



EARLY DESIGN GUIDANCE

JULY 11, 2014

EDG MEETING #2 DATE: JULY 22, 2014

DESIGN REVIEW BOARD: SOUTHEAST

PUBLIC STORAGE

1200 SOUTH DEARBORN STREET, SEATTLE, WA

DPD PROJECT #:
3017092

OWNER:
Public Storage
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Renton, WA 98050
206-972-5200

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* Denotes New Information

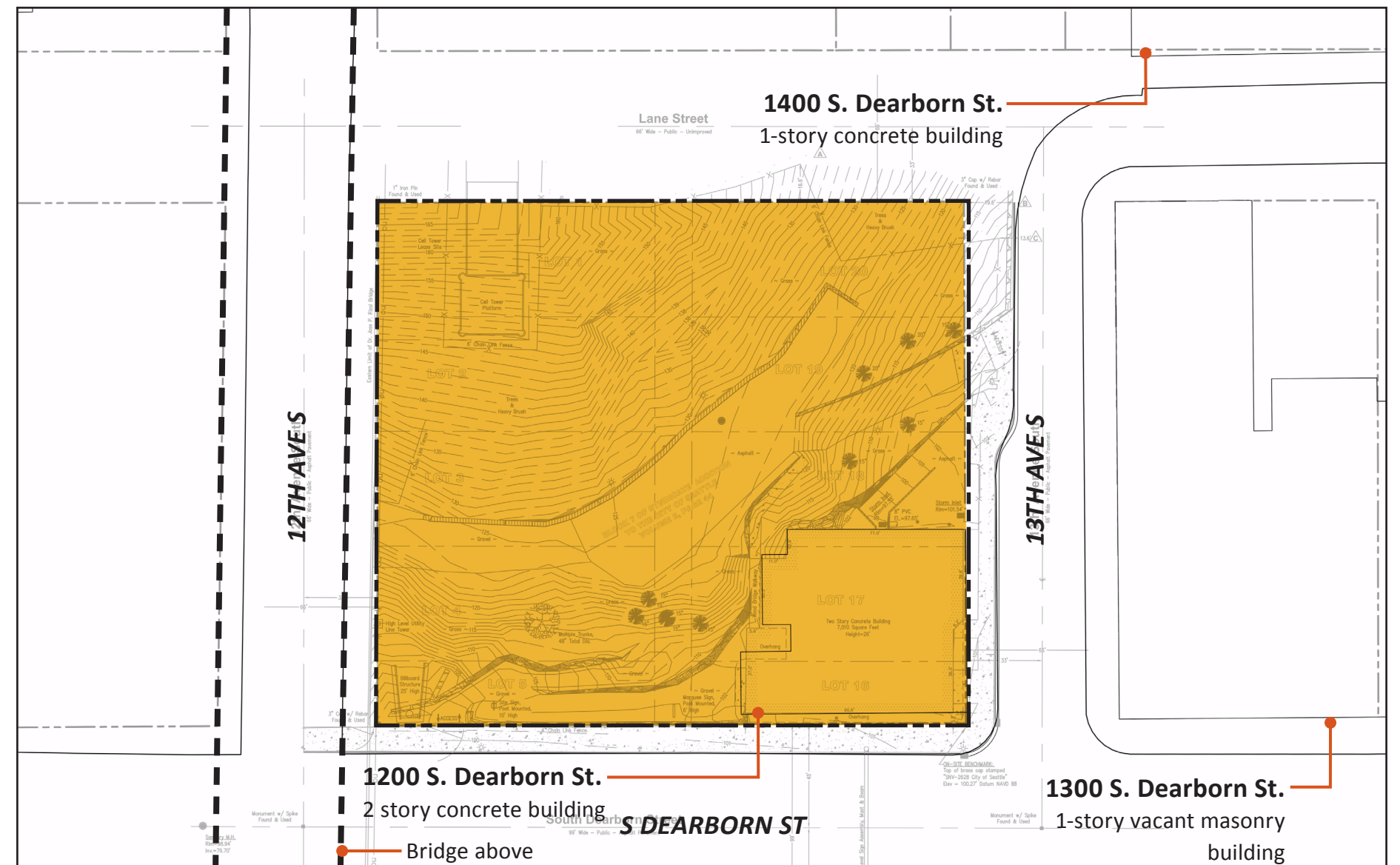
PROJECT OVERVIEW

DEVELOPMENT OBJECTIVES

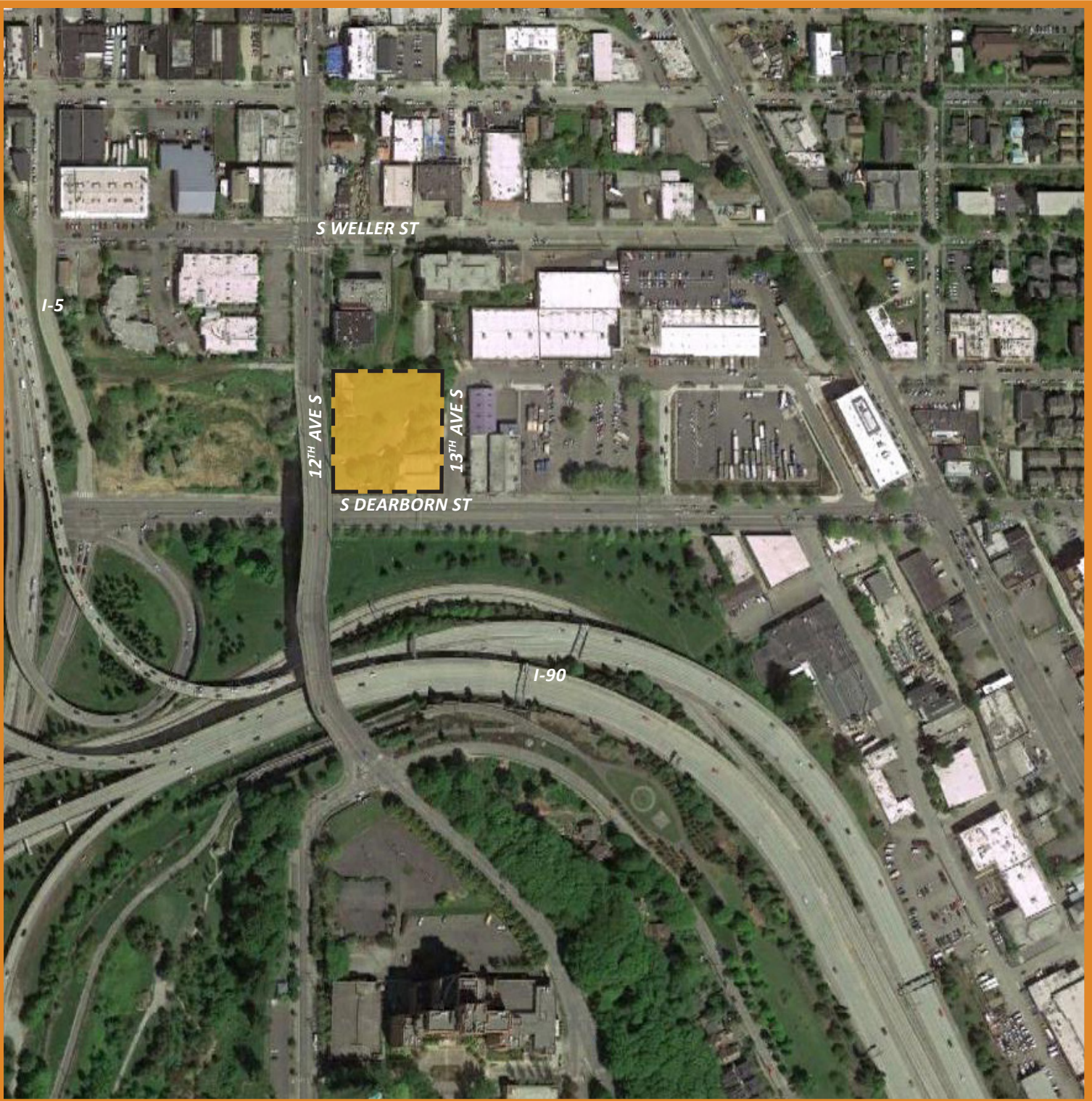
The development will consist of a self storage facility of approximately 216,761 square feet, containing 1,899 storage units of various sizes, a retail space along South Dearborn Street, 19 short-term parking stalls, and one 1,400 square foot residential apartment.

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

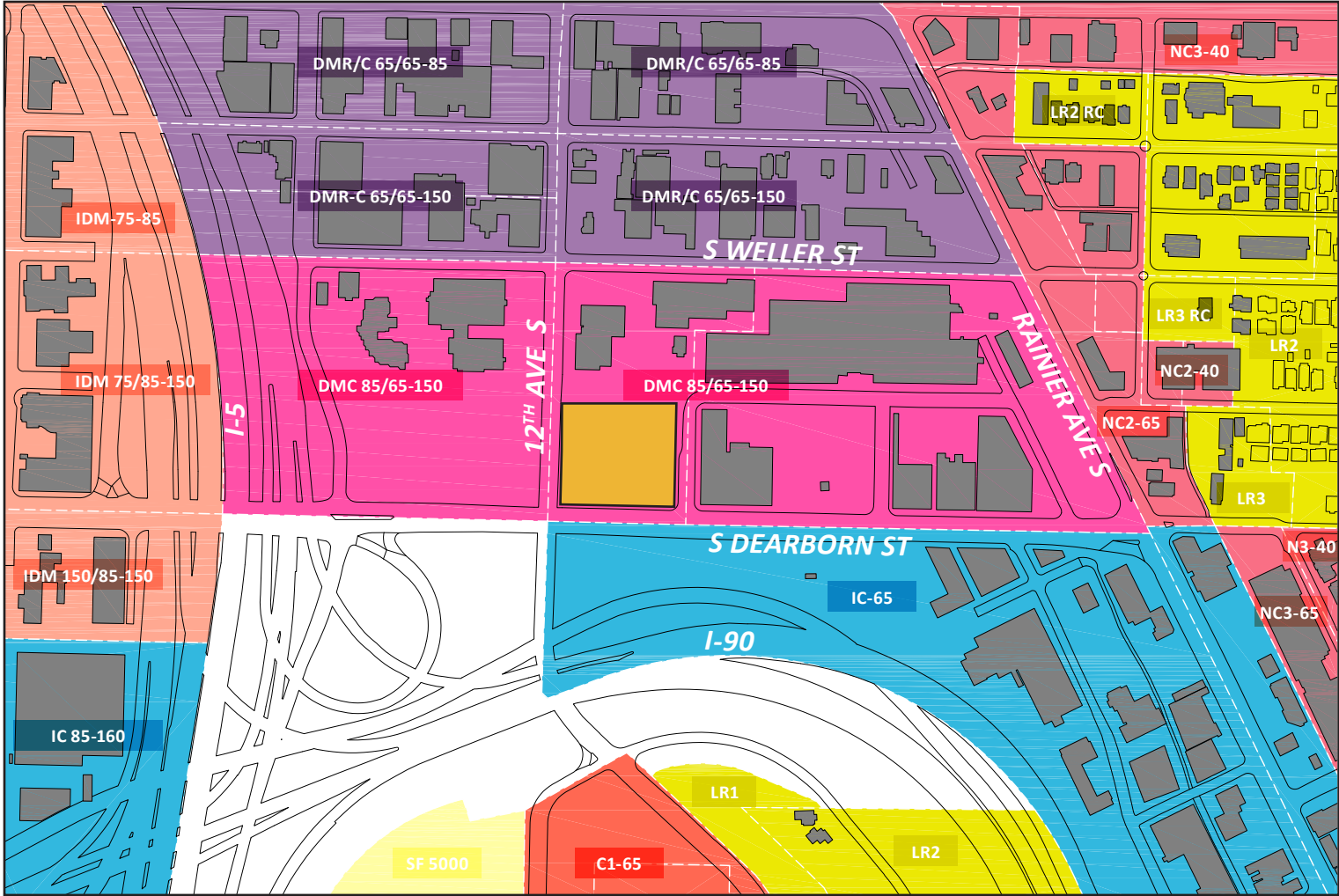


VICINITY MAP

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 Commerical
- DMC - Downtown Mixed Commercial
- DMR/C - Downtown Mixed Residential / Commercial
- Proposed Public Storage Building

- NC - Neighborhood Commercial
- LR - Lowrise
- C - Commerical
- 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.

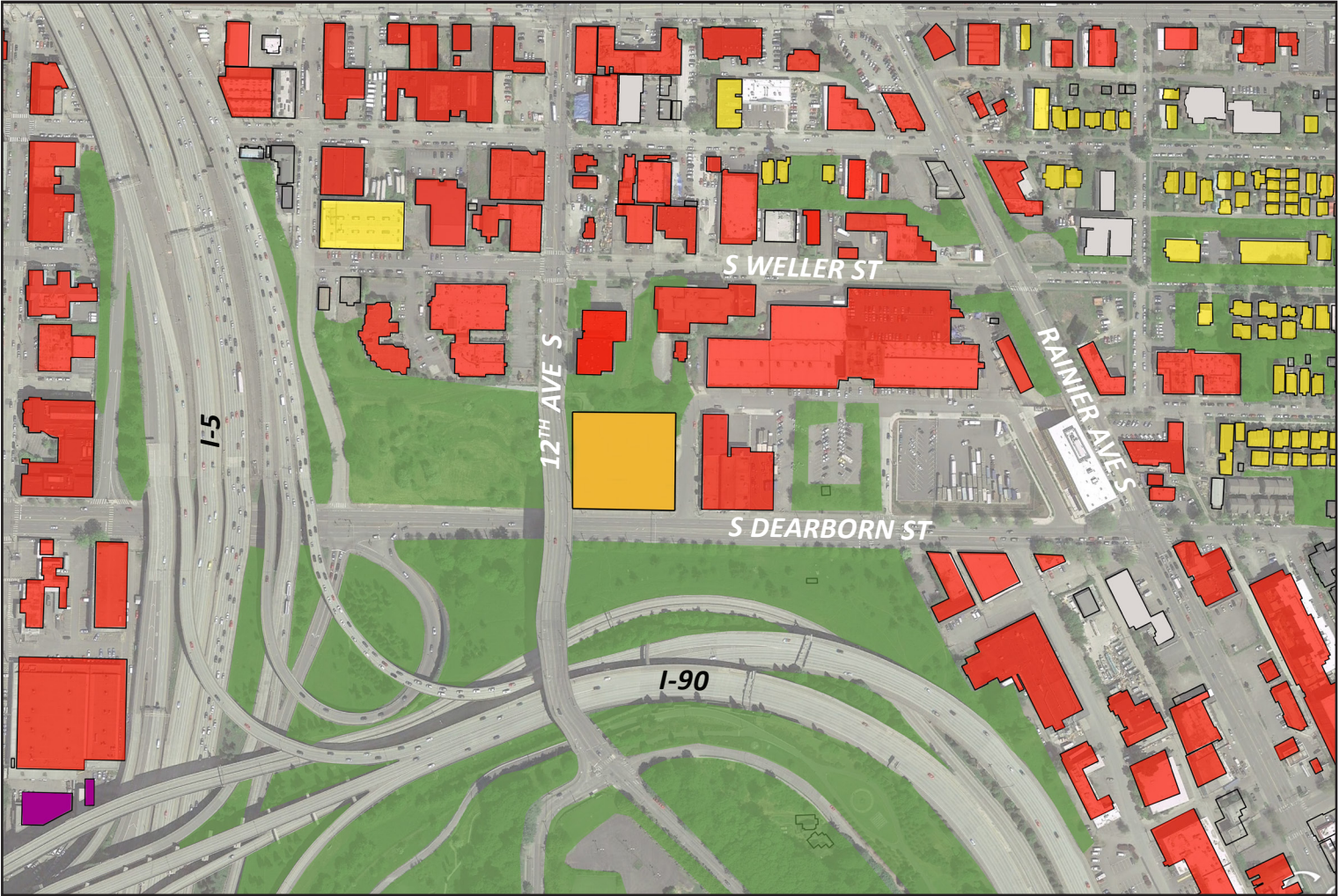
Structure Height:
(SMC 23.49.008) A height limit of 85 feet applies to the portions of the a that contain nonresidential or live work uses.

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



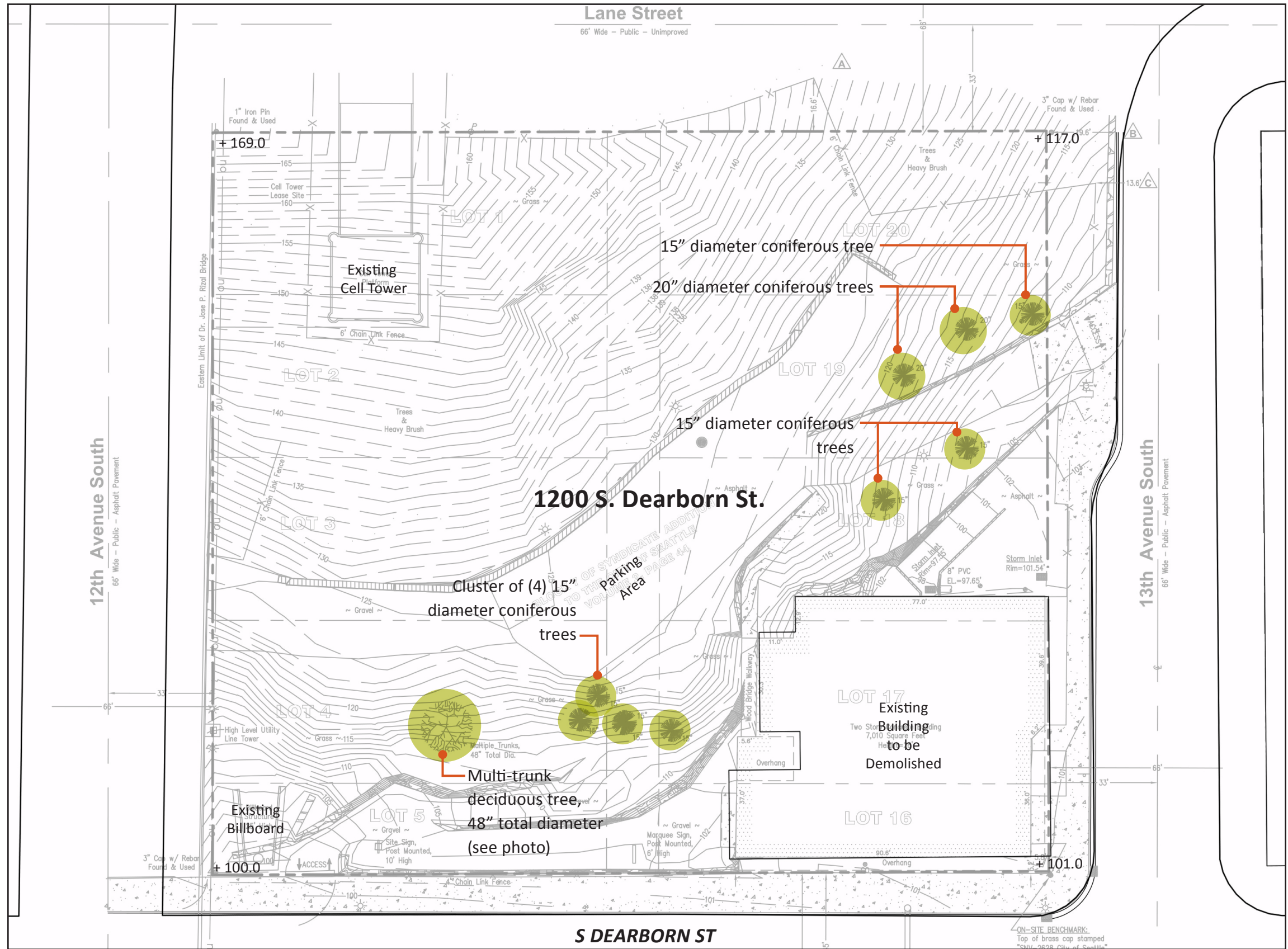
Bicycle Requirements:
(SMC 23.49.019.E) Bicycle parking is required as follows: Office: 1:5,000 sf of GFA of office use; Retail over 10,000 sf: 1:5,000 sf of GFA of retail use.

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

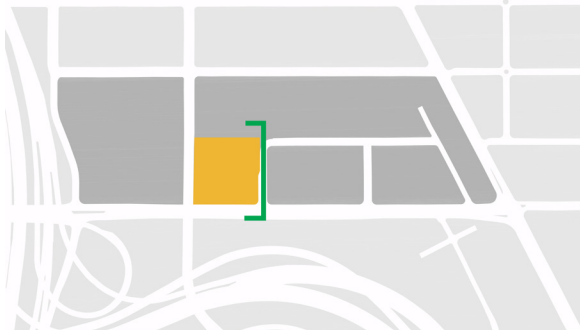


TOPOGRAPHY AND TREE SURVEY

Existing Tree

Not to Scale North

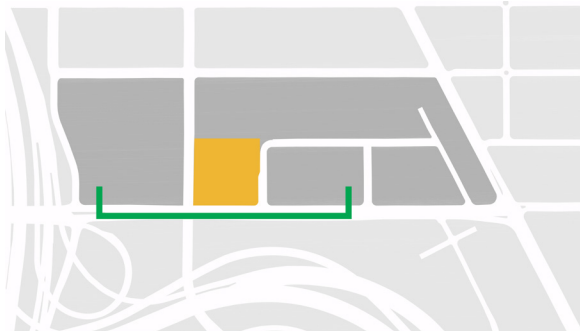
EXISTING MULTI-TRUNK DECIDUOUS TREE



FROM 13TH AVE S FACING SITE



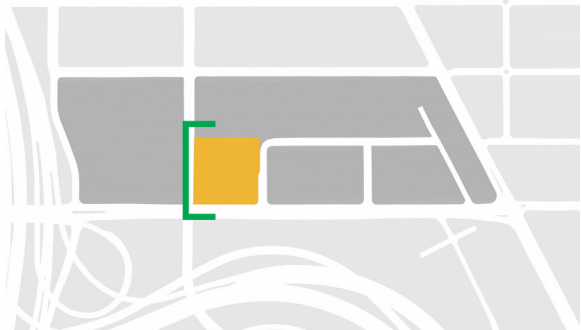
Site



FROM DEARBORN ST S FACING SITE



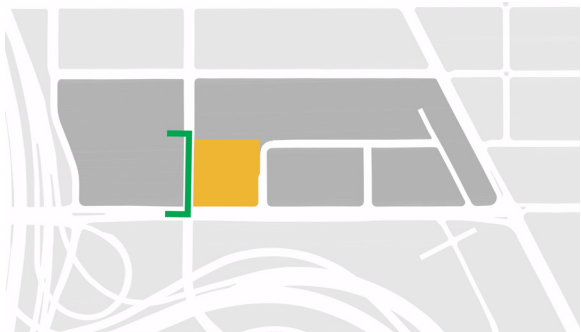
Site



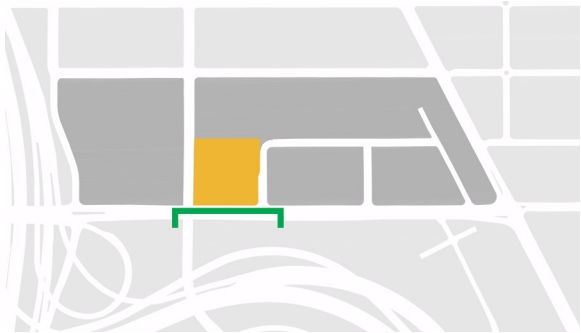
FROM 12TH AVE S. BRIDGE FACING SITE



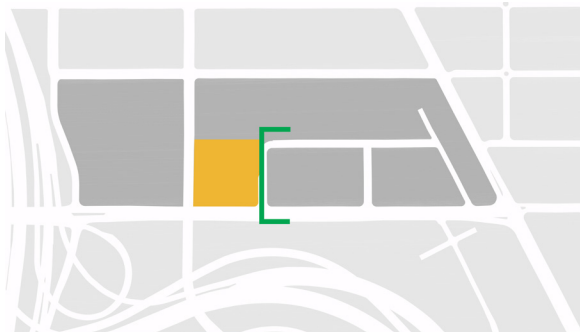
Site



FROM 12TH AVE S. BRIDGE FACING WEST



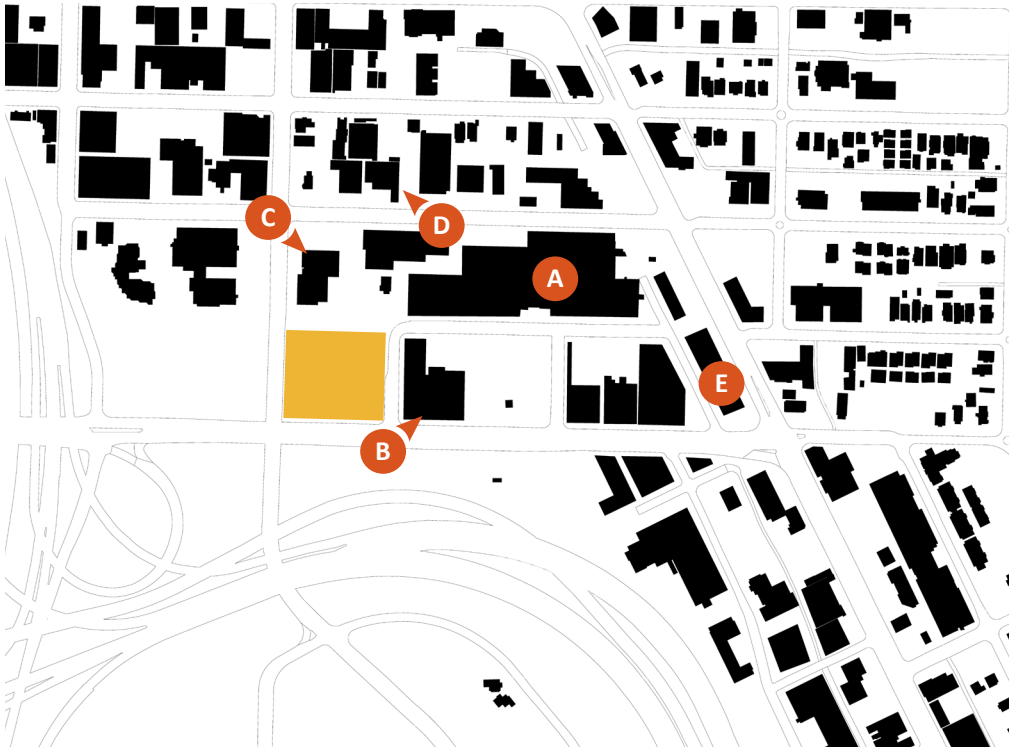
FROM SITE FACING SOUTH



FROM SITE FACING EAST



Neighborhood Building Examples
INVENTORY



KEY MAP

Not to Scale North



A GOODWILL JOB TRAINING AND EDUCATION CENTER



B COMMERCIAL BUILDING



C PEARL WARREN BUILDING



D KINGS ORIENTAL FOODS CO.



E GOODWILL CORPORATE HEADQUARTERS



KEY MAP

Not to Scale



F TEA GARDEN RESTAURANT



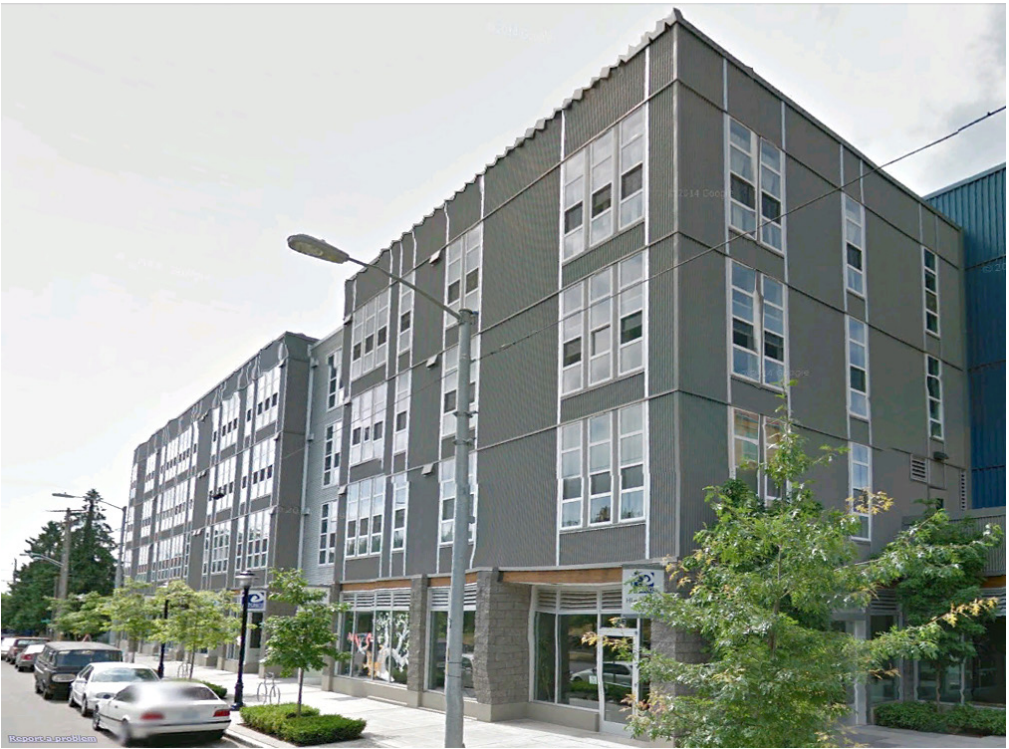
G WEST COAST PRINTING



H KUKURUZA GOURMET POPCORN / C-MARR AUTOMOTIVE



I PONTEDEIROS CONDOMINIUMS



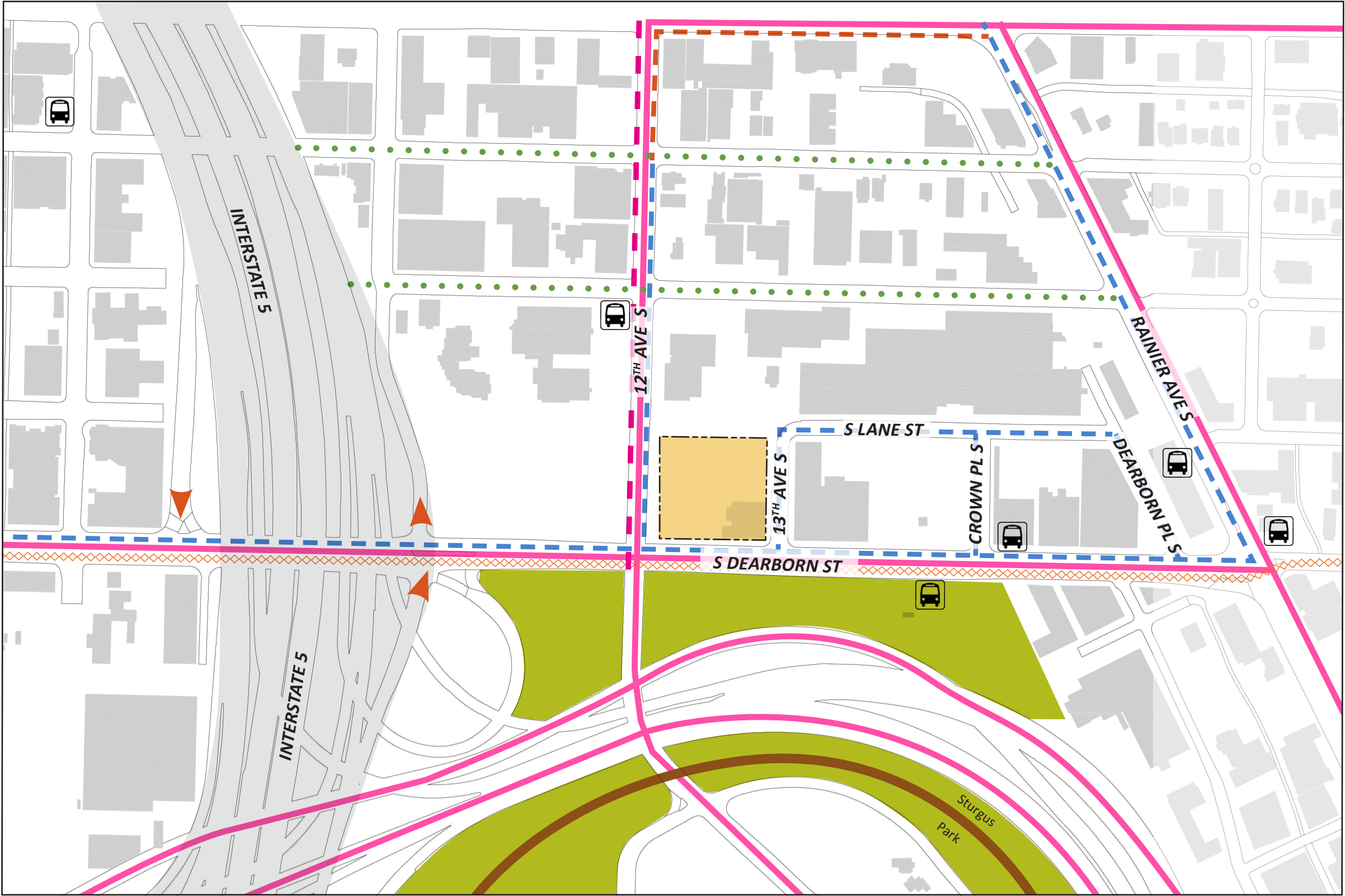
J SEATTLE CAPOEIRA CENTER / HIAWATHA LOFTS

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

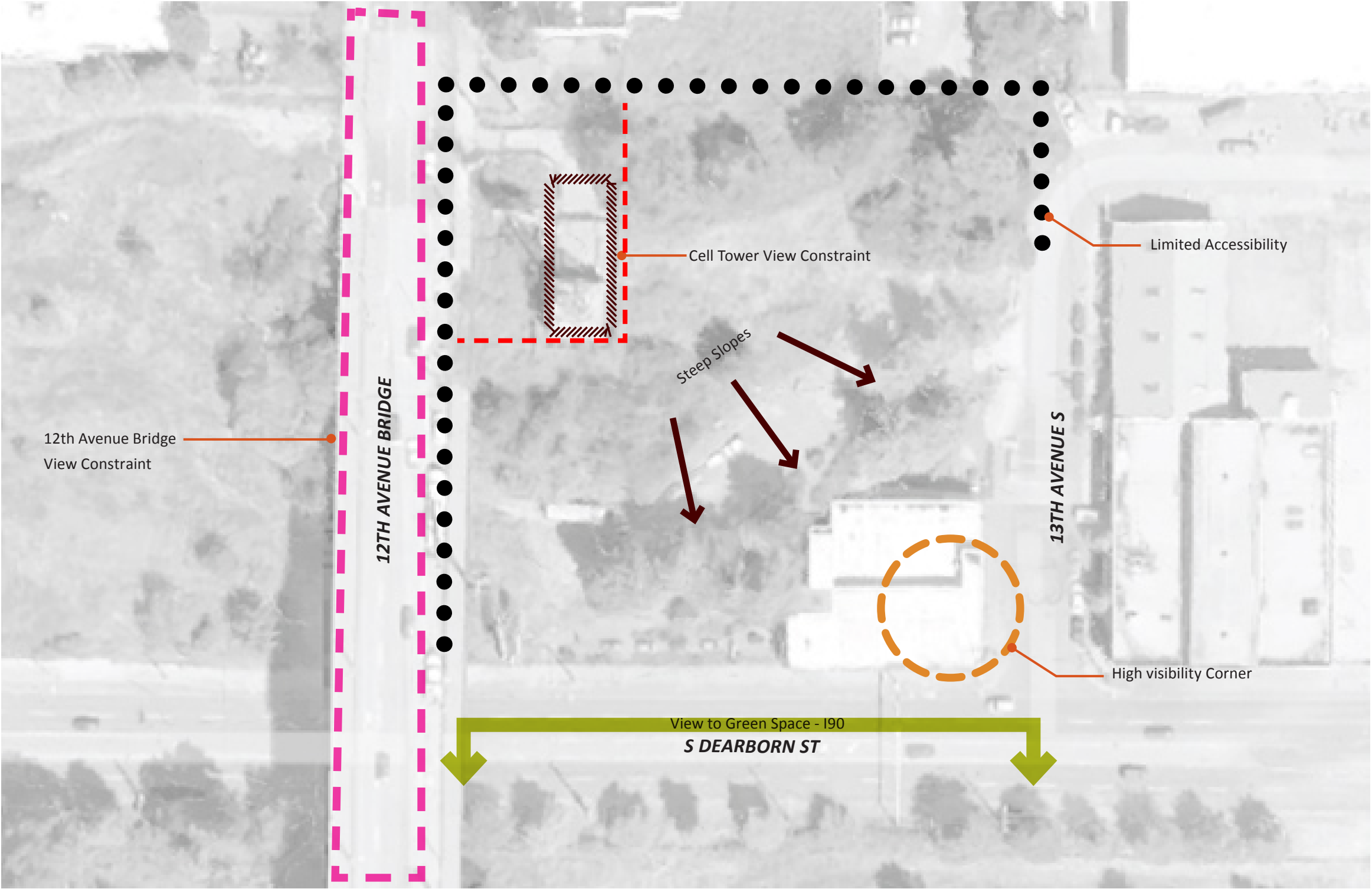
 Site Boundary

SITE 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.

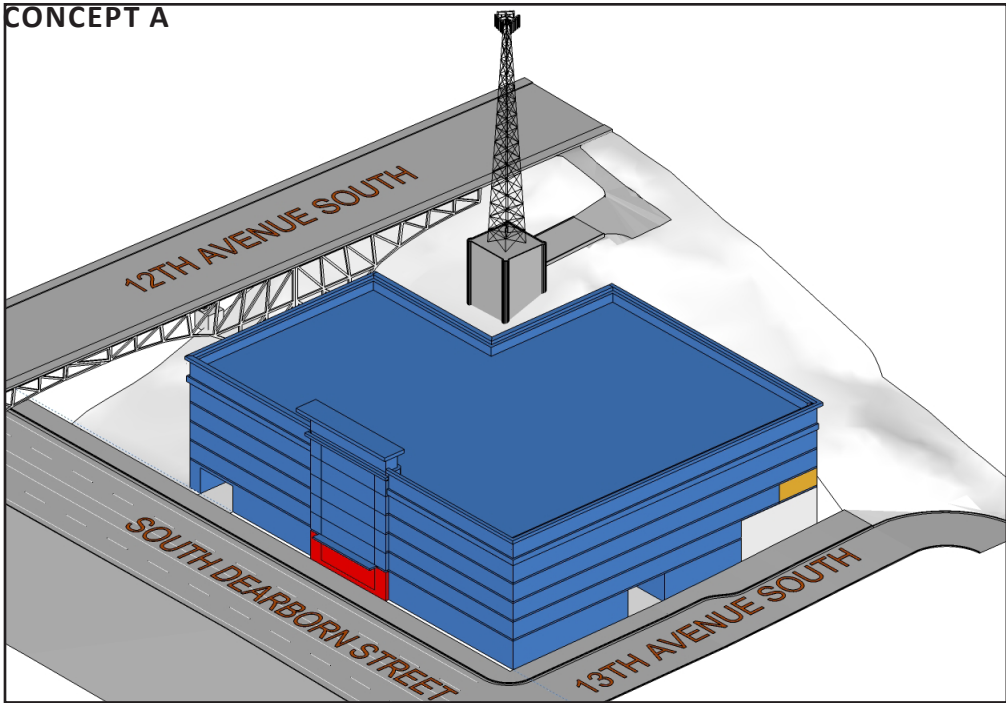
DC4 EXTERIOR ELEMENTS AND FINISHES

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.

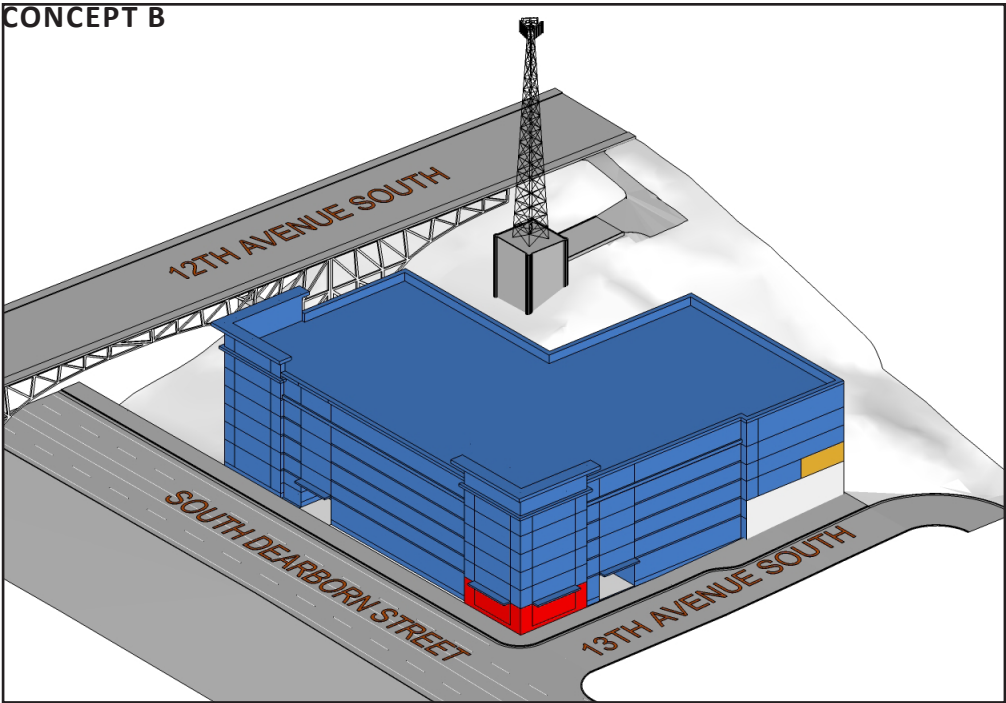




CONCEPT A NOTES

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.

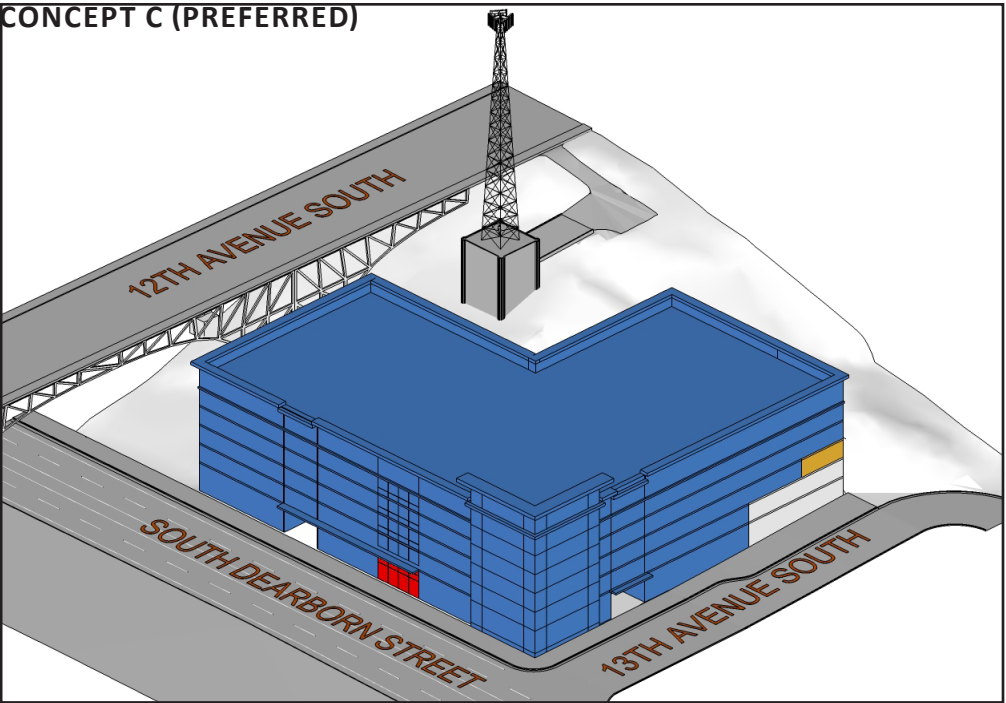
- Pros:**
- The retail space is located in the center of the main façade along South Dearborn Street creates a street-level use and provides visual control of the building’s interior circulation core on the first floor.
- Cons:**
- Additional construction into the steep slope would be required to maximize 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.

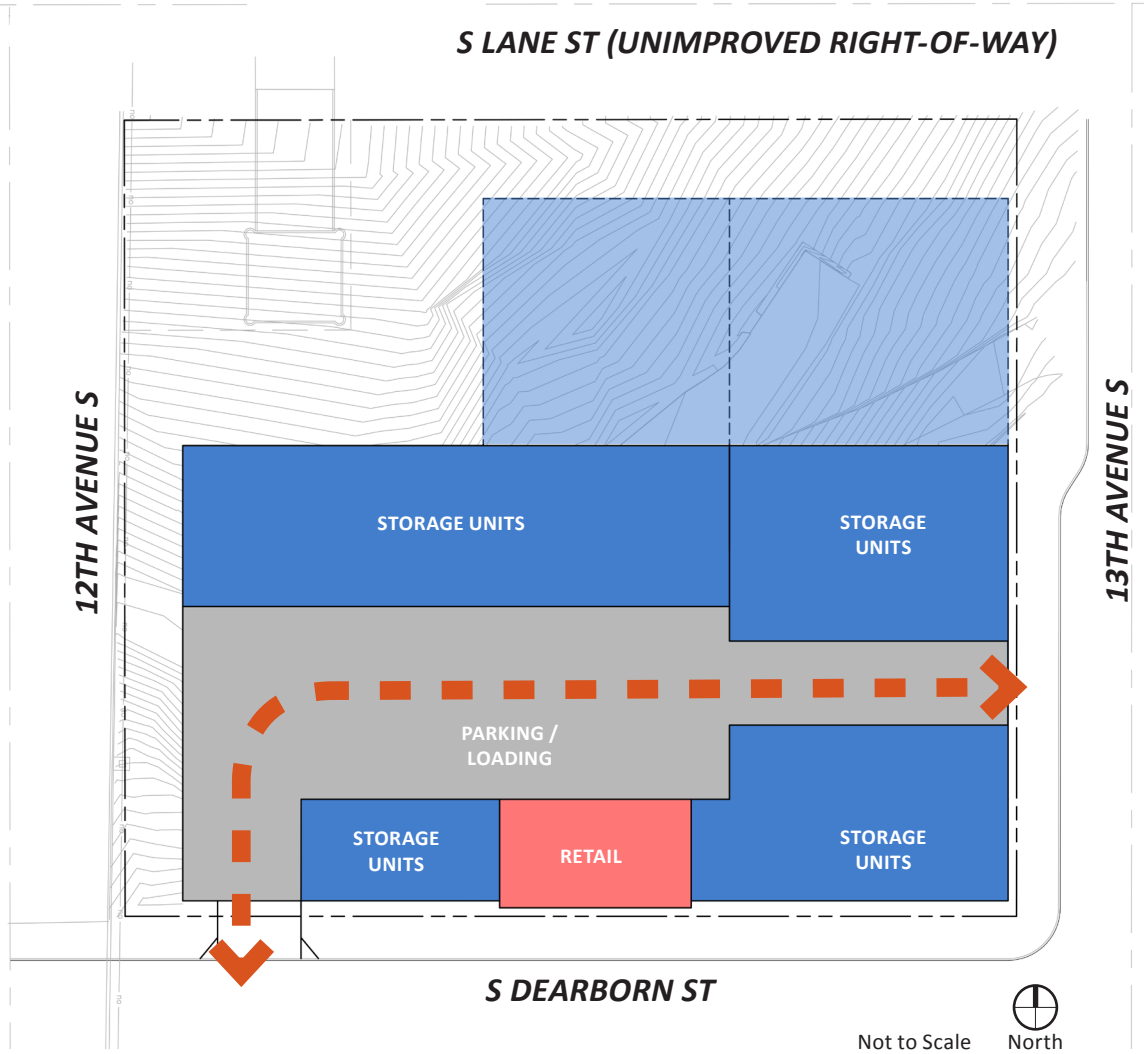
3 DIMENSIONAL STUDY - STREET LEVEL



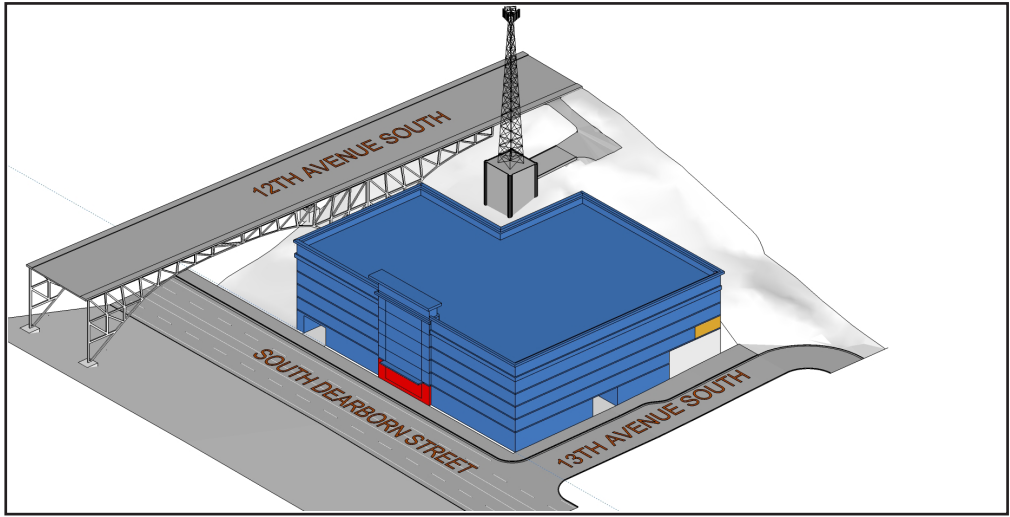
CONCEPT A

- 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

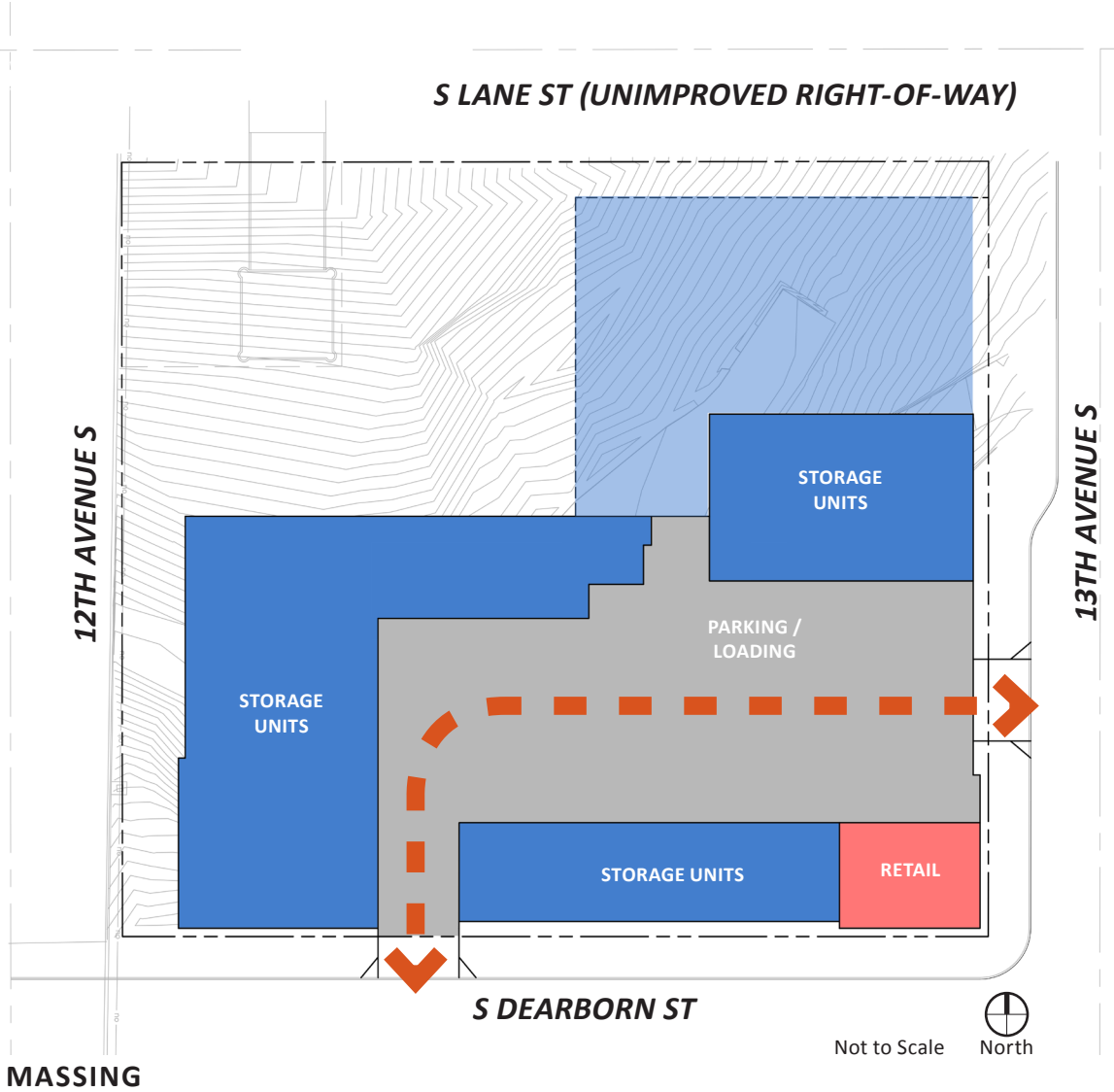


CONCEPT B

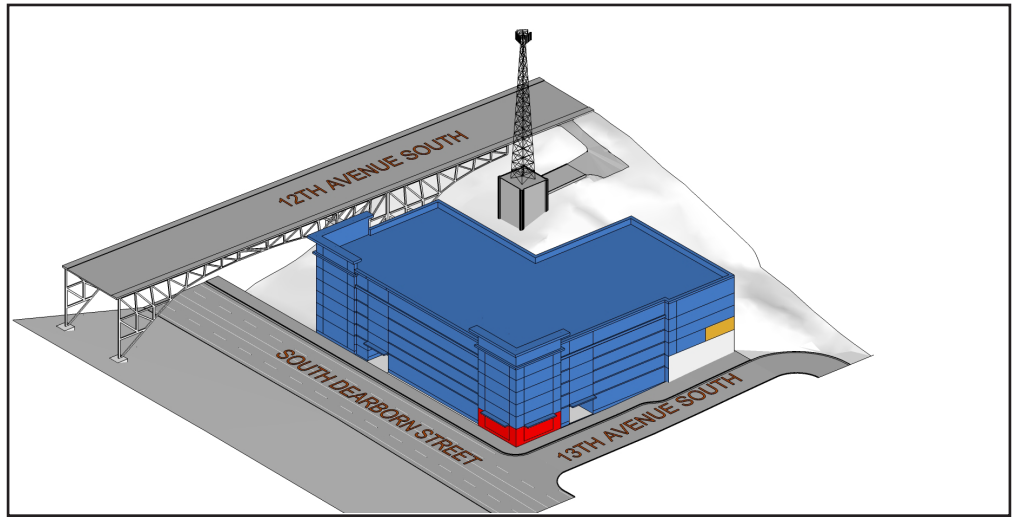
- Pros:**
- Towers bookend the main building façade along South Dearborn Street;
 - Additional modulation of the street-facing facades and roofline;
 - Opportunity for two vehicular site access points; one at South Dearborn Street and the other at 13th Ave South;
 - Allows for vehicular stacking on 13th 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

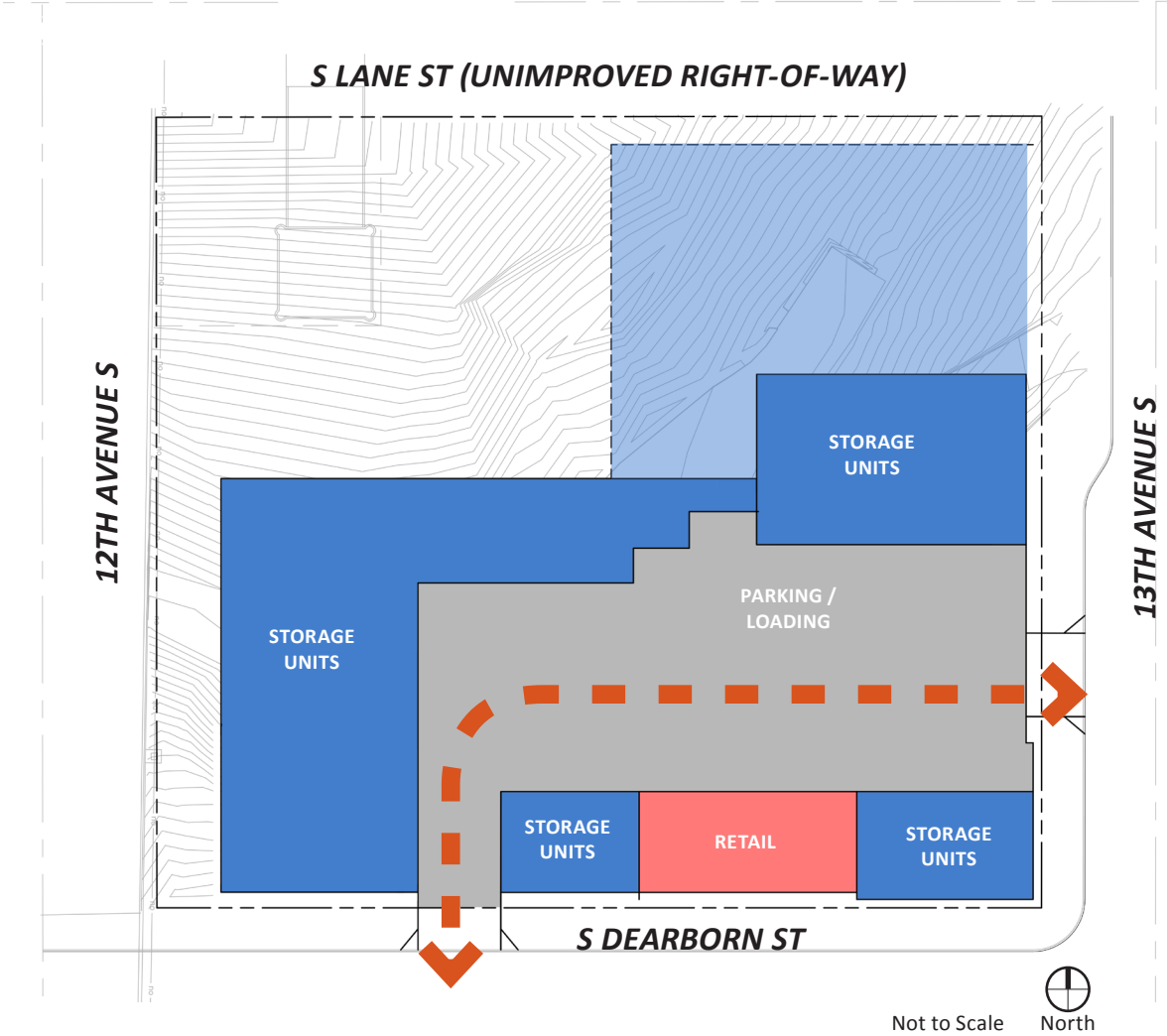


CONCEPT C

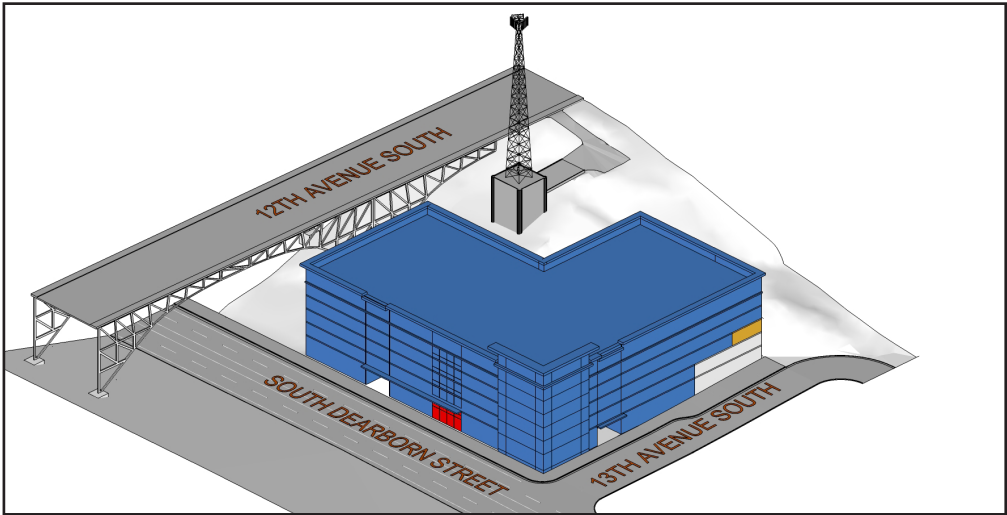
- Pros:**
- Main focal point is tower element at the corner of South Dearborn Street and 13th Ave S., creating a prominent corner;
 - Retail space is located in the center of the main façade and provides visual control of the building’s interior circulation core;
 - Two vehicular site access points; 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.

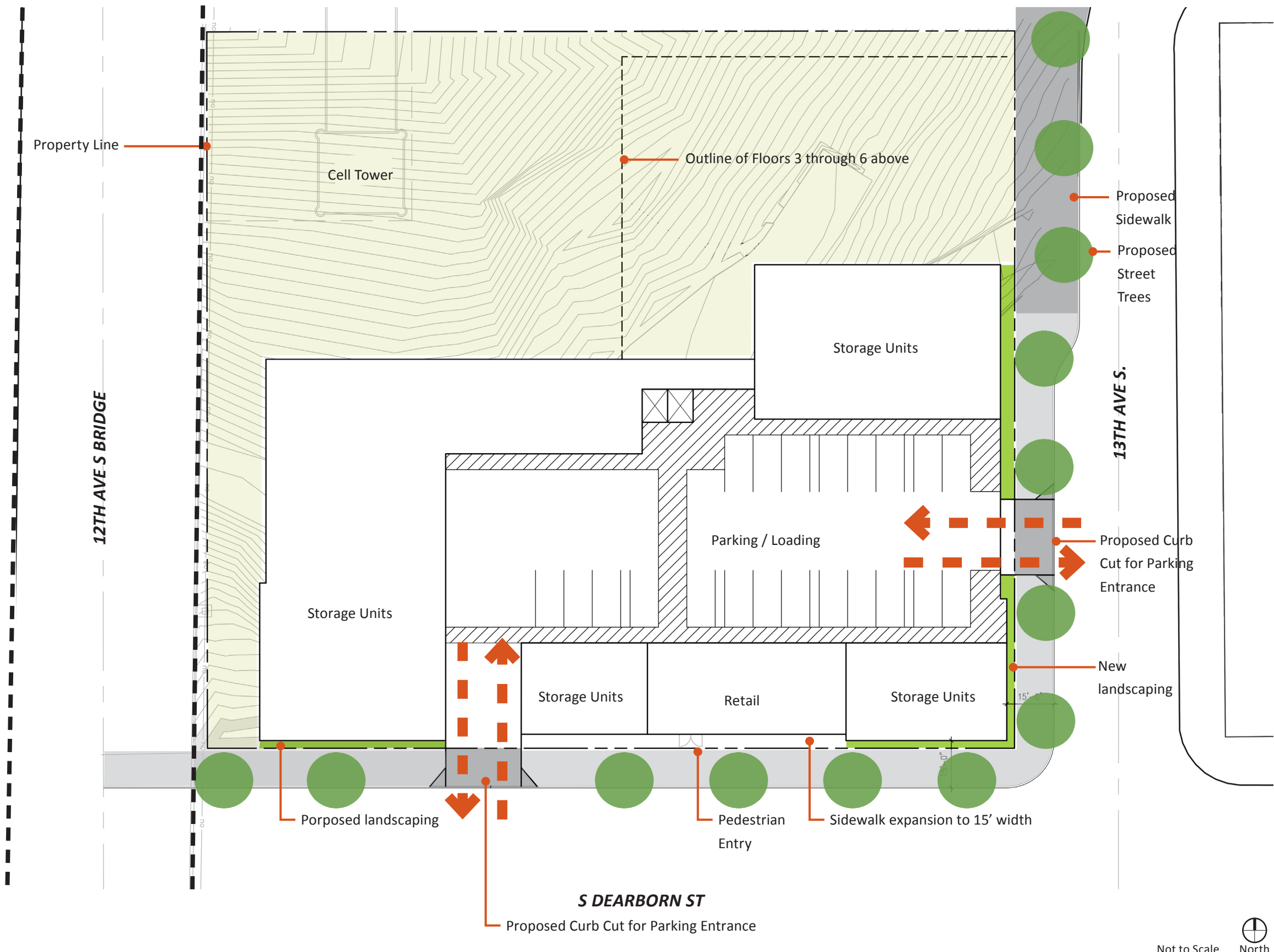
- Cons:**
- Retail mid-block reduces activity at the corner of S. Dearborn St. and 13th Ave S.;
 - Reduced visibility of retail space and pedestrian access into the building;
 - Reduced weather protection at corner of S. Dearborn St. and 13th Ave S. in order to emphasize pedestrian access mid-block.

SITE PLAN



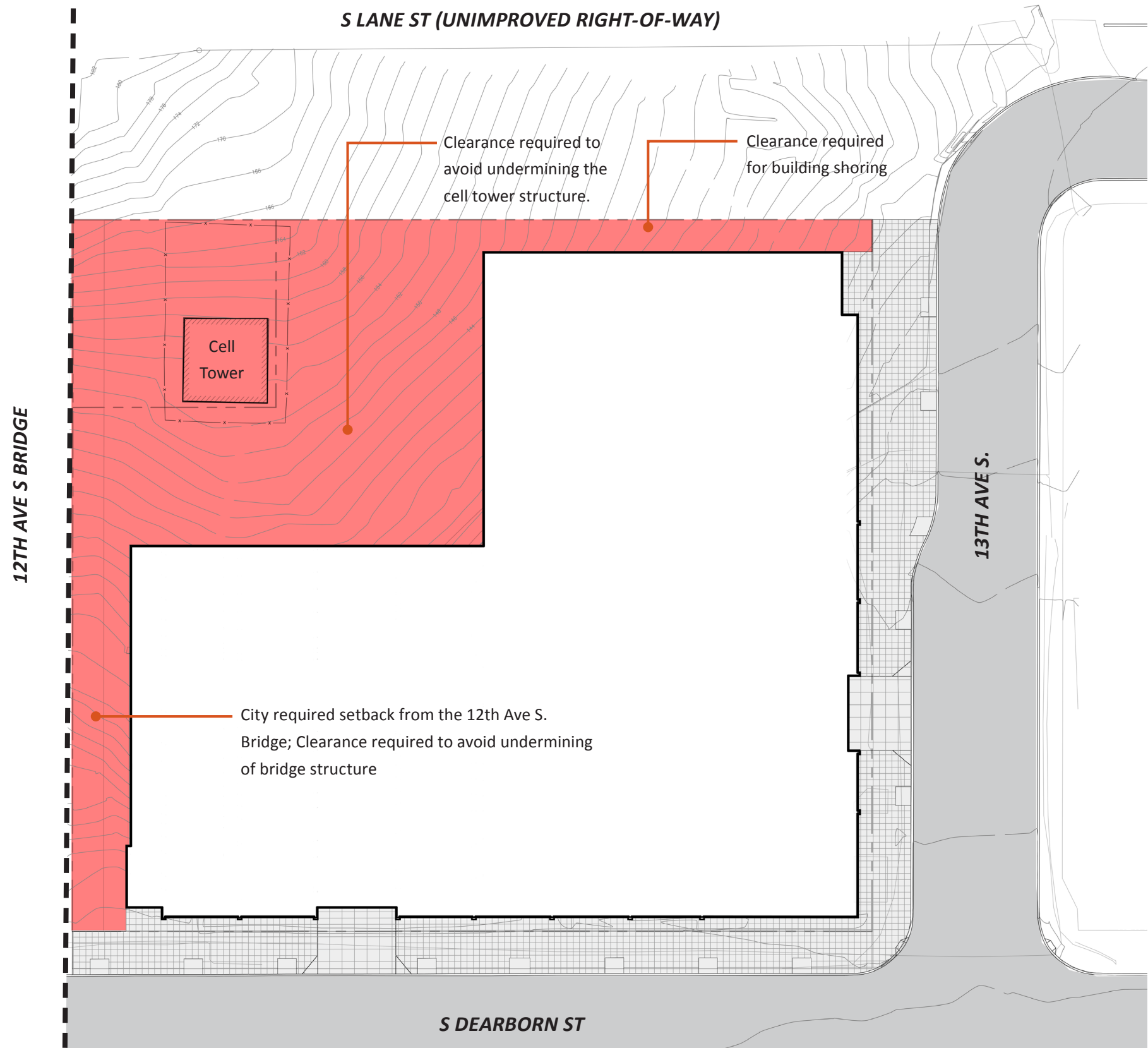
MASSING







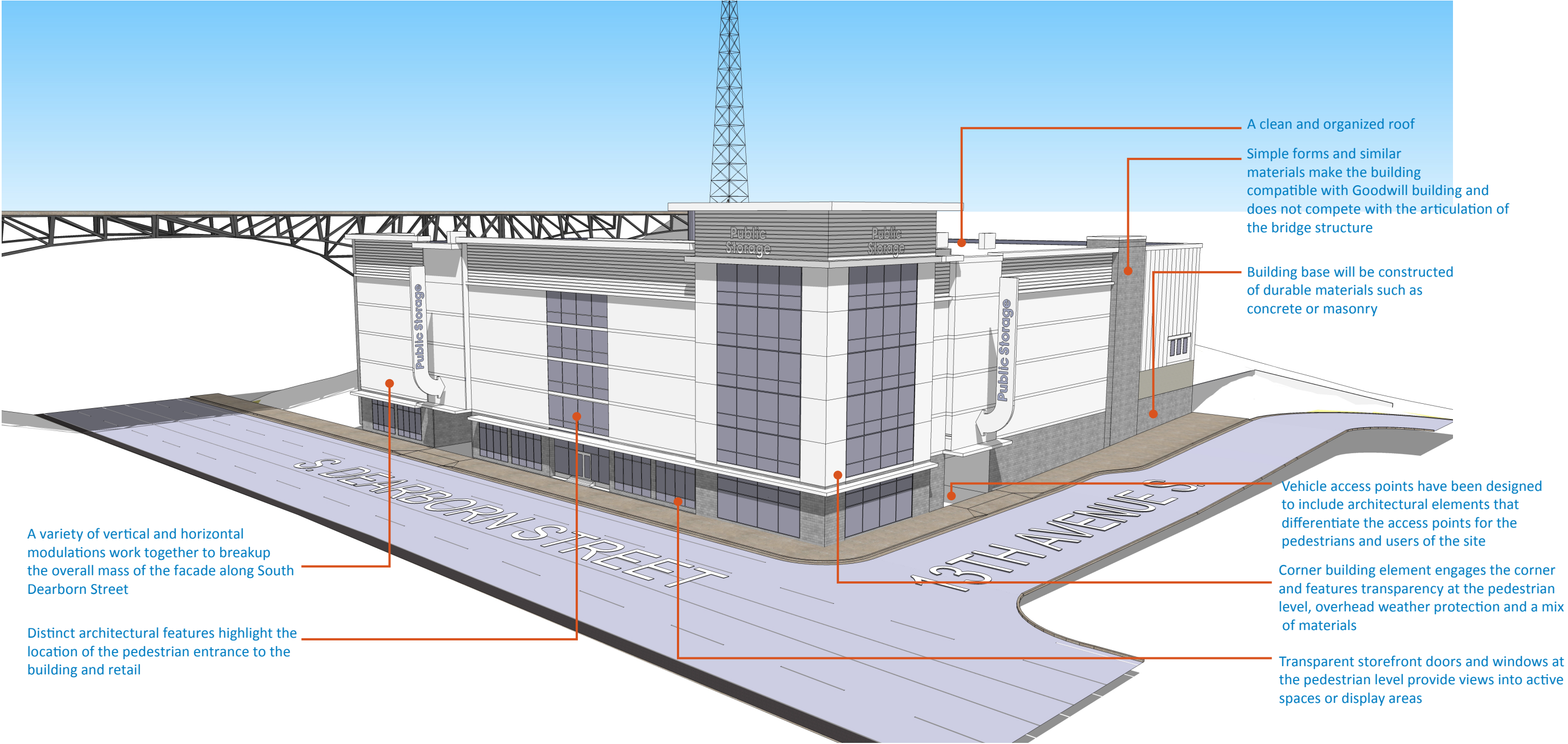
ILLUSTRATIVE RENDERING



MASSING
 CONCEPT C (REVISED) NOTES

- Pros:**
- Increased transparency at the pedestrian level provides views into active areas and/or display areas;
 - Weather protection in the form of canopies will enhance the pedestrian experience along both South Dearborn Street and 13th Ave South;
 - Vehicle access points have been design to include elements that differentiate the access points.
 - Wayfinding signs have been added to assist site users entering the site;
 - Architectural corner element at South Dearborn Street and 13th Ave South;
 - Use of a variety of materials and textures enhance the articulation of the building;
 - Vertical and horizontal modulations breakup the overall mass of the building;
 - Clean, organized roof;
 - Modulated roofline.

- Cons:**
- Building configuration doesn't physically open the corner at South Dearborn Street and 13th Ave South;
 - Retail at mid-block reduces perceived depth and activity at the corner;
 - Reduced modulation of canopies at pedestrian level.



PERSPECTIVE STUDIES



Perspective Study - Street Level Facing West

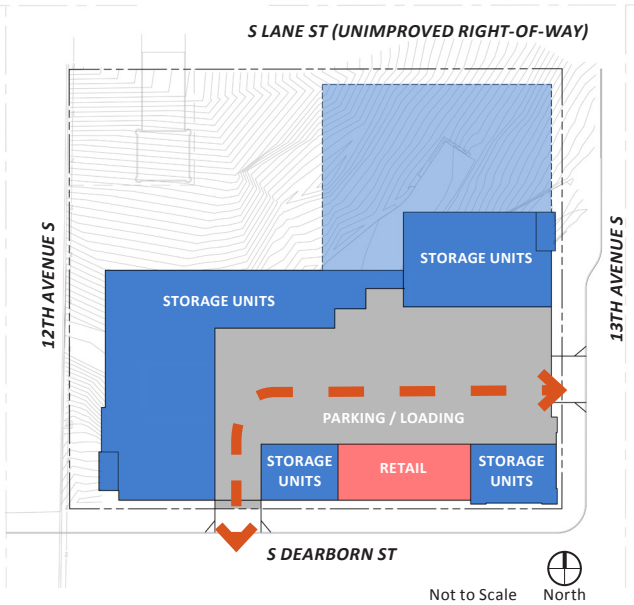


Perspective Study- View from Bridge Facing Northeast



Perspective Study - Street Level Facing East

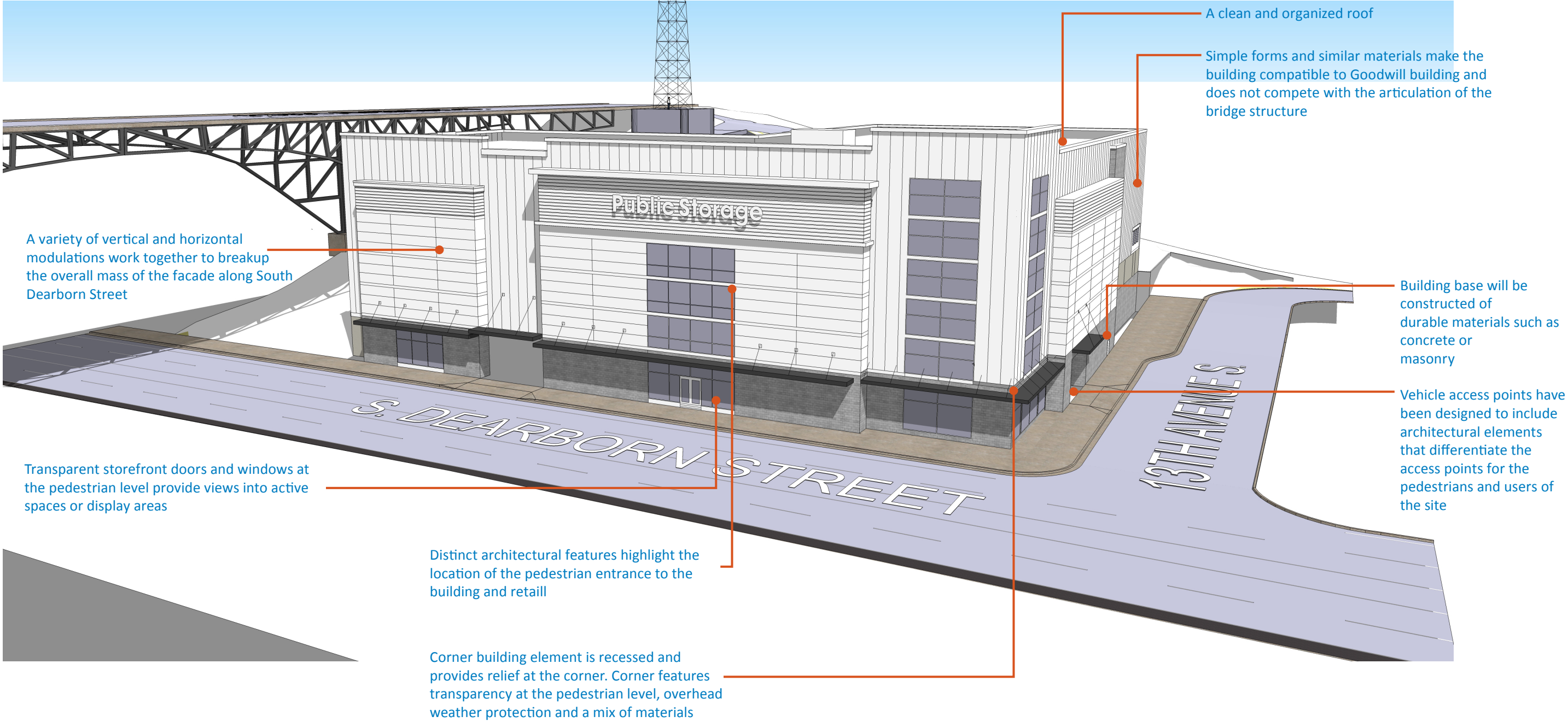
SITE PLAN



MASSING
 CONCEPT D NOTES

- Pros:**
- Vertical mid-block architectural element emphasizes the location of the retail;
 - Greater modulation of key massing elements;
 - Increased weather protection at the pedestrian level along South Dearborn Street and 13th Ave South;
 - Variation in canopy modulation;
 - Vehicle access points have been design to include elements that differentiate the access points.
 - Modulation of building provides relief to the street corner;
 - Clean, organized roof layout.

- Cons:**
- Reduced transparency at the pedestrian level along South Dearborn Street and 13th Ave South;
 - Increase blank walls at the pedestrian level;
 - Building design does not emphasize the corner at South Dearborn and 13th Ave South;



PERSPECTIVE STUDIES



Perspective Study - Street Level Facing West

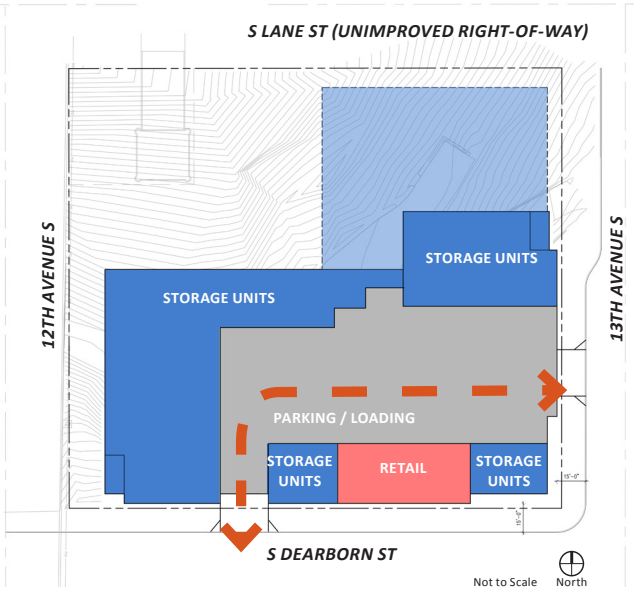


Perspective Study- View from Bridge Facing Northeast



Perspective Study - Street Level Facing East

SITE PLAN

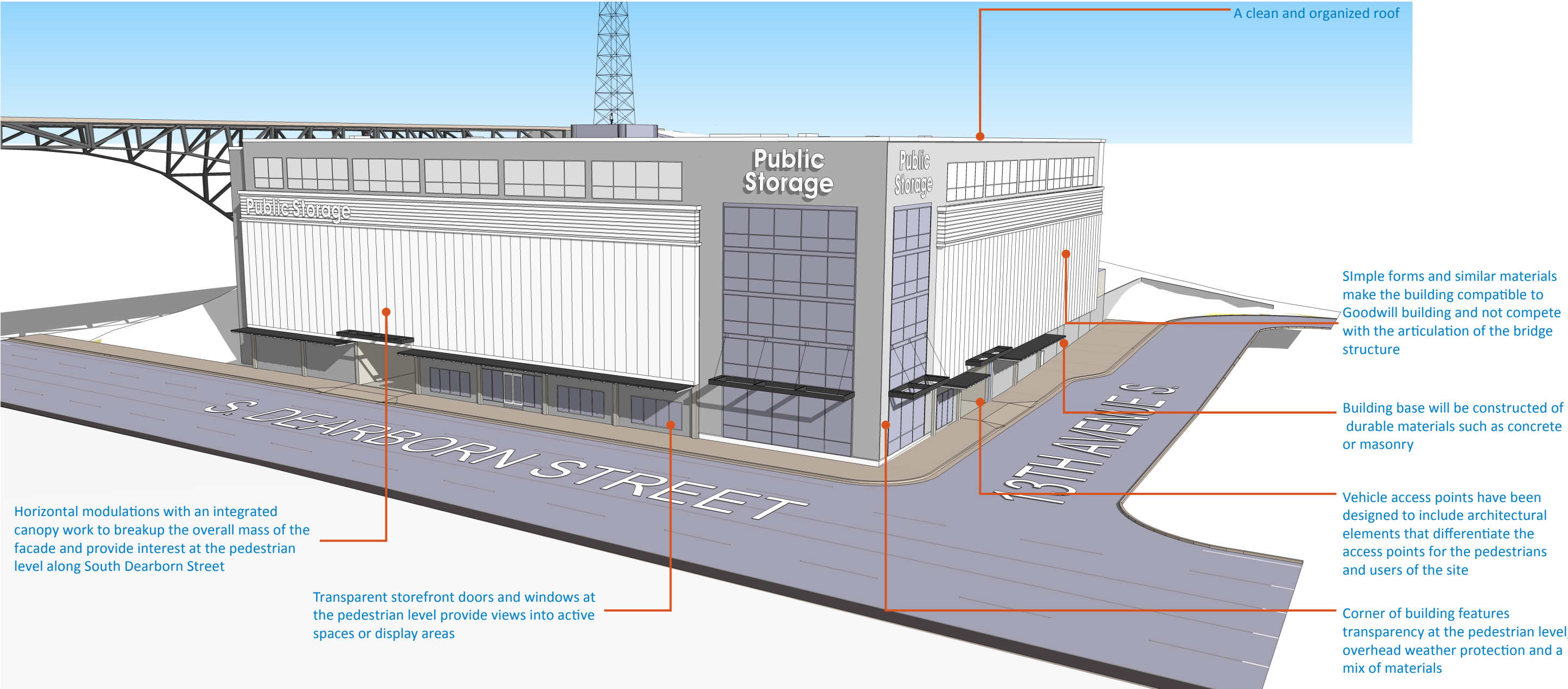


MASSING

CONCEPT E NOTES

- Pros:**
- Increased transparency at the pedestrian level;
 - Modern/clean building design;
 - Clean organized roof layout;
 - Horizontal modulation at the pedestrian level with integrated canopies;
 - Different canopy type at the vehicle access points;
 - Stair towers pulled back at the southwest and northeast corners of the building;
 - Masonry pilasters incorporated into the design at the pedestrian level.
 - The vehicle access points have been design to include elements that differentiate the access points.

- Cons:**
- No roofline modulation;
 - Building configuration doesn't physically open the corner at South Dearborn Street and 13th Ave South;
 - Reduced façade modulation



PERSPECTIVE STUDIES



Perspective Study - Street Level Facing West

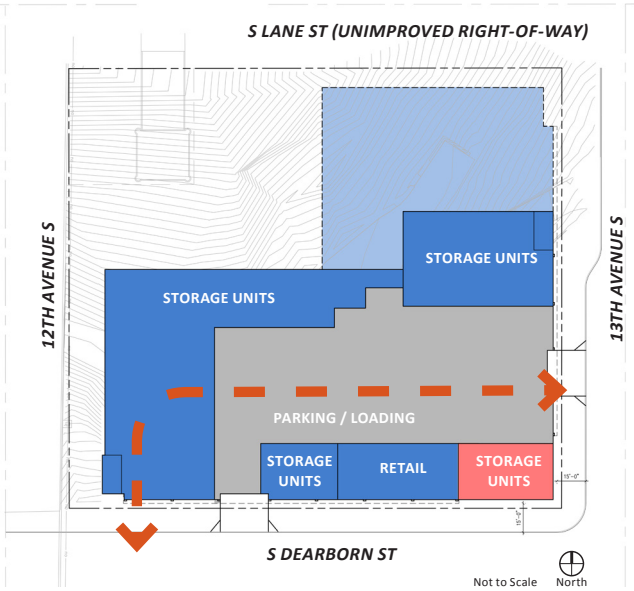


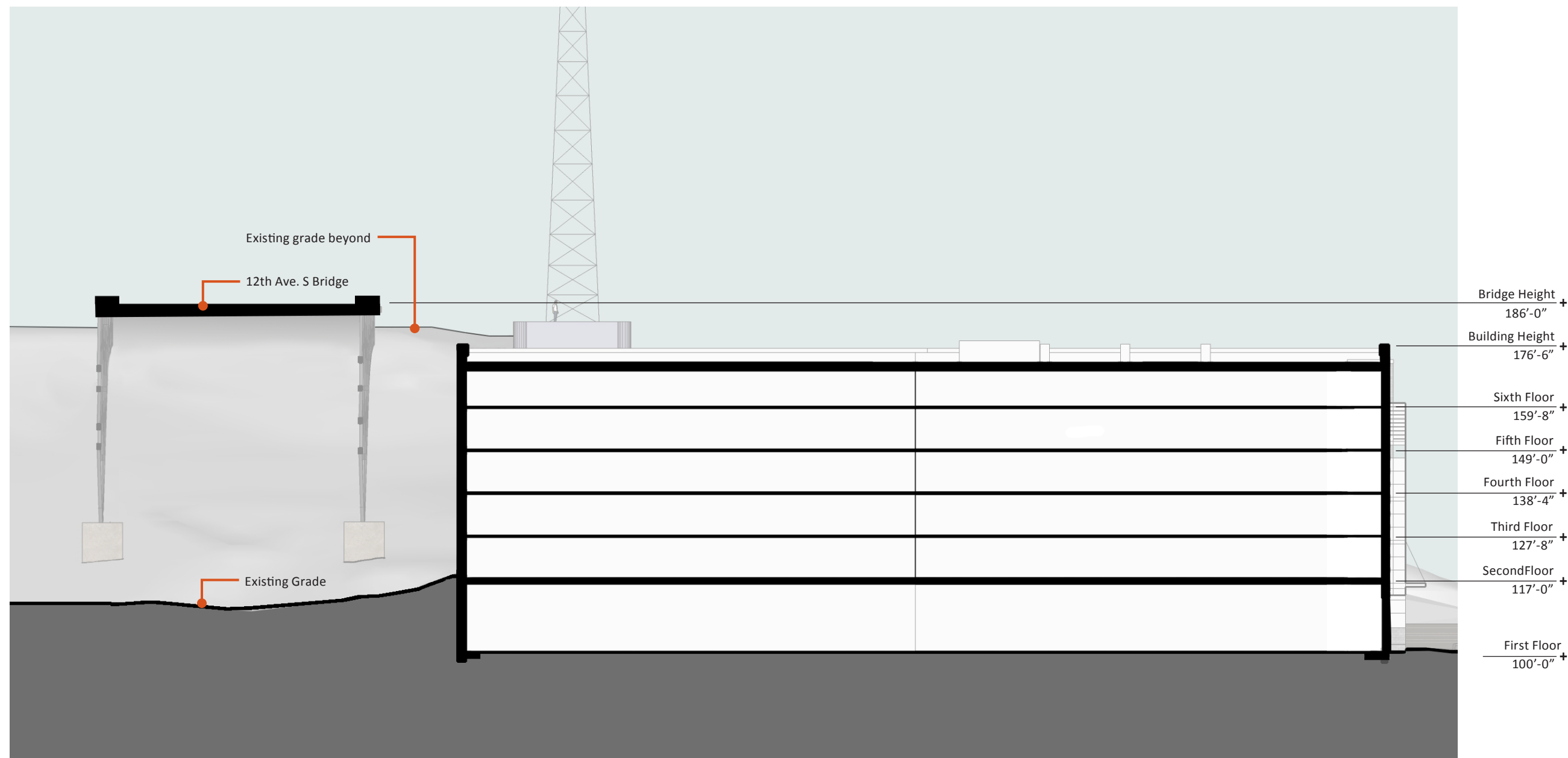
Perspective Study - View from Bridge Facing Northeast



Perspective Study - Street Level Facing East

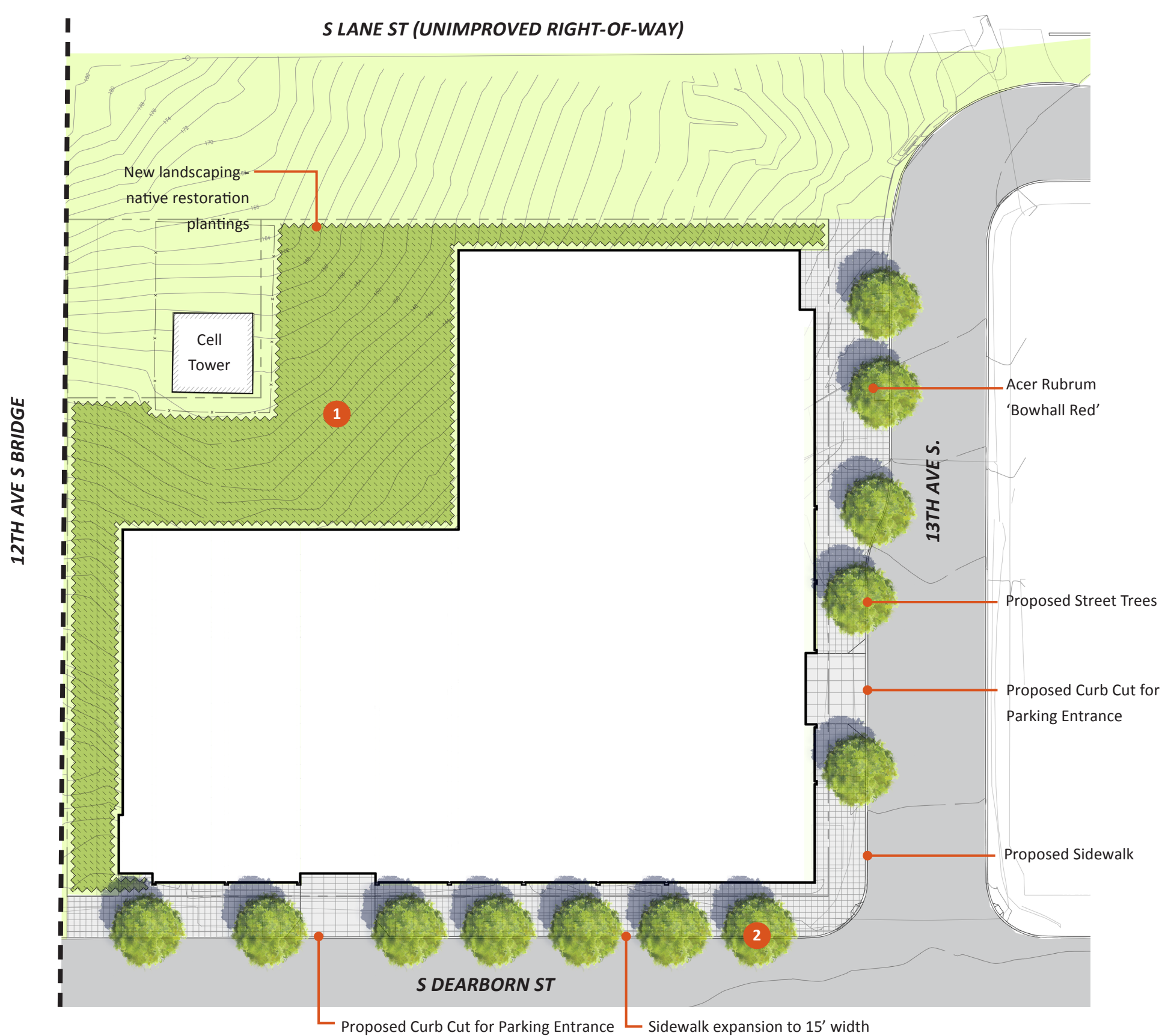
SITE PLAN





SECTION AT BRIDGE AND PROPOSED BUILDING-FACING NORTH

Not to Scale

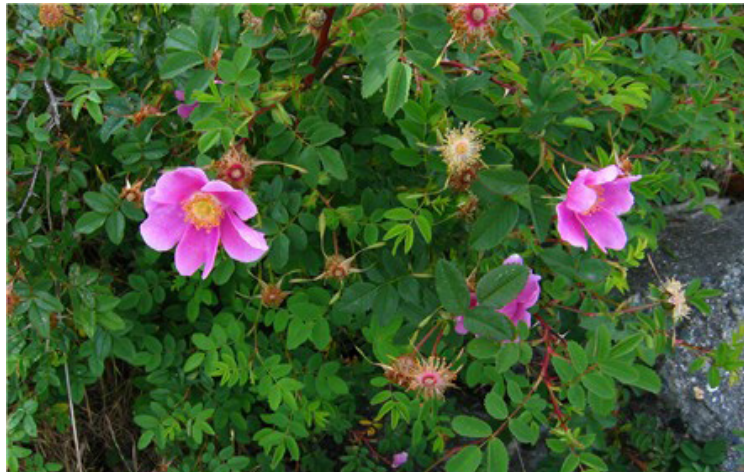


Revised 12/28/10		SEATTLE <i>green factor</i> 	
Green Factor Score Sheet		Project title:	
Parcel size (enter this value first) *		enter sq ft of parcel	SCORE
46,777			0.313
Landscape Elements**		Totals from GF worksheet	Factor Total
A Landscaped areas (select one of the following for each area)			
1	Landscaped areas with a soil depth of less than 24"	enter sq ft 0	0.1 -
2	Landscaped areas with a soil depth of 24" or greater	enter sq ft 10987	0.6 6,592.2
3	Bioretention facilities	enter sq ft	1.0 -
B Plantings (credit for plants in landscaped areas from Section A)			
1	Mulch, ground covers, or other plants less than 2' tall at maturity	enter sq ft 0	0.1 -
2	Shrubs or perennials 2'+ at maturity - calculated at 12 sq ft per plant (typically planted no closer than 18" on center)	enter number of plants 1270 15240	0.3 4,572
3	Tree canopy for "small trees" or equivalent (canopy spread 8' to 15') - calculated at 75 sq ft per tree	enter number of plants 0 0	0.3 -
4	Tree canopy for "small/medium trees" or equivalent (canopy spread 16' to 20') - calculated at 150 sq ft per tree	enter number of plants 0 0	0.3 -
5	Tree canopy for "medium/large trees" or equivalent (canopy spread of 21' to 25') - calculated at 250 sq ft per tree	enter number of plants 13 3250	0.4 1,300.0
6	Tree canopy for "large trees" or equivalent (canopy spread of 26' to 30') - calculated at 350 sq ft per tree	enter number of plants 0 0	0.4 -
7	Tree canopy for preservation of large existing trees with trunks 6"+ in diameter - calculated at 20 sq ft per inch diameter	enter inches DBH 0 0	0.8 -
C Green roofs			
1	Over at least 2" and less than 4" of growth medium	enter sq ft 0	0.4 -
2	Over at least 4" of growth medium	enter sq ft 0	0.7 -
D Vegetated walls		enter sq ft 0	0.7 -
E Approved water features		enter sq ft 0	0.7 -
F Permeable paving			
1	Permeable paving over at least 6" and less than 24" of soil or gravel	enter sq ft 0	0.2 -
2	Permeable paving over at least 24" of soil or gravel	enter sq ft 0	0.5 -
G Structural soil systems		enter sq ft 0	0.2 -
		sub-total of sq ft = 29,477	
H Bonuses			
1	Drought-tolerant or native plant species	enter sq ft 10987	0.1 1,098.7
2	Landscaped areas where at least 50% of annual irrigation needs are met through the use of harvested rainwater	enter sq ft 0	0.2 -
3	Landscaping visible to passersby from adjacent public right of way or public open spaces	enter sq ft 10,987	0.1 1,099
4	Landscaping in food cultivation	enter sq ft 0	0.1 -
		Green Factor numerator = 14,662	
* Do not count public rights-of-way in parcel size calculation.			
** You may count landscape improvements in rights-of-way contiguous with the parcel. All landscaping on private and public property must comply with the Landscape Standards Director's Rule (DR 6-2009)			

GREEN FACTOR SCORE SHEET

NOTE: DMC 85 / 65-150 Requires Green Factor of at Least 0.300

1 SHRUBS AND PERENNIALS



Rosa Nutkana/Nootka Rose



Vaccinium Ovatum/Evergreen Huckleberry



Gaultheria Shallon/Salal



Ribes Sanguineum/Red Flowering Currant

2 STREET TREES



Acer Rubrum 'Bowhall Red'/Red Maple



Quercus frainetto 'Forest Green'/ Forest Green Italian Oak



Cornus Sericea/Red Twig Dogwood

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CS1 Natural Systems and Site Features: Use natural systems/features of the site and its surroundings as a starting point for project design.

CS1-C TOPOGRAPHY

CS1-C-2. Elevation Changes: Use the existing site topography when locating structures and open spaces on the site.

CS1-D Plants and Habitat

CS1-D-1. On-Site Features: Incorporate on-site natural habitats and landscape elements into project design and connect those features to existing networks of open spaces and natural habitats wherever possible. Consider relocating significant trees and vegetation if retention is not feasible.

The Board requested additional information regarding the intention of treatment of the open space on site. The Board identified this area as an opportunity to incorporate on-site landscaping elements.

Response: The open space on the north and west portion of the project site will be landscaped with native restoration plantings such as those shown on page 32 of the updated EDG package. The open space will be used as part of the storm water management system.

CS2 Urban Pattern and Form: Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

CS2-A LOCATION IN THE CITY AND NEIGHBORHOOD

CS2-A-1. Sense of Place: Emphasize attributes that give a distinctive sense of place. Design the building and open spaces to enhance areas where a strong identity already exists, and create a sense of place where the physical context is less established.
CS2-A-2. Architectural Presence: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly.

CS2-B ADJACENT SITES, STREETS, AND OPEN SPACES

CS2-B-1. Site Characteristics: Allow characteristics of sites to inform the design, especially where the street grid and topography create unusually shaped lots that can add distinction to the building massing.
CS2-B-2. Connection to the Street: Identify opportunities for the project to make a strong connection to the street and public realm.

CS2-C RELATIONSHIP TO THE BLOCK

CS2-C-3. Full Block Sites: Break up long facades of full-block buildings to avoid a monolithic presence. Provide detail and human scale at street-level, and include repeating elements to add variety and rhythm to the façade and overall building design.

The Board recommended the use of material, modulation, and/or setbacks to break up the long façade along South Dearborn Street and better respond to the public realm.

Response: The massing options have been designed to include a variety of vertical and horizontal modulations that work together to break-up the overall mass of the building in conjunction with the use of cladding materials to be presented as part of the MUP submittal. Storefront windows and doors, display windows, opening and canopies have been thoughtfully placed to enhance the street-level experience for employees, pedestrians and passersby. All of these elements work together to create a cohesive design that will enhance this area and make it compatible with new and proposed developments in this area.

CS2-D HEIGHT, BULK, AND SCALE

CS2-D-1. Existing Development and Zoning: Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition.
CS2-D-2. Existing Site Features: Use changes in topography, site shape, and vegetation or structures to help make a successful fit with adjacent properties.

The Board noted that the adjacent 12th Avenue South Bridge to the west provides a prominent presence in the area, and recommended the project further respond to the height, bulk, and scale of adjacent development. The Board requested to see section drawing illustrating the relationship of the building to the 12th Avenue South Bridge at the Second Early Design Guidance Meeting.

Response: The proposed building will be approximately 10 feet below the 12th Ave. Bridge deck and is set back approximately 25 feet from the bridge structure, as shown in the site section on page 31 of the updated EDG package. As shown in the views looking east and west on South Dearborn Street on pages 26, 28, and 30 of the updated EDG package, the proposed building will not impact the view of the 12th Ave South Bridge. The height, bulk and scale of the proposed building is similar and complementary to the newer developments in the area such as the Goodwill Building, the Hiawatha Condominiums and Pontedera Apartments and the future development proposed on the adjacent Goodwill site.

CS3 Architectural Context and Character: Contribute to the architectural character of the neighborhood.

CS3-A EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES

CS3-A-4. Evolving Neighborhoods: In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.

The Board noted the evolving nature of the neighborhood, and felt the architectural relationship between the 12th Avenue South Bridge to the west and the Goodwill building to the west and the proposed building should be explored further.

Response: The design of the proposed building incorporates simple forms and building materials similar to those on the Goodwill Job Training and Education Center, as well as other large scale developments in the area. The west building massing and modulation is intended to provide a clean and composed backdrop to celebrate the 12th Ave. South bridge so as not to compete with the articulation of the bridge structure. According to the MUP Design Review package for the Goodwill Job Training and Education Center (DPD 30112125, Goodwill has indicated future plans of mixed-use developments along the frontage of South Dearborn Street from 13th Ave South to the west side of their Job Training and Education Center at the corner of South Dearborn Street and Rainier Ave South. The scale proposed Public Storage building is compatible with both the existing Goodwill building and the future plans for the remaining block.

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PL2 Walkability: Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

PL2-A ACCESSIBILITY

PL2-A-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.

PL2-B SAFETY AND SECURITY

PL2-B-1. Eyes on the Street: Create a safe environment by providing lines of sight and encouraging natural surveillance.

The Board agreed that ensuring eyes on the street will create a safe environment and natural surveillance. To achieve this, the Board recommended façade transparency on the ground level at the retail space.

Response: Transparent storefront windows and doors are proposed at the retail space and will provide views onto the street and sidewalk. Additionally, the apartment located on 13th Ave. South will be occupied and the windows proposed at this location will provide views onto the street and sidewalk. The retail and residential spaces are located to optimize visibility to the street frontage on S. Dearborn St. and 13th Ave. S.

PL2-C WEATHER PROTECTION

PL2-C-1. Locations and Coverage: Overhead weather protection is encouraged and should be located at or near uses that generate pedestrian activity such as entries, retail uses, and transit stops.

The Board recommended the addition of weather protection at ground level where possible.

PL2-D WAYFINDING

PL2-D-1. Design as Wayfinding: Use design features as a means of wayfinding wherever possible.

PL3 Street-Level Interaction: Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

PL3-A ENTRIES

PL3-A-1. Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street.

The Board agreed that Concept B provides the optimal location for the retail pedestrian entry and two towers. The Board found that the entry and tower creates an identifiable and distinctive entry and architectural feature.

Response: Each massing concept proposes a distinct feature at the corner of the building on South Dearborn Street and 13th Ave South. The features will include transparency at the pedestrian level allowing transparency into either active spaces or display areas, overhead weather protection for pedestrians walking by or entering the site, a mix of materials and glazing to the roof deck. All of these features work together to create an identifiable and distinct element that engages the street corner, customers, employees and pedestrians using the site.

PL3-C RETAIL EDGES

PL3-C-2. Visibility: Maximize visibility into the building interior and merchandise displays. Consider fully operational glazed wall-sized doors that can be completely opened to the street, increased height in lobbies, and/or special lighting for displays.

The Board discussed placement of the retail component, and recommended the design maximize visibility into the building interior to enhance street-level interaction.

Response: The pedestrian level facades of the building along South Dearborn Street and 13th Ave South will incorporate transparent storefront windows and doors that will provide visibility into active spaces or display areas.

DC1 Project Uses and Activities: Optimize the arrangement of uses and activities on site.

DC1-A ARRANGEMENT OF INTERIOR USES

DC1-A-1. Visibility: Locate uses and services frequently used by the public in visible or prominent areas, such as at entries or along the street front.

The Board agreed that Concept B proposes the ideal location for the retail and pedestrian entry, and recommended it be visible and identifiable.

Response: The retail space is located mid-block and will include wayfinding signage to highlight the buildings entrance on South Dearborn Street. The mid-block location provides an activation point along the long façade of S Dearborn St. and supports the internal operations of the building. Massing Concepts C and D include vertical glazing elements that further emphasize this entrance.

DC1-B VEHICULAR ACCESS AND CIRCULATION

DC1-B-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.

DC1-C PARKING AND SERVICE USES

DC1-C-1. Below-Grade Parking: Locate parking below grade wherever possible. Where a surface parking lot is the only alternative, locate the parking in rear or side yards, or on lower or less visible portions of the site.

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The Board acknowledged that the programming of the structure compels the design to include of two vehicular access points, and recommended the incorporation of design elements to minimize conflict between vehicles and non-motorists.

Response: The vehicle access points on both South Dearborn Street and 13th Ave South have been designed to include architectural elements that differentiate the access points. Elements such as textured pavement, signage, canopy locations, and building modulations will be used to minimize conflicts between vehicles and non-motorists.

DC2 Architectural Concept: Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

DC2-A MASSING

DC2-A-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.
DC2-A-2. Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects.

The Board requested additional massing study and options to better respond to the site characteristics and uses.

Response: The project site includes existing characteristics such as limited site access, grade changes of approximately 80 feet (S. Dearborn St up to 12th Ave. S.), and setbacks to the 12th Ave South Bridge and the existing cell phone tower. These characteristics along with city code requirements dictate the development options for the site. Based on these parameters, the proposed building footprint, location on the site and height of the building have been designed to create the best possible solution that allows the developer to optimize the utility of the site while minimizing construction into the steep slopes.

DC2-B ARCHITECTURAL AND FACADE COMPOSITION

DC2-B-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.
DC2-B-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.

The Board recommended articulation and other design solutions to provide attractive facades and avoid large blank walls.

Response: The massing concepts have been designed to include a variety of planes, setbacks, textures, transparency, materials, glazing and canopies that work in concert to break-up the overall mass of the building. The design intent is to create attractive facades that will complement the fabric of the neighborhood and enhance experience for pedestrians, passersby and customers using the site.

DC2-C SECONDARY ARCHITECTURAL FEATURES

DC2-C-1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).
DC2-C-3. Fit With Neighboring Buildings: Use design elements to achieve a successful fit between a building and its neighbors.

DC2-D SCALE AND TEXTURE

DC2-D-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.

The Board recommended the use of materials and texture to enhance the pedestrian experience along South Dearborn Street.

Response: The pedestrian level facades will include materials and textures along with transparent storefront doors and windows and canopies for weather protection. All of these elements will enhance the experience for pedestrians along both South Dearborn Street and 13th Ave South.

The Board requested additional information regarding the relationship between the structure and the pedestrian realm on 13th Avenue South.

Response: The façade along 13th Ave South will include similar pedestrian level elements as those proposed on the South Dearborn Street. Additionally, the sidewalk along 13th Ave South will be extended to the north property line and will include street trees. The addition of the pedestrian elements will improve the pedestrian realm along 13th Ave South and provide an amenity that does not currently exist on the west side of the street from Rainier Ave S (east). to the International District (west).

DC2-E FORM AND FUNCTION

DC2-E-1. Legibility and Flexibility: Strive for a balance between building use legibility and flexibility. Design buildings such that their primary functions and uses can be readily determined from the exterior, making the building easy to access and understand. At the same time, design flexibility into the building so that it may remain useful over time even as specific programmatic needs evolve.

The Board recommended the use of exterior material changes, articulation, or other design components translate the interior uses (retail, storage, and residential) to the exterior.

Response: The primary use of the building will be self-storage. The accessory uses contained within the building will be articulated with materials, textures, and transparency on the exterior to provide additional interest.

DC4 EXTERIOR ELEMENTS AND FINISHES

Use appropriate and high quality elements and finishes for the building and its open spaces.

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DC4-A EXTERIOR ELEMENTS AND FINISHES

DC4-A-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.
DC4-A-2. Climate Appropriateness: Select durable and attractive materials that will age well in Seattle’s climate, taking special care to detail corners, edges, and transitions.

The Board requested the use of durable materials that enhance the pedestrian experience along the street frontages.

[Response: The base of the building along both South Dearborn Street and 13th Ave South will be constructed of durable material such as masonry or concrete at a more human scale to further enhance the pedestrian experience.](#)

DC4-B SIGNAGE

DC4-B-1. Scale and Character: Add interest to the streetscape with exterior signs and attachments that are appropriate in scale and character to the project and its environs.
DC4-B-2. Coordination with Project Design: Develop a signage plan within the context of architectural and open space concepts, and coordinate the details with façade design, lighting, and other project features to complement the project as a whole, in addition to the surrounding context.

The Board requested additional information regarding proposed signage, and made note of the scale of signage shown.

[Response: The building signage shown on the massing models is conceptual to illustrate general intent and integration with the building massing and articulation. The signage will be designed in conformance to the City Sign Code.](#)

DC4-C LIGHTING

DC4-C-1. Functions: Use lighting both to increase site safety in all locations used by pedestrians and to highlight architectural or landscape details and features such as entries, signs, canopies, plantings, and art.
DC4-C-2. Avoiding Glare: Design project lighting based upon the uses on and off site, taking care to provide illumination to serve building needs while avoiding off-site night glare and light pollution.

The Board requested a lighting study be provided at the Recommendation Meeting.

[Response: A lighting study will be provided at the DRB Recommendation Meeting.](#)

DC4-D TREES, LANDSCAPE, AND HARDSCAPE MATERIALS

DC4-D-1. Choice of Plant Materials: Reinforce the overall architectural and open space design concepts through the selection of landscape materials.

The Board recommended the use of landscaping on-site to provide visual depth and interest which will enhance the open space. The Board asked for a conceptual landscape plan at the Second Early Design Guidance Meeting.

[Response: The open space on the site will be landscaped with native plantings such as those shown on the Conceptual Landscape Palette on page 32 of the updated EDG package. Street trees will line the sidewalk along South Dearborn Street and 13th Ave South. The open space will be used as part of the storm water management system and as a visual buffer.](#)