PUBLIC STORAGE

9701 AURORA AVE N., SEATTLE, WA

DPD PROJECT #: 3020310

EARLY DESIGN GUIDANCE PACKAGE
AUGUST 5, 2015

BCRA

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EXECUTIVE SUMMARY - PROJECT OVERVIEW

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Client Public Storage
1755 NE 48th Street, Suite A1
Renton, WA 98056

Project Facilitator Kathryn Jerkovich, kjerkovich@bcradesign.com

Site Description A rectangular shaped parcel site bounded by parcels 0306000562, 0306000563, 0306000567, 0306000672, 0306000671, 0306000670 to the west, North 98th St. to the north, North 97th St. to the south and Aurora Ave N. to the east. The project site slopes down to the west with a grade difference of approximately nine (9) feet on the north side and three (3) feet on the south side of the parcel. The site has been previously developed and includes a single level building of approximately 19,110 square feet with the remainder of the parcel paved for parking.

Parcel ID 0306000570

Address 9701 Aurora Ave N. Seattle, WA
Site Area 61,542 sq. ft.
Site Zoning C2-65
Overlay District Aurora Licton Springs Residential Urban Village

Project Description Demolition of existing 19,110 square foot building and on-site parking, site grading, and construction of a new multi-story self-storage building.

Uses by Floor First Floor: Retail, Storage
Second Floor: Storage, Residential
Third - Sixth Floors: Storage

Construction Types Construction Type 2A for floors 2 through 6 - post and beam steel.

Project Team

DEVELOPER/OWNER
Public Storage
1755 NE 48th St., Suite A1
Renton, WA 98050

LAND USE PLANNER/ARCHITECT/CIVIL ENGINEER/LANDSCAPE ARCHITECT
BCRA
2106 Pacific Ave, Suite 300
Tacoma, WA 98402

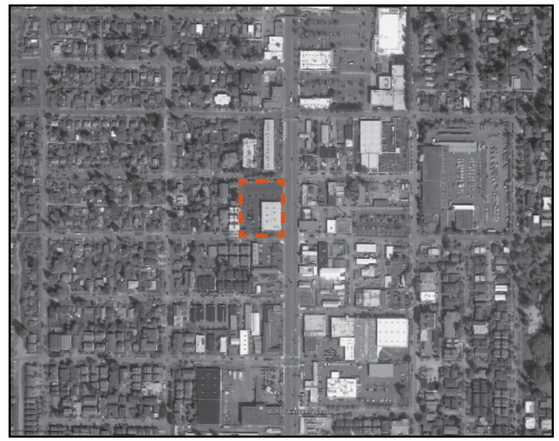
STRUCTURAL ENGINEER
MGA Engineering Consultants, Inc.
111 North Jackson Street, Suite 200
Glendale, CA 91206

SURVEYOR
Lanktree Land Surveying, Inc.
421 B Street NE
Auburn, WA 98082

DEVELOPMENT OBJECTIVES

The development will consist of a self storage facility of approximately 220,000 square feet, containing self-storage units of various sizes, a retail/office space, 15 short-term parking stalls, and a residential apartment.

The proposed building design will include a six-story, 65 foot high building consisting of primarily self-storage units with a retail/office space on the first floor and residential unit on the second floor. Surface parking is anticipated to be located on the west side of the building and will include approximately 15 parking stalls and three (3) loading berths. Access to the site is anticipated to be from N. 98th St. and N. 97th St.



Not to Scale North

CONTEXT ANALYSIS - NINE BLOCK DIAGRAM

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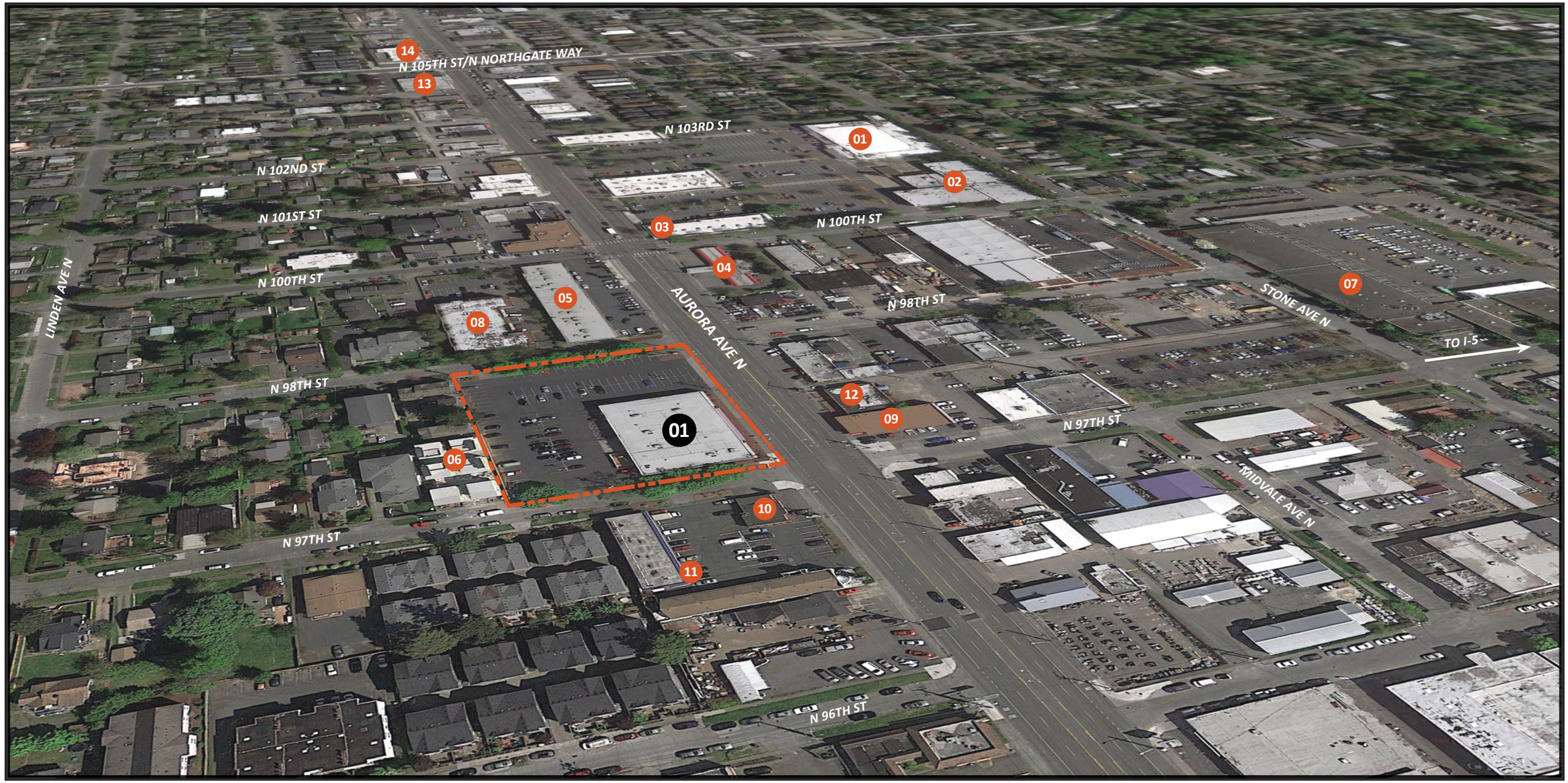

PROJECT SITE

01 GOLD'S GYM

NEARBY BUILDINGS

01 HT OAKTREE MARKET
02 MOVIE THEATER
03 IHOP RESTAURANT
04 BURGERMASTER
05 COMMERCIAL STRIP
06 TOWNHOMES
07 SEATTLE CITY LIGHT
08 MULTI-FAMILY RESIDENTIAL
09 CLARY'S TRANSMISSION
10 SOUND INSURANCE AGENCY
11 COLUMBUS MOTOR INN
12 TROPICOS BREEZE
13 O'REILLY AUTO PARTS
14 AURORA HOUSE

CONTEXT ANALYSIS - NINE BLOCK VICINITY

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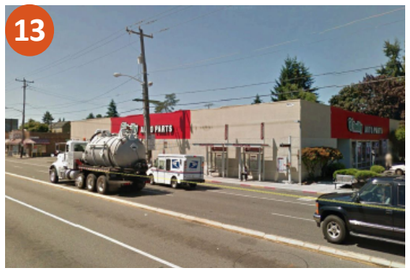
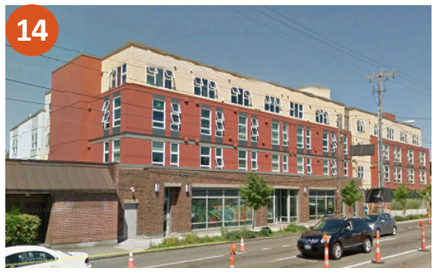
EXISTING BUILDINGS ON SITE

One existing building on site of approximately 19,110 square feet will be demolished. According to King County records the existing building was originally constructed in 1976 and is not considered historic.

NEIGHBORHOOD BUILDINGS





The project site faces Aurora Ave North to the east, North 98th Street to the north, North 97th Street to the south and multi-family residential to the west.

The neighborhood includes a mix of uses. Commercial uses dominate the streetscape along Aurora Ave North. A mix of commercial, low-rise multi-family and single family residential can be found to the north, south and west, with predominate commercial uses to the east. Adjacent to the project site along the west property line are multi-story, multi-family residential buildings.

The neighborhood character is eclectic. Across Aurora Ave North the buildings are small scale commercial and retail buildings. Uses vary and include retail, office, commercial, hotel/motel, and fast serve restaurants. (09) Clary's Transmission and (12) Tropicos Breeze are across from the project site on Aurora Ave North. A (05) commercial strip and (08) multi-family are across North 98th Street. A (11) hotel/motel, (10) office and multi-family are across North 97th Street. The commercial development on the north, south and east of the project site are auto-oriented uses and appear to have been established for some time. The residential to the west is a mix of traditional and contemporary structures. The traditional buildings are reflected most through pitched roofs forms and exterior building materials.

OPPORTUNITES

The (06) multi-family development directly to the west and the (14) Aurora House located near North 105th Street appear to be the newest developments in the vicinity and offer the best guidance for addressing the neighborhood context in a more contemporary way. The buildings provide an urban scale with the use of modern materials, fresh colors, and architectural elements, and provide guidance for the redevelopment vision for the area.

CONTEXT ANALYSIS - ZONING

DPD #3020310

SITE DATA:

Area:
61,542 sf / 1.41 AC

Address
9701 Aurora Ave North.
Seattle, WA

Parcel ID #:0306000570

Zoning
C2-65

The site is located in the Aurora Licton Springs Residential Urban Village.

Zoning at the site is Commercial2-65 (C2-65).

Zoning south: Commercial2-65 (C2-65) and Low Rise 3 (LR3).

Zoning west: Low Rise 3 (LR3).

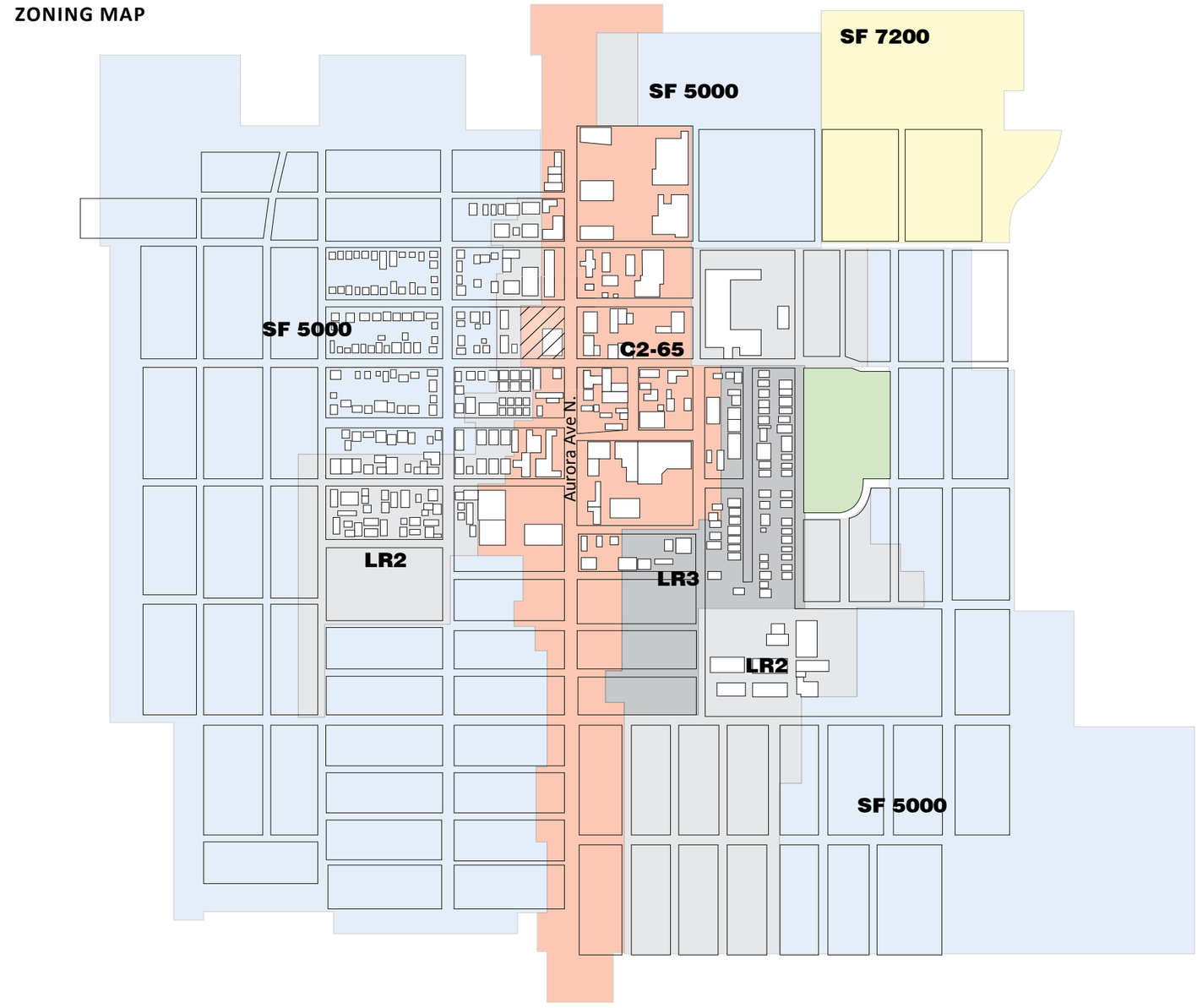
Zoning north: Commercial2-65 (C2-65) and Low Rise 3 (LR3).

Zoning east: Commercial2-65 (C2-65).

Aurora Ave North (Hwy 99) is the dominant street and runs north-south in front of the project site to the east. Aurora Ave North is a five (5) lane road and the main access way in the vicinity. North 98th and North 97th are two-lane streets that lead from Aurora Ave North to the residential areas to the west. Uses along these roads transition from commercial along Aurora Ave North to multi-family residential to detached single family residential.

Zoning in the area is primarily commercial along the core of Aurora Ave North and transitions to residential along the east and west street grids from Aurora Ave North.

ZONING MAP



LEGEND

- NC - Neighborhood Commercial
- LR - Lowrise
- C - Commerical
- SF - Single Family
- Vegetation/parkland
- Proposed Public Storage Building Site

North

Scale: NTS

CONTEXT ANALYSIS - ZONING

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Project Site Zoning Zoning Adjacent to Project Site	9701 Aurora Ave North North South East West		C2-65 C2-65/LR3 C2-65/LR3 C2-65 LR3
Permitted Uses	23.47A.004		Storage Uses Retail Sales Caretaker's quarters
Street-Level Uses	23.47A.005.B 23.47A.005.D.1		Mini-warehouses, warehouses, or utility uses may not abut a street-level, street-facing facade in a structure that contains more than one residential dwelling unit. Along designated principal pedestrian streets, one or more of the following uses are required along 80 percent of the street-level, street facing facade in accordance with the standards in 23.47A.008.C i. Offices, provided that no more than 30 feet of the street-level, street-facing facade of a structure may contain an office use; l. Retail sales and service; m. Sales and services, general.
Street Level Development Standards	23.47A.008.A.1 23.47A.008.2.b 23.47.008.3 23.47.008.B.2 23.47.008/B.3 23.47.008.B.4		Basic street-level requirements apply to structures in C zones and structures in C zones across the street from residential zones. Blank segments of the street-facing facade between 2 feet and 8 feet above the sidewalk may not exceed 20 feet in width. Street-level, street-facing facades shall be located within 10 feet of the street lot line, unless wider sidewalks, plazas or other landscaping is provided. 60% of the street-facing facade between 2 feet and 8 feet above the sidewalk shall be transparent. Non-residential uses shall extend an average depth of at least 30 feet and a minimum depth of 15 feet from the street-level, street-facing facade. Non-residential uses at street level shall have a floor-to-floor height of at least 13 feet.
Structure Height	**23.47A.012** **DR 4-2012**		Allowable structure height = 65 feet Structure height is measured from average grade in all zones. General rule allows two options for calculating building height.
FAR	**23.47A.013 Table A** **23.47A.013.D**		FAR: 4.25 x 61,542 (site area) = 261,554 maximum gross building square footage. Gross floor area below grade is not counted toward FAR.
Setback Requirements	**23.47A.014.B/Exhibit A** **23.47.A.014.B.a** **23.47A.014.F**		A 15' triangular setback is required where a lot abuts the intersection of a side and/or front lot line of a residential zone. A setback is required along any rear or side lot line that abuts a lot in a residential zone - 10' for portions above 13' in height to a max. of 65'. Access to a loading berth from the alley, and truck loading parallel to the alley, a setback of 12 feet is required.
Landscaping and Screening Standards	**23.47A.016.A** **23.47A.016.B** **23.47A.016.D.1** **23.47A.016.D.1.c** **23.47A.016.D.3**		Green Factor score of 0.3 or greater is required. Street trees are required. 20 or more parking spaces require parking lot landscaping. Surface parking abutting or across an alley from a residential zone must have 6 foot high screening and a 5 foot deep landscape area. Garbage dumpsters require 6 foot high screening minimum.
Parking Location and Access	**23.47A.032.A.3** **23.47A.032.A.1** **23.47A.032.A.2**		Access to off-street parking may be from a street, alley or both when the lot abuts an alley. Structures in C zones across the street from residential shalll meet the requirements for parking access for NC zones. If access is not provided from an alley and the lot abuts two or more streets, access is permitted across one of the side street lot lines. If access is not provided from an alley and the lot abuts two or more streets, access to parking shall be from a street that is not a principal pedestrian street.
Required Parking	**23.54.015 Table A.J** **23.54.015 Table B.D**		No minimum parking required for non-residential uses within an urban center and within 1,320 feet of a street with frequent transit service. Caretaker's quarters - 1 space per dwelling unit.
Parking Space Standards	**23.54.030.B.2** **23.54.030.D.2** **23.54.030.D.3**		When 11 to 19 parking spaces are provided a minimum of 25% shall be striped for small vehicles and a minimum of 35% shall be striped for large vehicles. The minimum width of driveways for two way traffic shall be 22 feet to a maximum of 25 feet. Maximum driveway slope is 15%.
Loading Berth Requirements	**23.54.035 Table A** **23.54.035.C**		Mini-warehouse uses are classified as a "medium demand." Medium demand uses of 160,001 to 264,000 square feet require three (3) loading berths. Each loading berth shall be not less than ten (10) feet in width and shall provide not less than fourteen (14) feet vertical clearance. Each loading berth shall be a minimum of thirty-five (35) feet in length, unless reduced by the Director.
Solid Waste	**23.54.040 Table A**		Non-residential uses - 200,001 square feet or more - a minimum area of 500 square feet of shared storage space is required.

CONTEXT ANALYSIS - TRANSPORTATION

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The project site is located on Aurora Ave North which is designated as a Regional Connector. Regional connectors are principal arterials that link urban villages to each other and and connect to regional destinations outside of the city. Regional connectors are designed to provide city-wide and regional access for transit, cars and truck trips. They also move high volumes of traffic through the city and between urban villages.

OPPORTUNITIES

Crossroads of zoning, street grids, and uses.

The streets and pedestrian ways and access in the area are fully improved and functional. This network allows for multi-modal access to the various mix of commercial/retail uses and residential areas.

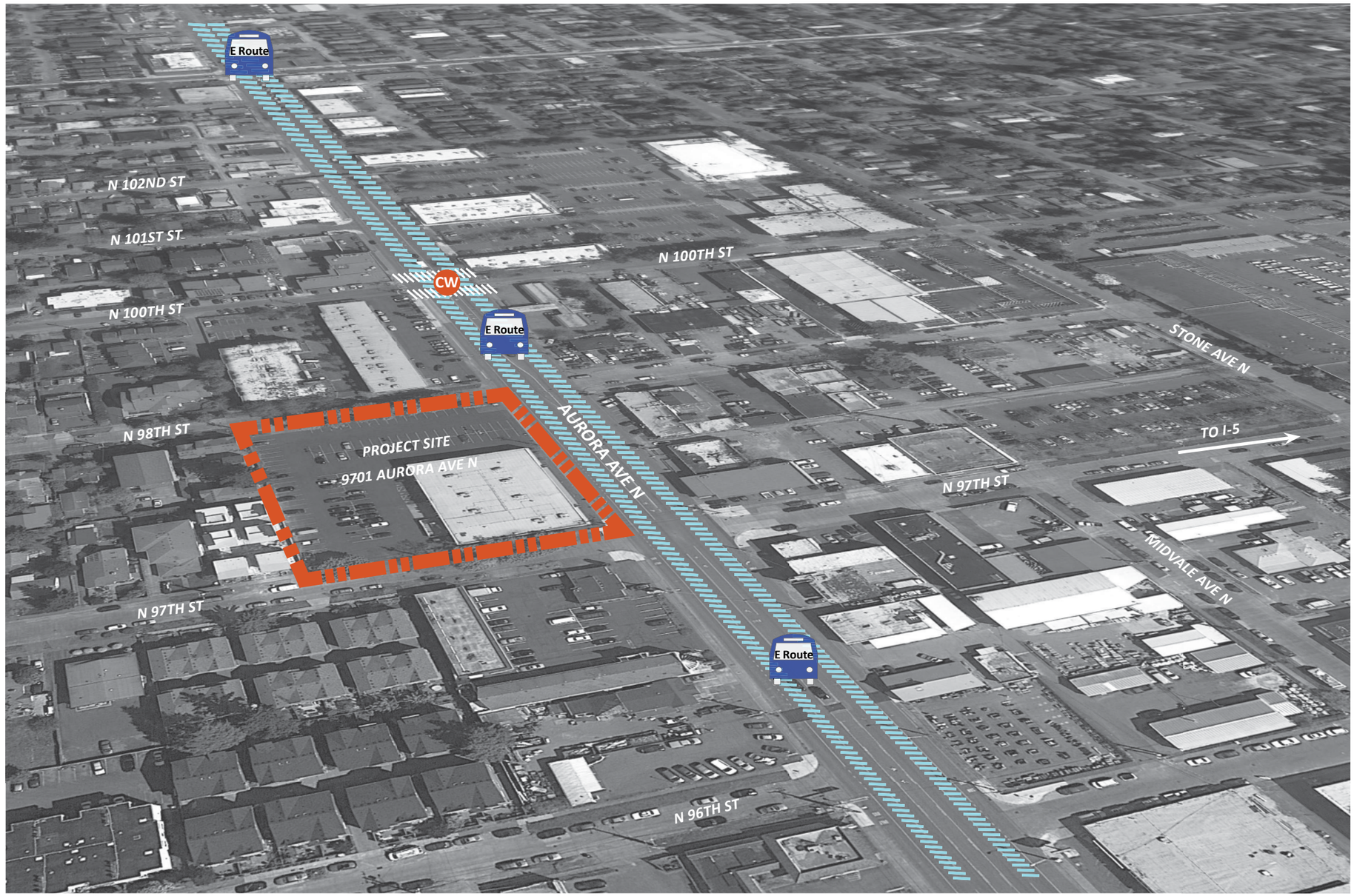
Frontage on Aurora Ave North

High traffic volume
Bus routes
Pedestrian access

Bus stop
Intersection of North 100th Street

CONSTRAINTS

Frontage, heavy traffic on Aurora Ave North
Limited pedestrian crossings
Limited traffic movement at North 97th St. and North 98th St.



PROJECT SITE

BUS ROUTE "E"

E Route

CW EXISTING CROSSWALKS AT N 100TH AND AURORA AVE N

Not to Scale

North

EXISTING SITE CONDITIONS - 9701 AURORA AVE NORTH

DPD #3020310

FROM NE CORNER INTO SITE

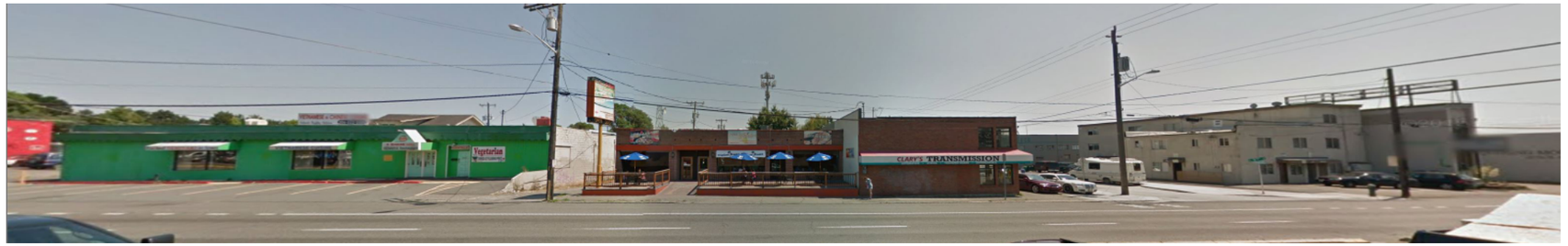
FROM W PARKING LOT INTO SITE

FROM ACROSS AURORA AVE N FACING SITE

EXISTING SITE CONDITIONS - 9701 AURORA AVE NORTH

DPD #3020310

FACING EAST



01

FACING SOUTH

02

FACING NORTH

03

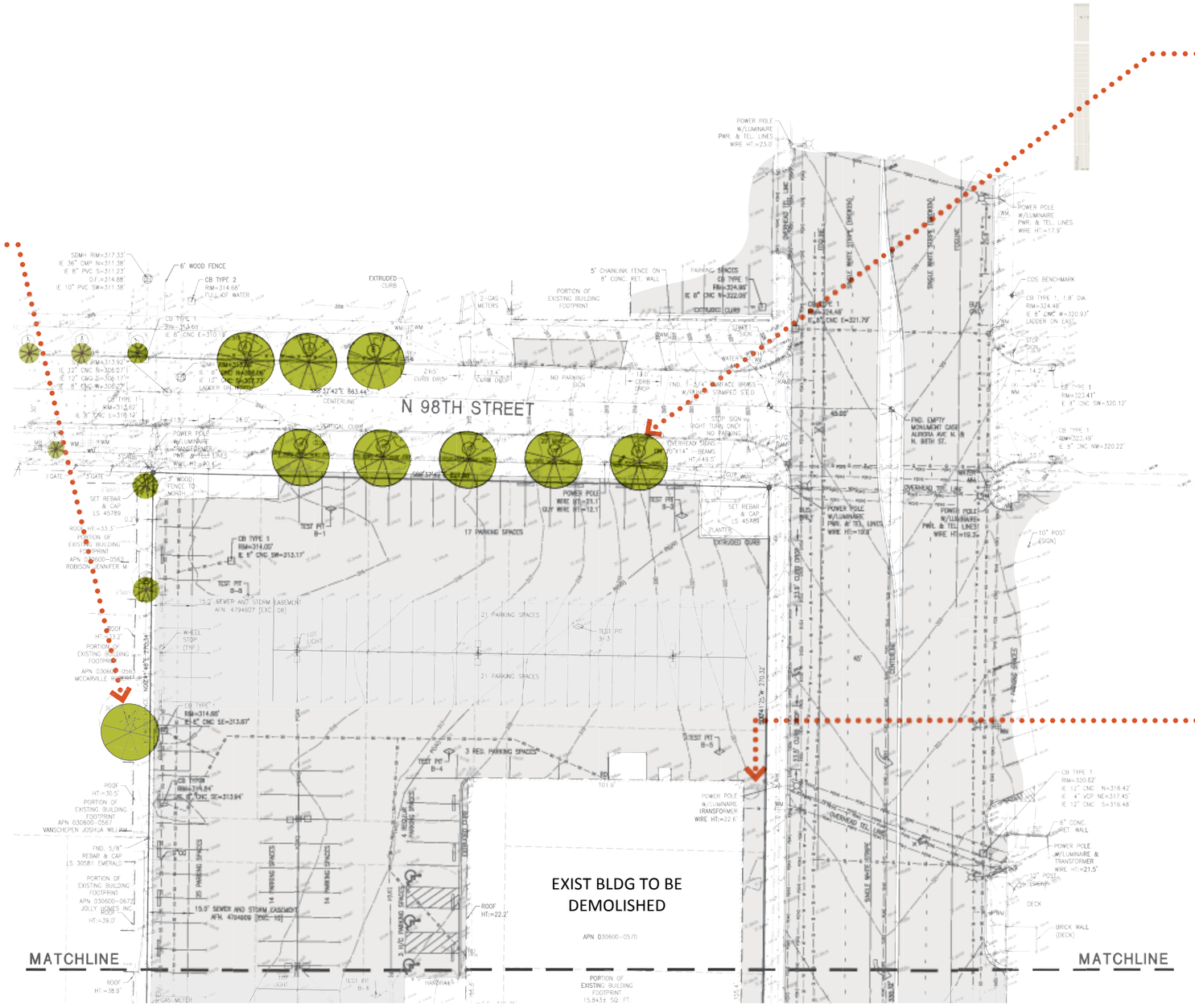
EXISTING SITE CONDITIONS - 9701 AURORA AVE NORTH

DPD #3020310

EXISTING SITE CONDITIONS - TREES AND UTILITIES

DPD #3020310

EXCEPTIONAL FIR TREE, SHALL BE PRESERVED



LEGEND

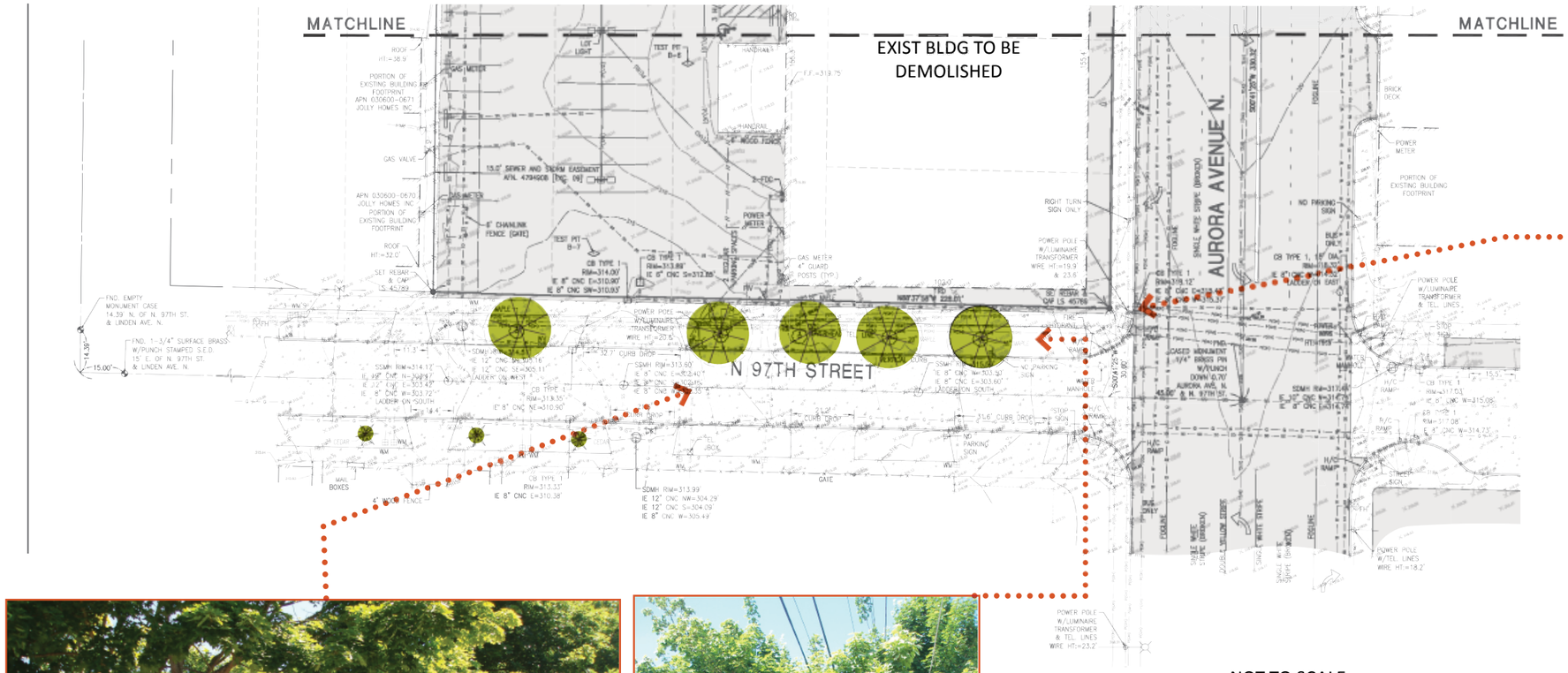
Existing Tree

Not to Scale

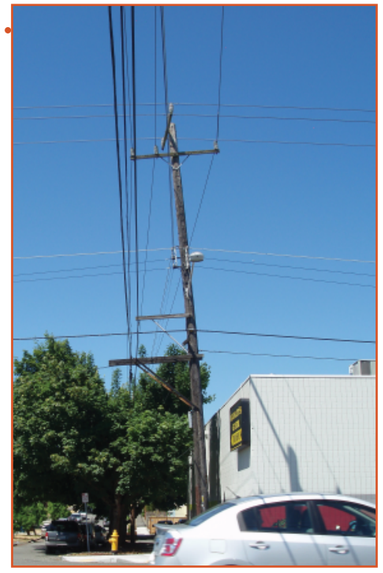
North

EXISTING SITE CONDITIONS - TREES AND UTILITIES

DPD #3020310



NOT TO SCALE



EXISTING MAPLE TREES

EXISTING MAPLE TREES

LEGEND

Existing Tree

Not to Scale North

EXISTING SITE CONDITIONS - SITE SURVEY

DPD #3020310

Highest elevation on the site is at 123’
Lowest elevation on the site is 114’

OPPORTUNITIES

Site slopes east to west from Aurora Ave North.

Building designed to take advantage of site topography with a portion of the first floor below the sidewalk grade.

Parking can be behind the building on the west side of the site.

CONSTRAINTS

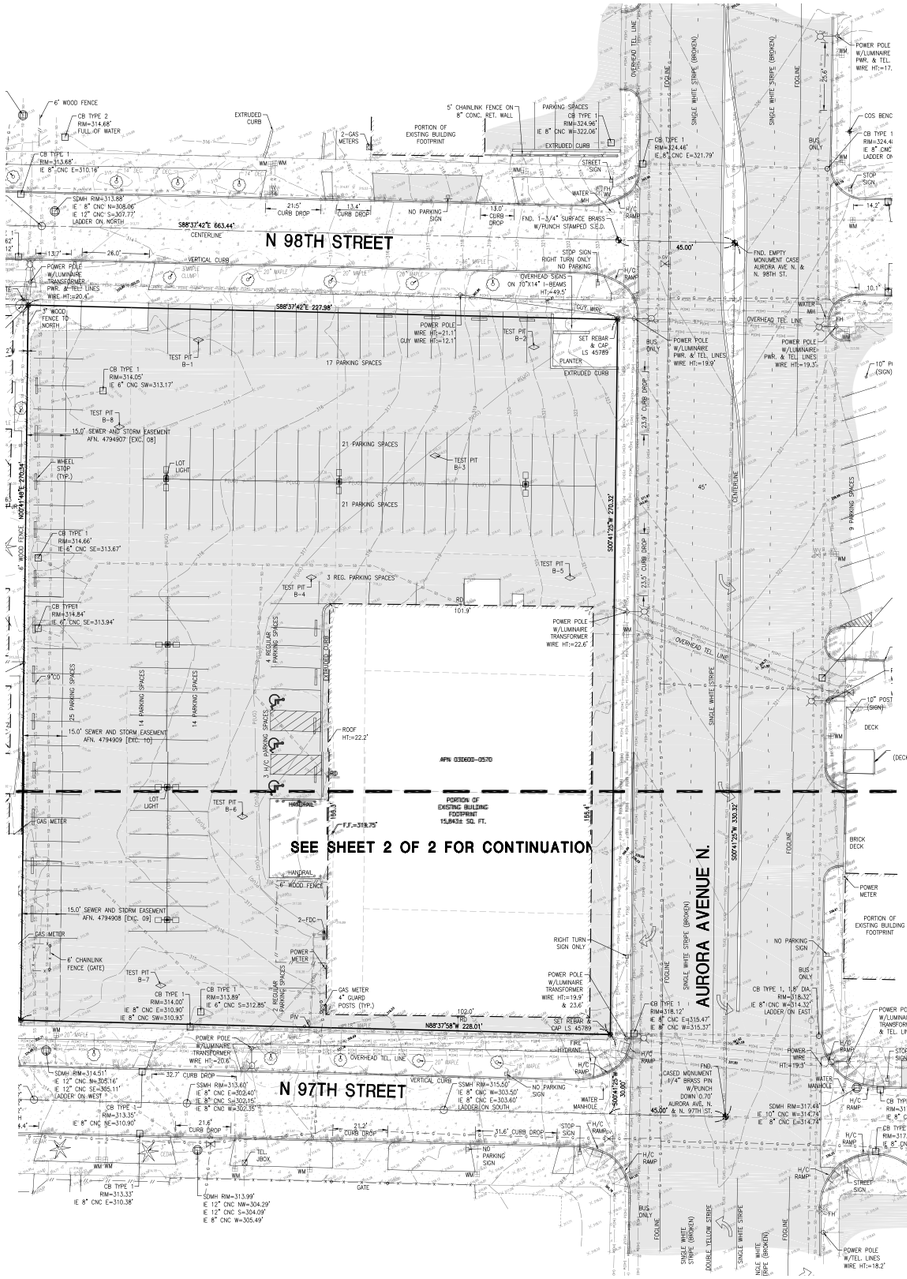
Site slopes down approximately 8 feet from east to west along the northern portion of the site and 3 feet along the southern portion of the site.

The access points on North 97th St. and North 98th St. are not aligned.

Overhead power along all three street frontages.

Mature trees along North 97th St. and North 98th St.

Exceptional tree located on the adjacent site to the west.



EXISTING SITE CONDITIONS - SITE CONSTRAINTS ANALYSIS

DPD #3020310

SITE DIMENSIONS / SETBACKS / CLEARANCES

Site Dimensions:
Length along north edge of parcel: 227.98’
Length along south edge of parcel: 228.01’
Length along west edge of parcel: 270.34’
Length along east edge of parcels: 270.32’

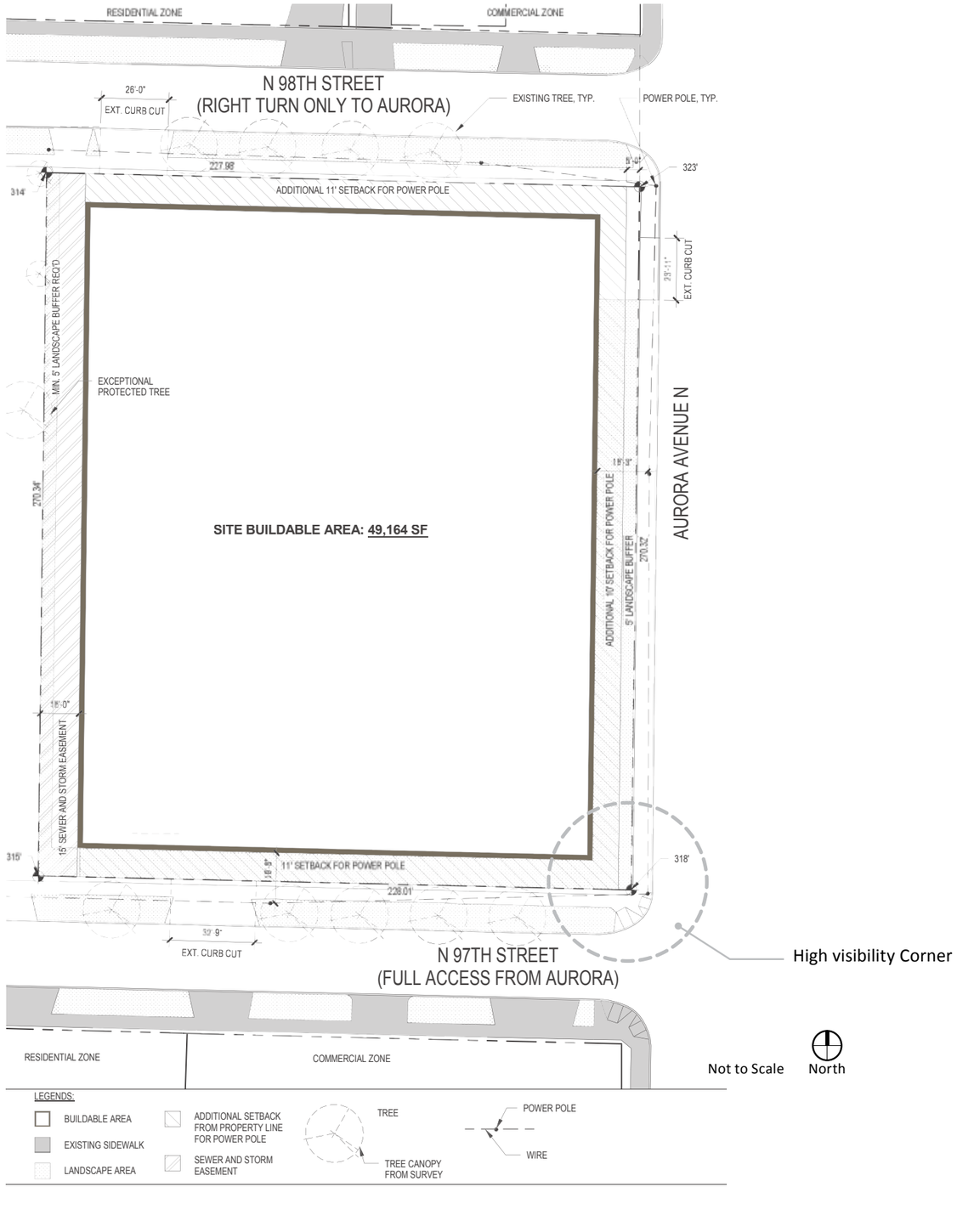
Setbacks:
A minimum of fourteen (14) feet from the powerlines on the north, south and east.

A minimum of five (5) feet on the west.

Clearances:
Seattle Public Utilties has determined the required setback from the overhead power lines is a minimum of 14 feet.

Structures are required to be setback from the existing tree canopies.

Setback from exceptional tree located on the adjacent parcel to the west.



CS2 URBAN PATTERN AND FORM

B. Adjacent Sites, Streets, and Open Spaces
1. Site Characteristics. Allow characteristics of sites to inform the design, especially where the street grid and topography create unusually shaped lots that can add distinct to the building massing.
2. Connect to the Street. Identify opportunities for the project to make a strong connection to the street and consider how the building interacts with the public realm.

Response: The project site is located between N. 97th St. and N. 98th St. along Aurora Ave N. The site slopes east to west with an elevation difference of approximately nine (9) feet from the NE corner to the NW corner and approximately three (3) feet from the SE corner to the SW corner. The building has been designed to take advantage of the sloping site with a portion of the first floor along Aurora Ave N. below grade.

The facades of the building along Aurora Ave N, N. 97th St. and N. 98th St. will include a series of display windows that will allow pedestrians and passersby to views into non-active storage display. Because of the sloping site and the nature of the use, the building will have a single entrance to the building that will be located on the west side of the building facing the parking lot.

C. Relationship to the Block
1. Corner Sites. Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances.
3. Full Block Sites. Break up long facades of full-block building to avoid a monolithic presence. Provide detail and human scale at street-level, and include repeating elements to add variety and rhythm to the facade and overall building design.

Response: The project site extends a full block and the building has been designed to include elements such as windows and canopies that break up the overall facade and help reduce the overall scale of the building. In addition, several mature trees line the streets of both N. 97th and N. 98th. These trees are fairly large and will contribute the break up of the building facades along these streets.

D. Height, Bulk and Scale
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.
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.
4. Massing Choices. Strive for a successful transition between zones where a project abuts a less intense zone.
5. Respect for Adjacent Streets. Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.

Response: The site is surrounded with commercial on the north, south and east and residential to the west. There is a four-story multi-family building to the north, a two-story motel to the south and three-story residential buildings to the west of the site. The majority of the buildings along Aurora are single or two-story buildings. However, recent develop in the area includes buildings of multiple stories.

The proposed self-storage building has been programmed to be six-stories with a maximum building height of 65 feet. The building has been designed with two-story display windows along the north, south and east facades and no windows at the sixth floor to help reduce the overall bulk and scale and give the building the appearance of a four-story building.

In addition to the display windows, the building will include architectural treatments such as modulation and articulation that will further assist with breaking up the overall mass of the building and perceived height and bulk.

PL2 WALKABILITY

B. Safety and Security
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.

Response: Sidewalks existing along the north, south and east property lines of the project site. Display windows will be included along each of these facades that will allow pedestrians and passersby views into display spaces within the building.

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

3. People-Friendly Spaces. Create an artful and people-friendly space beneath building canopies by using human-scale architectural elements and a pattern of forms and/or textures at intervals along the facade.

Response: High voltage power lines exists along the north, south and east property lines and large mature trees lines the sidewalk on the north and south sides of the parcel. These constraints prevent the building from being located at the sidewalk. Canopies have been proposed along the east (Aurora Ave N.) side of the building, however, they will not offer weather protection for pedestrians using the sidewalk.

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

Response: The site will use wayfinding methods to direct customers and users of the facility to the site access points on both N. 97th St. and N. 98th St. and to the building's entrance off the parking lot on the west side.

PL3 STREET-LEVEL INTERACTION

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

Response: The entrance to the building will be located on the west side, off of the parking lot and will be signified by a canopy and signage.

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

Response: The north, south and east facades of the building will be the most visible to pedestrians and passersby. These facades have been designed to include two-story display windows that will provide views into spaces within the building.

DC1 PROJECT USES AND ACTIVITIES

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

Response: The site currently includes access points on N. 97th St., N. 98th St., and Aurora Ave N. The project has been designed to eliminate the access off of Aurora Ave N. and utilize the existing access on N. 98th St. and proposes to align the N. 97th St. access with the N. 98th St. access. Utilizing the access points located on the minor streets will minimized the conflict between vehicles and non-motorists.

DC1 PROJECT USES AND ACTIVITIES (cont.)

C. Parking and Service Uses.

2. Visual Impacts. Reduce the visual impacts of parking lots, parking structures, entrances, and related signs and equipment as much as possible.

Response: The project proposes to locate the parking lot and loading areas on the west side of the site and away from Aurora Ave N. This location will minimize views of the parking area from the major street and the existing trees along N. 97th St. and N. 98th St., will minimize views into the parking area.

DC2 ARCHITECTURAL CONCEPT

B. Architectural and Facade Composition.

1. Facade Composition. Design all building facades - including alleys and visible roofs - considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned.

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

Response: The building has been designed to include architectural treatments that breakup the overall mass and scale of the building and minimize long expanses of blank walls. The lower two-stories of the north, south and east facades will include display windows that will allow views into spaces within the building. Proposed material changes and changes in plane will add to the design and provide interest to passersby.

C. Secondary Architectural Features.

1. Visual Depth and Interest. Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the facade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).

Response: Canopies and display windows will be included in the design of the building along Aurora Ave N. and several large display windows will be included along the north and south facades. These treatments along with modulation, articulation and material changes will create a design that is interesting to pedestrians passing by the facility.

D. Scale and Texture.

1. Human Scale. Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept.

Response: Architectural elements and features will be included in the design to create an overall architectural theme that is consistent on the entire building.

DC4 EXTERIOR ELEMENTS AND FINISHES

A. Building Materials.

1. Exterior Finish Materials. Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

Response: Materials used on the building will be durable and will include a variety of textures and profiles.

DC4 EXTERIOR ELEMENTS AND FINISHES (cont.)

B. Signage.

1. Scale and Character. Add interest to the streetscape with exterior signs and attachments that are appropriate in scale and character to the project and its environs.

Response: Signage will be used to add interest to the building and as a mechanism for wayfinding. Site signs will be used and the design will be consistent with that of the building.

2. Coordination with Project Design. Develop a signage plan within the context of architectural an open space concepts, and coordinate the details with facade design, lighting, and other project features to complement the project as a whole, in addition to the surrounding context.

Response: A sign plan will be designed that is consistent with the overall theme of the building and surrounding context of the area.

C. Lighting.

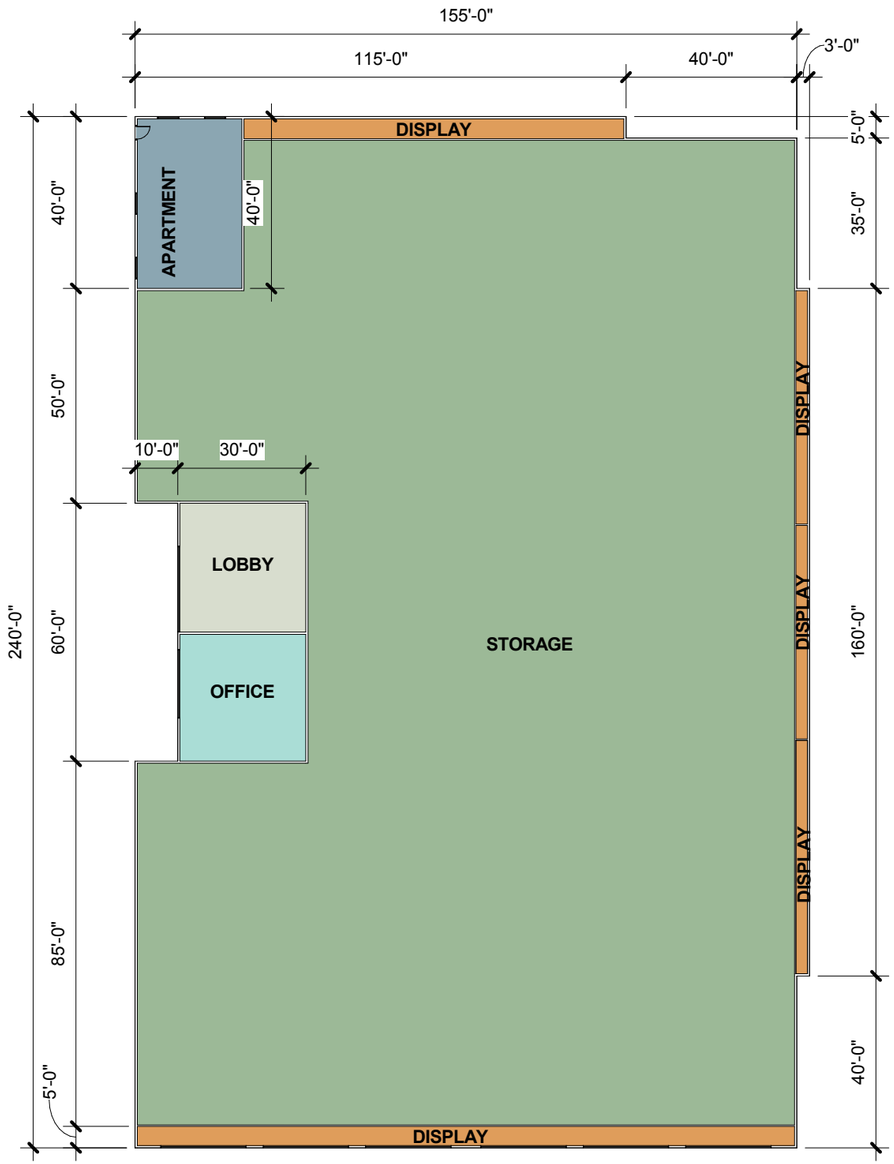
1. Functions. Use lighting both to increase site safety in all locations used by pedestrians and to highlight architectural or landscape details and features such as entries, signs, canopies, planting, and art.

2. Avoiding Glare. Design project lighting based upon the uses on and off-site, taking care to provide illumination to serve building needs while avoiding off-site night glare and light pollution.

Response: Lighting for the site and building will be designed to be consistent with the overall theme of the buiding and site and avoid off-site glare and light trespass

ARCHITECTURAL CONCEPTS - BUILDING USE DIAGRAMS

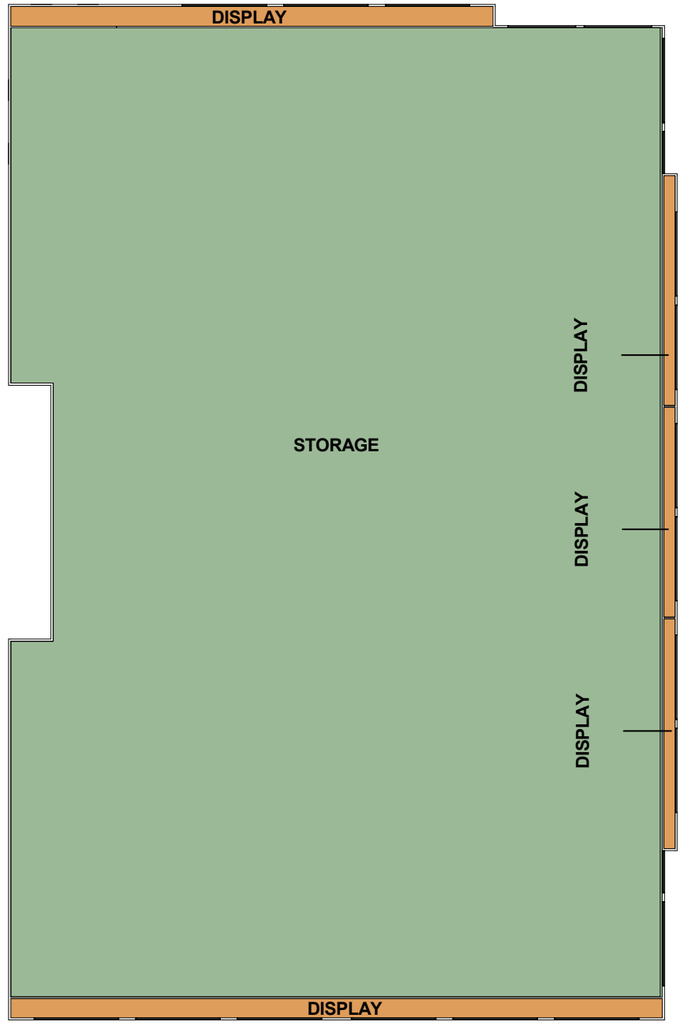
DPD #3020310



First Floor

Building Use Legend

- APARTMENT
- DISPLAY
- LOBBY
- OFFICE
- STORAGE



Second Floor

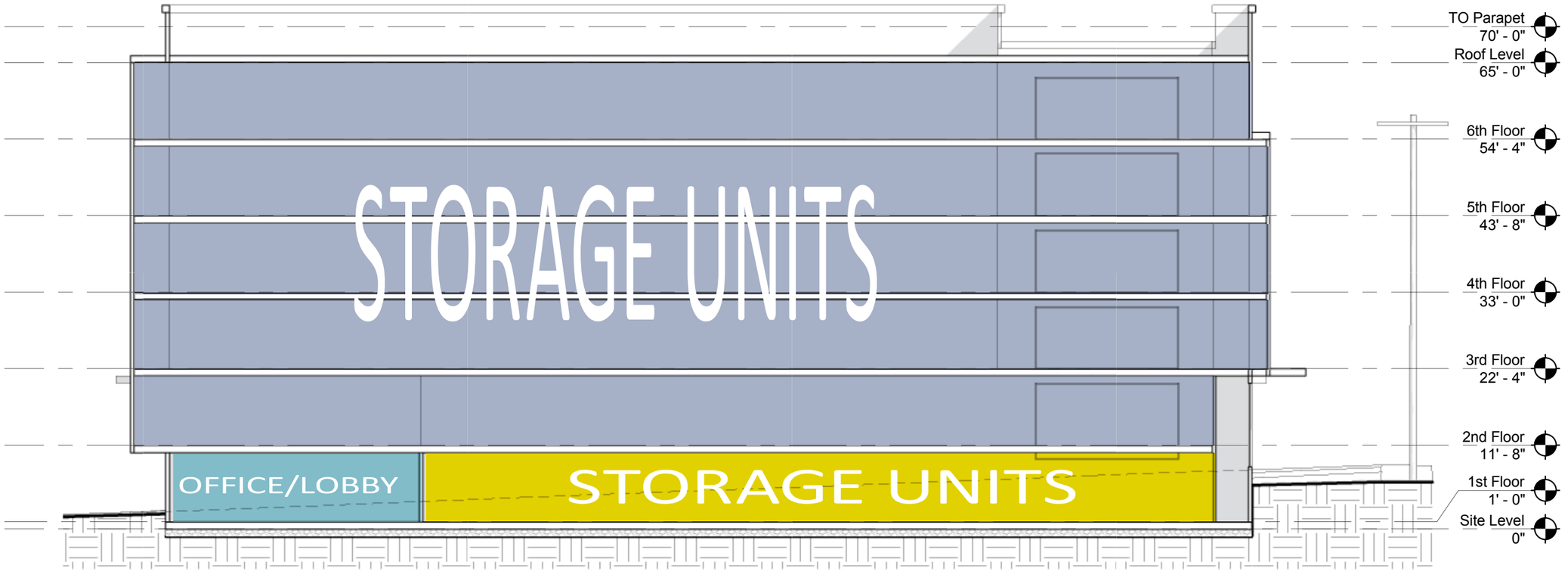
Building Use Legend

Building F

- DISPLAY
- STORAGE

ARCHITECTURAL CONCEPTS - DIAGRAMATIC SECTION THROUGH THE BUILDING

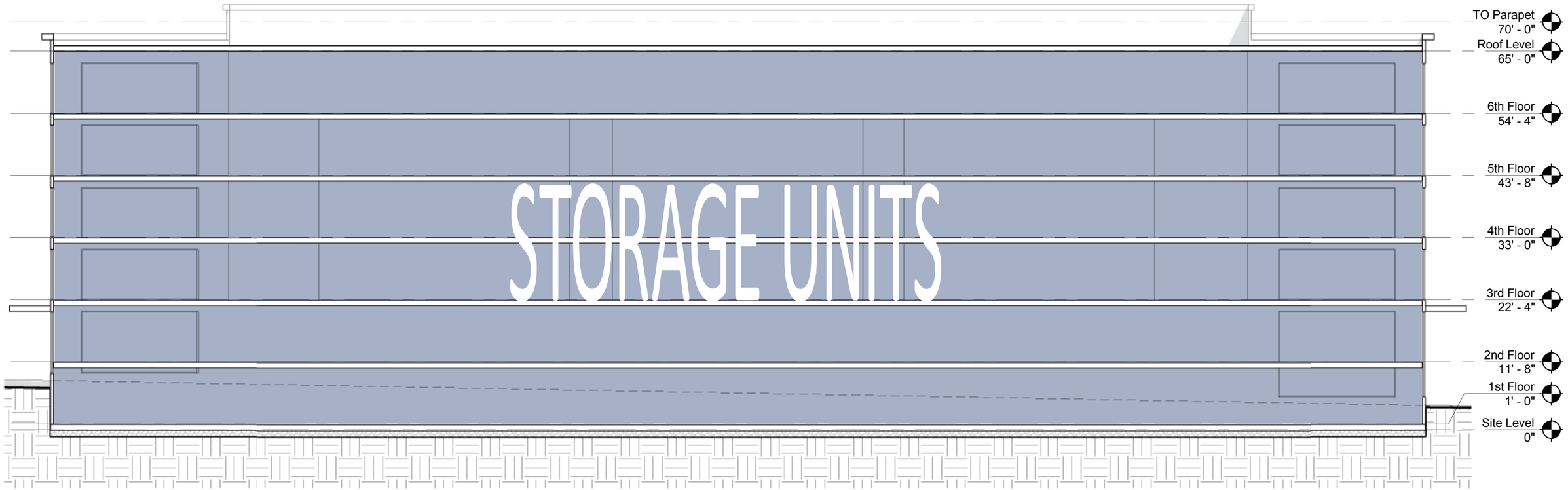
DPD #3020310



a. EAST-WEST SECTION: NOT TO SCALE

ARCHITECTURAL CONCEPTS - DIAGRAMATIC SECTION THROUGH THE BUILDING

DPD #3020310



a. NORTH-SOUTH SECTION: NOT TO SCALE

ARCHITECTURAL CONCEPTS - CONCEPT #1

DPD #3020310

Massing Concept #1 represents optimal utilization of the total buildable site area and FAR. This concept proposes a six (6) story building of approximately 225,780 square feet, 19 parking stalls and three (3) loading berths. The building is proposed to be anchor on the south two-thirds of the site with the front of the building facing the parking lot at North 98th Street. Site access for this concept utilizes the existing access on Aurora Ave North and North 98th Street. This concept allows for a higher square footage and the ability to maximize the number of storage units.

Site:

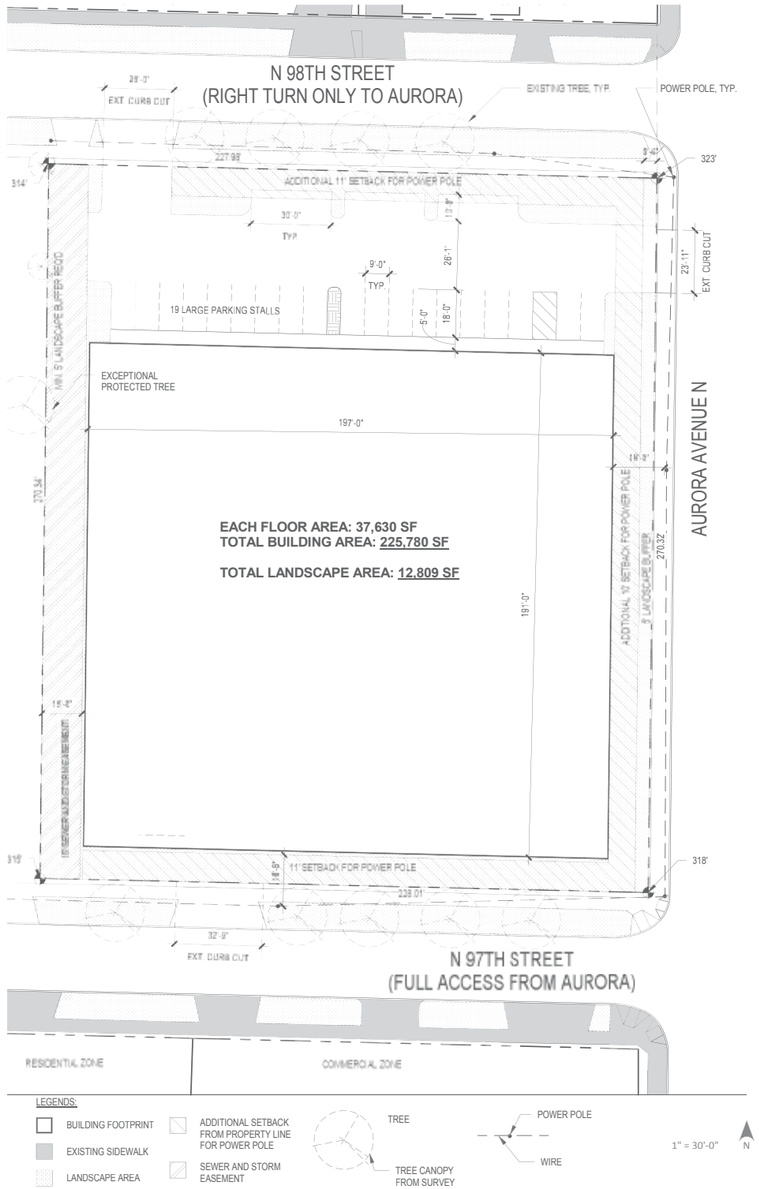
Site Square Footage: 61,542 square feet
FAR Proposed: 3.67
FAR Allowed: 4.25
Number of Floors: Six (6)
Building Height: 65 feet

Building:

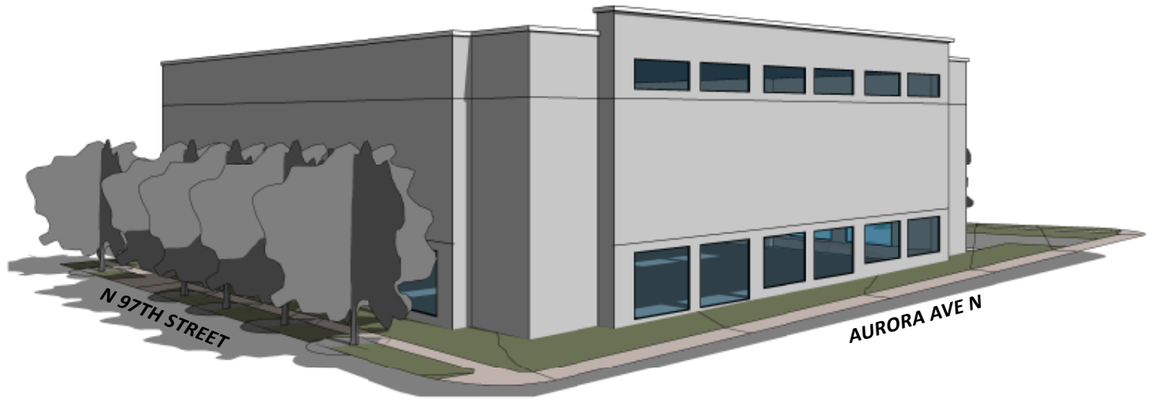
Total Square Foot: 225,780
Net Rentable Square Foot: 158,046 ~

Parking:

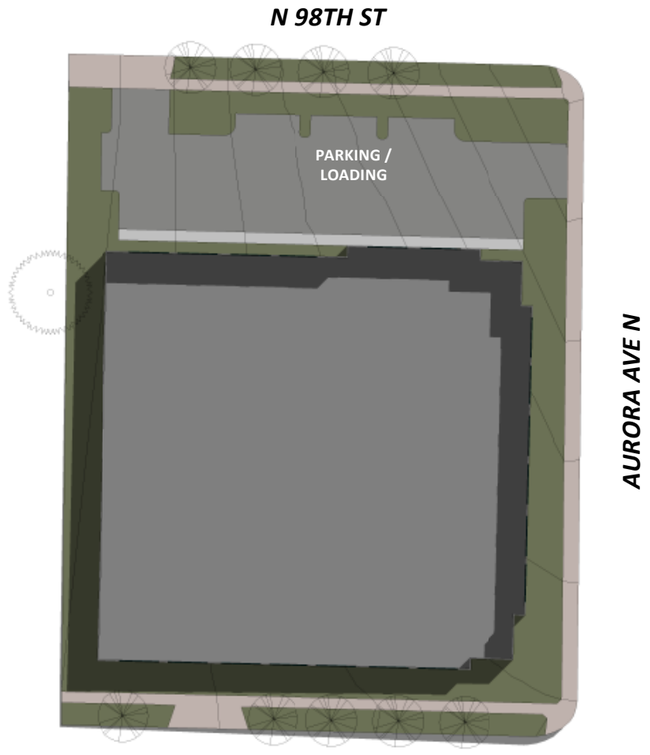
Required Parking: None
Provided Parking: 18
Required Loading: 3
Provided Loading: 3
Accessible: 1



3 DIMENSIONAL STUDY - STREET LEVEL

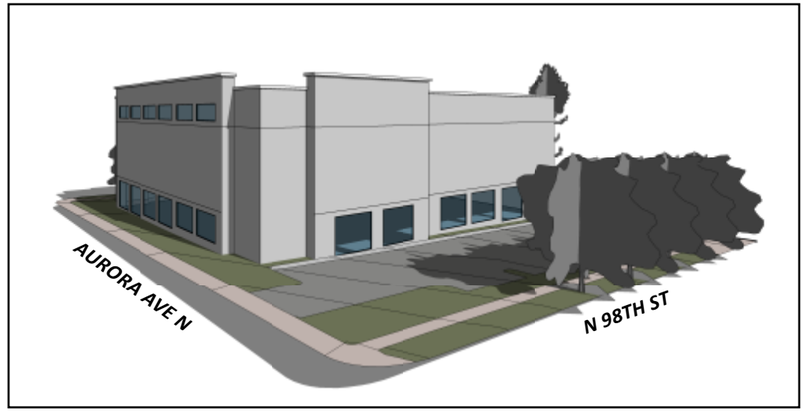


SITE PLAN



Not to Scale North

MASSING



ARCHITECTURAL CONCEPTS - CONCEPT #2

DPD #3020310

Massing Concept #2 pulls the majority of the building away from the west property line and the residential units by utilizing a “L” shape footprint. Parking is proposed on the west side of the building and the loading areas are proposed away from the building on the southwest side of the property. This concepts utilizes a lower FAR by proposing a six (6) story building of approximately 217,512 square feet, 19 parking stalls and three (3) loading berths. Site access for this concept is very limited and proposes to utilize the existing access on North 97th Street.

Site:

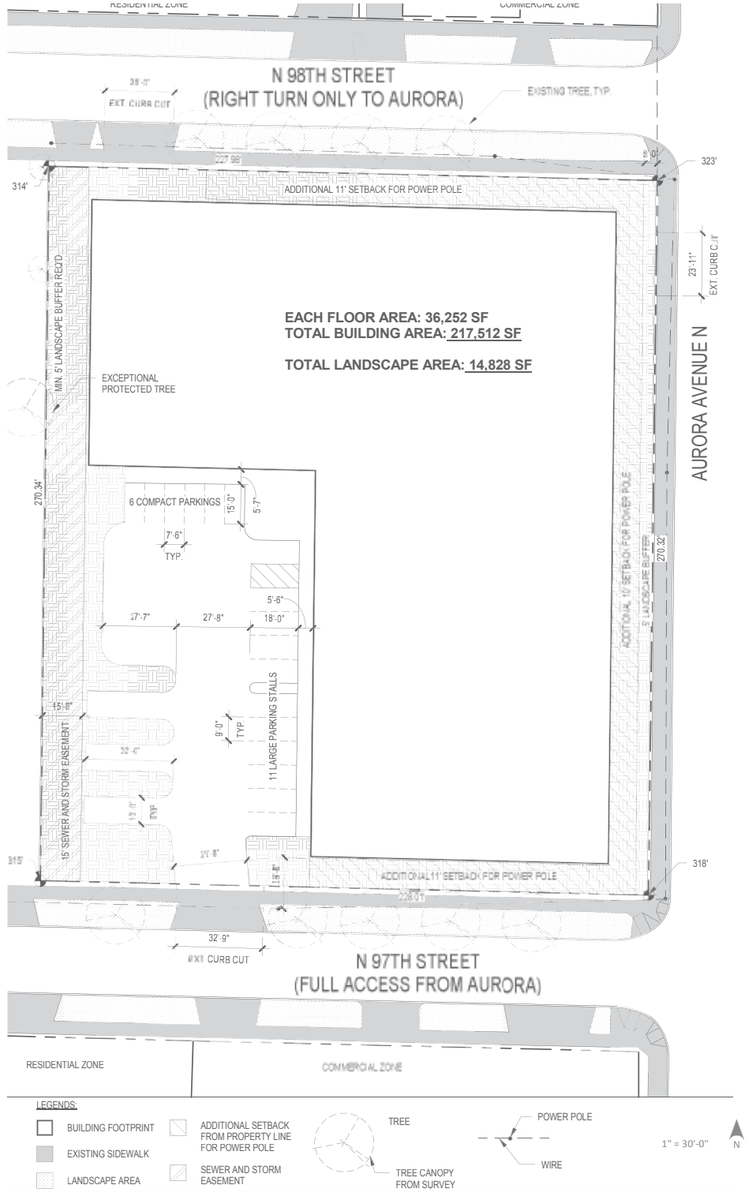
Site Square Footage: 61,542 square feet
FAR Proposed: 3.53
FAR Allowed: 4.25
Number of Floors: Six (6)
Building Height: 65 feet

Building:

Total Square Foot: 217,512
Net Rentable Square Foot: 152,258 ~

Parking:

Required Parking: None
Provided Parking: 18
Required Loading: 3
Provided Loading: 3
Accessible: 1

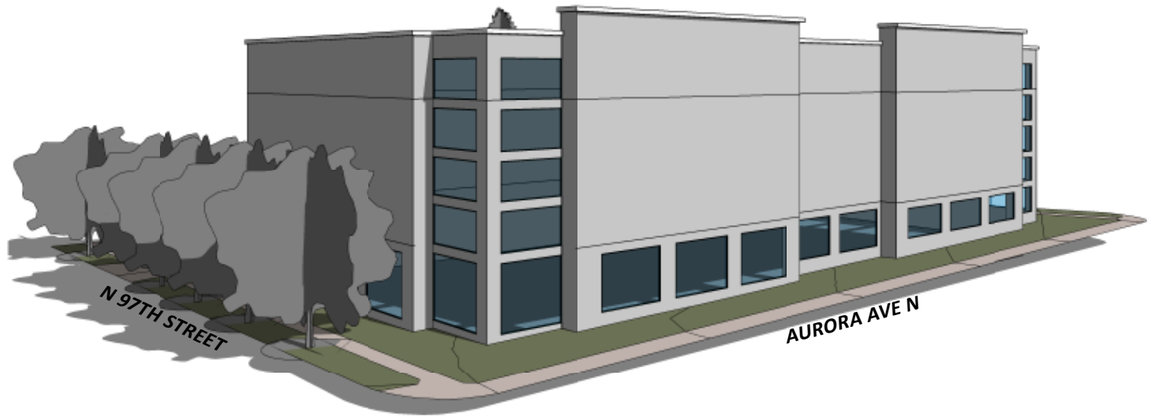


Not to Scale North

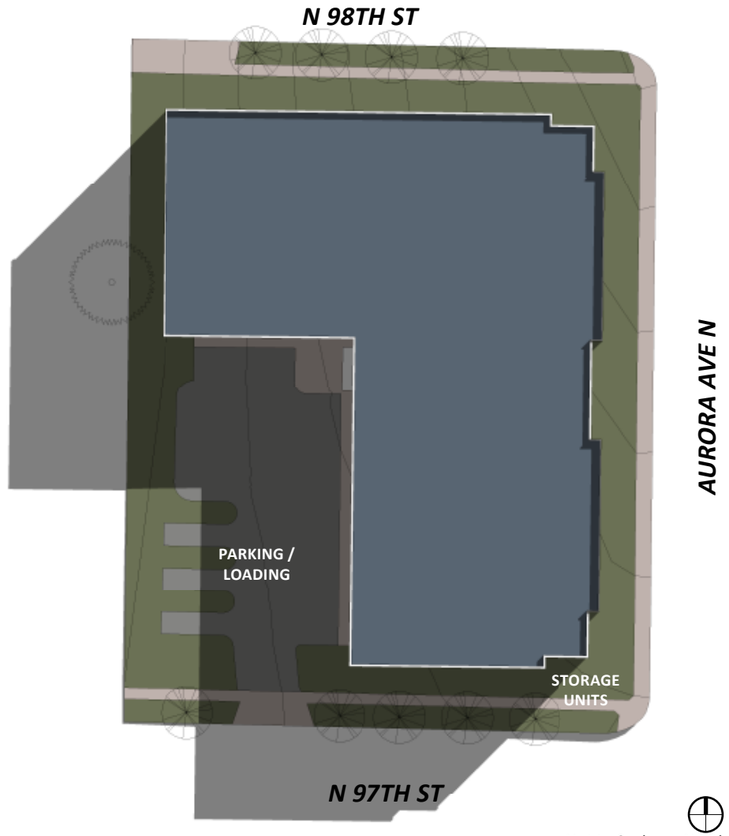
ARCHITECTURAL CONCEPTS - CONCEPT 2 SUMMARY

DPD #3020310

3 DIMENSIONAL STUDY - STREET LEVEL

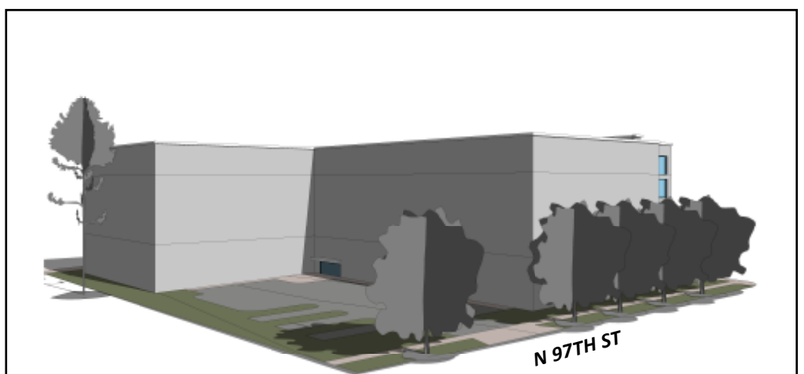


SITE PLAN



Not to Scale North

MASSING



ARCHITECTURAL CONCEPTS - CONCEPT #3

DPD #3020310

Massing Concept #3 (Preferred) concept represents optimal utilization of the site area and FAR for this end user. This concept proposes a six (6) story building of approximately 223,500 square feet, 18 parking stalls and three (3) loading berths. The building is proposed to be located primarily along the commercial core of Aurora Ave North and the furthest away from the existing residential units to the west. The parking and loading areas have been located along the building on the west side with a landscape buffer that varies between eight (8) and five (5) along the west property line. Site access for this concept utilizes the existing access on North 98th Street and North 97th Street. The access off of North 97th Street is proposed to be realigned with the access on North 98th Street.

Site:

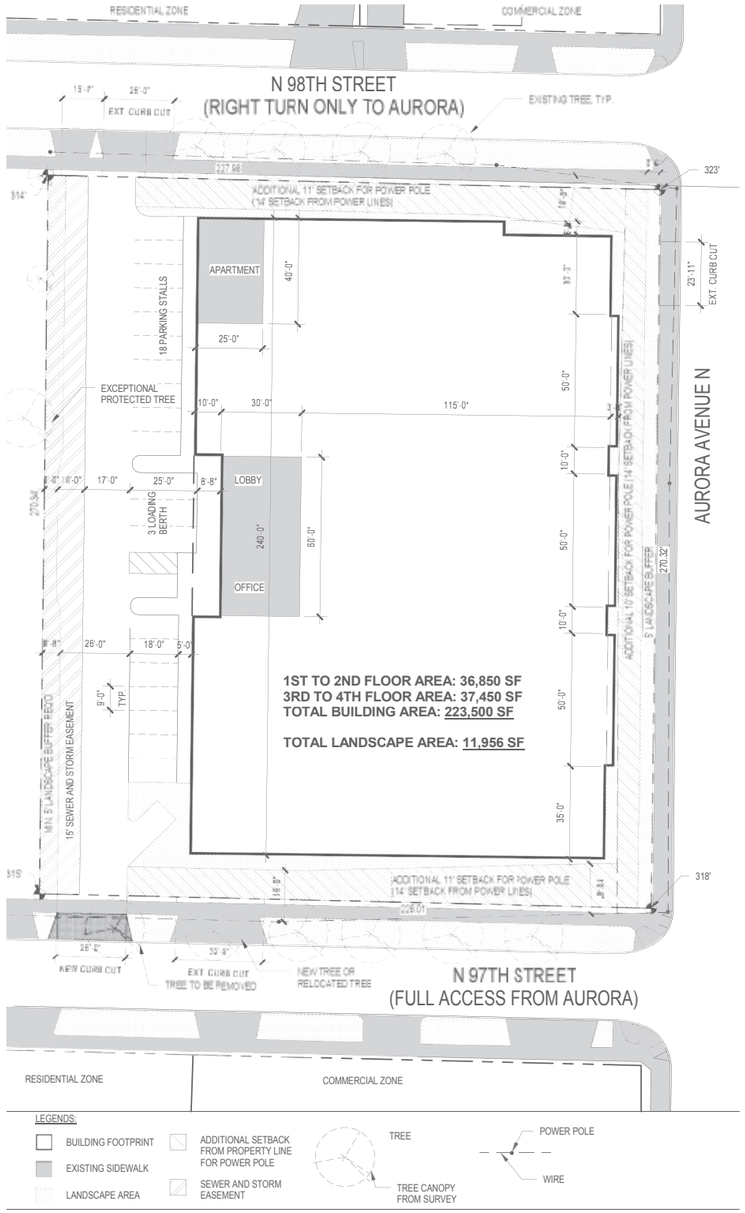
Site Square Footage: 61,542 square feet
FAR Proposed: 3.63
FAR Allowed: 4.25
Number of Floors: Six (6)
Building Height: 65 feet

Building:

Total Square Foot: 223,500
Net Rentable Square Foot: 156,450 ~

Parking:

Required Parking: None
Provided Parking: 17
Required Loading: 3
Provided Loading: 3
Accessible: 1

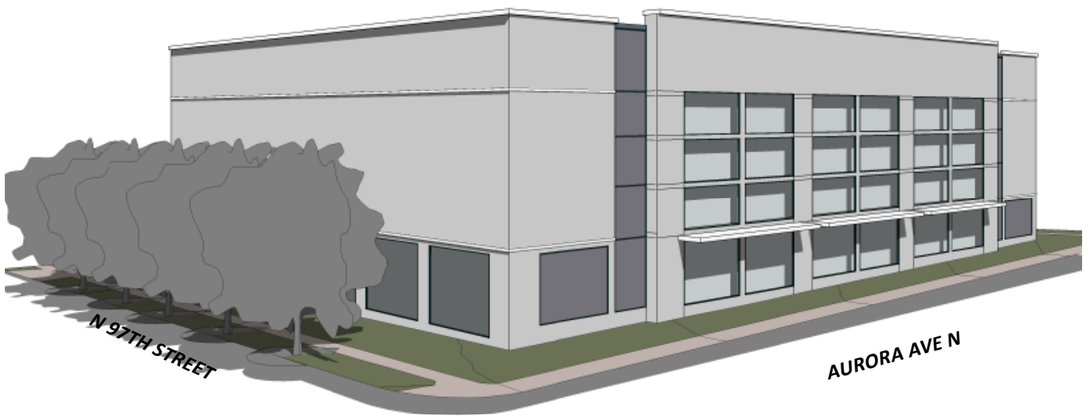


Not to Scale North

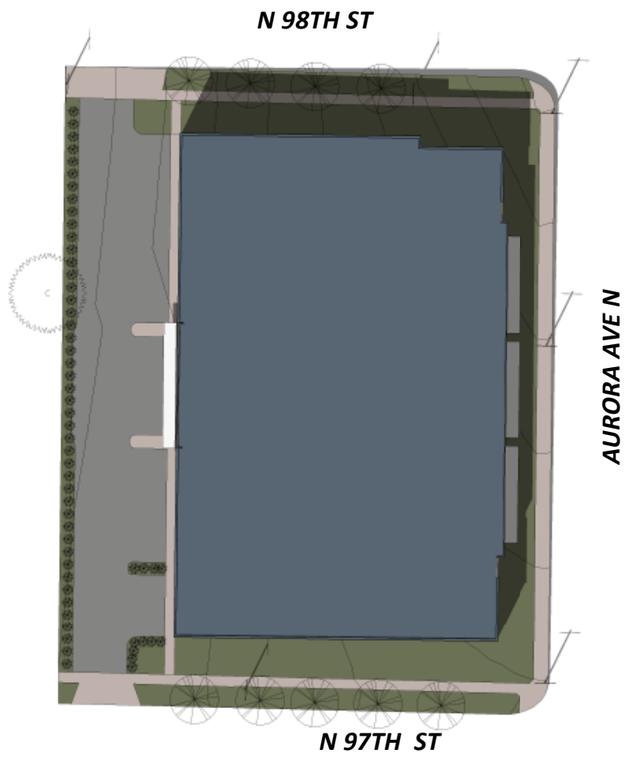
ARCHITECTURAL CONCEPTS - CONCEPT 3 (PREFERRED) SUMMARY

DPD #3020310

3 DIMENSIONAL STUDY - STREET LEVEL



SITE PLAN



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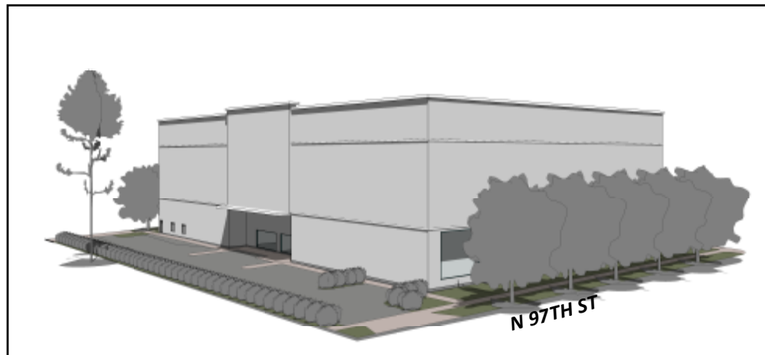
MASSING

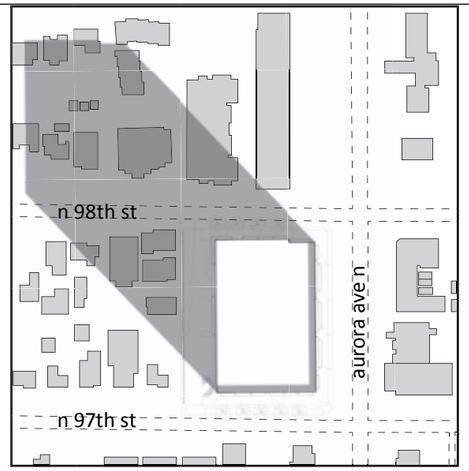


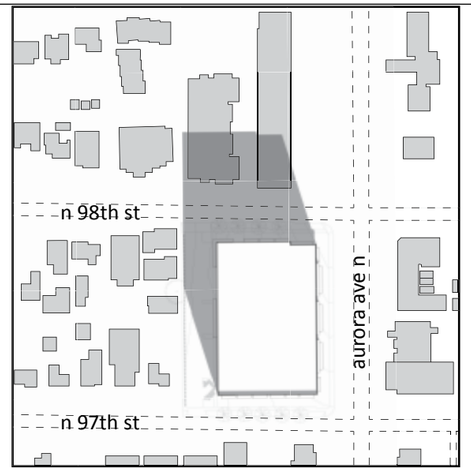
ARCHITECTURAL CONCEPTS - SHADE STUDIES

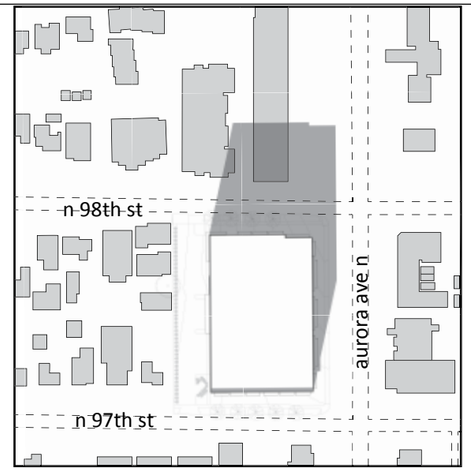
DPD #3020310

10:00 am | 12:00 noon | 2:00 pm

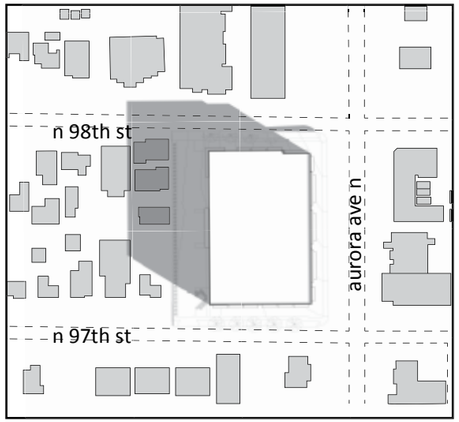
Winter Solstice

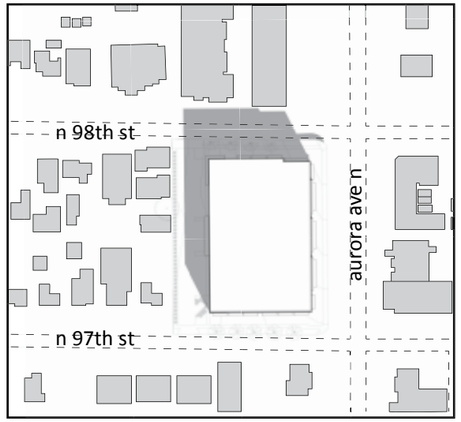


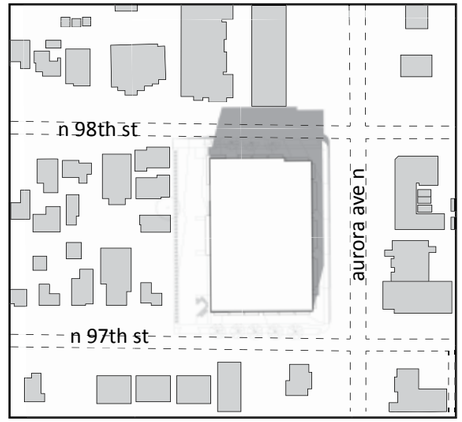




Equinox



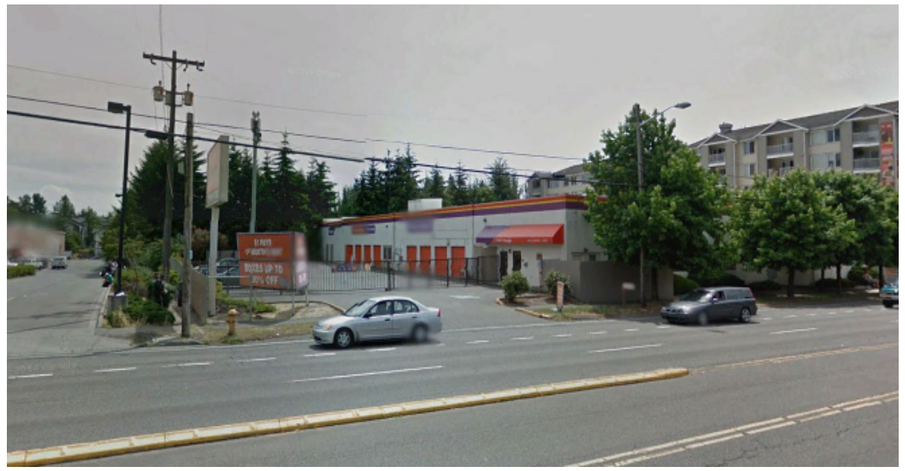




Summer Solstice

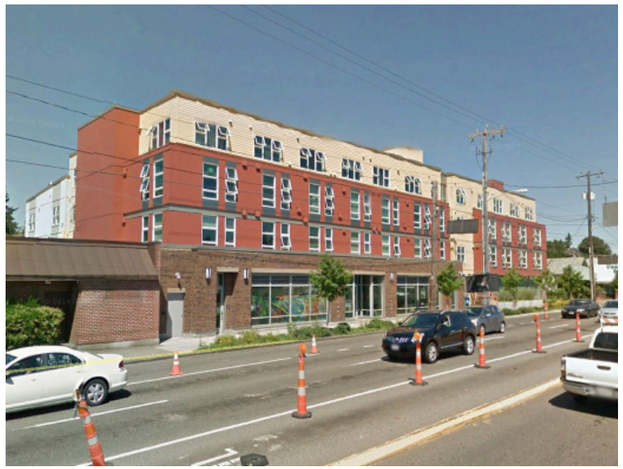
PRECENDENTS - CASE STUDY: AREA SELF-STORAGE FACILITIES

DPD #3020310



PRECENDENTS - CASE STUDY: AREA MULTI-STORY BUILDINGS

DPD #3020310



DEPARTURES

DPD #3020310

LAND USE CODE SECTION			DEPARTURE REQUEST
23.47.008.B.2	Street Level Development Standards	60% of the street-facing facade between 2 feet and 8 feet above the sidewalk shall be transparent.	This departure request is for the North and East building elevations. The transparency requirement for the north elevation is 558 square feet. The building has been designed to include 382 square feet of transparency, a difference of 176 square feet. The transparency requirement for the east elevation is 846 square feet. The building has been designed to include 676 square feet, a difference of 170 square feet. Due to the grades in these areas, Public Storage would like to avoid a condition of pedestrians being able to look down into the active storage space and customers as they access their storage units. To mitigate the reduction of transparent windows, the project proposes to include spandrel glass windows in the same shape, size and style of the transparent windows. Additionally, the spandrel windows are setback further from the sidewalk than the transparent windows and additional landscaping will be included in these areas to add interest. A departure from this code provision is requested.
23.47.008.B.4	Street Level Development Standards	Non-residential uses at street level shall have a floor-to-floor height of at least 13 feet.	Due to the nature of the interior layout of the proposed Public Storage facility, the floor-to-floor height within the building along the street level is 10'-8". To mitigate the reduced height at the first floor, the display windows along the north, south, east elevations are two stories in height and give the appearance of a floor height greater than the required 13 feet. This feature also assists with reducing the overall perceived height and scale of the building. A departure from this code provision is requested.
23.47.008.C.4.a	Street Level Development Standards	Continuous overhead weather protection (i.e., canopies, awnings, marquees, and arcades) is required along at least 60 percent of the street frontage of a structure on a principal pedestrian street, except for structures within the Pike/Pine Conservation Overlay District on lots that contain a character structure as provided in Chapter 23.73.	Aurora Ave North is a principal pedestrian street. Code requires 141 lineal feet of continuous overhead weather protection along this facade. The project proposes 138 lineal feet of canopy, a difference of three feet. There are existing overhead powerlines along Aurora Ave North, that require a minimum setback of 14 feet from the wire, per Seattle City Light, not the pole. This requirement places the building and canopies at least 14 feet off of the sidewalk and reduces or eliminates the ability for pedestrians to use the canopies as overhead weather protection along Aurora Ave N. A departure from this code provision is requested.
23.47.008.C.4.c	Street Level Development Standards	The overhead weather protection must be provided over the sidewalk, or over a walking area within 10 feet immediately adjacent to the sidewalk. When provided adjacent to the sidewalk, the covered walking area must be at the same grade or within 18 inches of the sidewalk grade and meet Washington state requirements for barrier-free access.	The sidewalk along Aurora Ave N. is fully developed and is located ajacent to the street. There are existing overhead powerlines along Aurora Ave North, that require a minimum setback of 14 feet from the wire, per Seattle City Light, not the pole. This requirement places the building and canopies at least 14 feet off of the sidewalk and reduces or eliminates the ability for pedestrians to use the canopies as overhead weather protection along Aurora Ave N. A departure from this code provision is requested.
23.47.008.C.4.d	Street Level Development Standards	The lower edge of the overhead weather protection shall be a minimum of 8 feet and a maximum of 12 feet above the sidewalk for projections extending a maximum of 6 feet. For projections extending more than 6 feet from the structure, the lower edge of the weather protection shall be a minimum of 10 feet and a maximum of 15 feet above the sidewalk.	Due to the slope of the grade along Aurora Ave N. the lower edge of the overhead weather protection varies from a minimum of 14 feet to 17 feet. The combination of the slope and a first floor height of at least 13 feet requires the lower edge of the canopy to exceed the maximum allowable height of 12 feet. Additionally, there are existing overhead powerlines along Aurora Ave North, that require a minimum setback of 14 feet from the wire, per Seattle City Light, not the pole. This requirement places the building and canopies at least 14 feet off of the sidewalk and reduces or eliminates the ability for pedestrians to use the canopies as overhead weather protection along Aurora Ave N. A departure from this code provision is requested.