BARANOF INTERBAY STORAGE

DRB Recommendation Package

West Design Review Board: Meeting Date 08.03.2016
DPD Project # 3022095 | 1602-1634 15th Ave W. Seattle, WA 98119

BARANOF
HOLDINGS

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Aerial Photograph

SITE 1634 15th Ave W.
Interbay, Seattle WA 98119

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1.0 DEVELOPMENT OBJECTIVES

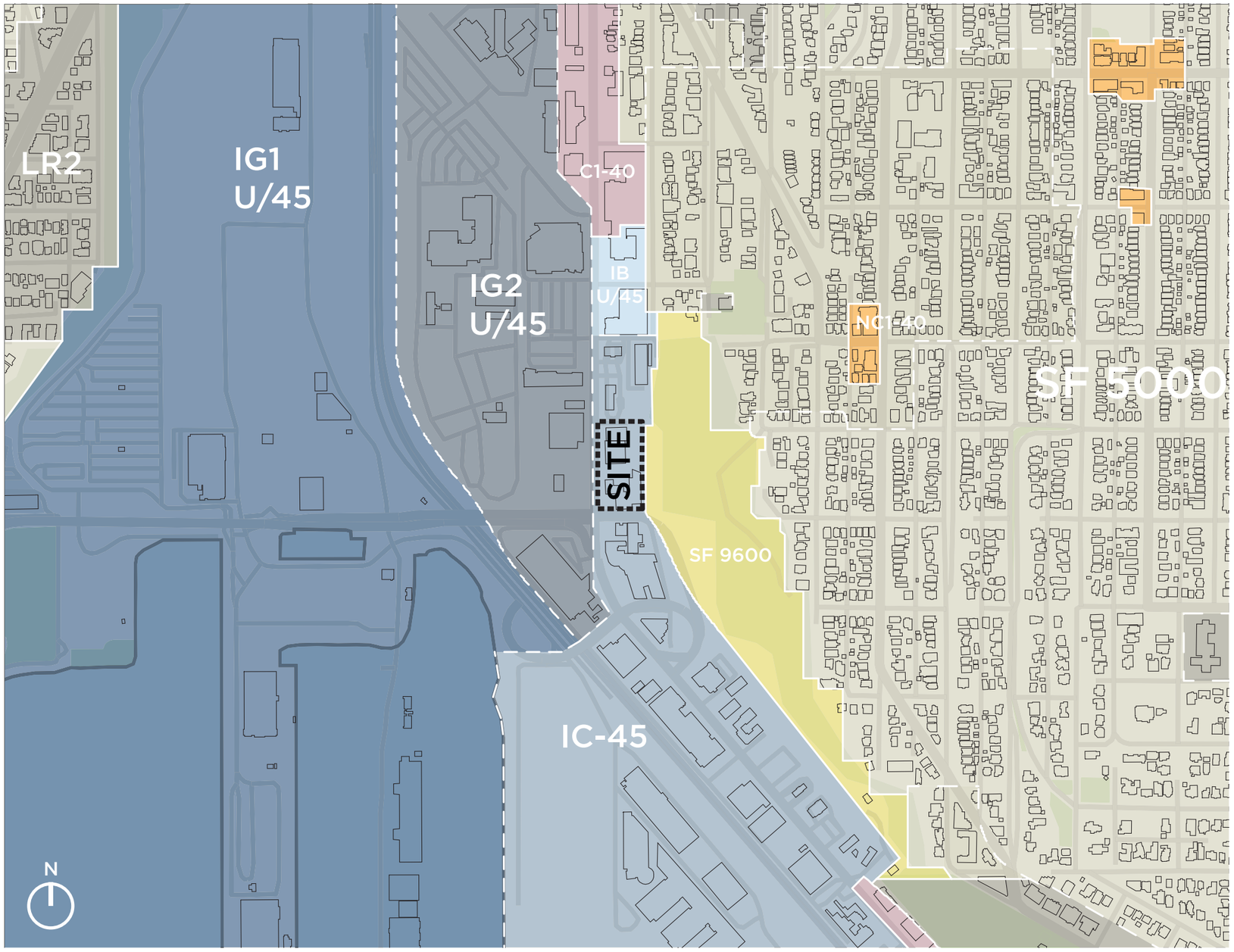
DEVELOPMENT OBJECTIVE

The proposed project at 1634 15th Avenue West consists of one independent, five-story structure consisting of approximately 253,017 gross square feet (219, 400 square feet FAR) of self-storage space and 98 parking spaces.

The site was identified as a candidate for self-storage to serve the growing storage needs as multi-family housing increases within this area. The site itself abuts the Magnolia Bridge and Queen Anne Green Belt, which offers a natural visual buffer between it and the residential zone at the crest of the hillside. The area itself as an industrial/commercial zone is suited to the use and the development additionally allows increased density and infill along 15th Ave. W. The goal of this project is to serve the growing need for inner city storage demands, while provide a contextual facility that blends with the growing and transitioning Interbay area. Its location offers ease of access from residents within the urban core.

FMC

2.0 ZONING SUMMARY

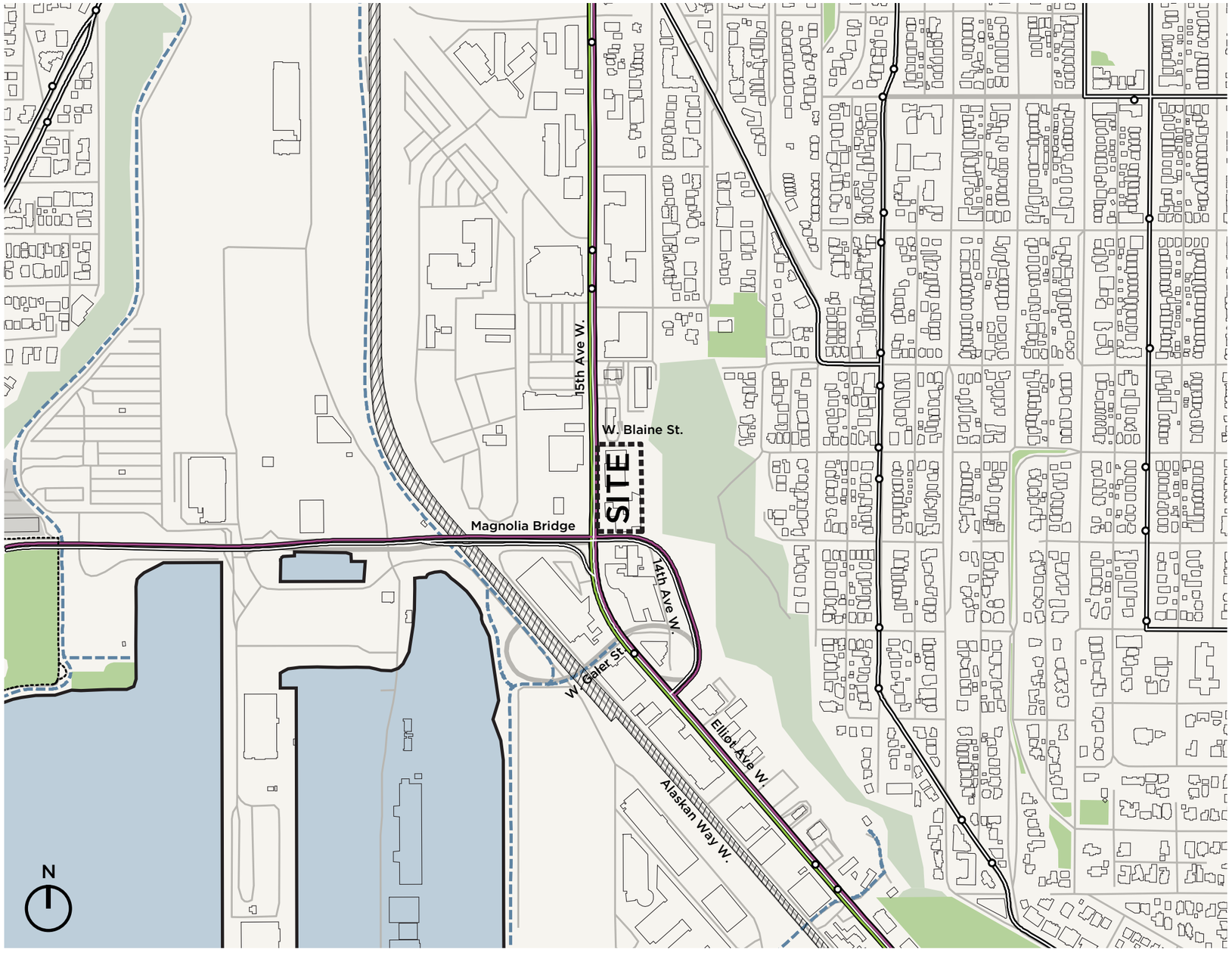


SURROUNDING ZONING CLASSIFICATION

MAP LEGEND

- INDUSTRIAL GENERAL 1
- INDUSTRIAL GENERAL 2
- INDUSTRIAL COMMERCIAL
- INDUSTRIAL BUFFER
- SINGLE FAMILY 9600
- SINGLE FAMILY 5000
- LOWRISE
- COMMERCIAL
- NEIGHBORHOOD COMMERCIAL

SITE = INDUSTRIAL COMMERCIAL
45'-0" HEIGHT LIMIT (IC-45)



SURROUNDING TRANSIT MAP

MAP LEGEND

- TRANSIT WAY (Seattle Transit Classification)
- MAJOR TRANSIT STREET (Seattle Transit Classification)
- BUS ROUTE
- BUS STOP
- BICYCLE TRAIL
- BICYCLE-FRIENDLY ROADWAY
- RAILWAY AREA

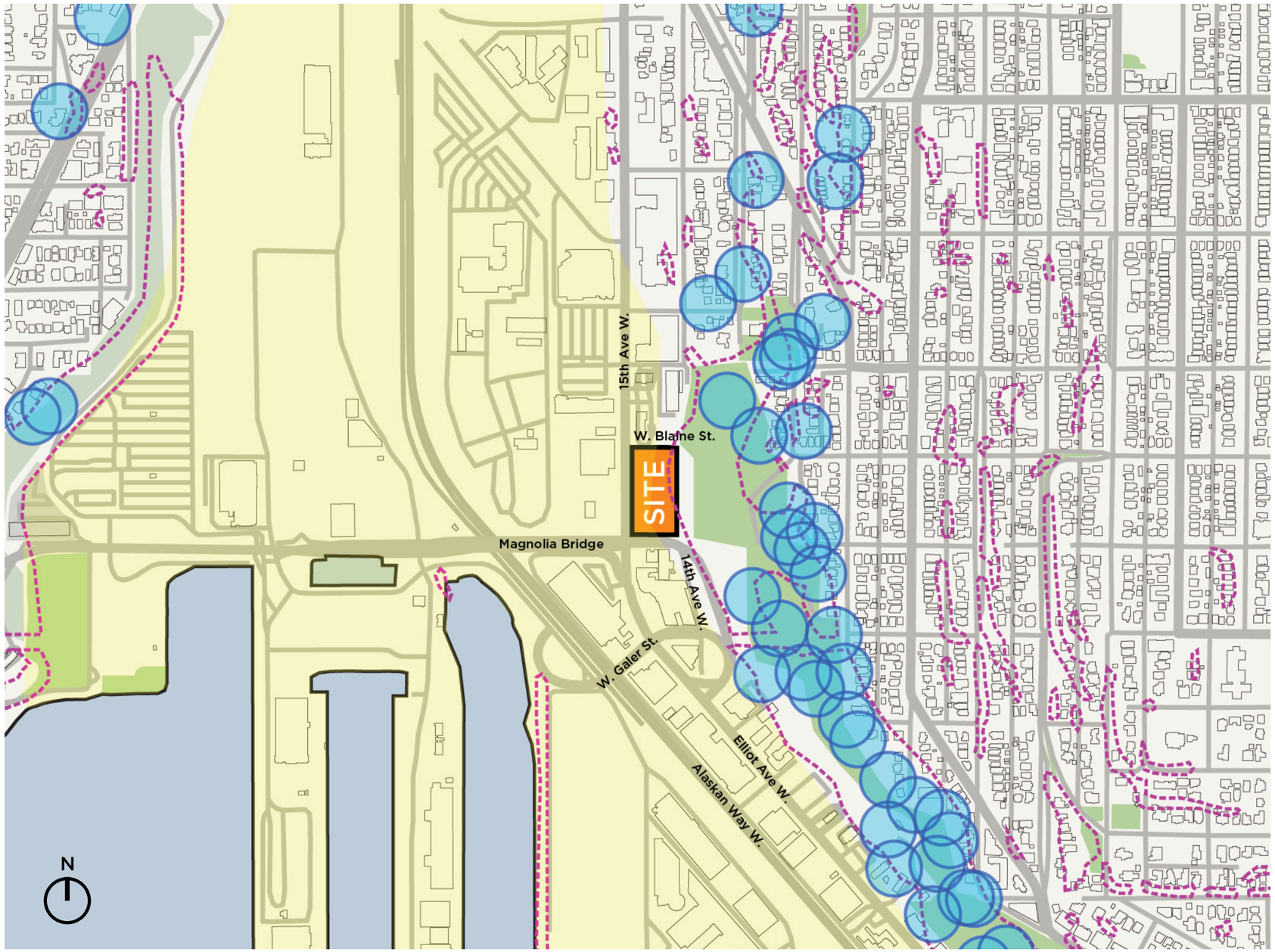
NOTE: SITE QUALIFIES FOR A PARKING REDUCTION OF ***15%*** PER ***ZONING CODE***

2.0 ZONING SUMMARY

SURROUNDING MAJOR BUILDING TYPES

MAP LEGEND

- PROJECT SITE
- RETAIL
- MIXED USE
- MULTI-FAMILY RESIDENTIAL
- RESTAURANT
- RECREATIONAL
- MEDICAL FACILITY
- OFFICE BUILDING
- STORAGE FACILITY
- GOVERNMENT
- INDUSTRIAL

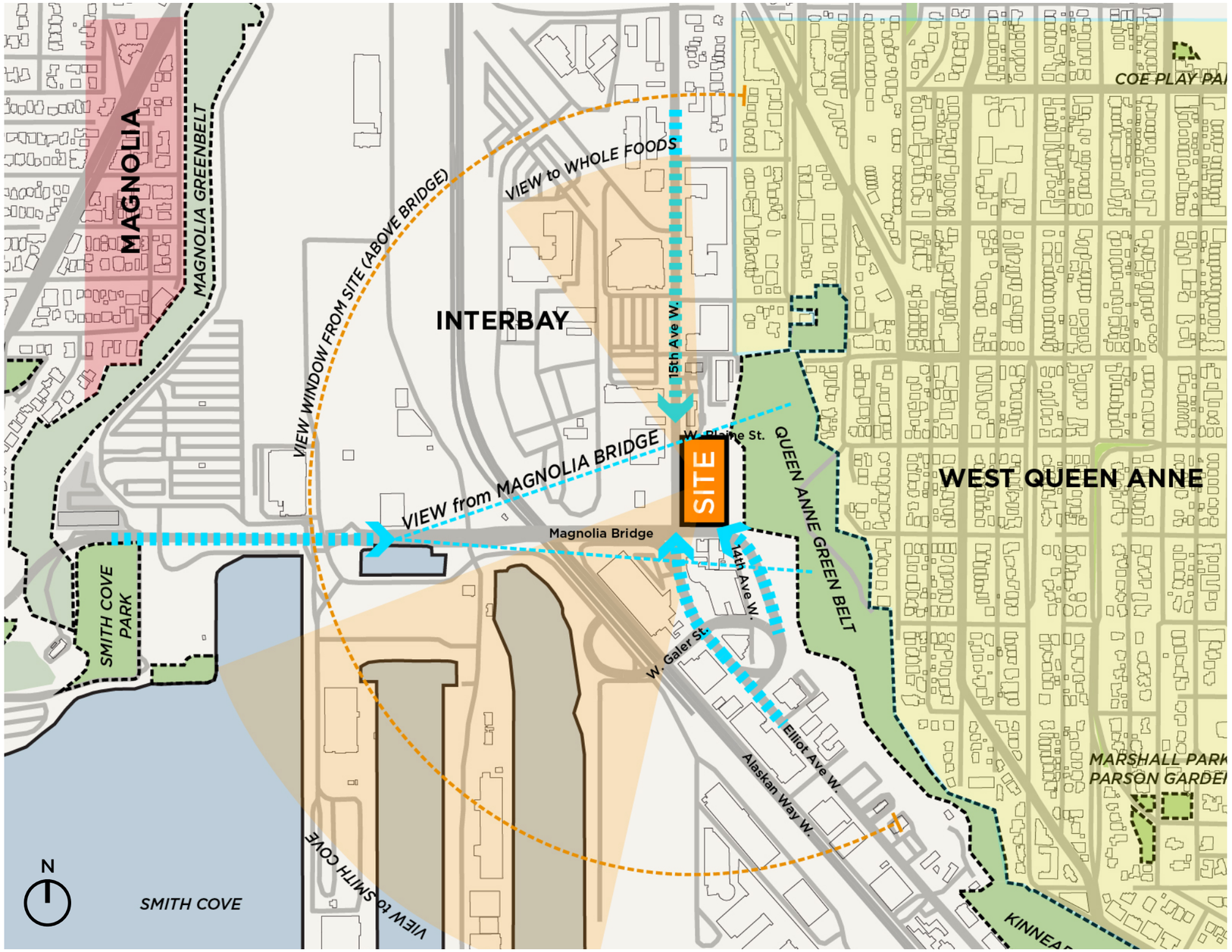


ENVIRONMENTAL CRITICAL AREAS

MAP LEGEND

- PROJECT SITE
- LIQUEFACTION AREAS
- STEEP SLOPE AREAS
- KNOWN SLIDE AREAS

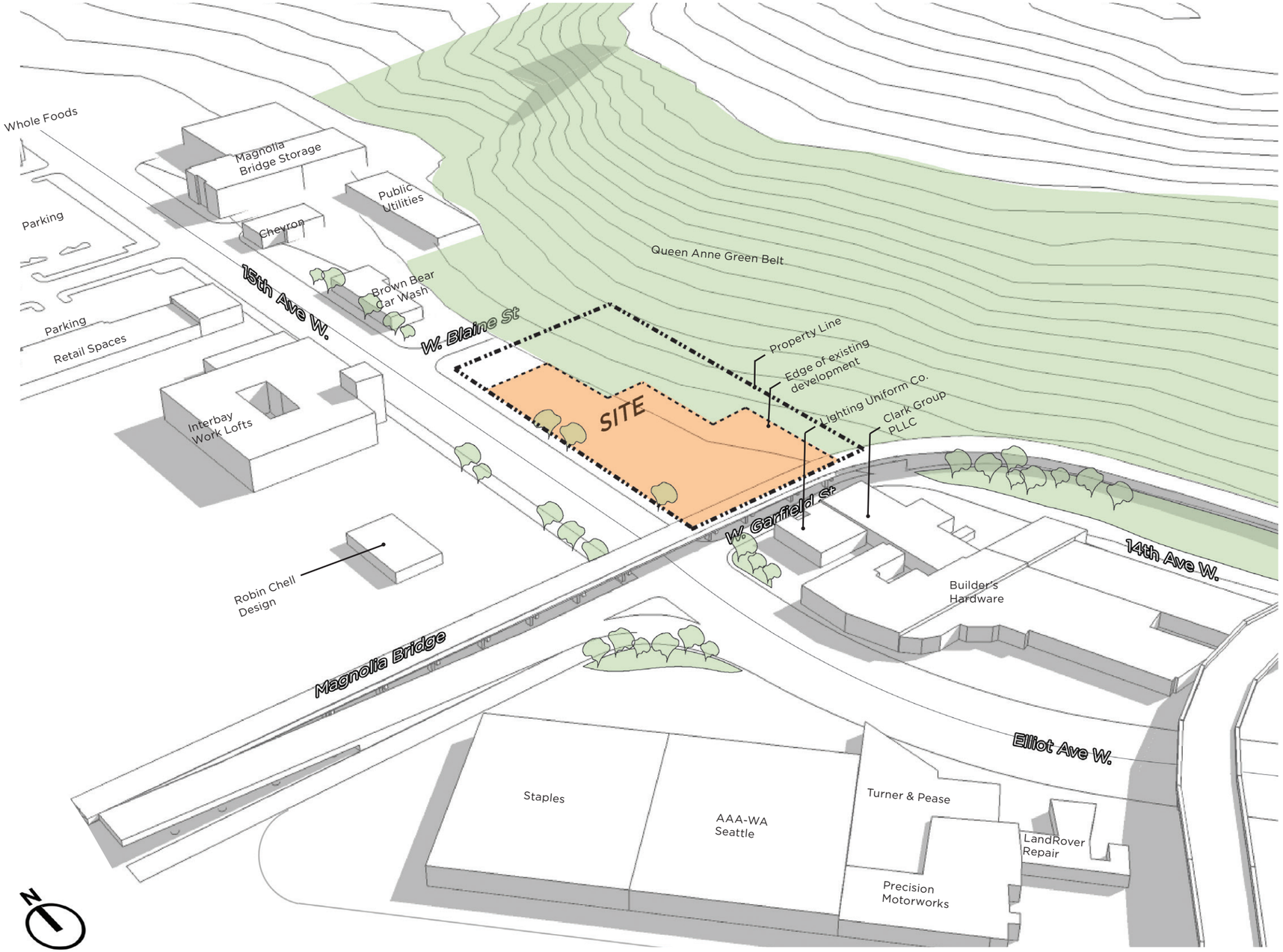
2.0 ZONING SUMMARY



VIEWS, GREEN SPACES, AND NEIGHBORHOODS

MAP LEGEND

- PROJECT SITE
- INTERBAY
- MAGNOLIA
- WEST QUEEN ANNE
- GREEN SPACES
- APPROACHING VIEWS



DESIGN CUES NARRATIVE

Views from the project are limited due site adjacencies. Magnolia Bridge to the South limits views toward Smith Cove while the greenbelt hillside to the East, along the backside of the site, completely blocks all views to and from the site. Views toward the site are much more prevalent both coming across Magnolia Bridge and approaching North on 15th Ave W. toward Ballard.

Project Response: In the propose scheme, we've sought to scale the building appropriately to the surrounding context of large, industrially scaled structures. We've sought to create a strong site presence adjacent to the Magnolia Bridge while articulating the facades to break up the projects overall visual mass.

Site access is limited, requiring a need for below grade as well as surface level parking. Clearance under the bridge onto W. Garfield St. could present an access challenge.

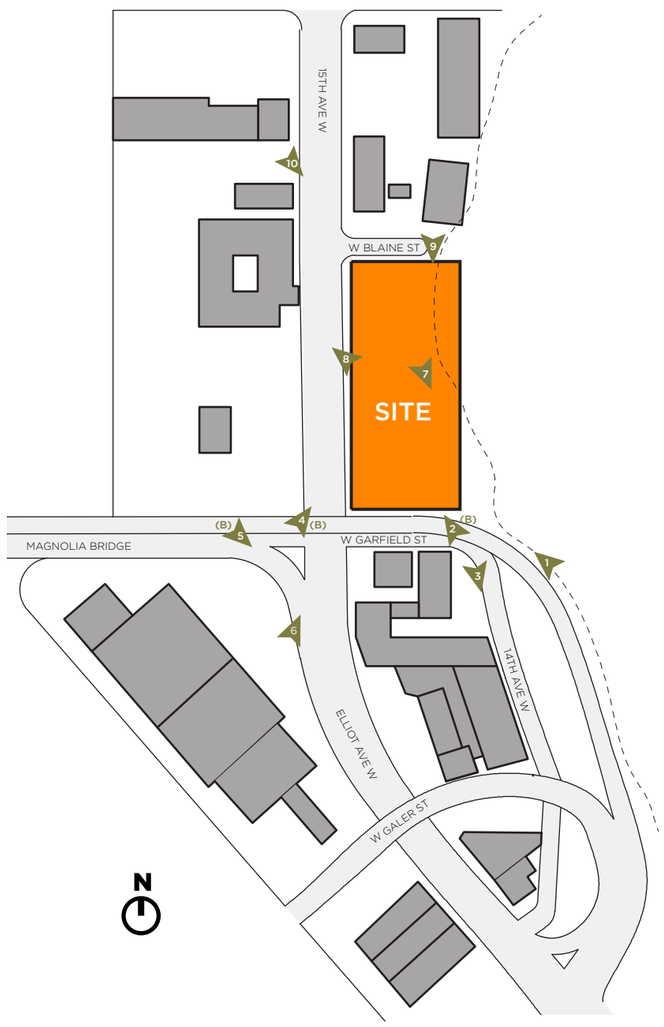
Project Response: Surface parking, below grade parking and internal grade level parking have been provided with each accessed from W. Blaine Street. Exiting of the loading and grade level parking is to the south onto W. Garfield Street. where it connects to the main thoroughfare of 15th Avenue West. The door openings for the loading area have been sized to allow for the types of moving vans and truck expected to use the facility, which is correspondingly lower than the bottom elevation of the Magnolia Bridge underside to the south of the project..

The industrial character of the Interbay area suggests a specific pallette of colors, materials, forms, etc. The unique location of the site along a main arterial through Interbay allows an opportunity to exemplify a uniquely 'industrial-tech' feel.

Project Response: The facades are primarily comprised of smooth metal panels, corrugated metal panels, and glazed aluminum window systems. These materials are characteristic of light duty industrial buildings found throughout the Interbay area. The utilization of color has been strategically deployed to maximize the impact on the elevations to highlight the structures function and provide clarity of the buildings use. Corner color is focused to highlight major building signage and be the visual anchor to the building while the square arch frames identify the areas of highest internal storage unit density. The result is a skin reflective of its internal functional operations and consistent with the character of the Interbay neighbourhood.

CONTEXT DIAGRAM

2.0 ZONING SUMMARY



1 *View adjacent Garfield St. looking toward 15th Ave*

2 *View from bridge, looking Northwest into site.*

3 *View down 14th Ave W.*

4 *View from bridge, looking Northeast into site*

5 *View from bridge, looking SouthEast down Elliot Ave W.*

6 *View looking North up 15th Ave W.*

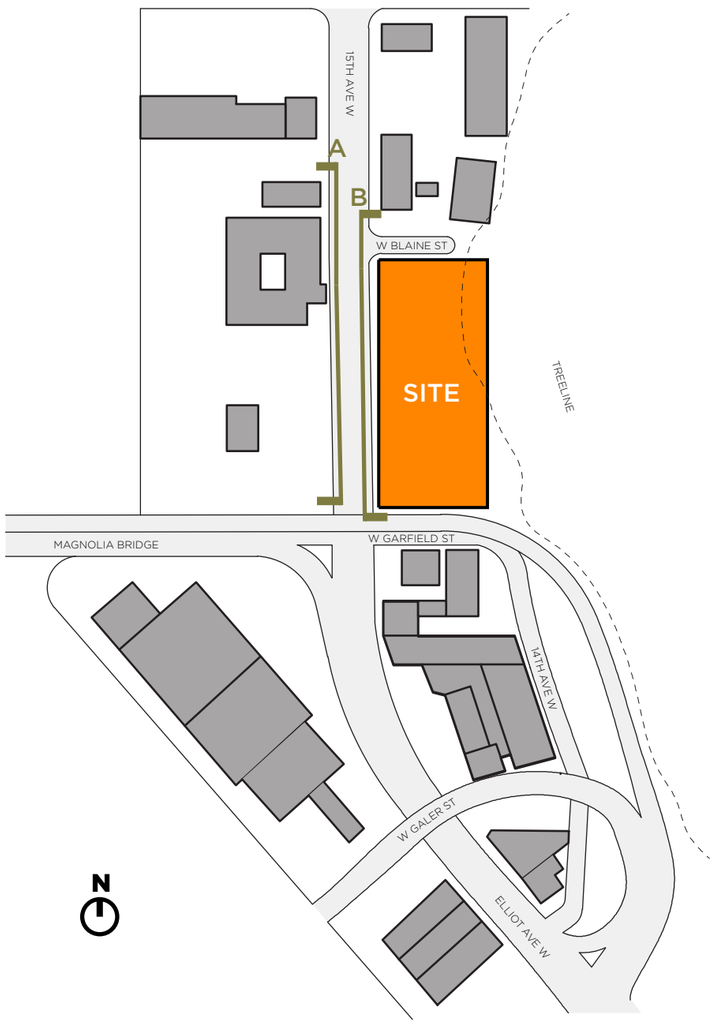
7 *View looking SouthEast at the back of site, at property line jog (existing retaining wall)*

8 *View looking accross from site, North up 15th Ave W.*

9 *View looking down the alley in the back of the site*

10 *View looking Southeast toward site*

2.0 ZONING SUMMARY



Site Elevation A

Site Elevation B

PROJECT SITE
BEFORE
AFTER
COME BACK AS GREAT AS YOU WERE...

CALL TODAY FOR TOUR
We move your life

3.0 DESIGN GUIDELINES

CONTEXT AND SITE

CS1. Natural Systems and Site Features

Citywide Guideline: Use natural systems and features of the site and its surroundings as a starting point for project design.

The site development and building placement seeks to minimize the overall impact to nature by limiting development to already developed site area. The natural features and existing topography presented by the Queen Anne Green Belt are maintained with existing trees only expected to need limited trimming to facilitate construction operations and new trees planted as an extension of the existing site features.

CS2. Urban Pattern and Form

Citywide Guideline: Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces into the surrounding area.

The proposed building is a variant of options previously presented to the DRB. Based on feedback from the Seattle Department of Transportation, access to the site is now primarily from the north off of W. Blaine Street with the result being a single building mass. In order to properly integrate into the urban context, we've broken the primary mass of the structure along 15th Avenue West to create two primary visual masses. These masses are anchored at each end with a brightly colored, marque corner that serve as visual waypoints in the larger urban context where none currently exist.

Views to the Queen Anne Green Belt are maximized to the greatest extent practicable with the North parking area with the associated landscaping serving as an extension of the sloping forest above.

CS3. Architectural Context and Character

Citywide Guideline: Contribute to the architectural character of the neighborhood.

With the project site located along an industrial/commercial corridor, the building design seeks to respond to the existing industrial character along 15th Avenue W., while acknowledging the evolving and ever-changing uses as sites are redeveloped; particularly for multi-family housing. To that degree, the architectural character, massing and material choices seek to respond to cues of neighboring developments such as the Work Loft; a mixed use multifamily building across the street.

INDUSTRIAL CONTEXT

A design that is contextual in its response to the specific site opportunities as well as the history of the area.

NEIGHBORHOOD DEVELOPMENT

Positively contributing to the ongoing development of Interbay as an up-and-coming area within the City.

SITE IMPROVEMENT

Meeting a need of the residents in the area while improving the street-level experience along W. 15th Ave. as a main arterial.

PUBLIC LIFE

PL1. Connectivity

Citywide Guideline: Complement and contribute to the network of open spaces around the site and the connections among them.

This site is unique in its direct connection to the Queen Anne Green Belt to the east. In order to maximize the connection of the site to the Green Belt, we've shifted the parking area to the west and worked to maximize the landscaped buffer spaces. Doing so allows us to plant larger trees in this area while keeping a clear path of access to and from the building on the north side of the property. We see additional, robust landscaping being installed along 15th Avenue West to provide a clear, tactile transition from the sidewalk to the building and maximize the pedestrian experience along this frontage.

PL2. Walkability

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

With the building massing and siting proposed, the building significantly improves the pedestrian experience along 15th Avenue West. The setback, sidewalk improvements, and other frontage improvements create a more comfortable pedestrian experience along a very busy road. With the site access now exclusively from W. Blaine Street, the numerous curb cuts currently in place are eliminated with a safer pedestrian way provided.

PL3. Street-Level Interaction

Citywide Guideline: Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

While the majority of visitors to the site and building will come by car, the building seeks to locate the lobby near the public way to improve interaction along 15th Avenue W. Building signage and strategic placement of increased glazing areas seek to clearly identify entries to the building, which additionally are protected by overhead pedestrian canopies. The project is further sited to the westerly edge to preserve the wooded hillside that visually screens the adjacent residential zone up the hill, offering privacy from 15th Avenue W.

PL4. Active Transportation

Citywide Guideline: Incorporate design features that facilitate active forms of transportation such as walking, bicycling, and use of transit.

As a storage facility, the site will be primarily served by motorists and it is anticipated to have limited bicycle or transit visitors. However, as the site is located along a major transit corridor, sidewalks have been incorporated into the site development in order to address any future increased pedestrian and bicycle access that may arise.

SIDEWALK AND LANDSCAPING

By both preserving the hillside to the East while improving the frontage on W. 15th Ave, the proposed concept provides an improved street-level experience for pedestrians as well as vehicle on-lookers traveling toward Ballard neighbourhood.

SITE VISIBILITY

The specific use of materials and other architectural elements at the prevailing corner off W. Blaine St. will provide some visual appeal to a site otherwise lacking.

DESIGN CONCEPT

DC1. Project Uses and Activities

Citywide Guideline: Optimize the arrangement of uses and activities on site.

In the context of the neighborhood, the Interbay Storage Facility is at the southern edge of the Interbay neighborhood and serves as a contextual transition from the northern neighborhood to the southern. The design organizes the highest functional space of the building office to the north side of the building off of W. Blaine Street, maximizing the connection between the building and the surrounding neighborhood.

With the proposed drive through the building, loading activities are contained within the building. With this configuration, vehicles and clients are brought into the structure to move their items, protected from the weather and keeping the streetscape available to pedestrians. The proposed configuration allows the function of the building to be fully served while optimizing the site for the facility in the neighborhood context.

DC2. Architectural Concept

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

The building concept is based around expressing the function of the internal space through the envelope composition. Building corners are highlighted with color to focus visual attention and provide a background for organizing building signage. The square arch frames identify the areas of highest internal storage unit density and are an abstraction of the shape prevalent in the area for industrial equipment, cranes, and other mechanical elements.

While the public elevations to the North, West, and South focus on interaction with the neighborhood, the east elevation is intended to be a backdrop to the Queen Anne Greenway with the expectation of continual, natural growth of the forest as it matures next to the structure.

The overall façade treatment seeks to emulate and blend with the neighborhood, while additionally striving for material selections that align with new and future developments.

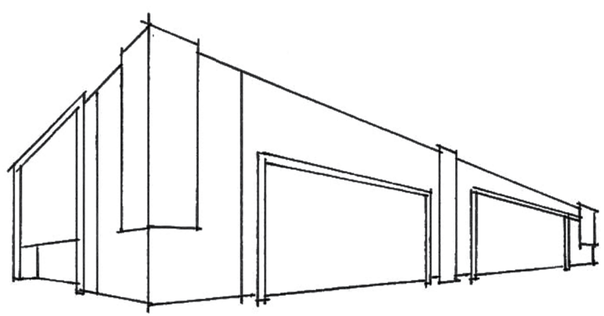
DC3. Open Space Concept

Citywide Guideline: Integrate open space design with the design of the building so that each complements the other.

The development's program is such that it maintains a high level of service features; office, loading and movement of storage. Service elements have been located furthest from the street, while the higher engaged program elements such as the office have been located at the street frontage. These moves seek to allow for pedestrian engagement and opportunities for locating pedestrian friendly functions such as canopies, enlarged walks or plazas, sidewalks and parking at the frontage. These gestures further support the development objectives of maintaining the Queen Anne Green Belt and natural buffer between the site and residential neighborhood above.

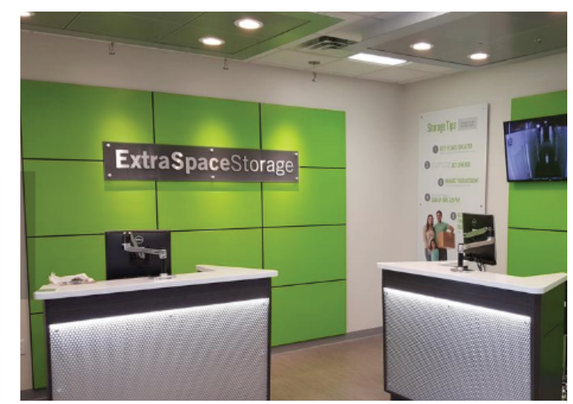
DC4. Exterior Elements and Finishes

The design utilizes appropriate and high quality façade components and finishes for the building and its open spaces. The building hosts a selection of material products that are compatible with a rain screen envelope system. These materials are intended to be highly durable and low maintenance. Signage will be an integral inclusion in the design and play a strong roll in branding the building.



CONCEPT MASSING SKETCH

The mass consists of frames and book-ends. In order to scale down the long frontage, the vertical elements are expressed.



FORMAL/MATERIAL PRECEDENTS

The proposed design is similar in basic form to other Extra Space Storage buildings (entry tower and glazing) but site specific in materiality and exterior elements (metal panel, steel, glass, entry canopies, extensive landscaping).

4.0 SITE ANALYSIS

ZONING DATA

Zoning Designation: Industrial Commercial-45 (IC-45)

Zoning Overlays: None

Urban Village Overlay: Ballard-Interbay-Northend Manufacturing Industrial

SEATTLE MUNICIPAL CODE

Development Standards:

The standards for development within the IC zone are outlined in Seattle Municipal Code (SMC) Chapter 23.50.

Structure Height:

Within the IC-45 zone, structure heights are limited to 45 feet. Extra FAR and/or FAR bonuses are not available in the IC zones.

Floor Area Limits:

Per SMC Section 23.50.028 – Floor area limits, the base and maximum floor area ratio (FAR) for the site is 2.5.

Setback Requirements:

Assuming that the space between the subject site and the residentially-zoned lots to the east would be considered an alley, a ten-foot setback would be required on the east side of the site, and half of the alley width may be counted as part of the required setback, per SMC Section 23.50.32 – Industrial Commercial—Setback requirements.

Screening and Landscaping:

Per SMC 23.50.038 – Industrial Commercial – Screening and landscaping, because the proposed development will create more than 4,000 new square feet of a non-residential use, the required landscaping must achieve a "Green Factor" score of 0.30 or greater (such landscaping includes large shrubs or other perennials and trees, as well as green roofs and high soil depths). Street trees must also be provided. Blank segments of facades that are 60 feet wide and greater, and within 20 feet of the street lot line, must be screened with a hedge, trellis, and/or vining plant, or other landscaping. Screening is required in all surface parking areas; in surface parking areas for more than 50 cars, interior landscaping is also required, and view obscuring screening may be required in surface parking areas adjacent to residential zones. Outdoor storage and outdoor loading berths adjacent to residential zones must also be screened with view obscuring screening.

Light and Glare Standards:

Per SMC Section 23.50.046 – Industrial Buffer and Industrial Commercial—Light and glare standards, exterior lighting must be shielded and directed away from lots in adjacent residential zones, and additional requirements (possibly including a glare diagram) may apply if the proposed development includes a significant percentage of highly reflective façade material.

Required Parking:

Per SMC Section 23.54.015 Required parking, parking is required at one space for every 2,000 square feet of gross floor area for structures in storage use on the site. Per SMC subsection 23.54.015 D. Parking waivers for non-residential uses, the parking required may be waived for the first 2,500 square feet of gross floor area for structures in storage use on the site.

Parking Quantity Exceptions:

Per SMC Subsection 23.54.020 F. Reductions to minimum parking requirements, because the subject site is within 1,320 feet of a street with peak transit service headways of 15 minutes or less, the minimum parking requirements is reduced by 15 percent. Additional reductions to the minimum parking requirements may be discussed at the Pre-Submittal Conference with representatives from the City of Seattle Department of Planning and Development.

PART II: SITE DEVELOPMENT INFO

1. Please describe the existing site, including location, existing uses and/or structures, topographical or other physical features, etc.

   Project Response: *The existing project site consists of four (4) separate tax parcels totaling 2.016 acres. The majority of the site is generally flat, with the exception of the northeast corner, which features approximately 40 percent slopes that rise approximately 25 feet in elevation to the eastern property line. The project area is located on the east side of 15th Ave W between W. Garfield Street to W. Blaine Street. Existing structures on site consists of a two story wood frame self-storage facility, a two story CMU block building that contains a distillery and a furniture consignment store, and a single story CMU building with miscellaneous office users and a ceramic art gallery.*

2. Please indicate the site's zoning and any other overlay designations, including applicable Neighborhood Specific Guidelines.

   Project Response: *The site is zoned Industrial Commercial – 45 (IC-45). No zoning overlay or Neighborhood Specific Guidelines apply for the subject site. The Urban Village Overlay is Ballard-Interbay-Northen (Manufacturing Industrial).*

3. Please describe neighborhood development and uses, including adjacent zoning, physical features, existing architectural and siting patterns, views, community landmarks, etc.

   Project Response: *The surrounding neighborhood development and uses consist of early/mid-century low-rise structures and newer commercial buildings and uses. Existing uses in the vicinity include a Brown Bear car wash to the North (IC-45), work loft units and vacant property to the West (IG2 U/45), building supply retailer to the South (IC-45) and unimproved right of way (14th Ave W) and vacant single family to the East (SR 9600). The subject site is separated from the SR 9600 zone by a significant topographical slope. A majority of the existing and recently constructed buildings are sited in a North/South orientation with frontage toward 15th Ave W, as 15th Ave W is a main North/South arterial that connects the Magnolia and Ballard neighborhoods with downtown Seattle and vice versa. There are territorial views from the subject property, views from the SR 9600 zone east of the site will not be impacted by this development as the maximum building height is 45 feet. The elevation of the existing homes in the SR 9600 zone is significantly higher (approximately 200 feet). The average elevation of the subject site where the new proposed buildings will be sited is 18 feet.*

4. Please describe the applicant's development objectives, indicating types of desired uses, structure height (approx), number of residential units (approx), amount of commercial square footage (approx), and number of parking stalls (approx). Please also include potential requests for departure from development standards.

   Project Response: *The proposed project is a self-storage facility, the consisting of one building with below and at grade parking. The building proposed is five stories and approximately 218,975 SF gross square footage of unit storage and office. There will be at least 98 parking stalls located at grade, on the first level and below grade to support the self-storage use.*

4.0 SITE ANALYSIS

Existing South-building, South elevation

Existing North and middle-buildings, West elevations

Existing South-building, North elevation

Existing middle-building, South elevation

Existing North-building, North elevation

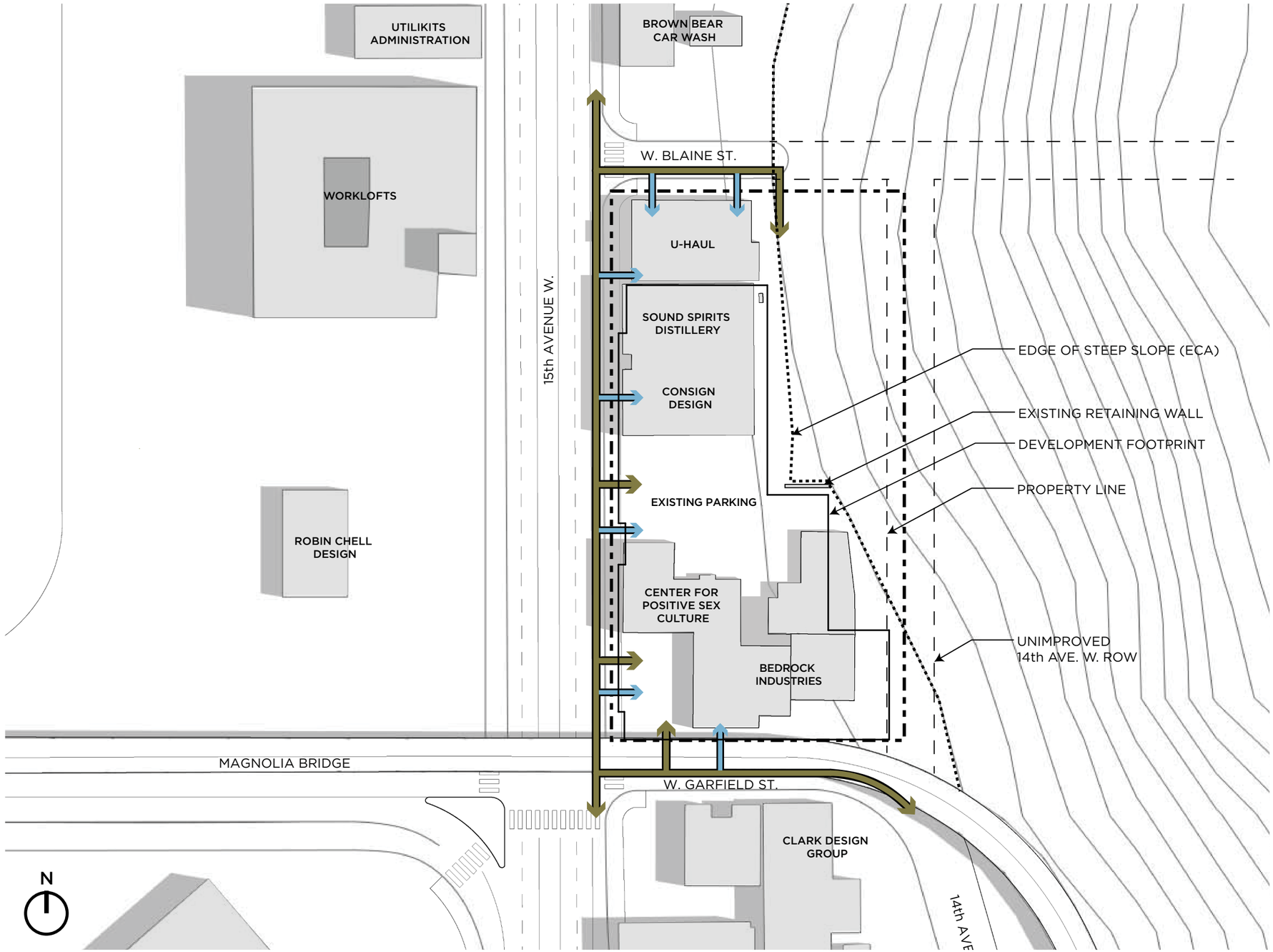
Existing North and middle-buildings, East elevation (back alley)

EXISTING CONDITIONS

1 *View from above, looking west, down the slope adjacent to the site.*
**site/project not visible from residential zone*

2 *View from above, looking south, down the slope adjacent to the site.*
**site/project not visible from residential zone*

Aerial Site Plan

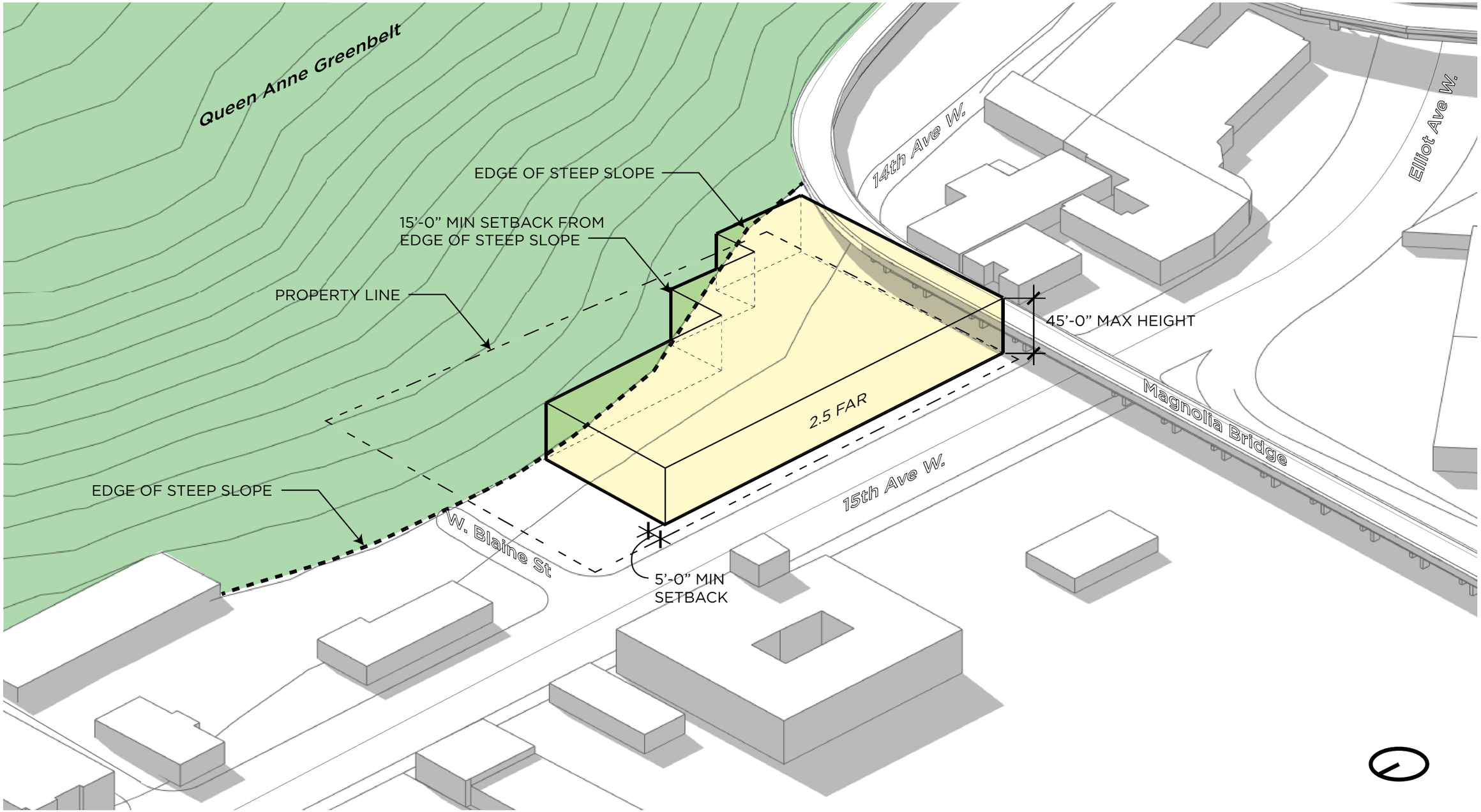


ACCESS OPPORTUNITIES

MAP LEGEND

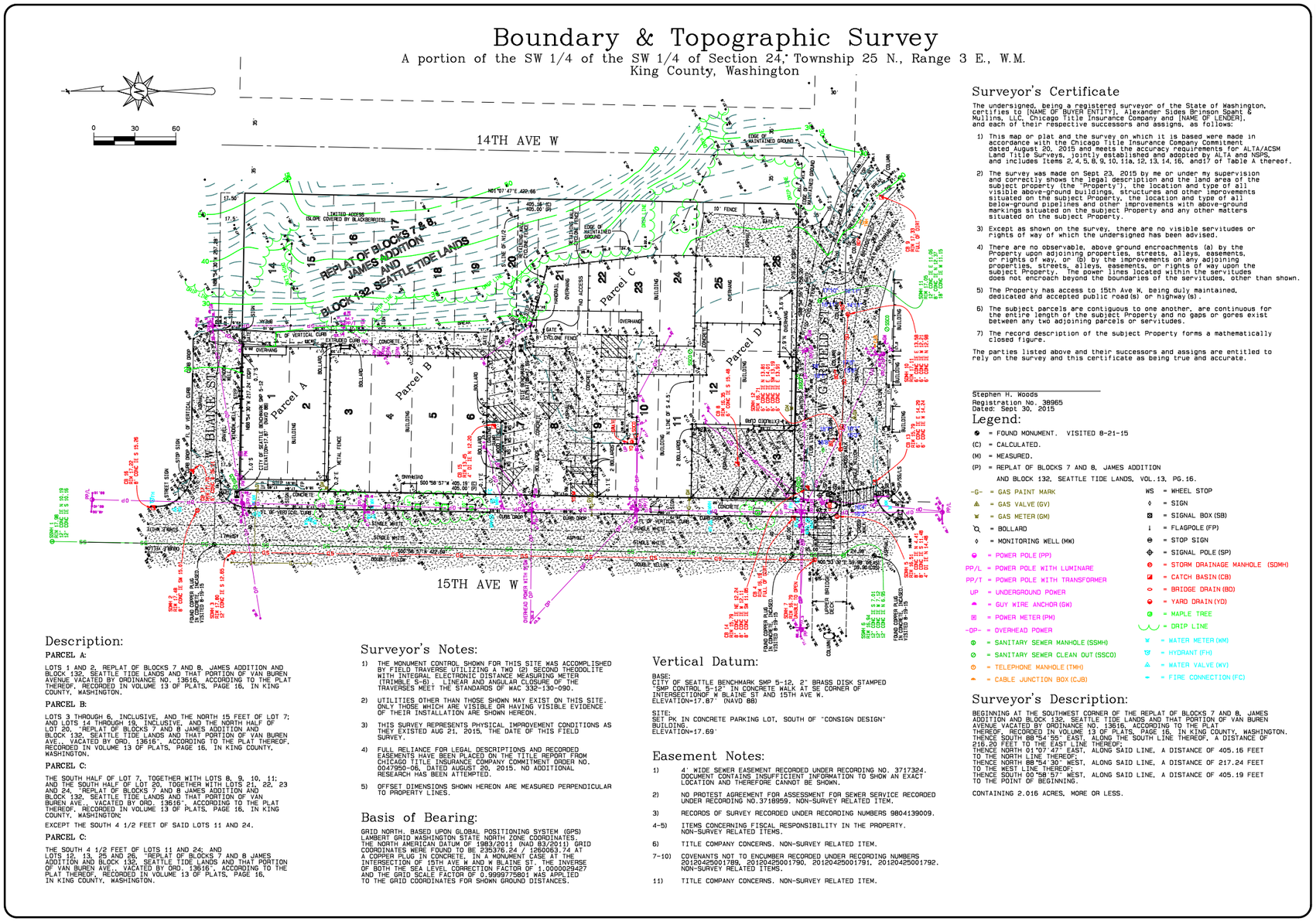
- Pedestrian Access
- Vehicular Access
- Edge of Steep Slope (ECA)

4.0 SITE ANALYSIS



SITE DIAGRAM

4.0 SITE ANALYSIS



SITE AREA

The project parcel size area equals 87,817 square feet with 405.19 ft of frontage on 15th Ave W, 217.24 ft of frontage on W Blaine St, and 216.20 ft of frontage on W Garfield St.

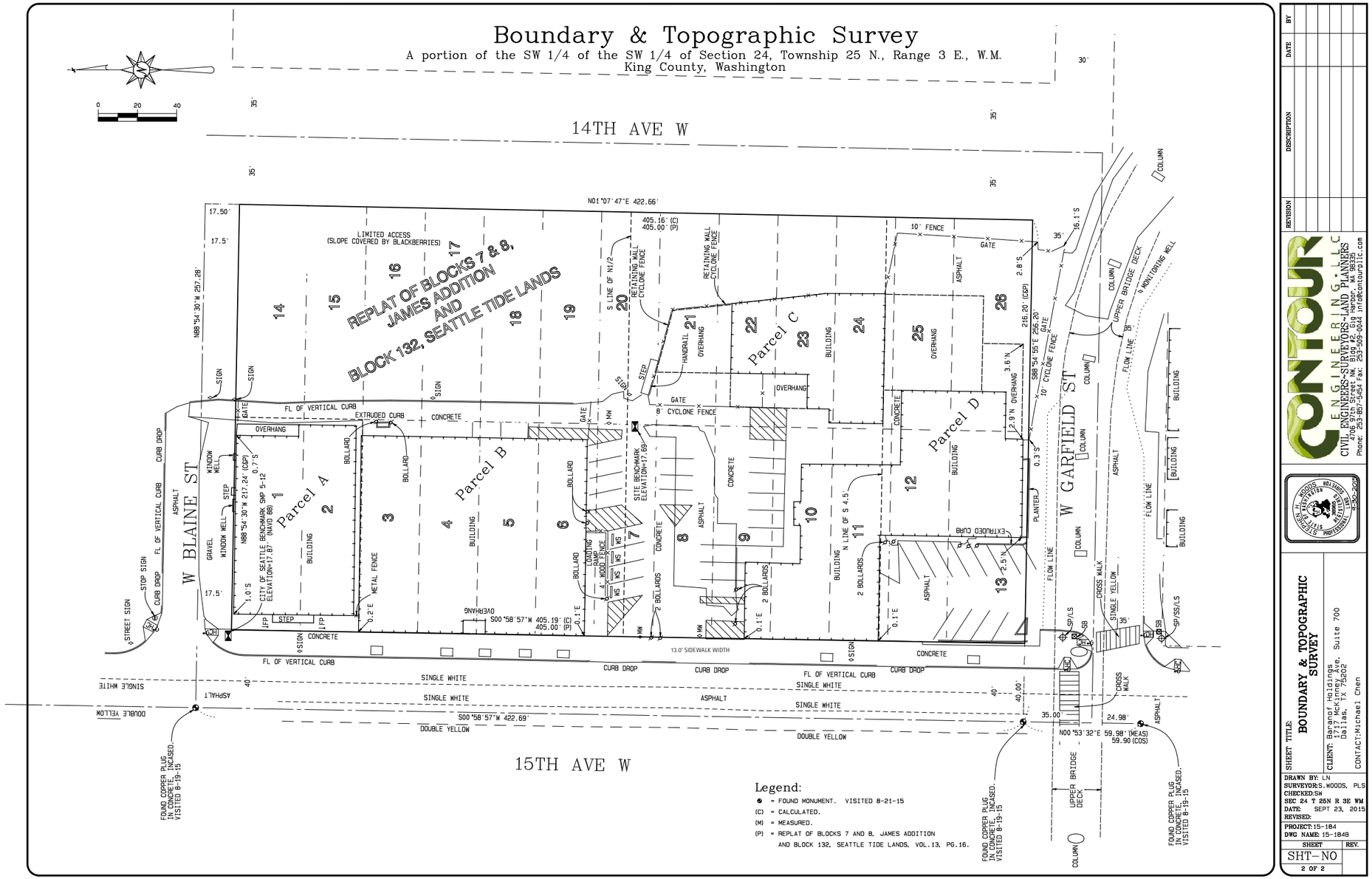
TOPOGRAPHY

The site slopes from 20.5' at the Northeast corner to 17.0' at the Southwest corner.

SITE TREES

There are no trees of signifcant size on the site where work is to occur. There are, however, street trees along 15th Ave W as follows - (1) 10" deciduous, (1) 12" deciduous, (1) 14" deciduous, (1) 16" deciduous, and (1) 18" deciduous. Along the eastern boundary of the building site resides the heavily wooded area known as Queen Anne Greenbelt.

TOPOGRAPHIC SURVEY



BOUNDARY SURVEY

Baranof Holdings

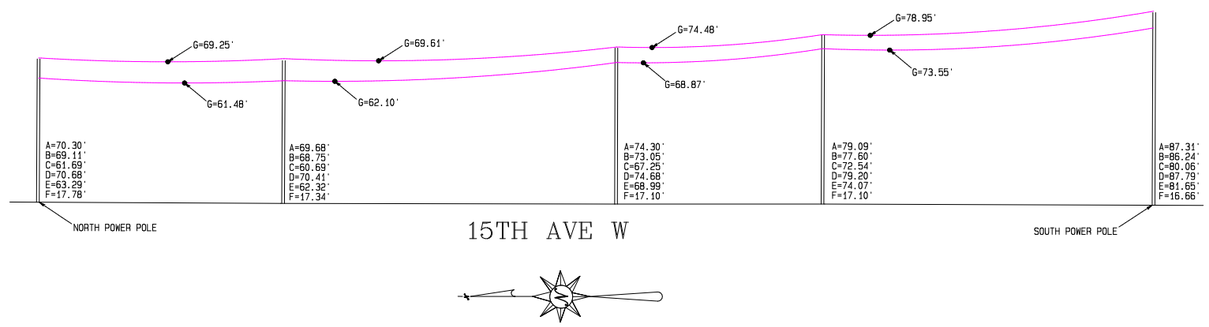
07.20.2016 | DPD PROJECT # 3022095

Interbay Storage

2150434.02

WEST POWER LINE EXHIBIT

A portion of the SW 1/4 of the SW 1/4 of Section 24, Township 25 N., Range 3 E., W.M.
King County, Washington



Note:

THIS SURVEY REPRESENTS PHYSICAL IMPROVEMENT CONDITIONS AS THEY EXISTED JULY 7, 2015, THE DATE OF THIS FIELD SURVEY.

Legend:

A = TOP OF POWER POLE
B = BOTTOM OF UPPER ARM
C = BOTTOM OF LOWER ARM
D = WIRE AT UPPER ARM
E = WIRE AT LOWER ARM
F = BOTTOM OF POWER POLE
G = LOW POINT OF SAG

0 20 40

REVISION	DESCRIPTION	DATE	BY

CONTOUR ENGINEERING, LLC
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4706-97th Street NW, Bldg #2, Gig Harbor, WA 98335
Phone: 253-857-5454 Fax: 253-509-0044 info@contourpllc.com

REGISTERED PROFESSIONAL ENGINEER STATE OF WASHINGTON STEVEN J. WOODS 38437 11-9-2016

SHEET TITLE: WEST POWER LINE EXHIBIT

CLIENT: Baranof Holdings
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Dallas, TX 75202

CONTACT: Michael Chen

DRAWN BY: LN
SURVEYOR: S. WOODS, PLS
CHECKED: SW
SEC 24 T 25N R 3E WM
DATE: SEPT 23, 2015
REVISED:

PROJECT: 15-184
DWG NAME: 15-184B

SHEET	REV.
SHT-NO 1 OF 1	

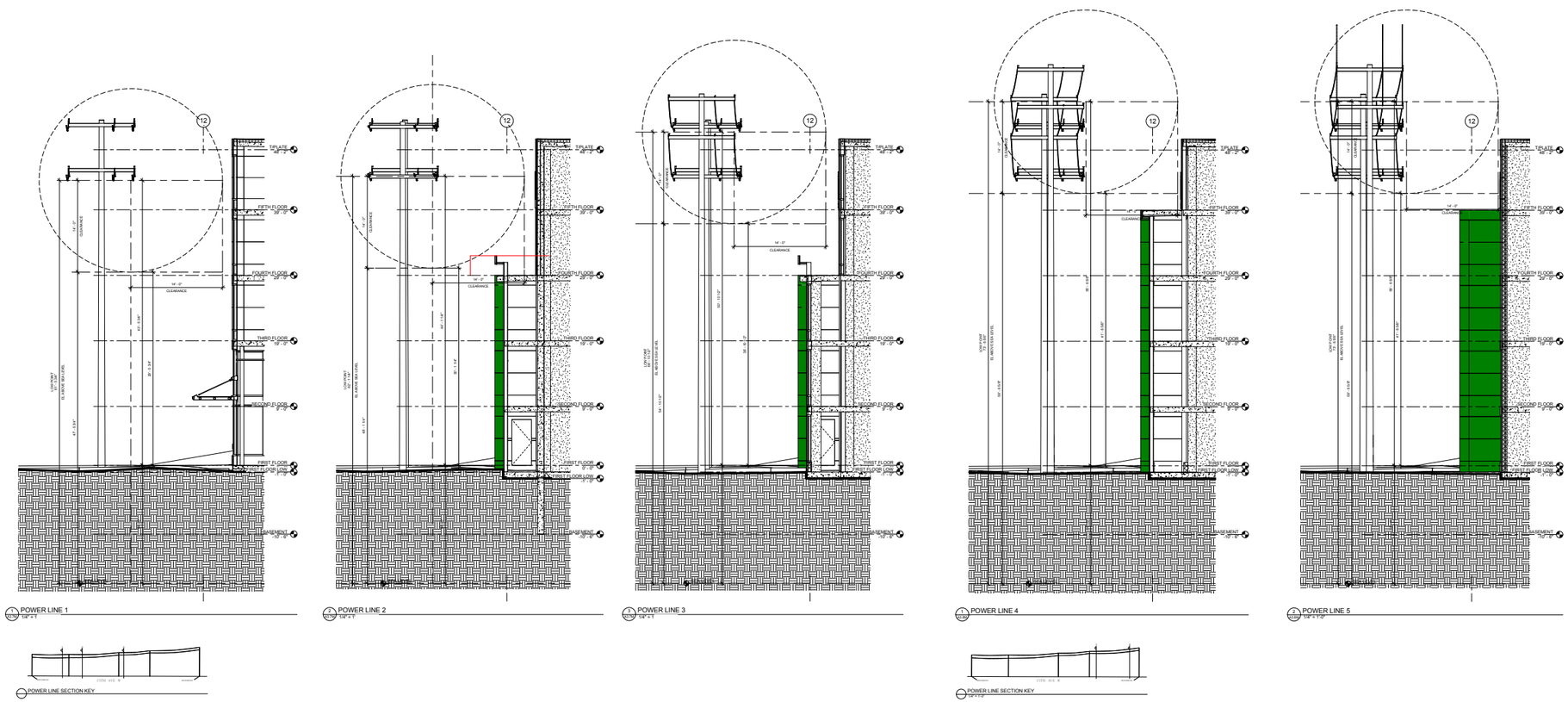
WEST POWERLINE SURVEY

POWERLINE SETBACK

The existing 26kV power lines on site along W. 15th Ave, per Seattle City Light (SCL) Construction Guideline D2-3, require a fourteen (14) foot radial clearance - measured from the ends of the cross arms of the power pole or any power lines between poles - between any part of the permanent structure and the power lines. These diagrams portray the proposed designs' compliance with that code. The power line limitation provided an opportunity to vary the frames and provide some difference in massing along the main facade.

1. FULL EXTENT OF EXISTING POWER LINES ON SITE FRONTAGE ALONG W. 15TH AVE

2. EXISTING POWER LINE HEIGHTS AND CLEARANCE AT THE MAGNOLIA BRIDGE ADJCANET TO THE SITE



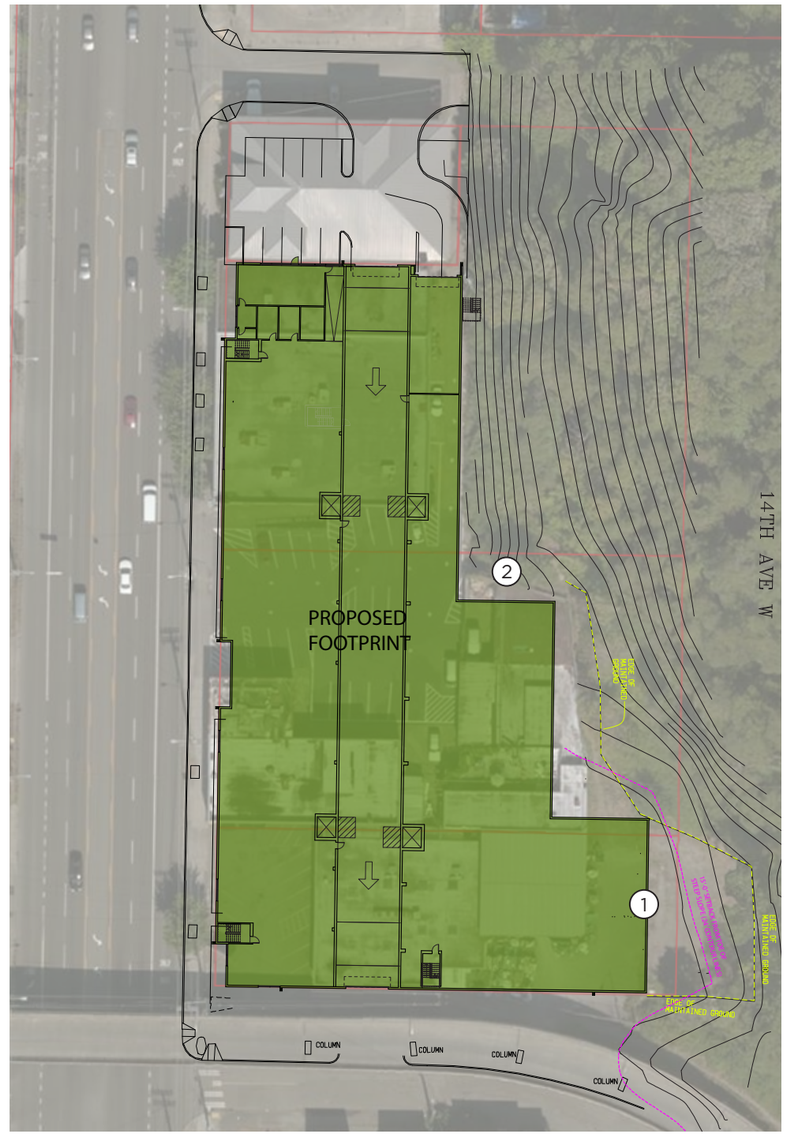
WEST POWERLINE CODE COMPLIANCE DIAGRAM

ECA STEEP SLOPE

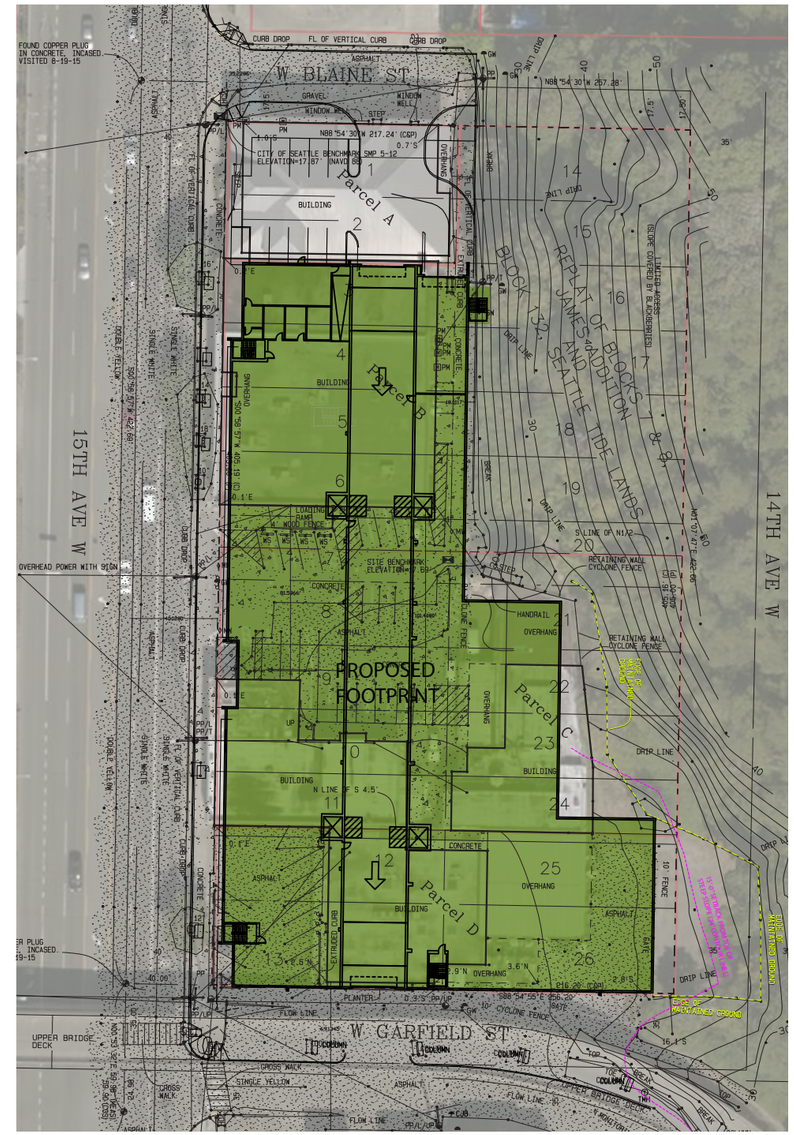
Much of the Eastern portion (backside) of the site is an ECA steep slope. As the existing structures as well as some 'maintained ground' associaited with the structures cut into this steep slope. The proposed building footprint is maintained within this already-disturbed area. Also, in accordance with land-use code, the proposed footprint is within the 15'-0" setback from the toe of the steep slope. Existing retaining walls will be removed as they are in poor condition and not up to code standards.

1. 'MAINTAINED GROUND ON EAST SIDE OF SITE

2. EXISTING RETAINING WALL ON SITE



ECA FOOTPRINT



ECA OVERLAY

N

ENVIRONMENTALLY CRITICAL AREA OVERLAY

5.0 ITEMIZED RESPONSE TO EDG

EARLY DESIGN GUIDANCE February 3, 2016

After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment, the Design Review Board members provided the following siting and design guidance.

1. Site Planning and Public Realm. The preferred option proposes two structures with vehicular access from 15th Ave W, W Blaine St, and W Garfield St.

a. The Board discussed the proposed vehicular access from 15th Ave W, noting that 15th Ave W has a bike lane at this location, and a traffic light exists at the intersection of 15th and W Garfield. The Board expressed concern about pedestrian and cyclist safety. The Board agreed that pedestrian safety is an important consideration that should inform the location of vehicular access, and access should be from W Blaine and W Garfield Streets only. Vehicular access from 15th Ave W was not supported. Vehicular access and pedestrian safety is of highest priority. (DC1-A, DC1-C)

Response: *Based on additional coordination with Seattle Department of Transportation, vehicular access to/from 15th Avenue W has been removed. Access to the on-site parking, parking garage, and loading area will occur from W Blaine on the north side of the property. Limited to the loading berths and a limited number of parking stalls, vehicle exiting will be onto W Garfield Street where visibility to the street is maximized and access to 15th Avenue West already exists and is signaled.*

2. Massing and Architectural Concept. The Board appreciated the preferred option and breaking the building into two structures. The Board agreed this separation reduced perceived bulk and scale and recommended the project proceed with two masses (CS2-D).

a. The subject site has approximately 422-feet of frontage along 15th Ave W. The Board agreed that breaking down the mass will be challenging, and avoiding blank walls difficult. To respond to these conditions, the Board recommended robust landscaping along the 15th Ave W frontage in lieu of green screens on the façade (DC2-B, DC2-D).

Response: *A combination of robust landscaping and locally manufactured artwork will assist in breaking up the large mass of the building. Glazing and building modulation of 5' is also proposed.*

b. The Board recommended the architectural concept reflect the historical and/or contextual elements of the site and area. Super graphics and signage was suggested as a means of expressing context or other historical references. Plastic box signs should be avoided. (CS2-A, CS3-B)

Response: *The building concept has been revised to incorporate the contextual language of the architecture in the Interbay area. By using the abstract form of square arches common to industrial cranes and causeways in the area, the form of the building pulls visual cues from its location in the Interbay neighborhood. In addition, locally manufactured artwork will be incorporated into the facades, further connecting the building to its place. The concept of history and local connection are further reinforced by our material selections that reflect the façade elements present on other structures in the near vicinity.*

c. The location of the office entry at the northwest corner of the south building has an opportunity to create street activity and reduce the scale of the building. The Board recommended this entry be expressed using an ensemble of elements such as overhead weather protection, canopies, lighting, paving, and/or landscaping. This office entry should have a strong connection to the street. (CS2-B, PL3-A)

Response: *Through our additional studies, we've been able to make the office and the associated architecture the prominent element for the composition of the elevations. With the commanding position along 15th, the entry element proposed utilizes increased glazing, material changes, and color to anchor the office function of the building to the neighborhood. The entry canopies provide the clear visual marking of the entries and the landscape works with the entry sequence to maximize the visitor experience to the facility. In addition, the entry element proposed is clearly separated from the more utilitarian functions of the building by the square arch frames, further clarifying the hierarchy of form for the structure. We have redesigned the access to the office from the parking lot; canopies over the office entry will provide weather protection and identification to the office.*

d. Upper level fenestration was supported by the Board (DC2-B).

Response: *The proposal will utilize vertical bands of fenestration to the upper levels of the building to break up the mass of the building along 15th Avenue W.*

e. In consideration of lighting, the Board noted that lighting should be used primarily for safety considerations, while also highlighting architectural and/or landscape elements. Include a lighting plan in the Recommendation packet. (DC4-C, PL2-B)

Response: *In order to reinforce the architecture, site and building lighting have been selected for visual consistency with the building's architecture. Each fixture has been located to be integrated into the façade, balancing safety needs with aesthetic consistency.*

DESIGN REVIEW GUIDELINES

- Context & Site

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

CS2-A. Location in the City and Neighborhood

CS2-A-1. Sense of Place: Emphasize attributes that give a distinctive sense of place. Design the building and open spaces to enhance areas where a strong identity already exists, and create a sense of place where the physical context is less established.

CS2-B. Adjacent Sites, Streets, and Open Spaces

CS2-B-2. Connection to the Street: Identify opportunities for the project to make a strong connection to the street and public realm.

CS2-C. Relationship to the Block

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

Response: *The proposed self-storage building design emphasizes the light industrial uses that surround the neighborhood. Connection to the streets will be provided along W Blaine Street and W Garfield Street per the DRB's recommendation. No vehicular access from 15th Avenue W will be provided. The vertical fenestration, building modulation, and enhanced landscaping will assist in breaking up the overall building presence at the street level.*

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

CS3-A. Emphasizing Positive Neighborhood Attributes

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

CS3-B Local History and Culture

CS3-B-1. Placemaking: Explore the history of the site and neighborhood as a potential placemaking opportunity. Look for historical and cultural significance, using neighborhood groups and archives as resources.

CS3-B-2. Historical/Cultural References: Reuse existing structures on the site where feasible as a means of incorporating historical or cultural elements into the new project.

Response: *The primary building materials of metal panels, structural steel, and glazing emphasize the industrial nature of the neighborhood and its surrounding properties. The facades have been adjusted to fully engage with the Interbay neighborhood to the north and we intend to utilize local artwork produced by a current tenant, directly linking the new structure to its historical legacy. We are not proposing to reuse the existing structures on site.*

- Public Life

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

PL2-B Safety and Security

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

Response: *Lighting for the site is included with this submittal. Security lighting and pedestrian scale lighting along 15th Avenue W and the parking lot/office entry seek to reinforce the architectural concept of the building while providing clarity for pedestrians and building visitors.*

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

PL3-A Entries

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

PL3-A-4. Ensemble of Elements: Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features.

Response: *Street level interaction is achieved by locating the office to the north end of the proposed building with direct access from the parking lot and sidewalk. With the increased amount of glazing at the office corner, the space is easily identifiable. Canopies, lighting, and landscape further reinforce the connection of the building to its context.*

- Design Concept

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

DC1-B Vehicular Access and Circulation

DC1-B-1. Access Location and Design: Choose locations for vehicular access, service uses, and delivery areas that minimize conflict between vehicles and non-motorists wherever possible. Emphasize use of the sidewalk for pedestrians, and create safe and attractive conditions for pedestrians, bicyclists, and drivers.

DC1-C Parking and Service Uses

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

DC1-C-2. Visual Impacts: Reduce the visual impacts of parking lots, parking structures, entrances, and related signs and equipment as much as possible.

DC1-C-4. Service Uses: Locate and design service entries, loading docks, and trash receptacles away from pedestrian areas or to a less visible portion of the site to reduce possible impacts of these facilities on building aesthetics and pedestrian circulation.

Response: *Vehicular access to the site will be provided from W Blaine Street and W Garfield Street. Parking requirements will be met by providing a single level of below grade parking, interior grade parking, and 10 surface parking stalls along the north side of the building (side yard). Landscaping is proposed along 15th Avenue W to screen the parking lot from view. Loading docks for the self-storage facility will be provided from an internal drive and will be screened from view.*

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

DC2-A Massing

DC2-A-1. Site Characteristics and Uses: Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space.

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

DC2-B Architectural and Facade Composition

DC2-B-1. Façade Composition: Design all building facades—including alleys and visible roofs— considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned.

DC2-B-2. Blank Walls: Avoid large blank walls along visible façades wherever possible. Where expanses of blank walls, retaining walls, or garage facades are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians.

Response: *Due to the presence of an environmental critical area (steep slope) along the eastern third of the site, the building orientation results in a north/south configuration along 15th Avenue W. This orientation maintains the open space/green belt that is located to the east of the project. The proposed building facades are broken up with vertical fenestration, building modulations, glazing, and a variety of building materials.*

DC4 Exterior Elements and Finishes: Use appropriate and high quality elements and finishes for the building and its open spaces.

DC4-B Signage

DC4-B-1. Scale and Character: Add interest to the streetscape with exterior signs and attachments that are appropriate in scale and character to the project and its environs.

DC4-B-2. Coordination with Project Design: Develop a signage plan within the context of architectural and open space concepts, and coordinate the details with façade design, lighting, and other project features to complement the project as a whole, in addition to the surrounding context.

DC4-C Lighting

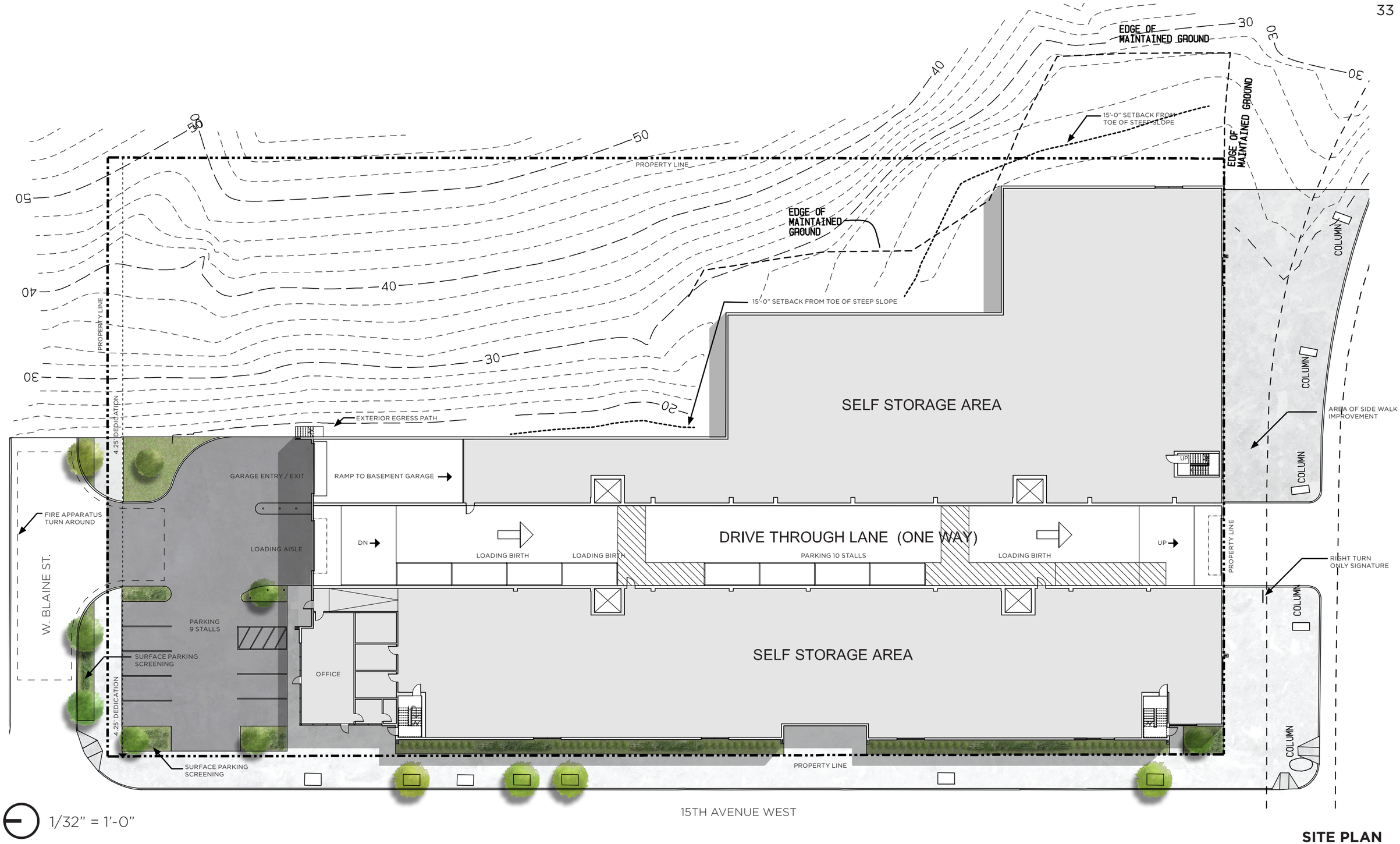
DC4-C-1. Functions: Use lighting both to increase site safety in all locations used by pedestrians and to highlight architectural or landscape details and features such as entries, signs, canopies, plantings, and art.

Response: *Signage for the project will meet the applicable code requirement and be designed to be in proportion to the scale and character of the neighborhood. Lighting has been provided with this submittal.*

6.0 EDG DESIGN RESPONSE

DESIGN CONCEPT

Responding to the context at both a site and city scale, 15th Ave. being a main arterial in a historically industrial area, the mass is broken down into larger 'frames' with corner elements book-ending the main facades. Vertical bands of glazing continue to break up the horizontality of the site while the prominent corner off of W. Blaine St. provides a clear point of interest (and entry) with its use of glazing. Material changes as well as color were used to further emphasize the 'frames' and vertical elements.



SITE PLAN

Baranof Holdings

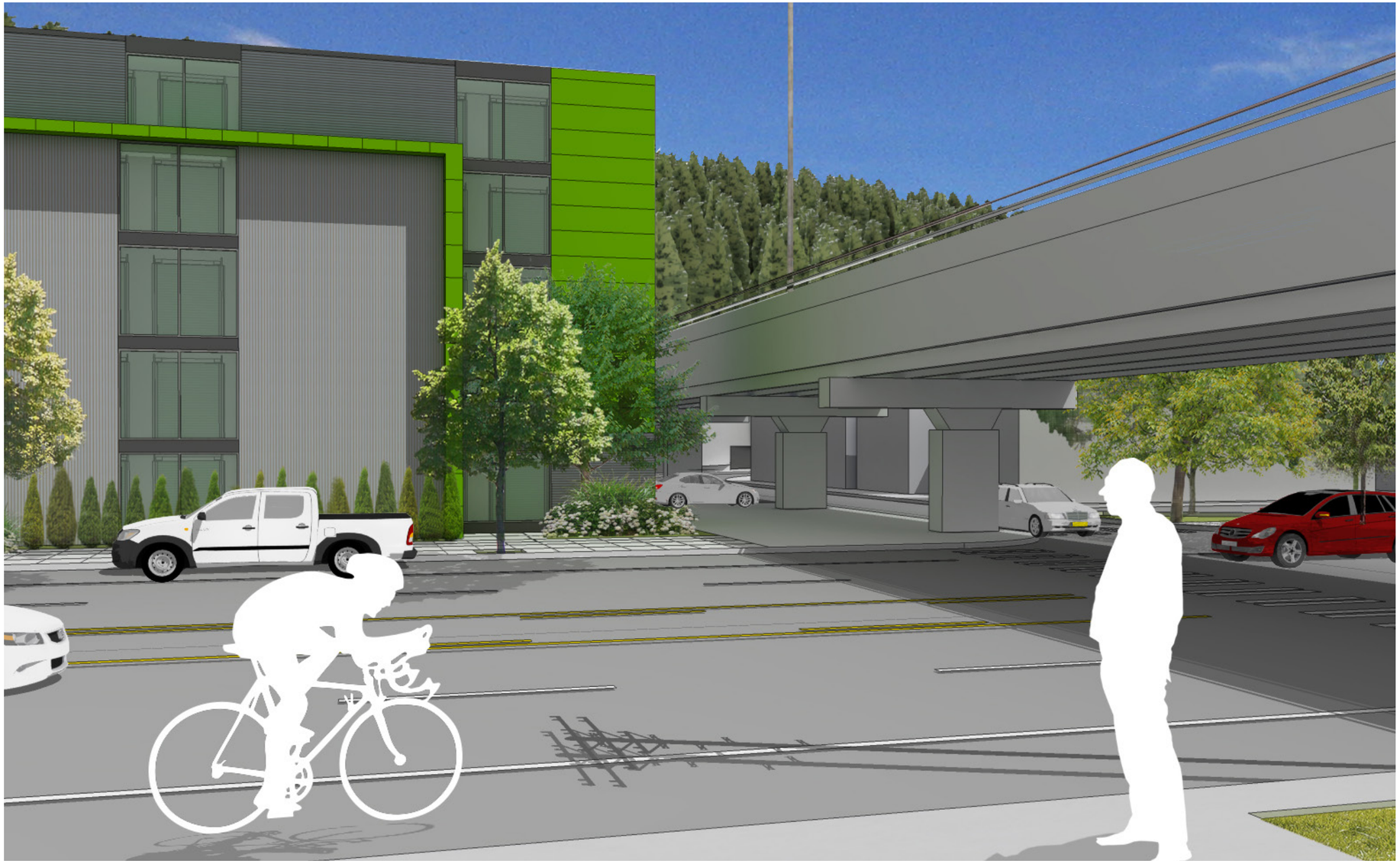
07.20.2016 | DPD PROJECT # 3022095

Interbay Storage

2150434.02

OFFICE ENTRY

In the EDG review, the entry was identified as needing additional study, making the office and the associated architecture a more prominent element in the overall composition of the elevations. With the commanding position along 15th, the entry element proposed utilizes increased glazing, material changes and color to anchor the office function of the building to the neighborhood. The entry canopies provide the clear visual marking of the entries and the landscape works with the entry sequence to maximize the visitor experience to the facility. In addition, the entry element proposed is clearly separated from the more utilitarian functions of the building by the square arch frames, further clarifying the hierarchy of form for the structure.

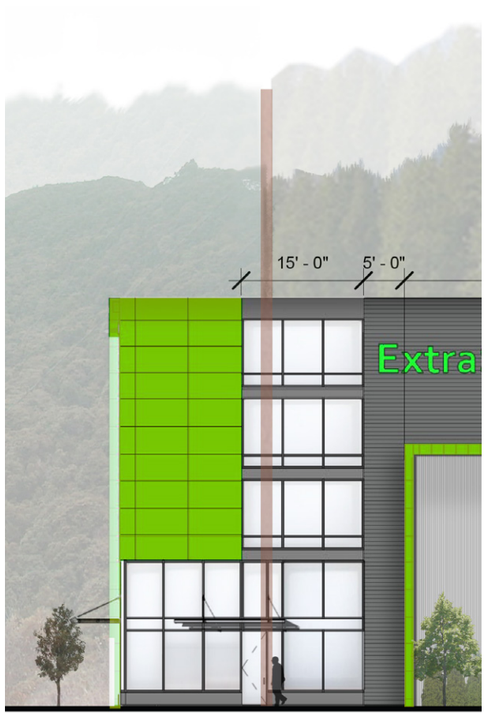


LANDSCAPE AND FACADES

In the EDG review, how the building sits relative to the street and impacts the pedestrian experience was identified as being highly important to the DRB. In our design response, we've worked to include robust landscaping along 15th, helping mitigate the appearance of blank walls along W. 15th Ave. With the use of vertical glazing and steps in the façade along W. 15th Ave, the design seeks to break up the overall mass of the structure while maintaining an overall hierarchy of importance in the elevation. This allows the mass of the structure to be clearly articulated but not overwhelming to pedestrians while providing a pleasant streetscape for visitors to the facility and the Interbay neighborhood.

PEDESTRIAN EXPERIENCE ON W. 15TH AVE

The variety of materials and facade transitions at the avenue-side entry not only serves as a visual interest to emphasize the corner but adds visual interest at a pedestrian scale. Robust landscaping alongside the existing-to-remain street trees will further scale down the long frontage . Building signage and the storefront corner will provide a high level of visibility for the tenant as well - making the point of entry to the surface parking, loading aisle, and garage entry off of Blaine St. especially clear.



OFFICE ENTRY (WEST ELEVATION)

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7.0 DESIGN PROPSAL

PLAN LEGEND

PARKING

STORAGE

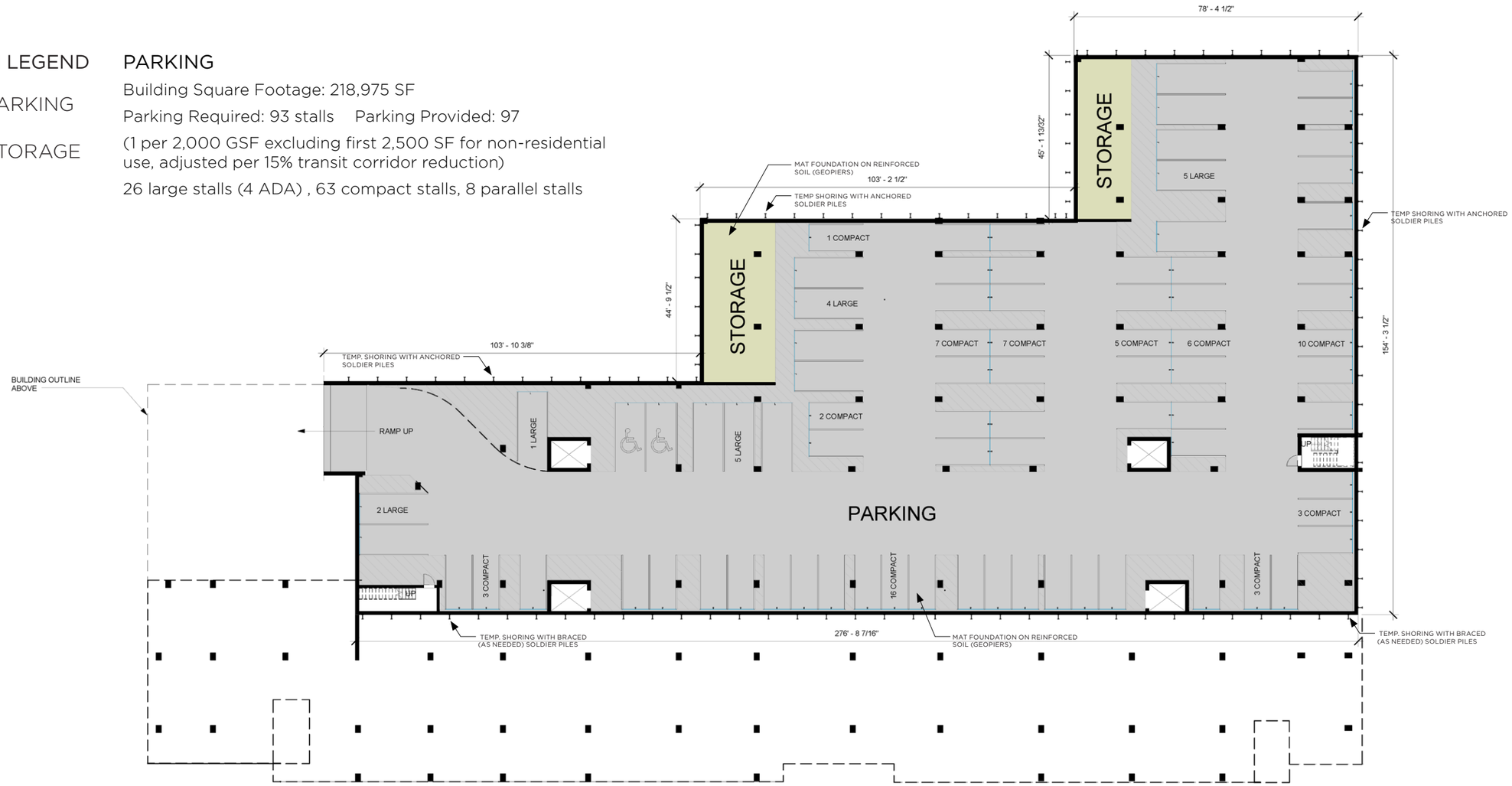
PARKING

Building Square Footage: 218,975 SF

Parking Required: 93 stalls Parking Provided: 97

(1 per 2,000 GSF excluding first 2,500 SF for non-residential use, adjusted per 15% transit corridor reduction)

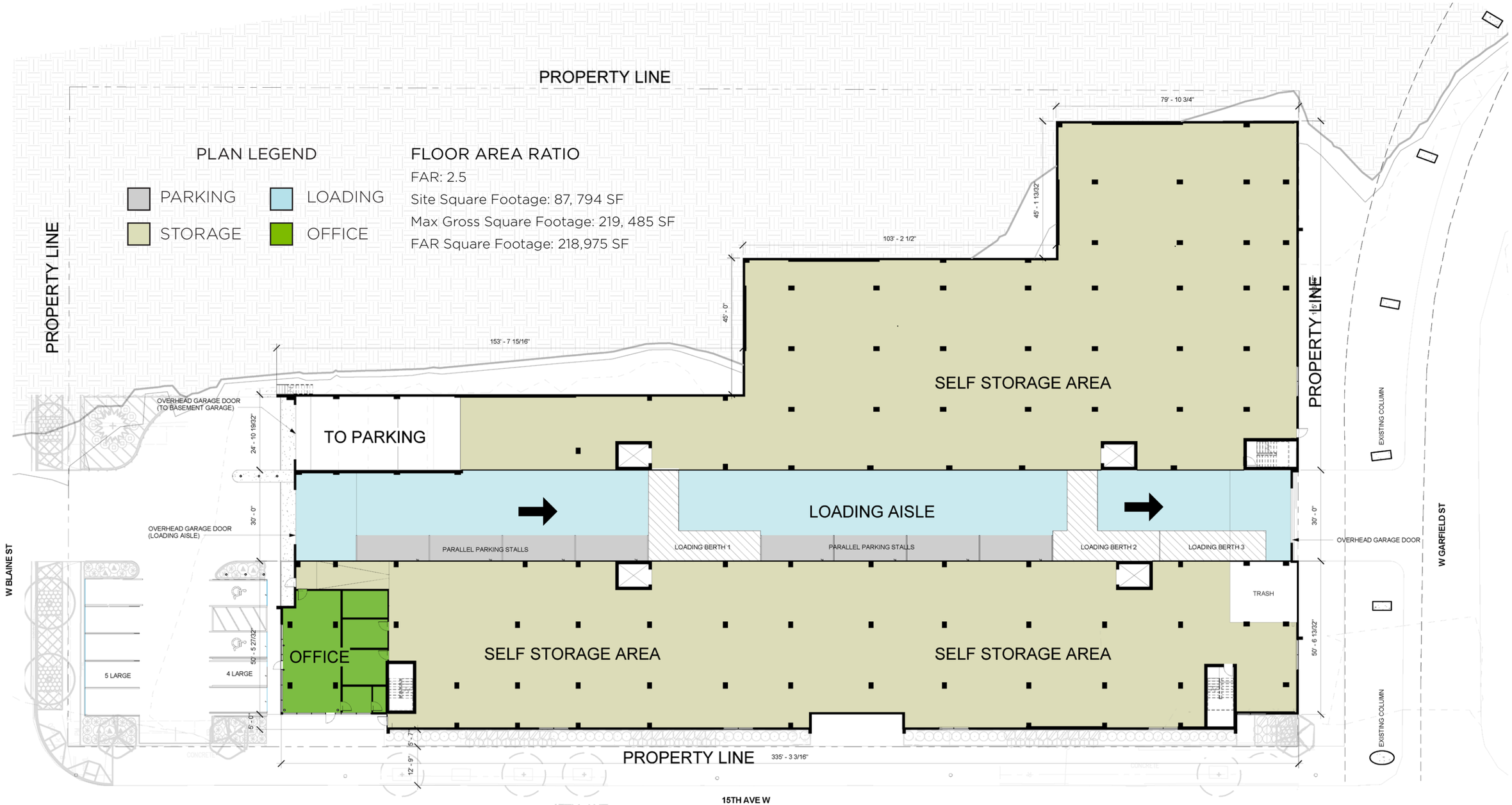
26 large stalls (4 ADA) , 63 compact stalls, 8 parallel stalls



1 A2.0.0M BASEMENT FLOOR

1/32" = 1'-0"

*NOTE: GEOPIER DEPTH STILL BEING EVALUATED IN-LINE WITH GEOTECHNICAL REPORT



1 A2.1.0M FIRST FLOOR - PARKING

1/32" = 1'-0"

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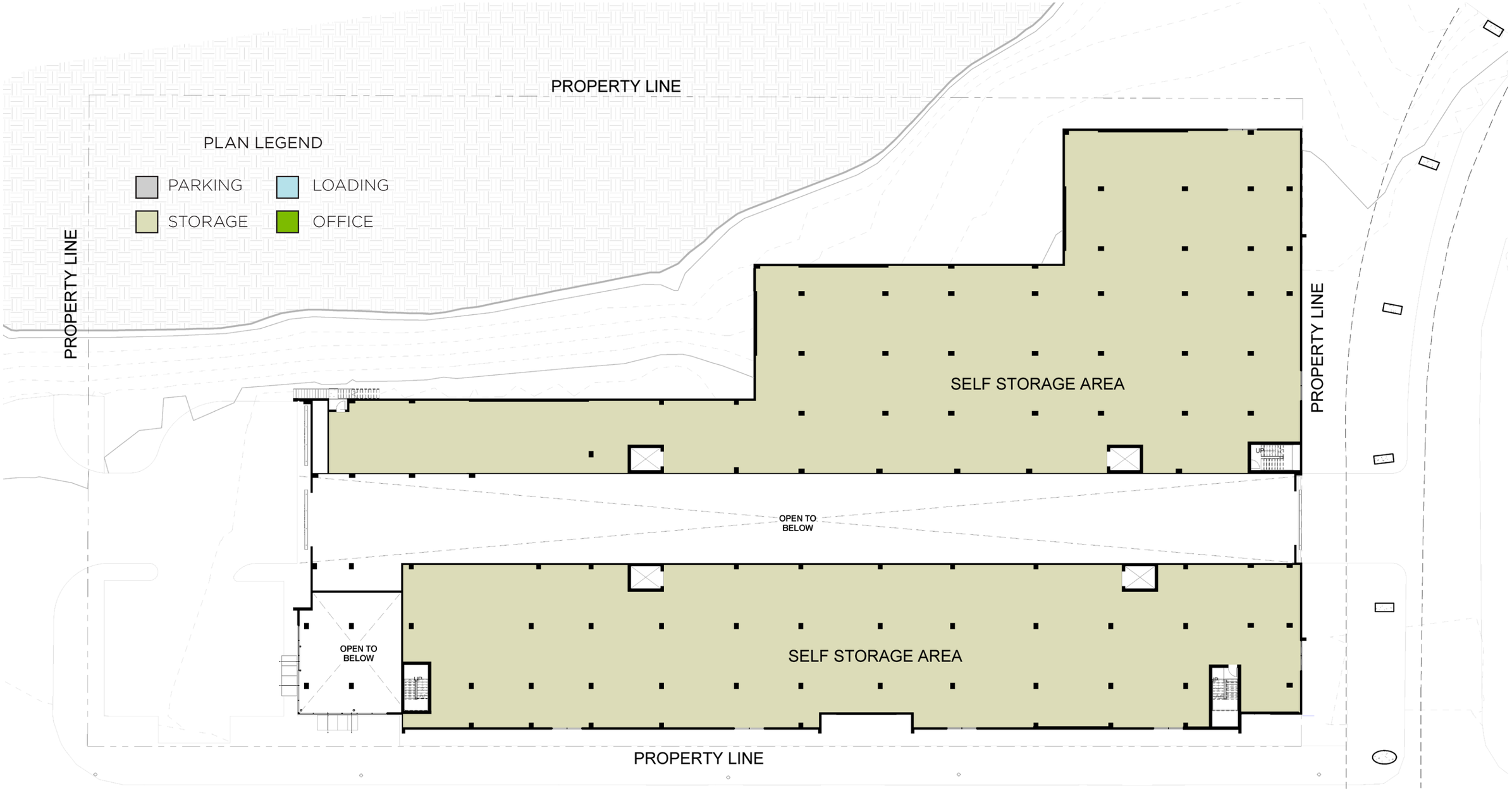

1 A2.2.0M M - 2ND FLOOR PLAN

1/32" = 1'-0"

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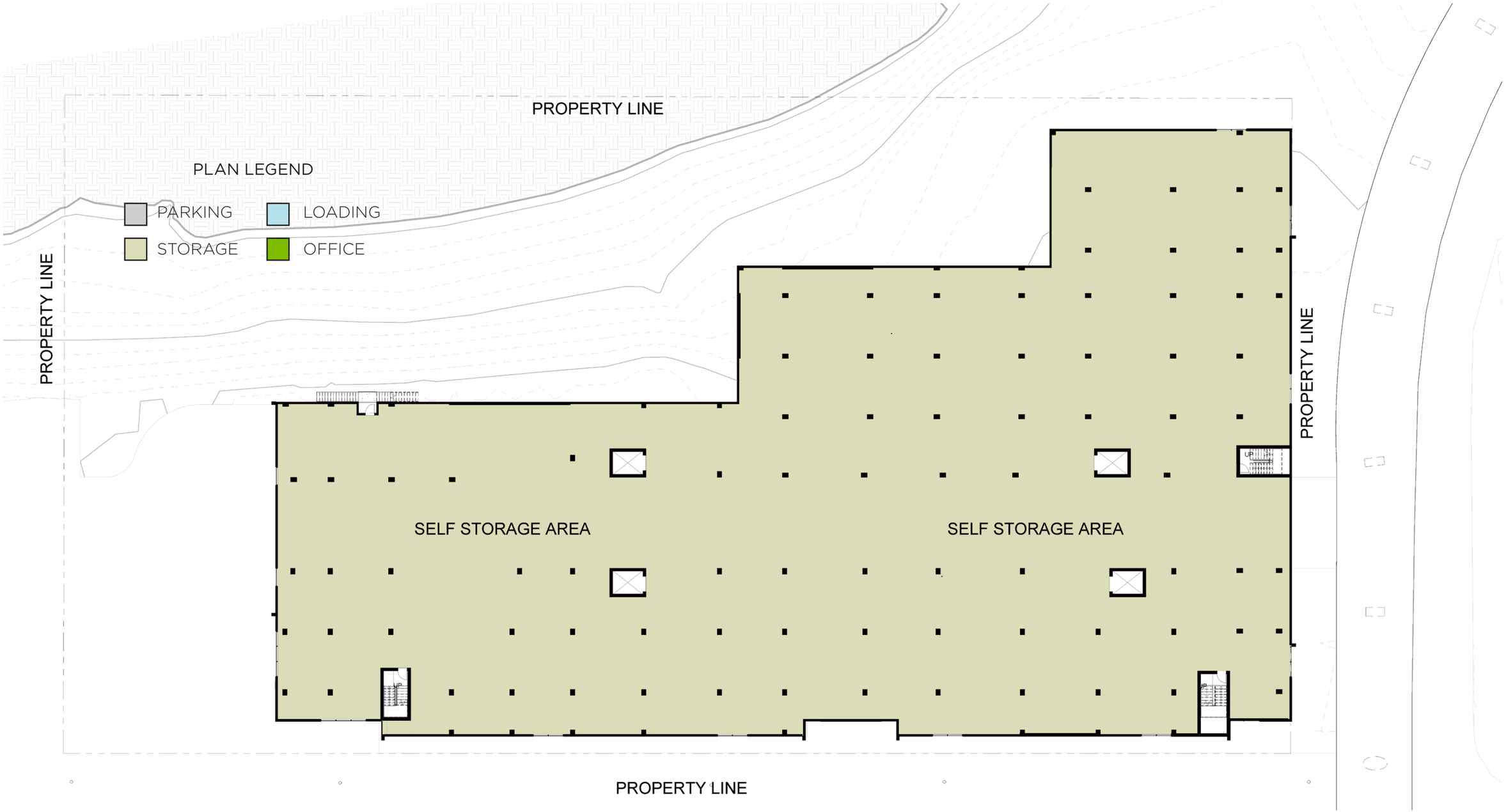

1 R2.3.0M M - 3RD - 5TH FLOOR PLAN

1/32" = 1'-0"

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Interbay Storage
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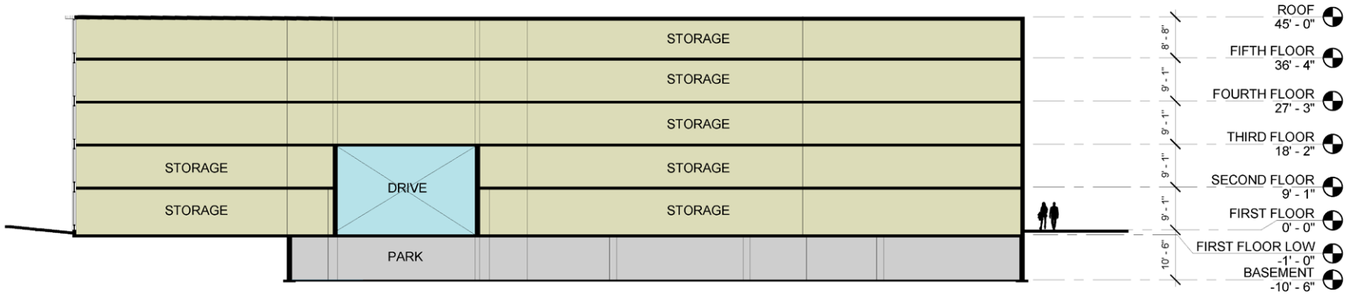
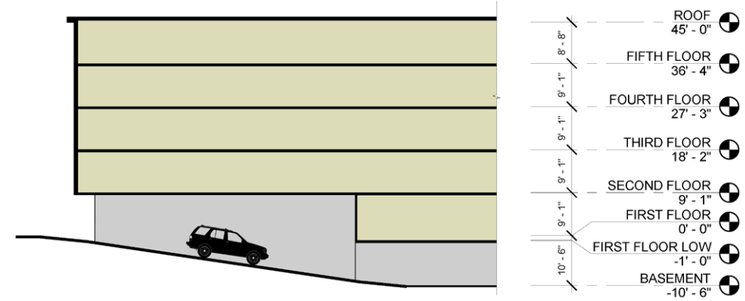
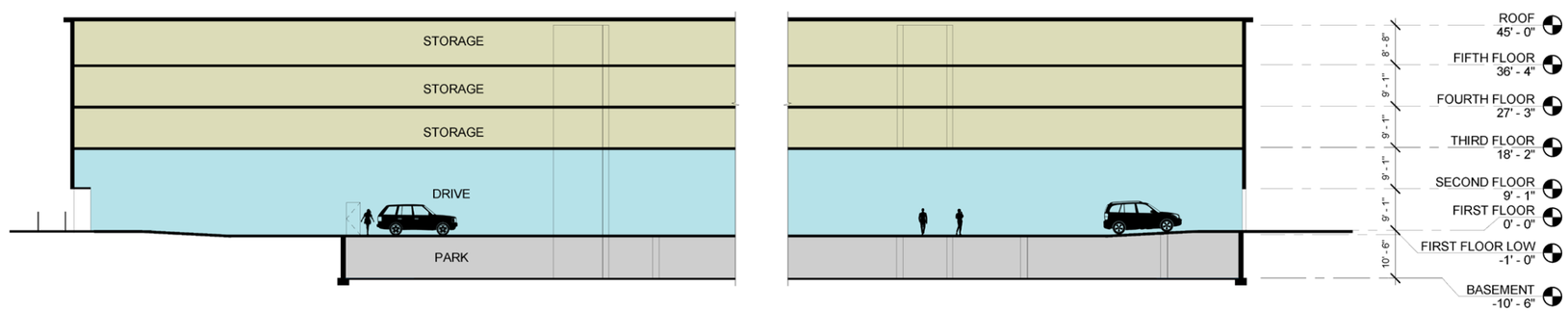


1 A3.3 SOUTH CROSS SECTION LOOKING NORTH



2 A3.3 BASEMENT RAMP SECTION



3 A3.3 LONGITUDINAL SECTION

SECTION LEGEND

PARKING

LOADING

STORAGE

1/32" = 1'-0"

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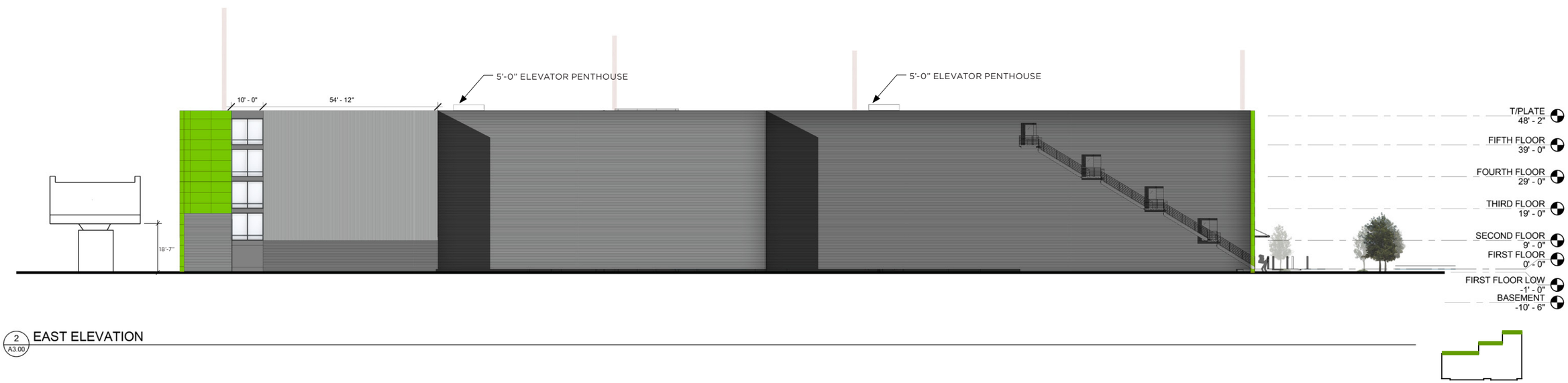
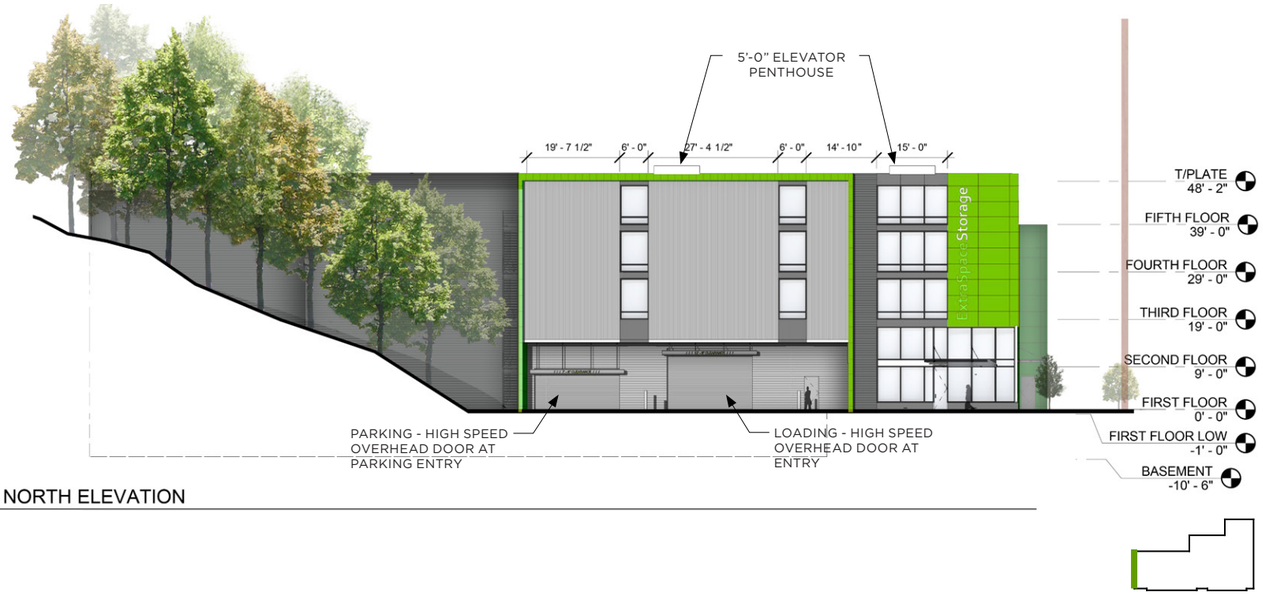
1 A3.00 WEST ELEVATION



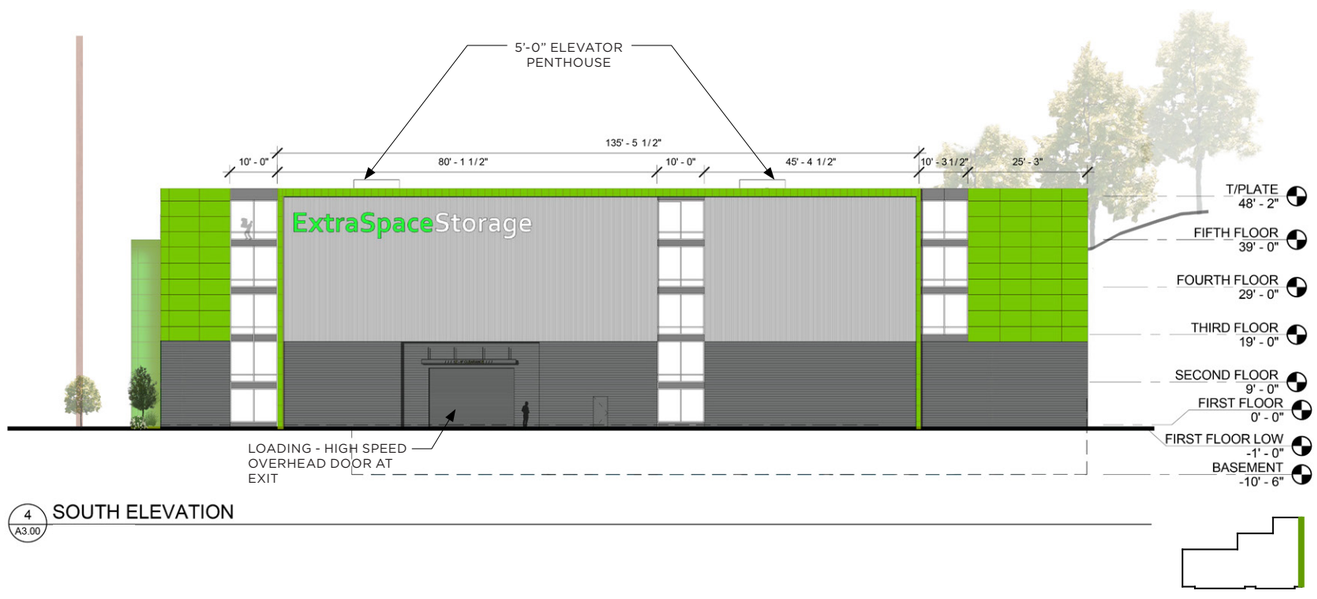
2 A3.00 EAST ELEVATION

1/32" = 1'-0"

METAL PANEL (TYPE-1) METAL PANEL (TYPE-2) METAL PANEL (TYPE-3)



3 A3.00 NORTH ELEVATION



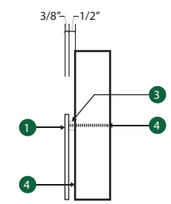
4 A3.00 SOUTH ELEVATION

1/32" = 1'-0"

METAL PANEL (TYPE-1) METAL PANEL (TYPE-2) METAL PANEL (TYPE-3)

EXAMPLE EXTERIOR BUILDING SIGNAGE

F.C.O. LETTER SET HORIZONTAL - SMALL 42.5 SQFT

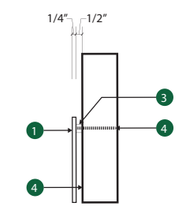


SIDE SECTION

1. 1/4" THICK PAINTED ALUMINUM
2. ALL-THREAD TYPE MTG. STUD WELDED TO BACK
3. MOUNTED PAD
4. EXISTING WALL

SIGN-A

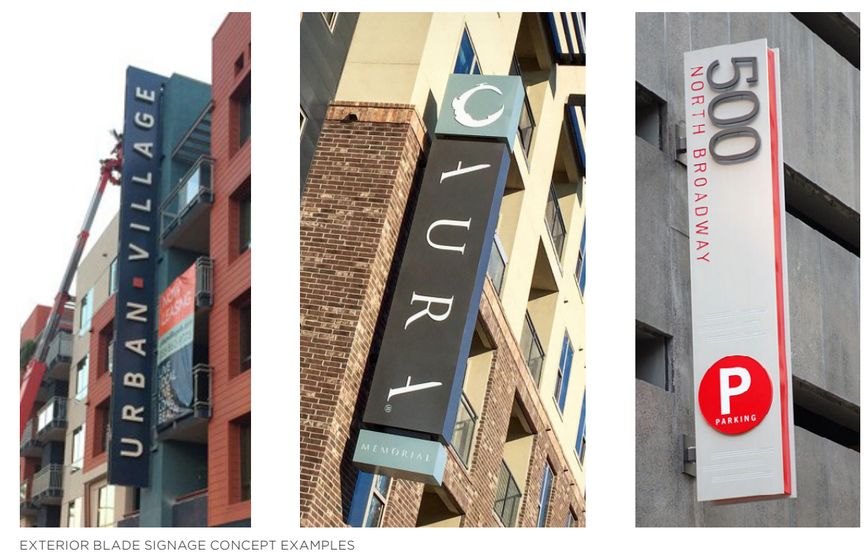
F.C.O. LETTER SET HORIZONTAL - LARGE 66.5 SQFT



SIDE SECTION

1. 1/4" THICK PAINTED ALUMINUM
2. ALL-THREAD TYPE MTG. STUD WELDED TO BACK
3. SPACER
4. EXISTING WALL

SIGN-B



EXTERIOR BLADE SIGNAGE CONCEPT EXAMPLES

PERSPECTIVE FROM BRIDGE, WEST

AERIAL PERSPECTIVE, SOUTHWEST

PERSPECTIVE, SOUTHWEST

PERSPECTIVE, WEST

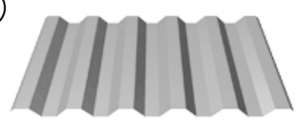
PERSPECTIVE, SOUTHEAST

EXTERIOR FACADE MATERIALS

1

METAL PANEL (TYPE-1)
Horizontal orientation

2



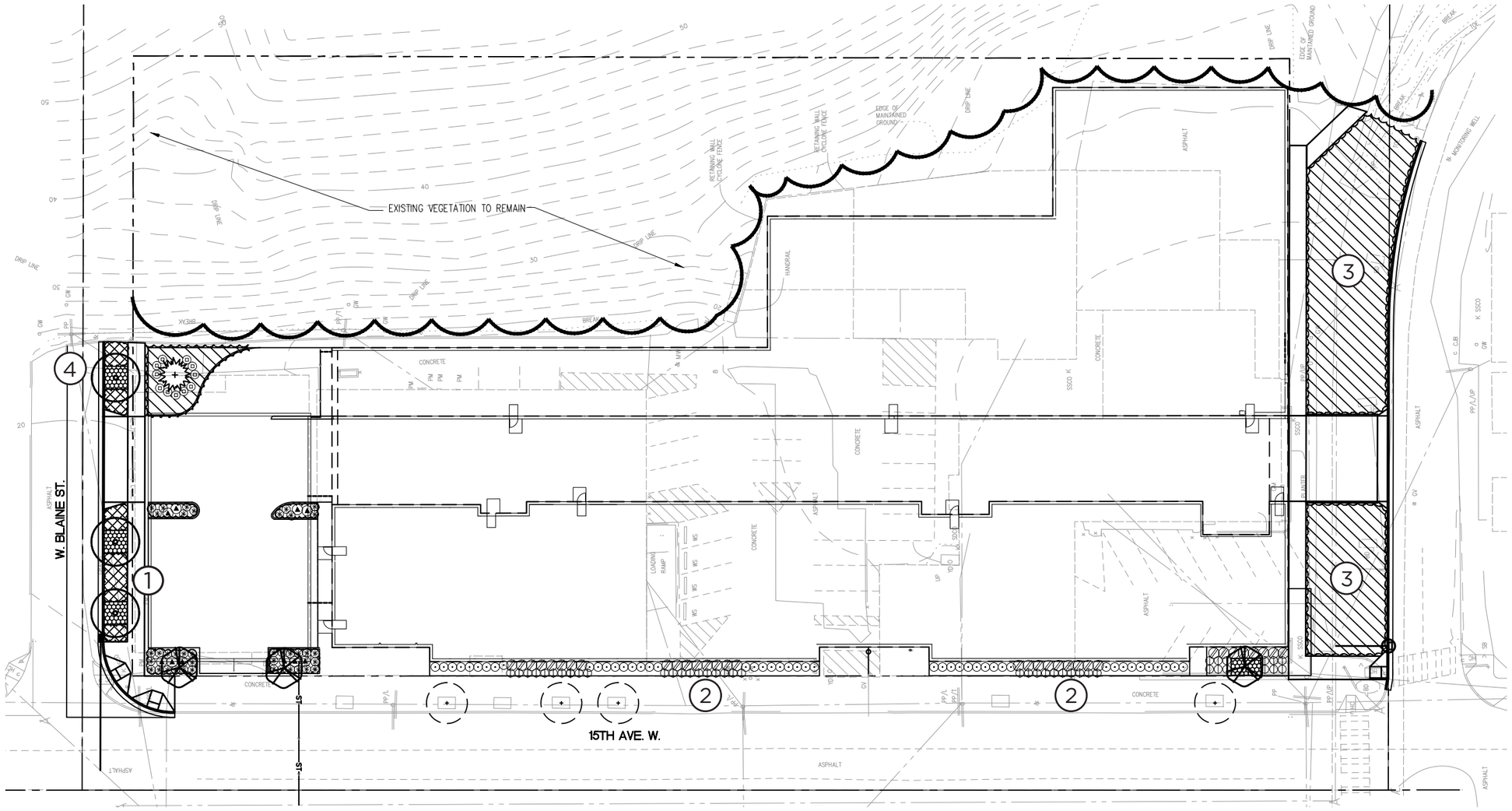
METAL PANEL (TYPE-2)
Vertical orientation

3

METAL PANEL (TYPE-3)
Vertical Orientation

OTHER BUILDING MATERIALS

(1) STEEL & GLASS ENTRY/STOREFRONT CANOPIES (2) STOREFRONT SYSTEM @ CORNERS (3) STORAGE DOORS - VISIBLE FROM EXTERIOR ON SOME FACADES.



PLANT SCHEDULE

SYMBOL	BOTANICAL/COMMON NAME	SIZE/COMMENTS
	TREES	
	ACER PLATANOIDES 'EZ STREET' / 'EASY STREET' MAPLE	2" CAL., MATCHED SET, B&B, BRANCHED @ 5', SPECIMEN QUALITY
	PYRUS CALLERYANA 'CAPITAL'/ 'CAPITAL' FLOWERING PEAR	2" CAL., MATCHED SET, B&B, 10' MIN. HT., BRANCHED @ 5', SPECIMEN QUALITY
	PINUS NIGRA 'COMPACTA' / AUSTRIAN BLACK PINE	6'-7' MIN. HT.,SPECIMEN QUALITY
	THUJA OCCIDENTALIS 'SMARAGD' / EMERALD GREEN ARBORVITAE	5'-6' HT., PLANT AT 3' O.C.
	EXISTING STREET TREE	PRESERVE AND PROTECT
	SHRUBS	
	EUONYMUS ALATA 'COMPACTA' / DWARF WINGED EUONYMUS	5 GAL. CONT., PLANT AT 3' O.C.
	MAHONIA AQUIFOLIUM / COMPACT OREGON GRAPE	5 GAL. CONT., PLANT AT 3' O.C.

SYMBOL	BOTANICAL/COMMON NAME	SIZE/COMMENTS
	SHRUBS	
	MISCANTHUS SINENSIS 'MORNING LIGHT' / 'MORNING LIGHT' GRASS	5 GAL. CONT., FULL & BUSHY, PLANT AT 3.5' O.C.
	VIBURNUM DAVIDII / DAVID'S VIBURNUM	15"-18" SPREAD, B&B, SPECIMEN QUALITY
	GROUNDCOVER	
	CAREX TUMULICOLA / BERKLEY SEDGE	1 GAL. CONT., PLANT AT 2' O.C.
	JUNIPERUS HORIZONTALIS 'PRINCE OF WALES' / 'PRINCE OF WALES' JUNIPER	2 GAL. CONT., PLANT AT 4' O.C.
	IMPERATA CYLINDRICA 'RUBRA' / 'RED BARON' JAPANESE BLOODGRASS	1 GAL. CONT., PLANT AT 2' O.C.
	PARKING LOT LANDSCAPING PINUS MUGO MUGHUS / MUGO PINE ROSA 'NEARLY WILD' / 'NEARLY WILD' ROSE	2 GAL. CONT., PLANT AT 3' O.C. 2 GAL. CONT., PLANT AT 3.5' O.C. PINES AT EDGES OF PLANTER, ROSE AT CENTER

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

LANDSCAPING PLAN

Baranof Holdings

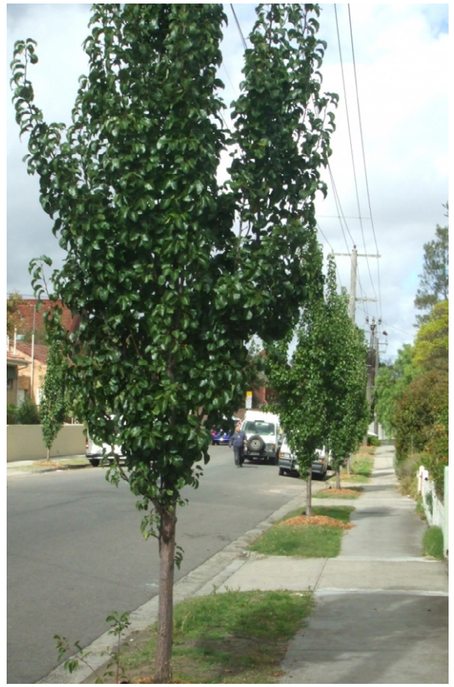
07.20.2016 | DPD PROJECT # 3022095

Interbay Storage

2150434.02

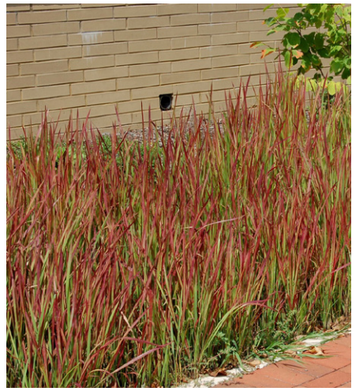
1

2

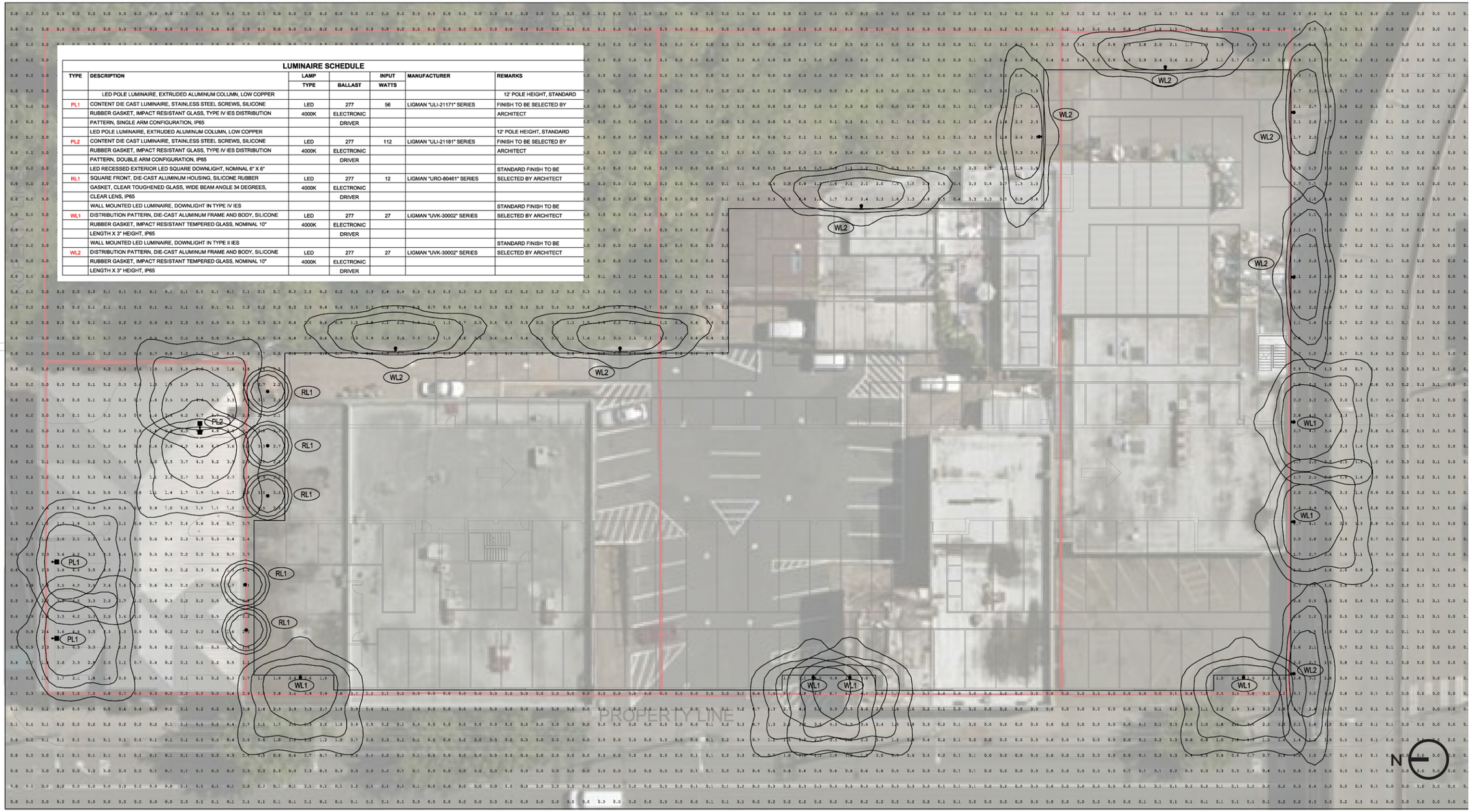


2

4



3



LUMINAIRE SCHEDULE

TYPE	DESCRIPTION	LAMP TYPE	BALLAST	INPUT WATTS	MANUFACTURER	REMARKS
	LED POLE LUMINAIRE, EXTRUDED ALUMINUM COLUMN, LOW COPPER					12' POLE HEIGHT, STANDARD
PL1	CONTENT DIE CAST LUMINAIRE, STAINLESS STEEL SCREWS, SILICONE	LED	277	56	LIGMAN "ULI-21171" SERIES	FINISH TO BE SELECTED BY
	RUBBER GASKET, IMPACT RESISTANT GLASS, TYPE IV IES DISTRIBUTION	4000K	ELECTRONIC			ARCHITECT
	PATTERN, SINGLE ARM CONFIGURATION, IP65		DRIVER			
	LED POLE LUMINAIRE, EXTRUDED ALUMINUM COLUMN, LOW COPPER					12' POLE HEIGHT, STANDARD
PL2	CONTENT DIE CAST LUMINAIRE, STAINLESS STEEL SCREWS, SILICONE	LED	277	112	LIGMAN "ULI-21181" SERIES	FINISH TO BE SELECTED BY
	RUBBER GASKET, IMPACT RESISTANT GLASS, TYPE IV IES DISTRIBUTION	4000K	ELECTRONIC			ARCHITECT
	PATTERN, DOUBLE ARM CONFIGURATION, IP65		DRIVER			
	LED RECESSED EXTERIOR LED SQUARE DOWNLIGHT, NOMINAL 6" X 6"					STANDARD FINISH TO BE
RL1	SQUARE FRONT, DIE-CAST ALUMINUM HOUSING, SILICONE RUBBER	LED	277	12	LIGMAN "URO-80461" SERIES	SELECTED BY ARCHITECT
	GASKET, CLEAR TOUGHENED GLASS, WIDE BEAM ANGLE 34 DEGREES,	4000K	ELECTRONIC			
	CLEAR LENS, IP65		DRIVER			
	WALL MOUNTED LED LUMINAIRE, DOWNLIGHT IN TYPE IV IES					STANDARD FINISH TO BE
WL1	DISTRIBUTION PATTERN, DIE-CAST ALUMINUM FRAME AND BODY, SILICONE	LED	277	27	LIGMAN "UVK-30002" SERIES	SELECTED BY ARCHITECT
	RUBBER GASKET, IMPACT RESISTANT TEMPERED GLASS, NOMINAL 10"	4000K	ELECTRONIC			
	LENGTH X 3" HEIGHT, IP65		DRIVER			
	WALL MOUNTED LED LUMINAIRE, DOWNLIGHT IN TYPE II IES					STANDARD FINISH TO BE
WL2	DISTRIBUTION PATTERN, DIE-CAST ALUMINUM FRAME AND BODY, SILICONE	LED	277	27	LIGMAN "UVK-30002" SERIES	SELECTED BY ARCHITECT
	RUBBER GASKET, IMPACT RESISTANT TEMPERED GLASS, NOMINAL 10"	4000K	ELECTRONIC			
	LENGTH X 3" HEIGHT, IP65		DRIVER			

1 / E1.1 SITE LIGHTING CALCULATIONS
1/16" = 1'-0"

SITE LIGHTING PLAN

PL-1

PL-2

WL-1

RL-1

BARANOF
HOLDINGS

For more information please contact:

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