



# PUBLIC STORAGE

9701 AURORA AVE N., SEATTLE, WA

DPD PROJECT #: 3020310

**DESIGN REVIEW BOARD MEETING:** EARLY DESIGN GUIDANCE - SECOND MEETING

**SEATTLE DESIGN REVIEW BOARD:** NORTHWEST

**MEETING DATE:** JANUARY 4, 2016

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# EXECUTIVE SUMMARY - PROJECT OVERVIEW

DPD #3020310 - 9701 Aurora Ave N.

**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

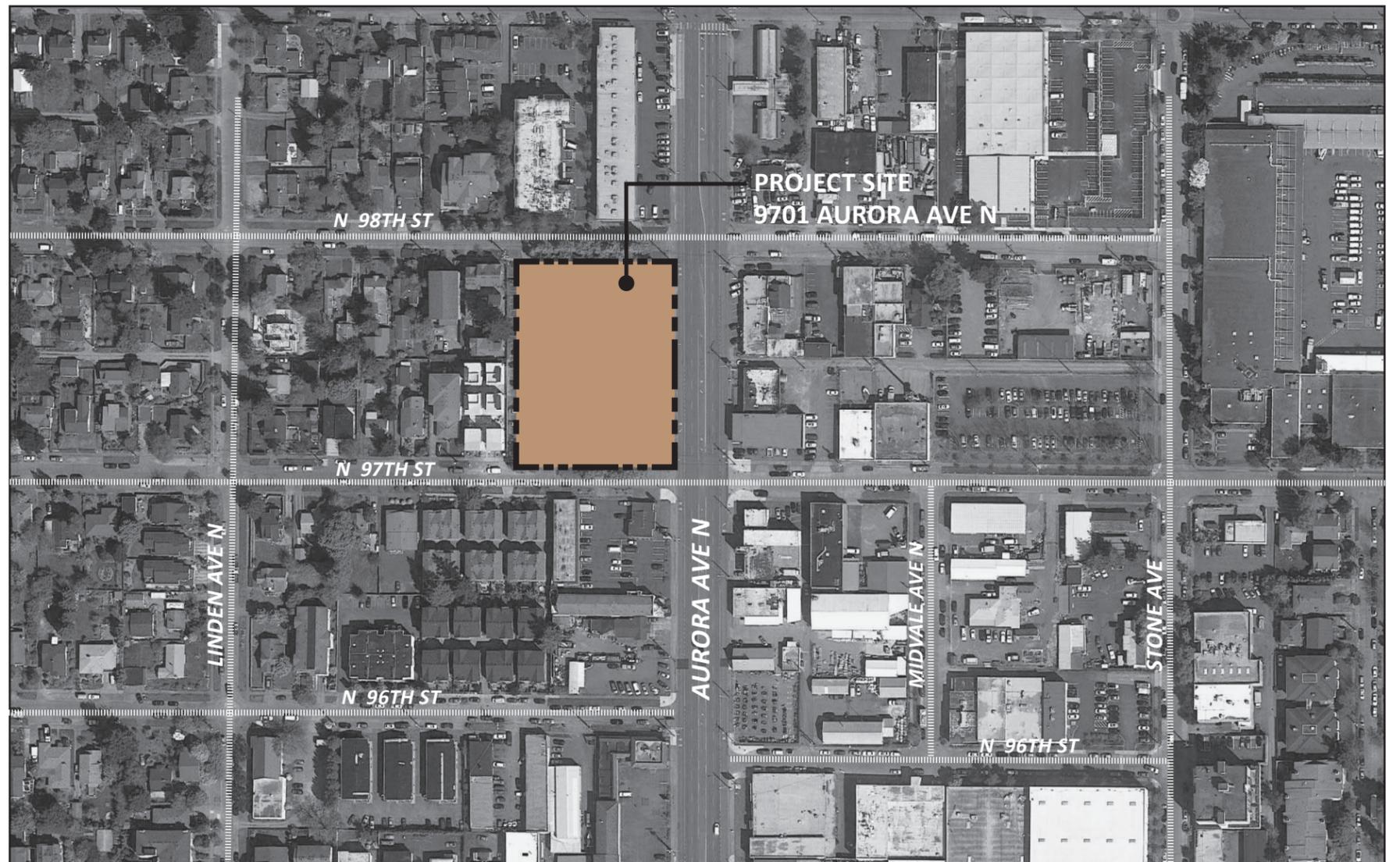
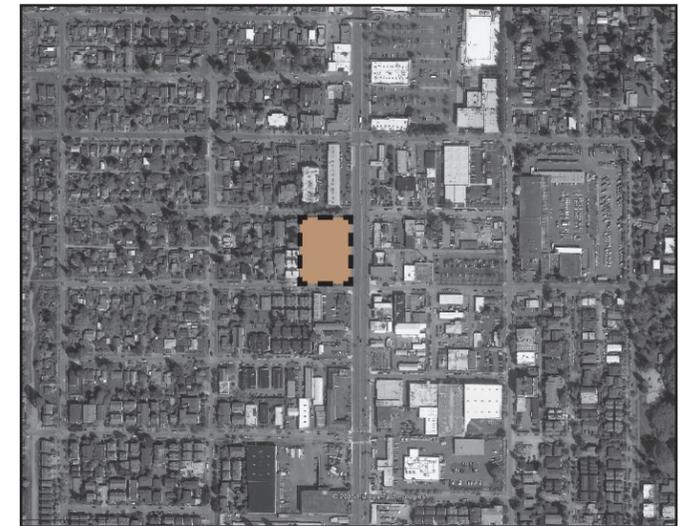
SURVEYOR  
Lanktree Land Surveying, Inc.  
421 B Street NE  
Auburn, WA 98082

## DEVELOPMENT OBJECTIVES

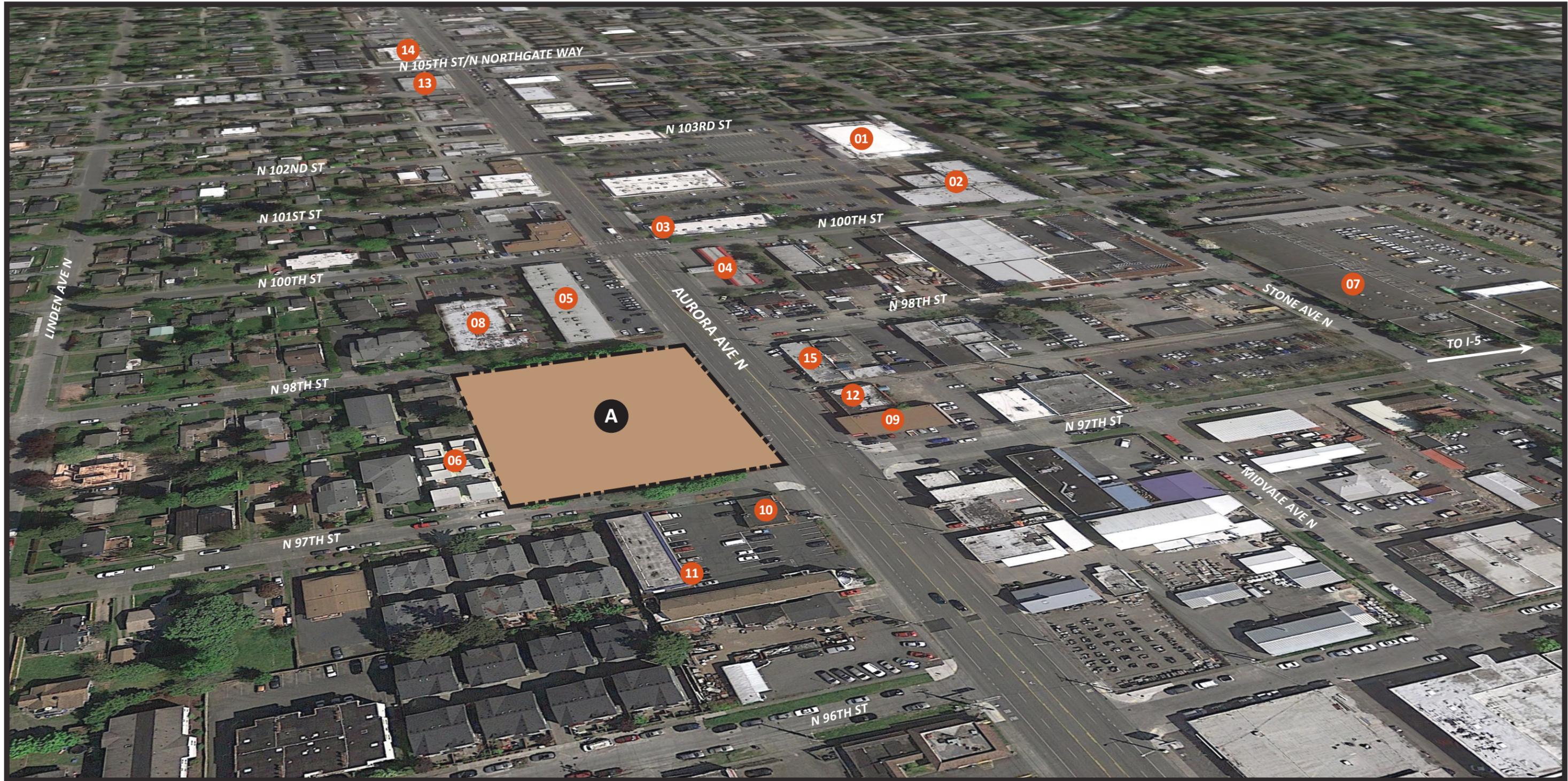
The development will consist of a self storage facility of approximately 220,000 square feet, containing self-storage units of various sizes, a retail/office space, 15 short-term parking stalls, and a residential apartment.

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

The building will be designed to meet the Citywide Design Review Guidelines by providing articulation through the use of colors, forms and materials. The building facades will be broken up and blank walls minimized with the use of windows, building offsets, canopies, and landscaping.



VICINITY MAP



## PROJECT SITE

**A** 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
- 15** OCEAN GREENS

# CONTEXT ANALYSIS - NINE BLOCK VICINITY

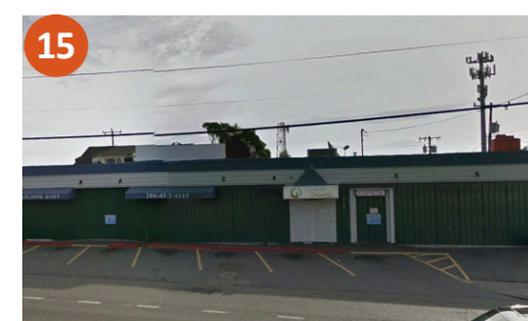
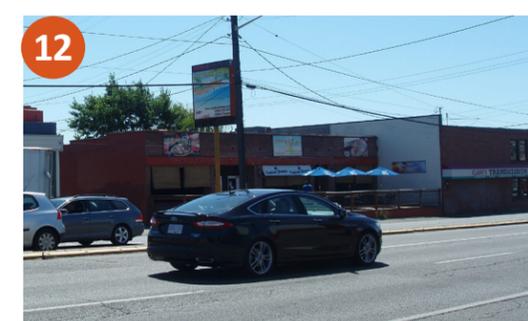
DPD #3020310 - 9701 Aurora Ave N.

## 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.

## OPPORTUNITIES

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 - 9701 Aurora Ave N.

## SITE DATA:

**Area:**  
61,542 sf / 1.41 AC

**Address**  
9701 Aurora Ave North.  
Seattle, WA

**Parcel ID #:**0306000570

## Zoning

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

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

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

Zoning west: Low Rise 3 (LR3).

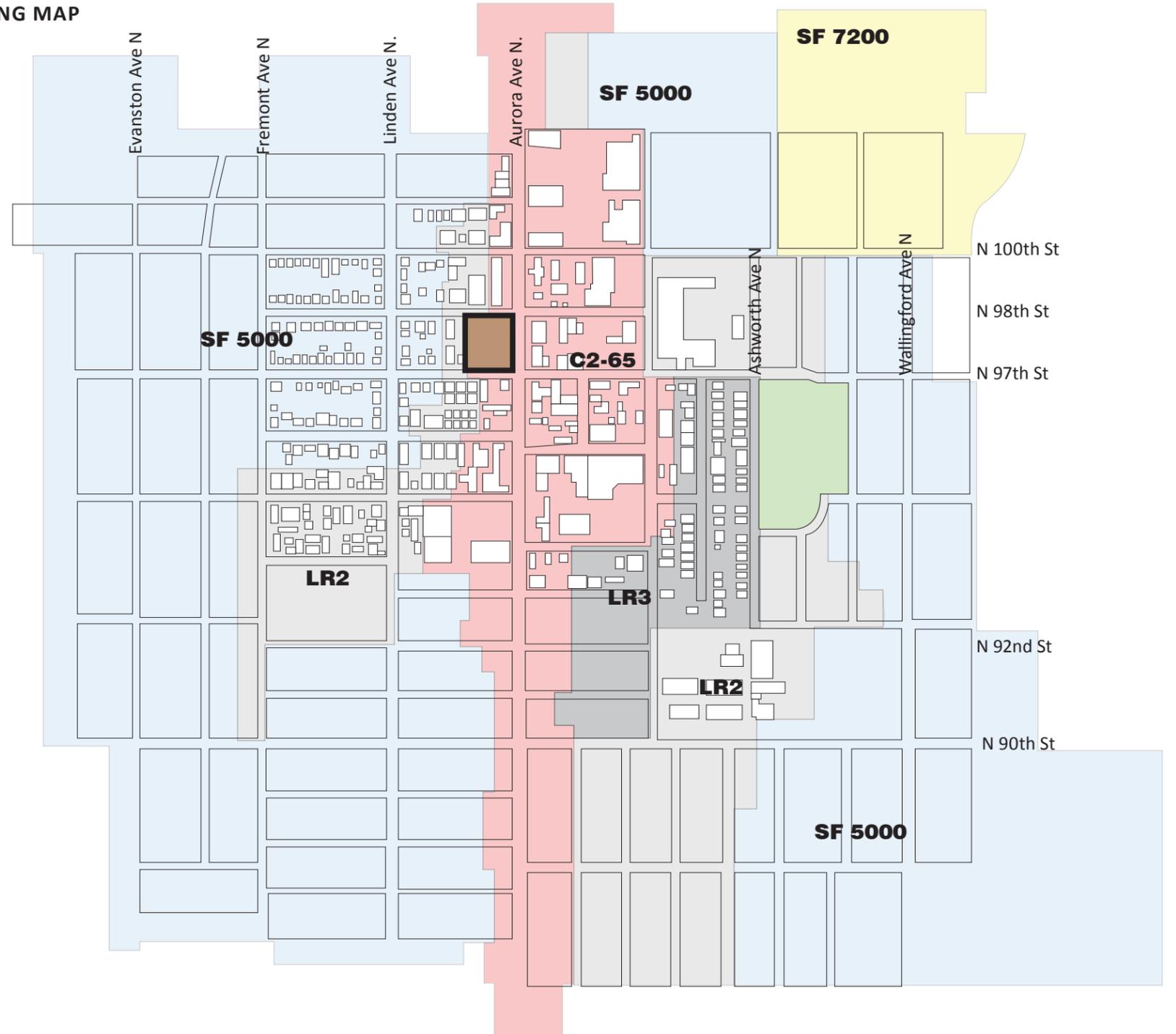
Zoning north: Commercial2-65 (C2-65) and Low Rise 3 (LR3).

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

Aurora Ave North (Hwy 99) is a major arterial that 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

 Project Site



North

Scale: NTS

# CONTEXT ANALYSIS - ZONING

DPD #3020310 - 9701 Aurora Ave N.

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 shall 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.

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 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.

The majority of customers using the site will visit the Public Storage facility via automobile. However, employees may use public transportation to commute to work.

## 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.
- North/South pedestrian crosswalks at both N. 97th St. and N. 98th St.

### Frontage on Aurora Ave North

- High traffic volume
- Rapid Ride routes
- Pedestrian access

### Transit stop

- Existing Rapid Ride stop at N. 95th St. and N. 100th St.

## CONSTRAINTS

- Frontage, heavy traffic on Aurora Ave North
- Limited traffic movement at N. 98th St. allows for a right in, right out only.
- East/West pedestrian crossing for Aurora Ave N. currently limited and only at N. 100th St.



PROJECT SITE

### TRANSIT:

////// RAPID RIDE ROUTE "E"



CURRENT STOPS:  
N. 95TH ST.  
N. 100TH ST.

### PEDESTRIAN CONNECTIONS:



EXISTING CROSSWALKS AT N  
100TH AND AURORA AVE N

# EXISTING SITE CONDITIONS - 9701 AURORA AVE NORTH

DPD #3020310 - 9701 Aurora Ave N.



FROM NE CORNER INTO SITE



FROM W PARKING LOT INTO SITE



FROM ACROSS AURORA AVE N FACING SITE

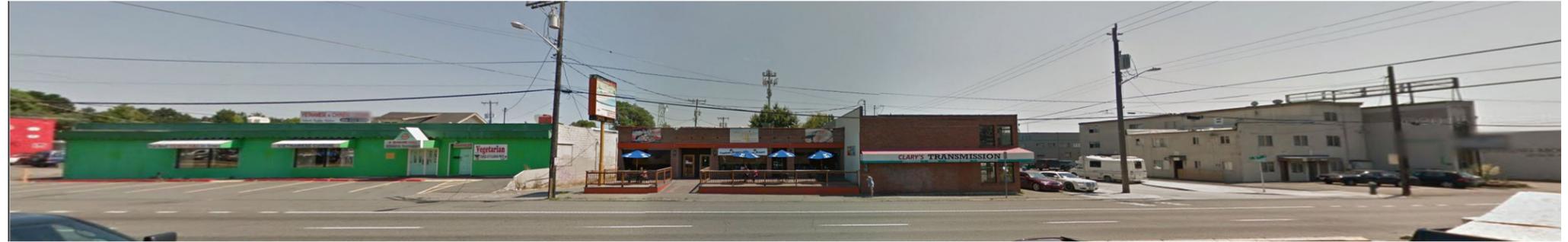


# EXISTING SITE CONDITIONS - 9701 AURORA AVE NORTH

DPD #3020310 - 9701 Aurora Ave N.



FACING EAST



01



FACING SOUTH



02



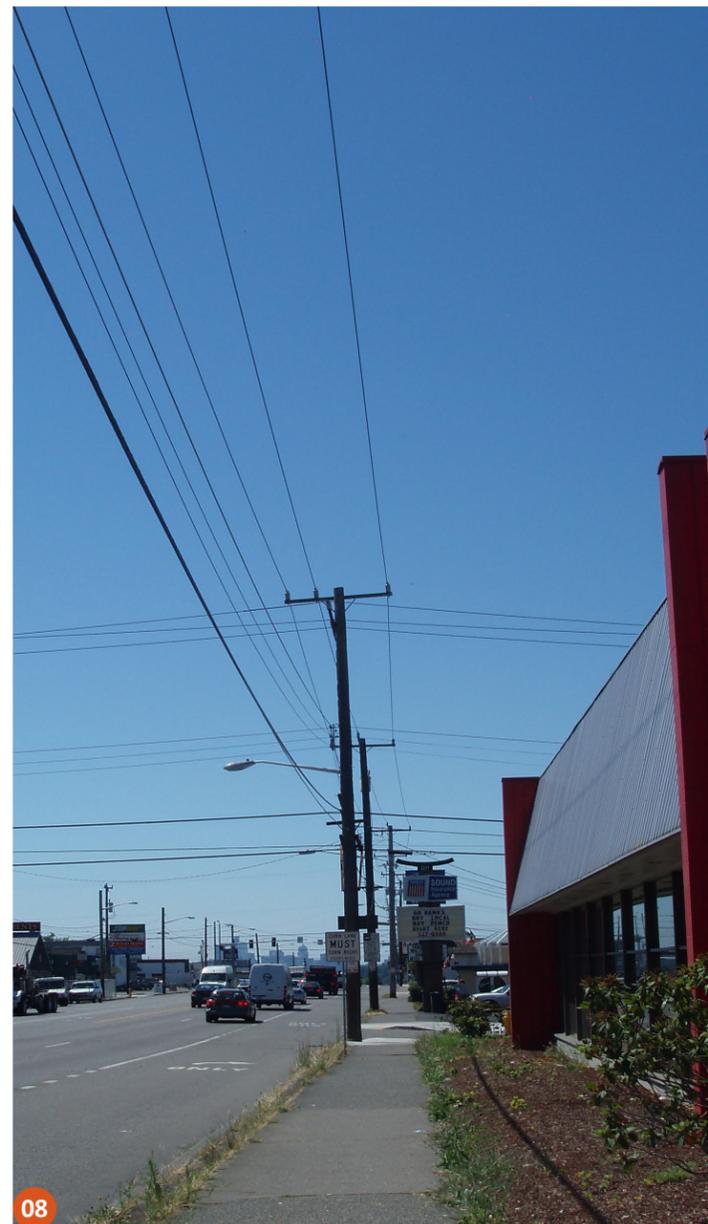
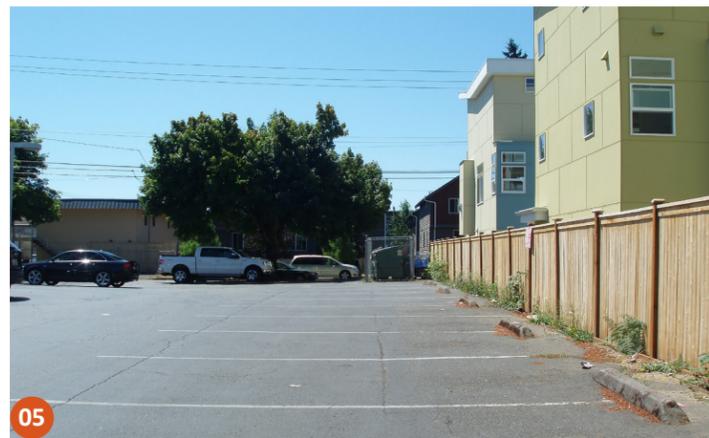
FACING NORTH



03

# EXISTING SITE CONDITIONS - 9701 AURORA AVE NORTH

DPD #3020310 - 9701 Aurora Ave N.

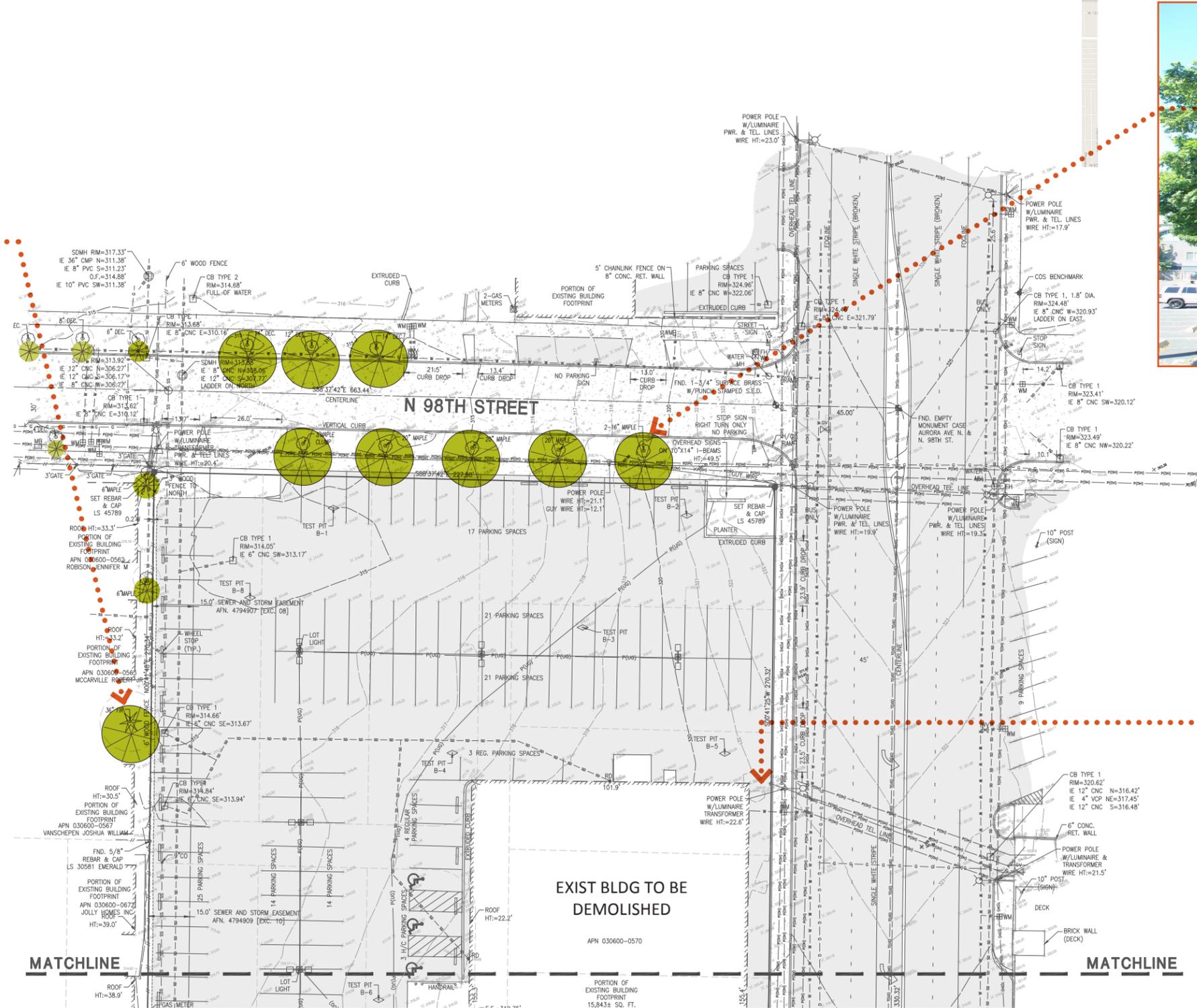


# EXISTING SITE CONDITIONS - TREES AND UTILITIES

DPD #3020310 - 9701 Aurora Ave N.



EXCEPTIONAL FIR TREE, TO BE PRESERVED



## SITE CONSTRAINTS

Overhead power along all three street frontages.

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

Exceptional tree located on the adjacent site to the west.

## LEGEND

Existing Tree

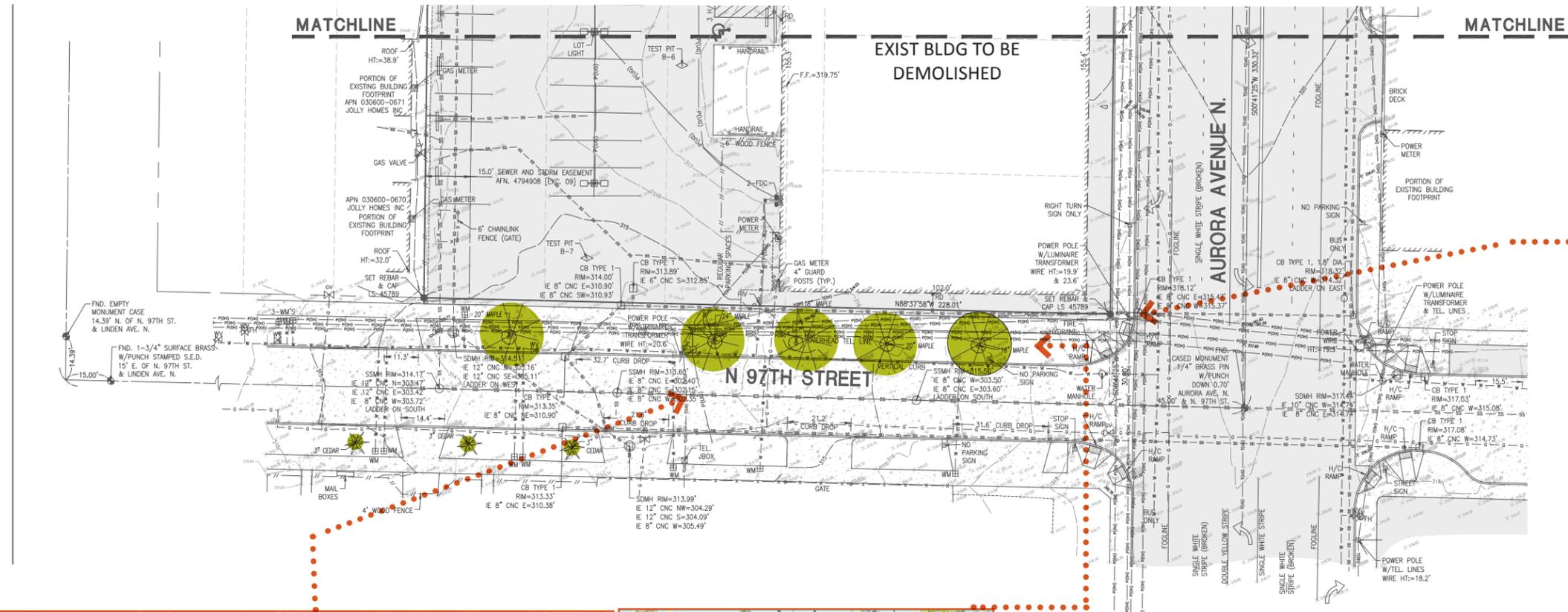
Not to Scale



North

# EXISTING SITE CONDITIONS - TREES AND UTILITIES

DPD #3020310 - 9701 Aurora Ave N.



**SITE CONSTRAINTS**  
 Overhead power along all three street frontages.  
 Mature trees along N. 97th St. and N. 98th St.



EXISTING MAPLE TREES



EXISTING MAPLE TREES

NOT TO SCALE

**LEGEND**  
 Existing Tree

Not to Scale

# EXISTING SITE CONDITIONS - SITE SURVEY

DPD #3020310 - 9701 Aurora Ave N.

**A** Highest elevation on the site is at 323'

**B** Lowest elevation on the site is 314'

## OPPORTUNITIES

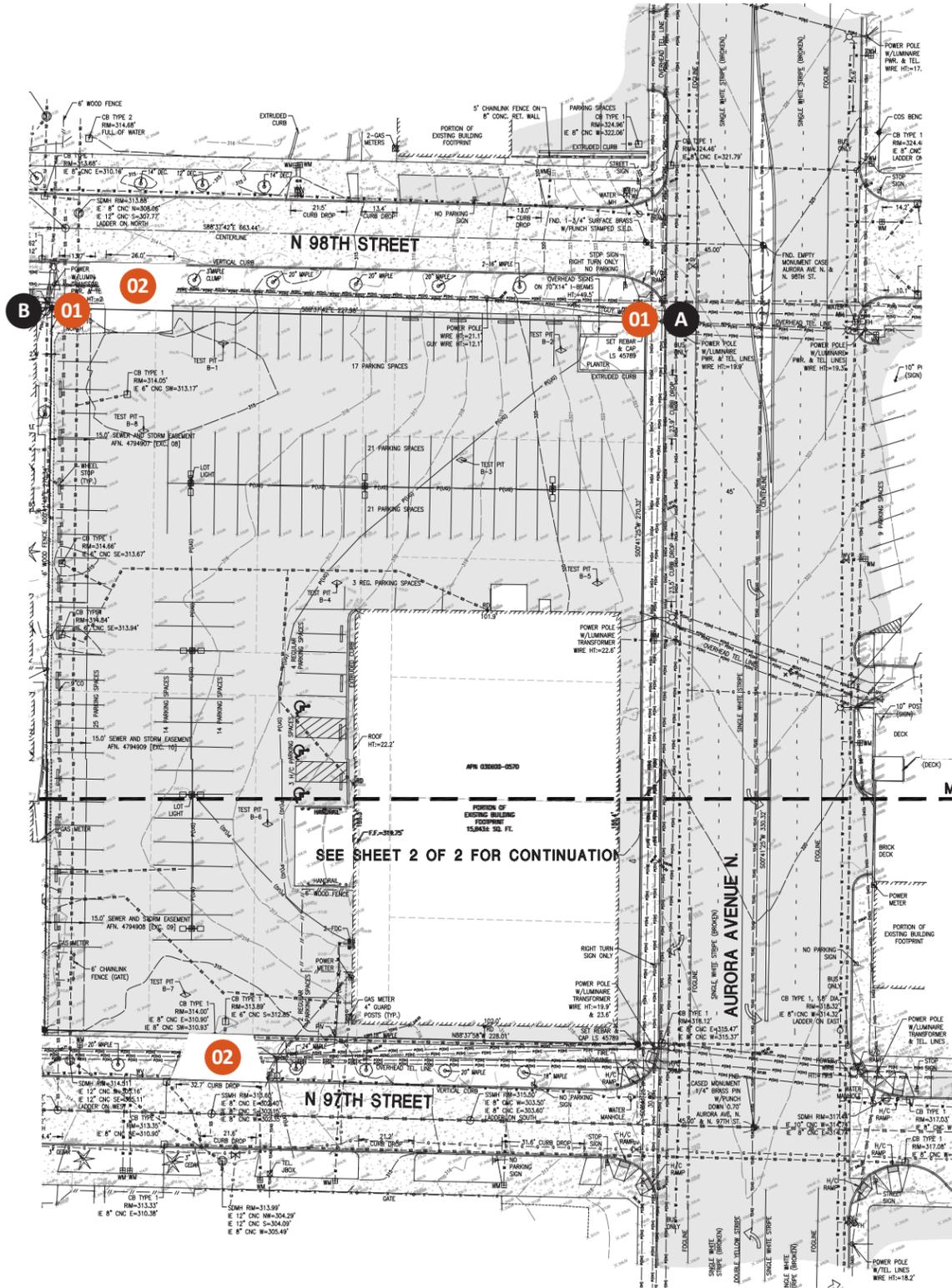
Site slopes east to west from Aurora Ave North.

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

## CONSTRAINTS

**01** 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.

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



# EXISTING SITE CONDITIONS - SITE CONSTRAINTS

DPD #3020310 - 9701 Aurora Ave N.

## 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:

Per SCL, a minimum of fourteen (14) feet from the powerlines on the north, south and east.

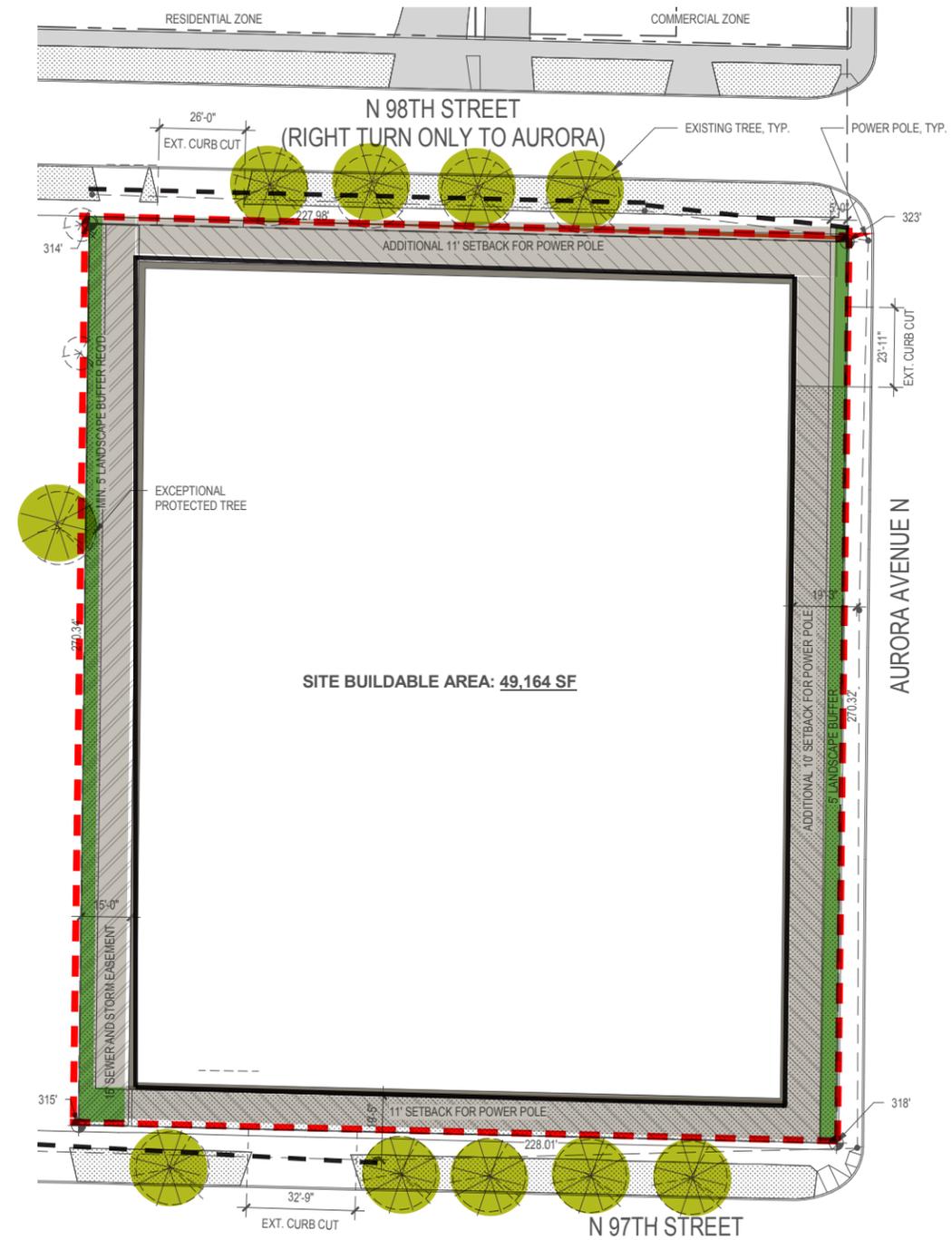
A minimum of five (5) feet on the west.

### Clearances:

SCL requires a minimum setback from the overhead powerlines of 14 feet.

Structures are required to be set back from the existing tree canopies.

Protection of 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. and N. 98th St. below grade.

The building has been located near to the east property line to provide a strong connection to Aurora Ave N. The facades of the building along Aurora Ave N, N. 97th St. and N. 98th St. will include transparent, pedestrian level windows that will allow views into and out of the building. Pedestrian access to the building will be off of N. 97th St. An additional building entrance will be provided from the internal parking area.

### 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, canopies, and landscaping 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 to the break up of the building facades along these streets. The building has been designed with various architectural elements and treatments that breakup the overall mass of the building. These elements and treatments include modulating the footprint, setbacks on the west side, color and material changes.

### 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 greater than two stories.

The proposed self-storage building will be a six (6) stories with a maximum building height of 65 feet. The building has been designed with transparent, pedestrian level windows along the north, south and east facades. Taller, transparent window elements have been proposed on the north, south and east facades. These elements, along with color and material changes breakup the mass of the building.

In addition, the building has been stepped on the west side to further breakup the mass and bulk of the building and mitigate the impacts to the residential to the west.

## 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. The project proposes to widen the sidewalk along Aurora Ave N. and provide enhanced landscaping along the north, south and east sides of the site. Transparent windows will be included along each of these facades that will allow pedestrians and passersby views into active spaces within the building. Transparent windows at the pedestrian level will provide opportunities for informal surveillance of the area by the users of the facility.

### 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. To mitigate this condition the sidewalk will be expanded to the building face. Canopies have been included along the north, south and east sides of the building and will provide weather protection for pedestrians using this area of 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 pedestrian entrance to the building will be located on the south side of the building and will be signified by a canopy and signage. A sidewalk will connect to the main building entrance. An additional customer entrance will be provided within the building from the parking area.

### 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 transparent windows that will provide views into and out of active 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: Access to the site will be from both N. 97th St. and N. 98th St and parking for the facility will be located within the

## 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 facility parking and loading areas within the building and away from Aurora Ave N. This location will minimize views of the parking from all streets and the residential to the west. A 30 foot vegetative buffer along with the existing six-foot fence on the west property line will buffer visual impacts to the residential on the west.

## 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 break up the overall mass and scale of the building and minimize long expanses of blank walls. The pedestrian level facades on the north, south and east facades will include transparent windows that will allow views into spaces within the building, canopies for weather protection, pedestrian level lighting, and landscaping. Proposed material changes and changes in plane will add to the design and provide interest.

### 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, transparent windows, and landscaping will be included in the design of the building on the north, south, and east 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 building and site and avoid off-site glare and light trespass. Pedestrian level lighting will be provided on the north, south and east sides of the building for facade enhancement and increased site safety for pedestrians.

# PUBLIC COMMENT RESPONSE

DPD #3020310 - 9701 Aurora Ave N.

Below are responses to the concerns expressed by the general public at the September 28, 2015 EDG meeting.

**Public Comment: Preferred vehicular access from Aurora.**

Response: The existing access off of Aurora is less than 150 feet from the intersection of N. 98th St. and Aurora Ave N. For safety reasons and to minimize the impact to pedestrians and other vehicles, the access off Aurora should be eliminated.

**Public Comment: Noted there is a bus lane on Aurora.**

Response: Yes, there is a bus lane on the west side of Aurora Ave N. that currently serves public transportation including Rapid Ride. There is a Rapid Ride stop at N. 100th St.

**Public Comment: Concerned about a concrete wall or parking lot adjacent to the west property line.**

Response: The preferred concept 4 has been designed to encompass the parking and drive-isle, therefore, mitigating the impacts of surface parking to the residence along the west property line. The building wall along the west property line has been stepped in order to break-up the building and provide relief to the mass. Additionally, a 30-foot vegetative buffer has been included along the west side of the Public Storage parcel. The buffer will be planted with a variety of trees and shrubs to further mitigate the visual impacts of the building to the residents to the west.

**Public Comment: Concerned about the noise from a gate at the parking lot entrance.**

Response: The building has been redesigned to include the parking within the building. Roll-up doors will be used at the north and south vehicle accesses. The roll-up doors will remain open during normal business hours.

**Public Comment: Concerned about noise from large trucks entering the site.**

Response: Vehicle access will be from both N. 97th St. and N. 98th St. The building has been redesigned so that vehicles, including trucks, will drive into the building, mitigating their potential impacts to the residents to the west.

**Public Comment: Concerned about the hours of operation (approximately 9AM - 6PM) will not facilitate a vibrant, thriving community.**

Response: It is anticipated the retail/office hours of operation will be 9AM - 6PM daily. However, there will be a caretaker onsite 24 hours a day, 7 days a week and Public Storage customers may have access to the location 24 hours a day, 7 days a week. The proposed hours of operation are not uncommon for other uses, including retail, office or general business.

**Public Comment: Concerned about the height of the structure.**

Response: City code allows a maximum building height of 65 feet in the C2-65 zone, regardless of use. The proposed height of the Public Storage will not exceed what is allowed by City code. The building has been redesigned to include step backs on the west side to provide relief and breakup the building.

**Public Comment: Preferred a different use at this location.**

Response: City code outright permits self-storage in the C2-65 zone.

**Public Comment: Noted the neighborhood experiences crime, traffic, etc.**

Response: Public Storage is sympathetic to the concerns of the neighborhood residents. The proposed Public Storage facility is a redevelopment of an outdated site and looks to enhance the neighborhood by providing a building that includes an urban design with updated materials, colors and pedestrian friendly amenities.

**Public Comment: Advocated for a better community.**

Response: Public Storage is proposing a building that will include an urban design along with durable materials, updated colors and pedestrian friendly materials. The project also proposes to enhance the streetscape along Aurora Ave N. with landscaping, pedestrian level lighting and weather protection. These enhancements will contribute to redevelopment of the area and improvements to the surrounding community.

**Public Comment: Concerned about losing the existing gym on site.**

Response: The owner(s) of Gold's Gym made a business decision to sell the property. The decision to sell the property is beyond the control of the applicant and the community.

**Public Comment: Suggested commercial uses at ground level with units above. Encouraged uses such as cafes.**

Response: The proposed self-storage use is allowed outright by City code. The building has been designed to provide transparency along Aurora Ave N. that will allow pedestrians and passersby views into active spaces within the building.

**Public Comment: Noted that N. 97th and 98th streets are parked at capacity.**

Response: Parking for the proposed Public Storage building will be onsite and within the building.

**Public Comment: Noted difficulty in turning left onto N. 98th from Aurora.**

Response: Traffic movement at Aurora Ave N. and N. 98th St. is limited to a right-in, right-out only, left turn movements are not permitted at this location.

**Comment: Suggested a design that increases safety for pedestrians.**

Response: The building has been redesigned to include views into active spaces along Aurora Ave N., this will also allow for informal surveillance of exterior spaces. In addition, the project proposes pedestrian enhancements of a widened sidewalk, pedestrian level lighting, weather protection and landscaping along the street frontages. These enhancements will improve the pedestrian experience in this area.

**Comment: Noted that a bus stop at this location will be dangerous with no pedestrian traffic from this site.**

Response: There currently is no transit stop in front of the subject property. The closest transit stop is located at N. 100th St. and Aurora Ave N.

Below are responses to the guidance provided by the Design Review Board at the September 28, 2015 EDG meeting.

**1. Site Planning and Public Realm. This full block site is located within the Aurora-Licton Springs Residential Urban Village and has street frontage on three sides.**

- a. The Board recommended maximizing visibility into the building interior along Aurora.
- b. The Board recommended exploration of including uses (other than storage units) at the ground level.
- c. The Board recommended exploration of placing parking within the structure. A drive-through circulation method was suggested.
- d. The Board agreed the main pedestrian entry should instead be on Aurora with the intent of activating the street.
- e. The Board noted the topography of the site and recommended the building respond by stepping down with the topography.
- f. The Board requested the presentation of different schemes that are sensitive to the residential development to the west, activate the streetscape and include parking in the structure.

Response: Based on the Board's comments listed above, the building has been redesigned to include views into active spaces along the street frontages; parking within the building, including a north-south drive-through circulation; a main pedestrian entrance off of N. 97th St.; a 30-foot vegetative buffer along the west property line; step-backs to the west side of the building to provide relief and modulation; and pedestrian enhancements along all street frontages. The building has been located to the east of the parcel and redesigned to take advantage of the existing grade. A portion of the first floor will be below grade at the NE corner and mostly above grade at the SE corner. The west side of the parcel has been reserved for a vegetative buffer to mitigate the visual impacts of the building to the residential to the west. In order to provide pedestrian connectivity, an at-grade plaza area has been designed at the NE corner. Self-storage is an allowed use per City code. The provisions of the C2-65 zone does not require a mix of uses nor does it prohibit a single use from operating or developing on a site.

**2. Architectural Concept.**

- a. The Board recommended overhead weather protection along the length of the Aurora frontage.
- b. The Board recommended a strong street edge at the ground level with upper level stepbacks to accommodate the power lines, rather than setting the entire building back from the sidewalk.
- c. The Board agreed it is not necessary for the structure to be designed to appear as a residential structure.
- d. The Board requested additional context be added to the packet to carefully illustrate the relationship to adjacent residential uses to the west. A window study was also requested.

Response: The building has been redesigned to include weather protection and pedestrian level lighting along the street facing facades. The sidewalk along Aurora is proposed to be widened to meet the building and provide additional pedestrian space along the street frontage. Landscaping, including street trees, have been added along the Aurora frontage to further enhance this area and improve the pedestrian experience. Landscaping and widened pedestrian walkways have been added to the north and south sides of the building.

Based on our conversation with Seattle City Light (SCL) at our June 19th pre-submittal meeting, SCL requires a 10 foot minimum clearance from the overhead powerlines and a four foot minimum working clearance. They recommend a 14 foot horizontal distance from the building to allow for scaffolding and other equipment. These requirements make it difficult to locate the building closer to the property line than currently proposed. To mitigate this constraint, the sidewalk will be extended to the building.

To mitigate the visual impact of the proposed building to the residential to the west, a 30 foot vegetative buffer has been added. The buffer will be planted with a variety of trees and shrubs that will obscure portions of the west building wall. The west wall of the building has been stepped back on the upper floors to breakup the facade, provide modulation and relief to the mass. In addition, a variety of materials and colors will be incorporated to add interest and compliment the other features. With the exception of a few lower level openings in the west wall, no windows are proposed on this side of the building.

**Massing Concept #1** represents utilization of the total buildable site area. 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 anchored 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

**Parking:**

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





VIEW LOOKING SW



VIEW LOOKING SE

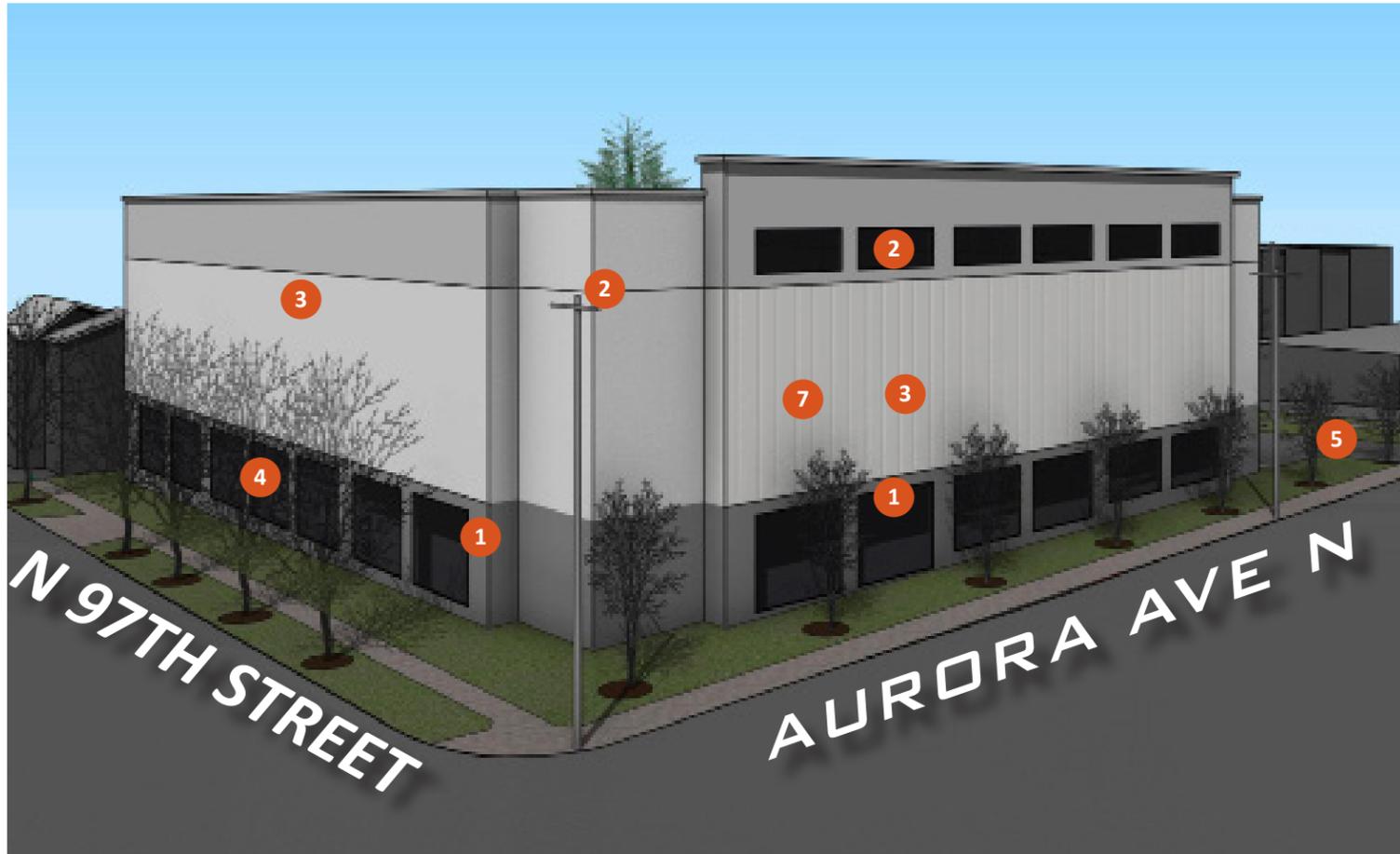


VIEW LOOKING NW



VIEW LOOKING NE

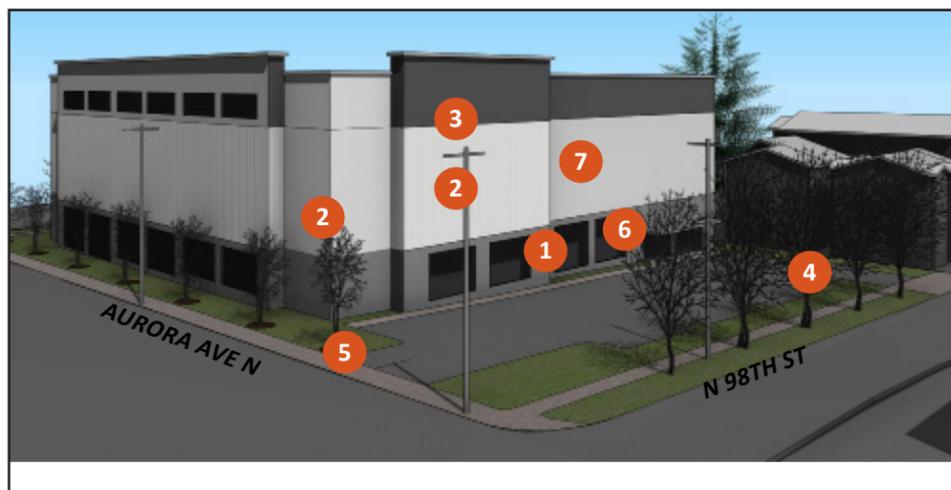
## 3 DIMENSIONAL STUDY - STREET LEVEL



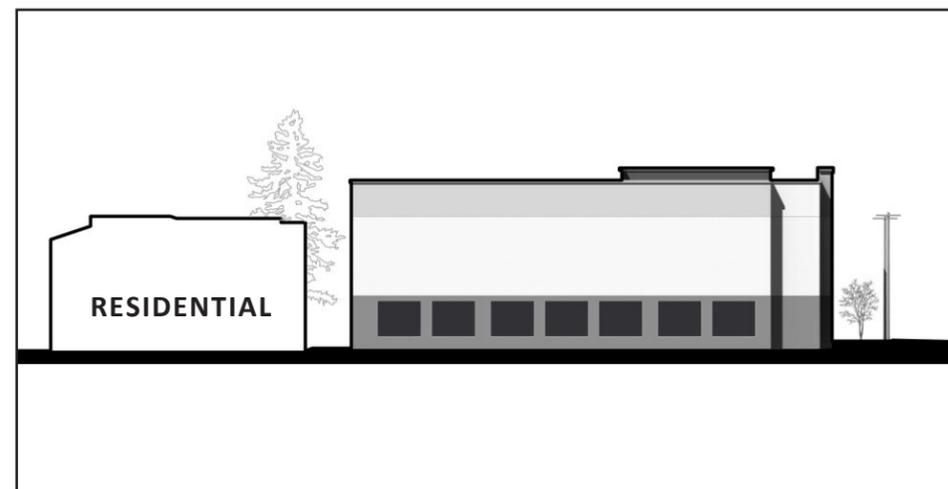
## DESIGN OPTION FOCUS POINTS

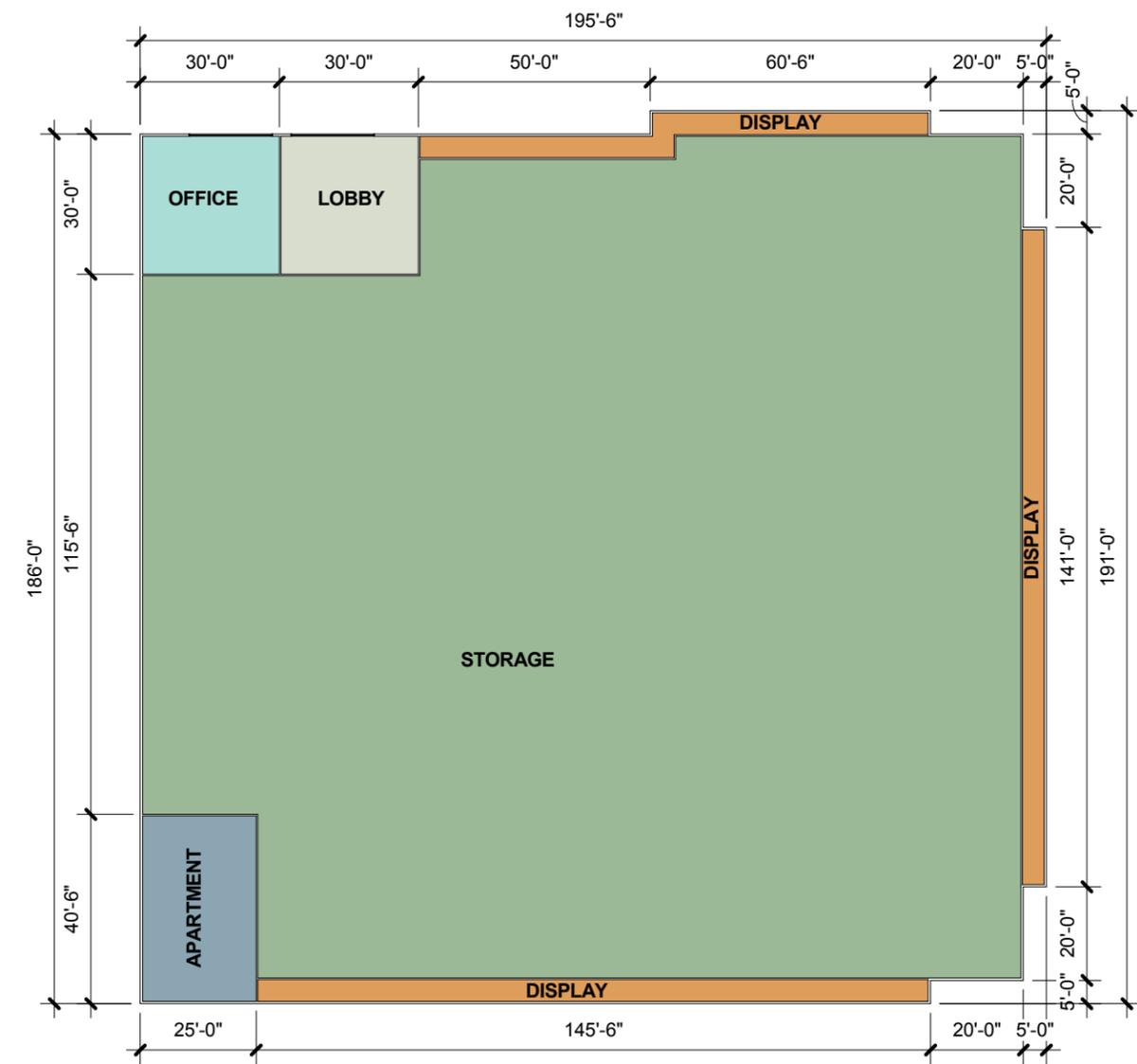
- 1 **Transparent Street Level PL3 C2**  
Large storefront windows along street provides visibility into display areas and enhance the experience for pedestrians and passersby.
- 2 **Perceived Mass Reduction CS2 D1**  
Modulation of the building footprint, wall planes and roofline break up the overall mass of the building
- 3 **Facade Composition DC2 B1**  
The building facades have been designed with a consistent theme that carries the architectural elements, material and color on all sides of the building.
- 4 **Respect Adjacent Properties CS2 D5**  
Minimize windows on facades facing the lower intensity residential uses. Utilize passive display windows to avoid lighting and activity and preserve privacy for neighbors. Existing trees along N. 97th and N. 98th provide a buffer to the residential uses. In addition to the existing fence on the west side, the project proposes a landscape buffer for additional privacy and to compliment the large exceptional tree.
- 5 **Vehicle Access DC1 B1**  
Concept proposes to take advantage of existing curb cuts on Aurora Ave N. and N. 98th and eliminates existing access point on N. 97th. Access and parking are focused on the north side and buffered by the existing street trees.
- 6 **Building Entry PL3 A1**  
The building entry will be located off of the parking lot and accented by a canopy and signage.
- 7 **Building Materials DC4 A1**  
The building will be constructed of durable materials that will be maintainable, attractive and similar to other buildings in the area.

## MASSING

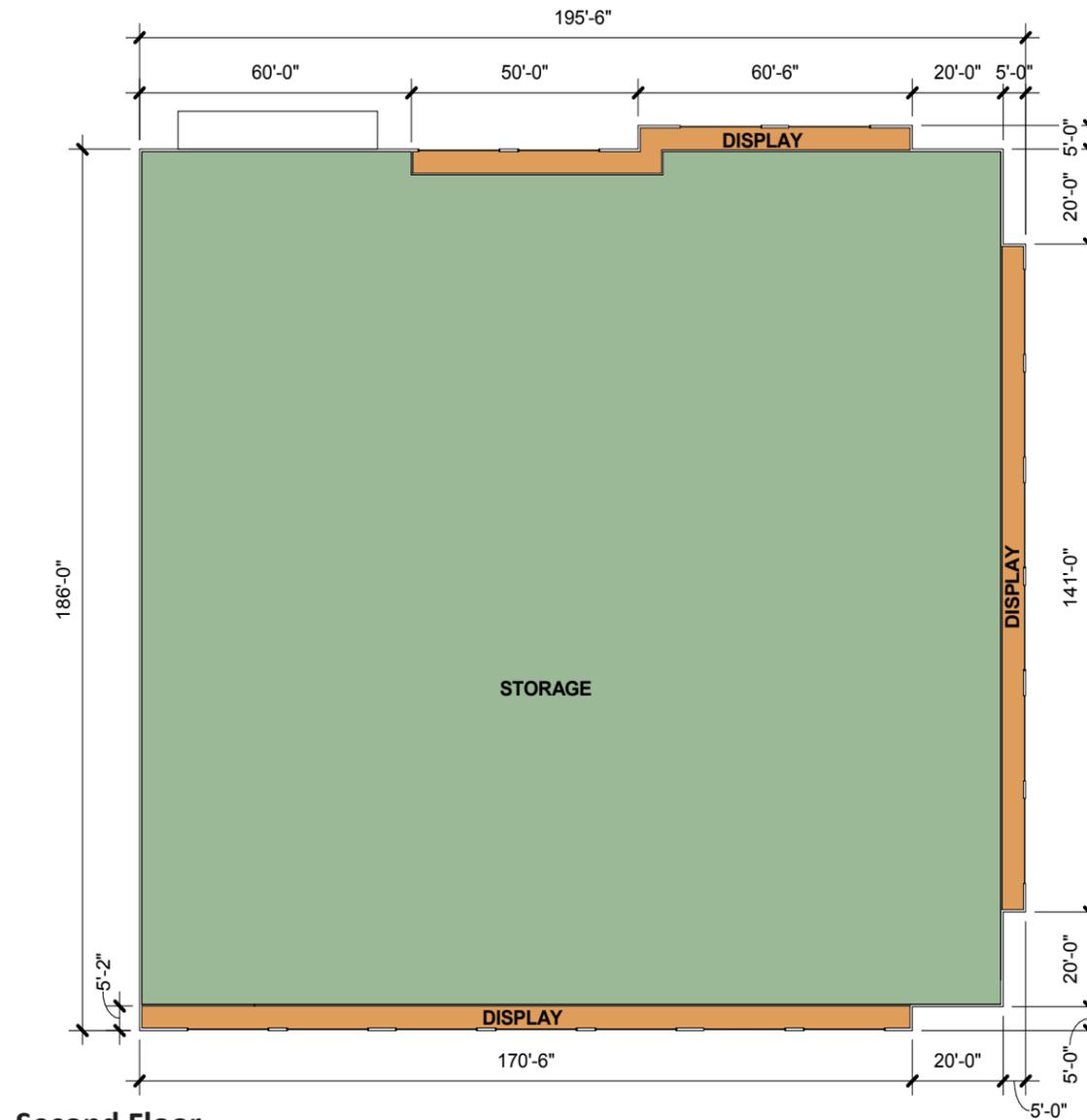


## BUILDING PROXIMITY DIAGRAM





Ground Floor



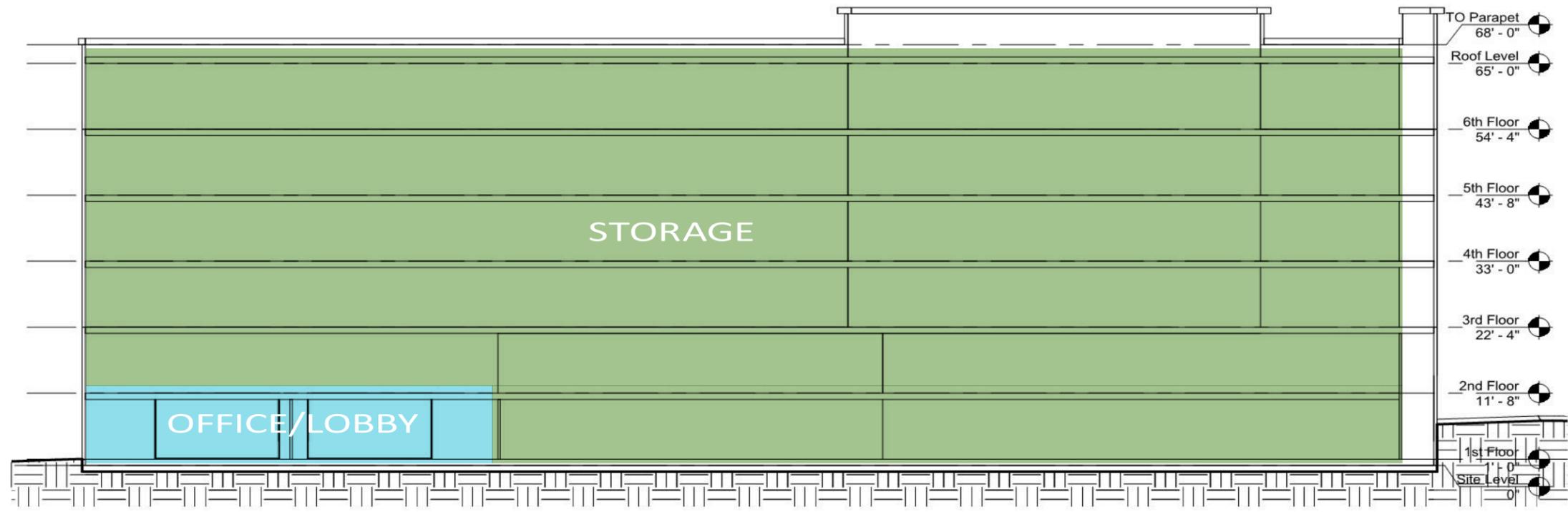
Second Floor

BUILDING USE LEGEND

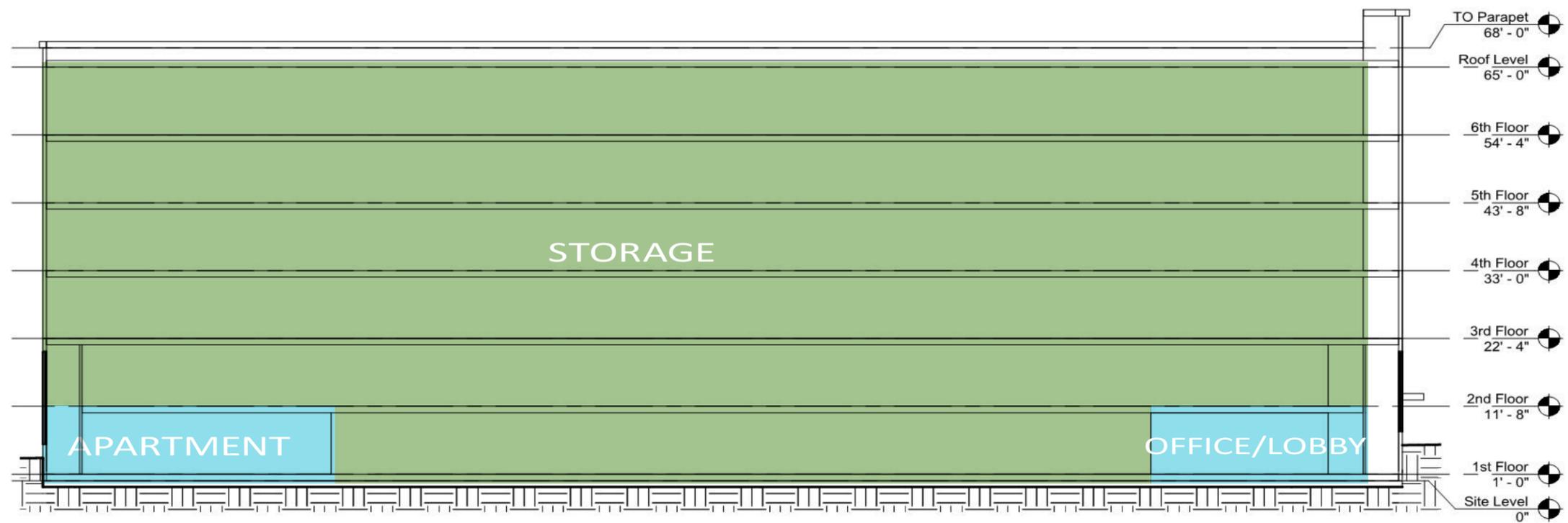
- APARTMENT
- DISPLAY
- LOBBY
- OFFICE
- STORAGE

# ARCHITECTURAL CONCEPTS - CONCEPT 1 DIAGRAMATIC SECTION THROUGH THE BUILDING

DPD #3020310 - 9701 Aurora Ave N.



EAST-WEST SECTION: NOT TO SCALE



NORTH-SOUTH SECTION: NOT TO SCALE

**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

**Parking:**

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





VIEW LOOKING SW



VIEW LOOKING SE



VIEW LOOKING NW



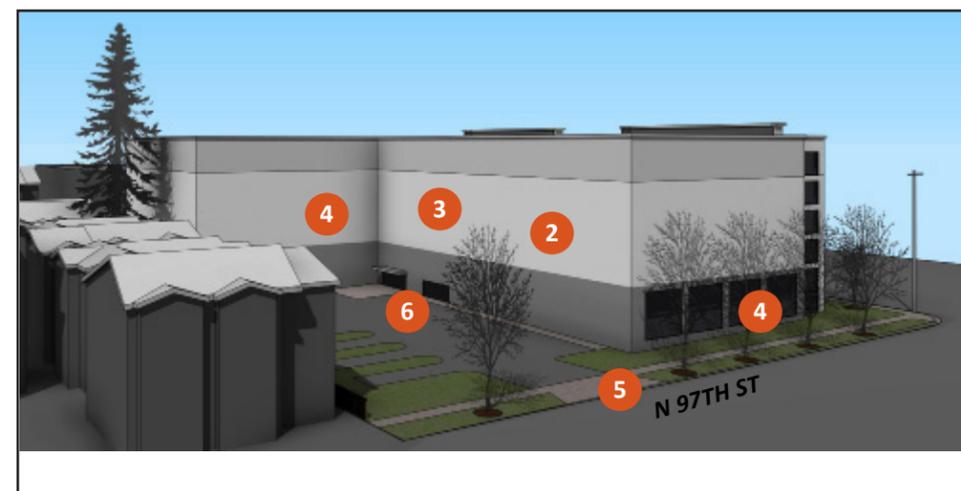
VIEW LOOKING NE

3 DIMENSIONAL STUDY - STREET LEVEL

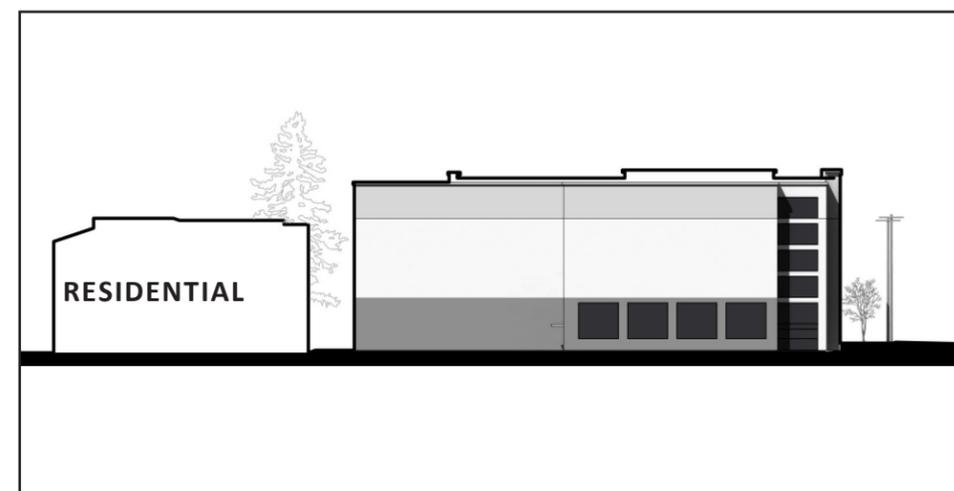


Not to Scale  North

MASSING

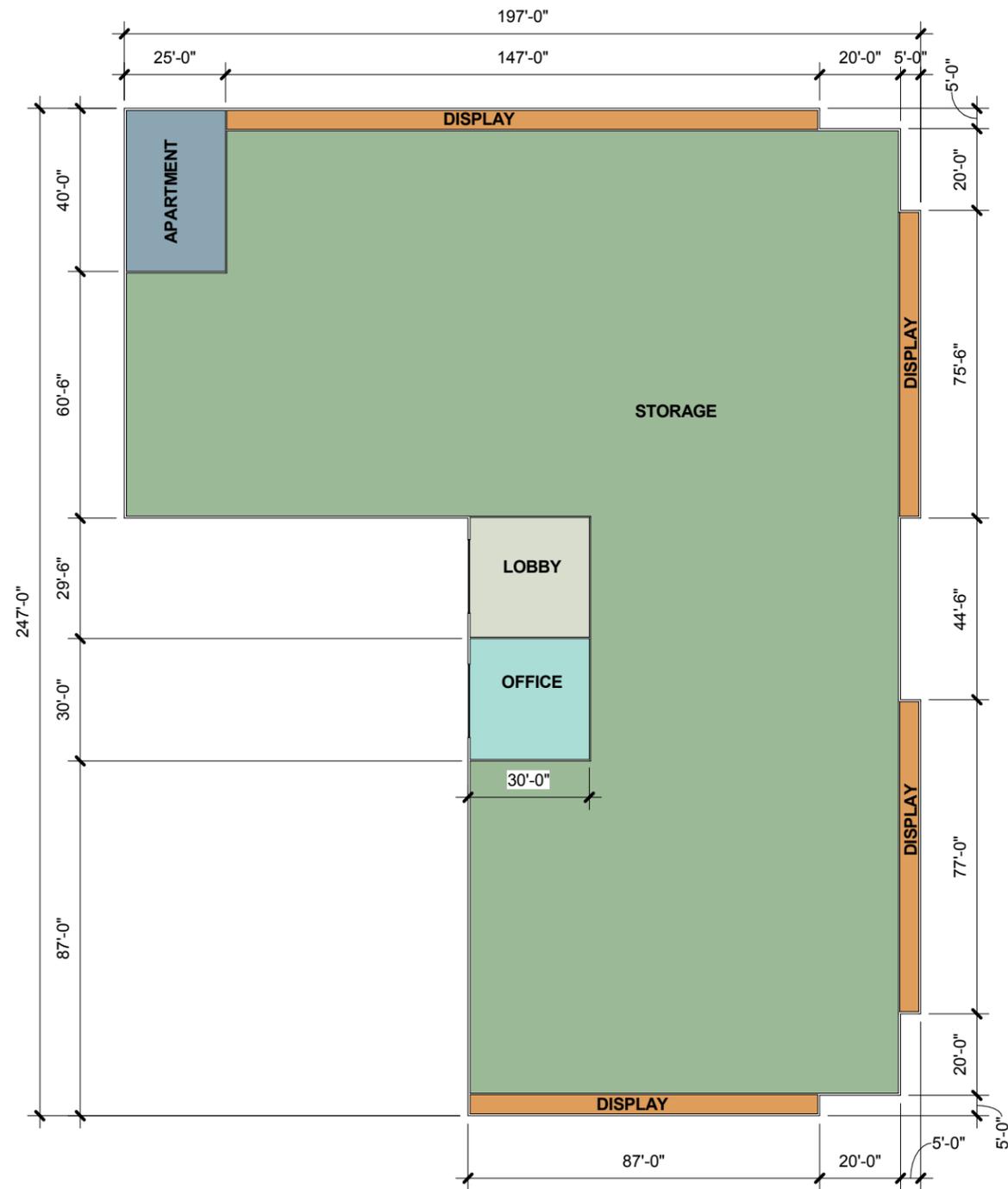


BUILDING PROXIMITY DIAGRAM

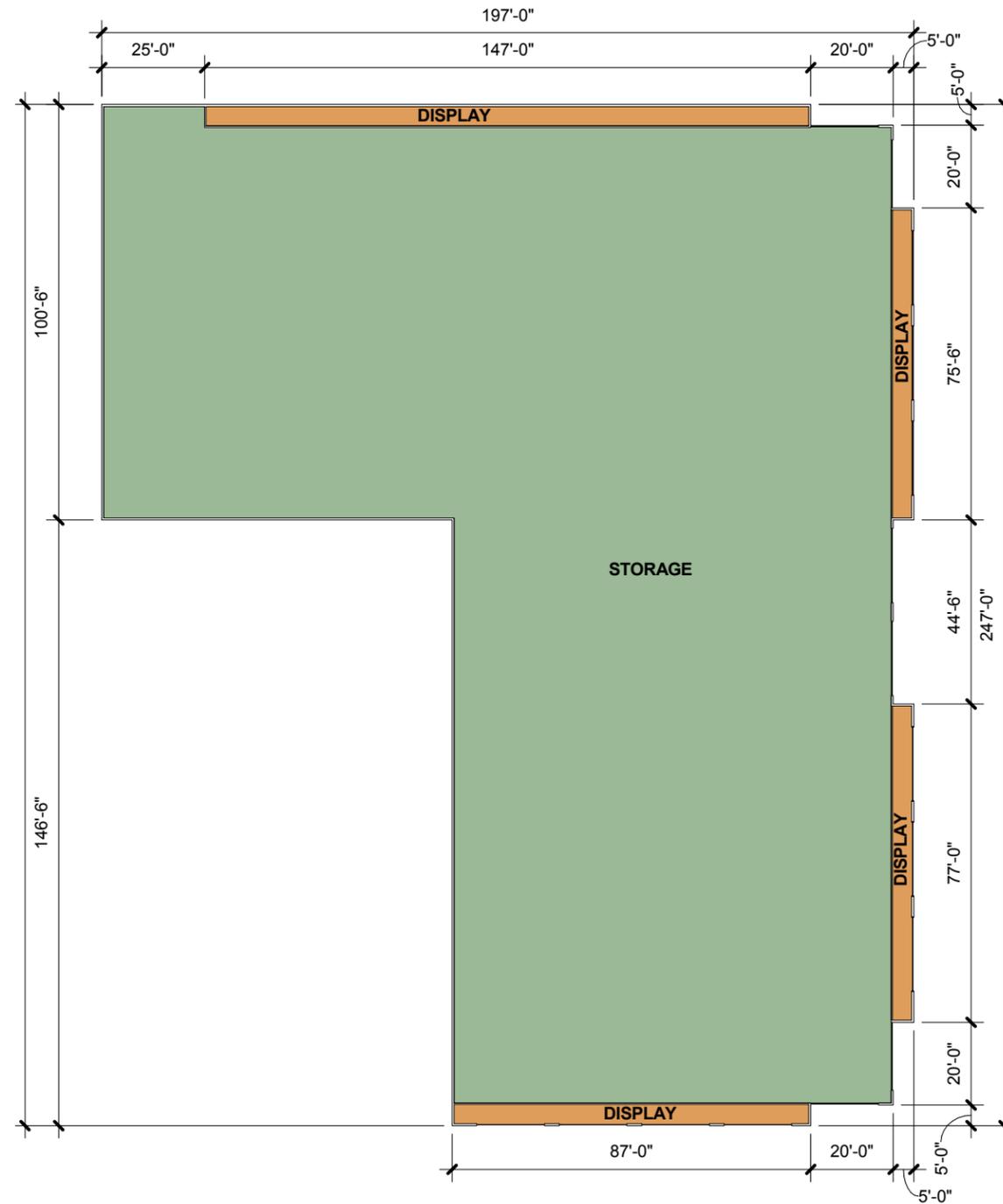


DESIGN OPTION FOCUS POINTS

- 1 **Transparent Street Level PL3 C2**  
Large storefront windows and display towers along street provides visibility into display areas and enhance the experience for pedestrians and passersby.
- 2 **Perceived Mass Reduction CS2 D1**  
Modulation of the building footprint, wall planes and roofline break up the overall mass of the building
- 3 **Facade Composition DC2 B1**  
The building facades have been designed with a consistent theme that carries material and color on all sides of the building. Architectural elements are minimized on the west side for additional privacy for the residential.
- 4 **Respect Adjacent Properties CS2 D5**  
Minimize windows on facades facing the lower intensity residential uses. Utilize passive display windows to avoid lighting and activity and preserve privacy for neighbors. Existing trees along N. 97th and N. 98th provide a buffer to the residential uses. In addition to the existing fence on the west side, the project proposes a landscape buffer for additional privacy and to compliment the large exceptional tree.
- 5 **Vehicle Access DC1 B1**  
Concept proposes to take advantage of existing curb cuts on N. 97th and eliminates existing access points on Aurora Ave N. and N. 98th. Access and parking are focused on the west side, tucked behind the building and buffered by the existing street trees and landscaping.
- 6 **Building Entry PL3 A1**  
The building entry will be located off of the parking lot and accented by a canopy and signage.
- 7 **Building Materials DC4 A1**  
The building will be constructed of durable materials of insulated metal panels and a masonry base. These materials will be maintainable, attractive and similar to those found on buildings in the area.



Ground Floor



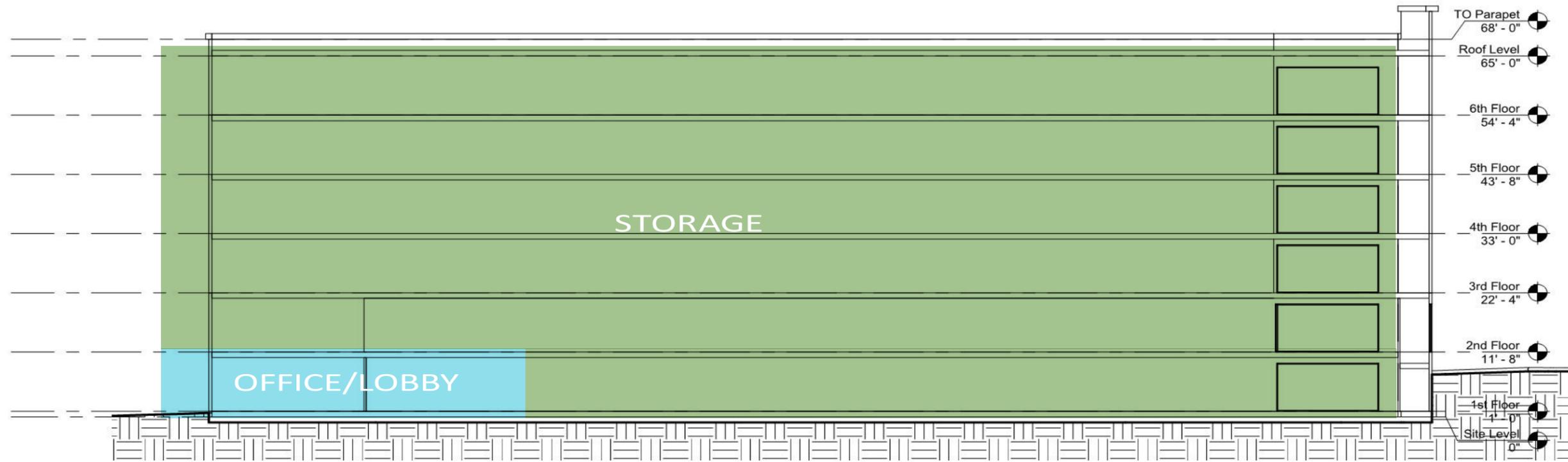
Second Floor

BUILDING USE LEGEND

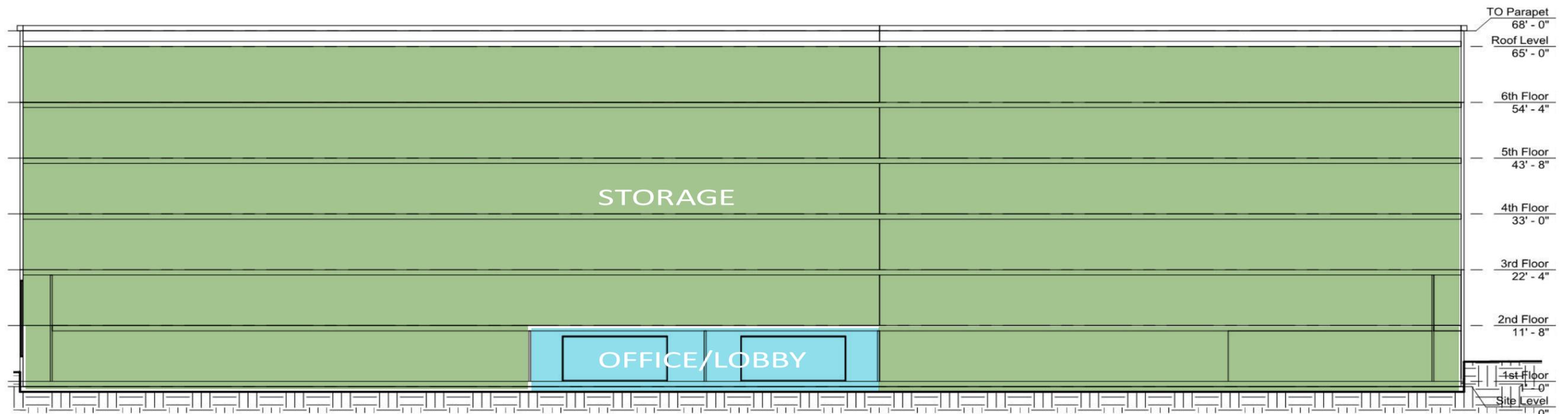
- APARTMENT
- DISPLAY
- LOBBY
- OFFICE
- STORAGE

# ARCHITECTURAL CONCEPTS - CONCEPT 2 DIAGRAMATIC SECTION THROUGH THE BUILDING

DPD #3020310 - 9701 Aurora Ave N.



EAST-WEST SECTION: NOT TO SCALE



NORTH-SOUTH SECTION: NOT TO SCALE

**Massing Concept #3** concept represents 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 adjacent to residential 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:**

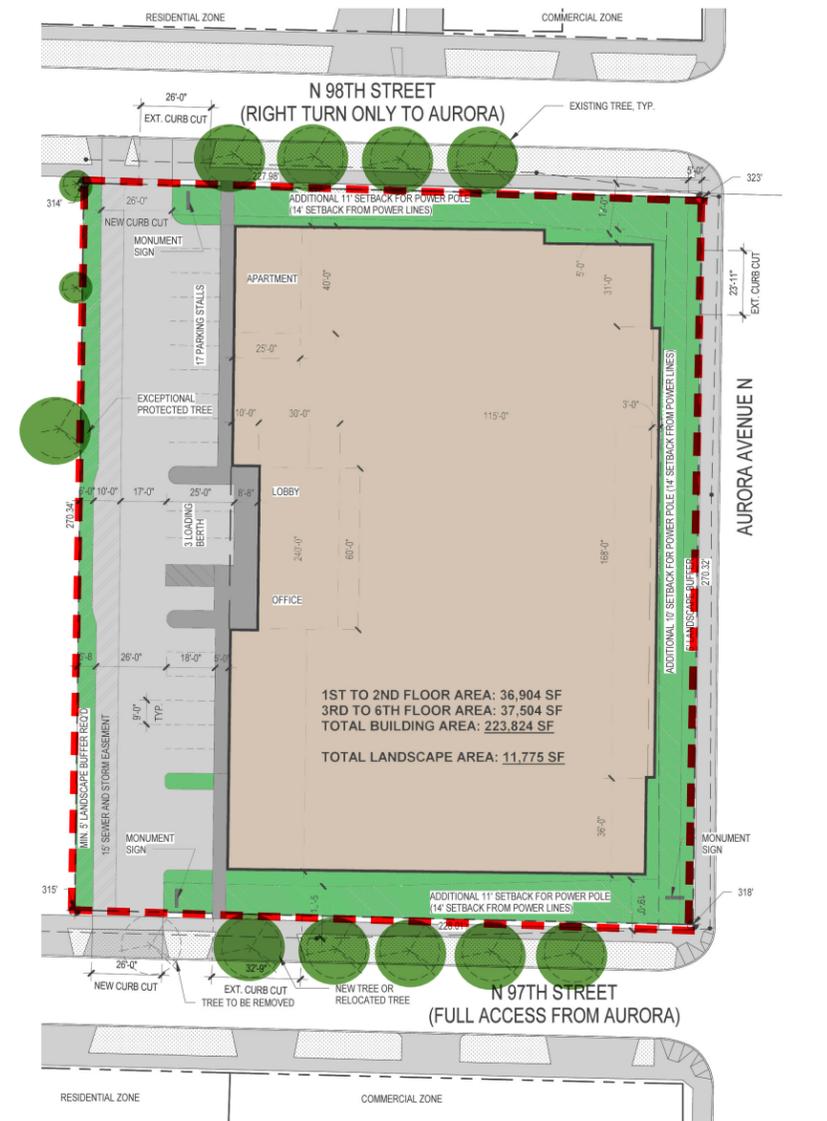
Site Square Footage: 61,542 square feet  
 FAR Proposed: 3.63  
 FAR Allowed: 4.25  
 Number of Floors: Six (6)  
 Building Height: 65 feet

**Building:**

Total Square Foot: 223,500

**Parking:**

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





VIEW LOOKING SW



VIEW LOOKING SE



VIEW LOOKING NW



VIEW LOOKING NE

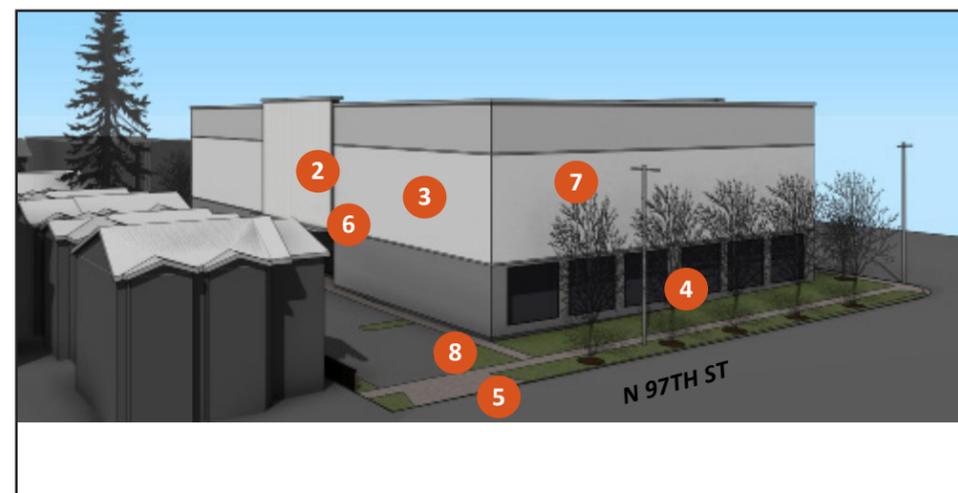
3 DIMENSIONAL STUDY - STREET LEVEL



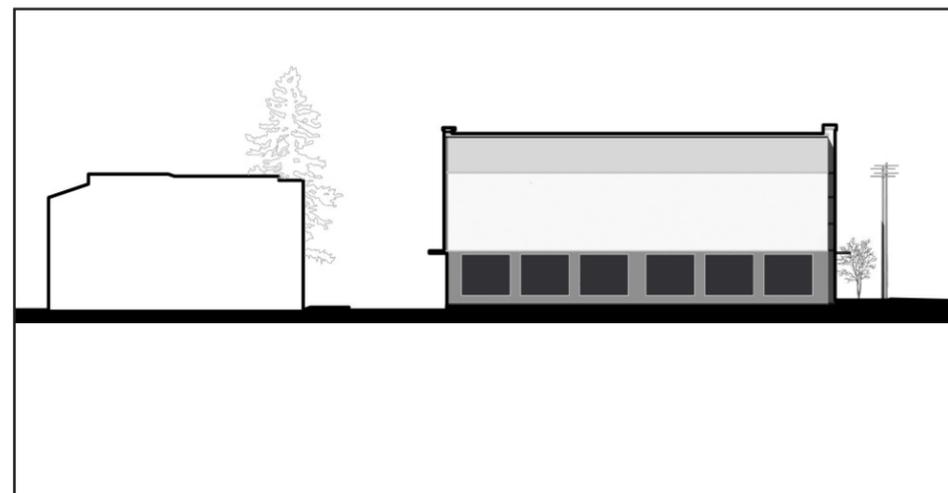
DESIGN OPTION FOCUS POINTS

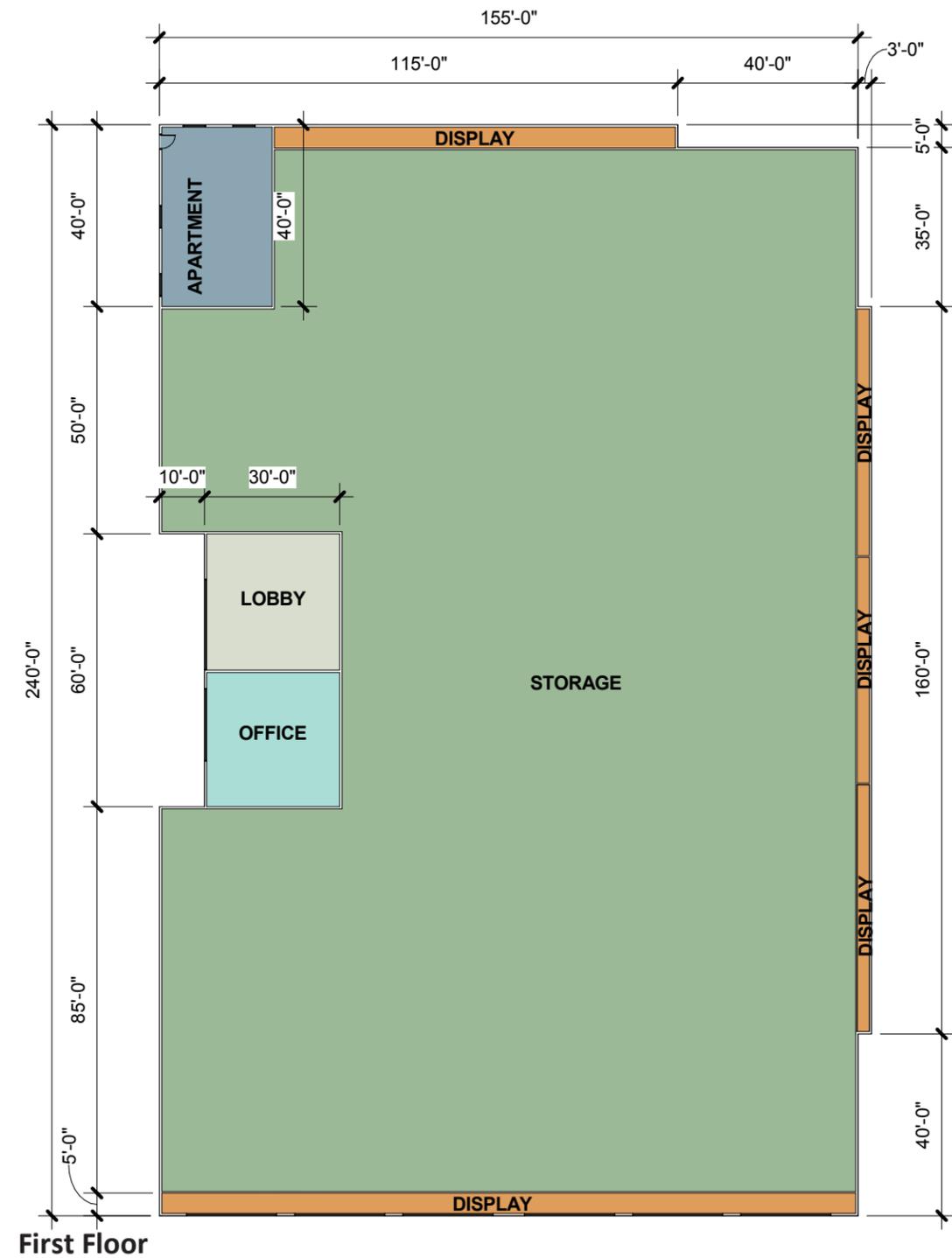
- 1 **Transparent Street Level PL3 C2**  
Extensive storefront windows along street provides views into display areas and enhances the experience for pedestrians and passersby.
- 2 **Perceived Mass Reduction CS2 D1**  
Modulation and articulation of the building footprint, wall planes and roofline break up the overall mass of the building
- 3 **Facade Composition DC2 B1**  
The building facades have been designed with a base, middle and top. This theme is consistent around the building and carries material and color to all sides.
- 4 **Respect Adjacent Properties CS2 D5**  
Minimize windows on facades facing the lower intensity residential uses. Utilize passive display windows to avoid lighting and activity and preserve privacy for neighbors. Existing trees along N. 97th and N. 98th provide a buffer to the residential uses. In addition to the existing fence on the west side, the project proposes a landscape buffer for additional privacy and to compliment the large exceptional tree.
- 5 **Vehicle Access DC1 B1**  
Concept proposes to take advantage of existing curb cuts on N. 97th and N. 98th, eliminating the existing access on Aurora, reducing potential conflicts with pedestrians. Access and parking are focused on the west side, tucked behind the building and buffered by the existing street trees and landscaping.
- 6 **Building Entry PL3 A1**  
The building entry will be located off of the parking lot and accented by a canopy and signage.
- 7 **Building Materials DC4 A1**  
The building will be constructed of durable materials of insulated metal panels and a masonry base. These materials will be maintainable, attractive and similar to those found on buildings in the area.
- 8 **Services Uses DC1 C2**  
Service uses are located on the west side next to the building to minimize impact to the residential. Trash areas will be screened by a masonry enclosure and landscaping. The building has been recessed at the entrance area to allow for the loading area and reduce the impact to the residential.

MASSING



BUILDING PROXIMITY DIAGRAM



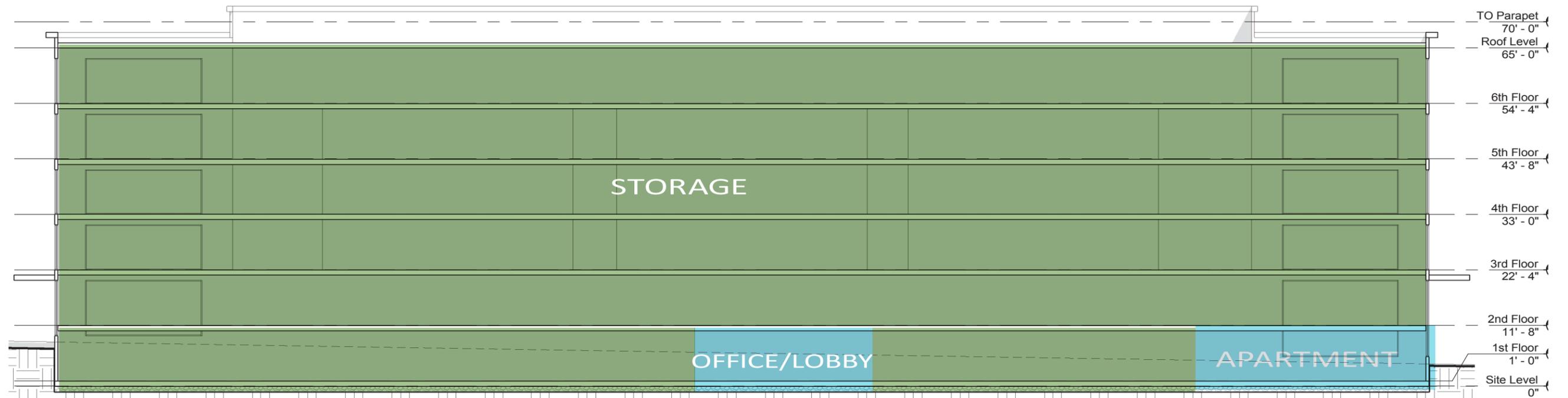


**BUILDING USE LEGEND**

-  APARTMENT
-  DISPLAY
-  LOBBY
-  OFFICE
-  STORAGE



EAST-WEST SECTION: NOT TO SCALE



NORTH-SOUTH SECTION: NOT TO SCALE





VIEW LOOKING SW



VIEW LOOKING SE

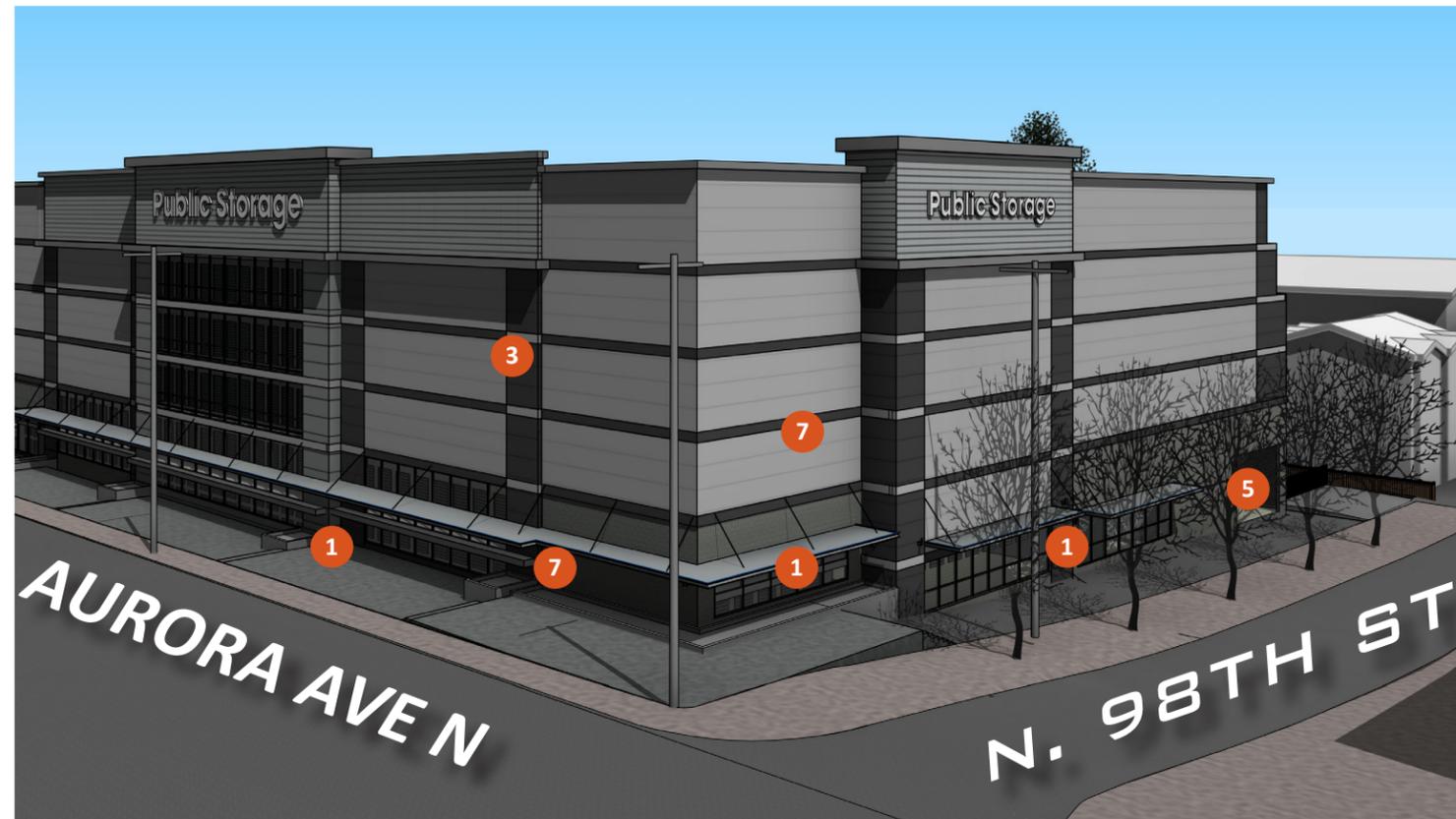


VIEW LOOKING NW



VIEW LOOKING NE

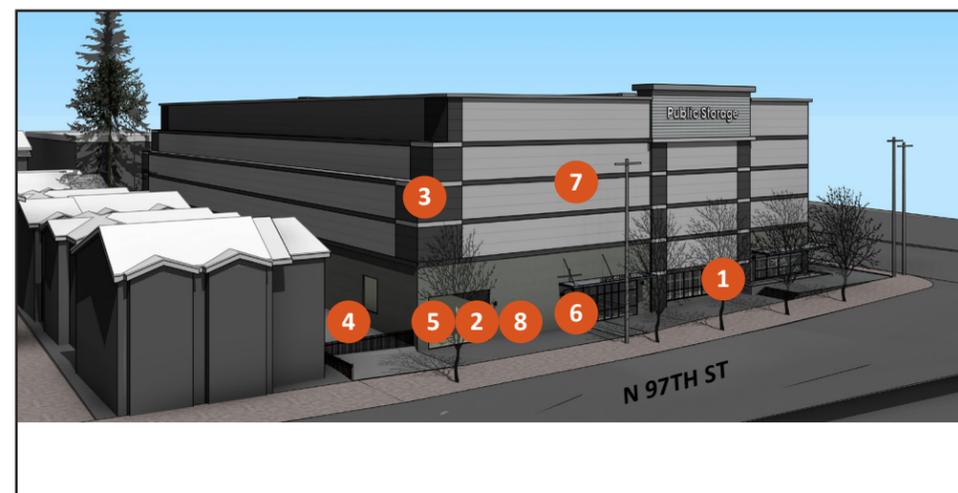
3 DIMENSIONAL STUDY - STREET LEVEL



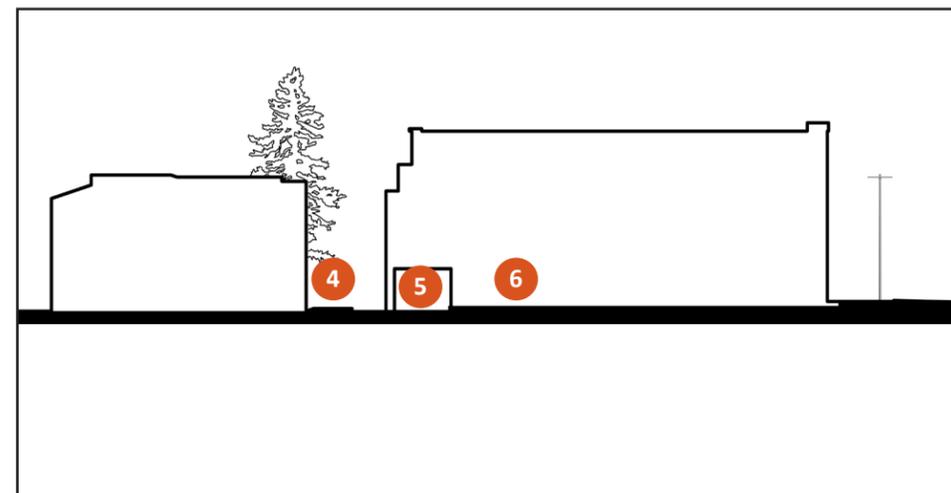
DESIGN OPTION FOCUS POINTS

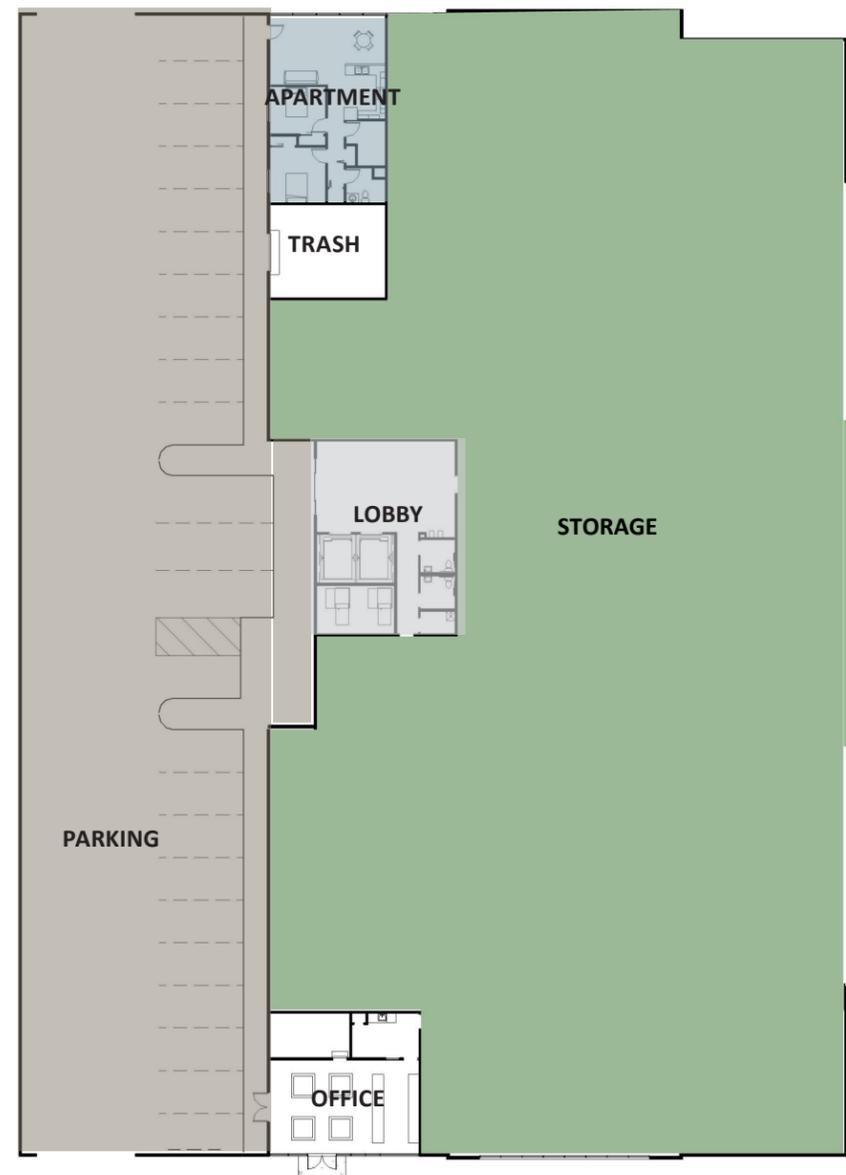
- 1 Transparency and Activation at Street Level** CS3-A, CS2-B, PL3-C  
Storefront windows along the north, south, and east facades provides views into the building and allows for informal surveillance to the exterior. Pedestrian amenities such as overhead weather protection, benches and landscaping along Aurora Ave N. and the NE and SE corners enhance the pedestrian experience and improve the public realm.
- 2 Height, Bulk and Scale** CS2 D  
Parking is within the building in order to mitigate impacts to the residential to the west.
- 3 Facade Composition** DC2-B  
The building facades have been designed with a base, middle and top. The design provides a change of materials with a masonry base, lighter material on the main body of the building, a top band and parapet cap to accent the top of the building. Colors will be used to further breakup the building mass and provide articulation, interest and highlight features.
- 4 Respect Adjacent Properties** CS2 D5  
Landscaping along N. 97th and N. 98th has been enhanced with trees and shrubs. A 30 foot vegetative buffer, including a variety trees and shrubs, has been included along the entire west property line.
- 5 Vehicle Access** DC1 B1  
Vehicle access will be from both N. 97th St. and N. 98th St. Vehicles will enter the building at these locations; parking and loading are located within the building footprint. Vehicle access at these locations minimize impacts to pedestrians, bicyclists and vehicles.
- 6 Building Entry** PL3 A1  
A pedestrian entrance will be provided on N. 97th St. An additional customer entrance will be provided within the building off of the parking area.
- 7 Building Materials** DC4 A1  
The building will be constructed of durable materials of insulated metal panels and a masonry base. These materials will be maintainable, attractive and similar to those found on buildings in the area.
- 8 Services Uses** DC1 C2  
Service uses will be located within the building to minimize impact to the residential.

MASSING

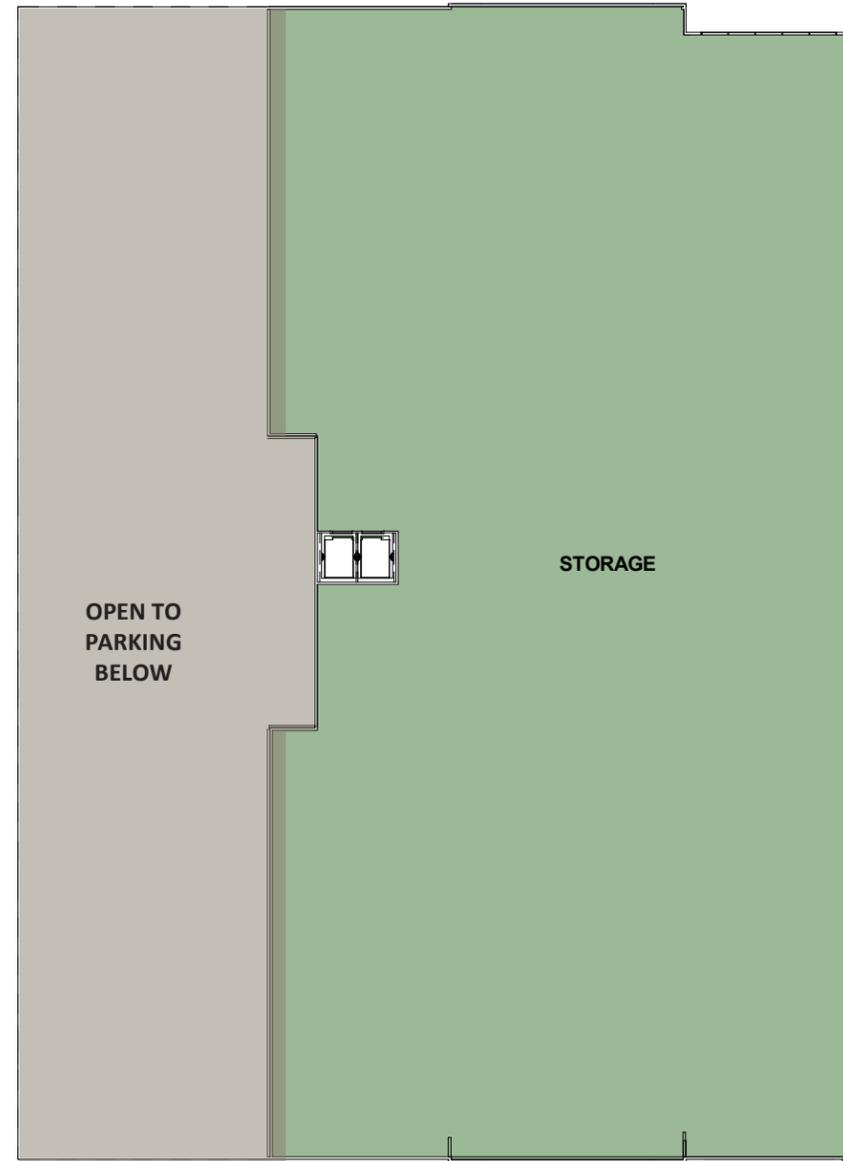


BUILDING PROXIMITY DIAGRAM





First Floor (Not to Scale)



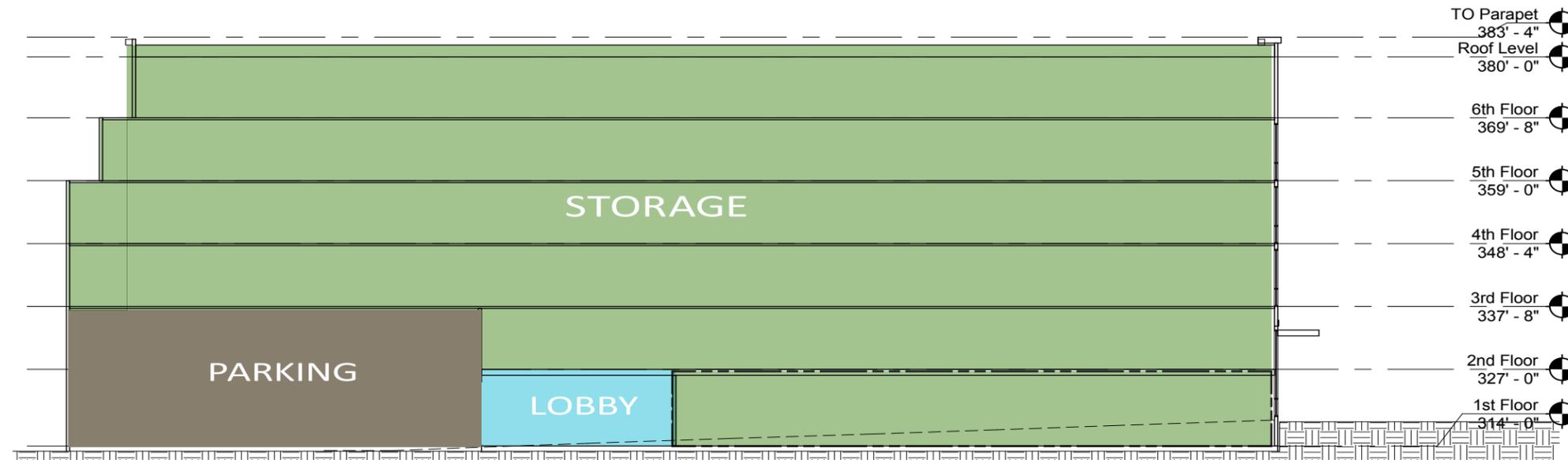
Second Floor (Not to Scale)

BUILDING USE LEGEND

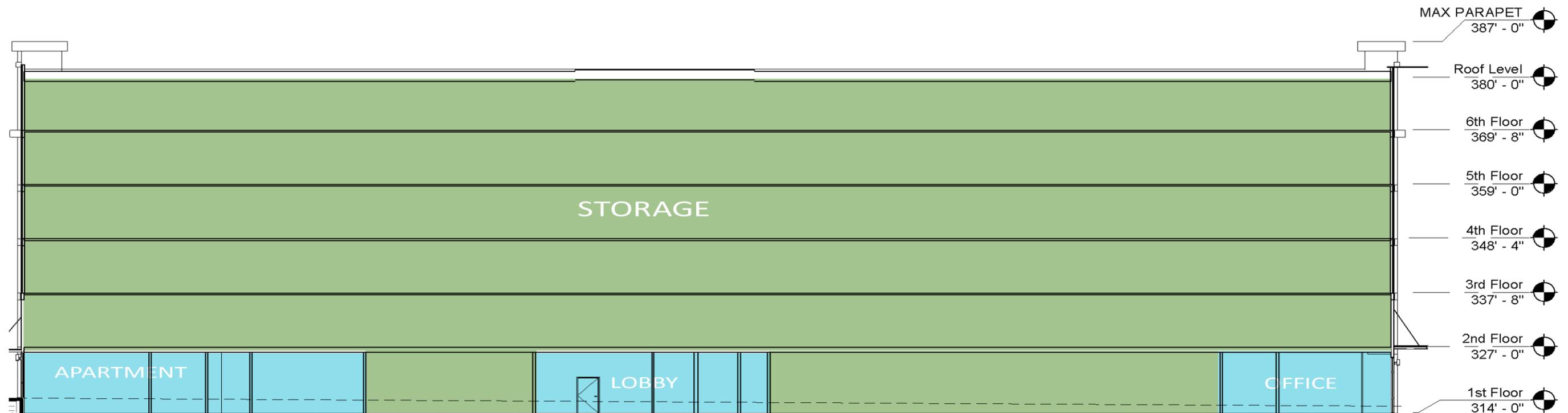
- APARTMENT
- PARKING
- LOBBY
- OFFICE
- STORAGE

# ARCHITECTURAL CONCEPTS - CONCEPT 4 (PREFERRED) DIAGRAMATIC SECTION THROUGH THE BUILDING

DPD #3020310 - 9701 Aurora Ave N.



EAST-WEST SECTION: NOT TO SCALE



NORTH-SOUTH SECTION: NOT TO SCALE



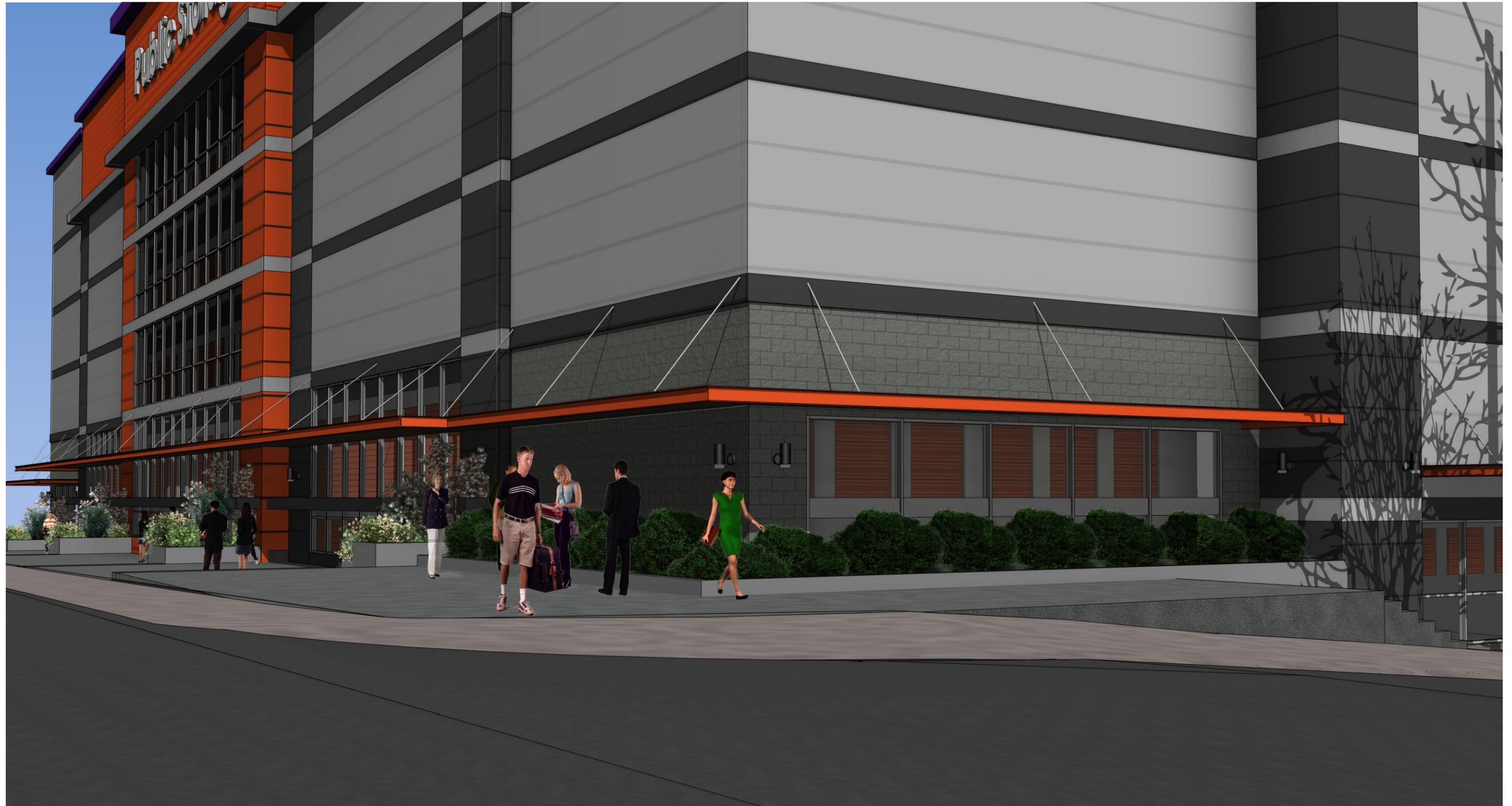
SOUTHEAST CORNER; NOT TO SCALE



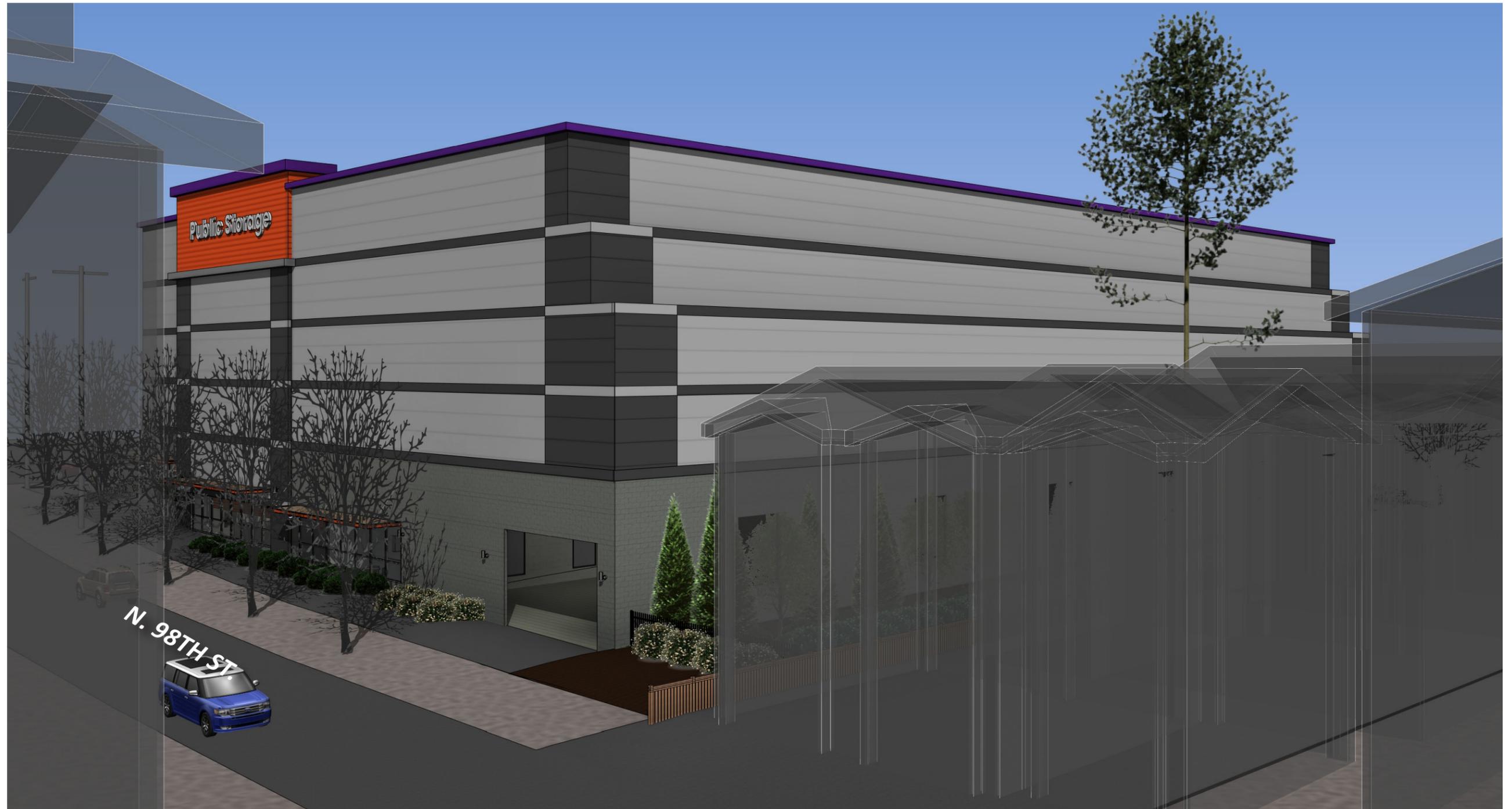
NORTHEAST CORNER; NOT TO SCALE



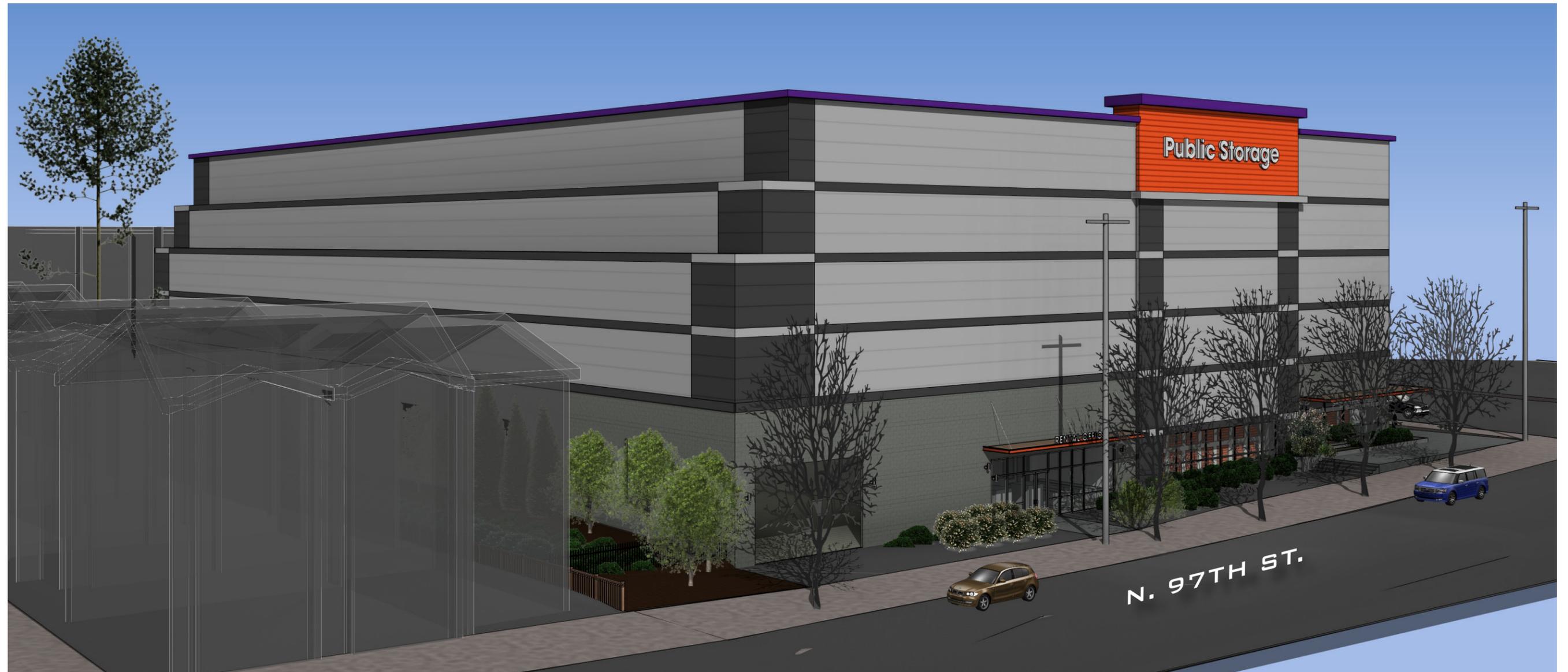
SOUTHEAST CORNER (PEDESTRIAN LEVEL); NOT TO SCALE



NORTHEAST CORNER (PEDESTRIAN LEVEL); NOT TO SCALE



NORTHWEST CORNER; NOT TO SCALE



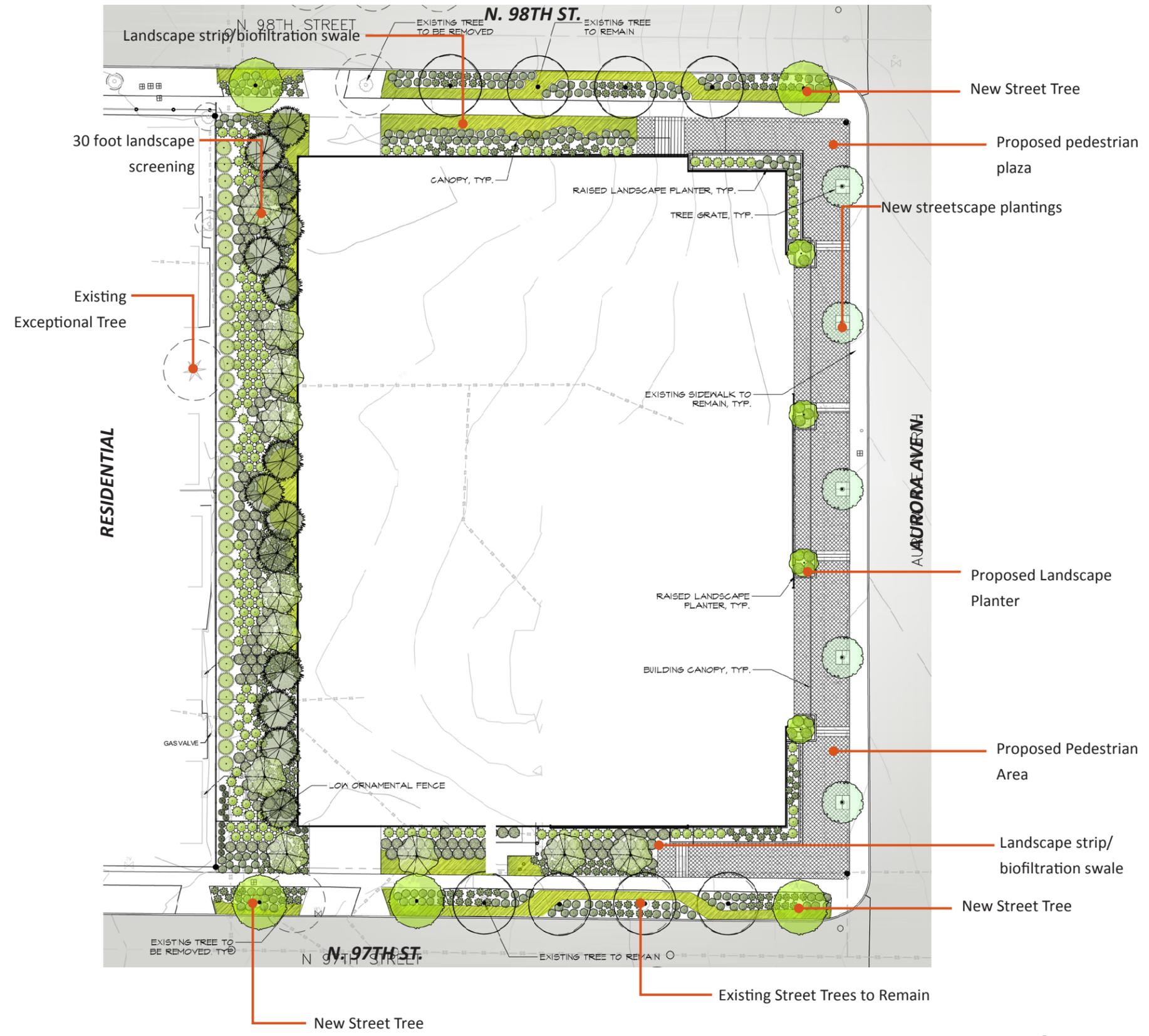
SOUTHWEST CORNER; NOT TO SCALE



NORTH BUILDING FACADE (PEDESTRIAN LEVEL); NOT TO SCALE

# CONCEPTUAL LANDSCAPE PLAN - CONCEPT 4 (PREFERRED)

DPD #3020310 - 9701 Aurora Ave N.



LANDSCAPE PLAN

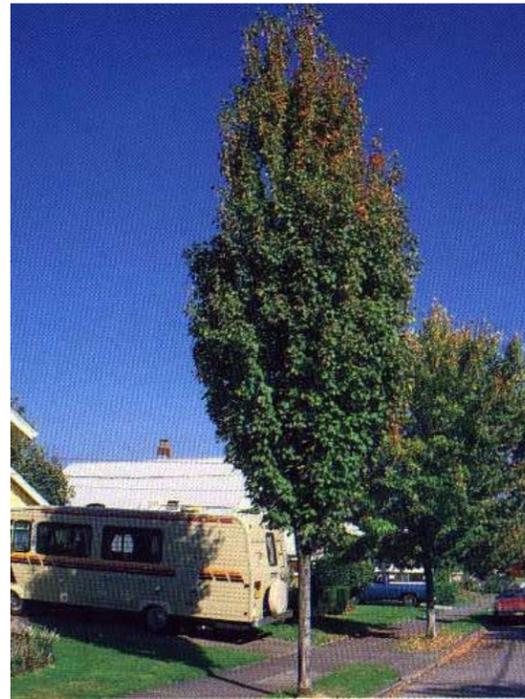
Not to Scale North

# Conceptual Planting Types

DPD #3020310 - 9701 Aurora Ave N.



'Green Column' Maple



'Bowhall' Maple



Hogan Cedar



Japanese Snowbell



Golden Rain tree



Incense Cedar



Stewartia



Columnar Tulip Tree



Crimson Spire Oak



Pacific Sunset maple



**CONCEPT 1 - MAXIMIZE BUILDING SIZE**

**Description**  
This concept takes advantage of the largest developable area of the site creating a building that utilizes the southern two-thirds of the site.

<b>Data</b>	
Floors	6
Height	65 feet
Total Square Footage	225,780 SF
FAR (Max.Allowed/Proposed)	4.25/3.67
Parking	18

- Pros**
- Significant street transparency;
  - Utilizes existing curb cuts on Aurora Ave and N. 98th;
  - Parking on North side provides some separation of vehicle activity for the residential to the west;
  - Provides a 15 foot landscape buffer on the west side;
  - Building and site improvements are away from the dripline of the exceptional tree located to the west.

- Cons**
- Unmitigated mass and scale transition to the LR2 zone to the west;
  - Minimal articulation and modulation on the west wall;
  - Parking visible from Aurora Ave N.;
  - Building located within 15 feet of the west property line.

**CONCEPT 2 - THE "L"**

**Description**  
This concept pulls the majority of the building away from the west property line by utilizing an "L" footprint. Parking and service uses located behind the building.

<b>Data</b>	
Floors	6
Height	65 feet
Total Square Footage	217,512 SF
FAR (Max.Allowed/Proposed)	4.25/3.53
Parking	18

- Pros**
- Increased transparency with added display towers on NE and SE building corners;
  - Utilizes existing curb cut on N. 97th;
  - Eliminates existing curb cut on Aurora Ave reducing potential vehicle/pedestrian conflict;
  - Parking on west side provides some separation of building to the residential to the west;
  - Provides a 15+ foot landscape buffer on the west side;

- Cons**
- Single ingress/egress from/to N. 97th;;
  - Northern portion of the building located within 15 feet of the west property line;
  - Loading berths located 15 feet from the west property line;
  - Minimal modulation and articulation of west facades.

**CONCEPT 3**

**Description**  
This concept represents an optimum utilization of the site area and provides the most separation from the residential uses adjacent to the property on the west side.

<b>Data</b>	
Floors	6
Height	65 feet
Total Square Footage	223,500 SF
FAR (Max.Allowed/Proposed)	4.25/3.63
Parking	17

- Pros**
- Building located primarily on the east side along Aurora Ave N.;
  - Increased transparency with added windows along Aurora Ave North;
  - Utilizes existing curb cut on N. 98th and alignment of curb cut on N. 97th;
  - Eliminates existing curb cut on Aurora Ave reducing potential vehicle/pedestrian conflict;
  - Parking on west side provides most separation of building from the residential to the west;
  - Loading and services uses located next to the building.
  - Provides internal sidewalk connections to the street.
  - The building location provides the greatest separation from the exceptional tree.

- Cons**
- Realignment of N. 97th curb cut requires the removal and replacement of one street tree;;
  - Northern portion of the building located within 15 feet of the west property line;
  - 5-6 foot landscape buffer along west side.

**CONCEPT 4 - PREFERRED**

**Description**  
This concept mitigates potential impacts to the residential to the west, provides significant pedestrian enhancements along street frontages with landscaping and walkways.

<b>Data</b>	
Floors	6
Height	65 feet
Total Square Footage	222,320 SF
FAR (Max.Allowed/Proposed)	4.25/3.61
Parking	17

- Pros**
- Significant transparency along Aurora Ave North, N. 98th St. and N. 97th St. allowing views into the building;
  - Eliminates existing curb cut on Aurora Ave reducing potential vehicle/pedestrian conflict;
  - Parking located is within the building;
  - Loading and services uses have been located within the building;
  - Thirty foot landscape area on west side with significant planting to provide screening to the residential.
  - Pedestrian oriented spaces along Aurora Ave N. including a plaza area at the NE corner.
  - Overhead weather protection along north, south and east facades.
  - A pedestrian entrance has been included on the south side of the building.

- Cons**
- Realignment of north and south curb cut requires the removal and replacement of two street trees;
  - Building located within 30 feet of the west property line.

# ARCHITECTURAL CONCEPTS - SHADE STUDIES - CONCEPT 4 (PREFERRED)

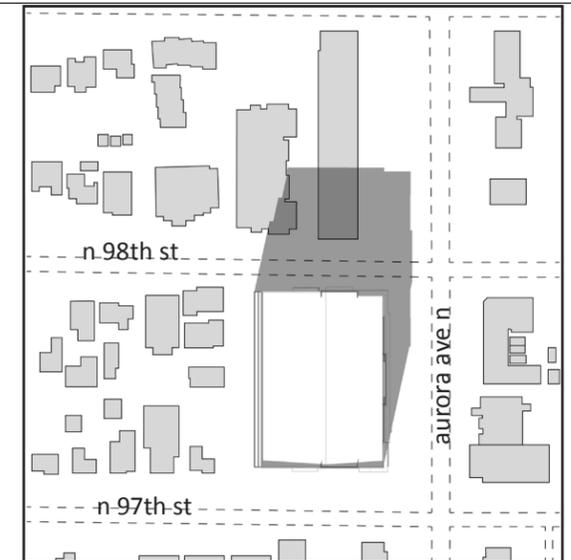
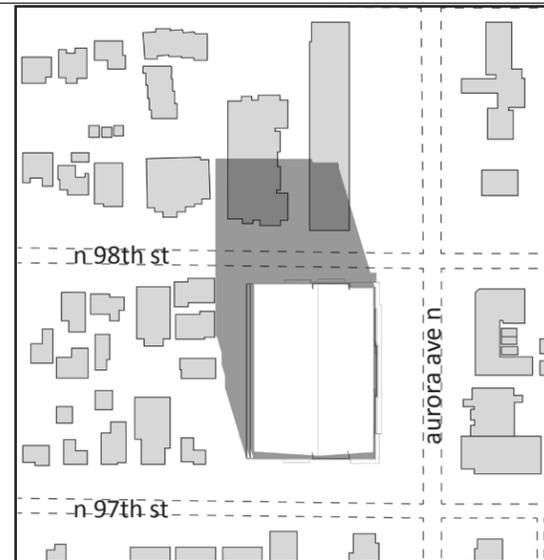
DPD #3020310 - 9701 Aurora Ave N.

10:00 am

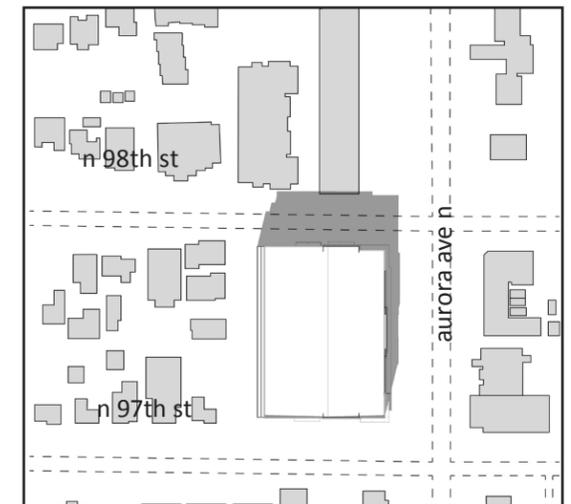
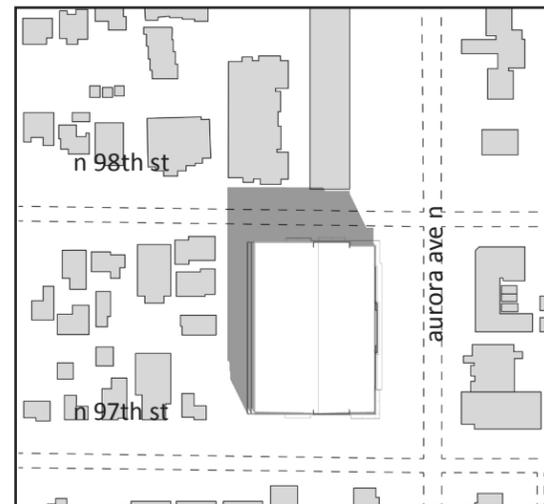
12:00 noon

2:00 pm

Winter Solstice



Equinox



Summer Solstice





Several self-storage facilities have been constructed or in the construction process throughout the City of Seattle. Many, if not all, storage facilities are multi-story, consisting of four stories or more and include a variety of materials, massings, colors and architectural enhancements. As shown in the examples above, the storage facilities are constructed with a masonry base and metal panel or other materials above. Facilities located along the street edge provide pedestrian amenities such as weather protection and landscaping. Pedestrian access and parking can be external or internal to the building. The use of windows above the pedestrian level vary depending on the location and end user. As you can see from the examples, three of the storage facilities provide some level of glazing above the pedestrian level while the other two do not. Storage facilities in the urban environment tend to be vertical in construction and make use of urban forms, contemporary colors and are similar in materials. The Public Storage building proposed at 9701 Aurora Ave N., will incorporate similar materials, colors, and forms found on other self-storage facilities in the area and within the city of Seattle.



Many of the recent buildings constructed in the general vicinity of the proposed Public Storage facilities are multi-story and exist in areas adjacent to residential. The building in the upper middle is a residential building of at least four stories and is located directly across N. 98th St. from the project site. given the grade difference, this building appears taller than adjacent buildings. The building in the upper left is a fairly new, four story, mixed-use residential building along Aurora Ave N. The three story buildings in the upper right and lower left are on the west side of the project site. The Holiday INN express is located north of the project site along Aurora Ave N. and the six story building in the lower right is located north of the project site and just off Aurora Ave N. All of these buildings include a variety of style, form, materials and colors and building heights vary from three to six stories. The above are represented examples of the redevelop occurring in the general vicinity of the project.

The Public Storage building proposed at 9701 Aurora Ave N., will be a multi-story building designed with similar forms, colors, and materials as those found on other multi-story development in the general vicinity.

# DEPARTURES

DPD #3020310 - 9701 Aurora Ave N.

LAND USE CODE SECTION			DEPARTURE REQUEST
			No departures are requested at this time.

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