

2428 NW Market Street
 Design Review Proposal Packet

Project Number: 3012213
 Meeting Date: October 24, 2011

Owner:

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Developer:



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Development Information 1

Project Description

305 apartment units in seven story building with two basements. Approximately 12,000 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 terrace. Parking garage will be accessed from mid-block of NW 56th Street and from the southwest corner of the building on NW Market Street.

Development Objectives

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

Residential Uses: 305 residential market rate apartments, including studios, 1 bedroom and 2 bedroom type units.

Non-Residential Uses: Approx., 12,000 sf commercial for use as retail or office.

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

Use Distribution by Floor:

Basement:	Parking 2 floors (295 stalls)
Level 1 (Street Level):	Parking (112 stalls) / Commercial
Level 2:	36 Apartments / Commercial + Courtyard
Level 3:	54 Apartments
Level 4:	57 Apartments
Level 5:	57 Apartments
Level 6:	55 Apartments
Level 7 (Roof):	46 Apartments + Roof Deck

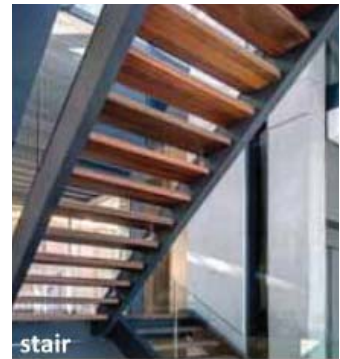
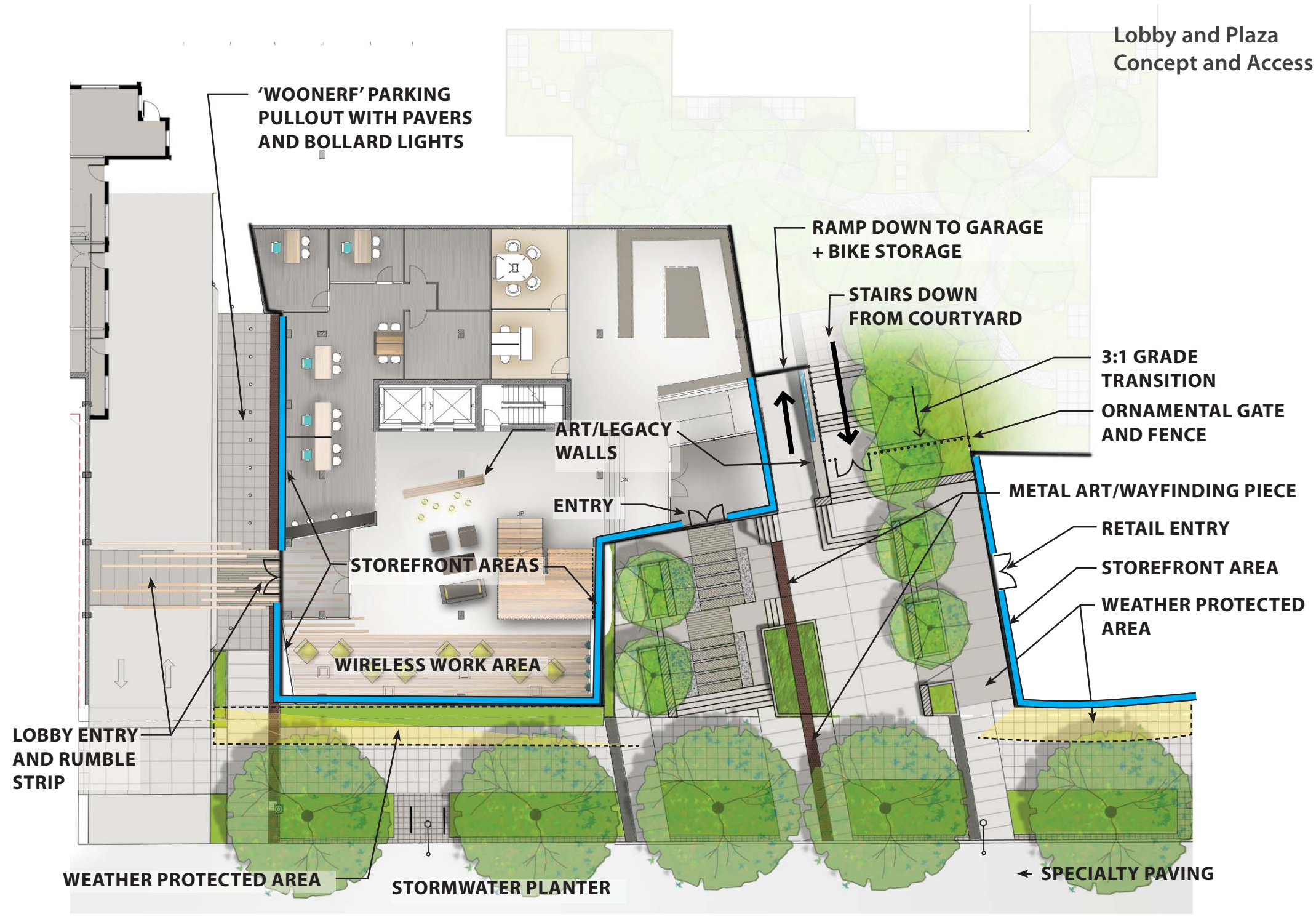
Retail SF	12,000 sf
Leasing SF	5900 sf
Residential SF	267,000 sf

Sustainability Goal: LEED Silver



Floor Plan Level 1

Lobby and Plaza
Concept and Access Diagram





Floor Plan Level 2

1. 56th Street Modulation (Window Wells)

2. 56th Street Garbage Staging

3. Entry of Parking Garage & Signage

4. Window Details

DRB Presentation



Current Proposed Design



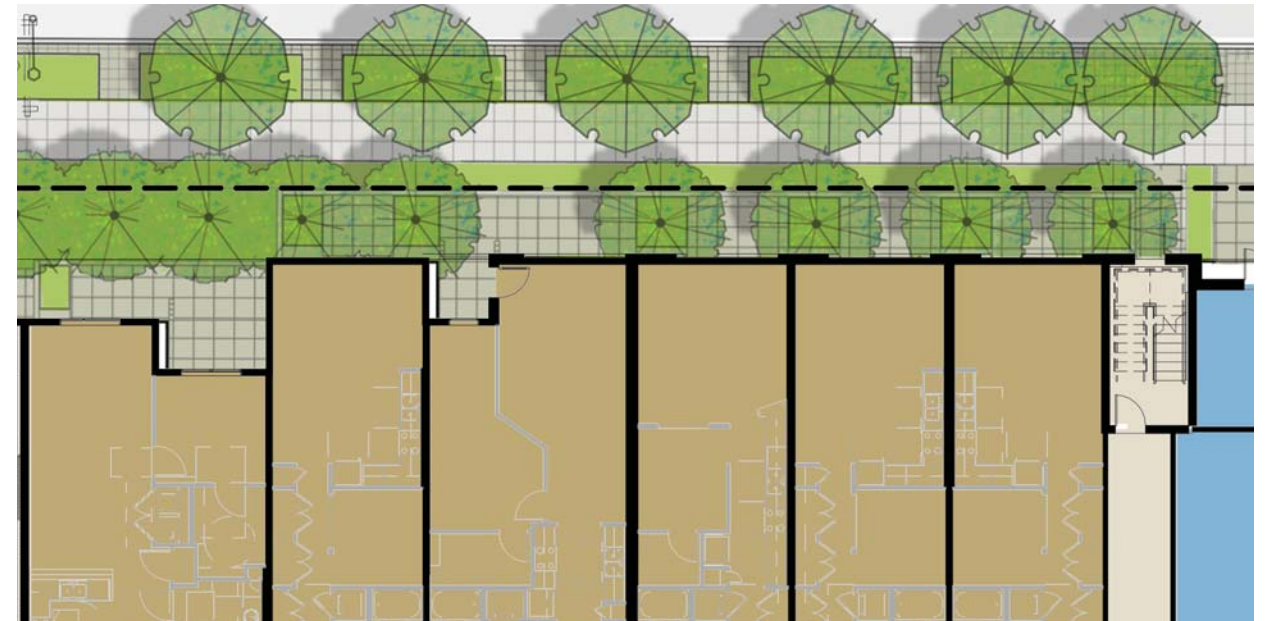
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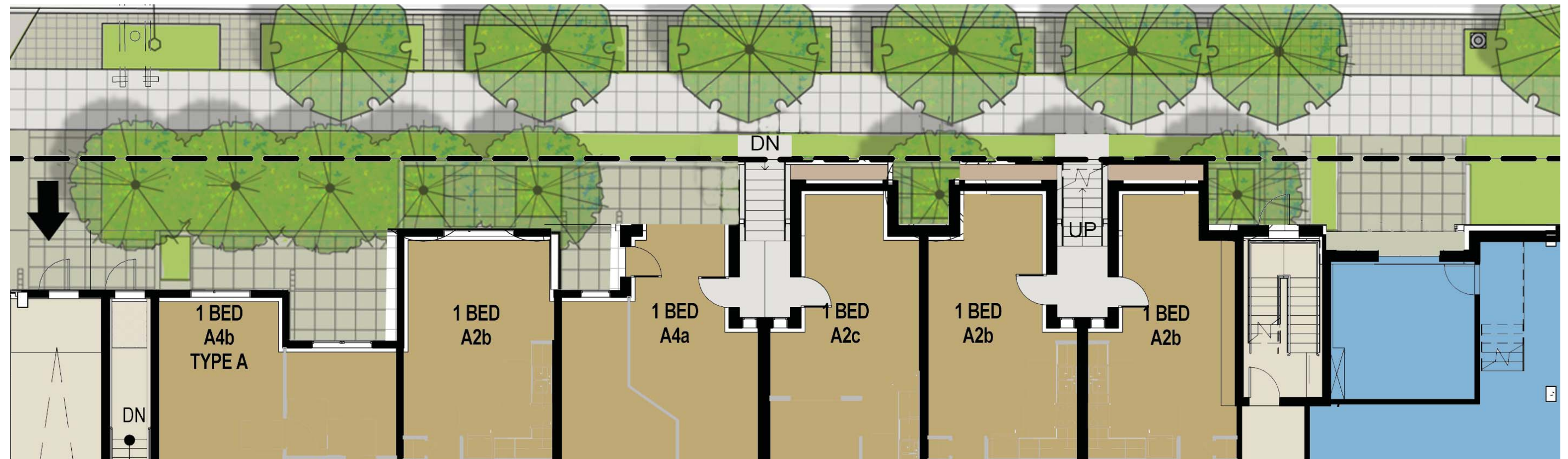
Proposed Design



Previous Design



Proposed Design



Previous Design



Previous Design



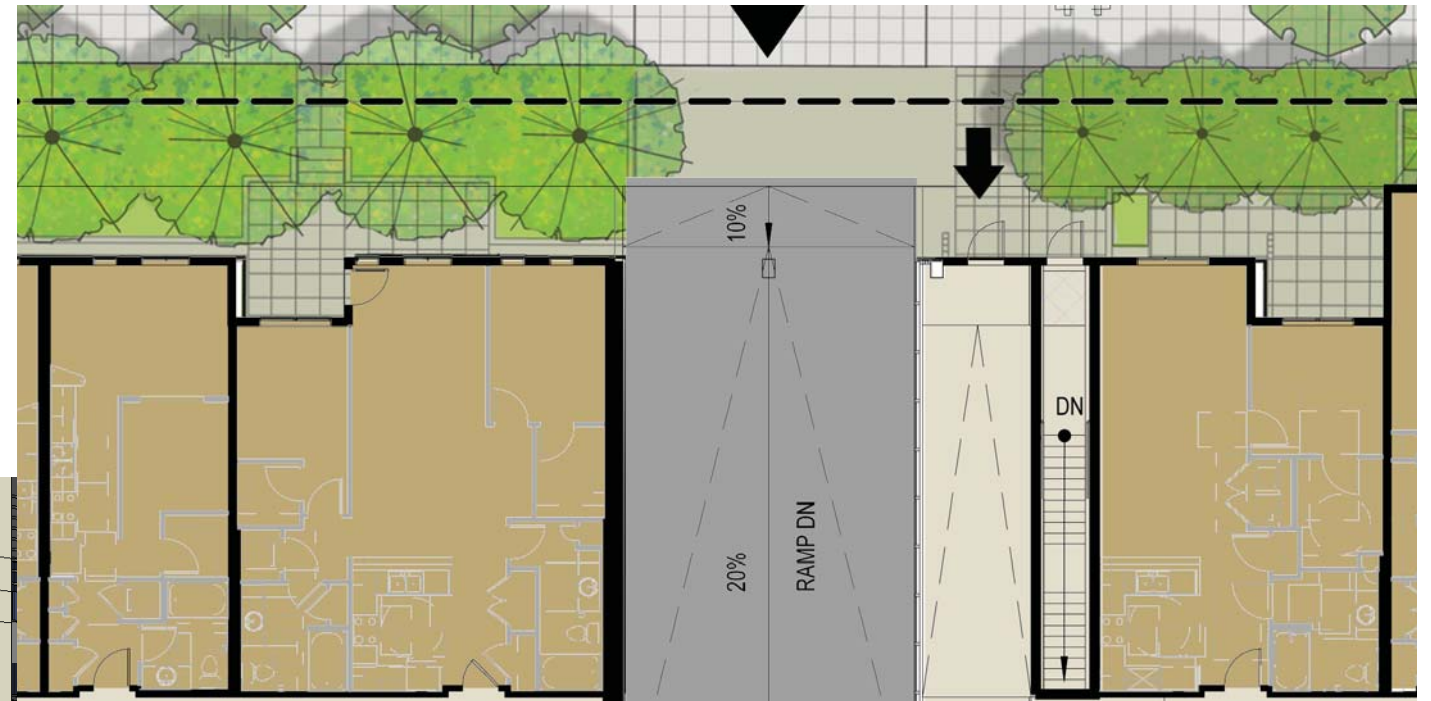
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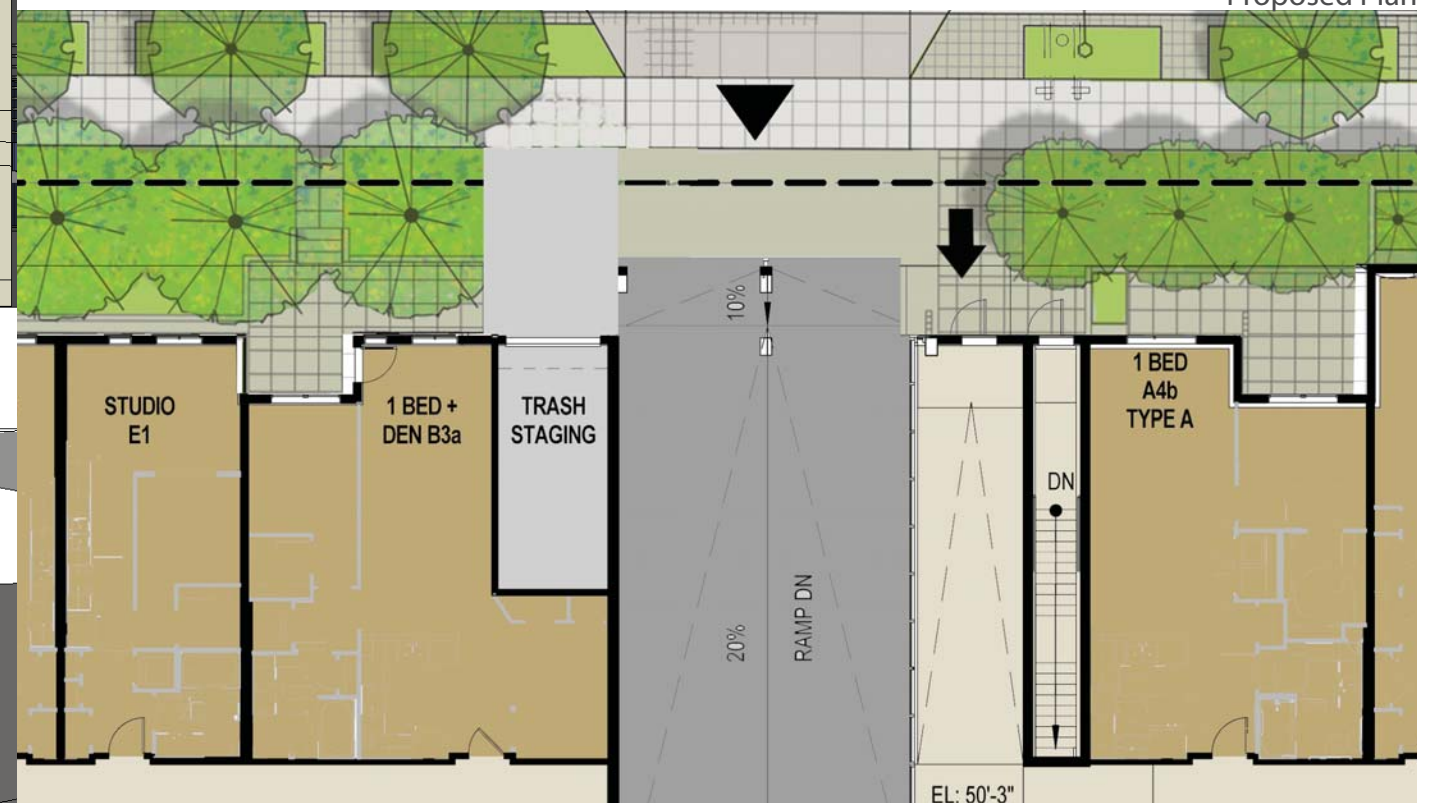
Perspective



Previous Plan

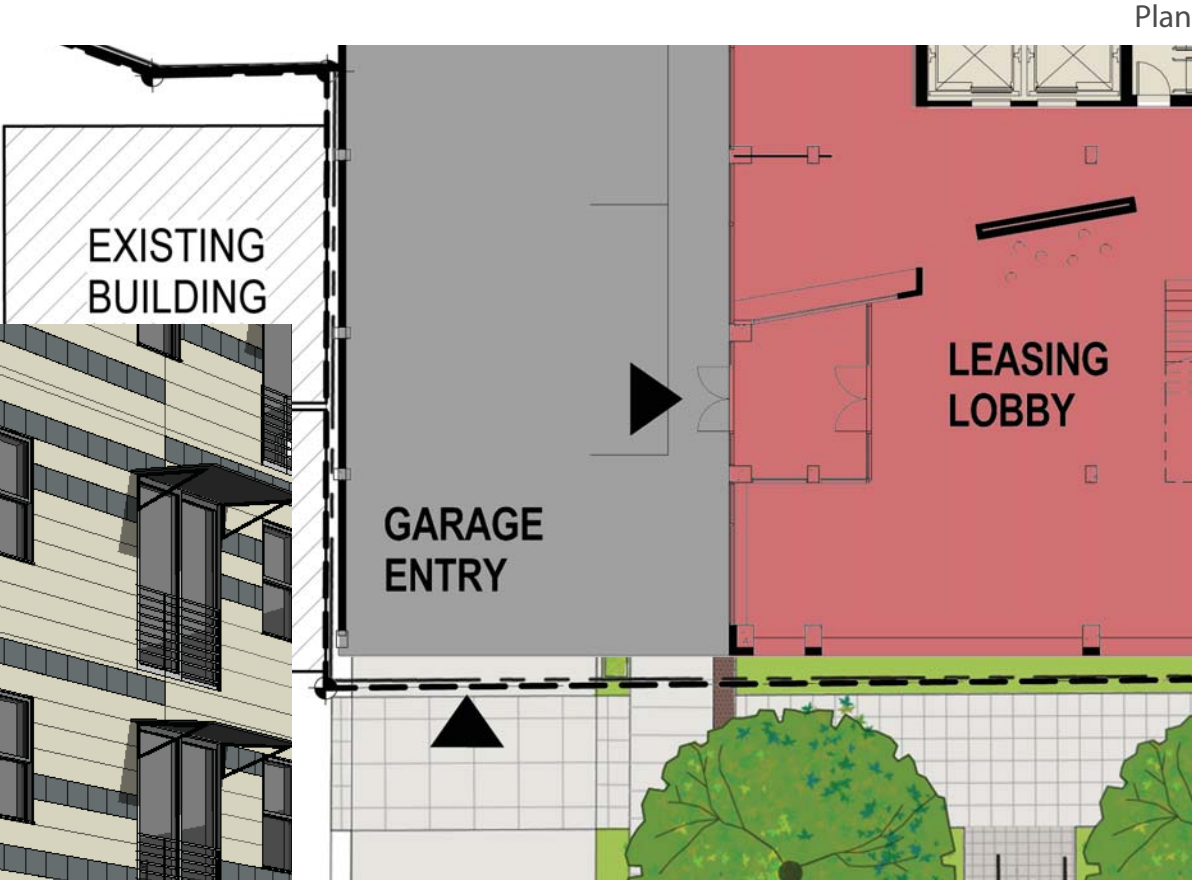


Proposed Plan



Garage Entry & Signage 16

Perspective



Signage Example