



3736 Rainier Avenue South



Project Description:

We are proposing a 127,925sf self storage facility at the mostly vacant lot just north of the intersection between Rainier Avenue South and 33rd Avenue. The site's previous purpose was as a used car lot. The proposed facility would contain approximately 960 interior storage units.

The building is permitted to reach 65' in height with no setbacks on any side.

The project proposes 43 or fewer at grade parking stalls. We are considering pursuit of approval for this project under pending legislation which would eliminate the requirement for parking. We are not considering eliminating parking as this would be a detriment to the business, but our data indicates that significantly less parking could still meet our demand.

In general, the project aims to maximize its buildable area. The resulting scale would not be unlike the max height multi-family residential structures that border the project to the east and north. Based on the ideal floor to floor height and its expected that this building would be constructed at a height slightly less than maximum allowed.

Site Location:

The site is located along Rainier Avenue, adjacent and to the north of the intersection between Rainier and 33rd Avenue. There are high traffic volumes along Rainier and fairly low volumes along 33rd. The property to the north was developed with a parking area and drive through connection between Rainier and 33rd. The site could be easily accessed from either Rainier or 33rd.

Topography:

The general topography of the surrounding streets is extremely flat. The project site itself does have a modest change in elevation of about 4' at the center of the site. This change in elevation will be eliminated with the construction of the new building. With respect to the greater surrounding areas, this site sits in a valley. Grade climbs fairly steeply to the west and more gradually to the east and the north.

Views:

The existing multi-family residential buildings to the north and east serve to block views to/from our site with respect to the adjacent single family residential neighborhoods. Our site has some visibility from select single family structures to the south and west. Most of the those views are through the canopy of large deciduous trees. There are no significant views from the site with the exception of the vegetated hillside to the west.

Noise:

The neighborhood appears to be relatively quiet with the one major exception being Rainier Ave. The proposed structure and its use are not expected to significantly increase the noise levels. Given that the parking area is located within the building interior, truck noise related to the storage use is not expected to have a significant impact on the neighborhood.

Architecture:

There are two fairly large multi-family, mixed use, structures to the north and east of the site. Beyond those recent buildings there is not significant architecture in scale or style within close proximity to the site. Some of the single family areas have seen some redevelopment with townhouses in a range of styles from a simple residential aesthetic to more modern and contemporary designs. Beyond these single family developments and the adjacent multifamily structures, the area does not show many signs of recent development or a clear architectural vocabulary. The area is very eclectic in uses and the architecture reflects those varieties.

The large multi-family structures are of traditional design and modulation typically found on similar structures throughout the Rainier Valley. The ground floor of both buildings is constructed of masonry and aluminum storefront and contains retail, parking, and utility functions on the facades facing our site. Materials above the retail base are primarily a mix of cement board plank and panel siding along with some metal panel. The building to the east has steel balconies and the structure to the north uses metal railings and Juliet balconies. Its important to recognize that the function of these buildings really lend themselves to the style of architecture and that other uses may not receive similar treatment.

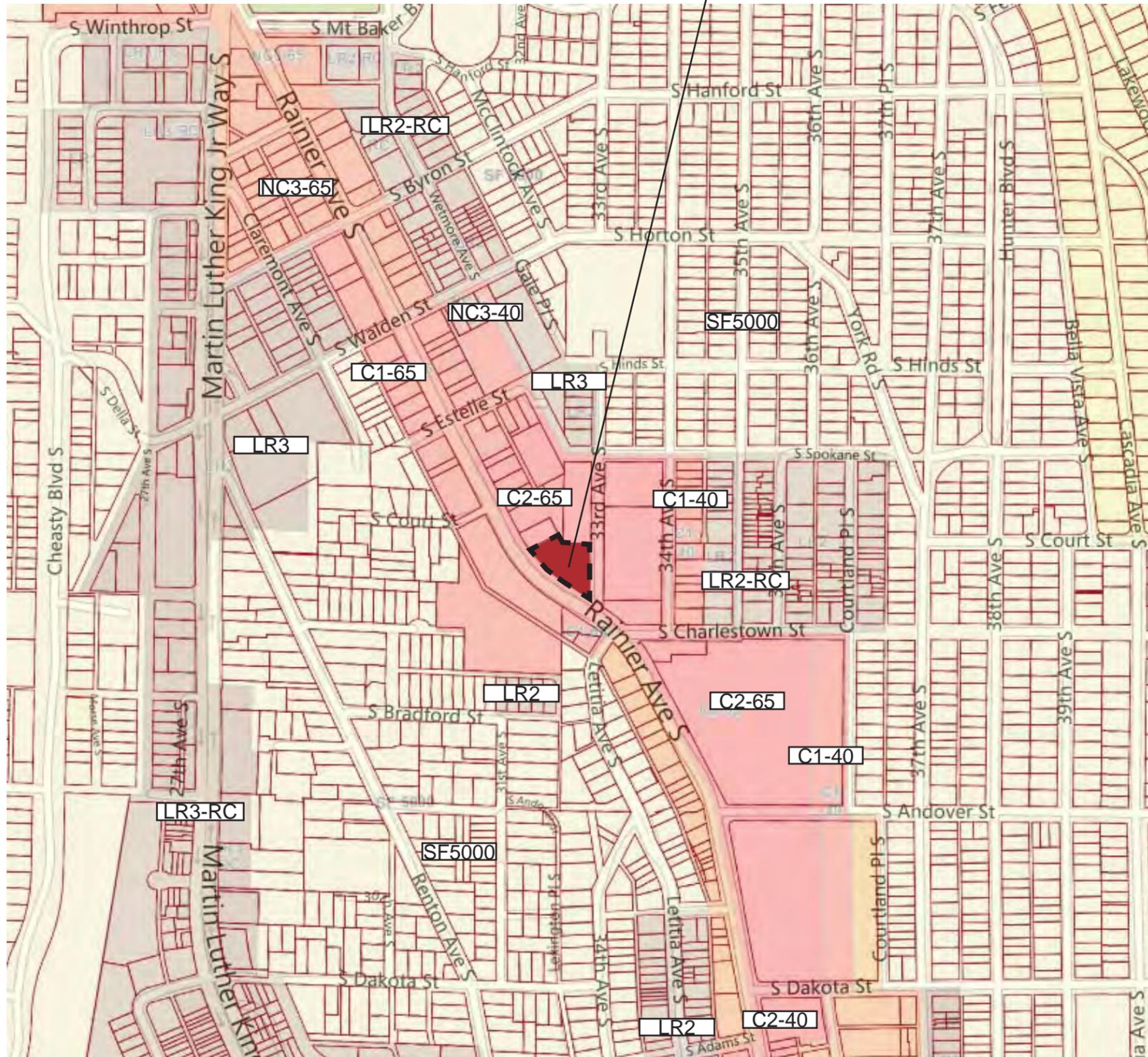




-  PROJECT SITE
-  VEGETATED HILL SIDE
-  MAJOR CIRCULATION ROUTE
-  MINOR CIRCULATION ROUTE
-  MINOR CIRCULATION ROUTE
-  PRIVATE LANDSCAPE OPEN / AMENITY SPACES
-  PUBLIC - SCHOOL PLAYGROUND
-  VACANT LAND
-  CONTOUR LINES
-  EDGE CONDITIONS RESULTING FROM EXISTING DEVELOPMENT
-  NORTH RAINIER HUB URBAN VILLAGE BOUNDARY
-  SOUTHEAST SEATTLE REINVESTMENT AREA RAINIER/ GENESEE BUSINESS DISTRICT

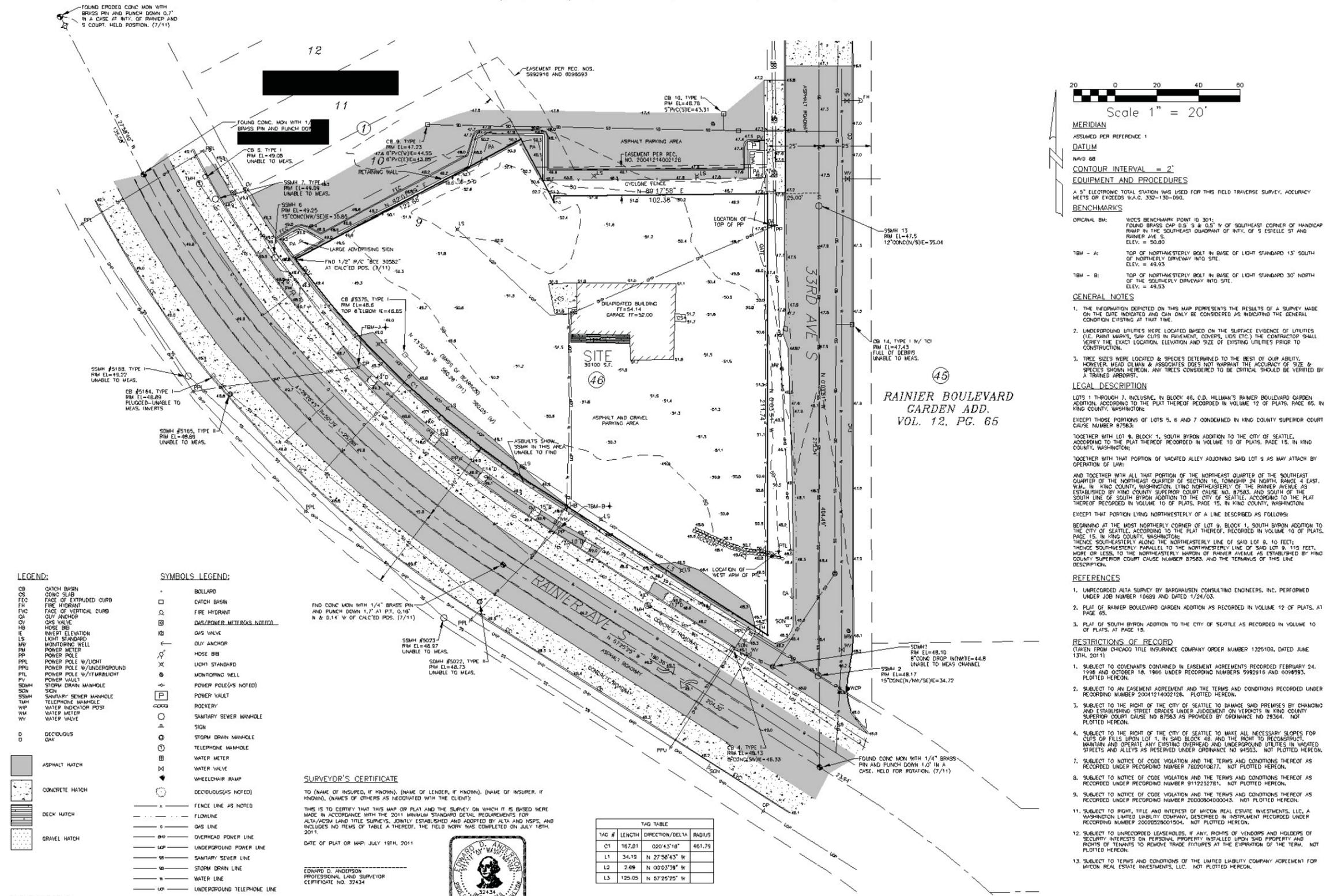


PROJECT SITE



Site Location	3736 Rainier Ave South
Site Area	30,100 sf
Site Zoning	Chapter 23.47A C2-65
Urban Village	North Rainier HUB
Overlay	SE Seattle Reinvestment Area and Rainier Genesee Business District
SEPA Review	Required
Permitted Uses	23.47A.004 - Table A Mini-warehouse uses are permitted outright.
Street Level Uses	23.47A.005 Mini-warehouses, warehouses, or utility uses may not abut a street-level street-facing facade in a structure that contains more than one residential dwelling unit. No residential units contained in this structure.
Street Level	There are no specific street level use requirements as this project is not located in a pedestrian designated zone
Development Standards	23.47A.008 Only applicable to structures in C zones that are across the street from residential zones which is not the case at this site.
Building Height	23.47A.012 65'
Setbacks	SMC 23.47A.014 No setback requirements
Building Height	
Roof top features:	Open railings, planters, skylights, clerestories, greenhouses, solariums, parapets and firewalls may extend as high as the highest ridge of a pitched roof permitted by subsection 23.47A.012.B or up to 4 feet above the otherwise applicable height limit, whichever is higher.
Floor Area Ratio	Table A for 23.47A.013 Max FAR in a 65' Height Limit = 4.25 30,100 * 4.25 = 127,925 allowable
Parking	Table A for Section 23.54.015 - No Parking Required based upon pending code amendment
Landscaping	23.47A.016.A.2 Green Factor = .30
Street Trees	23.47A.016.B.1 Required. Street Trees already present along Rainier.

SW1/4, NW1/4, SEC. 15, T. 24 N., R. 4 E., W.M.



MERIDIAN
 ASSUMED PER REFERENCE 1
DATUM
 NAVD 88
CONTOUR INTERVAL = 2'
EQUIPMENT AND PROCEDURES
 A 5" ELECTRONIC TOTAL STATION WAS USED FOR THIS FIELD TRAVERSE SURVEY. ACCURACY MEETS OR EXCEEDS W.A.C. 332-130-090.
BENCHMARKS
 ORIGINAL BM: WCCS BENCHMARK POINT 10 3011 FOUND BRASS CAP 0.5" S & 0.5" W OF SOUTHEAST CORNER OF HANDICAP RAMP IN THE SOUTHEAST QUADRANT OF INTX. OF S ESTELLE ST AND RAINIER AVE S. ELEV. = 50.80
 TBM - A: TOP OF NORTHWESTERLY BOLT IN BASE OF LIGHT STANDARD 15' SOUTH OF NORTHERLY DRIVEWAY INTO SITE. ELEV. = 49.63
 TBM - B: TOP OF NORTHWESTERLY BOLT IN BASE OF LIGHT STANDARD 30' NORTH OF THE SOUTHERLY DRIVEWAY INTO SITE. ELEV. = 49.53

GENERAL NOTES
 1. THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITION EXISTING AT THAT TIME.
 2. UNDERGROUND UTILITIES WERE LOCATED BASED ON THE SURFACE EVIDENCE OF UTILITIES (I.E. PAINT MARKS, SAW CUTS IN PAVEMENT, COVERS, LIDS ETC.) THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION, ELEVATION AND SIZE OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
 3. TREE SIZES WERE LOCATED & SPECIES DETERMINED TO THE BEST OF OUR ABILITY. HOWEVER, MEAD GILMAN & ASSOCIATES DOES NOT WARRANT THE ACCURACY OF SIZE & SPECIES SHOWN HEREON. ANY TREES CONSIDERED TO BE CRITICAL SHOULD BE VERIFIED BY A TRIMMED ARBORIST.

LEGAL DESCRIPTION
 LOTS 1 THROUGH 7, INCLUDING, IN BLOCK 46, O.D. HILLMAN'S RAINIER BOULEVARD GARDEN ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 12 OF PLATS, PAGE 65, IN KING COUNTY, WASHINGTON;
 EXCEPT THOSE PORTIONS OF LOTS 5, 6 AND 7 CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NUMBER 87563;
 TOGETHER WITH LOT 8, BLOCK 1, SOUTH BYRON ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 10 OF PLATS, PAGE 15, IN KING COUNTY, WASHINGTON;
 TOGETHER WITH THAT PORTION OF VACATED ALLEY ADJOINING SAID LOT 9 AS MAY ATTACH BY OPERATION OF LAW;
 AND TOGETHER WITH ALL THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.4. IN KING COUNTY, WASHINGTON, LYING NORTHEASTERLY OF THE RAINIER AVENUE, AS ESTABLISHED BY KING COUNTY SUPERIOR COURT CAUSE NO. 87563, AND SOUTH OF THE SOUTH LINE OF SOUTH BYRON ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 10 OF PLATS, PAGE 15, IN KING COUNTY, WASHINGTON;
 EXCEPT THAT PORTION LYING NORTHEASTERLY OF A LINE DESCRIBED AS FOLLOWS:
 BEGINNING AT THE MOST NORTHERLY CORNER OF LOT 9, BLOCK 1, SOUTH BYRON ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 10 OF PLATS, PAGE 15, IN KING COUNTY, WASHINGTON;
 THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID LOT 9, 10 FEET;
 THENCE SOUTHWESTERLY PARALLEL TO THE NORTHEASTERLY LINE OF SAID LOT 9, 115 FEET, MORE OR LESS TO THE NORTHEASTERLY BOUNDARY OF RAINIER AVENUE, AS ESTABLISHED BY KING COUNTY SUPERIOR COURT CAUSE NUMBER 87563, AND THE TERMINUS OF THIS LINE DESCRIBED.

REFERENCES
 1. UNRECORDED ALTA SURVEY BY BIRKHUSEN CONSULTING ENGINEERS, INC. PERFORMED UNDER JOB NUMBER 10689 AND DATED 1/24/03.
 2. PLAT OF RAINIER BOULEVARD GARDEN ADDITION AS RECORDED IN VOLUME 12 OF PLATS, AT PAGE 65.
 3. PLAT OF SOUTH BYRON ADDITION TO THE CITY OF SEATTLE AS RECORDED IN VOLUME 10 OF PLATS, AT PAGE 15.

RESTRICTIONS OF RECORD
 (TAKEN FROM CHICAGO TITLE INSURANCE COMPANY ORDER NUMBER 1325106, DATED JUNE 13TH, 2011)
 1. SUBJECT TO COVENANTS CONTAINED IN EASEMENT AGREEMENTS RECORDED FEBRUARY 24, 1998 AND OCTOBER 18, 1996 UNDER RECORDING NUMBERS 5982916 AND 6098953. PLOTTED HEREON.
 2. SUBJECT TO AN EASEMENT AGREEMENT AND THE TERMS AND CONDITIONS RECORDED UNDER RECORDING NUMBER 20041214002126. PLOTTED HEREON.
 3. SUBJECT TO THE RIGHT OF THE CITY OF SEATTLE TO DEMAND SAID PREMISES BY CHANONO AND ESTABLISHING STREET GRADIES UNDER JUDGEMENT ON VERDICTS IN KING COUNTY SUPERIOR COURT CAUSE NO. 87563 AS PROVIDED BY ORDINANCE NO. 23364. NOT PLOTTED HEREON.
 4. SUBJECT TO THE RIGHT OF THE CITY OF SEATTLE TO MAKE ALL NECESSARY SLOPES FOR CUTS OR FILLS UPON LOT 1, IN SAID BLOCK 46, AND THE RIGHT TO RECONSTRUCT, MAINTAIN AND OPERATE ANY EXISTING OVERHEAD AND UNDERGROUND UTILITIES IN VACATED STREETS AND ALLEYS AS RESERVED UNDER ORDINANCE NO. 94503. NOT PLOTTED HEREON.
 5. SUBJECT TO NOTICE OF CODE VIOLATION AND THE TERMS AND CONDITIONS THEREOF AS RECORDED UNDER RECORDING NUMBER 7802010877. NOT PLOTTED HEREON.
 6. SUBJECT TO NOTICE OF CODE VIOLATION AND THE TERMS AND CONDITIONS THEREOF AS RECORDED UNDER RECORDING NUMBER 911232781. NOT PLOTTED HEREON.
 7. SUBJECT TO NOTICE OF CODE VIOLATION AND THE TERMS AND CONDITIONS THEREOF AS RECORDED UNDER RECORDING NUMBER 2002028000504. NOT PLOTTED HEREON.
 8. SUBJECT TO NOTICE OF CODE VIOLATION AND THE TERMS AND CONDITIONS THEREOF AS RECORDED UNDER RECORDING NUMBER 2002028000504. NOT PLOTTED HEREON.
 9. SUBJECT TO NOTICE OF CODE VIOLATION AND THE TERMS AND CONDITIONS THEREOF AS RECORDED UNDER RECORDING NUMBER 2002028000504. NOT PLOTTED HEREON.
 10. SUBJECT TO NOTICE OF CODE VIOLATION AND THE TERMS AND CONDITIONS THEREOF AS RECORDED UNDER RECORDING NUMBER 2002028000504. NOT PLOTTED HEREON.
 11. SUBJECT TO RIGHT, TITLE AND INTEREST OF MYCON REAL ESTATE INVESTMENTS, L.L.C. A WASHINGTON LIMITED LIABILITY COMPANY, DESCRIBED IN INSTRUMENT RECORDED UNDER RECORDING NUMBER 2002028000504. NOT PLOTTED HEREON.
 12. SUBJECT TO UNRECORDED LEASEHOLDS, IF ANY, RIGHTS OF VENDORS AND HOLDERS OF SECURITY INTERESTS ON PERSONAL PROPERTY INSTALLED UPON SAID PROPERTY AND RIGHTS OF TENANTS TO REMOVE TRADE FIXTURES AT THE EXPIRATION OF THE TERM. NOT PLOTTED HEREON.
 13. SUBJECT TO TERMS AND CONDITIONS OF THE LIMITED LIABILITY COMPANY AGREEMENT FOR MYCON REAL ESTATE INVESTMENTS, L.L.C. NOT PLOTTED HEREON.

- LEGEND:**
- CB 1/4" X 1/4" BRASS
 - CS CONCRETE SLAB
 - FEC FACE OF EXTRUDED CURB
 - FH FIRE HYDRANT
 - FVC FACE OF VERTICAL CURB
 - GA GAS ANCHOR
 - GV GAS VALVE
 - HA HOSE ANCHOR
 - HE HOSE ELEVATION
 - LS LIGHT STANDARD
 - MW MONITORING WELL
 - PM POWER METER
 - PP POWER POLE
 - PPU POWER POLE W/LIGHT
 - PPV POWER POLE W/VFMR/LIGHT
 - PPV POWER VALVE
 - SDM SANITARY DRAIN MANHOLE
 - SDM SANITARY SEWER MANHOLE
 - TMH TELEPHONE MANHOLE
 - WIP WATER INDICATOR POST
 - WM WATER METER
 - WV WATER VALVE
 - D DECIDUOUS
 - Q QUAIL
- SYMBOLS LEGEND:**
- BOLLARD
 - CATCH BASIN
 - FIRE HYDRANT
 - GAS/BLOWER METERS (NOTED)
 - GAS VALVE
 - HOSE ANCHOR
 - HOSE BIB
 - LIGHT STANDARD
 - MONITORING WELL
 - POWER POLE(S) NOTED
 - POWER VAULT
 - ROCKERY
 - SANITARY SEWER MANHOLE
 - SIGN
 - STORM DRAIN MANHOLE
 - TELEPHONE MANHOLE
 - WATER METER
 - WATER VALVE
 - WHEELCHAIR RAMP
 - DECIDUOUS(S) NOTED
- SURVEY LEGEND:**
- ASPHALT HATCH
 - CONCRETE HATCH
 - DECK HATCH
 - GRAVEL HATCH
 - FENCE LINE AS NOTED
 - FLOWLINE
 - GAS LINE
 - OVERHEAD POWER LINE
 - UNDERGROUND POWER LINE
 - SANITARY SEWER LINE
 - STORM DRAIN LINE
 - WATER LINE
 - UNDERGROUND TELEPHONE LINE

SURVEYOR'S CERTIFICATE
 TO (NAME OF INSURED, IF KNOWN), (NAME OF LENDER, IF KNOWN), (NAME OF INSURER, IF KNOWN), (NAMES OF OTHERS AS NEGOTIATED WITH THE CLIENT):
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES NO REFS. OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 19TH, 2011.
 DATE OF PLAT OR MAP: JULY 19TH, 2011



TAG #	LENGTH	DIRECTION/DELTA	RADIUS
C1	167.01	020°43'10"	461.79
L1	34.19	N 27°58'43" W	
L2	7.69	N 00°03'39" W	
L3	125.05	N 57°25'25" W	

• SET 1/2" X 24" REBAR WITH 1-3/4" PLASTIC CAP STAMPED "MEAD GILMAN & ASSOCIATES 32434/35145" [EXCEPT AS OTHERWISE NOTED].

Guideline A-1: Responding to Site Characteristics

The siting of buildings should respond to specific site conditions and opportunities such as non-rectangular lots, location on prominent intersections, unusual topography, significant vegetation and views or other natural features.

The site has three if not four significant sides. Due to the retail uses fronting the active parking lot at the base of Courtland Place, the elevations of the first floor of the proposal must engage with the activity that occurs along the esplanade at Rainier Court and the retail storefronts at the base of the Dakota. The Board discouraged the serrated edge at the northern most corner on Rainier Ave S., preferring a wall parallel to the Courtland Place facade before it bends becoming perpendicular to 33rd Ave S.

Design Response:

Magellan Architects has developed two schemes which take different approaches to the massing and siting of the building. Scheme A focuses on the use of materials to create modulation and interest while maintaining a consistent wall plane on most elevations. Scheme A emphasizes the corners with transparency and unique geometry. Scheme B use more literal modulation with a reduced amount of glazing. Scheme B also follows the geometry of the site more closely so the NW corner begins to read as a distinct separate volume compared to the rest of the building. Because scheme does not follow the property line as closely, it allows for more significant landscaping along the north side that may act as a buffer and welcome improvement for the neighborhood.

Both schemes seek to add some elements along grade that are reminiscent of retail. Since we do not have a retail function outside of the office at the south corner, we are proposing canopies and material changes that mimic the presence of retail without actually providing a functional storefront. We are currently proposing metal panels similar to that of roll up doors in the storage units themselves. We think this provides some communication about the building function, adds interest, and still provides the enclosure that our use requires.

Guideline A-2: Streetscape Compatibility

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

The first floor should have generous amounts of canopies and glazing along Rainier Ave S., 33rd Ave S. and the esplanade between Courtland Place and the site. Providing active facades enhances the sense of a neighborhood or “main street” that has been achieved along these edges. Installation of art, landscaping and community amenities (kiosks, benches) would complement the commercial uses along these edges.

Design Response:

Those elements are not all conducive to this building’s use. As a result we have explored alternative options in these schemes to provide a pleasant pedestrian environment without spending on storefront elements that are primarily spandrel or display windows. We have inserted some glazing at the corners and along upper levels to enhance the overall composition of the design. We are proposing canopies and material changes that mimic the presence of retail as described above. We also envision significant

landscaping along the building perimeter that will help to soften and accentuate these elements. Including some wall climbing plantings that are installed in coordination with the building’s geometry. We have had some discussion about utilizing the “flower” art that is present on the neighboring properties in our development. We think this could serve to tie the various streetscapes together. The north end of the site also offers significant opportunity for a larger landscaped area. However, most of this land is actually part of the neighboring property. We have had some initial discussions with the owner about improving these areas as part of our development.

Guideline A-3: Entrance Visibility

Entries should be clearly identified and visible from the street.

Design Response:

Both schemes locate the entry at the south corner of the site. Given the geometry of Rainier Ave, this is a very prominent corner. We are emphasizing this corner with multistory glazing and some varied geometry in the different schemes.

Guideline A-4 Human Activity

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

The location of the office and garage at the first level should complement the commercial activity along the perimeter of Rainier Court. Placement of overhead weather protection, windows and entrances should also reinforce activity rather than become a source of enervation with blank walls.

Design Response:

The EDG meeting indicated that area around the NE corner of the site saw significant use by people congregating and waiting for buses. We would like to complement this use by opening up a corner of our building and providing some sheltered space so that people will have a comfortable environment to occupy. As the landscape design develops, I imagine there could be some opportunities for benches and seating as well. By combining efforts on the northern landscaping we feel there is a great opportunity for developing a significant green space along the existing private street to the south of the Courtland Building.

Guideline 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.

Respecting Rainier Court represents for the Board and neighbors the sine qua non of the project’s success.

Design Response:

We have put significant effort into developing a façade design that will maintain the function and simplicity we require while creating interest for the adjacent properties (see Design Response to A-1). In both schemes we are proposing a rhythm of various material/panel profiles. Within the metal panel sections,

we are proposing a variety of colors to develop a varied and pleasing pattern along all of the façades. In addition the height of our structure will be less than our neighbors and that allowed by the zoning code. This will allow for better views and more light to adjacent properties.

Guideline A-8: Parking and Vehicle Access

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

Acknowledging the public's interest in keeping the corner between 33rd Ave. S. and the parking lot an active area for the residents and others who enjoy congregating there, the Board directed the applicant to shift the garage entrance to the south in order to provide more room at the corner and to move the driveway and its curb cut away from the Dakota garage entrance.

Design Response:

We have performed research and had several discussions regarding driveway placement along 33rd. For ease of ingress and egress from the garage and internal navigation, the current position appears to work best. We think it will be more to SDOT's liking as well, given how challenging the intersection is at 33rd and Rainier due to the sharp corner. Leaving as much distance as possible from the entry to the intersection will only help.

We have considered the driveway from the neighbor's perspective and can understand their concern, now that we know folks tend to congregate and wait for buses in this area. We are proposing an open area at the corner. This will likely be sheltered as long as there is no conflict with existing SCL poles/lines. We are thinking that a partial height wall would be appropriate to provide some separation with the vehicular traffic. We propose low wall height in an effort to maintain visibility for the drivers/pedestrians. We believe the biggest danger here is with cars crossing the pedestrian area (sidewalk), which will be a problem no matter where we put the driveway. By providing better sightlines, we can maintain a safe environment.

Guideline A-10: Corner Lots

Buildings on corner lots should be oriented to the corner and public street fronts. Parking and vehicle access should be located away from the corner. See Board guidance for A-1 (proposal's northern most corner) and A-8 (creating a small plaza at the northeast corner).

Design Response:

Our response to the key corners of the site have been addressed in Design Response A-1 and A-3.

Guideline B-1: Height, Bulk, and Scale Compatibility

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 near-by, less intensive zones. Projects on zone edges should be developed in a manner that creates a step in perceived height, bulk, and scale between anticipated development potential of the adjacent zones.

The nature of a self storage facility reinforces its building bulk. Its program, quite different from the adjacent apartments, functions commonly as a windowless, thick structure in contrast to large apartment buildings, which require greater linearity and natural light. At the upper levels, the proposed building facades should form a composition of elements that diminish the apparent bulk by creating a scale that relates to the individual. Any number of strategies (modulation, choice of materials and their variation in unit sizes and number) could be deployed. Some designs of self storage facilities locate the hallways along the perimeter of the building allowing for greater amounts of transparency and a concomitant reduction in scale due to the sense of individuation produced by the windows.

Design Response:

We are employing all of the elements suggested by the design review board to address their concerns over the bulk and windowless nature of our building. Scheme A uses glazing at the corners and a various material palette. Scheme B uses this same palette with less glazing and more physical modulation. All façades in all schemes yield a significantly more interesting façade than what is found in a typical self storage project.

Guideline C-1: Architectural Context

New buildings proposed for existing neighborhoods with a well defined character should be compatible with or complement the architectural character and siting pattern of neighborhood buildings.

The well defined edges of the Rainier Court complex and the bend in Rainier Ave produce a distinct architectural context. Essential characteristics of the two buildings (and possibly future buildings in the complex) evidenced by similarity in heights, masonry bases with large storefront windows, frequent and repetitive modulation of the façades, and bright colors produce a visual ensemble. Decorative masonry and tile work, public art and high planters conducive to informal public gathering also provide this small cluster of buildings with a strong identity.

Design Response:

The design of this project uses a very similar palette to that of its neighbors with the masonry base, metal panel and storefront glazing. These elements are combined in a significantly different manner which is most appropriate to a storage use as opposed to a residential function. In addition, we may seek to incorporate similar art works to help tie the whole community together. The pedestrian environments will be improved with the right of way completion on 33rd and significant landscaping around the project perimeter that is designed in concert with the building geometry.

Guideline C-2: Architectural Concept and Consistency

Building design elements, details and massing should create a well-proportioned and unified building form and exhibit an overall architectural concept. Buildings should exhibit form and features identifying the functions within the building. In general, the roofline or top of the structure should be clearly distinguished from its facade walls (this guideline will be an important consideration in future Board reviews).

Design Response:

Both schemes show a clear concept and use a variety of materials and forms to create a cohesive and

integrated design that is true to the building type and a positive addition to the immediate neighborhood and Rainier valley.

Guideline C-3: Human Scale

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

The building's success depends upon the architect's ability to reduce this building type's bulk to discrete elements and to arrange them in a pleasing composition.

Design Response:

In both schemes the façades are broken into multiple parts through either modulation or material changes. Canopies and faux entries along grade level also help to reduce the scale. Masonry construction along grade will also achieve the same goal.

Guideline C-4: Exterior Finish Materials

Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged. At the next EDG meeting, the applicant will need to present character studies showing the development team's ideas for the exterior.

Design Response:

The elevation sketches that follow provide the best description of the material palette we envision. The materials selected are complimentary to those used in adjacent projects along Rainier and 33rd.

Guideline 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.

Design Response:

The appearance of the garage entry along 33rd will be minimized. Currently the design places the entry back from the street in order to allow better sightlines. Given the other features along this façade, we feel that the garage entry will disappear quite effectively.

Guideline D-1: Pedestrian Environment

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.

Acknowledging the community's interest in locating a small plaza at the corner of 33rd Ave S. and the esplanade, the Board agreed that an open space was more appropriate at this location than at the corner of 33rd and Rainier Ave S.

Design Response:

Both design schemes provide an open area at the NE corner of the site in response to community comment that people tend to congregate in this area while waiting for buses. We are proposing a sheltered space and if there is some agreement on landscaping the current easement area between our property and Courtland, then the combination of this open area and the landscaping could result in an attractive amenity for the neighborhood.

Guideline D-2: Blank Walls

Buildings should avoid large blank walls facing the street, especially near sidewalks. Where blank walls are unavoidable they should receive design treatment to increase pedestrian comfort and interest. See guidance for B-1. Art, landscaping, glazing, canopies and community amenities should be features of the first level along the entire perimeter of the base.

Design Response:

To provide a sense of secure storage, it is important to note that this building type wants blank walls. So while we have significant blank wall area, due to a lack of glazing, we are using numerous techniques as described previously to help mitigate the blank walls. We provide open, landscape areas at the corners. In some cases we are providing glazing at the corners. There are significant amounts of landscaping planned for the building perimeter including some elements that will grow up the walls and help to soften the façade. We have retail like elements along the façade as well.

Guideline D-5: Visual Impacts of Parking Structures

The visibility of all at-grade parking structures or accessory parking garages should be minimized. The parking portion of a structure should be architecturally compatible with the rest of the structure and streetscape. Open parking spaces and carports should be screened from the street and adjacent properties. Since most of the first floor of the building will be devoted to parking, this guideline is particular germane.

Design Response:

The parking is not currently designed to be visible. It is fully enclosed behind the masonry base of the building which contains the faux garage door elements and canopies.

Guideline 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 elements such as dumpsters, utility meters, mechanical units and service areas cannot be located away from the street front, they should be situated and screened from view and should not be located in the pedestrian right-of-way.

Design Response:

These spaces are largely contained within the footprint of the building and are not likely to be visible to the outside public.

Guideline D-7: Personal Safety and Security

Project design should consider opportunities for enhancing personal safety and security in the environment under review.

Design Response:

Street lighting on the west side of 33rd along with other right of way improvements will provide for a safer environment than what currently exists. In addition, the owners of this building use security cameras and 24-hour monitoring in order to maintain the safety of their property. The garage access will be limited and monitored at all times and improved sightlines for the garage access will help to maintain a safe pedestrian environment as well.

Guideline D-9: Commercial Signage

Signs should add interest to the street front environment and should be appropriate for the scale and character desired in the area. This represents an important consideration as design development occurs.

Design Response:

Since we do not have any retail uses, commercial signage will be fairly limited at grade. There is likely to be some signage for West Coast Self Storage near the south and western most corners of the project.

Guideline D-10: Commercial Lighting

Appropriate levels of lighting should be provided in order to promote visual interest and a sense of security for people in commercial districts during evening hours. Lighting may be provided by incorporation into the building façade, the underside of overhead weather protection, on and around street furniture, in merchandising display windows, in landscaped areas, and/or on signage. By the recommendation meeting, the applicant needs to provide a concept lighting plan.

Design Response:

We are in process on the conceptual lighting plan.

Guideline 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 a building. Blank walls should be avoided.

The use of transparency should be one tool among others to engage the proposed structure with the streetscape. Locating hallways on the perimeter of the floors would provide greater visual interest as windows would reduce the building's scale and provide visual interest to the neighbors.

Design Response:

We are proposing commercial transparency at the south corner of the site for the office. In scheme A, there is also significant glazing proposed at the other building corners. In both schemes we offer opportunities to glimpse into the corridors of the space through upper floor transparency. Complete

glazing of upper or lower levels would prove cost prohibitive for a building of this type. It may be that we could better utilize glazing in area other than what we have shown. We look forward to that discussion during subsequent presentations.

Guideline 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 neighboring properties and abutting streetscape.

The neighboring Courtland Place has a series of raised planters designed to provide informal gathering spaces as local residents and clients of the businesses can sit on or lean against them. This approach to landscaping goes beyond providing visual interest. It helps foster a sense of community and encourages activity on the street. The public and the Board acknowledged that the proposal should assist in encouraging pedestrian activity along Rainier Ave.

Design Response:

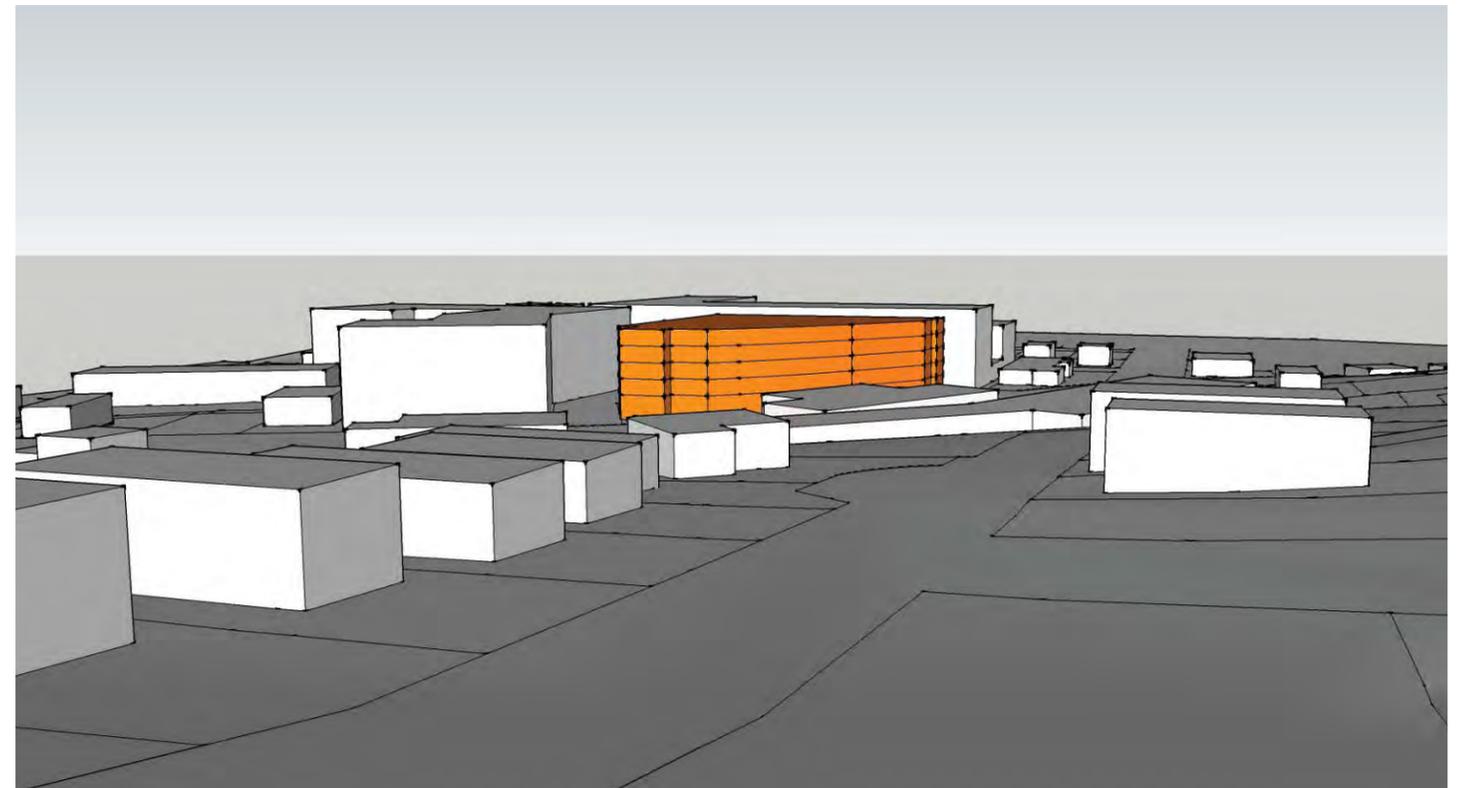
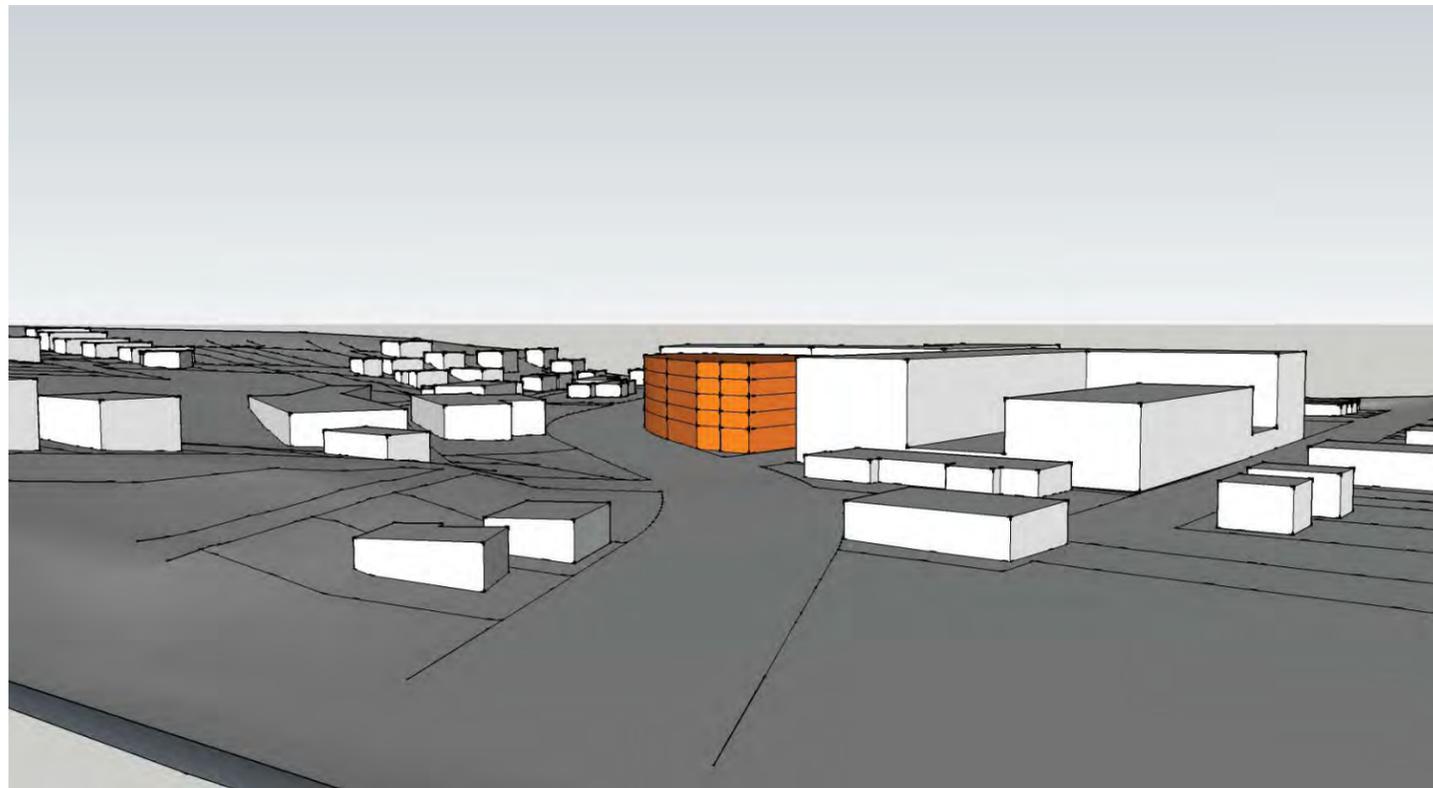
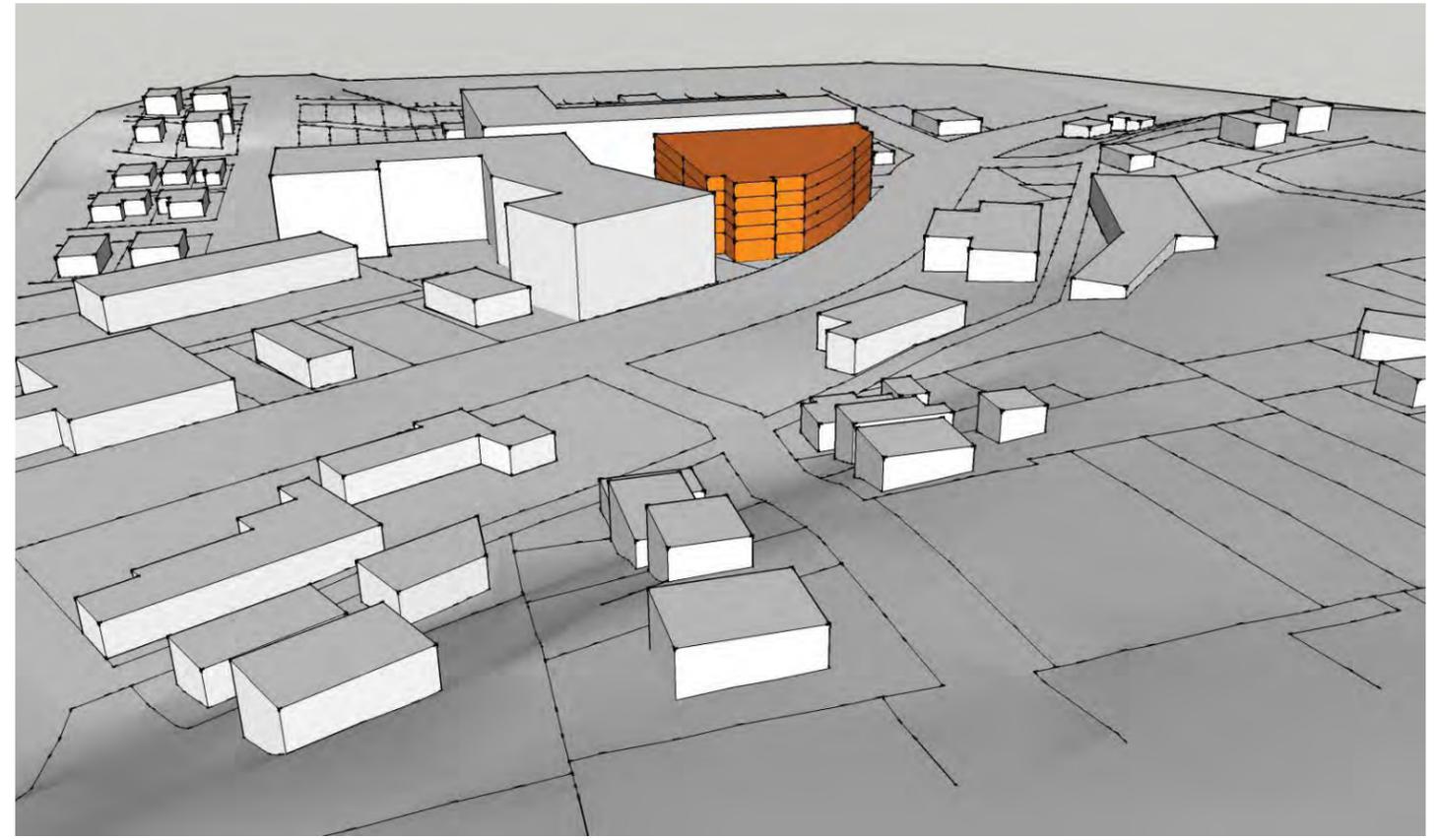
There is a decent amount of landscaping envisioned along Rainier beyond the existing street trees. There could be opportunities for benches in addition to the plantings. Seating areas may also be possible at the south and NE corners. The north side represents a significant opportunity for enhanced landscaping if the undeveloped easement area to the north of our property were enhanced in coordination with our own improvements.

Guideline 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.

Design Response:

We are planning to use the landscaping to help soften the building and emphasize the modulation. In some cases landscaping would be intended to grow up the walls and serve as an added "material" in our façade composition.





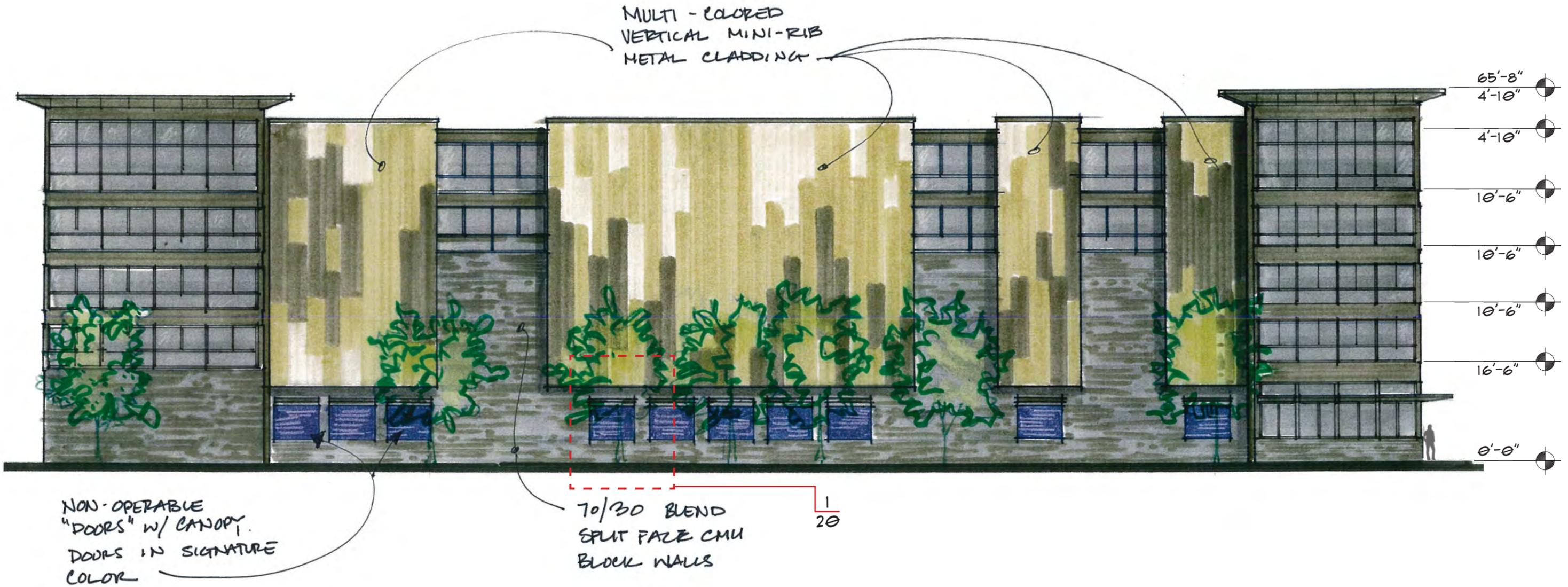
This scheme emphasizes prominent and transparent corners to address each of the focal points of the project. The main access to the site, as discussed in the design guidelines is located along 33rd toward the northern end of the site. We are providing the code required parking within our enclosed garage.

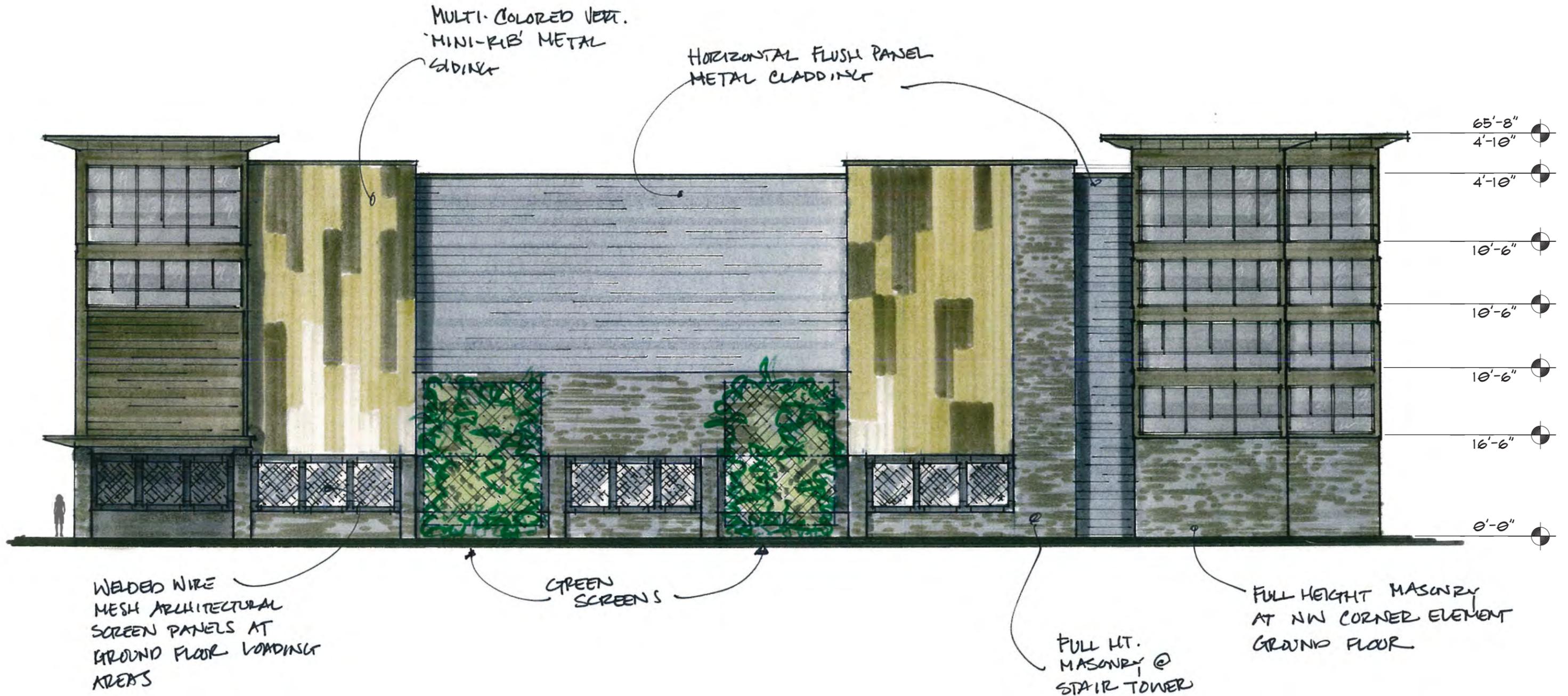
To address the building's bulk issues we have focused on a varied material palette. There are not significant changes in plane in this scheme (except at the corners) but rather a nice composition of materials to create the impression of modulation. See the building elevations on the following pages.

For landscaping, there is significant areas planned around the perimeter of the building. We also see some great opportunities for incorporating some unimproved areas to the north to create and larger and enhanced green space.

-  Circulation
-  Administrative
-  Storage





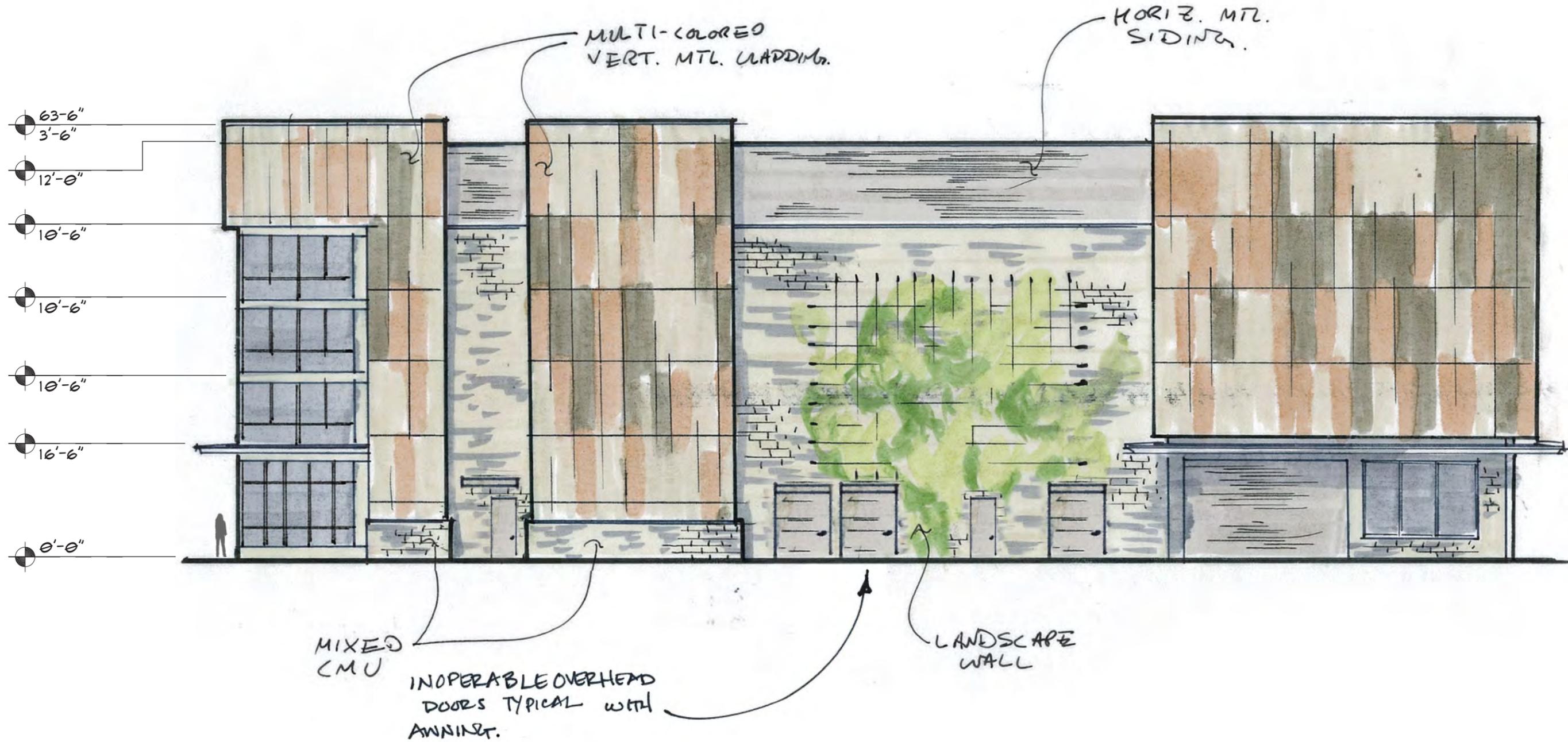


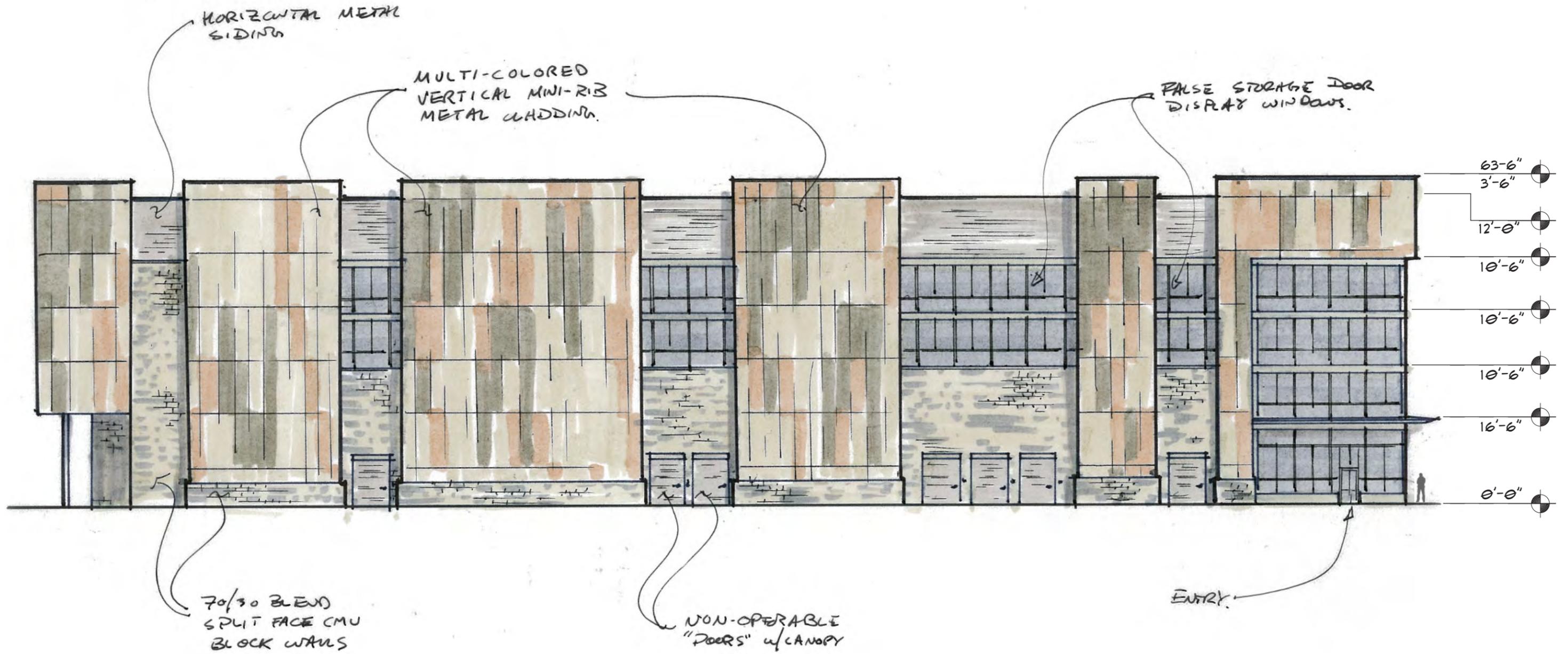
This scheme features less glazing, but uses more modulation in order to deconstruct the building in to multiple pieces. The design follows the property line which helps to create the impression of another volume on the northern western portion of the structure. The building steps in and out in correlation with the material placements above. In addition to the physical modulation, we are also using a varied palette to create additional interest.

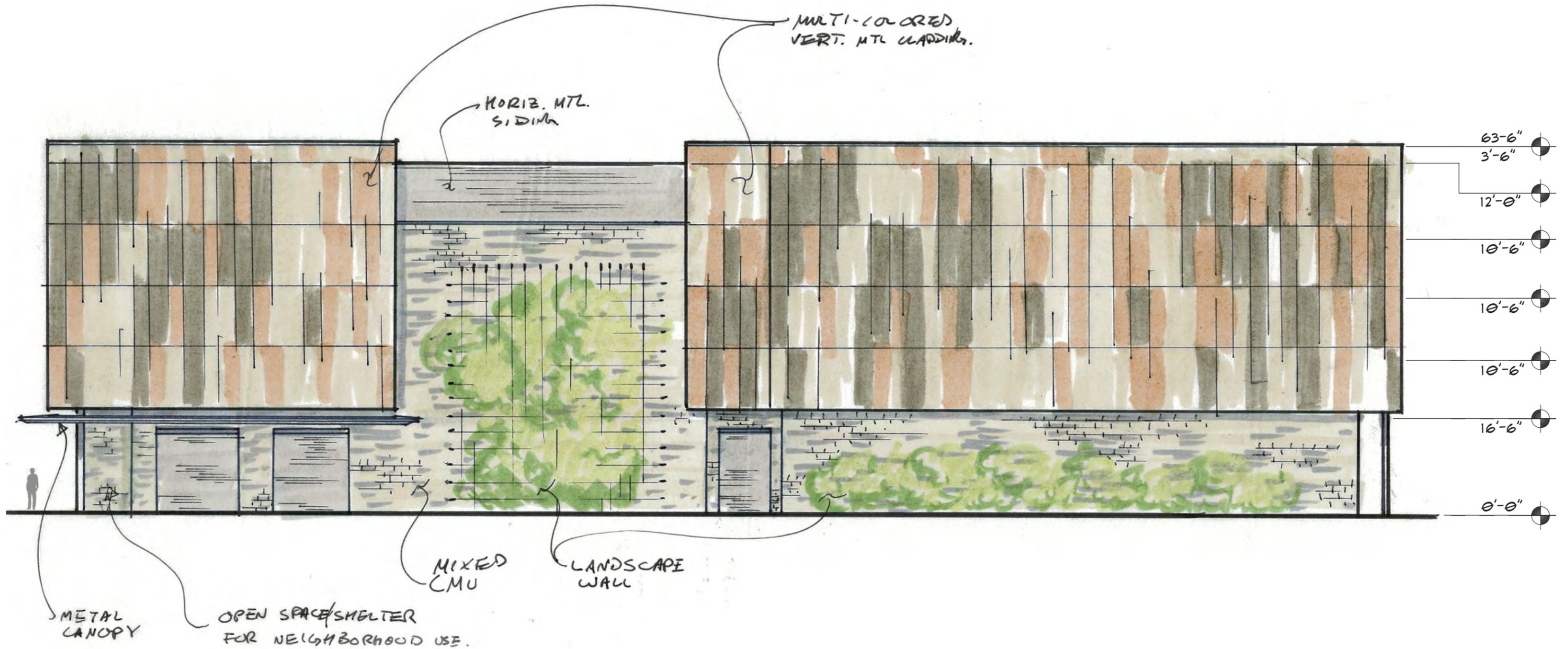
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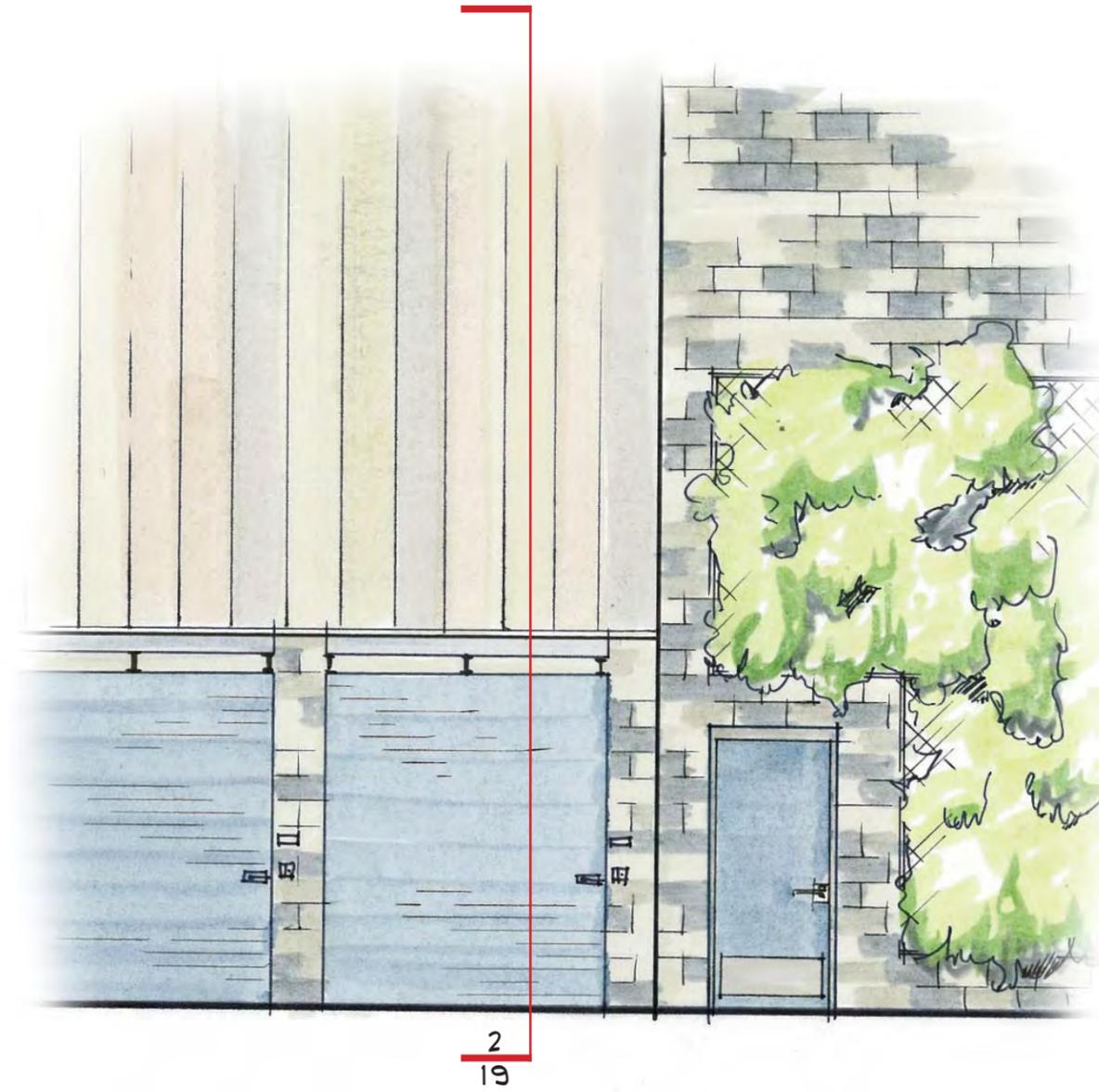
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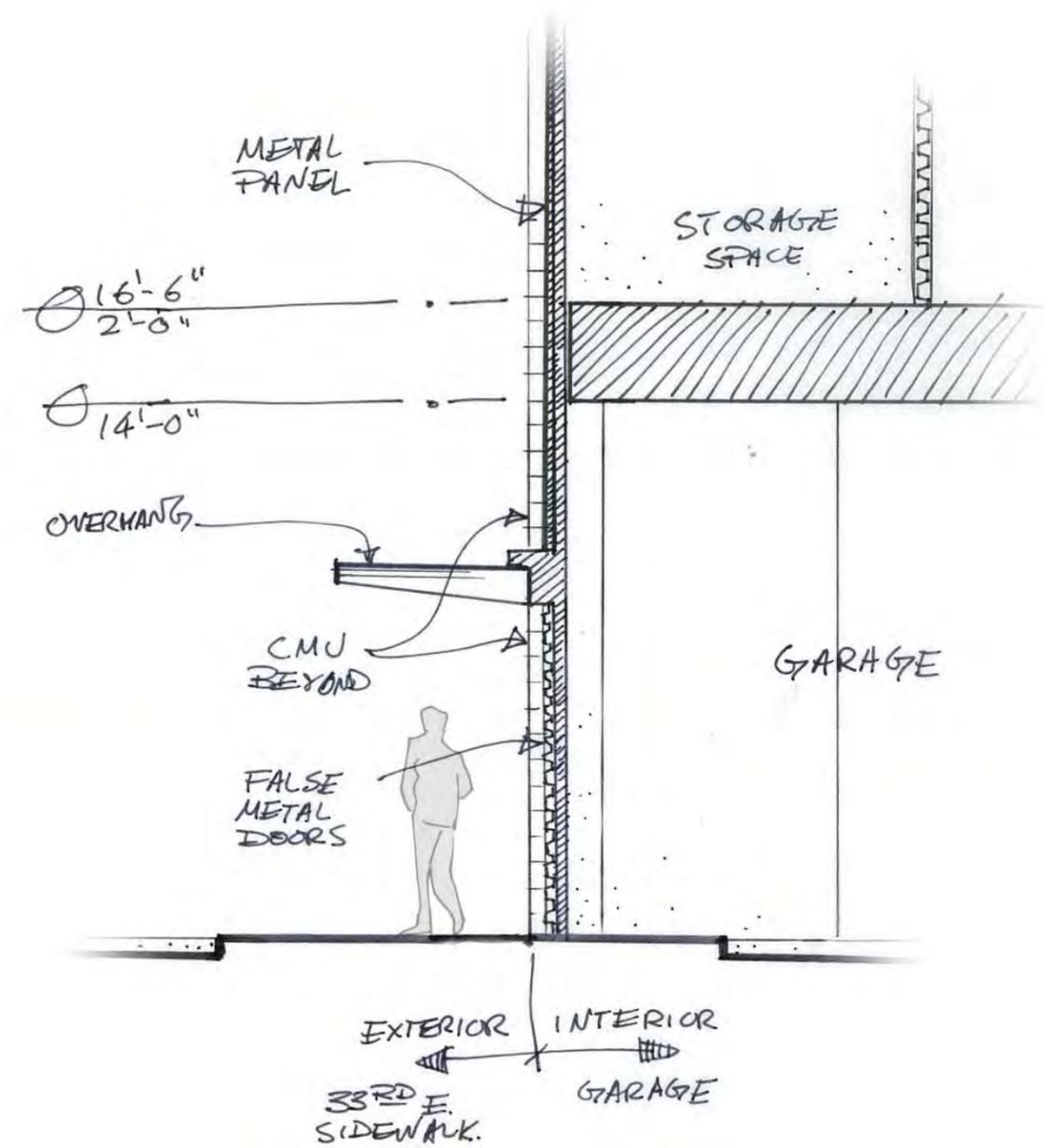




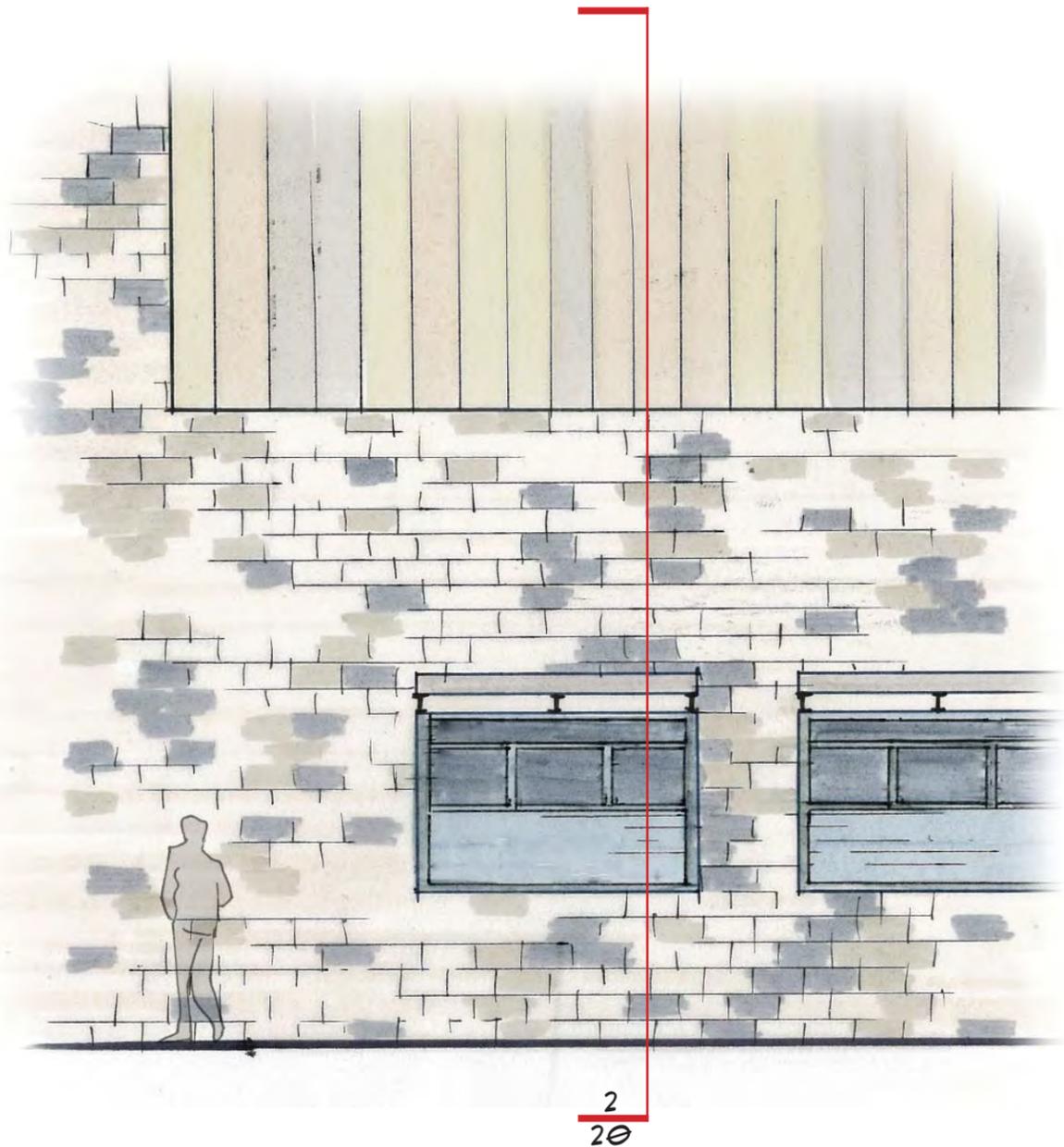




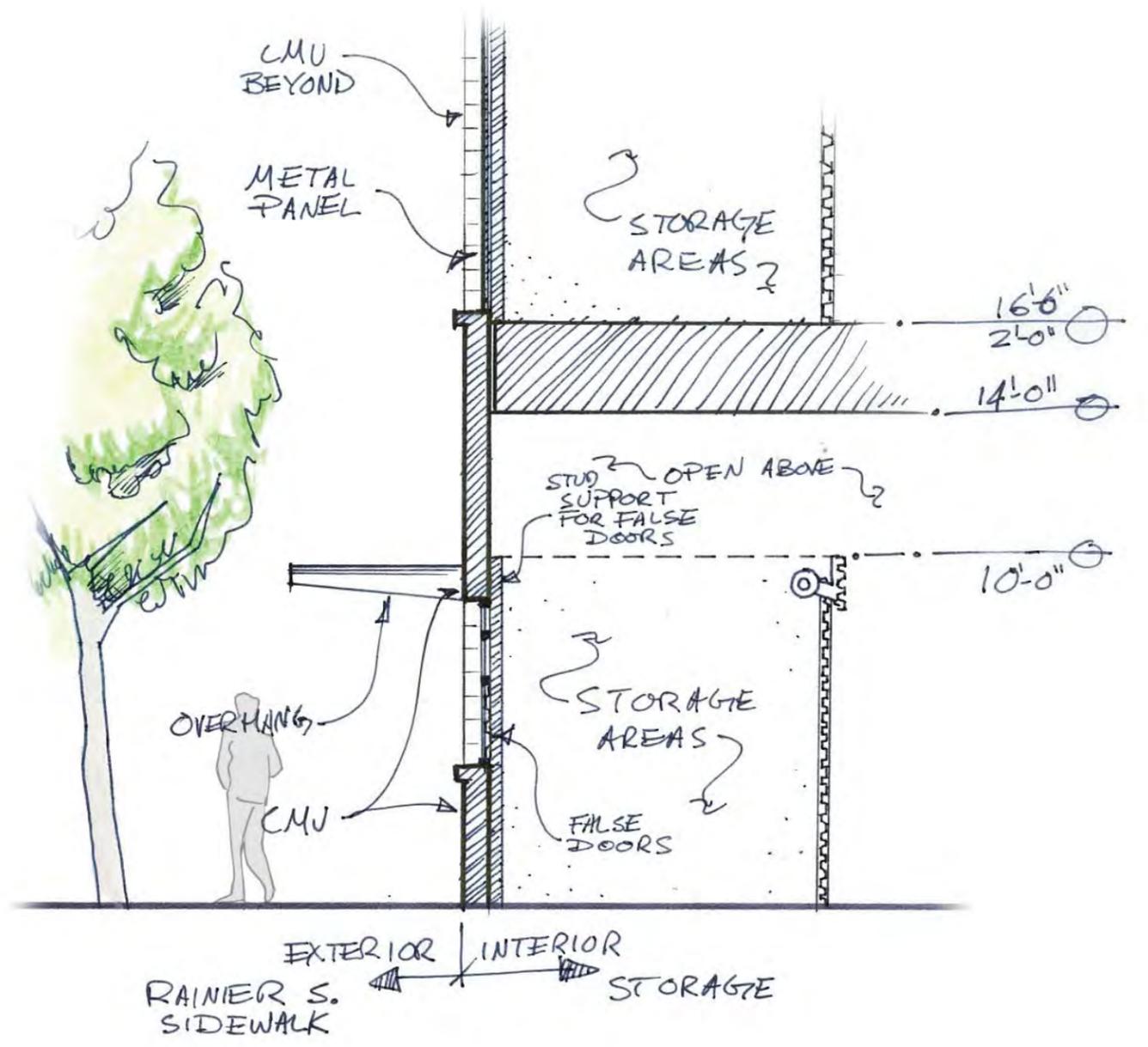
1 enlarged elevation
19



2 enlarged wall section
19



1 enlarged elevation
20



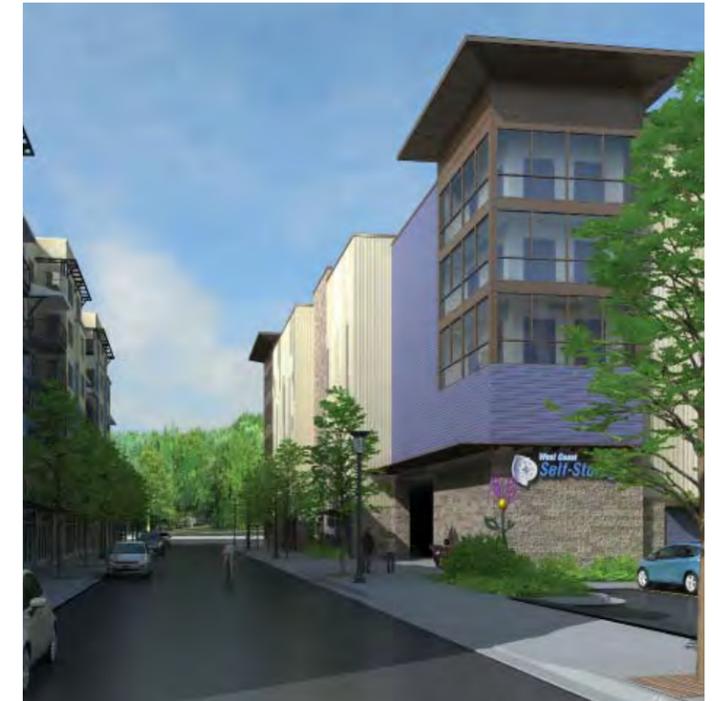
2 enlarged wall section
20



Drivers and pedestrians will have an opportunity to see both the building and signage at the same time.



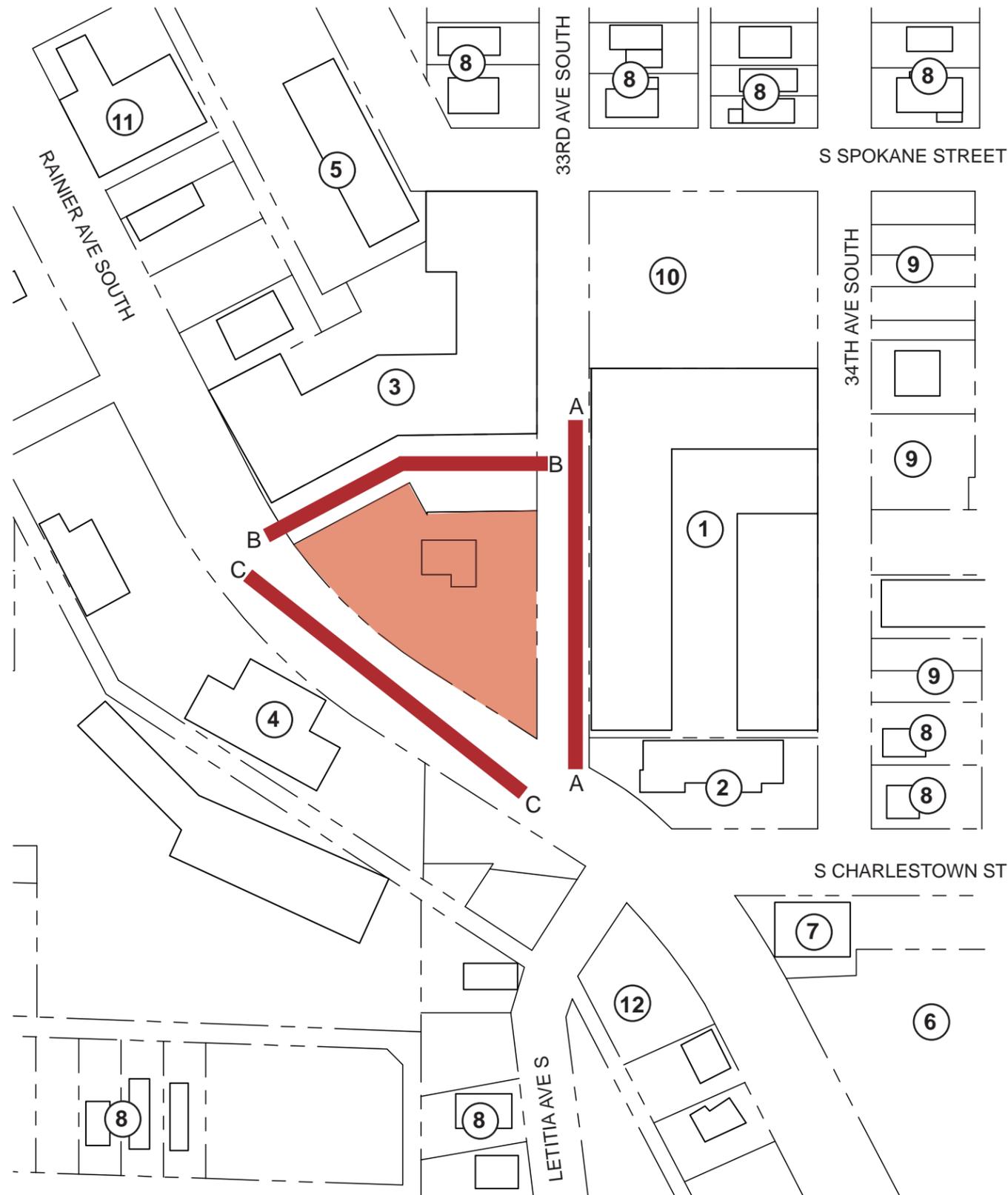
A welcoming entrance and clear indication of the building's purpose.



The integration of a similar color scheme will maintain a sense of familiarity among the occupants and shoppers.



Lasting material facades and soft hints of texture with color and foliage.



- ① The Dakota at Rainier Court-- Multifamily residential over Retail Podium
- ② Emerald City Fish and Chips
- ③ Courtland Place at Rainier Court-- Multifamily residential over Retail Podium
- ④ Auto Repair and Detailing
- ⑤ Steel Fabrication
- ⑥ Safeway
- ⑦ Silver Fork--Restaurant
- ⑧ Single Family
- ⑨ Vacant Land
- ⑩ Parking
- ⑪ Auto Repair
- ⑫ Sayer's Fuel





ELEVATION 'A' - EAST ELEVATION



ELEVATION 'B' - NORTH ELEVATION



ELEVATION 'C' - SOUTHWEST



ELEVATION 'A' - ELEVATION ACROSS 33RD AVE



ELEVATION 'B' - ELEVATION ACROSS PARKING AREA TO NORTH



ELEVATION 'C' - ELEVATION ACROSS RAINIER AVE

