

# MODERA APARTMENTS

2003 N.W. 57TH STREET

CITY OF SEATTLE DESIGN REVIEW

RECOMMENDATION MEETING

DPD PROJECT #3017791

APRIL 20, 2015

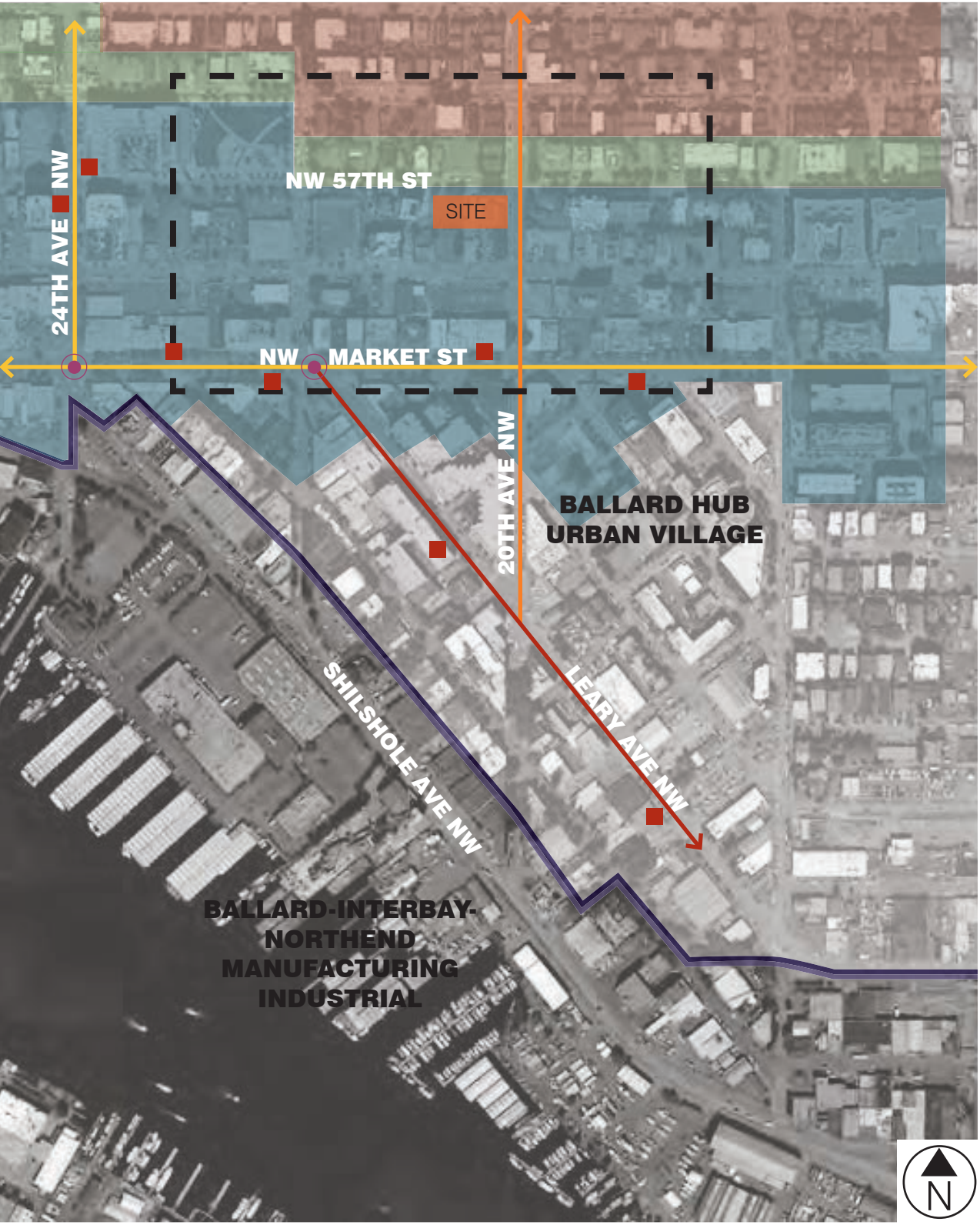


## INDEX

Site & Neighborhood Analysis	3
Design Proposal	4 - 5
Alternate Elevations	6 - 7
South Elevation Studies	8 - 9
Site Plan	10
Elevations	11 - 14
Material Palette	15
Fence and Gate Design	16
Departure Requests & Matrix	17 - 19

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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         |

# DESIGN PROPOSAL

## RESPONSE TO REC #1

ENHANCED CORNER EXPRESSION MARKS THE GATEWAY TO THE BALLARD MUNICIPAL CENTER, WITH DARK WINDOWS AND METAL PANELS TO MATCH ROOF EYEBROW

SIMPLIFIED, RECTILINEAR FORMS WITH HIGH QUALITY MATERIALS (FULL FACADE OF METAL PANELS) REFLECT THE EVOLVING NATURE OF MODERN BALLARD AND COMPLIMENT ADJACENT BUILDINGS

SIMPLE GEOMETRIC FORMS AND CLASSIC MATERIALS (BRICK, CONCRETE, ALUMINUM STOREFRONT) REFLECT THE INDUSTRIAL, HISTORICAL BUILDING STOCK FOUND IN BALLARD



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

# DESIGN PROPOSAL

## RESPONSE TO REC #1



CONSISTENT ROOF LINE WITH TALLER EYEBROW ACROSS ALL FACADES ENHANCES ARTICULATION WHILE MAINTAINING CONSISTENT AND SIMPLIFIED DESIGN

HIGH QUALITY METAL SIDING WRAPS THE CORNER FROM 20TH AVENUE TO 57TH STREET AND EXTENDS TO ALL BAYS ON 57TH STREET

2 STORY COMMERCIAL BASE EXTENDS FURTHER DOWN 57TH STREET TO DEFINE THE GATEWAY INTO THE BALLARD MUNICIPAL DISTRICT

UNIQUE DECORATIVE GATE MARKS ENTRANCE TO WEST FACING L/W UNITS AND DIFFERENTIATES PROJECT FROM ADJACENT GREENFIRE CAMPUS

VIEW LOOKING SOUTHEAST ALONG NW 57TH STREET

# ALTERNATE ELEVATION

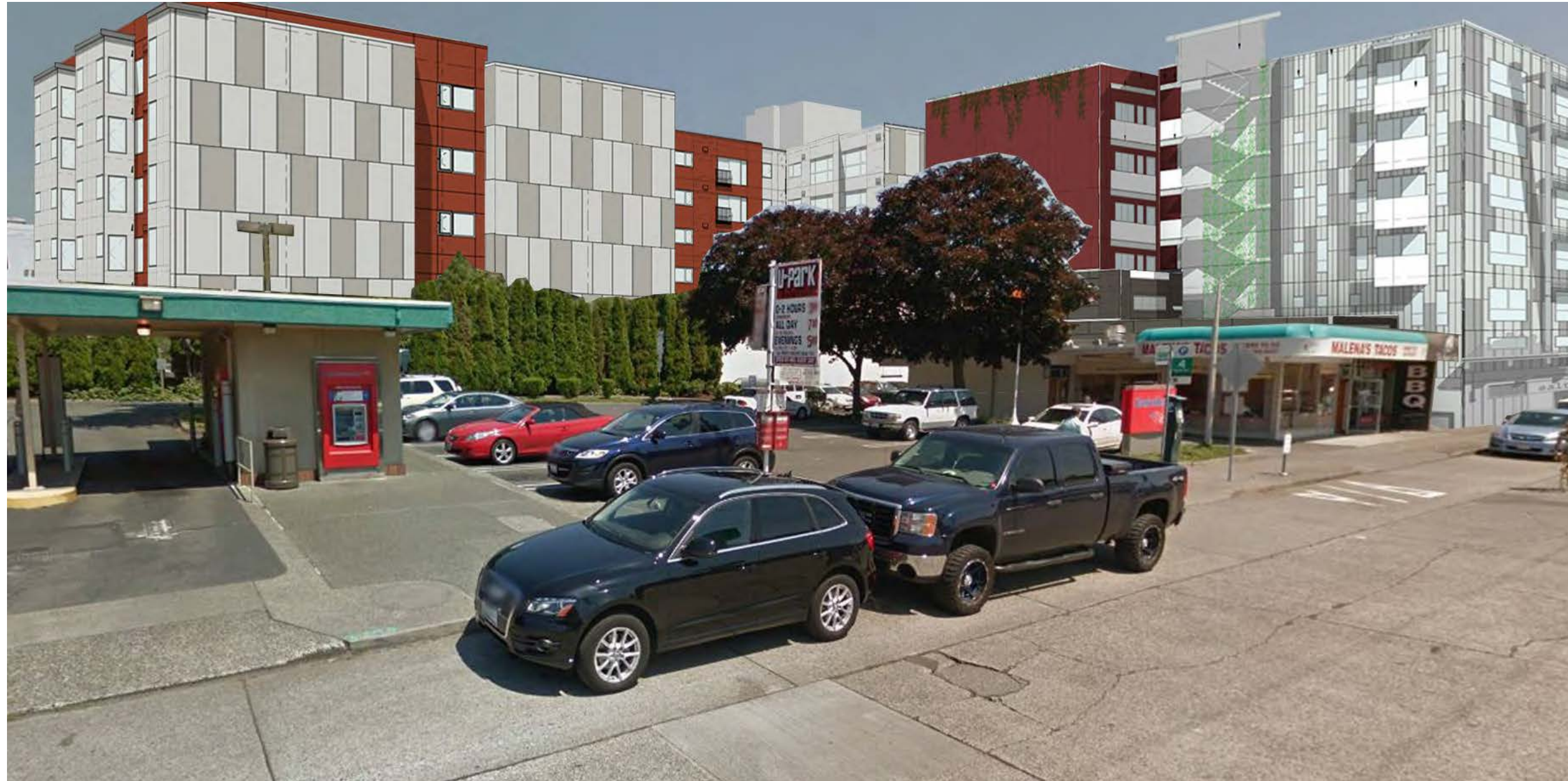


ALTERNATE COOL CHAMPAGNE METAL PANEL



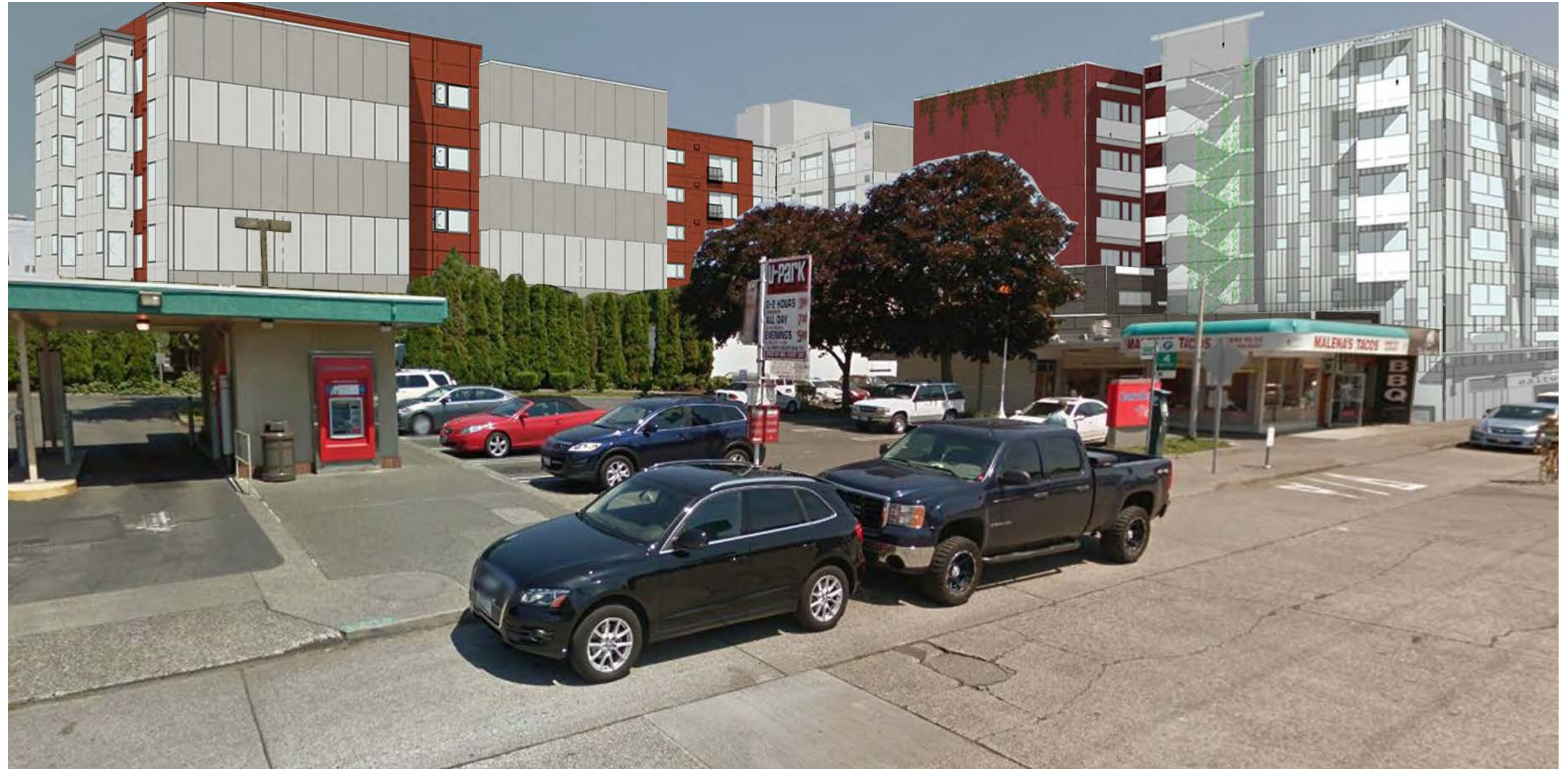
ALTERNATE COOL CHAMPAGNE METAL PANEL

## SOUTH ELEVATION STUDIES



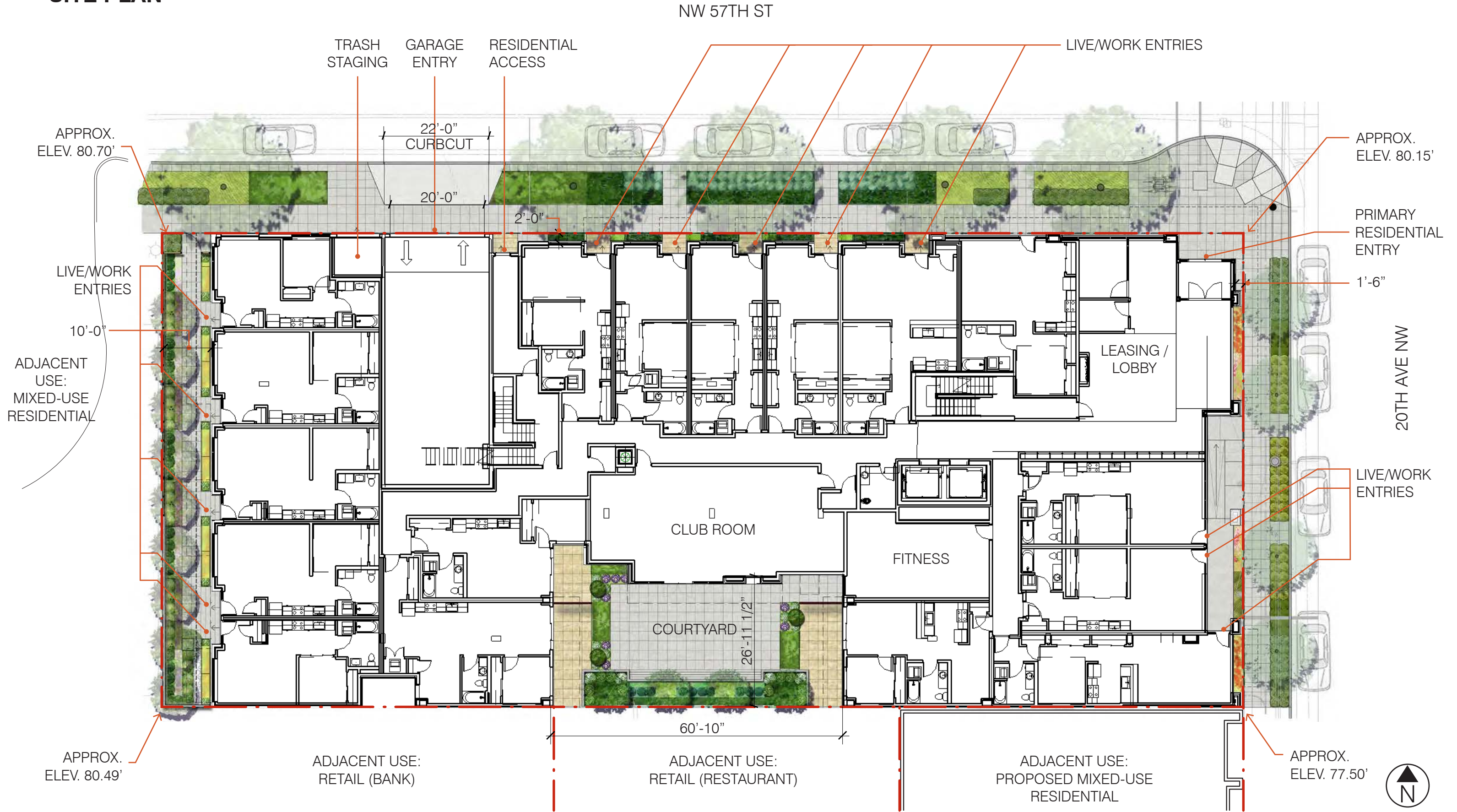
OPTION 1 - RANDOM - DORIAN GRAY AND PASSIVE FIBER CEMENT PANELS (OPTIONAL CORRUGATED METAL)





OPTION 2 - HORIZONTAL BANDS - DORIAN GRAY AND PASSIVE FIBER CEMENT PANELS (OPTIONAL CORRUGATED METAL)

# SITE PLAN

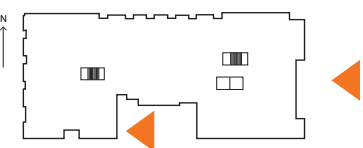
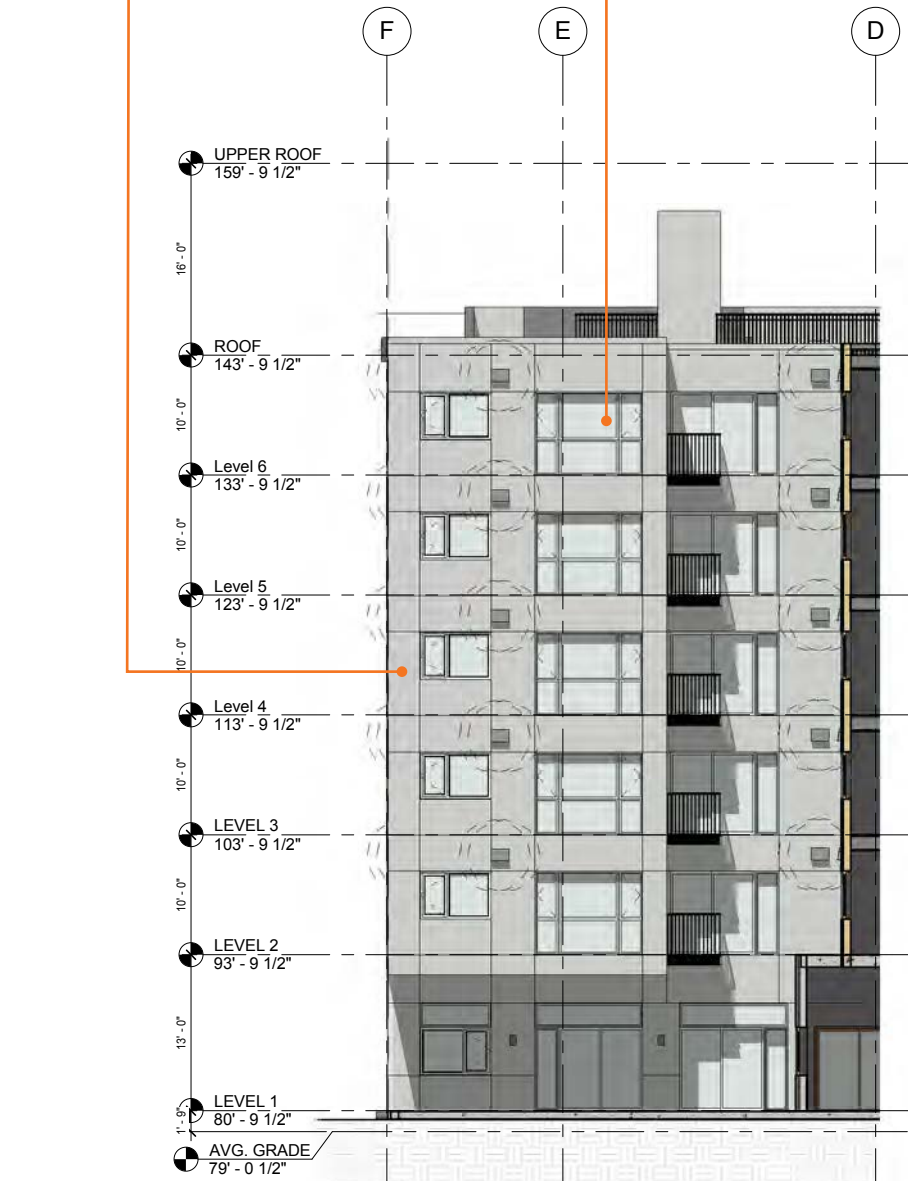





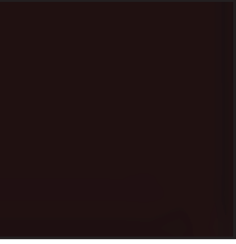
# ELEVATIONS



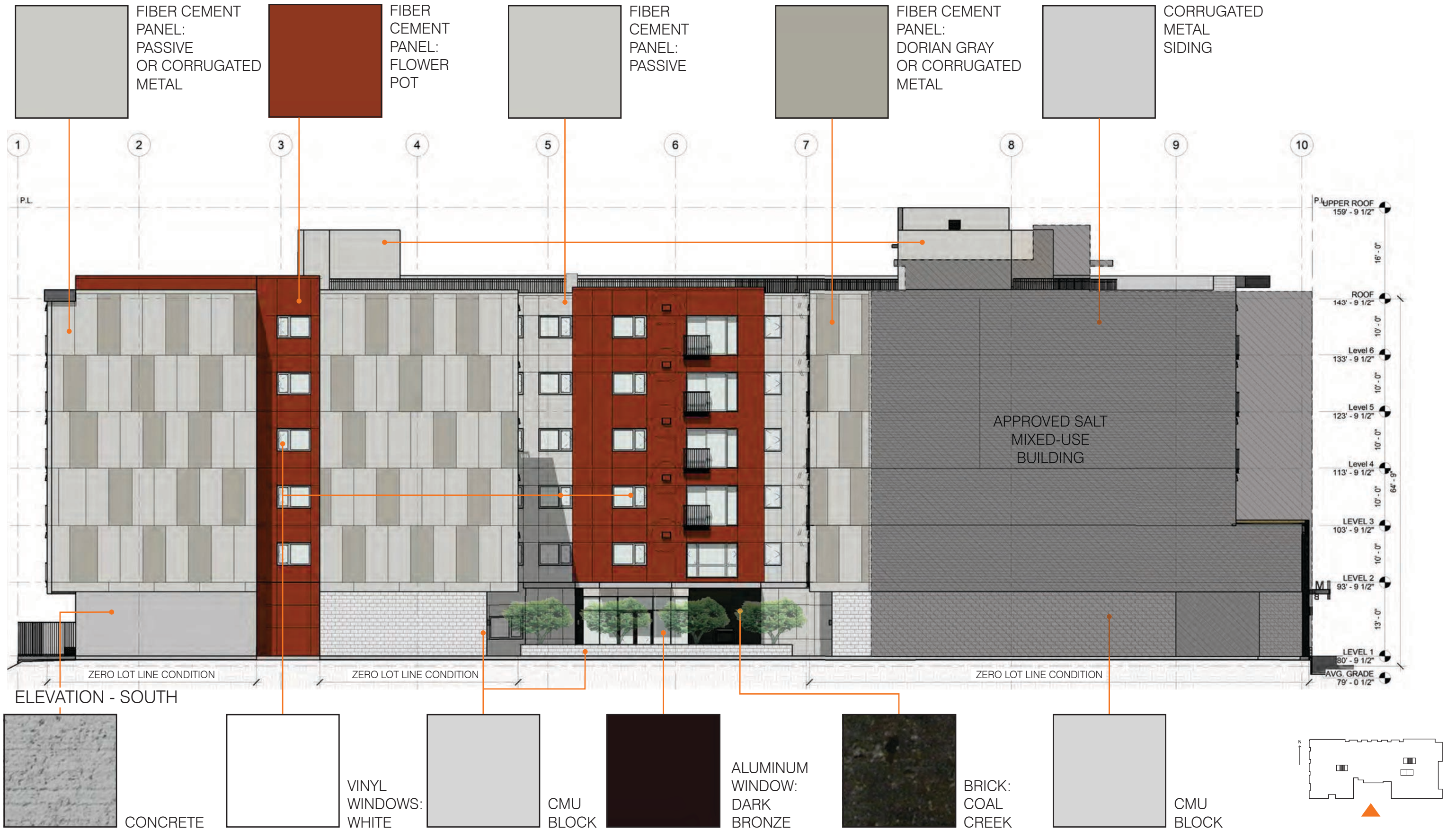
# ELEVATIONS

	FIBER CEMENT PANEL: PASSIVE		VINYL WINDOW: WHITE		METAL SIDING: COOL METALLIC SILVER		METAL TRIM: COOL ZATIQUE II		VINYL WINDOWS: WHITE		METAL SIDING: COOL ZATIQUE II		VINYL WINDOWS: BLACK
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	VINYL WINDOW: BLACK		BRICK: COAL CREEK		WOOD SOFFIT		ALUMINUM WINDOWS: DARK BRONZE
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# ELEVATIONS

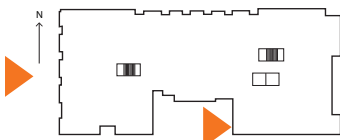


# ELEVATIONS



ELEVATION - WEST COURT

ELEVATION - WEST



VINYL WINDOW: WHITE

VINYL WINDOW: WHITE

CONCRETE

ALUMINUM WINDOWS: DARK BRONZE

# MATERIAL PALETTE



FIBER CEMENT PANEL  
FLOWER POT

FIBER CEMENT PANEL  
PASSIVE

FIBER CEMENT PANEL  
DORIAN GRAY



VINYL WINDOW  
BLACK



VINYL WINDOW  
ADOBE



VINYL WINDOW  
WHITE



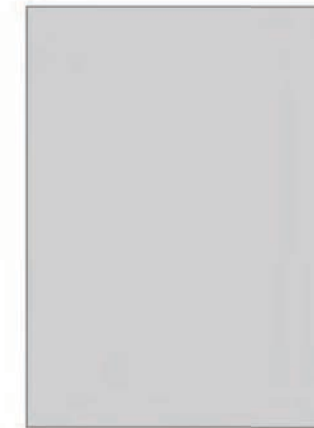
ALUMINUM  
WINDOWS  
DARK BRONZE



WOOD



METAL TRIM  
COOL ZATIQUE II

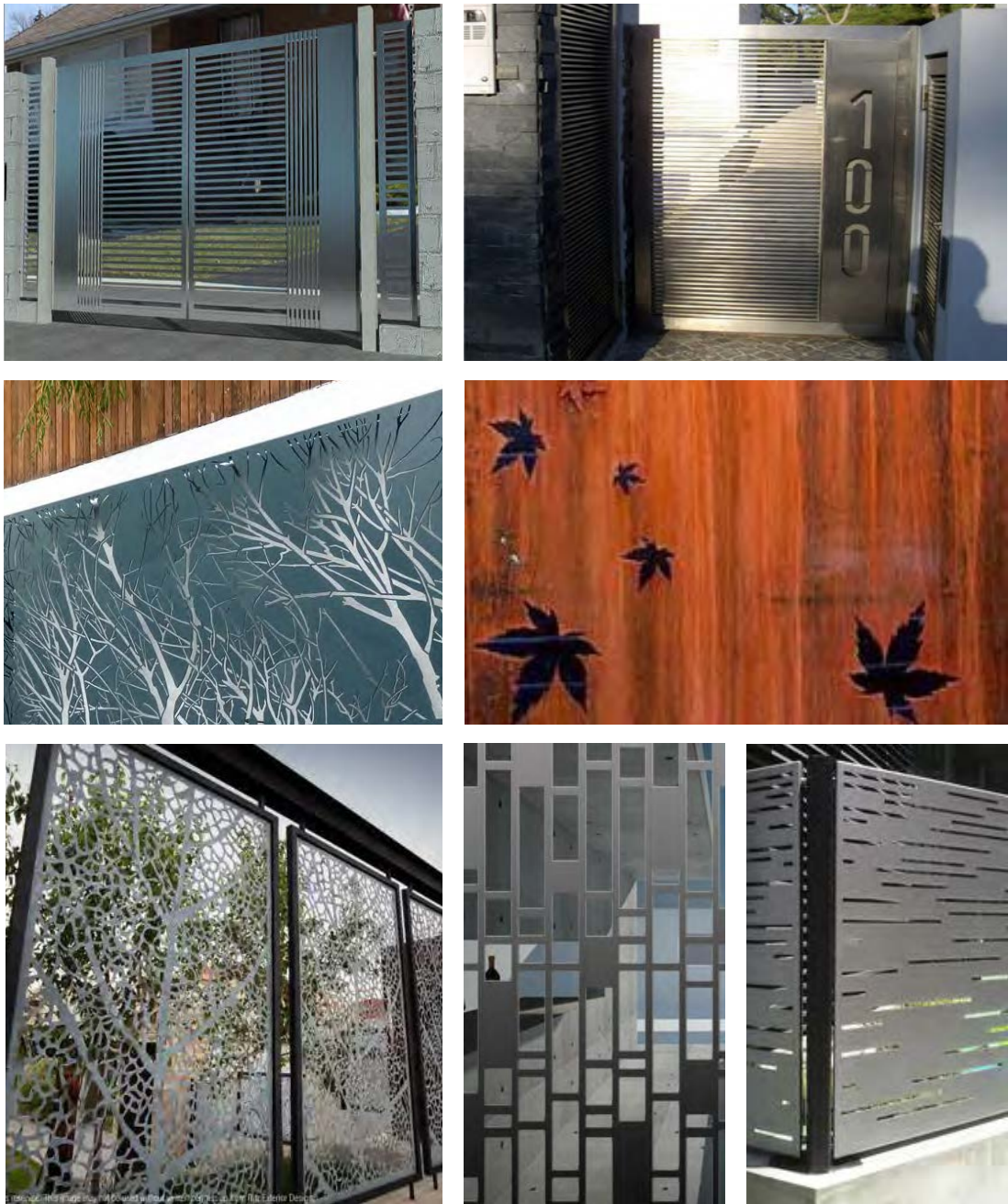
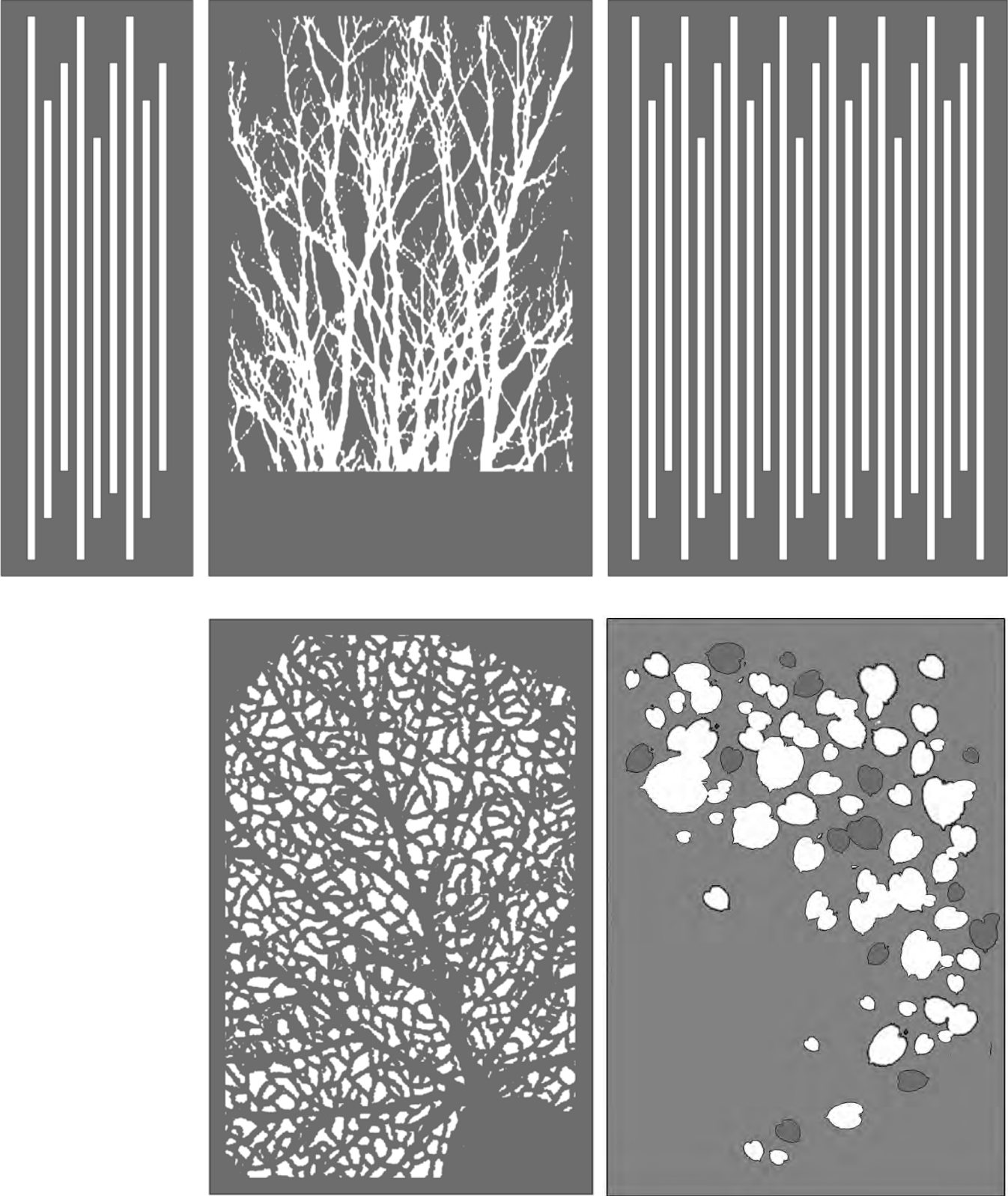


METAL SIDING  
COOL METALLIC  
SILVER



BRICK  
COAL CREEK

FENCE AND GATE DESIGN



FENCE AND GATE DESIGN CONCEPTS



# DEPARTURE MATRIX

DEPARTURE REQUESTS - REQUESTED WITH MUP #3017791				
#	Code Requirement	Departure Requested	How This Departure Better Meets the Design Guidelines	Approval
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.	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.  <b>(CS2- II.-iii), (DC2-I)</b>	Yes (3/16/15 Recommendation Mtg.)
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.	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.  <b>(CS2- II.-iii), (DC1- I.-i,ii, iii, iv), (DC2-I)</b>	Yes (3/16/15 Recommendation Mtg.)
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.	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.  <b>(CS2- A), (CS2- C), (CS3- A), (PL1- A), (PL1- B), (DC1- A)</b>	Yes (3/16/15 Recommendation Mtg.)

# DEPARTURE REQUESTS

## STREET-LEVEL USES (SMC 23.47A.005) **APPROVED REC MTG #1 (03/16/15)**

### Code Requirement

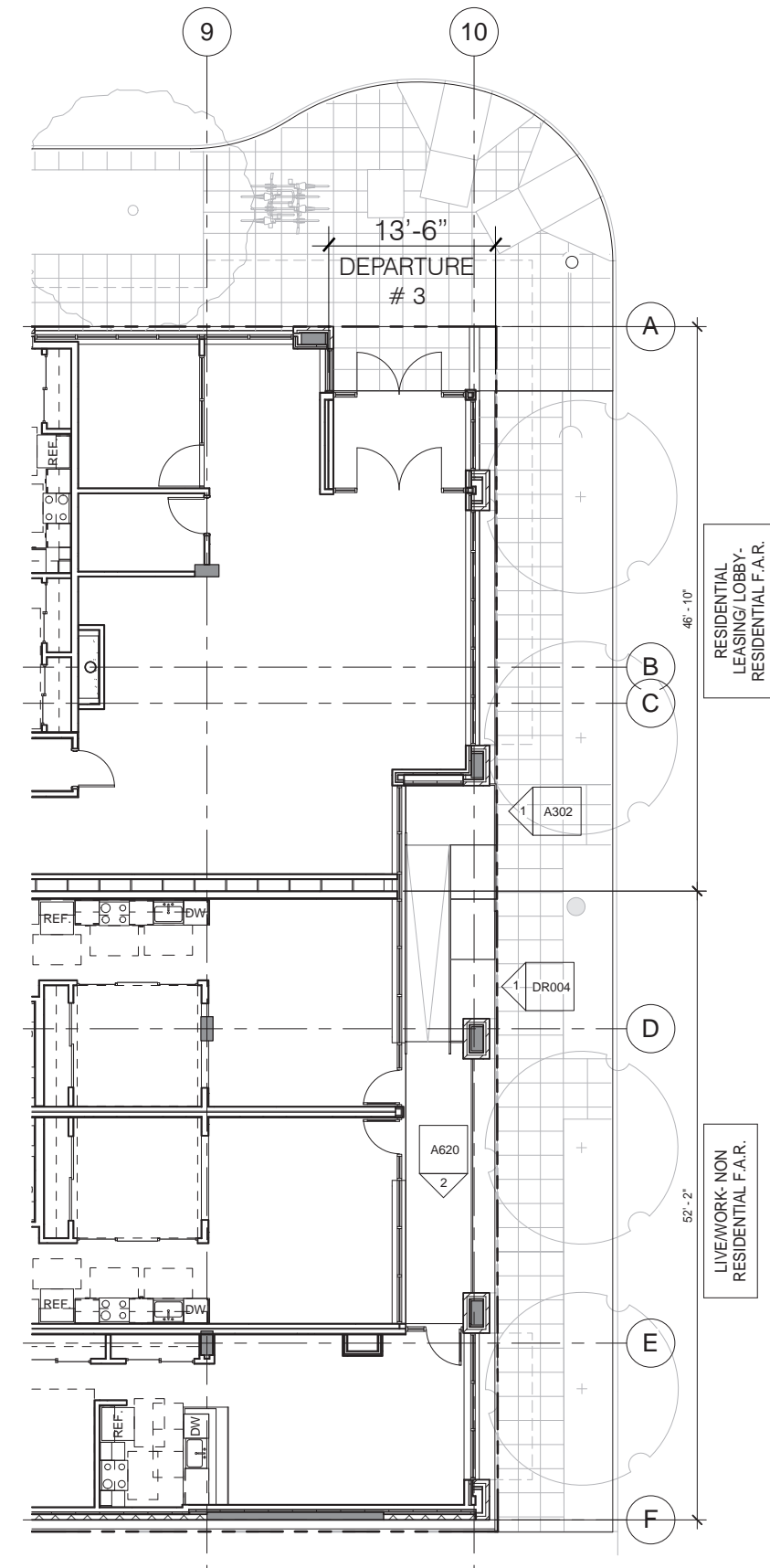
SMC 23.47A.005.C.g- In all neighborhood commercial zones residential uses may occupy, in the aggregate, no more than 20 percent of the street-level street-facing facade based on Map 12 when facing an arterial street.

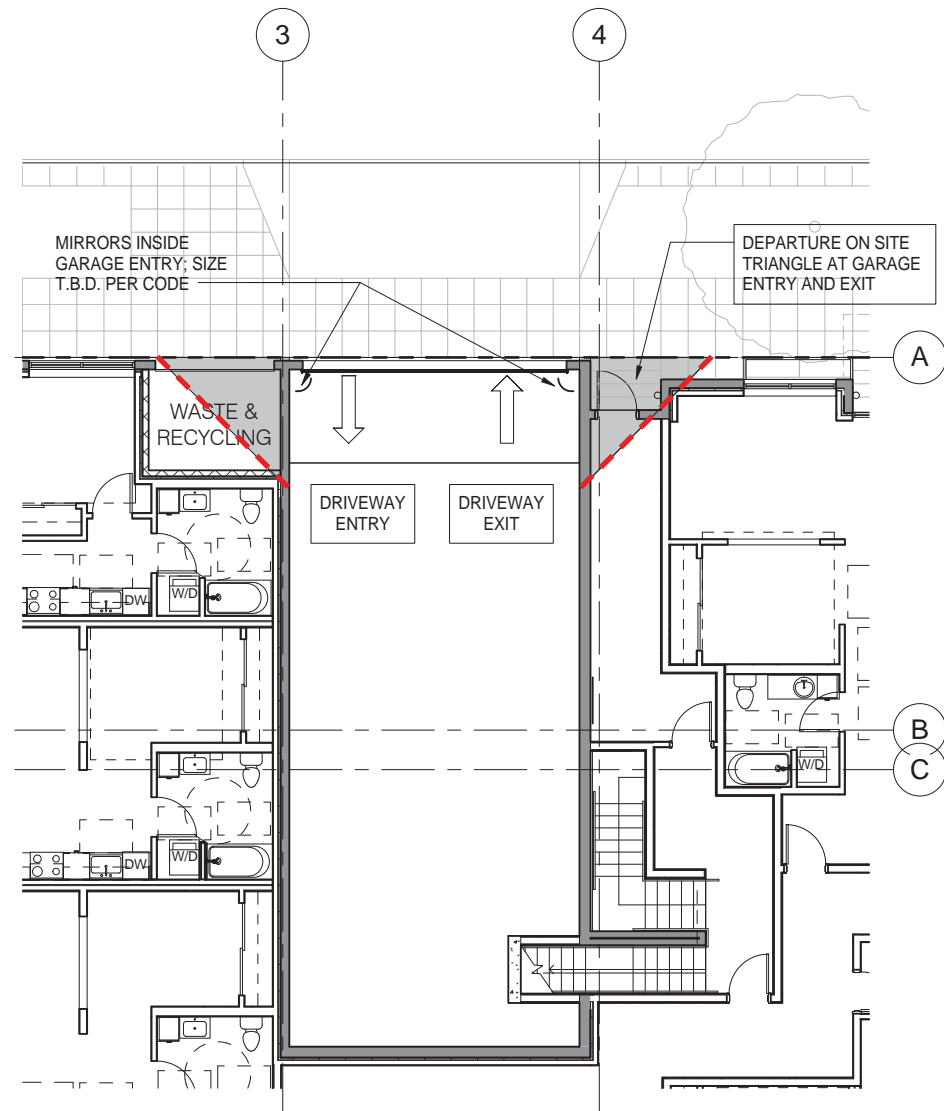
### Departure Requested

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) APPROVED REC MTG #1 (03/16/15)

### 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 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 buildings in Seattle and has been granted for newer neighboring buildings.

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

APPROVED REC MTG #1 (03/16/15)

### 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.

