



# City of Seattle

Mike McGinn, Mayor  
Department of Planning & Development  
D. M. Sugimura, Director

**FIRST & SECOND RECOMMENDATION MEETINGS  
OF  
THE NORTHWEST SEATTLE DESIGN REVIEW BOARD (AREA 1)  
October 11, 2011 & November 14, 2011**

**BACKGROUND INFORMATION:**

Project Number: 3012213  
Address: 2428 NW Market Street  
Applicant: Jon Hall, GGLO, for AMLI Residential Partners LLC  
Board members present: Jerry Coburn  
Mike DeLilla  
Jean Morgan (Chair)  
David Neiman  
Recusant: Ted Panton  
Land Use Planner present: Michael Dorcy

**SITE MAP**



### **SITE & VICINITY**

**Site is zoned C1-65, NC3-65, and NC3P-65.**

**Site abuts IB U/45 zone to west and is across street from MR-RC zone.**

**Development site extends (partially) between**

**NW 56<sup>th</sup> Street and NW Market Street and is bounded (partially) on the east by 24<sup>th</sup> Avenue NW. The site lies within the boundaries of the Ballard Urban Village.**

**Site slopes from NE to SW with a difference of +/- 16 feet.**

**Five existing one-story buildings on site will be demolished.**

**Site is former home to Jacobsen's Marine.**

**Development to north and northwest is primarily residential, to the south and southwest industrial/commercial.**

### **PROJECT DESCRIPTION**

*The proposed project is for the design and construction of a mixed use building with approximately 305 residential units located above ground level commercial retail and office use in a 7 story building with 2 basements. All of the parking (approximately 407 stalls) for the proposed development is to be provided in a garage that is at and below grade and accessed from both NW 56<sup>th</sup> Street and NW Market Street.*

Responding to those guidelines that the Board had indicated at the Early Design Guidance meeting were to be of highest importance for successful design development, the design team noted the following:

- Each of the three block faces had been given a distinct character and aspect (A-2);
- The plaza had been brought up to the sidewalk grade along NW Market street (A-3, D-12);
- Along NW 56<sup>th</sup> Street, the units earlier proposed as live/work units had been revised to be apartment units and the building had been set back 10 feet from the property line and landscaping had been used to define private spaces (A-4, A-6);
- The building adds additional modulation and changes in materials as it moves toward the west in order to transition to smaller buildings to the west (A-5);
- The parking entry along NW 56<sup>th</sup> Street had been moved further to the east And had been supplemented by a second garage entry on NW Market Street at the west end of the development (A-8, C-5);
- Overhead weather protection is provided along NW Market Street and 24<sup>th</sup> Avenue NW (A-10);
- The bulk of the building, the “big building” syndrome, is broken down with modulation and setbacks and changes in materials; stairwells and elevator overruns have been set back from the NW 56<sup>th</sup> Street façade (B-1, C-2);
- Landscaping based upon a comprehensive concept from street level, through the plaza to the courtyard and upper-level terrace (E-1,E-2, E-3).

### **Development Standard Departures**

Two departures were identified and requested:

1. Curb cuts and parking access requested from both NW 56<sup>th</sup> Street and NW Market Street. The Code would permit a curbcut and entry from one of the two streets but not both (SMC 23.47A.032).
2. Residential uses along NW Market Street exceed in the aggregate more than 20 percent of the street-level street-facing façade (SMC 23.47A.005).

### **Public Comment**

Nineteen members of the public affixed their names to the sign-in sheet provided at the meeting. Public comments included the following:

- The building still seemed “too high” for its location; it should provide affordable units and artists’ studios;
- Owner of building and business to the west thought the driveway entry to parking being provided was too close and would generate negative impacts;
- Another member of the public liked the color scheme presented;
- Another thought the project was providing too little parking;
- *Covered* bicycle parking was requested; clear signage indicating availability of customer parking for retail uses was strongly urged.

### **Board Deliberations**

The Board Chair first directed the deliberation toward a discussion of the requested departures. The Board members unanimously agreed that each of the requested departures should be recommended for approval.

Moving the parking access significantly to the east along NW 56<sup>th</sup> Street and adding a second access point off NW Market Street clearly addressed concerns the Board had expressed at the Early Design Guidance meeting regarding the mitigation of traffic impacts along NW 56<sup>th</sup> Street. The thoughtful design and rethinking of the central plaza/terrace area, breaking down what could otherwise be an overwhelming façade presence along NW Market Street and enhancing the pedestrian experience was thought to more than justify residential uses comprising more than 20 percent of the street level façade.

The Board commented favorably on how the design team had addressed the guidelines and guidance provided by the Board at the Early design Guidance meeting. Particularly successful were the changes to the public plaza, private courtyard and upper terrace which produced, in abandoning the idea of a bridge of residential units above, an integrated opening of the center of the building and an effective distillation perceptually into two masses.

Each of the Board members pointed to significant design development that had occurred since they had viewed the proposal at the Early Design Guidance meeting. The Board members agreed, however, that there was a need to revisit the relationship of the four or five units located at the eastern end of the NW 56<sup>th</sup> Street façade and shown well below sidewalk grade. The Board members agreed that what was perceived as a narrow “pit,” at least at some point above head level, located between the sidewalk and the lower floor units, raised not only safety, but comfort and aesthetic concerns regarding the liveableness of those units. The Board noted that prior to their granting approval of the overall design, the design team should provide them with another treatment and a “second look” at a more comfortable and decorous resolution to unresolved problems suggested by these units.

Additionally, the Board requested that the applicants present in more detail elements relating to the following:

- The staging of the garbage along NW 56<sup>th</sup> Street;
- The appearance of the two parking entries and associated signage;
- Window treatments and detailing.

Having discussed the above issues, the Board agreed that the project should be returned to them in the near future for a *brief and focused second recommendation meeting* that would address the four elements described above.

### **Second (Final) Recommendation Meeting, November 14, 2011**

The applicants returned for a “focused” Recommendation Meeting on November 14, 2011, at which time the design team discussed what previously for the Board had been the four unresolved components of the project and presented drawings relating to the resolutions proposed.

1. The first area of concern had been the below-grade units facing onto NW 56<sup>th</sup> Street towards the eastern portion of the façade. The Board members had previously agreed that the presence of the “pit” located between the sidewalk and the lower floor units, raised not only safety, but comfort and aesthetic concerns regarding the liveableness of those units. The design team provided the Board with another treatment that did away with any attempt to provide amenity space between the units and the retaining wall adjacent the sidewalk and placed stairways more directly aligned with entries into the units. While some members of the Board still had misgivings regarding the desirability and livability of these subterranean units, the Board regarded the revisions as improvements and approved the revisions as presented.
2. The design team presented a new entry into the trash room with a dedicated approach and sidewalk located to the west of the garage entry on NW 56<sup>th</sup> Street. The Board acknowledged the effectiveness of this re-design and granted its approval.
3. Refinements and detailing applied to the two garage entries, including clear and attractive signage, were presented to the Board and these modifications likewise were met with the Board’s approbation.
4. Finally, the Board was presented with specific details regarding siding treatments, windows, window placement within the envelope of the building, and the windows relationships to window surrounds. The renderings at a larger scale clarified for the Board insets, reveals, proposed shadowlines and the overall relationship of subsets of the

composition to larger components in the composition of the skin of the structure. The Board expressed its satisfaction with the presentation and the details presented.

### **Board's Deliberations**

The Board expressed its satisfaction with the presentation and the details presented. It also affirmed its approval and recommendation for granting the requested departures from development standards previously requested by the applicants, namely, the departure for curb cuts and parking access from both NW 56<sup>th</sup> Street and NW Market Street rather than from only one of the streets (SMC 23.47A.032), and the departure to allow residential uses along NW Market Street to exceed in the aggregate more than 20 percent of the street-level street-facing façade (SMC 23.47A.005).