



616 8TH AVE S MIXED USE APARTMENTS

SDCI Project #3020991-LU
Briefing Meeting 5

 studio19 architects

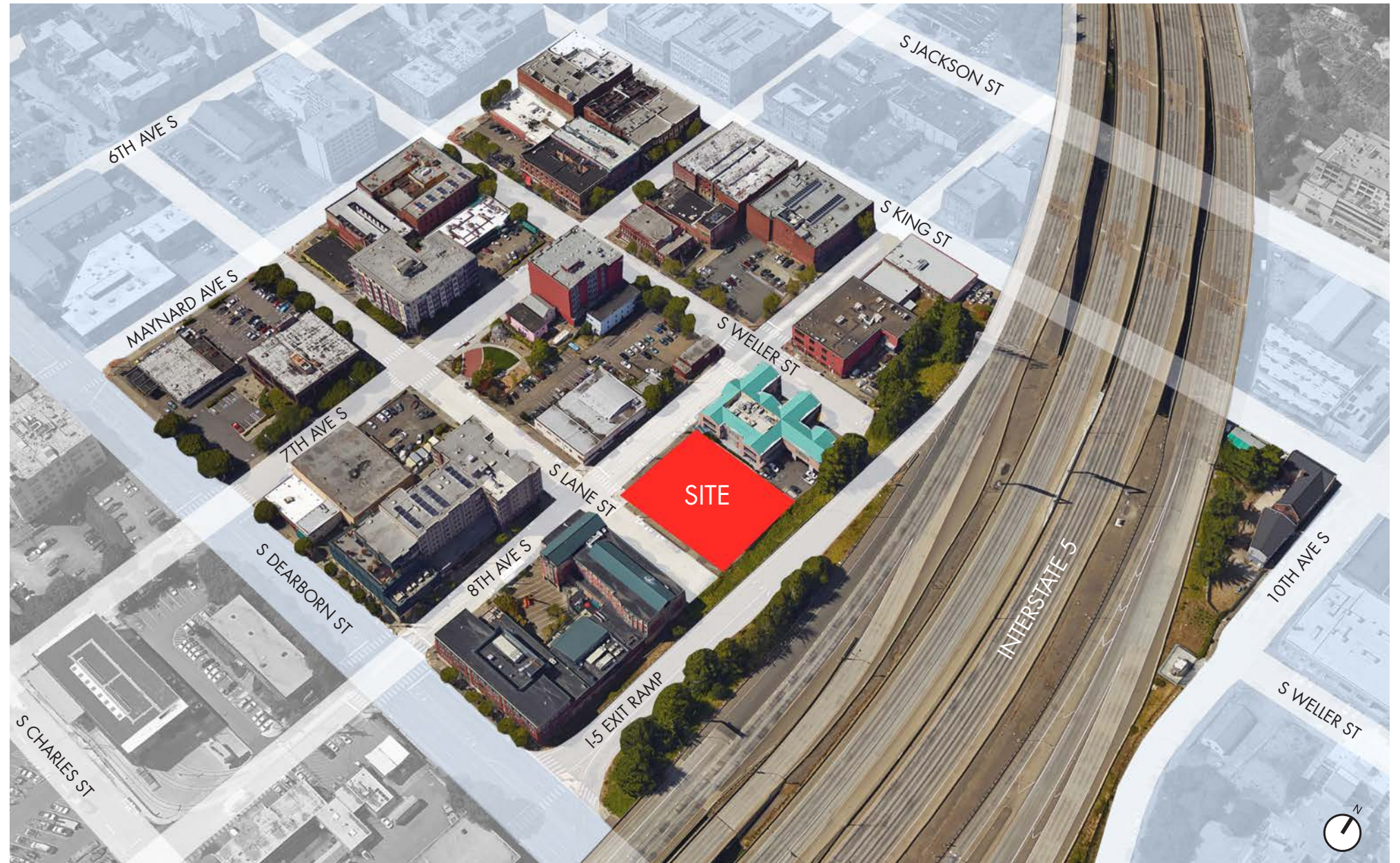
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PROJECT OVERVIEW

Project Name	616 8th Avenue South Mixed Use Apartments
Project Location	616 8th Avenue South, Seattle WA
Lot Area	20,167 SF
Tax ID #	859290-0080
Zone	DM 85/85 - 170
Overlay Zones	Chinatown - International District (Downtown Urban Center) International Special Review District Parking Flexibility Area
Departures	None requested
Street Frontage	8th Avenue S S Lane Street
Design Guidelines	International Special Review District Design Guidelines



DESCRIPTION OF PROPOSAL

The project consists of demolishing the two existing buildings on site and constructing a new 13-story mixed-use building. The proposed development will consist of approximately 5,500 sf of street level retail space, and 12 levels of apartments with 202 units over one level of lobby and retail space. The building will also have 2 levels of below grade parking (116 stalls). The total building square footage is 209,196 sf including parking.

The original project scope consisted of larger massing options, more total floor area as well as building levels. The previous building design also included hotel rooms and condo units in addition to apartments. However, as the design adapted to the comments from the board and the community, the project has evolved into a smaller building with only apartment units and ground floor retail, which will better address the needs of the neighborhood.

DETAILED DESCRIPTION OF THE PROJECT

1. The proposed development will include demolition of the existing buildings on site as well as demolition of all site features. The project will also require excavation of the site for 2 levels of below grade parking.
2. This project will improve the right-of-ways by adding trees, curb and sidewalk replacement on 8th Ave S and S Lane St, as well as additional pedestrian amenities. Proposed work within the right-of-way also includes a new driveway on S Lane St. and incorporation of green street concept plans.
3. The proposed development consists of 12 levels of apartments over one level of retail spaces and apartment lobby, as well as 2 levels of below grade parking. The total building area including parking is 209,196 sf.
4. The use will be changing from warehouse/storage and lounge into a mixed-use, apartment building.

STATEMENT OF DEMOLITION

1. Demolition is required in order to build the proposed development.
2. The proposed development consists of 12 levels of apartments, street level retail spaces, apartment lobby and 2 levels of below grade parking. The total building area including parking is 209,196 sf.

ZONING SUMMARY | ZONING MAP

BASE ZONE
IDM 85/85 - 170
(International District Mixed)

ADJACENT ZONES
North: IDM 85/85-170 South: IDM 85/85-170
West: IDM 85/85-170 East: RIGHT OF WAY (I-5)

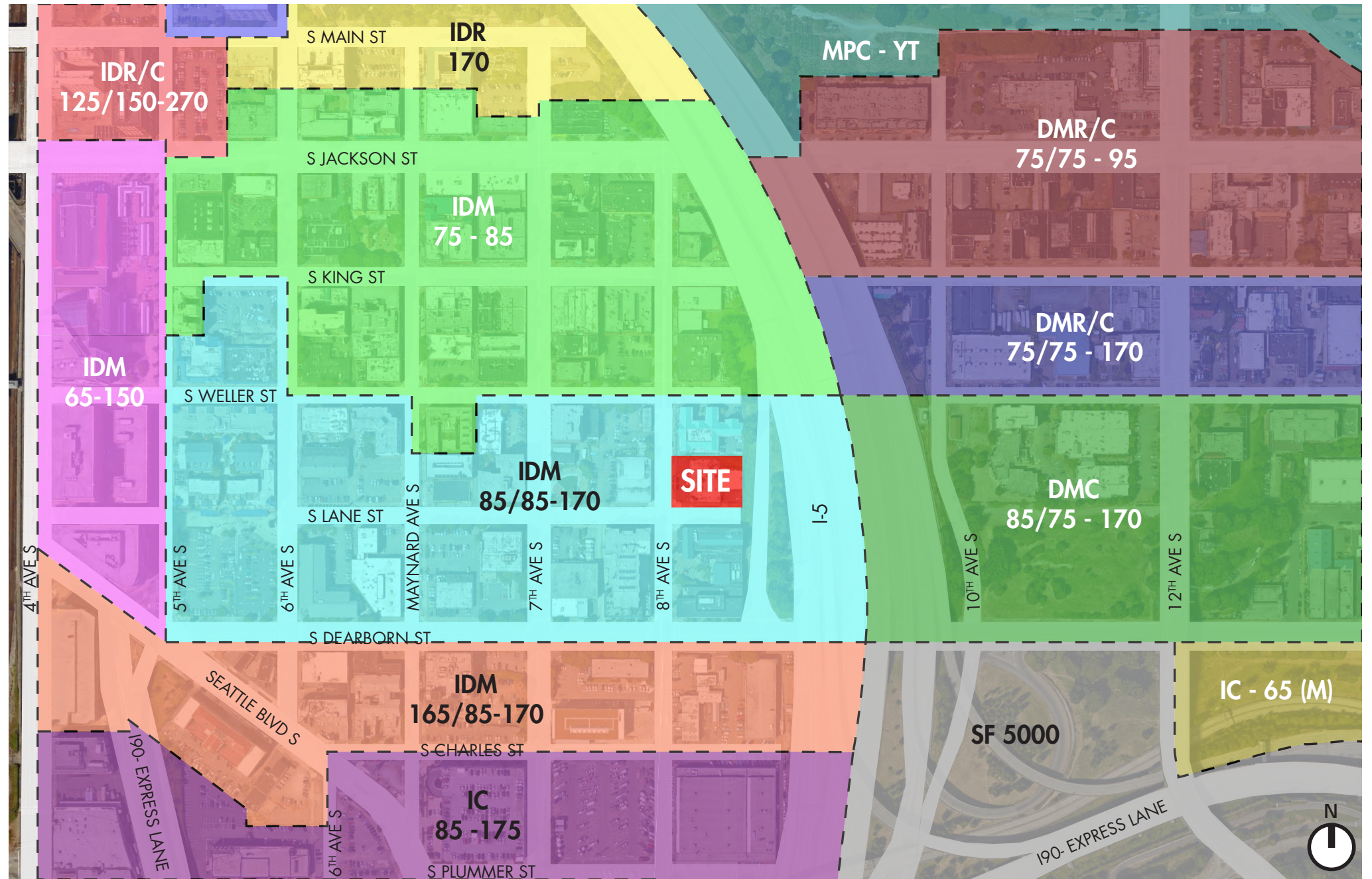
ZONING INFORMATION
SMC 23.49 Subchapter I - General Provisions
SMC 23.49 Subchapter VI - International District Mixed
SMC 23.66 Subchapter III - International Special Review District

GENERAL PROVISIONS

- STREET LEVEL USE REQUIREMENTS | SMC 23.49.009**
- 75% of each street frontage must be occupied by street-level uses listed in SMC 23.49.009.A
 - 25% may be occupied by other permitted uses or pedestrian/vehicular entrances
 - Street-level uses may be reduced to 50% on frontages 120' or more if the lot does not abut an alley or abuts more than one street requiring street-level uses

- RESIDENTIAL USES | SMC 23.49.010**
- Common recreation area required for more than 20 dwelling units at a rate of 5% of total gross floor area in residential use
 - Maximum of 50% of common recreation area may be enclosed
 - Each common recreation area must be at least 225 sf
 - Common recreation area provided as open space at street level counts as twice the actual area towards requirement
 - In IDM and IDR zones, the Director and International District Special Review District Board may waive the requirement for common recreation area
 - For lots abutting designated green streets, up to 50% of common recreation area requirement may be met by contributing to development of the green street

- FLOOR AREA RATIO | SMC 23.49.011**
- IDM Zones
 - Base FAR: 4.0
 - Maximum FAR: 4.0
 - In IDM, DMR, and DMC zones within South Downtown, FAR above base FAR may be obtained through Affordable Housing and Childcare (SMC 23.58A.024), Bonus floor area for amenities (SMC 23.49.013), or TDR (SMC 23.49.014), in addition to the following conditions:
 - Applicant makes commitment that development will meet the green building standard in accordance with SMC 23.58D
 - 75% of excess FAR will be gained through bonuses under Section 23.58A.024
 - 25% of excess FAR will be gained through public open space amenities bonus or TDR, or a combination of both



- FAR Exemptions
 - Street-level uses, if 13' floor-to-floor, 15' deep, and overhead weather protection is provided
 - Residential use
 - Live-work units
 - Floor area below grade

- PARKING | SMC 23.49.019**
- No parking is required for uses on lots in downtown zones, except that restaurants, movie theaters, and entertainment uses in IDM/IDR zones are prescribed by SMC 23.66.342. The director may reduce parking requirements in IDM/IDR zones.
 - On designated green streets, parking is not permitted at street level unless separated by street by other uses
 - On Class II pedestrian streets, parking may be permitted at street level if 30% of street frontage is separated by the street by other uses, facade satisfies transparency and blank wall standards, and parking is screened.
 - Parking for non-residential uses limited to 1 space per 1,000 sf

ZONING SUMMARY | INTERNATIONAL SPECIAL REVIEW DISTRICT ZONING ANALYSIS

- Parking location
 - If a lot does not abut an alley and abuts more than one right-of-way, location of access is determined by director

MINIMUM SIDEWALK AND ALLEY WIDTH | SMC 23.49.022

- Sidewalk widths for certain streets in PMM, PSM, IDM, and IDR zones are addressed by Special Review / Historic District regulations.

GREEN FACTOR LANDSCAPING IN SOUTH DOWNTOWN | SMC 23.49.031

- In South Downtown, a lot on which there is new construction of 20,000 sf or more in gross floor area shall meet a minimum green factor score of 0.30.

INTERNATIONAL DISTRICT MIXED

STRUCTURE HEIGHT | SMC 23.49.208

- Non-residential and live-work uses: 85'
- Residential uses: 85'
- Residential uses, hotel use in a mixed use development: 170'
- In IDM 85/85-170, height limit is 85' unless:
 - All floor area above 85' is in residential use, or

STREET FACADE REQUIREMENTS | SMC 23.49.210

- Applies to facades facing Class I, Class II, and Green streets in IDM zones (S Lane St = Green Street)
- Facade Transparency for Class II and Green Streets: Between 2'-8' above the sidewalk, a minimum of 30% of street-level facade shall be transparent
 - If street slope exceeds 7.5%, between 4'-8' above the sidewalk, a minimum of 25% of street-level facade shall be transparent
- Blank Facade Limits for Class II and Green Streets:
 - Between 2'-8' above street level, blank facades are limited to 30' in width (garage doors may exceed 30').
 - May be increased to 60' if segment is enhanced by artwork, landscape, or other features
 - Blank segments must be separated by transparent areas at least 2' wide
 - Total width of all blank segments shall not exceed 70% of width of street-facing facade (75% if street slope exceeds 7.5%)
- Landscaping Standards
 - Street trees are required on all streets with pedestrian classification

UPPER LEVEL DEVELOPMENT STANDARDS | SMC 23.49.212

- Upper level setbacks south of S Weller St: For structures exceeding 85', an upper level setback with an average depth of 15' from abutting street lot lines along entire street frontage is required above 45'. Setback must be a minimum of 10' and maximum of 30'.
- Green street upper level setbacks: Continuous upper level setback of at least 20' required for all portions of structures above 45'

- Facade modulation for structures above 85' in height:
 - Modulation required for portions of facade above 45' if any part of facade is less than 15' from street lot line and facade exceeds 110' in length (including projections)
 - A minimum of 30' of the facade width must be set back at least 15' from street lot lines at all levels above 45'

INTERNATIONAL SPECIAL REVIEW DISTRICT

INTERNATIONAL SPECIAL REVIEW DISTRICT GOALS AND OBJECTIVES

| SMC 23.66.302

- The ID is the urban focal point for the Asian American community
- The ID Special Review District is established to promote, preserve, and perpetuate the cultural, economic, historical, and other beneficial qualities of the area, particularly the features derived from its Asian heritage, by:
 - Re-establishing the district as a stable residential neighborhood with a mixture of housing types
 - Encouraging the use of street-level spaces for pedestrian-oriented retail specialty shops
 - Protecting the area and its periphery from the proliferation of parking lots
 - Encouraging the rehabilitation of existing structures
 - Improving the visual/urban design relationships between existing and future buildings
 - Exercising a reasonable degree of control over site development and the location of off-street parking
 - Discouraging traffic and parking resulting from athletic stadium events and commuters
- All property within the International Special Review District shall be subject to the use and development standards of the underlying zoning and the applicable use and development standards of this chapter 23.66. In the event of irreconcilable differences between them, chapter 23.66 applies.

INTERNATIONAL DISTRICT MIXED (IDM) ZONE GOALS AND OBJECTIVES | SMC 23.66.304

- The IDM zone designation shall recognize and promote the area's unique social mix and urban design character- this area is the core of the ID which exemplifies Asian culture. Uses including street level retail, housing above street level, and rehabilitation of existing buildings shall be encouraged to provide a diversity of residential opportunities. Specific objectives include:
 - Maintain and protect the ID core as an Asian cultural, retail, and residential center
 - Allow flexibility and discretion in land use regulations to address present and future conditions
 - Protect, preserve, and promote small retail and commercial business
 - Encourage development of housing above street level and rehabilitation of existing buildings
 - Assure new development is compatible in scale and character with existing buildings

DEMOLITION APPROVAL | SMC 23.66.318

- An assessment of the structure proposed to be demolished shall be prepared and circulated to the Board prior to its consideration of a certificate of approval.

HEIGHT AND ROOFTOP FEATURES | SMC 23.66.332

- Special Review Board and Director of Neighborhoods review rooftop features to preserve views from Kobe Terrace Park
- Open railings, planters, clerestories, skylights, play equipment, parapets and firewalls may extend up to 4 feet above the maximum height limit and may have unlimited rooftop coverage
- Stair and elevator penthouses, and mechanical equipment set back at least 15' from roof edge, may extend up to 15' above the maximum height limit provided that combined coverage of these items does not exceed 15% of the roof area.

EXTERIOR BUILDING FINISHES | SMC 23.66.336

- New development should respect the architectural and structural integrity of the building... Exterior building facades shall be of a scale comparable with surrounding structures.
- Outside the Asian Design Character District, earthen colors and masonry construction with nonmetallic surfaces are preferred. Concrete construction will also be permitted if treated in a manner or incorporated into a design that provides visual interest and avoids large unbroken surface areas.

PARKING AND ACCESS | SMC 23.66.342

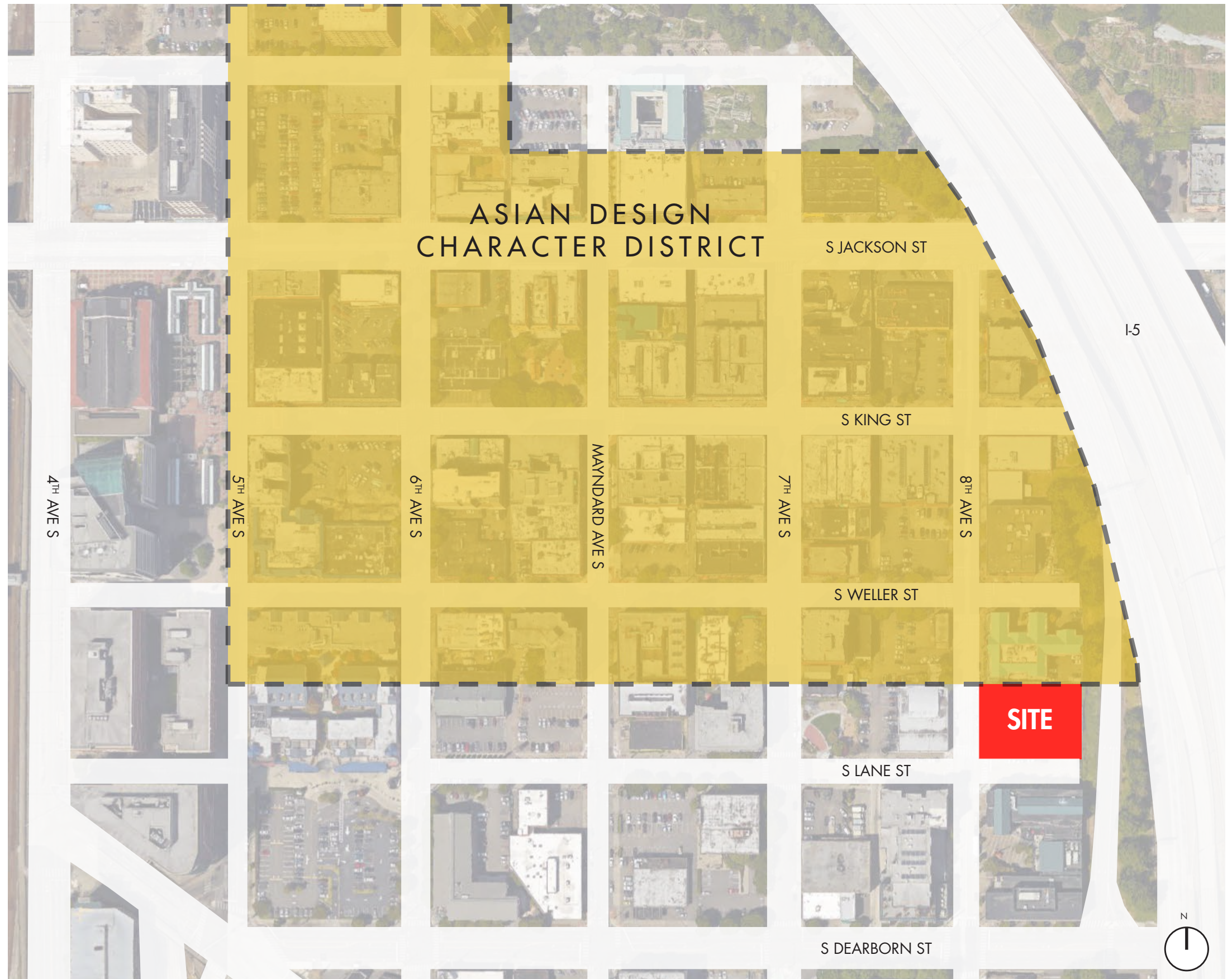
- The number of parking spaces required for any use shall be the number required by the underlying zoning, except that restaurants shall be required to provide 1 space per 500 sf for all gross floor area in excess of 2,500 sf.

REFER TO ISRD CODE 23.66.336 FOR EXTERIOR FINISH GUIDANCE (Comment A3.1)

23.66.336 - Exterior building finishes

A. GENERAL REQUIREMENTS. To retain and enhance the visual order of the District, which is created by existing older buildings that provide unique character and form through their subtle detailing and quarter-block and half-block coverage, new development, including exterior remodeling, should respect the architectural and structural integrity of the building in which the work is undertaken, through sympathetic use of colors, material and style. Exterior building facades shall be of a scale compatible with surrounding structures. Window proportions, floor height, cornice line, street elevations and other elements of the building facades shall relate to the scale of the existing buildings in the immediate area.

C. EXTERIOR BUILDING DESIGN OUTSIDE THE ASIAN DESIGN CHARACTER DISTRICT. Outside the Asian Design Character District, earthen colors and masonry construction with nonmetallic surfaces are preferred. Concrete construction will also be permitted if treated in a manner or incorporated into a design that provides visual interest and avoids large unbroken surface areas.



1. CONTEXT & SITE

A. Response to Context

A.2. Respond to datum lines, street edge relationships and proportions created by existing buildings.

A.3. Incorporate and preserve architectural elements that exist within the neighborhood already such as recessed spaces, balconies, and canopies.

B. Public Realm

B.2. Provide opportunities for street activation beyond just landscaping and transparency. Focus on the relationship between storefront design and pedestrian interaction with the streetscape. Important items to consider:

- a. Location of the building in relation to the property line
- b. Location of parking access
- c. Location of landscaping
- d. Street trees
- e. Street lights

B.4. Lighting, crosswalks, and materials in the public right-of-way should be consistent throughout the District in order to serve as placemaking features or cultural markers. Variations considered on a case by case basis.

C. Building Orientation

C.1. Buildings and primary entrances shall be oriented toward the street and vehicular access should be located off an alley or side-street, wherever possible.

C.3. Activate vestibule and recessed entries to promote public safety.

Examples of activation include lighting, plantings, artwork and seating.

Where screening is needed, decorative or artistic treatments are preferred.

D. Parking and Support Services

D.1. Locate parking on less visible portions of the site, such as underground, behind, or to the side of buildings.

D.3. Locate loading docks and other service entries along alleys or non-primary facades whenever possible.

2. PUBLIC LIFE

A. Open Space

A.1. Design public open space to be informal and able to support multiple community uses such as performances, festivals, markets, kiosks, community bulletin boards, cafes, or street vending.

B. Storefront Design

B.1. The size of retail bays should be appropriately scaled to support small and/or anchor businesses.

B.7. Maximize visibility into the building interior and visual interest of merchandise displays.

B.9. Allow space for activities such as sidewalk vending, seating, and restaurant dining to occur. Consider setting structures back from the street or incorporating space in the project design into which retail uses can extend. Storefronts with large overhangs and seating provide passive shading and

cooling for the building while simultaneously serving pedestrians.

D. Awnings and Canopies

D.1. Provide practical coverings, such as fabric awnings or metal canopies, for weather protection and screening from the sun.

D.5. Awnings that project over the sidewalk should extend a minimum of five feet (5').

E. Safety and Security

1.a. Create a safe environment by providing lines of sight and encouraging natural surveillance through strategic placement of doors, windows, balconies, landscaping, and street-level uses.

1.b. Provide lighting at sufficient intensities and scales, including pathway illumination, and pedestrian and entry lighting.

1.f. Where added security measures are deemed necessary, ornamental gates are preferred for street front entrances. Permanent bars installed on the building facade are prohibited.

F. Lighting

F.2. ... Directing light toward building facades, walls and roof lines, or integrated lighting within such elements provides valuable vertical surface illumination, which helps the surroundings to appear brighter and more welcoming.

3. BUILDING DESIGN

C. New Buildings and Additions

C.2. When designing the massing (height, bulk, scale) of the building, consider the massing of surrounding buildings, characteristics of the site and nearby open spaces.

C.4. Include architectural elements such as balconies, awnings, canopies, decorative lighting, and patterning of materials to add depth, and texture.

C.6. Incorporate welcoming and human-scaled design elements, especially at the lower stories, to engage pedestrians and create a vibrant street frontage.

C.10. Design new buildings and additions to reflect contemporary architectural practices. Avoid materials and designs that create a false sense of history.

D. Tall Buildings

D.1. Integrate and transition to differing heights and existing visual datum of the surrounding building context.

D.3. Consider the relationship of the tower massing to the neighboring buildings in proportion, scale, and texture. Strategies may include, but are not limited to:

- a. Incorporate multi-story, intermediate scale elements (i.e. floor groupings, gaskets, offsets, projections, terraces, etc.)
- b. Facade plane changes, depth, shadow, texture to provide a finer scale and break up large expanses of material
- c. Carved, angled, or shifting forms to modulate building massing

d. A podium base to clearly demarcate the transition of tower to street level and mark the portion of the building experienced by pedestrians

D.6. Clearly identify primary pedestrian entrances. Provide multiple entries where appropriate, and consider activating adjacent streets and alleyways where possible.

D.12. Ensure that the first three floors of the building above street level complement the architectural and cultural character of surrounding buildings.

5. ADDITIONAL GUIDANCE WEST OF I-5

A. Goals for Development West of I-5

A.2. Assure new development is compatible in scale and character with existing buildings and positively contributes to the District's sense of place.

B. Context and Site

B.1. Use existing design features, materials and landscaping to create a consistent streetscape experience.

D. Building Design

D.1. Consider existing design features, materials, and landscaping to create a consistent streetscape experience. Examples of character defining streetscape elements.

D.2. Incorporate culturally appropriate design elements and architectural concepts consistent with the District's character. Character defining elements may include, but are not limited to:

- a. Upper story recessed balconies
- b. Signage in Asian languages and characters
- c. Tilework at entryways
- d. Decorative ironwork
- e. Recessed entries with a high level of detail
- f. Inspiration drawn from the history of the site

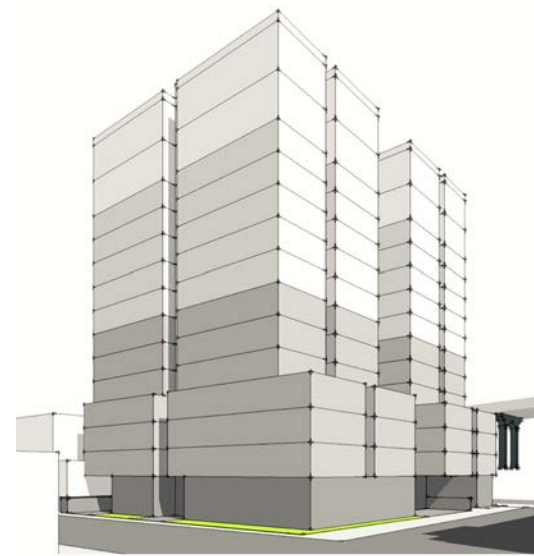
D.4. Use durable, high-quality materials and finishes that are compatible with adjacent contributing buildings. Whenever possible, use brick to create texture, pattern and detail.

* *Draft* International Special Review District Design Guidelines referenced- Depending on the timing of completion of the application, the Guidelines may or may not apply.

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ISRD BRIEFING MEETING ROADMAP

ISRD BRIEFING MEETING #1



BUILDING DATA SUMMARY

- 14 Levels
- 259,599 Square feet
- 176 Parking stalls

PROGRAMMING SUMMARY

- not determined

GENERAL DESIGN INTENT

- Courtyard opening in middle of building to break down massing
- Massing results in two towers
- Podium base
- Vehicular entrance from Lane Street & Pedestrian access from 8th Avenue
- Multiple green spaces/roof decks

ISRD BRIEFING MEETING #2



BUILDING DATA SUMMARY

- 14 Levels
- 257,333 Square feet
- 176 Parking stalls

PROGRAMMING SUMMARY

- 7 levels of hotel rooms
- 5 levels of apartment rooms
- 2 levels of condominiums

GENERAL DESIGN CHANGES

- Applied strategies to promote use of public spaces and interaction with urban street edge
- Further upper level setbacks to break up facade
- Additional street trees and landscape elements on S Lane Street, which is a Green Street
- Increased transparency to create interaction at street level and engage the pedestrians

ISRD BRIEFING MEETING #3



BUILDING DATA SUMMARY

- 14 Levels
- 251,476 Square feet
- 176 Parking stalls

PROGRAMMING SUMMARY

- 7 levels of hotel rooms
- 5 levels of apartment rooms
- 2 levels of condominiums

GENERAL DESIGN CHANGES

- Further developed from the massing shown in meeting #2
- Facade modulation, material, color and finishes details
- Transparent storefront and canopy on street level
- Small residential entry plaza on 8th Ave South

ISRD BRIEFING MEETING #4



BUILDING DATA SUMMARY

- 16 Levels
- 286,983 Square Feet
- Retail: 2,360 Square Feet
- 192 Parking stalls

PROGRAMMING SUMMARY

- 7 levels of hotel rooms
- 8 levels of apartment rooms
- 1 level of condominiums

GENERAL DESIGN CHANGES

- Site zoning changed to IDM 85/85-170. The project added 2 floors per the zone change
- Massing simplified to soften the top of building
- Retail uses added along 8th Ave S
- Hotel entrance relocated to be accessed from Lane Street

ISRD BRIEFING MEETING #5 (PREFERRED OPTION)



BUILDING DATA SUMMARY

- 13 Levels
- 209,916 Square Feet (including parking)
- Retail: 5,510 Square Feet
- 116 Parking stalls

PROGRAMMING SUMMARY

- 12 level of apartment rooms

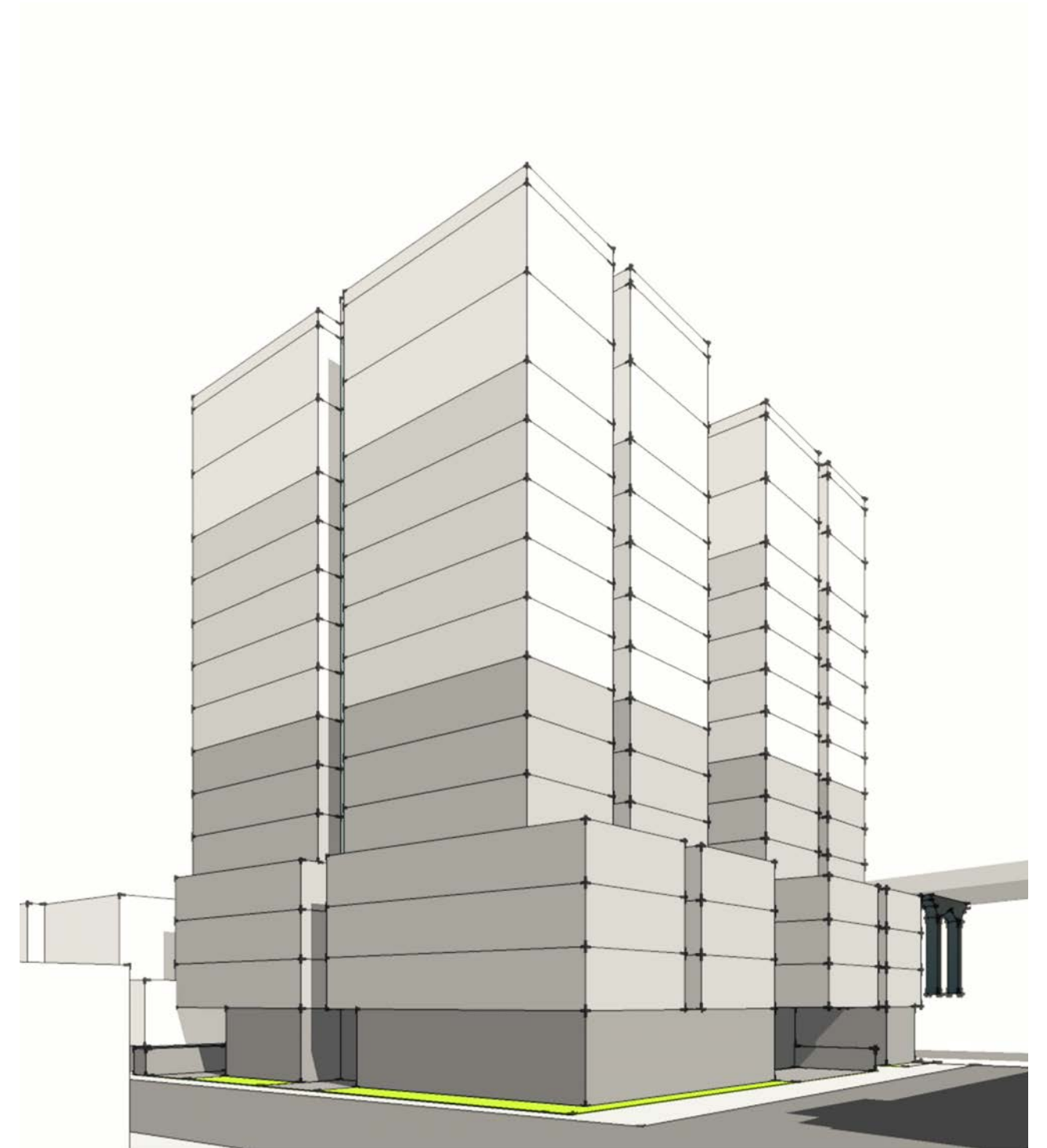
GENERAL DESIGN CHANGES

- Per board's comments:
- Removed the entire hotel program and dedicated the ground floor to retail space and residential amenity space
 - A cleaner and simplified massing
 - Reduced amount of glass as well number of themes used on the facades
 - Garage entrance moved further back to reduce visual impact
 - Open plaza at the street corner
 - No departure requested

ISR D BRIEFING MEETING 1 SUMMARY

1.) GENERAL DESIGN INTENT

- Courtyard opening in middle of building to break down massing
- Massing results in two towers
- Multiple green spaces/roof decks
- Podium base
- Vehicular entrance from Lane Street
- Pedestrian access from 8th Avenue
- Multiple green spaces/roof decks



BUILDING DATA SUMMARY

- 14 Levels
- 259,599 Square feet
- 176 Parking stalls

ISR D BRIEFING MEETING 2 SUMMARY

RESPONSE TO BOARD COMMENTS

1.) GENERAL DESIGN CHANGES

- Applied strategies to promote use of public spaces and interaction with urban street edge
- Introduced and evolved upper level setbacks to break up facade and introduce a green element
- Recognized S Lane Street as being a green street by adding street trees and additional greenery
- Implemented both vertical and horizontal massing strategies
- Increased transparency to create interaction at street level and engage the pedestrian experience



BUILDING DATA SUMMARY

- 14 Levels
- 257,333 Square feet
- 176 Parking stalls
- 7 levels of hotel rooms
- 5 levels of apartment rooms
- 2 levels of condominiums

ISR D BRIEFING MEETING 3 SUMMARY

RESPONSE TO BOARD COMMENTS

1.) TRAFFIC & PARKING STUDY

- Proposal studied the public transit availability and typical travel mode and pattern, also conducted research on peak hour parking per unit rate. These researches informed the design to meet the projected traffic and parking demand of the community.

2.) 8TH AVE ACCESS STUDY

- Proposal included an analysis of the Pros and Cons of locating building access on 8th Avenue South. The conclusion was that hotel check-in and parking garage entrance are better suited for the S Lane Street location, and the residential entrance is better to be located along 8th Avenue South for better visibility and pedestrian safety.

3.) SCALE & CONTEXT

- Building facade modulation was achieved by breaking the building into several distinct massing, at the same time adding elements such as the corner balconies. Facade materials are different for each portion of the proposed building to further break down the bulk, and relate to the buildings in the surrounding context.

4.) NORTH FACADE MASSING

- The north facade is designed with two distinct roof treatments and a recessed portion in the center to emphasize the look of two towers.

5.) ASIAN CHARACTER

- Proposal included a study of the Asian influenced design characters in the neighborhood. The proposed design incorporated a special window mullion and metal screen pattern, and a brick facade with red accents, as well as a roof overhang which are all inspired by design elements in the neighborhood.

6.) STREET LEVEL DESIGN

- The street level was designed with a transparent retail storefront, canopy for weather protection, lots of landscape features and street furniture for public use. The residential entry along 8th Avenue South has a sunken plaza with a wooden bench and bamboo planters which exist between the public sidewalk and the private residential entrance. Check-in parking and garage entrance are recessed from the sidewalk.

7.) GREEN STREET

- The design proposal includes a wide sidewalk with pedestrian scaled lighting and a continuous awning for weather protection. Street trees and landscape strips are proposed to create a buffer from traffic. Pockets of paved patios with benches and planters are also included in the design.



BUILDING DATA SUMMARY

- 14 Levels
- 251,476 Square feet
- 176 Parking stalls
- 7 levels of hotel rooms
- 5 levels of apartment rooms
- 2 levels of condominiums

ISR D BRIEFING MEETING 4 SUMMARY

RESPONSE TO BOARD COMMENTS

1.) SCALE, MASSING AND CONTEXT

- Current and potential future developments in the district illustrated in the design packet.
- The zone for the site changed to IDM 85/85-170. The project added (2) floors per the zone change.
- There are now 7 floors of Hotel use, 8 floors of Apartments and 1 floor of Condominiums.
- An additional level of below grade parking has been added.
- The roof design has changed to soften the massing of the top of the building.
- Apartment massing volume has been simplified. Attached balconies have been changed to recessed corner balconies.
- Brick portion now partially wraps around each tower on the north facade, creating more depth and variation to the height of the entire building.
- Middle portion on north facade has two different recessed areas to make the towers look as if they are independent of each other.
- Perforated Metal Sunshades have been added to the north facade to bring variation to the massing.

2.) STREET LEVEL USES & DESIGN

- The hotel entrance has been relocated to be accessed from Lane Street.
- Hotel drop-off area has been removed from the street level along Lane Street and re-located within the parking garage.
- Hotel check-in parking area has been re-located within the parking garage.
- Lane Street facades have been re-designed and re-programmed.
- Curb cut along Lane Street has been significantly reduced. There is just one curb cut along Lane Street in the current design.
- Landscaping has been added along Lane Street.
- Retail uses have been added along 8th Avenue South to activate the pedestrian experience.
- The residential lobby has been reduced in size along the street to give more presence to the retail uses along 8th Avenue South.

3.) COLOR & MATERIALS

- The color of the bricks have been modified to be more in keeping with other buildings in the neighborhood.
- The materials of the tower have been changed to metal panels and glass to increase transparency, reduce heaviness, and bring visual lightness to the massing and scale of the building.
- The balconies for the apartment units that were attached to the face of the building have been removed. Recessed corner balconies have been added. Recessed balconies have also been added to the upper floor to reduce the massing.

4.) WINDOW PATTERNS

- Window patterning has changed for the upper level glass facades, drawing inspiration from Downtown Seattle precedents and surrounding neighborhood cultural characteristics.
- The window patterns and opacity for the street level retail and restaurant spaces has been modified to connect with the surrounding area.



BUILDING DATA SUMMARY

- 16 Levels
- 286,983 Square Feet
- Retail: 2,360 Square Feet
- 192 Parking stalls
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- 1 level of condominiums

ISR D BRIEFING MEETING 5 BRIEFING SUMMARY

SUMMARY OF BOARD COMMENTS FROM BRIEFING MEETING #4

1.) BULK

- Consider having brick surfaces to come all the way down to the ground and they should better respond to the datum
- Reduce the amount of metal surfaces being used
- The storefront should be proud of the building

2.) MASSING AND HEIGHT

- Incorporation of glass and referencing downtown examples are not helpful
- Explore the perforated middle with more window walls and consider more transparency to the middle volume
- Board proposed concerns regarding waterfall-design language, wave concepts, and use of too much color and themes. A clean and less visually distracting direction is preferred.
- Focus on pedestrian street level and how it relates to the rest of the neighborhood

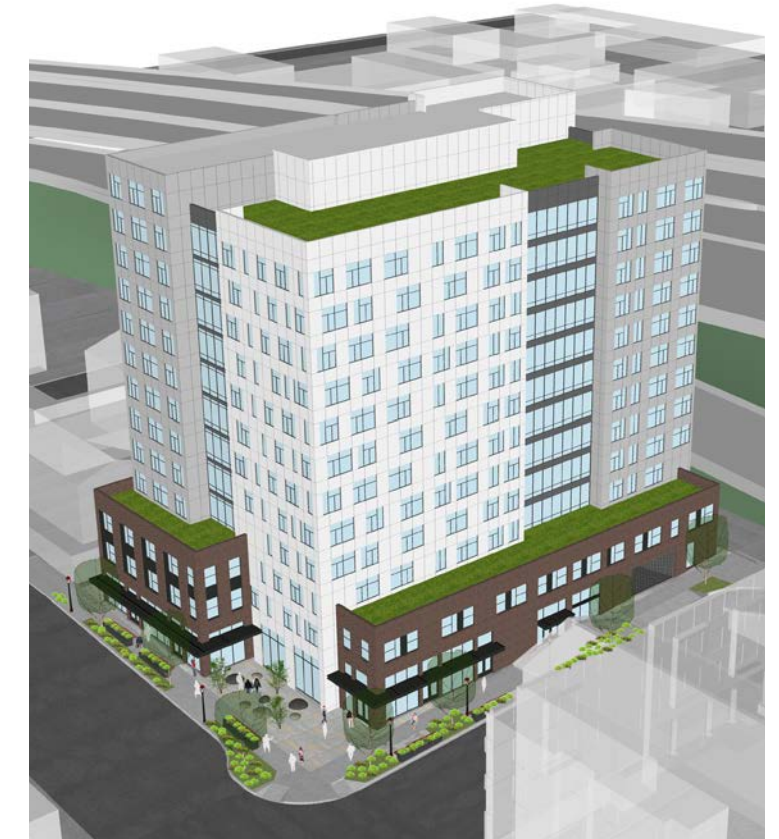
3.) VEHICULAR ACCESS

- SDOT prefers garage entry on Lane St. The board may invite SDOT for further comments

4.) USE

- Board recommends relocating hotel program off the corner and reducing its size
- More opportunities for retail space are encouraged
- Consider reducing hotel lobby square footage and make the garage access as small as possible.

RESPONSE TO BOARD COMMENTS FROM BRIEFING MEETING #4



PREFERRED OPTION SUMMARY

BULK

- The massing in brick surfaces now comes all the way down
- The design responds to the immediate context better as the taller podium massing shortens and its canopy matching the datum lines
- Revised window pattern and reduced the use of metal surfaces
- More pronounced building entrances as a result of the shifting massing and definitive exterior canopy

MASSING AND HEIGHT

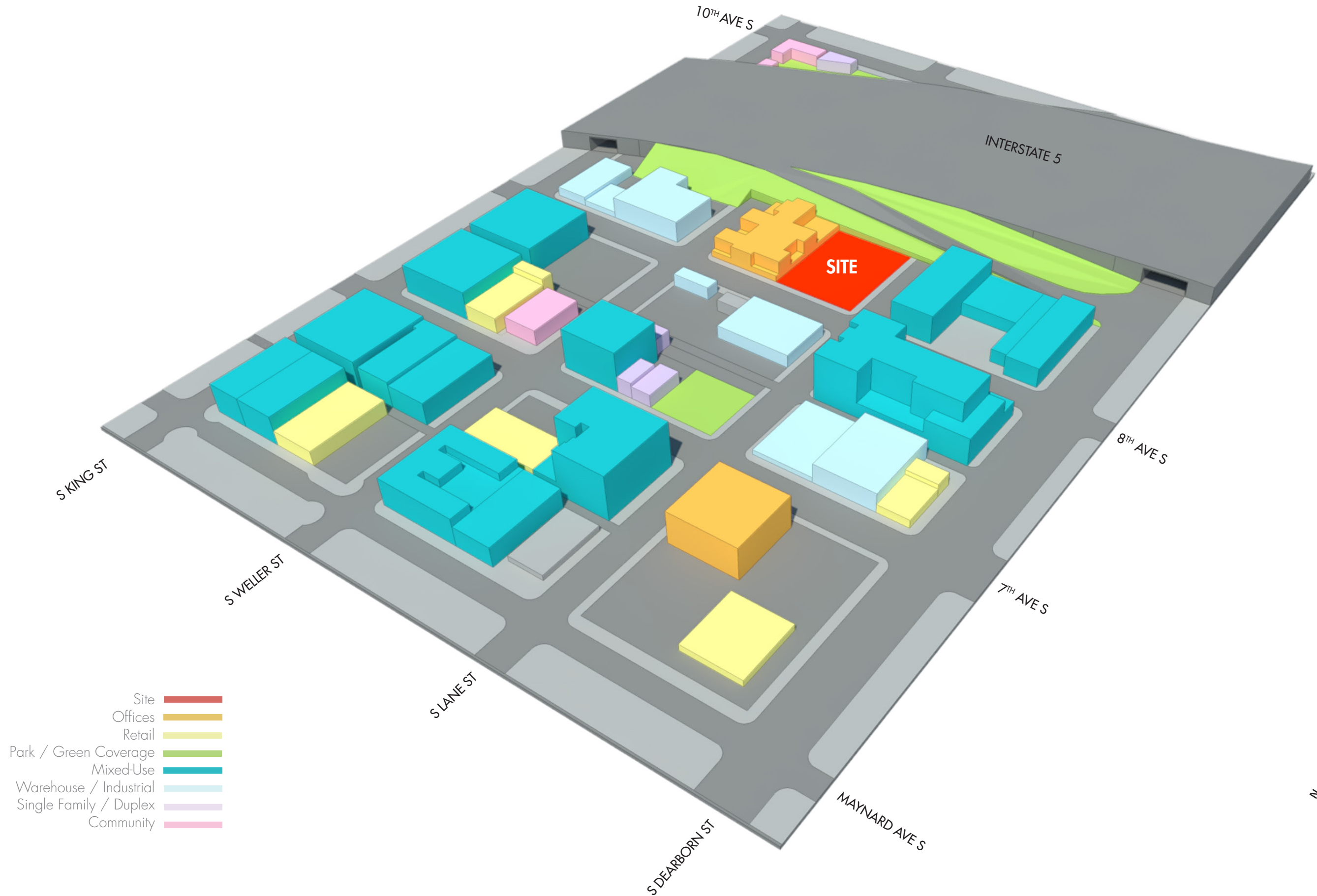
- Revised window pattern and reduced the amount of glass being used
- Revised massing and use of material and color to achieve a clean, contemporary look
- The building footprint is further reduced and pushed back to create more recess and open space on the street, per board comments as well as ISR D Design Guidelines

USE

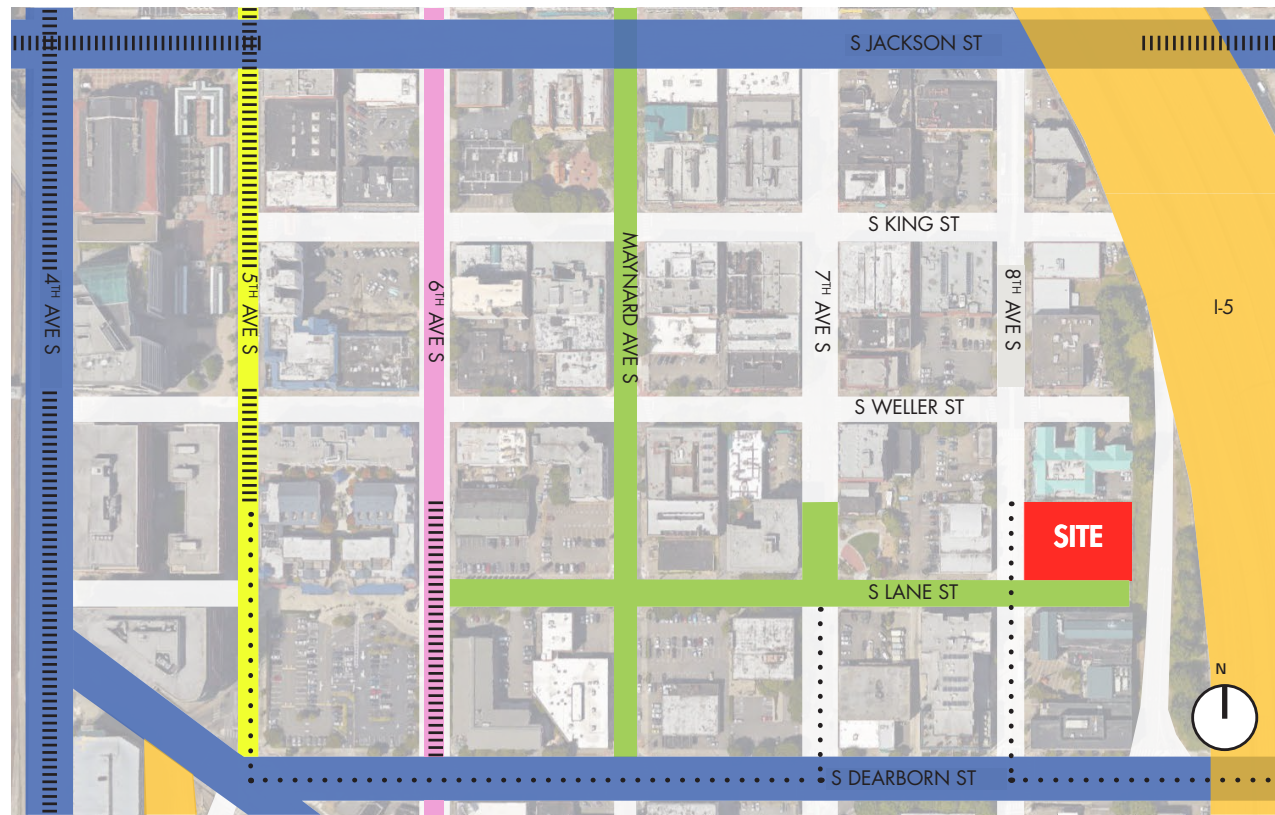
- Removed the entire hotel program and dedicated the ground floor to retail space and residential amenity space
- Garage access located in the back to reduce the visual impact as well as disturbance to the pedestrian experience

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CONTEXT ANALYSIS | SURROUNDING MASSING



CONTEXT ANALYSIS | CHINATOWN - INTERNATIONAL DISTRICT STREET USES

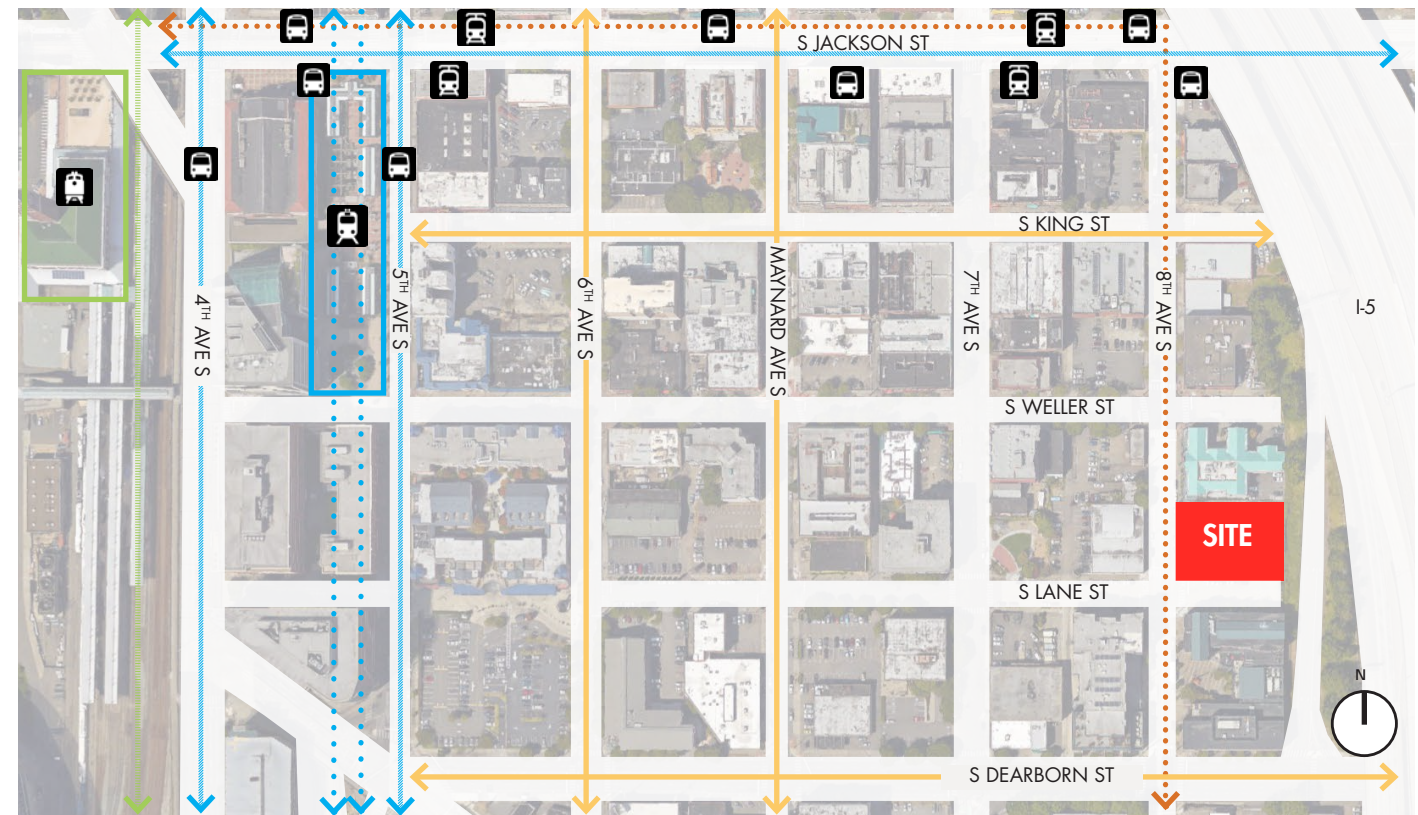


STREET CLASSIFICATIONS

- Major arterials in the area are S Jackson St, 4th Ave S, 5th Ave S, 6th Ave S and S Dearborn St
- Site bordered on east by I-5 and associated exit ramp
- Site is at the east edge of a large pedestrian friendly and green street area governed by the International Special Review District

LEGEND

- Site
- Principal Arterial Street
- Minor Arterial Street
- Collector Arterial Street
- Interstate
- Green Street
- Class I Pedestrian Street
- Class II Pedestrian Street



TRANSPORTATION

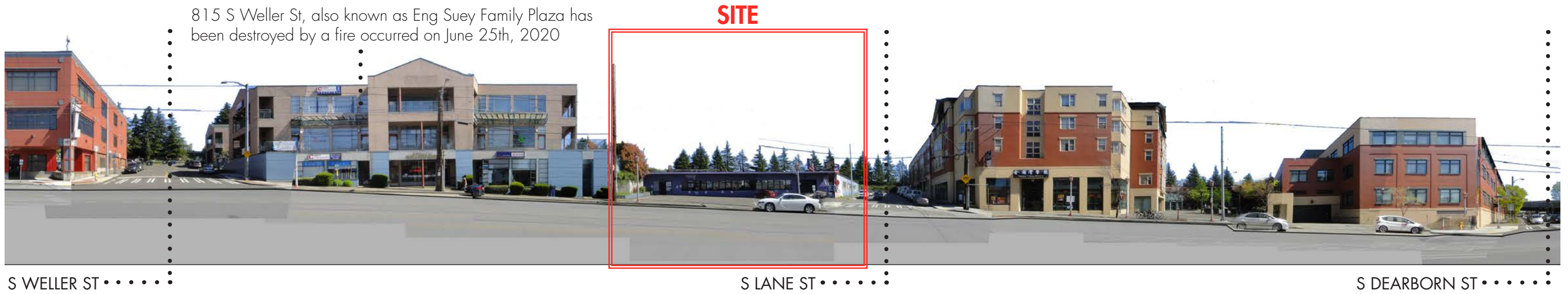
- Bus, streetcar, lightrail, and Amtrak all available within 1/2 mile of site
- Streetcar runs along 8th in front of site (to maintenance site)
- Bus routes available along S Jackson St, 4th Ave, 5th Ave, and in the Chinatown-International District tunnel station
- Designated bike lanes along 6th Ave S, Maynard Ave S, and S Dearborn St

LEGEND

- Site
- Bus Route
- Tunnel Lightrail Route
- Bike Lanes
- Amtrak Train Route
- Streetcar Route
- Bus Stop
- Streetcar Stop
- Int'l District/Chinatown Station
- King Street Train Station

CONTEXT ANALYSIS | SITE STREETScape

815 S Weller St, also known as Eng Suey Family Plaza has been destroyed by a fire occurred on June 25th, 2020



S WELLER ST
A - 8TH AVE S [TOWARDS SITE]

S LANE ST
SITE

S DEARBORN ST
S DEARBORN ST



S LANE ST
B - 8TH AVE S [ACROSS FROM SITE]

ACROSS FROM SITE

S WELLER ST
S WELLER ST

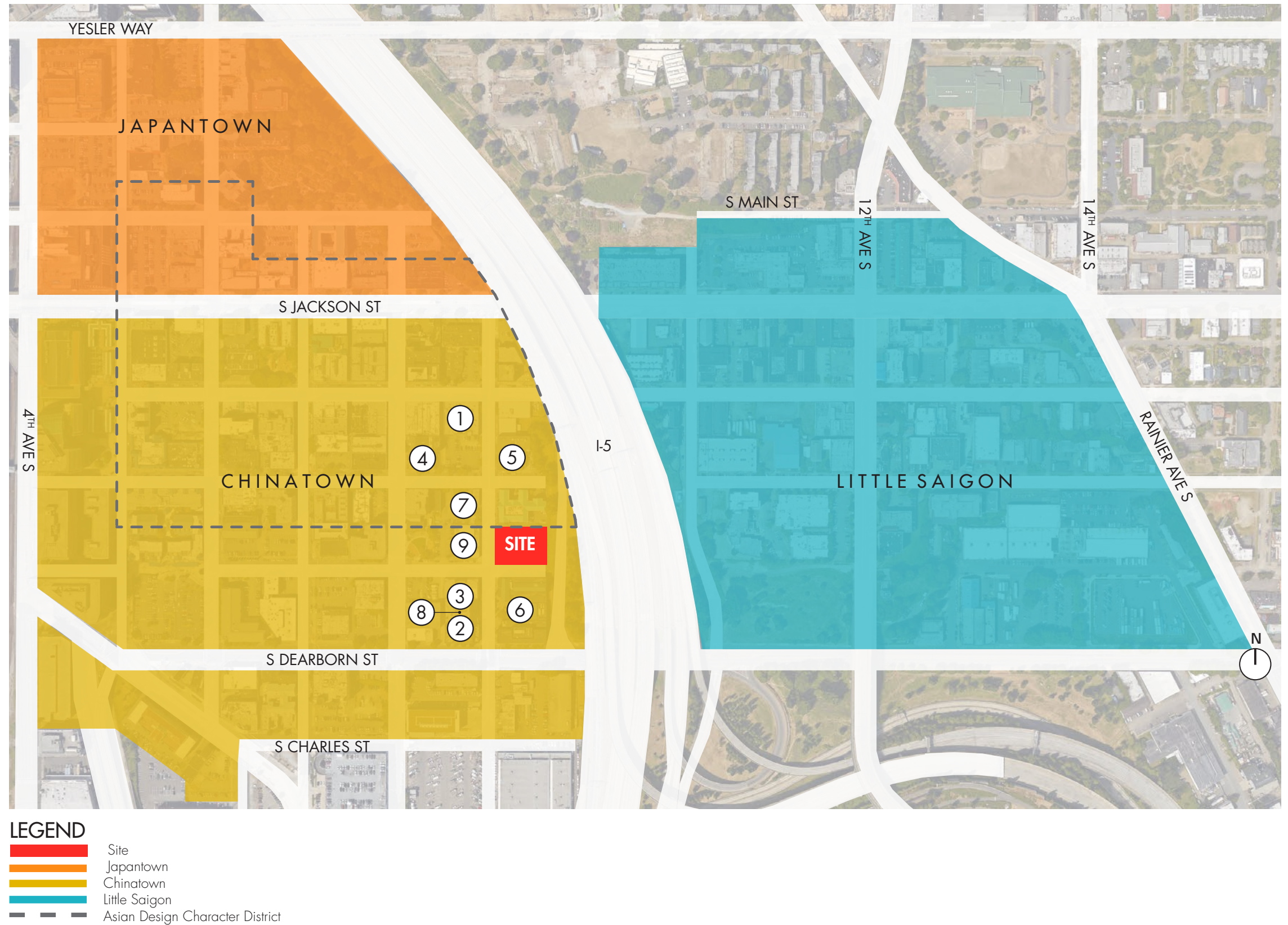
S KING ST
S KING ST





CONTEXT ANALYSIS | ADJACENT NEIGHBORHOOD

- The Chinatown-International District is divided into three distinct areas. Japantown is located west of I-5 between Yesler Way and South Jackson Street; Chinatown is west of I-5 between South Jackson Street and South Charles Street; and Little Saigon is east of I-5 between South Main Street and South Dearborn Street.
- While each area has its own character and aesthetic, the officially designated Asian Design Character District is located primarily in Chinatown and the southern portion of Japantown.



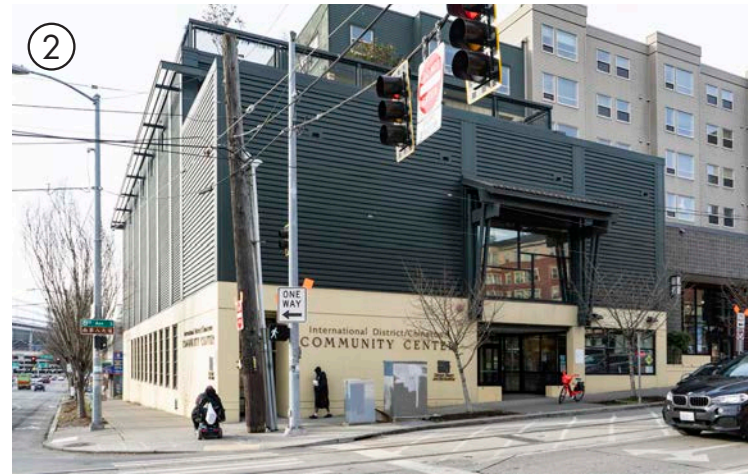
CONTEXT ANALYSIS | ADJACENT NEIGHBORHOOD

ADJACENT BUILDINGS

Shown are several examples of the surrounding character of the Chinatown-International District. While this site lies just outside of the Asian Design Character District, it is important to examine the surrounding visual context to determine how best to address this site and the building's integration into the overall neighborhood.



① WING LUKE MUSUEM



② INTERNATIONAL DISTRICT COMMUNITY CENTER



③ 715-725 S LANE ST



④ CHONG WA BENEVOLENT ASSOCIATION



⑤ TSUE CHONG COMPANY INC



⑥ ICHS LEGACY HOUSE/DENISE LOUIE EDUCATION CENTER



⑦ NORTHWEST WUSHU



⑧ CHINATOWN-INTERNATIONAL DISTRICT BRANCH - THE SEATTLE PUBLIC LIBRARY



⑨ ADAPT ENGINEERING

CONTEXT ANALYSIS | CHINATOWN - INTERNATIONAL DISTRICT DESIGN CUES

ARCHITECTURAL ELEMENTS

We investigated the architectural elements and techniques implemented throughout the neighborhood to use as inspiration for our project. These elements are not exclusive to either new or old buildings. There are examples of these techniques applied onto buildings in a wide variety of ways.

1. CANOPIES

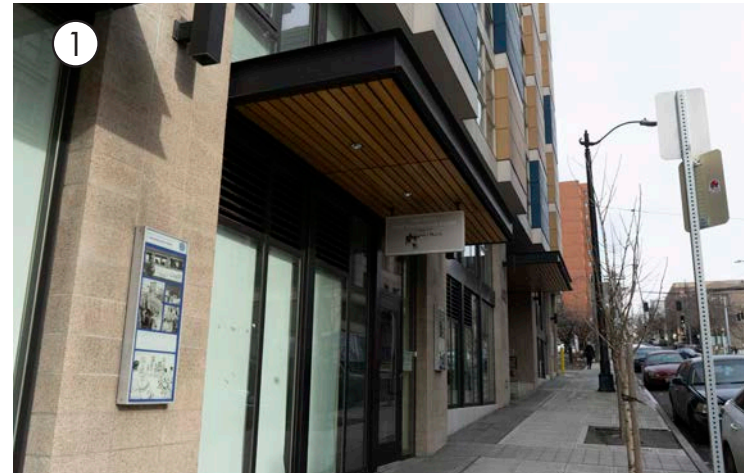
The Chinatown-International District has a strong identity with their use of canopies for almost all storefronts in this neighborhood. The different types of canopies include the more traditional fabric canopies, horizontal steel and glass canopies, and steel and wood canopies.

2. LARGE GLASS STOREFRONTS

The consistent use of transparency on the ground floor visually opens up the street edge, creating an open atmosphere for pedestrians to engage with. The presence of highly transparent storefronts represent lobbies of residencies and retail buildings.

3. BRICK MATERIAL

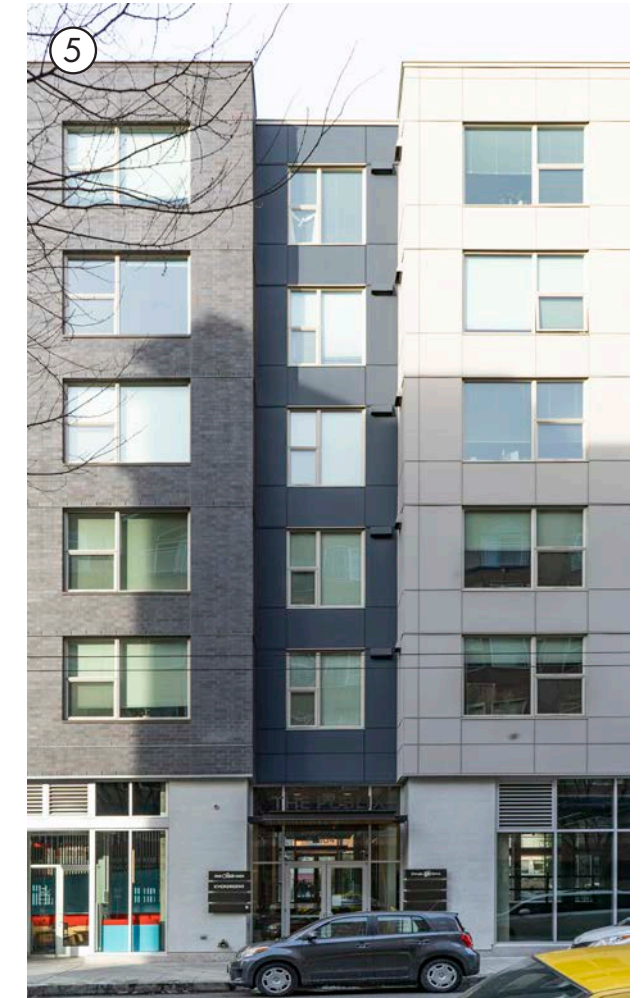
There is a vast historic use of brick in the neighborhood. The brick has aged differently in all of the buildings, with some buildings having two facades with different aged brick because of renovation or reconstruction. Brick is one of the defining features in this neighborhood, and is a key feature for new development projects.



CANOPIES - HIRABAYASHI PLACE



LARGE GLASS STORE FRONTS - WING LUKE MUSUEM



MASSING - THE PUBLIX

4. PLAZA SPACE

Open space is usually dedicated to the parks around the area but there are a few properties that incorporate open space into their buildings. This drastically widens the street edge especially when many buildings are pushed to the edge of the sidewalk.

5. MODULATION

Although it is not as frequently present in the older buildings in the area, the more contemporary developments apply modulation to their buildings to reduce the overall perceived mass compared to their adjacent context.

6. MATERIAL DIFFERENTIATION

There a clear distinction of the use of material on the street level compared to the upper levels. It gives the pedestrian a clear distinction between public and private programs and also gives the Chinatown-International district its unique appearance.



STRONG BRICK IDENTITY - 655 S JACKSON ST



PLAZA SPACE - INTERNATIONAL DISTRICT VILLAGE SQUARE



MATERIAL DIFFERENTIATION - ICON APARTMENTS

CONTEXT ANALYSIS | CHINATOWN - INTERNATIONAL DISTRICT DESIGN CUES

COMMUNITY NODE LANDMARKS

Shown are several examples of the surrounding character of the Chinatown-International District. While this site lies just outside of the Asian Design Character District, it is important to examine the surrounding visual context to determine how best to address this site and the building's integration into the overall neighborhood.



TAIWANESE GRAND PAVILION, HING HAY PARK



KOBE TERRACE



INTERNATIONAL CHILDREN'S PARK



CHINATOWN DRAGON



COMMUNITY BOARD, HING HAY PARK



I-5 COLUMNS



HING HAY PARK GATEWAY



GOLDEN HONG MARKET



CHINATOWN STREET LAMPS



HISTORIC CHINATOWN GATE

CONTEXT ANALYSIS | CHINATOWN - INTERNATIONAL DISTRICT DESIGN CUES

CANOPIES

Seattle's Chinatown-International District has a very apparent use of canopies along the sidewalks. Most canopies represent the entrance to dining and grocery stores. The different types of canopies include the more traditional fabric canopies, horizontal steel and glass canopies, and steel and wood canopies.



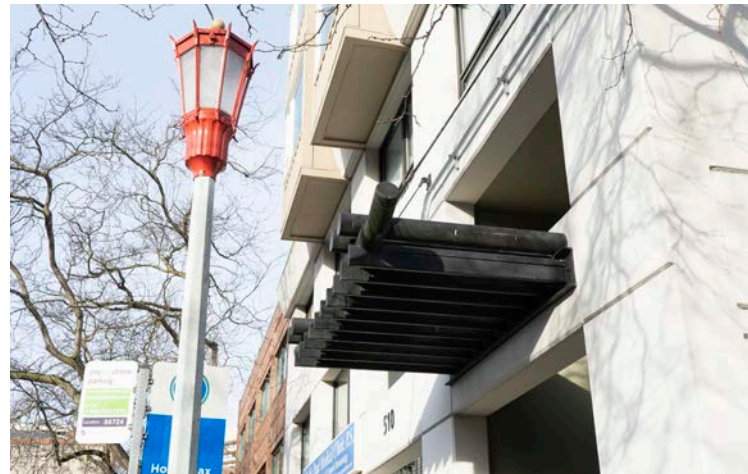
HIRABAYASHI PLACE



WASHINGTON STATE TAISHAN ASSOCIATION



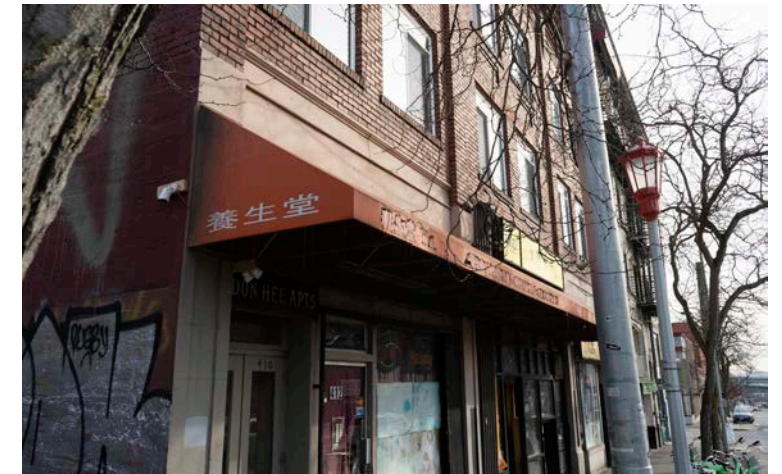
SHANGHAI GARDEN RESTAURANT



FUJISADA CONDOMINIUMS



216-526 S JACKSON ST



DON HEE APARTMENTS



715-725 S LANE ST



614-626 S JACKSON ST



UWAJIMAYA

CONTEXT ANALYSIS | CHINATOWN - INTERNATIONAL DISTRICT DESIGN CUES

LARGE GLASS STOREFRONTS

Highly transparent storefronts are prevalent throughout the Chinatown-International District. The use of these storefronts expands the street edge, creating a more inviting atmosphere for pedestrians to interact in. Since this neighborhood is very retail dense, incorporating these large glass storefronts provides more opportunity to have more engagement with pedestrians and residents.



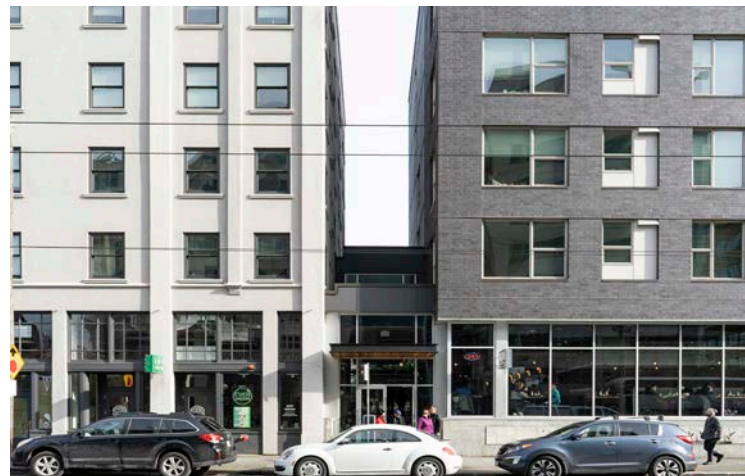
655 S JACKSON ST



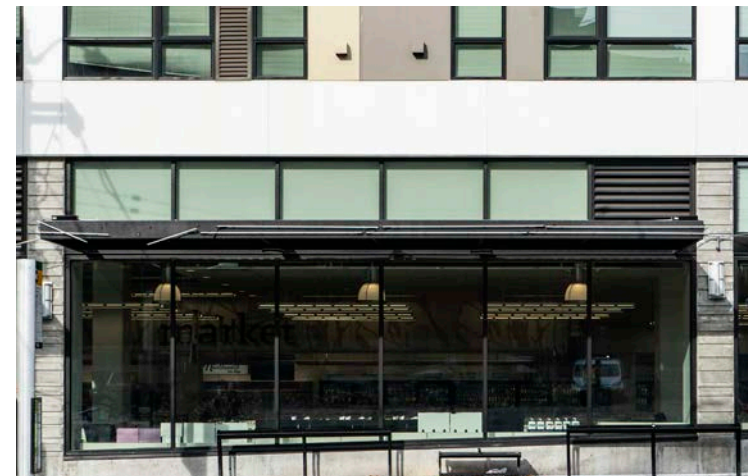
THE BUSH HOTEL



501 S JACKSON ST



THE PUBLIX



THE ICON APARTMENTS



308 4TH AVE S



HT KUBOTA BUILDING



WING LUKE MUSEUM

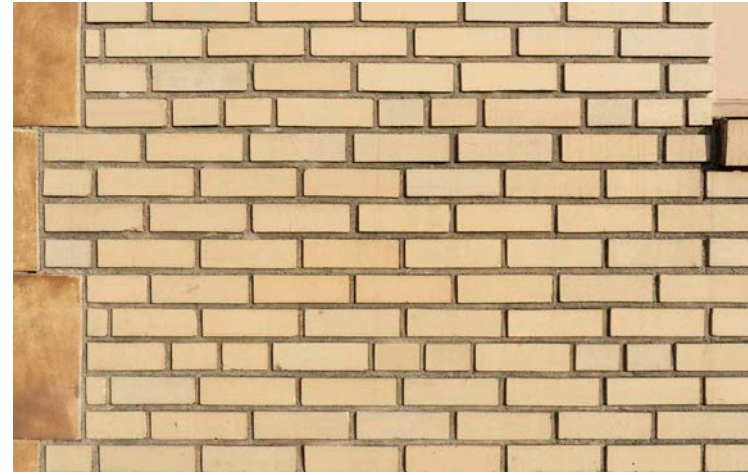


526 S KING ST

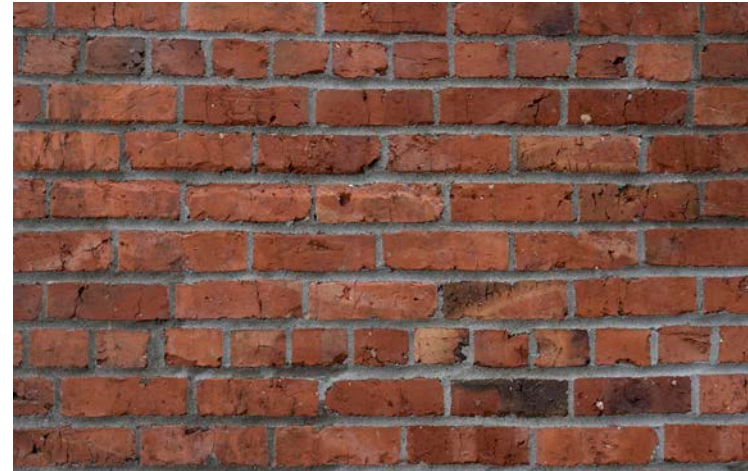
CONTEXT ANALYSIS | CHINATOWN - INTERNATIONAL DISTRICT DESIGN CUES

BRICK TYPES

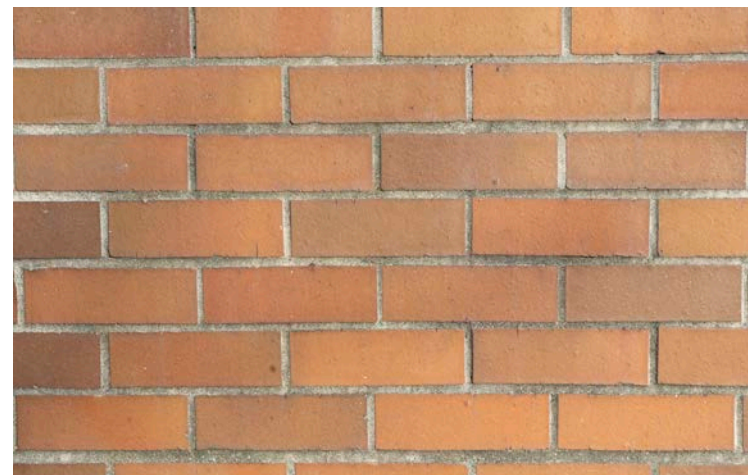
Seattle's Chinatown-International District has a strong tradition of the use of brick as the primary building material. There are several buildings in the area that have different colored and aged brick, which gives a rustic and distinctive appearance which is unique to this neighborhood. Newer buildings are also utilizing more modern brick in the design.



HIGO VARIETY STORE



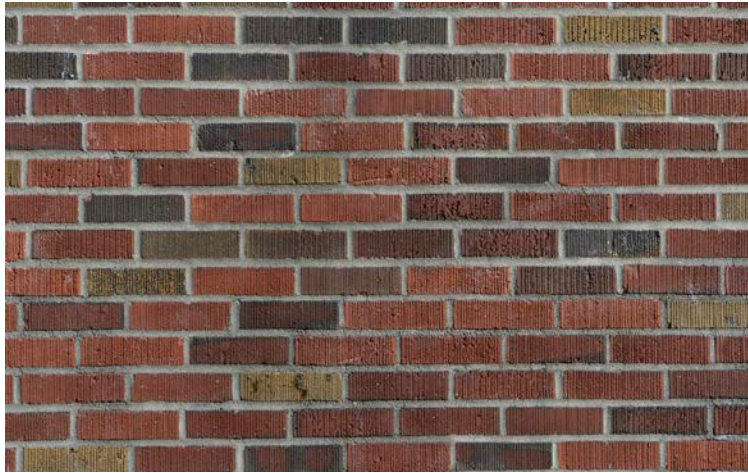
WING LUKE MUSEUM



501 6TH AVE S



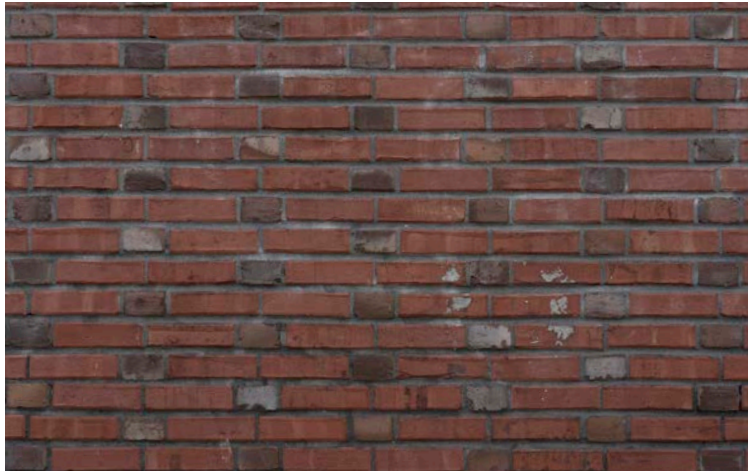
CONTEXT ANALYSIS | CHINATOWN - INTERNATIONAL DISTRICT DESIGN CUES



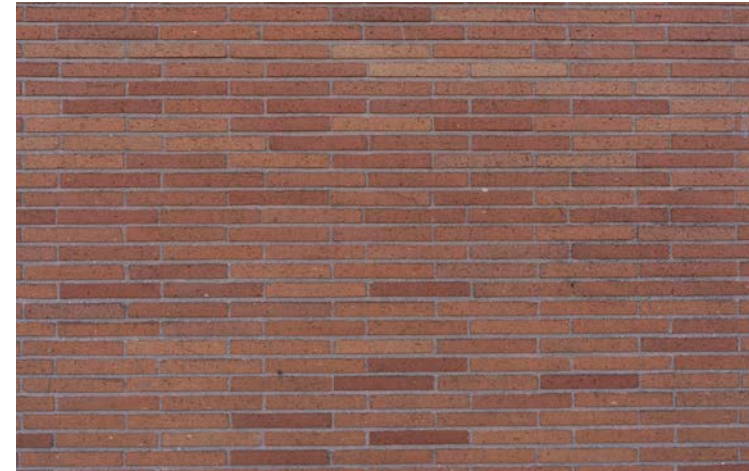
TSUE CHONG CO INC



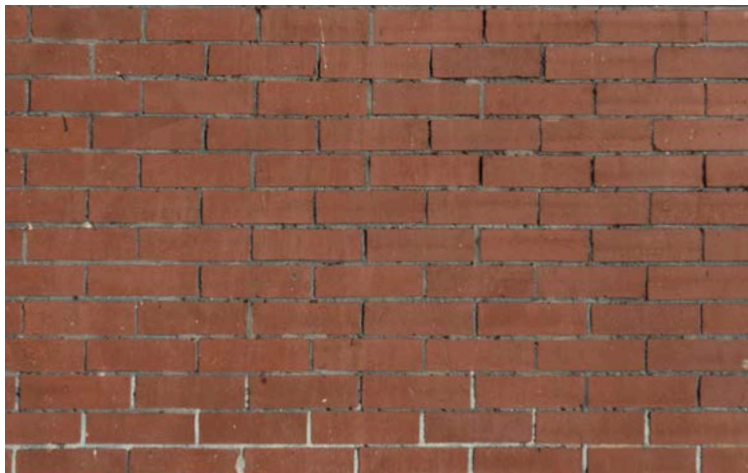
7TH AVE & S DEARBORN ST



S JACKSON & MAYNARD AVE



BANK OF AMERICA



PANAMA HOTEL AND TEA HOUSE



THE PUBLIX



CONTEXT ANALYSIS | CHINATOWN - INTERNATIONAL DISTRICT DESIGN CUES - NEW DEVELOPMENTS

The Chinatown-International District neighborhood has seen limited new construction or renovation in the past, however development has been accelerating as of recently. The character of this neighborhood is evolving, but these new developments are still taking design cues from the older buildings in the area by applying similar materials, large glass storefronts, canopies, and Asian influenced design treatments.

The projects on this page show new projects that have been built, renovated, or are proposed within or near the Chinatown-International District area.



ICON APARTMENTS - CHINATOWN-INTERNATIONAL DISTRICT



HIRABAYASHI PLACE - CHINATOWN-INTERNATIONAL DISTRICT



501 RAINIER AVE S - LITTLE SAIGON (NOT REVIEWED BY ISRD)



KODA CONDOS - CHINATOWN-INTERNATIONAL DISTRICT



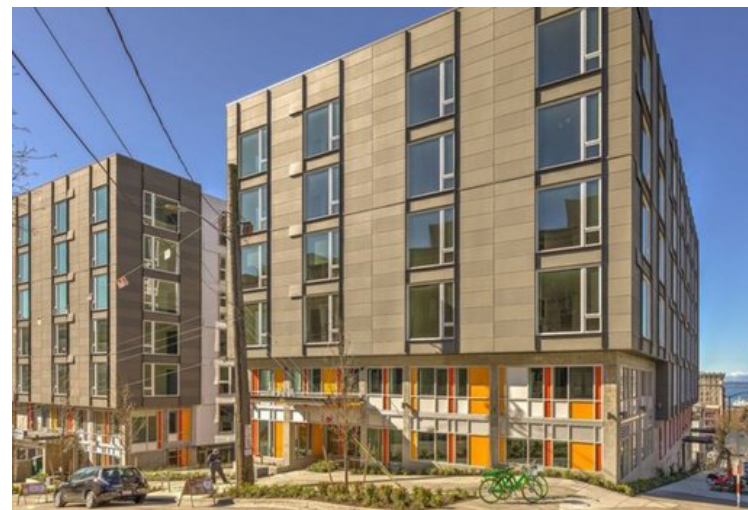
THE PUBLIX - CHINATOWN-INTERNATIONAL DISTRICT



1253 S JACKSON ST - LITTLE SAIGON (NOT REVIEWED BY ISRD)



ACME FARMS - LITTLE SAIGON NEIGHBORHOOD



HANA APARTMENTS - CHINATOWN-INTERNATIONAL DISTRICT



12TH AND JACKSON - LITTLE SAIGON (NOT REVIEWED BY ISRD)

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Earth
opernicus

VOLUNTARY OUTREACH SUMMARY

Community Group Outreach

With help from our community outreach consultant, we had individual meetings with SCIDPDA's Real Estate Committee, International Community Health Services (ICHS) and INTERIM. We also reached out to Wing Luke Museum, Doris Koo, Uwajimaya and held additional community leader discussions with James Wong and Diane Sugimura.

24/7 Hotline & Email with Translation

We set up a community hotline and email available 24/7 to residents, community members or leaders with questions. Hotline voicemail has Chinese translation and we monitored for feedback daily.

Open House Community Invitation Letter with Translation

Mailed open house invitation letters with translation to more than 370 residents and businesses within a 500-foot radius of the property. Provided 24/7 hotline and email information for additional communication opportunities.

Hand-delivered the open house letter to businesses within a two-block radius of the site to encourage participation and answer questions.

Open House Events with Translation: Thursday 11/14/19 and Tuesday 11/19/19

We held two open house events in the neighborhood (International District Community Center and Eastern Café) at two different times (2:30-4pm and 6-7:30pm) and welcomed approximately 25-30 attendees during the two events.

All meeting materials were translated into Chinese and ensured in-language speakers were at the event for Chinese-speaking community members.

We supported in-neighborhood businesses by purchasing food and beverages for the event from their shops (Eastern Café, Saigon Deli and Uwajimaya).

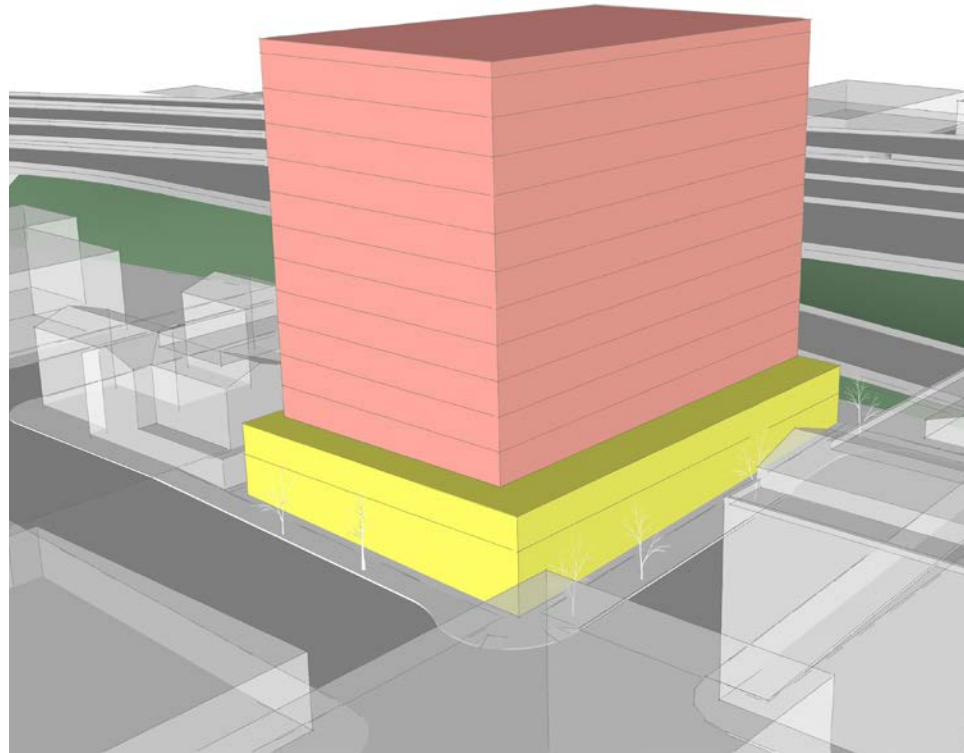


VOLUNTARY OUTREACH SUMMARY

Outreach Feedback Summary

- Positive feedback on smaller building and change of use from hotel to residential and ground-level retail
- Add MHA affordable units into the building instead of paying the fee-in-leu
- Explore smaller ground-level retail spaces to encourage tenants from within the neighborhood
- Important to add ground-level lighting and seating around the building perimeter to increase safety, walkability and places to sit and relax
- Maximize opportunity for family-sized units
- Commit to Affirmative Marketing program to help retain neighbors living in the community
- Maximize parking for retail under the building
- To the extent possible, help clean-up the WSDOT property to the east of the site to improve safety
- Explore ways to partner with the community that ensure these ideas will be fully captured and realized

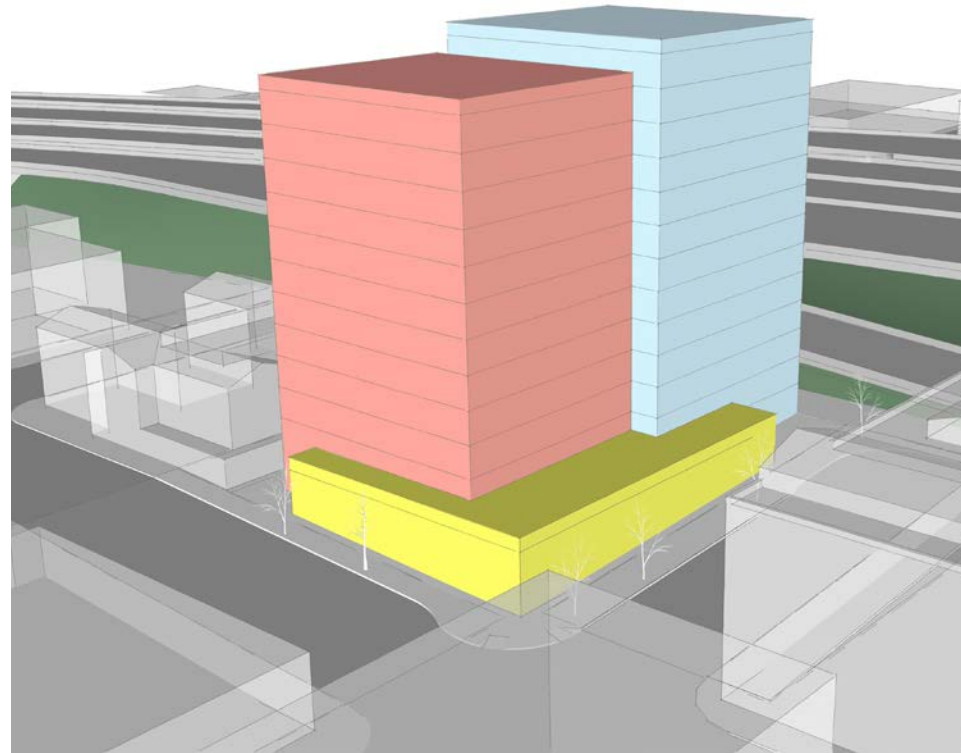
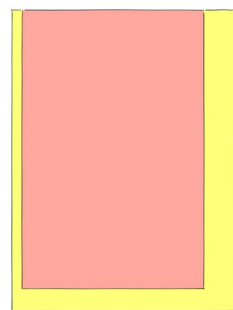




OPTION A

FEATURES:

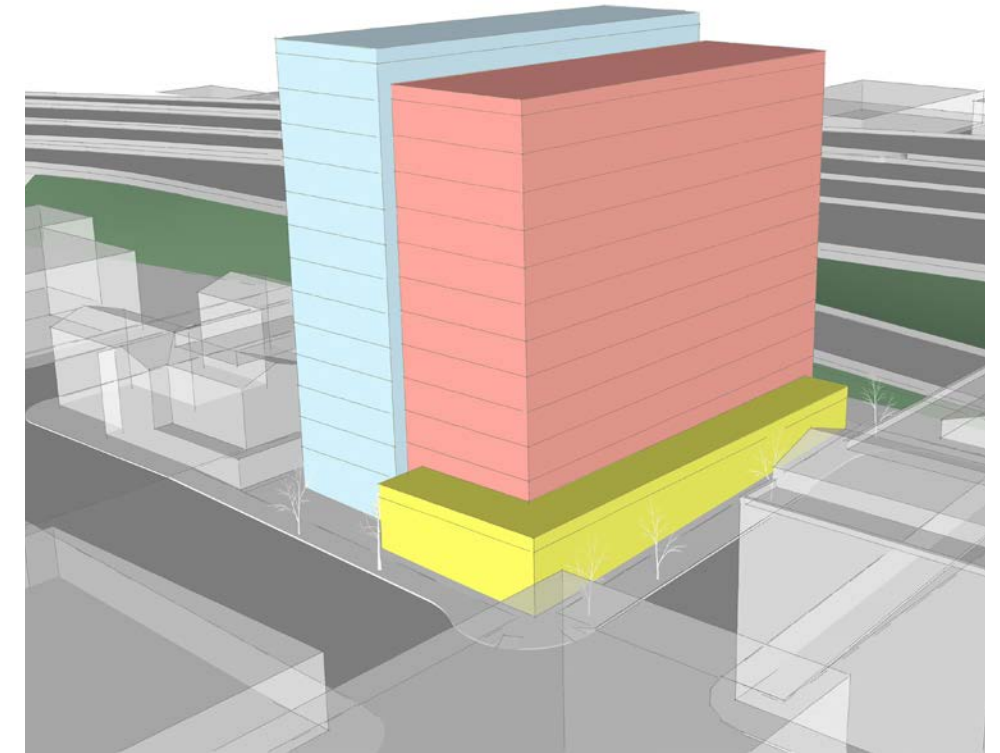
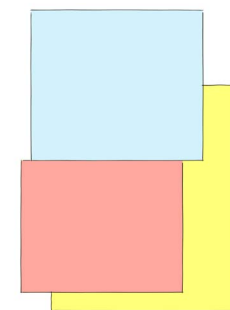
- Simple massing with a base and top
- Podium terraces along street front at top of base massing
- Roof terrace



OPTION B

FEATURES:

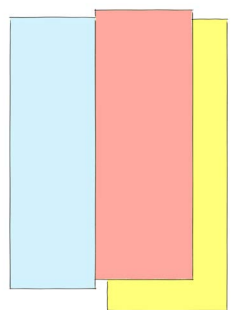
- Reduced perceived massing by creating two distinct towers and a base
- Podium terraces along street front at top of base massing
- Roof terrace



OPTION C (PREFERRED OPTION)

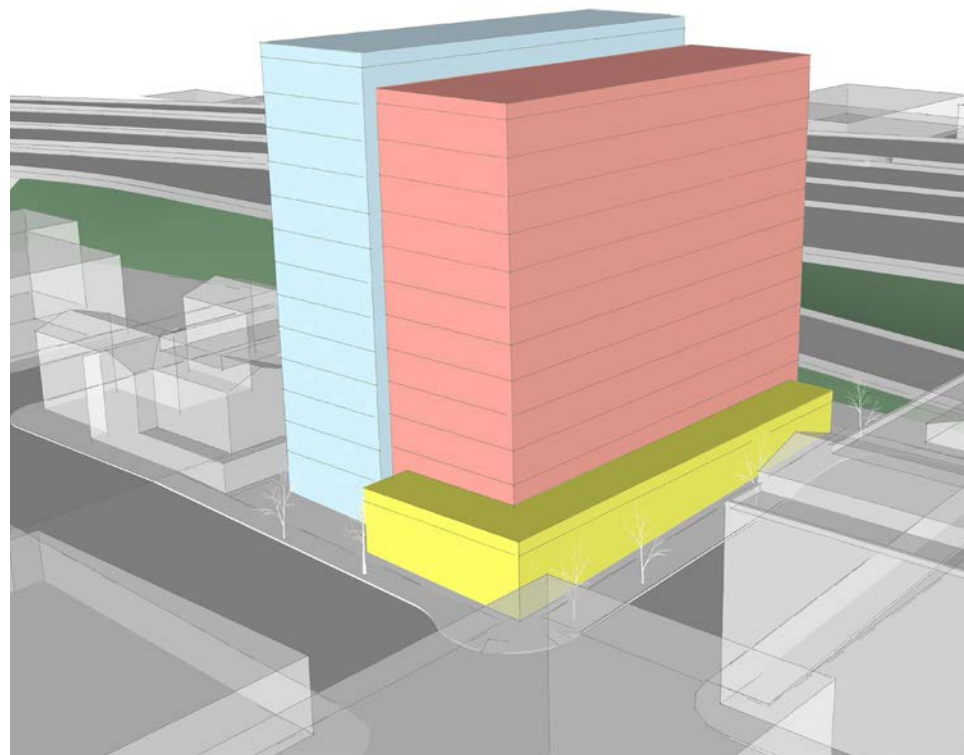
FEATURES:

- Reduced Perceived massing by creating two distinct towers that are shifted, a base
- Base is pulled away from the street to create open space at base of tower
- Podium terraces along street front at top of base massing
- Roof terrace



PREFERRED OPTION INVESTIGATION

We developed 3 schemes based on Option C to further investigate and evolve the positive qualities.



OPTION C (PREFERRED OPTION)

SCHEME 1

- Minimal additional modulation to break up massing on south façade
- Podium to remain on the Southern portion of the site
- Residential open space courtyard along 8th Avenue South
- Residential patio space at top of base massing at the street corner and along Lane Street
- Roof top terrace along the south façade



SCHEME 2

- Modulate tower massing along all façades to bring down the scale
- Base massing to be located along both the north and south facades
- Central residential open space located along 8th Avenue South and extend to the street corner
- Roof top terrace along the south façade



SCHEME 3 (PREFERRED)

- Modulate tower massing along all façades to bring down the scale
- Base massing to be located along both the north and south facades
- South base massing pulled back to allow for larger plaza space
- Residential open space located at the street corner
- Roof top terrace along south façade



SCHEME 1

Scheme 1 consists of two tall massing and a podium base that sits beneath the southern portion of the site. The base occupies the corner and the length of S Lane St and has a prominent retail presence. The base also provides a private green space for residents along the street fronts. This concept provides an opportunity for a simple yet elegant scheme that can use materiality to juxtapose the two masses by administering them with separate material identities. This proposal is an inviting option that does not represent itself as a foreign entity within the neighborhood, rather it acts as an extension of the character of the Chinatown-International District region.

BUILDING DATA

- 13 Levels
- 202 Units
- 204,684 Square Feet (including parking)

- Green roof/terrace
- Massing with accent material palette to add modulation and break up the facade
- Modulated Window Pattern
- Residential Entrances
- Podium Terrace
- Retail Entrances



CHINATOWN-INTERNATIONAL DISTRICT REFERENCE



Strong modulated volumes to break up massing (pictured: Icon Apartments)



Podium with entrances at ground level and setback mass above to create a terrace (pictured: S Lane St and 8th Ave S, International District/Chinatown Branch - The Seattle Public Library)





8TH AVE S ELEVATION

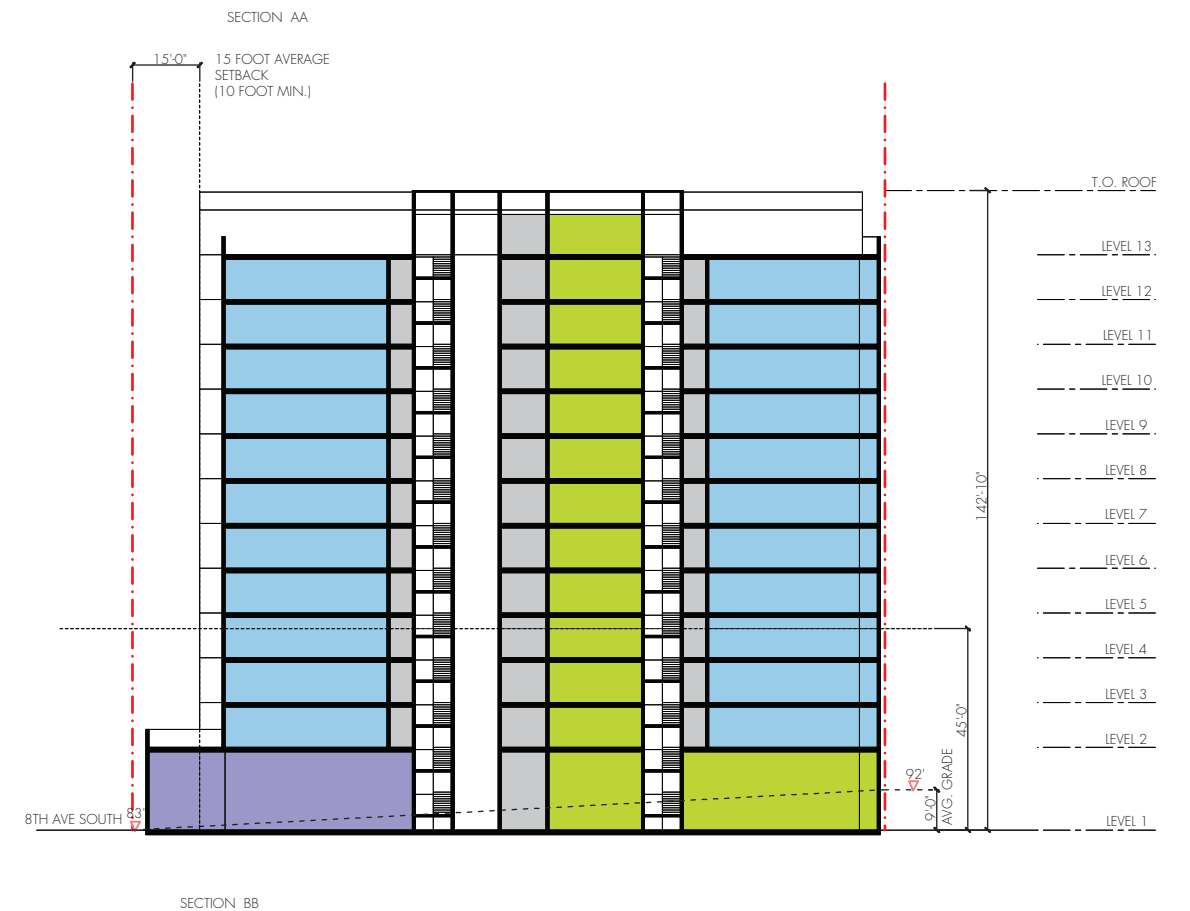
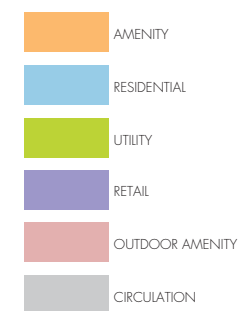
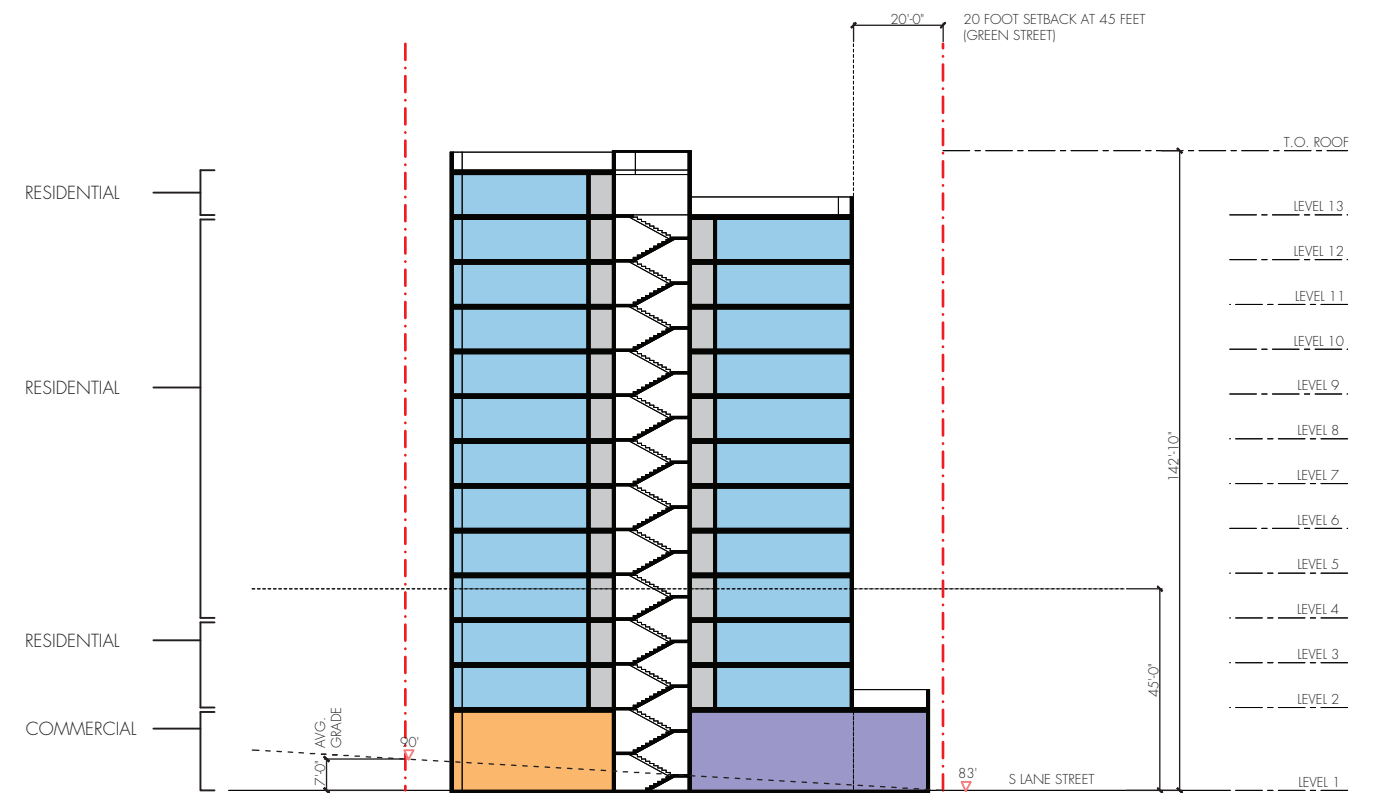
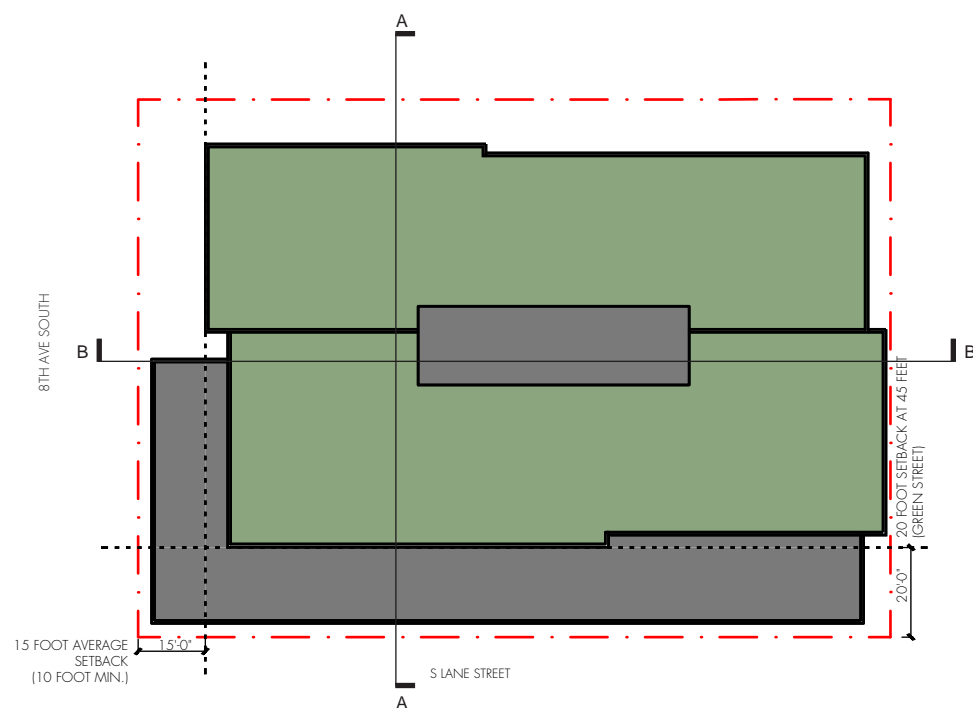
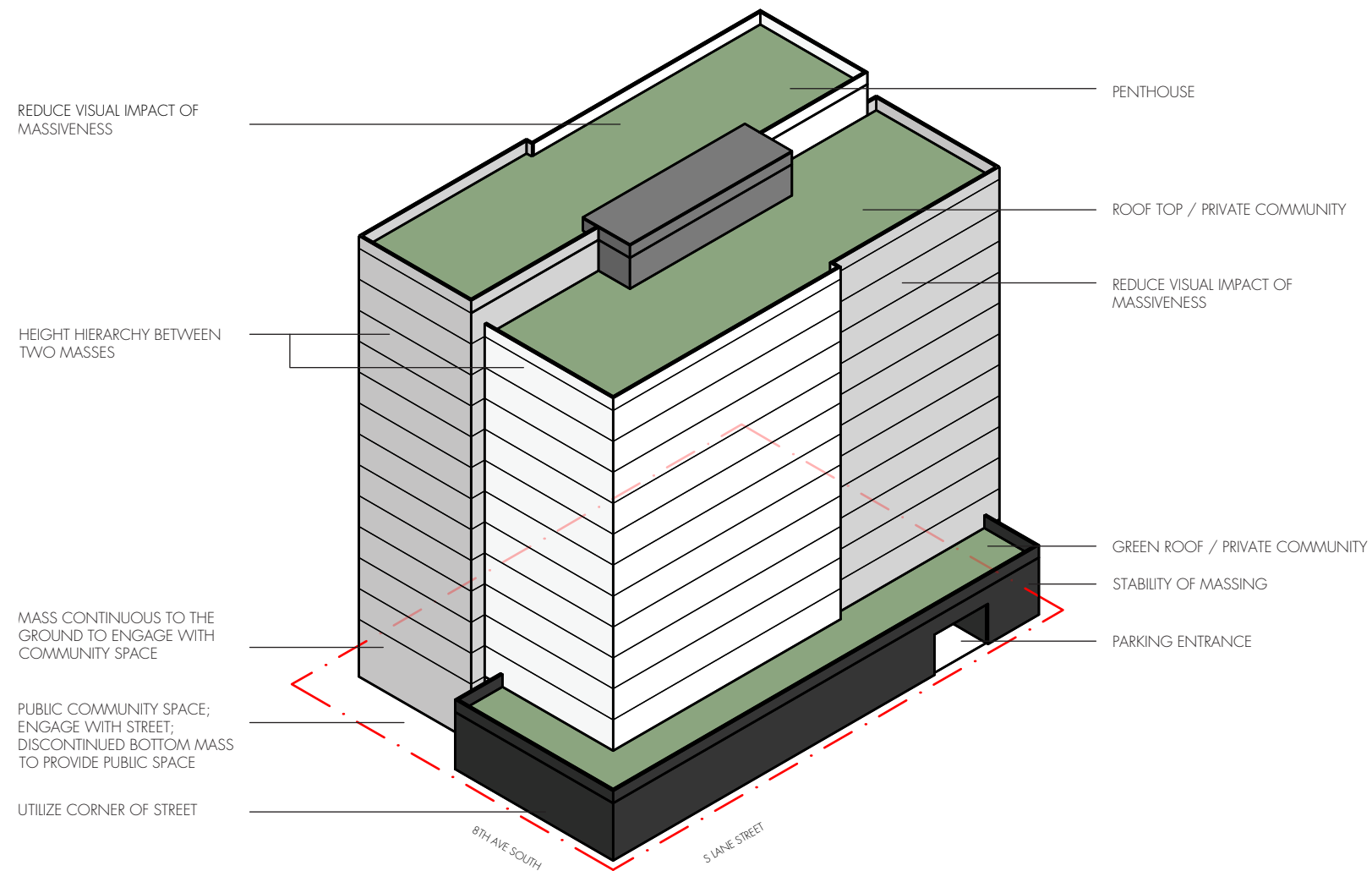


AERIAL VIEW - FROM LANE ST FACING NORTHEAST

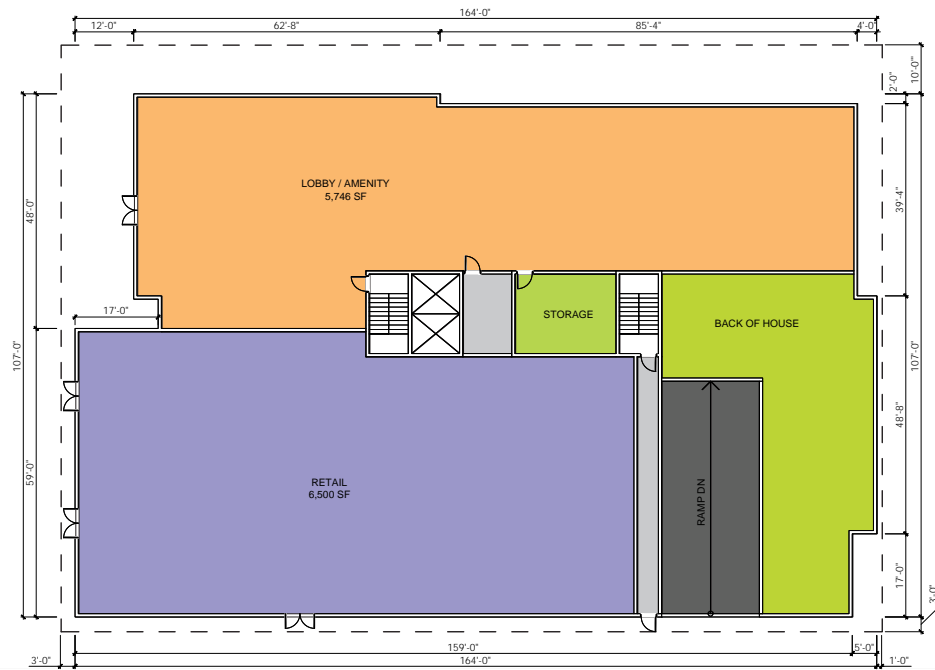


AERIAL VIEW - FROM 8TH AVE FACING SOUTHEAST

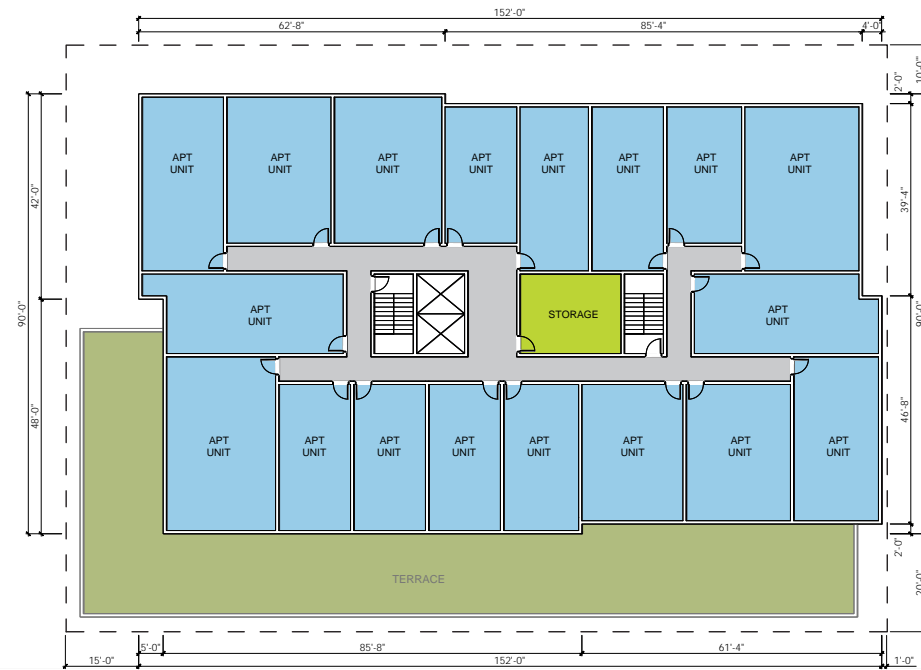
DESIGN PROPOSAL | OPTION C - SCHEME 1



DESIGN PROPOSAL | OPTION C - SCHEME 1



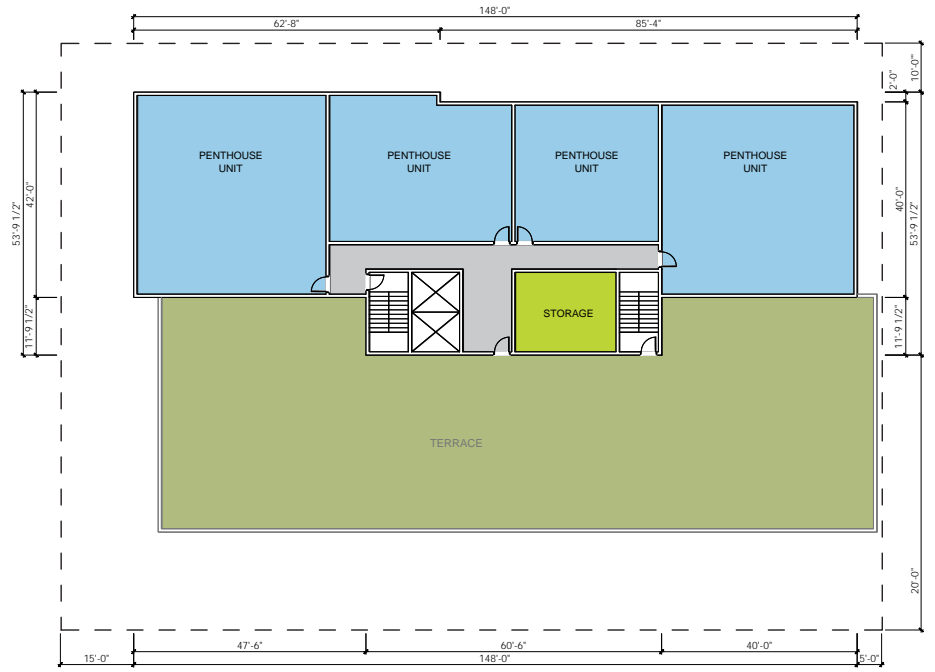
CONCEPT 1 | GROUND LEVEL



CONCEPT 1 | LEVEL 2



CONCEPT 1 | LEVEL 3-12



CONCEPT 1 | LEVEL 13

SCHEME 2

Scheme 2 has a podium base that is split between the two masses, which are also visually split with a notch that runs between them. This approach reduces the overall volume of the structure. The placement of the podiums expose the center of the mass suggesting the residential entrance. One of the podiums wrap around the corner providing a more prominent retail presence at the street level. The podiums both give residents private raised terrace space above the street edge. Pockets of landscaping are provided at the street level with the majority of the landscaping occurring at two fifth level terraces that are facing south and taking advantage of the solar exposure and the roof deck that has grand panoramic views of downtown Seattle, Puget Sound, and Mount Rainier.

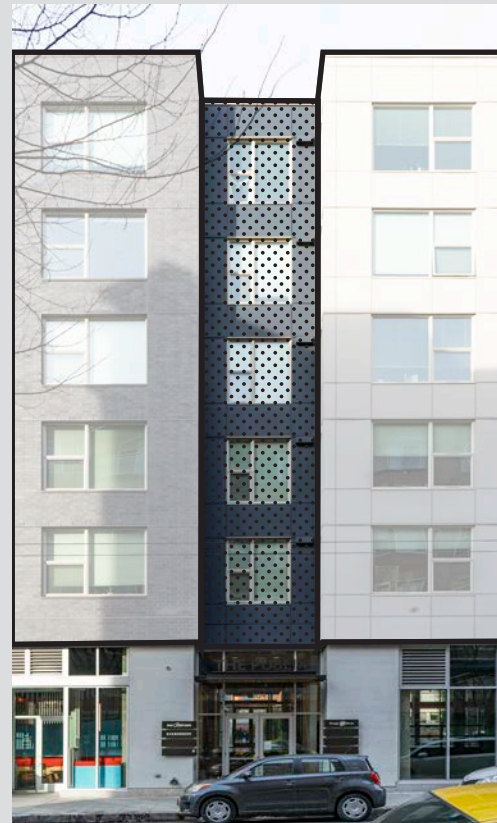
BUILDING DATA

- 13 Levels
- 202 Units
- 209,889 Square Feet (including parking)

CHINATOWN-INTERNATIONAL DISTRICT REFERENCE



Strong brick character with punched windows and large glass storefront (pictured: Wing Luke Museum)



Vertical modulation in the massing (pictured: The Publix)

- Green roof/terrace
- Modulated Window Pattern
- Podium Terrace
- Retail Entrances
- Residential Entrances
- Retail Entrances





8TH AVE S ELEVATION

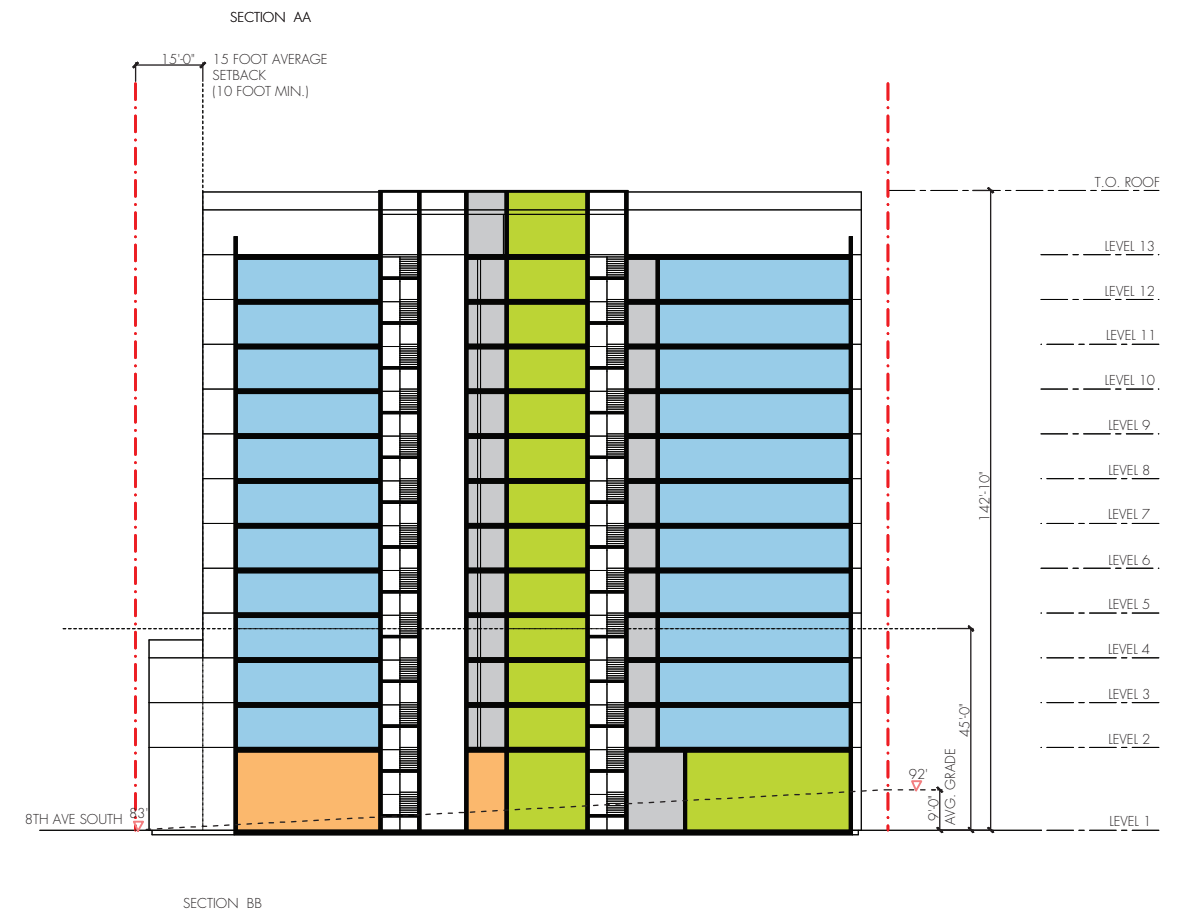
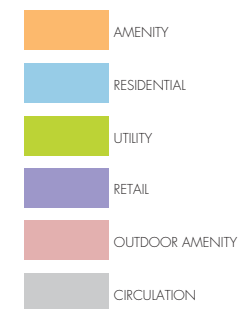
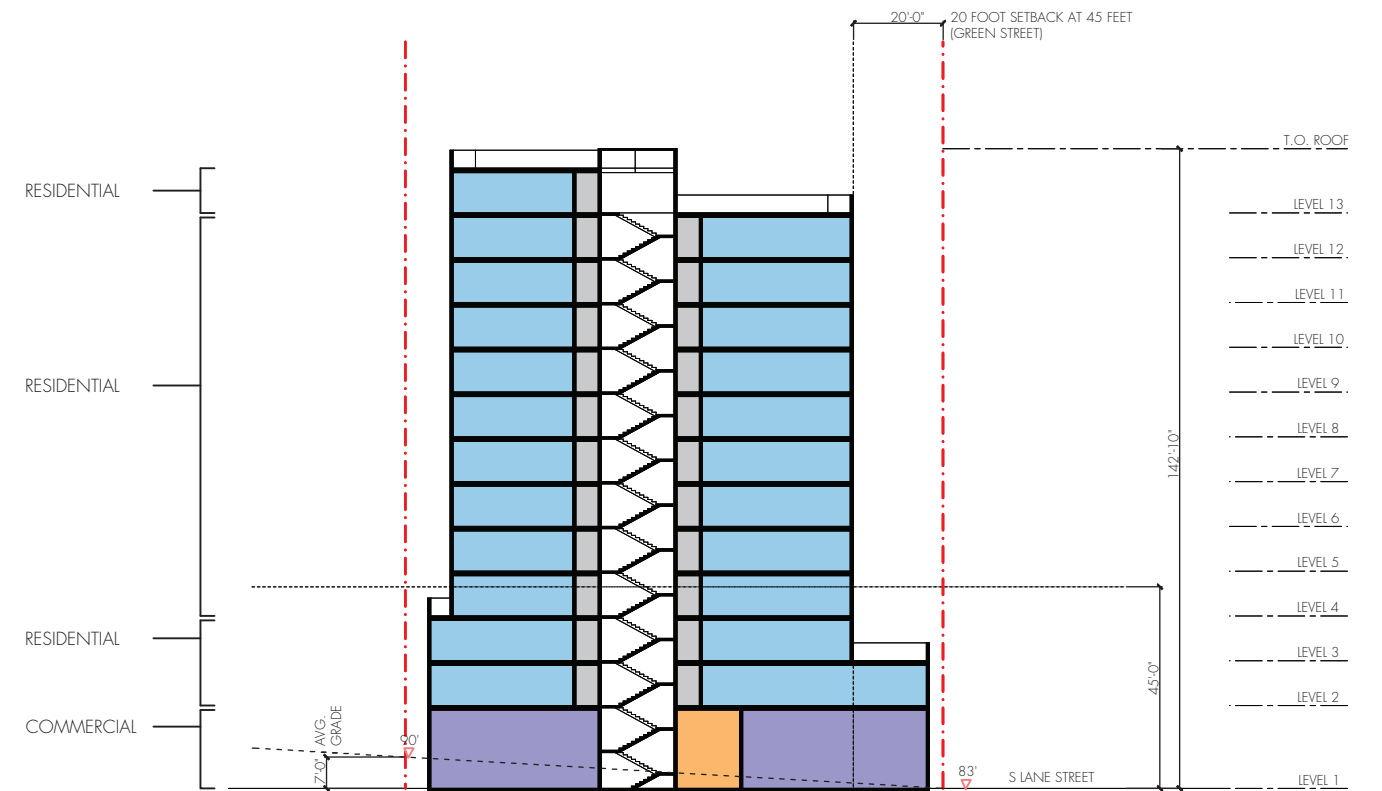
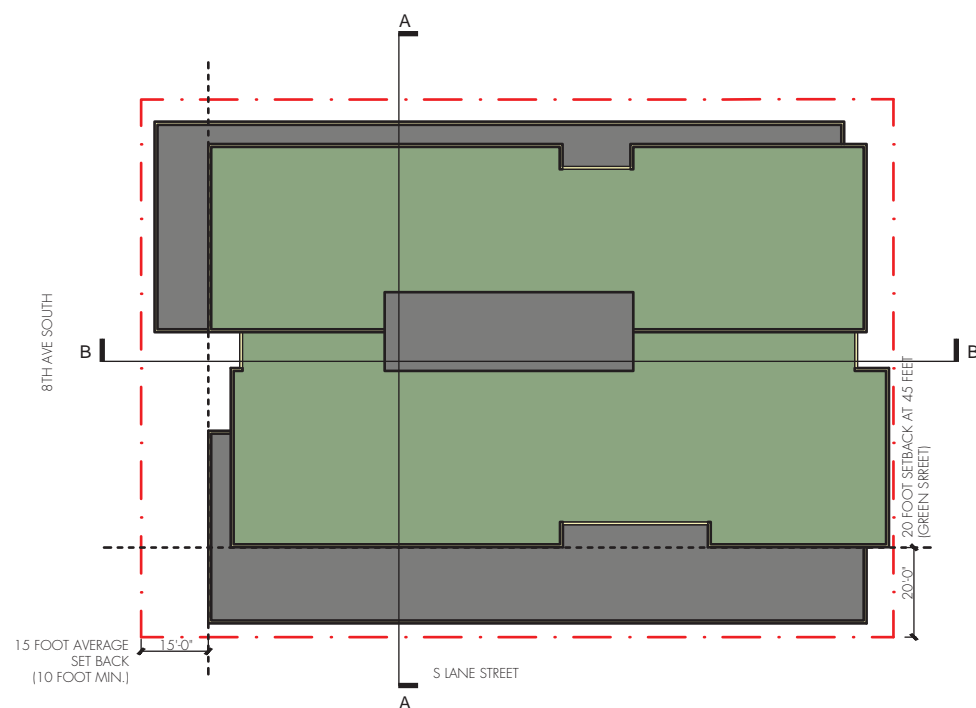
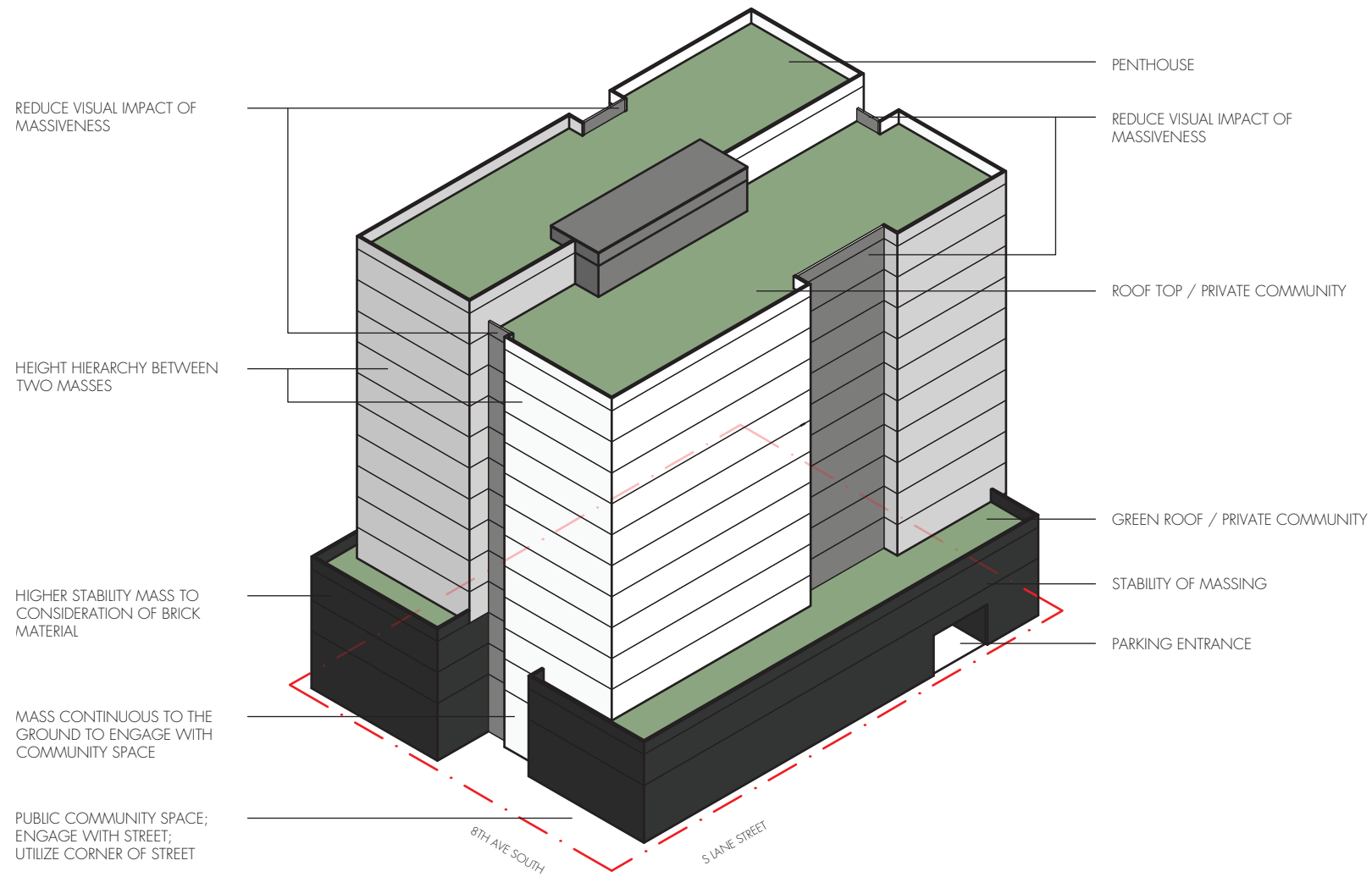


AERIAL VIEW - FROM LANE ST FACING NORTHEAST



AERIAL VIEW - FROM 8TH AVE FACING SOUTHEAST

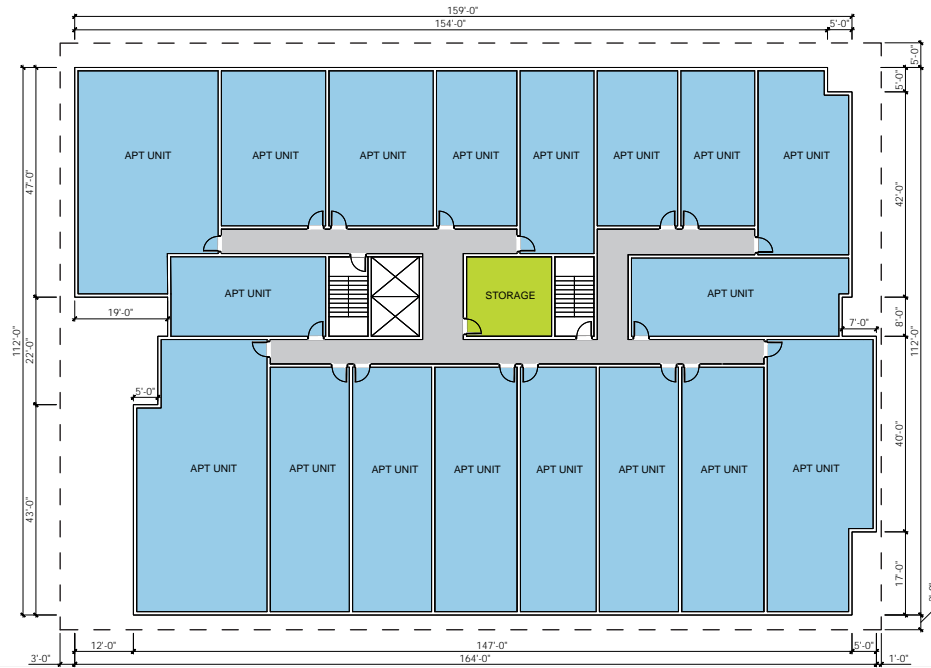
DESIGN PROPOSAL | OPTION C - SCHEME 2



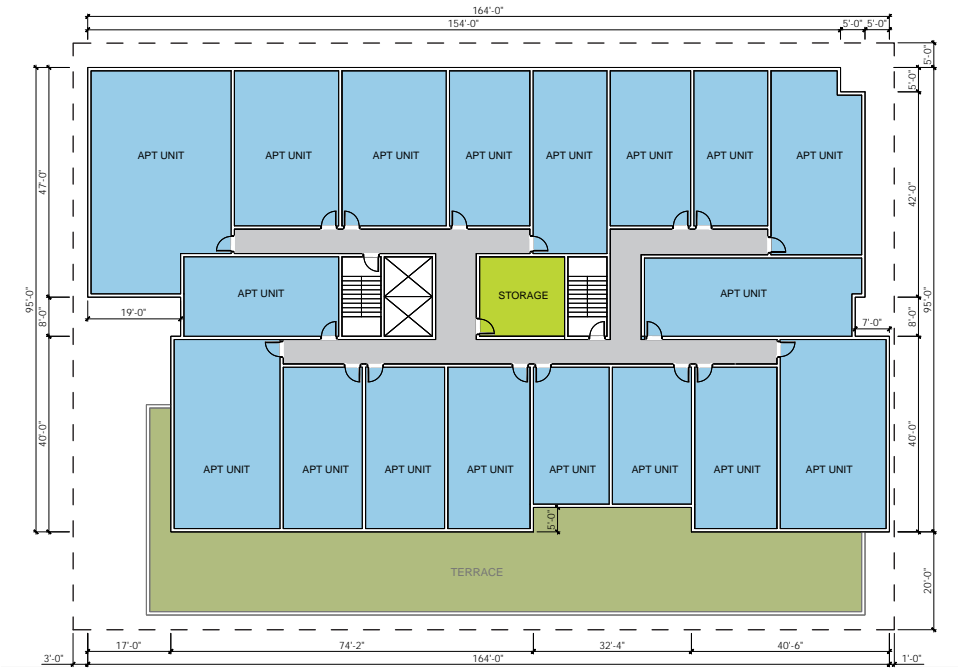
DESIGN PROPOSAL | OPTION C - SCHEME 2



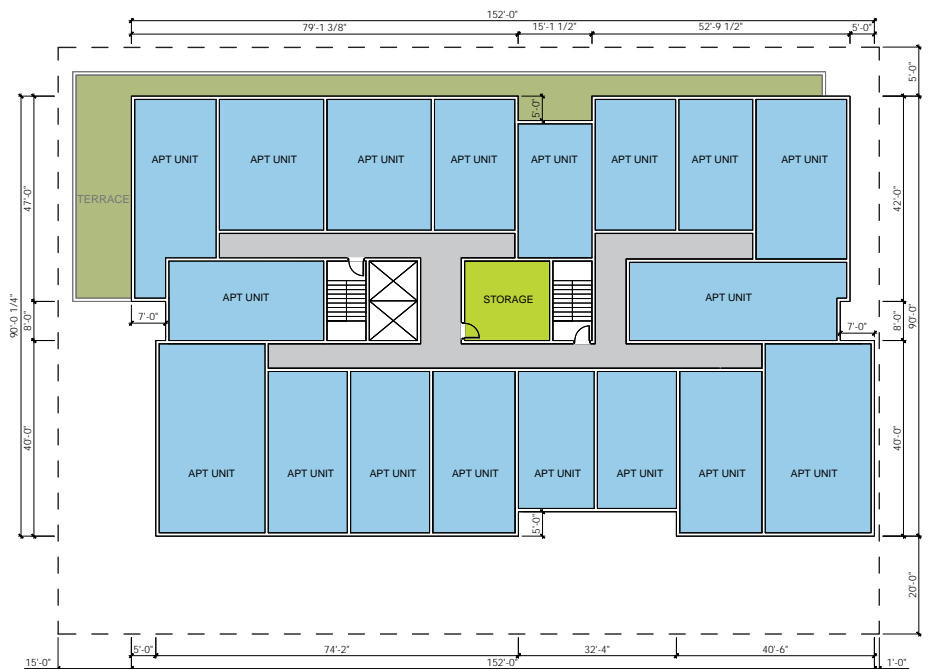
SCHEME 2 | GROUND LEVEL



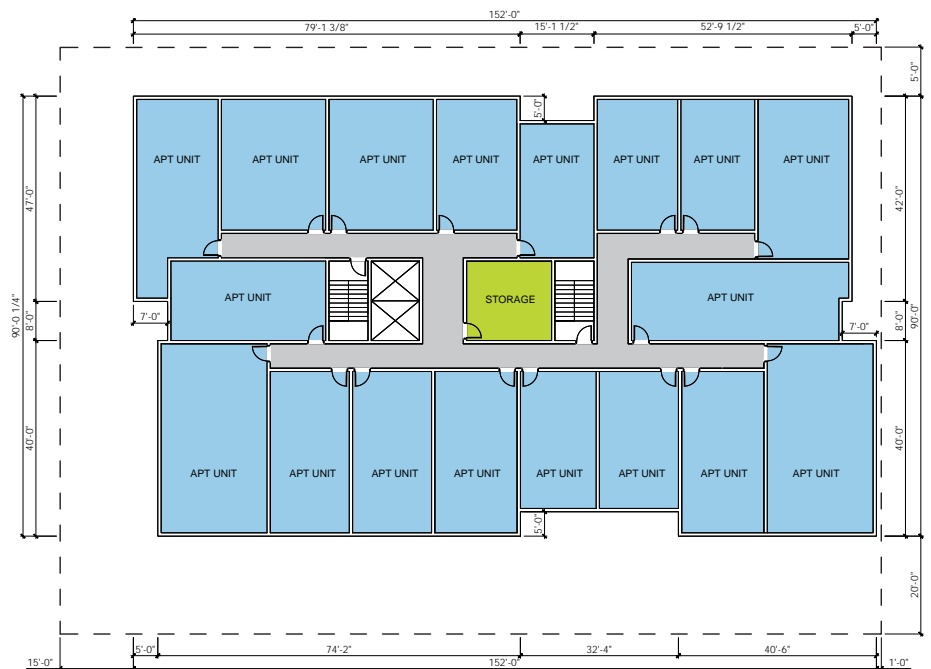
SCHEME 2 | LEVEL 2



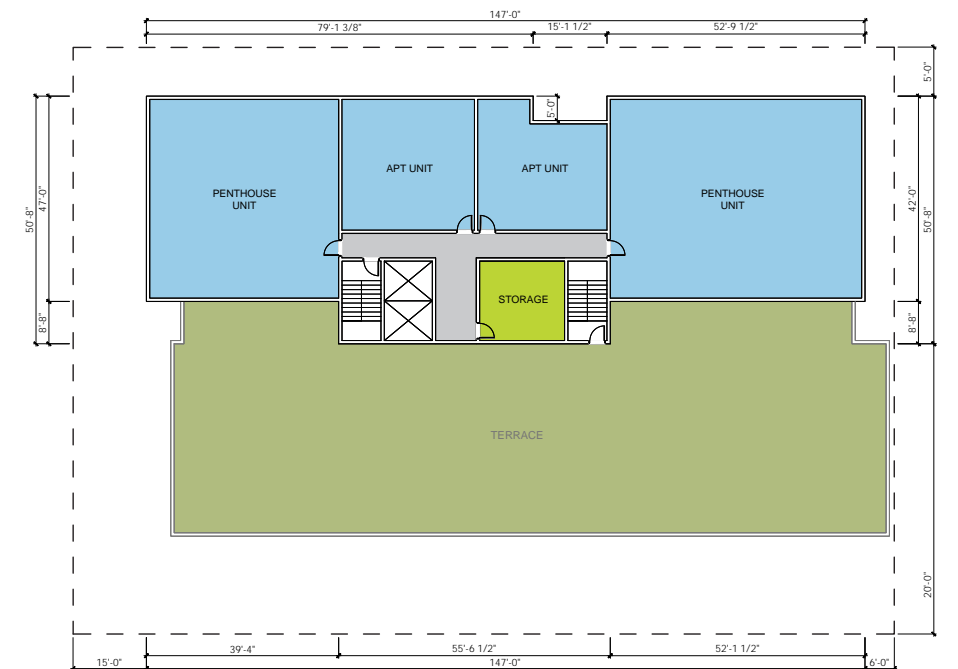
SCHEME 2 | LEVEL 3



SCHEME 2 | LEVEL 4



SCHEME 2 | LEVEL 5-12



SCHEME 2 | LEVEL 13

DESIGN PROPOSAL | OPTION C - SCHEME 3 (PREFERRED OPTION)

SCHEME 3

Scheme 3 splits the building into several elements, breaking up the perceived mass. This strategy remains consistent with the design character of the Chinatown-International district, of how the surrounding buildings here incorporate vertical modulation in their massing. The two podiums are placed to expose the corner of the mass, to suggest a residential entry point, and to differentiate itself from the retail entries. The podiums both give residents private raised terrace spaces above the street edge. Pockets of landscaping are provided at the street level with the majority of the landscaping occurring at two upper terraces that are facing south and taking advantage of the solar exposure and the roof deck that has grand panoramic views of downtown Seattle, Puget Sound, and Mount Rainier.

BUILDING DATA

- 13 Levels
- 202 Units
- 209,196 Square Feet (including parking)

Green roof/terrace

Modulated Window Pattern

Podium Terrace

Residential Entrances

Retail Entrances

Open Plaza



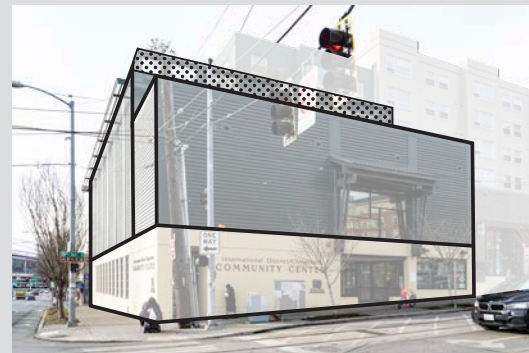
CHINATOWN-INTERNATIONAL DISTRICT REFERENCE



Strong brick character with punched windows and large glass storefront (pictured: Wing Luke Museum)



Plaza Space (pictured: S Lane St & 8th Ave)



Modulation at street with terrace above (pictured: ID/Chinatown Community Ctr)





8TH AVE S ELEVATION



AERIAL VIEW - FROM LANE ST FACING NORTHEAST



AERIAL VIEW - FROM 8TH AVE FACING SOUTHEAST

DESIGN PROPOSAL | OPTION C - SCHEME 3 (PREFERRED OPTION)

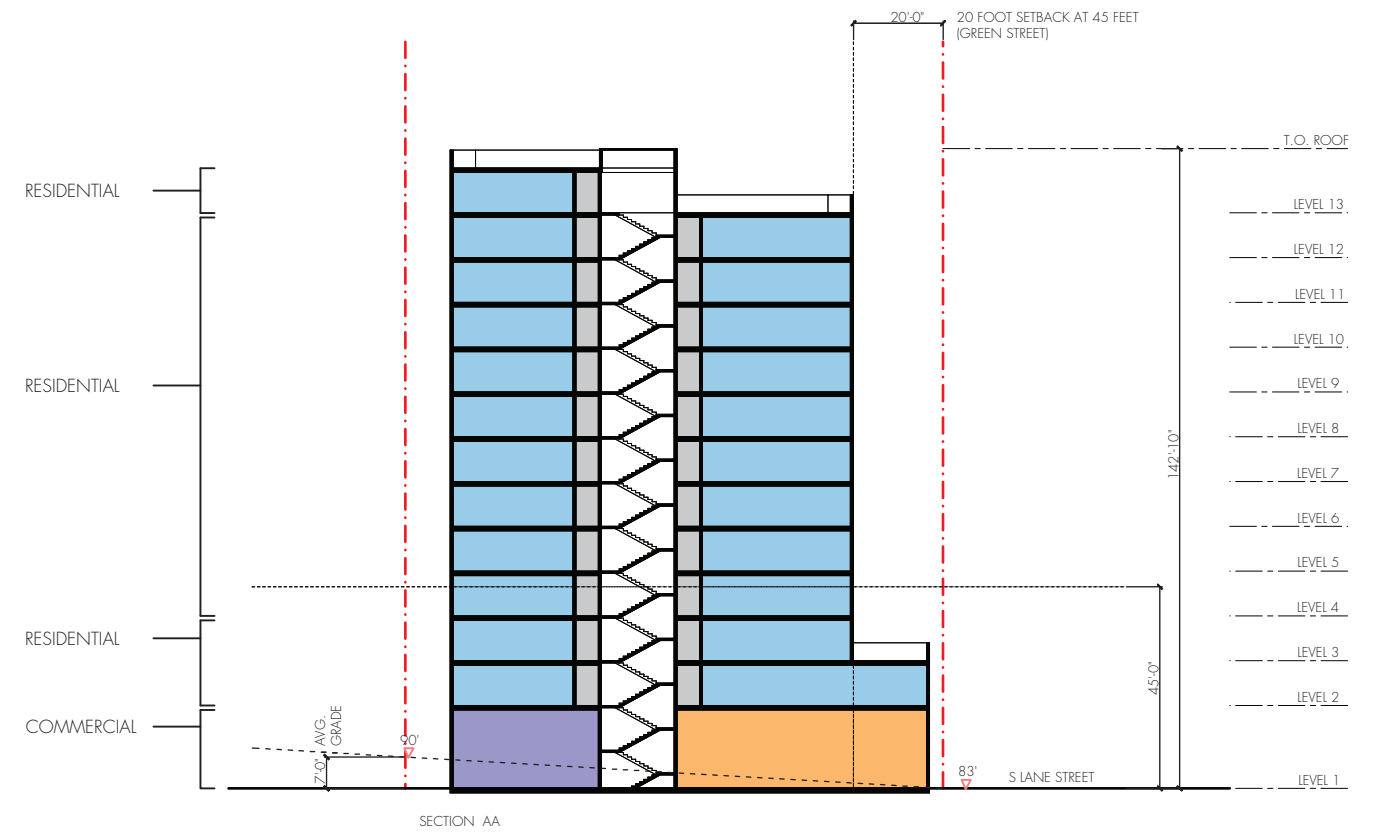
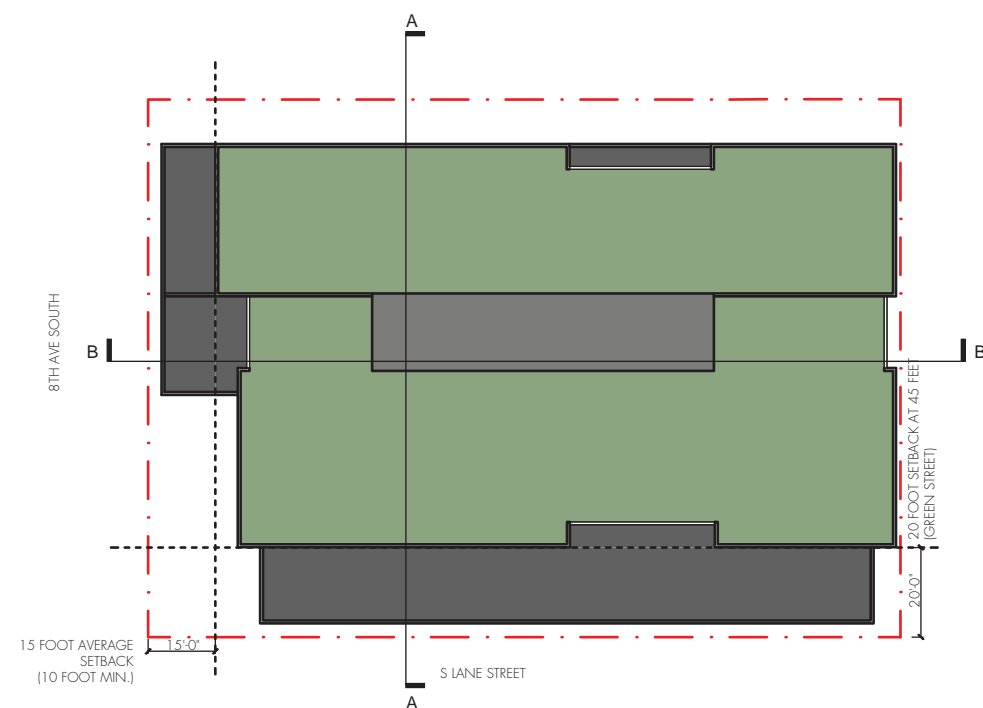
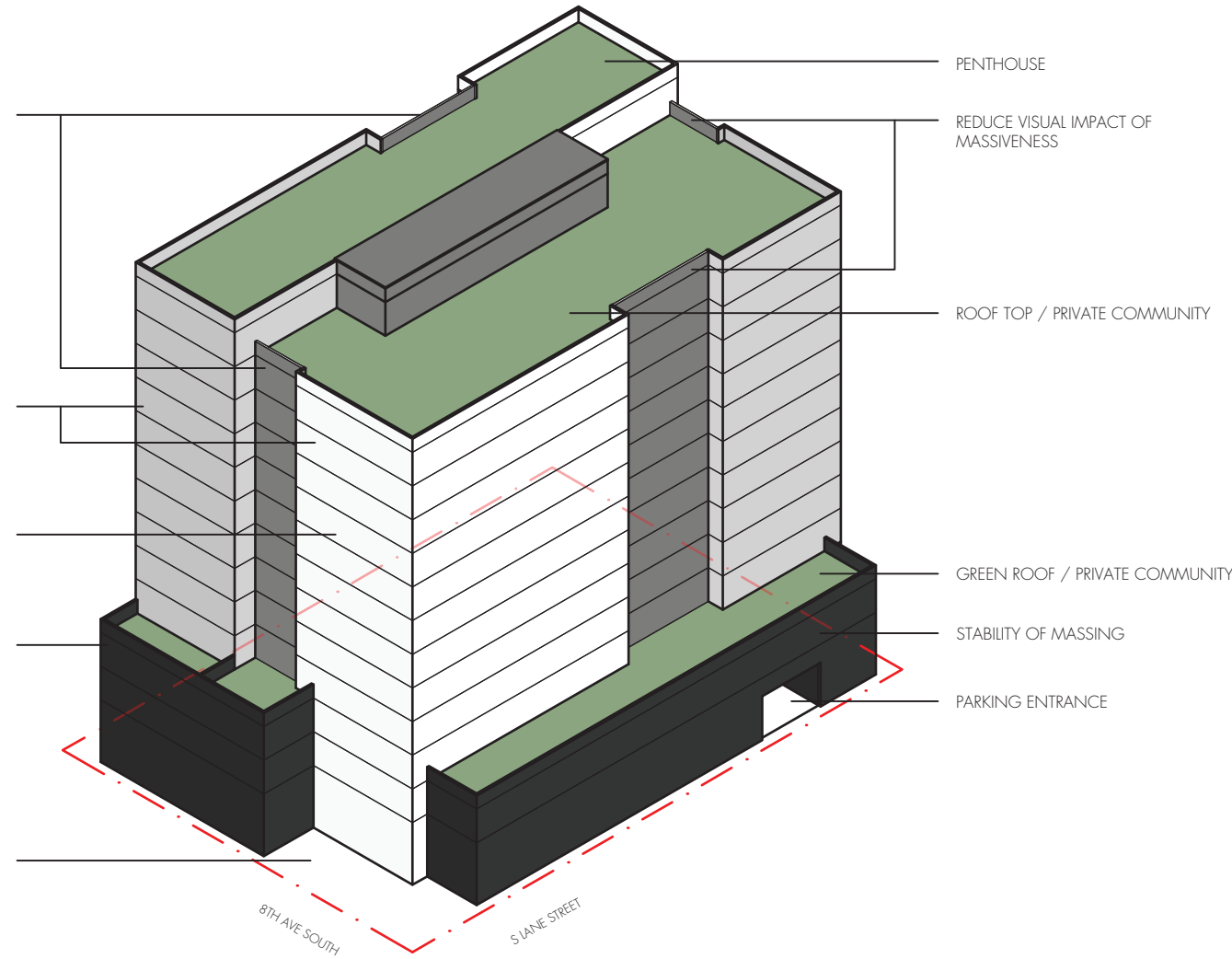
REDUCE VISUAL IMPACT OF MASSIVENESS

HEIGHT HIERARCHY BETWEEN TWO MASSES

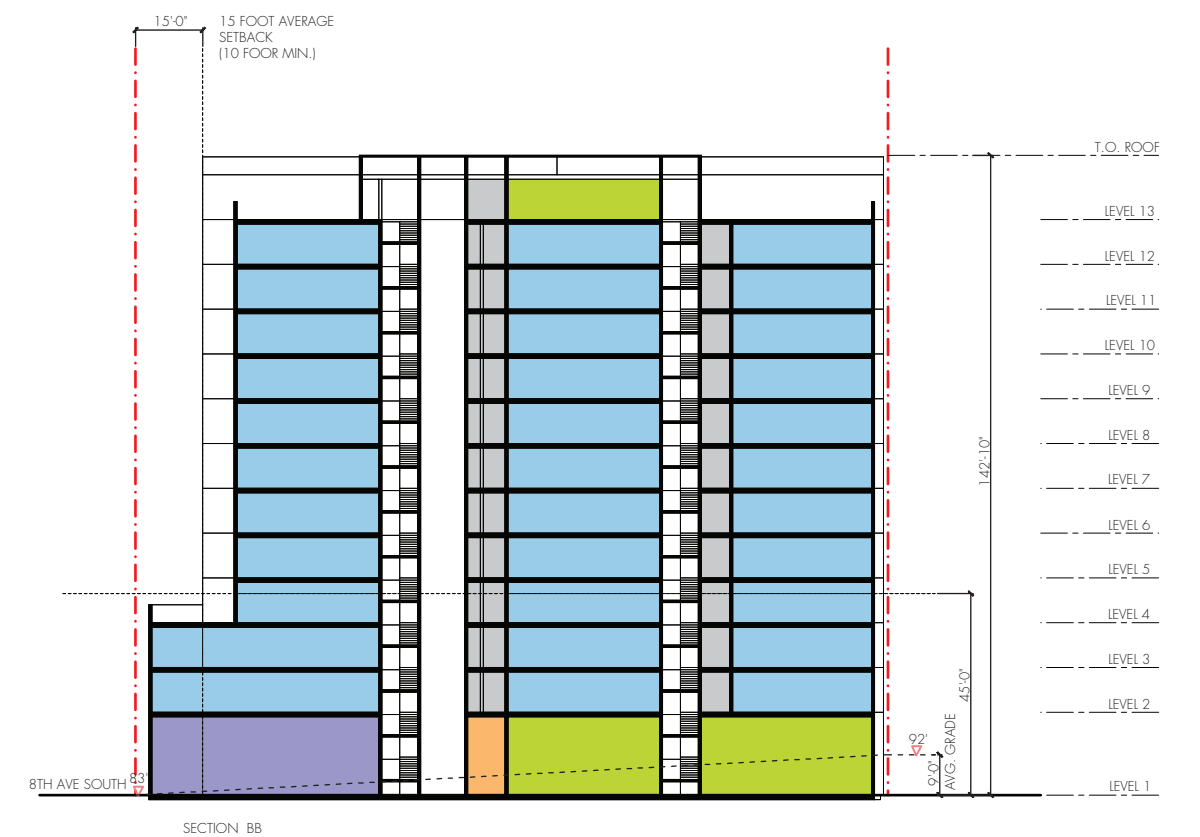
MASS CONTINUOUS TO THE GROUND TO ENGAGE WITH COMMUNITY SPACE

HIGHER STABILITY MASS TO CONSIDERATION OF BRICK MATERIAL

PUBLIC COMMUNITY SPACE; ENGAGE WITH STREET; UTILIZE CORNER OF STREET



- AMENITY
- RESIDENTIAL
- UTILITY
- RETAIL
- OUTDOOR AMENITY
- CIRCULATION



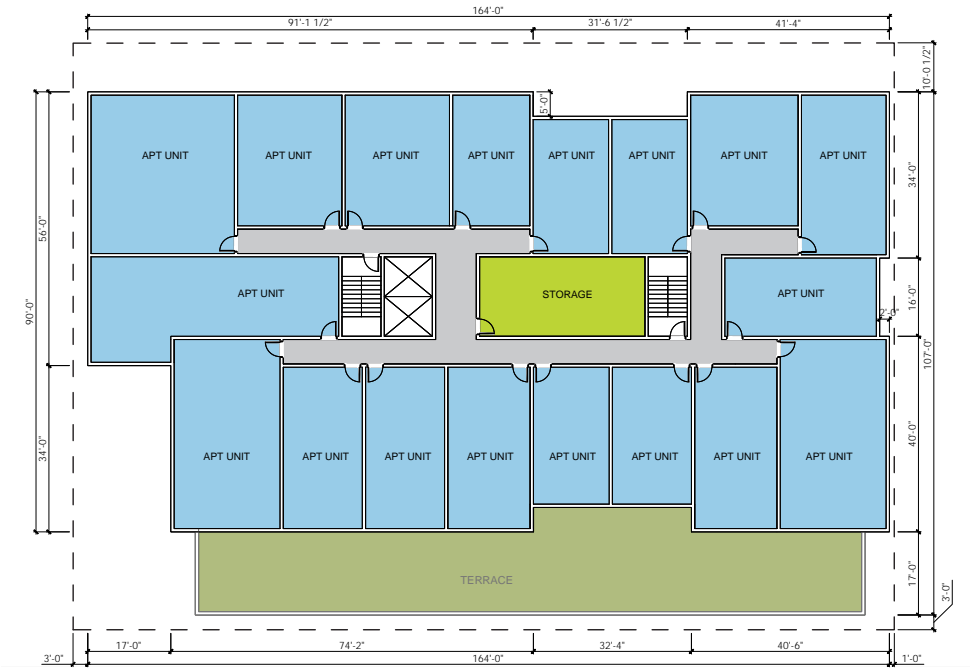
DESIGN PROPOSAL | OPTION C - SCHEME 3 (PREFERRED OPTION)



SCHEME 3 | GROUND LEVEL



SCHEME 3 | LEVEL 2



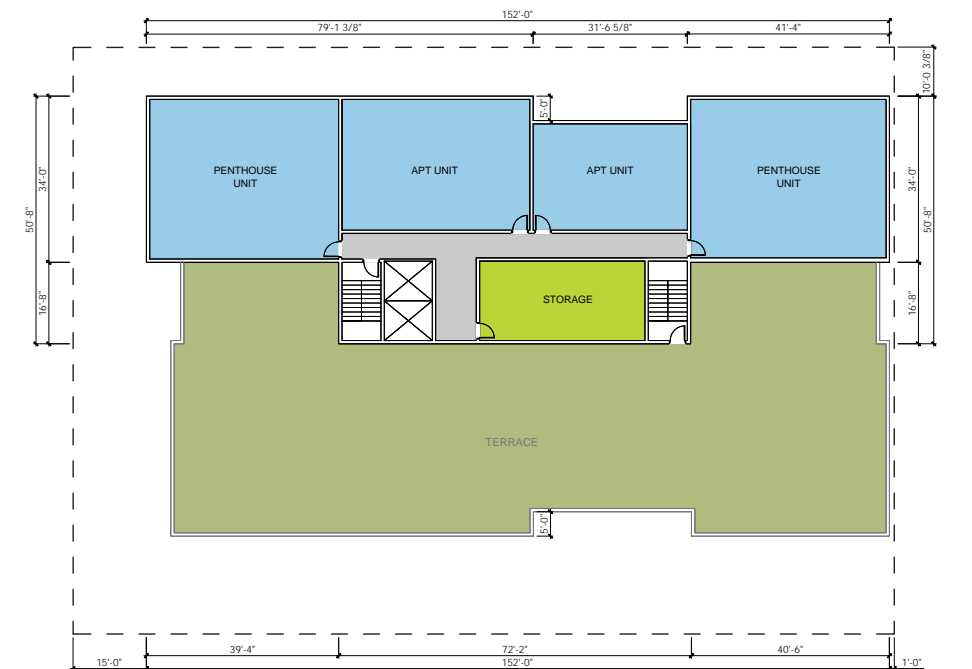
SCHEME 3 | LEVEL 3



SCHEME 3 | LEVEL 4



SCHEME 3 | LEVEL 5-12








SCHEME 3 | LEVEL 13



STREET PERSPECTIVE - FROM INTERSECTION OF LANE ST AND 8TH AVE S

PEDESTRIAN / VEHICULAR CIRCULATION ENTRIES LEGEND

- | | |
|---|---|
|  Plaza / Open space |  Retail space |
|  Vehicular Routes / Entries |  Residential space |
|  Pedestrian Routes / Entries | |



SCHEME 1

FEATURES:

- Minimal additional modulation to break up massing on south façade
- Podium to remain on the Southern portion of the site
- Residential open space courtyard along 8th Avenue South
- Residential patio space at top of base massing at the street corner and along Lane Street
- Roof top terrace along the south façade

BUILDING DATA:

- 13 Levels
- 202 Units
- 204,684 Square Feet (including parking)



SCHEME 2

FEATURES:

- Modulate tower massing along all façades to bring down the scale
- Base massing to be located along both the north and south facades
- Central residential open space located along 8th Avenue South and extend to the street corner
- Roof top terrace along the south façade

BUILDING DATA:

- 13 Levels
- 202 Units
- 209,889 Square Feet (including parking)



SCHEME 3 (PREFERRED OPTION)

FEATURES:

- Modulate tower massing along all façades to bring down the scale
- Base massing to be located along both the north and south facades
- South base massing pulled back to allow for larger plaza space
- Residential open space located at the street corner
- Roof top terrace along south façade

BUILDING DATA:

- 13 Levels
- 202 Units
- 209,196 Square Feet (including parking)

DESIGN CONCEPT | MATERIAL PALETTE & GUIDELINES

MATERIAL SELECTION

The material palette selected for this project is intended to reflect and celebrate those materials that are already prominent in the Chinatown-International District as well as feature modern materials to enhance the overall aesthetic and concept. The base of the building is proposed to be brick, to tie in with the street-level brick throughout the neighborhood, with fully transparent storefronts along the residential lobby and retail areas. Wood is another traditional material that will add warmth to pedestrian areas and private balconies on upper levels. The towers will primarily consist of fiber cement panel, a durable, cleanly articulated modern material that works well in the Pacific Northwest climate. This panel will be enhanced with accents of metal.

Below are selected guidelines that govern material selection for this project:

INTERNATIONAL SPECIAL REVIEW DISTRICT DESIGN GUIDELINES

I. AWNINGS AND CANOPIES

- A1. Awnings shall be of a solid color, i.e., the underside of the awning is the same color as the exposed face
- A2. Awnings shall be a color compatible with the building facade
- A4. The scale of the awning shall be compatible with the building storefront.
- A5. Signage and graphics applied to awnings shall be reviewed for color, scale, and overall design compatibility.
- B1. Awnings shall not be made of shiny, high-gloss, and translucent materials
- B2. Awning shall not cover distinctive architectural features of the building face
- C1. Awnings over sidewalks shall overhang the sidewalk a minimum of five feet.

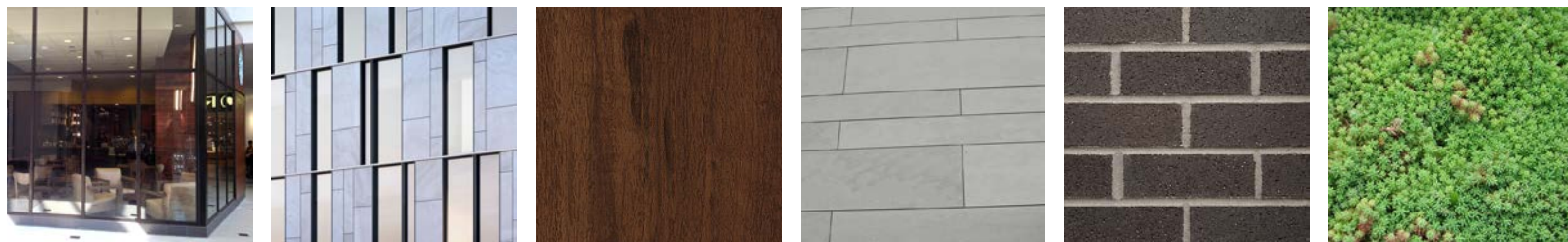
II. STOREFRONT AND BUILDING DESIGN GUIDELINES

- B. Earthen materials such as brick, wood, concrete, and tile shall be used for entry doors, windows, and main facade.
- E. Anodized aluminum and other metal materials shall be reviewed by the board and permitted when: The aluminum or metal material is painted of a compatible color, the building is a non-contributing historically or architecturally significant building, and the appearance does not impact a primary facade.
- F. All glass and window areas shall be clear. Mirrored glass is not permitted in the district.
- G. Physical elements that exhibit the district's Asian character shall be encouraged. Such items include: calligraphic signs, lattice work, and tiled canopies.

DESIGN GUIDELINES FOR SIGNS

- II A1. Buildings with multiple tenants: All signs on a single building shall be coordinated as to size, shape, color, and location. They shall be of shapes, colors, and textures compatible with each other and with the architecture/exterior finish materials of the building.
- II B. Building greater than one story: Projecting signs or surface-mounted internally-lighted box signs shall be prohibited above the sill line of the second floor.

MATERIAL PALETTE



Storefront

Metal panel

Wood

Fiber cement panel

Brick

Green roof

EXTERIOR BUILDING FINISHES | SMC 23.66.336

- New development should respect the architectural and structural integrity of the building. Exterior building facades shall be of a scale comparable with surrounding structures. Window proportions, floor height, cornice line, street elevations and other elements shall relate to the scale of existing buildings in the immediate area.
- Outside the Asian Design Character District, earthen colors and masonry construction with nonmetallic surfaces are preferred. Concrete construction will also be permitted if treated in a manner or incorporated into a design that provides visual interest and avoids large unbroken surface areas.

MATERIAL INSPIRATION IMAGES



Canopies



Fiber Concrete Facade



Brick & Metal

*Page shown for contextual purposes only. Proposed materials/colors/finishes details will be part of a separate application.