

DPD #3010923

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Attachment A

City of Seattle
Application for Early Design Guidance

PART I: CONTACT INFO

1. Property Address: 5601 24th Ave. NW
2. Project number: 3010923
3. Additional related project number(s): None
4. Owner/Lessee Name: R.D. Merrill at Ballard I, LLC
5. Contact Person:
Name: Billy Pettit
Firm: R.D. Merrill Co.
Mailing Address: 1938 Fairview Ave. E #300
City State Zip: Seattle, WA 98102
Email: wpettit@rdmprop.com
6. Applicant's Name: Chad Lorentz
Relationship to Project: Architect
7. Design Professional's Name: Urbal Architecture | Chad Lorentz
Address: 1910 Fairview Ave. E #100, Seattle, WA 98102
Phone: (206) 257-0972
Email address: chadl@urbalarchitecture.com
8. Applicant's Signature _____ Date _____

PART II: SITE AND DEVELOPMENT INFO

1. Please describe the existing site, including location, existing uses and/or structures, topographical or other physical features, etc.

The site is located in the Ballard neighborhood at the corner of 24th Ave. NW and NW 56th St., one block north of Market Street and one block west of Ballard Commons Park. The site is approximately 200 ft. by 100 ft. The site is not adjacent to an alley.

The site slopes gradually upward from southwest to northeast, rising approximately 9 ft. There is an existing one story retail building on the east portion of the site fronting on 24th Ave. NW. An existing five unit, one-story apartment building occupies the westernmost parcel of the lot. The space between the two buildings is currently used as a surface parking lot.

2. Please indicate the site's zoning and other overlay designations, including applicable neighborhood specific guidelines.

The site is located in two zones. The east 150 ft. of the site is zoned NC3-65, and the west 50 ft. of the site is zoned MR-RC. The portion of the site fronting on 24th Ave. NW is designated as a pedestrian overlay. The

site is located in the Ballard Hub Urban Village and is within a frequent transit service corridor. The Ballard neighborhood design guidelines are applicable to the project site, which sits at the edge of the Ballard Municipal Center as designated by the design guidelines.

The adjacent the property to the west is zoned MR-RC. Properties to the south and east are zoned NC3-65. The property to the north along 24th Ave. NW is zoned NC3-65. The other adjacent properties to the north are zoned LR3.

3. Please describe neighboring development and uses, including adjacent zoning, physical features, existing architectural and siting patterns, view, community landmarks, etc.

The site sits near the core of the Ballard neighborhood, at a transition point between the dense, mixed-use core and the surrounding lower-density residential fabric. Immediately to the southwest are Ballard's primary commercial streets, Market Street and Ballard Avenue. Each of these streets contains a vibrant mix of shops, restaurants and entertainment. Ballard Avenue is a designated historic district, containing some of the neighborhoods oldest buildings. The bulk of the fabric in this area consists of older, small-scale commercial buildings of 1-2 stories. These buildings are built to their lot lines and create a continuous frontage of retail storefronts. The materiality of these buildings varies, with the most common materials being brick, stone, stucco, wood and metal.

To the north of the site, the neighborhood is primarily residential. The blocks in the immediate vicinity consist of lowrise multifamily dwellings, including small duplexes, townhouses, and 2-3 story apartment buildings. Buildings here tend to be smaller in scale, occupying only a single lot. Most are free-standing and are surrounded by landscaped yards or parking. These building also vary greatly in materiality and style. The most common materials used are stucco, brick, wood, and cement panel.

The neighborhood has grown rapidly in recent years and has seen a lot of new development. The bulk of new development has occurred in the immediate vicinity of the neighborhood core. New buildings are mostly mixed-use, containing 5-6 stories of apartments or condominiums over ground-floor retail or townhouses. In the blocks surrounding the site, there are 3 such projects already built, with two more planned, including a very large project which will occupy most of the block south of the site. New public amenities have also been built recently, including the new Ballard Branch Library and Ballard Commons Park.

4. Please describe the applicant's development objectives, indicating types of desired uses, structure height (approx), number of residents (approx), amount of commercial square footage (approx) and number of parking stalls (approx). Please also include potential requests for departure from development standards.

The applicant's development objectives are to provide the highest and best use for the site and to create a high-density, apartment housing development. The proposed project is a 7-story, 65 foot building with 124 units of housing, 3,000 sf of ground-floor retail and parking for 111 vehicles in a below grade parking garage. The project will request one departures from a portion of the rear setback requirement.



Building Name

Ballard Mixed-Use

Floor Level	parking	retail	residential	leasable storage	common amenity	circulation	mech/elec	TOTAL
P3	2,028					151		2,179
P2	16,627					617	505	17,749
P1	14,758					617	505	15,880
L1	944	3,060	4,437	762	2,911	2,322	524	14,960
L1-Mezz.			2,306					2,306
L2			12,102	207		2,048	97	14,454
L3			11,896	207		2,048	97	14,248
L4			12,102	207		2,048	97	14,454
L5			11,896	207		2,048	97	14,248
L6			12,102	207		2,048	97	14,454
Roof					517	620		1,137
TOTAL	34,357	3,060	66,841	1,797	3,428	14,567	2,019	126,069

1857

Unit Distribution

	townhomes	studio	1 br-open	2 bd/2 ba	TOTAL
C1	5		4		9
L2		6	16	1	23
L3		8	14	1	23
L4		6	16	1	23
L5		8	14	1	23
L6		6	16	1	23
TOTAL	5	34	80	5	124

Unit Type	# of Units	%
townhomes	5	4.0%
studio	34	27.4%
1 br-open	80	64.5%
2 bd/2 ba	5	4.0%
Totals	124	100%

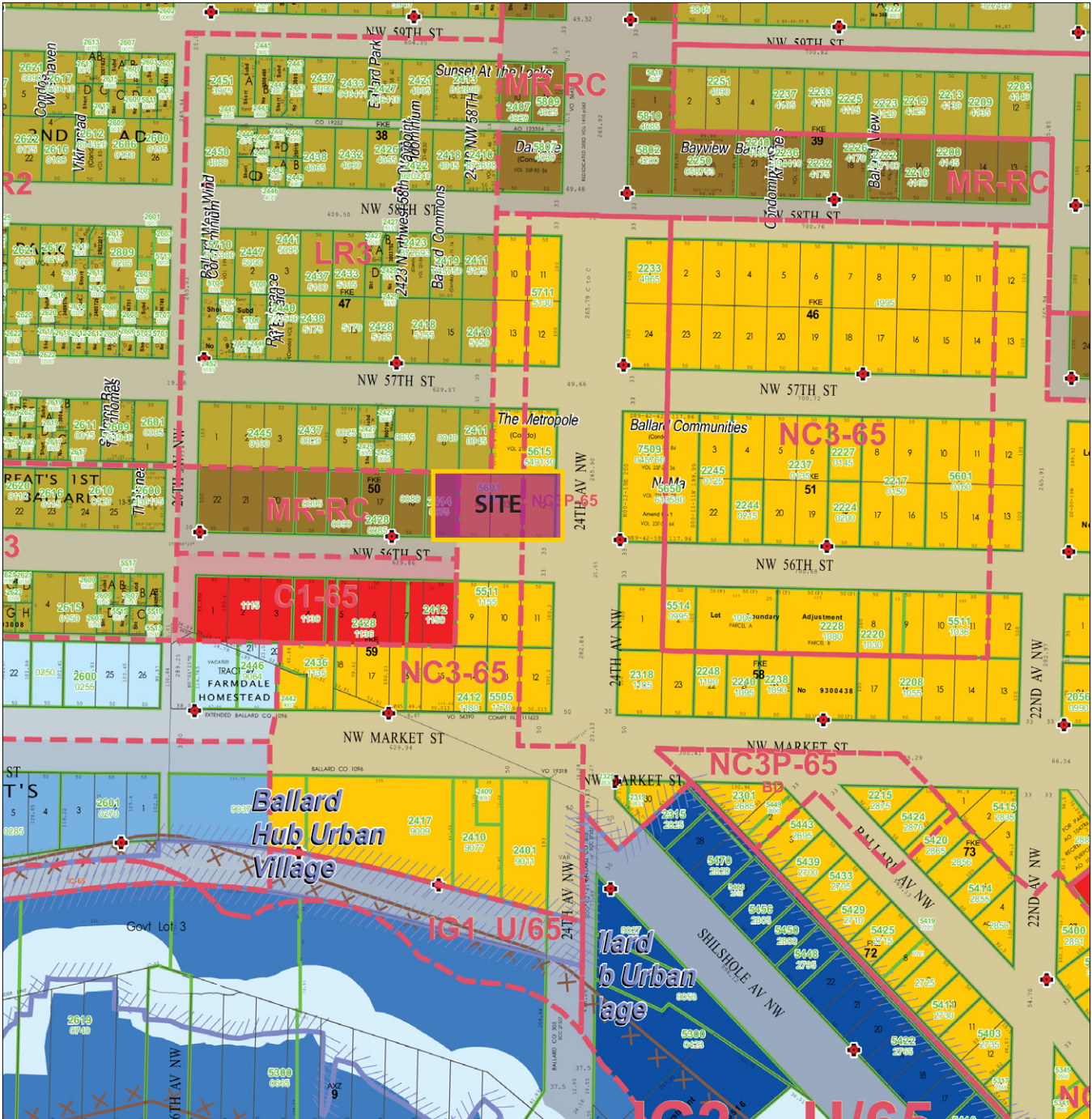
Res	# of Units	Avg. GSF
66,841	124	539

	Commercial Parking					Residential Parking					
Parking Level	small	medium	large	ADA	ADA-Van	small	medium	large	ADA	ADA-van	
P1						11	36		2	1	
P2						11	44				
P3							6				
TOTALS	0	0	0	0	0	22	86	0	2	1	
total commercial parking					0	total residential parking					111
						total parking					111



Aerial Photo

Site 



Zoning Map

Site 

LR3 | Residential Multifamily Lowrise





MR | Residential Multifamily Midrise




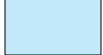
NC3 | Neighborhood Commercial

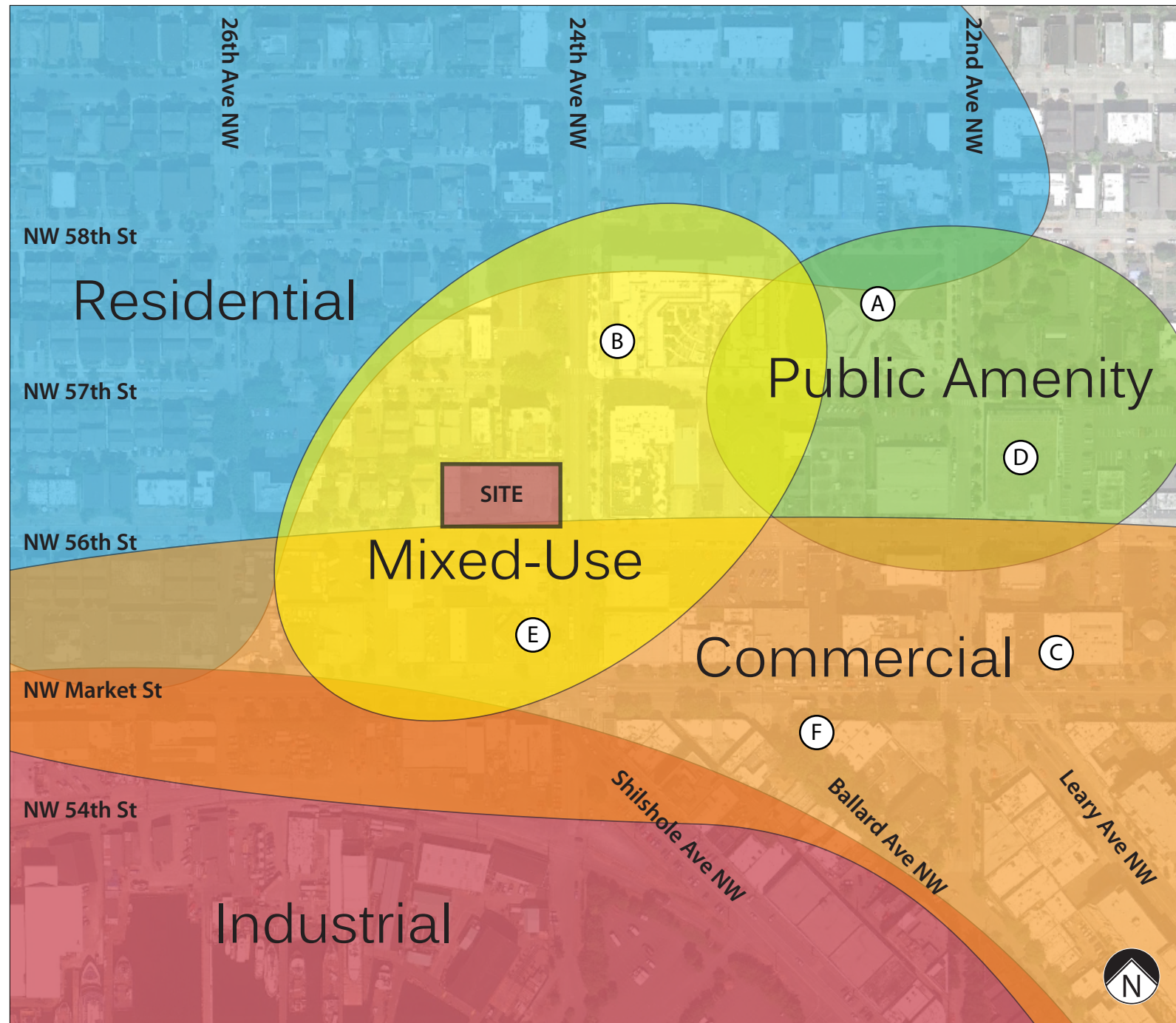


C1 | Commercial 

IG1 | General Industrial 

IC | Industrial Commercial 

IB | Industrial Buffer 



Surrounding Uses



A Ballard Commons Park | Skate Park



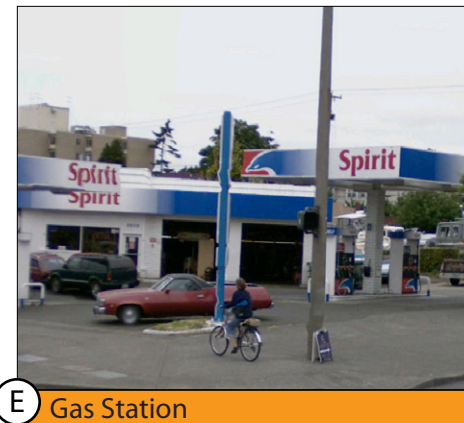
B QFC Grocery Store



C Majestic Bay Theater



D Ballard Library



E Gas Station






F Matador Restaurant & Bar

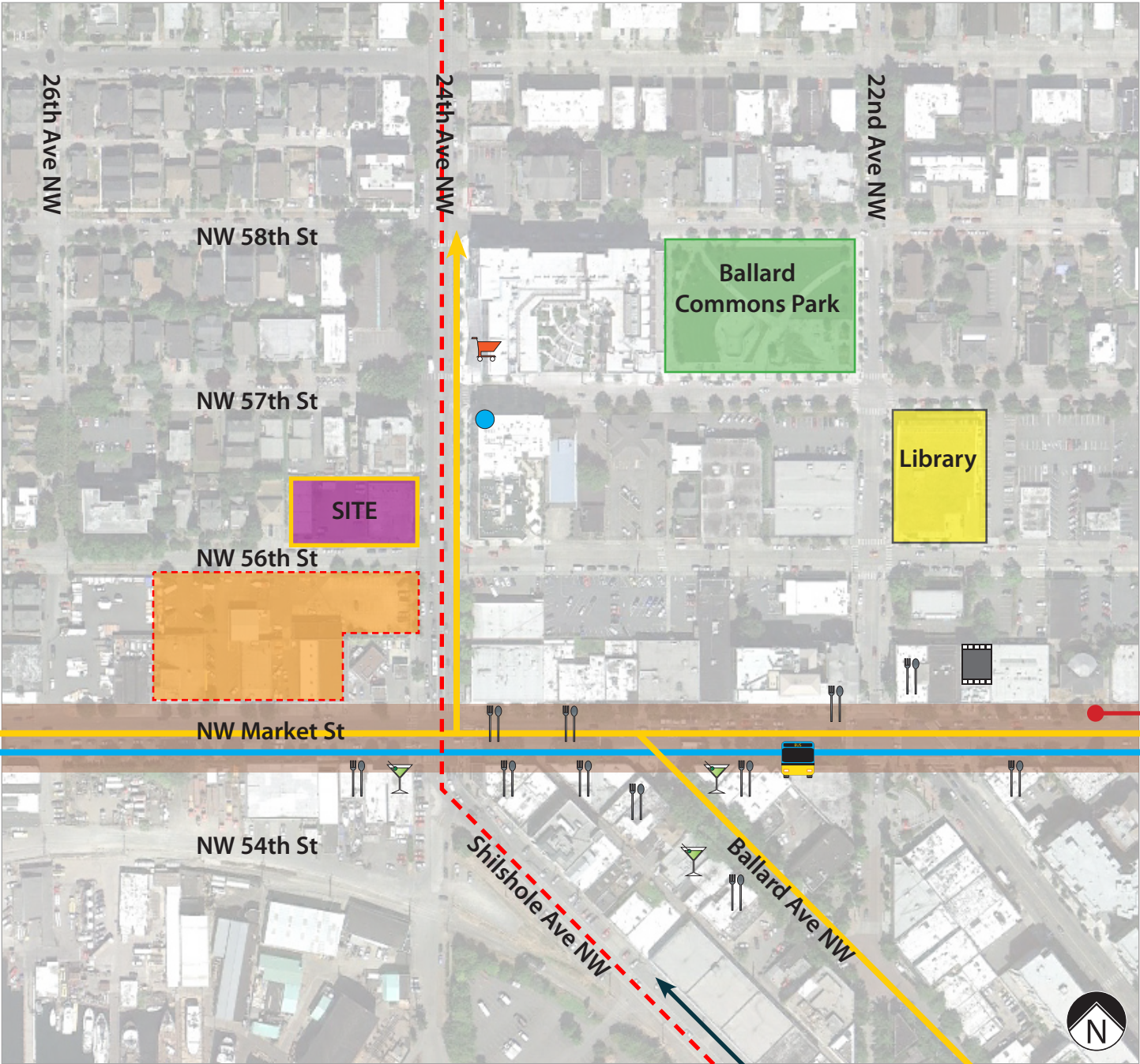


Opportunities

-  Walking distance to Ballard Commons park, Golden Gardens and the Ballard Locks.
-  Bus lines to the University of Washington, Wallingford, Downtown, and Golden Gardens.
-  Within walking distance to 15th Ave. with bus lines to Northgate and downtown.
-  Within walking distance on numerous shops, restaurants and grocery stores.
-  Wide sidewalks adjacent to site.
-  Walking distance of Majestic Bay Theater.
-  Walking distance of bars & restaurants.
-  QFC grocery store.
-  Gym.
-  Connection to the Burke Gilman Trail.


Constraints

-  No alley adjacent to site.
-  Large future development to the south will block view and solar access.
-  Moderately heavy traffic on 24th Ave. NW.



Aerial Photo

 Site

 Connection to Burke Gilman



NW 56th St. - Looking North

Project Site



NW 56th St. - Looking South

Across from Project Site



24th Ave. NW - Looking East

Across from Project Site



24th Ave. NW - Looking West

Project Site



Existing Site Plan





Project Site - NW 56th St.



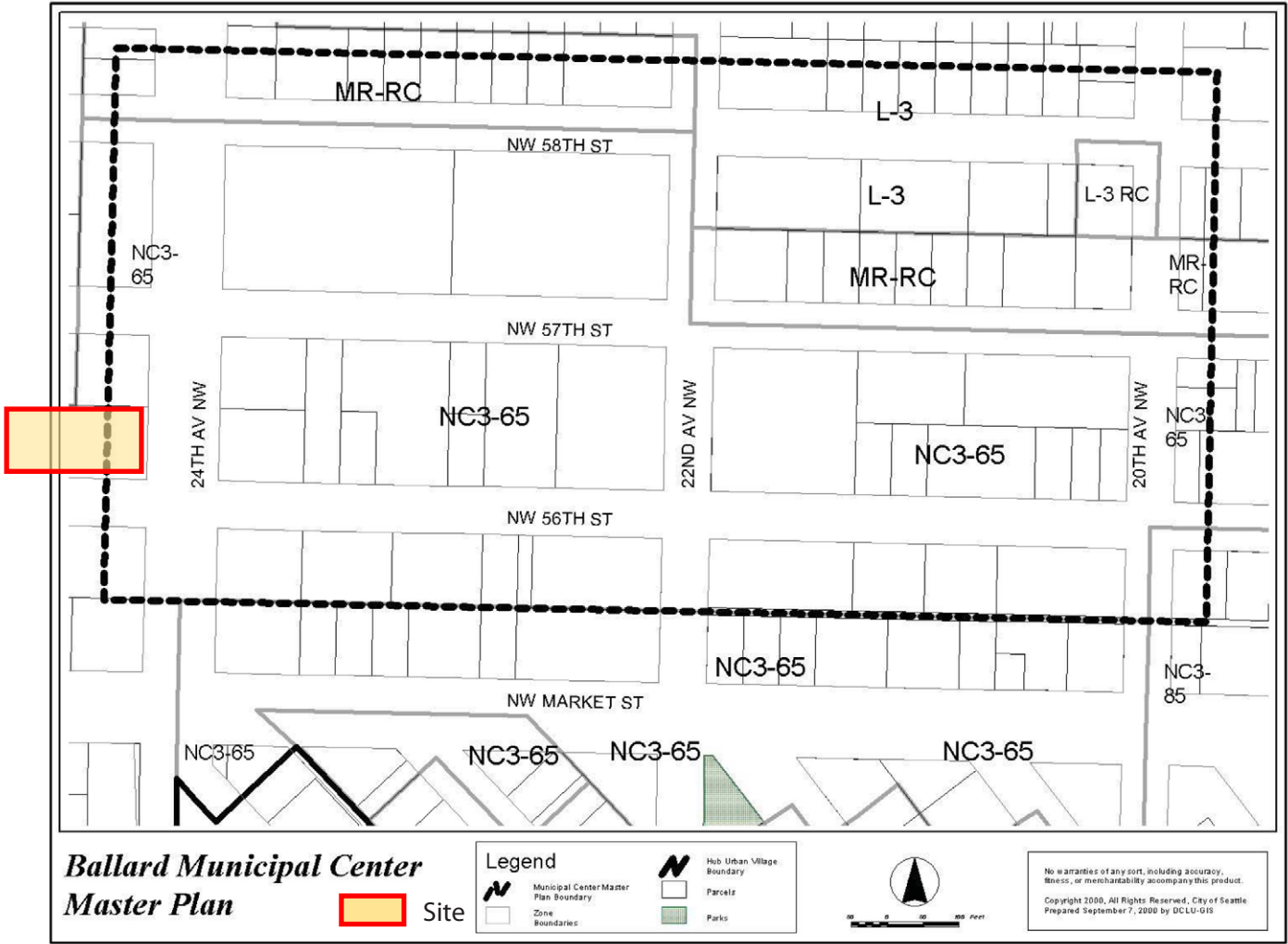
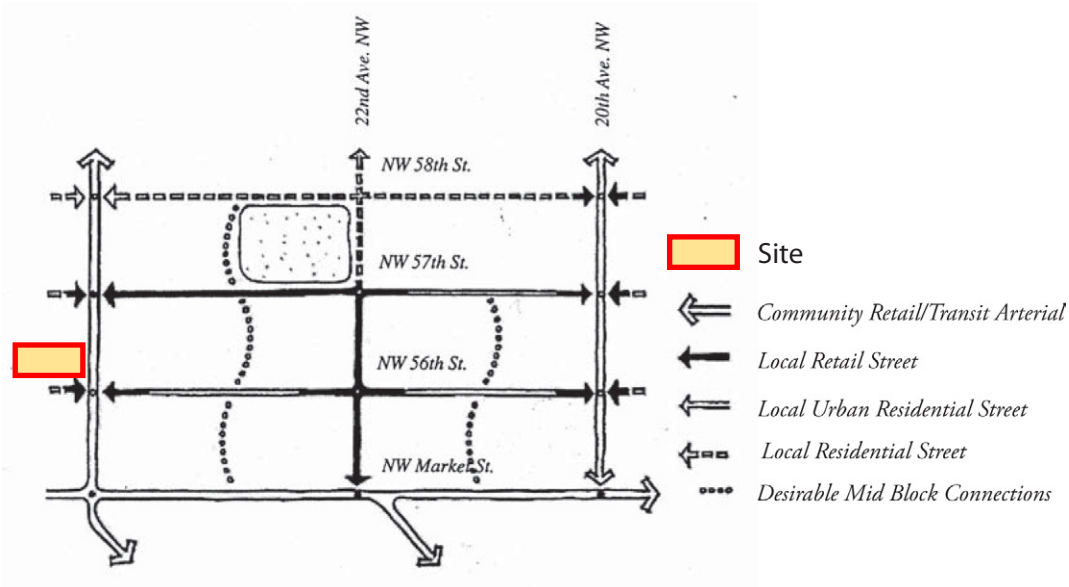
Project Site - 24th Ave. NW



The Ballard Municipal Center is an area designated by the Ballard Neighborhood Design Guidelines as the core of the Ballard Urban Village. The goal of the BMC Master Plan is to create a vibrant neighborhood center, containing a mix of residential, retail and public amenities. The project site is located at the western edge of the BMC, which extends approximately from 20th Ave. NW to 24th Ave NW and from NW Market St. to NW 58th St. The Master Plan designates 24th Ave. NW as a Retail/Transit Arterial, and NW 56th St. west of 24th Ave NW is designated as a Local Residential Street.

Ballard Municipal Center Design Priorities:

- Create a vibrant and active commercial streetscape on 24th Ave.
- Encourage pedestrian activity and interaction in the streetscape and adjacent open spaces.
- Encourage ground-level townhouses on residential streets (56th).
- Break down building massing on east-west streets to relate to the scale of individual lots.





A-2 Streetscape Compatibility

The siting of buildings should acknowledge and reinforce the existing desirable spatial characteristics of the right-of way.

The preferred massing option places the bulk of the building toward the two streets, providing larger setbacks more open space next to lower-density adjacent properties. The massing creates a strong street wall on 24th Ave. NW, consistent with existing and planned mixed-use buildings on the street. The massing is modulated on NW 56th St. to break down the scale of the building on the residential street.

A-3 Entrances Visible from the Street

Entries should be clearly identifiable and visible from the street.

Retail spaces will have pedestrian oriented storefronts and entries directly on the sidewalk on 24th Ave. NW. The main residential entry is located adjacent to the retail on 56th St, where it will be readily visible from the intersection at 24th Ave. Ground-level residential units on 56th St. will have individual entries directly accessed and visible from the sidewalk.

A-4 Human Activity

New development should be sited and designed to encourage human activity on the street.

***Ballard Supplemental Guidance: Commercial uses are encouraged on north-south avenues to promote pedestrian activity.**

The streetscape along 24th will be a highly-transparent façade of retail storefronts. Overhead weather protection and appropriate landscaping will be provided to encourage activity on the sidewalk. The streetscape along 56th consists of ground-level townhouses. The townhouses will have individual entries and patios, with landscaping to create a transition from the sidewalk to the unit.

A-5 Respect for Adjacent Sites

Buildings should respect adjacent properties by being located on their sites to minimize disruption of the privacy and outdoor activities of residents in adjacent buildings.

The building responds to the adjacent duplexes and lowrise apartments by providing larger-than-required setbacks and additional landscaping, which will mitigate the massing of the building and protect the neighbors' privacy. The building is also setback from the adjacent mixed-use building to the north to protect the neighbors' daylight access and privacy.

A-6 Transition from Residence to Street

For residential projects, the space between the building and the sidewalk should provide security and privacy for the residents and encourage social interaction among residents and neighbors.

***Ballard Supplemental Guidance: Ground-level townhouses with individual entries from the sidewalk are encouraged. Landscaping should be used to mark the property line in front of the residence.**

The townhouse units on 56th St. will have individual entries and patios accessible from the sidewalk. A landscaped strip between the patio and the sidewalk will help to protect the privacy of the residential unit and create a transition from the sidewalk.

A-8 Parking and Vehicle Access

Siting should minimize the impact of the automobile parking and drive-ways on the pedestrian environment, adjacent properties and pedestrian safety.

***Ballard Supplemental Guidance: Parking access should be from east-west streets, and not from north-south avenues.**

The garage entry and service access is located at the west end of the building off of 56th St., where it is least likely to interfere with pedestrian traffic. All parking and service areas will be fully enclosed within the building.

A-10 Corner Lots

Buildings on corner lots should be oriented toward the corner and public street fronts. Parking and automobile access should be located away from corners.

The uses within the building are organized to focus activities at the corner. The retail and main residential entry are both located near the corner where pedestrian traffic is heaviest. A wider sidewalk is provided near the corner to allow for more pedestrian activity at the corner. Parking access is located away from the corner at the west end of the site.

B-1 Height, Bulk & Scale

Projects should be compatible with the scale of development anticipated by the applicable land use policies for the surrounding area and should be sited and designed to provide a sensitive transition to nearby, less-intensive zones.

***Ballard Supplemental Guidance: Projects fronting on north-south avenues should create a continuous street wall up to three stories and provide setbacks above three stories.**

The massing of the building is concentrated toward 24th Ave, allowing for more generous setbacks from the adjacent zones, and softening the transition to the lowrise zone. The massing creates a street wall which is consistent with the commercial character of 24th Ave. On 56th St. the massing is broken down to be more consistent with the scale of the residential street.

C-2 Architectural Concept and Consistency

Building design elements, detail and massing should create a well-proportioned and unified building form and exhibit an overall architectural concept.

The preferred massing is a cohesive building with a minimal material palette. Articulation and material variations are limited to locations where they will best respond to the character of each streetscape.

C-4 Exterior Finish Materials

Building exterior should be constructed of durable and maintainable materials that are attractive even when view up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

***Ballard Supplemental Guidance: New developments should exhibit craftsmanship through the use of durable, attractive materials.**

Durable, high-quality materials will be used throughout the project, particularly at the street level. Materials that may be used include brick, concrete, fiber cement and metal.

D-1 Pedestrian Open Space and Entrances

Convenient and attractive access to the building's entry should be provided. To ensure comfort and security, paths and entry areas should be sufficiently lighted and entry areas should be protected from the weather. Opportunities for creating lively, pedestrian-oriented open spaces should be considered.

***Ballard Supplemental Guidance: Well designed and integrated weather protection on the sidewalk is encouraged to promote indoor/outdoor use of the streetscape.**

Entries to residential and retail spaces are located to be convenient to the paths of the most pedestrian traffic. Retail storefronts will have overhead weather protection to shelter the entries and allow for activities to spill out onto the street.

D-6 Screening of Dumpsters, Utilities and Service Areas

Building sites should locate service elements like trash dumpsters, loading docks and mechanical equipment away from the street front where possible. When it is not possible to locate these elements away from the street front they should be screened from view using high quality and compatible materials and should not be located in the pedestrian right-of-way.

Building service elements will have to be accessed from the street front as the site is not served by an alley. All service areas will be fully enclosed inside the building, with openings limited to those required for access.

D-11 Commercial Transparency

Commercial storefronts should be transparent, allowing for a direct visual connection between pedestrians on the sidewalk and the activities occurring on the interior of the building. Blank walls should be avoided.

The street-level façade will be fully fronted by retail spaces, with highly glazed storefronts. Overhead weather protection and wide sidewalks will allow commercial activities to spill out onto the sidewalk.

E-1 Landscaping to Reinforce Design Continuity with Adjacent Sites

Where possible, and where there is not another overriding concern, landscaping should reinforce the character of the neighboring properties and abutting streetscape.

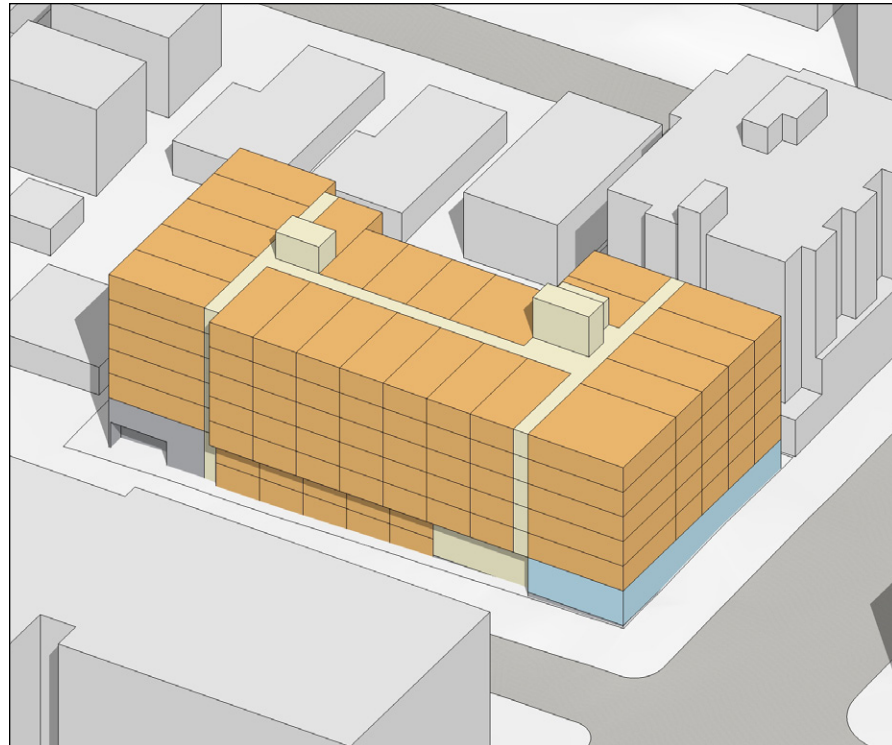
The landscaping on 24th Ave. is limited to street trees, in keeping with the commercial character of the streetscape. On 56th St, unnecessary pavement will be removed and additional landscaping and street trees will be provided to be compatible with the character of the residential street.

E-2 Landscaping to Enhance the Building and/or Site

Landscaping, including living plant material, special pavements, trellises, screen walls, planters, site furniture and similar features should be appropriately incorporated into the design to enhance the project.

Landscaping will be used throughout the project to enhance the quality of the site. On the west edge of the building, a landscaped buffer will soften the edge of the building and protect the privacy of the adjacent duplex. Landscaping will be used along 56th St. to create a transition between the sidewalk and the residential units and to create a more pleasant streetscape. Landscaping will also be provided at residential patios and the roof deck to improve the quality of those spaces.





Massing Option A

Code-compliant Scheme

124 units
FAR: 4.08
123,500 gsf total

Pros:

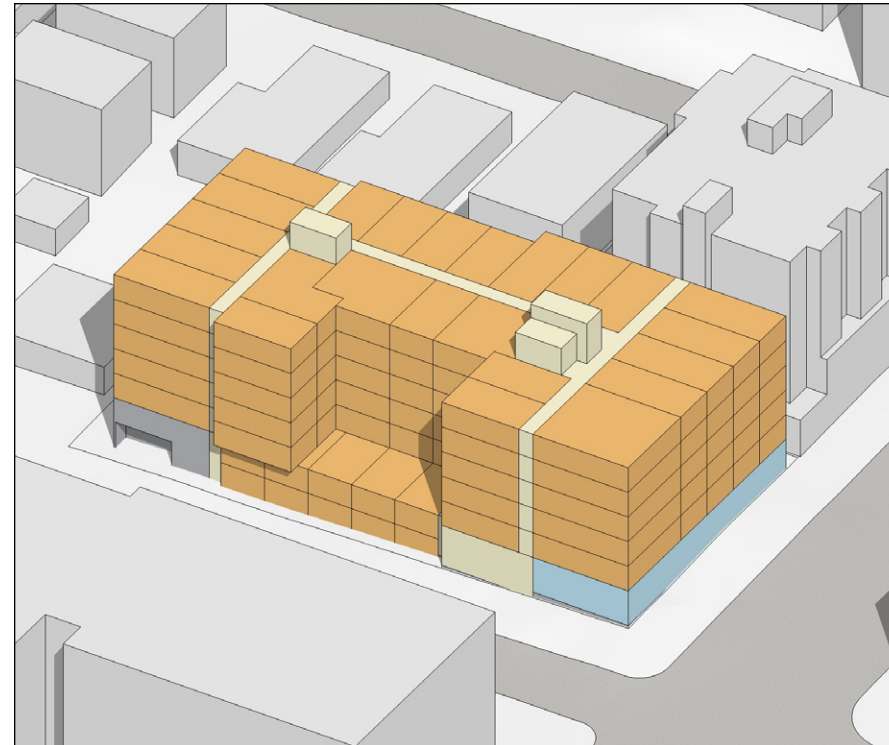
- Creates continuous street wall
- Provides large setback from properties to the north

Cons:

- Large overhang above ground level on 56th St.
- Portion of building in Midrise zone is poorly related to rest of massing

Departures:

- None



Massing Option B

124 units
FAR: 4.20
126,100 gsf total

Pros:

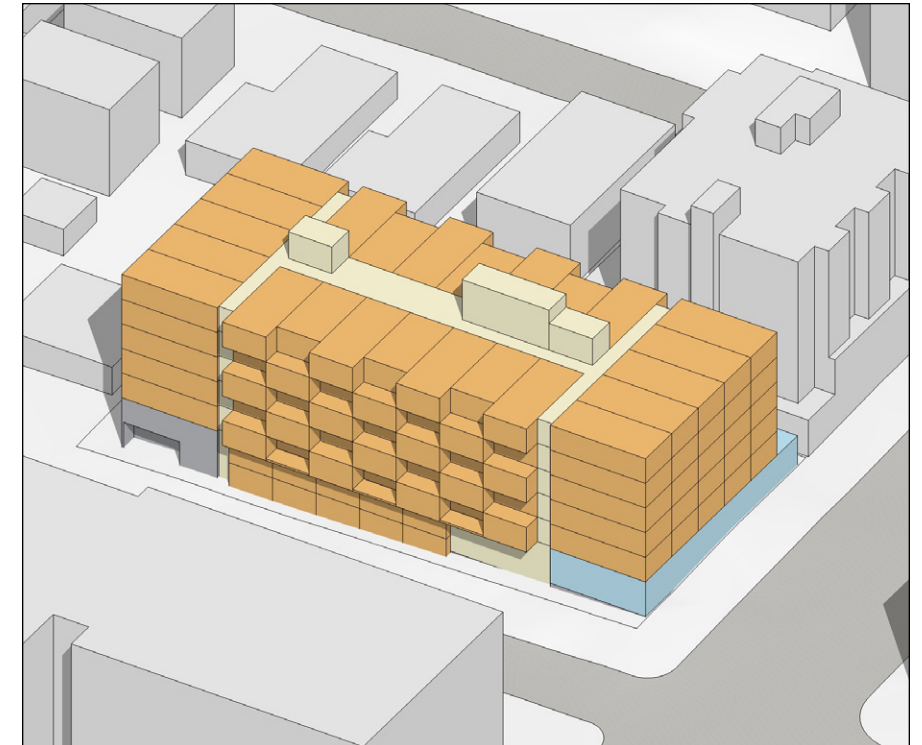
- Less massive along 56th st.
- Creates south facing outdoor space at Level 2.

Cons:

- Minimal setbacks from the north property line
- Overall form of building lacks coherence

Departures:

- Rear setback facing lowrise zone



Massing Option C

Preferred Scheme

124 units
FAR: 4.11
125,400 gsf total

Pros:

- Sets back along full length of north property line
- More organized and coherent massing
- Staggered units modulate facade and express modular construction system

Cons:

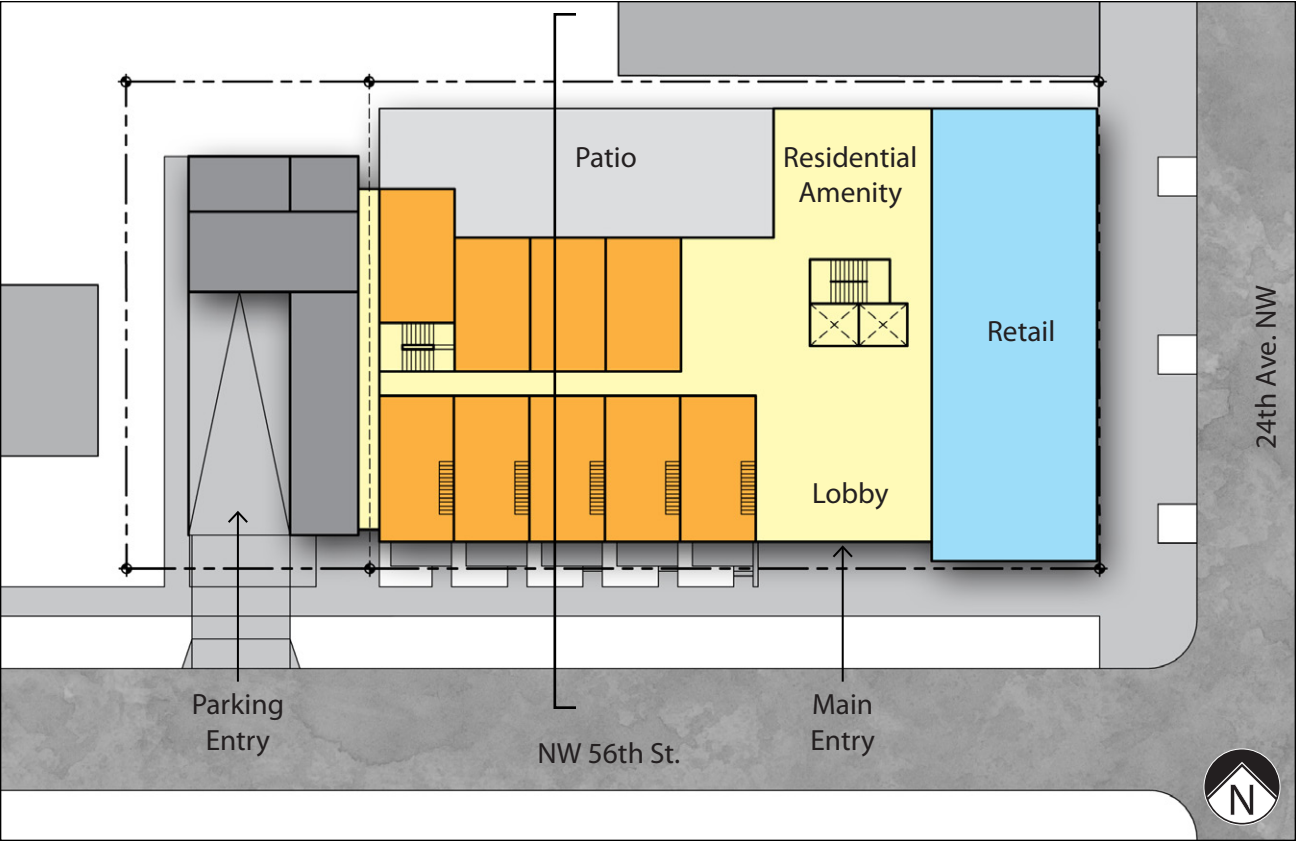
- None

Departures:

- Upper portion of rear setback facing lowrise zone



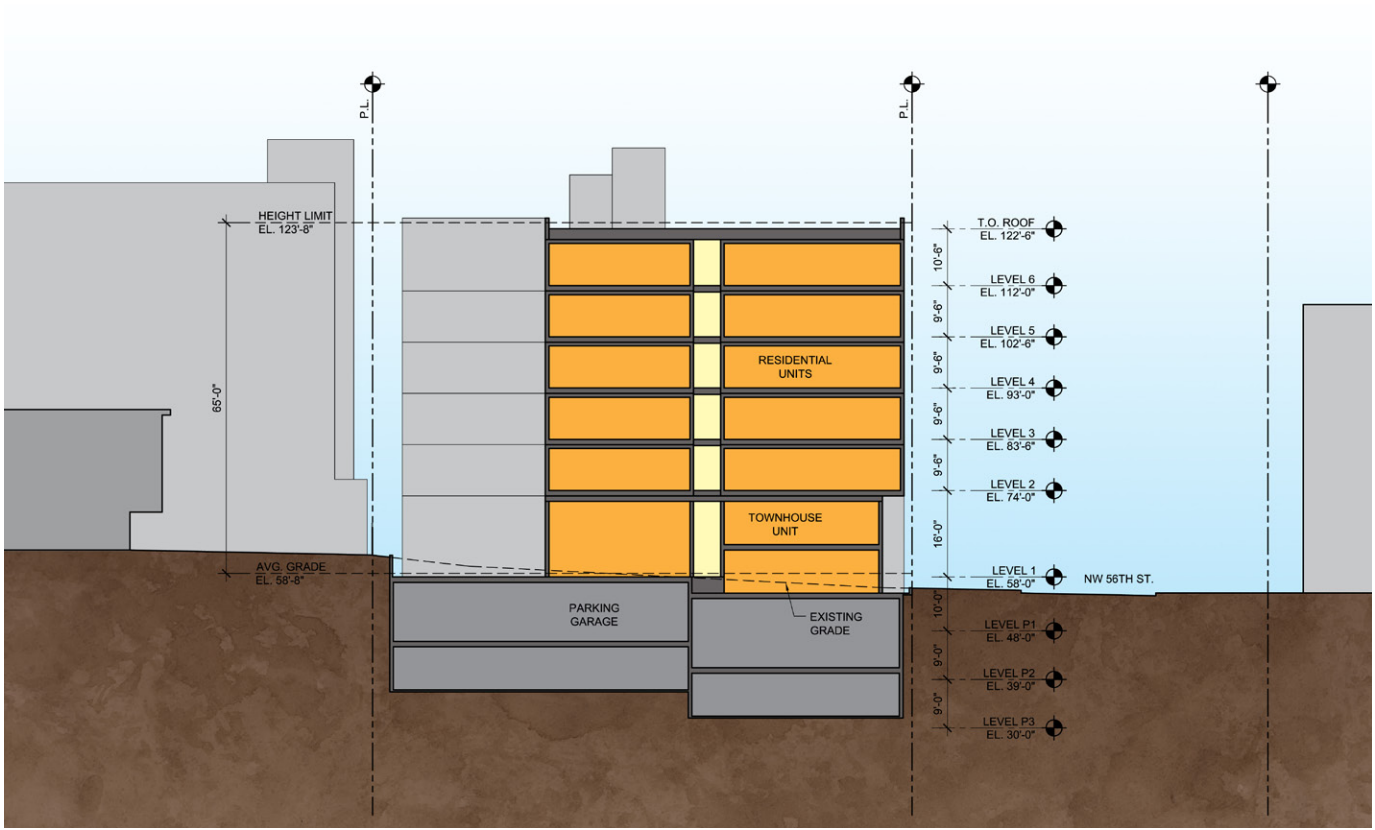
Massing Option A



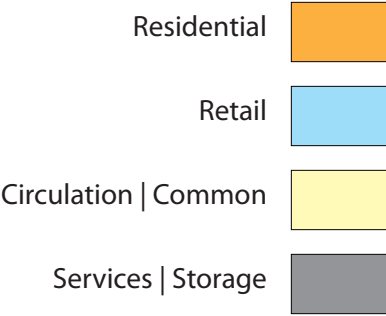
Ground Floor Plan

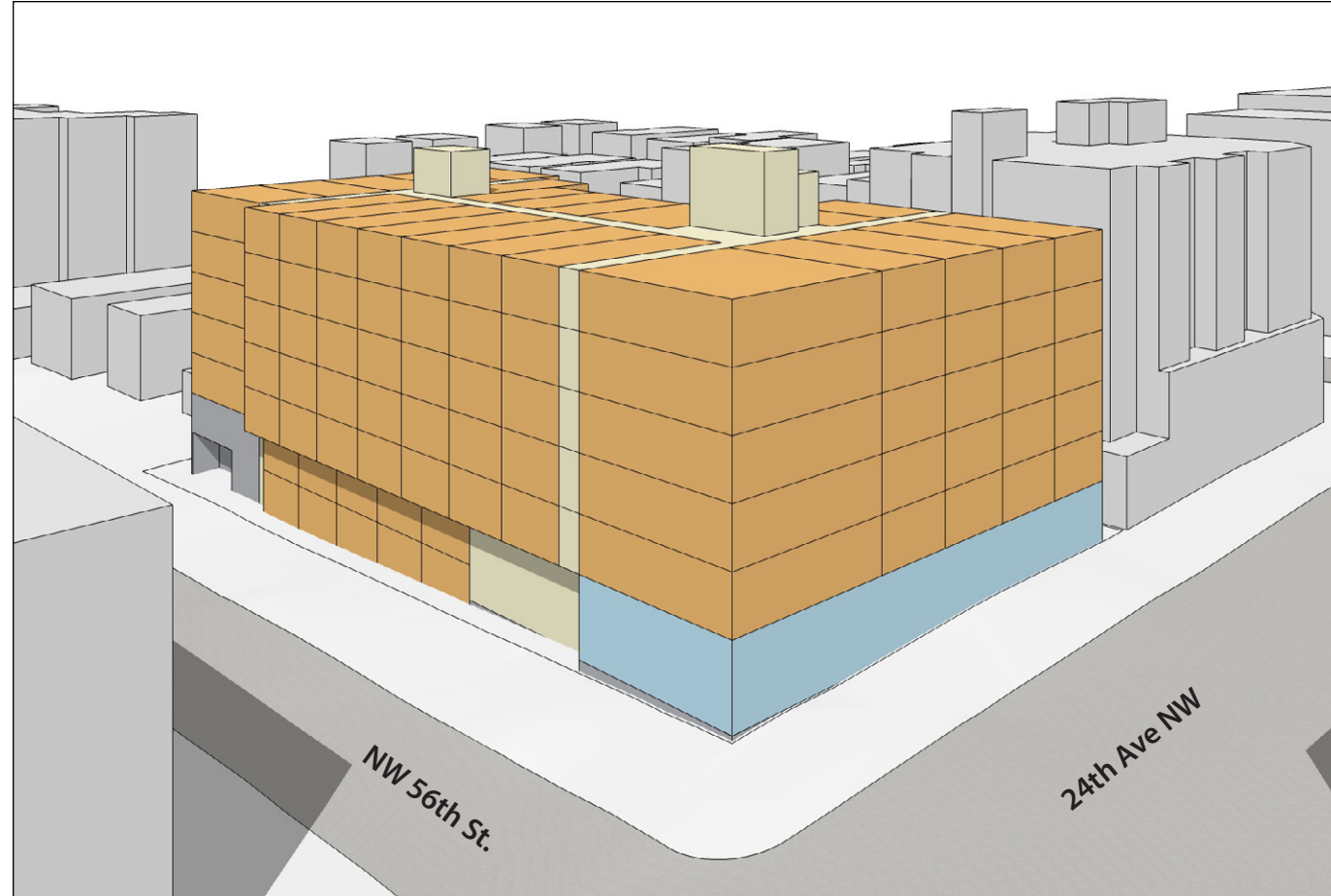


Typical Upper Floor Plan

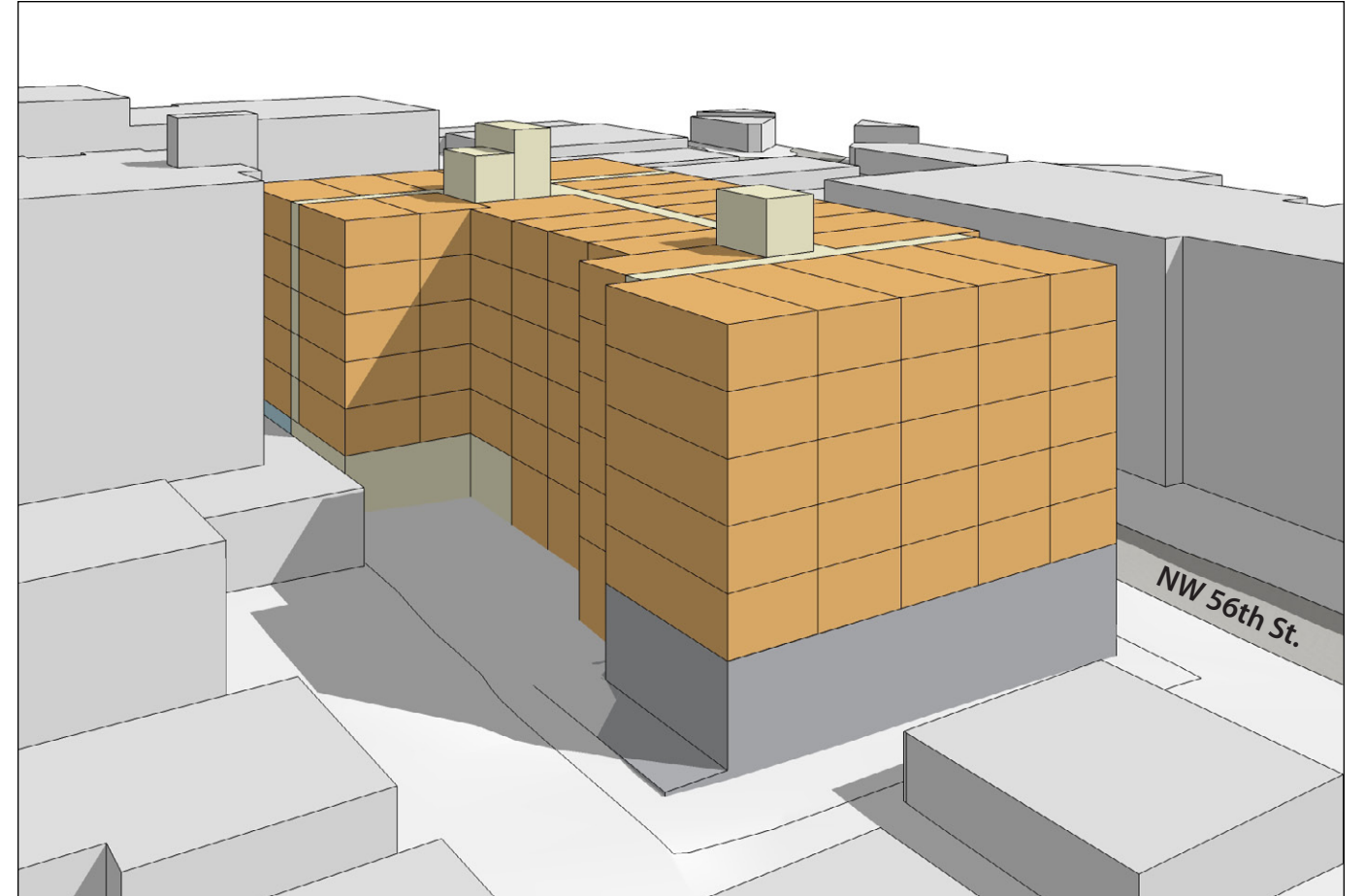


North - South Section

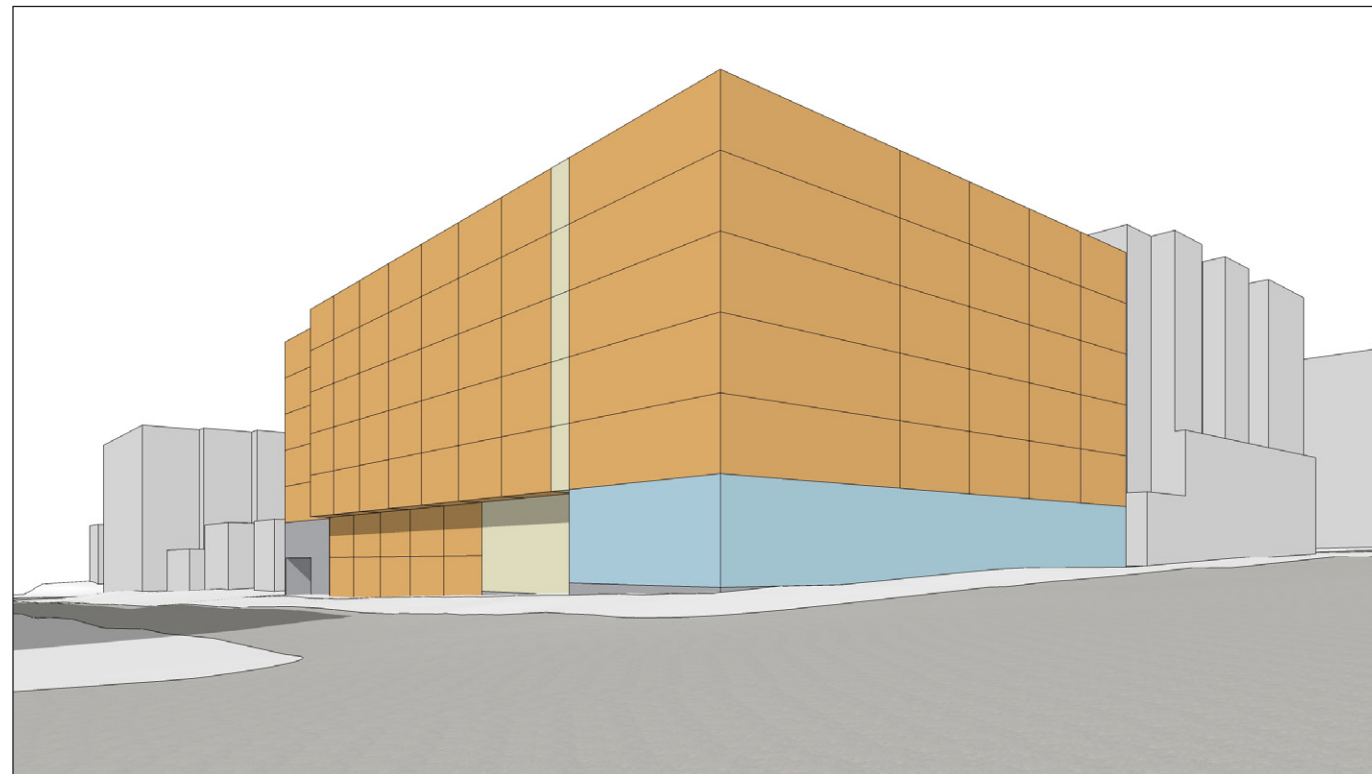




View from Southeast



View from Northwest



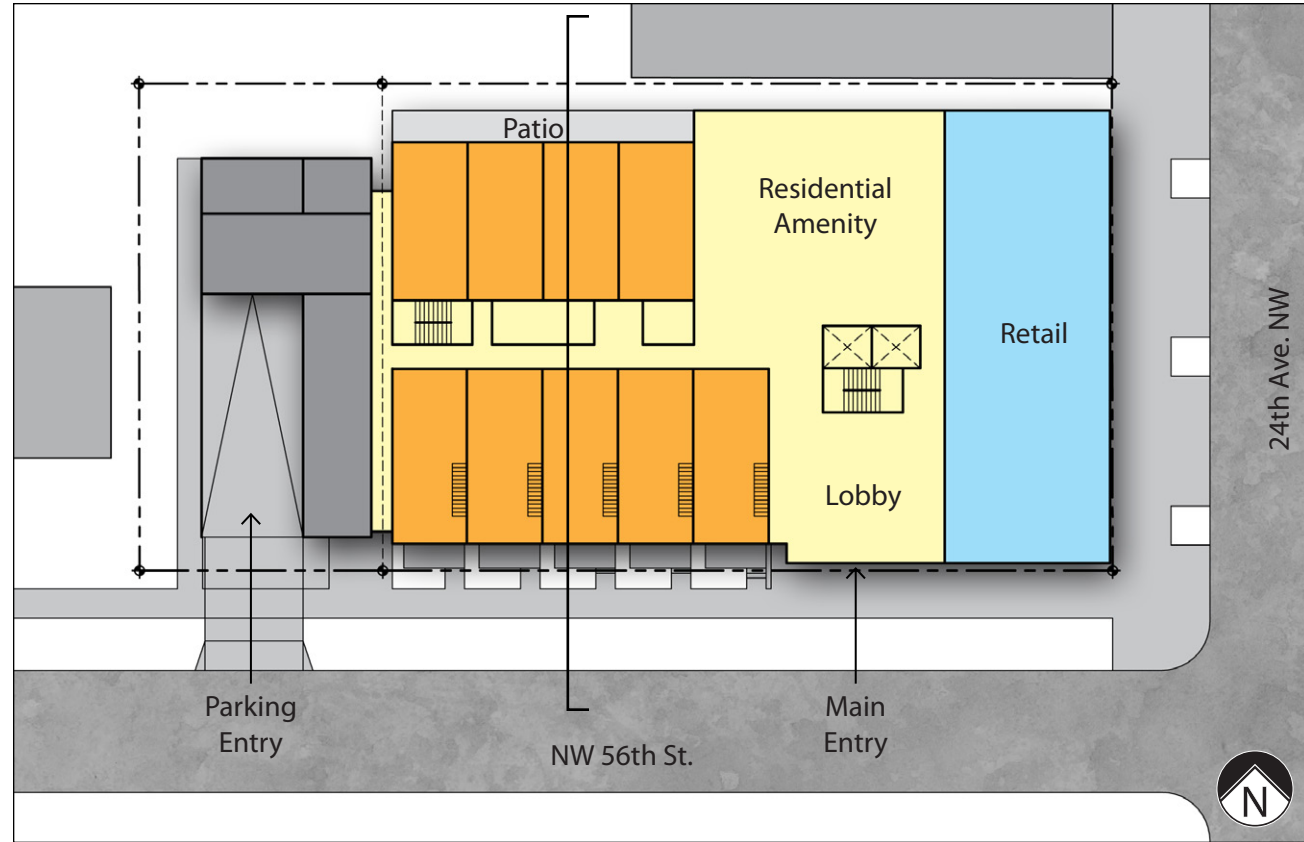
View from Street Corner



View from NE 56th St.



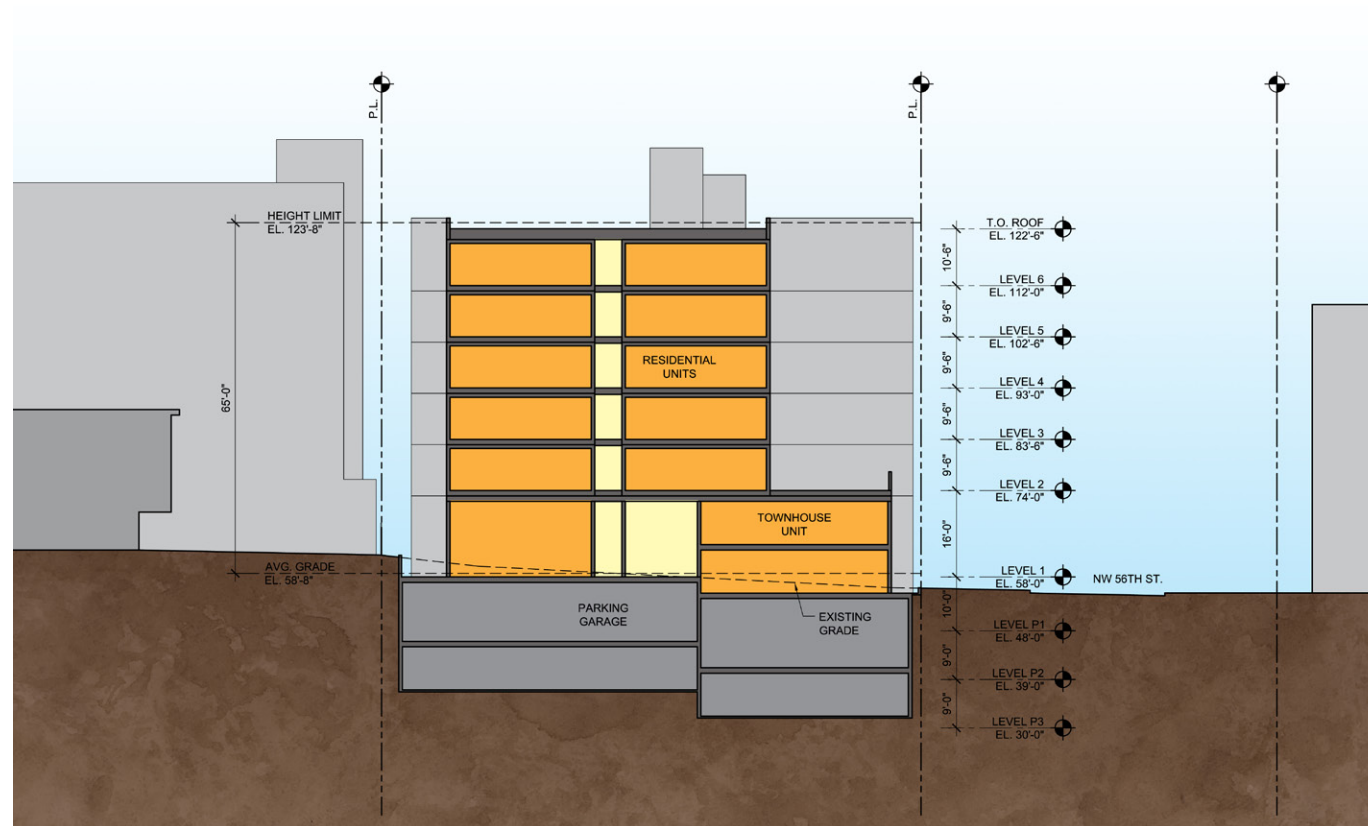
Massing Option B



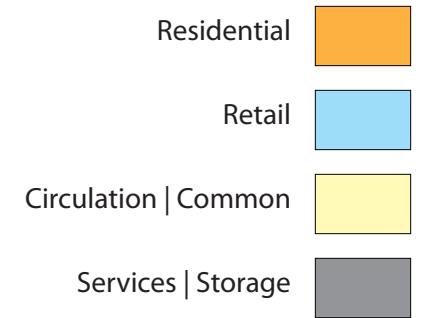
Ground Floor Plan

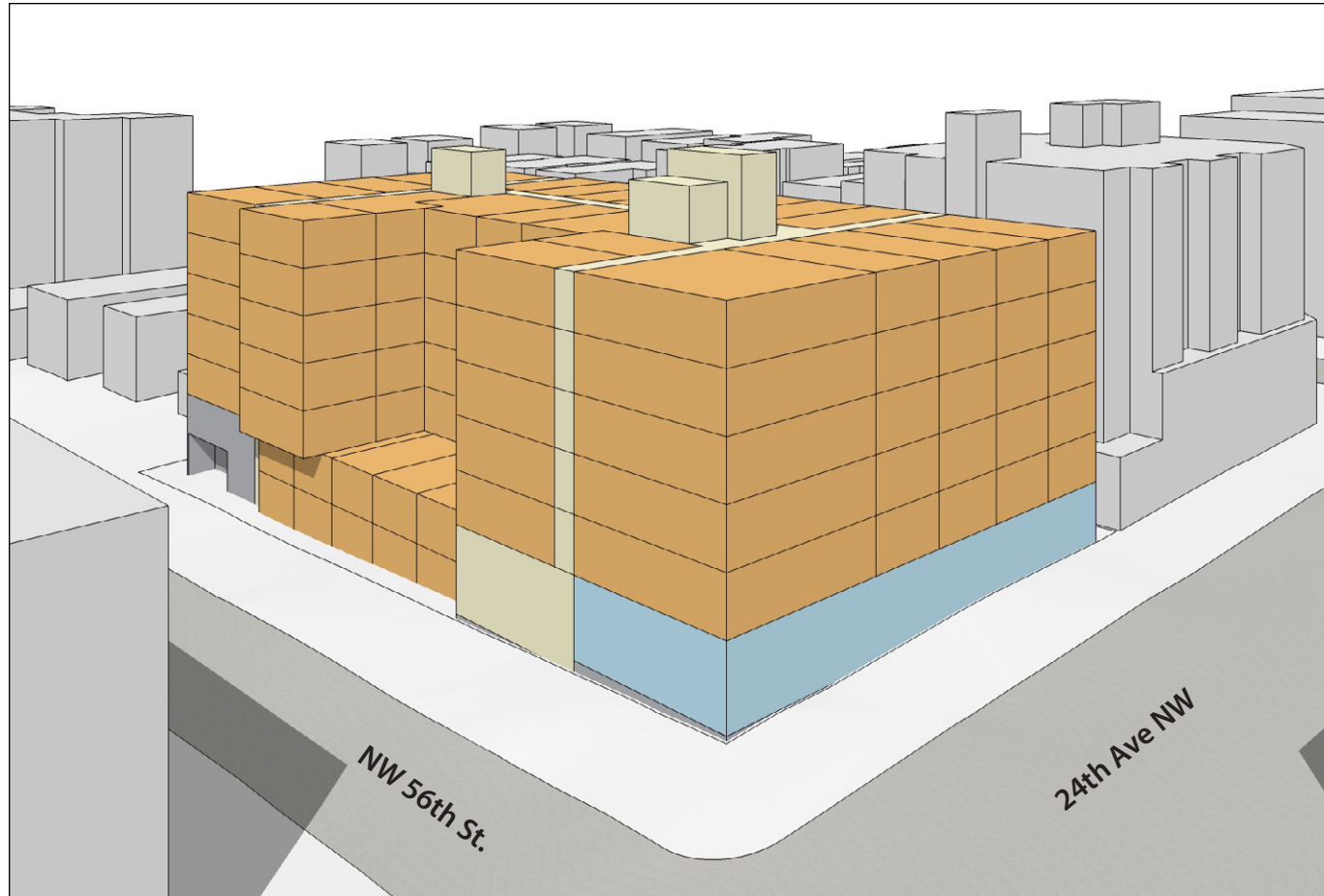


Typical Upper Floor Plan

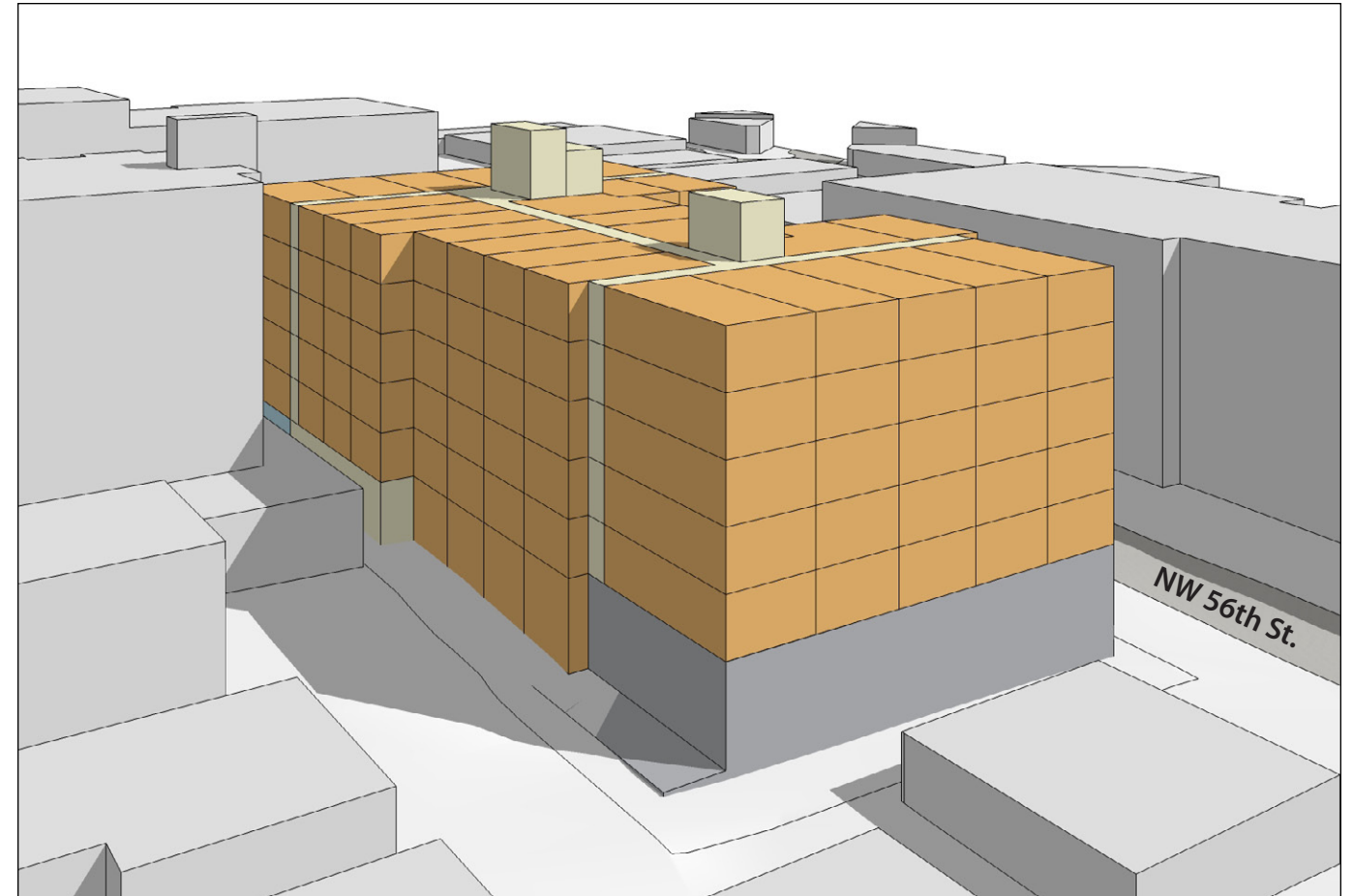


North - South Section

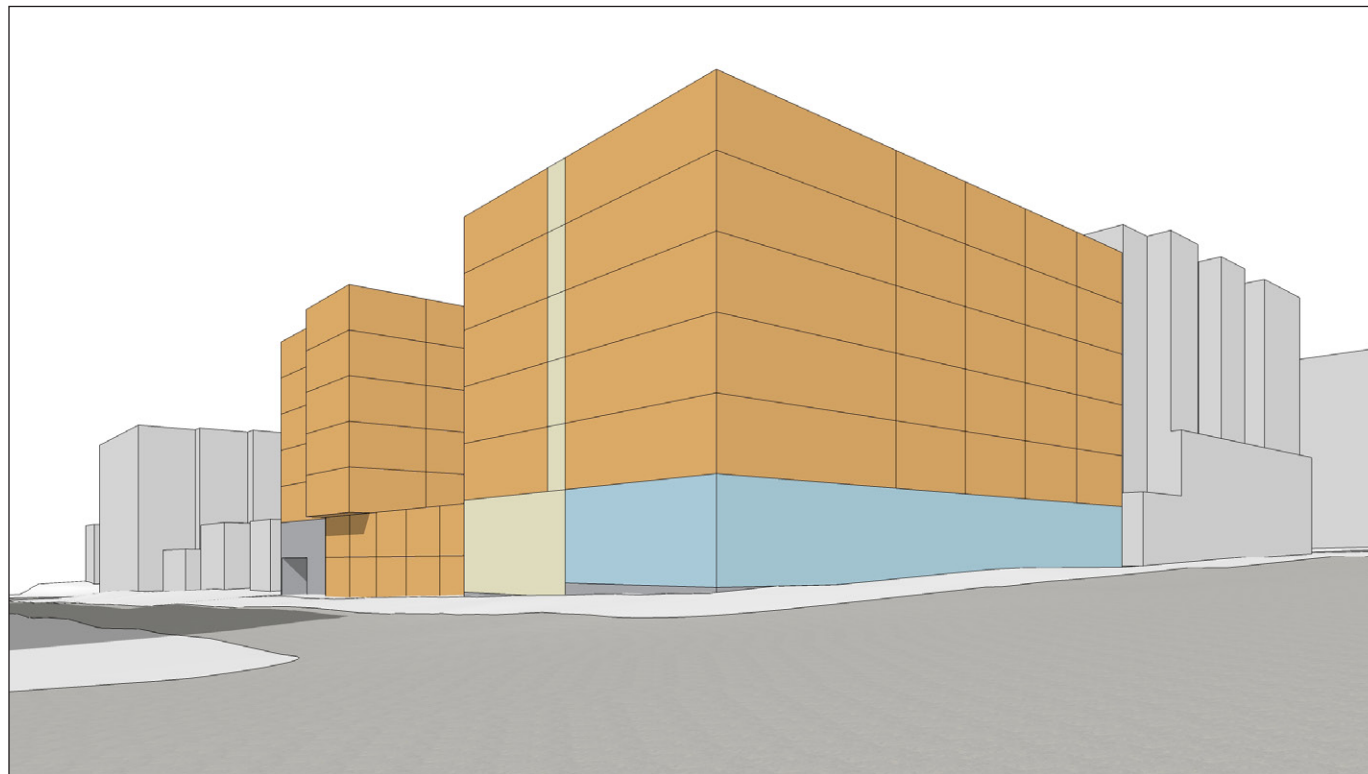




View from Southeast



View from Northwest



View from Street Corner



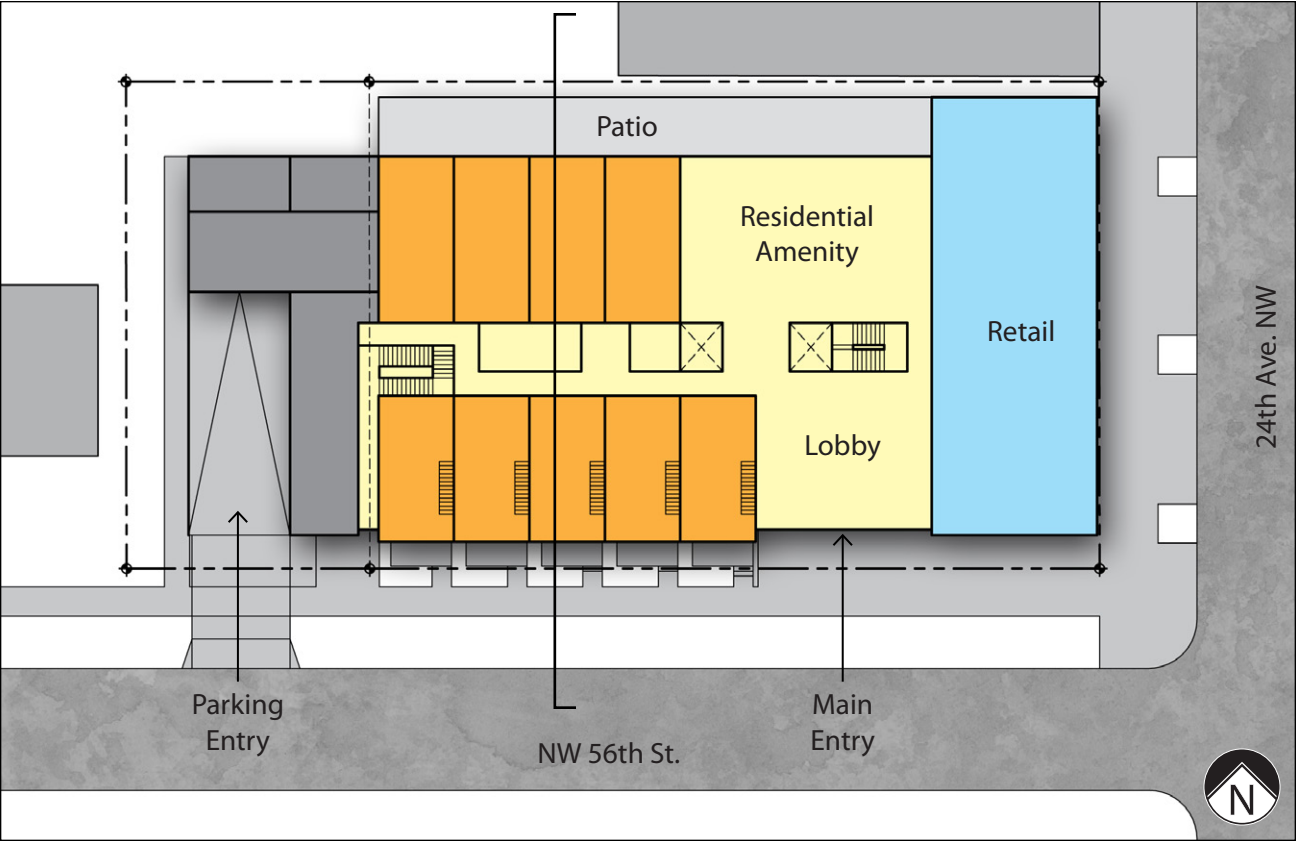
View from NE 56th St.

Massing Option B

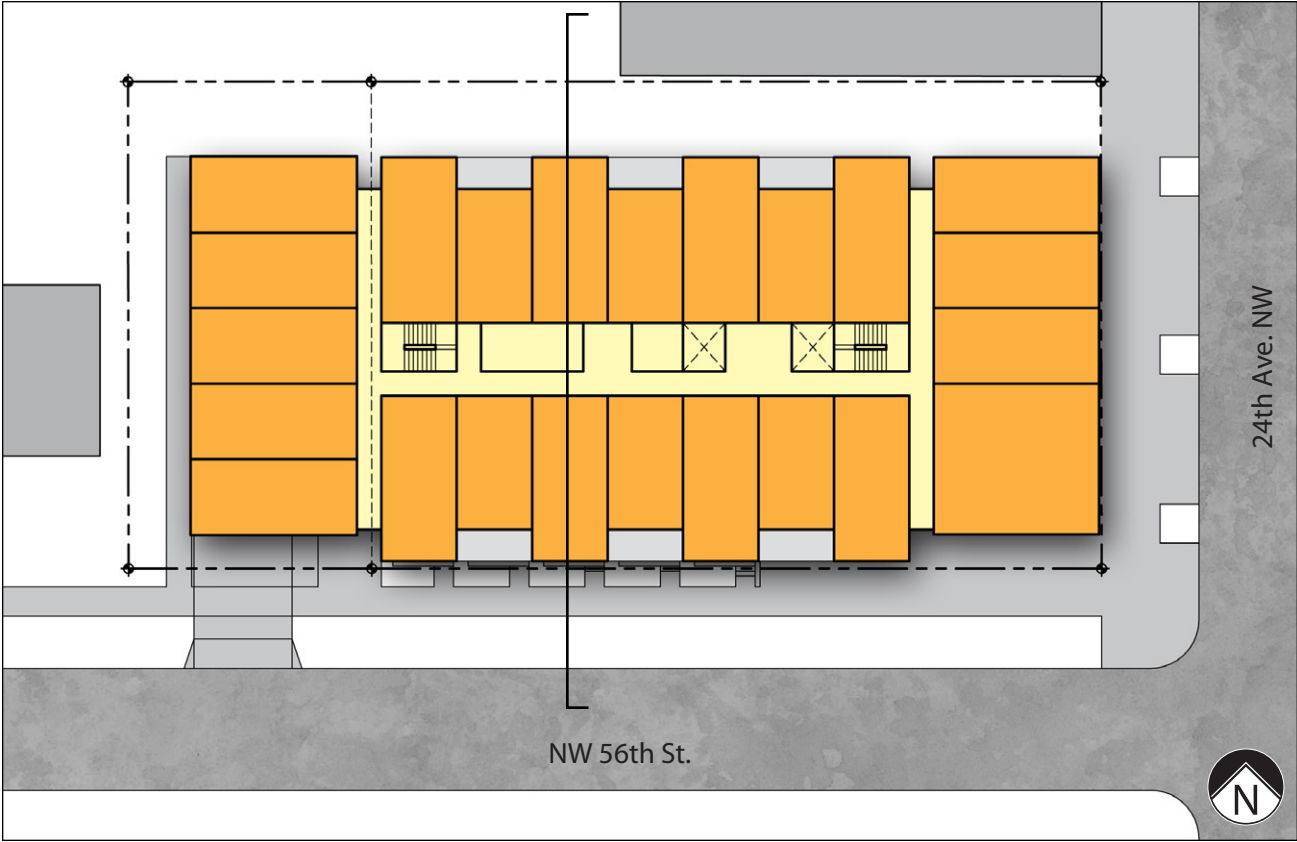


Massing Option C

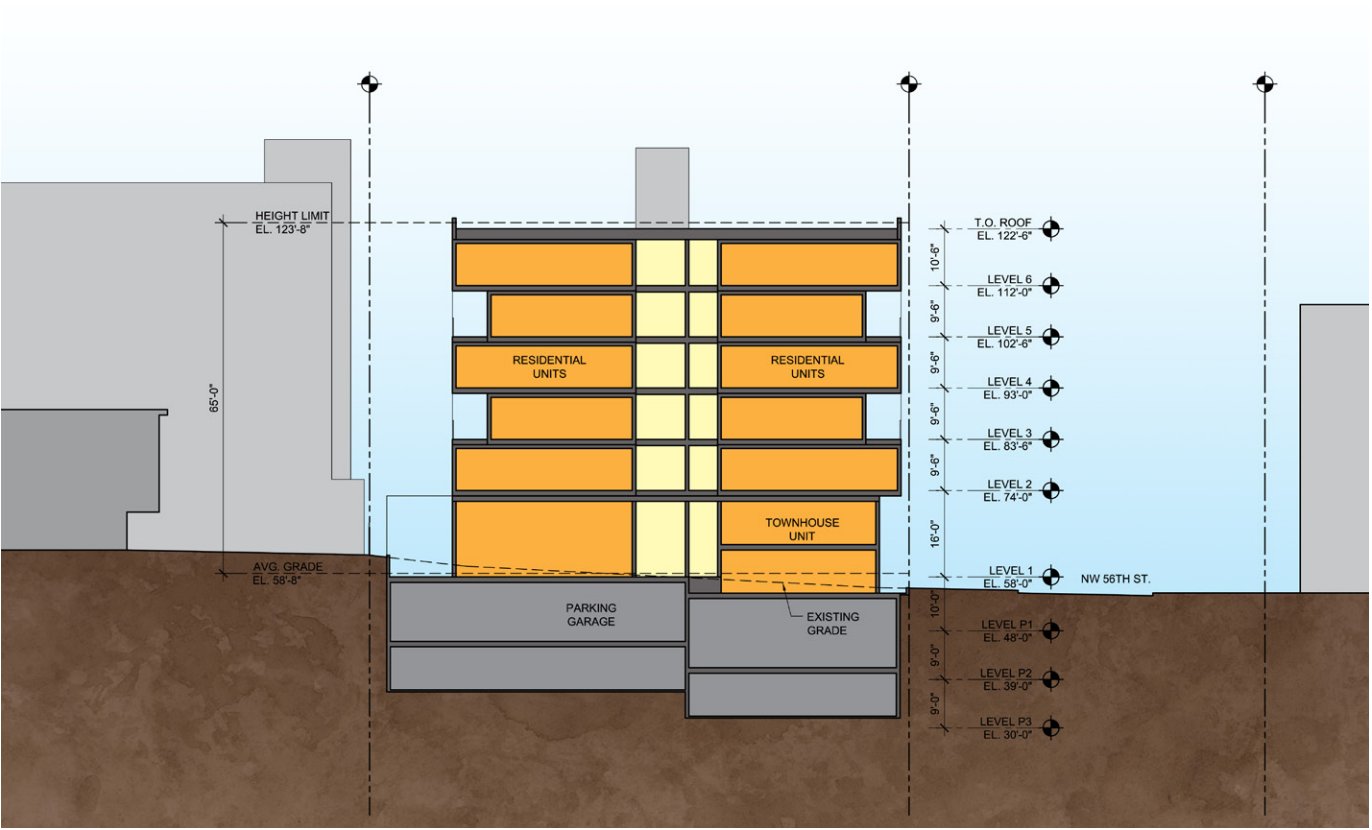
Preferred Scheme



Ground Floor Plan

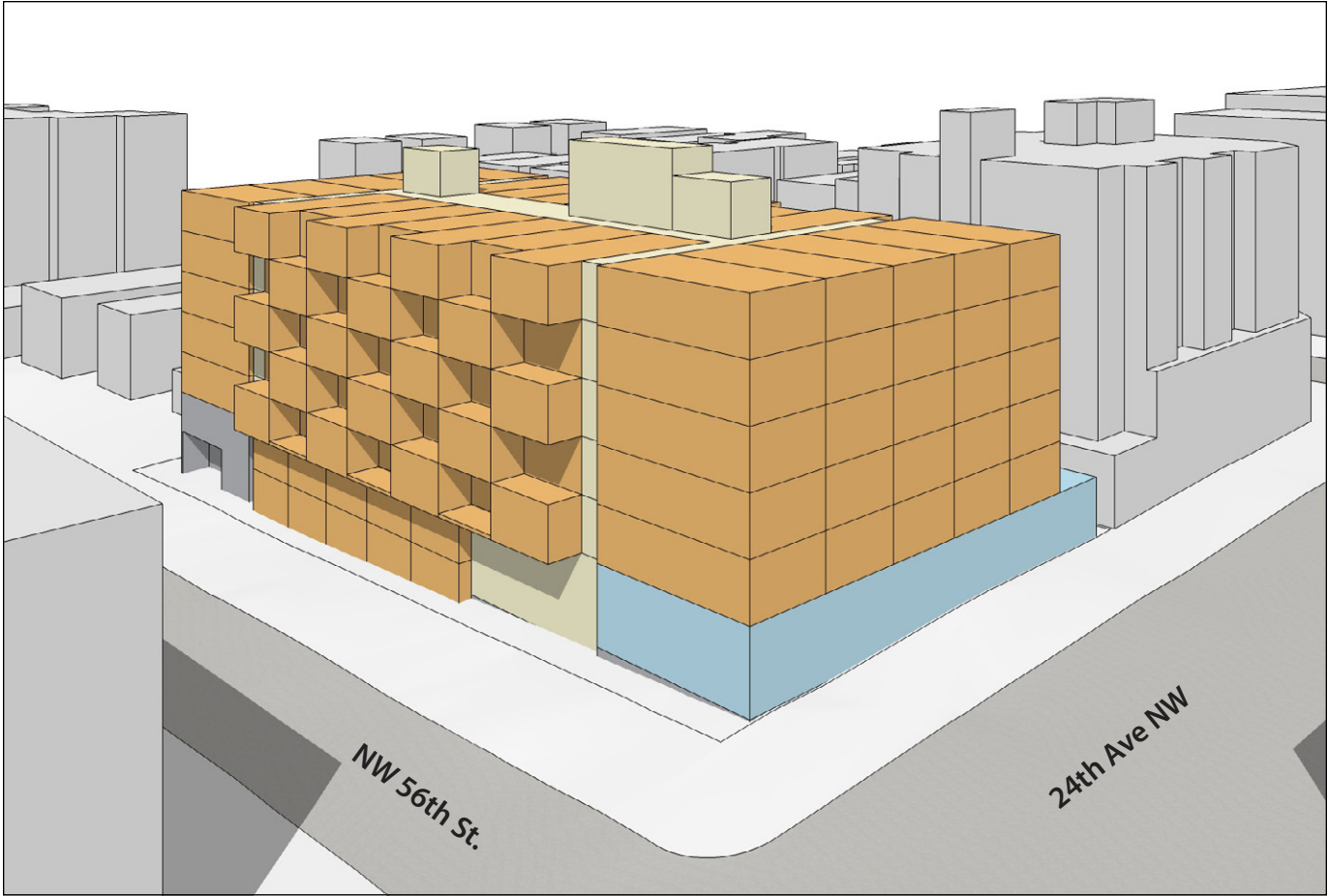


Typical Upper Floor Plan

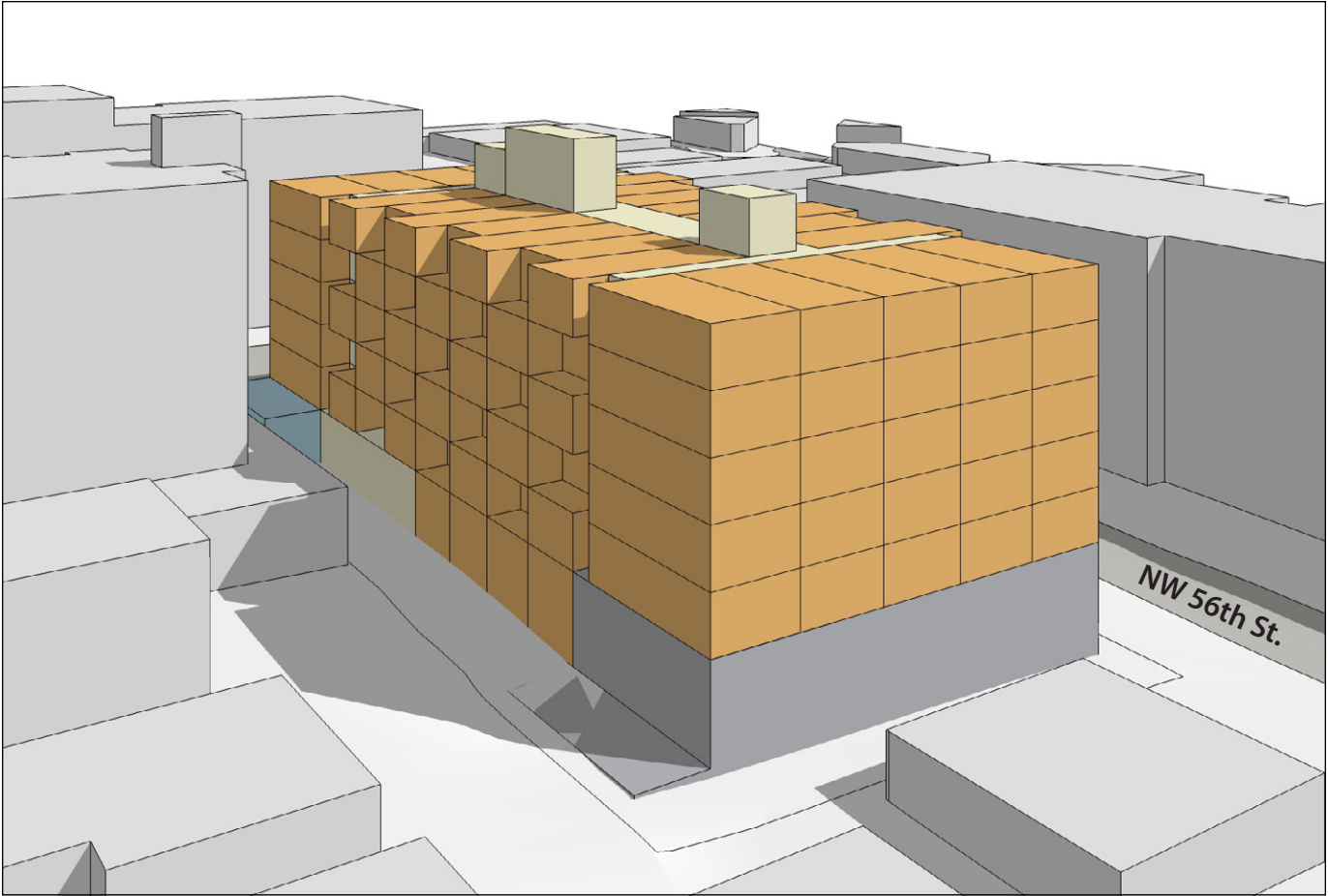


North - South Section

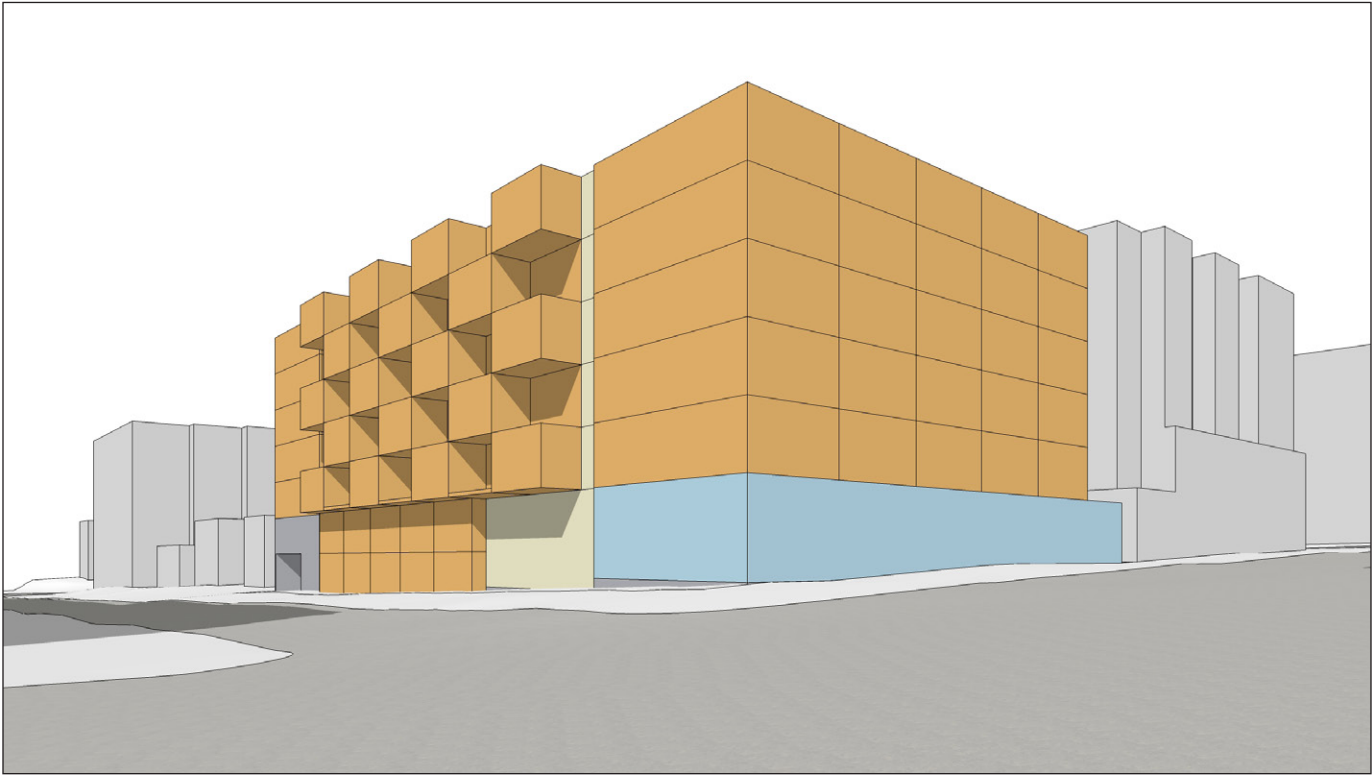
- Residential
- Retail
- Circulation | Common
- Services | Storage



View from Southeast



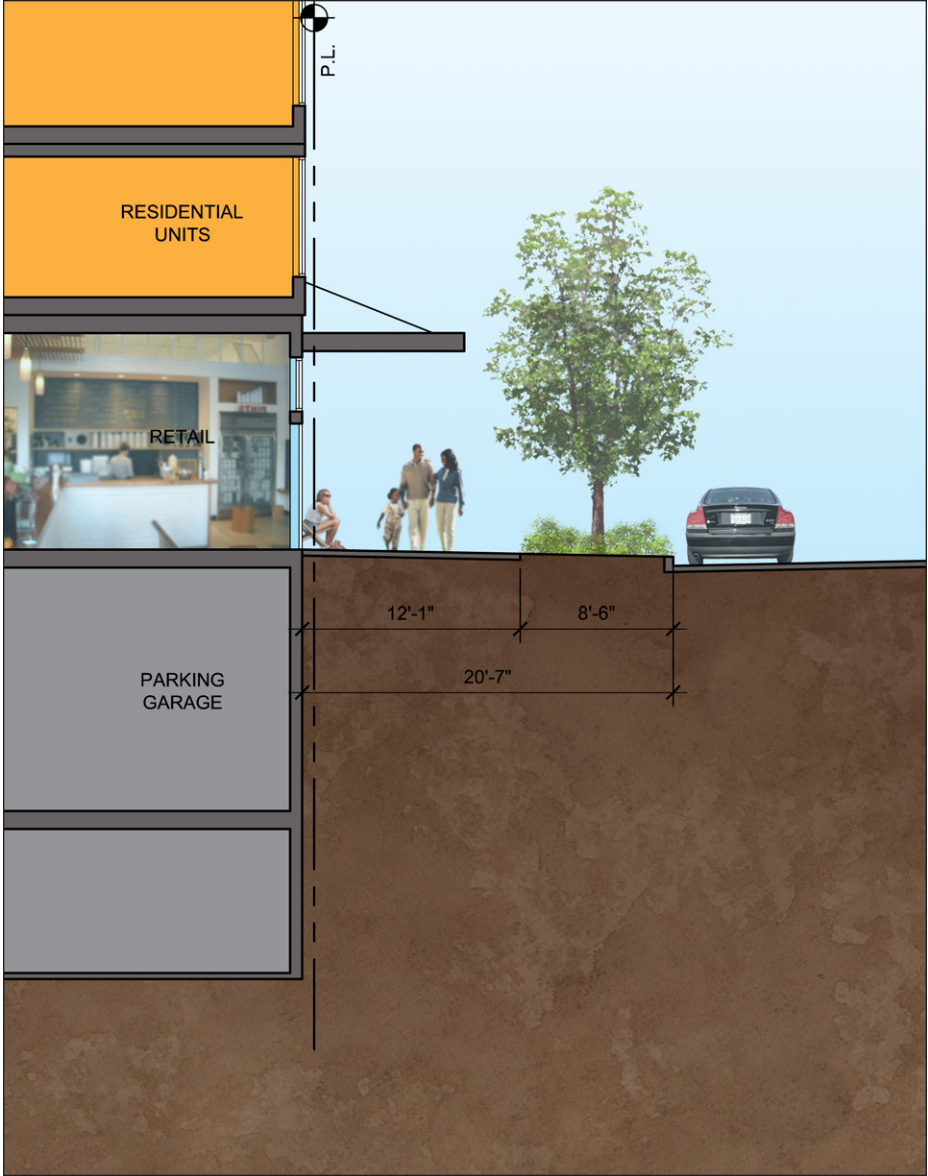
View from Northwest



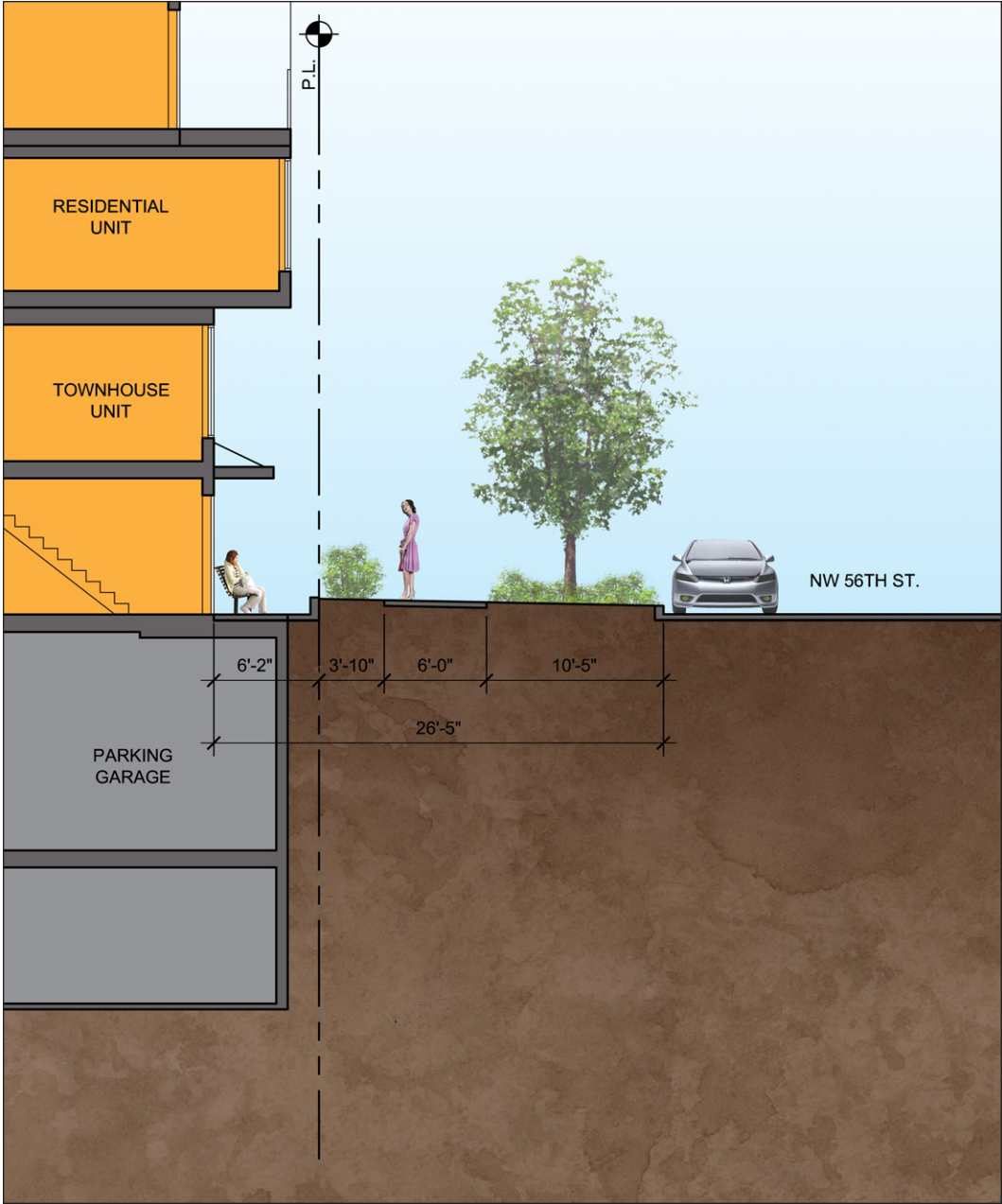
View from Street Corner



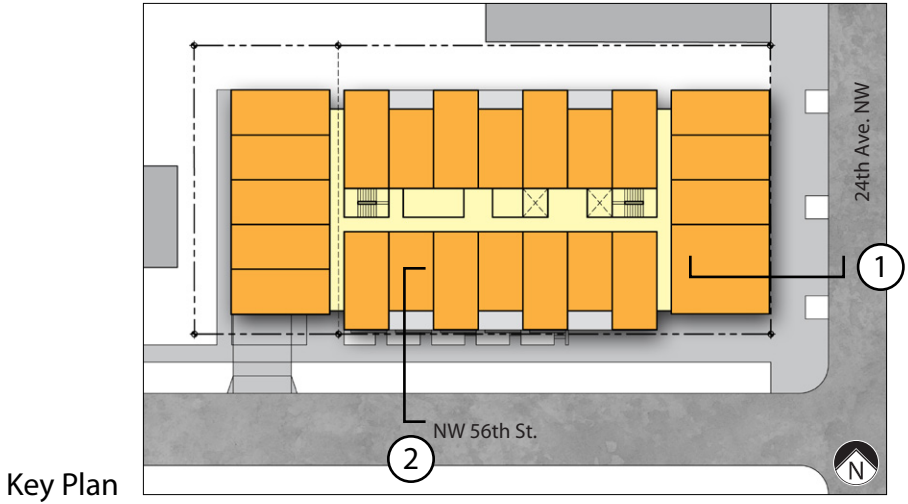
View from NE 56th St.



① Streetscape Section: East



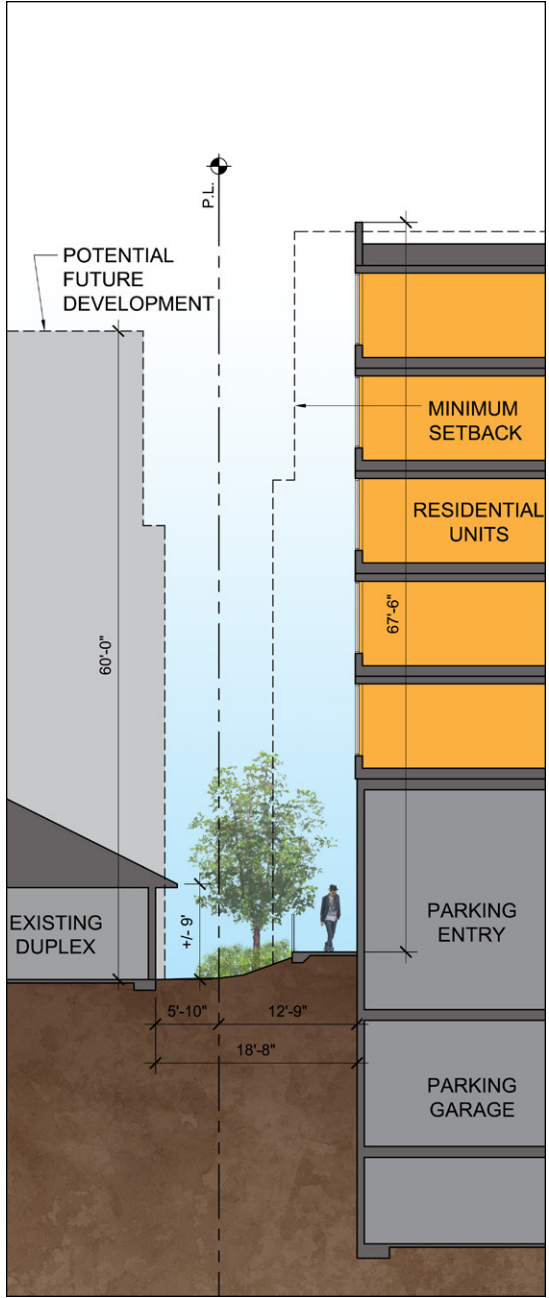
② Streetscape Section: South



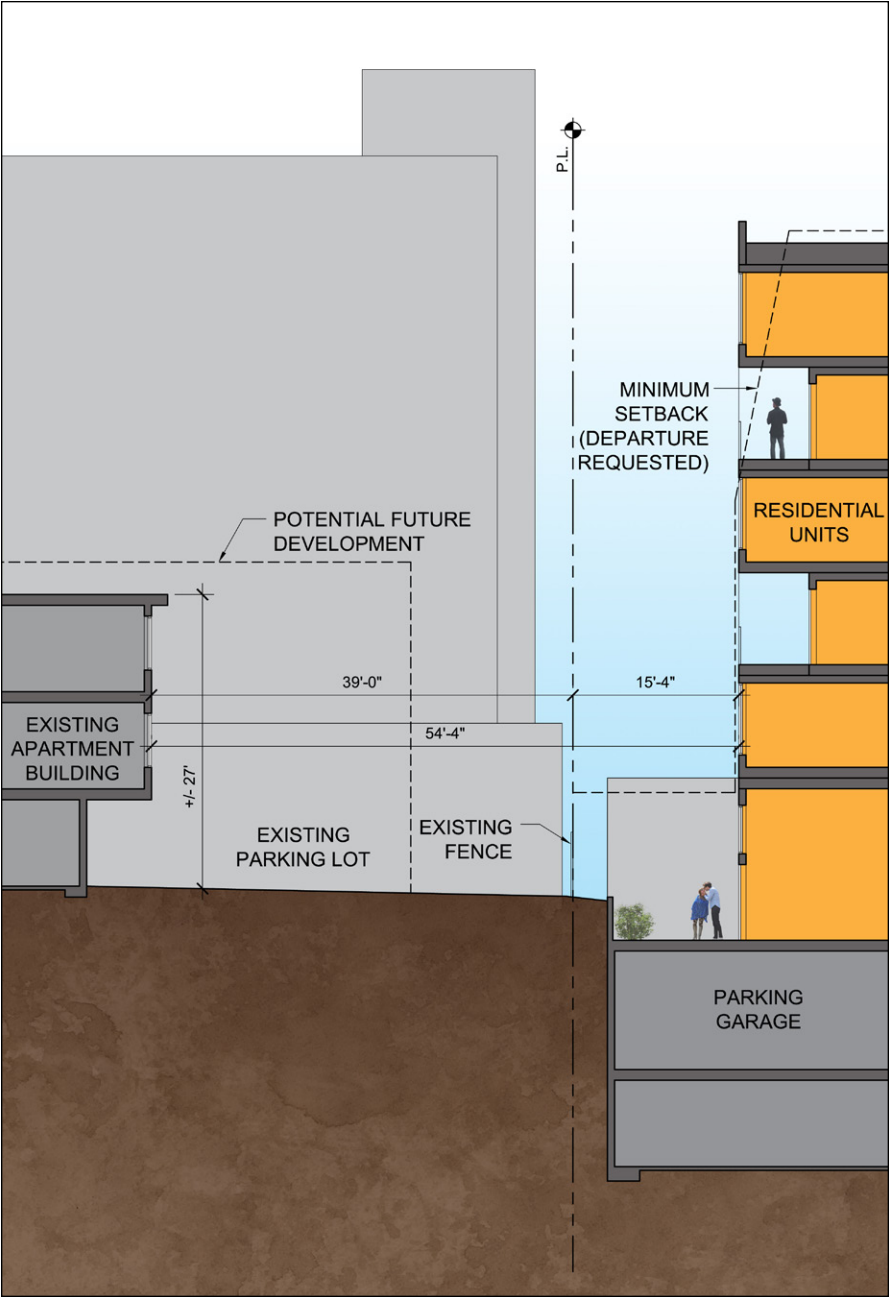
Key Plan



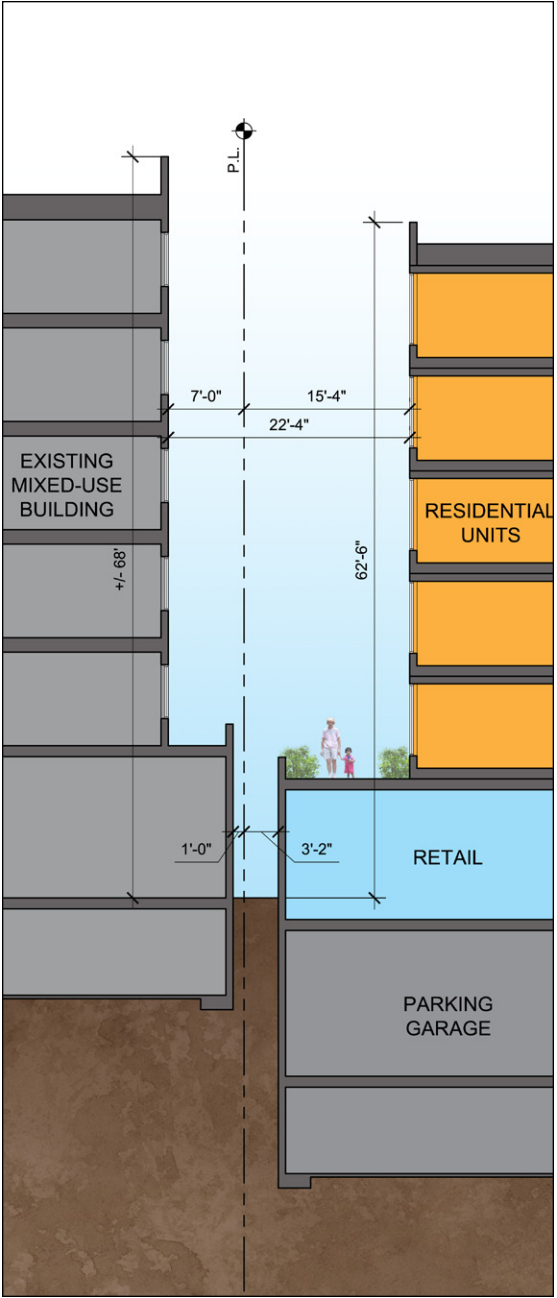
Relationship to Neighbors



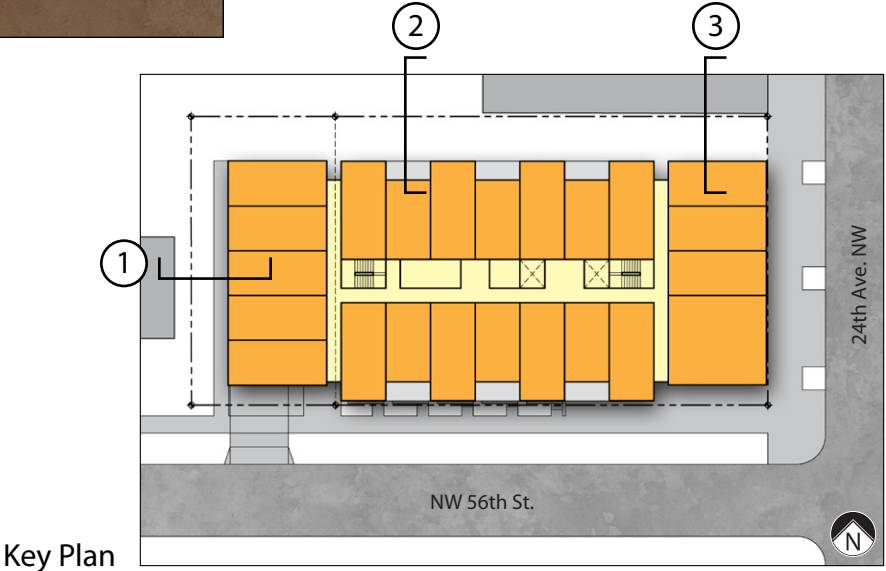
① Section: West



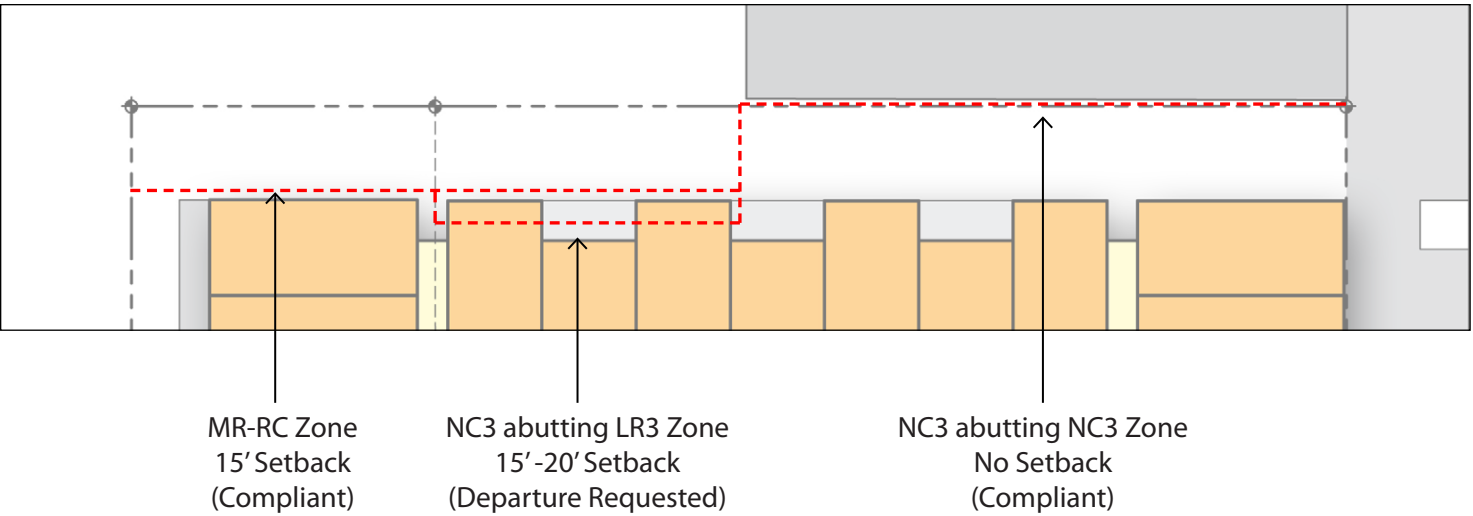
② Section: North 1



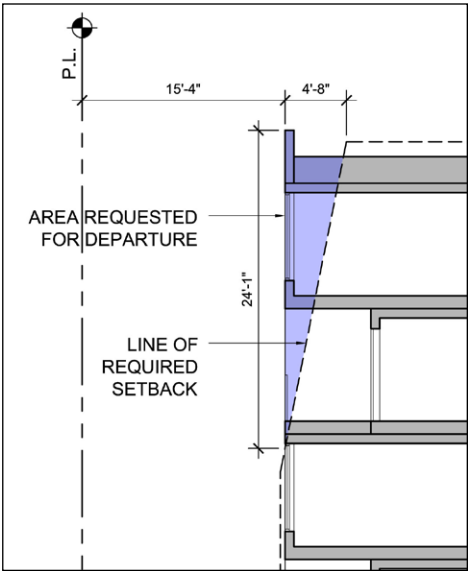
③ Section: North 2



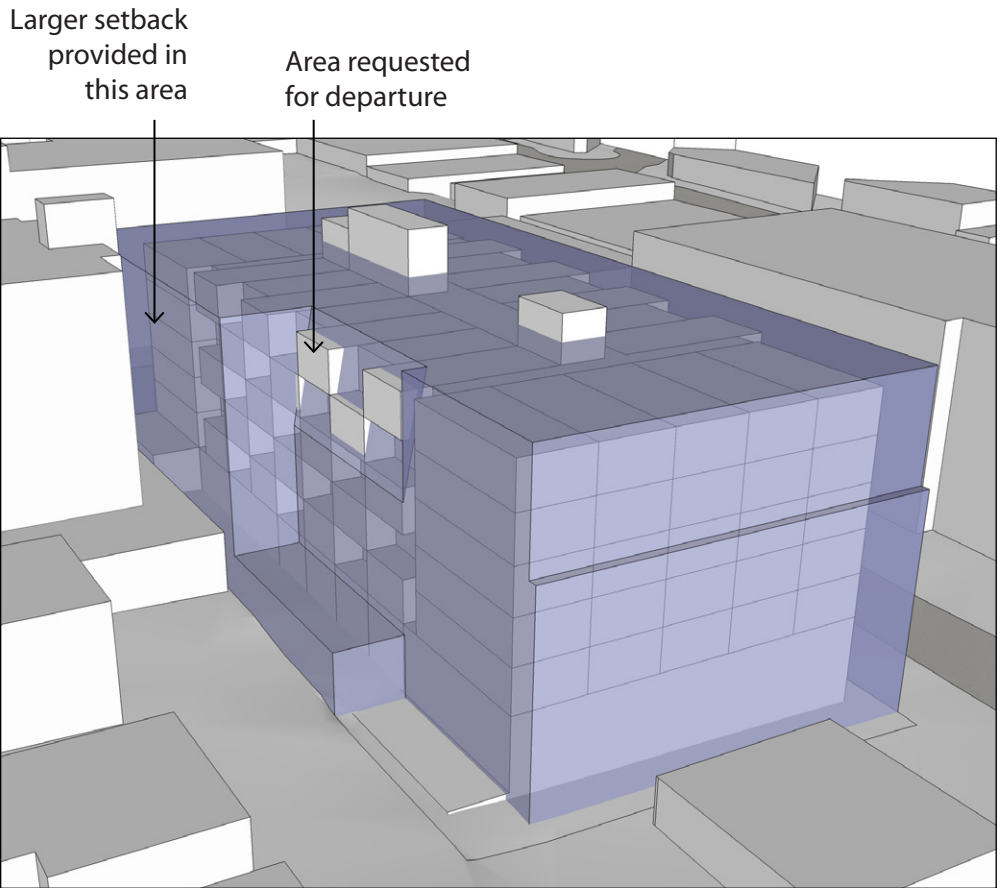
Key Plan



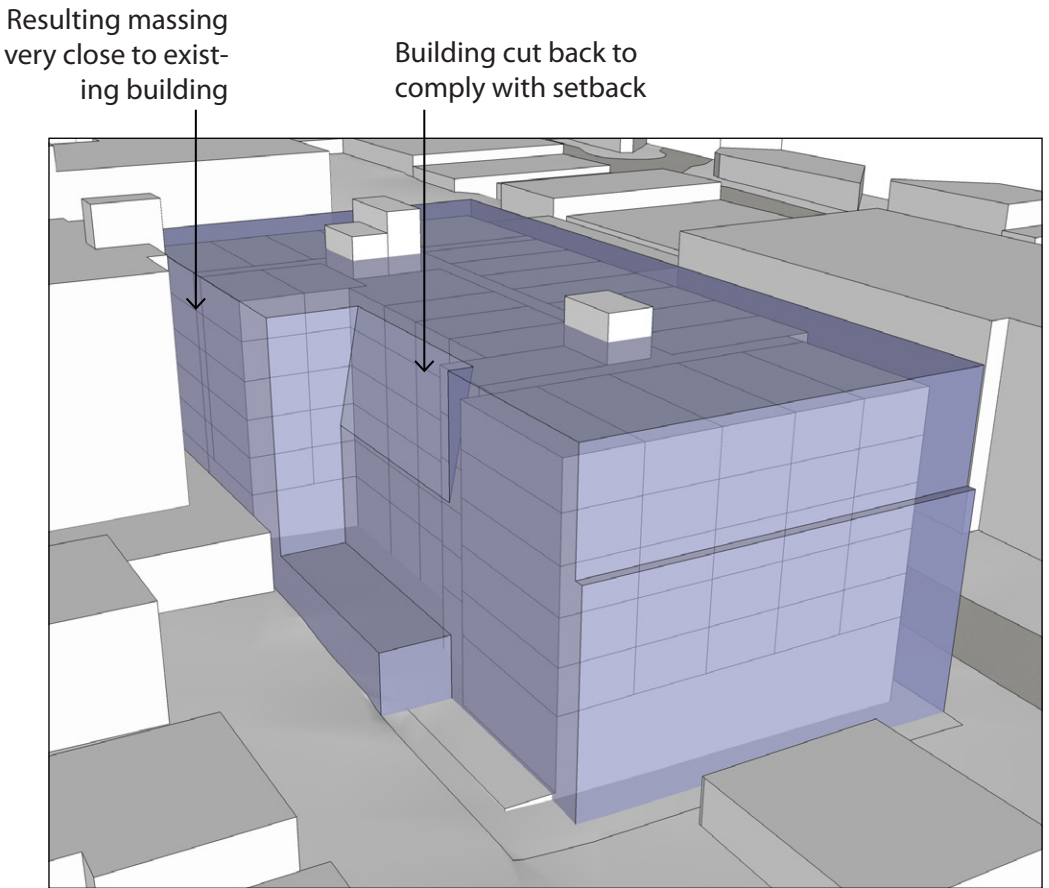
Setback Conditions at North Property Line - Plan View



Departure Request - Section View



Preferred Massing Option C in Zoning Envelope View from Northwest



Code Compliant Massing Option A in Zoning Envelope View from Northwest

Departure - Rear Setback

Code Requirement (SMC 23.47A.014.B.3):

For a structure containing a residential use, a setback is required along any side or rear lot line that abuts a lot in a residential zone or that is across an alley from a lot in a residential zone, as follows:

- a. Fifteen feet for portions of structures above 13 feet in height to a maximum of 40 feet; and
- b. For each portion of a structure above 40 feet in height, additional setback at the rate of 2 feet of setback for every 10 feet by which the height of such portion exceeds 40 feet.

Departure Request:

Allow a portion of the building to encroach up to 5' into the required setback above 40' in height.

Justification:

The site has three different setback requirements along the north property line (see diagram). Where the NC3 zone abuts another NC3 zone, no setback is required. Where the NC3 zone abuts the LR3 zone, a setback is required as described above. At the MR-RC zone, the setback is 15'.

The preferred massing scheme provides a consistent 15' setback from the north property line. The consistent setback will allow for a more orderly and clear building design. The consistent setback also creates a better response to the adjacent buildings by providing a substantial setback where none is required facing the NC3 zone. The alternative, as shown in the code-compliant scheme, is a massing which pushes back from the LR3 zone, but has a much smaller setback facing the NC3 zone. This results the massing being much closer to the existing mixed-use building, negatively impacting the existing residential units.



Shadow Studies





This project will be built using a modular construction method, in which the bulk of the structure is built in a factory. The pre-fabricated units are then trucked to the site and assembled. This process allows for higher quality construction at a lower cost. It significantly reduces construction time on site, reducing the construction impacts on the neighborhood. The images below illustrate the construction process for a recently completed modular project.

“The Modules” student housing in Philadelphia, PA



Construction of modules in factory



Assembly on site



Completed project



Coherent Composition



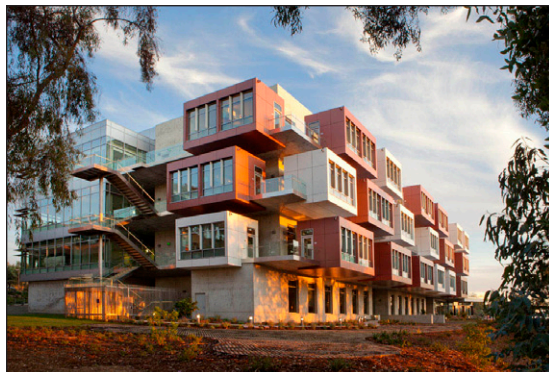
Durable Materials



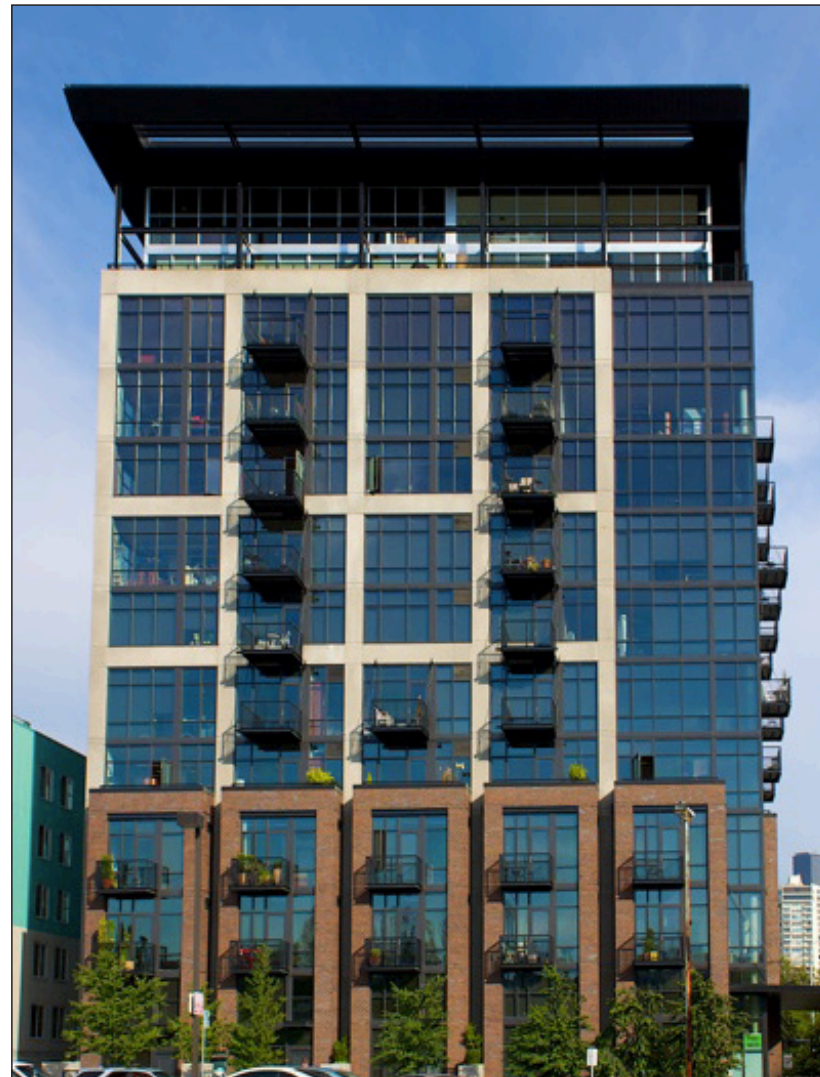
Pleasant Streetscape



Simple Material Palette



Modular Expression



Proportional - Base, Middle, Top



Neighborhood Interaction