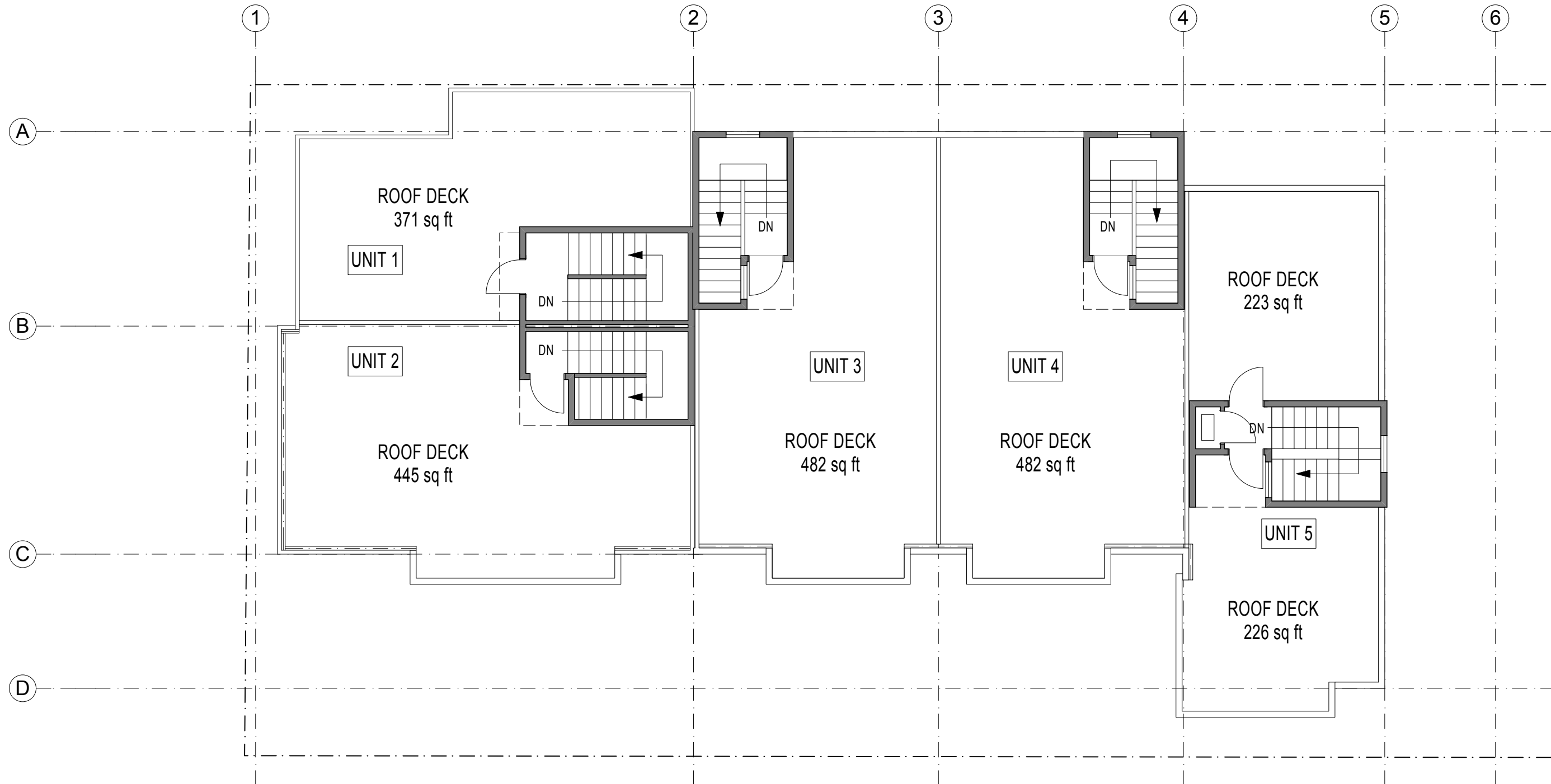


THIRD FLOOR PLAN

SCALE: 1/8" = 1'-0"

UNIT 1 3RD	467 SF
UNIT 2 3RD	533 SF
UNIT 3 3RD	580 SF
UNIT 4 3RD	580 SF
UNIT 5 3RD	556 SF

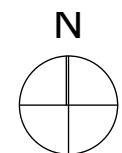
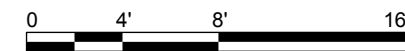




ROOF DECK PLAN

SCALE: 1/8" = 1'-0"

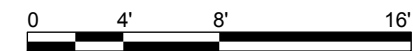
UNIT 1 ROOF	84 SF
UNIT 2 ROOF	72 SF
UNIT 3 ROOF	69 SF
UNIT 4 ROOF	69 SF
UNIT 5 ROOF	75 SF





WEST ELEVATION

SCALE: 1/8" = 1'-0"

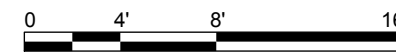


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NORTH ELEVATION

SCALE: 1/8" = 1'-0"



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elevations

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EAST ELEVATION

SCALE: 1/8" = 1'-0"

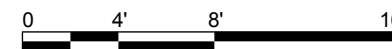


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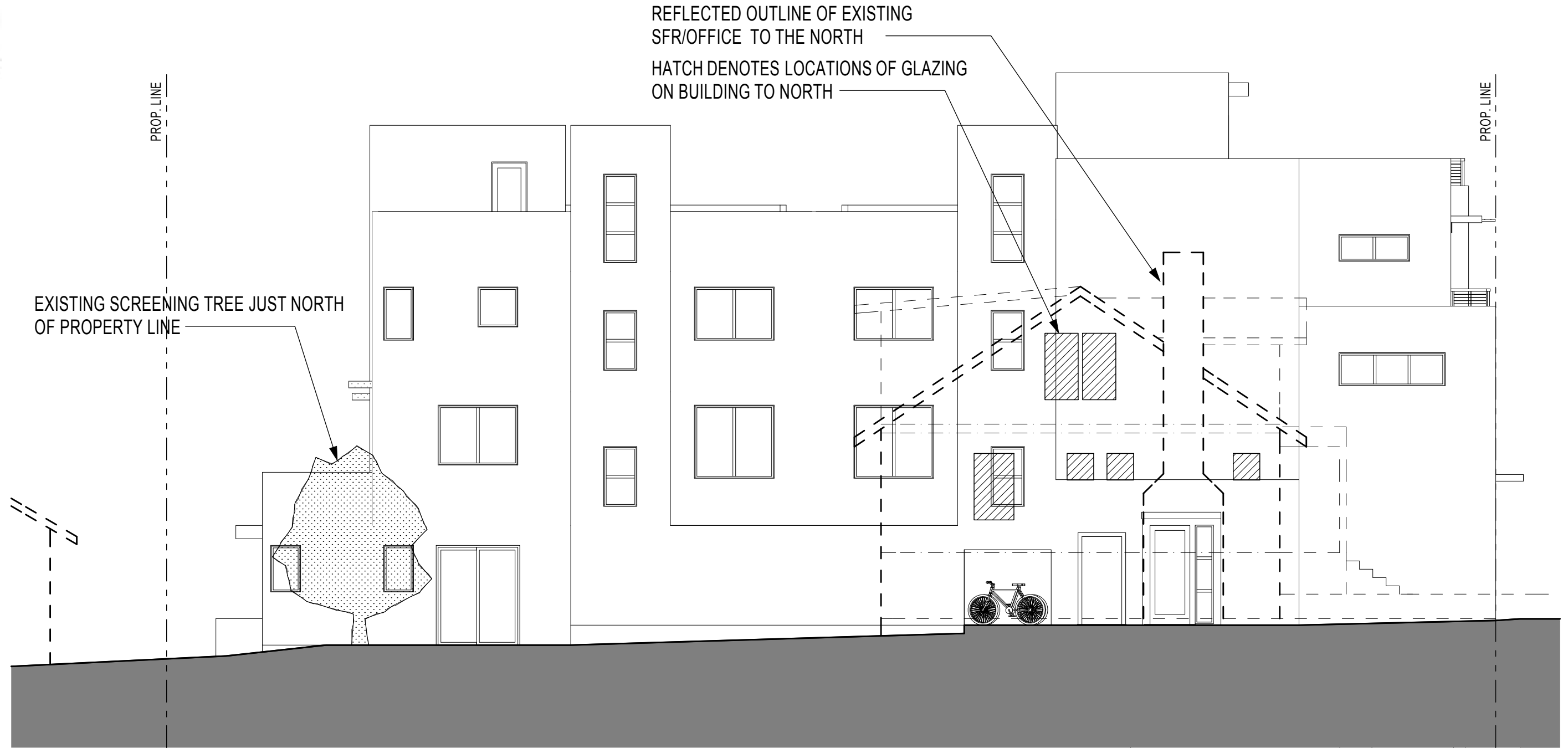


SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



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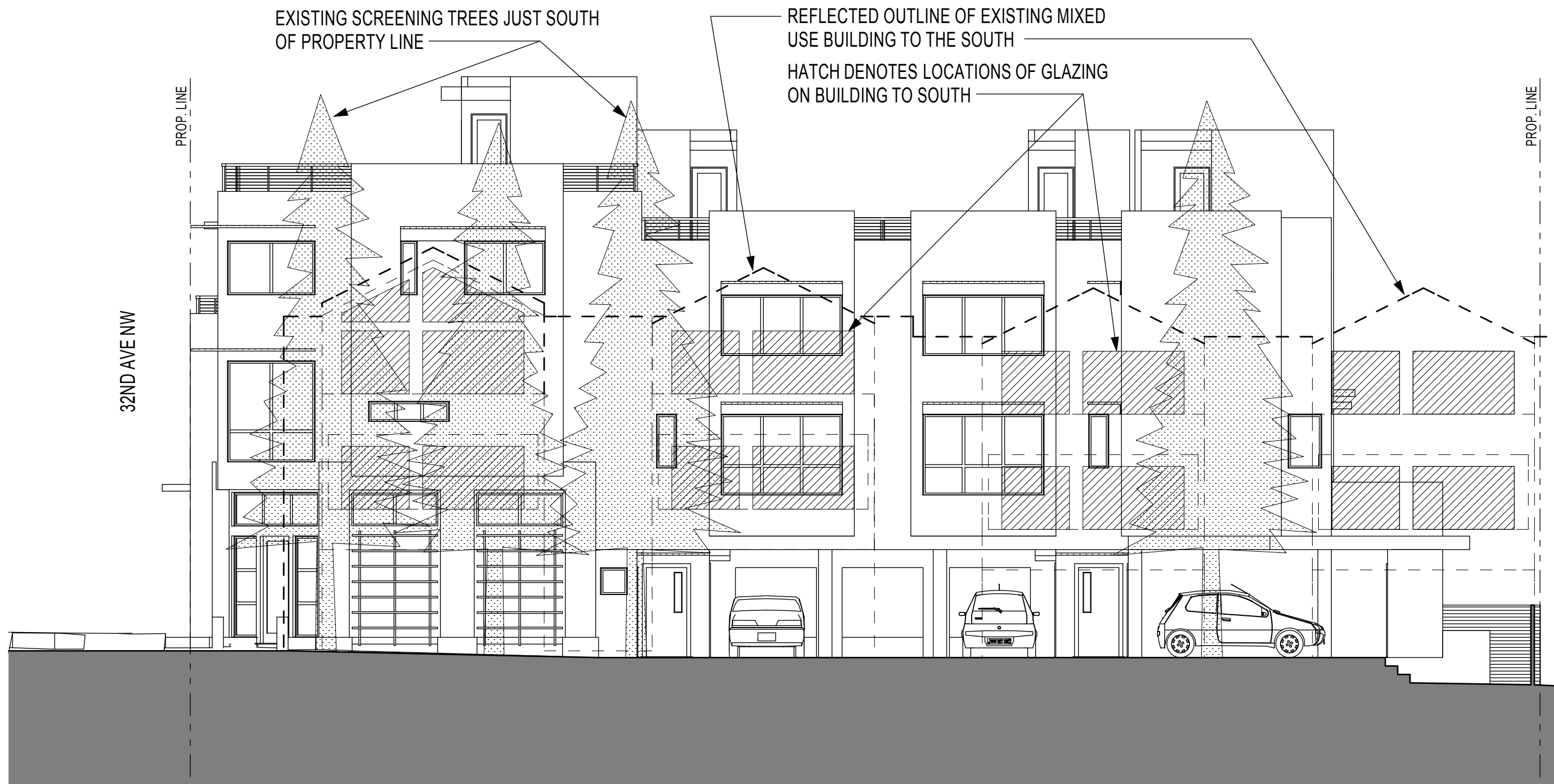


NORTH ELEVATION PRIVACY STUDY

SCALE: 1/8" = 1'-0"



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SOUTH ELEVATION PRIVACY STUDY

SCALE: 1/8" = 1'-0"



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design standards compliance

CS1: Natural Systems and Site Features

A.1. Energy Use – Energy Choices

The dwellings are laid out east-to-west on the site, allowing direct south access for four of the five dwelling units on the site. This orientation will help provide wintertime passive warming for four units and provide excellent orientation for PV panel installation, if installed. Units 2, 3, and 4 are set back from the south property line 15' in order to allow sunlight to get further into the site.

B.1: Sunlight and natural ventilation – Sun and wind.

Four of the five dwelling units will have excellent solar access, either from the west, south or east. The northwest unit (unit 1) will have solar access from the west and the north. Stack ventilation and cross ventilation will be employed to help cool the dwellings during the summer.

B.3: Sunlight and natural ventilation – Managing solar gain.

Three of the units will have views to the west, and as such, summertime solar gain will be a consideration. Dwellings 2, 3 and 4 (those with significant south exposure) will be fitted with south facing solar shades. The existing apartment building and the existing trees to the south will help control solar gain during the warm months. West-facing windows will be specified with low SHGC glazing.

CS2: Urban Pattern and Form

A.1: Location in the City and Neighborhood - Sense of Place.

The Sunset Hill neighborhood has several features that make it a distinct urban place: A park on the bluff along the Puget Sound with excellent views of the water and the Olympic Mountains. Small shops and restaurants dot 32nd Ave NW, as well as a mix of lowrise multifamily and single family homes. This site is very near the crest that gently falls off toward the west, opening up to scenic views. With our project, we intend to reinforce the pattern of small-scale mixed-use buildings that are in the immediate vicinity. We are doing so by creating two small-scale commercial spaces that open up to the sidewalk and invite interaction with the street. On the stories above, we encourage interaction with the street and access to views with large windows and roof decks/balconies. This is a pattern that is established by the Sunset Hill Manor and the Jo Lamar apartments.

A.2: Location in City and Neighborhood – Architectural Presence.

This site is fairly unique, in that it is located at a T-intersection between 32nd Ave NW and 64th Street NW. This produces a couple of opportunities: First, the view corridor facing directly west is opened up by the location of 64th Street. Second, this location means that the building will be fairly visible. We have responded to this by orienting three of the units to the west in order to take advantage of the available views. Furthermore, we have created a carefully composed façade that reflects the nature of the live-work uses we are proposing. We are proposing durable materials, including brick, metal and fiber-cement board, that will bring of range of textures and colors to the streetscape.

C.1: Relationship to the Block - Midblock Sites.

One of the limitations of this site is that it has no alley access. As such, on-site parking must be accessed via a curb cut and driveway from 32nd Ave NW. This driveway, and the associated sight triangles, have a big impact on the street-level street-facing façade of our building. Given that the driveway will also function as pedestrian access to several of the units, we are taking advantage of this situation by designing the driveway as a shared auto/pedestrian access-way. Our solution has two parts: we are proposing a mix of high-quality paving materials for this access-way – site-cast concrete and unit pavers. These materials lend texture to the walking surface and set up an ordered circulation configuration. We are also proposing that the commercial entry for unit 2 be oriented diagonally to this shared access-way, simultaneously opening up the entry to the sidewalk and inviting circulation to the back of the site. The second floor is cantilevered above this diagonal entry in order to help order the façade above and to cover and mark the entryway.

CS3 Architectural Context and Character

A.1: Emphasizing Positive Neighborhood Attributes – Fitting Old and New Together:

We see this building as providing a transition between the existing building stock and more contemporary forms and materials. There are several buildings in the immediate area that successfully use brick as a primary building material. We also find a combination of panel, lap siding, and some limited use of metal and stucco. The project team felt that the use of brick was an important way to tie this building into the fabric of the existing neighborhood. We have also incorporated transom windows along the street frontage as a way of tying into the existing neighborhood pattern.

While we are using a more traditional brick material as a base for our project, we are combining it with more contemporary materials such as fiber cement cladding and metal details.

PL1 Connectivity

B.3: Walkways and Connections - Pedestrian Amenities:

The commercial spaces are most directly connected to the pedestrian way. The shared access-way provides pedestrian connection between the sidewalk and units two through five. As mentioned previously, we are highlighting these pedestrian ways with paving, but also inserting entry canopies that reach out from underneath the buildings to denote and direct the entry pathway. Unit 1 is entered on the north side from a short pathway that is fully visible from 32nd Ave NW.

PL2 Walkability

B.1: Safety and Security - Eyes on the street and B.2 Lighting for safety:

Units one and two have very good connection to the street via large windows. Units three through five have windows that provide good monitoring of the access-way courtyard. Recessed entry and security lighting will be provided in the ceiling of the parking area / dwelling entries to demarcate entry paths and provide adequate light levels for pedestrian safety.

PL3 Street Level Interaction

A.1.d: Entries - Individual entries for ground-related housing.

Four of the unit entries (units two through five) are access via the internal courtyard and demarcated with canopies and special paving as noted above.

B.3: Residential Edges – Buildings with Live/Work Units:

The facades of the live/work units are designed to maintain a high degree of transparency and are arranged in a configuration that is as flexible as possible for future uses. The dwelling entry and stair is grouped with the accessible bathroom and arranged at the back of the first floor. This allows for a large, open commercial space that has a high degree of adaptability for future uses.

PL4 Active Transportation:

B.2 Planning ahead for bicycles - Bike facilities

We are proposing a 2-stall bike rack located on the north side of the building, just past the entry for unit 1.



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DC1 Project Uses and Activities

C.2 Parking and Service Uses - Visual impacts

Parking spaces for this project are oriented at the back of the site. Three of the five proposed parking spaces are oriented so that they are fully screened from sidewalk views. Two of the parking spaces are oriented as far back on the site as possible.

C.3 Parking and service Uses - Multiple Uses

As mentioned previously, the parking driveway is treated as a shared access-way, allowing both vehicle and pedestrian access. The quality of this space is elevated through the use of high-quality paving materials, visual access to the dwelling units, continuation of brick and canopies over the dwelling entries. In reality, this space functions as a pocket woonerf.

DC2 Architectural Concept

A.2 Massing – Reducing Perceived Massing

The front façade of this building is divided into two parts, reflecting the side-by-side nature of the live/work units.

B.1 Architectural and Façade Composition – Façade composition

All facades have been considered and carefully proportioned.

- **West façade:** The front façade is well proportioned and scaled to meet the street edge. We have used brick to provide depth and texture at the street level. The brick also provides an effective base by providing a horizontal line break at the 3rd story level (unit 1) and the 2nd story level (unit 2).

- **South façade:** This façade forms a ‘side’ for units two and five, but ‘fronts’ for units three and four. As such, we have created a rythme along this façade by inserting bay windows for units three and four. We have modified this pattern for units two and five by creating bays that are less formalized.

- **East façade:** This façade is filled up entirely by unit 5 and faces a single-family residence. As such, we are observing the 15’ setback (above 13’ of height), and composing a façade that is lower scale, and broken into distinct parts in order to relate better to its context.

- **North façade:** We have planned the building to be fairly close to the north façade, but are employing similar techniques as on the east façade, utilizing the stair towers to lend differences in scale, texture and color.

C.1: Secondary Architectural Features – Visual Depth and Interest

We have added depth to the facades in the following ways:

- **Material changes:** By utilizing brick, we are able to get a rich texture and a recessed appearance of windows and storefronts along the west façade.

- **Overhanging corner at unit two:** This corner bay provides a clean way of resolving the geometric differences between the first and second floors and offers cover at the entry to the commercial space below.

- **Bay windows at units two, three, four and five.** These windows provide elements that contrast with the main body of the building.

- **Solar shades on south and west sides.** Intended to be fabricated from metal, these elements provide depth and material changes as an accent to the building, while serving an important purpose.

DC3 Open Space Concept

B.4 Open Space Uses and Activities - Multifamily Open Space

We are proposing that the interior of the site be made into a Woonerf/courtyard space that will be used for multiple functions, including dwelling entries and gardens, outdoor play court, and auto access. By arranging living spaces to interact with these courtyards, we are ensuring that eyes are kept on these spaces to encourage security and community.

DC4 Exterior Elements and Finishes

A.1 Building and Materials – Exterior Finish Materials

We are selecting materials that are durable, maintainable and attractive. The key material palette for the project include metal cladding, stained wood siding and fiber cement board. The fiber cement board will act as a canvas for the textures of the metal and wood cladding.

C.1 Lighting – Functions

Site lighting will be designed to encourage safety and to assist with way finding.

D.2 Trees, Landscape and hardscape materials – Hardscape Materials

Textured materials for the courtyard/woonerf areas will be carefully selected to help create scale appropriate spaces. Materials for other hardscape elements such as raised planters will be selected to add texture and richness to the composition.



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project renderings



NORTHWEST STREET VIEW



SOUTHWEST AERIAL VIEW



NORTHEAST AERIAL VIEW



SOUTHWEST STREET VIEW



WEST STREET VIEW

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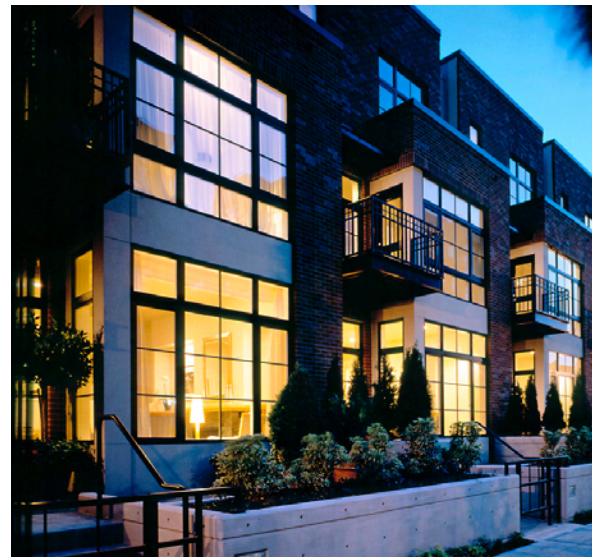


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COLUMBIA CITY LIVE/WORK
CONTEXTUALLY APPROPRIATE MATERIALS
VERTICAL ORIENTATION



PORTLAND ROWHOUSES
PEDESTRIAN ORIENTED
IDENTIFIABLE DWELLING UNITS



TOWHOME
APPROPRIATE USE OF MASONRY
WELL SCALED WINDOW GRIDS



"THE BLOCK"
LIVE WORK UNITS
STRONG STOREFRONT PRESENCE



PIKE STATION LOFTS, MADRONA
CONTEMPORARY DESIGN
NEIGHBORHOOD APPROPRIATE



MIXED USE AT 45TH ST AND BAGLEY AVE N
CONTEXTUAL USE OF MATERIALS
STOREFRONT PRESENCE
MASONRY FRAMES



MIXED USE AT BROADWAY E AND EAST ROY ST
TEXTURED BRICK
STRONG VISUAL PRESENCE AT THE HEAD OF THE STREET