

EARLY DESIGN GUIDANCE

MAY 30, 2014

EDG MEETING DATE: JUNE 10, 2014

DESIGN REVIEW BOARD: SOUTHEAST



PUBLIC STORAGE

1200 SOUTH DEARBORN STREET, SEATTLE, WA

DPD PROJECT #:

3017092

OWNER:

Public Storage
1755 NE 48th St., Ste A1
Renton, WA 98050
206-972-5200

ARCHITECT:

BCRA // Joe Rydman
414 Stewart Street, Suite 200
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DPD CONTACT:

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Client	Public Storage 1755 NE 48th Street, Suite A1 Renton, WA 98056
Project Facilitator	Kathryn Jerkovich, kjerkovich@bcradesign.com
Site Description	A rectangular shaped parcel site bounded by parcels 8170100430 and 8170100455 and the unimproved right-of-way for South Lane Street to the north, parcel 0524049017 and 13th Ave South to the east, parcels 0609000080 and 0609000085 and the 12th Ave South Bridge to the west, and South Dearborn Street and Interstate 90 to the south. The project site is characterized with steep slopes previously created by the 1912 Dearborn Cut. The site has been previously developed and includes a two-story of approximately 9,673 sf located in the southeast corner, on-site parking, and a cell tower in the northwest corner.
Parcel ID	8170100520
Address	1200 South Dearborn Street, Seattle, WA
Site Area	57,600 sq. ft.
Site Zoning	DMC 85/65-150
Overlay District	Chinatown International Urban Center Village
Project Description	Demolition of existing 9,673 square foot building and on-site parking, site grading, and construction of a new multi-story self-storage building.
Uses by Floor	First Floor: Retail, Storage Second Floor: Storage Third Floor: Storage, Residential Fourth-Sixth Floor: Storage
Construction Types	Construction Type 1A for 1st level - Concrete columns and PT slab podium. Construction Type 2A for floors 2 through 6 - post and beam

DEVELOPMENT OBJECTIVES

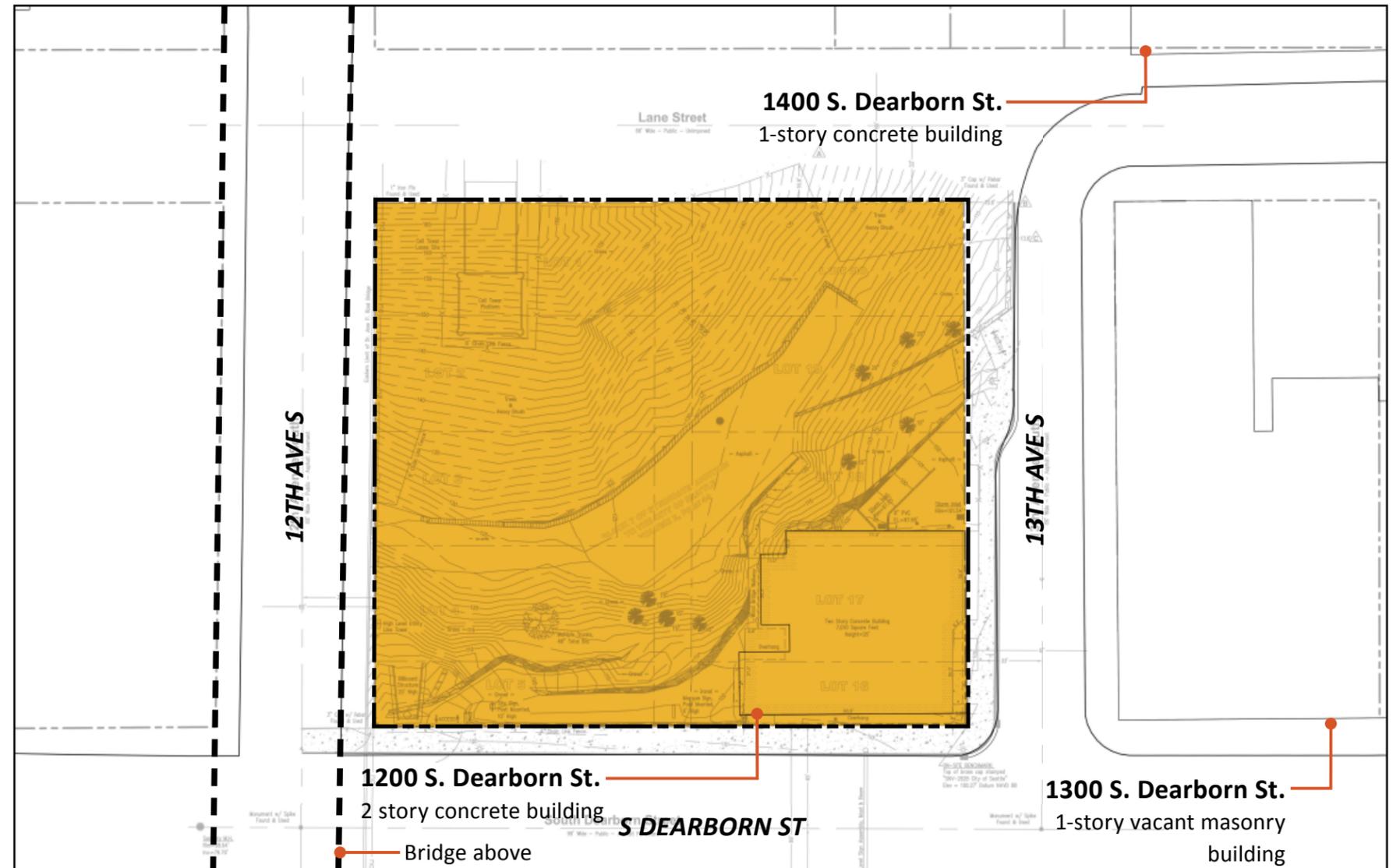
The proposal is to apply for a Master Use Permit for development on the lot bound by South Dearborn Street, 13th Ave South, 12th Ave South, and the unimproved Lane Street in the Chinatown International Urban Center Village.

The development will consist of a self storage facility of approximately 216,761 square feet, containing 1,899 storage units of various sizes, a retail space along South Dearborn Street, 19 short-term parking stalls, and one 1,400 square foot residential apartment.

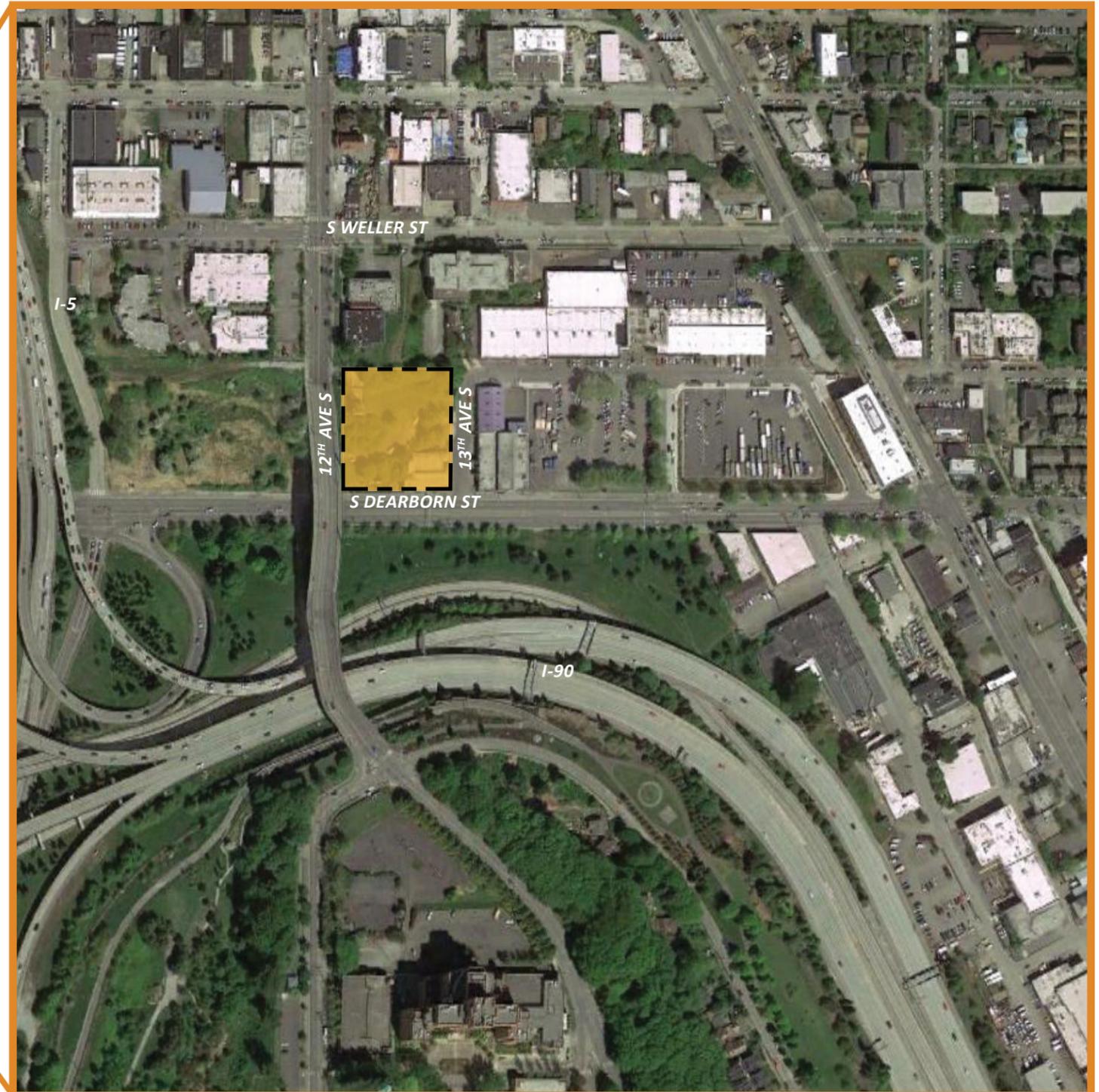
The proposed building design will include a six-story, 84'-10" foot high building that will include a podium at the first level containing the retail, short-term parking and storage units. Above the podium will be five levels of storage units and the one residential apartment. Access to the site is proposed on 13th Ave South and South Dearborn Street. Due to the steep slope on the site, access from 12th Ave South and the unimproved South Lane Street are not possible. Portions of the first four levels of the building are anticipated to be constructed into slope, supported by structural retaining walls.

Summary:

- 1,899 storage units
- 1,350 square feet of retail space on the first level
- One 1,400 square foot residential apartment
- Six levels with four levels partially below grade



Project Site

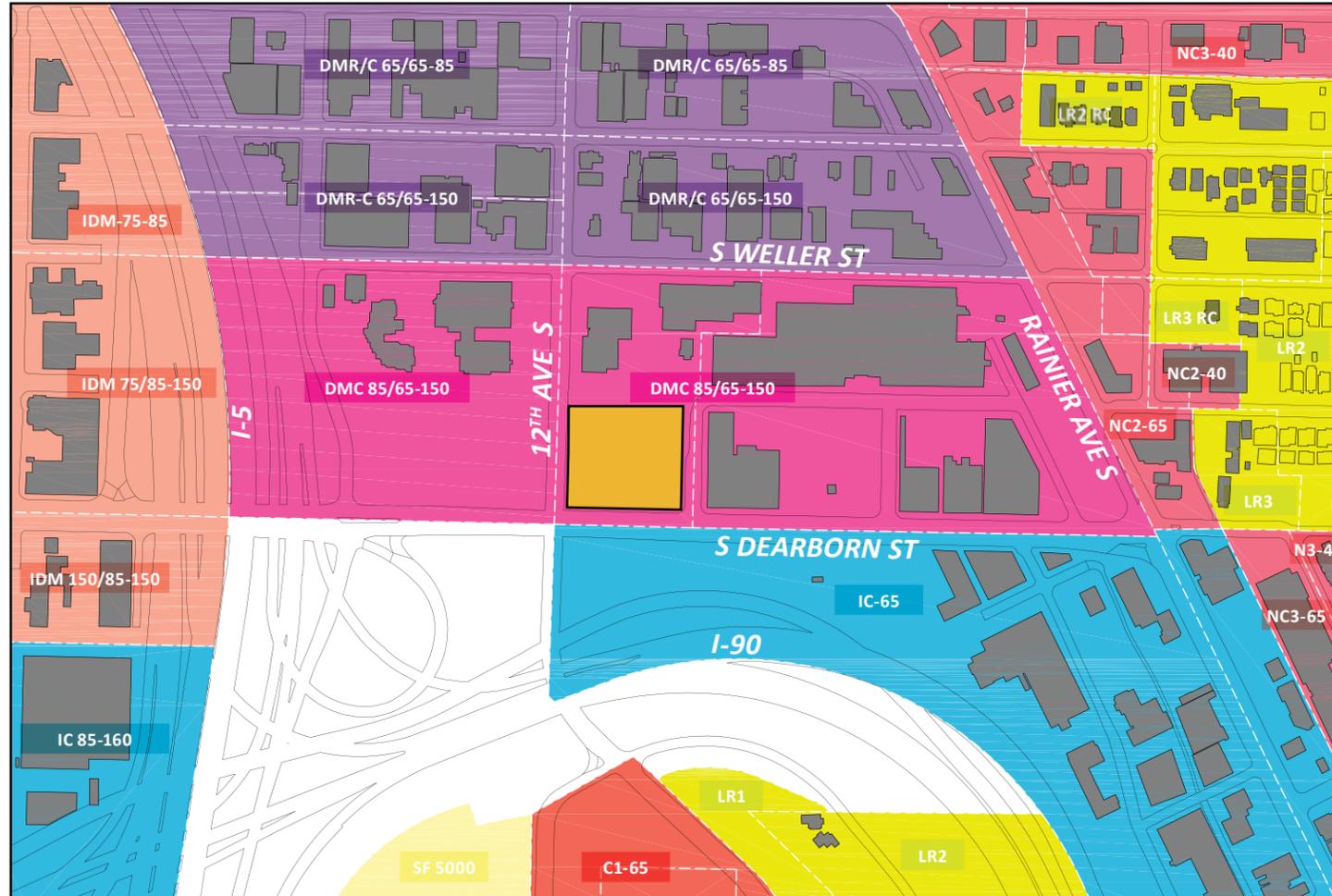


VICINITY MAP

Land Use Code Section	Description	Achieved	Comments or Justification
23.49.044 23.49.046	All uses except those specifically prohibited by Section 23.49.044, those permitted only as conditional uses by Section 23.49.046.	Yes	Self-storage is an allowed in the DMC 85-65/150 zone. This criteria has been met.
SMC 23.49.008	A height limit of 85 feet applies to the portions of a structure that contain nonresidential or live work uses.	Yes	The height of the building has been design at 84'-10". This criteria has been met.
SMC 23.49.009	Street level uses are required on all lots abutting streets designated on Map 1G.	Yes	Per Map 1G in the Downtown zoning, street-level uses are not required along South Dearborn Street and 13th Ave South.
SMC 23.49.011	Floor Area Ratios: The FAR for the DMC 85/65-150 ranges from three (3) to five (5).	Yes	The proposed building will conform to the base floor area ratio of three (3) and does not anticipate using incentives to gain additional FAR.
SMC 23.49.056	Building Setbacks: If the structure is greater than 15 feet in height, the setback limits apply to the facade between an elevation of 15 feet above the sidewalk grade and the minimum facade height established in subsection 23.49.056.A.	Yes	The structure setbacks vary along both South Dearborn Street and 13th Ave South between 2' and 5'. This criteria has been met.

Land Use Code Section	Description	Achieved	Comments or Justification
SMC 23.49.019	Parking Requirements: No parking, either long-term or short-term is required for uses on lots in Downtown zones, except in the International District Mixed zones.	Yes	No minimum number of parking spaces are required. The project has been designed to include 19 short-term parking spaces within the street-level floor of the proposed building. This criteria has been met.
SMC 23.49.019.E	Bicycle Requirements: Bicycle parking is required as follows: Office: 1:5,000 sf of GFA of office use; Retail over 10,000 sf: 1:5,000 sf of GFA of retail use.	Yes	The retail use within the proposed building is approximately 1,350 sf. The retail space is below the 10,000 sf threshold, therefore bicycle parking is not required. This criteria has been met.
SMC 23.49.022	Sidewalk Width Requirements: Minimum sidewalk widths are established for certain streets by Map 1C. Map 1C indicates a 15' wide sidewalk along Dearborn and 13th.	Yes	The existing sidewalk along the South Dearborn Street frontage of the project site is currently 12' in width and may be increased to 15' as part of the construction. The sidewalk along the 13th Ave South frontage of the site does not currently extend to the north property line. A sidewalk extension on 13th Ave South will be included as part of the construction. This criteria has been met.
SMC 23.49.056	Facade Transparency: Class II pedestrian streets (Dearborn and 13th): A minimum of 30% of the street level street-facing facade shall be transparent.	Yes	The building facade between 2' and 8' along South Dearborn Street will be approximately 1,422 sf, requiring 427 sf of transparency. The project has been designed to include approximately 438 sf of windows, doors or display windows. The facade facade between 2' and 8' along 13th Ave South is approximately 906 square feet, requiring 272 sf of transparency. This facade has been designed to include approximately 285 sf of windows, doors, or display windows. This criteria has been met.

ZONING MAP



LEGEND

- IDM - International District Mixed
- IC - Industrial Commercial
- DMC - Downtown Mixed Commercial
- DMR/C - Downtown Mixed Residential / Commercial
- Proposed Public Storage Building
- NC - Neighborhood Commercial
- LR - Lowrise
- C - Commercial
- SF - Single Family

KEY ZONING AND LAND USE ISSUES

SITE DATA:

Overlay Zone/District:
Chinatown International Urban Village Center

Area:
57,600 sf / 1.32 AC

Address:
1200 S. Dearborn St.
Seattle, WA

Parcel ID #: 8170100520

Zoning:
DMC 85/65-150

Allowed Uses:
All uses except those specifically prohibited by Section 23.49.044, those permitted only as conditional uses by Section 23.49.046.

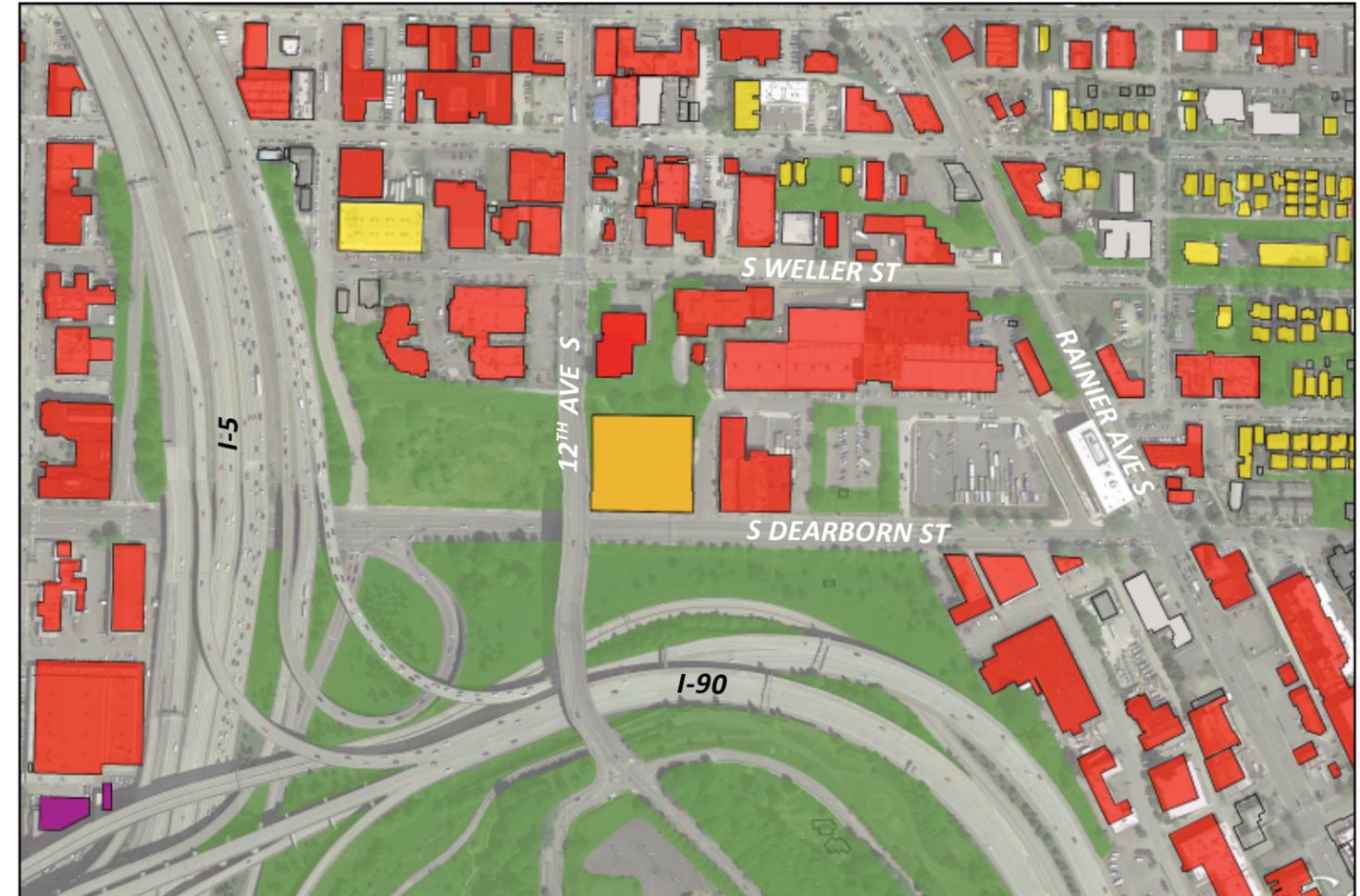
Structure Height:
(SMC 23.49.008) A height limit of 85 feet applies to the portions of the a that contain nonresidential or live work uses.

Street Level Uses:
(SMC 23.49.009) Street level uses are required on all lots abutting streets designated on Map 1G.

Floor Area Ratios:
(SMC 23.49.011) The FAR for the DMC 85/65-150 ranges from three (3) to five (5).

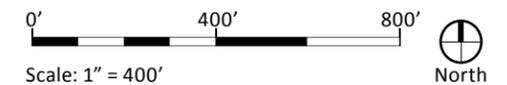
Parking Requirements:
(SMC 23.49.019) No parking, either long-term or short-term is required for uses on lots in Downtown zones, except in the International District Mixed zones.

EXISTING USES AND STRUCTURES



LEGEND

- Commercial
- Industrial
- Proposed Public Storage Building
- Vegetation/Greenbelts
- Civic
- Residential



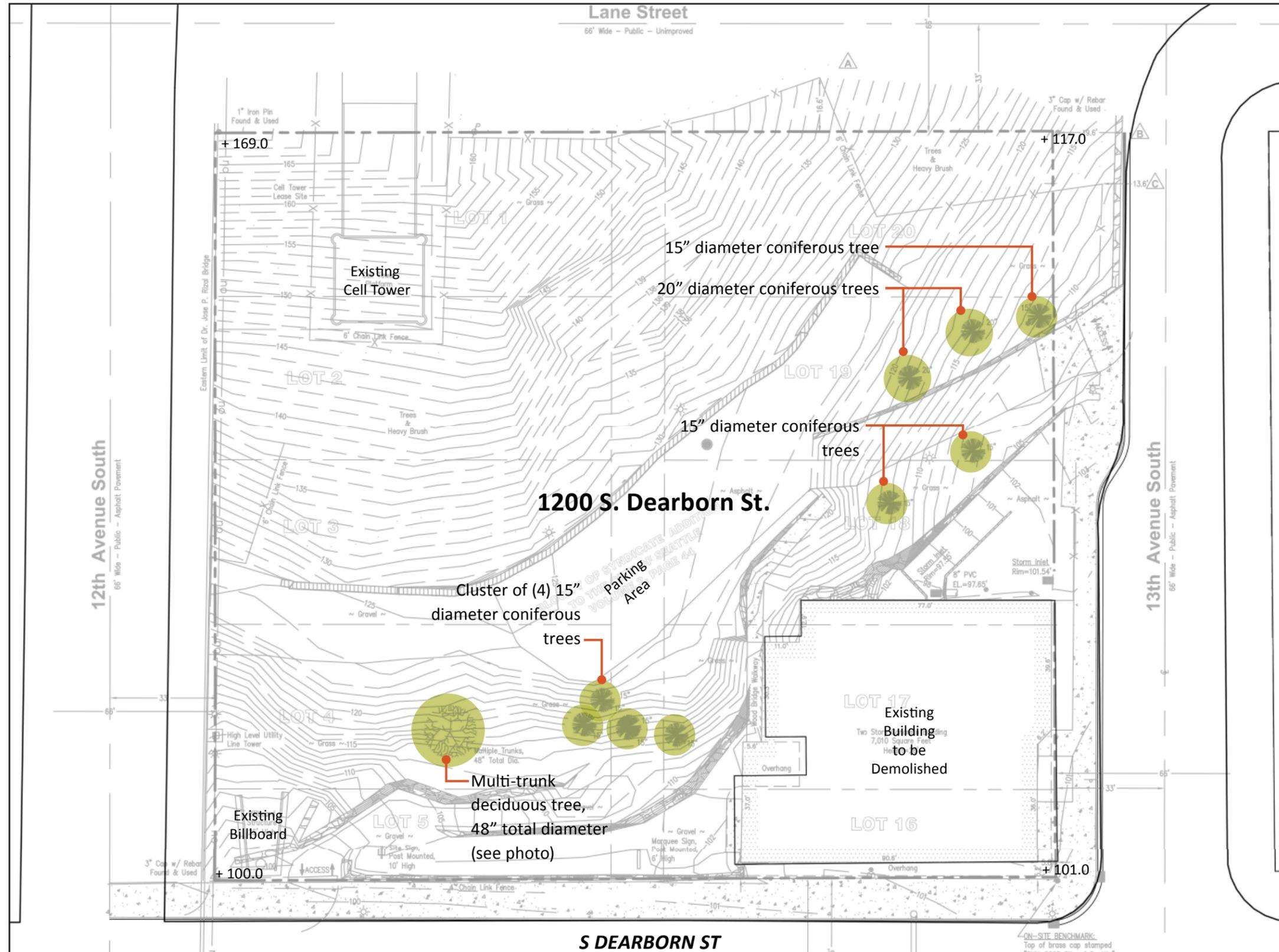
Bicycle Requirements:
(SMC 23.49.019.E) Bicycle parking is required as follows: Office: 1:5,000 sf of GFA of office use; Retail over 10,000 sf: 1:5,000 sf of GFA of retail use.

Sidewalk Width Requirements:
(SMC 23.49.022) Minimum sidewalk widths are established for certain streets by Map 1C. Map 1C indicates a 15' wide sidewalk along Dearborn and 13th.

Facade Transparency:
(SMC 23.49.056) Class II pedestrian streets (Dearborn and 13th): A minimum of 30% of the street level street-facing facade shall be transparent.

Building Setbacks:
(SMC 23.49.056) If the structure is greater than 15 feet in height, the setback limits apply to the facade between an elevation of 15 feet above the sidewalk grade and the minimum facade height established in subsection 23.49.056.A.

View Corridors: N/A



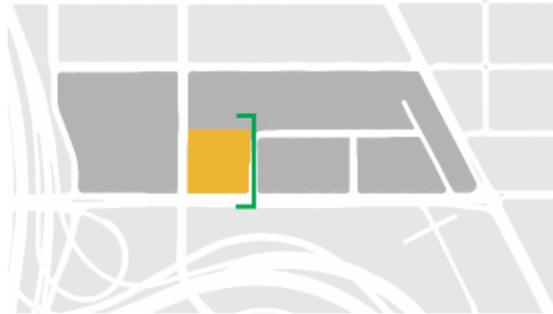
TOPOGRAPHY AND TREE SURVEY

● Existing Tree

Not to Scale



EXISTING MULTI-TRUNK DECIDUOUS TREE



FROM 13TH AVE S FACING SITE



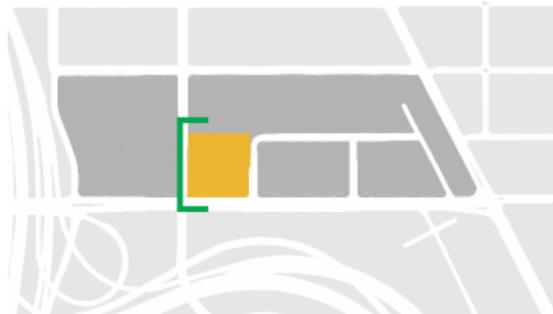
Site



FROM DEARBORN ST S FACING SITE



Site



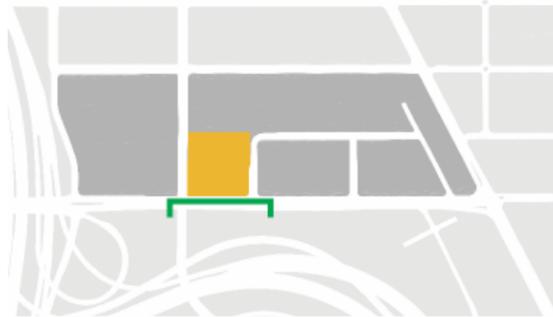
FROM 12TH AVE S. BRIDGE FACING SITE



Site



FROM 12TH AVE S. BRIDGE FACING WEST



FROM SITE FACING SOUTH



FROM SITE FACING EAST



KEY MAP

Not to Scale 



A GOODWILL JOB TRAINING AND EDUCATION CENTER



B COMMERCIAL BUILDING



C PEARL WARREN BUILDING



D KINGS ORIENTAL FOODS CO.



E GOODWILL CORPORATE HEADQUARTERS

Neighborhood Building Examples

INVENTORY



KEY MAP

Not to Scale



F TEA GARDEN RESTAURANT



G WEST COAST PRINTING



H KUKURUZA GOURMET POPCORN / C-MARR AUTOMOTIVE



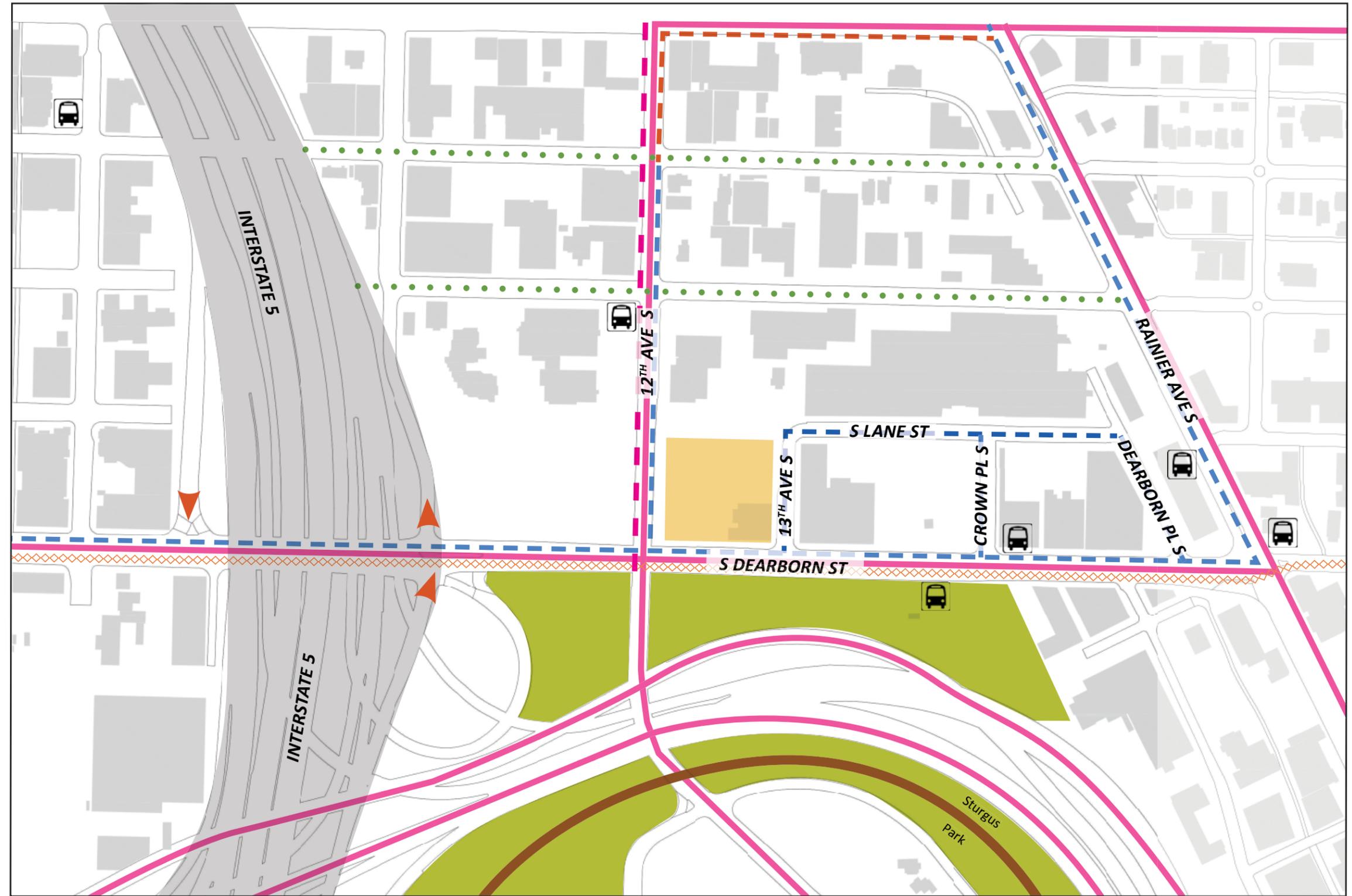
I PONTEDEIROS CONDOMINIUMS



J SEATTLE CAPOEIRA CENTER / HIAWATHA LOFTS

OPPORTUNITIES & CONSTRAINTS

The site is flanked to the south by green space and park space adjacent to I-90. Several cultural landmarks such as the Wing Luke Museum and Seattle Public Library International District Branch are within walking distance of the site as well. Dearborn and 13th Street are designated as Class II Pedestrian Streets. A Major regional recreational trail, the Mountains to Sound Greenway Trail, is south of the site but I-90 makes access to the trail inconvenient. Dearborn has a dedicated bicycle lane, and several bus stops are accessible from the site. Access to I-5 is convenient to and from the site by car or other motor vehicle.



LEGEND

- Site Boundary
- Green Space / Parks
- Class I Pedestrian Street
- Class II Pedestrian Street
- Green Street
- Major Bus transit lines
- Bicycle Routes
- Mountains to Sound Greenway Trail
- ☺ Bus Stop
- Highway/Freeway Access Point

ACCESS OPPORTUNITIES AND CONSTRAINTS MAP

DESIGN CUES NOTES

Several design cues can be gleaned from the site's immediate context:

The adjacent 12th Avenue South Bridge is approximately 85 feet above South Dearborn Street. The mass of the bridge and scale of the bridge needs to be considered when designing the building to ensure the building isn't minimized and disappears into the background.

To maximize visibility opportunities, the main building facade is oriented toward the south facing South Dearborn Street and Interstate 90.

Newer development in the general vicinity of the project site include the Goodwill Corporate Headquarters, the Pontedeiros Condominiums, and the Seattle Capoeira Center. These developments have incorporated the use of contemporary materials such as pre-finished metal panels and refreshing color palettes of gray, red, blue, yellow and orange. Similar materials and colors have been incorporated into the building of the proposed development.

To take advantage of the project site's steep slopes, the proposed building has been stepped and recessed into the hillside.

Many of the buildings in the general vicinity are a mix of random size, scale and architecture that appear to have been developed over a period of many years. As an example, the building located directly east of the project site appears to have experienced a number of remodels resulting in a variety of styles, shapes and materials that have no relation to one another. The proposed building presents a cohesive design, similar to newer development in the area.

Newer buildings, such as the Goodwill Corporate Headquarters, are multi-story and consist of rectangular massings. The proposed building is a multi-story building similar in scale and massing.



CONTEXT IMAGE LEGEND

 Site Boundary

Site Opportunities and Constraints

ANALYSIS

SITE DIMENSIONS / SETBACKS / CLEARANCES

Site Dimensions:

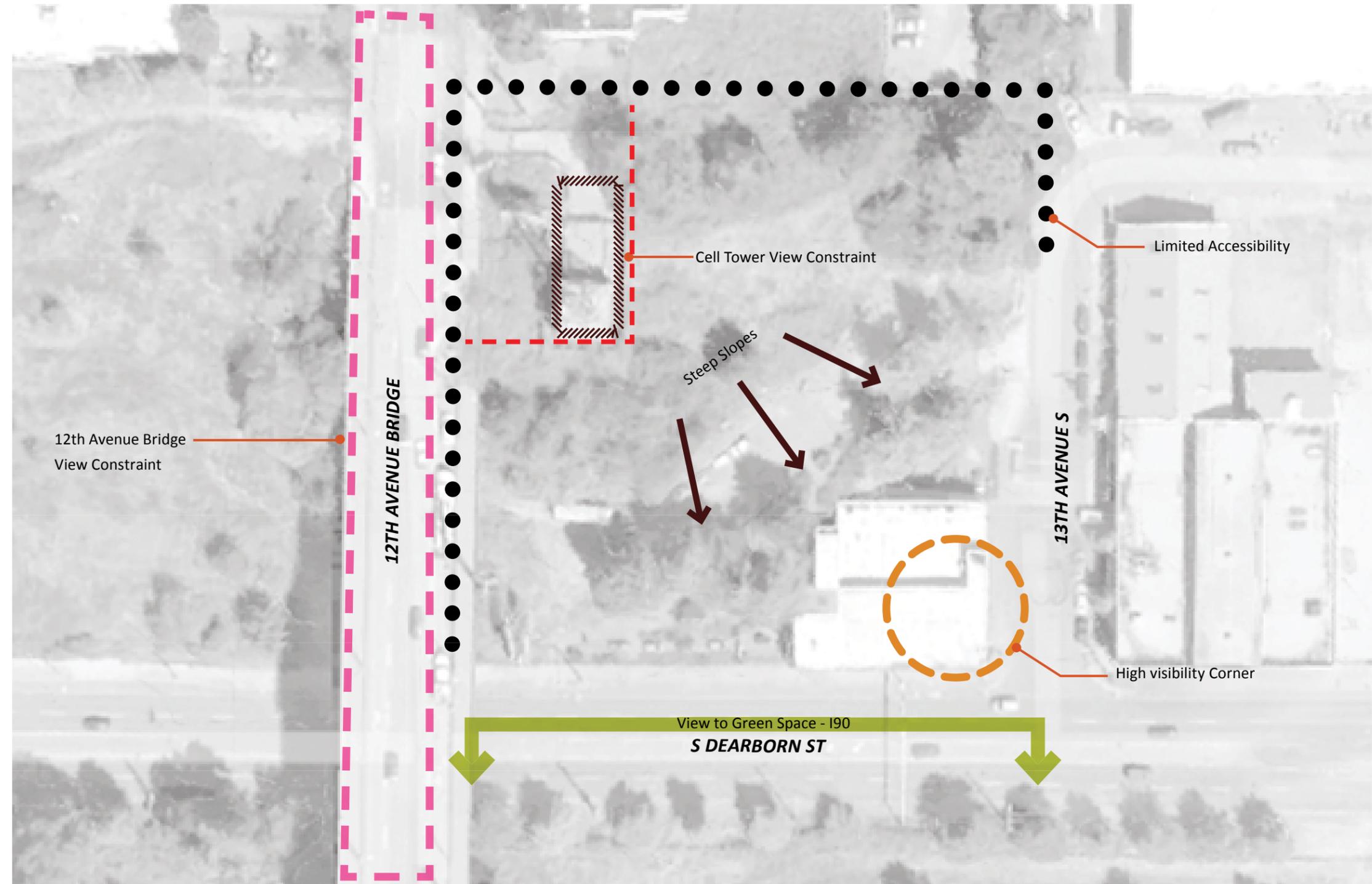
Length along north edge of parcel: 256'-37"
Length along south edge of parcel: 274'-87"
Length along west edge of parcel: 227'-35"
Length along east edge of parcels: 227'-63"

Setbacks:

If the structure is greater than 15 feet in height, the setback limits apply to the facade between an elevation of 15 feet above the sidewalk grade and the minimum facade height established in subsection 23.49.056.A of the Seattle Land Use Code.

Clearances:

Seattle Department of Transportation to determine the required setback from the 12th Avenue South Bridge.



OPPORTUNITIES AND CONSTRAINTS MAP

CS1 NATURAL SYSTEMS AND SITE FEATURES

A. TOPOGRAPHY

1. Land Form: Use the natural topography and/or other desirable land forms or features to inform the project design.

[Response: The proposed building will be stepped in order to minimize construction in the steep slope and take advantage of the existing site topography. This criteria has been met.](#)

2. Elevation Changes: Use the existing site topography when locating structures and open spaces on the site. Consider “stepping up or down” hillsides to accommodate significant changes in elevation.

[Response: The proposed building will be stepped in order to minimize construction in the steep slope and take advantage of the existing site topography. This criteria has been met.](#)

B. WATER

1. Adding Interest with Project Drainage: Use project drainage systems as opportunities to add interest to the site through water-related design elements. Features such as trees, rain gardens, bioswales, green roofs, fountains of recycled water, and/or water art installations can create movement and sound, air cooling, focal points for pedestrians, and habitats which may already be required to manage on-site Stormwater and allow reuse of potable water for irrigation.

[Response: Due to the steep slopes, opportunities for water-related design elements will be limited. The applicant will work with DPD staff to explore viable options for site drainage options.](#)

PL2 WALKABILITY

A. ACCESSIBILITY

1. Access for All: Provide access for people of all abilities in a manner that is fully integrated into the project design. Design entries and other primary access points such that all visitors can be greeted and welcomed through the front door. Refrain from creating separate “back door” entrances for persons with mobility limitation.

[Response: Entries into the building will be from South Dearborn Street and 13th Ave South. Pedestrian access will be designed to meet the needs of people of all abilities. This criteria has been met.](#)

PL3 STREET-LEVEL INTERACTION

A. ENTRIES

1. Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street. Scale and detail them to function well for their anticipated use and also to fit with the building of which they are a part, differentiating residential and commercial entries with design features and amenities specific to each.

a. Office/Commercial Lobbies should be visually connected to the street through the primary entry and sized to accommodate the range and volume of foot traffic anticipated;

b. Retail Entries should include adequate space for several patrons to enter and exit simultaneously, preferably under cover from weather.

c. Common Entries to Multi-Story Residential Buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors. Design features emphasizing the entry as a semi-private space are recommended and may be accomplished through signage, low walls and/or landscaping, a recessed entry area, and other detailing that signals a break from the public sidewalk.

d. Individual Entries to Ground-Related Housing should be scaled and detailed appropriately to provide for a more intimate type of entry. The design contribute to a sense of identity,

opportunity for personalization, offer privacy, and emphasize personal safety and security for building occupants.

[Response: The building has been designed with the main pedestrian entrance on South Dearborn Street and vehicle access on both South Dearborn Street and 13th Ave South. The pedestrian access will be designed to include a storefront door and windows and canopy for weather protection. In addition, this area of the building façade will be recessed, differentiating it from the balance of the façade along South Dearborn Street. Vehicle access will be on South Dearborn Street and 13th Ave South and will include large openings with overhead doors, awnings and directional signage. All entries to the building will be highly visible to approaching customers. This criteria has been met.](#)

DC1 PROJECT USES AND ACTIVITIES

B. VEHICULAR ACCESS AND CIRCULATION

1. Access Location and Design: Choose locations for vehicular access, service uses, and delivery areas that minimize conflict between vehicles and non-motorists wherever possible. Emphasize use of the sidewalk for pedestrians, and create safe and attractive conditions for pedestrians, bicyclists, and drivers by:

a. Using existing alleys for access or, where alley access is not feasible, choosing a location for street access that is the least visually dominant and/or which offers opportunity for shared driveway use;

b. Where driveways and curb cuts are unavoidable, minimize the number and width as much as possible; and/or

c. Employing a multi-sensory approach to areas of potential vehicle pedestrian conflict such as garage exits/entrances. Design features may include contrasting or textured pavement, warning lights and sounds, and similar safety devices.

[Response: Due to the characteristics of the site, the proposed development is limited to access from South Dearborn Street and 13th Ave South. Existing site access is off of 13th Ave South. The proposed development would include a new access on South Dearborn Street, the removal and replacement of the existing access on 13th Ave South. This criteria has been met.](#)

DC2 ARCHITECTURAL CONCEPT

A. MASSING

1. Site Characteristics and Uses: Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space. In addition, special situations such as very large sites, unusually shaped sites, or sites with varied topography may require particular attention to where and how building massing is arranged as they can accentuate mass and height.

[Response: The existing topography of the project site slopes from north to south with the highest elevation \(170\) at the northwest corner and the lowest elevation \(100\) at the southeast corner along S. Dearborn St. An existing cell phone tower is located near the northwest corner of the site. The proposed building has been designed in an “L” shape to avoid conflicting with the cell phone tower. To take advantage of the site’s existing topography and reduce the amount of excavation the first two floors of the building have been stepped. This criteria has been met.](#)

B. ARCHITECTURAL AND FAÇADE COMPOSITION

1. Façade Composition: Design all building facades—including alleys and visible roofs—considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well proportioned through the placement and detailing of all elements, including bays, fenestration, and materials, and any patterns created by their arrangement. On sites that abut an alley, design the alley façade and its connection to the street carefully. At a minimum, consider wrapping the treatment of the street-facing façade around the alley corner of

the building.

Response: The building has been designed using a variety of materials, colors, shapes and forms that work together to break-up the overall mass of the building and create a façade that is attractive and enhances surrounding development. The façade design will be consistent throughout all four building elevations.

The street-level facades along South Dearborn Street and 13th Ave South will include fenestrations, awnings at access points, directional signage, and texture, color and material changes. These design techniques work together to create a human-scale and interesting streetscape for pedestrians and passersby. This criteria has been met.

2. Blank Walls: Avoid large blank walls along visible façades wherever possible. Where expanses of blank walls, retaining walls, or garage facades are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians. These may include:

- a. Newsstands, ticket booths and flower shops (even if small or narrow);
- b. Green walls, landscaped areas or raised planters;
- c. Wall setbacks or other indentations;
- d. Display windows; trellises or other secondary elements;
- e. Art as appropriate to area zoning and uses; and/or
- f. Terraces and landscaping where retaining walls above eye level are unavoidable.

Response: The street-level facades of South Dearborn Street and 13th Ave South have been designed to include textures, materials and colors that break-up the façade and minimize blank walls. Additionally, these facades will include storefront windows, display windows, and doors to further articulate the walls at the street-level. Street trees will be added to the sidewalks along South Dearborn Street and 13th Ave South and a landscape strip will be included at the base of the building along portions of the South Dearborn Street and 13th Ave South facades. All of these design techniques work together to break-up the overall mass of the building and minimize blank walls at the street-level. This criteria has been met.

C. SECONDARY ARCHITECTURAL FEATURES

1. Fit With Neighboring Buildings: Use design elements to achieve a successful fit between a building and its neighbors, such as:
 - a. Considering aspects of neighboring buildings through architectural style, roof line, datum line detailing, fenestration, color or materials,
 - b. Using trees and landscaping to enhance the building design and fit with the surrounding context, and/or
 - c. Creating a well-proportioned base, middle and top to the building in locations where this might be appropriate. Consider how surrounding buildings have addressed base, middle, and top, and whether those solutions—or similar ones—might be a good fit for the project and its context.

Response: Many of the buildings in the area of the project site have been in existence for many years and are mainly one and two story. In recent years the area has experienced some redevelopment with the addition of the projects such as the Goodwill Headquarters, The Pontedeiros condominiums and the Seattle Capoeira Center. These new buildings are multi-story and include a mix of materials, textures, colors, shapes and forms similar to those proposed at the project site. The design of the proposed building will contribute to the redevelopment of this area. This criteria has been met.

D. SCALE AND TEXTURE

1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept. Pay special attention to the first three floors of the building in order to maximize opportunities to engage the pedestrian and enable an active

and vibrant street front.

Response: The design of the building proposes features, elements and details along the street level that will enhance the experience of approaching pedestrians. The use of colors, materials, textures, landscaping and design details will create an exterior that is interesting and vibrant to those using the site as well as those walking or passing by. This criteria has been met.

2. Texture: Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or “texture,” particularly at the street level and other areas where pedestrians predominate.

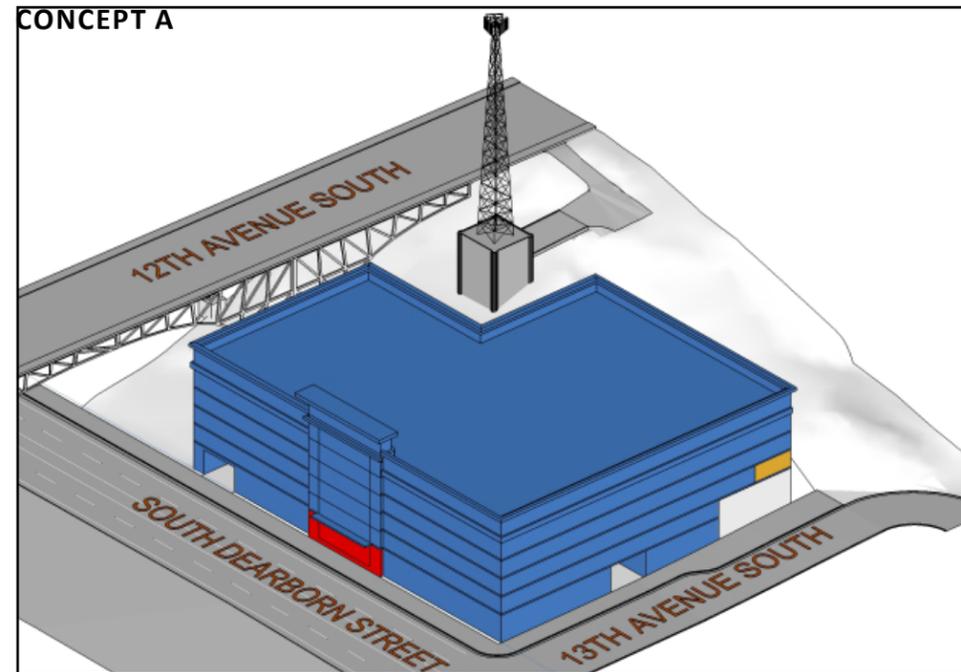
Response: The character of the building will be expressed through the use of materials, colors, textures, and design elements. These characteristics will create a building that is bright, vibrant and attractive from a distance and the street-level. This criteria has been met.

DC4 EXTERIOR ELEMENTS AND FINISHES

A. BUILDING MATERIALS

1. 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.

Response: The proposed building will include durable, high quality materials such as Concrete Masonry Units (CMU), pre-finished metal panels, and aluminum storefront windows and doors. In addition to the durability and quality, these materials will create a palette of textures and patterns that contribute to the overall design of the building. This criteria has been met.



CONCEPT A NOTES

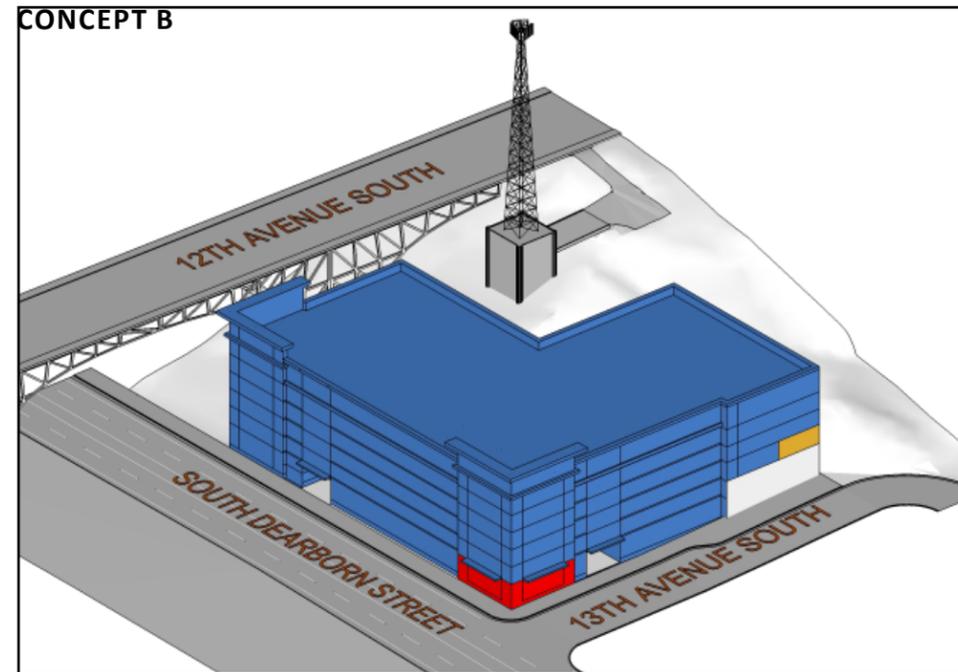
Massing Concept A:
The massing of the building components in Concept A focus around a central building mass providing significance to the retail program as well as the end-users trademark display tower. This central massing is located both in the center of the building and the overall site. The central massing height is similar in height to the 12th Avenue South Bridge located along the west side of the project site. The overall change in site grade from the corner of Dearborn and 13th Avenue South to the corner of 12th Avenue South and Lane Street is 69 feet.

Pros:

- The retail space is located in the center of the main façade along South Dearborn Street creates a street-level use and provides visual control of the building's interior circulation core on the first floor.

Cons:

- Additional construction into the steep slope would be required to maximize FAR;
- Encroachment into the area of influence of the cell tower foundation would be likely;
- Requires a departure from the blank wall design standard. Lacks a corner element that celebrates the corner at the intersection of South Dearborn Street and 13th Avenue South.



CONCEPT B NOTES

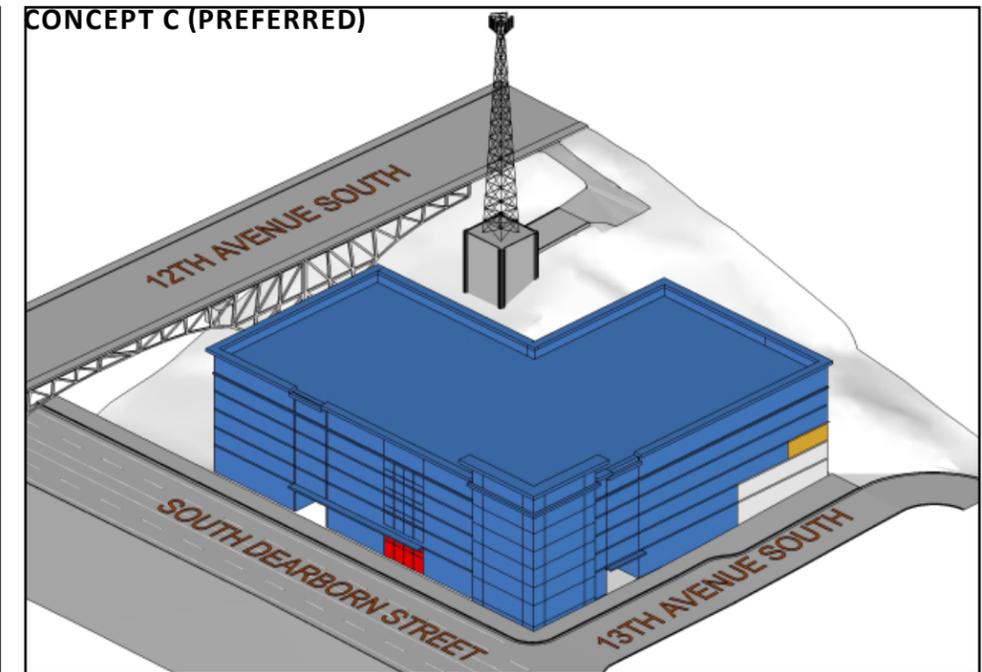
Massing Concept B:
The Concept B massing establishes towers on each side of the site along South Dearborn Street to bookend the proposed building. The tower on the corner of South Dearborn Street and 13th Avenue South contains the retail space and the storage display tower. The building towers are similar in height to the 12th Avenue South Bridge located along the west side of the site. A significant portion of the building floor is buried into the steep slope to the north and west. The overall site grade changes 69 feet sloping up from the corner of South Dearborn Street and 13th Avenue South to the corner of 12th Avenue South Bridge and the unimproved Lane Street.

Pros:

- Towers bookend the main building façade along South Dearborn Street;
- Additional modulation of the street-facing facades and roofline;
- Opportunity for two vehicular site access points; one at South Dearborn Street and the other at 13th Ave South;
- Allows for vehicular stacking on 13th Ave South, the minor street;
- Vehicular access points provide an opportunity for additional visual interest to the building facades;
- Minimizes construction into the steep slope compared to Concept A.

Cons:

- The retail location on the corner minimizes adequate observation of the building's interior circulation core on the first floor;
- Reduces transparency options with retail in same location as display tower;
- Towers compete for focus of main building entry, reducing the visibility for pedestrians and customers approaching the site.
- Tower on the southwest corner of the building competes with mass and scale of the 12th Ave South Bridge.



CONCEPT C (PREFERRED) NOTES

Massing Concept C (preferred):
Concept C places the main tower massing at the corner of South Dearborn Street and 13th Ave South, effectively creating a prominent corner that currently does not exist. This provides a main focal point for the building and pulls the eye away from the overbearing scale of the 12th Ave S. Bridge located on the west side of the project site. The tower contains the traditional Public Storage brand element of the storage display tower. Pedestrian access to the retail space is located between the tower element and the vehicular access point on South Dearborn Street. A significant portion of the building floor is buried into the steep slope to the north and west. The overall change in site grade is 69 feet and slopes up from the corner of South Dearborn Street and 13th Avenue South to the highest corner of the site at 12th Avenue South and Lane Street.

Pros:

- Main focal point is tower element at the corner of South Dearborn Street and 13th Ave S., creating a prominent corner;
- Retail space is located in the center of the main façade and provides visual control of the building's interior circulation core;
- Two vehicular site access points; one at South Dearborn Street and the other at 13th Ave South;
- Allows for vehicular stacking on a minor street, 13th Ave South;
- Minimizes site construction into the steep slope compared to Concept A;
- Vehicular access points provide an opportunity for additional visual interest to the building facades;
- Additional transparency opportunities are provided for the ground floor from the program inside.

Cons:

- Retail mid-block reduces activity at the corner of S. Dearborn St. and 13th Ave S.;
- Reduced visibility of retail space and pedestrian access into the building;
- Reduced weather protection at corner of S. Dearborn St. and 13th Ave S. in order to emphasize pedestrian access mid-block.

3 DIMENSIONAL STUDY - STREET LEVEL

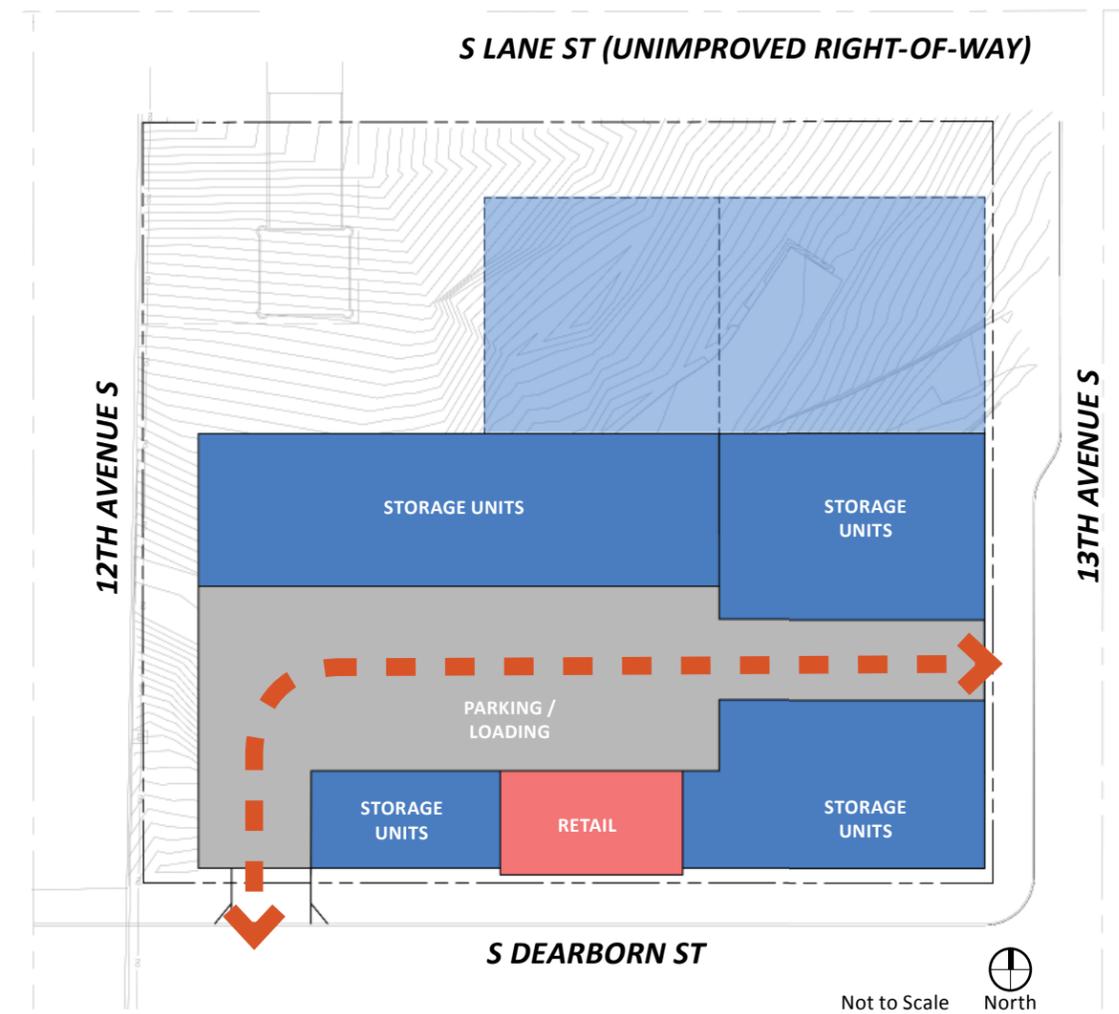


CONCEPT A

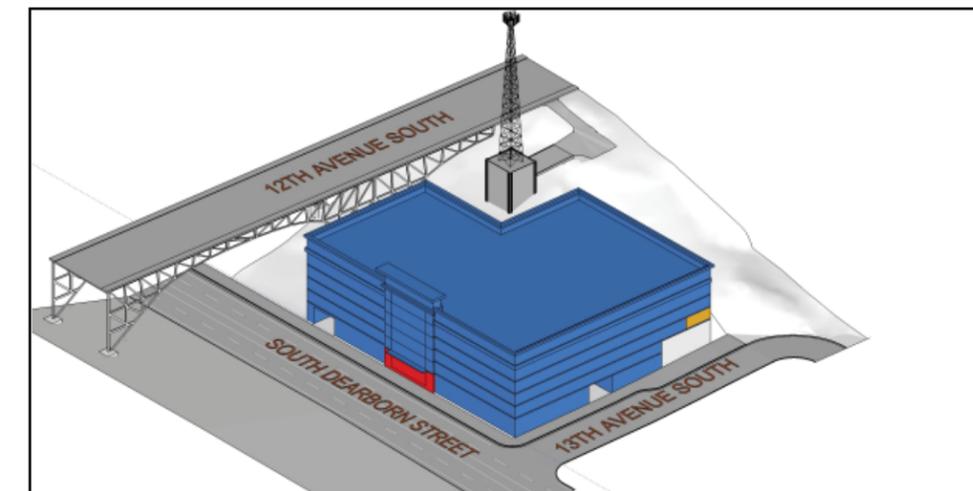
Pros:
- The retail space is located in the center of the main façade along South Dearborn Street creates a street-level use and provides visual control of the building's interior circulation core on the first floor.

Cons:
- Additional construction into the steep slope would be required to maximize FAR;
- Encroachment into the area of influence of the cell tower foundation would be likely;
- Requires a departure from the blank wall design standard.
- Lacks a corner element that celebrates the corner at the intersection of South Dearborn Street and 13th Avenue South.

SITE PLAN



MASSING



3 DIMENSIONAL STUDY - STREET LEVEL



CONCEPT B

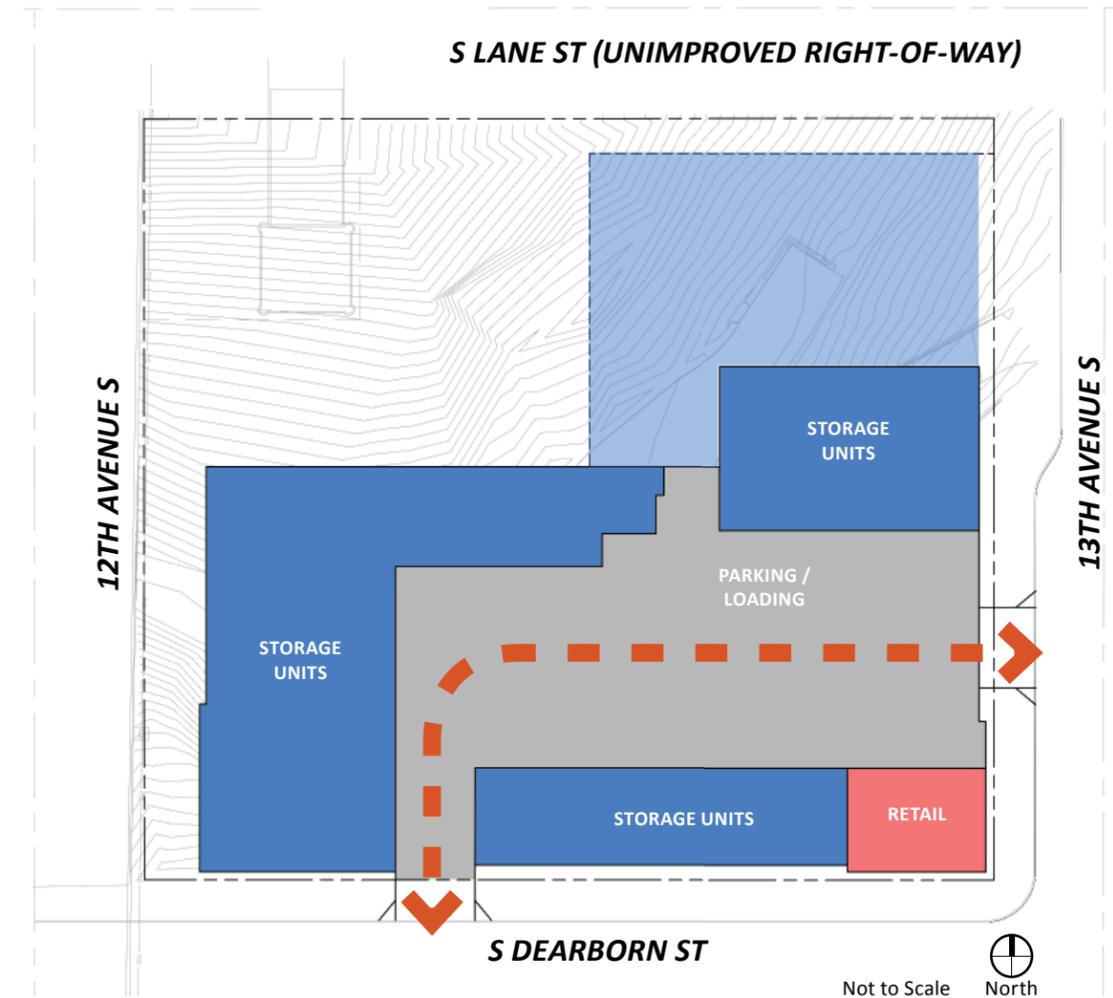
Pros:

- Towers bookend the main building façade along South Dearborn Street;
- Additional modulation of the street-facing facades and roofline;
- Opportunity for two vehicular site access points; one at South Dearborn Street and the other at 13th Ave South;
- Allows for vehicular stacking on 13th Ave South, the minor street;
- Vehicular access points provide an opportunity for additional visual interest to the building facades;
- Minimizes construction into the steep slope compared to Concept A.

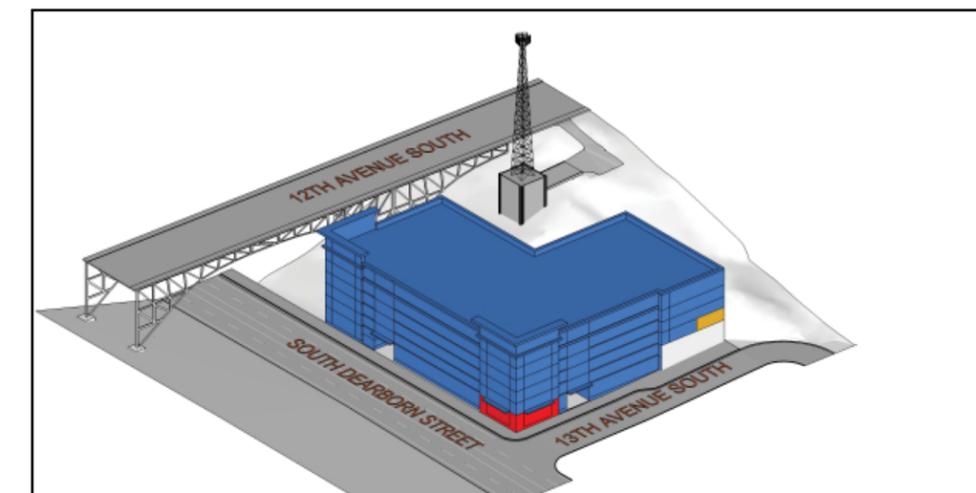
Cons:

- The retail location on the corner minimizes adequate observation of the building's interior circulation core on the first floor;
- Reduces transparency options with retail in same location as display tower;
- Towers compete for focus of main building entry, reducing the visibility for pedestrians and customers approaching the site.
- Tower on the southwest corner of the building competes with mass and scale of the 12th Ave South Bridge.

SITE PLAN



MASSING



13TH AVENUE S

3 DIMENSIONAL STUDY - STREET LEVEL



CONCEPT C

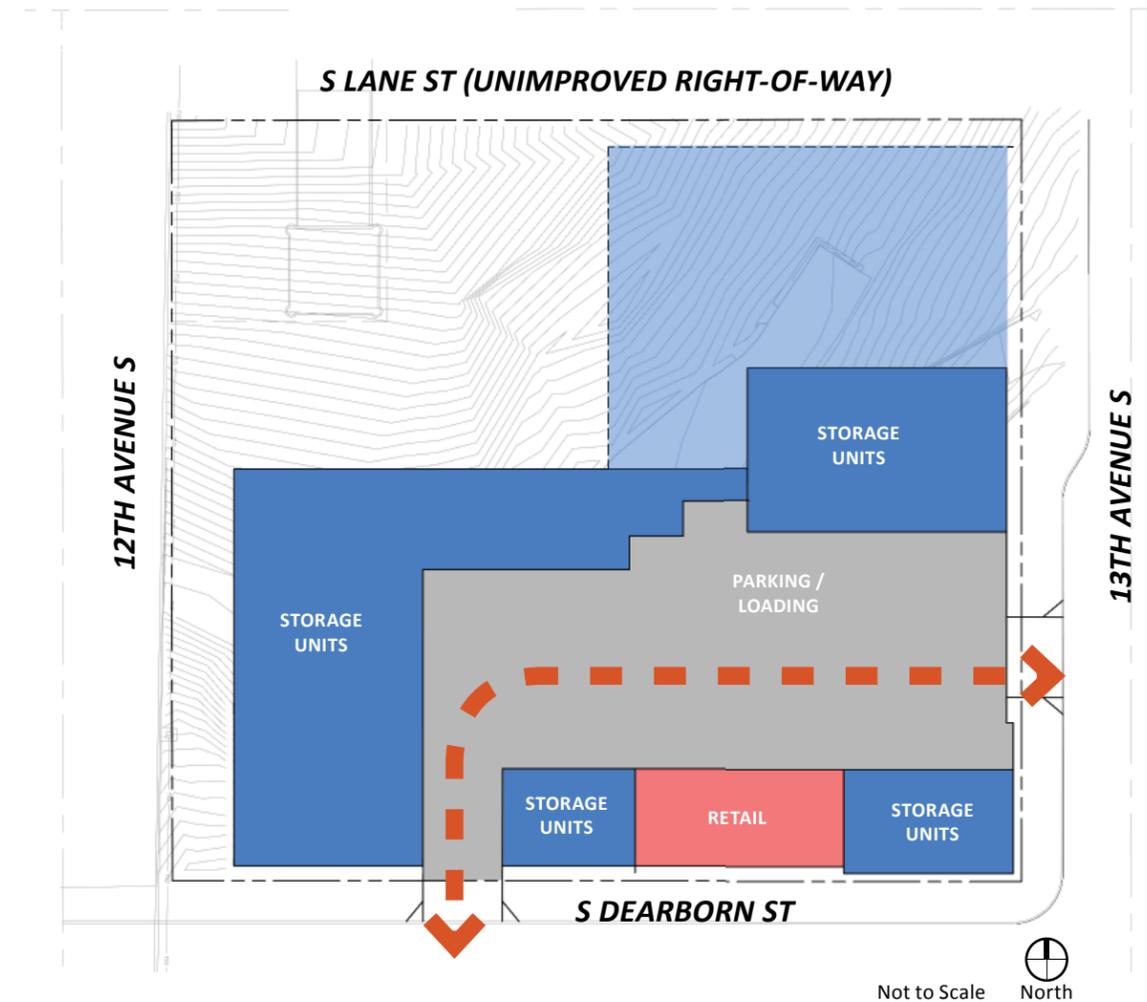
Pros:

- Main focal point is tower element at the corner of South Dearborn Street and 13th Ave S., creating a prominent corner;
- Retail space is located in the center of the main façade and provides visual control of the building's interior circulation core;
- Two vehicular site access points; one at South Dearborn Street and the other at 13th Ave South;
- Allows for vehicular stacking on a minor street, 13th Ave South;
- Minimizes site construction into the steep slope compared to Concept A;
- Vehicular access points provide an opportunity for additional visual interest to the building facades;
- Additional transparency opportunities are provided for the ground floor from the program inside.

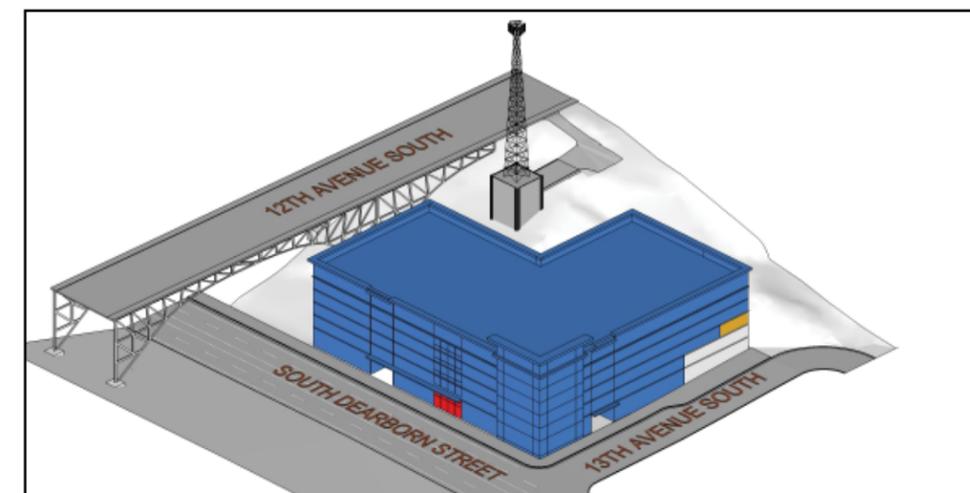
Cons:

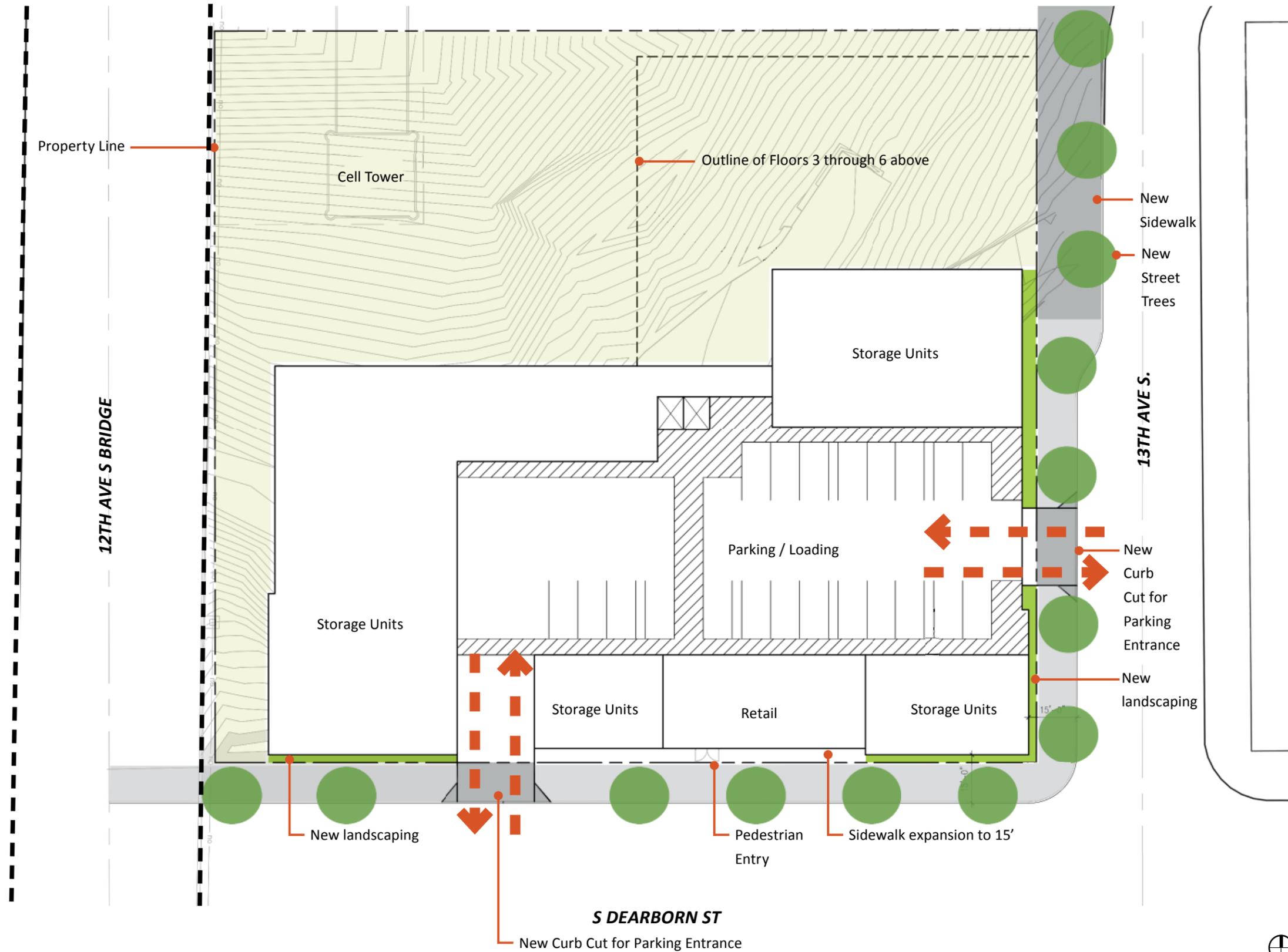
- Retail mid-block reduces activity at the corner of S. Dearborn St. and 13th Ave S.;
- Reduced visibility of retail space and pedestrian access into the building;
- Reduced weather protection at corner of S. Dearborn St. and 13th Ave S. in order to emphasize pedestrian access mid-block.

SITE PLAN



MASSING



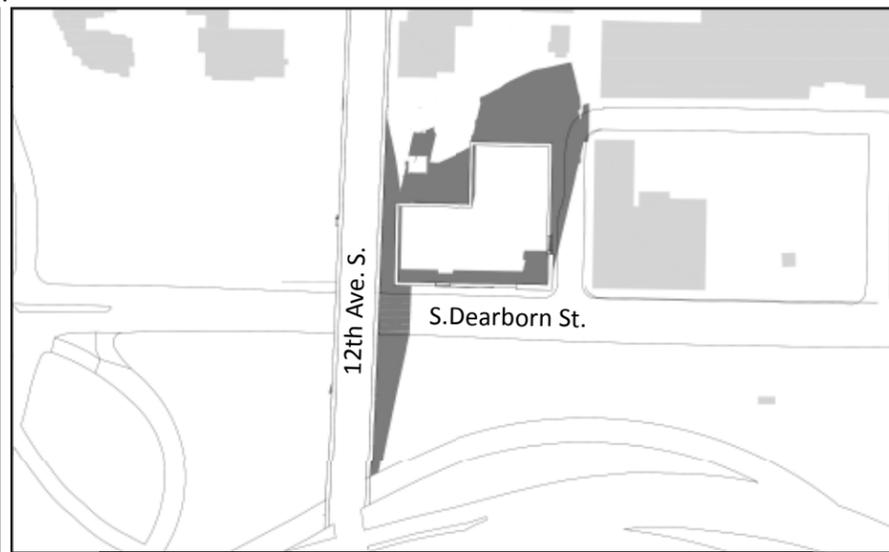
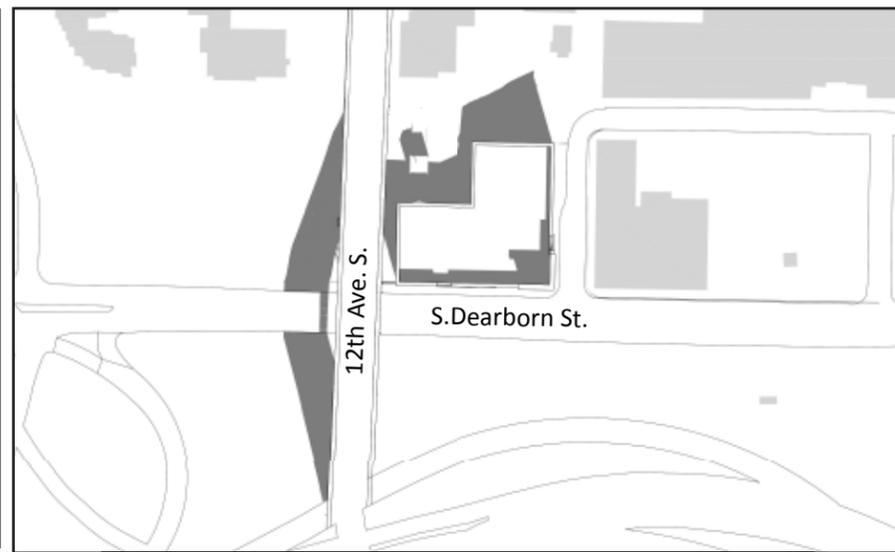


10:00 am

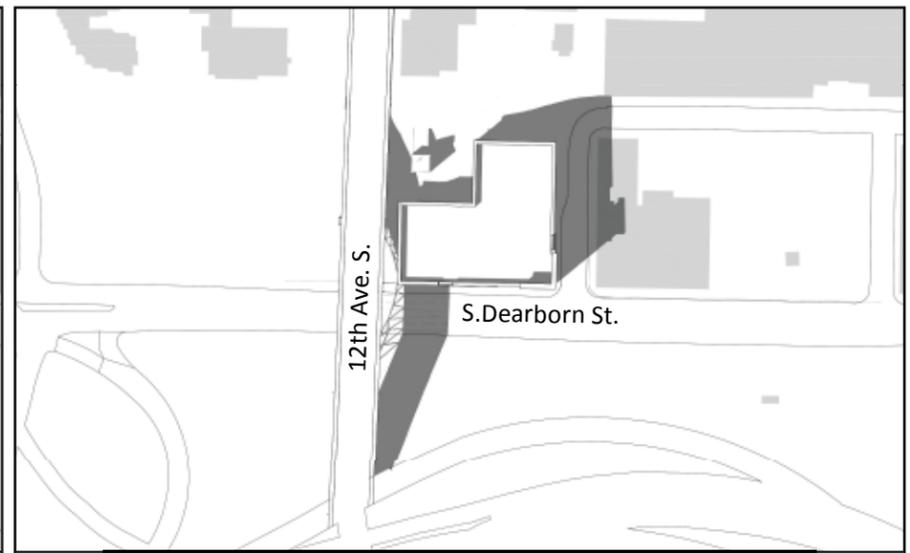
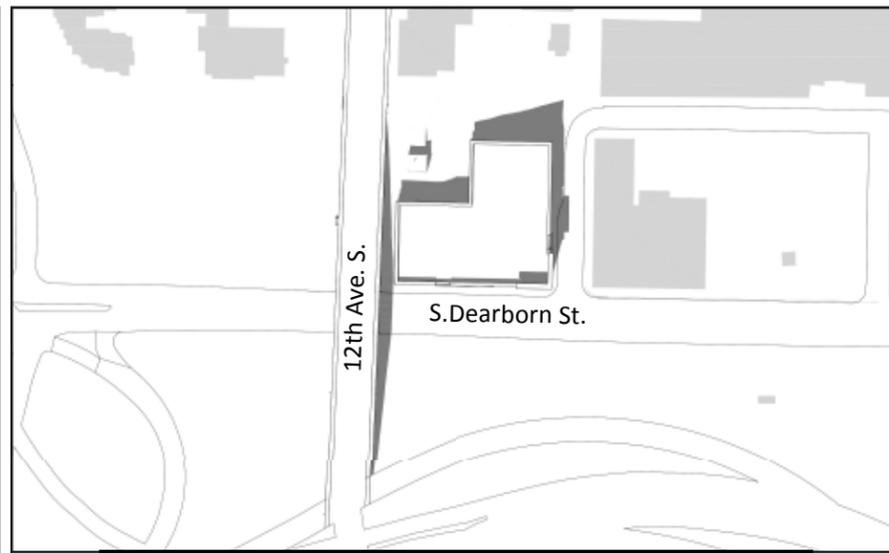
12:00 noon

2:00 pm

Winter Solstice



Equinox



Summer Solstice





ILLUSTRATIVE RENDERING