

**2428 NW Market Street**  
Design Review Proposal Packet

Project Number: 3012213

Intake Date: October 24, 2011

Owner:

**AMLI**  
RESIDENTIAL  
LIVE LIFE. LOVE LIFE.

AMLI Residential Partners LLC  
535 Pontius Ave. N, Suite 120  
Seattle, WA 98109  
tel 206.621.5610  
fax 206.621.1972

Architect and Landscape Architect:

**GGL**

1301 First Ave. Suite 301  
Seattle, WA 98101  
tel 206.467.5828  
fax 206.467.0627

G G L O



## Table of Contents

1	Table of Contents	02
2	Project Description/ Development Objectives	03
3	Urban Design Analysis	04
4	Site Analysis	13
5	Plan / Elevations	15
6	Landscape Plan	20
7	Studies at Street Level	21
8	Finish Materials	24
9	Responses to Early Design Guidance	26

## Project Description

305 apartment units in seven story building with two basements. Approximately 11,000 square feet of retail and 400 accessory parking stalls. Site located at Northwest Market Street and 24th Ave NE including approx 70,000sf of site area. Building will have south facing courtyard and upper level roof terraces. Parking garage will be accessed from NW 56th Street at northwest corner of building.

## Development Objectives

Construction Type: (5 Stories) Type VA wood frame over Type I concrete construction at-grade and sub-grade.

Residential Uses: Approximately 300 residential market rate apartments, including studios, 1 bedroom and 2 bedroom type units.

Non-Residential Uses: Approx. 15,000 sf commercial for use as retail or office, in addition to 7 grade related live/work spaces.

Accessory Parking: Minimum 1 per apartment unit.  
Minimum 2.5 per / 1000 sf retail.

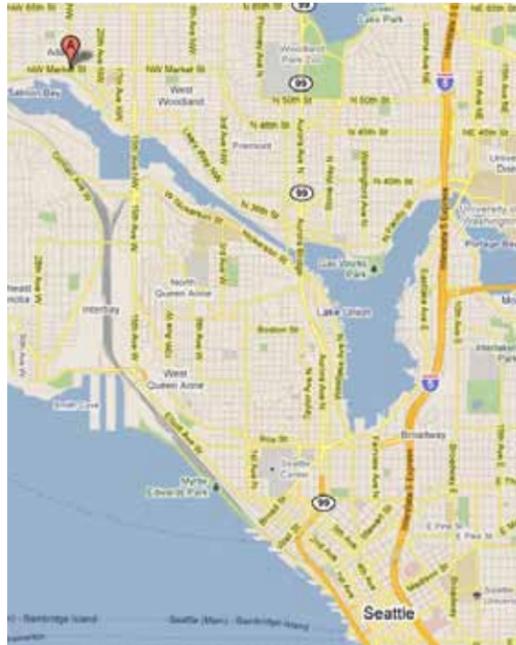
### Use Distribution by Floor (Preferred "Concept A"):

Basement:	Parking 2 floors (390 stalls)
Level 1 (Street Level):	Parking (63 stalls) / Commercial / (7) Live-Work
Level 2:	33 Apartments
Level 3:	49 Apartments
Level 4:	60 Apartments
Level 5:	60 Apartments
Level 6:	60 Apartments
Level 7 (Roof):	45 Apartments + Roof Decks
Sustainability Goal:	LEED Silver

Retail SF	15200 sf
Leasing SF	5450 sf
Residential SF	239,050 sf

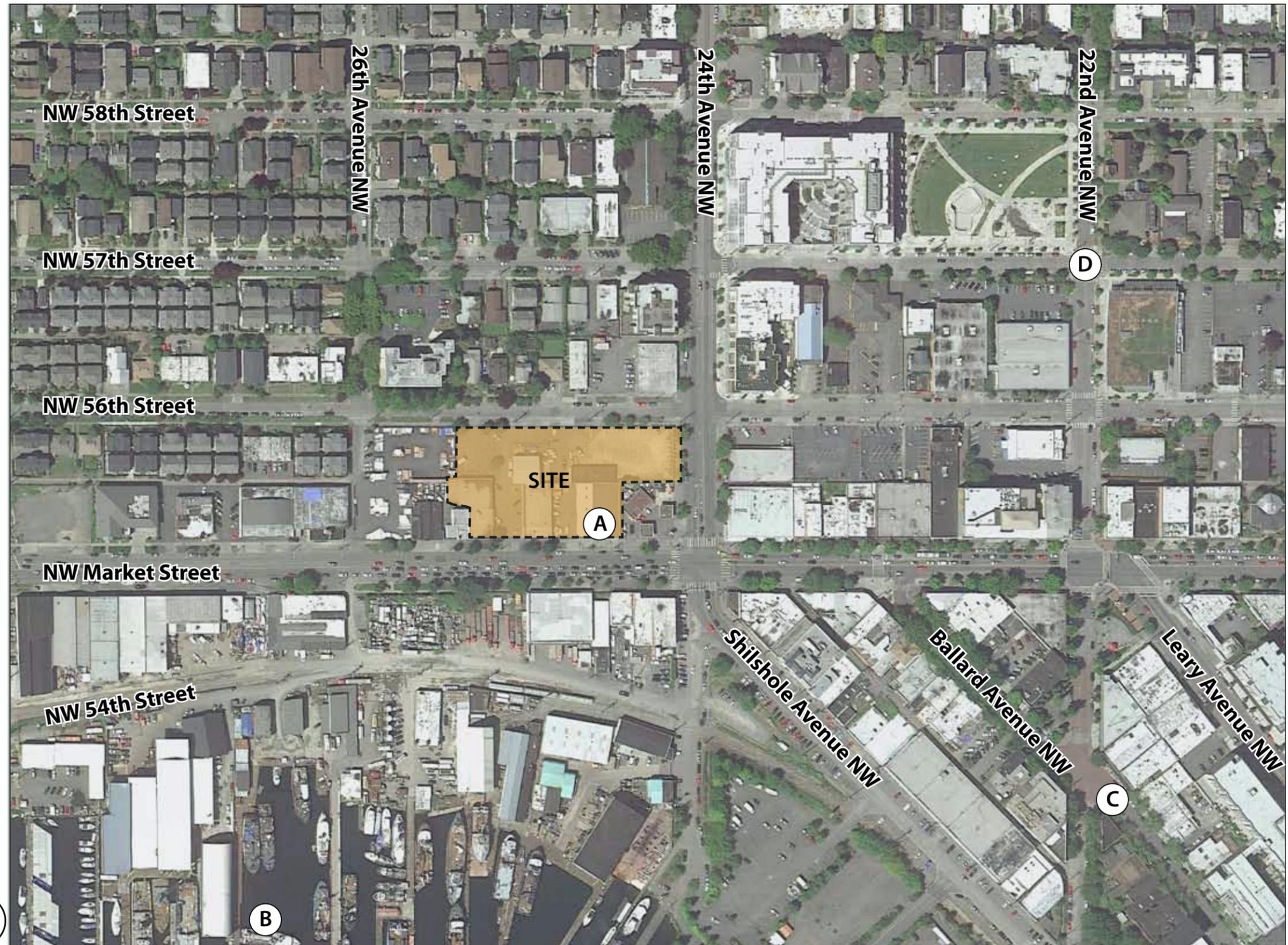
# 3

## Urban Design Analysis Map



Vicinity Map

The site is located in the southwestern area of the Central Ballard Hub Urban Village. The site is bounded by NW 56th and NW Market Streets, and 24th and 26th Avenues.



Aerial Photograph



**A**  
[Google Street View]

**Jacobsen's Marine**

A locally owned commercial building with ties to the Ballard neighborhood culture. This one-story commercial structure is currently on the selected site and to be demolished prior to construction.



**B**  
[Google Street View]

**Salmon Bay and the Hiram M. Chittenden Locks**

Salmon Bay is a rich estuary where fresh water merges with salt water. Despite human intervention that has highly altered the estuary, Salmon Bay shelters a multitude of birds, mammals, and insects in addition to salmon and other fish. From the rare and beautiful steelhead to the largest run of sockeye in the lower 48 states, from the threatened chinook (also called king) to the silvery coho, you can witness this amazing migration from March through October.

Linking the freshwater Lake Union and the salt-water Lake Washington across a height difference of 22 feet, the locks allow boats to cross the Lake Washington Ship Canal, relying solely on the force of gravity.



**C**  
[Fremontmarket.com]

**Ballard Farmers Market**

Open every Sunday from 10 a.m. to 3 p.m., the Ballard Farmers Market is located on historic Ballard Avenue NW. Fresh organic produce from Washington State farms can be found year-round.



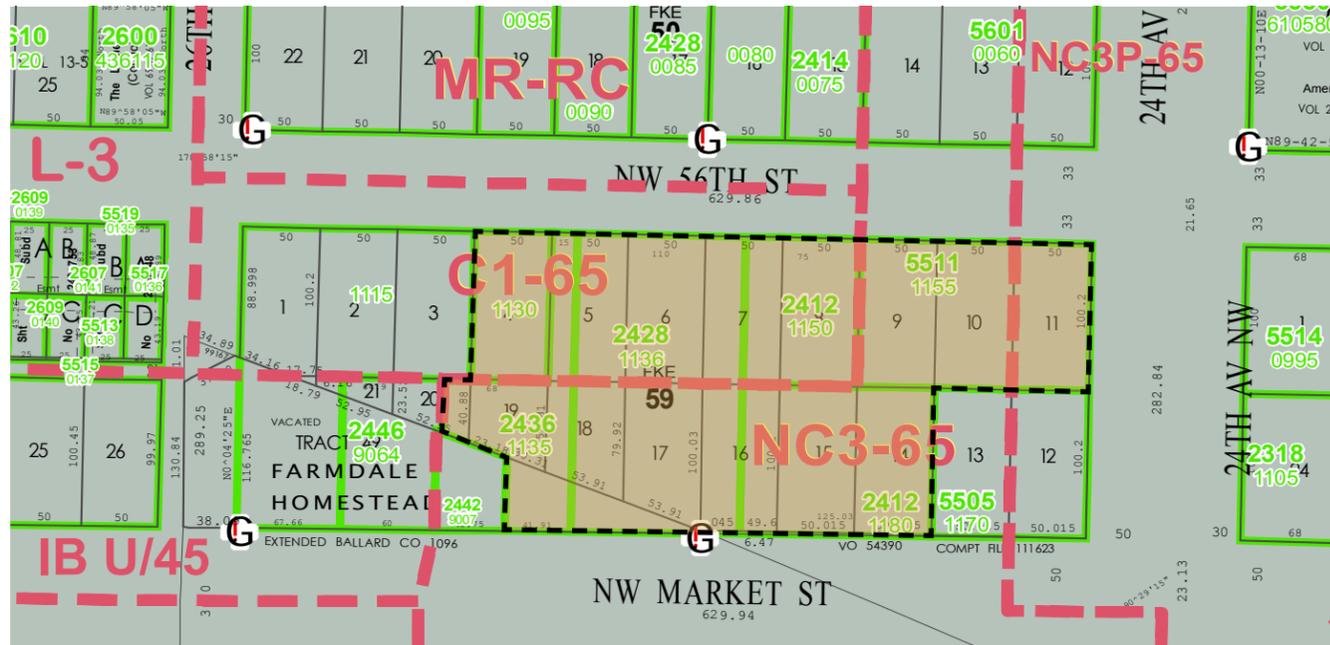
**D**  
[SeattleClick Photography]

**Ballard Municipal Center**

Linking recreation, government and the Ballard neighborhood, the municipal center is comprised of Ballard Commons Park, the Ballard Public Library and the Ballard Neighborhood Service Center.

Ballard Commons Park features a skate bowl, water feature, engaging public art, relaxing seating areas and lawns. The park forms part of the municipal center in Ballard, with the Seattle Public Library branch and Neighborhood Service Center located across the street in an award-winning building that all opened in 2005.

**Zoning**  
Urban Design Analysis



DPD Zoning Map

ZONING DESIGNATIONS:

[SMC 23.30.010]

- Residential, Single-family 5,000
- Residential, Multifamily, Lowrise Duplex/Triplex
- Residential, Multifamily, Lowrise 1
- Residential, Multifamily, Lowrise 2
- Residential, Multifamily, Lowrise 3
- Residential, Multifamily, Midrise
- Residential-Commercial
- Neighborhood Commercial 2
- Neighborhood Commercial 3
- Commercial 1
- General Industrial 1
- Industrial Buffer
- Industrial Commercial

- SF 5000
- LDT
- L-1
- L-2
- L-3
- MR
- RC
- NC2
- NC3
- C1
- IG1
- IB
- IC

OVERLAYS:

Pedestrian Zone (P) 24th Ave NW covering 1<sup>st</sup> 50 ft of parcels  
Ballard Hub Urban Village

DEPARTURES REQUESTED: None

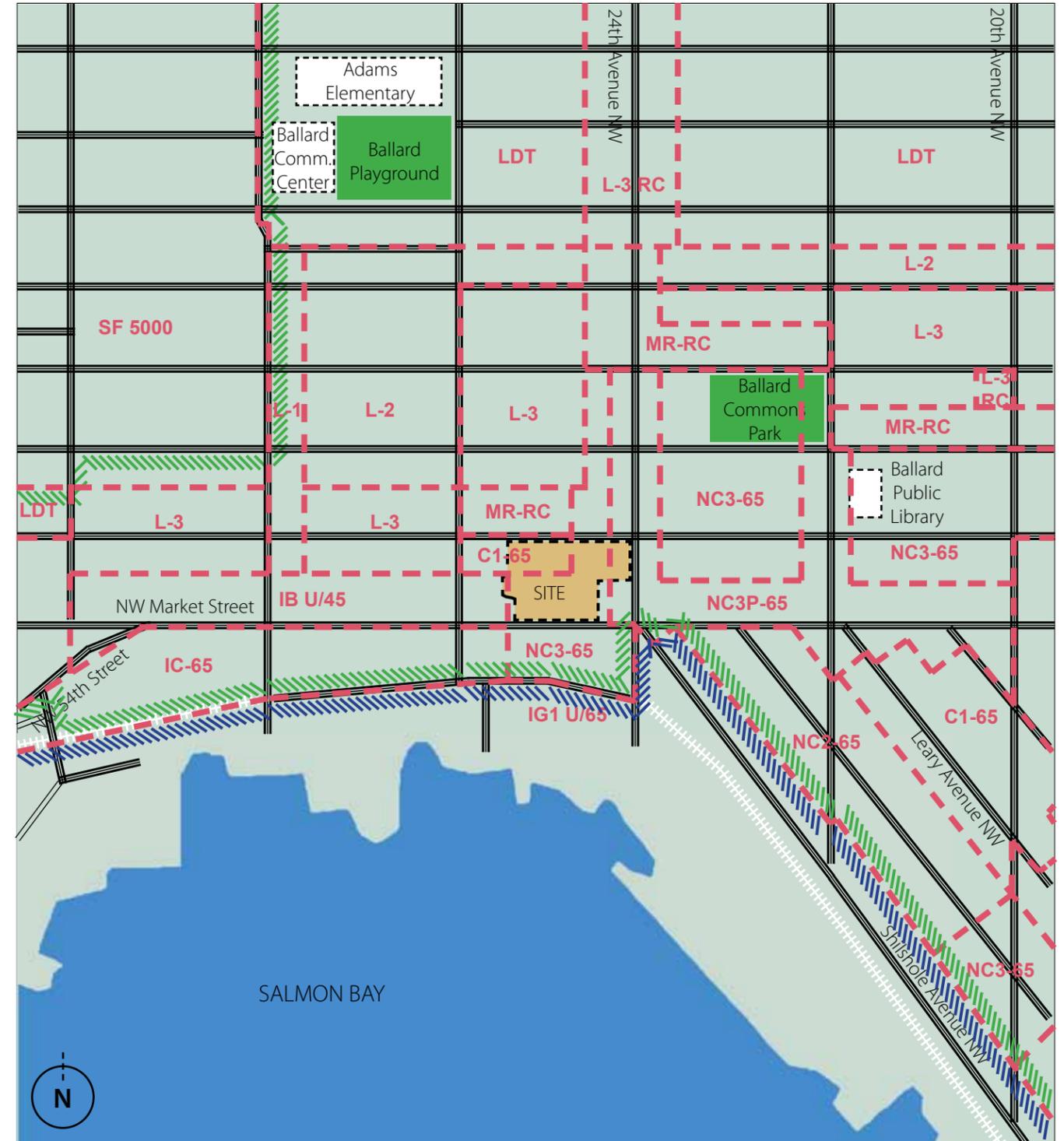
PRIMARY ZONING DESIGNATIONS:

[SMC 23.30.010]

- Neighborhood Commercial 3**
- Neighborhood Commercial 3 Pedestrian**
- Commercial 1**

- NC3-65**
- NC3P-65**
- C1-65**

- Ballard Urban Village
- Zoning Boundary
- Ballard-Interbay-Northend Manufacturing Industrial



Neighborhood Zoning Map

## Zoning (cont'd)

### Urban Design Analysis

#### Site Address:

- 2428 NW Market Street

#### Site Area:

- 1.62 acres (70,363 sf)

#### Tax Account #'s:

- 2767701155
- 2767701150
- 2767701180
- 2767701136
- 2767701135
- 2767701130

#### Base Zone:

- NC3-65, NC3P-65, CI-65

#### Applicable Code:

- Seattle Municipal Code, Title 23 Land Use Code

#### Applicable Design Guidelines:

- City of Seattle Design Guidelines
- Ballard Municipal Center Master Plan Area Design Guidelines

#### Overlays:

- Ballard Hub Urban Village
- Pedestrian Zone on 24th Ave NW covering first 50 ft of parcel depth.

#### 23.47A.004 Permitted Uses:

- Multi-family Residential, Live-work, Retail Sales & Services, Eating & Drinking Establishments & Parking, among others.

#### 23.47A.005 Street-Level Uses:

- 80% must be commercial use in pedestrian designated zones (24th Ave NW). (20% max residential on street-level street facing facades)
- 100% may be residential use on all other streets.

#### 23.47A.008 Street-Level Standards

- Black facades limited to 20 feet in length and minimum 40% of facade.
- Minimum 60% of nonresidential facade shall be transparent.
- Nonresidential uses extend an average of 30 feet and a minimum of 15 feet deep.
- Nonresidential uses must have a floor-to-floor height of 13 feet minimum.
- One of the residential street facades must have a prominent pedestrian entry.
- Floor of a dwelling unit facing a street must be 4 feet above or below the street or be set back 10 feet from the sidewalk.
- Live-work units facing a street shall locate the business portion between the street and the residential portion.

#### 23.47A.012 Structure Height

- 65 feet maximum above the "average grade level."
- Rooftop features: Open railings, planters, skylights, clerestories, greenhouses, parapets, and firewalls may extend 4 feet above the height limit.
- Mechanical Equipment: Solar collectors, play equipment, wind driven power generators, minor communication utilities, accessory communication devices may extend 15 feet above the height limit.
- Stair and elevator penthouses may extend 16 ft above the height limit.

#### 23.47A.013 Floor Area Ratio

- Maximum FAR of 4.75 for all uses within a mixed use structure.
- Minimum FAR of 4.25 for any single use within a mixed use structure.

#### 23.47A.014 Setback Requirements

- None required; site does not abut any residential zone.

#### 23.47A.016 Landscaping

- Green Factor of 0.30 minimum required.

#### 23.47A.024 Residential Amenity Area

- Minimum of 5% of residential gross floor area, excluding mechanical equipment and accessory parking.

#### 23.47A.029 Solid Waste and Recycling

- 200 sf plus 2 sf for each additional residential unit over 100 units with front-loading containers, approx 600 sf.

#### 23.47A.032 Parking Access

- 2 curb cuts allowed on NW Market St., less than 23' wide.
- Curb cuts not allowed on 24th Ave NW, pedestrian zone.
- 5 curb cuts allowed on NW 56th St., less than 10' wide or 2 combined to less than 20' wide.

#### 23.54.015 Required Parking

- No residential use parking is required within urban villages if residential use is within 1,320 sf of a street with frequent transit service.
  - Commercial parking uses:
    - Eating and drinking establishments:
      - 1 stall per 250 sf,
    - Retail sales and services:
      - 1 stall per 500 sf,
    - Live-work units:
      - 1 stall per 1,500-2,500 sf unit, 1 stall plus parking for non-residential principal activities for >2,500 sf unit.
  - In pedestrian-designated zones, no parking is required for the first 5,000 SF of retail, and first 2,500 SF of eating and drinking establishments.
  - Bicycle parking: 1 per 4 residential units. After the first 50 spaces, additional spaces are required at 1/2 the ratio shown in Section 23.54, Table E. Non-residential uses such as eating & drinking establishments and retail require 1 space / 4,000 sf of short term bike parking and 1 / 12,000 sf of long term bike parking. Approximately 69 spaces.
- #### 23.54.035 Loading Berths
- 1 loading berth required for 10,000-60,000 sf of medium demand uses such as drinking establishments and retail. For uses w/ less than 16,000 sf which provide a loading space on a street or alley, the loading berth requirements may be waived by the Director.

## Transportation and Access Site Analysis

The site is easily accessible by bus, bicycle, pedestrian and auto. 6 regular bus routes pass by the site by way of both NW Market Street and 24th Ave NW. Bus routes include 15, 17, 18, 44, 46, 75, and 81. An on-street bicycle lane runs along 24th Ave NW.

Salmon Bay, a part of Lake Washington Ship Canal, links Lake Washington to Puget Sound. The westernmost section of the canal, the bay contains both salt and fresh water, separated by the Hiram M. Chittenden Locks. East of the locks, Salmon Bay is spanned by the Ballard Bridge. West of the locks, it is spanned by the Salmon Bay Bridge that carries the BNSF Railway railroad tracks.

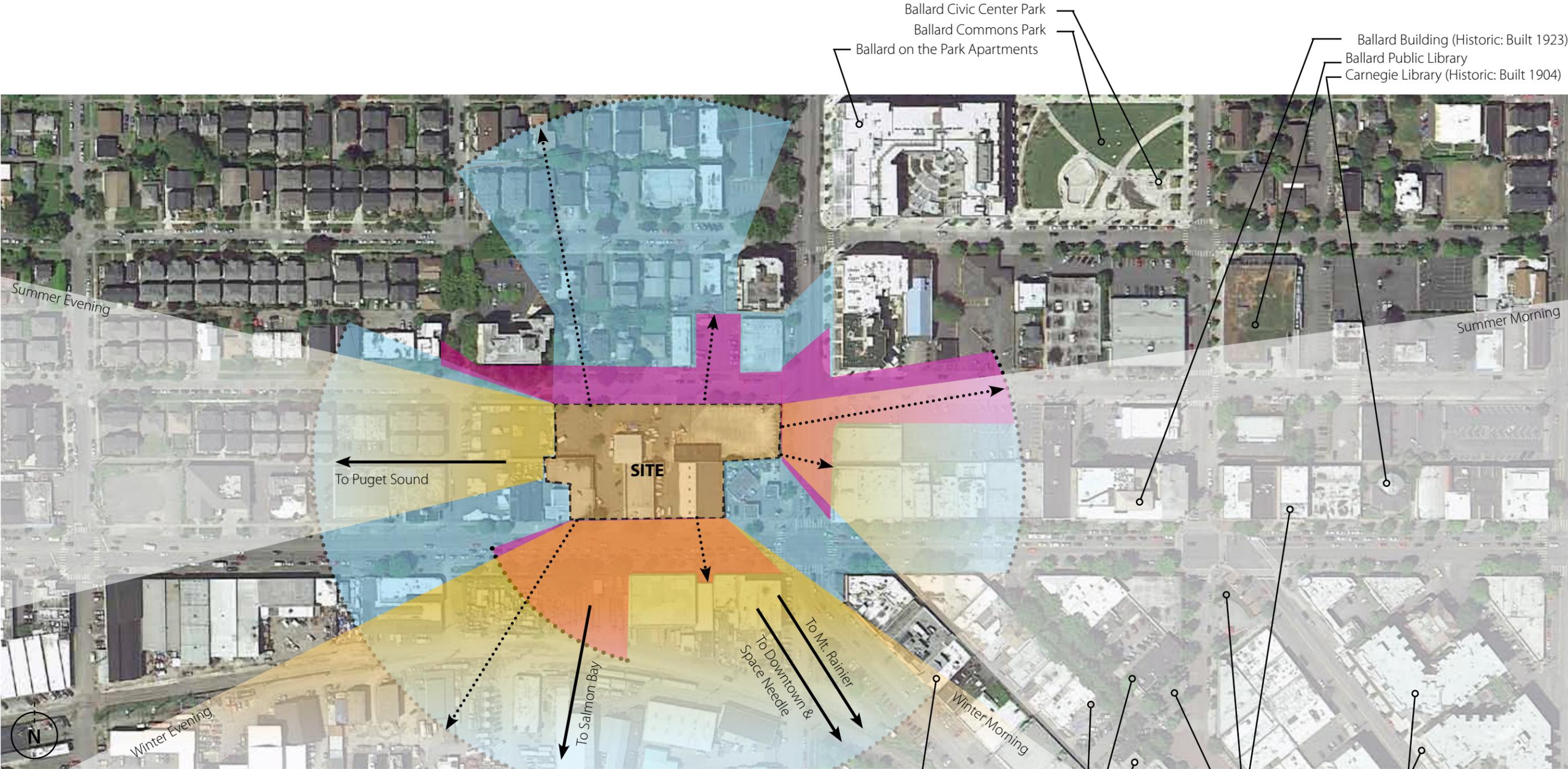


LEGEND:

-  Scheduled Bus Route
-  Bicycle Route
-  Ballard Municipal Center
-  Arterials

Neighborhood Transportation Map

**Opportunities and Restraints**  
Views, Barriers, and Surrounding Uses



Site Aerial with View and Solar Orientation

**View Orientation**

Views to the South/Southwest are unobstructed, giving way to sights of Salmon Bay and Puget Sound. To the Southeast: Downtown Seattle, the Space Needle, and Mount Rainier.

- Levels 1 & 2 view range
- Levels 3-6 view range
- Solar Access



1. View to the Northwest



6. View to the North



2. View to the West



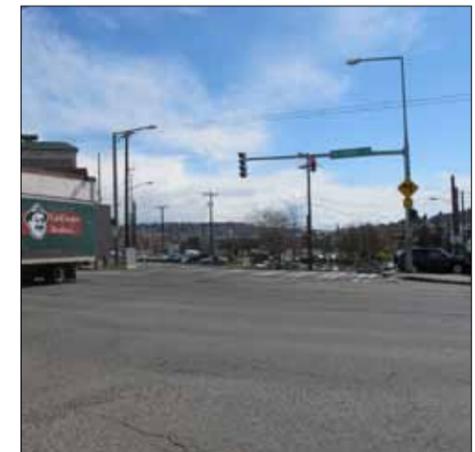
5. View to the East

**Primary Views from the Site**

Currently, there is a view to Salmon Bay primarily on levels above the second floor. There are pleasant territorial views to the west, northwest, north, east, and southeast that look out to the developed general region. Views to the northeast are partially blocked by the 6 story multi-family structure located across 24th Avenue NW.



3. View to the South



4. View to the Southeast



1. Primary View from the Northwest



5. Primary View from the North



4. Primary View from the Northeast



2. Primary View from the Southwest

**Primary Views into the Site**

Views to the site are currently visible from the North, East, South and portions of the western project boundaries. As adjacent parcels fill in, views of the project will be limited to the North, East, and South sides of the block and opposite side of surrounding streets. View 3 is an important pedestrian view as NW Market St will likely have the most pedestrian activity. Additionally, views from Shilshole Ave NW will be important for vehicular traffic as the approach the project site from the southeast.



3. Primary View from the Southeast



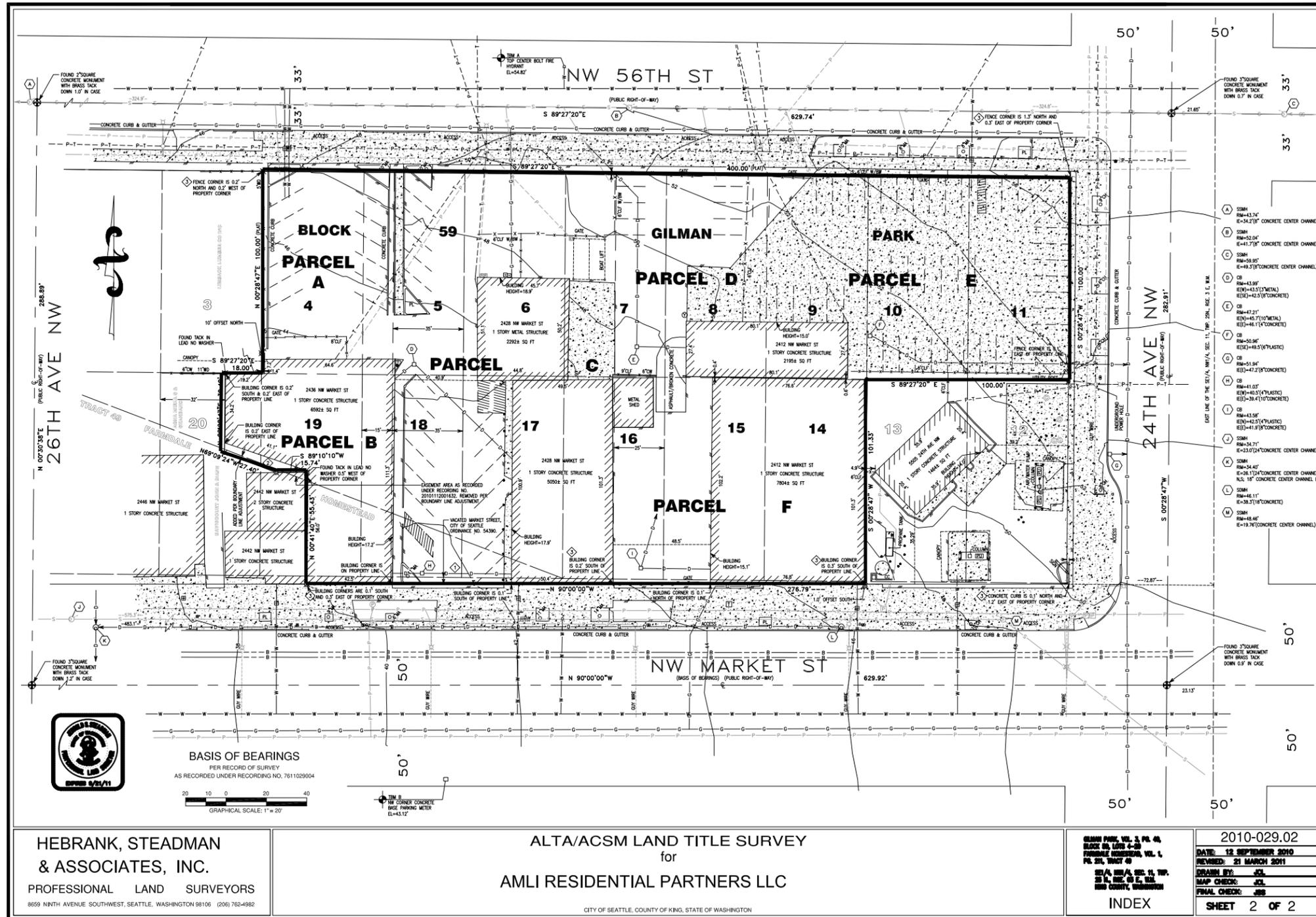
VIEW TO SITE



VIEW FROM SITE



# 4 Site Analysis Survey



## Site Area

Site contains 70,363 SF with 277 feet of frontage on NW Market St, 100 feet of frontage on 24th Ave NW, and 400 feet of Frontage on NW 56th Street.

## Topography

The site slopes from NE to SW with a difference of +/-16 feet.

## Existing Buildings

Five existing one story buildings on site will be demolished; existing parking areas containing 81 parking stalls will also be removed.

## Tree Survey

Existing Trees: There are no significant existing trees on the site. Existing Street Trees are an eclectic mix of established, topped, and new Maples and similar species in varying health and condition.

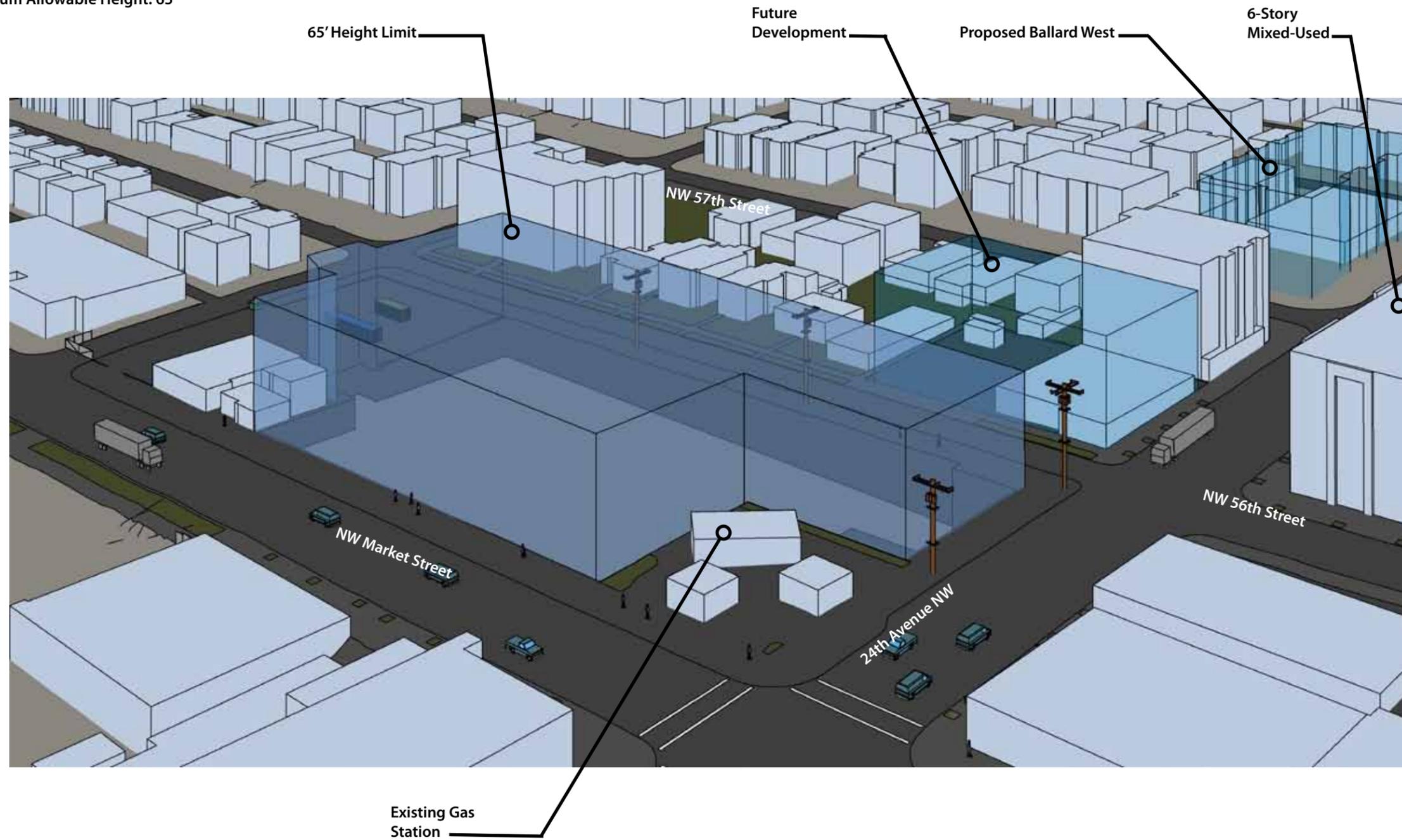
## Utilities

Site has access to all utilities on NW Market St, 24th Ave NW and NW 56th St.

# Allowable Zoning Envelope Site Analysis

Average Grade Plane: 48' 6"

Maximum Allowable Height: 65'



# 5 Plan /Elevations



South Elevation



East Elevation

# 5

## Plan /Elevations



North Elevation



West Elevation

# 5 Plan / Elevations



South Plaza Elevation



East Plaza Elevation



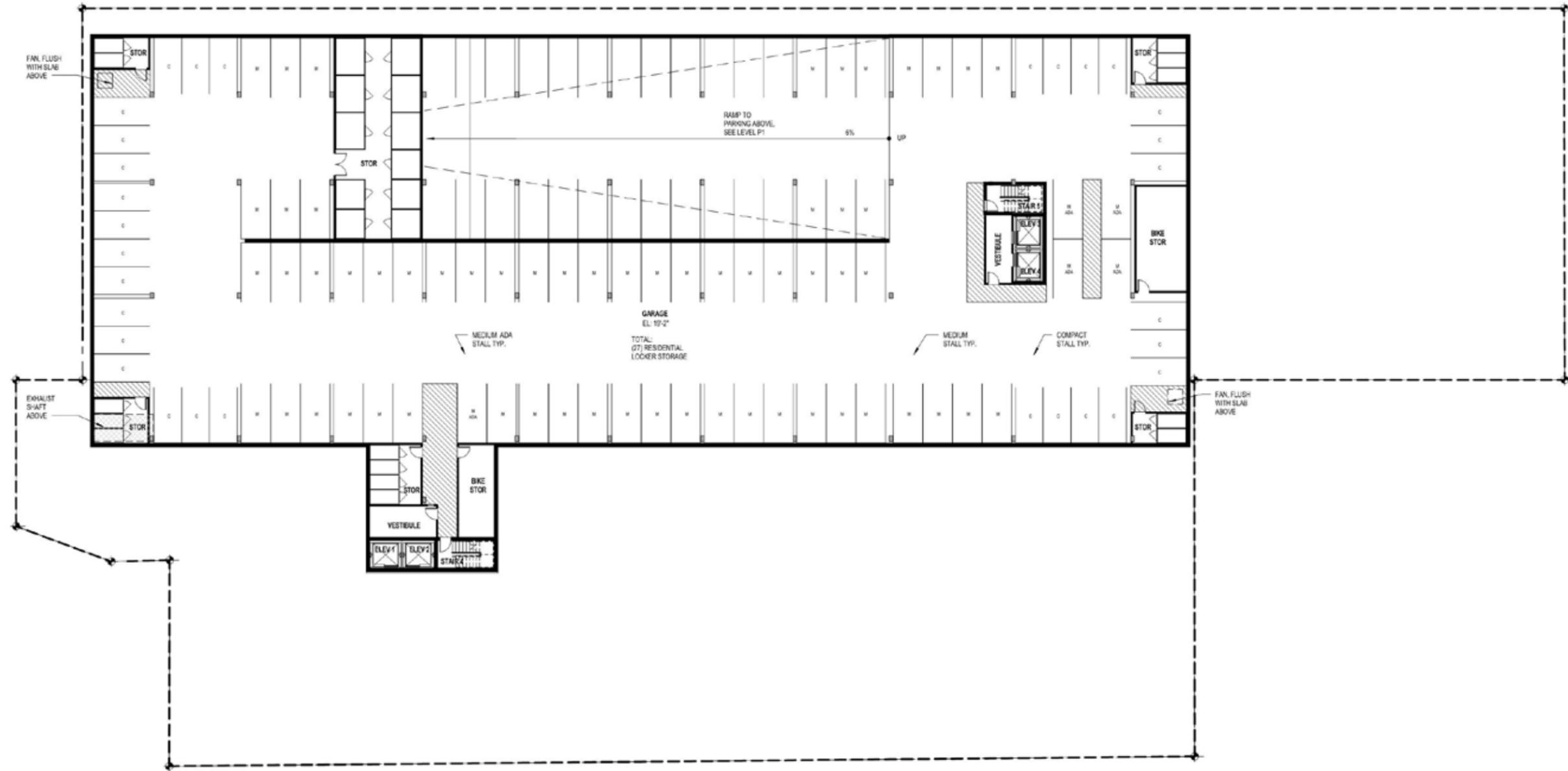
North Plaza Elevation



West Plaza Elevation

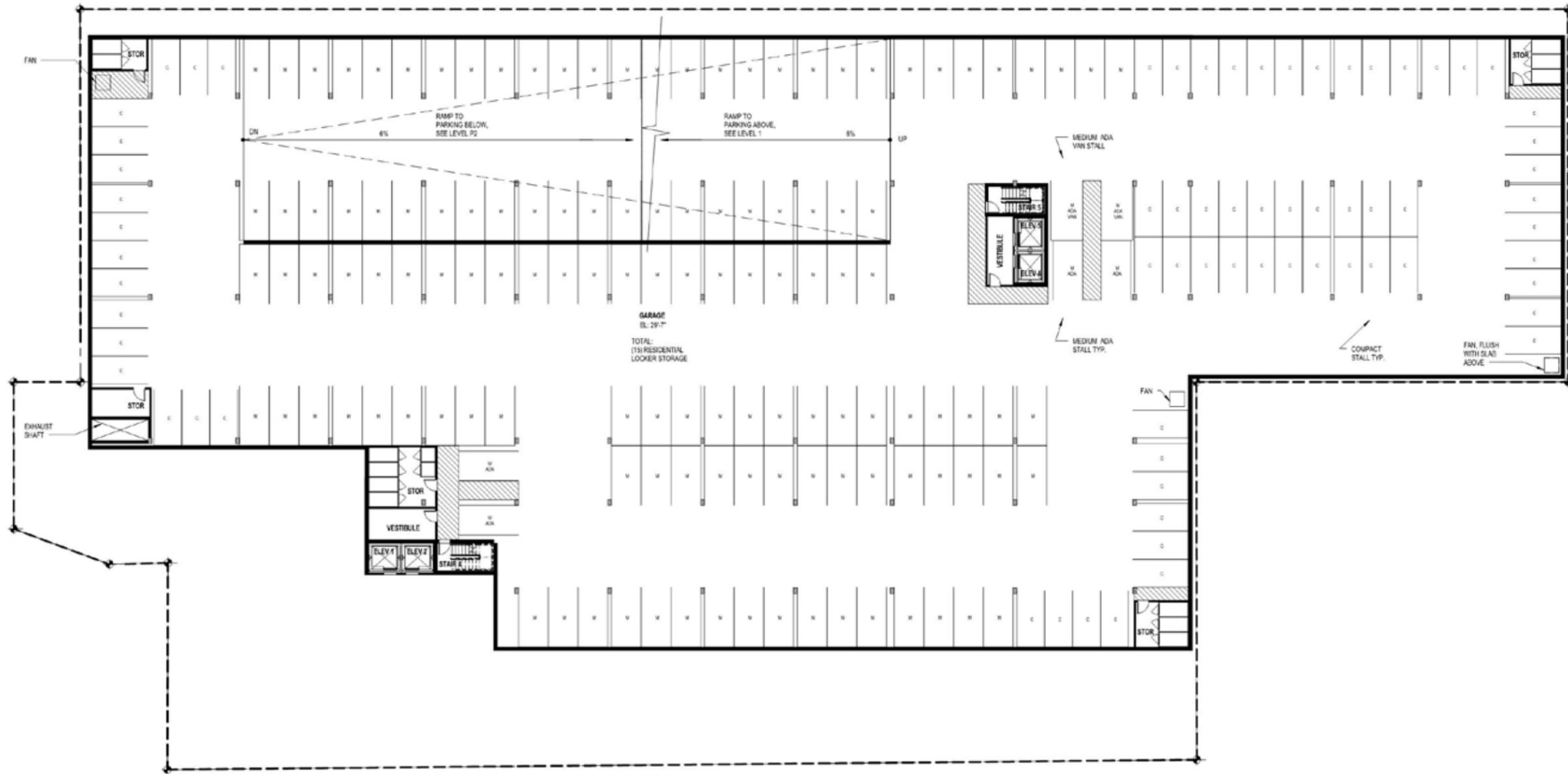
# 5

## Plan /Elevations



Parking level 2

# 5 Plan /Elevations



Parking level 1

# 5

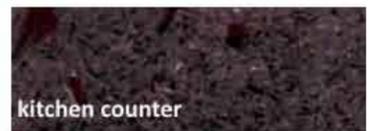
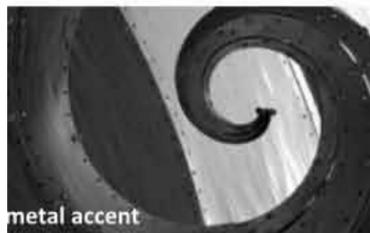
## Plan /Elevations



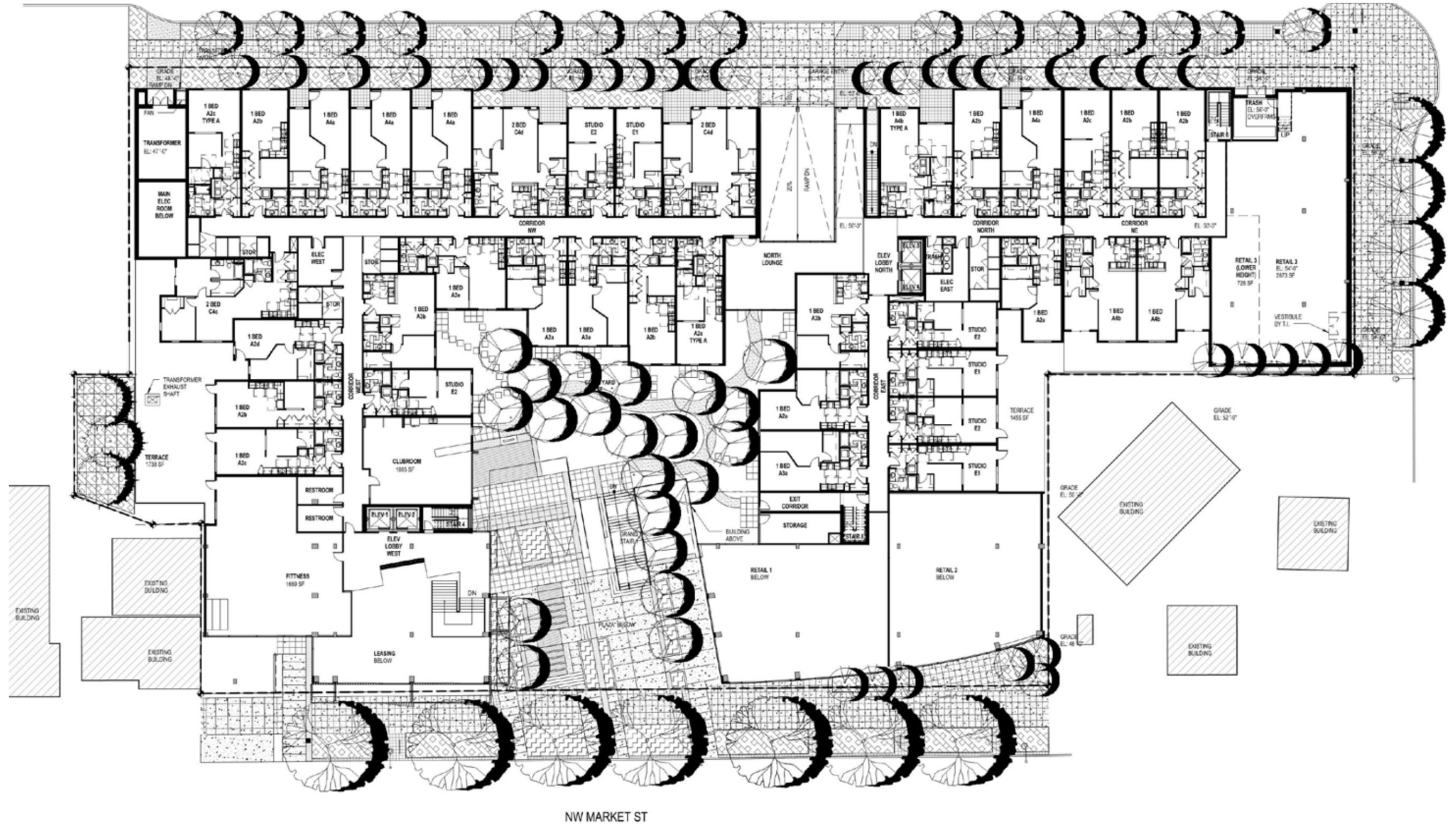


# 5

## Plan /Elevations

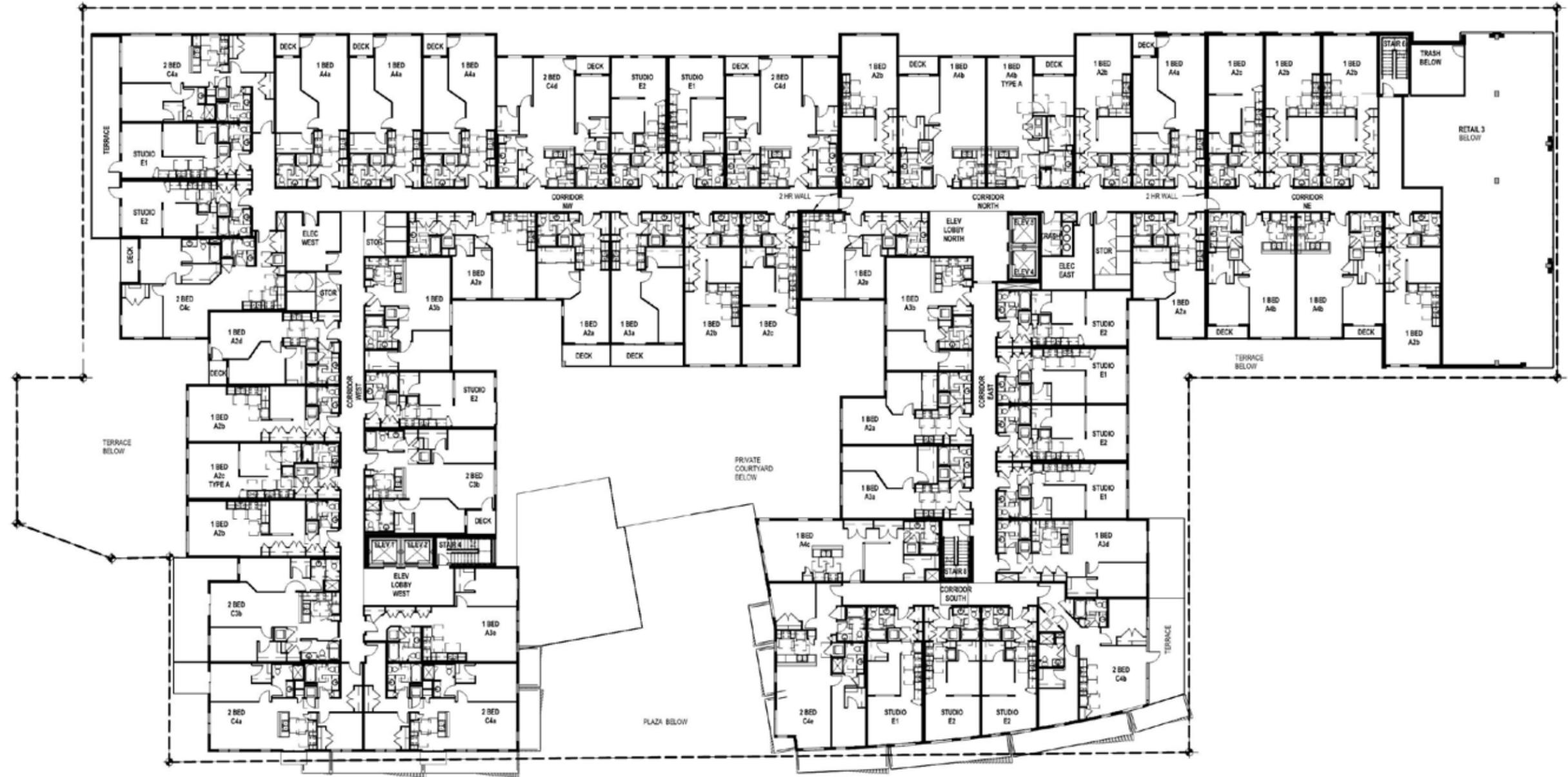


# 5 Plan / Elevations

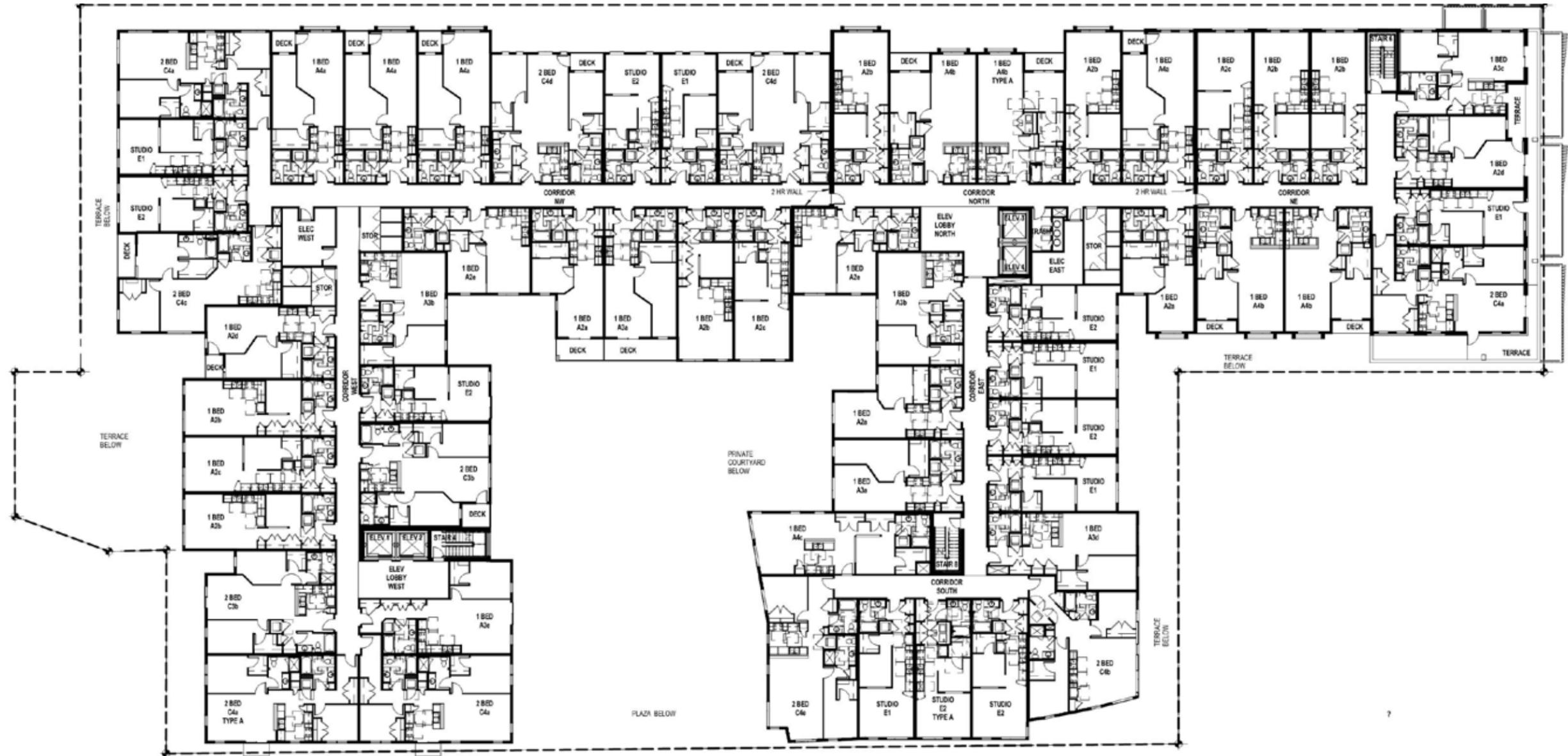


# 5

## Plan /Elevations

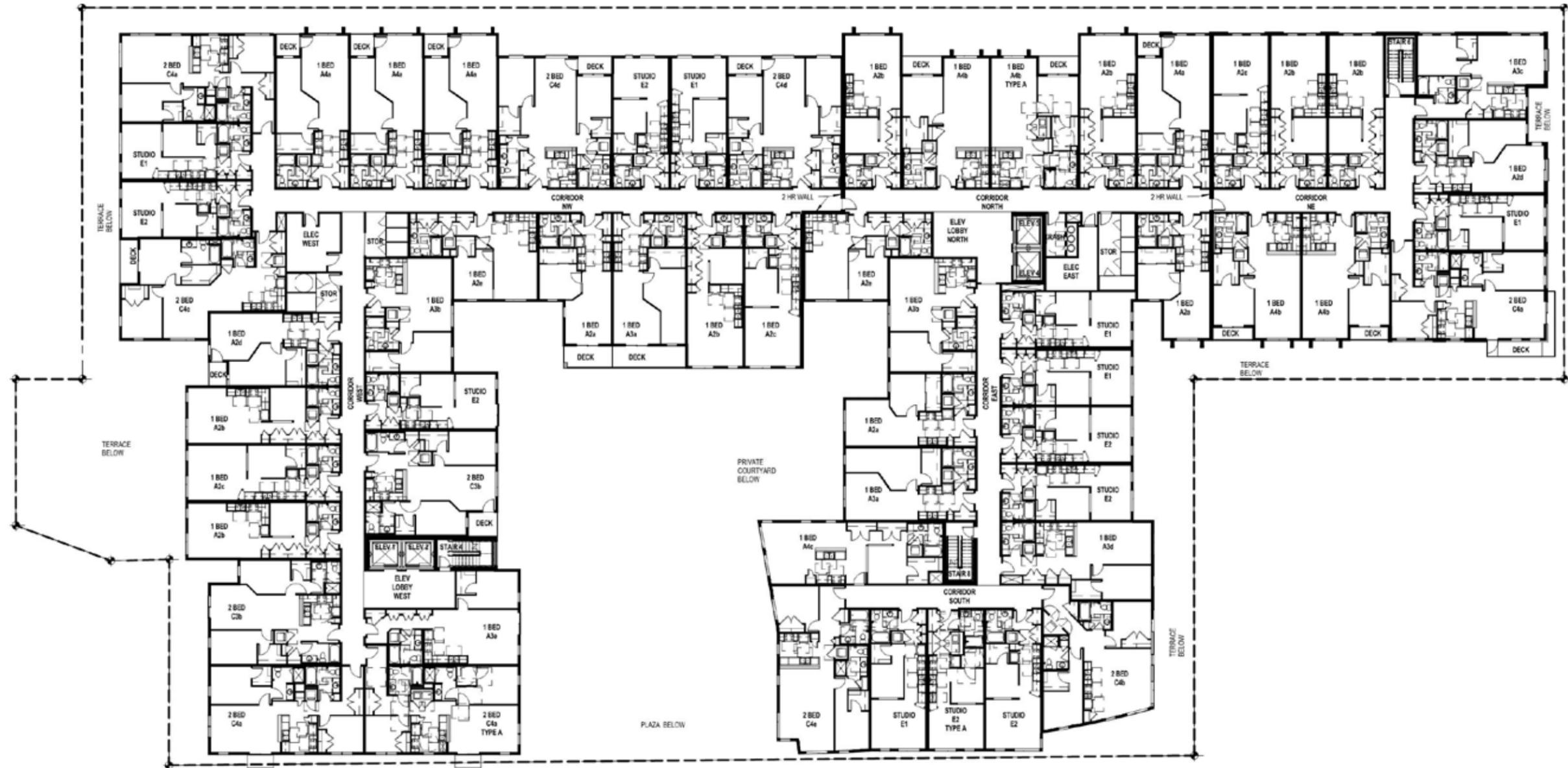


# 5 Plan / Elevations

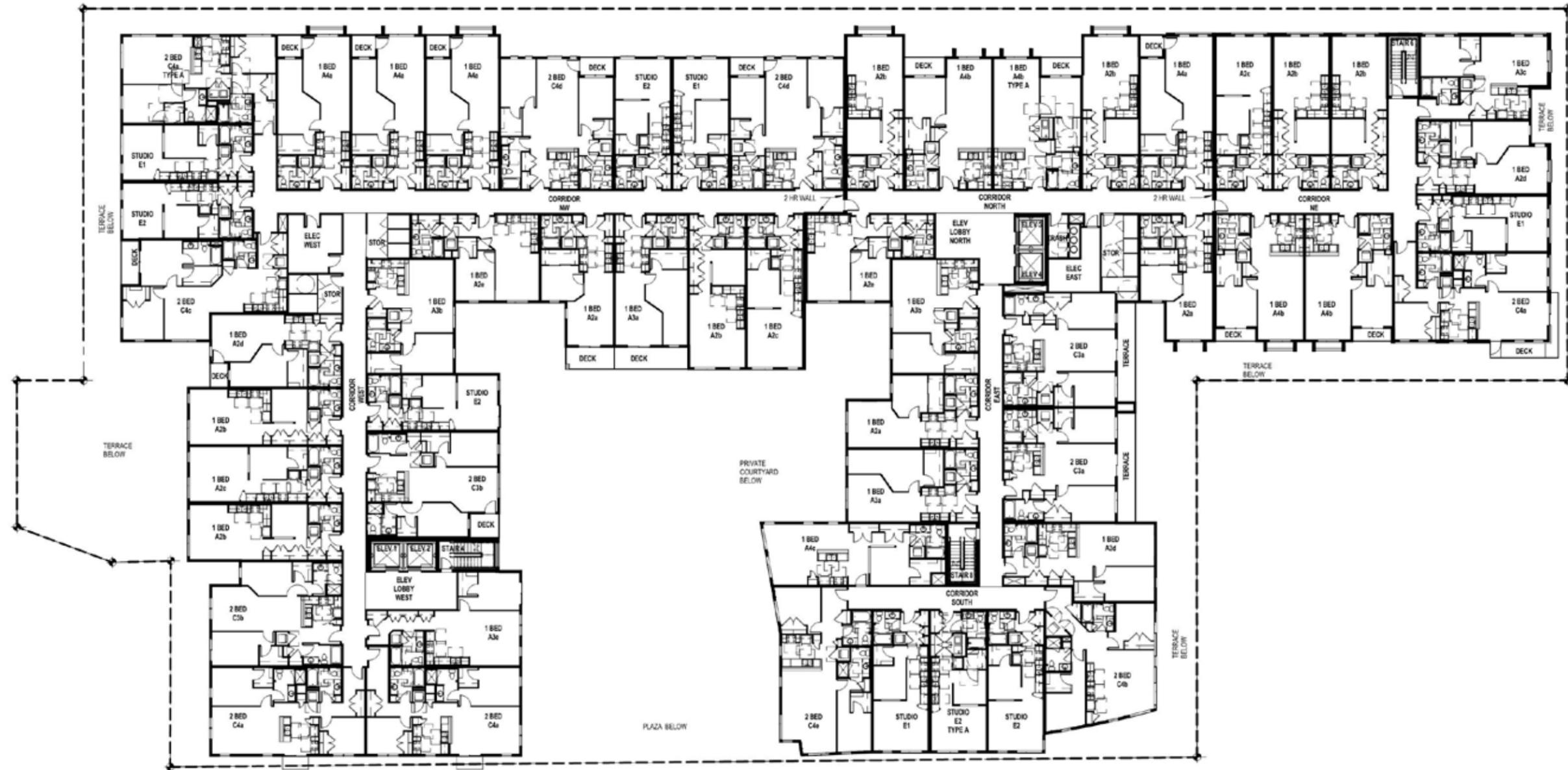


# 5

## Plan /Elevations



# 5 Plan / Elevations



# 5

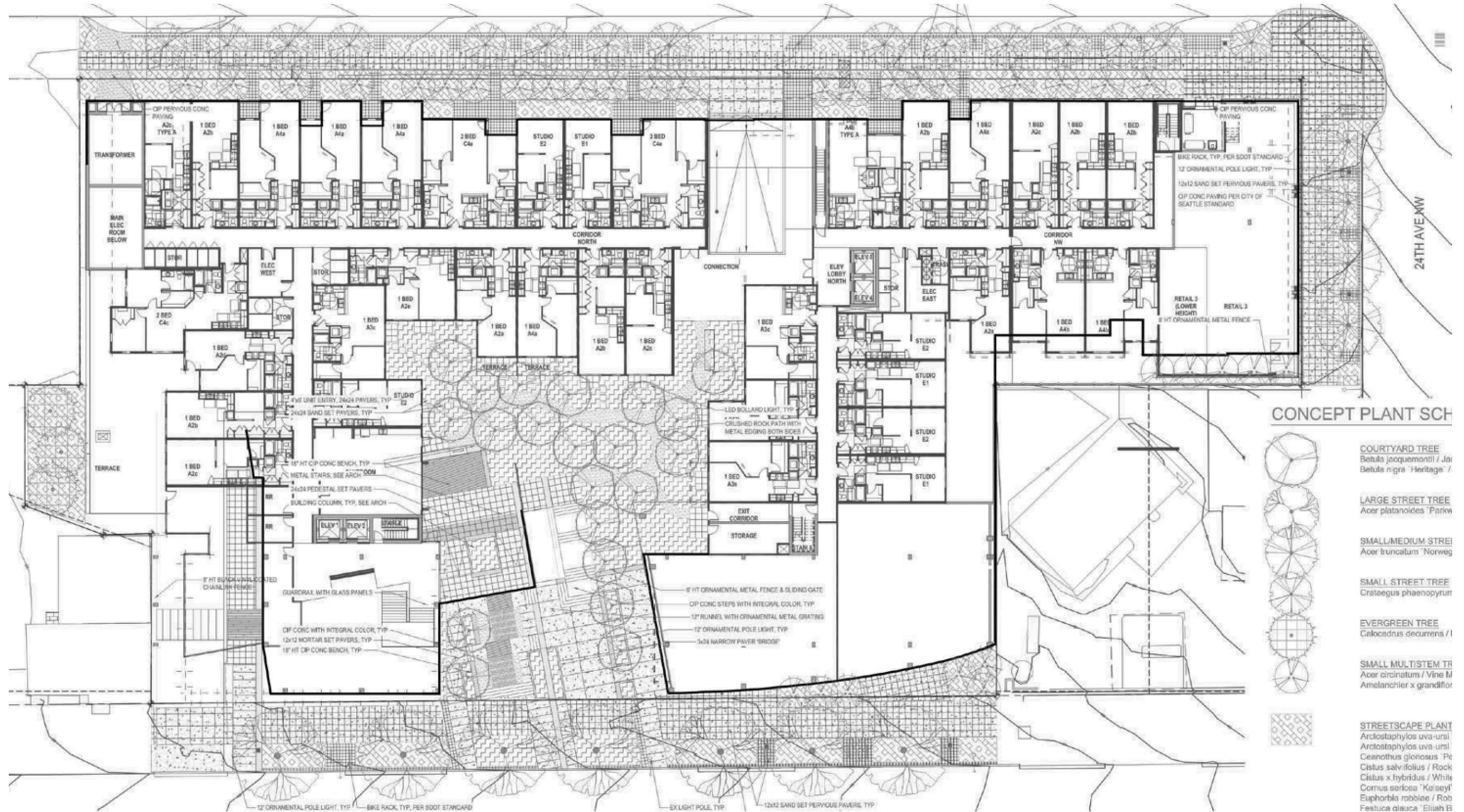
## Plan /Elevations





# 6

## Landscape Plan





- LARGE STREET TREE
- ORNAMENTAL PEDESTRIAN LIGHTING
- STREET FURNISHINGS
- PERMEABLE PAVING



### Urbane Pedestrian Environment along Commercial Corridor

The proposed design will extend the streetscape character of Market found in the commercial core. Retail storefront treatments will include large display windows, recessed entries, and weather protection. A consistent and visually enhanced street wall of street trees and ornamental pole mounted pedestrian lights will provide uniformity. Wide sidewalks and building setbacks will create opportunities for public space. Amenities that support retail use and encourage sidewalk activation will include café tables and chairs, seating, accent lighting, accent paving, and low ornamental planting.





### Urbane Pedestrian Environment along Commercial Corridor

The proposed design will transform this side of 24th, complimenting recent streetscape upgrades across and up the street. Street related retail frontage will include large display windows, recessed entries, and weather protection. Wide sidewalks and a generous planting strip will provide ample space for benches, bike racks, and other pedestrian amenities. Ornamental pedestrian lights and street trees will improve pedestrian comfort and set-up a consistent street edge from the adjacent travel lanes. Overall character will be commercial in feel, and appropriate to 24th as an active north-south corridor through Ballard.





MEDIUM STREET TREE

SMALL ORNAMENTAL TREE

ORNAMENTAL PEDESTRIAN LIGHTING

PERMEABLE PAVING



### Intimate Pedestrian Scale Environment along Residential Streets

The proposed design will complement the existing Residential character to the west, including wide planting strips, small ornamental trees, and diversity of understory plant material. Townhomes will include ground related entries and private yards, with planting and landscape features on each side of the sidewalk.



# 8

## Finish Materials



Fiber Cement - Nichiha -  
Board 9x96 - Hazelnut Stain



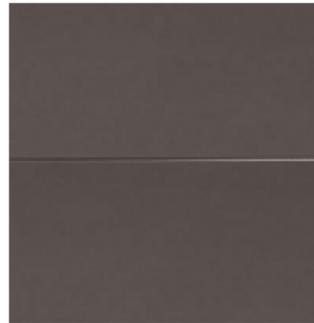
Fiber Cement - Nichiha  
- Illumination Panel 36x72 -  
Deep Green



Fiber Cement - Nichiha  
- Illumination Panel 36x72 -  
Bright Blue



Metal - Atas - Versa Seam  
Panel 8x144 - Stone Gray



Metal - Atas - Versa Seam  
Panel 8x144 - Stone Gray



Metal - Atas - Versa Seam  
Panel 12x144 - Bone White



Metal - North Clad -  
Corrugated 3" - Navy Blue



Metal - North Clad - Vertical  
Pleat 18" - Gunmetal



Brick - Mutual Materials -  
Running Bond 4x8 - Ebony



Storefront - Kawneer -  
Anodized

# 8 Finish Materials



# 9

## Response to Early Design Guidance

Guideline	Comment	Response
<b>A-2 Streetscape Compatibility</b>	The Board noted that equal attention needed to be devoted to each of the three streets abutting the project.	Each elevation has a distinct character that compliments the building as a whole. Market Street is more contemporary and nautical in nature streamlines materials. 24th Ave with masonry façade responds to traditional Old Ballard elements. NW 56th continues masonry façade but breaks down towards west in scale to more residential elements of shed roofs, bays and traditional siding.
<b>A-3 Entrances Visible from the Street</b>	The Board noted that, as presented, there appeared to be some ambiguity regarding the courtyard entry, namely what it entered to and who was invited to enter.	Plaza has been brought up to sidewalk grade to allow public and visual accessibility to street level open space into garage for customer parking. Upper courtyard at level 2 will be reserved for tenants only with gates to close access to this space after hours..
<b>A-4 Human Activity</b>	The Board noted that the graphics presented indicated a sensitivity to this guideline and encouraged careful consideration of the interplay of the proposed live/work units and the sidewalk.	Live-work units have been revised to be apartment units. Proposed building has been setback 10 feet from property line to includes landscaping adjacent to building to define private spaces. Unit entries have been raised up to sidewalk grade for better continuity with streetscape than previous sunken entries.
<b>A-5 Respect for Adjacent Sites</b>	The Board linked this to the B1 guideline and the importance of addressing the interface of the proposed structure and the existing smaller building to the west along NW Market Street.	Proposed building has additional modulation and changes in materials as it moves towards west. Building also breaks down scale with level 7 rooftop decks to minimize long facades.
<b>A-6 Transition Between Residence and Street</b>	The Board noted this guideline in conjunction with concerns for the social interactions with neighbors across NW 56th Street	NW 56th street includes landscaping adjacent to building to define private spaces. Additional landscaping and parking lane revisions create transition between the building and sidewalk and street.
<b>A-7 Residential Open Space</b>	Comments from the Board were generally favorable in concept regarding the roof-top decks. The Board awaits further development of these spaces and further development and clarification regarding functionality and details that enhance the delight quotient of the plaza area	Further development includes street level plaza, level 2 courtyard, level 7 roof top deck.
<b>A-8 Parking and Vehicle Access</b>	The Board noted they would be particularly interested in developments as they related to this guideline and to street functionality.	Parking garage access from 56th is enhanced with proposed streetscape revisions to add on-street parking and add landscaping along sidewalk.
<b>A-10 Corner Lots</b>	Please note what the Ballard Municipal Center Master Plan Area Design Guidelines says regarding mixed-use development on north-south avenues, particularly regarding setbacks, overhead weather protection, etc., as it would apply to the 24th Avenue NW façade.	Proposed building will have overhead weather protection along Market and 24th Ave facades at retail and residential lobby areas. Building will have street façade with masonry materials along 24th Ave. Building will be setback above retail level to provide exterior unit space and to provide additional solar access to buildings across 24th.

# 9 Response to Early Design Guidance

Guideline	Comment	Response
<b>B-1 Height, Bulk and Scale Compatibility</b>	<p>The Board noted this as their three star guideline of highest priority. The Board requested that they be shown at recommendation time a series of east-west and north-south sections at a scale that would include adjacent streets as well as the built environment. Provide some perspectives and bird's eye views that convey a better sense of the façade along NW 56th Street, by far the longest façade and the most problematic for the public.</p> <p>Stair wells and elevator over-runs should not be located along the sensitive NW 56th Street edge lest they augment the height and bulk already perceived by neighbors across the street as oppressive.</p> <p>B-1, Ballard Municipal...Guidelines, calls for setbacks at the upper level "particularly on the west side" of north-south avenues for mixed use development. The applicant should be prepared to show how this guideline is being responded to.</p>	<p>The building breaks down in scale with modulation, upper level setbacks and changes in materials to create a series of components which change in character as one moves around this building, responding to the neighborhood context. Stairwells and elevator overruns, with one exception, have been removed from 56th street façade. Perspectives, bird's eye views and street level sections will be provided for Design Review Public meeting.</p>
<b>C-1 Architectural Context</b>	<p>The Board gave the general directive that the project should "fit in." The applicant should be able to explain how the design, once developed, fits in.</p>	<p>Refer to A2 response. Nautical character of Market Street elevation reflects history and current uses to south. Masonry siding along 24th and 56th reflects Old Ballard and residential characteristics reflect existing uses of sites to the north.</p>
<b>C-2 Architectural Concept and Consistency</b>	<p>This guideline was selected to be of highest priority for the project, without further specificity.</p>	<p>Concept as described in A2 and C1 responds to this guideline. Breaking large building down into smaller elements while having a unifying theme of reference to Ballard neighborhood in general and Jacobsen maritime legacy on this site in particular.</p>
<b>C-3 Human Scale</b>	<p>Related to this guideline was the Board's desire to see details of how the live/work and/or townhouse units interfaced with the sidewalk to achieve a good human scale as well as to promote values of security and comfort,</p>	<p>See A4 response for revisions to townhomes along 56th to raise entries up to street level while still providing privacy and security for residents.</p>
<b>C-4 Exterior Finish Materials</b>	<p>The Board reminded the development team that this was really a big building and the importance of choosing materials that would be attractive to both dwellers and neighbors and that could be well maintained by the owners. The Board would like to see a materials board presented at the Recommendation meeting which illustrates both the materials and colors proposed.</p>	<p>Masonry, metal siding, concrete, and cementitious lap and panel siding as well as storefront glazing will compose the materials for this development. Samples will be provided at the Design Review Public meeting.</p>
<b>C-5 Structured Parking Entrances</b>	<p>Again, the Board cautioned that the viewpoint to be assumed ought to be that of the neighbors across NW 56th Street.</p>	<p>Location of parking entrance to far west side of the building, along with landscaping, street right of way modifications and unit entries along NW 56th is intended to minimize parking garage impacts.</p>

# 9

## Response to Early Design Guidance

Guideline		Comment	Response
D-1	<b>Pedestrian Open Spaces and Entrances</b>	The Board noted that they would like to see more of the rooftop open spaces but particularly to see more graphic studies that explain the functionality, comfort and delight of the plaza area.	Additional detail provided in landscape and site plans. Even more detail to be provided at public meeting explaining revisions to plans as described above.
D-2	<b>Blank Walls</b>	The Board was particularly concerned with the NW 56th Street façade in this regard.	There are no blank walls along NW 56th Street, or 24th Ave NW or Market Street either..
D-5	<b>Visual Impacts of Parking Structures</b>	The Board's guidance was that the parking should be invisible.	Parking with the exception of the entry door on NW 56th Street will be completely screened by residential units, retail or other habitable spaces on all street facades.
D-6	<b>Screening of Dumpsters, Utilities and Service Areas</b>	While important, the Board thought that this would be taken care of by thoughtful design. The Board presumed that all garbage, utility and service areas would be screened or located within the proposed structure..	Trash, recycling, and service areas will all be internal to the building screened from view by habitable space.
D-7	<b>Personal Safety and Security</b>	The Board was particularly concerned with the relative grades between public sidewalks and the live work units and the central plaza as these related not only to safety and security but to broader issues of the feeling of well-being and comfort.	See A4 and C3 comment for plan revisions to raise entries to sidewalk grades.
D-11	<b>Commercial Transparency</b>	The Board noted that was important for the success of the project.	Storefronts are transparent at all street level retail and lobby spaces.
D-12	<b>Residential Entries and Transitions</b>	The Board noted once again the importance of providing intelligent and well-designed entries and transitions and that these were especially important details for live/work or townhouse units and for the main plaza.	See A3 and A4 responses for entry revisions.
E	<b>Landscaping</b>	The Board feels that the project should demonstrate a comprehensive and coordinated landscaping plan and street improvement effort.	Landscape plans show comprehensive landscape concept from street level, through plaza to courtyard and upper level terrace, reflecting character of the building and