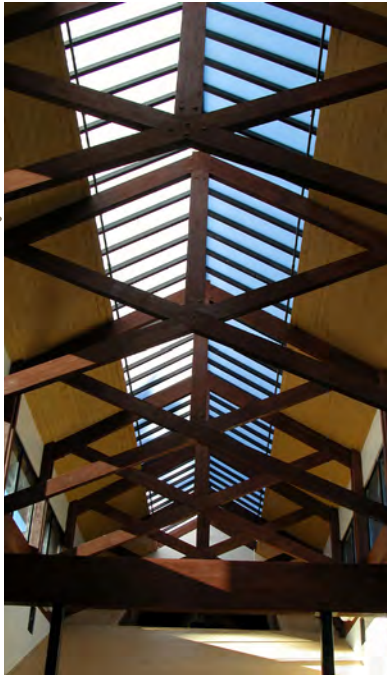


PROACTIVE.....ACCESSIBLE.....OPTIMAL



**CAPABILITY STATEMENT**



## THIS IS ARCHITECTURE BEYOND THE LINES

Now in our second decade, Magellan Architects was founded upon a singular idea: projects are about our clients, and not about Magellan. We are built around service: the power of architects to efficiently further client business and mission. Our work is commercial, institutional, and public.

Magellan clients and projects thrive. Our product is more than successful and attractive projects: we pride ourselves in mastering specific and evolving customer needs, and being your advocate.

### PROACTIVE

We tackle the tough realities from the start: cost, schedule, and risk are at the forefront for each project. By approaching these issues head on, we identify not only challenges but imaginative solutions—scheduling, permitting, construction approach—early, when they are most effective. Key here is proactive relationships with permit and entitlement agencies.

### ACCESSIBLE

The design process must be collaborative to succeed, so Magellan architecture teams are available at every step. We listen, and keep listening, to customize our approach, tools, and communication style for both the normal project progression and changes along the way. This translates to clear process and expectations among the entire project team.

### OPTIMAL

First we learn about your needs: program, culture, technology, sustainability, people, and more. Then, we explore, consider, design, and sometimes challenge. Creativity and beauty are sought; efficiency and workability are mandatory.

Minority-Owned Business Enterprise (MBE)

Disadvantaged Business Enterprise (DBE)

#### OUR PROJECTS

- Commercial
- Retail/Restaurant
- Educational
- Worship
- Industrial
- Residential
- Tenant Improvement

#### OUR SERVICES

- Architecture
- Interior Design
- Planning
- Predesign
- Programming
- Feasibility and Development Analysis
- Project Management





## VALUE PROPOSITION

Magellan is “architecture beyond the lines” - we go a step further for our clients and their projects. We are solution providers and connectors. Over the past 16 years, we have helped our clients meet their goals by finding them the optimal solution for their building. We work alongside the most talented and qualified consultants in the business, and as we go through the project process, maintain the client’s goals as first priority. Our solutions always include cost effective designs done as quickly as possible - never compromising on quality. At Magellan, “time is king.”



## CASE STUDY

One example of Magellan’s dedication to architecture beyond the lines, is our work done for Novilho’s Steakhouse in Bellevue, WA. The fire department was considering having them add a fire sprinkler system, at a cost of \$150,000. Magellan investigated their building, added new exits and a state-of-the-art fire alarm system for Novilho’s. Through these efforts coordinating with the fire department, they were not required to install the sprinkler system - a huge savings to them and the timeline of the project.

## RETAIL



PORT TOWNSEND RETAIL, WA



PREMIER SELF STORAGE, HILLSBORO, OR



NOVILHO'S, BELLEVUE, WA

Magellan works with many retail chains and individually owned businesses on tenant improvement projects of varying size and complexity — ground-up design, interior and exterior remodels, additions/expansions, ADA compliance, and sustainable modifications. We integrate architecture, interiors, and space planning to develop functional solutions that address the needs of the staff and clients who will use each facility. Our attention to detail and consideration of each project's specific location, budget requirements, timeline, and future maintenance needs have earned us repeat business and a reputation for quality retail services.



REDMOND RIDGE RETAIL, REDMOND, WA



LAKE CITY RETAIL CENTER, SEATTLE, WA



SEATTLE HILL CENTER, EVERETT, WA



## OFFICE TENANT IMPROVEMENTS



LWSO SUPPORT SERVICES OFFICE,  
REDMOND, WA



I-MATE, REDMOND, WA



UNIFIED LOGIC, BELLEVUE, WA

Magellan works with businesses to create personalized workspaces that are as aesthetically pleasing as they are functional. Our work ranges from small modifications to major interior and exterior remodeling and additions/expansions. On each project, we guide clients through the sometimes complex permit process and provide them with construction-ready documents at completion. We regularly incorporate sustainable products and methods to suit each project's unique goals and budget.



MICROSOFT SMITH TOWER, SEATTLE, WASHINGTON



PROTINGENT, BELLEVUE, WA



## RESTAURANTS



KANISHKA'S INDIAN RESTAURANT,  
REDMOND, WA



GARLIC JIM'S FAMOUS GOURMET PIZZA,  
VARIOUS LOCATIONS



NOVILHO'S BRAZILIAN STEAKHOUSE,  
BELLEVUE, WA



NAKED PIZZA, KENT, WASHINGTON



AURA BAKERY, KIRKLAND, WASHINGTON

Whether it's a casual, family-oriented restaurant or one requiring more elegant design, Magellan works to create a memorable dining experience for customers.

Our architects collaborate with clients to understand the vision for their establishment so as to properly to infuse it throughout the design and achieve the project objectives.

Additionally, our approach considers functionality of the restaurant with regard to kitchen and/or bar areas, serving/waitstaff areas, and other similar needs. From small tenant improvements to ground-up design, Magellan's ultimate goal is to help clients attract and retain clientele.



## EDUCATION



LWSD SUPPORT SERVICES OFFICE,  
REDMOND, WA



MONTESSORI CHILDREN'S HOUSE,  
REDMOND, WA



THE GODDARD SCHOOL, REDMOND, WA

Magellan has a successful track record providing school districts with design services for various facility improvements.

We provide guidance for district/school staff through the process of gathering necessary stakeholder input and obtaining the appropriate permits, respect established schedules and budgets, and consider future maintenance needs and costs of each design. To make the most of education dollars, we implement the best practices, effective communication, careful selection of materials, and other methods. Our work includes classrooms, laboratories, locker rooms, administrative offices, and other interior/exterior improvements. Sustainable methods and materials are used when possible and as budget allows.



INTERNATIONAL COMMUNITY SCHOOL/  
COMMUNITY ELEMENTARY SCHOOL, KIRKLAND, WASHINGTON



## SELF-STORAGE



PREMIER SELF-STORAGE, HILLSBORO, OR



STORQUEST, TIGARD, OR

Magellan Architects provides reliable design work for industrial and self-storage projects. We provide functionality in conjunction with creativity and innovation, and we believe that an industrial facility does not need to sacrifice aesthetics. We strive to design the best solution for the budget, and consider the surroundings of each facility when creating our designs. Whether for a ground-up design or a simple improvement, we can help make your objectives a reality. We assist and guide clients through construction administration, acquiring permits, and inspecting building sites, as needed.



WEST COAST SELF-STORAGE RAINIER AVE, SEATTLE, WASHINGTON



ISSAQUAH HIGHLANDS SELF-STORAGE, ISSAQUAH, WASHINGTON



## RELIGIOUS



MEADOWBROOK CHURCH, REDMOND, WA



THE ROCK CHURCH, MONROE, WA



SHEPHERD OF THE HILLS, ISSAQUAH, WA



ST. JUDE PARISH, REDMOND, WASHINGTON



MUSLIM ASSOCIATION OF PUGET SOUND, REDMOND, WASHINGTON

Magellan understands the unique position places of worship have in the community. They serve to inspire and educate, and are important sanctuaries with unique needs. We work with leaders of these facilities to develop comprehensive design and planning solutions by evaluating project goals and balancing them with the available resources. We also provide guidance through the often complex process of site selection, financial planning, permitting, and construction. We aim to fulfill the vision and serve the needs of each congregation. Previous projects have included elements such as classrooms; gymnasiums; exterior and interior improvements; and flexible space to serve worship, and performance needs.



## COMMERCIAL



NORTH COUNTY BANK, EVERETT, WA

From update of existing facilities, design of new structures, or development of new branch prototypes, Magellan is adept at working with financial institution clients. Our established record of successful projects includes over 40 projects from 2006-2011 with Bank of America, Merrill Lynch; and also projects with North County Bank and Union Bank. We work closely with clients to maintain brand identity, while incorporating desired or required retail center aesthetics into the design.



UNION BANK, SAN MARINO, CALIFORNIA



## COMMERCIAL



Magellan Architects provided full architectural services for a tenant improvement and exterior remodel for Puget Sound Energy.

27,000 square feet of open office and 18,000 s.f. of functional warehouse space were reconfigured to provide a better working environment for employees and gas service linemen. Improvements included a full service kitchen, small group meeting areas, multi-purpose training area and group exercise facility. This project was tracking LEED Gold certification through the completion of construction but did not formalize the registration. Construction was coordinated for an operational occupied site.