



# **BARRETT PARK APARTMENTS**

**3036 16th Avenue W.  
Seattle, WA 98119**

**Recommendation Packet**





## PROJECT INFORMATON

Property Address: 3036 16th Ave. W.  
Parcel Number: 277060-2910, 2915, 2920, 2925  
Zone: SD/D 40-85  
Overlays: Frequent Transit Corridor  
ECA: Liquefaction, Landfill  
Lot Area: 24,000 SF  
FAR: NA  
Allowable Building Area: NA  
Units: 117 (Proposed, including 3 Live-Work Commercial Units)  
Parking: 92 (Proposed with Transit Reduction)







ENTRY PLAZA

**A-2**

INCREASED SET-BACK AT ENTRY PROVIDES  
A SAFE , CLEAR ROUTE OF ACCESS AND  
AMENITY FOR THE USERS



PLAN SECTION OF RESIDENTIAL ENTRY

**A-2**

POINT OF ARRIVAL AT ENTRY PLAZA  
MARKED BY ARCHITECTURE AND  
OPPORTUNITY FOR ART AND SIGNAGE



PEDESTRIAN ACCESS

**A-3**

ACCESS TO LIVE WORK UNITS MOVED  
SOUTH TO ENTRY PLAZA CREATING MORE  
OPPORTUNITY FOR LANDSCAPE SCREENING  
AND A WELCOMING TRANSITION FROM  
PUBLIC TO PRIVATE

**A-2, A-3**

RECONFIGURED ENTRY PLAZA  
RESIDENTIAL ENTRY AND LEASING OFFICE  
MOVED BACK AN ADDITIONAL 4'-0"



ENTRY FROM SIDEWALK ALONG 16TH AVE. W.

SITE PLANNING

RECOMMENDATION MEETING- 3036 16th Ave. W.

**A2**

4/27/12

studio **MENG STRAZZARA**

ARCHITECTURE  
PLANNING  
CONSULTING

2001 WESTERN AVE, SUITE 200  
SEATTLE, WA 98121  
tel: 206.587.3797 / fax: 206.587.0588  
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## A-5

THE ROOFLINE IS ALSO ARTICULATED WITH A CORNICE ELEMENT ADDED TO THE LARGER NORTH AND SOUTH MASSES



BUILDING SET-BACK ON WEST FACADE



RESIDENTIAL ENTRY LOOKING SOUTH

## A-6

INCREASED USEABLE OUTDOOR AREA AT PATIO

## A-5

THE HEIGHT OF THE ROOFLINE IS MODULATED WITH A HIGH PARAPET AT THE CORNER MASSES AND A LOWER HEIGHT AT THE CENTER, SET-BACK PORTION OF THE FACADE

## A-6

THE FACADE AT THE CENTER MASS OF THE BUILDING HAS BEEN MOVED BACK A TOTAL OF 7'-0" - A 75% INCREASE IN DEPTH THE CREATED PATIO PROVIDES AMPLE USEABLE OUTDOOR SPACE



SECTION AT SET-BACK FACING 16TH AVE. W.

# SITE PLANNING

RECOMMENDATION MEETING- 3036 16th Ave. W.

# A3

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**C-2**  
THE TREATMENT OF THE EAST FACADE  
REINFORCES THE 'URBAN WAREHOUSE'  
DESIGN AESTHETIC AND REFLECTS  
THE INDUSTRIAL CHARACTER OF THE  
NEIGHBORHOOD



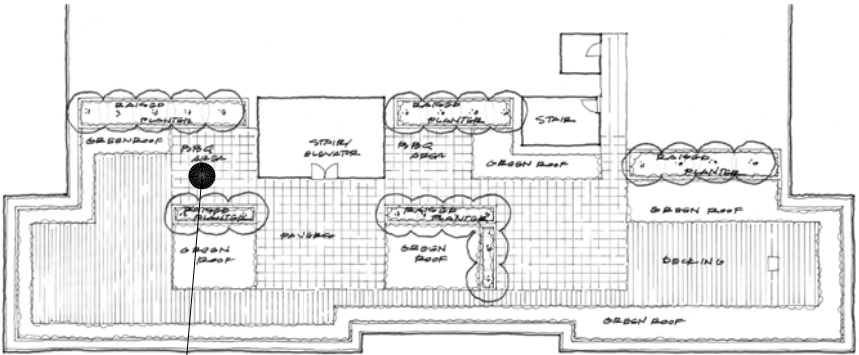
**A-5**  
EAST FACING FACADE IS MODULATED WITH  
A SETBACK IN THE CENTER MASS AND WITH  
VARIATIONS IN ARCHITECTURAL DETAIL,  
CLADDING AND COLOR

**A-5**  
LANDSCAPED SCREENING ON EAST SIDE  
OF SITE PROVIDES PRIVACY AND  
ENHANCES PUBLIC EXPERIENCE ALONG  
15TH AVE W.

BUILDING MODULATION ON EAST FACADE



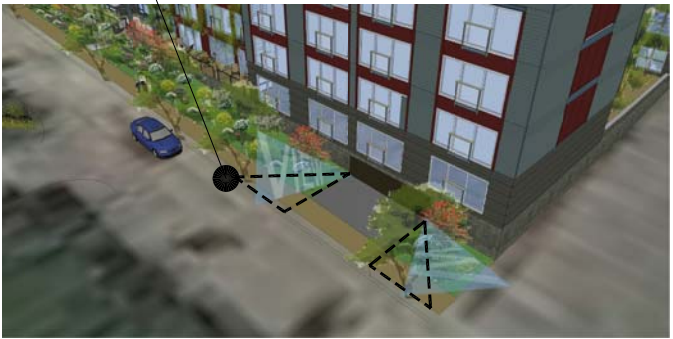
ROOFTOP AMENITY SPACE



LANDSCAPE PLAN OF ROOFTOP

**A-5**  
ROOFTOP AMENITY SPACE PROVIDES  
SCREENING TO THE EAST AND RESPECTS THE  
NEIGHBORS BY PLACING AREAS OF HIGH  
ACTIVITY IN THE CENTER OF THE DESIGN

**A-8**  
THE LANDSCAPING ALONG THE WEST  
FACADE WILL NOT OBSTRUCT A CLEAR  
VIEW OF THE SIDEWALK FROM THE ENTRANCE  
TO THE PARKING GARAGE. MORE THAN A  
MINIMUM SIGHT-TRIANGLE IS ACHIEVED



PARKING GARAGE ENTRANCE





NEIGHBORHOOD CONTEXT

EXPOSED STEEL ELEMENTS  
 STONE FINISH PORCELAIN TILE  
 FINISHED CONCRETE SURFACE  
 METAL RAILINGS  
 SHEET STEEL PANELS  
 ACCENT LIGHTING ART FEATURE AND SIGNAGE



VIEW LOOKING NORTHEAST

METAL SIDING  
 FIBER-CEMENT PANELS  
 METAL TRIM AND DETAILS  
 METAL RAILINGS  
 ARCHITECTURAL CONCRETE  
 WOOD TRIM AND BATTENS



ENTRY PLAZA

### C-3

EXTERIOR MATERIALS USED AT ENTRY PLAZA CHOSEN FOR TEXTURE AND TO VISUALLY REINFORCE CHARACTER OF BUILDING

### C1, C-4

DURABLE, WELL-TESTED EXTERIOR MATERIALS AND FINISHES COMPOSED IN A WELL PROPORTIONED AND ATTRACTIVE FACADE

### C-1, C-3

FACADE VARIATED AT STREET LEVEL TO ENHANCE PEDESTRIAN EXPERIENCE

WEST ELEVATION







## D-12

### ACCESSIBLE ROUTE

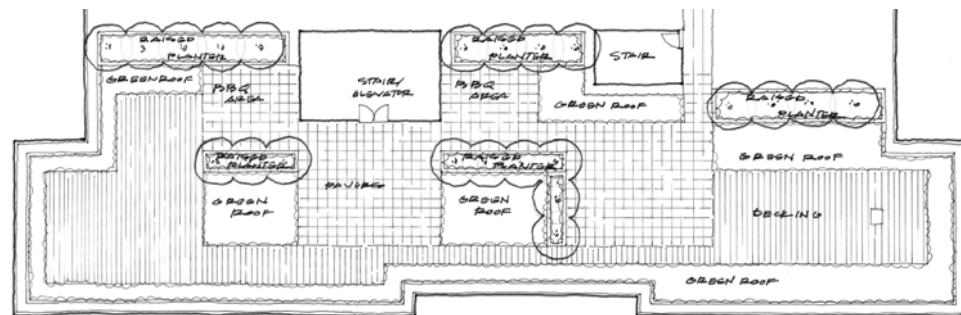
THE ACCESS TO THE LIVE-WORK UNITS HAS BEEN RE-CONFIGURED TO BE MORE CLEAR AND CONVENIENT FOR THE PUBLIC BUT ALSO MORE PRIVATE FOR THE RESIDENTS

## D-1

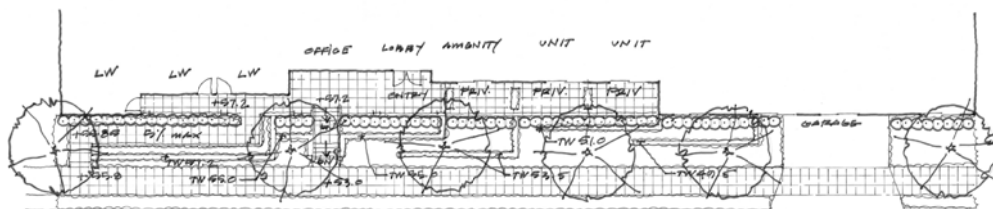
ENTRY PLAZA PROVIDES A CLEAR AND SECURE POINT OF ARRIVAL



### RESIDENTIAL ENTRY



### LANDSCAPE AT ROOFTOP AMENITY AREA



### LANDSCAPE ALONG 16TH AVE. W.



### PEDESTRIAN EXPERIENCE



### NORTH FACADE

## D-2

THE NORTH AND SOUTH FACADES ARTICULATED WITH A VARIATION OF CLADDING AND COLOR TO PROVIDE INTEREST AND MINIMIZE THE BLANK WALL

## E-1

LANDSCAPING ELEMENTS HAVE BEEN SELECTED TO ENHANCE THE PROJECT DESIGN FOR THE RESIDENTS AND PUBLIC ALIKE

# ARCHITECTURAL ELEMENTS AND MATERIALS

RECOMMENDATION MEETING- 3036 16th Ave. W.

# A6

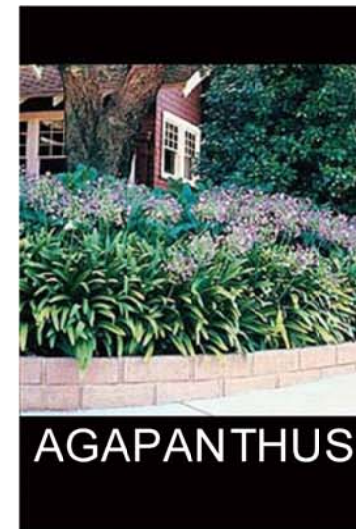
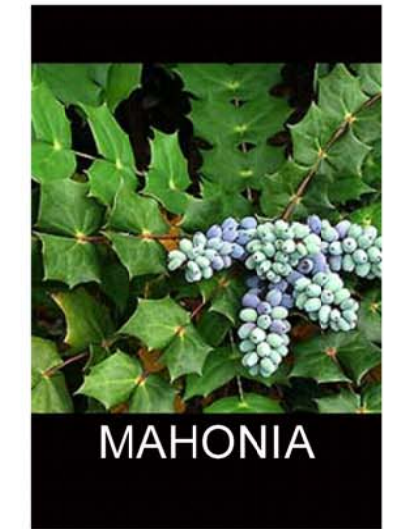
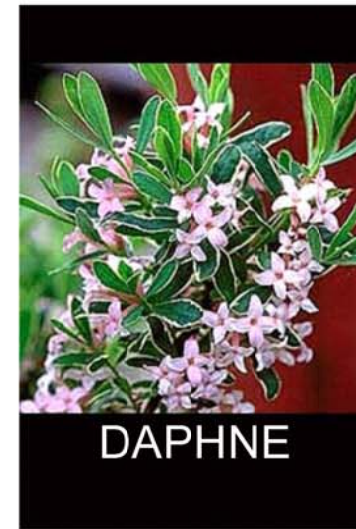
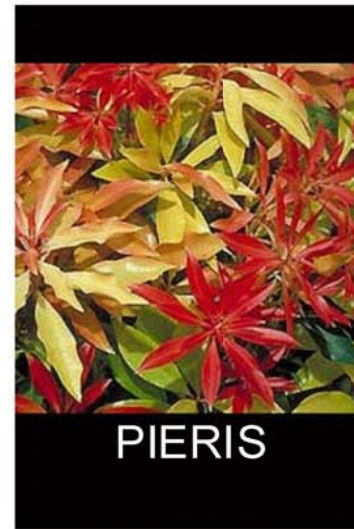
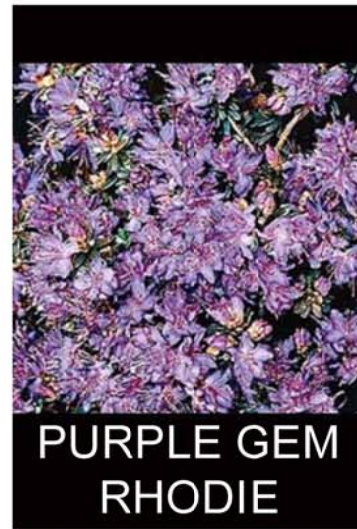
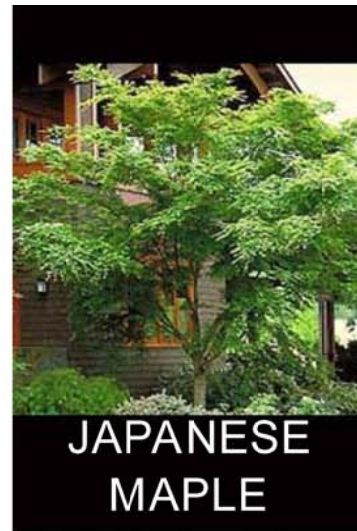
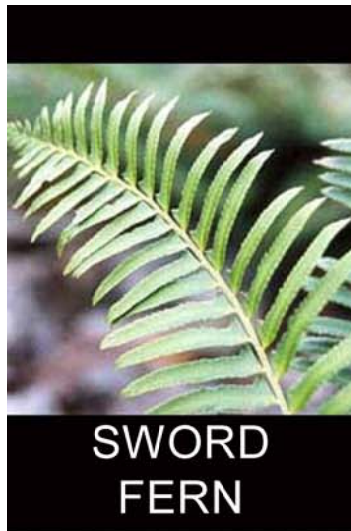
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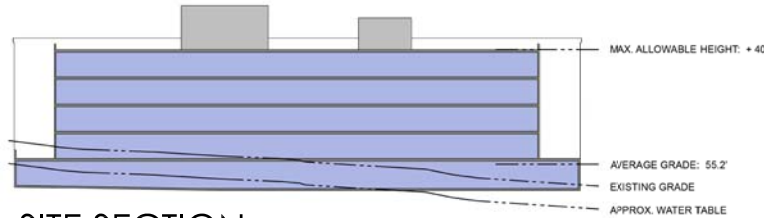


# DEPARTURE REQUEST #1: ENTRANCE ELEVATION ABOVE GRADE

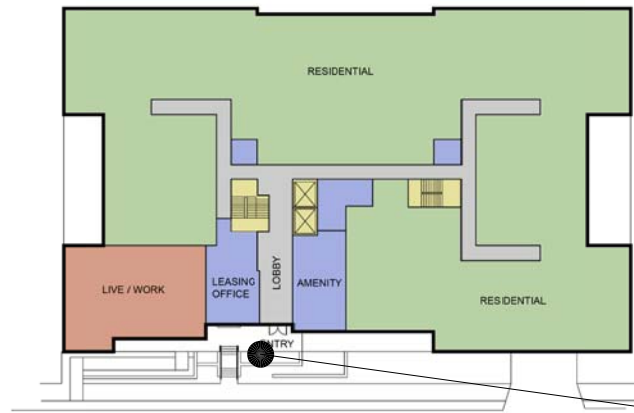
#	Code Requirement	Departure Requested	Explanation for Departure
1	<b>SMC 23.48.014A</b> - A primary building entrance shall be required from the street or street-oriented courtyards and shall be no more than three (3) feet above or below the sidewalk grade.	Increase allowed maximum residential entry level above adjacent sidewalk grade by an additional 1'-3" Total grade transition = 4'-3"	The design works to balance zoning requirements with the site's physical constraints and provides an efficient, logically configured building. A cross slope of +16'-0" from the NE to the SW corner of the site in conjunction with a relatively high water-table and poor soil conditions greatly determine a viable elevation mark for the parking structure and residential entry floor level. The public approach to the main entrance has been designed to minimize the inconvenience of the additional grade separation. The facade at the entrance lobby and adjacent leasing office has been set-back to provide an entry plaza which provides a point of arrival and amenity for the users. The landscaping and architectural elements such as steps, railings and lighting enhance the entrance and streetscape appearance and provide a clear, safe and attractive pedestrian route to the residential entrance and the adjacent live-work units. Accessible access is provided via an integrally designed, at-grade walkway just to the North of the entry plaza.



ACCESSIBLE ROUTE



SITE SECTION



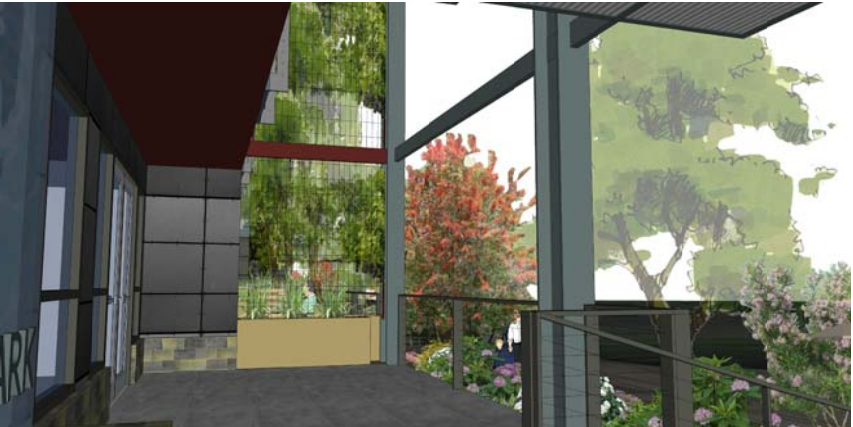
FLOOR PLAN ORGANIZATION



RESIDENTIAL ENTRY

REDESIGNED ROUTE OF ENTRY PROVIDES A CLEAR, CONVENIENT PEDESTRIAN ACCESS TO RESIDENTIAL ENTRY. ENTRY PLAZA AND LANDSCAPING ALONG 16TH AVE. W. ENHANCES PEDESTRIAN EXPERIENCE AND PROVIDES AMENITY FOR THE USERS

CENTRALLY LOCATED LOBBY AND CIRCULATION CORE LOCATED NORTH TO ACCOMODATE GRADE. LIVE-WORK UNITS AT HIGH POINT OF RIGHT-OF-WAY. ROUTE OF ENTRY SHIFTED TO NORTH.



ENTRY PLAZA LOOKING SOUTH



ENTRY PLAZA LOOKING NORTH