# DESIGN RECOMMENDATION PACKET

**Greenlake Self Storage**

*9309 Aurora Ave - DPD 3019569*

**March 21st 2016**

JACKSON | MAIN
ARCHITECTURE

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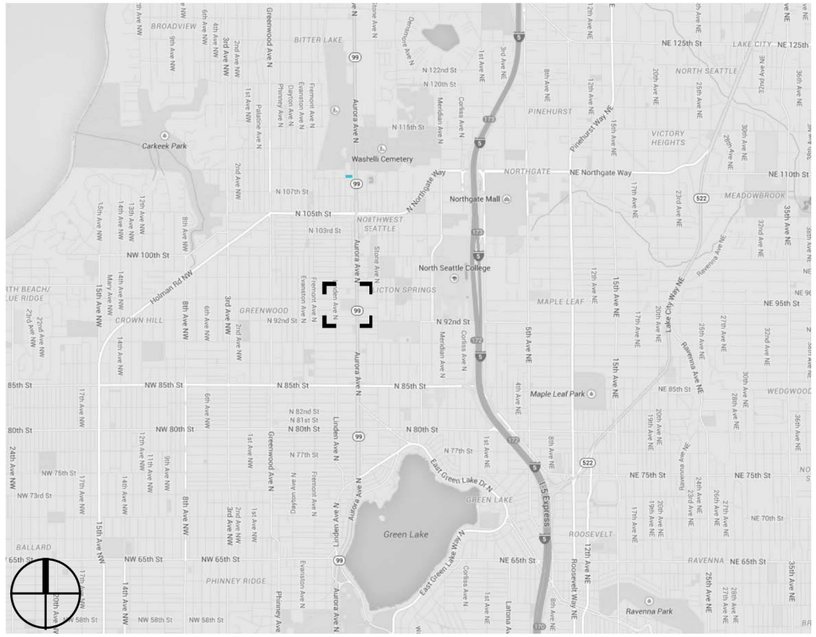
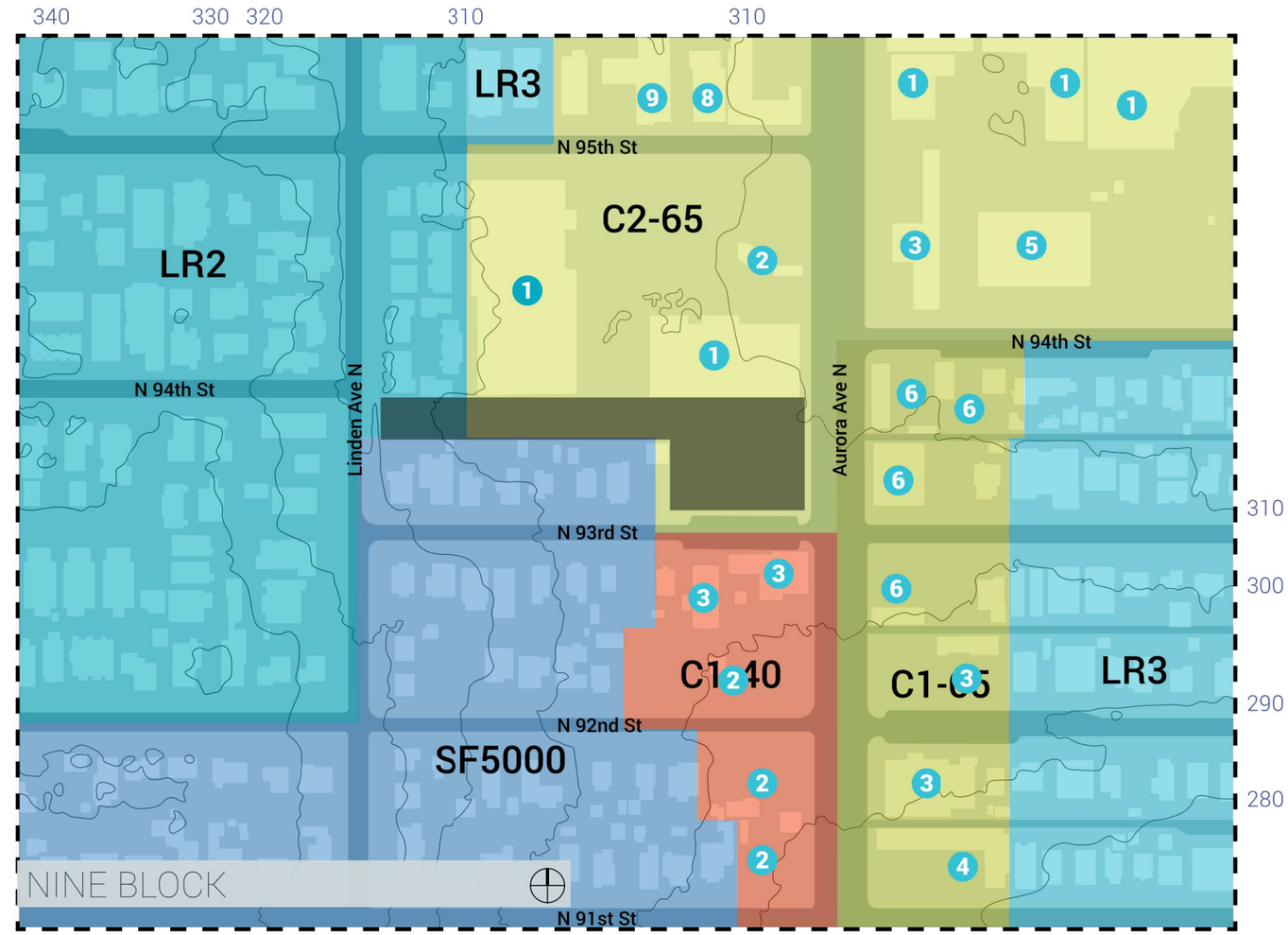
# PROJECT NARRATIVE

Greenlake Self-Storage involves the construction of a new four-story mini-warehouse building at the corner of Aurora Avenue N and N 93rd Street in the Aurora-Liction Springs Urban Village in Seattle.

The project site, which consists of three separate parcels, is divided between two zones: C2-65 for the eastern three quarters of the property, and LR2 for the remaining portion of the property to the West. The site is bounded by Aurora Avenue N to the East, single-family residences to the South, Linden Avenue N to the West, and industrial buildings to the North. All existing structures on the property, which include a motel and an auto wreck garage, will be demolished.




## Lot Data

| | |
|---|---|
| Parcels: | 3126049034<br>1532300095<br>1532300105 |
| Lot Area: | 51,331 SF |
| Zone: | C2-65 and LR2 |
| Height Limit: | 65' |
| Setbacks: | Per SMC 23.47A.014 Along rear or side lot line abutting a residential zone, 10 feet for portions of structures above 13 feet in height to a maximum of 65 feet. |
| Parking: | None required, but see options for amount provided. |
| ECA's: | None |

## Proposed Building Preferred Option #3

| | |
|---|---|
| Building Area: | 154,023 SF |
| FAR Allowed: | 4.25 |
| FAR Proposed: | 3.47 |
| Floors: | 4 |
| Height: | 58' 9" |
| Parking: | 14 |

1. Warehouse
2. Used Car Lot
3. Car Mechanic
4. Days Inn Aurora North
5. Puget Sound Energy
6. Dunn Lumber
7. Crown Inn & Market
8. Northwest Jui-Jitsu Club
9. AAA Spraying

# INTRODUCTION

## PARCEL DATA AND ZONING MAP

| Details | Pros | Cons |
|---|---|---|

OPTION #1 *Optimal FAR and Maximum Height - Code Compliant*

**DESCRIPTION:**
This massing option represents optimal utilization of the FAR and the land use code-prescribed building height limit, creating a massive building with an unmitigated volume. This option is the most profitable and most efficient in terms of number of units and net rentable floor area.

**DATA**

| | |
|---|---|
| Floors: | 6 |
| Height: | 65' |
| Total SF: | 177,492 SF |
| FAR: *(Maximum/Proposed)* | 4.25/3.46 |
| Parking: | 20 |

**Pros**

- *FAR optimized.*
- *Building height maximized.*
- *Ideal net rentable area.*
- *Main building entry addresses Aurora Avenue, providing opportunities to capitalize on transit and pedestrian-oriented characteristics of the area.*

**Cons**

- *Massive building bulk/ volume.*
- *Unmitigated scale transition between zones.*
- *Severely utilitarian building envelope .*
- *Problematic internal vehicular circulation with long East-West drive aisle and single entry/exit point.*
- *Six-story option requires construction type to be 2-A, which is problematic from a cost standpoint.*
- *Unarticulated/unmodulated wall on South side facing residential zone.*

OPTION #2 *Colonnaded Frontage - Requires Departure*

**DESCRIPTION:**
This option has a comparatively lower profile, with four stories instead of six. In order to optimize square footage, the upper floors are projected closer to Aurora Avenue, in the process creating a colonnade at street level. This gives the main façade the appearance of a floating mass, lending a light, airy feel to the street frontage.

**DATA**

| | |
|---|---|
| Floors: | 4 |
| Height: | 48' |
| Total SF: | 129,578 SF |
| FAR: *(Maximum/Proposed)* | 4.25/2.52 |
| Parking: | 20 |

**Pros**

- *Pedestrian oriented frontage.*
- *Building bulk mitigated by colonnade at Aurora Avenue frontage.*
- *Modulated, greenscaped wall on South side facing residential zones reduces perceived bulk.*

**Cons**

- *Stark, utilitarian appearance.*
- *Problematic internal vehicular circulation with only East-West drive aisle and single entry/exit point.*
- *Required zoning departure to recapture rentable area lost due to modulation on South side.*

OPTION #3 *Split Volumes: Past and Present - Requires Departure*

**DESCRIPTION:**
This option could best be described as an amalgam of the traditional and the modern, with the former represented by the southern block rendered in brick and accent cornices echoing Seattle's landmark buildings, and the latter by the more subdued northern block clad in metal siding. A glazed vertical recess on the Aurora frontage acts as a hinge between these two contrasting volumes.

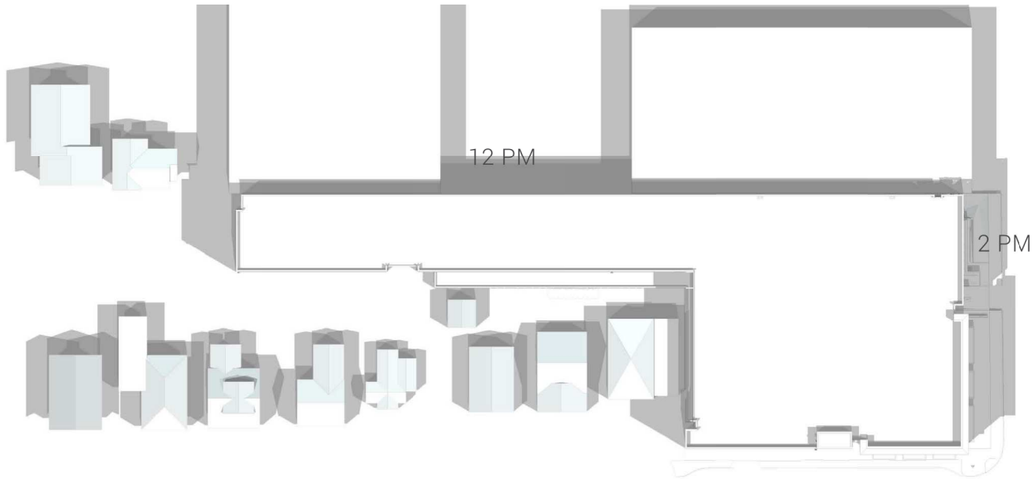
**DATA**

| | |
|---|---|
| Floors: | 4 |
| Height: | 50' |
| Total SF: | 137,604 SF |
| FAR: *(Maximum/ Proposed)* | 4.25/2.68 |
| Parking: | 16 |

- *Modulated, articulated massing for visual interest.*
- *Progressive design juxtaposed with traditional motifs creates a strong architectural presence.*
- *Clear separation of main point of contact for public functions (along Aurora Avenue) and services/ utilities (along 93rd Street).*
- *Generous fenestration at South-East block serves as life-size advertisement of building's inner workings.*
- *Efficient internal vehicular circulation with vehicular entry on Aurora Avenue and exit on 93rd Street.*
- *Modulated, greenscaped wall on South side facing residential zones reducing perceived bulk.*

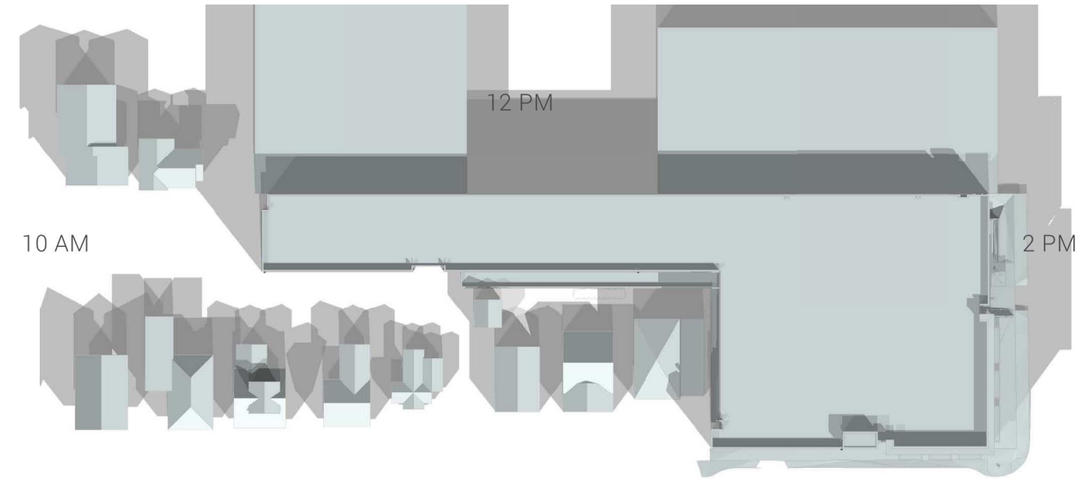
APPROVED PREFERRED OPTION

# EDG OPTIONS



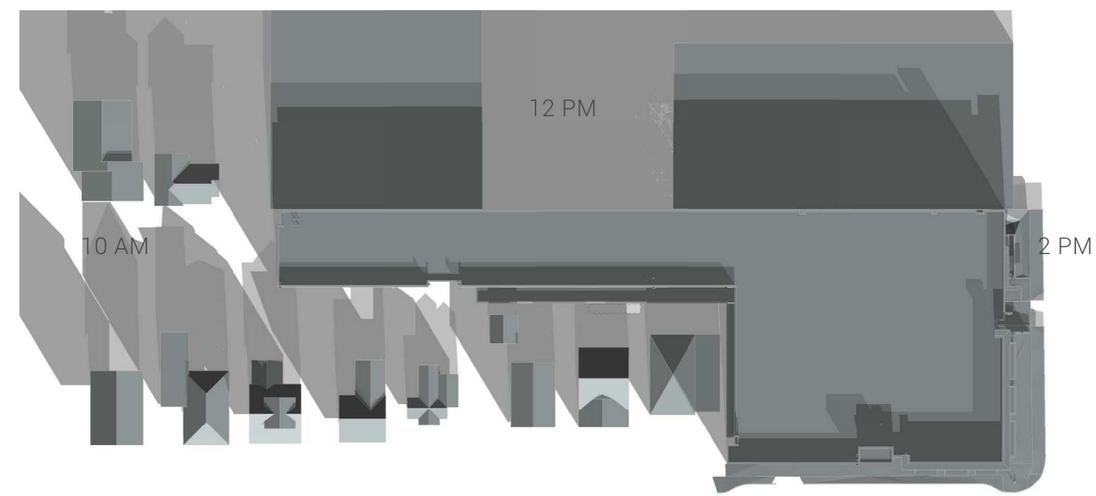

SUMMER SOLSTICE

*June 21st*




SPRING AND FALL EQUINOXES

The overall solar impact of the project on neighboring buildings is very minimal. There will be shadows cast on the easternmost houses along 93rd in the morning hours. Most of the shadow that is cast by the new building falls on the already blank walls and roof of the commercial/industrial buildings to the North.




WINTER SOLSTICE

*December 21st*

# SOLAR IMPACT

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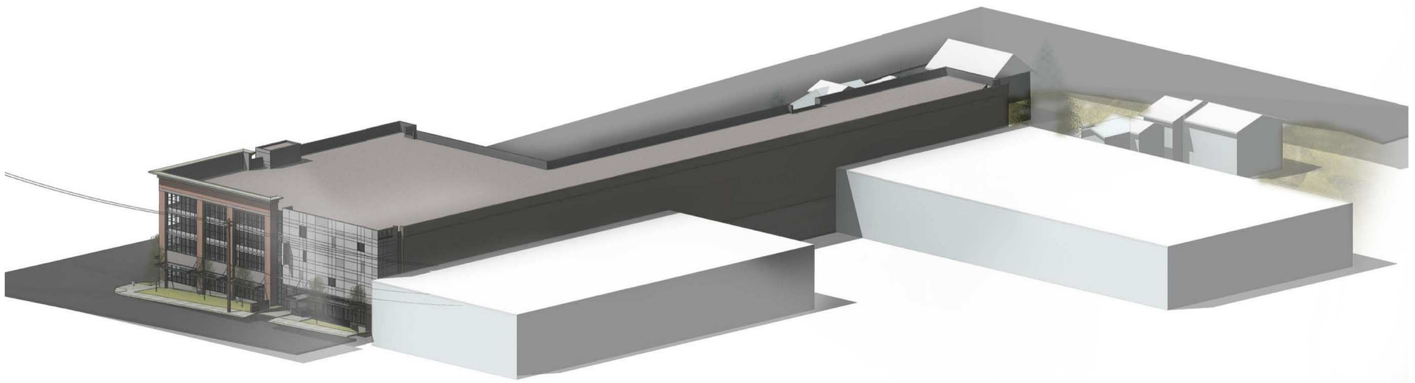
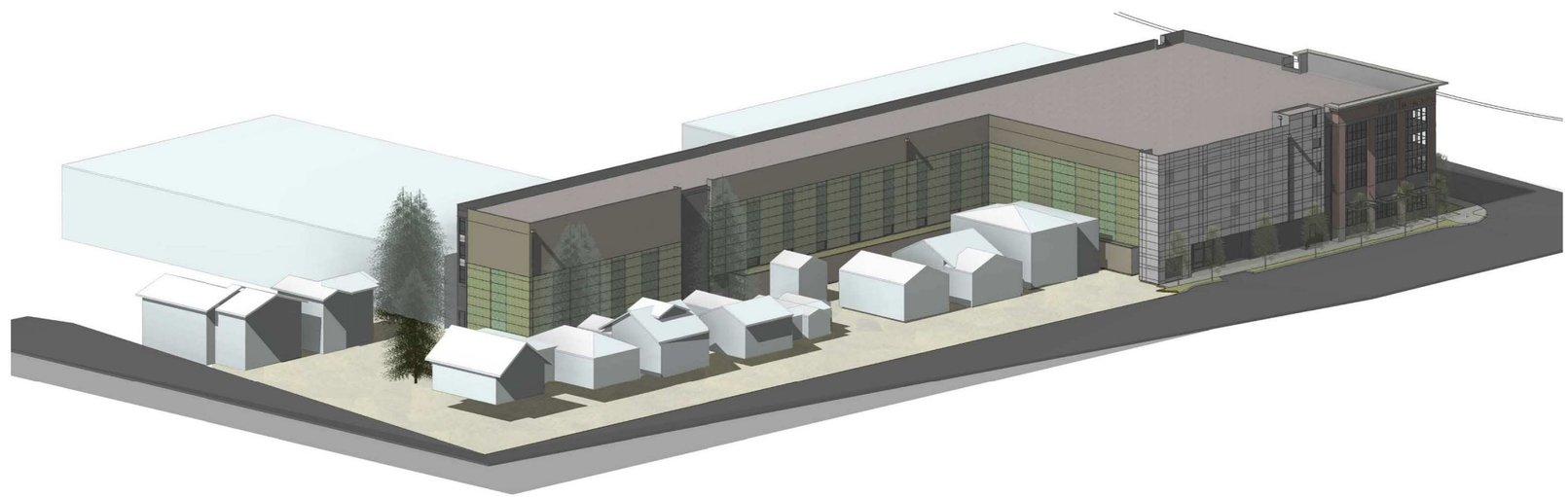
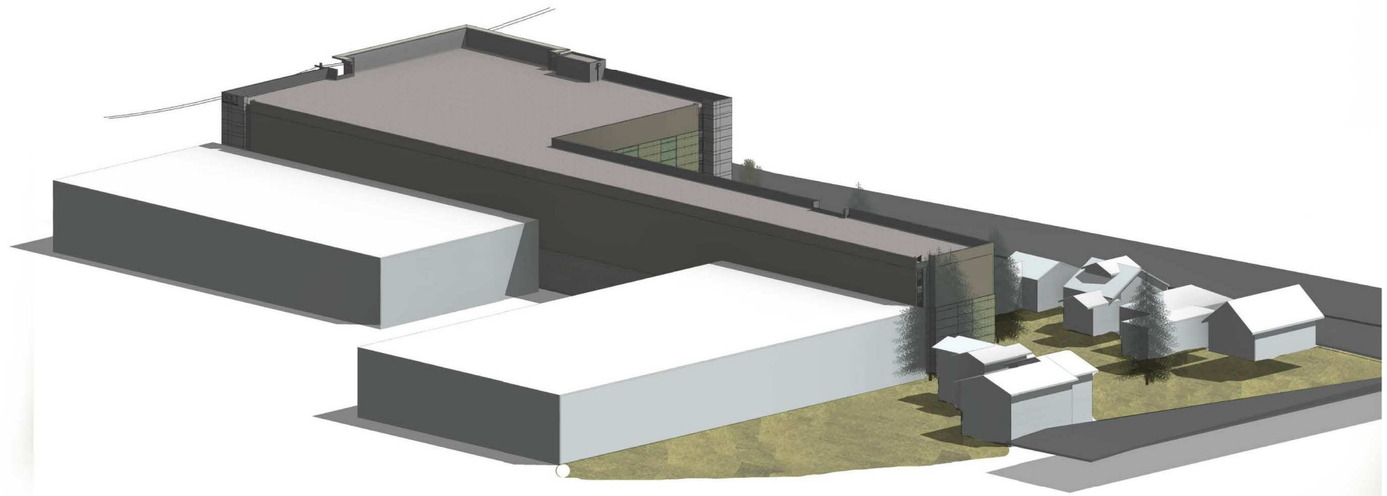
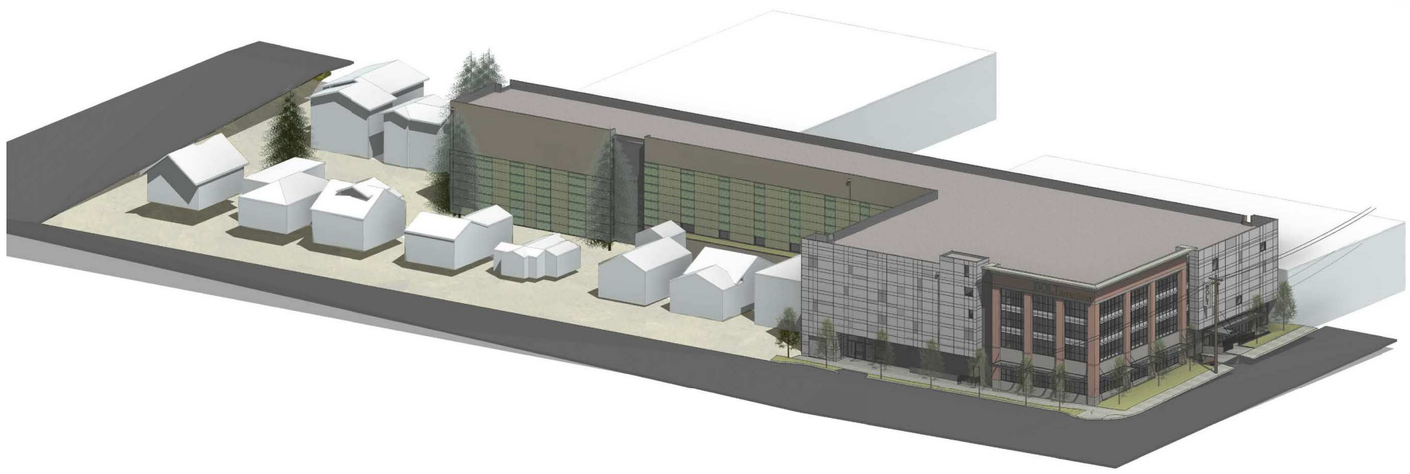




# NORTH EAST/SOUHWEST





# SOUTHEAST/NORTH WEST

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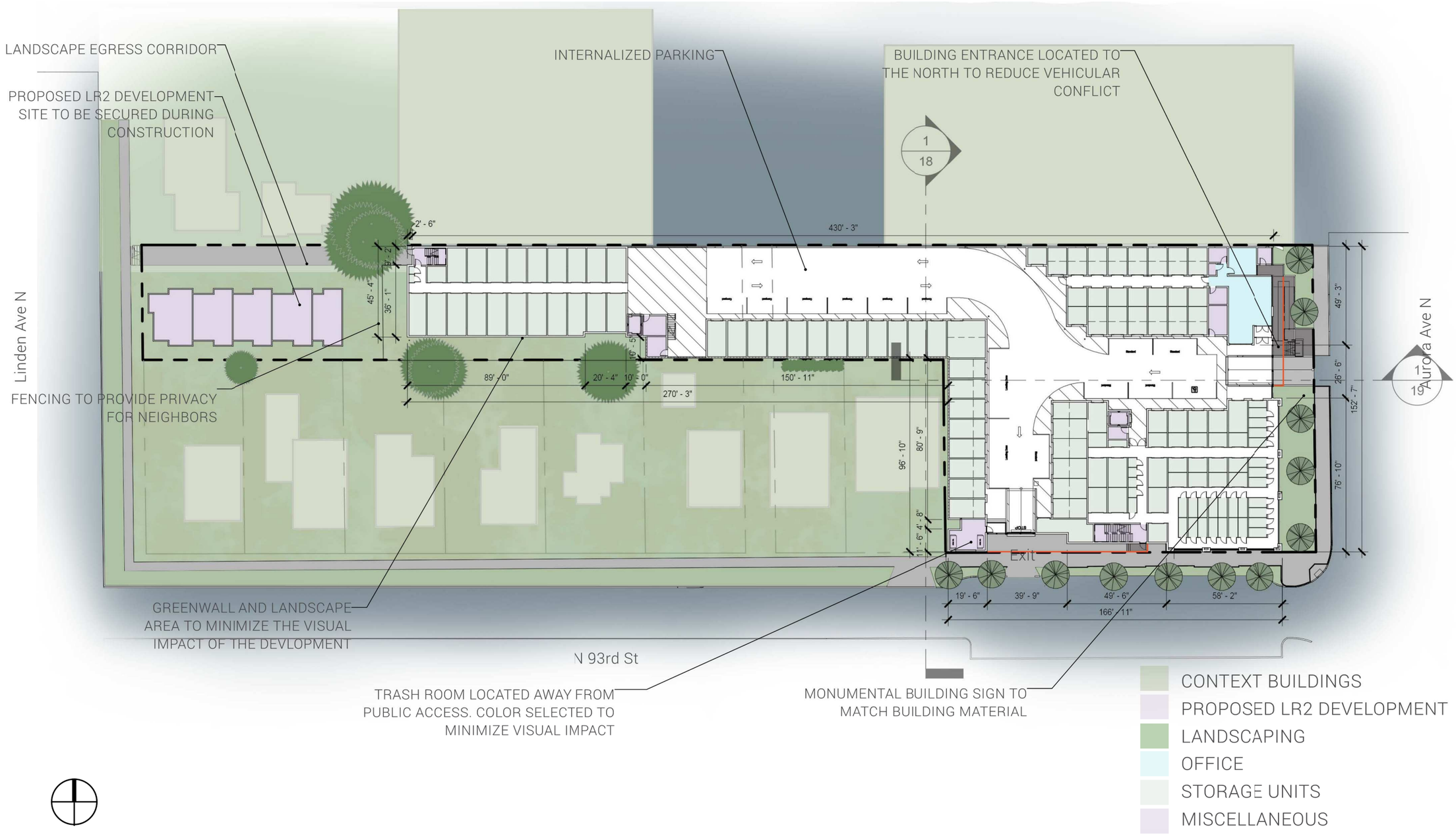
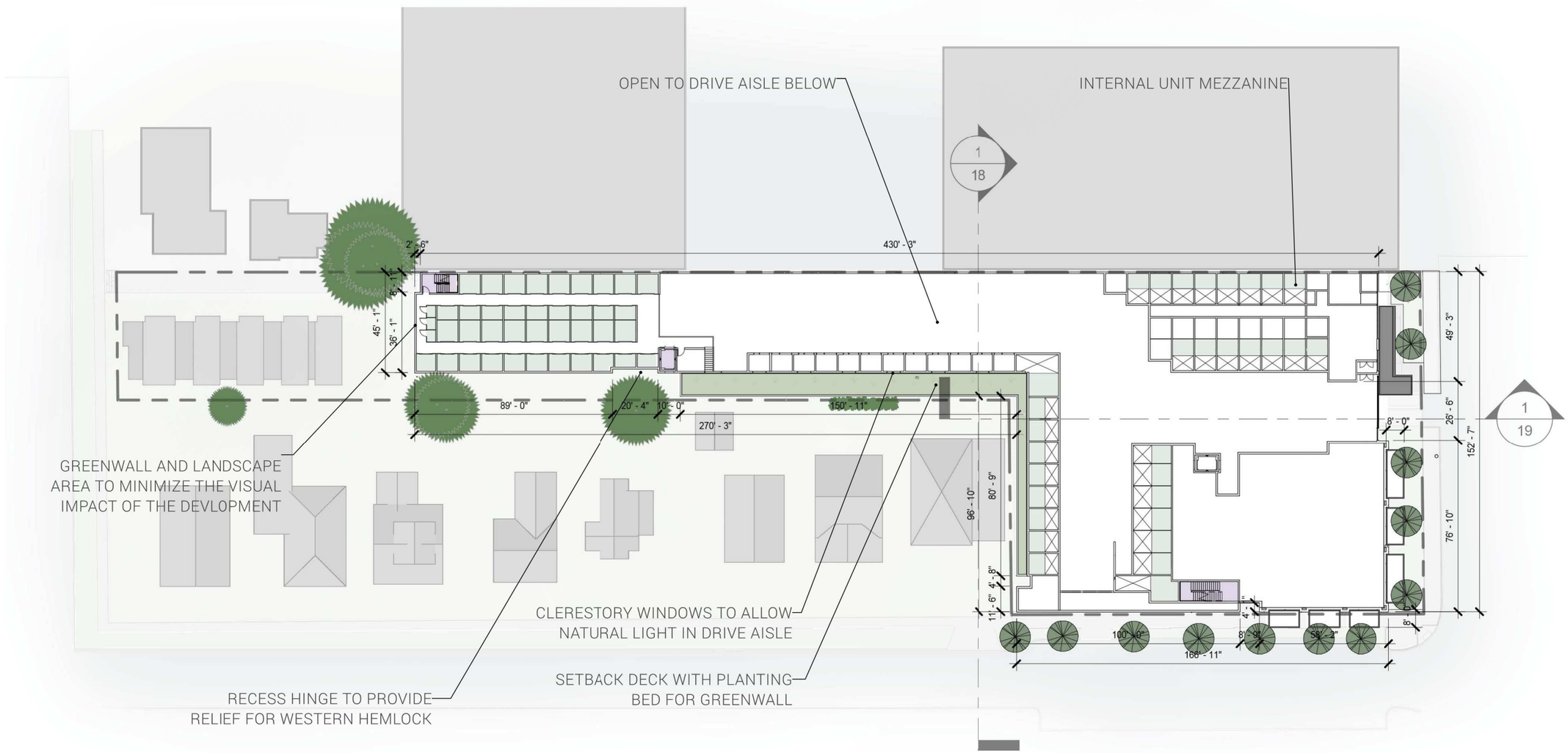



# SITE PLAN

## Site Plan With Neighborhood Context




# MEZZANINE FLOOR PLAN

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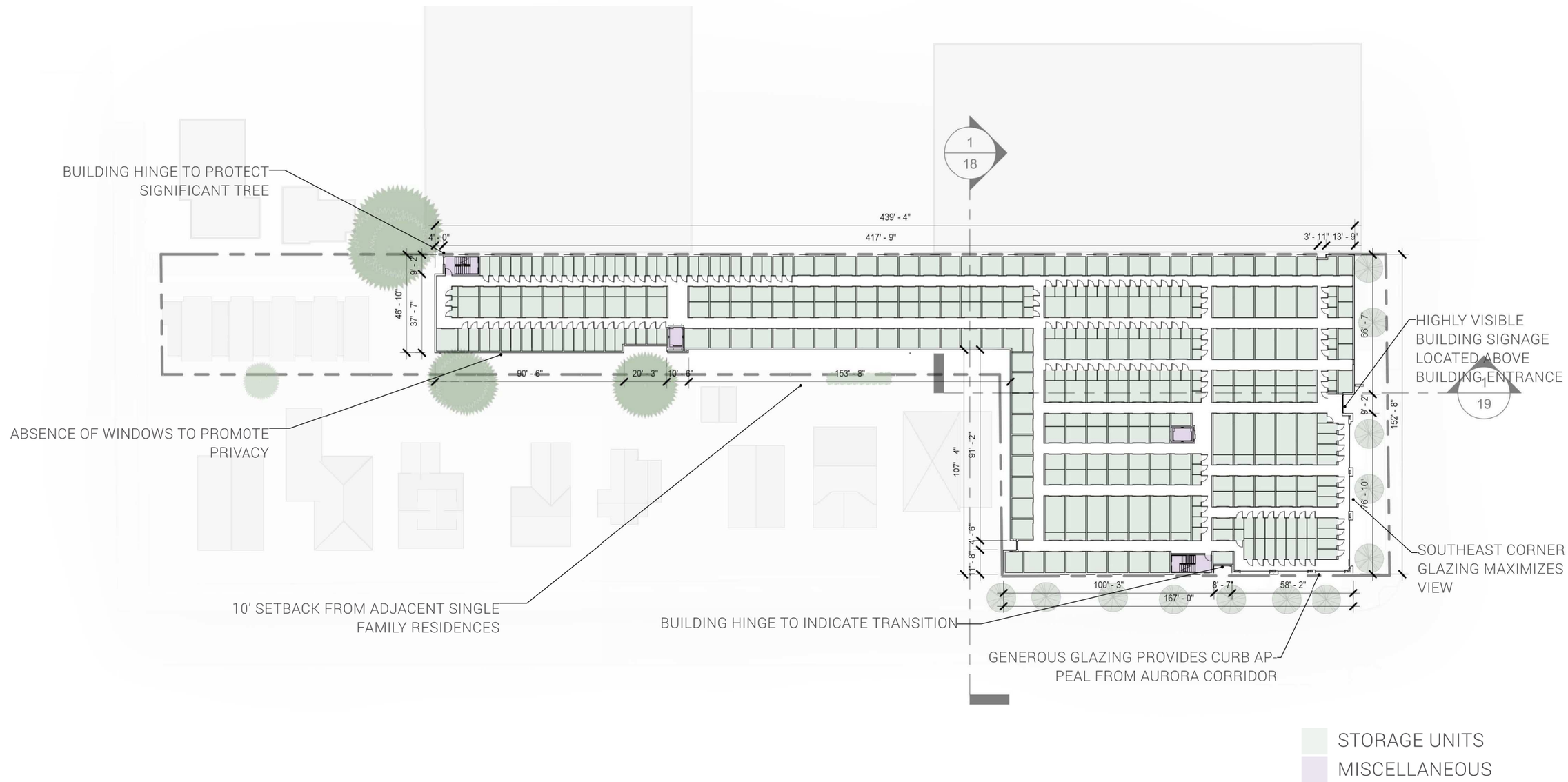
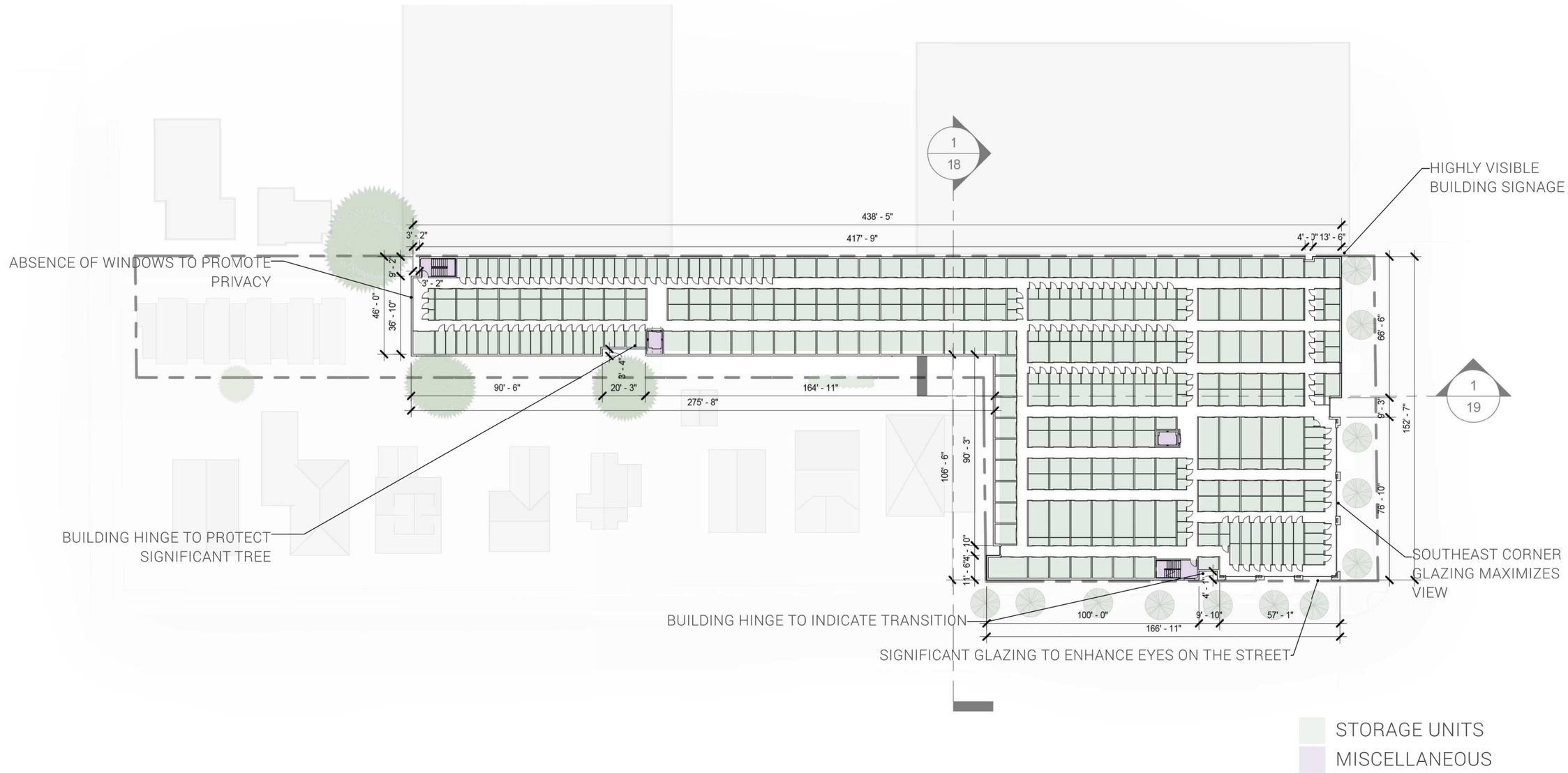
# LEVEL 2 FLOOR PLAN



**LEVEL 2 Floor Plan with Program**




# LEVEL 3 FLOOR PLAN




# 10 LEVEL 4 FLOOR PLAN

**Level 4 Floor Plan With Program**

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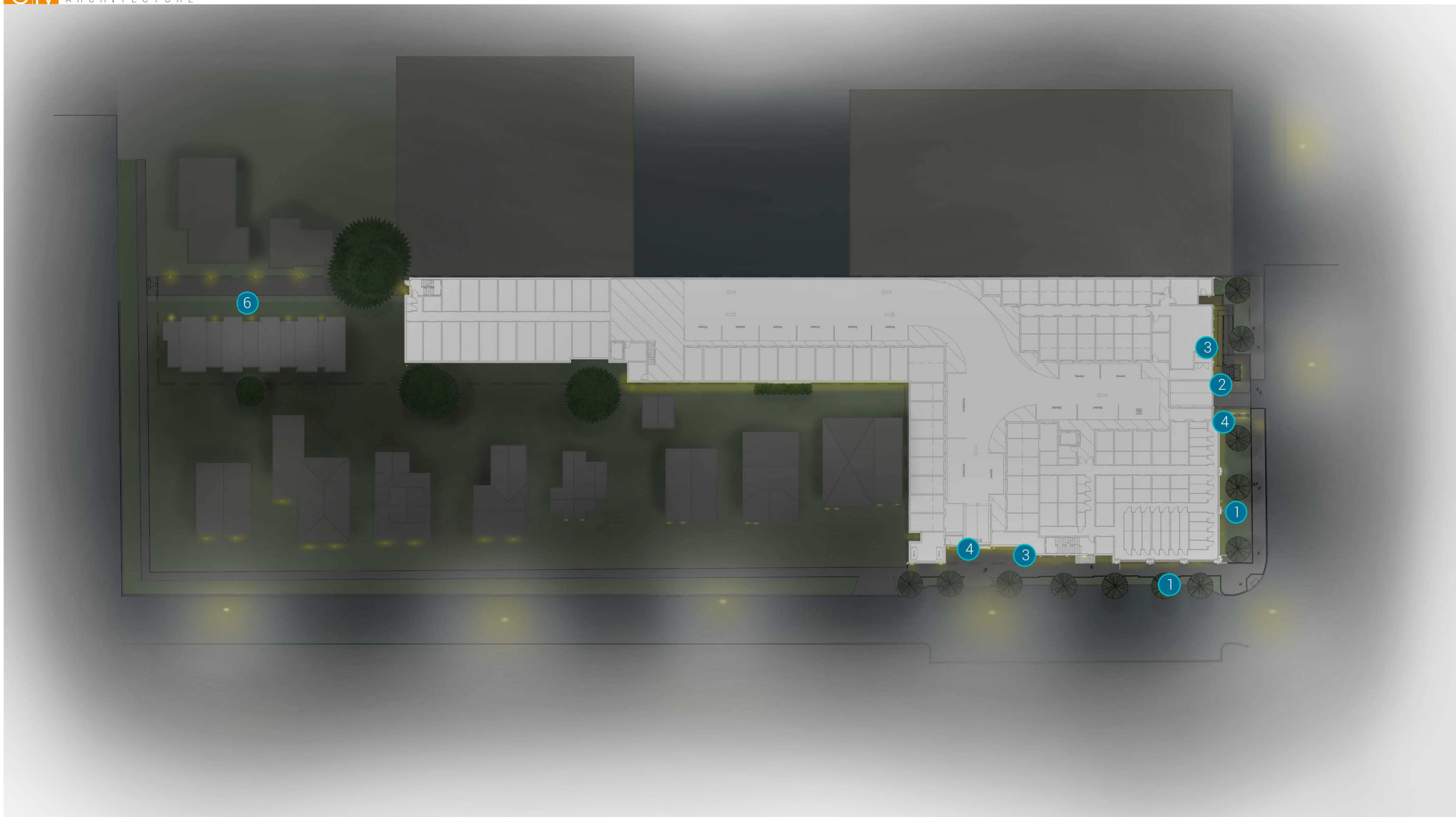
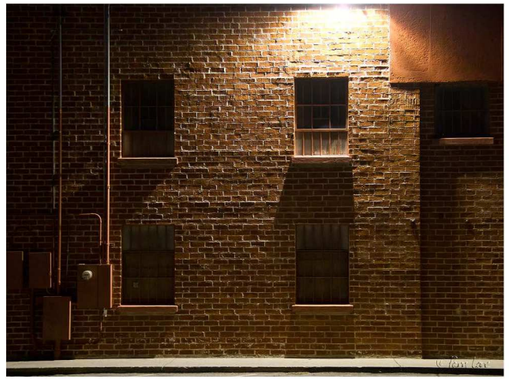
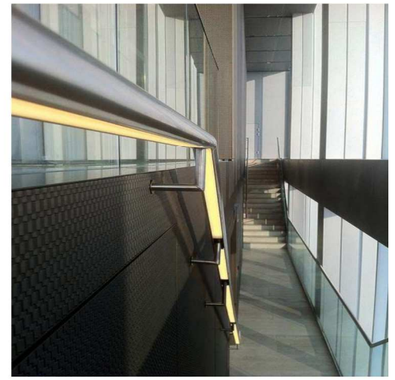



# CONCEPTUAL LIGHTING

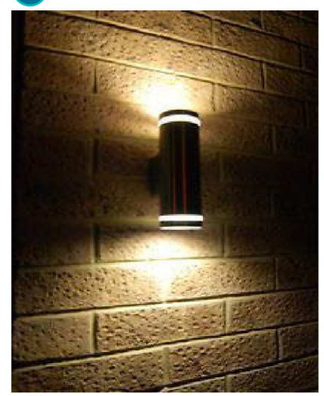


1 Exterior Lighting: Exterior Sconce Illuminating traditional brick

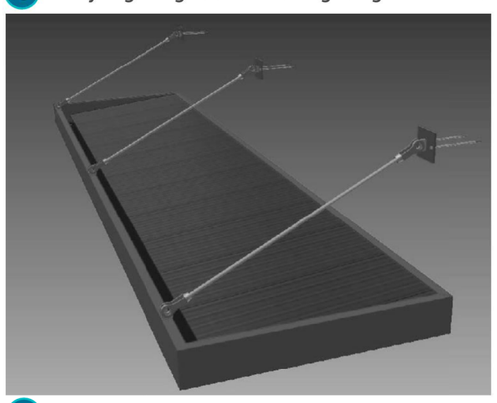
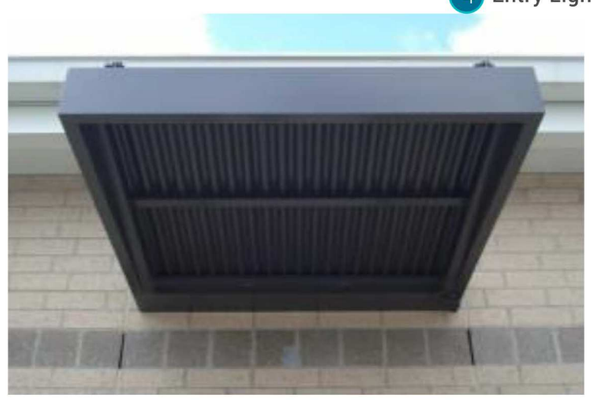
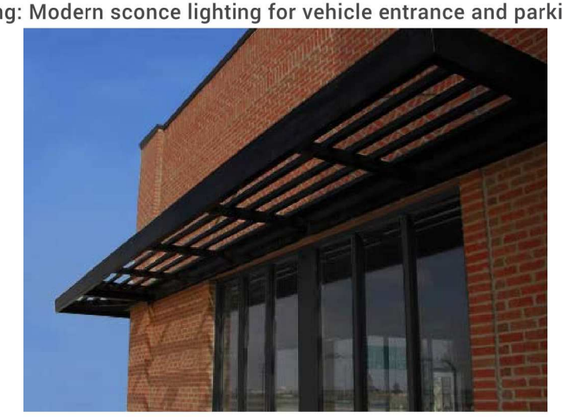


2 Ramp/Stair Lighting: LED strips inserting into guardrail

3 Entry Lighting: Concealed lighting near entrance



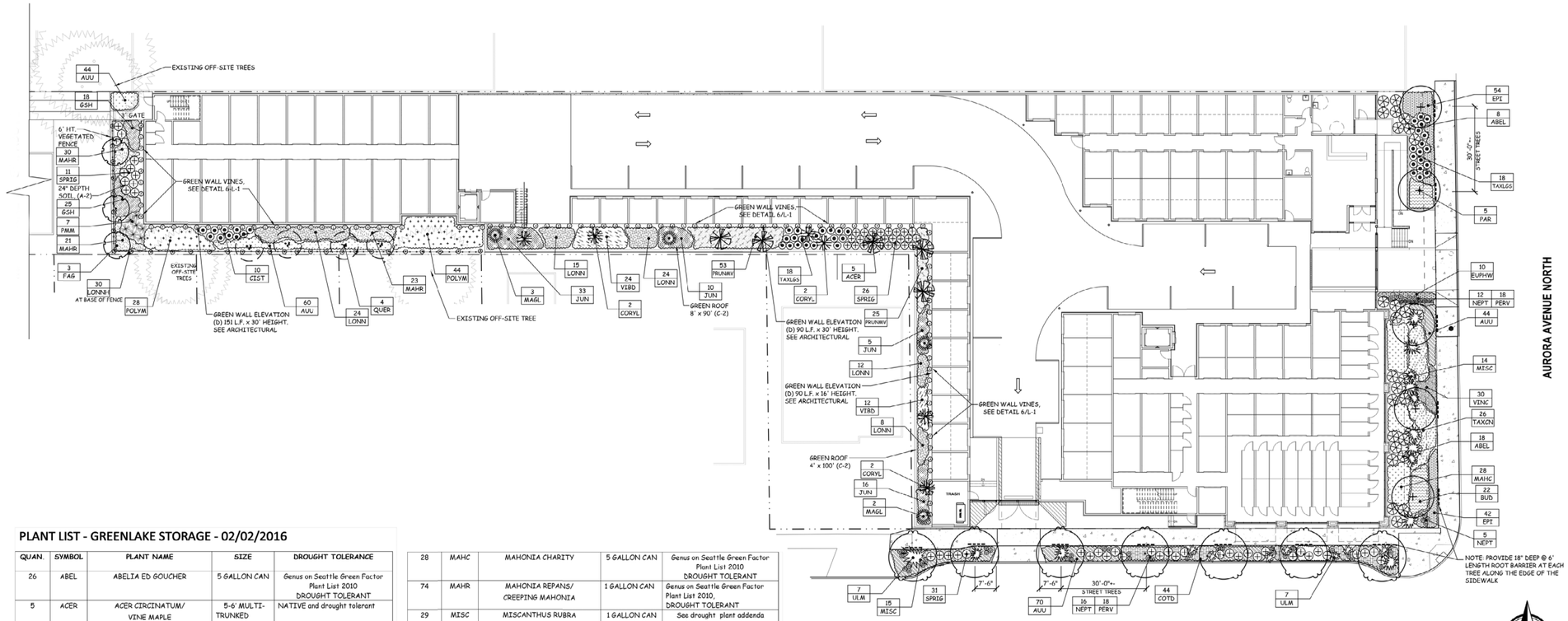
4 Entry Lighting: Modern sconce lighting for vehicle entrance and parking

5 Awnings: Modern metal awnings providing protection against adverse weather and as a method of wayfinding for pedestrians

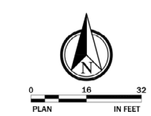
6 Exterior Lighting: Safety Lighting on Egress Corrdior

# ARCHITECTURAL FEATURES




## LANDSCAPE PLAN

SCALE: N.T.S.

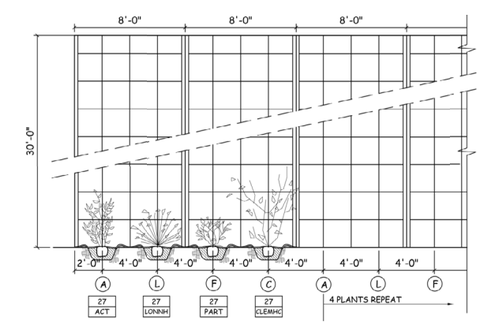



### PLANT LIST - GREENLAKE STORAGE - 02/02/2016

| QUAN. | SYMBOL | PLANT NAME | SIZE | DROUGHT TOLERANCE |
|---|---|---|---|---|
| 26 | ABEL | ABELIA ED GOUCHER | 5 GALLON CAN | Genus on Seattle Green Factor Plant List 2010 DROUGHT TOLERANT |
| 5 | ACER | ACER CIRCINATUM/ VINE MAPLE | 5-6' MULTI-TRUNKED | NATIVE and drought tolerant |
| 3 | ACEROG | ACER RUBRUM "October glory" October glory MAPLE | 8-10 ' 2" CALIPER | REQUIRED BY CITY ARBORIST. SDOT Genus approved for City Streets. DROUGHT TOLERANT |
| 264 | AUU | ARCTOSTAPHYLOS UVA URSI | 1 GALLON CAN 24" TRI SP | Genus on Seattle Green Factor Plant List 2010, native plant DROUGHT TOLERANT |
| 22 | BUD | BUDDLEIA LO AND BEHOLD | 1 GALLON CAN | See drought plant addenda, sterile DROUGHT TOLERANT |
| 10 | CALG | CALAMAGROSTIS X KARL FOERSTER/ FEATHER REED GRASS | 1 GALLON | See drought plant addenda DROUGHT TOLERANT |
| 10 | CIST | CISTUS COBARIENSIS/ ROCK ROSE | 2 GALLON CAN | Genus on Seattle Green Factor Plant List 2010, |
| 6 | CORYL | CORYLOS CORNUTA/ HAZELNUT | 5-6' B/B | NATIVE and drought tolerant |
| 98 | COTD | COTONEASTER DAMMERI | 4" POTS | Genus on Seattle Green Factor Plant List 2010 DROUGHT TOLERANT |
| 96 | EPI | EPIMEDIUM GRANDIFLORA LILAFEE /BARRENWORT | 1 GALLON CAN | See drought plant addenda DROUGHT TOLERANT |
| 10 | EUPHW | EUPHORBIA WULFENII | 1 GALLON CAN 24" TRI SP | See drought plant addenda DROUGHT TOLERANT |
| 3 | FAG | FAGUS SYLVATICA PURPUREA/ COPPER BEECH | 2.5" CALIPER | See drought plant addenda DROUGHT TOLERANT |
| 43 | GSH | GAULTHERIA SHALLON/ SALAL | 4" POTS, 24" TRI SP. | Genus on Seattle Green Factor Plant List 2010, native plant DROUGHT TOLERANT |
| 64 | JUN | JUNIPERUS SABINA | 1 GALLON CAN | Genus on Seattle Green Factor Plant List 2010, DROUGHT TOLERANT |
| 83 | LONN | LONNICERA NITIDA | 1 GALLON CAN | Genus on Seattle Green Factor Plant List 2010, DROUGHT TOLERANT |
| 30 | LONNH | LONICERA HENRYI/ HENRYS EVERGREEN HONEYSUCKLE | 1 GALLON CAN | See drought plant addenda DROUGHT TOLERANT |
| 5 | MAGL | MAGNOLIA LOBNERI MERRELL | 3-4' B/B | See drought plant addenda DROUGHT TOLERANT |
| 28 | MAHC | MAHONIA CHARITY | 5 GALLON CAN | Genus on Seattle Green Factor Plant List 2010 DROUGHT TOLERANT |
| 74 | MAHR | MAHONIA REPANS/ CREEPING MAHONIA | 1 GALLON CAN | Genus on Seattle Green Factor Plant List 2010, DROUGHT TOLERANT |
| 29 | MISC | MISCANTHUS RUBRA | 1 GALLON CAN 24" TRI SP | See drought plant addenda DROUGHT TOLERANT |
| 5 | NEPT | NEPTETA CATARIA WALKERS LOW CATNIP | 1 GALLON CAN | Genus on Seattle Green Factor Plant List 2010 DROUGHT TOLERANT |
| 5 | PAR | PARROTIA PERSICA/PERSIAN IRONWOOD | 2.5 " CALIPER with root barrier per SDOT standards | See drought plant addenda. SDOT approved for City Streets DROUGHT TOLERANT |
| 45 | PERV | PERVOSKIA ATRIPLIFOLIA RUSSIAN SAGE | 1 GALLON CAN | See drought plant addenda DROUGHT TOLERANT |
| 19 | PMM | PINUS MUGHO MUGUS/ MUGHO PINE | 2 GALLON CAN | Genus on Seattle Green Factor Plant List 2010, DROUGHT TOLERANT |
| 72 | POLYM | POLYSTICHUM MUNITUM/ SWORD FERN | 1 GALLON CAN | NATIVE and drought tolerant |
| 78 | PRUNMV | PRUNUS L. MOUNT VERNON/ MT. VERNON LAUREL | 1 GALLON CAN | See drought plant addenda DROUGHT TOLERANT |
| 4 | QUER | QUERCUS ROBUR FASTIGIATA/ FASTIGATE ENGLISH OAK | 2" CALIPER | See drought plant addenda DROUGHT TOLERANT |
| 68 | SPIRG | SPIRAEA GOLDMOUND | 2 GALLON CAN 30" TRI SP | Genus on Seattle Green Factor Plant List 2010 DROUGHT TOLERANT |
| 26 | TAXCN | TAXUS CUSPIDATA NANA AUREA | 1 GALLON | Genus on Seattle Green Factor Plant List 2010 DROUGHT TOLERANT |
| 36 | TAXLGS | TAXUS LOW GREEN SPREADER | 1 GALLON CAN | Genus on Seattle Green Factor Plant List 2010 DROUGHT TOLERANT |
| 14 | ULM | ULMUS PARVIFLORA EMERALD II/ CHINESE ELM | 2.5 " CALIPER with root barrier per SDOT standards | REQUIRED BY CITY ARBORIST SDOT approved for City Streets DROUGHT TOLERANT |
| 36 | VIBD | VIBURNUM DAVIDI/ DAVIDS VIBURNUM | 2 GALLON CAN | Genus on Seattle Green Factor Plant List 2010, DROUGHT TOLERANT |
| 30 | VINC | VINCA MINOR BOWLES/ BLUE PERIWINKLE | ONE GALLON | Genus on Seattle Green Factor Plant List 2010 DROUGHT TOLERANT |

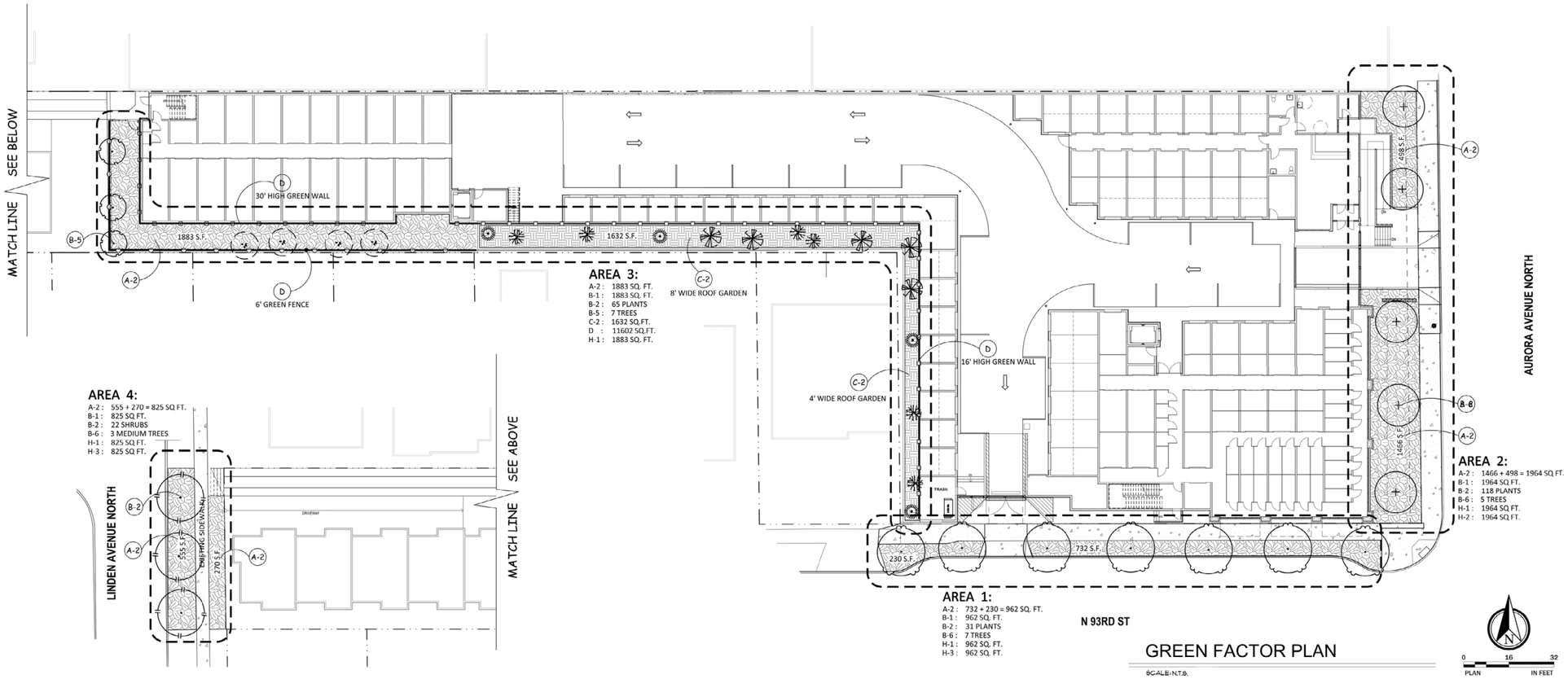
### GREEN WALL VINES

| | | | | |
|---|---|---|---|---|
| 27 | ACT | ACTINIDIA KOLOMIKTA/ KOLOMIKTA KIWI | 1 GALLON CAN | Irrigated separately with drip irrigation at the base of each plant |
| 27 | CLEMHC | CLEMATIS HARLOW CARR | 1 GALLON CAN | Irrigated separately with drip irrigation at the base of each plant |
| 27 | LONNH | LONNICERA HENRYI/ HENRYS EVERGREEN HONEYSUCKLE | 1 GALLON CAN | Irrigated separately with drip irrigation at the base of each plant |
| 27 | PART | PARTHENOCISSUS TRICUSPIDATA/ BOSTON IVY | 1 GALLON CAN | Irrigated separately with drip irrigation at the base of each plant |




## GREEN WALL PLANTING ELEVATION

SCALE: N.T.S.




# GREEN FACTOR PLAN

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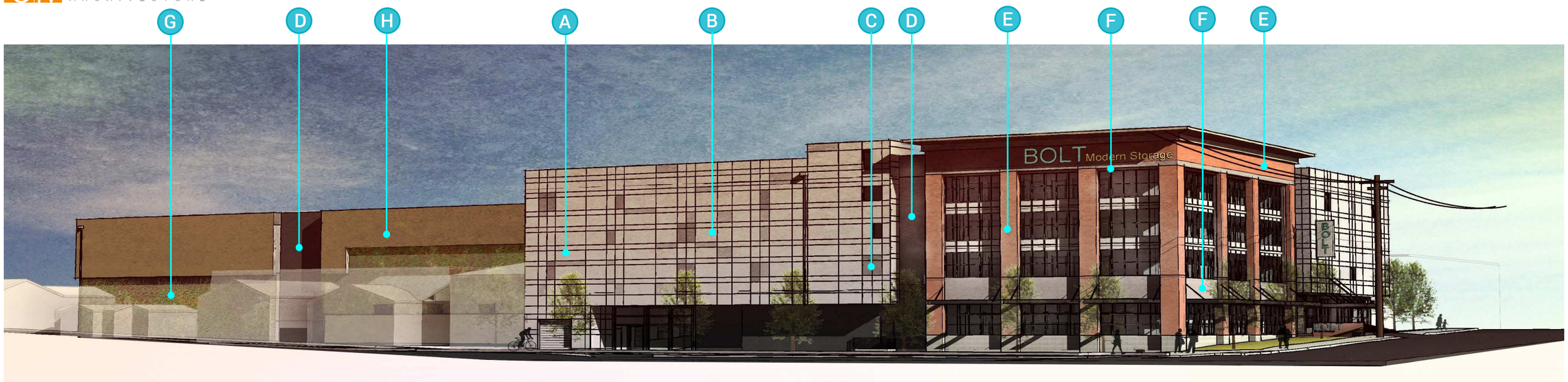
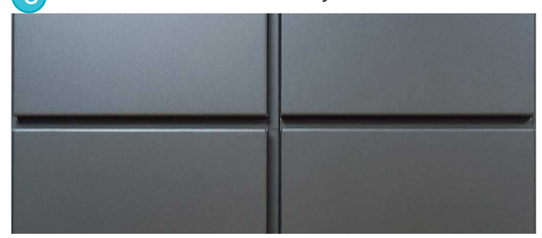
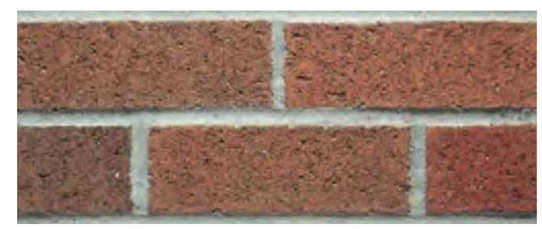



A Modular Metal Panel - Grey 1

C Modular Metal Panel - Grey 3



E Masonry - Mission Style Brick - Red Varitone

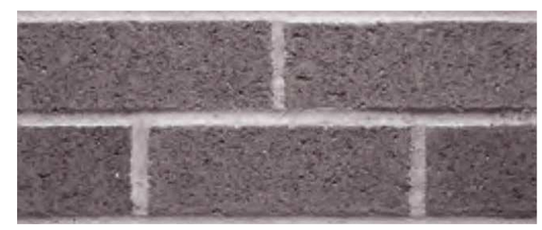


G Vegetative Wall

B Modular Metal Panel - Grey 2

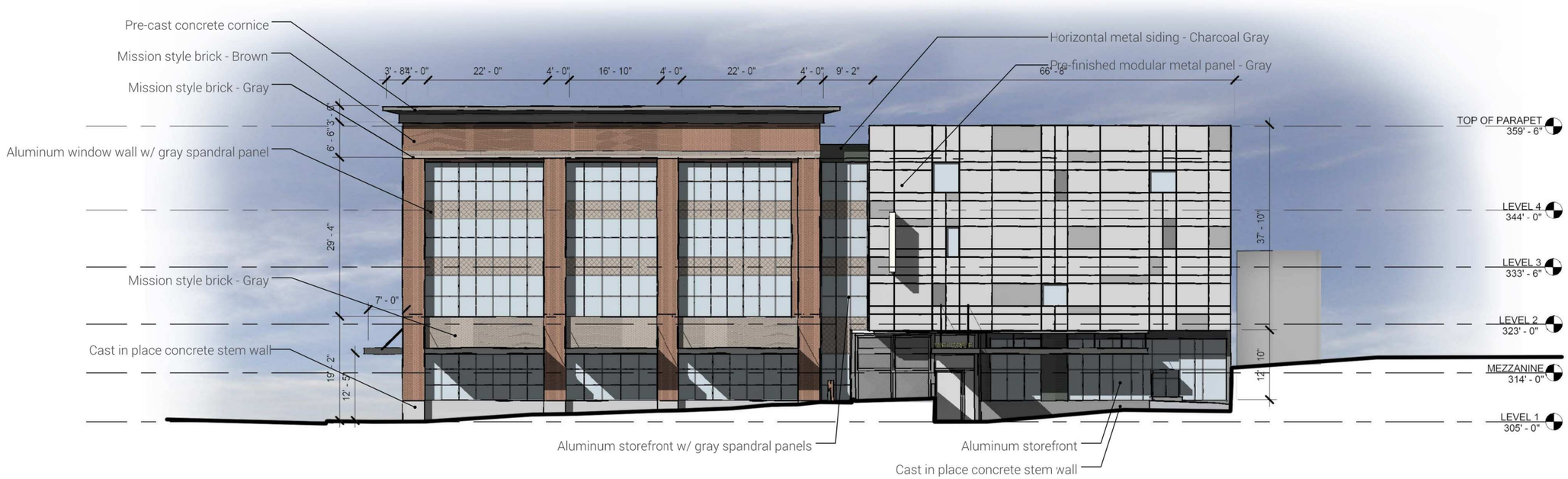
D Horizontal Metal Siding - Multi-Cor - Charcoal

F Masonry - Mission Style Brick - Grey Varitone

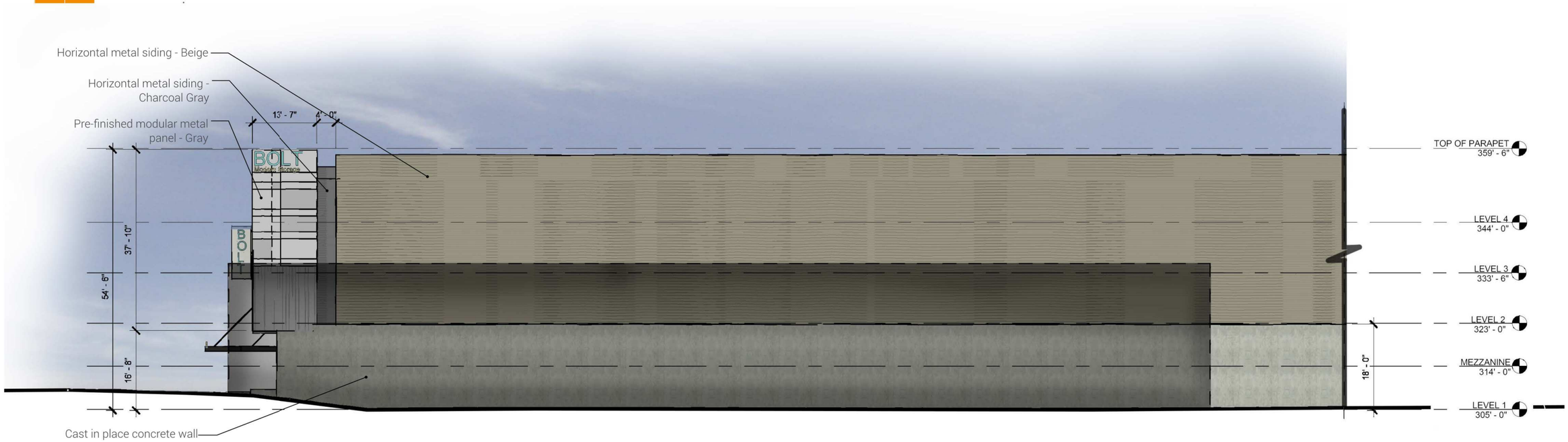


H Horizontal Metal Siding - Mega Rib - Surrey Beige

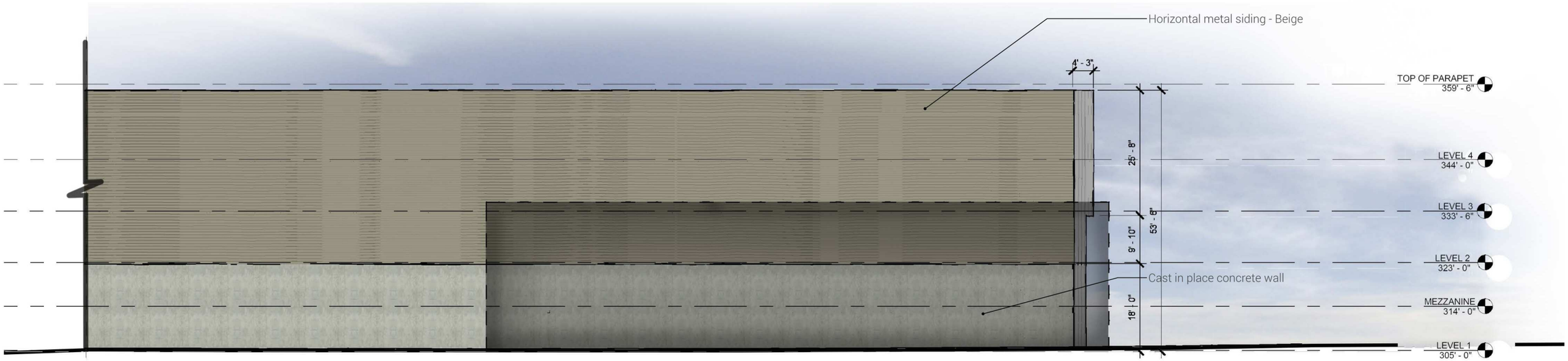
# SAMPLE MATERIAL BOARD

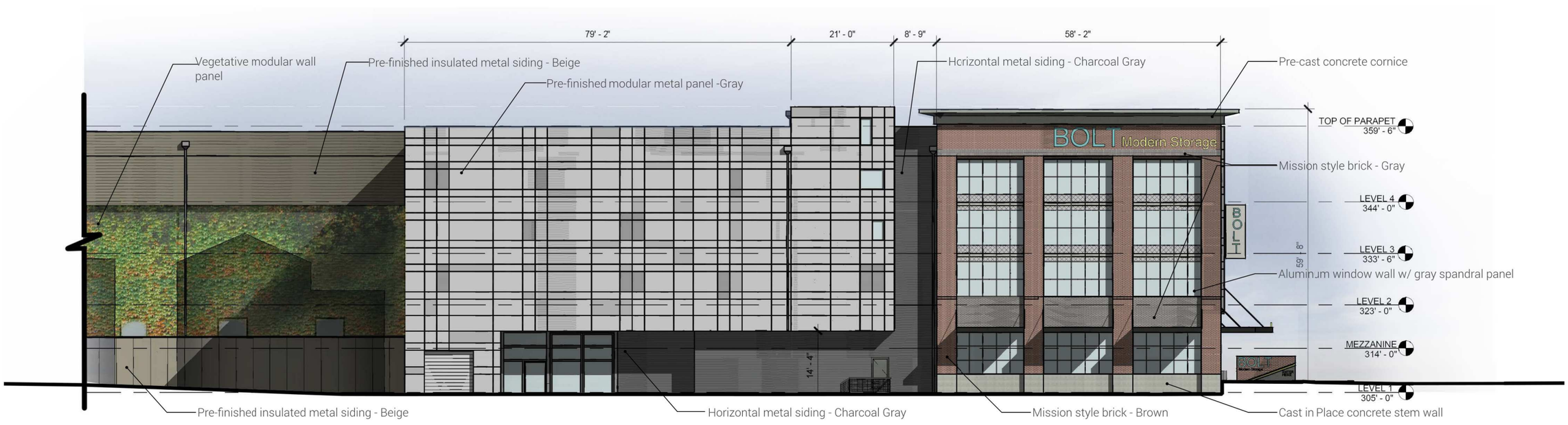


# EAST & WEST ELEVATION



# NORTH & SOUTH ELEVATIONS




# NORTH & SOUTH ELEVATIONS



**Greenlake Self Storage**
*9309 Aurora Ave - DPD 3019569*

**Architectural Elevations**

# NORTH-SOUTH SECTION

# EAST-WEST SECTION

# SIGNAGE

## Conceptual Signage From Aurora Avenue

# SIGNAGE

## Conceptual Signage From Aurora Avenue

1. Aurora Avenue has a complex history that has driven the economic and social characteristics of its environment.

2. Factors such as the automobile and construction of Interstate 5 have led to the rise and demise of this iconic corridor.

3. For decades, Aurora Avenue has suffered a steep decline from a prominent social artery to a refuge for Seattle's lower class.

4. Characterized by degradation, crime, and the economic underclass, the current state of Aurora Avenue has encouraged the residents of Seattle's northwest neighborhoods to reclaim this iconic corridor.

5. The revitalization effort of Aurora Avenue must not try to recreate the past, but to remember the history as an attempt to generate a new dialog.

1. A strong masonry cornerstone echos the rich architectural heritage on the surrounding neighborhoods.
2. Tall storefront windows further exemplify the importance of the building as a landmark of future development.
3. Diverse use of high quality materials create dynamic elevations that establish design cues for future development in the area.
4. Auto oriented signage pays tribute to the history of Aurora Avenue.
5. A defiant building edge & distinguished landscaping along Aurora contribute to a strong street edge.

## 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 Seattle, the neighborhood, and/or the site its 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. Examples of neighborhood and/or site features that contributed to a sense of place include patterns of streets or blocks, slopes, sites with prominent visibility, relationships to bodies of water or significant trees, natural areas, open spaces, iconic buildings or transportation junctions, and land seen as a gateway to the community.

CS2-A-2 Architectural Presence:
Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly. A site may lend itself to a "high-profile" design with significant presence and individual identity, or may be better suited to a simpler but quality design that contributes to the block as a whole. Buildings that contribute to a strong street edge, especially at the first three floors, are particularly important to the creation of a quality public realm that invites social interaction and economic activity. Encourage all building facades to incoproate design detail, articulation and quality materials.

# LOCATION IN THE CITY AND NEIGHBORHOOD

# SECTION PERSPECTIVE

1. The building ground floor has been depressed to help lower the vertical scale of the development.
2. A reduction in perceived height bulk and scale was achieved through modulation that directly corresponds to the adjacent single family zone.
3. The vegetative walls provide a unique visual aesthetic that promotes a more environmentally responsible design approach.
4. Existing factors such as significant trees are maintained and incorporated into the design to provide visual relief.
5. Landscaping and architectural design elements are incorporated into a greater than 10'-0" setback along to the majority of the south to help soften the scale of the more intense C2-65 zone.
6. Building hinges provide relief to the adjacent zones and allow locations for material changes to occur.
7. Although the scale of the proposed project is indicative of future development, particular attention was focused on achieving a successful transition from the current development surrounding the project.

*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. Note that existing buildings may or may not reflect the density allowed by zoning or anticipated by applicable policies.

CS2-D-2 Existing Site Features:
Site shape and vegetation of structures to help make a successful fit with adjacent properties; for example siting the greatest mass of the building on the lower part of the site or using an existing stand of trees to buffer building height from a smaller neighboring building.

CS2-D-3 Zone Transitions:
For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone(s). Projects should create a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development. Factors to consider:
a. Distance to the edge of a less (or more) intensive zone;
b. Differences in development standards between abutting zones;
c. The type of separation from adjacent properties (e.g. separation by property line only, by an alley or street or open space, or by physical features such as grade change);
d. Adjacencies to different neighborhoods or districts; adjacencies to parks, open spaces, significant buildings or view corridors; and
e. Shading to or from neighboring properties.

CS2-D-4 Massing Choices:
Strive for a successful transition between zones where a project abuts a less intense zone. In some areas, the best approach may be to lower the building height, break up the mass of the building, and/or match the scale of adjacent properties in building detailing. It may be appropriate in other areas to differ from the scale of adjacent buildings but preserve natural systems or existing features, enable better solar exposure or site orientation, and/or make for interesting urban form.

CS2-D-5 Respect for Adjacent Sites:
Respect adjacent properties with design and site planning to minimize disrupting the privacy and outdoor activities of residents in adjacent buildings.

## CS3 ARCHITECTURAL CONTEXT AND CHARACTER: CONTRIBUTE TO THE ARCHITECTURAL CHARACTER OF THE NEIGHBORHOOD.

*CS3-A Emphasizing Positive Neighborhood Attributes*

CS3-A-1 Fitting Old and New Together:
Create compatibility between new projects, and existing architectural context, including historic and modern designs, through building articulation, scale and proportion, roof forms, detailing, fenestration, and/or the use of complementary materials.

CS3-A-2 Contemporary Design:
Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles; as expressed through use of new materials or other means.

CS2-A-3 Established Neighborhoods:
In existing neighborhoods with a welldefined architectural character, site and design new structures to complement or be compatible with the architectural style and siting patterns of neighborhood buildings.

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.

1. The juxtaposition of traditional and modern design elements generates an architectural language that will provide cues for future development in the area.
2. Elements such as roof form, signage, materials, and proportion are derived from the local context and infused with contemporary flare.
3. As contribution to the neighborhood character, materials that promote characteristics of quality, longevity and beauty are utilized on highly visible facades.

2
1
1
BOLT
2
3

# CONCEPTUAL LIGHTING

## Evening Perspective From Aurora

1. In the interest of safety and transparency, significant glazing has been incorporated along the base level and upper stories to provide a connection between the user and the street.
2. Lighting along the public right of way will provided an additional level of safety for pedestrians and building users during evening hours.
3. By maximizing glazing on the base level, a transparency between building worker and user is established, enhancing the level of security.

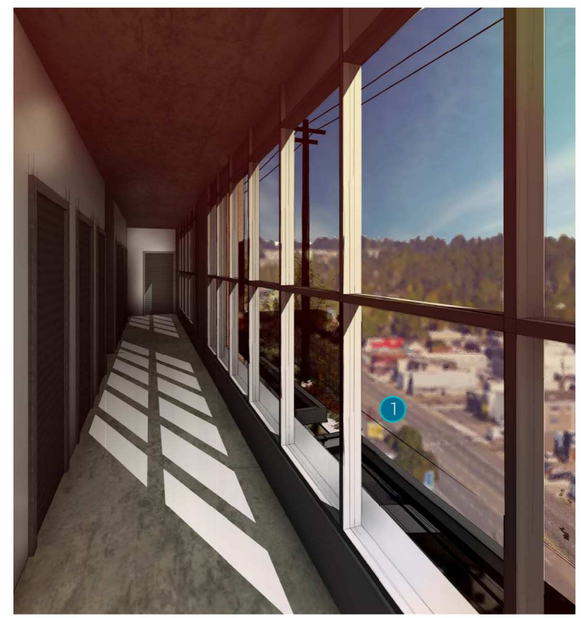
## PL2 WALKABILITY: CREATE A SAFE AND COMFORTABLE WALKING ENVIRONMENT THAT IS EASY TO NAVIGATE AND WELL-CONNECTED TO EXISTING PEDESTRIAN WALKWAYS AND FEATURES.

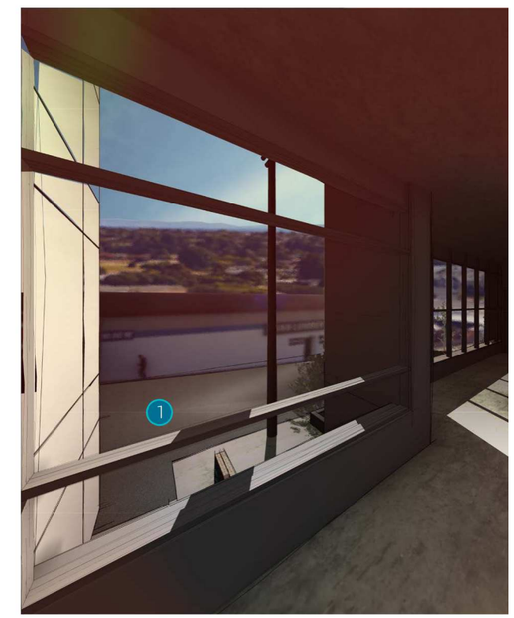
*PL2-B Safety and Security*

PL2-B-1 Eyes on the Street:
Create a safe environment by providing lines of sight and encouraging natural surveillance through strategic placement of doors, windows, balconies and street-level uses.

PL2-B-2 Lighting for Safety:
Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and/or security lights.

PL2-B-3 Street-Level Transparency:
Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies), where appropriate, by keeping views open into spaces behind walls or plantings, at corners, or along narrow passageways.



*PL2-D Wayfinding*

PL2-D-1 Design as Wayfinding: Use design features as a means of wayfinding wherever possible, and provide clear directional signage where needed.

## 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. 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.

PL3-A-2 Ensemble of Elements: Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features. Consider a range of elements such as:

a. overhead shelter: canopies, porches, building extensions;
b. transitional spaces: stoops, courtyards, stairways, portals, arcades, pocket gardens, decks;
c. ground surface: seating walls; special paving, landscaping, trees, lighting;
d. building surface/interface: privacy screens, upward-operating shades on windows, signage, lighting.

The building employs design cues to encourage human interation at street level and to create clear connections to building entries and edges by employing:

1. Transition in materiality
2. Recessed building entries
3. Awnings
4. Directional signage
5. Street level transparency

1
2
3
4
5
WELCOME
ENTER HERE
BOLT
Modern Storage

## PROJECT USES AND ACTIVITIES: OPTIMIZE THE ARRANGEMENT OF USES AND ACTIVITIES ON SITE.

*DC1-B Vehicular Access and Circulation*

DC1-B-1 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 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;
c. employing a multi-sensory approach to areas of potential vehiclepedestrian conflict such as garage exits/entrances. Design features may include contrasting or textured pavement, warning lights and sounds, and similar safety devices.

DC1-B-2 Facilities for Alternative Transportation: Locate any facilities for alternative transportation such as shared vehicles, carpooling and charging stations for electric vehicles in prominent locations that are convenient and readily accessible to expected users.

*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.

DC1-C-2 Visual Impacts: Reduce the visual impacts of parking lots, parking structures, entrances, and related signs and equipment as much as possible. Consider breaking large parking lots into smaller lots, and/ or provide trees, landscaping or fencing as a screen. Design at-grade parking structures so that they are architecturally compatible with the rest of the building and streetscape.

DC1-C-3 Multiple Uses: Design parking areas to serve multiple uses such as children's play space, outdoor gathering areas, sports courts, woonerf, or common space in multifamily projects.

DC1-C-4 Service Uses: Locate and design service entries, loading docks, and trash receptacles away from pedestrian areas or to a less visible portion of the site to reduce possible impacts of these facilities on building aesthetics and pedestrian circulation. Where service facilities abut pedestrian areas or the perimeter of the property, maintain an attractive edge through screening, plantings, or other design treatments.

1. Building entries/lobbies are designed to have a direct visual relationship to Aurora Avenue.
2. Building entries are clearly identifiable using canopies, ramping sidewalks, landscaping and signage.
3. The project will only have one curb cut along Aurora Avenue this will minimize conflict and between vehicles and pedestirans entering the building.
4. Building office is located at north side of drive aisle to allow safe pedestrian travel to and from the building office.
5. Parking is effectivley screened by locating all stalls within the building envelope

# VEHICULAR ACCESS & PARKING

# SECTION PERSPECTIVE



**Greenlake Self Storage**
*9309 Aurora Ave - DPD 3019569*

## 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. 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.

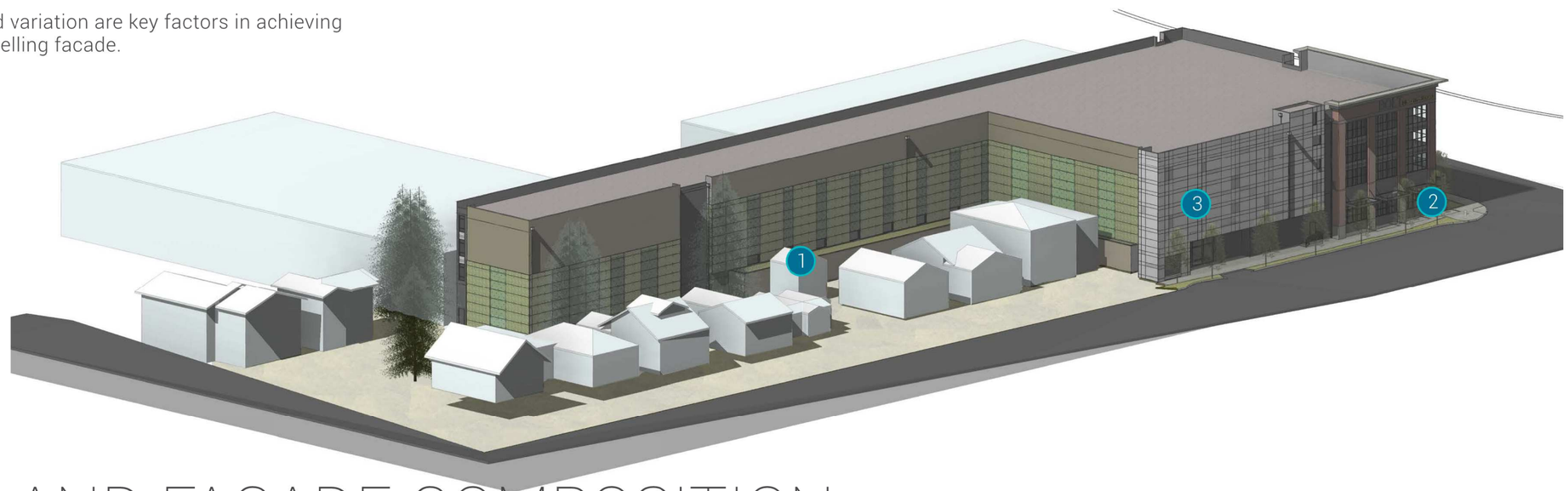
DC2-A-2 Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects. Consider creating recesses or indentations in the building envelope; adding balconies, bay windows, porches, canopies or other elements; and/or highlighting building entries.

*DC2-B Architectural and Façade 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.

DC2-B-2 Blank Walls: Avoid large blank walls along visible façades wherever possible.

1. To reduce the bulk of the proposed building to adjacent buildings a 10' setback has been used.
2. Secondary architectural features such as awnings and exterior light fixtures help reduce the bulk of the proposed structure.
3. A combination of repetition and variation are key factors in achieving a visually interesting and compelling facade.




# MASSING AND FAÇADE COMPOSITION

1. Walkways and other paved surfaces at street level will be finished in distinctive colors and textures in order to enhance the visual amenity of the pedestrian environment along Aurora Avenue.
2. Plant selection provides a diverse range of vegetation that will provide a dynamic natural landscape to complimnet the building through the life of the project.
3. Street trees establish a visual delineation and natural relief between the project and the busy streetscapes of Aurora Avenue and 93rd Street

## DC4 EXTERIOR ELEMENTS AND FINISHES: USE APPROPRIATE AND HIGH QUALITY ELEMENTS AND FINISHES FOR THE BUILDING AND ITS OPEN SPACES.

*DC4-D Trees, Landscape and Hardscape Materials*

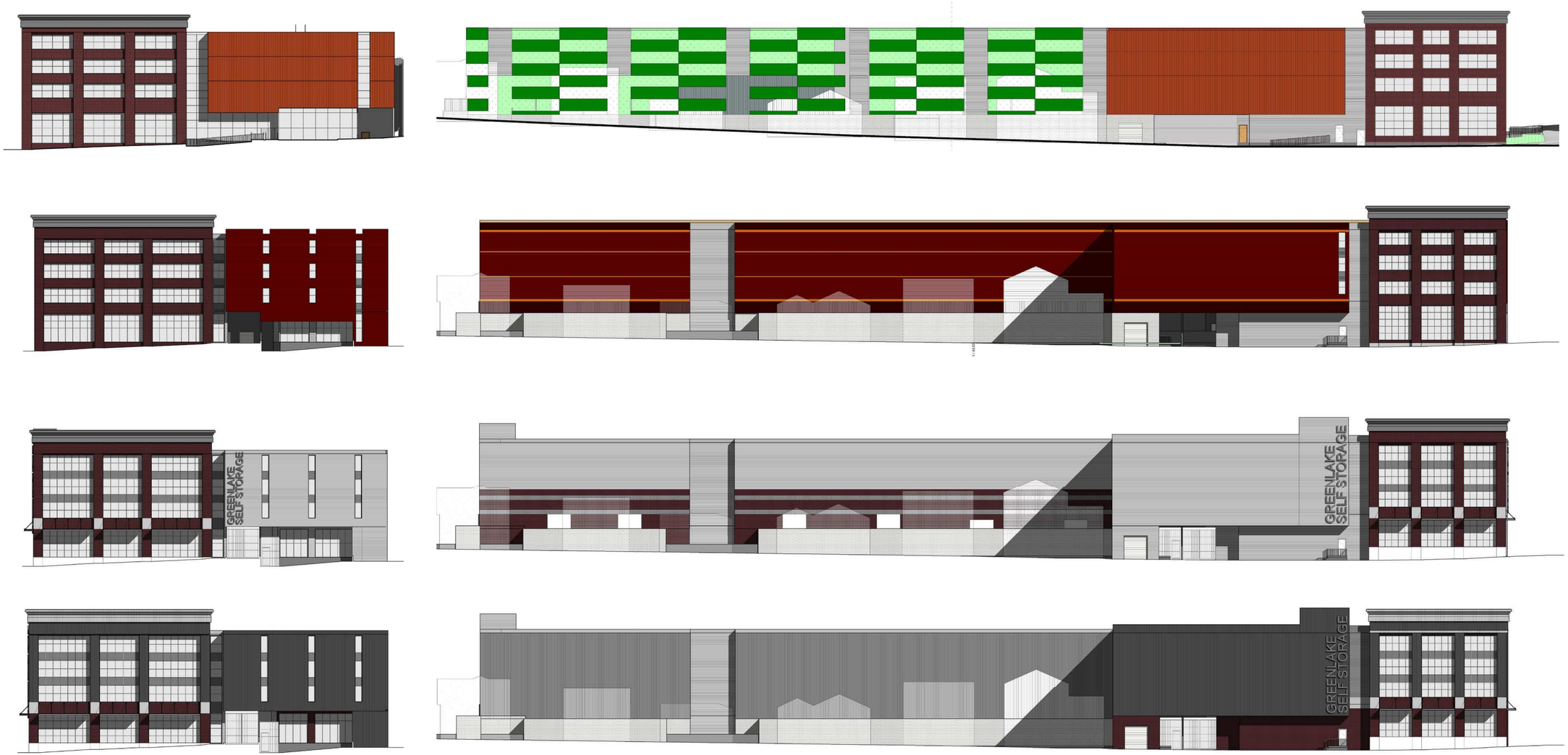
DC4-D-1 Choice of Plant Materials: Reinforce the overall architectural and open space design concepts through the selection of landscape materials.

DC4-D-2 Hardscape Materials: Use exterior courtyards, plazas, and other hard surfaced areas as an opportunity to add color, texture, and/or pattern and enliven public areas through the use of distinctive and durable paving materials

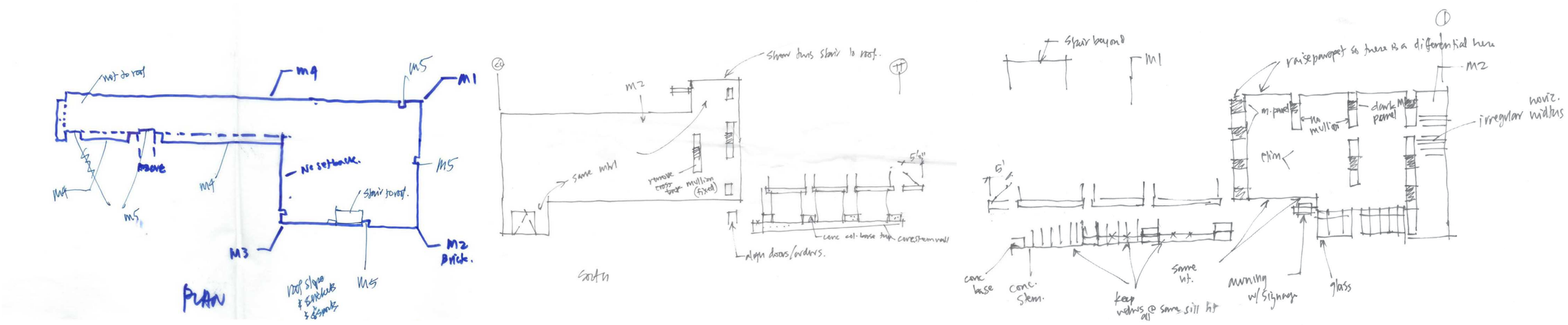
DC4-D-3 Long Range Planning: Select plants that upon maturity will be of appropriate size, scale, and shape to contribute to the site as intended.

DC4-D-4 Place Making: Create a landscape design that helps define spaces with significant elements such as trees.

# TREES, LANDSCAPE & HARDSCAPE MATERIALS




# ELEVATION STUDIES




# CONCEPTUAL SKETCHES

### VINCA MINOR BOWLES/BLUE PERIWINKLE

A trailing, viny subshrub, spreading along the ground and rooting along the stems to form large clonal colonies and occasionally scrambling up to 40 centimetres high but never twining or climbing.

### ABELIA ED GOUCHER

Easily grown in average, medium, well-drained soil in full sun to part shade. Best flowering in full sun.

### ACER RUBRUM "OCTOBER GLORY" MAPLE

It is a medium to large sized tree, reaching heights of 60' to 90'.

### ARCTOSTAPHYLOS UVA URSI

It is a small procumbent woody groundcover shrub.

### BUDDLEIA LO AND BEHOLD

This plant grows in manageable, well-branched mounds to only 2' tall and feature intense blue flowers in spike-like terminal and axillary clusters.

### MISCANTHUS RUBRA

It is a compact, upright, warm season, clump-forming ornamental grass which typically grows to 3-4' (infrequently to 5') tall.

### CALMAGROSTIS X KARL FOERSTER/FEATHER REED GRASS

Feather reed grass cultivar which is valued for its early bloom, vertical lines and ability to grow in wet soils.

### COTONEASTER DAMMERI

It is a fast-growing evergreen low shrub with creeping branches. It reaches 30–40 centimetres in height.

### CROCOSMIA LUCIFER

A clump-forming plant that features tubular, nodding, scarlet red, one-sided flowers borne along the upper portions of stiffly arching.

### EPIMEDIUM GRANDIFLORA LILAFEE/BARRENWORT

A dense, rhizomatous, clump-forming, usually deciduous perennial that typically grows 10-15" tall with a spread to 18-20".

### EUPHORBIA WULFENII

It typically grows on erect, woody-based, green stems to 2-3' tall and to 2' wide.

# PLANT LIST

### MAHONIA CHARITY

Has dramatic, frond-like leaves that grow in whorls along its coarsely branched stems.

### NEPTETA CATARIA WALKERS LOW CATNIP

Has dramatic, frond-like leaves that grow in whorls along its coarsely branched stems.

### PARTHENOCISSUS TRICUSPIDATA/BOSTON IVY

It is a deciduous woody vine growing to 30 m tall or more given suitable support, attaching itself by means of numerous small branched tendrils tipped with sticky disks.

### PERVOSKIA ATRIPLIFOLIA RUSSIAN SAGE

A flowering herbaceous perennial plant and subshrub.

### GAULTHERIA SHALLON/SALAL

Is a leathery-leaved shrub in the heather family. Its thick, tough, egg-shaped leaves are shiny and dark green on the upper surface, and rough and lighter green on the lower.

### SPIRAEA GOLDMOUND

Is a dense, upright, mounded, deciduous shrub that typically grows 4-6' tall with a slightly larger spread.

### STEWARTIA PSEUDOCAMELIA/JAPANSES STEWARTIA

It is a small to medium sized deciduous tree, growing to 10–15 m tall often with multiple stems and/or low branching trunks.

### TAXUS CUSPIDATA NANA AUREA

It is a broad-columnar needled evergreen tree or multistemmed shrub.

### TAXUS LOW GREEN SPREADER

It is a compact, dense, spreading Japanese yew cultivar that typically matures very slowly over 20 years to 2 1/2' tall by as much as 9' wide.

### ULMUS PARVIFLORA EMERALD II/CHINESE ELM

A small to medium deciduous, semi-deciduous tree growing to 10–18 m tall and 15–20 m wide with a slender trunk and crown.

### PINUS PUMILO

It is a coniferous evergreen shrub.

# PLANT LIST

# CONTEXT & SITE

## 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 Seattle, the neighborhood, and/or the site its 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. Examples of neighborhood and/or site features that contributed to a sense of place include patterns of streets or blocks, slopes, sites with prominent visibility, relationships to bodies of water or significant trees, natural areas, open spaces, iconic buildings or transportation junctions, and land seen as a gateway to the community.

CS2-A-2 Architectural Presence: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly. A site may lend itself to a "high-profile" design with significant presence and individual identity, or may be better suited to a simpler but quality design that contributes to the block as a whole. Buildings that contribute to a strong street edge, especially at the first three floors, are particularly important to the creation of a quality public realm that invites social interaction and economic activity. Encourage all building facades to incoproate design detail, articulation and quality materials.

*The Highway 99/Aurora Avenue corridor is currently void of any significant architectural character. Due to the lack of desirable urban forms, patterns and character in the immediate context of the project, the building design will take the opportunity to set the precedent for future development. By incorporating elements from the surrounding nodes of Greenlake and Fremont, the building will maintain a sense of place withing the greater context of the site while setting the tone for future development.*

*A byproduct of severe neglect, the subject area suffers from endemic architectural and social decay. Our project marks a distinct reversal from this current trend and will serve as a source of leadership in encouraging a new resurgence in the area. Through size, materiality, atriculation & detailing, the building will become an identifiable landmark that possesses strong architectural character.*

### *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. Note that existing buildings may or may not reflect the density allowed by zoning or anticipated by applicable policies.

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; for example siting the greatest mass of the building on the lower part of the site or using an existing stand of trees to buffer building height from a smaller neighboring building.

CS2-D-3 Zone Transitions: For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone(s). Projects should create a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development. Factors to consider:

a. Distance to the edge of a less (or more) intensive zone;
b. Differences in development standards between abutting zones;
c. The type of separation from adjacent properties (e.g. separation by property line only, by an alley or street or open space, or by physical features such as grade change);
d. Adjacencies to different neighborhoods or districts; adjacencies to parks, open spaces, significant buildings or view corridors; and
e. Shading to or from neighboring properties.

CS2-D-4 Massing Choices: Strive for a successful transition between zones where a project abuts a less intense zone. In some areas, the best approach may be to lower the building height, break up the mass of the building, and/or match the scale of adjacent properties in building detailing. It may be appropriate in other areas to differ from the scale of adjacent buildings but preserve natural systems or existing features, enable better solar exposure or site orientation, and/or make for interesting urban form.

CS2-D-5 Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy and outdoor activities of residents in adjacent buildings.

*The zoning designation of C2-65 allows the proposed building to set the precedent for future development at this scale. The current context consists of several large, unremarkable industrial buildings that do not match the scale of the current zoning designation. The addition of the proposed building to the nighborhood would signify the transition to modern development.*

*By considering the natural topography, the overall building height was effectively reduced. The ground floor is depressed to achieve a finish floor level that optimizes vehcile traffic through the building. This solution is especially effective at the residential zone because the site's natural slope up towards Linden.*

*To reduce the bulk of the proposed building, a 10' setback has been incorporated on elevations abutting residential zones. In addition to these setbacks, the building façades are broken down into smaller compositional pieces, that correspond to interior elements such as floor levels and hallways. Material selection and location corresponds with the building modulation to create a holistic design. The inclusion of these transitional elements will help break down the height bulk and scale of the proposed structure at the adjacent zones.*

*Although the scale is more intensive than the residential zones, the project enhances privacy for adjacent sites. The windows used for natural light will be located well above eye level to maintain privacy at a pedestrian scale.*

## CS3 ARCHITECTURAL CONTEXT AND CHARACTER: CONTRIBUTE TO THE ARCHITECTURAL CHARACTER OF THE NEIGHBORHOOD.

### *CS3-A Emphasizing Positive Neighborhood Attributes*

CS3-A-1 Fitting Old and New Together: Create compatibility between new projects, and existing architectural context, including historic and modern designs, through building articulation, scale and proportion, roof forms, detailing, fenestration, and/or the use of complementary materials.

CS3-A-2 Contemporary Design: Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles; as expressed through use of new materials or other means.

CS2-A-3 Established Neighborhoods: In existing neighborhoods with a welldefined architectural character, site and design new structures to complement or be compatible with the architectural style and siting patterns of neighborhood buildings.

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 design of the façade visualizes the transtition between new and old. Historic periods give way to modern ideals through zones of transtition. Our proposal utilizes materials that correspond to the idea of new and old, but the lack of context allows the building to set key marks for future development.*

*The building takes positive attributes from the established neighborhoods and applies them in a modern fashion. The individual expression of color is a key element of the residential zones that has been translated and adopted in our proposed design. This element will set the context for future development in the surround neighborhoods.*

# PUBLIC LIFE

## PL2 WALKABILITY: CREATE A SAFE AND COMFORTABLE WALKING ENVIRONMENT THAT IS EASY TO NAVIGATE AND WELL-CONNECTED TO EXISTING PEDESTRIAN WALKWAYS AND FEATURES.

*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 through strategic placement of doors, windows, balconies and street-level uses.

PL2-B-2 Lighting for Safety: Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and/or security lights.

PL2-B-3 Street-Level Transparency: Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies), where appropriate, by keeping views open into spaces behind walls or plantings, at corners, or along narrow passageways.

*By placing significant glazing along Aurora Avenue, the design will provide safety and security through "eyes on the street." The combination of glazing and extrerior lighting will further provide pedestrians with a feeling of security during evening hours. Transparency at the street level will also allow for visual public interaction with the building.*

*PL2-D Wayfinding*

PL2-D-1 Design as Wayfinding: Use design features as a means of wayfinding wherever possible, and provide clear directional signage where needed.

*The building employs design cues such as materials, recessed building entries, awnings, directional signage and street level transparency to direct vehicular and pedestrian traffic into and out of the building.*

## 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. 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.

PL3-A-2 Ensemble of Elements: Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features. Consider a range of elements such as:

a. overhead shelter: canopies, porches, building extensions;
b. transitional spaces: stoops, courtyards, stairways, portals, arcades, pocket gardens, decks;
c. ground surface: seating walls; special paving, landscaping, trees, lighting;
d. building surface/interface: privacy screens, upward-operating shades on windows, signage, lighting.

*The building entries were designed to have a direct relationship to Aurora Avenue. Design cues clearly identify the location of the entrance and street level transparency enhances the connection to the R.O.W. Features such as awning lower the pedstrian scale to indicate the public entrance. Handrails relating to the building design offer directional guidance from the sidewalk.*

# DESIGN CONCEPT

## PROJECT USES AND ACTIVITIES: OPTIMIZE THE ARRANGEMENT OF USES AND ACTIVITIES ON SITE.

*DC1-B Vehicular Access and Circulation*

DC1-B-1 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 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;
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.

DC1-B-2 Facilities for Alternative Transportation: Locate any facilities for alternative transportation such as shared vehicles, carpooling and charging stations for electric vehicles in prominent locations that are convenient and readily accessible to expected users.

*The project will only have one curb cut along Aurora Avenue will minimize conflict between vehicles and pedestrians. By locating the single curb cut south of the office, pedestrians using public transit will not be required to cross the vehicle entrance to access the office. In addition to the pedestrain safety at the enrty, vehicles exiting the building will be directed to the less congested North 93rd.*

*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.

DC1-C-2 Visual Impacts: Reduce the visual impacts of parking lots, parking structures, entrances, and related signs and equipment as much as possible. Consider breaking large parking lots into smaller lots, and/ or provide trees, landscaping or fencing as a screen. Design at-grade parking structures so that they are architecturally compatible with the rest of the building and streetscape.

DC1-C-3 Multiple Uses: Design parking areas to serve multiple uses such as children's play space, outdoor gathering areas, sports courts, woonerf, or common space in multifamily projects.

DC1-C-4 Service Uses: Locate and design service entries, loading docks, and trash receptacles away from pedestrian areas or to a less visible portion of the site to reduce possible impacts of these facilities on building aesthetics and pedestrian circulation. Where service facilities abut pedestrian areas or the perimeter of the property, maintain an attractive edge through screening, plantings, or other design treatments.

*The project screens parking by locating all parking stalls within the envelope of the building. Service entries are also internalized to eliminate conflict with pedestrians. By location these facility services out of sight, the visual experience of the building is uninterrupted.*

## 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. 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.

DC2-A-2 Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects. Consider creating recesses or indentations in the building envelope; adding balconies, bay windows, porches, canopies or other elements; and/or highlighting building entries.

*By considering the natural topography, the overall building height was effectively reduced.*

*To reduce the bulk of the proposed building, a setback has been incorporated on elevations abutting residential zones. In addition to these setbacks, the*

*building façades are broken down into smaller compositional pieces. Material selection and location corresponds with the building modulation to create a holistic design. Secondary elements such as awning and lighting help reduce the bulk of the proposed structure.*

*DC2-B Architectural and Façade 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.

DC2-B-2 Blank Walls: Avoid large blank walls along visible façades wherever possible.

*Street facing elevations utilize various materials, building modulation, secondary elements and glazing to enhance the overall composition of the building. Repetition and variation are key factors in achieving a visual intersting and compelling façade.*

## DC4 EXTERIOR ELEMENTS AND FINISHES: USE APPROPRIATE AND HIGH QUALITY ELEMENTS AND FINISHES FOR THE BUILDING AND ITS OPEN SPACES.

*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.

DC4-D-2 Hardscape Materials: Use exterior courtyards, plazas, and other hard surfaced areas as an opportunity to add color, texture, and/or pattern and enliven public areas through the use of distinctive and durable paving materials.

DC4-D-3 Long Range Planning: Select plants that upon maturity will be of appropriate size, scale, and shape to contribute to the site as intended.

DC4-D-4 Place Making: Create a landscape design that helps define spaces with significant elements such as trees.

*The landscape selection corresponds to building elements as a means to create a successful collaboration between the man-made and natural environment. Walkways and other paved surfaces at street level will be finished in distinctive colors and textures in order to enhance the visual amenity of the pedestrian environment Along Aurora Avenue. Plant selection provides a range of vegetation that will provide a dynamic natural landscape to compliment the building through the life of the project. Street trees will be planted along Aurora Avenue and 93rd Street in order to establish a visual delineation between the project and the public realm. Trees will also provide a natural relief from the streetscapes of Aurora Avenue & N 93rd.*

**23.47A.004 Permitted and prohibited uses**

K.1 Mini-warehouses in all C2 zones.

1. Mini-warehouse uses are permitted outright. No conditional use permit required.

**23.47A.008 Street-level development standards.**

B. Non-residential street level requirements

2. Transparency

A. Sixty percent of the street-facing façade between 2 feet and 8 feet above sidewalk shall be transparent.

B. Transparent areas of the façade shall be designed and maintained to allow unobstructed views from the outside into the structure.

3. Height and depth provisions for new structures or new additions to existing structures. Non-residential uses shall extend an average depth of at least 30 feet, and minimum depth of 15 feet from the street-level street-facing façade. If the combination of the requirements of section 23.47A.005 OR 23.47A.008 and this depth requirement would result in a requirement that an area greater than 50 percent of the structure's footprint be dedicated to non-residential use, the Director may modify the street-facing façade or depth requirements, or both, so that no more than 50 percent of the structure's footprint is required to be non-residential. Non-residential uses at the street level shall have a floor-to-floor height of at least 13 feet.

**23.47.012 Structure height**

A. The height limit for structures in NC zones and C zones is 30 feet, 40 feet, 65 feet, 125 feet, or 160 feet, as designated on the Official Land Use Map, Chapter 23.32. Structures may not exceed the applicable height limit, except as otherwise provided in this Section 23.47.012. (Project site in a C2-65 zone, therefore the maximum allowable building height is 65 feet)

**23.47A.013 Floor area ratio**

A. Floor area ratio (FAR) limits apply to all structures and lots in all NC zones and C zones.

1. All gross floor area not exempt under subsection 23.47A.013.D is counted against the maximum gross floor area allowed by the permitted FAR.

3. Except as provided in subsection 23.47A.013.D.7, parking that is within or covered by a structure or portion of a structure and that is within a story that is not underground must be included in gross floor area calculations.

4. If a lot is in more than one zone, the FAR limit for each zone applies to the portion of the lot located in that zone.

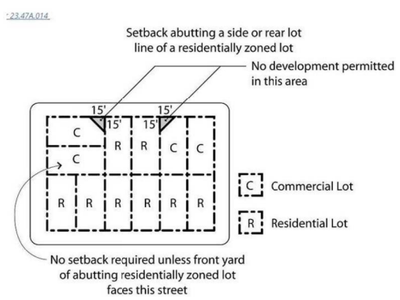
**Table A for 23.47A.013: Maximum Floor Area Ratio (FAR) outside of the station area overly district**

1. Total FAR permitted on a lot that is solely occupied by residential use or non-residential use at a height limit of 65 feet has a maximum FAR of 4.25

**23.47A.014 - Setback requirements**

A minimum five (5) foot landscaped setback may be required under certain conditions and for certain uses according to Section 23.47A.016, Screening and landscaping standards. Requirements for lots abutting or across the alley from residential zones.

1. A setback is required where a lot abuts the intersection of a side lot line and front lot line of a lot in a residential zone. The required setback forms a triangular area.




Two sides of the triangle extend along the street lot line and side lot line 15 feet from the intersection of the residentially zoned lot's front lot line and the side lot line abutting the residentially zoned lot. The third side connects these two sides with a diagonal line across the commercially-zoned lot (Exhibit A for 23.47A.014).

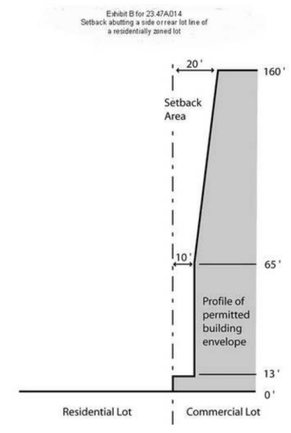
2. A setback is required along any rear or side lot line that abuts a lot in a residential zone, as follows:

a. Ten feet for portions of structures above 13 feet in height to a maximum of 65 feet; and

C. A minimum five (5) foot landscaped setback may be required under certain conditions and for certain uses according to Section 23.47A.016, Screening and landscaping standards.

Exhibit B for 23.47A.014

3.




E. Structures in Required Setbacks.

8. Dumpsters and other trash receptacles, except for trash compactors, located outside of structures are not permitted within ten (10) feet of any lot line that abuts a residential zone and must be screened per the provisions of section 23.47A.016

**23.47A.016 - Landscaping and screening standards**

A. Landscaping requirements

1. The Director shall promulgate rules to foster the long-term health, viability, and coverage of plantings. The rules shall address, at a minimum, the type and size of plants, spacing of plants, use of drought-tolerant plants, and access to light and air for plants. All landscaping provided to meet the requirements of this Section 23.47A.016 shall comply with these rules.

2. Landscaping that achieves a Green Factor score of 0.3 or greater, pursuant to Section 23.86.019, is required for any lot with:

b. Development, either a new structure or an addition to an existing structure, containing more than 4,000 new square feet of non-residential uses;

B. Street tree requirements.

1. Street trees are required when any development is proposed, except as provided in subsection 23.47A.016.B.2 and Section 23.53.015. Existing street trees shall be retained unless the Director of Transportation approves their removal. The Director, in consultation with the Director of Transportation, will determine the number, type and placement of street trees to be provided:

a. To improve public safety;

b. To promote compatibility with existing street trees;

c. To match trees to the available space in the planting strip;

d. To maintain and expand the urban forest canopy;

e. To encourage healthy growth through appropriate spacing;

f. To protect utilities; and

g. To allow access to the street, buildings and lot.

D. Screening and landscaping requirements for specific uses.

c. Screening of surface parking areas.

1. Three-foot-high screening is required along street lot lines.

**23.47A.032 - Parking location and access**

A. Access to parking.

3. In C1 and C2 zones, access to off-street parking may be from a street, alley, or both when the lot abuts an alley.

B. Location of parking

3. Off-street parking may be located anywhere on a lot in C1 and C2 zones,

**23.54.015 - Required parking**

Per Table A for 23.54.015 Parking for non-residential uses other than institutions:

II. Non-residential Use Requirements for Specific Areas

J. Non-residential uses in urban villages that are not within an urban center or the Station Area Overlay District, if the non-residential use is located within 1,320 feet of a street with frequent transit service, measured as the walking distance from the nearest transit stop to the lot line of the lot containing the non-residential use. Has a no minimum parking requirement.

**23.54.030 - Parking space standards**

F. Curb cuts. The number of permitted curb cuts is determined by whether the parking served by the curb cut is for residential or nonresidential use, and by the zone in which the use is located.

a. Number of curb cuts

2. For lots on principal arterials designated on the Arterial street map, Section 11.18.010, curb cuts are permitted according to Table B for 23.54.030. (Which states that street or easement frontage of the lot at 160 or less are only permitted 1 curb cut.)

b. Curb cut width. Curb cuts shall not exceed a maximum width of 10 feet except that:

1. For lots on principal arterials designated on the Arterial street map, Section 11.18.010, the maximum curb cut width is 23 feet;

c. Distance between curb cuts

1. The minimum distance between any two curb cuts located on a lot is 30 feet, except as provided in subsection 23.54.030.F.1.c.2).

**23.54.035 - Loading berth requirements and space standards**

A. Quantity of Loading Spaces.

1. The minimum number of off-street loading berths required for specific uses shall be set forth in per Table A. ( Section 23.54.035.) Which states that with a medium demand type of use, and a square feet of aggregate gross floor area of 60,001 to 160,000, the required number of loading berths is 2.

4. Uses shall be considered low-demand uses, medium-demand uses and high-demand uses, as follows. (See Table for 23.54.035 A.)

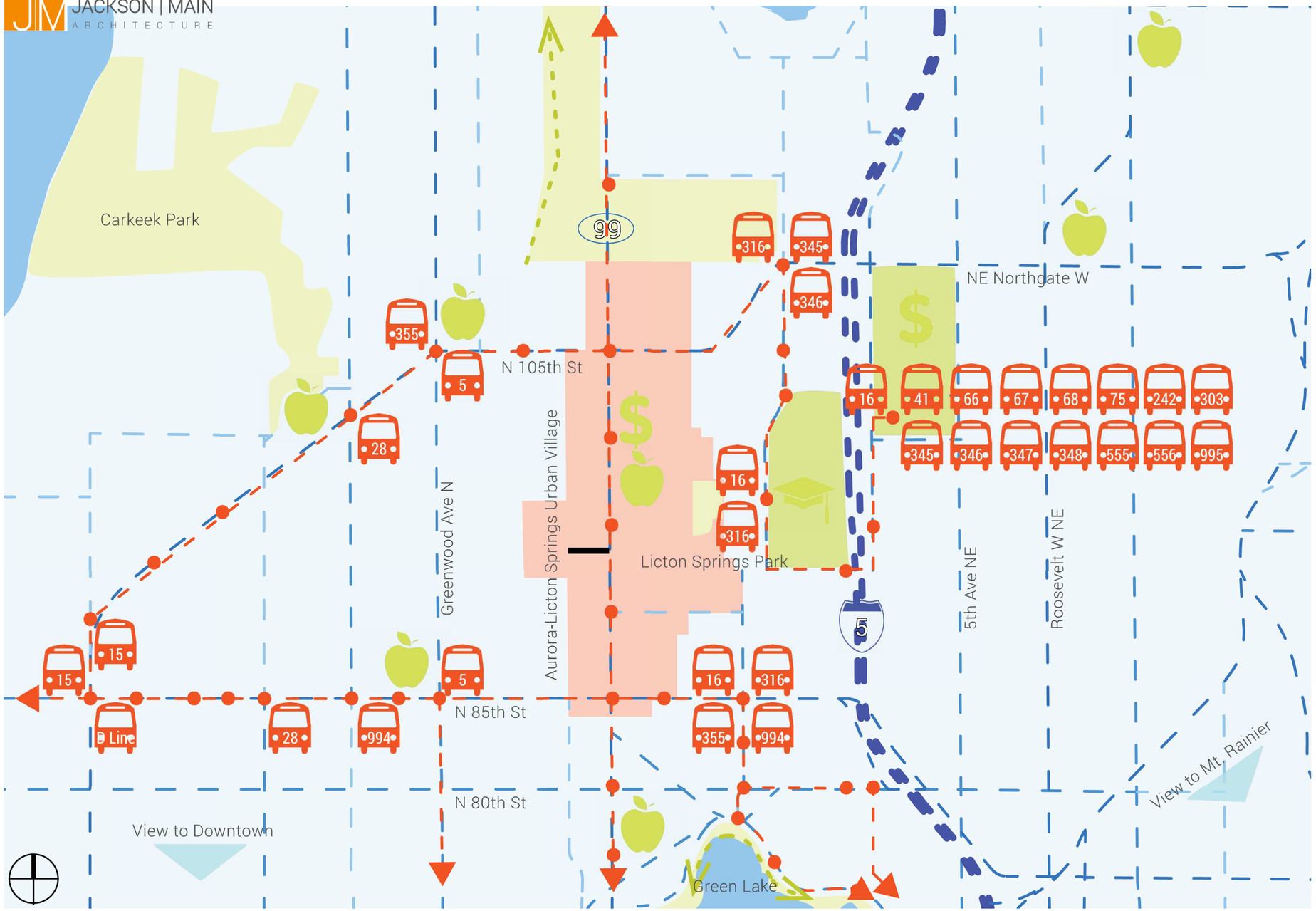
C. Standards for Loading Berths.

1. Width and Clearance. Each loading berth shall be not less than ten (10) feet in width and shall provide not less than fourteen (14) feet vertical clearance.

2. Length.

b. Low- and Medium-demand Uses. Each loading berth for low- and medium-demand uses, except those uses identified in subsection C2d, shall be a minimum of thirty-five (35) feet in length unless reduced by determination of the Director as provided at subsection C2c.

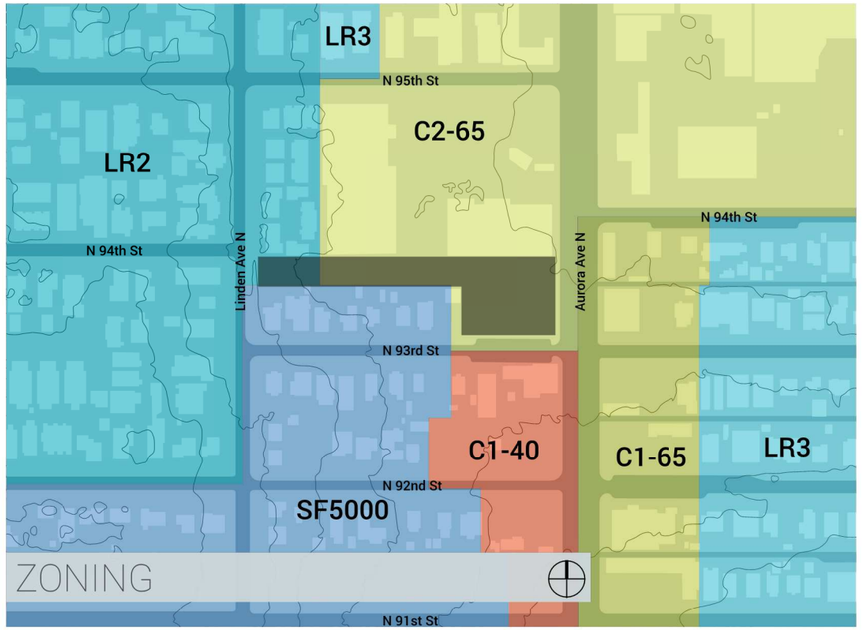
# CODE INFORMATION

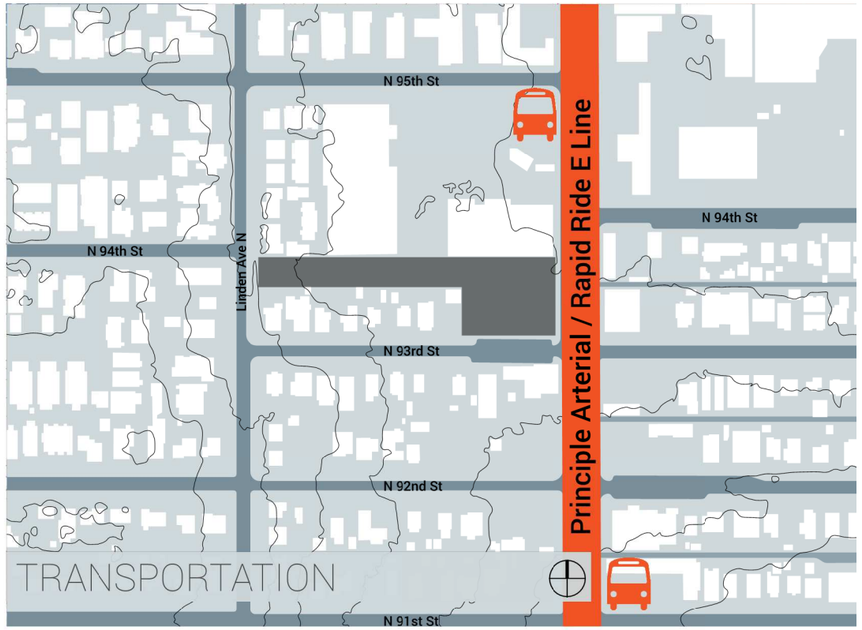


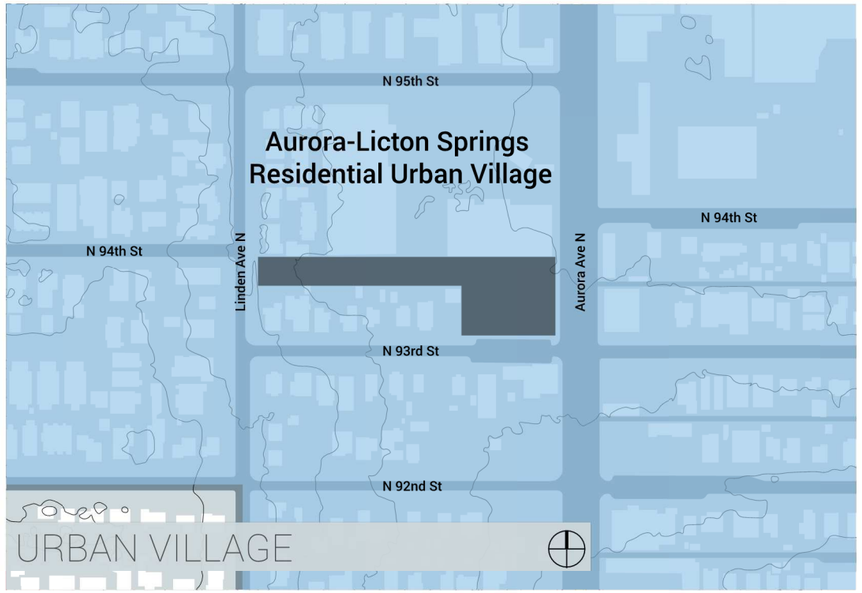

KEY

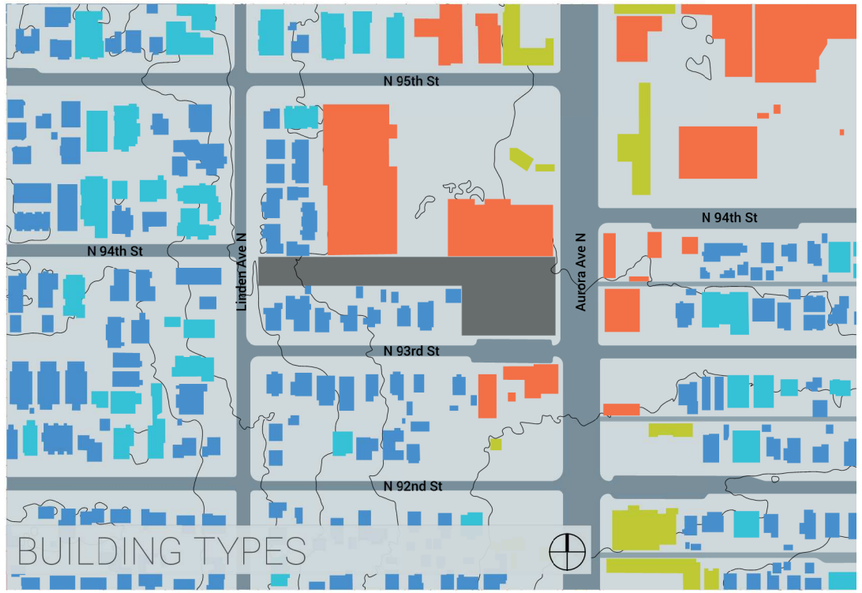
- Interstate Freeways
- Principal Arterials
- Minor Arterials
- Collector Arterials
- Bike Paths
- Bus Routes
- Bus Stops
- Transfers at Stop
- North Seattle Community College
- Grocery Stores
- Commercial Centers
- Scenic Views

# ENVIRONMENTAL STUDIES



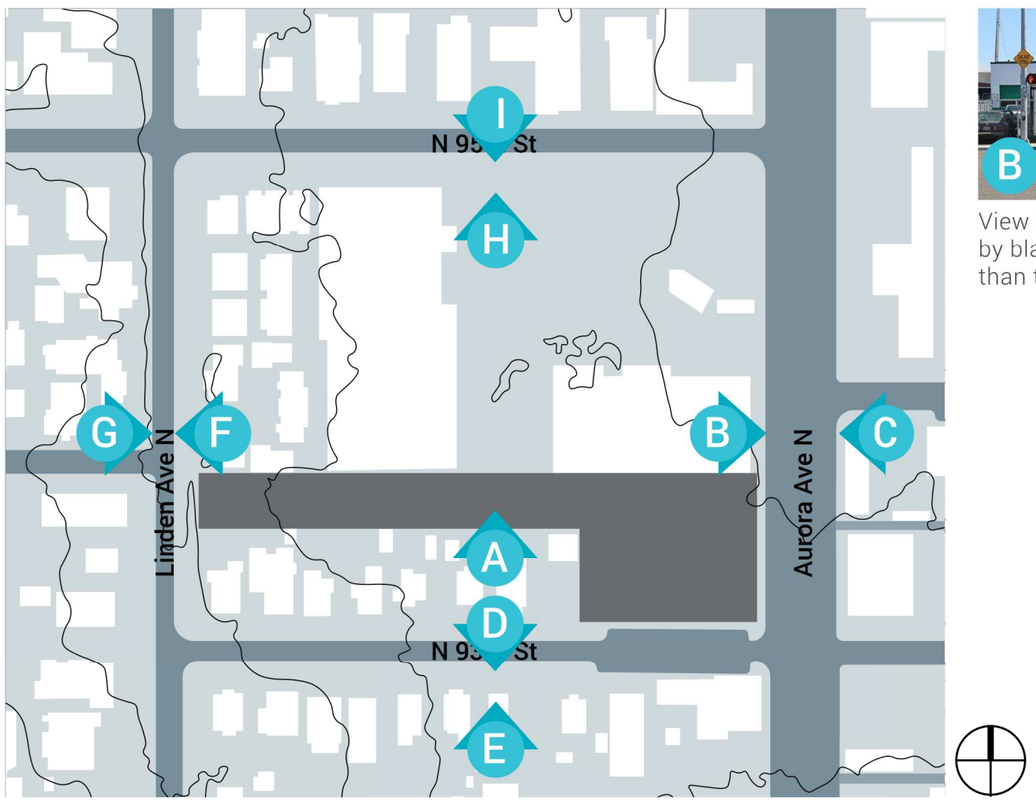




- SUBJECT PROPERTY
- SINGLE FAMILY RESIDENCE
- MULTI-FAMILY RESIDENCE
- COMMERCIAL
- WAREHOUSE

# VICINITY MAPS

## Zoning, Transportation, Urban Village, and Building Types Maps

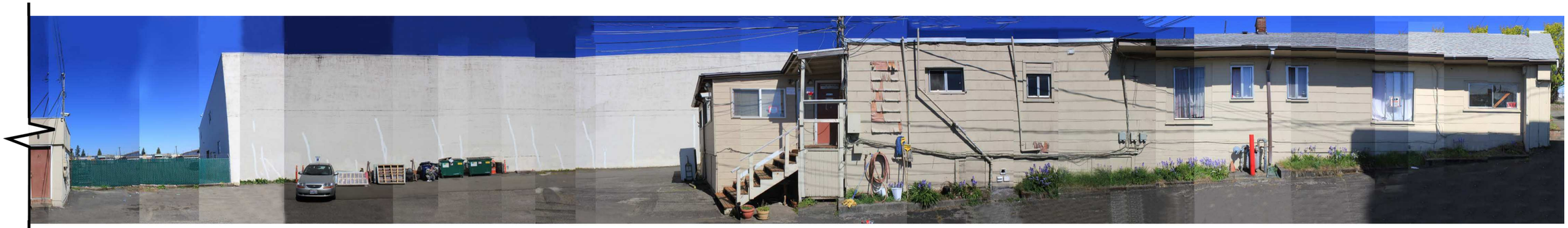
View from within the property looking due North. Commercial/Industrial neighbors to the North present a stark, unattractive face towards the property.



View looking East across Aurora Avenue N showing more examples of commercial and industrial neighbors characterized by blank walls , unremarkable facades, and miscellaneous items that are more suited to the “back of the house” rather than the street front.XXX

# STREET ELEVATIONS

## Street Elevation Map



View from across Aurora Avenue N looking towards the project site. This view amply demonstrates the glaring lack of streetscape appeal endemic to the project's immediate vicinity, indicative of the physical deterioration that has been plaguing the area for years.

# STREET ELEVATIONS

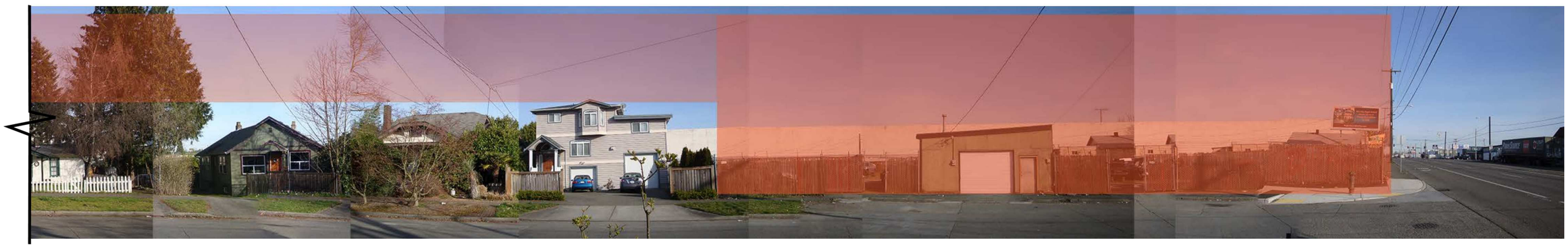
View looking South across N 93rd Street. Single-family residences sit alongside a rather unappealing commercial use without the benefit of a proper transition or buffer.

View of the project's Southerly residential neighbors as seen from N 93rd Street looking North. The optimized mass of the building (Option #1) is shown in the background to provide a sense of the project's relative scale.

View of the residences West of the project across Linden Avenue N.

# STREET ELEVATIONS

## 93rd and Linden Street Elevations



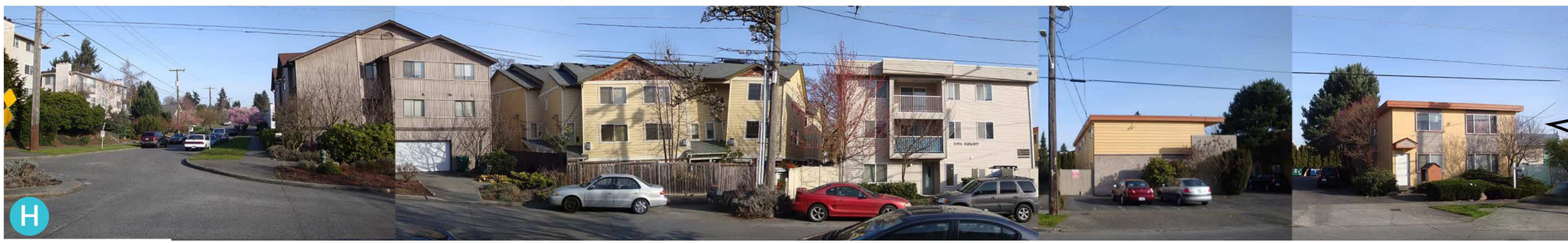
# STREET ELEVATIONS

## 93rd and Linden Street Elevations



**Greenlake Self Storage**
*9309 Aurora Ave - DPD 3019569*

View across Linden Avenue N looking East showing the project's residential neighbors.

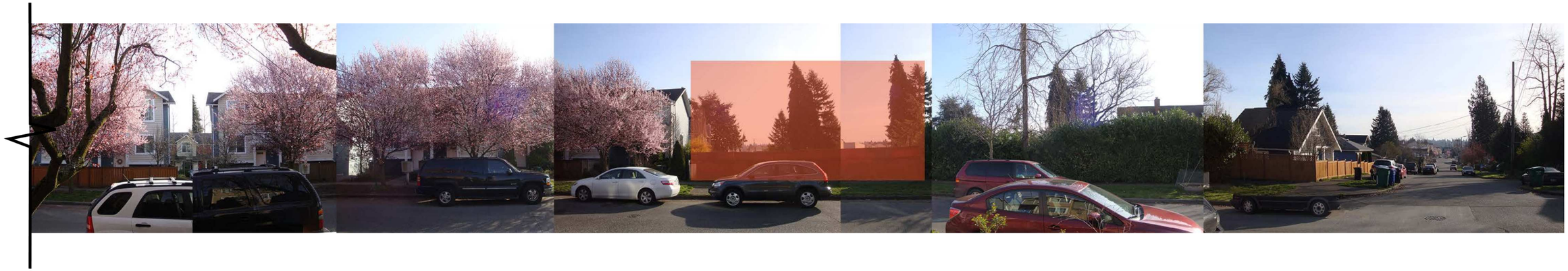


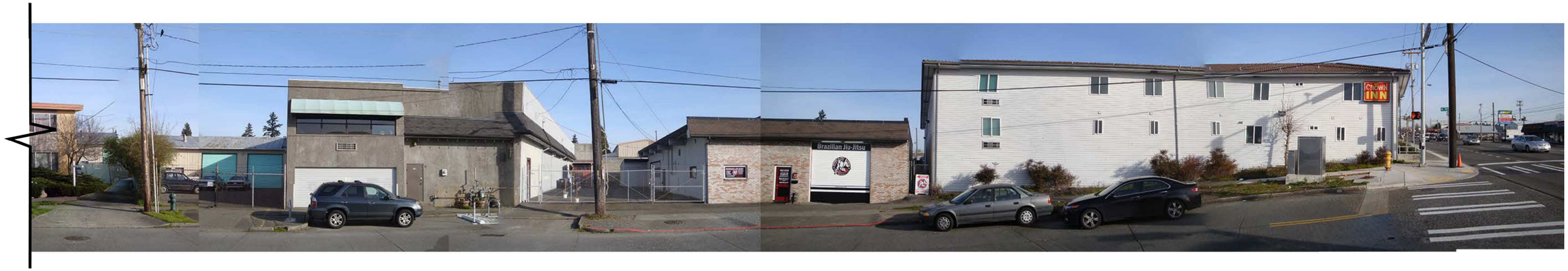

View of residential structures across N 95th Street looking North.

View of bland streetscape along N 95th Street looking South.

# STREET ELEVATIONS

## Linden and 95th Street Elevations





# STREET ELEVATIONS

## Linden and 95th Street Elevations



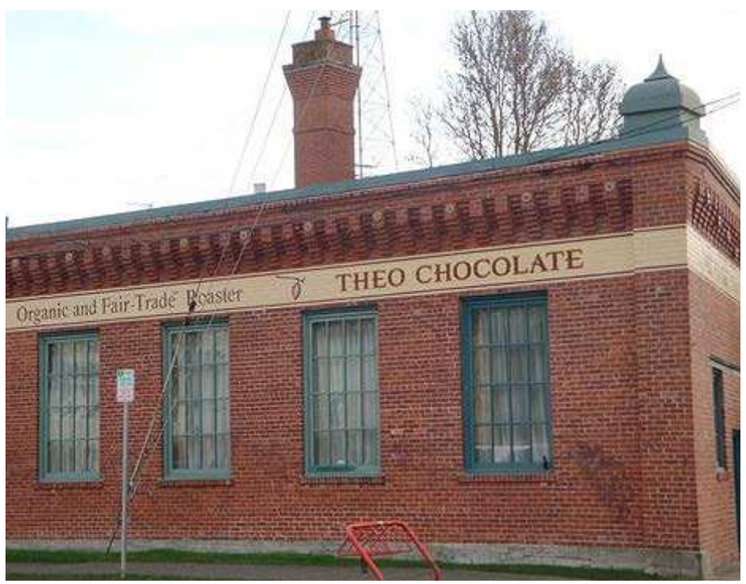
**Greenlake Self Storage**
*9309 Aurora Ave - DPD 3019569*

An analysis of the project's immediate context reveals the glaring absence of desirable design cues that could influence the development of the building design in a positive way. As a result, the project looks to the neighboring areas of Greenlake and Fremont – neighborhoods that enjoy a more attractive, dynamic and progressive social, economic and architectural milieu – to inform the design concept. The project also takes cues from outstanding precedents of the mini-warehouse building type in the Seattle area, most notably the Public Storage building on Fairview Avenue N in South Lake Union.

The guidelines identified as priorities for this project were selected on the basis of their relevance not only to the building's function, siting and scale, but more importantly, to the unique approach of transplanting design cues native to another context and establishing their presence in the local area, thereby setting a precedent in development that hopefully could reverse the continuing decline of the social, economic, moral and physical fabric of the community.

The new Starbucks on Aurora is a rare example of progressive development in the local area.

Puget Sound Energy on N 97th Street, another of the few examples of good development in the local area.



Theo Chocolate in Fremont was repurposed to showcase Seattle's rich architectural heritage.

Howard Park Apartments in Greenlake is a conservative reinterpretation of Seattle's heritage architecture.

Stone Way Apartments in Greenlake is a more progressive design approach melding the traditional with the contemporary in terms of form and materials.

# CONTEXT SUMMARY

## Mini-Warehouse or Self-Storage Building Type

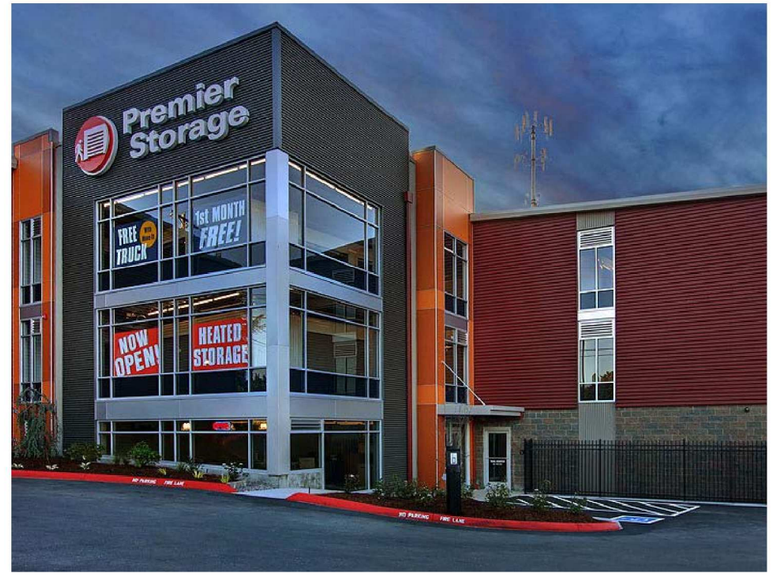
The project is located in the C2-65 zone, where the mini-warehouse or self-storage use is permitted outright per the City of Seattle's Land Use Code. It is located in a commercial area not directly across the street from a residential zone and does not contain any residential use; therefore, street-level development standards, including transparency requirements and restrictions on blank façades, do not apply.

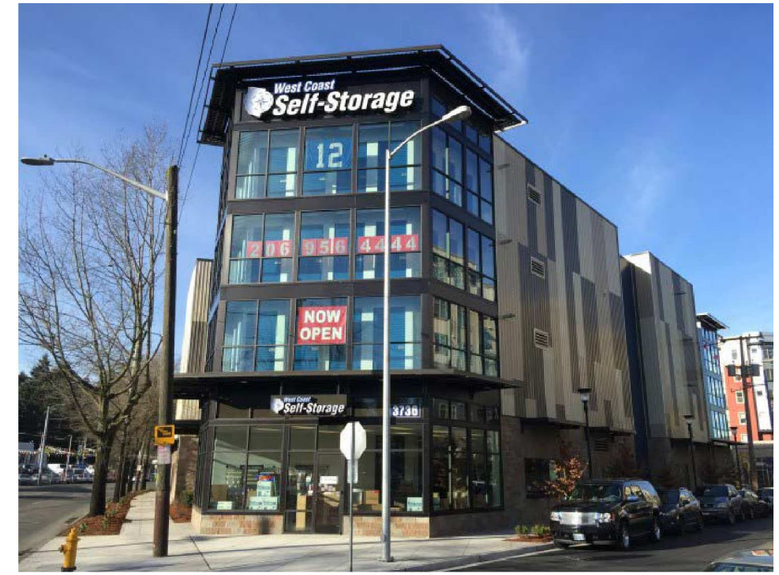
The mini-warehouse use is one particular use that can be situated in a highly urbanized setting and yet attract a very low volume of pedestrian and vehicular traffic even during peak periods of activity. Also, by the very nature of its function, a mini-warehouse generates very little noise, air or water pollution and material waste. It could therefore have a relatively quiet and unobtrusive presence in its setting.

Externally, the mini-storage building type differs significantly from most other building types because of the minimal overall requirement for fenestration or glazing. This is most apparent in multi-level storage buildings, which could have very large wall surfaces completely uninterrupted by openings. But there is also a growing trend in recent years towards using fenestration as a marketing tool, where large storefront windows are used to give the public a glimpse into the inner workings of a storage building. Internally, right angles and rectilinear geometries lend themselves to self-storage use, resulting in the most efficient and most profitable layout for rentable units.

"Form follows function" could therefore be strictly adopted as an underlying principle in designing a mini-warehouse building, given the relatively simple demands of this building typology, but there are certainly opportunities to endow a storage building with a visual and spatial character that elevates it above its mundane nature. Hopefully, the options presented in the following pages demonstrate this.

Examples of self-storage buildings with unattractive blank walls visible to the public. The project will use design solutions, such as greenscaping of walls or modulation to address this issue.



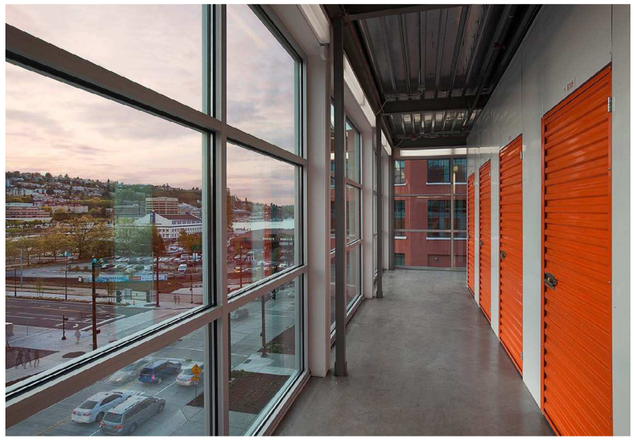

Examples of self-storage buildings where fenestration is used to advertise the internal function of the building. The project will take full advantage of this marketing opportunity.

## Public Storage in South Lake Union

This building is located at 700 Fairview Avenue N in the fast-growing neighborhood of South Lake Union. It is a successful example of adaptive reuse and new construction that respects architectural heritage while being forward-looking at the same time.

It comprises a four-story building built as a modern-day backdrop to the façade of a century-old structure originally built by the Ford Motor Company as part of its Model T regional assembly plant in the early 1910's. The new four-story volume is clad in gray horizontal metal siding, while the older two-story foreground structure is covered in dark red masonry brick. Both volumes are punctuated by rows of expansive storefront windows that effectively advertise the activities that take place in the building's interior, dramatically so when lit up at night.

The preferred option for Greenlake Self-Storage, while borrowing freely from this precedent, does not intend to become a mere facsimile, but rather a successful example of a progressive building informed by and giving due respect to Seattle's rich architectural heritage and tradition.

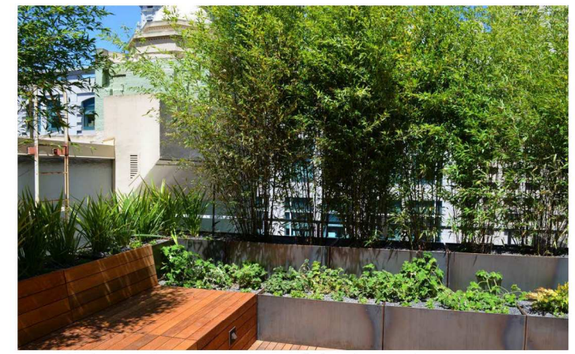


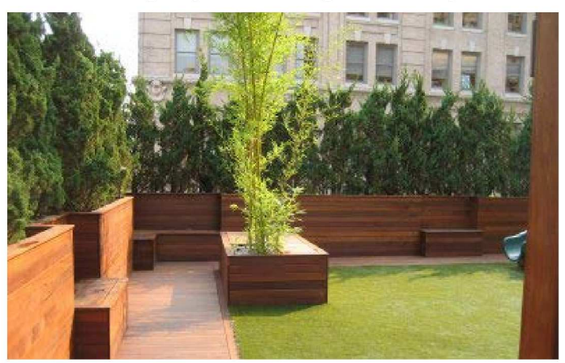
Nighttime lighting emphasizing storage building's internal function

Contrasting material character follows the design intent

Greenwall in grid pattern using modular system

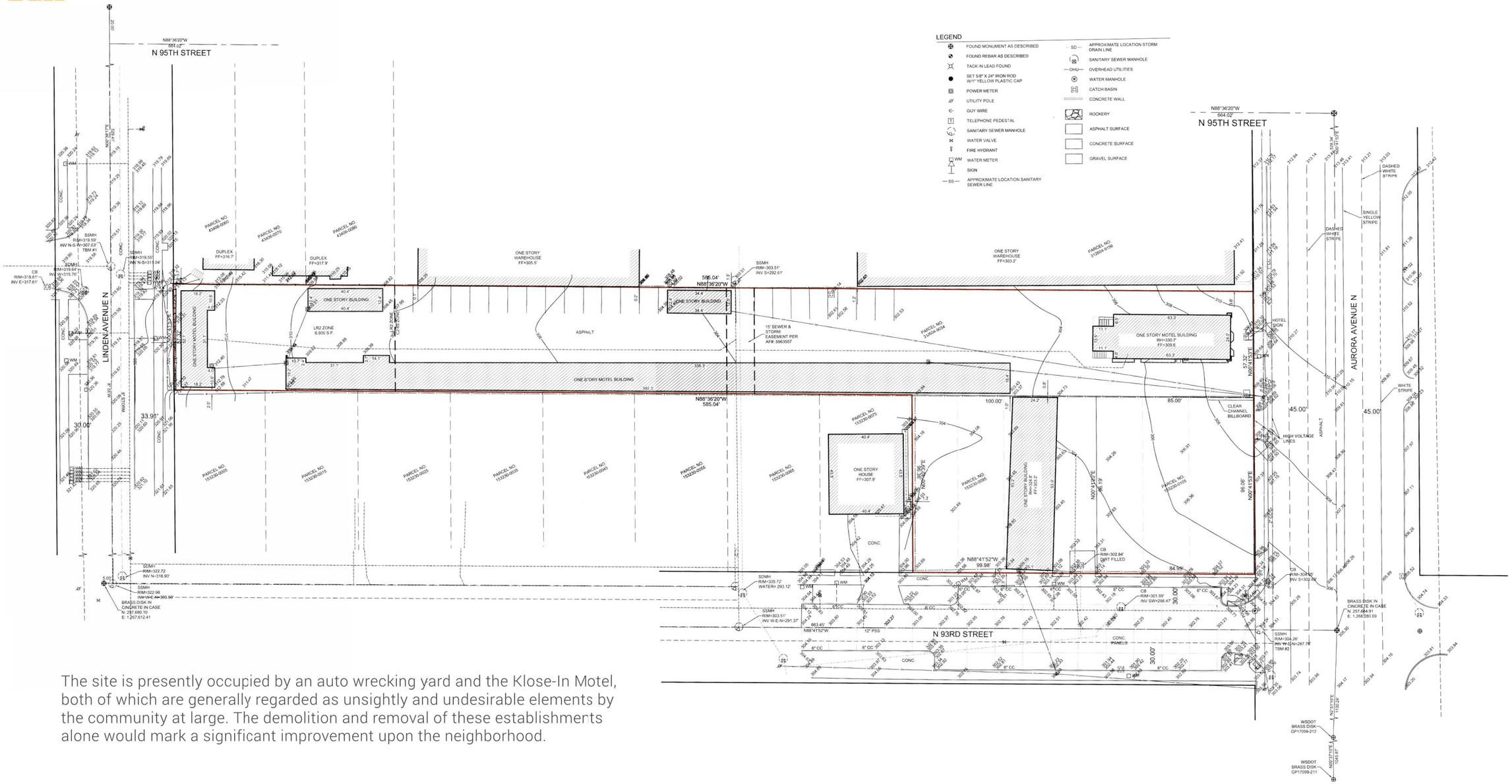
Storage corridors visible through storefront


Steel plate planters on roof deck garden


Slatted wood planters on roof deck garden

Juxtaposition of modern and traditional styles

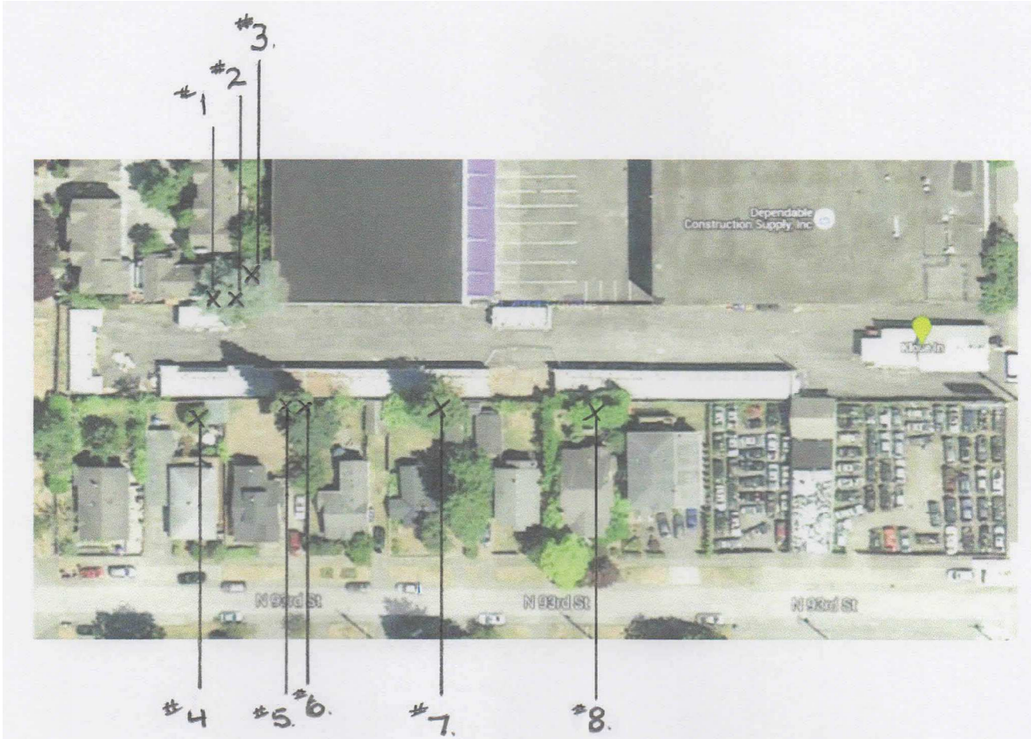
Contemporary self-storage building using materials and modulation to reduce apparent bulk




The site is presently occupied by an auto wrecking yard and the Klose-In Motel, both of which are generally regarded as unsightly and undesirable elements by the community at large. The demolition and removal of these establishments alone would mark a significant improvement upon the neighborhood.

# SITE SURVEY

## Site Survey with Existing Buildings



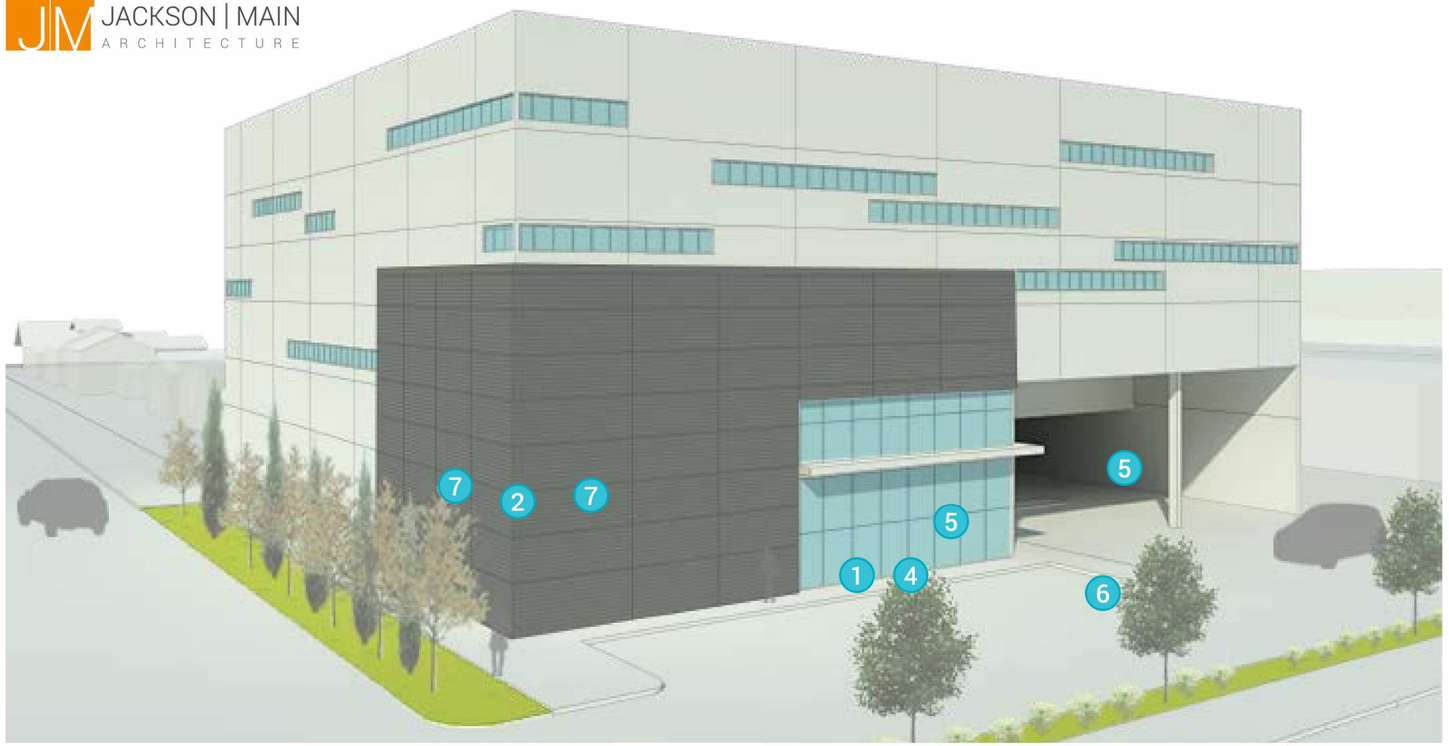

TREE LOCATIONS

## Tree Inventory

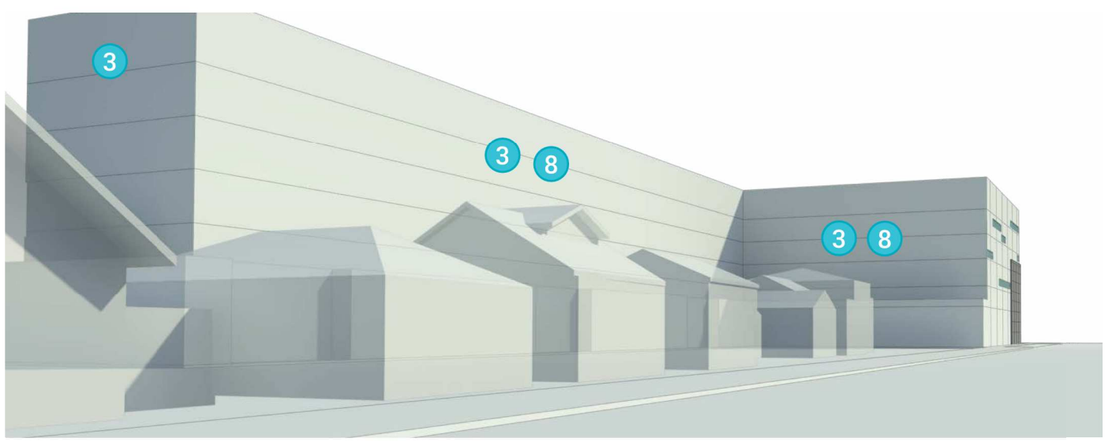
1. Western red cedar, Thuja plicata, 19 inch DBH, 20 feet overhanging radial drip line (RDL)
2. Western red cedar, Thuja plicata, 13 inch DBH, 15 feet overhanging RDL
3. Atlas cedar, Cedrus atlantica, 31 inch DBH (two stems measuring 22 inches DBH each), 22 feet overhanging RDL.
   *This tree qualifies as Exceptional.*
4. Atlas cedar, Cedrus atlantica, 9.5 inch DBH, 9 feet overhanging RDL.
5. Lawson cypress, Chamaecyparis lawsonian, 26 inch DBH, 15 feet overhanging RDL.
6. Lawson cypress, Chamaecyparis lawsonian, 14 inch DBH, 15 feet overhanging RDL.
7. Western hemlock, Tsuga heterophylla, 26 inch DBH, 16 feet overhanging RDL.
   *This tree qualifies as Exceptional*
8. Cherry Laurel, Prunus laurocerasus

*From Tree Inventory conducted by Kyle Henegar, arborist, on October 9th, 2015*

JACKSON | MAIN
ARCHITECTURE




SE PERSPECTIVE




SW PERSPECTIVE

# DESIGN OPTION FOCUS POINTS

1. **Natural Lighting** - *CS1-B*
   Tall storefront windows, transoms, and clerestories maximize amount of daylight filtering through to building interior.
2. **Corner Focal Point** - *CS2-C-1*
   Accent materials/ surfaces to wrap around SE building corner to provide a strong visual anchor and urban edge to the street block.
3. **Respecting the Neighbors** - *CS2-D-3*
   No windows on elevations facing residential zones to preserve privacy of neighbors.
4. **Transparent Street Level** - *PL2-B-1, PL2-B-3*
   Extensive storefront provides wide field of vision from building interior to streetscape to enhance building occupant and pedestrian safety.
5. **Weather Protection** - *PL2-C-1*
   Main entry protection from weather by canopy.
6. **Direct Pedestrian Connection** - *PL2-B-1, PL3-A-1a*
   Paved walkways and crossings to establish direct street to building link. Internal driveways and parking to allow for internal unloading under full protection from the weather.
7. **Facade Composition** - *DC2-B-1*
   Material transitions to break up large wall surfaces and add visual interest to the streetfront facades.
8. **Perceived Mass Reduction** - *DC2-A-2*
   Land-use code prescribed setbacks to be applied to ease transition from low to high intensity development.

## OPTION #1

*Optimal FAR and Maximum Height*

This massing option represents optimal utilization of the FAR and the land use code-prescribed building height limit, creating a massive building with an unmitigated volume. This option is the most profitable and most efficient in terms of number of units and net rentable floor area.

### SITE

| | |
|---|---|
| Site SF: | 51,331 SF |
| FAR Proposed: | 3.46 |
| FAR Allowed: | 4.25 |
| Floors: | 6 |
| Height: | 65' |

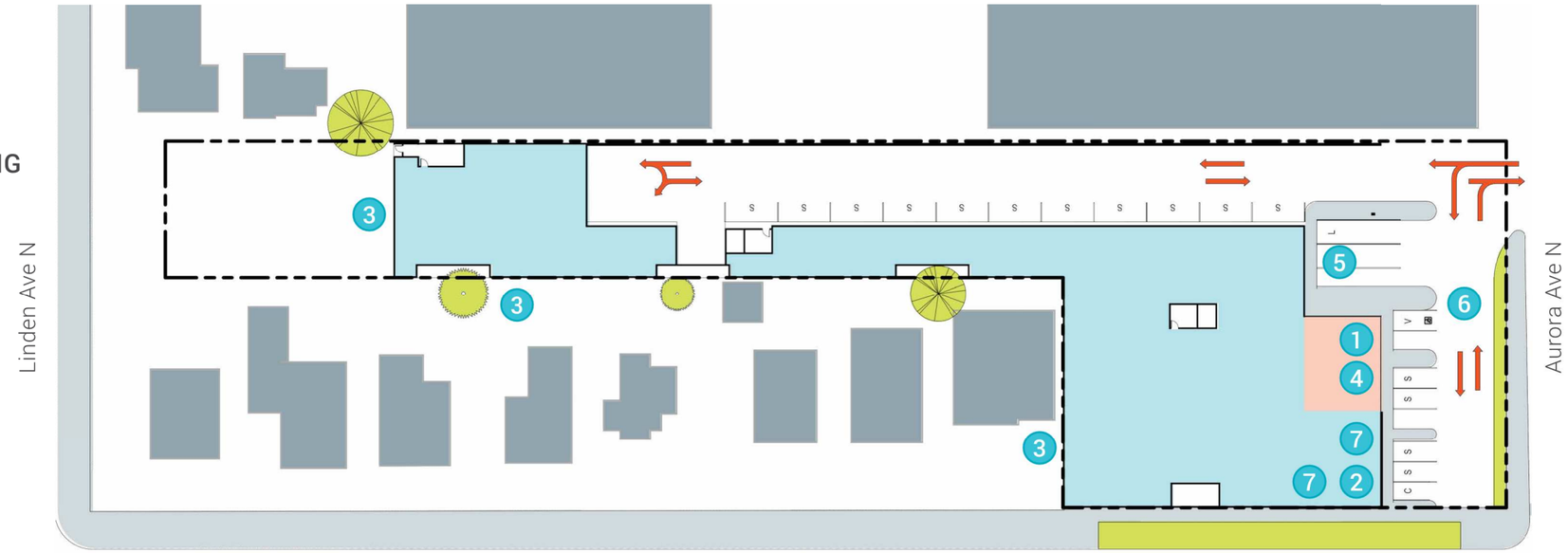
### BUILDING

| | |
|---|---|
| Total SF: | 177,492 SF |
| Rentable SF: | 133,119 SF |

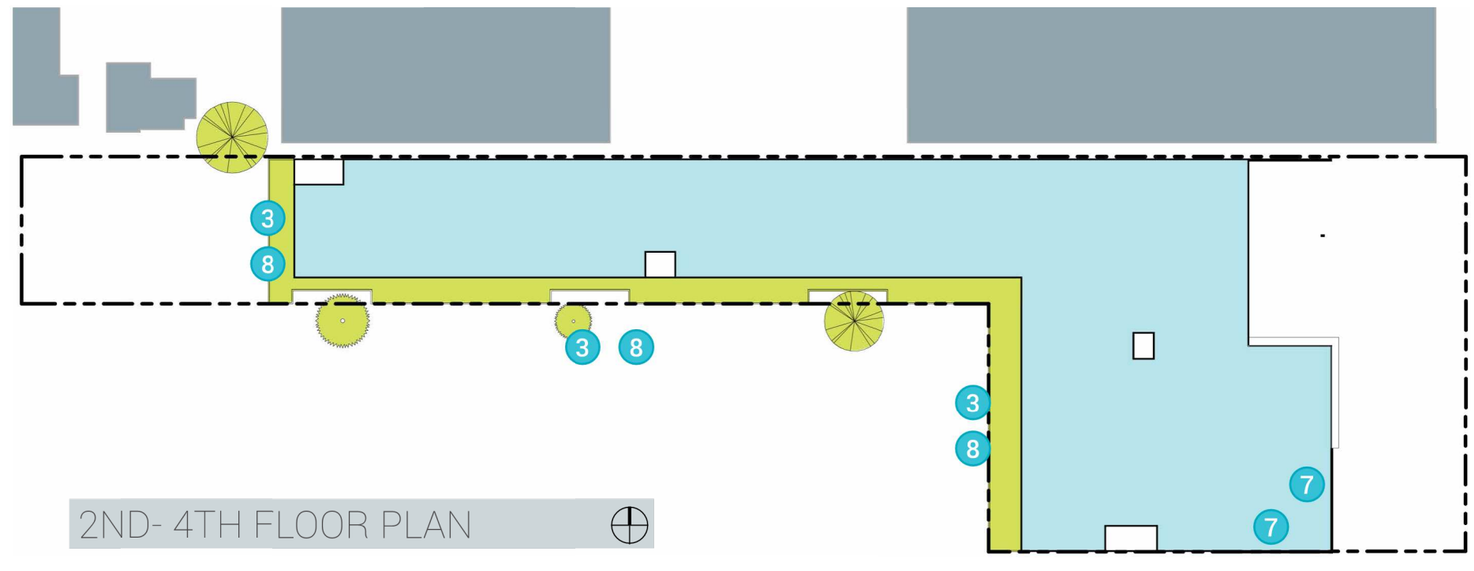
### PARKING

| | |
|---|---|
| Standard: | 17 |
| Loading: | 2 |
| Van Accessible: | 1 |
| Total: | 20 |

STORAGE
LOBBY
LANDSCAPING




1ST FLOOR PLAN



2ND- 4TH FLOOR PLAN

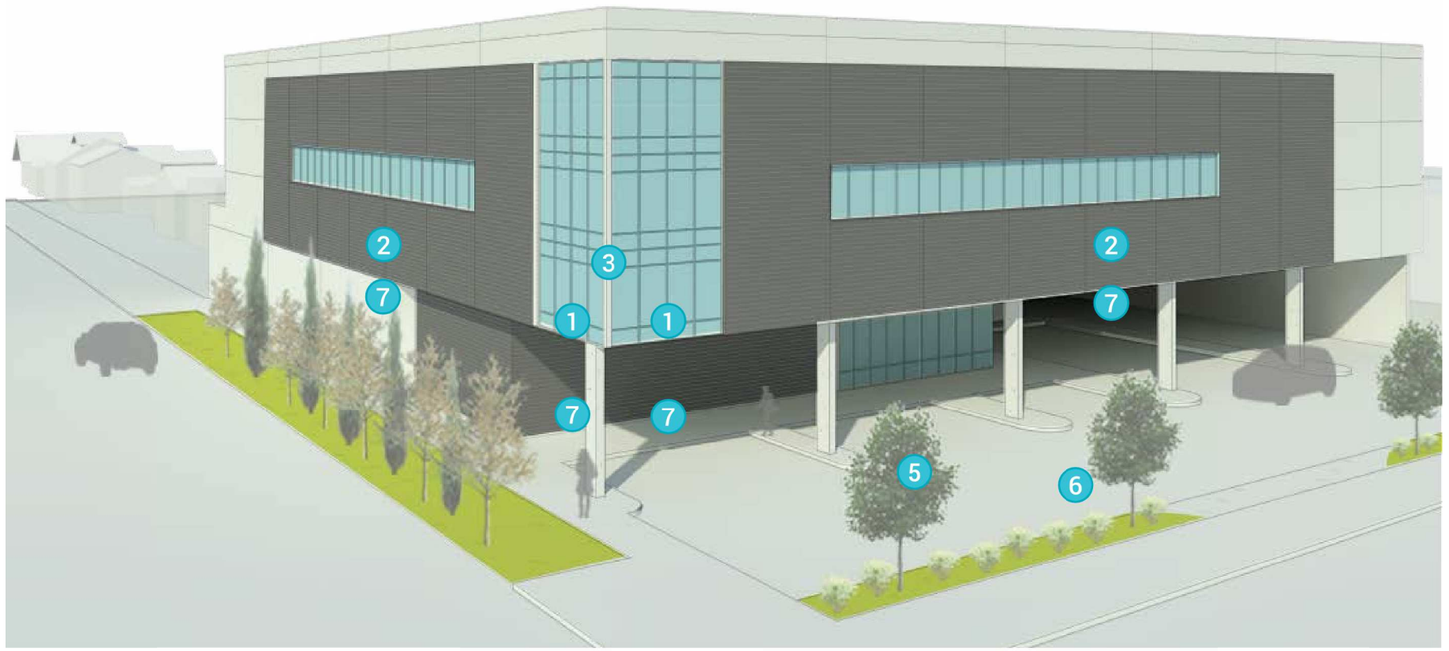
NE PERSPECTIVE

# OPTION #1

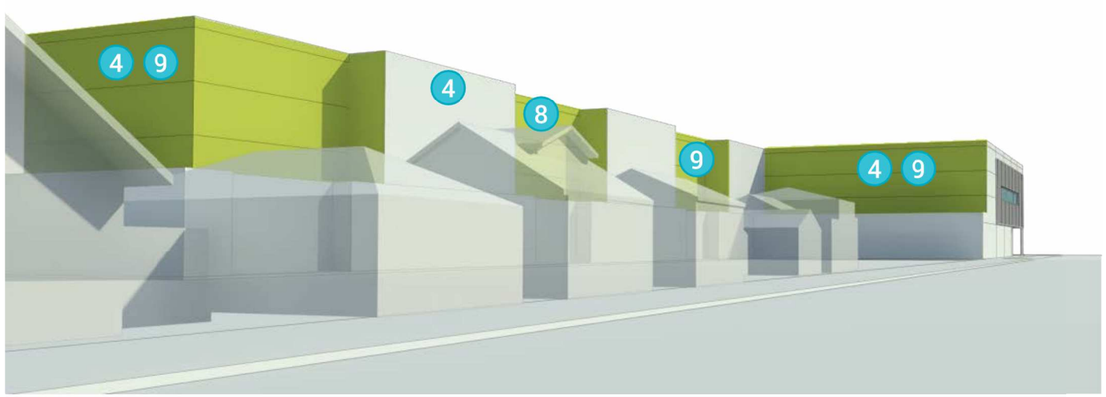


**Greenlake Self Storage**
*9309 Aurora Ave - DPD 3019569*

**Optimal FAR and Maximum Height - Code Compliant**




SE PERSPECTIVE




SW PERSPECTIVE

# DESIGN OPTION FOCUS POINTS

1. **Natural Lighting** - *CS1-B*
   Tall storefront windows and transoms maximize amount of daylight filtering through to building interior.
2. **Establishing Architectural Presence** - *CS2-A-2*
   Building facades to use detailing, articulation and palette of texture, colors, and materials to create a strong identity and presence.
3. **Corner Focal Point** - *CS2-C-1*
   Fenestration to wrap around SE building corner to provide a strong visual anchor and corner element.
4. **Respecting the Neighbors** - *CS2-D-3*
   No windows on elevations facing residential zones to preserve privacy of neighbors.
5. **Transparent Street Level** - *PL2-B-1, PL2-B-3*
   Extensive storefront provides wide field of vision from building interior to streetscape to enhance building occupant and pedestrian safety.
6. **Weather Protection** - *PL2-C-1*
   Main entry protection from weather by the overhanging projection of upper levels.
7. **Visibility of Use** - *DC1-A-1*
   Interior layout and storefronts to make the function of interior spaces readily apparent from the street.
8. **Perceived Mass Reduction** - *DC2-A-2*
   Modulation and modular greenscaping on walls to break down large exterior surfaces to a relatable scale.
9. **Landscape and Hardscape** - *DC4-D*
   Landscaping to be incorporated into architectural design with the use of roof gardens on Level 2 setback areas and greenscaped walls on the South and West sides of the building.

# OPTION #2

**Colonnaded Frontage - Requires Departure**

## OPTION #2
*Colonnaded Frontage*

This option has a comparatively lower profile, with four stories instead of six. In order to optimize square footage, the upper floors are projected closer to Aurora Avenue, in the process creating a colonnade at street level. This gives the main façade the appearance of a floating mass, lending a light, airy feel to the street frontage.

### SITE

| | |
|---|---|
| Site SF: | 51,331 SF |
| FAR Proposed: | 2.52 |
| FAR Allowed: | 4.25 |
| Floors: | 4 |
| Height: | 48' |

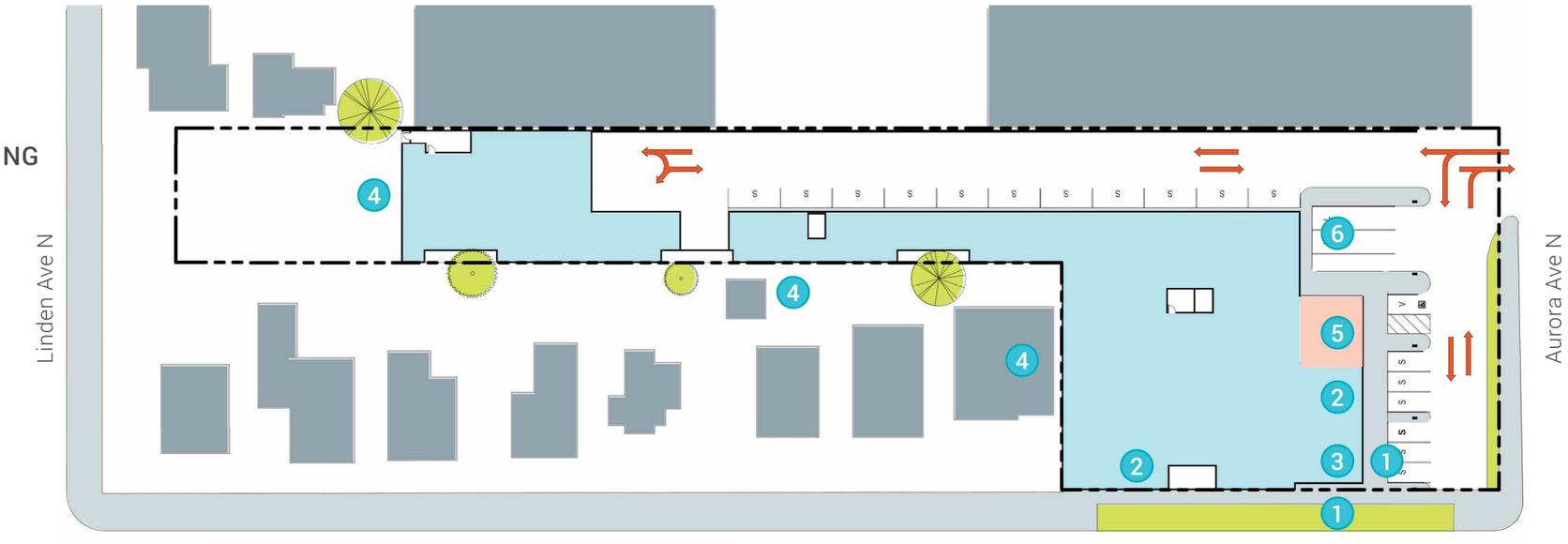
### BUILDING

| | |
|---|---|
| Total SF: | 129,578 SF |
| Rentable SF: | 97,184 SF |

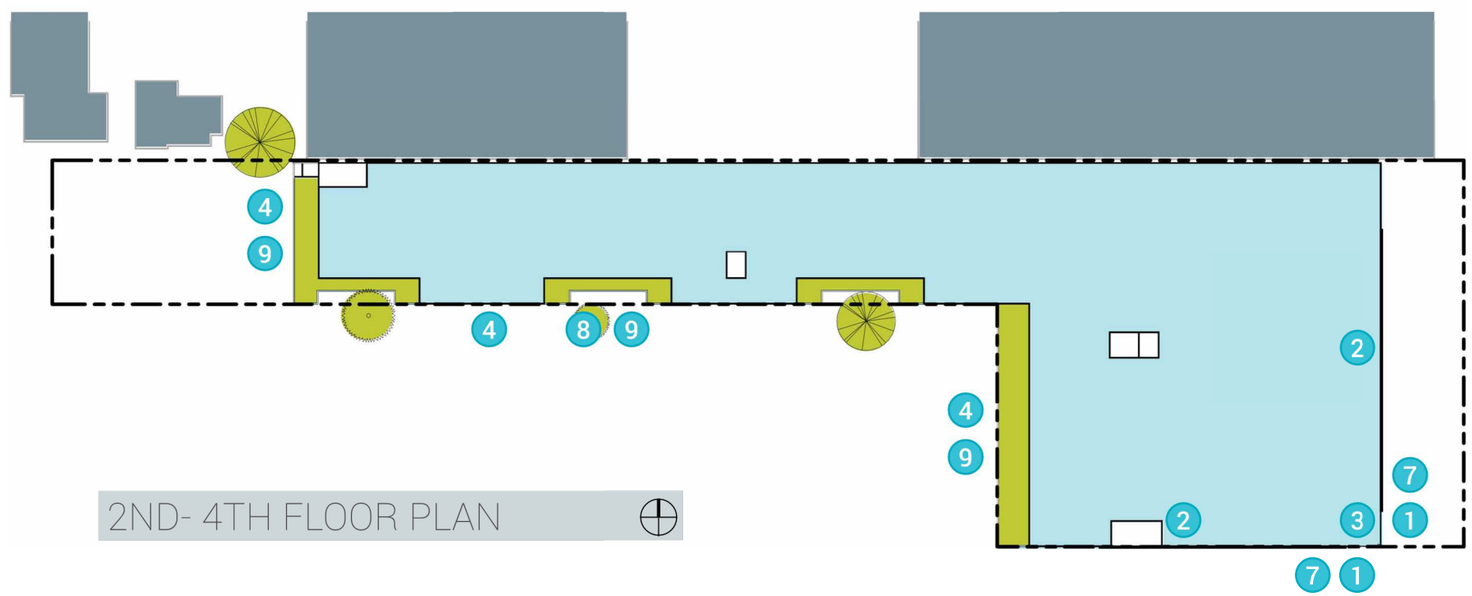
### PARKING

| | |
|---|---|
| Standard: | 17 |
| Loading: | 2 |
| Van Accessible: | 1 |
| Total: | 20 |

STORAGE
LOBBY
LANDSCAPING




1ST FLOOR PLAN

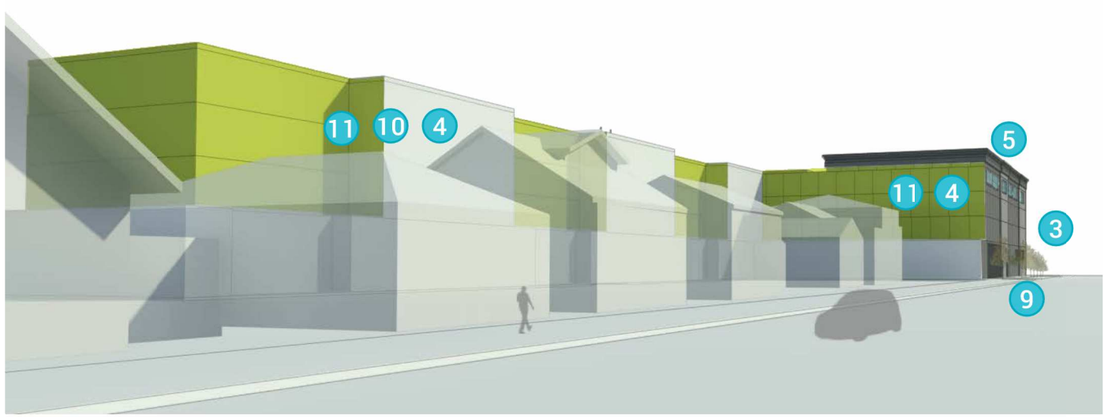


2ND- 4TH FLOOR PLAN

NE PERSPECTIVE

# OPTION #2

SE PERSPECTIVE




SW PERSPECTIVE

# OPTION #3 - PREFERRED

**Split Volumes: Past and Present - Requires Departure**

## DESIGN OPTION FOCUS POINTS

1. **Natural Lighting** - *CS1-B*
   Tall storefront windows and transoms maximize amount of daylight filtering through to building interior.
2. **Establishing Architectural Presence** - *CS2-A-2*
   Building facades to use detailing, articulation and palette of texture, colors, and materials to create a strong identity and presence.
3. **Corner Focal Point** - *CS2-C-1*
   Brick finish to wrap around SE building corner to provide strong visual anchor and urban edge to the block.
4. **Respecting the Neighbors** - *CS2-D-3*
   No windows on elevations facing residential zones to preserve privacy of neighbors.
5. **Linking Past and Present** - *CS3-A*
   Street frontage to be a compatible juxtaposition of traditional and modern styles to act as a physical embodiment of the neighborhood's evolving character.
6. **Transparent Street Level** - *PL2-B-1, PL2-B-3*
   Extensive storefront provides wide field of vision from building interior to streetscape to enhance building occupant and pedestrian safety.
7. **Weather Protection** - *PL2-C-1*
   Main entry protection from weather by canopy and overhanging projection of upper levels.
8. **Visibility of Use** - *DC1-A-1*
   Interior layout and storefronts to make the function of interior spaces readily apparent from the street.
9. **Ease of Circulation** - *DC1-B*
   Vehicle entry on Aurora and exit on 93rd to create efficient flow of vehicles through the site and minimize conflict points with pedestrians.
10. **Perceived Mass Reduction** - *DC2-A-2*
    Modulation and modular greenscaping on walls to break down large exterior surfaces to a relatable scale.
11. **Landscape and Hardscape** - *DC4-D*
    Landscaping to be incorporated into architectural design with the use of roof gardens on Level 2 setback areas and greenscaped walls on the South and West sides of the building.

## OPTION #3 - Preferred

*Split Volumes: Past and Present*

This option could best be described as an amalgam of the traditional and the modern, with the former represented by the southern block rendered in brick and accent cornices echoing Seattle's landmark buildings, and the latter by the more subdued northern block clad in metal siding. A glazed vertical recess on the Aurora frontage acts as a hinge between these two contrasting volumes.

### SITE

| | |
|---|---|
| Site SF: | 51,331 SF |
| FAR Proposed: | 2.68 |
| FAR Allowed: | 4.25 |
| Floors: | 4 |
| Height: | 50' |

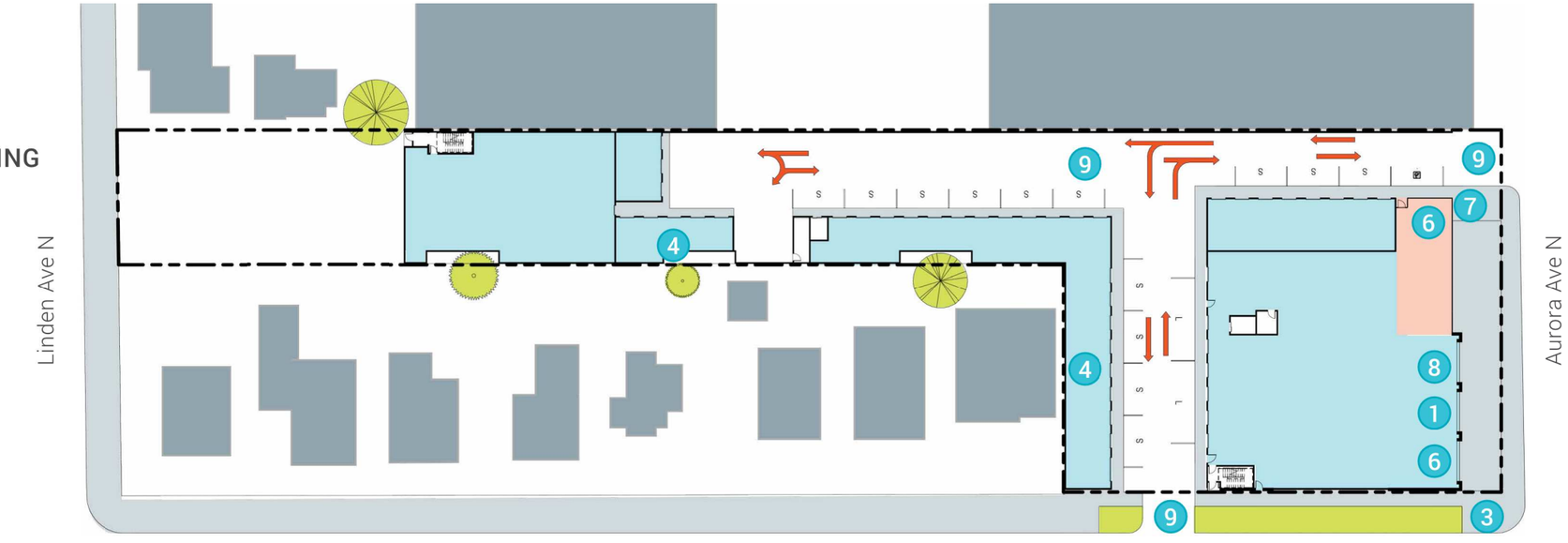
### BUILDING

| | |
|---|---|
| Total SF: | 137,604 SF |
| Rentable SF: | 103,203 SF |

### PARKING

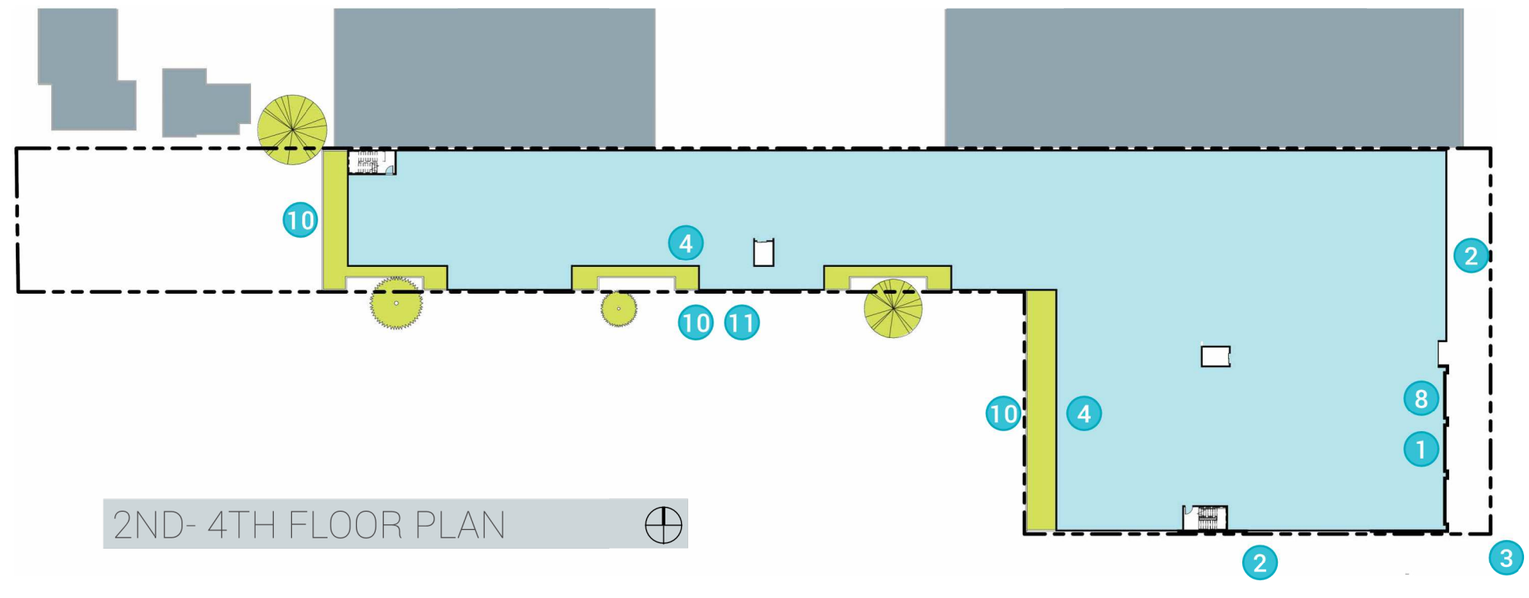
| | |
|---|---|
| Standard: | 13 |
| Loading: | 2 |
| Van Accessible: | 1 |
| Total: | 16 |

STORAGE
LOBBY
LANDSCAPING



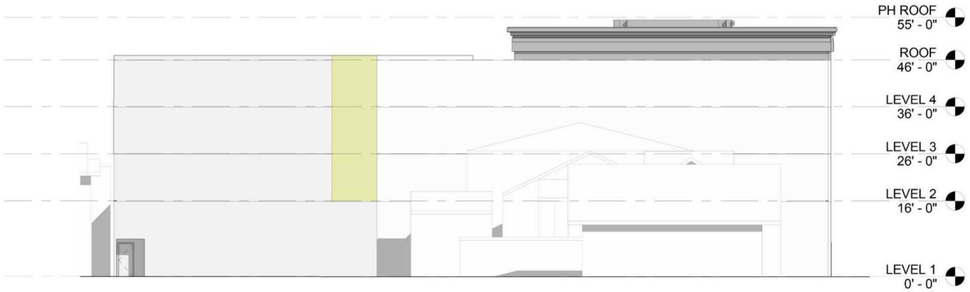

1ST FLOOR PLAN

NE PERSPECTIVE



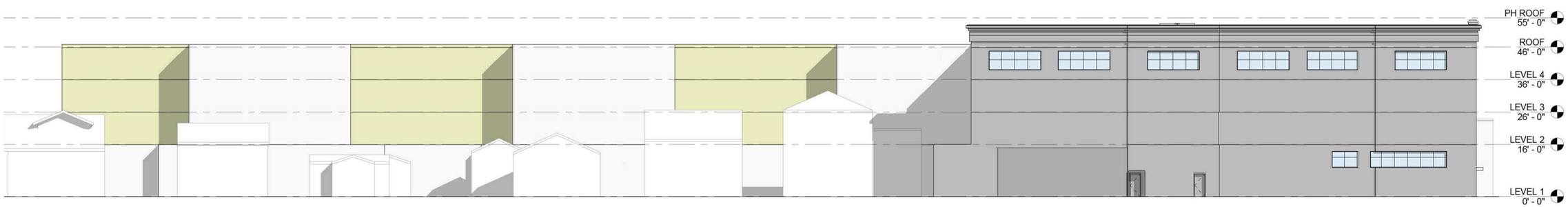
2ND- 4TH FLOOR PLAN

# PREFERRED-OPTION #3




EAST ELEVATION

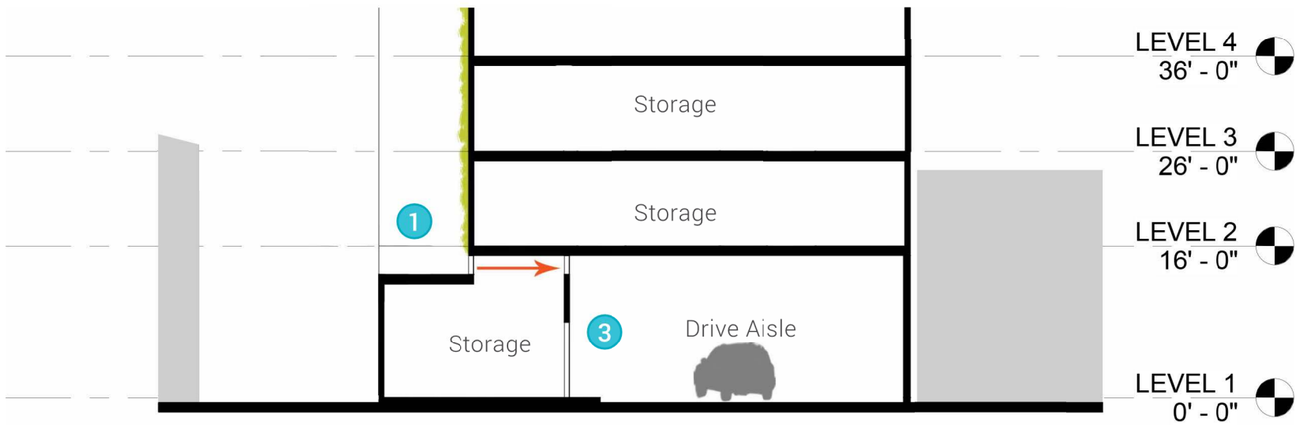
WEST ELEVATION



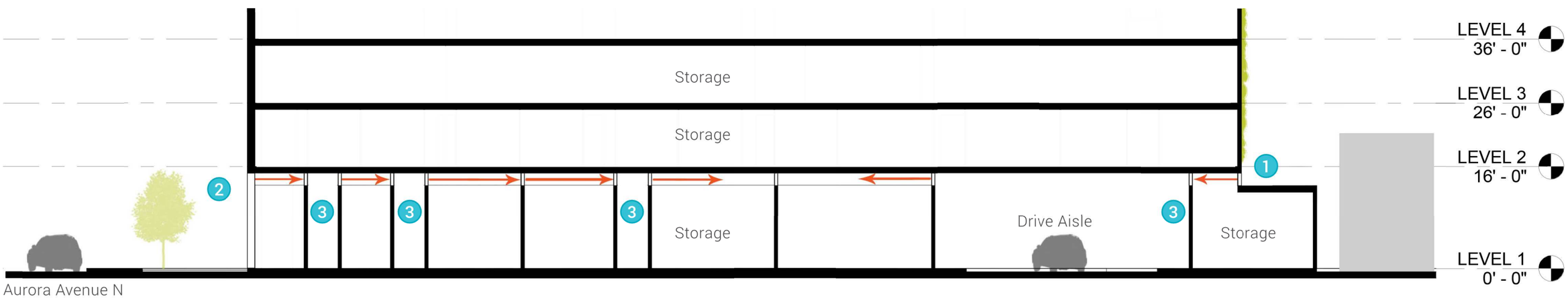

SOUTH ELEVATION

# OPTION #3 - PREFERRED

## Split Volumes: Past and Present - Requires Departure - Elevations




SECTION A-A




SECTION B-B

# NATURAL LIGHTING - *CS1-B*

**1 Clerestories**
Clerestories at South and West facing walls at Level 1 to allow daylight to illuminate interior spaces.

**2 Storefront**
Tall storefront windows and transoms at East and South facing wall at Level 1 to maximize the amount of daylight filtering though to the building interior.

**3 Unit Partitions**
Unit partitions to terminate well below Level 2 slab to provide openings that will allow daylight to penetrate deeper into the building and illuminate interior hallways and internal drive aisles.

# OPTION #3 - PREFERRED