





# Attachment A

City of Seattle  
Application for Early Design Guidance

## PART I: CONTACT INFO

- 1. Property Address: 5601 24th Ave. NW
- 2. Project number: 3015428
- Additional related project number(s): None
- 4. Owner/Lessee Name: Merrill Gardens at Ballard, LLC
- 5. Contact Person
  - Name: Billy Pettit
  - Firm: Merrill Gardens
  - Mailing Address: 1938 Fairview Ave. E Suite 300
  - City State Zip: Seattle, WA 98102
  - Email: wpettit@merrillgardens.com
- 6. Applicant's Name: Chad Lorentz
- Relationship to Project: Architect
- 7. Design Professional's Name: Urbal Architecture – Chad Lorentz
- Address: 1938 Fairview Ave. E Suite 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 250 ft. by 100 ft. There is no alley adjacent to the site.

The site slopes gradually upward from southwest to northeast, rising approximately 10 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 next parcel to the west. The space between the two buildings is currently used as a surface parking lot. An existing one-story duplex occupies the western-most parcel of the project site.

### 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 100 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 buildings 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 an assisted living community that will add to the vibrancy of Ballard and give residents close access to the amenities of the neighborhood. The proposed project is a 7-story, 65 foot building with 105 assisted-living units, 3,600 sf of ground-floor retail and parking for 65 vehicles in a below grade parking garage. The project will request a departure from a portion of the upper-level rear setback requirement.



## Zoning Analysis - Preferred Option C

### ZONING ANALYSIS

Site Address: 5601 24th Ave NW | Seattle, WA 98107  
 Project Zone: NC3-65, NC3-65P, MR-RC  
 Zoning Overlays: Ballard Hub Urban Village, Frequent Transit Service Area, Pedestrian Overlay (24th Ave. NW)

#### NC3-65/NC3-65P Zone:

Code Standard	Code Description	Proposed:
Permitted Uses: SMC 23.47A.004	Uses Permitted Outright: Residential (Assisted Living), Retail	Residential (Assisted Living), Retail
Street Level Uses: SMC 23.47A.005	Residential Uses may not occupy more than 20% of the street-level façade facing a Pedestrian Street. Residential Uses may occupy 100% of the street-level where not facing a pedestrian street.	Compliant Compliant
Structure Height: SMC 23.47A.012	Maximum Height: 65' above average grade plane	64'-0" (approx.)
FAR: SMC 23.47A.013	Maximum FAR for all uses in a mixed-use building: 4.75	4.69
Setback Requirements: SMC 23.47A.014	At rear lot line abutting a residential zone: 15' setback for portions of the structure 13'-40' in height. Additional 2' setback for every 10' above 40' height.	Compliant Departure Requested for portion of upper level setback
Landscaping and Screening: SMC 23.47A.016	Minimum green factor score: 0.30 Street trees required.	TBD
Amenity Areas: SMC 23.47A.024	Minimum 5% of gross residential floor area. Amenity areas shall be accessible to all residents and shall not be enclosed.	Compliant (roof deck)
Required Parking: SMC 23.54.015 Table B	Residential uses: no parking required within an urban village and within a frequent transit service area Non-residential uses: 1 space per 500 sf. No parking required for first 5,000 sf of each business in a pedestrian zone Live-work units: no parking required for units less than 1,500 sf	65 Residential Parking Spaces
Bicycle Parking: SMC 23.54.015 Table E	Residential: 1 per 4 dwelling units (long-term) Retail: 1 per 12,000 sf (long-term) and 1 per 4,000 sf (short-term)	Compliant
Parking Location and Access SMC 23.47A.032	Parking shall not be located between the structure and the street. Parking within the structure at street level must be separated from the street by another use.	Compliant
Solid Waste and Recycling Storage: SMC 23.54.040	Residential: 575 sf for 100 units + 4 sf per each additional unit Retail: 82 sf for <5,000 sf of retail (-50% in mixed-use development)	Compliant

#### MR-RC Zone:

Code Standard	Code Description	Provided:
Permitted Uses: SMC 23.45.504 SMC 23.46.004	Uses Permitted Outright: Residential (Assisted Living), Retail	Assisted Living
FAR: SMC 23.45.510	Base FAR: 3.2	3.15
Structure Height: SMC 23.45.514	Maximum Height: 60' above average grade plane Height limit may be increase by 5' when lot is split between an MR and NC zone and the structure does not exceed 6 stories above grade.	Compliant
Setbacks: SMC 23.45.518	Front Setback: 5' minimum, 7' average Side Setbacks: Below 42' height - 5' minimum, 7' average Above 42' height - 7' minimum, 10' average Rear Setback: 15'	Compliant
Amenity Area: SMC 23.45.522	Minimum 5% of gross residential floor area. All residents must have access to a public or private amenity area. Up to 50% of amenity area may be enclosed.	Compliant (roof deck)
Landscaping Standards: SMC 23.45.524	Minimum green factor score: 0.50 Street trees required.	TBD
Parking Location and Access SMC 23.45.536	Parking shall not be located between the principal structure and the street. Parking shall not be located in a front or side setback or within 7' of a street lot line. Above-grade parking within a structure shall not extend closer to the street lot line than any portion of the first story of the structure. Parking Access may be from the street where the lot does not abut an alley.	Compliant
Required Parking: SMC 23.54.015 Table B	See required parking and bicycle parking in table above.	Compliant

## Project Overview:

**Number of Stories: 7**  
**Total Gross Floor Area: 126,187 sf**  
**Number of Units: 105 (Assisted Living)**  
**Retail Floor Area: 3,696 sf**  
**Number of Parking Spaces: 65 (Residential)**

## Project Data - Preferred Option C

### PROJECT DATA - PREFERRED OPTION C

<b>Building Name</b>	Merrill Gardens at Ballard
<b>Client</b>	R.D. Merrill Co.
<b>Address/Location</b>	5601 24th Ave NW
<b>Site Area</b>	24,998 sf
<b>Zone</b>	NC3P-65, NC3-65, MR-RC
<b>Building Code</b>	2012 Seattle Building Code
<b>Proposed Use</b>	Mixed-Use/Assisted Living

### PROJECT GROSS FLOOR AREA: (in Square Feet)

Floor Level	parking	retail	residential	leasable storage	common amenity	circulation	mch/elec	TOTAL	outdoor decks
P1	19,034					703	1,794	21,531	
L1		3,696			11,416	1,838	1,753	18,703	
L2			3,769		4,359	4,216		12,344	
L3			12,817			2,925		15,742	3752
L4			13,049			2,693		15,742	
L5			13,049			2,693		15,742	
L6			13,049			2,693		15,742	
L7			8,551			2,090		10,641	5,101
<b>TOTAL</b>	<b>19,034</b>	<b>3,696</b>	<b>64,284</b>	<b>0</b>	<b>15,775</b>	<b>19,851</b>	<b>3,547</b>	<b>126,187</b>	<b>8,853</b>

### PARKING INFORMATION

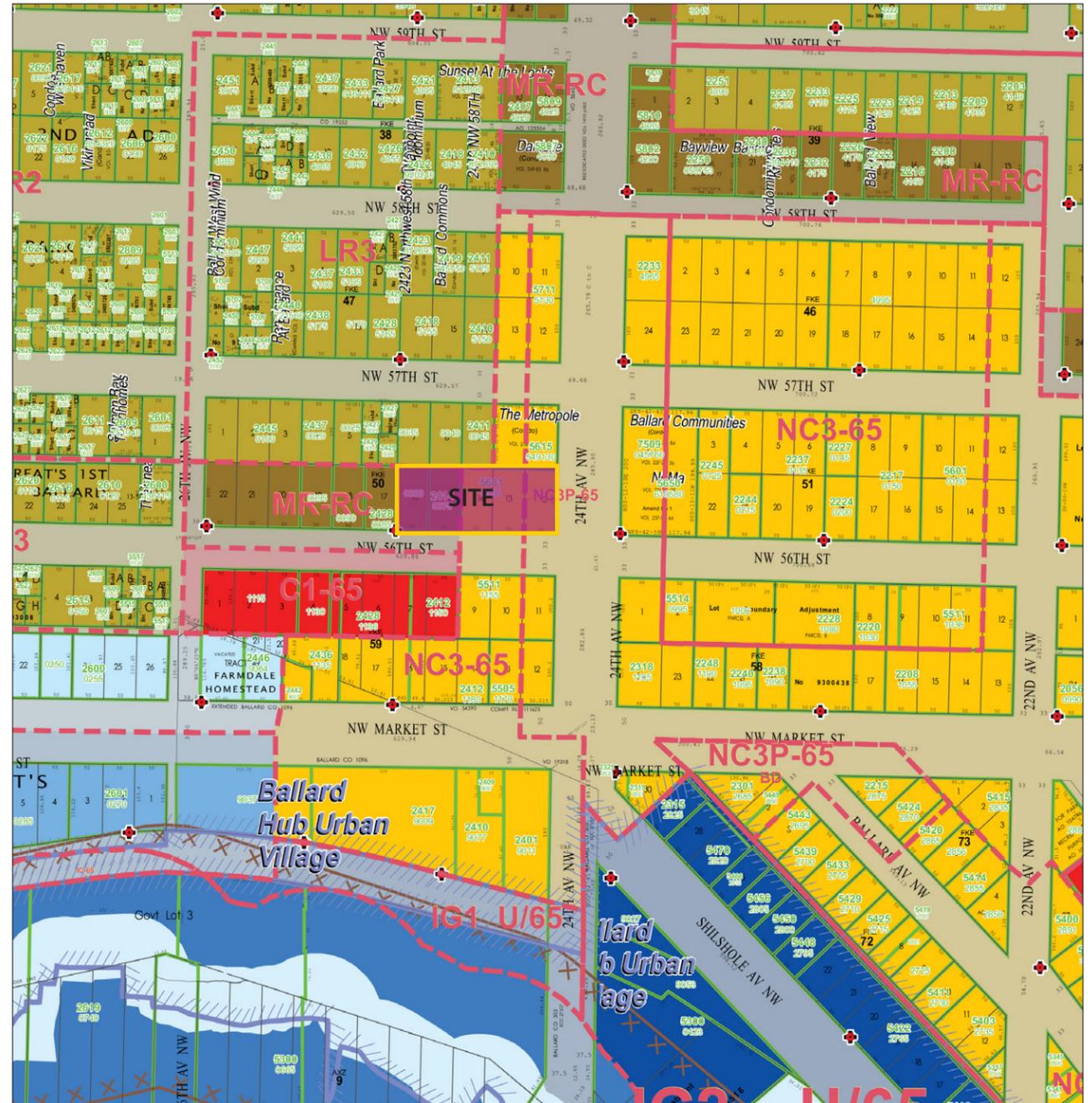
Parking Level	Commercial Parking					Residential Parking					
	small	medium	large	ADA	ADA-Van	small	medium	large	ADA	ADA-van	
P1						6	56		2	1	
<b>TOTALS</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>6</b>	<b>56</b>	<b>0</b>	<b>2</b>	<b>1</b>	
	total commercial parking					total residential parking					
						total parking					



Aerial Photo

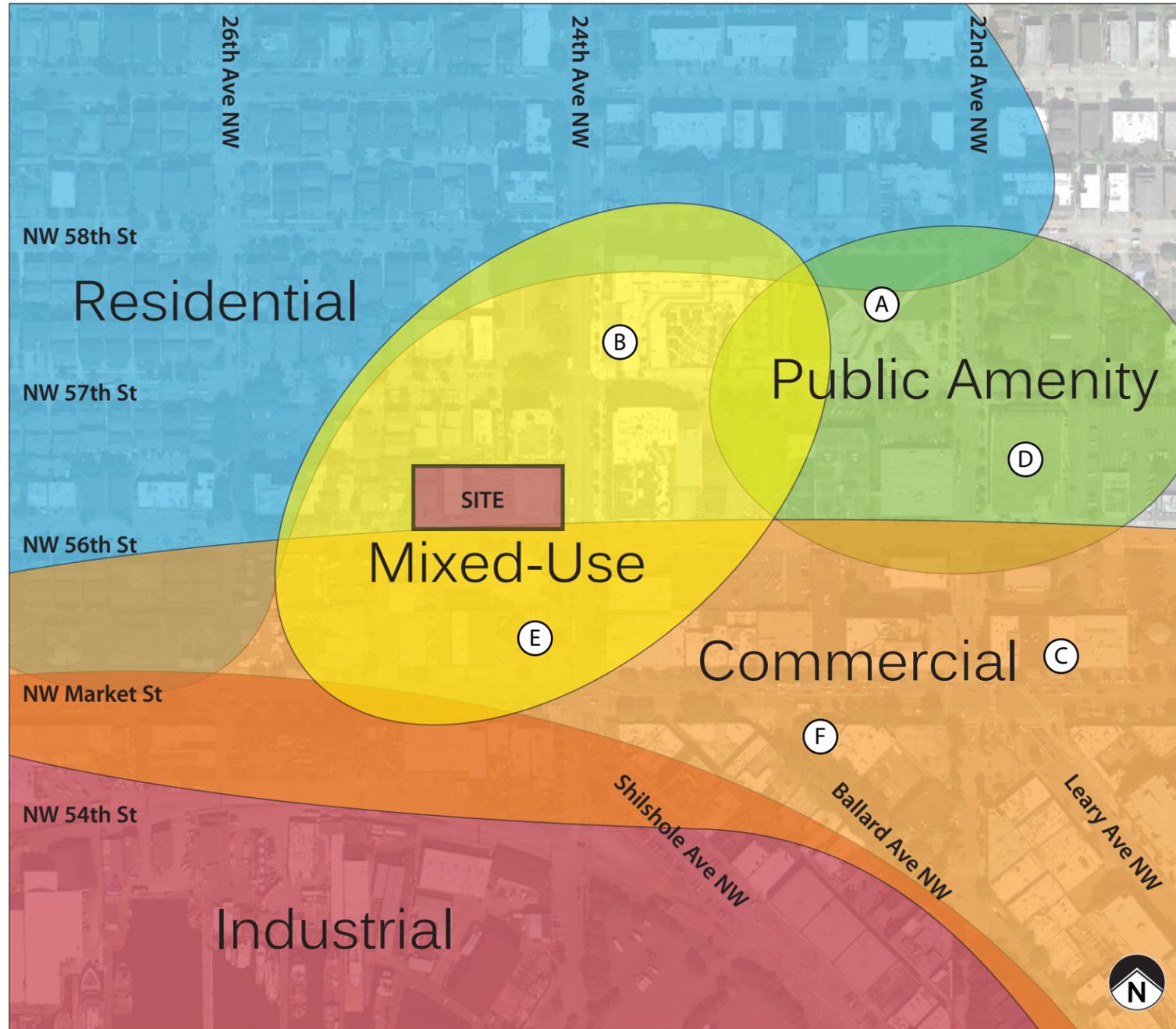
Site 

The project site is located across three different zones from east to west: NC3P-65, NC3-65 & MR-RC. The preferred massing option responds to the character of each of these zones by creating a strongly urban edge at the east edge of the site in the NC3P-65 zone, and setting back and stepping down to the residential character of the MR-RC zone to the west.



Zoning Map

Site 	C1   Commercial 
LR3   Residential Multifamily Lowrise 	IG1   General Industrial 
MR   Residential Multifamily Midrise 	IC   Industrial Commercial 
NC3   Neighborhood Commercial 	IB   Industrial Buffer 



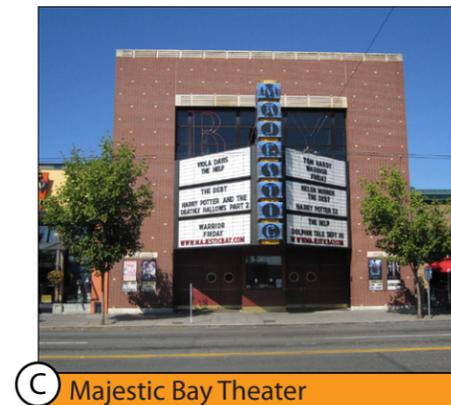
Surrounding Uses



A Ballard Commons Park | Skate Park



B QFC Grocery Store



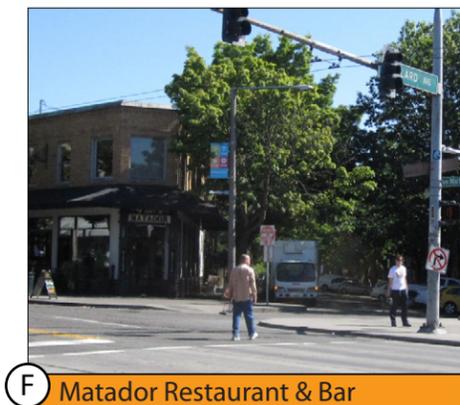
C Majestic Bay Theater



D Ballard Library



E Gas Station



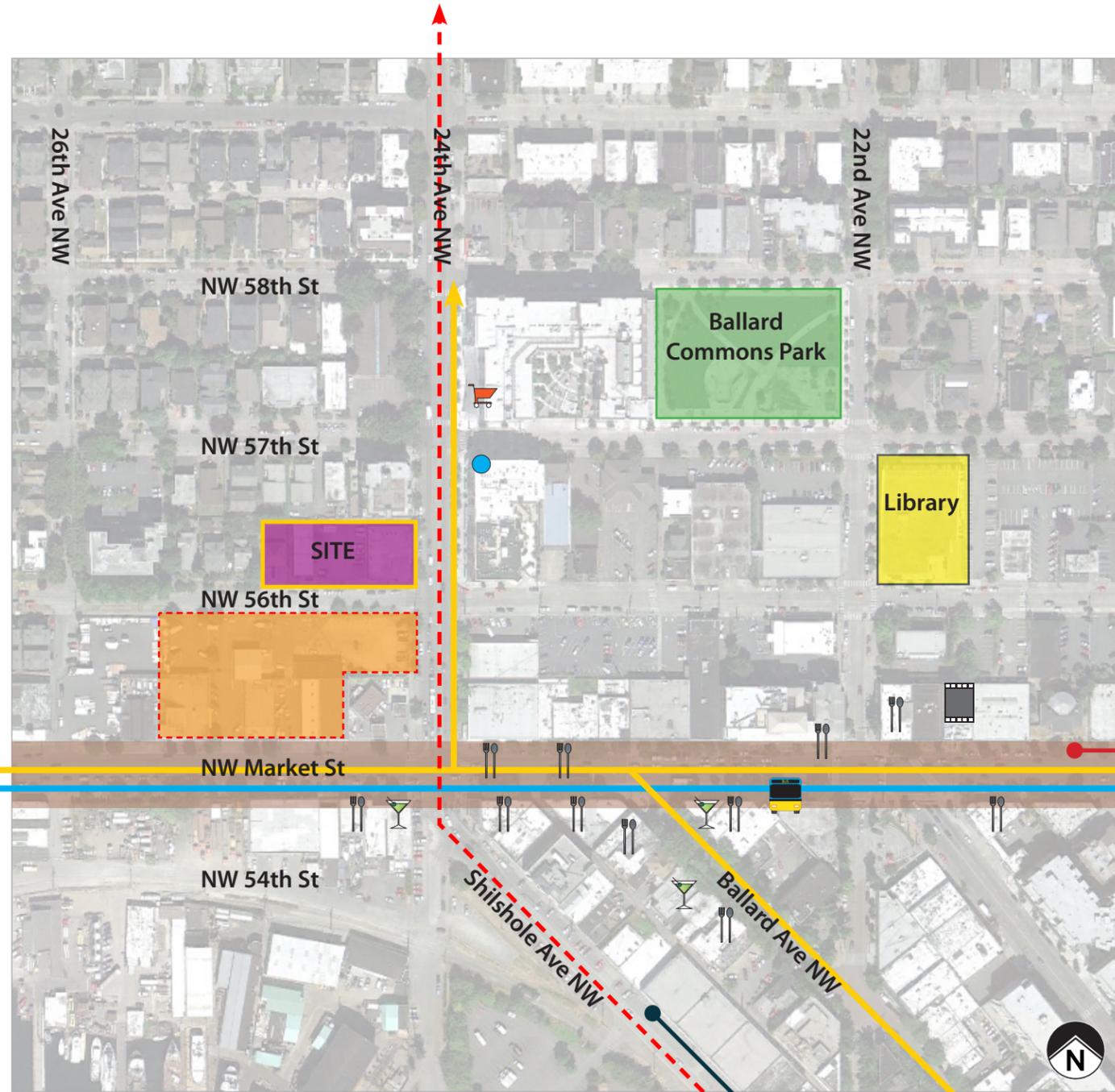
F Matador Restaurant & Bar

The project site is located in the middle of a transitional area, between the mixed-use/retail core of Ballard to the southeast, and the predominantly low-rise, residential neighborhood to the north and west. The preferred massing option responds to this existing character by transitioning from a zero-lot-line urban massing along 24th Ave NW to a more residential character along 56th st. by setting back and stepping down the massing.



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 Trail

 to 15th Ave.



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





Project Site - NW 56th St.



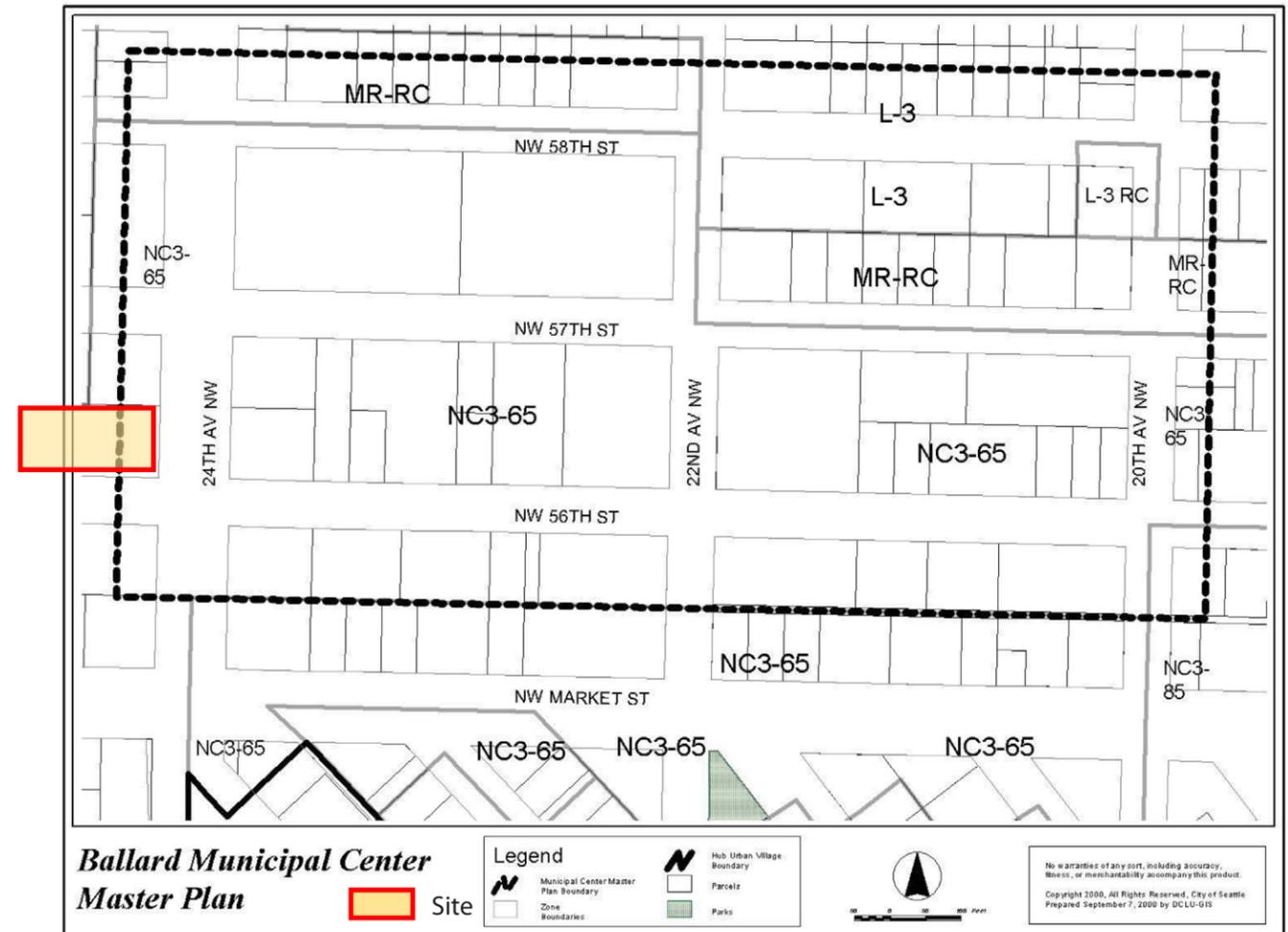
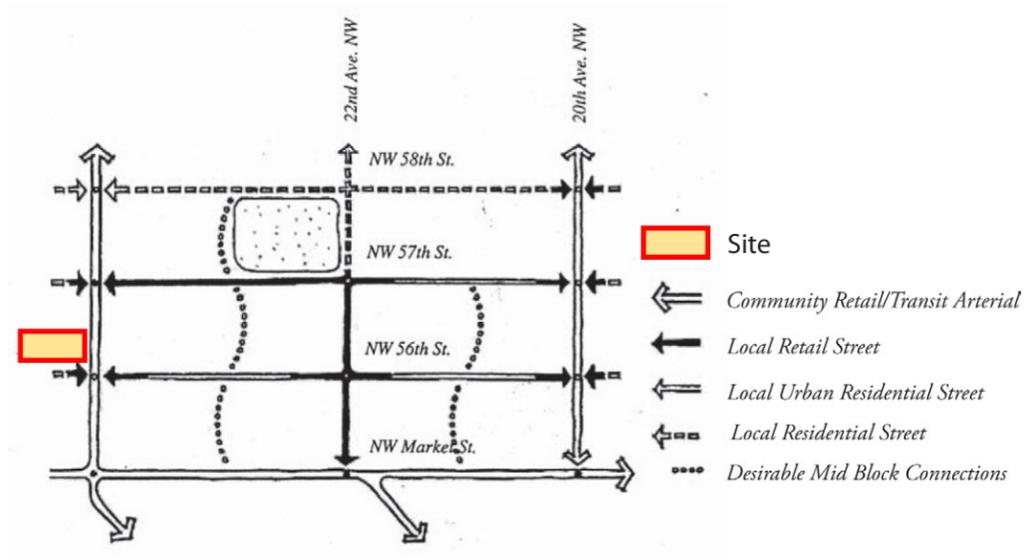
Project Site - 24th Ave. NW



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 corner of 24th and 56th, providing larger setbacks and 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 set back and stepped down along 56th moving away from 24th to be more in keeping with the character of 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 near the middle of the building on 56th St. where it will be clearly visible.

### 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 smaller, residential-scale sidewalks with more landscaping, fronted by active residential common areas within the building.

### 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 set back from the adjacent mixed-use building to the north to protect the neighbors' daylight access and privacy. The west end of the building is set back and stepped down to reduce the apparent massing facing the neighboring house.

### 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 entries are 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 set back from the street and stepped down to create a transition to the midrise and lowrise zones.

### 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 and subtle articulation. Articulation and material variations are limited to locations where they will best respond to the character of each streetscape.

### C-3 Human Scale

The design of new buildings should incorporate architectural features, elements and details to achieve a good human scale.

The building will be designed to achieve human scale, particularly at the street level. Finer-scale articulation and details, as well as more detailed and textured materials will create a human-scaled 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.

### C-5 Structured Parking Entrances

The presence and appearance of garage entrances should be minimized so that they do not dominate the street frontage of a building.

The parking garage entry will be located at the far west end of the building on 56th St, where it will least interfere with pedestrian traffic and its appearance in the design of the facade will be minimized.

### 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.

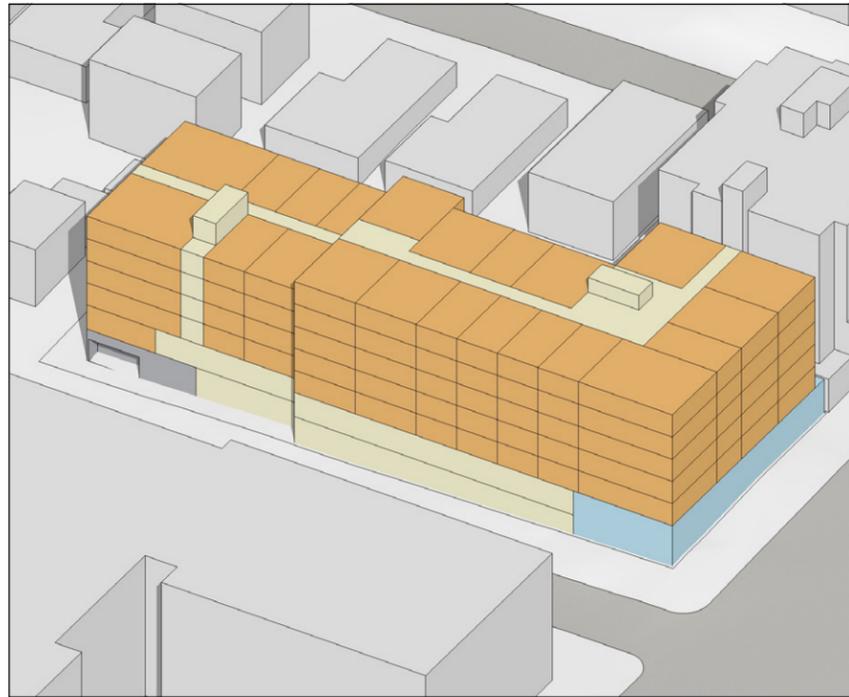
The street-level façade will be fully fronted by retail spaces, with highly glazed storefronts. Overhead weather protection and wide sidewalks will allow commercial activities to spill out onto the sidewalk.

### E-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 house. Landscaping will be used along 56th St. to create a more residential streetscape and transition to the smaller-scale residential uses to the west of the site.





## Massing Option A

Code-compliant Scheme

114 units  
FAR: 4.36  
133,200 gsf total

**Pros:**

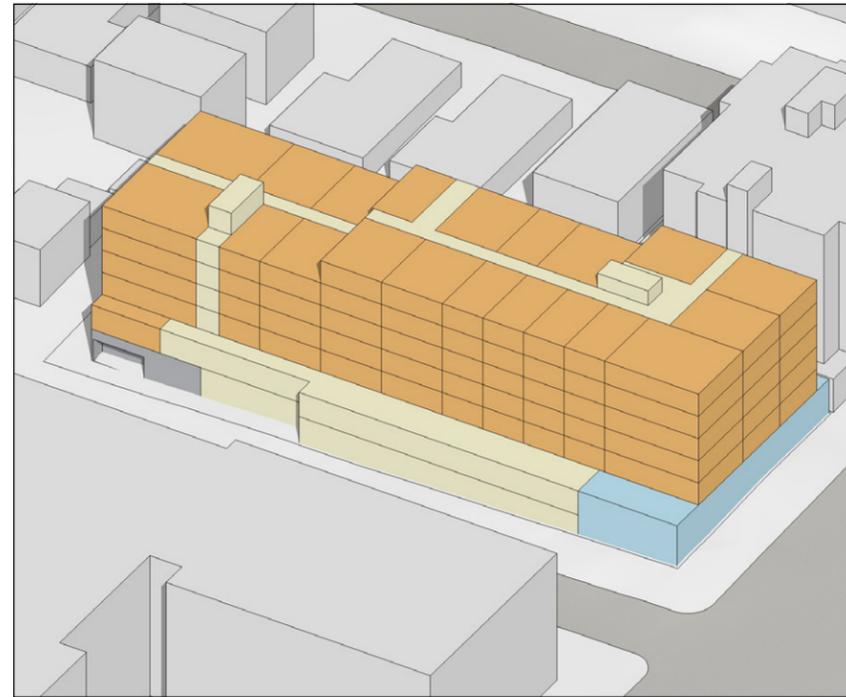
- Creates continuous street wall
- Provides large setback from properties to the north

**Cons:**

- Large, undifferentiated mass along 56th
- Awkward transition from NC to MR zone
- Small setback on west side of property
- Limited opportunities for south-facing outdoor space

**Departures:**

- None



## Massing Option B

105 units  
FAR: 4.14  
127,700 gsf total

**Pros:**

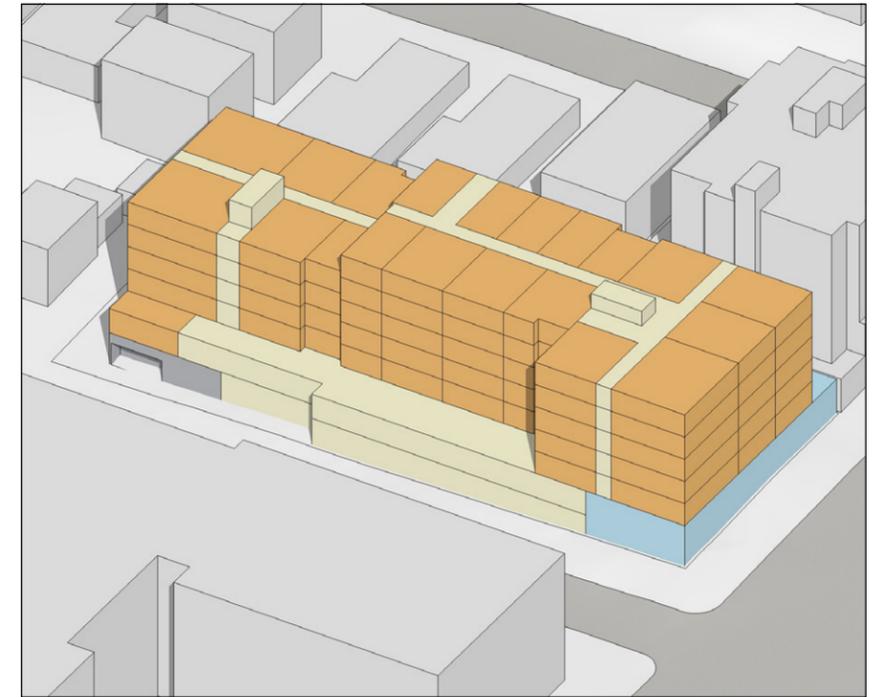
- Less massive along 56th st
- Creates south facing outdoor space at level 3

**Cons:**

- Minimal setbacks from existing condo building to the north
- Undifferentiated massing facing 56th
- Poor relationship between massing of upper levels and base
- Weak corner condition at 24th & 56th

**Departures:**

- Upper portion of rear setback facing lowrise zone



## Massing Option C

Preferred Scheme

105 units  
FAR: 4.08  
126,200 gsf total

**Pros:**

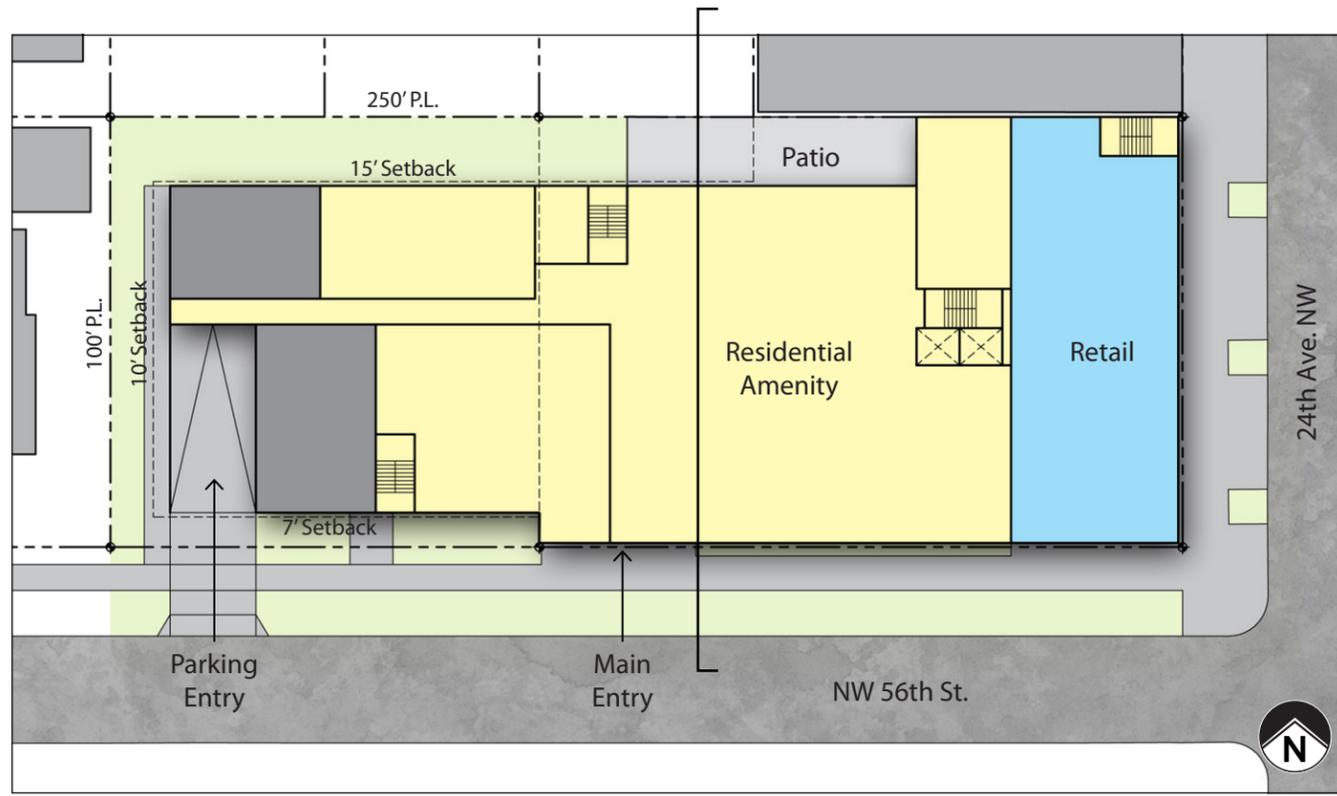
- Sets back along full length of north property line
- Massing broken into 3 smaller segments
- Creates strong corner and street wall along 24th
- Upper levels set back and step down along 56th creating transition to residential zone
- Creates south facing outdoor space at level 3
- Provide largest side setback to the west

**Cons:**

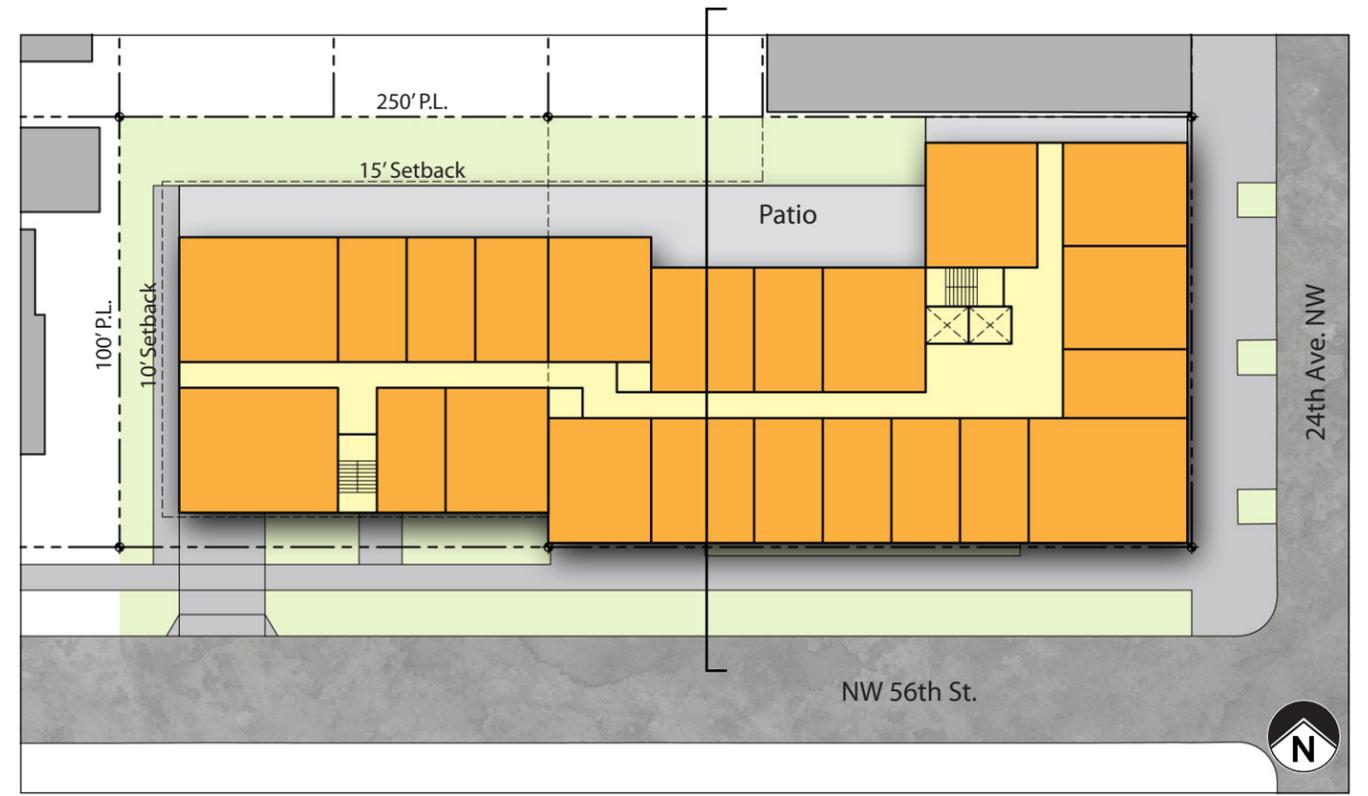
- Massing closer to north property line

**Departures:**

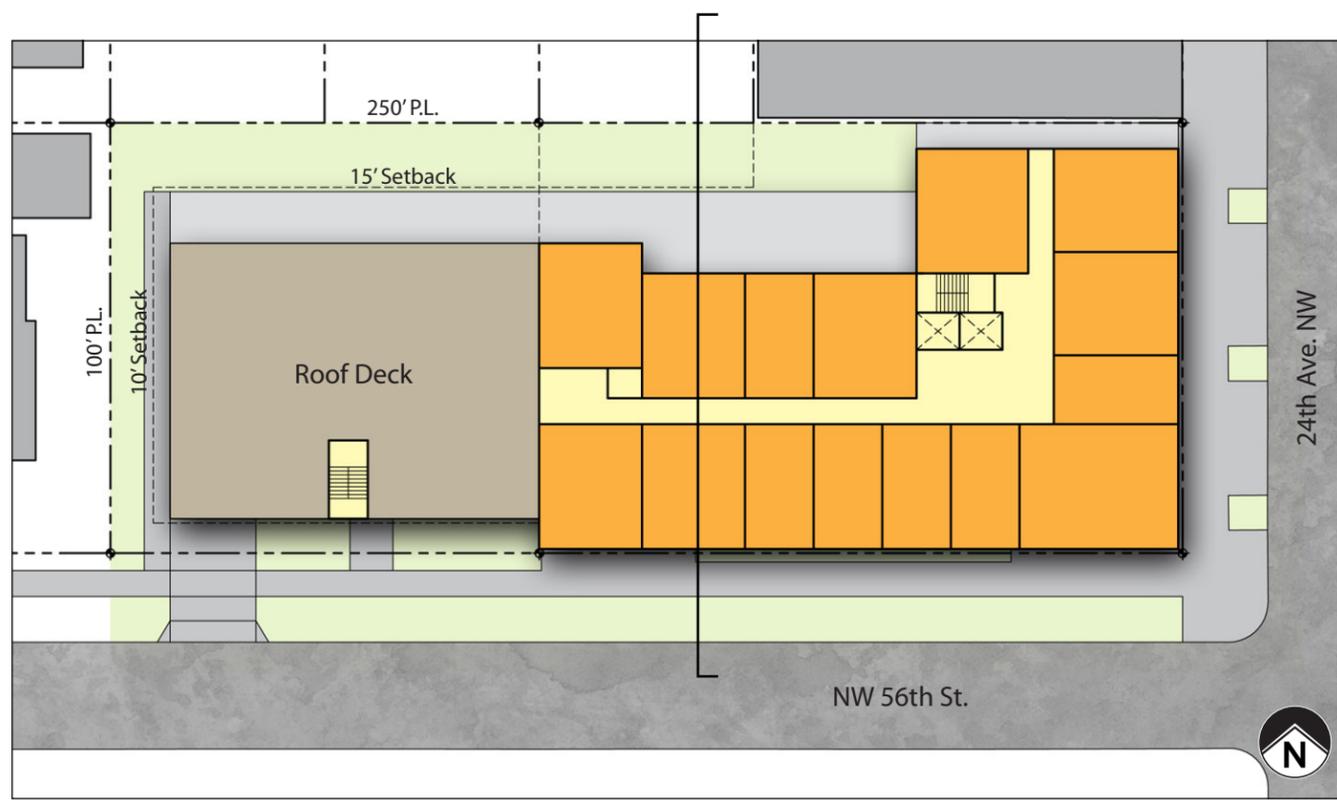
- Upper portion of rear setback facing lowrise zone



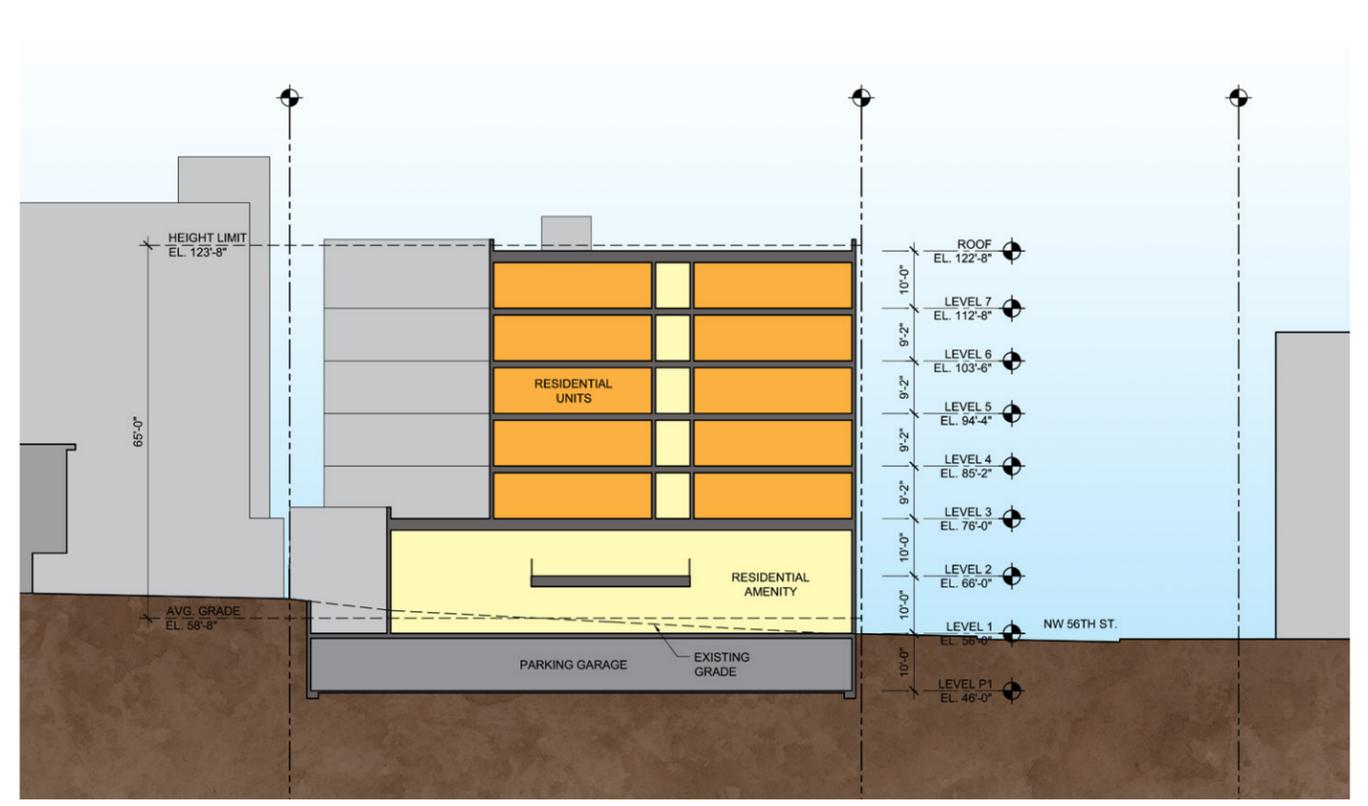
Ground Floor Plan



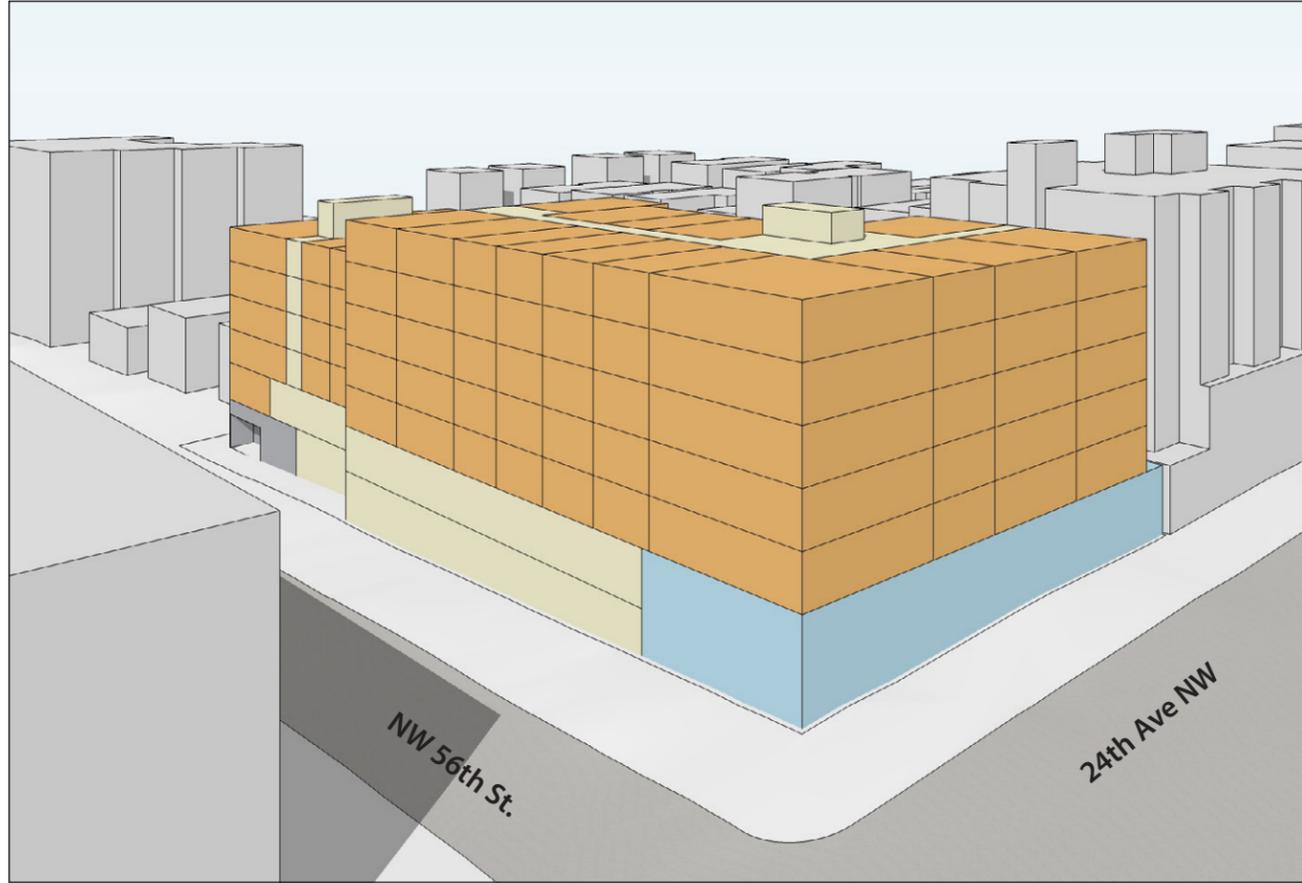
Typical Upper Level Plan



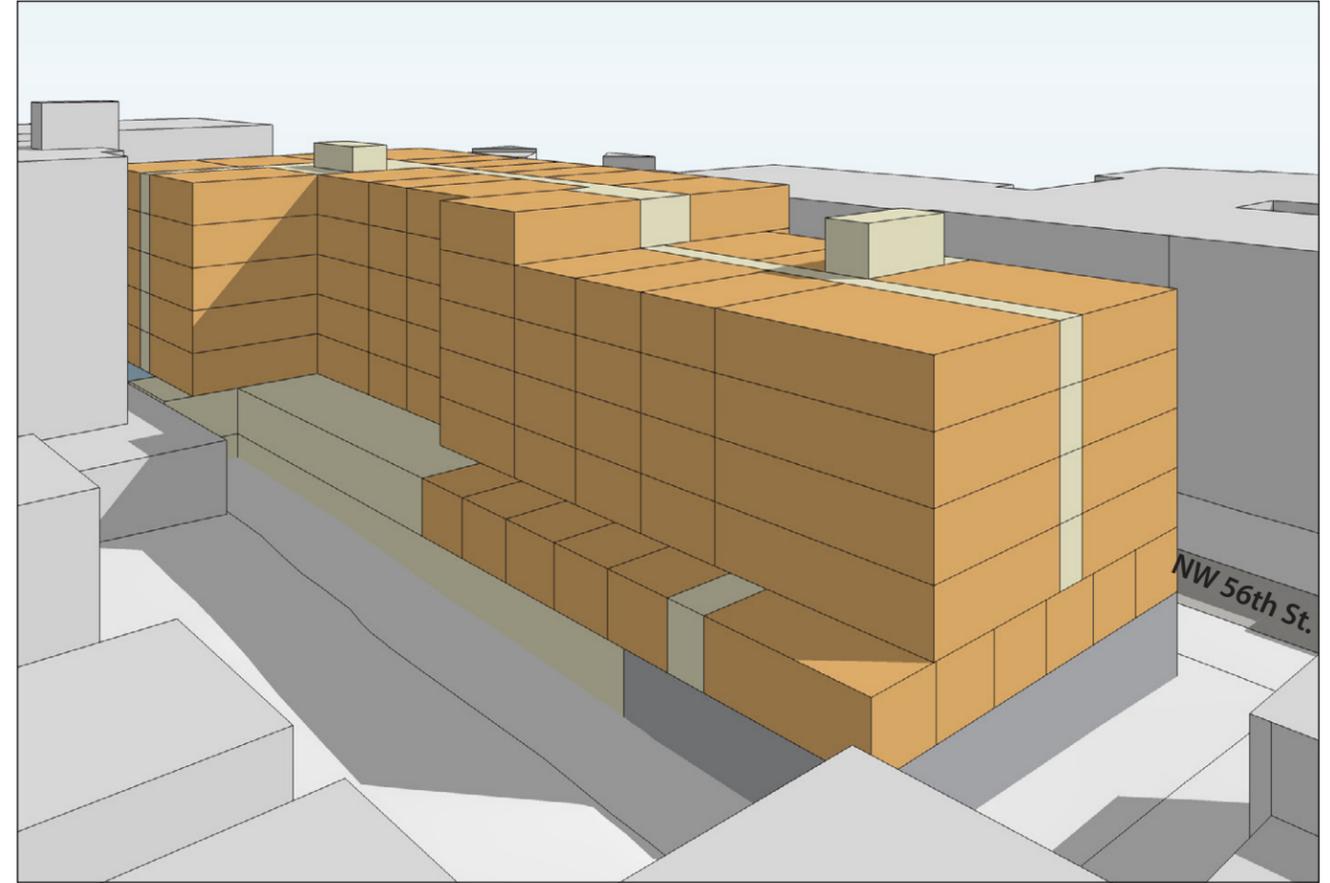
Level 7 Plan



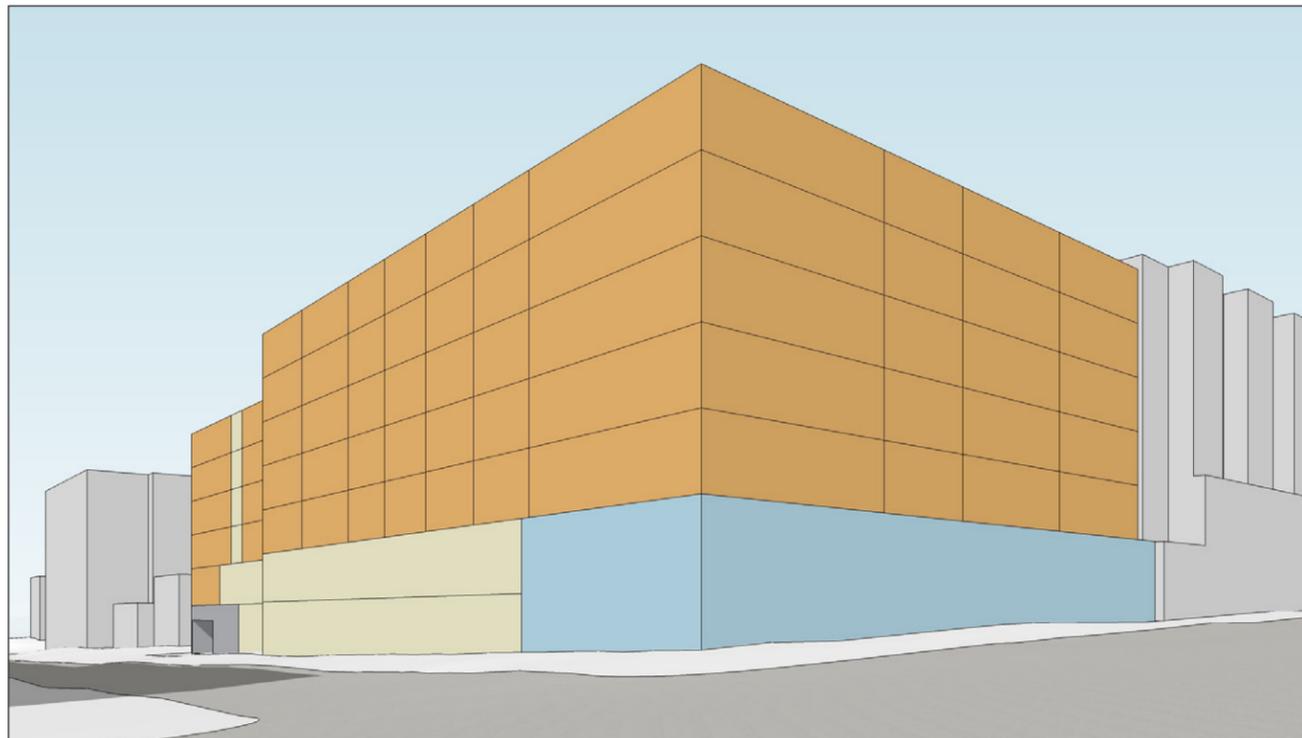
North - South Section



View from Southeast



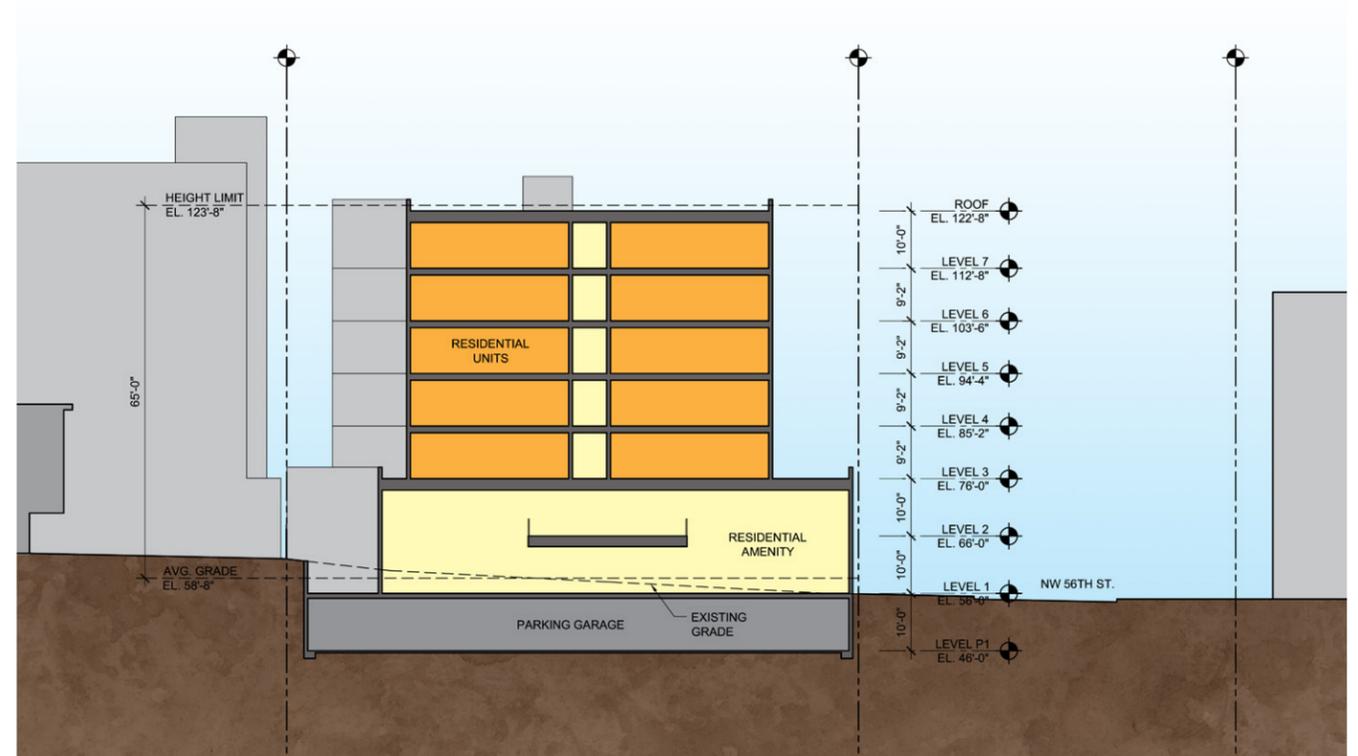
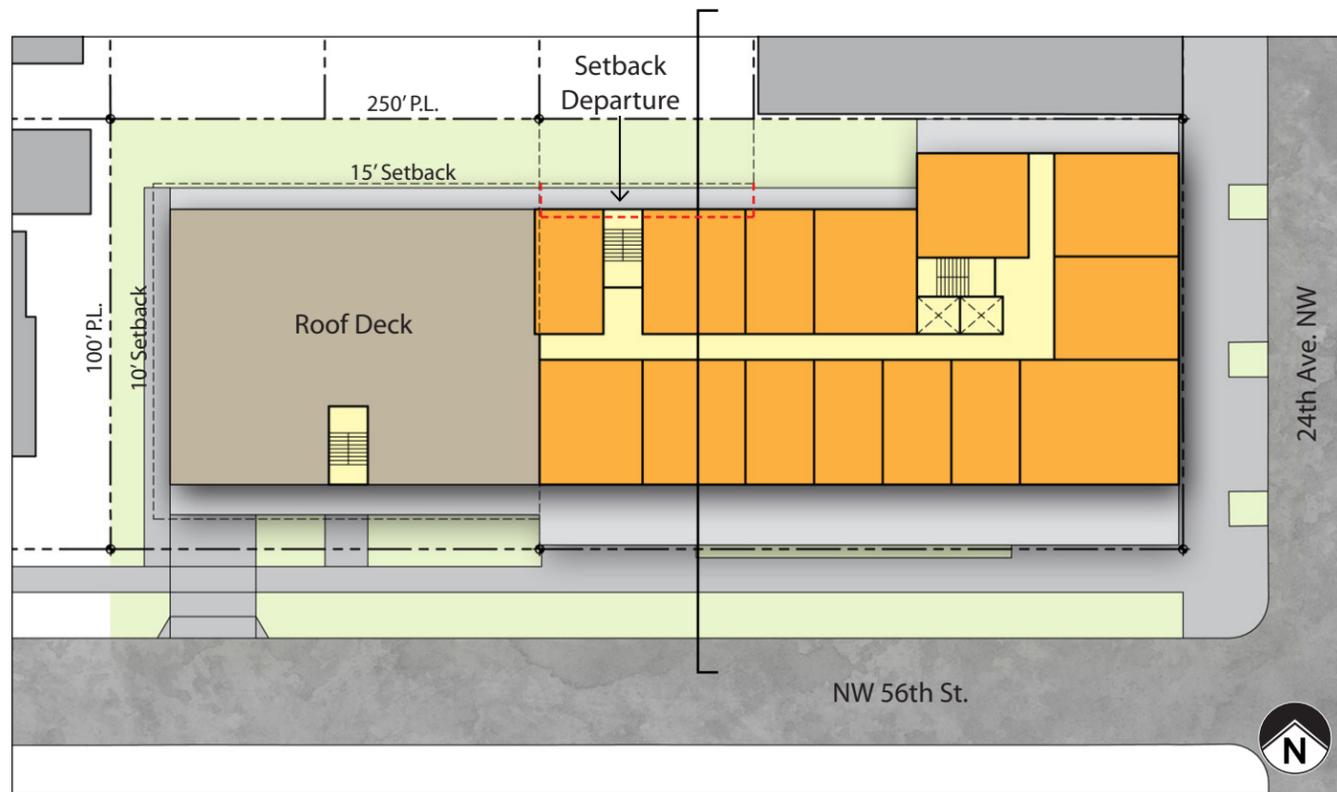
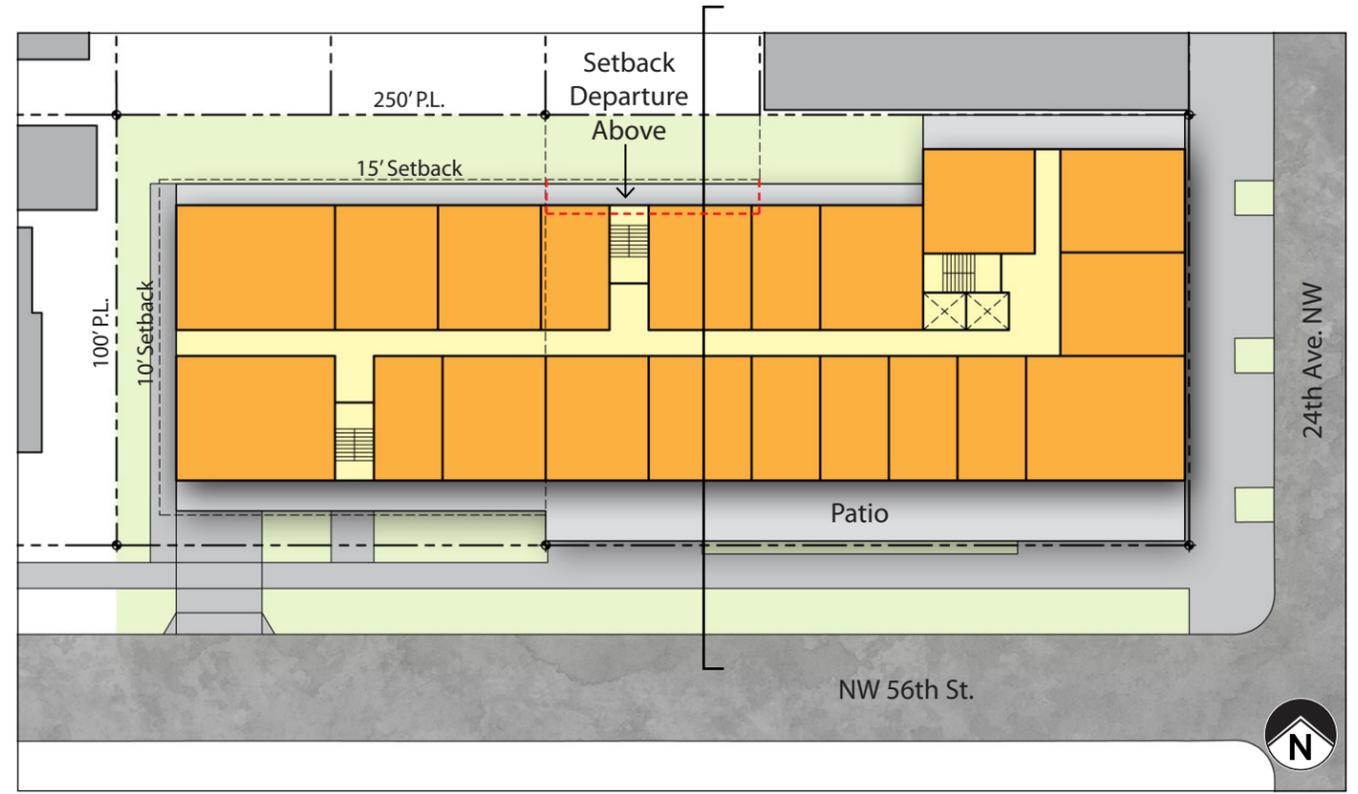
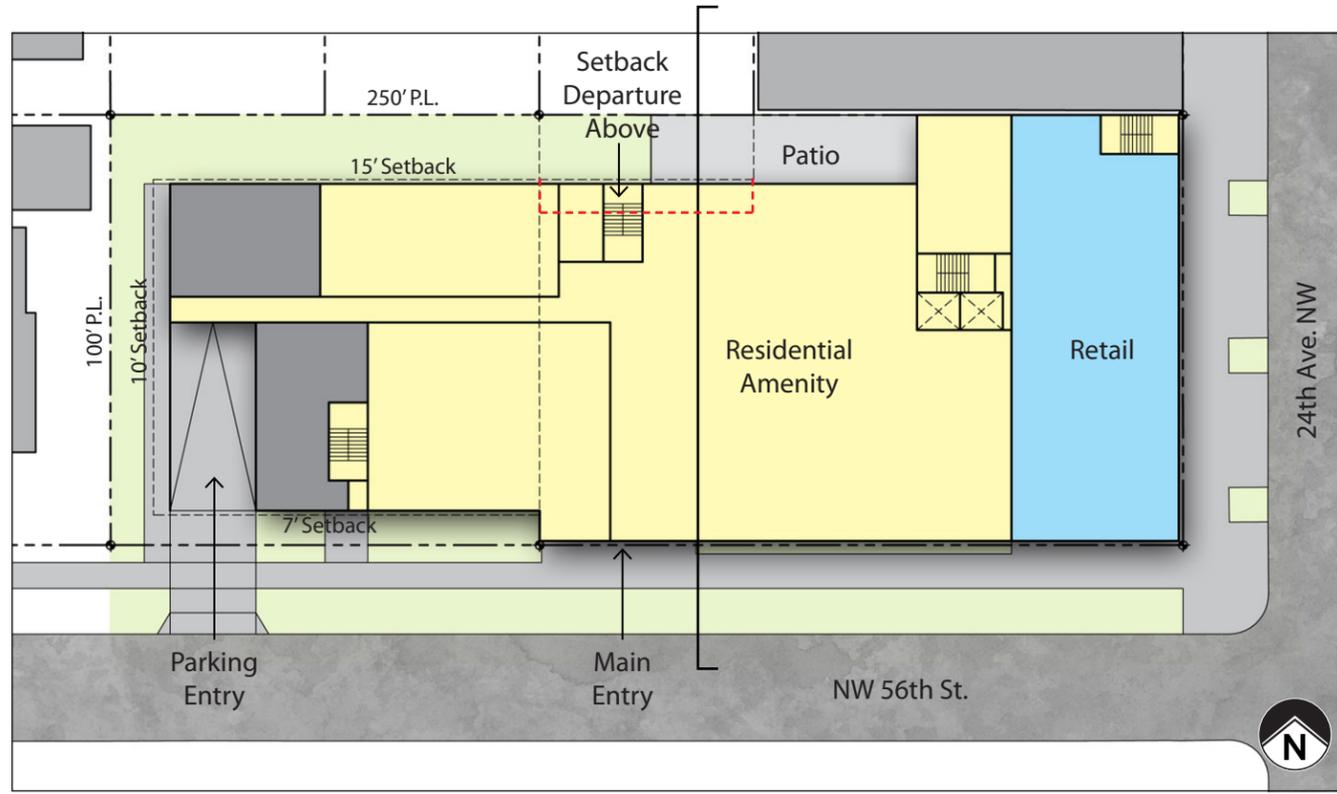
View from Northwest

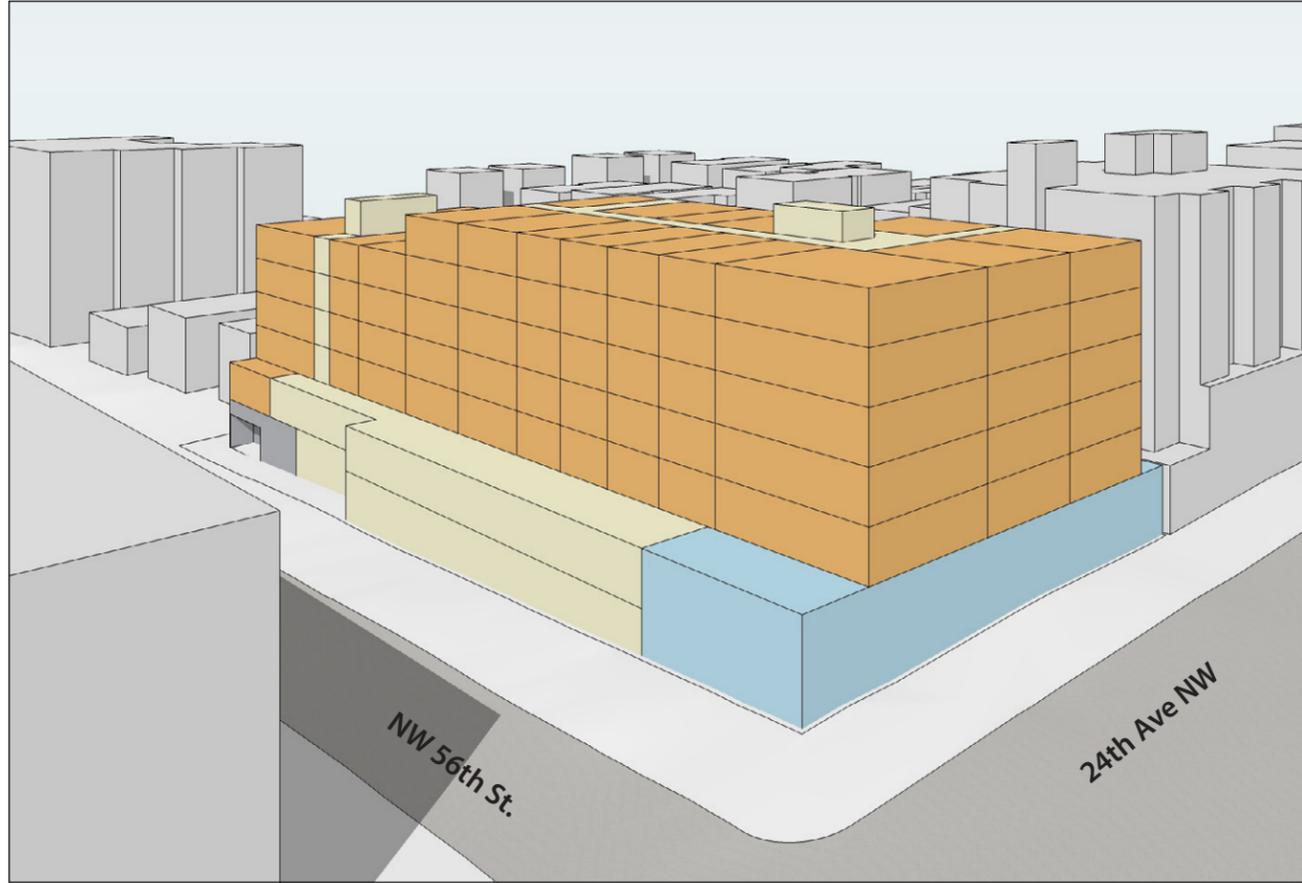


View from Street Corner



View from NE 56th St.

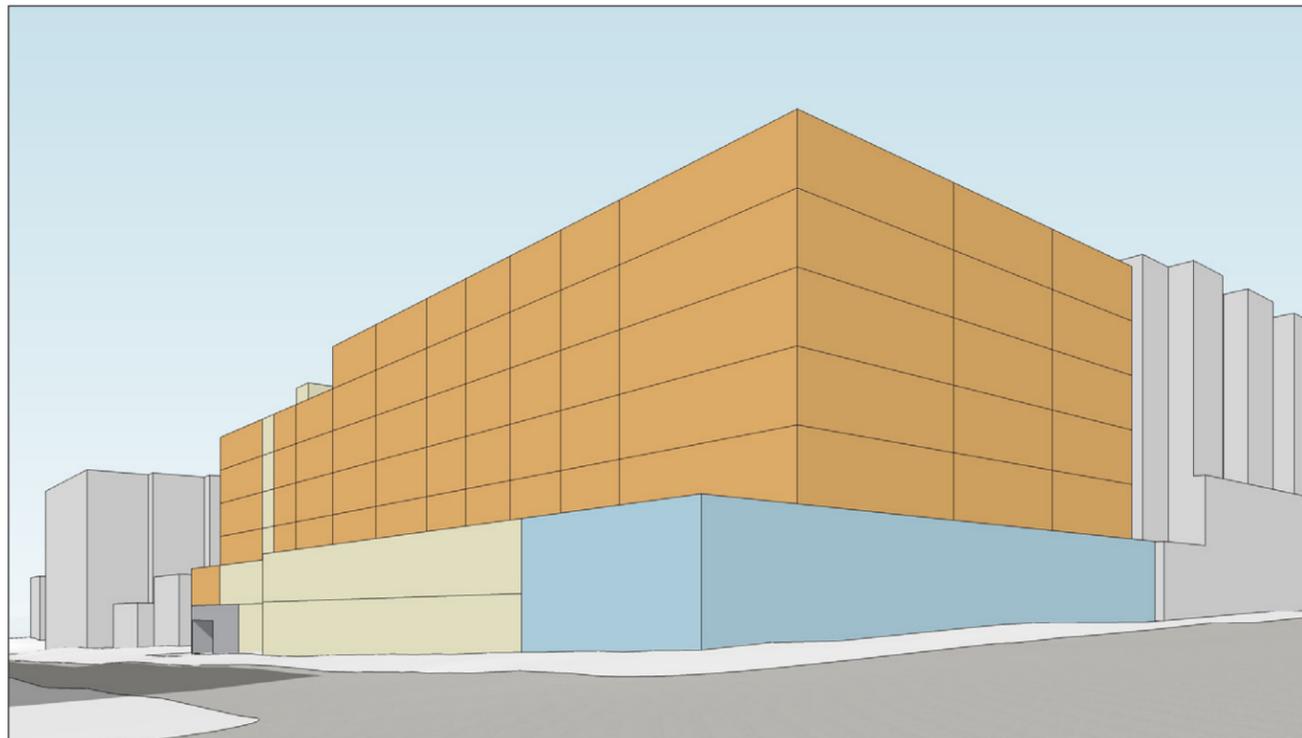




View from Southeast



View from Northwest

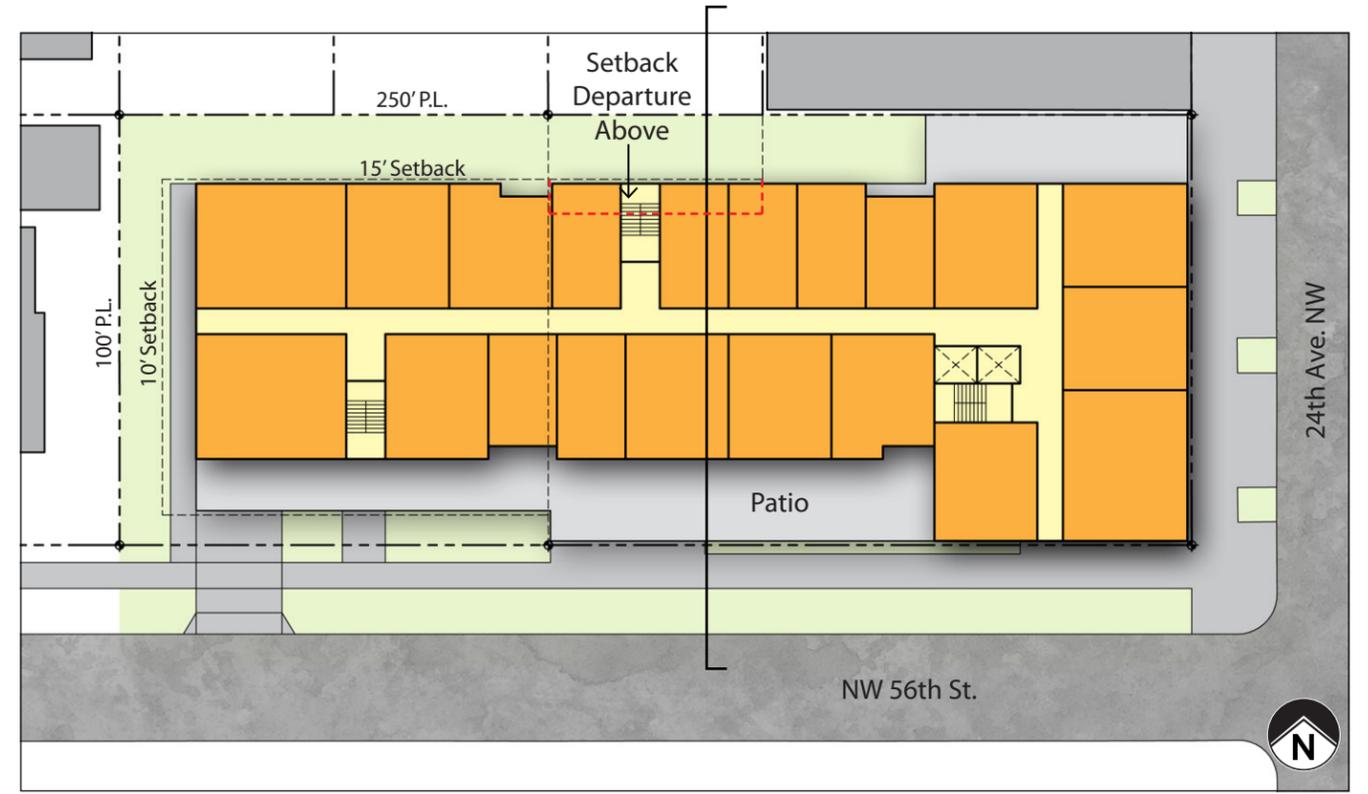
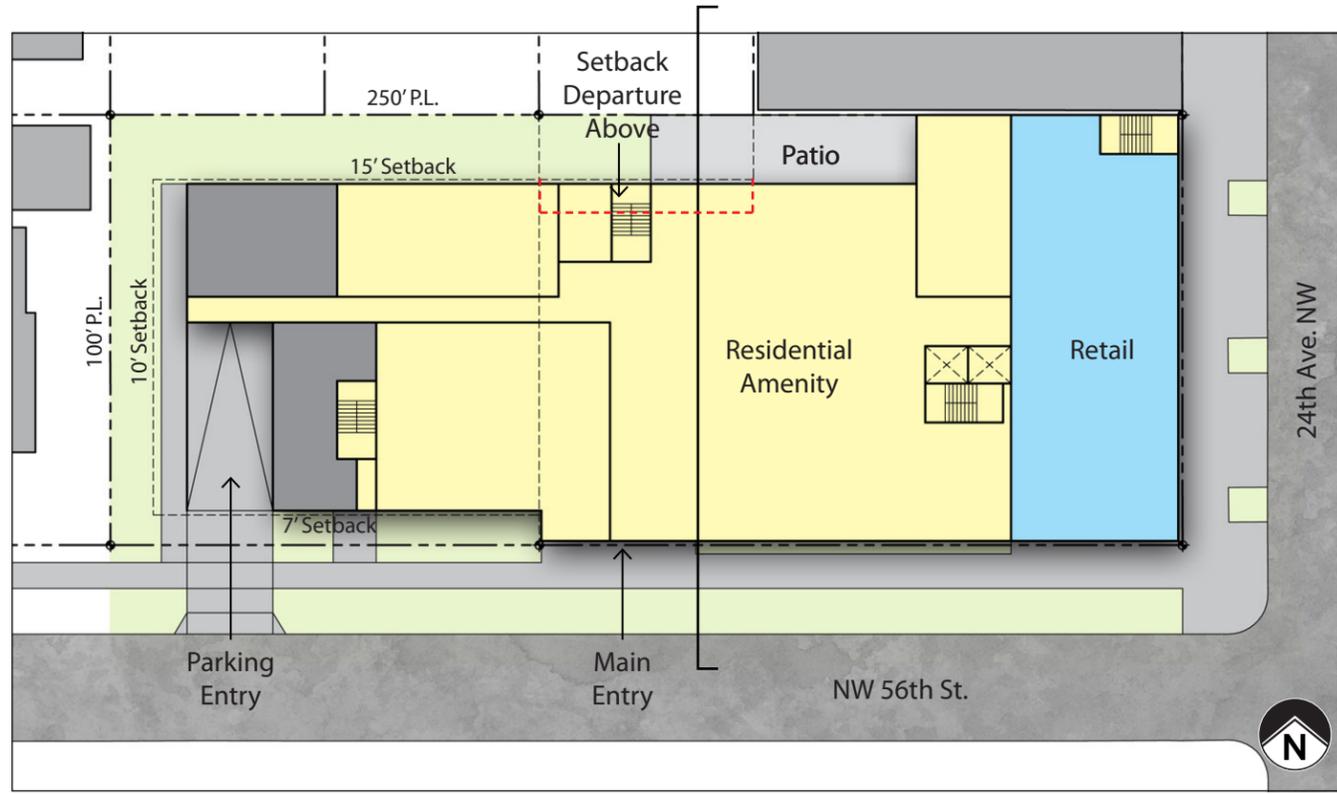


View from Street Corner

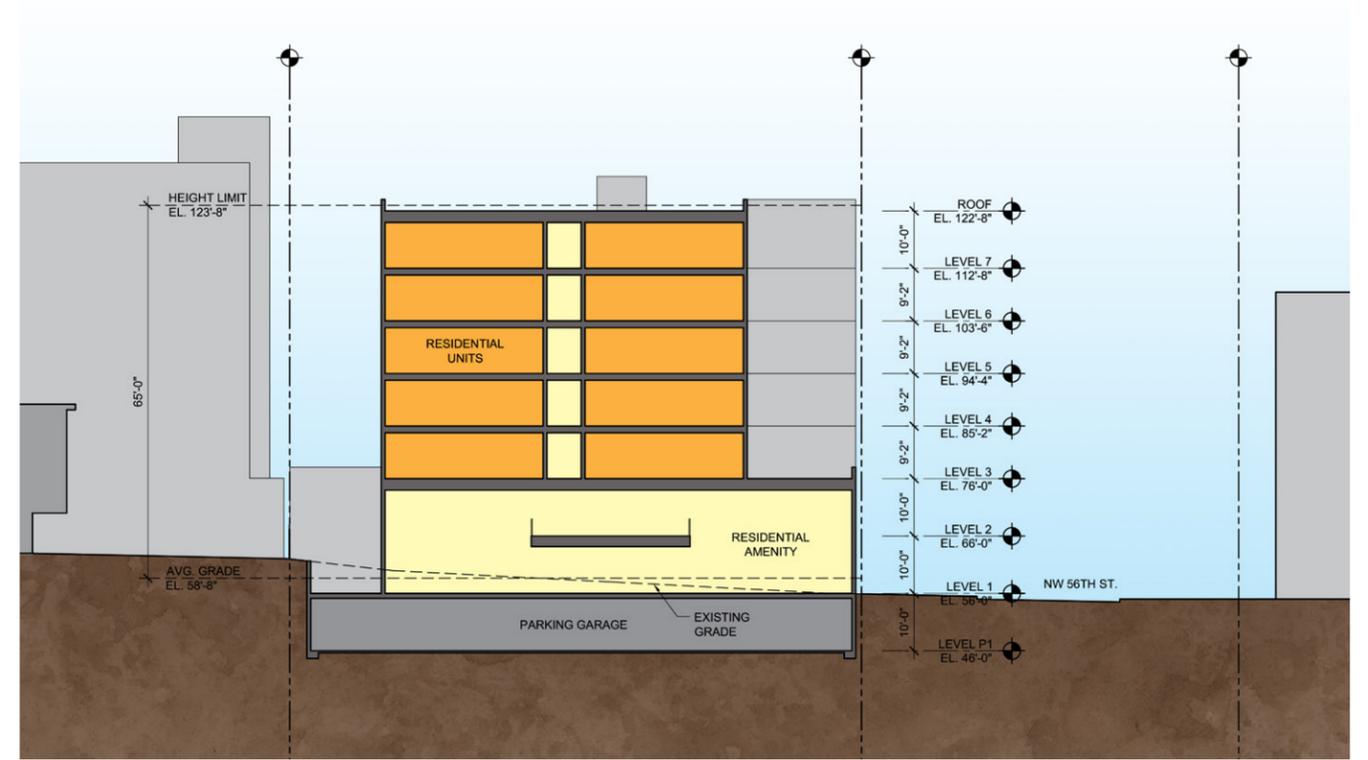
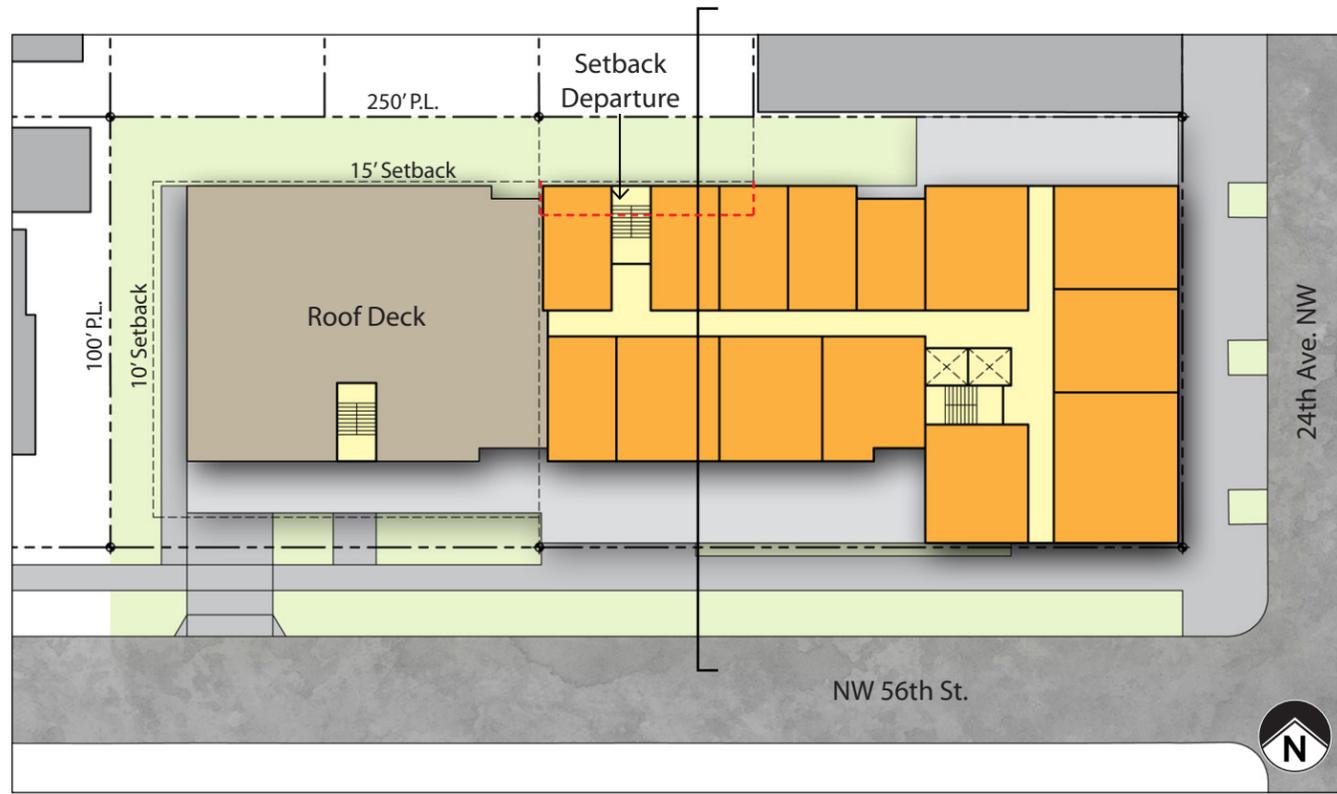


View from NE 56th St.

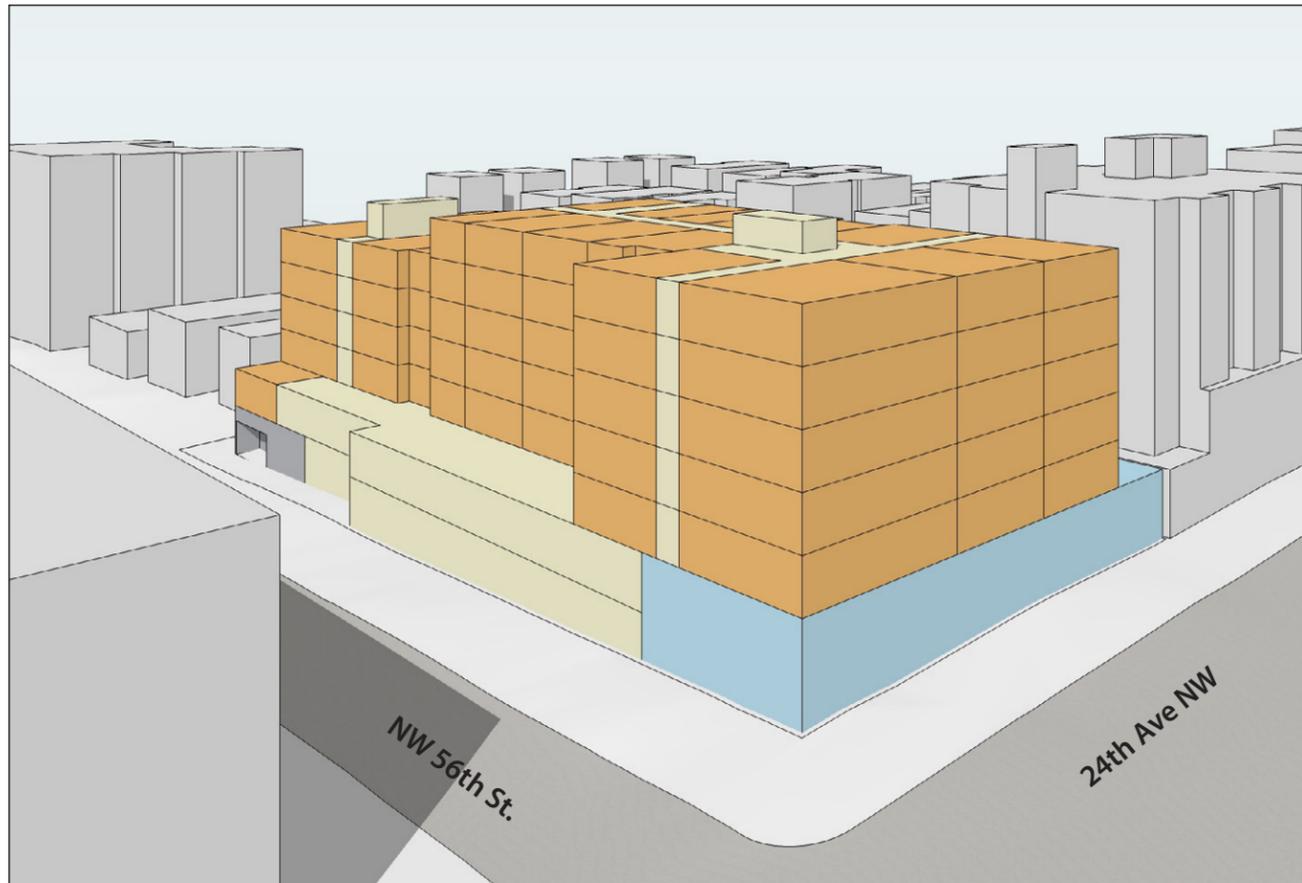
Massing Option B



Residential ■ Retail ■ Circulation | Common ■ Services | Storage ■



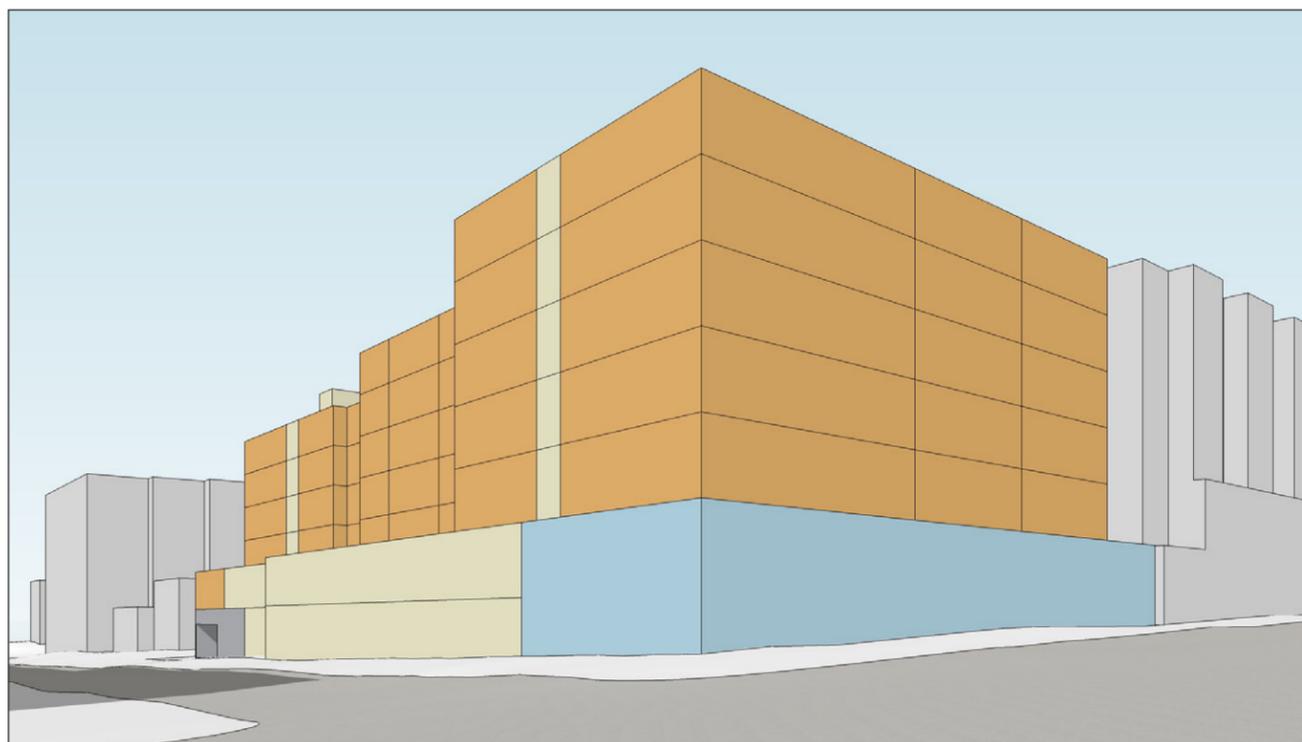
Massing Option C  
Preferred Scheme



View from Southeast



View from Northwest



View from Street Corner

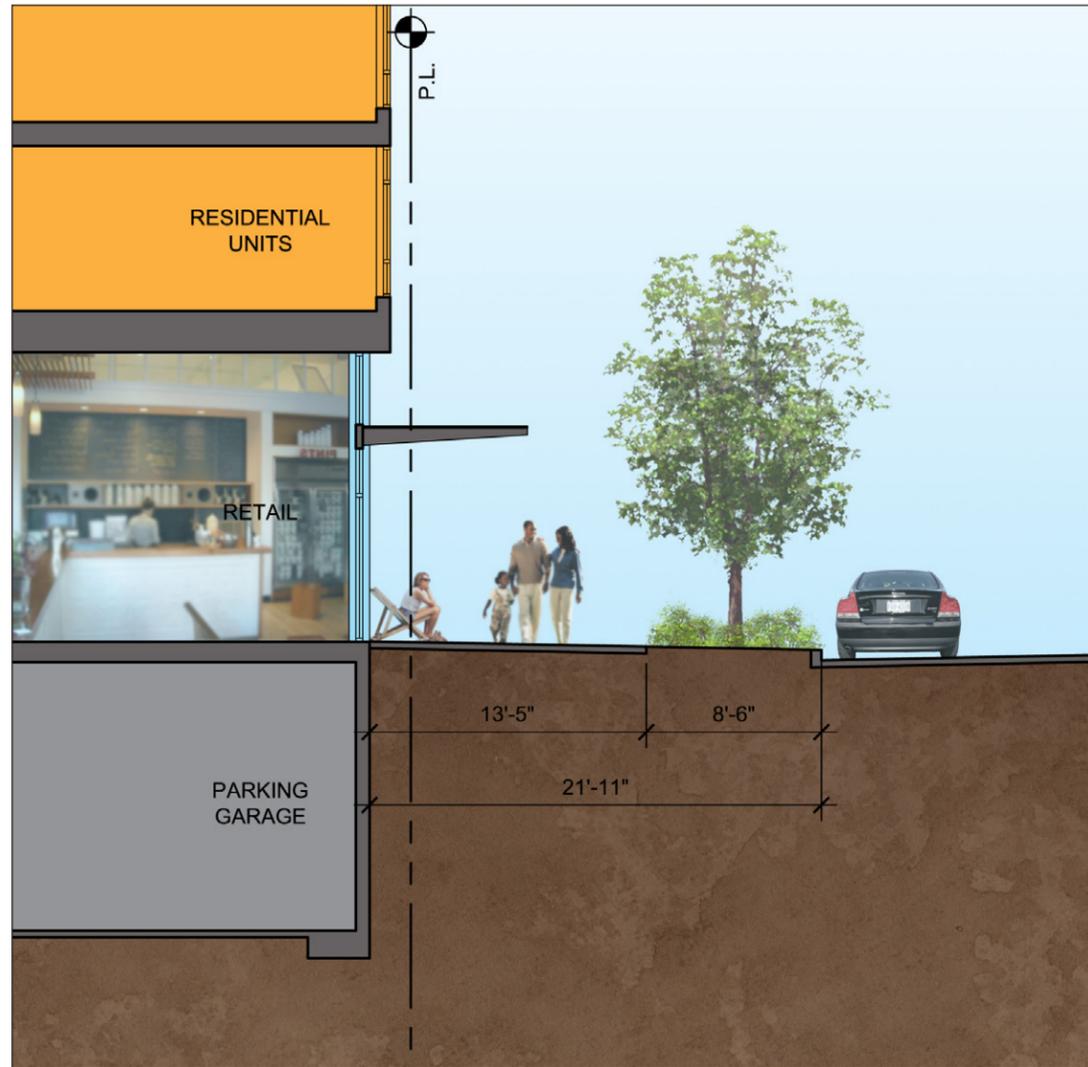


View from NE 56th St.

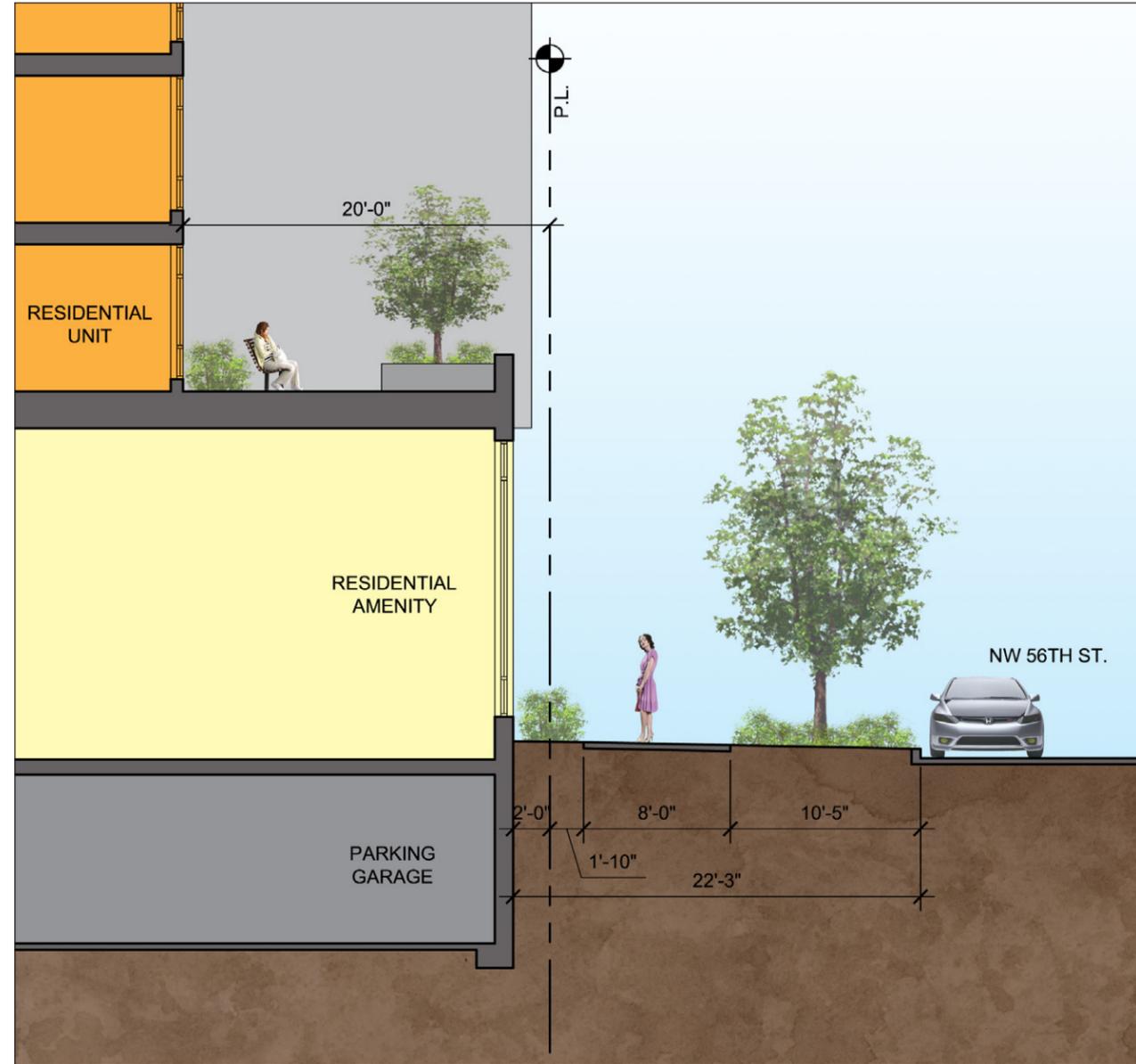


# Streetscape Sections

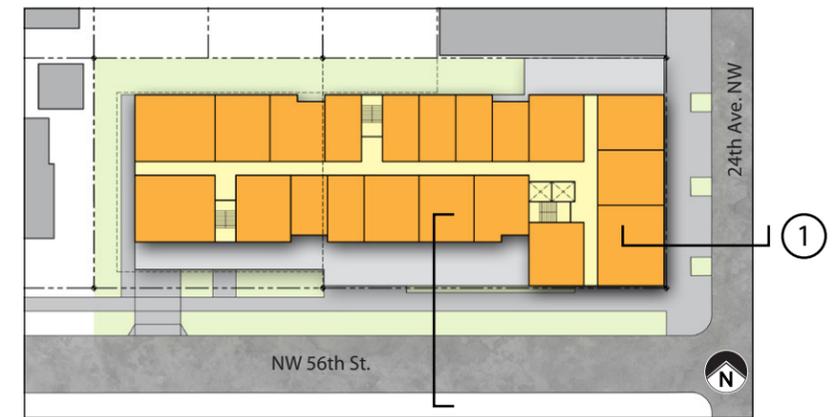
Preferred Option C



① Streetscape Section: East



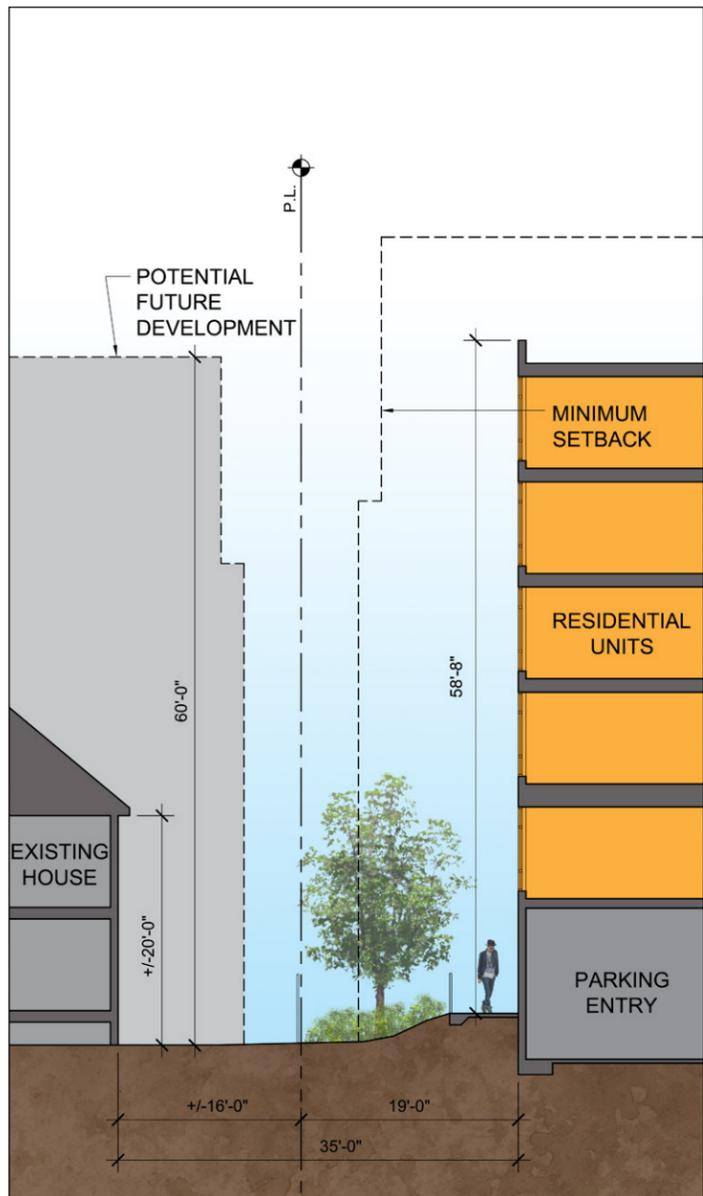
② Streetscape Section: South



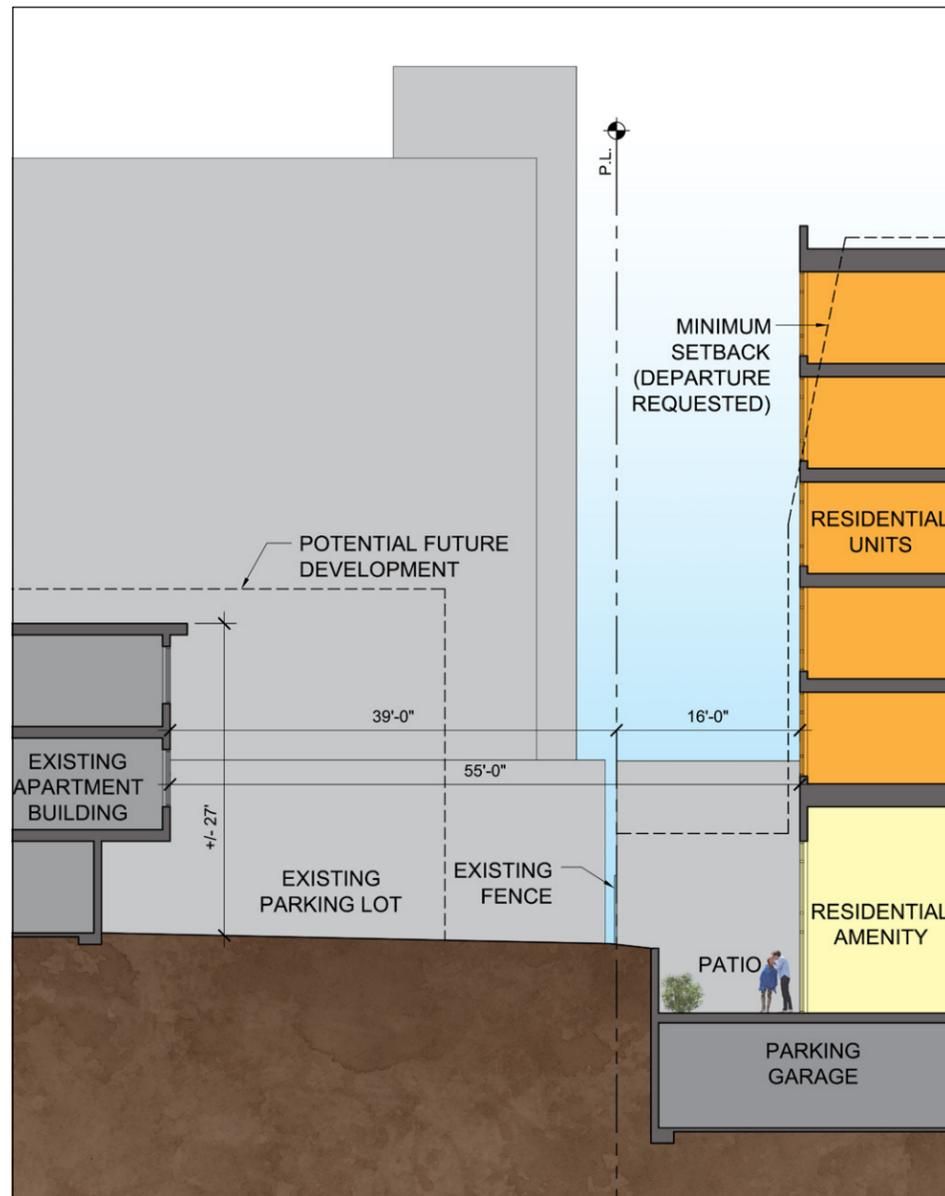
Key Plan

②

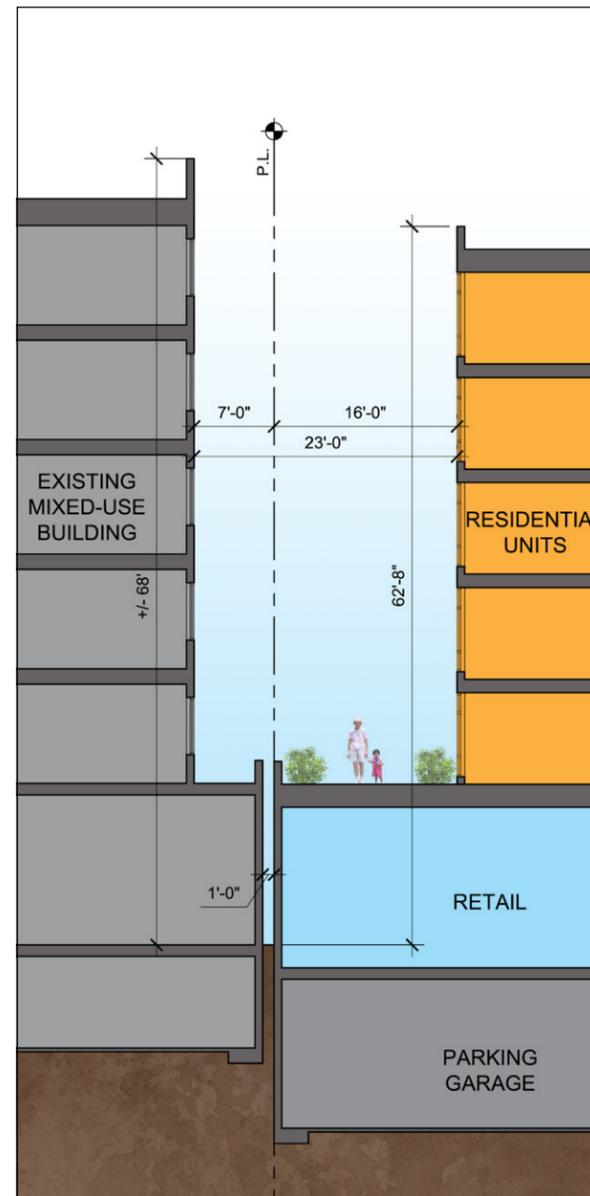
①



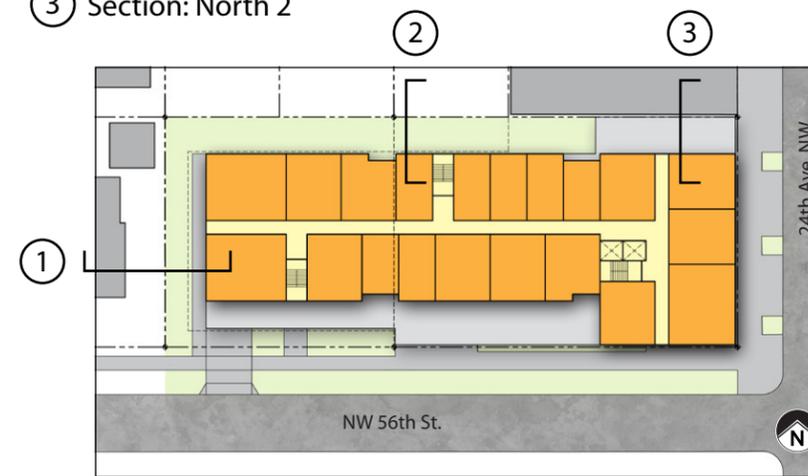
① Section: West



② Section: North 1



③ Section: North 2



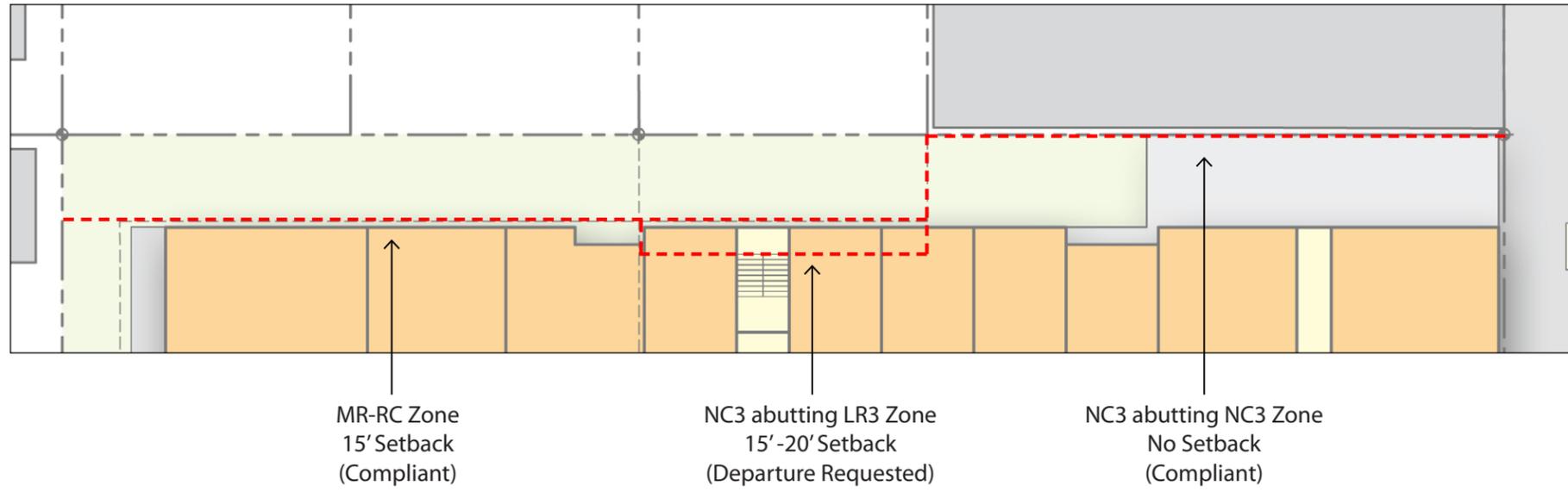
Key Plan



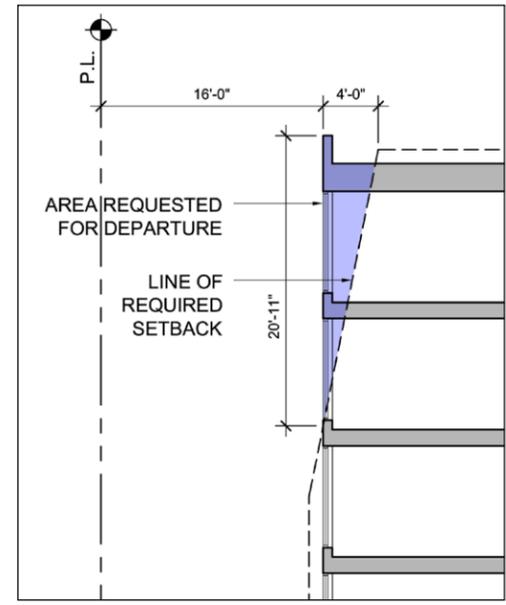
### Departure Matrix

Departure	Code Requirement	Requested Departure	Justification
1. Rear Setback	<p>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:</p> <p>a. Fifteen feet for portions of structures above 13 feet in height to a maximum of 40 feet; and</p> <p>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.</p>	Allow a portion of the building to encroach up to 5' into the required setback above 40' in height.	<p>The site has three different setback requirements along the north property line (see diagram on facing page). 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'.</p> <p>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, better meeting design guideline C-2, Architectural Concept and Consistency. 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, consistent with design guideline A-5, Respect for Adjacent Sites. 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.</p>

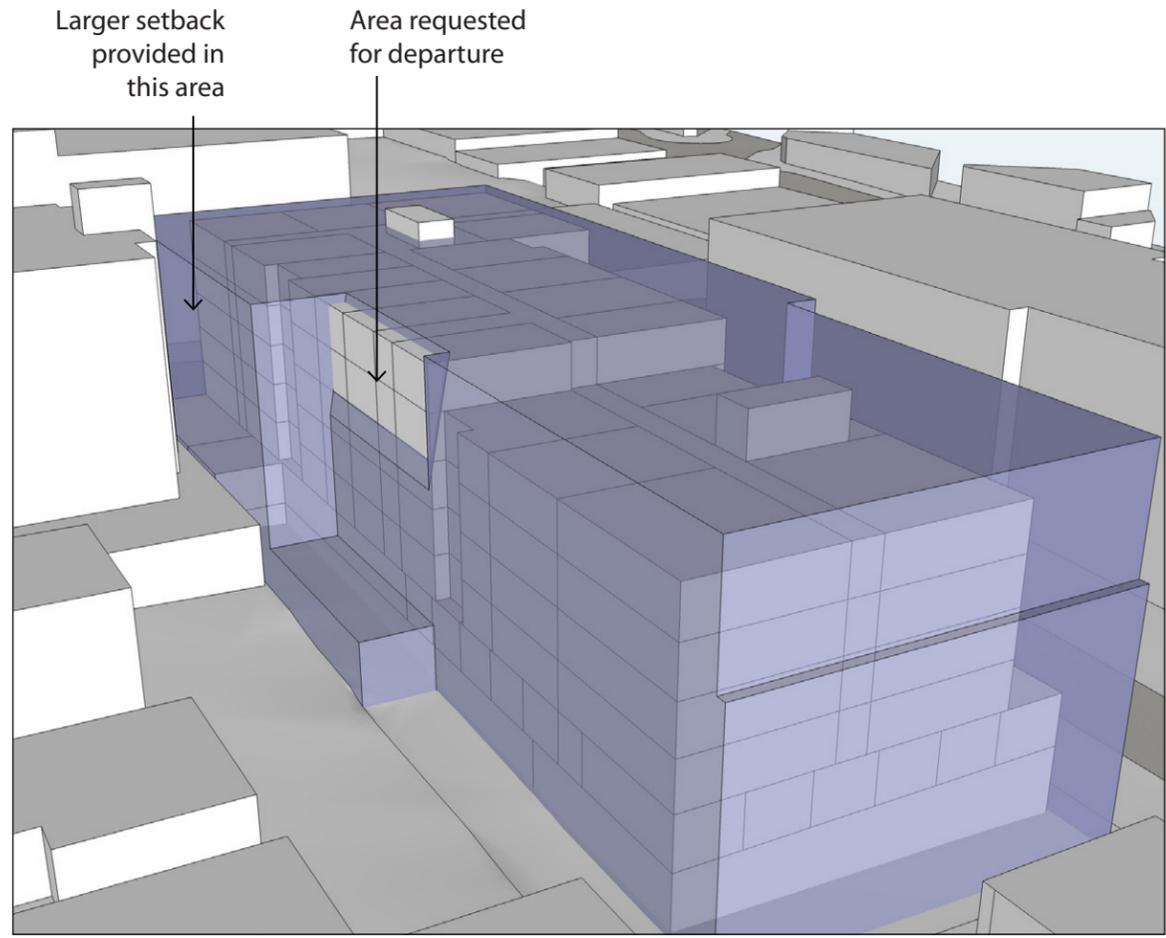




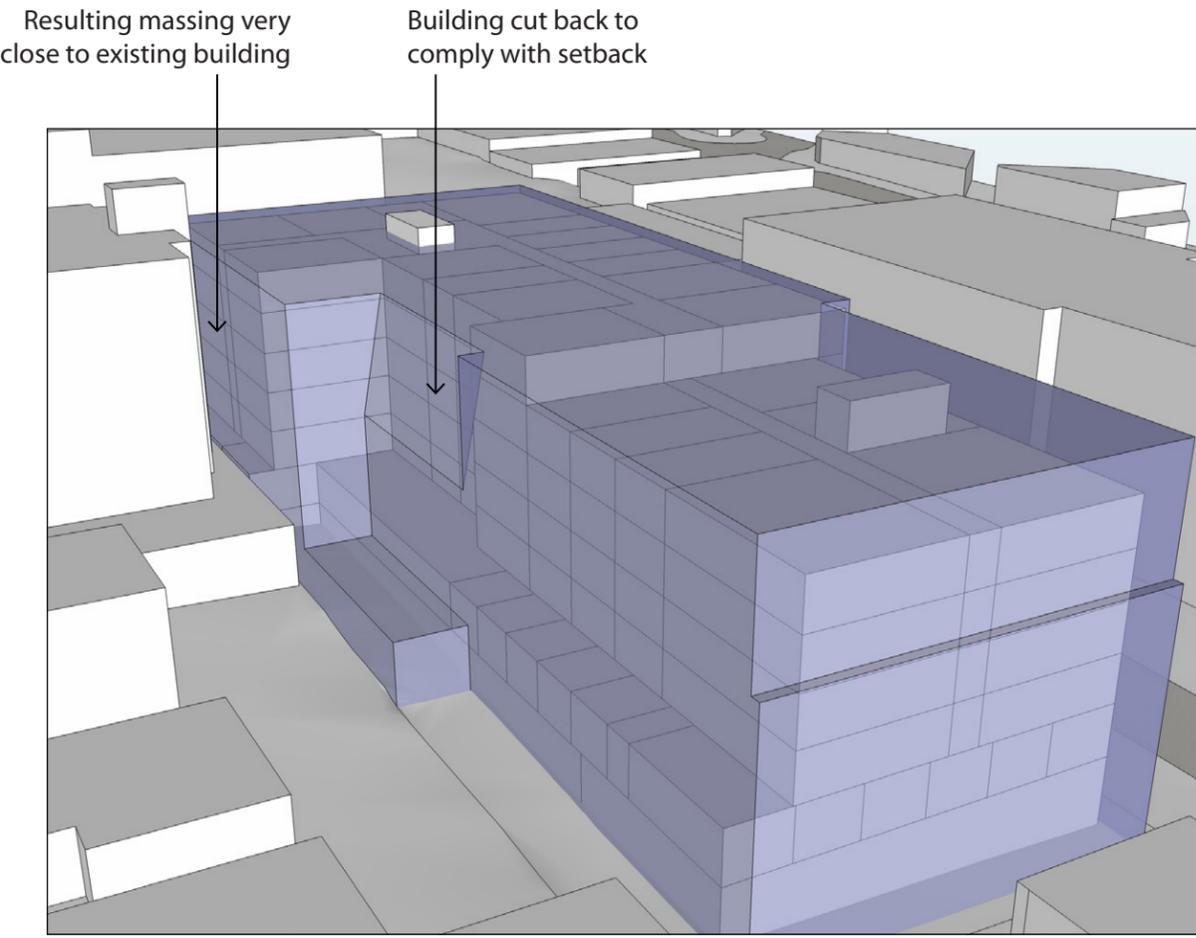
Setback Conditions at North Property Line - Plan View



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



9:00 AM

12:00 PM

3:00 PM

Winter



Equinox



Summer



