

# MODERA APARTMENTS

2003 N.W. 57TH STREET

CITY OF SEATTLE DESIGN REVIEW

RECOMMENDATION MEETING

DPD PROJECT #3017791

MARCH 16, 2015

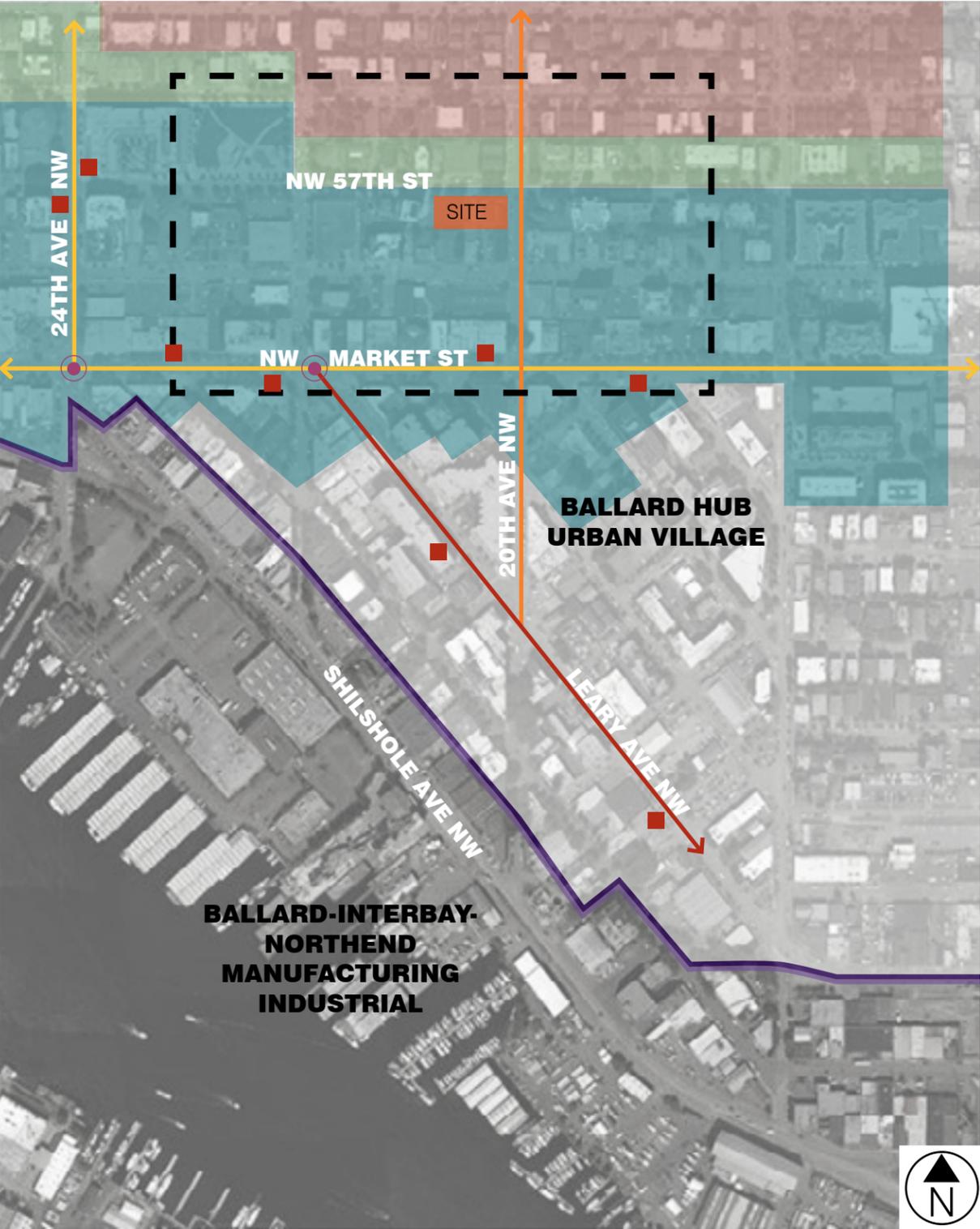


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# SITE AND ZONING INFORMATION



**PROJECT CONTACTS:**

Owner: Mill Creek Residential Trust West Coast LLC  
 3055 - 112th Avenue, Suite 202  
 Bellevue, WA 98004  
 (425) 828-3003  
 Contact: Meredith Messmer  
 mmessmer@mcrtrust.com

Architect: Tiscareno Associates  
 1200 - 6th Avenue, Suite 605  
 Seattle, WA 98101  
 (206) 325-3356  
 Contact: Chris Dowell  
 chrisd@tiscareno.net

Civil: Bush, Roed & Hitchings, Inc.  
 2009 Fairview Avenue East  
 Seattle, WA 98102  
 (206) 323-4144  
 Contact: Mujib R. Kamawal, PE  
 mujibk@brhinc.com

Landscaping: Communita Atelier PS  
 1402 - 3rd Avenue, Suite 1000  
 Seattle, WA 98101  
 (206) 602-2177  
 Contact: T Frick McNamara  
 tfrick@comm-aps.com

**SITE & ZONING INFORMATION:**

Base Zone: NC3-65  
 Overlays: Ballard Hub Urban Village  
 Ballard Municipal Center

Site Area: 22,800 SF  
 F.A.R. 4.75 (Mixed-Use)

Legal Description: LOTS 8 THROUGH 12, INCLUSIVE, BLOCK 52, GILMAN PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE(S) 40, IN KING COUNTY, WASHINGTON.

**PROPOSED BUILDING SUMMARY:**

Proposed Uses:	Live / Work, Residential & Ancillary Parking
Structure Height:	65' Above Average Grade
Number of Residential Units:	Approximately 118
Number of Live-Work Units:	Approximately 14
Building Area (Gross):	Approximately 144,000 SF
Residential Area (Gross):	Approximately 99,000 SF
Non-Residential Area (Gross):	Approximately 9,700 SF
Number of Parking Stalls:	Approximately 102
Number of Bicycle Spaces:	Approximately 35

**PROJECT DESCRIPTION:**

Demolition of existing two-story commercial building and construction of a 6-story mixed-use building with approximately 118 residential units and approximately 14 live / work units on the ground floor. Parking for approximately 102 vehicles will be provided in two levels of garage below grade.

**KEY**

- |  |  |  |              |
|--|--|--|--------------|
|  | NODES  |  | 9 BLOCK AREA |
|  | PRINCIPAL ARTERIAL                                 |  | BUS STOP     |
|  | MINOR ARTERIAL                                     |  | NC3-65       |
|  | COLLECTOR ARTERIAL                                 |  | MR-RC        |
|  | BALLARD HUB URBAN VILLAGE                          |  | LR-3         |
|  | BALLARD-INTERBAY-NORTHEND MANUFACTURING INDUSTRIAL |  | SITE         |

# SITE & ZONING ANALYSIS

Site Address	2003 N.W. 57th Street Seattle, WA 98107
Parcel Number	276770-0270
Zoning	NC3-65 / Ballard Hub Urban Village (Overlay)
Site Area	22,800 SF
R.O.W. Characteristics	N.W. 57th Street: Sidewalk and street trees may be adequate, two large existing curb cuts 20th Avenue N.W.: Sidewalk may be adequate, overhead powerlines run N/S along street on R.O.W., existing transformer on pole located midway along property.
Applicable Code	Seattle Municipal Code (SMC) Title 23 Land Use Code

## Commercial Zone

<u>Permitted Uses</u>	<u>SMC 23.47A.004 Table A</u> Uses permitted outright (partial list): <ul style="list-style-type: none"> <li>• Drinking establishments (Administrative Conditional Use - 25,000 sf limit)</li> <li>• Restaurants (25,000 sf limit)</li> <li>• Lodging (Administrative Conditional Use - 25,000 sf limit)</li> <li>• Offices (25,000 sf limit)</li> <li>• General sales and services (25,000 sf limit)</li> <li>• Residential</li> <li>• Live/work (Except where expressly treated as a residential use, live/work units shall be deemed a nonresidential use.)</li> </ul>
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<u>Street-Level Uses</u>	<u>SMC 23.47A.005</u>
Residential Uses:	No more than 20% of the street-level street-facing façade per SMC 23.47A.005.C.1.g Map 12
Live/Work Units:	Permitted per SMC 23.47A.004.G.4 – live/work units are considered non-residential
Commercial Uses:	Permitted; Limited only by commercial uses allowed in this zone

<u>Street-Level Development Standards</u>	<u>SMC 23.47A.008</u>
Blank facades:	May not exceed 20 ft. in width and 40% of façade (between 2 ft. & 8 ft. above sidewalk) (SMC 23.47A.008.A.2.b&c)
Transparency:	60% required between 2 ft. & 8 ft. above sidewalk (SMC 23.47A.008.B.2.a)
Height and Depth:	Nonresidential uses shall extend an average of at least 30 ft. and a minimum of 15 ft. in depth from the street-level street-facing façade. Nonresidential uses at street-level shall have a floor-to-floor height of at least 13 ft.
Lot Line:	Street-level street-facing façades shall be located within 10 feet of the street lot line, unless wider sidewalks, plazas, or approved landscaped or open spaces are provided. (SMC 23.47A.008.A.3)
Residential uses:	At least one of the street-level street-facing façades containing a residential use shall have a visually prominent pedestrian entry. (SMC 23.47A.008.D.1)

<u>Structure Height</u>	<u>SMC 23.47A.012</u>
Height Allowed:	65 ft.; Per SMC 23.41.012.B.16.b 9 ft additional height for townhouses that front a mid-block pedestrian connection on west side of property. The connection is optional.
Rooftop features:	Open railings, planters, skylights, clerestories, greenhouses, solariums, parapets and firewalls may extend up to 4 ft. above the otherwise applicable height limit. Solar collectors may extend up to 7 ft. above the otherwise applicable height limit, with unlimited rooftop coverage. Mechanical equipment may extend up to 15 ft. above the applicable height limit. Stair and elevator penthouses may extend above the applicable height limit up to 16 ft. Food-producing greenhouses may extend up to 15 ft. above the applicable height limit if the combined total coverage of all features gaining height does not exceed 50% of the roof area.

<u>Floor Area Ratio</u>	<u>SMC 23.47A.013</u>
Allowed FAR:	4.75 = total of residential and nonresidential uses (4.75 x 22,800 SF = 108,300 SF) *FAR limit for residential OR nonresidential use = 4.25 (4.25 x 22,800 SF = 96,900 SF) Gross floor area not counted toward FAR:

- All underground stories or portions of a story. An underground story is a story for which the ceiling above is below grade (SMC23.86.007).
- All portions of a story that extend no more than 4 ft. above existing or finished grade, whichever is lower, excluding access.
- Rooftop greenhouse areas meeting standards of subsection SMC 23.47A.012.C.6 & 7.

<u>Setbacks</u>	<u>SMC 23.47A.014</u>
Front/Back/Side:	None

<u>Landscaping</u>	<u>SMC 23.47A.016</u>
Green Factor	.30 or greater.
Street Trees	Required on N.W. 57th Street & 20th Avenue N.W.
Screening	Refer to Table D as required.

<u>Amenity Area</u>	<u>SMC 23.47A.024</u>
Standards:	5% of total gross residential floor area required. All residents shall have access to at least one common or private amenity area. Amenity areas shall not be enclosed. Common amenity areas shall have a minimum horizontal dimension of 10 feet, and no common amenity area shall be less than 250 square feet in size. Private balconies and decks shall have a minimum area of 60 square feet, and no horizontal dimension shall be less than 6 feet.

<u>Bicycle Parking</u>	<u>SMC 23.54.015 Table E</u>
Residential:	Long term: 1 spot per 4 units
General Sales & Serv. or Eating/Drinking Est.:	Long term: 1 spot / 12,000 sf.; Short term: 1 spot / 4,000 sf.

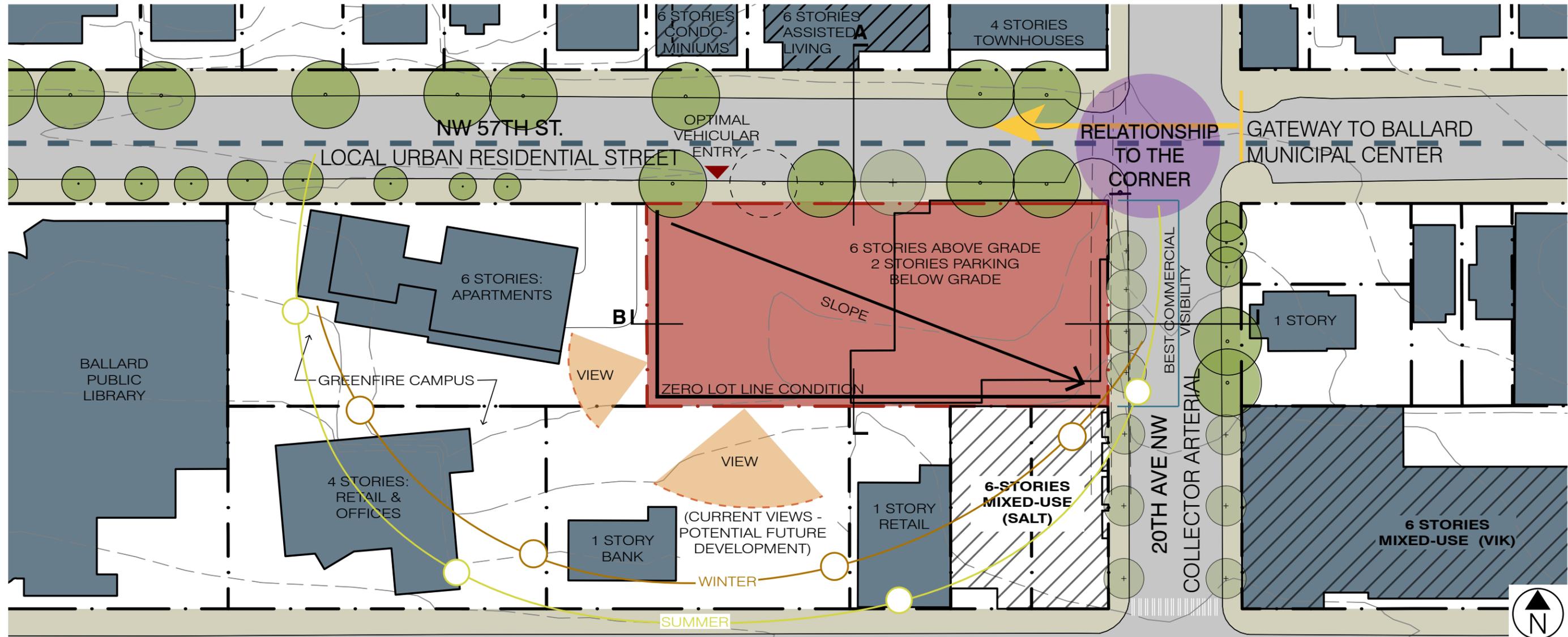
<u>Parking Access</u>	<u>SMC 23.47A.032</u>
Access:	Access is permitted across one of the side street lot lines.

Quantity and Design Standards for Access, Parking, Solid Waste:	
<u>Required Parking</u>	<u>SMC 23.47A.030 / 23.54.015</u>
Eating & Drinking Est.:	No minimum required in urban center (Table A, section II, line J)
Live / Work Units:	No minimum required in urban center (Table A, section II, line J)
Residential:	No minimum required in urban center (Table B, section II, line M)

<u>Parking Standards</u>	<u>SMC 23.54.030</u>
Residential Spaces	Minimum 60% medium spaces (8 ft. x 16 ft.)
Nonresidential Spaces	Less than 10 spaces provided: 25% maximum small spaces / 75% minimum large spaces
Driveway Width:	10 ft. minimum for residential drive less than 100' long and serving 30 or fewer spaces
Parking Aisle Width:	22 ft. minimum
Sight Triangle:	10 ft. sight triangle required on each side of driveway

<u>Loading Berths</u>	<u>SMC 23.54.035</u>
May be waived for uses less than 16,000 gross square feet that provide a loading space on a street or alley.	

<u>Solid Waste &amp; Recycling Storage</u>	<u>SMC 23.54.040</u>
Min. Area Nonresidential:	125 SF (5,001 – 15,000 SF) *Mixed use development shall meet storage space requirements for residential development plus 50% of the requirement for nonresidential development = 63 SF
Min. Area > 100 Res.Units:	575 sf. plus 4 sf. for each additional unit above 100
Standards:	12' minimum horizontal dimension. If 20' minimum horizontal dimension then reduce required size by 15% (SMC 23.54.040.C) 10' wide and 21' overhead clearance required (if accessed directly by collection vehicle).



## OPPORTUNITIES & CONSTRAINTS PLAN

### OPPORTUNITIES

- Develop site to full potential.
- Modulate building to break down massing and increase light and air access.
- Views west to Olympic Mountains and landscaped development at Greenfire Campus.
- Provide development responding to Neighborhood Commercial zoning guidelines.
- Develop building to provide solar access to units facing south.

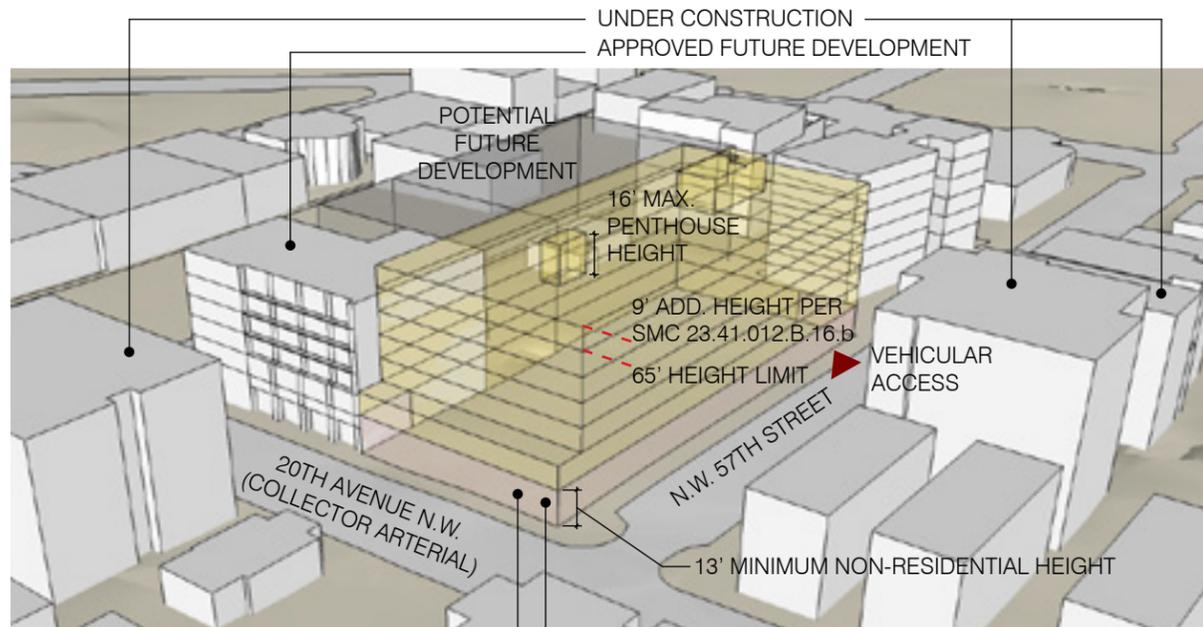
### CONSTRAINTS

- Utility setback at east property line.
- Large existing street trees along N.W. 57th Street.
- New development southeast of site designed to abut the property line.
- Future zero lot line development south of site.
- No alley for vehicular access.
- Long and narrow site shape constrains massing along N.W. 57th Street.

### KEY

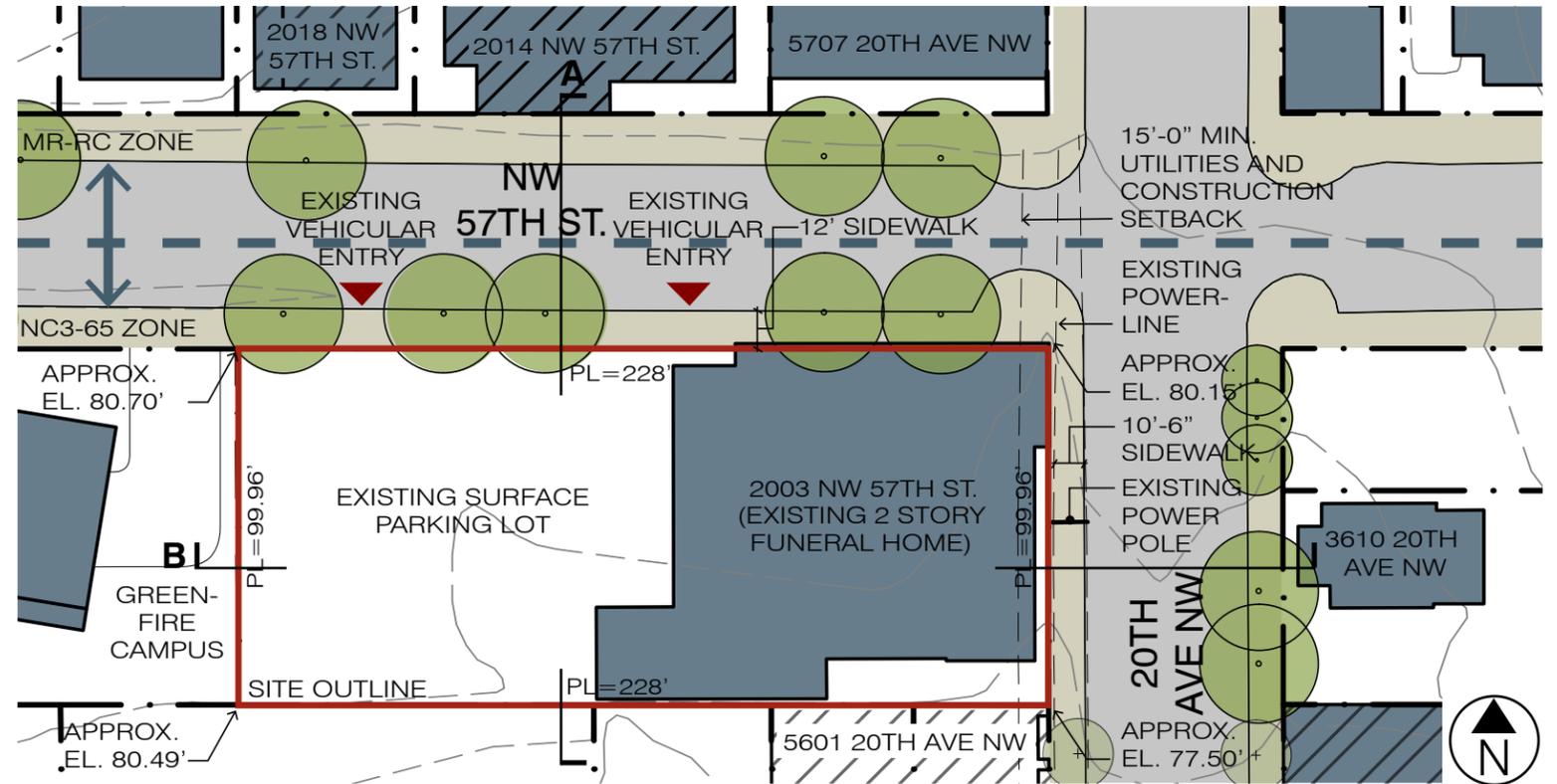
- ENTITLED DEVELOPMENT
- DEVELOPMENT UNDER CONSTRUCTION
- EXISTING TREES
- PROPOSED TREES

# ZONING ENVELOPE DIAGRAM

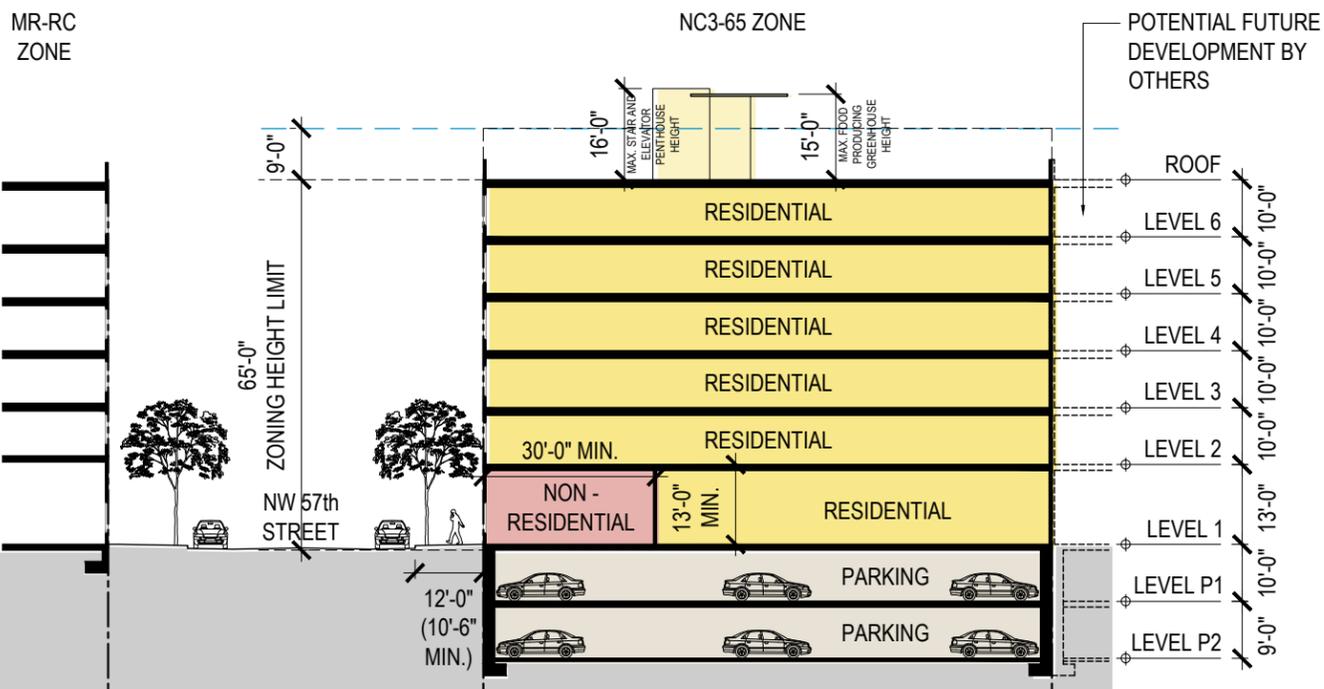


\*DIAGRAM REPRESENTS MAXIMUM ALLOWABLE ENVELOPE TO PROPERTY LINES AND HEIGHT LIMIT - SIGNIFICANT BUILDING MODULATION WILL BE REQUIRED TO MEET F.A.R. ALLOWANCE

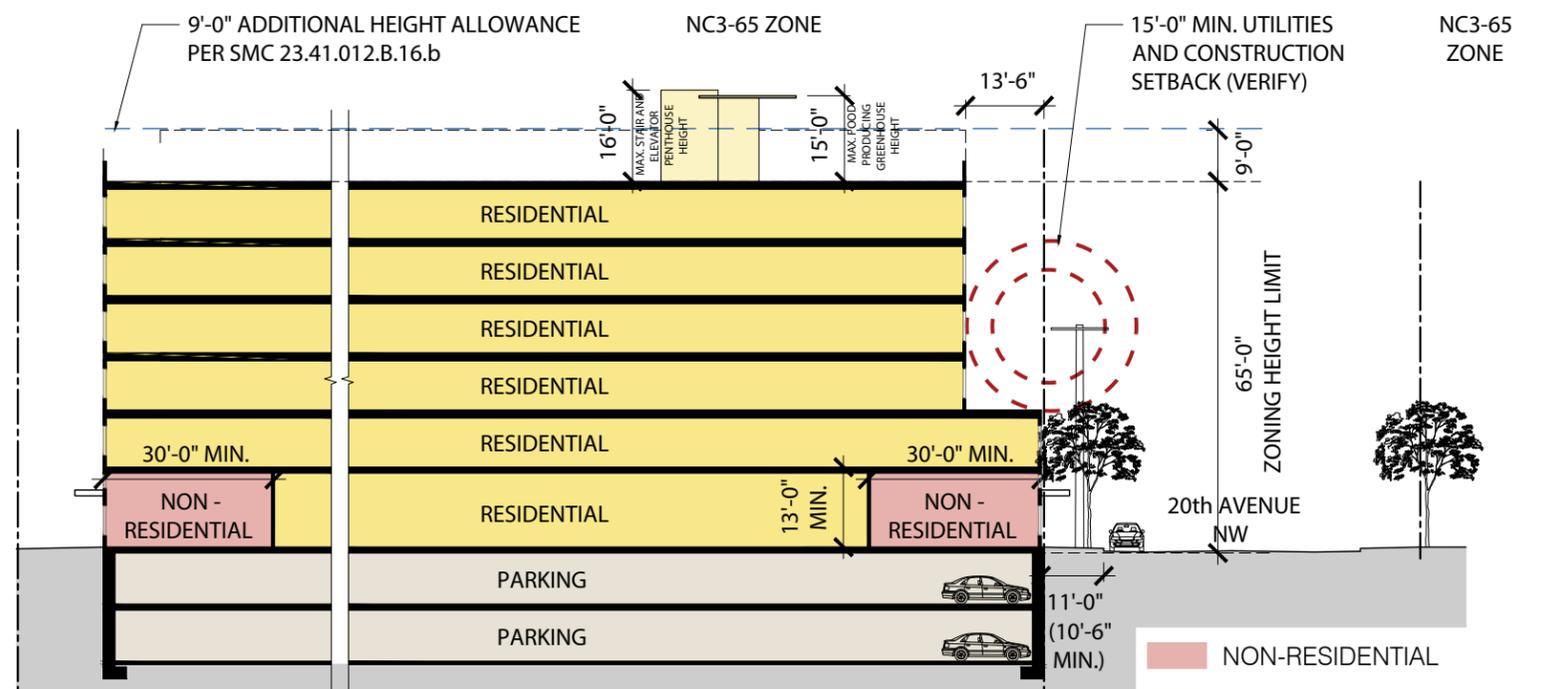
20% MAXIMUM RESIDENTIAL STREET LEVEL STREET-FACING FACADE WHEN FACING AN ARTERIAL STREET  
60% TRANSPARENCY REQUIRED BETWEEN 2' AND 8' ABOVE SIDEWALK



EXISTING SITE PLAN



(A) NORTH / SOUTH SITE SECTION AT CENTER OF SITE



(B) PARTIAL EAST / WEST SITE SECTION AT CENTER OF SITE

NON-RESIDENTIAL  
RESIDENTIAL  
PARKING & SERVICES

# NEIGHBORHOOD PRECEDENTS



Rhythm expressed through fenestration  
 Residential character highlighted by varied and more frequent expression

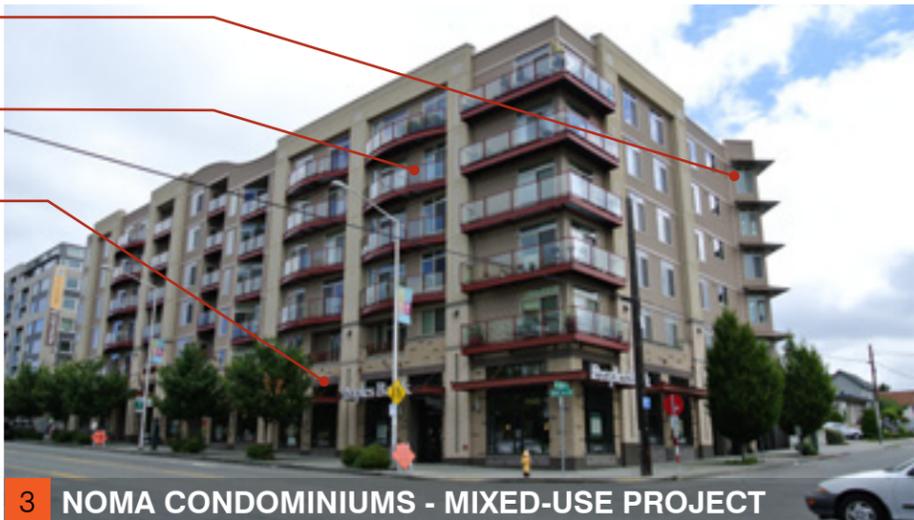


2 MIXED-USE PROJECT

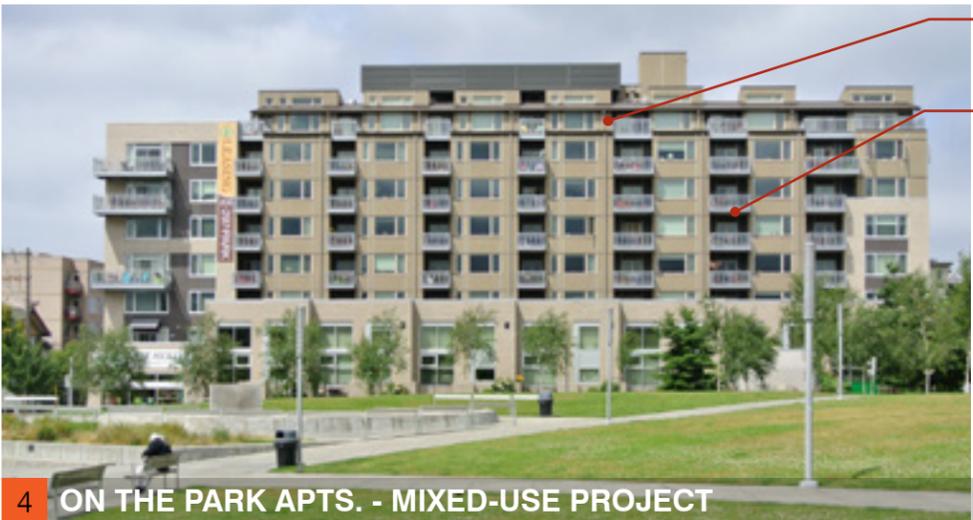
Angled form reacting to view opportunities

Private exterior balconies activate the facade

Overhead canopies and street trees create a compatible pedestrian scale



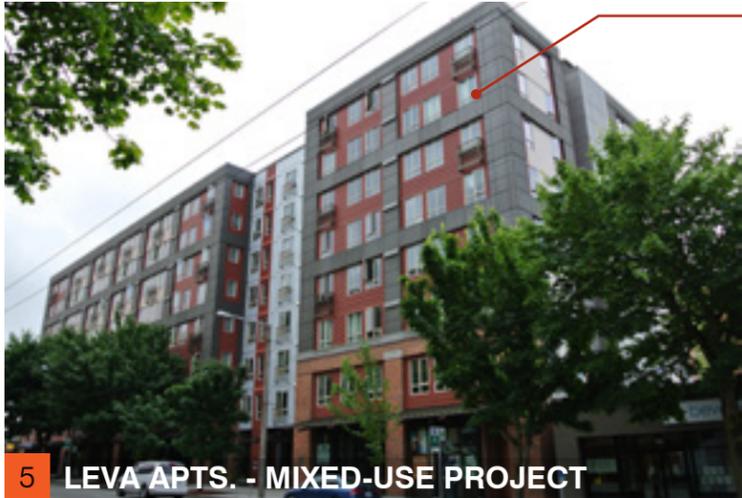
3 NOMA CONDOMINIUMS - MIXED-USE PROJECT



4 ON THE PARK APTS. - MIXED-USE PROJECT

Articulation creates movement

Modulation breaks down massing and scale



5 LEVA APTS. - MIXED-USE PROJECT

Changes in materials creates visual interest  
 Strong geometry and simple industrial lines

Mix of street-level uses and pedestrian-oriented streetscape

Corner activated by storefront glazing promoting pedestrian interest



6 VIK CONDOMINIUMS - MIXED-USE PROJECT

# SITE PHOTOS



KEY PLAN

1 20TH AVE NW LOOKING WEST



NW 56TH ST

2 20TH AVE NW LOOKING EAST



NW 57TH ST

APPROVED DEVELOPMENT BY OTHERS



NW 57TH ST

DEVELOPMENT BY OTHERS UNDER CONSTRUCTION



NW 56TH ST

# SITE PHOTOS

3 NW 57TH ST LOOKING NORTH



22ND AVE NW

4 NW 57TH ST LOOKING SOUTH



20TH AVE NW

3

DEVELOPMENTS UNDER  
CONSTRUCTION BY OTHERS



20TH AVE NW

4

DEVELOPMENTS UNDER  
CONSTRUCTION BY OTHERS



22ND AVE NW

# DESIGN PROPOSAL

## ARCHITECTURAL CONCEPT

ANGLED ROOF EYEBROW  
DEFINES BUILDING IDENTITY

PROMINENT CORNER EXPRESSION  
DEFINES THE GATEWAY TO THE  
BALLARD MUNICIPAL CENTER

BUILDING CHARACTER  
STRIVES TOWARDS SIMPLICITY  
AND HONESTY OF MATERIAL  
EXPRESSION: METAL, FIBER  
CEMENT, BRICK AND CONCRETE

LARGE WINDOWS BRING  
DAYLIGHT TO EACH UNIT

SIMPLE MATERIAL TRANSITIONS  
ARTICULATE FACADES

DESIGN CHARACTER AND SPACES  
ENCOURAGE POTENTIAL  
COMMERCIAL USE

TWO-STORY, SPACIOUS LOBBY

RECESSED LOBBY ENTRY



VIEW LOOKING SOUTHWEST AT 20TH AVENUE NW AND NW 57TH STREET



BUILDING STEPS BACK AT LEVEL 3;  
INCREASES DAYLIGHT TO ADJACENT  
BUILDINGS

MATERIAL SELECTION RELATES TO  
BOTH NEW AND HISTORIC BALLARD,  
WHILE CREATING STRIKING BUILDING  
IDENTITY

2-STORY FACADE MAINTAINS  
THE STREET EDGE; UTILIZING  
LARGE ALLUMINUM WINDOWS  
CONTRIBUTES TO COMMERCIAL  
LOOK

LANDSCAPING BUFFER BETWEEN  
PEDESTRIANS AND CARS

PEDESTRIAN RAMP FOR  
ACCESSIBLE ENTRIES TO  
LIVE-WORK UNITS

VIEW ALONG 20TH AVENUE N.W.

# DESIGN PROPOSAL

## ARCHITECTURAL CONCEPT

EXPRESSED CORNER THROUGH ROOF LINE AND CORNER ARTICULATION

DEEP RECESSES AND STEPPED BUILDING FORMS IMPROVE DAYLIGHT ON 57TH

BUILDING MODULATION BREAKS DOWN BULK

SIDE WINDOWS BRING ADDITIONAL LIGHT INTO UNITS

DECKS AND JULIET BALCONIES ADD RESIDENTIAL AMENITY

LEVEL 1 LIVE / WORK MAINTAINS THE STREET EDGE

LIMITED PARKING AND TRASH ACCESS LOCATED AWAY FROM THE STREET INTERSECTION

TRASH STAGING SHIELDED FROM R.O.W. WITH METAL ROLL-UP DOOR



VIEW LOOKING SOUTHEAST ALONG NW 57TH STREET



INDIVIDUAL, RECESSED LIVE-WORK ENTRIES PROVIDE VISUAL INTEREST AT PEDESTRIAN LEVEL

LANDSCAPED PEDESTRIAN ACCESS TO LIVE / WORK STRENGTHENS SITE RELATIONSHIP WITH GREENFIRE CAMPUS

ADA ACCESSIBLE AND CONTROLLED ACCESS GATE

LIVE / WORK UNITS WRAP TO THE WEST EXTENDING LIVE / WORK CHARACTER AT BASE TO ALL THREE SIDES

VIEW LOOKING SOUTHEAST ALONG NW 57TH STREET

# DESIGN PROPOSAL



OVERHEAD WEATHER PROTECTION

LEVEL 1 LIVE / WORK MODULATES SLIGHTLY FOR PLANTERS AND ENTRIES ADDING VARIETY AND INTEREST

LANDSCAPING BUFFER BETWEEN PEDESTRIANS AND CARS

MATERIAL SELECTION RELATES TO BALLARD AND CREATES STRIKING BUILDING IDENTITY

VIEW ALONG N.W. 57TH STREET

ARCHITECTURAL CONCEPT

SIMPLE MATERIAL AND COLOR  
TRANSITIONS ARTICULATE FACADES

DECKS AND JULIET BALCONIES  
OVER-LOOK COURTYARD

PROJECTED BAY CREATES  
PROTECTED TERRACE SPACES

CENTRALLY LOCATED  
COMMUNITY ROOM

61' X 27' LANDSCAPED COURTYARD  
CREATES QUIET, CENTRAL  
COMMUNITY SPACE

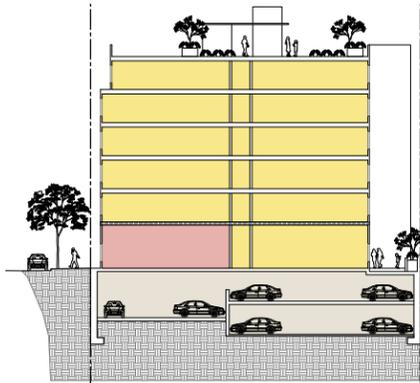
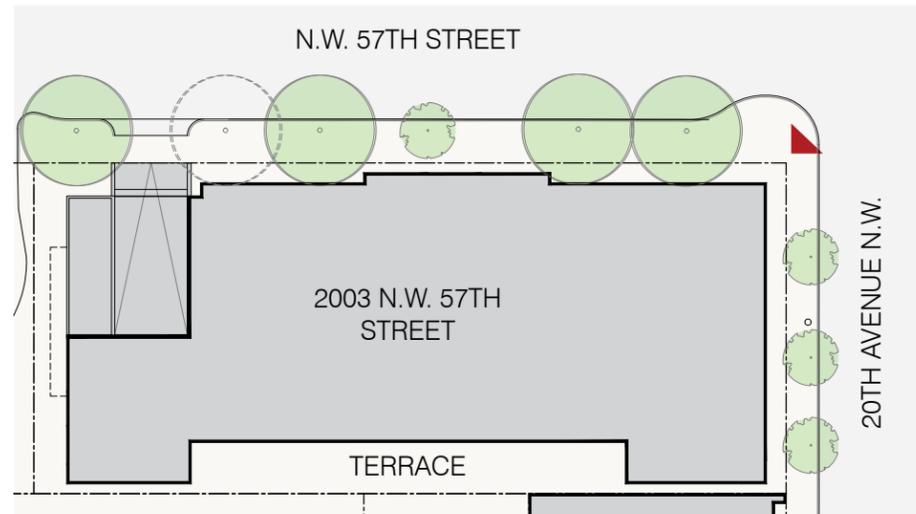
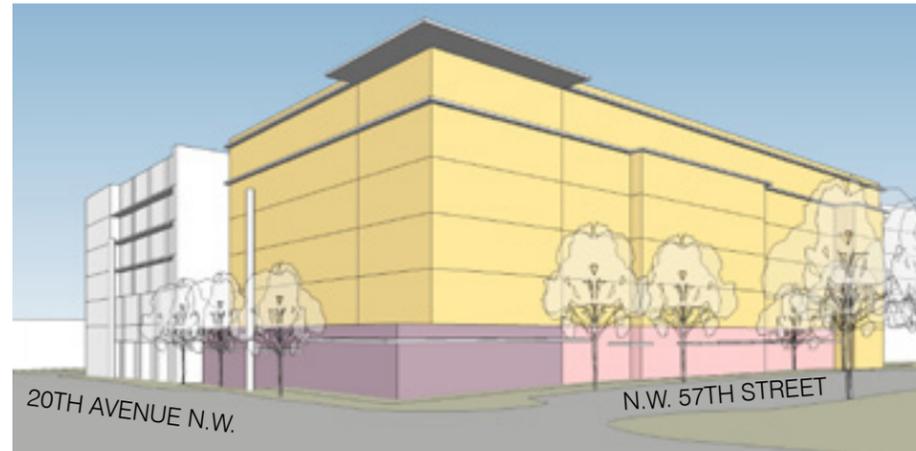
NATURAL LANDSCAPE BUFFER  
ANTICIPATES FUTURE DEVELOPMENT



VIEW OF COURTYARD

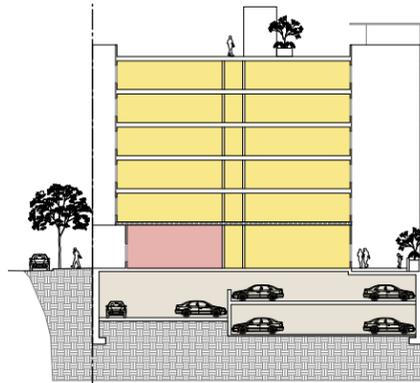
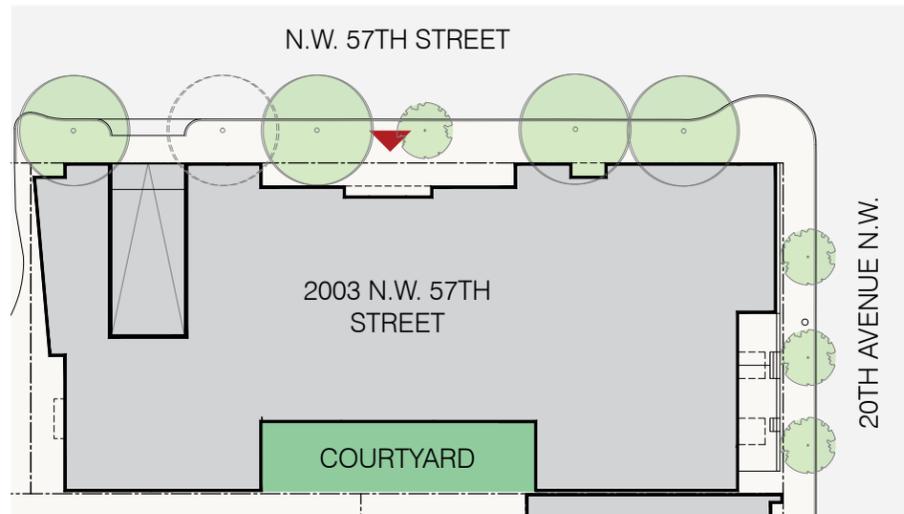
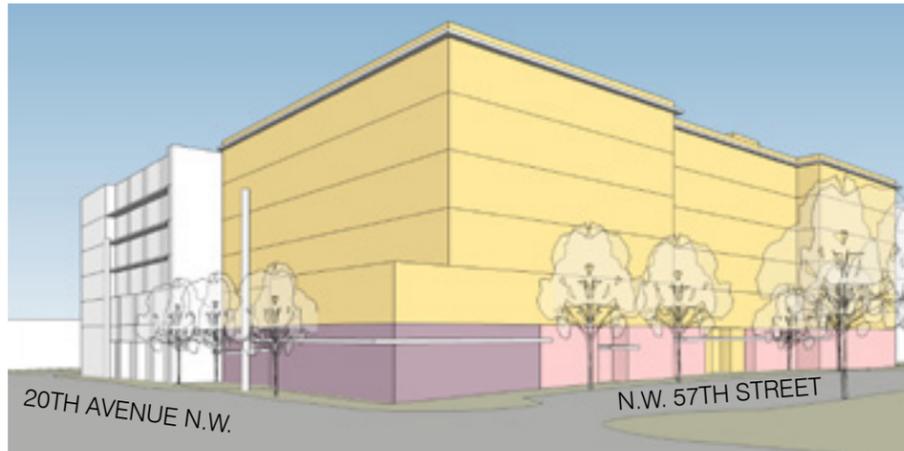
# EARLY DESIGN GUIDANCE MASSING SUMMARY

SCHEME A | CODE COMPLIANT SCHEME



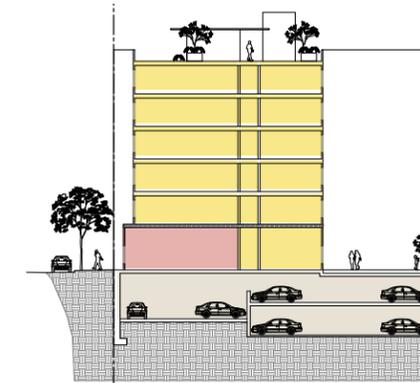
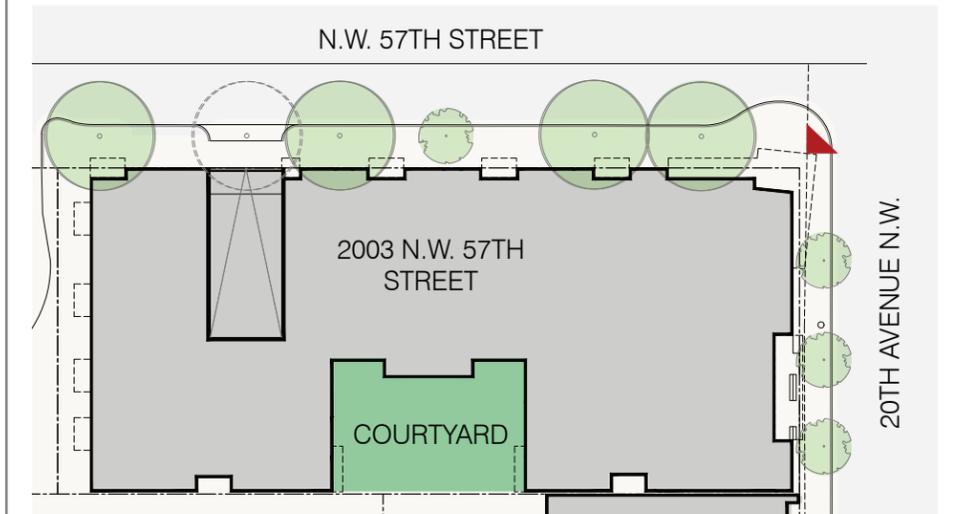
- Less modulation
- Less expressive corner residential lobby along 20th
- Narrow and long private south terrace
- 15'-6" south setback from property line
- Increased service frontage at west along 57th

SCHEME B



- Live-work / future commercial 100% along 20th
- Two story massing along portion of 20th
- Setback plaza along 20th
- Residential lobby at center of site along 57th
- Three distinct masses along 57th
- Long rectangular amenity courtyard

SCHEME C | PREFERRED SCHEME



- Angled forms reduce bulk
- Accent corner massing
- Residential corner lobby presence
- One story live-work massing along 57th with residential deck overlooks above
- Large square amenity courtyard maximizing access to daylight at residential units



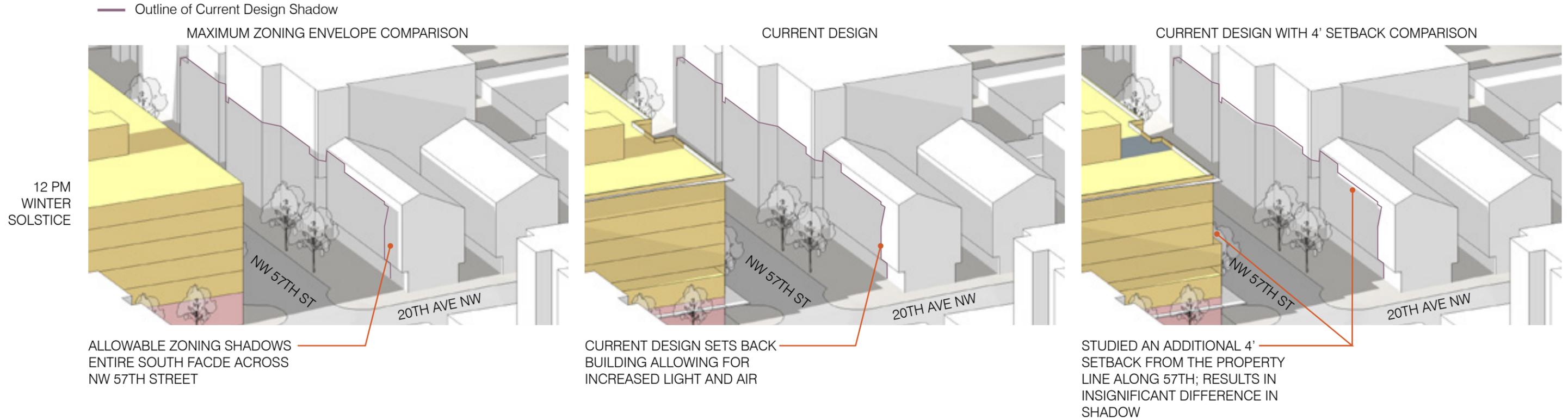
08/25/2014 EARLY DESIGN GUIDANCE PREFERRED SCHEME C ALTERNATE

EARLY DESIGN GUIDANCE PRIORITIES:

- 1. MASSING
- 2. LOCATION OF COURTYARD
- 3. LIVE-WORK UNITS
- 4. CORNER EXPRESSION

- 5. DESIGN CONCEPT AND MATERIALITY
- 6. SERVICE AREA
- 7. LANDSCAPING

# RESPONSE TO EARLY DESIGN GUIDANCE



## 1. MASSING

The Board agreed that the preferred Option C is the strongest massing concept and should be further developed. (CS2-D)

Design Response:

Option 'C' - Alt. from the EDG meeting has been developed as the preferred scheme and per the DRB's recommendation. This scheme includes a two story commercial feel massing at the corner of 20th Avenue NW and NW 57th Street. Live-Work occupies street frontage on 20th Avenue NW, NW 57th Street, as well as the semi-private pedestrian walkway facing the Greenfire campus. The residential lobby and leasing is located at the corner of NW 57th Street and 20th Avenue NW. The building corner is expressed to enhance the gateway feeling of NW 57th Street with its tree lined street that draws pedestrians toward the Ballard Commons and Municipal Park to the West.

## 2. LOCATION OF COURTYARD

The Board discussed at length how the courtyard configuration might be situated to help minimize massing impacts, as well as light and shadow impacts.

a. The Board would like to see a setback along NW 57th Street to allow greater light and air to the neighbors directly across the street to the north, as well as visual interest and relief from the massing. The Board requested that solar studies be completed that inform

the design strategy that addresses these two concerns. Possible strategies might include setting back the upper floors, modulation, or notching out a portion of the building to accommodate an upper level courtyard. (CS1.B2, CS2.D, DC2.A2, DC2.D1, DC2.D2)

b. The Board stressed that maintaining the street wall at the lower levels along NW 57th Street would be appropriate and that the upper two to three levels should be set back to achieve improved light access. (CS2.II.iii)

Design Response:

a. The proposed design allows increased light and air to neighbors directly across the street by; setting back the façade along 20th Avenue NW above Level 2, modulating the façade with deeper notches along NW 57th Street, and setting back the building along the West property line. The metal panels along the north facade will provide more reflective light to neighbors to the North. The shadow studies indicate that the proposed design would have an insignificant effect on newly created shadowing for neighbors to the north. Note that the large existing streets on the North and South side of NW 57th Street, not shown in our shadow studies, also have a significant impact on shadowing already occurring to neighbors on the North.

b. The proposed design maintains a street wall at the lower levels and provides increased modulation at Live-Work entries along NW 57th Street to add variety and interest. The deeper modulations on the NW 57th Street facade improve light access.

(See Solar diagrams above; additional studies provided on page 46-47)

## 3. LIVE-WORK UNITS

- a. *The Board was very supportive of the alternate Scheme C concept, which wraps the live-work units at the ground level around the building to the west side facing the Greenfire Campus and takes advantage of the views and continuation of open spaces. (CS1.D1, PL1.A.1.)*
- b. *The Board noted that the live-work units along NW 57th Street appeared overly flat and lacked expression either vertically or horizontally that would provide visual relief and help activate a challenging use at ground level. The Board encouraged exploration of setbacks, architectural detailing and landscaping that create layered buffer area for these units. (CS2.B2, PL2.B1, PL3.A, PL3.B)*
- c. *The Board noted that the west elevation on the Harvard Avenue side of the Joule development on Capitol Hill provides a good example of ground level units that are pedestrian scaled with landscaping, vertical transitions, setbacks and a strong sense of entry at each unit. (PL1.A.1.)*

### Design Response:

- a. The proposed design wraps the Live-Work around NW 57th Street with Live-Work facing the Greenfire Campus along a controlled access walkway setback from the West property line.
- b. The proposed design modifies the Live-Work façade along NW 57th Street to set back 2 feet for a raised landscape feature below the aluminum window assemblies. The awning covered recessed entry areas at each Live-Work unit provide individual access and definition for each unit. The modulation along the street is enhanced with variety in architectural materials and detailing. Entries are defined with colored concrete paving and metal awnings with wood soffits. The units have large aluminum windows providing ample natural light. High and low planters in contrasting materials will provide a buffer between the public right of way and the unit. Enlarged planting areas around existing trees fronting NW 57th Street enhance the Live-Work entries and add visual interest at the pedestrian level.
- c. The proposed design for Live-Work units along NW 57th Street provides flat, accessible entries from the right of way complying with ADA code requirements. A sense of entry is developed with change in paving color, individual awnings, unit numbers and lighting. The two-story ground level residential units at Joule on Capitol Hill are not ADA accessible from the right of way. ADA accessibility along NW 57th Street will strengthen the Live-Work use. A two-story facade expression similar to Joule has been studied as an alternate, see pages 50-51 in the Appendix.

## 4. CORNER EXPRESSION

- a. *The Board supported the configuration that located the lobby at the corner. (PL3.A)*
- b. *The Board agreed that the generous separation at ground level and the two-story expression along 20th Avenue NW shown in the alternate Scheme C was the strongest and should be further developed. (CS2-III-iii)*

### Design Response:

- a.,b. The proposed design maintains the residential lobby / entry and the 2-story commercial feel as a corner expression at NW 57th Street and 20th Avenue NW. The eyebrow corner detail and cornice expressions accentuate the gateway corner.

## 5. DESIGN CONCEPT AND MATERIALITY

*The Board noted the iconic buildings of the Greenfire Campus and the Ballard Library, both along NW 57th Street, and specified that the proposed design does not need to replicate those designs, but should strive towards a simplicity and honesty in the proposed material palette. The materiality and forms of these more iconic developments should inform the design of the subject site. (CS3.A.2, DC4A, DC41)*

### Design Response:

The proposed design includes simplicity and honesty of materials by using brick, concrete, metal, painted fiber cement siding products, wood, aluminum windows at lower levels and vinyl windows at upper levels. The façade is composed with simple proportions and colors responding to programmatic functions and reducing the appearance of massing, as well as accentuating the desirable urban character features of the surrounding neighborhood.

## 6. SERVICE AREA

*The Board recommended that the trash and staging area be accommodated within the building at ground level. Such provision would eliminate the need for the departure request from slope. (DC1.C4.)*

### Design Response:

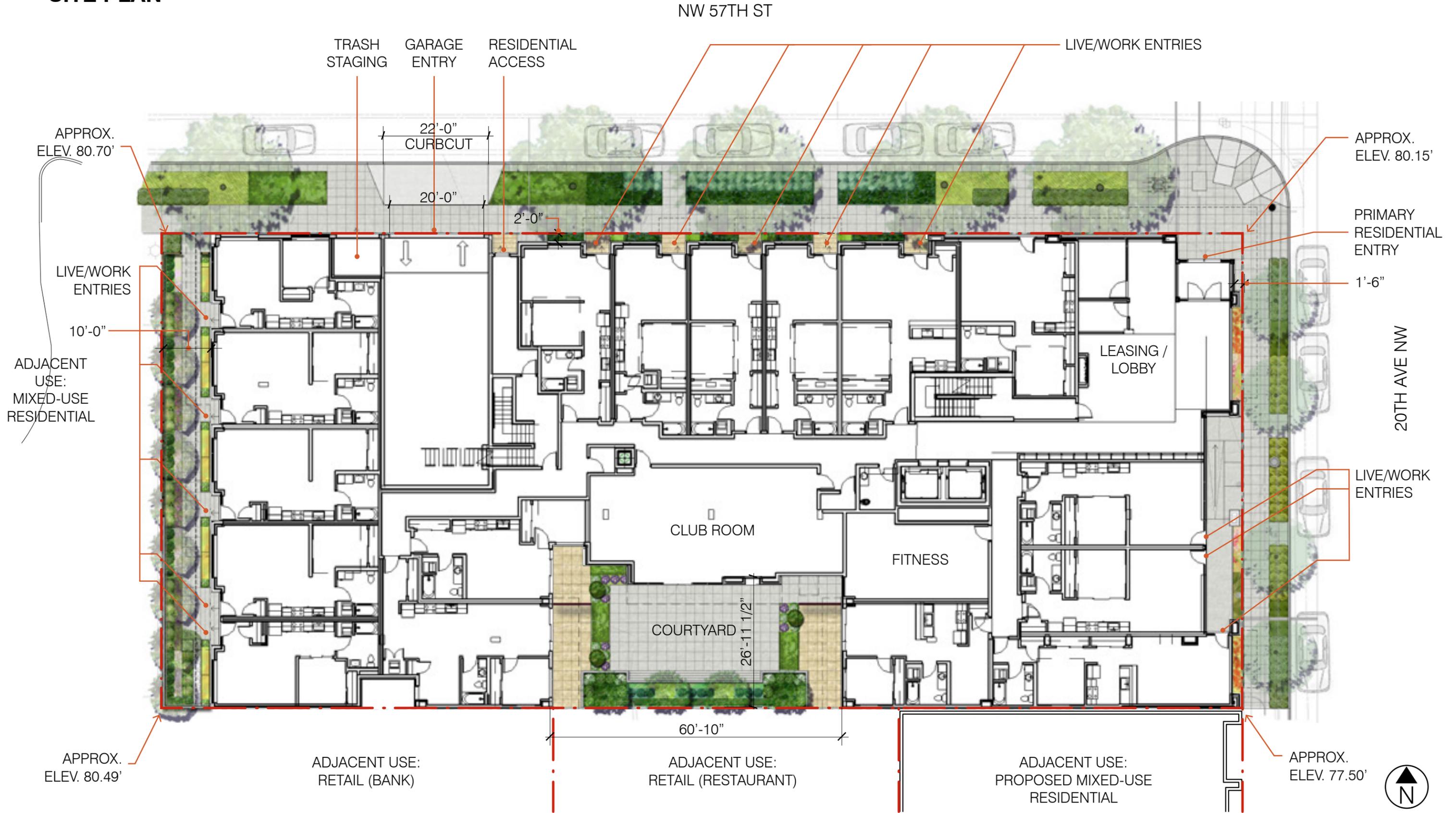
The proposed design contains a trash/ recycling collection area on level P01 and a trash / recycling staging area on Level 1. The building management will move trash / recycling containers to the staging area on collection day. No departure request is sought at this time.

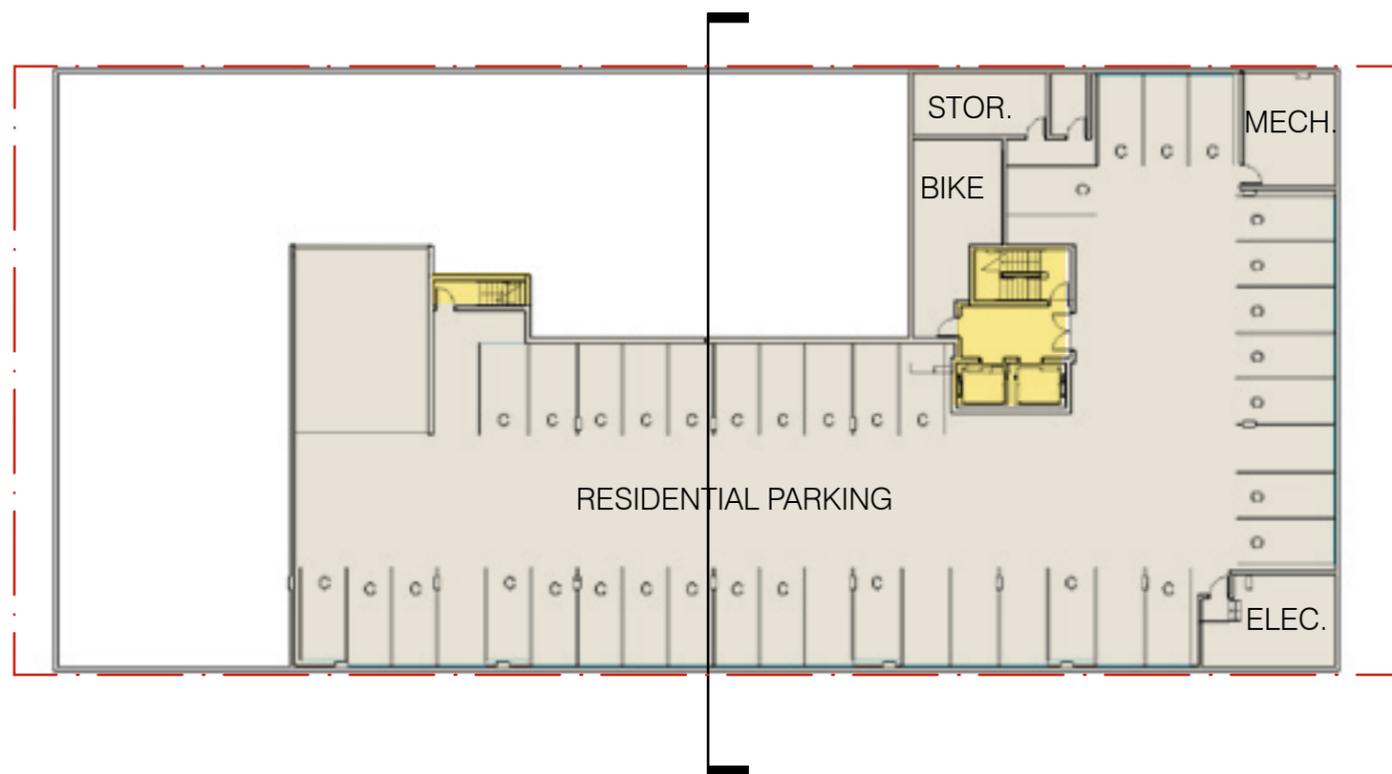
## 7. LANDSCAPING

*The Board would like to see the existing street trees preserved. (CS1.D.1)*

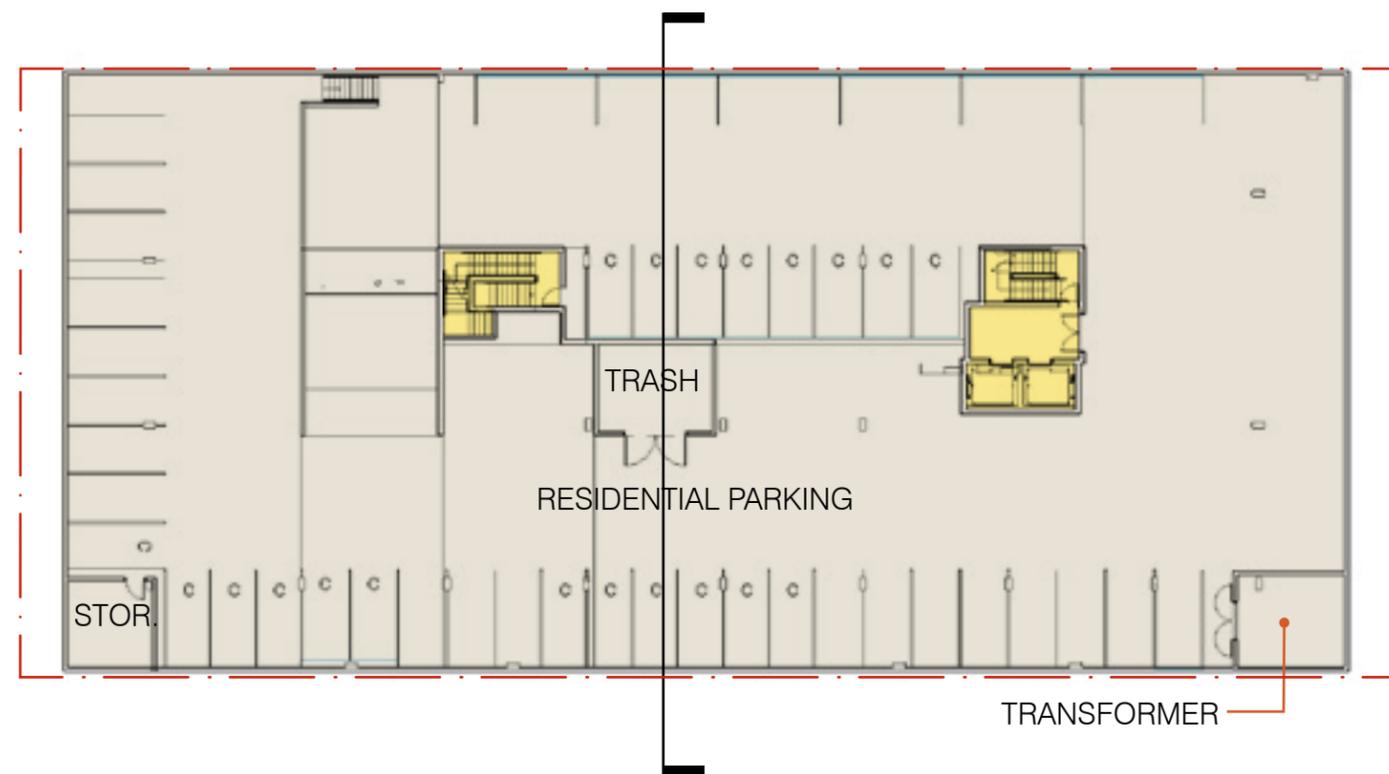
The proposed design preserves all the existing street trees along NW 57th Street except for one diseased tree noted in the arborist's tree report and noted on our plans. SDOT has approved the plan to remove the one diseased tree.

# SITE PLAN





PARKING LEVEL 02  
N.T.S.

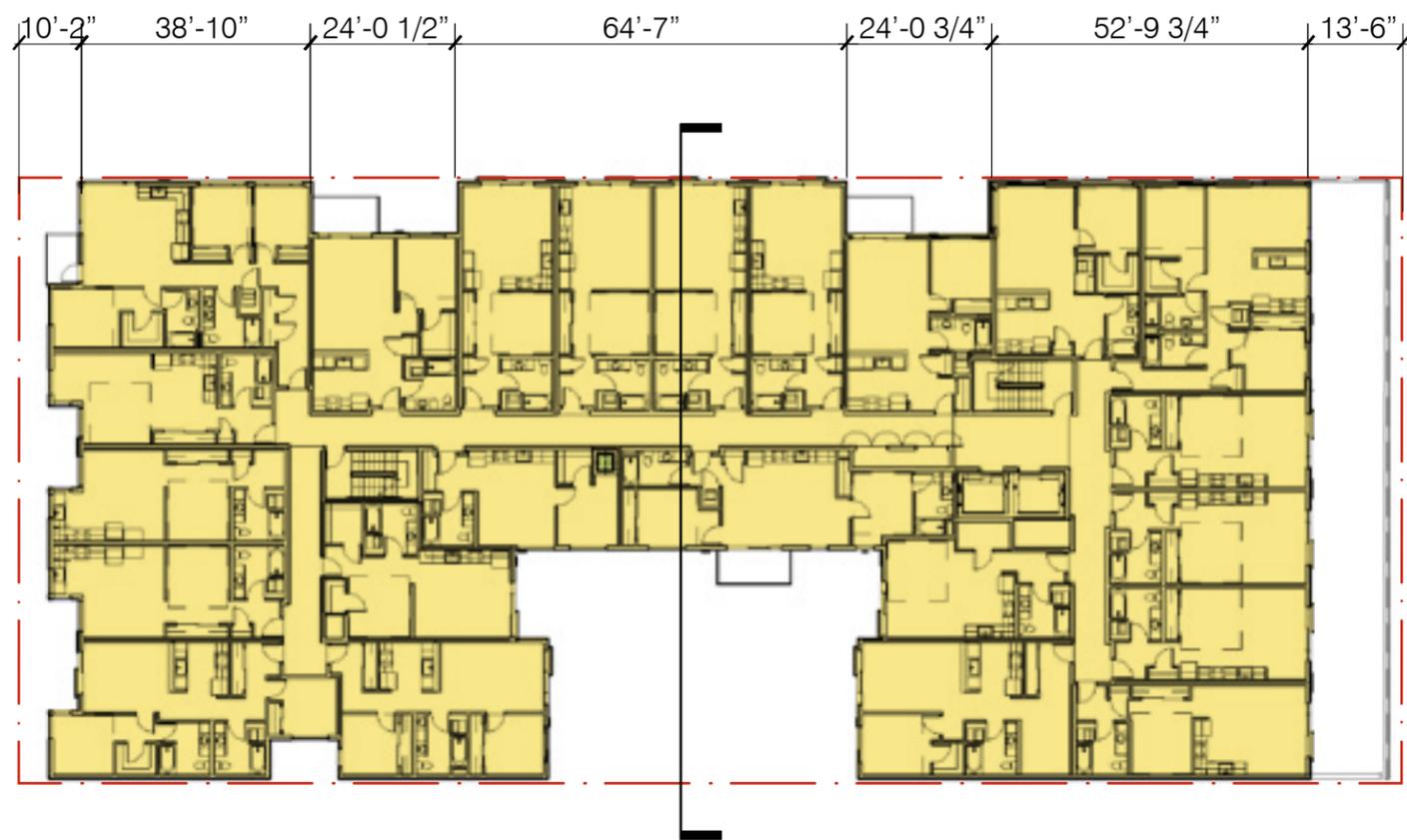


PARKING LEVEL 01  
N.T.S.

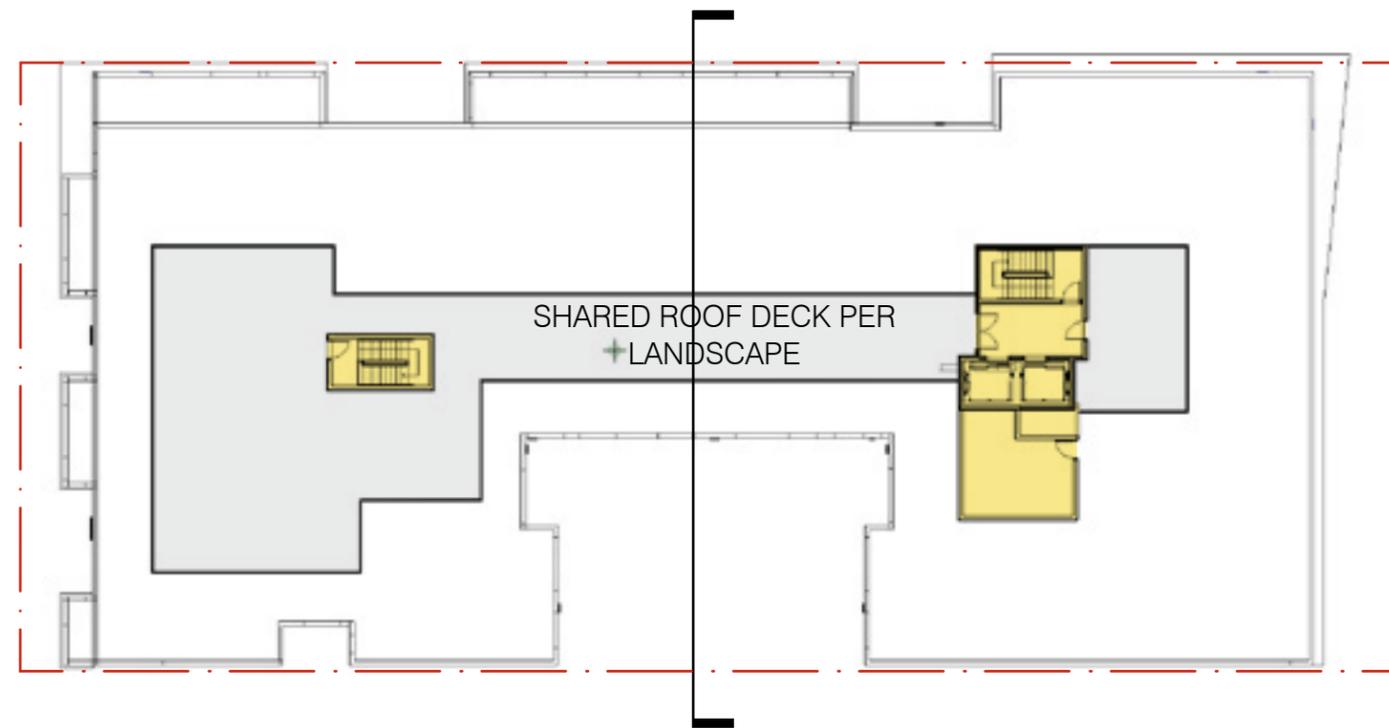
- KEY
- LIVE-WORK
  - RESIDENTIAL
  - PARKING & SERVICES

# FLOOR PLANS





LEVEL 3 (LEVEL 4-6 SIM.)  
N.T.S.

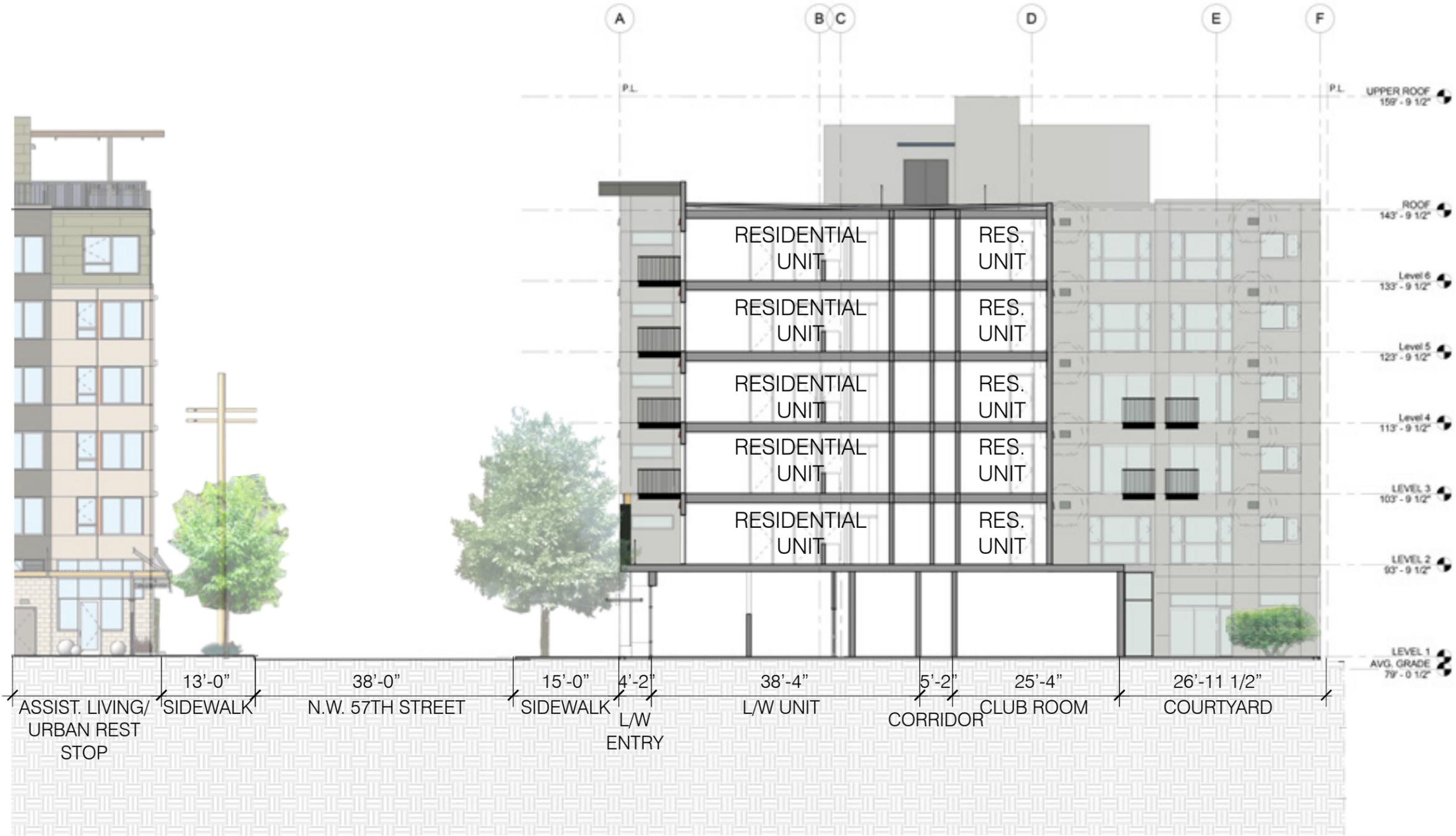


ROOF  
N.T.S.

KEY

- LIVE-WORK
- RESIDENTIAL
- PARKING & SERVICES

# BUILDING SECTION



# ELEVATIONS



VINYL WINDOW: BRONZE

FIBER CEMENT PANEL: PASSIVE

METAL TRIM: COOL ZATIQUE II

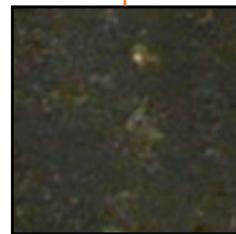
FIBER CEMENT PANEL: FLOWER POT

METAL SIDING: COOL METALLIC CHAMPAGNE

VINYL WINDOWS & DOORS: ADOBE

FIBER CEMENT PANEL: PASSIVE GRAY

ELEVATION - NORTH



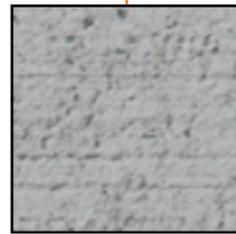
BRICK: COAL CREEK



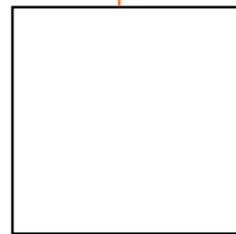
WOOD



ALUMINUM WINDOWS: DARK BRONZE



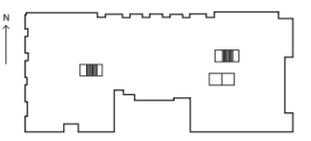
CONCRETE



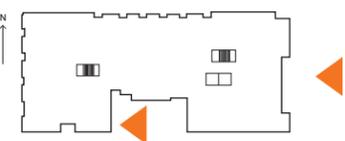
VINYL WINDOWS: WHITE



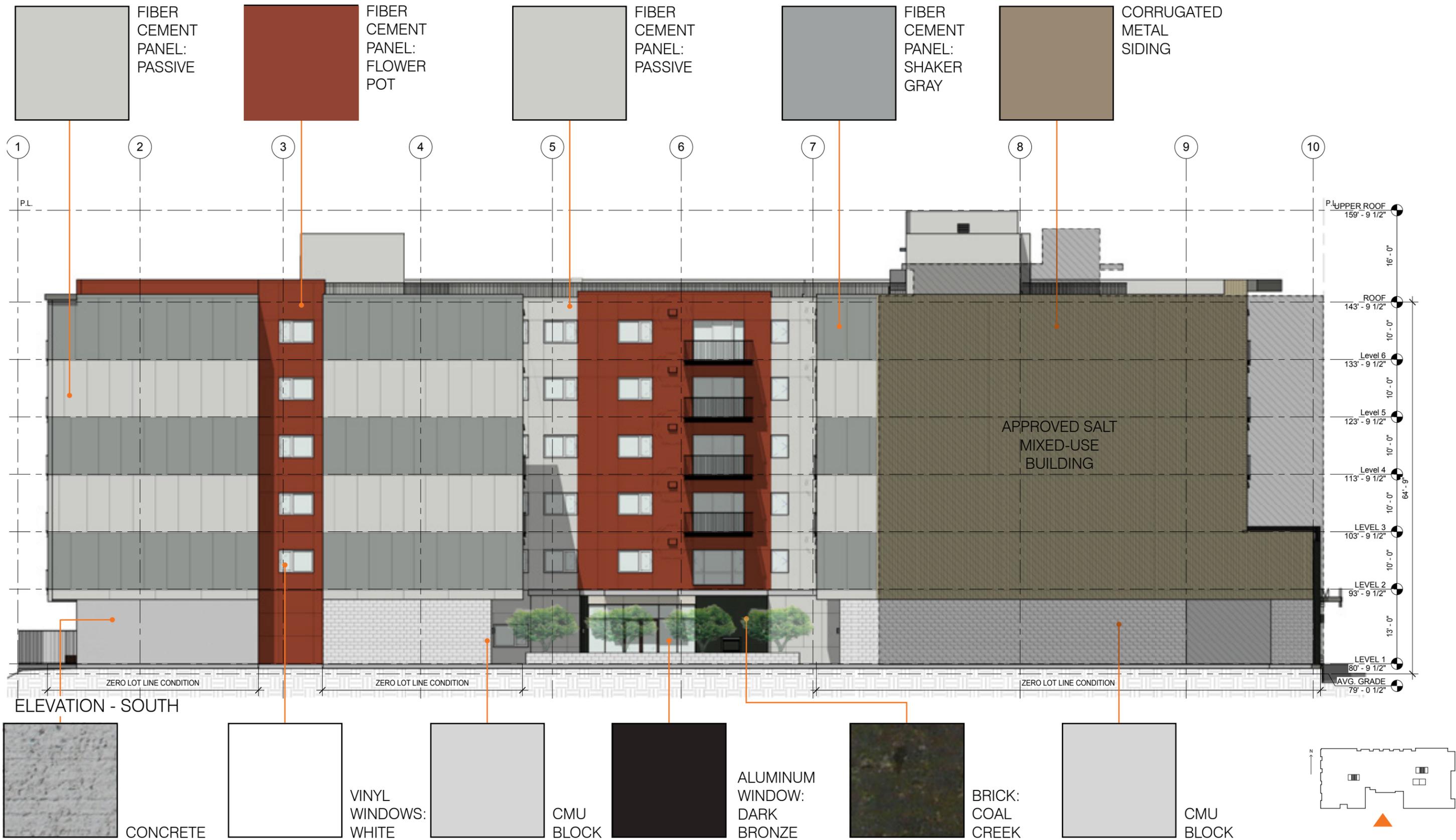
RAIL MATERIAL: BLACK METAL



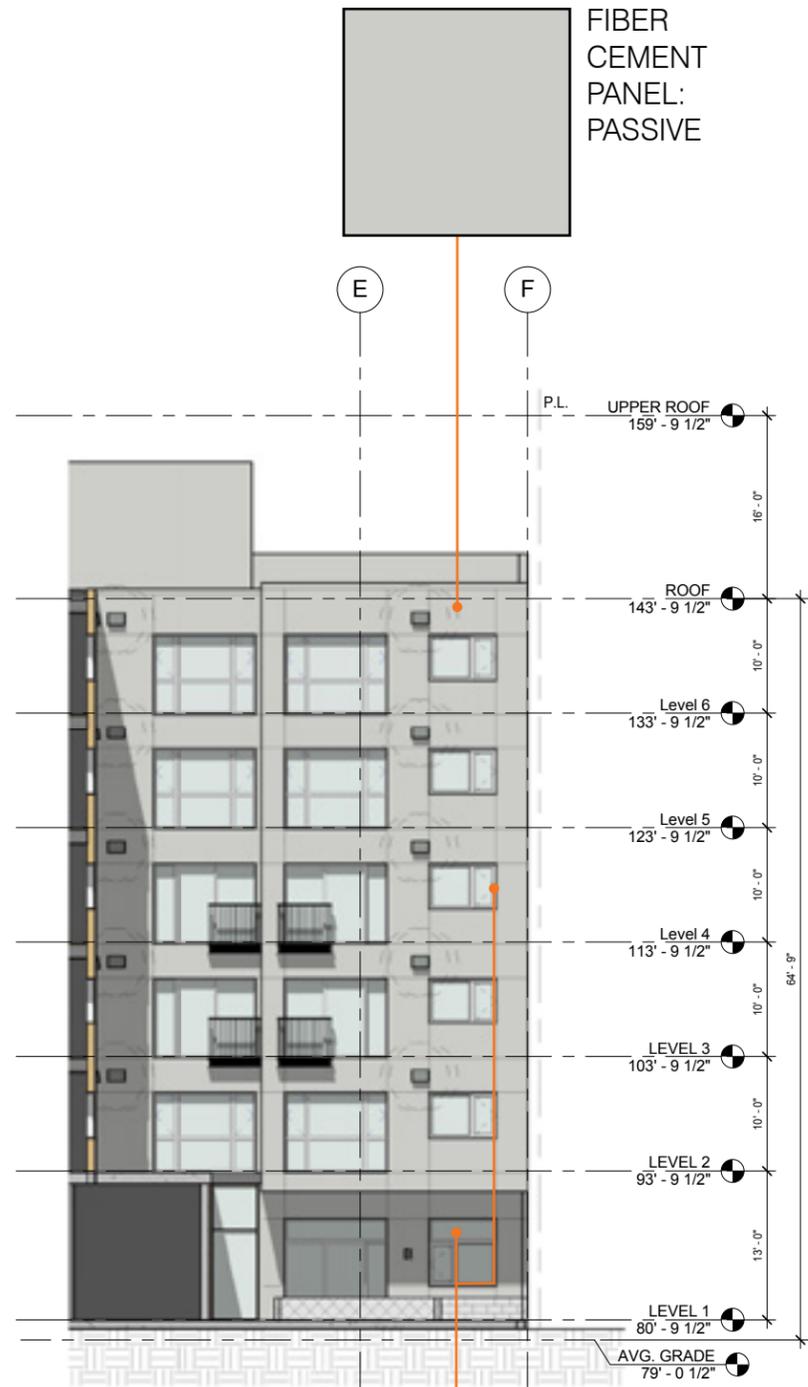
# ELEVATIONS



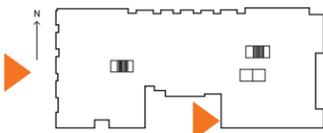
# ELEVATIONS



# ELEVATIONS



ELEVATION - WEST COURT



VINYL WINDOW:  
WHITE



ELEVATION - WEST

VINYL WINDOW:  
WHITE

CONCRETE

ALUMINUM WINDOWS:  
DARK BRONZE

FIBER CEMENT PANEL:  
PASSIVE

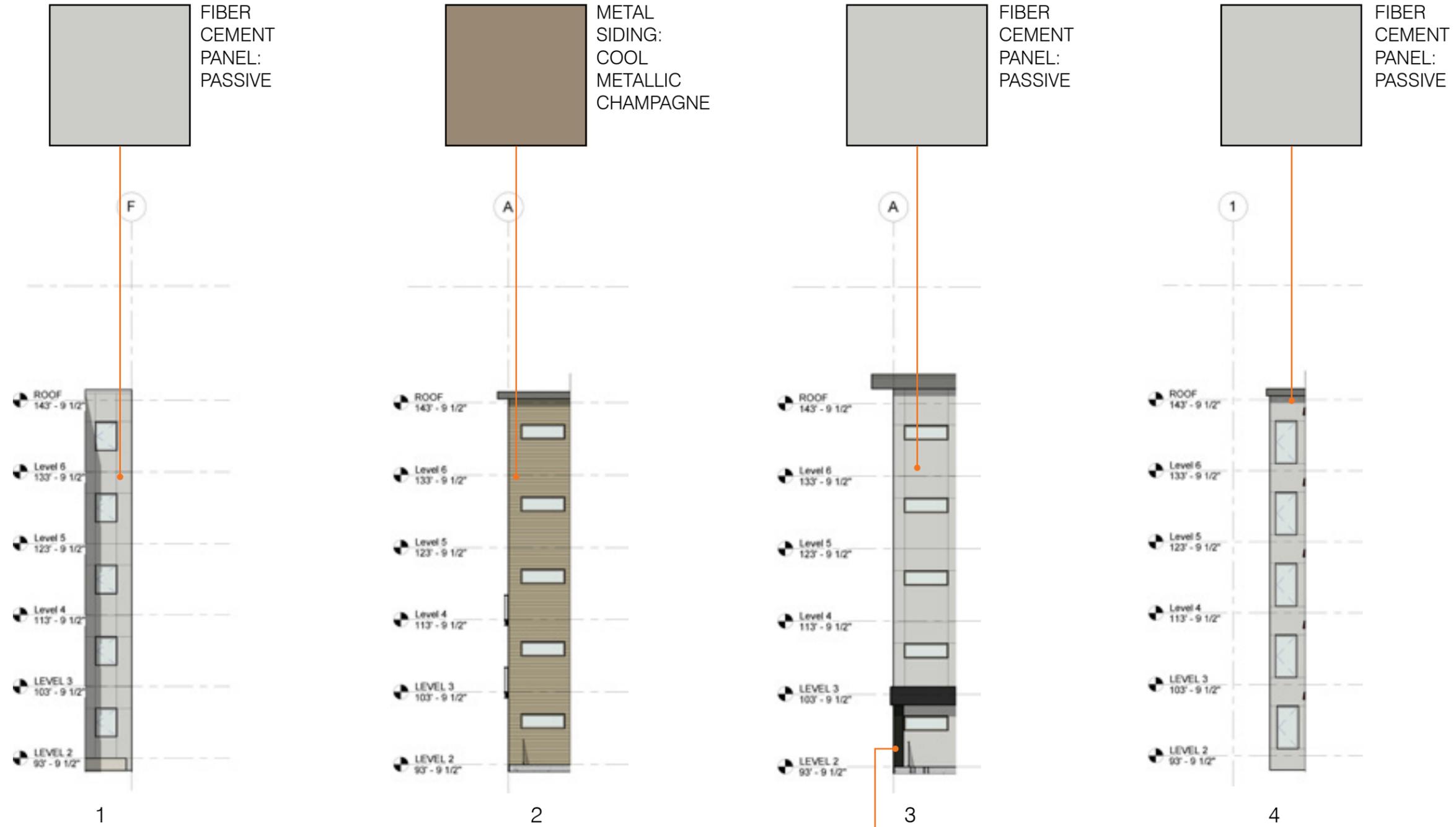
METAL TRIM:  
COOL ZATIQUE II

FIBER CEMENT PANEL:  
FLOWER POT

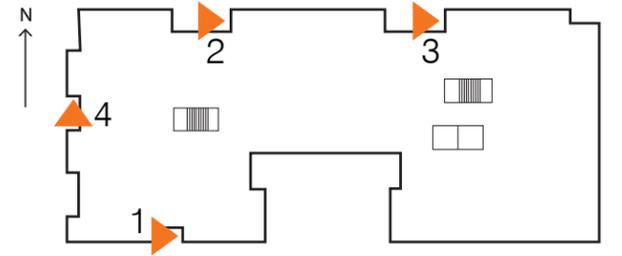
VINYL WINDOW:  
ADOBE

FIBER CEMENT PANEL:  
PASSIVE

# ELEVATIONS



PARTIAL ELEVATIONS

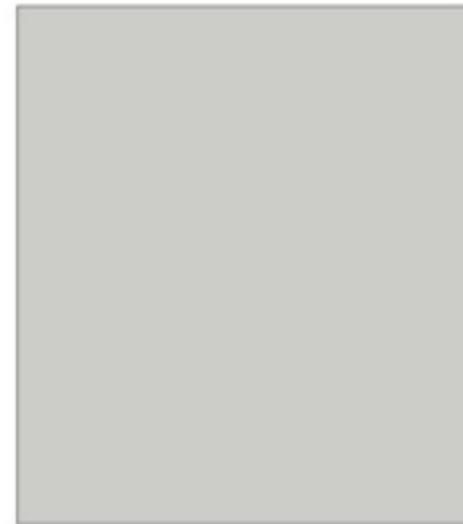


ELEVATION KEY

# MATERIAL PALETTE



FIBER CEMENT PANEL  
FLOWER POT



FIBER CEMENT PANEL  
PASSIVE



FIBER CEMENT PANEL  
SHAKER GRAY



VINYL WINDOW  
BRONZE



VINYL WINDOW  
ADOBE



VINYL WINDOW  
WHITE



ALUMINUM  
WINDOWS  
DARK BRONZE



WOOD



METAL TRIM  
COOL ZATIQUE II

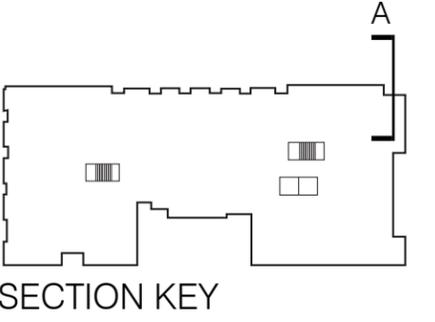


METAL SIDING  
COOL METALLIC  
CHAMPAGNE



BRICK  
COAL CREEK

**PEDESTRIAN EXPERIENCE - NW 57TH STREET**



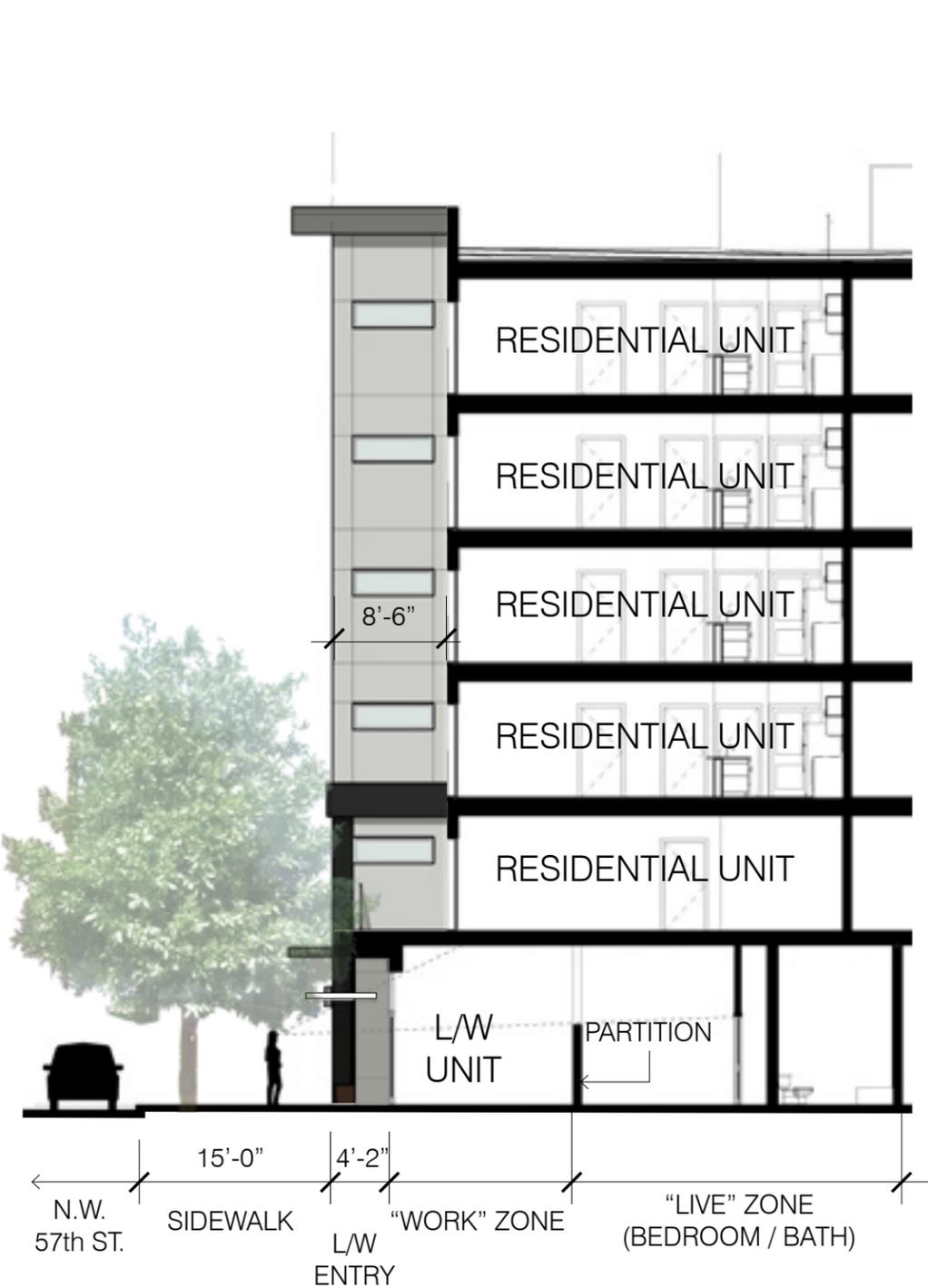
"A" SITE SECTION - NW 57TH STREET AT LOBBY

	ALUMINUM WINDOWS: DARK BRONZE		BRICK: COAL CREEK		WOOD		VINYL WINDOWS: BRONZE
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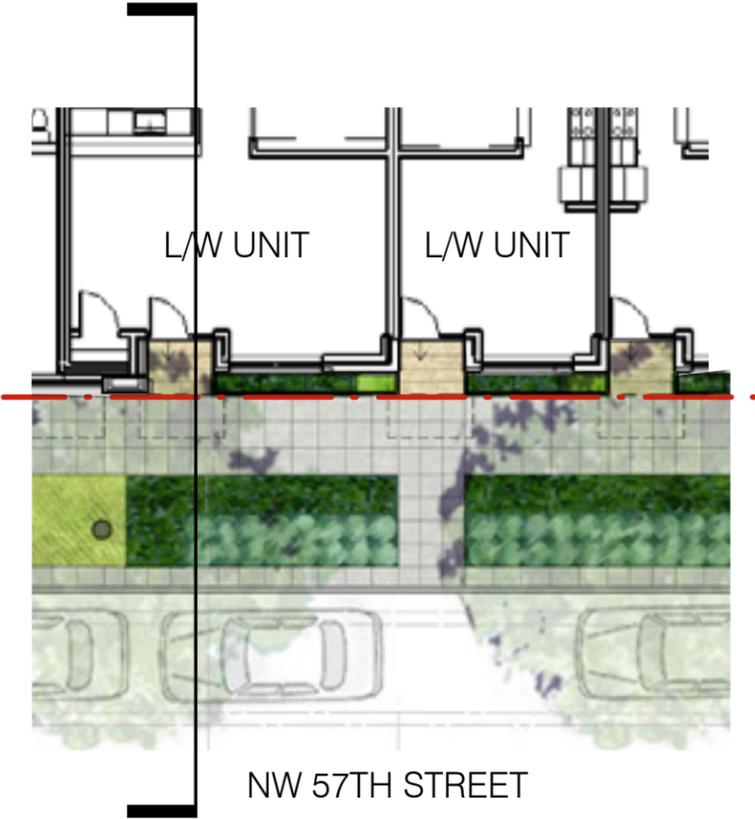
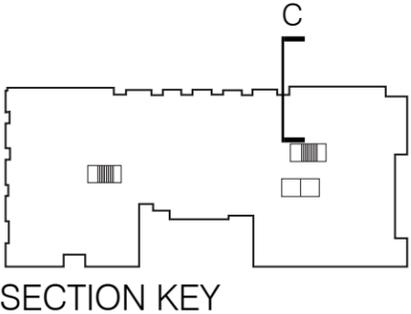




**PEDESTRIAN EXPERIENCE - NW 57TH STREET**



"C" SITE SECTION - NW 57TH STREET AT LIVE/WORK



ALUMINUM WINDOWS:  
DARK BRONZE



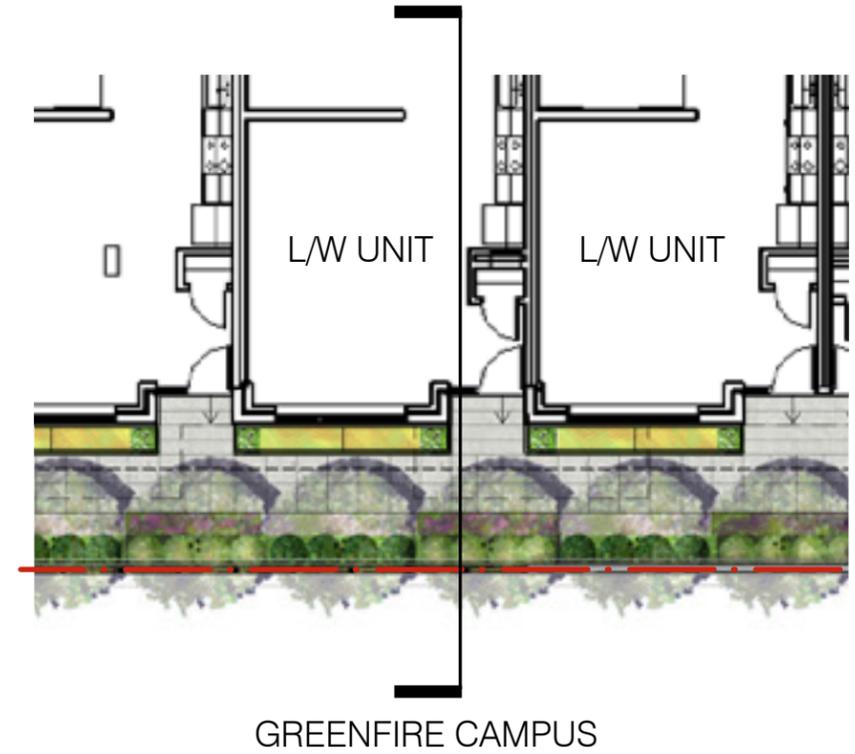
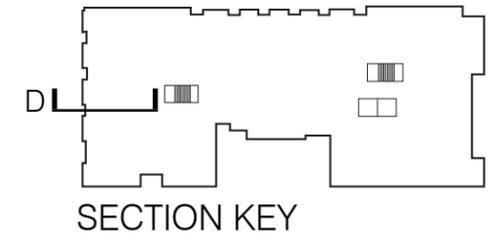
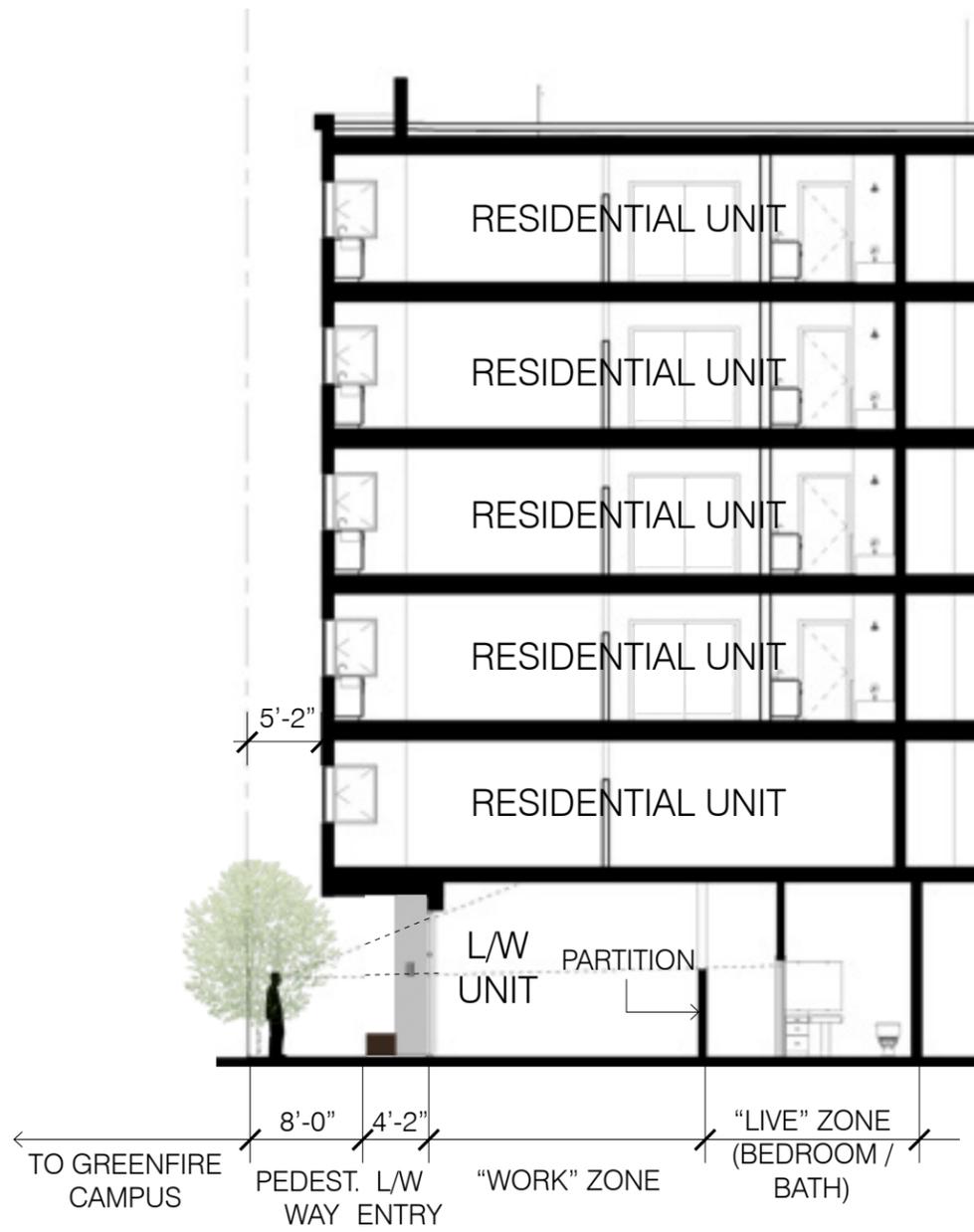
CONCRETE



WOOD



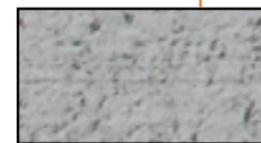
# PEDESTRIAN EXPERIENCE - WEST



"D" SITE SECTION - PEDESTRIAN WAY AT WEST PROPERTY LINE



ALUMINUM WINDOWS:  
DARK BRONZE



CONCRETE



#	Code Requirement	Departure Requested	How This Departure Better Meets the Design Guidelines
1	SMC 23.47A.005.C.g- In all neighborhood commercial zones residential uses may occupy, in the aggregate, no more than 20 percent of the street-level street-facing façade based on Map 12 when facing an arterial street.	Residential use to occupy 47.4% percent of the street-level street-facing façade facing 20th Avenue NW, a collector arterial.	<p>The preferred design proposes residential leasing offices and a residential lobby at the corner of NW 57th Street extending along a portion of 20th Avenue NW. The leasing offices and lobby will be a transparent, active commercial-like spaces during regular business hours similar in appearance and activity to the commercial space desired along the 20th Avenue NW collector arterial. This site is located 2 blocks north of a viable, and low rent cost per SF, commercial district centered on Market Street. The proposed departure is an appropriate response to conform to use patterns and mirror the character and form of uses in the immediate neighborhood. The site directly north of this project along 20th has a strong residential character. A similar requested departure has recently been allowed for residential units along 20th for the site located at 1760 NW 56th Street, at the corner of 56th and 20th.</p> <p>(CS2- II.-iii), (DC2-I)</p>
2	SMC 23.54.030.G.2- For two way driveways or easements 22 feet wide or more, a sight triangle on the side of the driveway used as an exit shall be provided, and shall be kept clear of any obstruction for a distance of 10 feet from the intersection of the driveway or easement with a driveway, easement, sidewalk, or curb intersection if there is no sidewalk. The entrance and exit lanes shall be clearly identified.	To provide mirrors or other safety measures instead of the sight triangle required on the east (exiting) side of the 22 ft. garage entry drive.	<p>The reduction in the sight triangle will strengthen the pedestrian street wall along 57th. The smaller opening for the garage will enhance pedestrian activity and allow for fewer places for loitering. The intended pedestrian safety created by the site triangle requirement will be achieved by providing mirrors for exiting motorists to see approaching pedestrians. The sight triangle departure is common for urban building in Seattle and has been granted for newer neighboring buildings.</p> <p>(CS2- II.-iii), (DC1- I.-i,ii, iii, iv), (DC2-I)</p>
3	SMC 23.47a.008.A.3- Street-level street-facing facades shall be located within 10 feet of the street lot line, unless wider sidewalks, plazas, or other approved landscaped or open spaces are provided.	To set back façade 13'-6" at corner residential entry.	<p>The increased setback from the 20th Avenue property line opens up the corner creating a weather protected entry for building residents and visitors. The wider sidewalk creates a more prominent building entry with improved sight lines at the corner for pedestrians.</p> <p>(CS2- A), (CS2- C), (CS3- A), (PL1- A), (PL1- B), (DC1- A)</p>

# DEPARTURE REQUESTS

## STREET-LEVEL USES (SMC 23.47A.005)

### Code Requirement

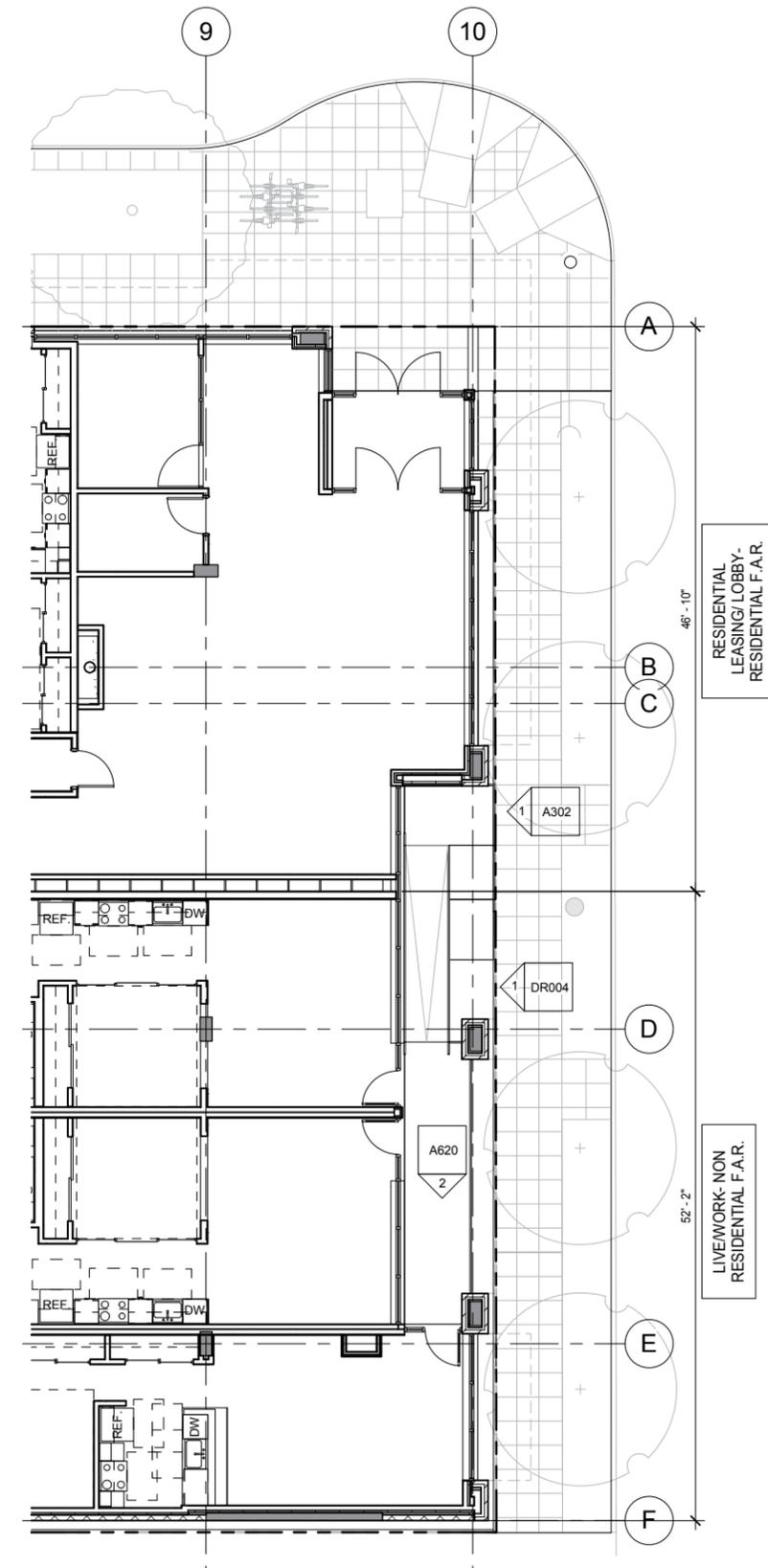
SMC 23.47A.005.C.g- In all neighborhood commercial zones residential uses may occupy, in the aggregate, no more than 20 percent of the street-level street-facing facade based on Map 12 when facing an arterial street.

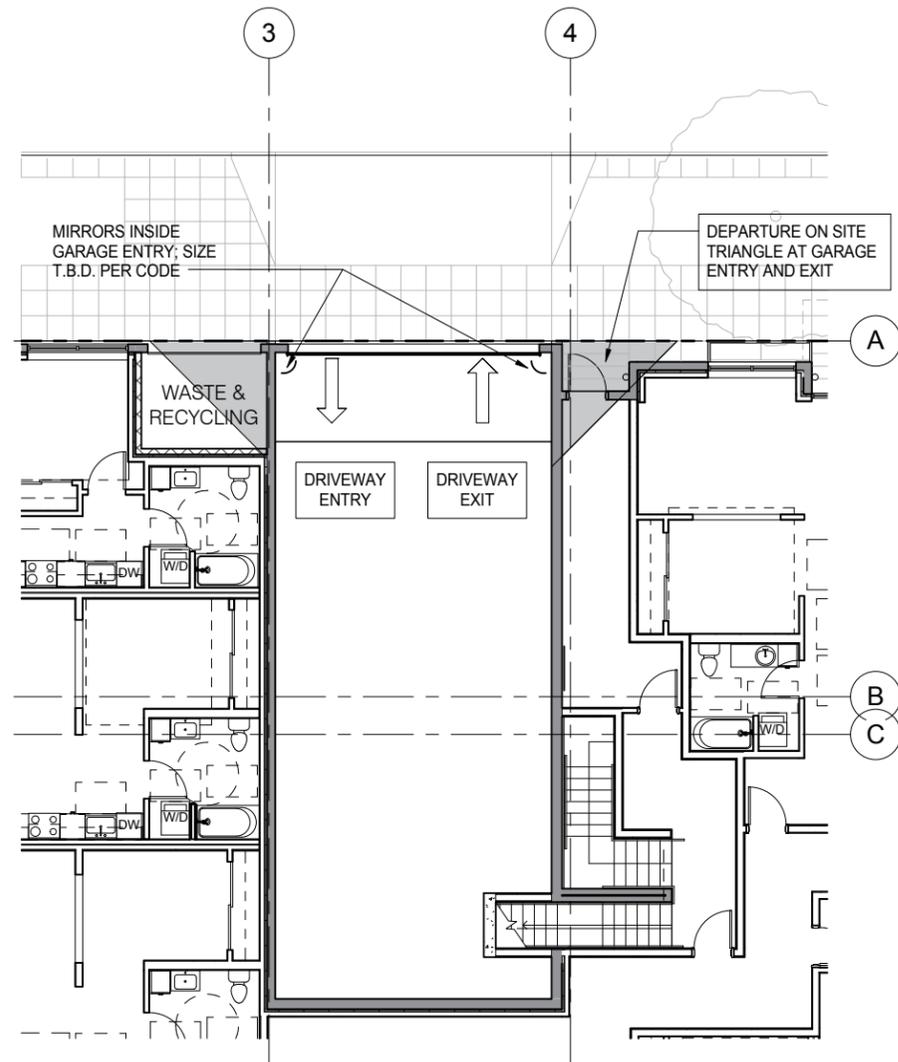
### Departure Requested

Residential use to occupy 47.4% percent of the street-level street-facing facade facing 20th Avenue NW, a collector arterial.

### How This Departure Better Meets the Design Guidelines

The preferred design proposes residential leasing offices and a residential lobby at the corner of NW 57th Street extending along a portion of 20th Avenue NW. The leasing offices and lobby will be a transparent, active commercial-like space during regular business hours similar in appearance and activity to the commercial space desired along the 20th Avenue NW collector arterial. This site is located 2 blocks north of a viable, and low rent cost per SF, commercial district centered on Market Street. The proposed departure is an appropriate response to conform to use patterns and mirror the character and form of uses in the immediate neighborhood. The site directly north of this project along 20th has a strong residential character. A similar requested departure has recently been allowed for residential units along 20th for the site located at 1760 NW 56th Street, at the corner of 56th and 20th.





**PARKING SPACE STANDARDS (SMC 23.54.030)**

**Code Requirement**

SMC 23.54.030.G.2- For two way driveways or easements 22 feet wide or more, a sight triangle on the side of the driveway used as an exit shall be provided, and shall be kept clear of any obstruction for a distance of 10 feet from the intersection of the driveway or easement with a driveway, easement, sidewalk, or curb intersection if there is no sidewalk. The entrance and exit lanes shall be clearly identified.

**Departure Requested**

To provide mirrors or other safety measures instead of the sight triangle required on the east (exiting) side of the 22 ft. garage entry drive.

**How This Departure Better Meets the Design Guidelines**

The reduction in the sight triangle will strengthen the pedestrian street wall along 57th. The smaller opening for the garage will engage pedestrian activity and allow for fewer places for loitering. The intended pedestrian safety created by the site triangle requirement will be achieved by providing mirrors for exiting motorists to see approaching pedestrians. The sight triangle departure is common for urban buildings in Seattle and has been granted for newer neighboring buildings.

**STREET-LEVEL DEVELOPMENT STANDARDS (SMC 23.47A.008)**

**Code Requirement**

SMC 23.47a.008.A.3- Street-level street-facing facades shall be located within 10 feet of the street lot line, unless wider sidewalks, plazas, or other approved landscaped or open spaces are provided.

**Departure Requested**

To set back façade 13'-6" at corner residential entry.

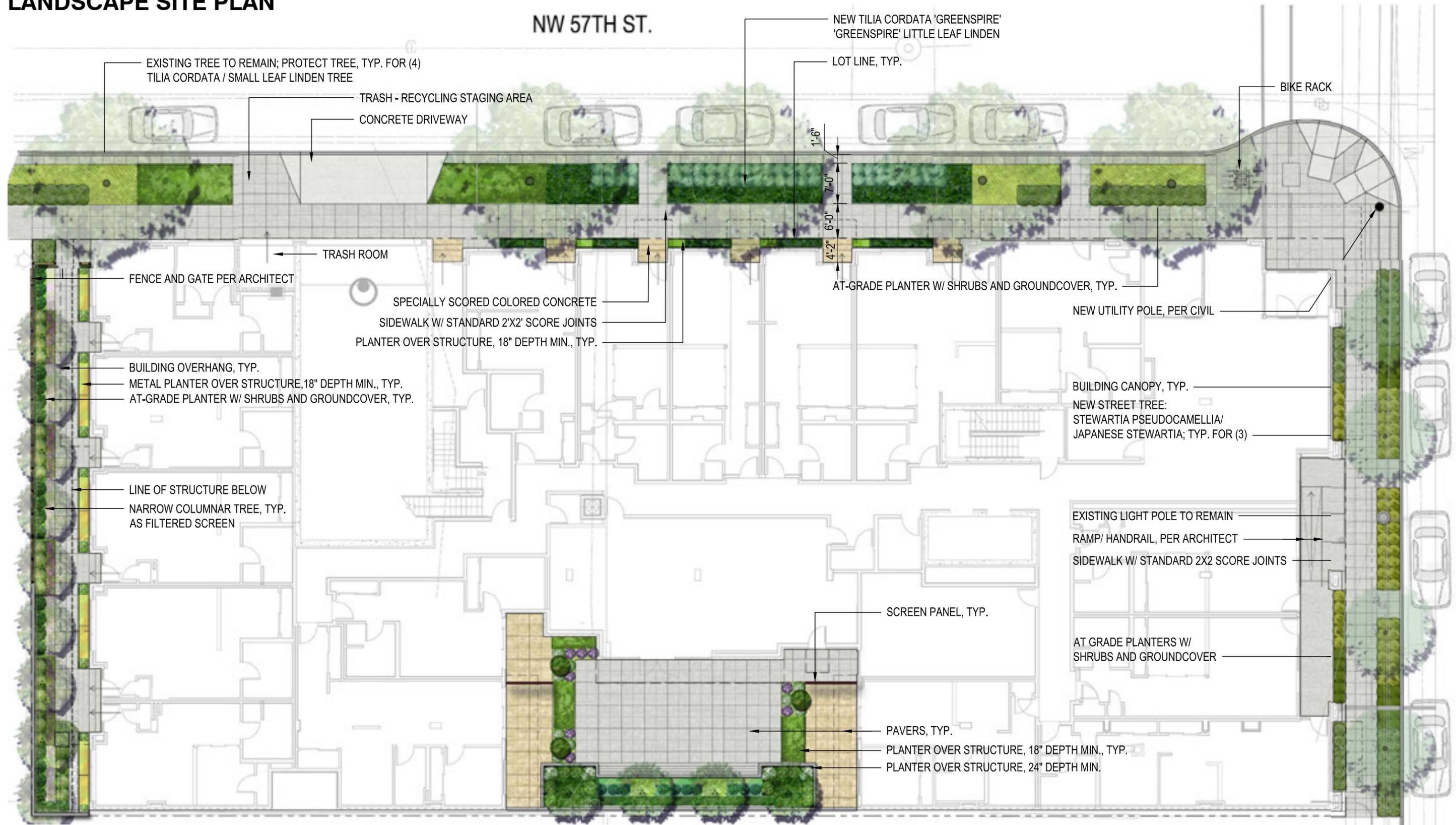
**How This Departure Better Meets the Design Guidelines**

The increased setback from the 20th Avenue property line opens up the corner creating a weather protected entry for building residents and visitors. The wider sidewalk creates a more prominent building entry with improved sight lines at the corner for pedestrians.



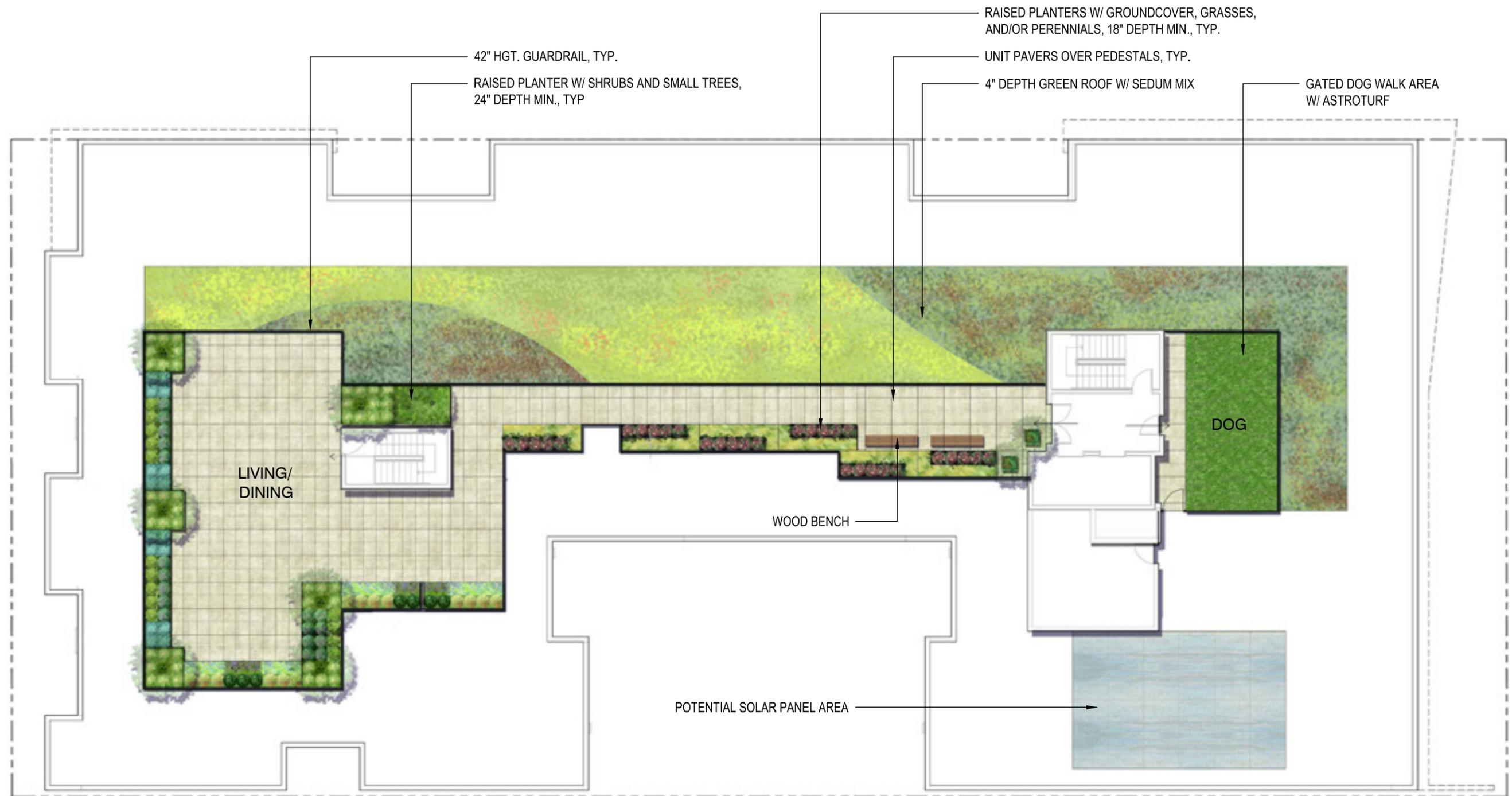
# LANDSCAPE SITE PLAN

NW 57TH ST.



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

# LANDSCAPE ROOF PLAN



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

# LANDSCAPE MATERIALS LEVEL 1

## TREES



*Tilia cordata* 'Greenspire'  
Small Leaf Linden Tree



*Stewartia pseudocamellia*  
Japanese Stewartia



*Amelanchier canadensis*  
'Glennform'  
Rainbow Pillar Serviceberry



*Acer circinatum*  
Vine Maple

## STREET FRONTAGE PLANTINGS



*Sarcococca hookeriana* var.  
*Humilis*  
Himalayan Sweet Box



*Pittosporum tobira* 'Shima'  
Cream De Mint Dwarf Mock Orange



*Euphorbia amygdaloides*  
var. *Robbiae*  
Mrs. Robb's Bonnet



*Liriope spicata*  
Creeping Lily Turf



*Polystichum setiferum*  
Soft Shield Fern



*Schizophragma hydrangeoides* 'Moonlight' - Japanese Hydrangea Vine



*Nandina domestica*  
'Harbour Dwarf'- Heavenly Bamboo



*Calluna vulgaris* 'wickwar Flame'- Wickwar Flame Scotch Heather



*Carex testacea*  
Orange New Zealand Sedge

WEST EDGE PLANTINGS



Anemanthele lessoniana  
Pheasant's Tail Grass



Trachelospermum asiaticum  
Asian Star Jasmine



Vaccinium ovatum  
Evergreen Huckleberry



Miscanthus sinensis 'Yaku Jima'  
Dwarf Maiden Grass



Campsis radicans  
Trumpet Creeper



Anemone x hybrida 'Honore Jobert'  
Japanese Anemone



Ajuga reptans 'Chocolate Chip'  
Carpet Bugle



Arbutus unedo 'Compacta'  
Compact Strawberry Tree



Carex testacea  
Orange New Zealand Sedge

COURTYARD PLANTINGS



Taxus baccata 'Fastigiata'  
Columnar Irish Yew



Sarcococca ruscifolia  
Fragrant Sweet Box



Acanthus mollis  
Bear's Breeches



Actaea racemosa 'James Compton'  
Purple Snakeroot



Hydrangea quercifolia 'Pee Wee'  
Pee Wee Oak Leaf Hydrangea



Polystichum munitum  
Sword Fern



Helleborus orientalis  
Lenten Rose



Hosta x tardiana 'Halcyon'  
Halcyon Plantain Lily



Acorus gramineus 'Ogon'  
Golden Variegated Sweet Flag



Oxalis oregana  
Redwood Sorrel

**LANDSCAPE MATERIALS ROOF**

**TREES**



Acer ginnala 'Flame'  
Flame Amur Maple

**SHRUBS / GROUNDCOVERS / PERENNIALS**



Pennisetum alopecuroides  
Fountain Grass



Ilex glabra 'Shamrock'  
Shamrock Inkberry Holly



Lavandula x intermedia  
'Provence'- French Lavender



Helictotrichon sempervirens  
Blue Oat Grass



Panicum virgatum  
'Haense Herms'  
Switchgrass



Rosmarinus officinalis 'Arp'  
Arp Rosemary



Salvia nemorosa  
'Caradonna' - Sage



Parahebe perfoliata  
Digger's Speedwell



Geranium 'Ann Folkard'  
Geranium



Physocarpus opulifolius  
'Tiny Wine' - Ninebark



Nassella tenuissima  
Mexican Feather Grass



Arbutus unedo 'Compacta'  
Compact Strawberry Tree



Helianthemum nummularium  
'Henfield Brilliant'  
'Henfield Brilliant' Sunrose



Mahonia repens  
Creeping Mahonia

# HARDSCAPE ELEMENTS



Natural Concrete



Accent Colored Concrete



Pedestal Paver over structure



Privacy Screen



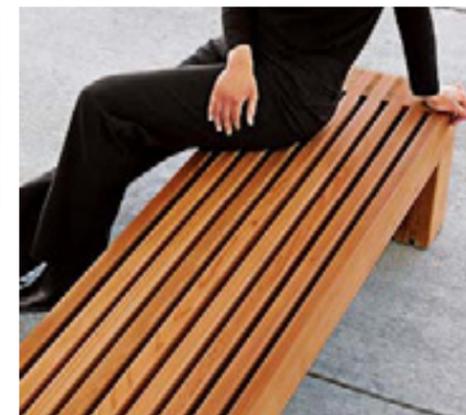
Bike Rack



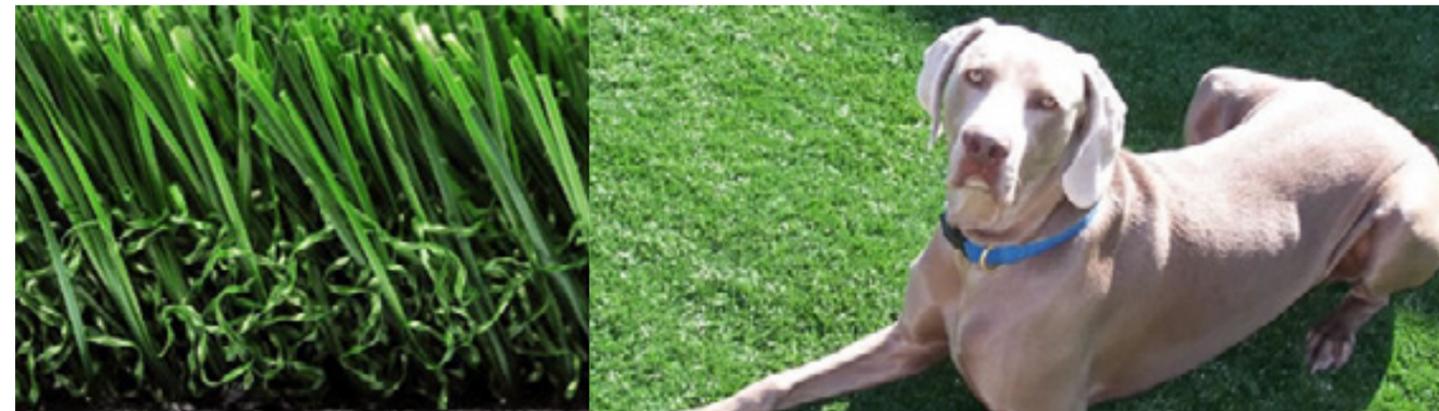
Metal Planter at Street Level



Fiberglass Planter at Rooftop Terrace (color TBD)



Wood Bench



Dog Run - Anti-Bacterial Synthetic Turf

# SOLAR STUDIES

Maximum Zoning Envelope Shadow  
Current Design Shadow



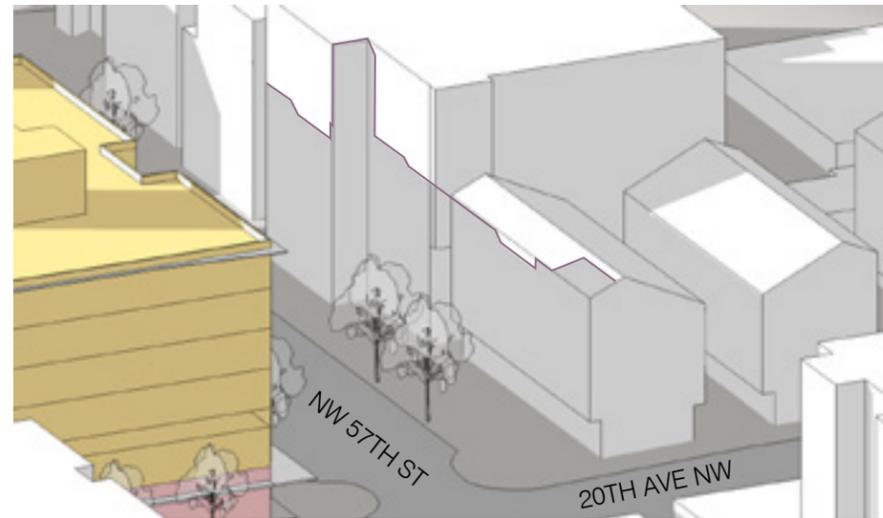
# SOLAR COMPARISON

— Outline of Current Design Shadow

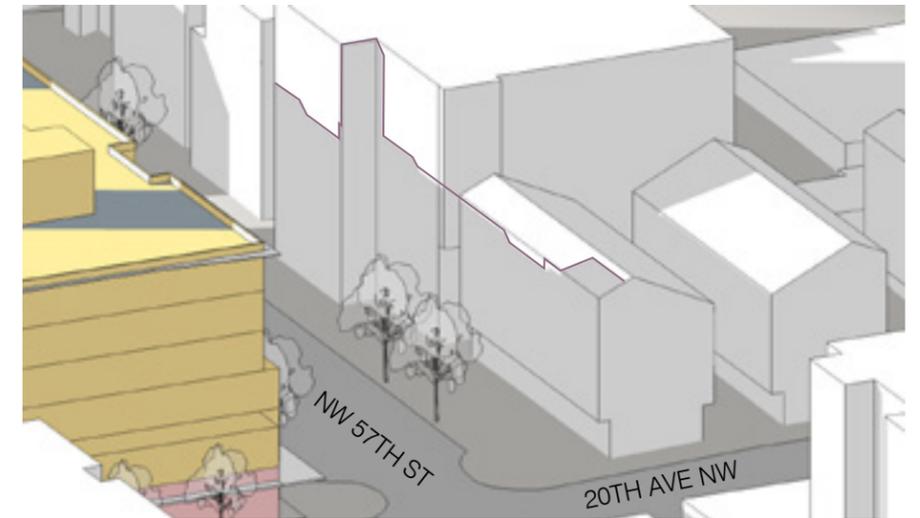
### MAXIMUM ZONING ENVELOPE COMPARISON



### CURRENT DESIGN



### CURRENT DESIGN WITH 4' SETBACK COMPARISON



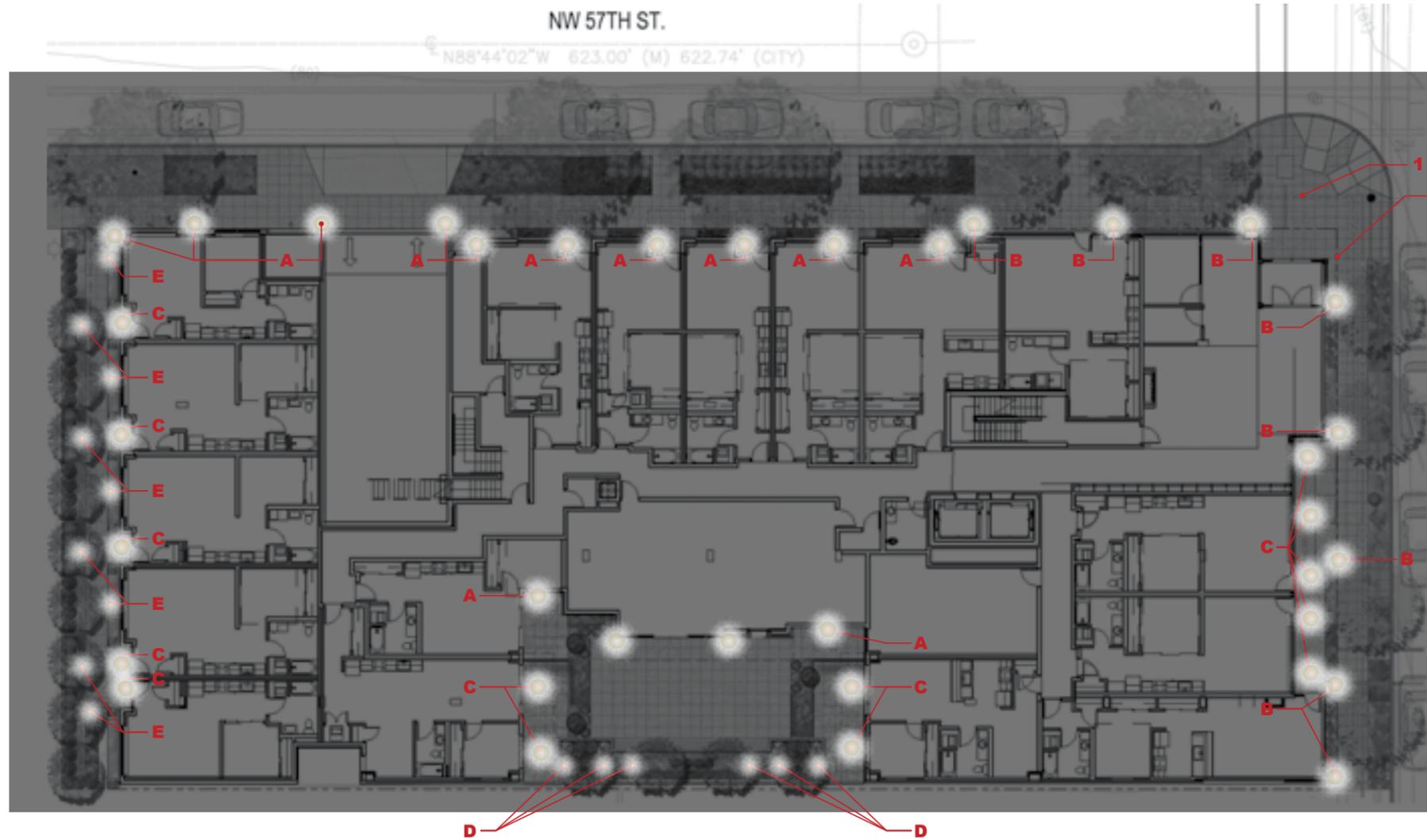
2 PM  
WINTER  
SOLSTICE

12 PM  
WINTER  
SOLSTICE

10 AM  
WINTER  
SOLSTICE



# CONCEPTUAL EXTERIOR LIGHTING & SIGNAGE PLAN



## LIGHTING



**A** SURFACE MOUNTED WALL WASH



**B** SURFACE MOUNTED WALL WASH



**C** CLOSE TO CEILING LIGHT



**D** GROUND-MOUNTED LIGHT



**E** LANDSCAPE PATH LIGHT

## SIGNAGE

**1**



**2**



\*TYPICAL LIVE/WORK UNIT NUMBERS AT EACH ENTRY



**(BLANK)**

# APPENDIX



ELEVATION - NORTH ALTERNATE STUDY



ELEVATION - NORTH



ELEVATION - NORTH ALTERNATE STUDY