



Courtesy Tiscareno Associates

## Modera Ballard to start this fall

Mill Creek Residential Trust of Dallas said it wants to begin construction in October on a six-story, 132-unit apartment complex at 2003 N.W. 57th St. in Ballard.

Modera Ballard will have 14 live-work units, and 118 units that will be a mix of studios and one-, two- and three-bedrooms. Underground parking will total 102 spaces.

Opening is set for early 2017.

Modera Ballard will have a deck and dog run on the roof, a courtyard on the main level, a club room and a gym.

Mill Creek Residential recently got design approval for the project. The city Landmarks Preservation Board said a 1945 Colonial Revival-style funeral home on the site is not a landmark, paving the way for Mill Creek Residential to knock it down.

Mill Creek Residential said in a press release that the project is aimed at younger people

who want bigger apartments.

"Millennials looking for well-priced apartments for their future families may find a shortage in a vibrant Seattle neighborhood like Ballard," the press release said. "Soon, their choices will expand to generously-sized apartments close to family-friendly attractions as well as restaurants and nightlife."

Tiscareno Associates is designing the project, and Mill Creek Residential's construction arm is building it. Other team members are Bush, Roed & Hitchings, Terra Associates, Yu & Trochalakis, Communita Atelier, JRS Engineering and Lair Design.

Mill Creek Residential has about 13,000 units either operating or in the pipeline.

Mill Creek Residential has two projects under construction in Seattle: one on Capitol Hill and one in South Lake Union.