



3736 Rainier Avenue South



Project Description:

We are proposing a 127,920sf 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 14 at grade parking stalls contained within an enclosed garage.

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 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:

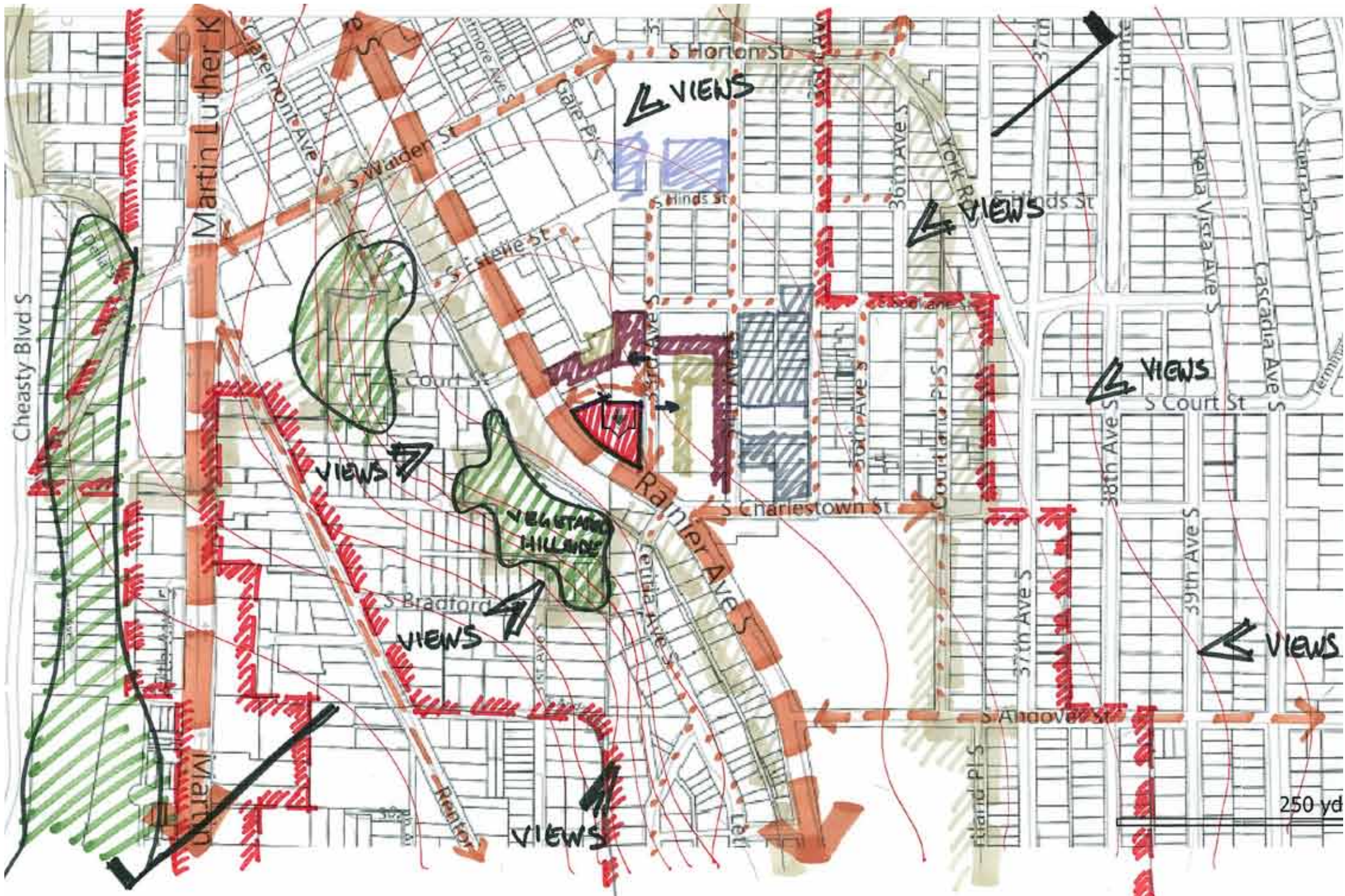
The neighborhood appears to be relatively quiet with the one major exception being Rainier Ave. The proposed structure and its use are not expected to significantly increase the noise levels. Given that the parking area is located within the building interior, truck noise related to the storage use is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

Architecture:

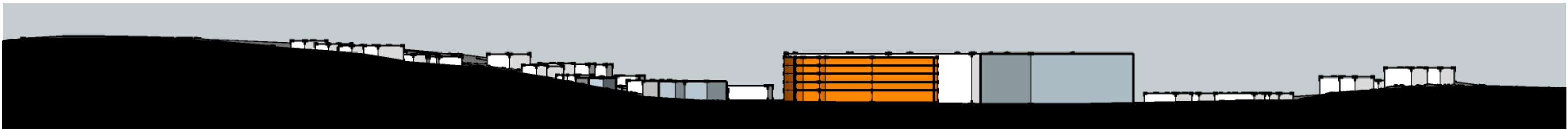
There are two fairly large multi-family, mixed use, structures to the north and east of the site. Beyond those recent buildings there is not significant architecture in scale or style within close proximity to the site. Some of the single family areas have seen some redevelopment with townhouses in a 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 clad in 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.

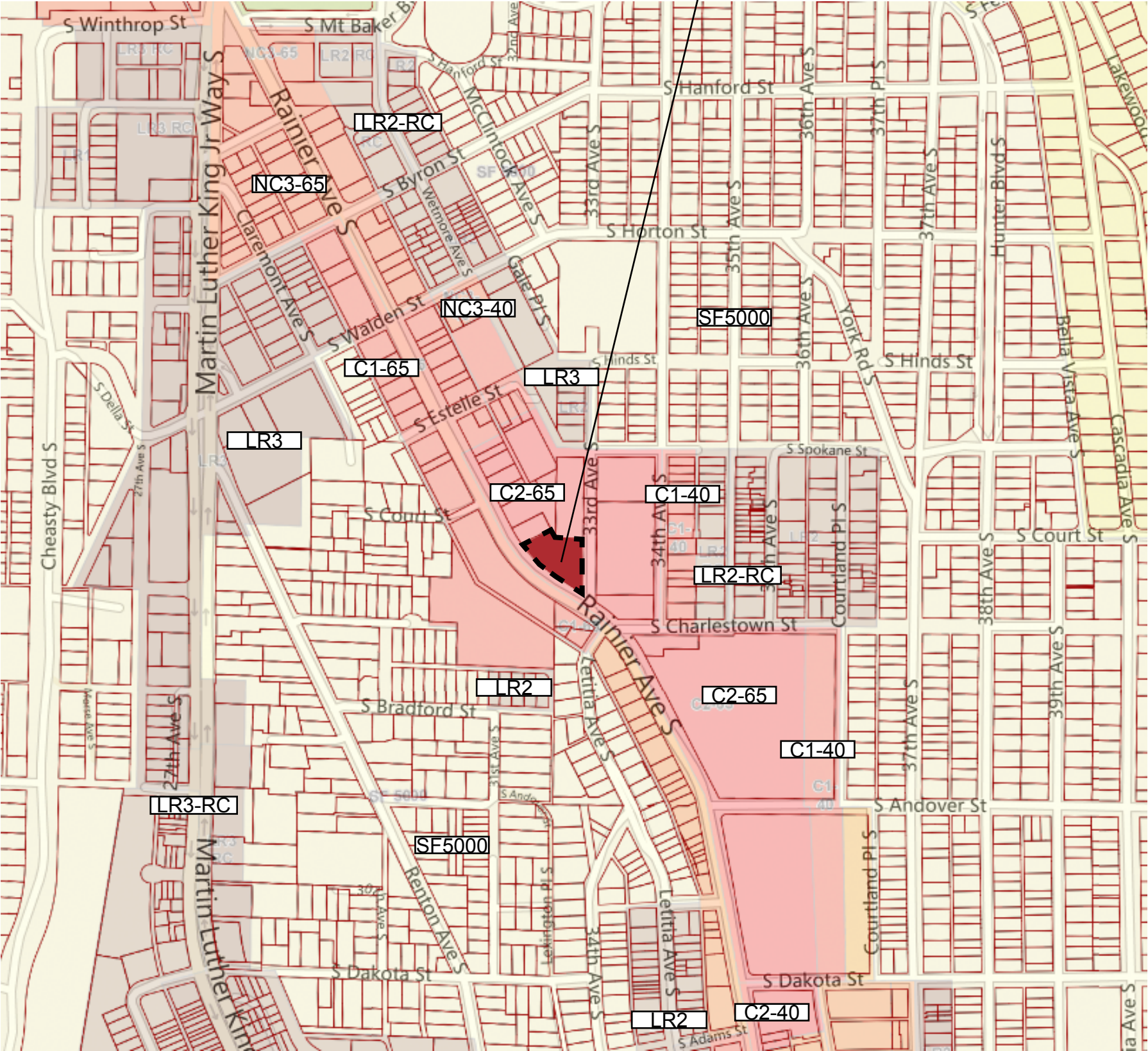




- PROJECT SITE
- VEGETATED HILL SIDE
- MAJOR CIRCULATION ROUTE
- MINOR CIRCULATION ROUTE
- MINOR CIRCULATION ROUTE
- PRIVATE LANDSCAPE OPEN / AMENITY SPACES
- PUBLIC - SCHOOL PLAYGROUND
- VACANT LAND
- CONTOUR LINES
- EDGE CONDITIONS RESULTING FROM EXISTING DEVELOPMENT
- NORTH RAINIER HUB URBAN VILLAGE 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	23.47A.008 There are no specific street level use requirements as this project is not located in a pedestrian designated zone
Development Standards	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 Table D.II.J No minimum parking required due to location in urban village and proximity to frequent transit service along Rainier.
Landscaping	23.47A.016.A.2 Green Factor = .30
Street Trees	23.47A.016.B.1 Required. Street Trees already present along Rainier.

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.

EDG I Recommendations:

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.

EDG II Recommendations:

The Board requested continuous canopies along the two adjacent streets. The canopies must provide weather protection and enhance the area's generous pedestrian amenities established by the Dakota and Courtland Place.

In accepting the applicant's preferred option (Scheme A) for further refinement, the Board tacitly indicated its satisfaction with the relationship of the building's northwest corner and the site's geometry.

Magellan Response:

Continuous canopies have been added along 33rd. We've focused on adding a variety of pedestrian experiences over the length of the facade. To achieve this we've added some modulation. At the deeper recesses there is no canopy and significant landscaping. Other portions of the facade meet the sidewalk. They have canopies overhead and in many cases contain a decorative art panel. A canopy has been provided as part of the NE corner open space that we have designed. This wraps along a portion of the north façade as well, in order to create a significant sheltered space for the local residents. This corner and the NW corner will receive an art treatment that wraps the building. The basis of the design takes a cue from art on the adjacent sites and also

recalls local native plants to link it to this specific region.

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.

EDG II Recommendations:

Although the applicant added canopies to the facades on 33rd Ave S and Rainier Ave S. these were not as extensive or as deep as the Board expects. The development team should focus explicitly on providing amenities (art, benches, landscaping) that benefit the community and enhancing the building as a work of art or sculpture.

Magellan Response:

The canopies have been deepened and cover a greater length of the sidewalk on both Rainier and 33rd.

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.

EDG II Recommendations:

The Board accepted the placement of the leasing office at the corner of 33rd Ave S. and Rainier Ave S. The canopies and art should be much more robust than shown at the 2nd EDG meeting. Extra art work produced for Rainier Court should be installed on the site, but more art should be integrated into the design of the project. Where the architect illustrated tromp l'oeil roll up doors and grates at street level, the building should have artist designed panels or grills that contribute to the streetscape experience by providing both a finer scale and texture to the facades and points of interest. The artistic panels or doors at the street level façade could be tied into the community's history or other aspects of the neighborhood.

Magellan Response:

Canopies have been made continuous and enlarged at the main entry, along 33rd and wrapping the NE corner. Art matching that present at Rainier court is proposed for the major corners of the site and at the gathering area on the north end. We have removed the rollup doors and instead are proposing metal artworks along the 33rd Ave façade. These are currently in design and would be complete in advance of the MUP recommendation meeting. Along Rainier, we are proposing metal screens that will serve as elements for wall growing plants to anchor themselves to. We are also proposing a perforated panel and fin wall section along each of the facades. The fins would be colored to bring those vibrant elements currently present in adjacent buildings and the proposed landscape. The piece would be somewhat sculptural in nature as its appearance will vary depending upon your perspective.

Design Response:

The EDG meeting indicated that the 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. The landscape plan calls for some seating below the canopies and an art installation is planned for the corener of the facade.

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.

EDG II Recommendation:

The Board encouraged the developer to provide landscaping in the area between the esplanade/parking lot at Courtland Place and the applicant's building including the area controlled by Courtland Place.

Design Response:

Significant landscaping and pathways have been added in this area. Façade elements have been adjusted to work in concert with the landscape design.

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.

EDG II Recommendation:

The applicant did not shift the location of access to the parking garage but added a small covered open space between the garage entry and the north property line. The Board did not request changes to the curb cut or garage entry.

Design Response:

Garage entry remains as previously designed. Some additional clearance has been provided on the south side of the driveway for compliant sight triangles.

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.

EDG II Recommendation:

See guidance for A-1 and A-8

Design Response:

See response for A-1 and A-8

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.

EDG II Recommendation:

In general, the Board accepted the proposed massing as shown in Scheme A of the 2nd EDG meeting booklet. In response to the site's acute angles and the building program, the architect pulled the façade back from the two corners on Rainier Ave forming chamfers where the building would have the most exposure to vehicles on Rainier Ave. The applicant does not employ particularly deep changes in modulation of the walls to address the three sizeable elevations on 33rd Ave S, Rainier Ave S. and across from Courtland Place, preferring patterns in the materials' orientation and colors to reduce the appearance of bulk. In Scheme A, placement of fenestration at the corners also serves to reduce the building's bulk. The Board encouraged the architect to reconsider the proportions that define the composition of the north elevation.

Design Response:

The proportions have been adjusted while the palette remains the same. Some modulation has

been added to the Rainier facade to enhance the pedestrian experience.

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.

EDG II Recommendation:

A brief discussion focused on whether the colors of Scheme A relate to the adjacent buildings. The Board did not request changes to the color selection.

Design Response:

Colors remain the same as proposed at EDG II.

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.

EDG II Recommendation:

The Board envisions the building's exterior as a large site specific work of art. Lighting the Rainier elevation, creating art screens where the architect has indicated inoperable doors on the 33rd Ave and Rainier Ave elevations, installing interesting landscaping and using fritted glass on some of the elevations would all act to reduce the building's large scale and provide points of interest for pedestrians and the

neighboring community. These actions would help achieve the Board's expectation to transform the proposed structure from merely a vault for personal storage to a building that fits into and enhances its neighborhood.

Design Response:

We've maintained the artistic arrangement of the facade panels. We've incorporated the artistic columns from the adjacent sites into our project. We've taken inspiration from that and the local native vegetation to develop varying artistic panels along the pedestrian areas. The primary concept is a base frame which is directly inspired by the existing neighbor art. On top of that structure we are proposing 10 plants per panel from a pool of 20. This kit of parts will be recombined to make a unique panel for each location while maintaining a consistent palette.

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.

EDG II Recommendation:

Much more extensive use of art, canopies, and landscaping will contribute to a finer building scale and one that can be appreciated by pedestrians.

Design Response:

Greater quantities of all of those elements are now present in the design and spread along all of the major facades.

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.

EDG II Recommendation:

Discussion focused on the color selection for the two chamfered corners. Explore using blue on part or all of the spandrels to tie these most visible portions of the facility to the rest of the elevations.

Design Response:

We explored the option of introducing blue at the corners but felt that maintaining a consistency with the blue on the corrugated panel was the best way to go. We've increased the corrugated panel amounts on both 33rd and the north side.

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.

EDG II Recommendation:

Functional amenities should be provided along the streetscape. Add benches, pedestrian scaled lighting, continuous canopies and landscaping along 33rd Ave S. and Rainier Ave. S.

Design Response:

Art, canopies and landscaping have been added in desirable locations along these two streets. Sidewalks, gathering spaces and significant trees are also proposed along the north side esplanade.

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.

EDG II Recommendation:

As discussed above, the orientation and change in materials and the colors somewhat serve to reduce the building's height and bulk. Several other techniques should be employed to diminish the extent of the blank walls. These include adding amenities (benches, interesting paving etc.) at street level, changing the inoperable roll-up doors to artistic panels or decorative grill work and providing continuous canopies that extend over the sidewalk. Revisions to the proportions of the siding may also change the perception of the extensiveness of blank walls.

Design Response:

We have worked to adjust the proportions. The palette remains the same as it seemed to be well received. The vertical metal panel patterning has been adjusted for some additional interest.

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 particularly 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.

EDG II Recommendation:

See discussion for D-2

Design Response:

See response for D-2

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. Under canopy lighting is also proposed. 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.

EDG II Recommendation:

At the Recommendation meeting, the applicant will need to present a signage concept.

Design Response:

Some signage was shown in the EDG II meeting. For the MUP recommendation meeting, greater emphasis will given to identifying its location and scale.

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.

EDG II Recommendation:

The earlier guidance remains relevant

Design Response:

The typical lighting scenario can be seen in the evening rendering. All of the corner elements will be treated similarly. We've focused light at the corners and the pedestrian environment. We want

the area around our building to be safe. We also did not want to adversely impact our neighbors with significant lighthouse output on the North and East facades.

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.

EDG II Recommendation:

The amount of windows at the corners and along Rainier Ave met with the Board's approval. Some of the upper floor windows could be translucent and lit from behind to produce a warm glow that might not occur otherwise. Provide a night time rendering of the elevations for the Board to review.

Design Response:

We've provided for a corridor behind the glazed area in all cases. These areas depict a typical storage door and corridor set up and will be illuminated at night.

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.

EDG II Recommendation:

The Board supported the developer's idea to landscape the area between the parking lot and the proposed building façade even though a portion of the area is not on the subject property. The larger square shaped area should be planted with trees capable of maturing to a substantial height in order to mitigate an expansive blank wall.

Design Response:

We have followed the board's recommendation in this area. The various tree species will grown between 15' - 25' in height.

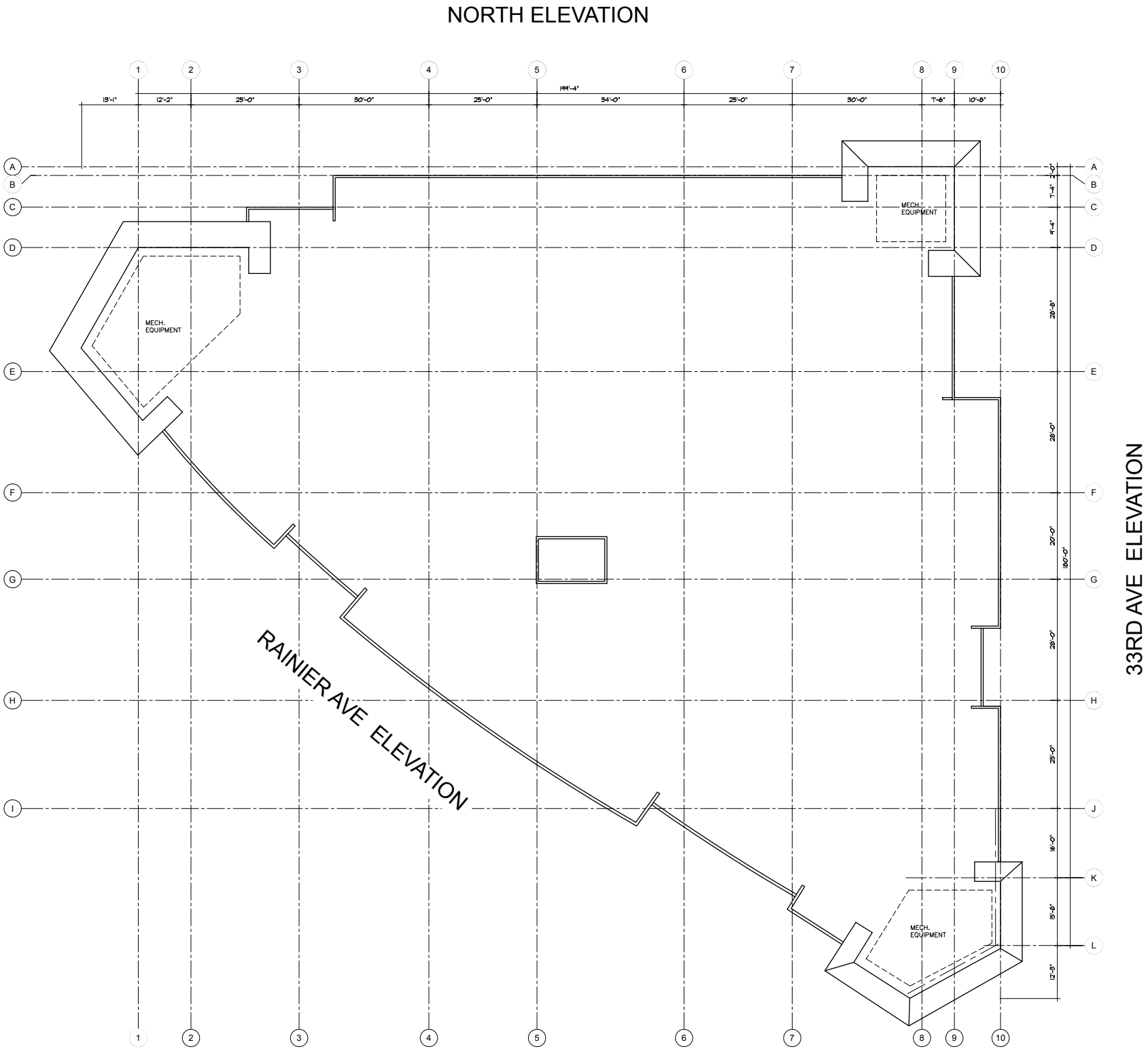














Karen Kiest | Landscape Architects

Trees



Scarlet Oak
Quercus coccinea



Upright European Hornbeam
Carpinus 'Fastigiata'



Katsura
Cercidiphyllum japonicum



Purple Columnar Beech
Fagus 'Dawyck Purple'

Planting Mix 1



Japanese Barberry
Berberis



'Green Beauty' Boxwood
Buxus 'Green Beauty'



'Snowfire' Rockrose
Cistus 'Snowfire'



'Alpina' Spiraea
Spiraea japonica 'Alpina'



David's Viburnum
Viburnum davidii



Epimedium
Epimedium alpinum

Planting Mix 2



Japanese Holly
Ilex 'Northern Beauty'



Boxleaf Honeysuckle
Lonicera pileata



Nandina 'Wood's Dwarf'
Heavenly Bamboo



'Cavatine' Pieris
Pieris 'Cavatine'



'Hino Crimson' Azalea
Rhodo. 'Hino Crimson'



'Red Velvet' Carpet Rose
Rosa 'Red Velvet'

Karen Kiest | Landscape Architects



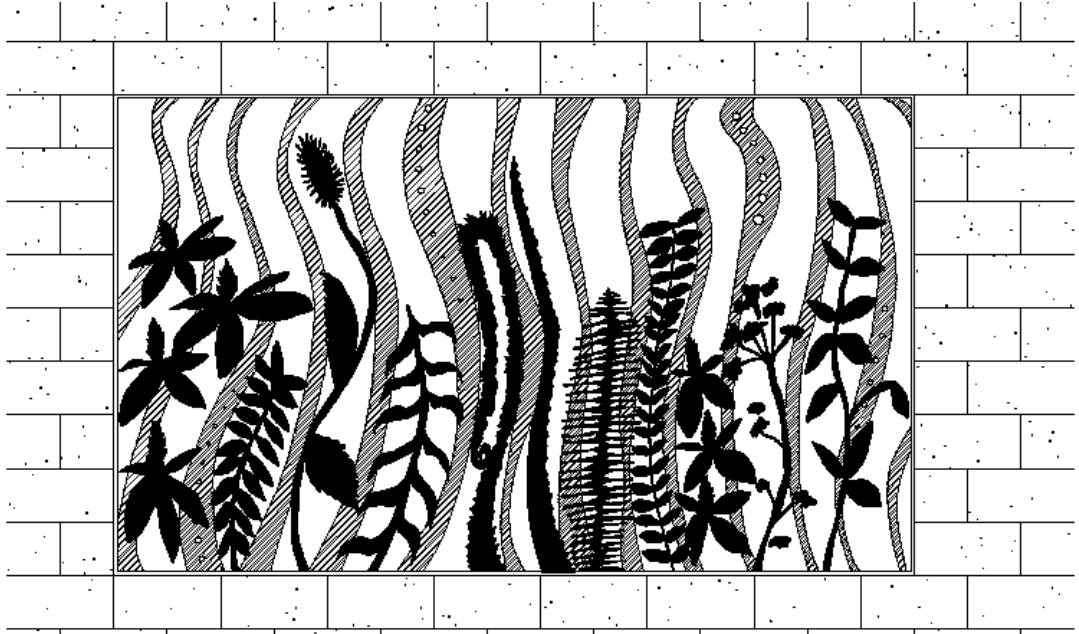
33RD AVENUE (EAST) ELEVATION



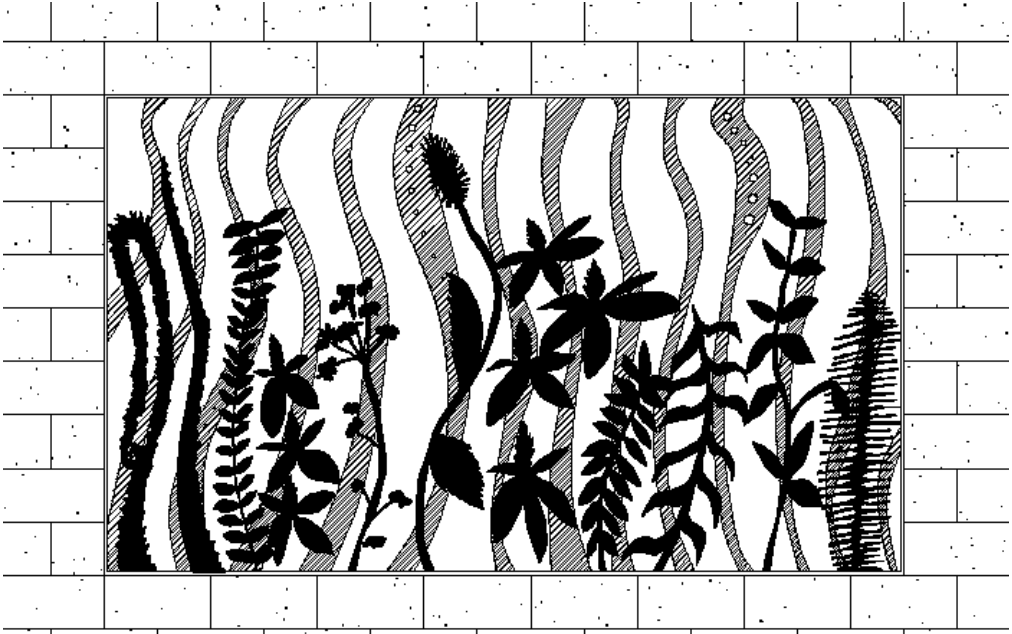
NORTH ELEVATION



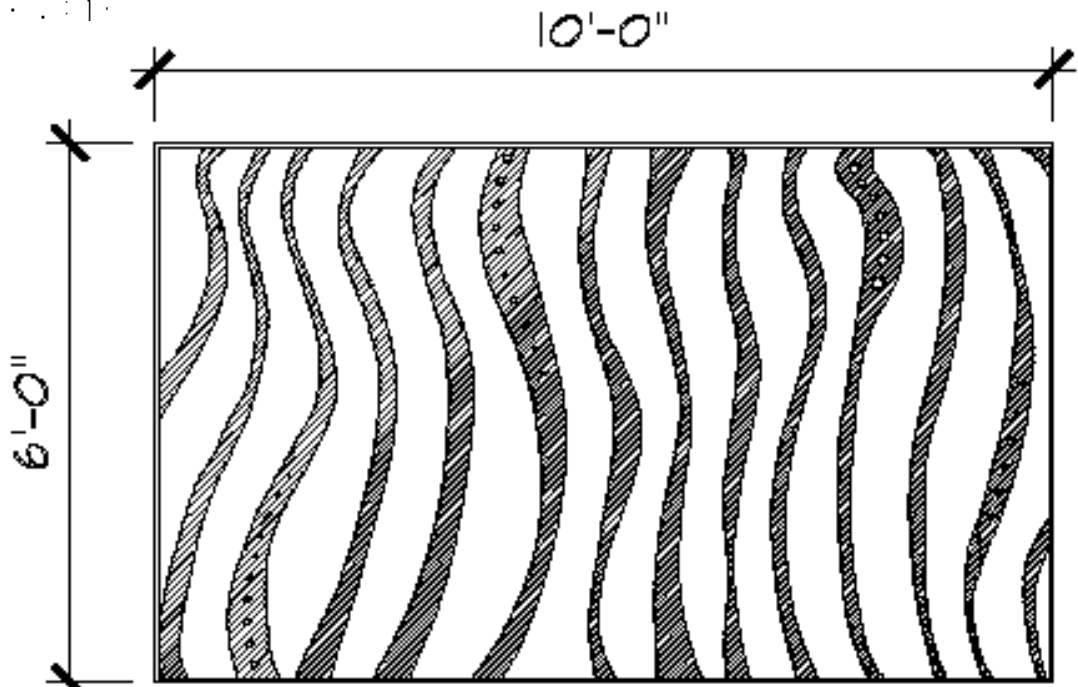
RAINIER AVENUE (SOUTHWEST) ELEVATION



SAMPLE PANEL ARRANGEMENT



SAMPLE PANEL ARRANGEMENT

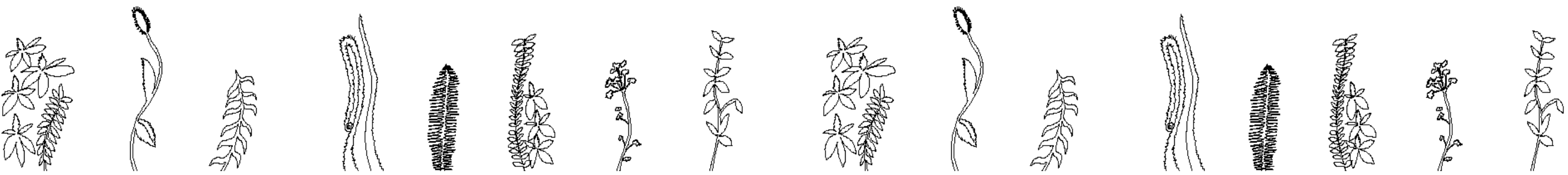


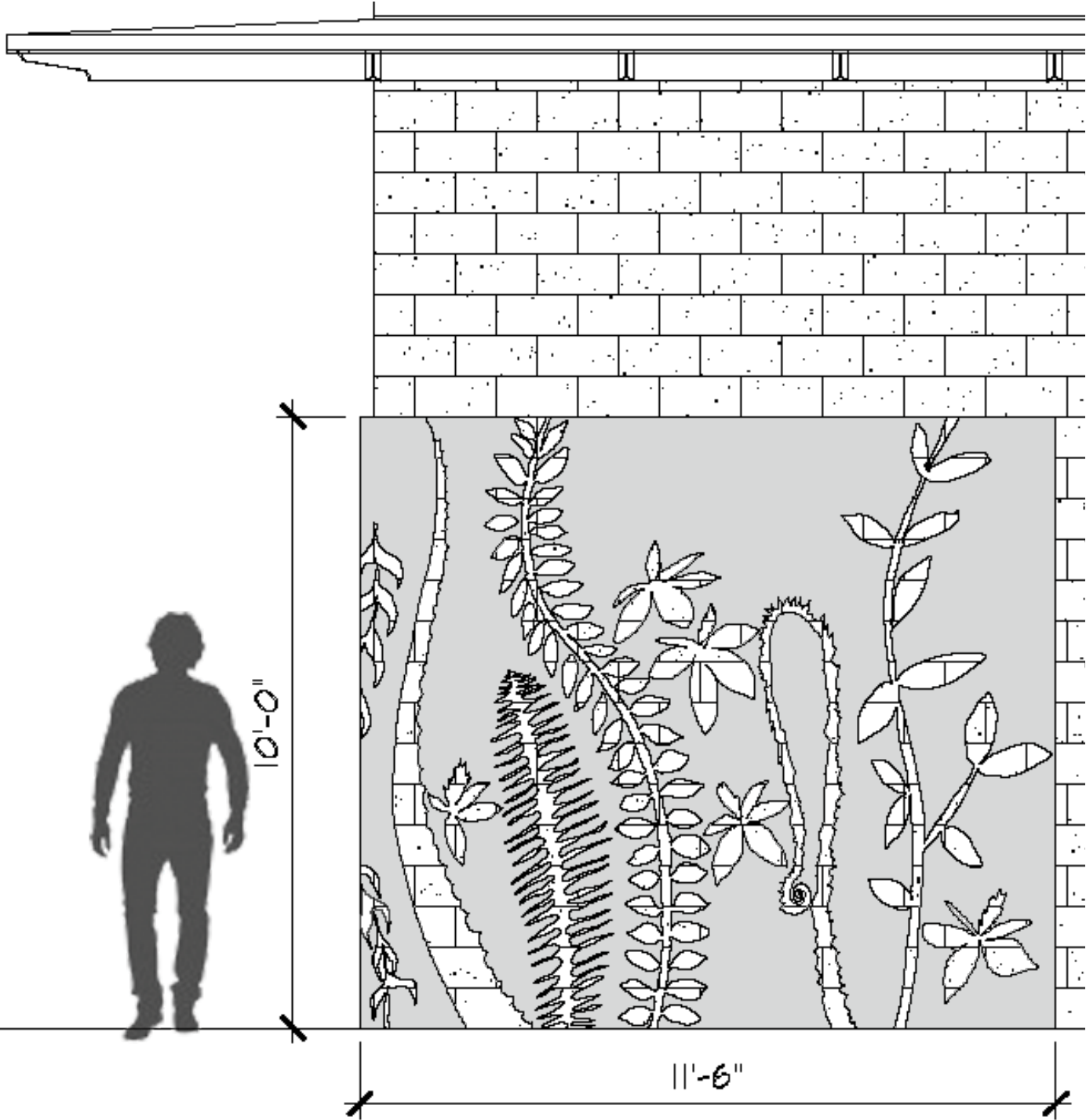
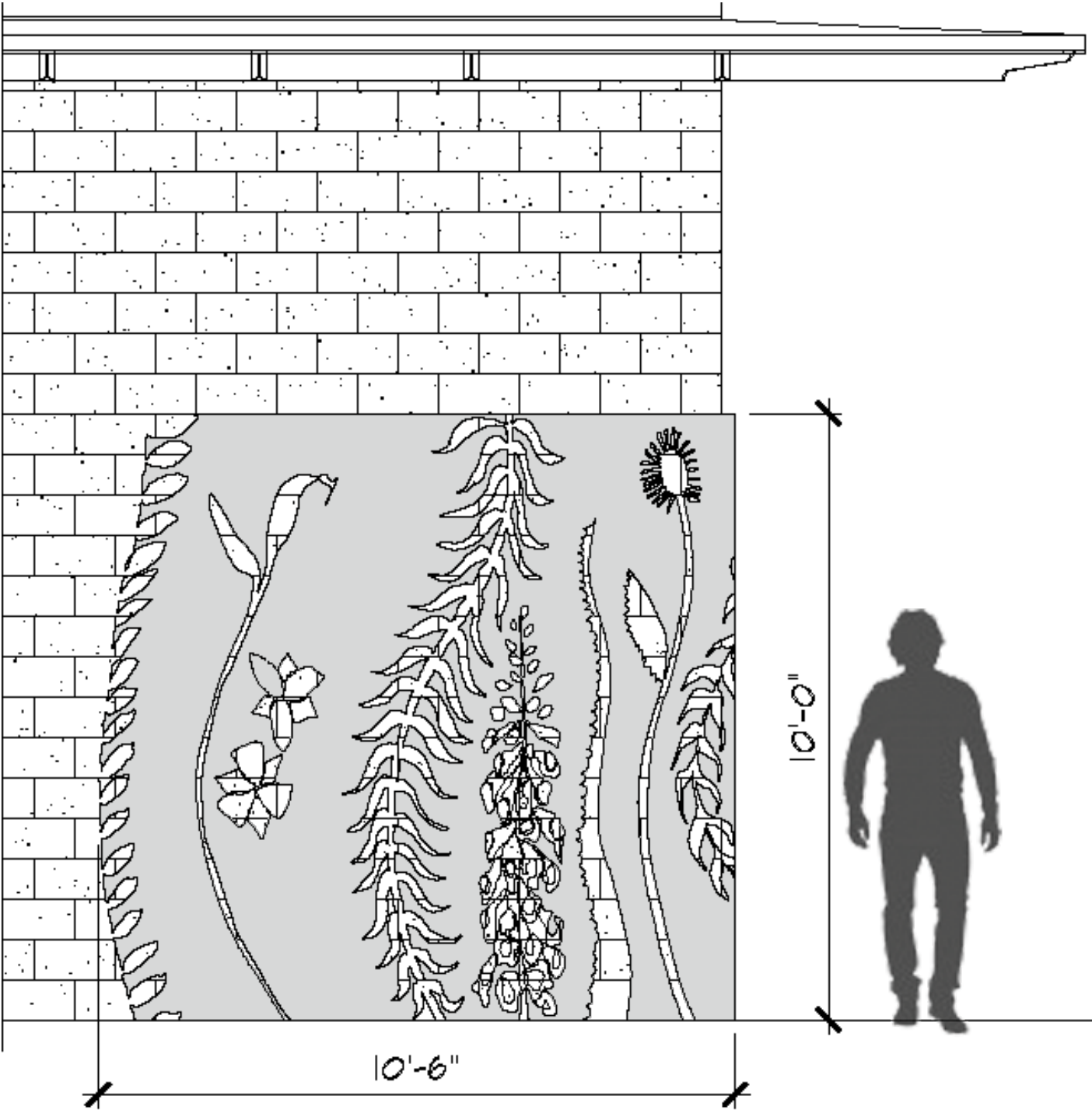
TYPICAL BACKGROUND PANEL

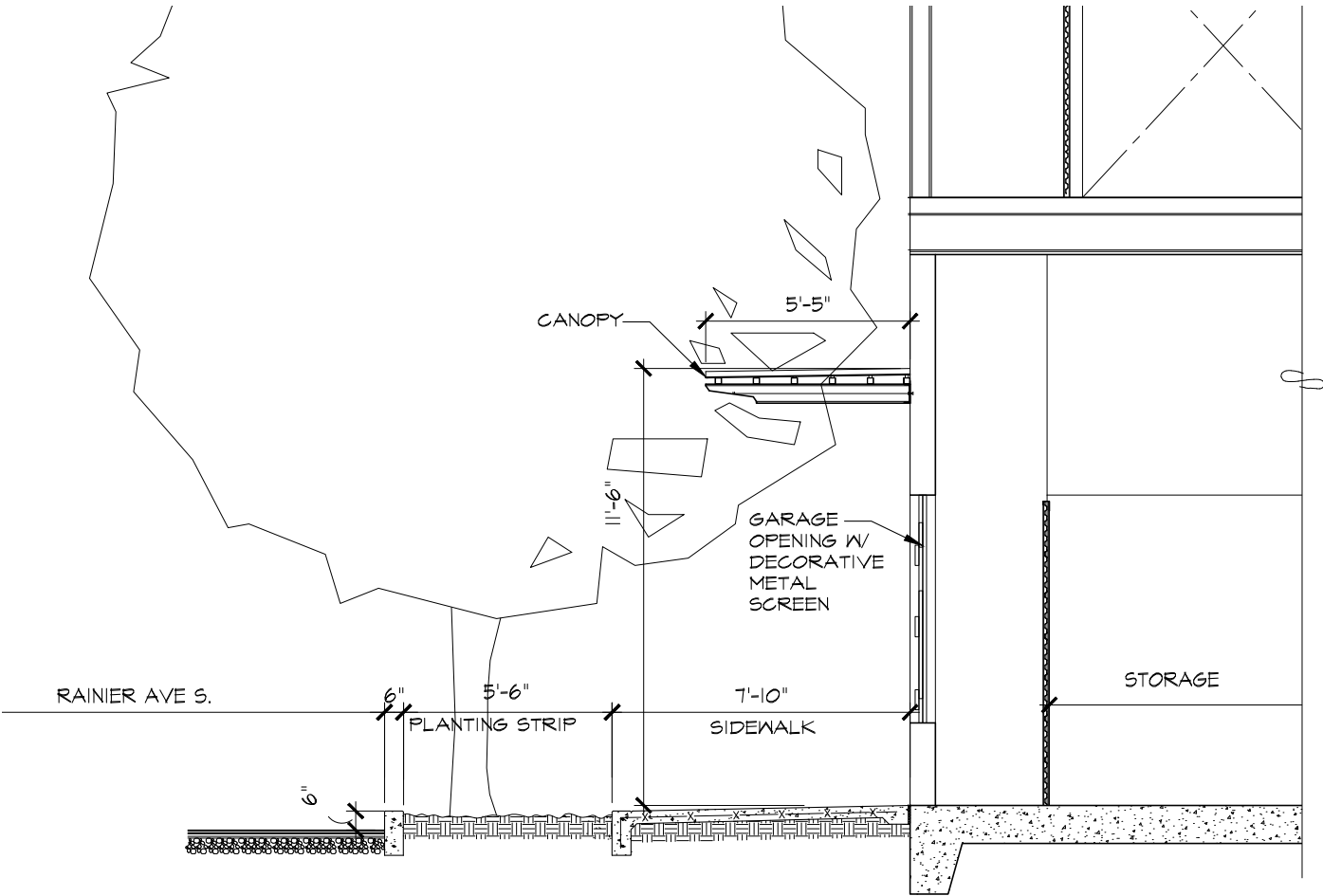
EXISTING NEIGHBORHOOD ART



EXISTING NEIGHBORHOOD ART









West Coast
Self-Storage



NW CORNER



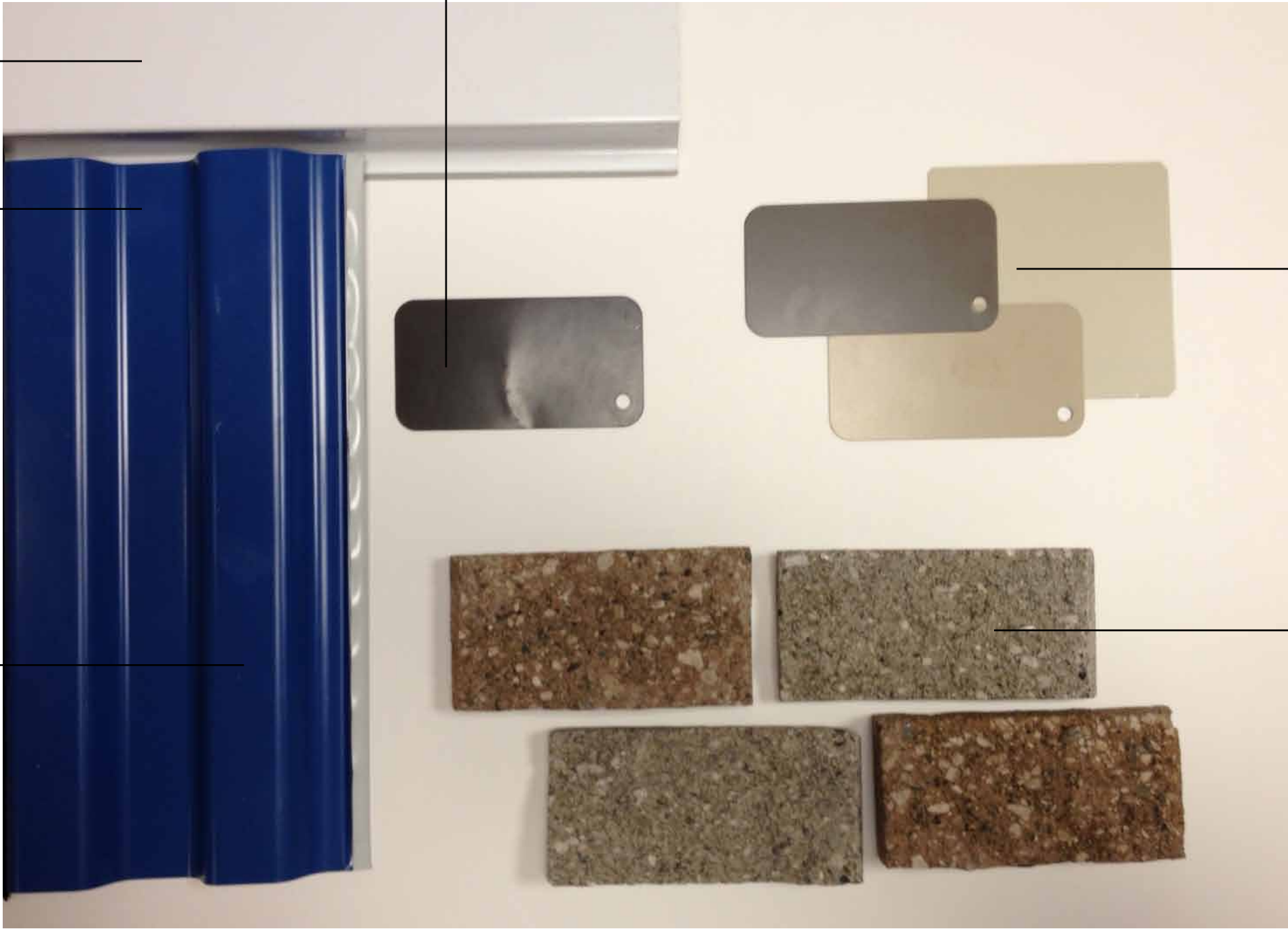
SOUTH CORNER

Aluminum Storefront and
canopies - Patrician Bronze

Storage Partition Walls

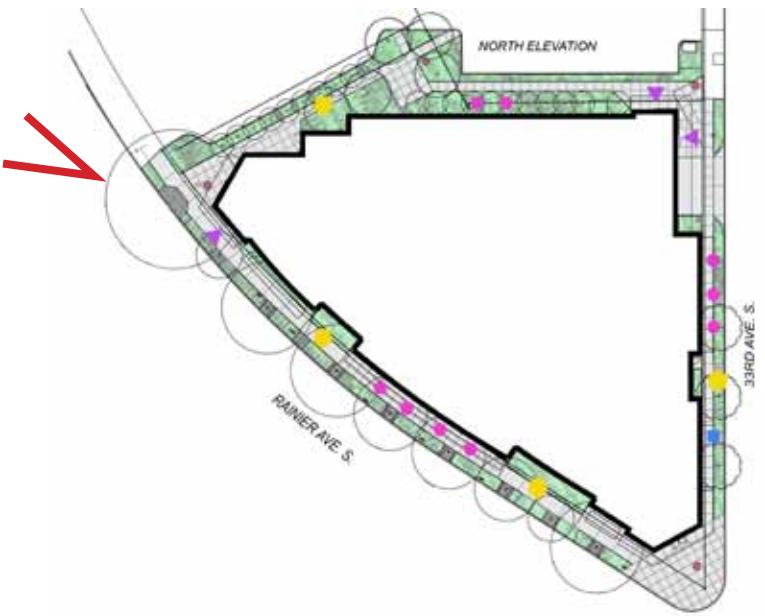
Rollup Doors

Blue Color to be used on
exterior horizontal metal
panel SW 6804



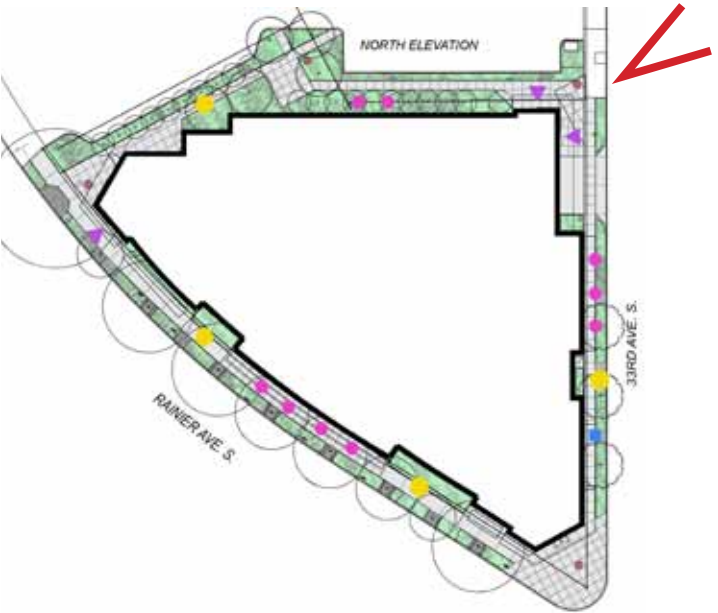
Vertical metal panel colors:
McElroy Metals - Surrey Beige
McElroy Metals - Terratone
McElroy Metals - Light Stone

Mixed Masonry (split face shown)
50% of each color in random
pattern
Mutual Materials - Natural
Mutual Materials - Mesa Tan

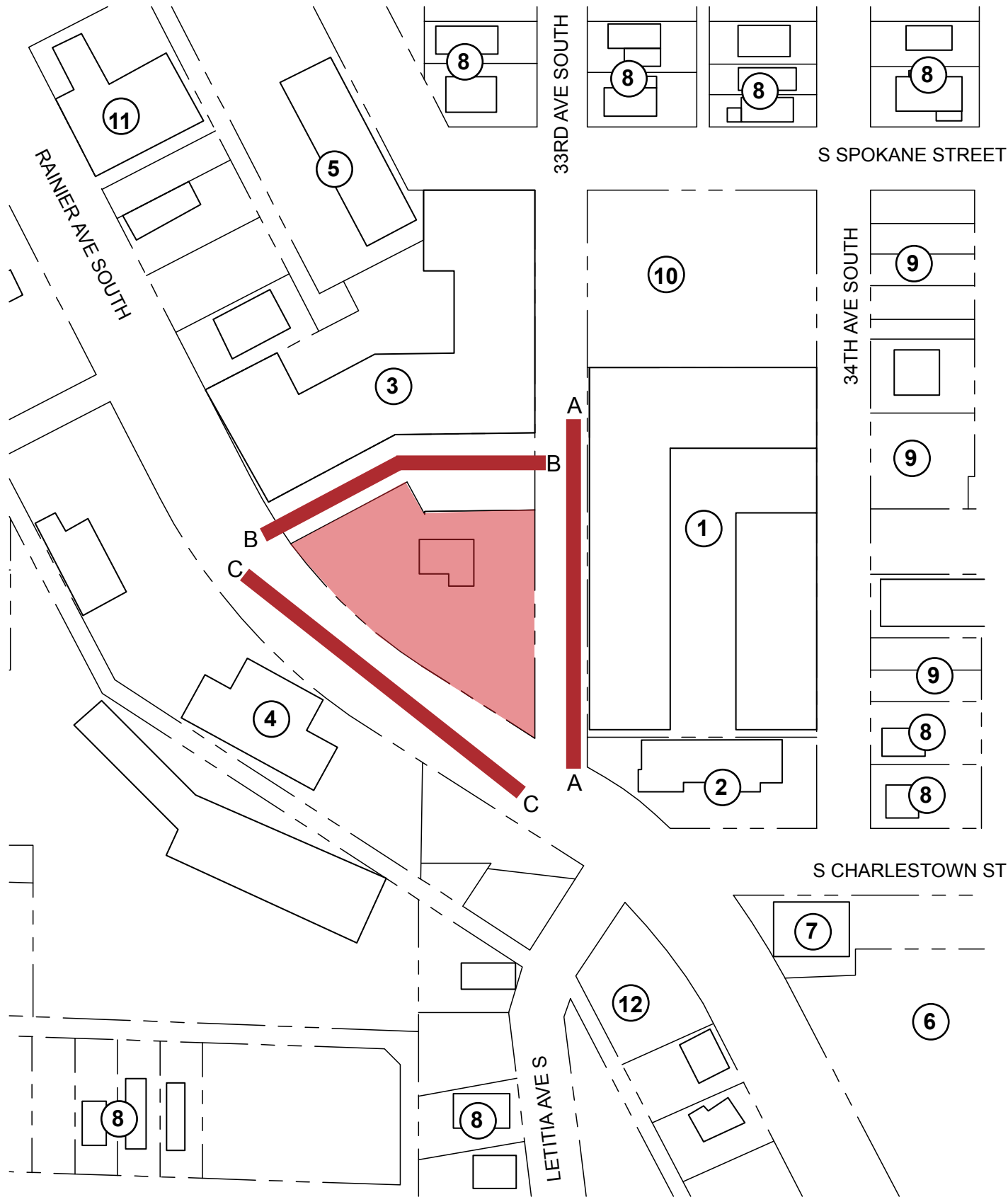












- ① The Dakota at Rainier Court-- Multifamily residential over Retail Podium
- ② Emerald City Fish and Chips
- ③ Courtland Place at Rainier Court-- Multifamily residential over Retail Podium
- ④ Auto Repair and Detailing
- ⑤ Steel Fabrication
- ⑥ Safeway
- ⑦ Silver Fork--Restaurant
- ⑧ Single Family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





ELEVATION 'A' - EAST ELEVATION



ELEVATION 'B' - NORTH ELEVATION



ELEVATION 'C' - SOUTHWEST



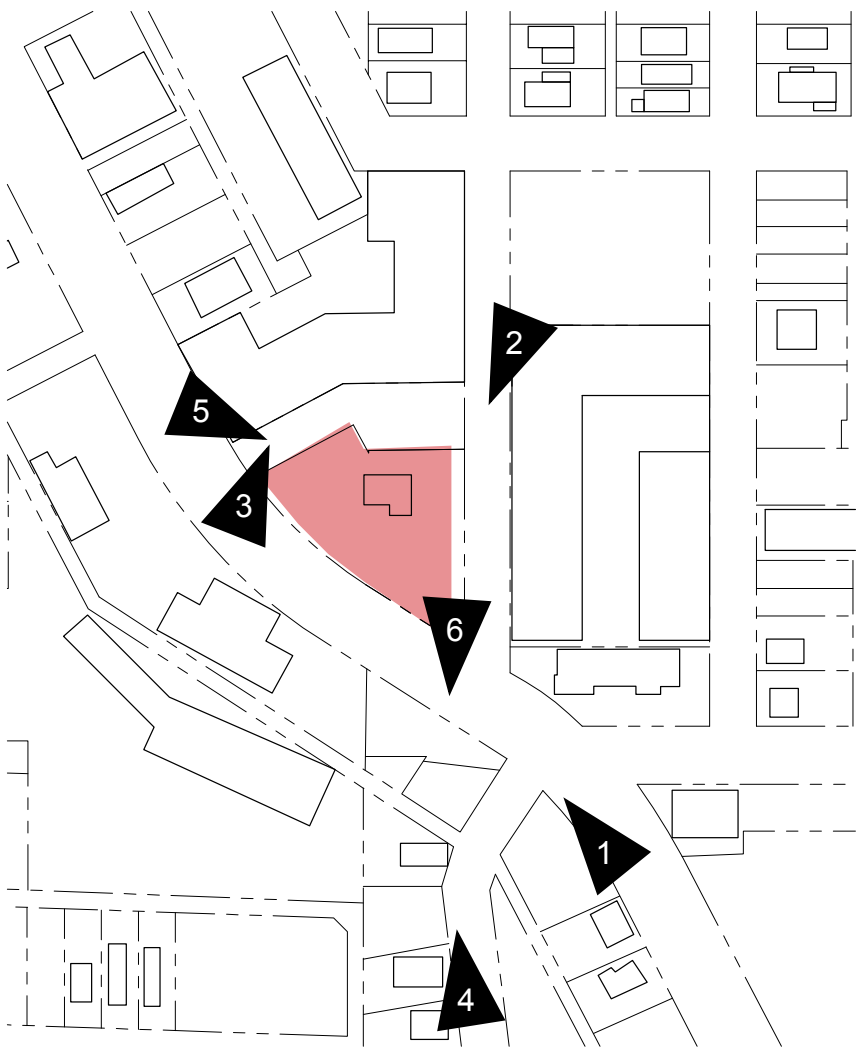
ELEVATION 'A' - ELEVATION ACROSS 33RD AVE



ELEVATION 'B' - ELEVATION ACROSS PARKING AREA TO NORTH



ELEVATION 'C' - ELEVATION ACROSS RAINIER AVE



1



2



3

