



BLOSSOM APARTMENTS

CERTIFICATE OF APPROVAL PACKAGE
REQUEST FOR APPROVAL MEETING

AUG. 4TH 2022

PROJECT ADDRESS:
214-220 5TH AVE S

SDCI PROJECT NO:
3036319-LU

OWNER:
VIBRANT CITIES, LLC

ARCHITECT:
LINK DESIGN GROUP, LLC

PROJECT INFORMATION:

ADDRESS OF PROPERTY: 214-220 5TH AVE S,
SEATTLE, WA 98104

SDCI PROJECT NO: 3036319-LU

LEGAL DESCRIPTION: LOTS 3 & 4, BLOCK 32,
MAYNARD DS PLAT,
KING COUNTY, WA

ASSESSOR PARCEL NO: 9820700100
5247801545

PROJECT TEAM:

OWNER: VIBRANT CITIES, LLC
606 MAYNARD AVE S,
SUITE 251
SEATTLE, WA 98104
CONTACT: MING FUNG

ARCHITECT: LINK DESIGN GROUP, LLC
439 KIRKLAND WAY
KIRLAND, WA 98033
CONTACT: GARY WAKATSUKI

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1.0

HISTORY & SITE CONTEXT

NIHONMACHI NEIGHBORHOOD HISTORY

Major wave of Japanese immigration to Seattle mainly began in the late 1890s. 1909 Alaska-Yukon-Pacific Exposition recognized the growing importance of Asian trade to Seattle, with both Chinese and Japanese businessmen running import/export operations on the waterfront. Real estate covenants and employment discrimination led to the creation of overlapping ghettos of Chinatown and Nihonmachi.

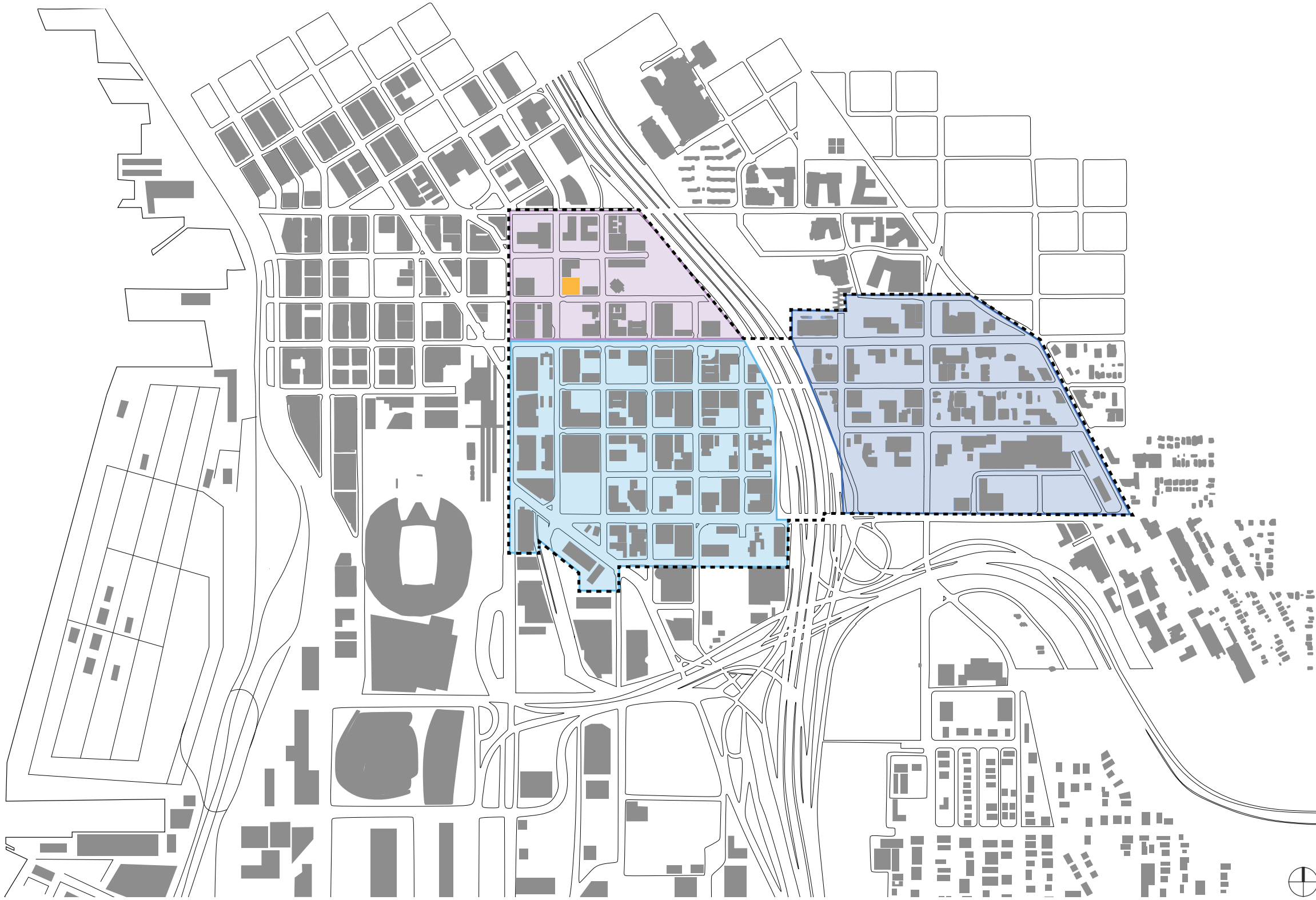
Between the 1920s and 1930s, more families set up small businesses in the Chinatown International District.

In 1942, after the United States entered World War II, the Japanese and Japanese Americans were incarcerated resulting in many losing their businesses, property and acquired wealth.

The pre-war Japanese population returned to the Chinatown International District by 1950. The 1952 McCarran-Walter Immigration Act lifted restrictions against first generation Japanese immigrants becoming naturalized citizens.

The Housing Rights Act of 1966 eliminated ethnically based real estate covenants which allowed Japanese American property in formerly restricted neighborhoods. The Seattle Chinatown Historic District was created in 1966, bringing enhanced recognition to the neighborhood.

(Reference the Historical Report in the Appendix)



- ISRD Boundary
- Project Site
- Nihonmachi
- Chinatown
- Little Saigon



PROJECT DIMENSIONS

120' X 120' site
 85' tall 8-story mixed-used building above grade

PROPERTY

214-220 5th Avenue S.
 Seattle, WA 98104

OVERLAYS

Asian Design Character District
 International Special Review District

KING COUNTY PARCEL NO.

(Parcel A) 982070-0100-03
 (Parcel B) 524780-1545-05

ZONING

IDR 45/125-270

DESCRIPTION OF PROPOSED & DEFERRED WORK

A. PROPOSED CHANGES TO THE BUILDING AND/OR SITE

The existing building and surface parking will be demolished.

B. PROPOSED EFFECTS ON THE PUBLIC RIGHT-OF-WAY OR OTHER PUBLIC SPACES

There are three retail spaces along 5th Ave South, with storefront windows and a continuous overhead canopy which parallels the sidewalk. The face of the ground floor at 5th Ave S. is recessed 2'-6" into our project property, to provide required sidewalk width and amenity features in the right-of-way such as benches. Along South Main Street there is retail space(s), a residential entry lobby and an exit door from our small parking area. There is continuous overhead weather protection and an open plaza at Southwest corner. The sidewalk and landscape strip were also provided per City's requirements. The vehicle entry/exit is at the Southeast corner, accessing from the alley side.

C. PROPOSED NEW CONSTRUCTION

The project is to construct an 8-story residential mixed-use building above the grade, two stories of Type IA Construction and six stories of Type IIIA Construction, and 1-story storage/ mechanical spaces below the grade. the building will contain 184 residential units with an amenity space, rooftop terrace and retail/commercial space at the street level. Loading area accessed from the alley on the East.

D. PROPOSED USE, CHANGE OF USE, OR EXPANSION OF USE

Existing building contains Surface parking lot (approximately 40 stalls) and a 1-story building containing offices accessed via 5th Avenue S. The use of this property will change to primarily residential with ground-level retail spaces.

E. PROPOSED SCOPE TO BE DEFERRED FOR FUTURE APPROVAL

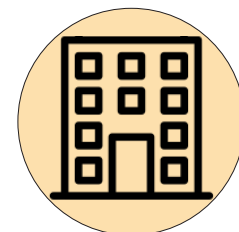
The following scopes of the new construction project are being deferred for the noted reasons; they will be brought before the Board at a later date for review and approval:

- Building Signage: Design and location are being deferred until building branding is complete, and retail tenants are identified. Preliminary signage location ideas are shown on pg. 54.



WORK FORCE HOUSING

- 184 units
- Studio units avg. 395 sf
- One bedroom units avg. 603 sf



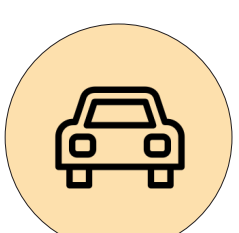
RESIDENTIAL

- 91,105 sf of residential space
- Rooftop amenity



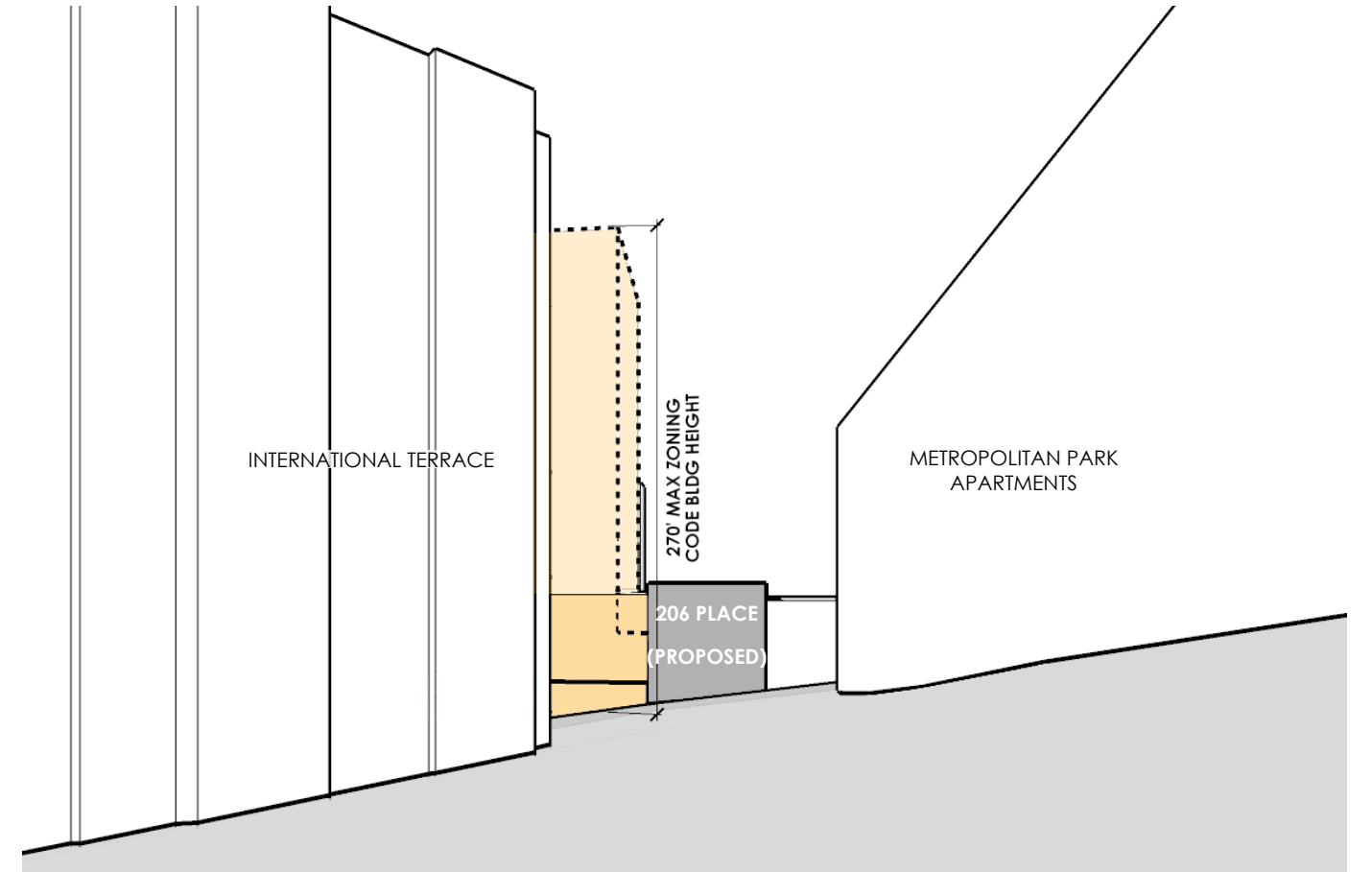
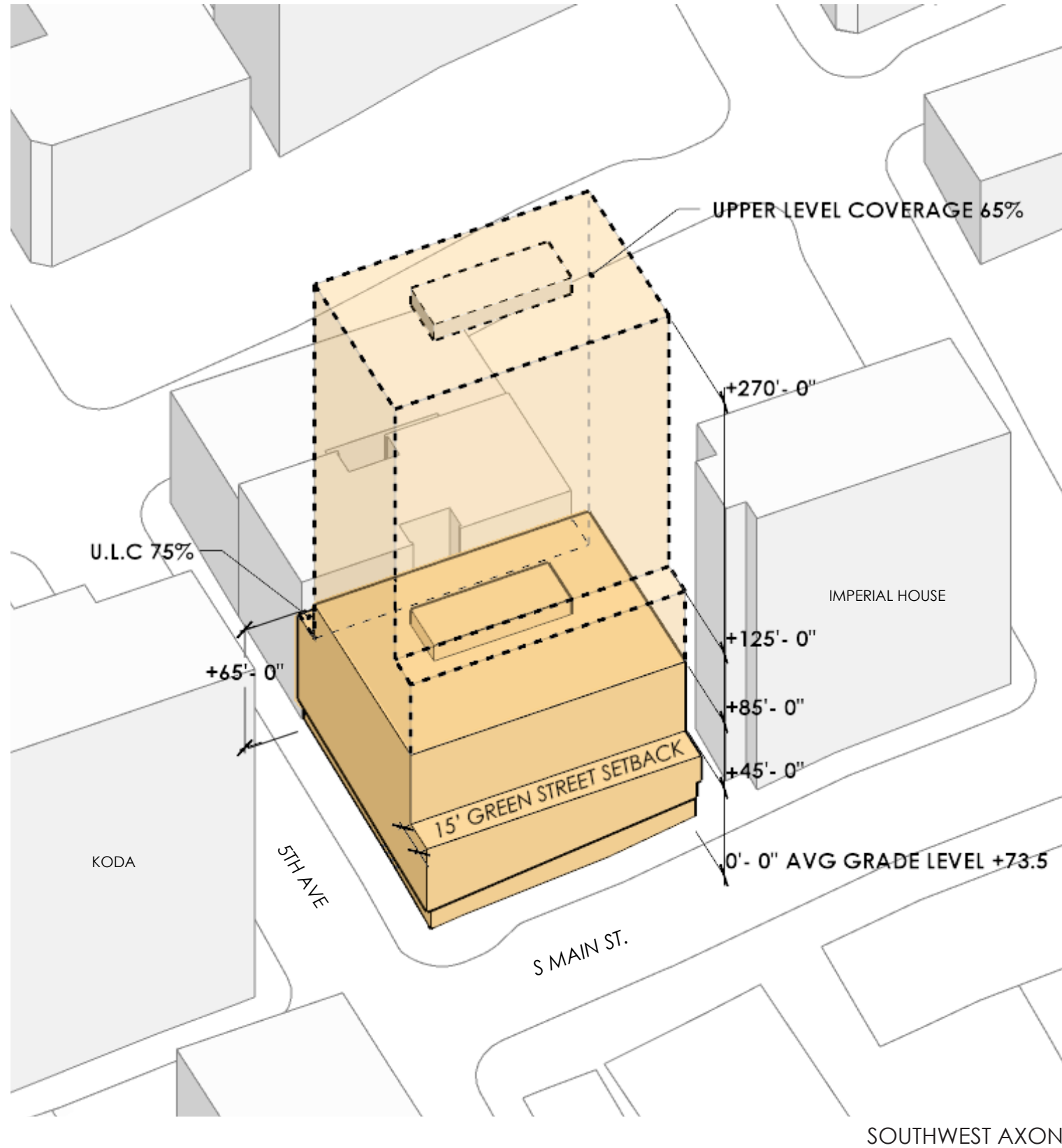
COMMERCIAL

- Street level retail/commercial
- 4,625 sf of commercial space



PARKING

- Below grade parking
- 6,383 sf of parking

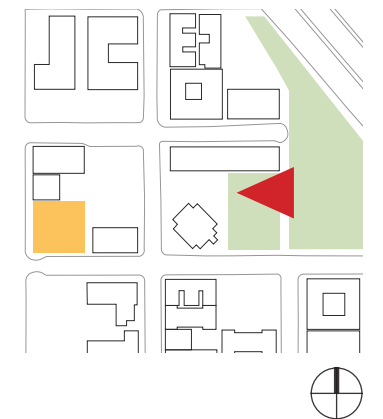


VIEW FROM KOBE TERRACE PARK

GENERAL MASSING DEVELOPMENT STRATEGIES

The IDR 45/125-270 zone suggests a zoning envelope that promotes well-defined street edges for mixed-use structures up to 85' in height in addition to the "green street" setback at 45' above S Main Street. Above that, setbacks from street and interior lot lines of 15' are prescribed as is a reduction of lot coverage to manage bulk and scale of taller structures.

So, while the site allows taller structures, the proposed massing is primarily a result of site location, zoning and the program to provide a mixed-use structure of 85' accommodating work force housing in the form of efficient dwelling units (EDU).





PROJECT GOALS & OBJECTIVES

1. Contribute to the district as a stable residential neighborhood with a mixture of housing types to support the multi-generational community that lives and works in the neighborhood.

- Provide efficient work force housing to encourage cultural diversification and to sustain the neighborhoods small businesses.

2. Encourage the use of street-level spaces for pedestrian-oriented retail specialty shops with colorful and interesting displays.

- Commercial spaces on the ground level on 5th Ave and S Main St.
- Attract small businesses with meaningful “roots” in the district.

3. Improve the visual and urban design relationships between existing and new buildings, open spaces and improvements within the district.

- Proposed structure height mimics the scale of surrounding buildings.
- Right-of-way improvements to enrich the pedestrian experience.
- Modern building design to respect the history and heritage of “Nihonmachi”.

COMMUNITY OUTREACH

Community Outreach is a critical component of our plan to ensure that we are incorporating the input from our neighbors and community members in the design of our project.

Due to Covid-19, we were limited in our ability to gather in person, but we have reached out to the community by using a virtual meeting platform in lieu of the Open House format that we have used for community outreach on previous projects.

We have a three-prong plan for reaching out to the community:

Conversations with Community Leaders

We have had multiple one on one conversations with CID community leaders to introduce our project to them. One on one conversations allowed community leaders to ask detailed questions and we gathered their input in a comprehensive manner.

Meeting with SCIDpda, CIDBIA, Interim and Chongwa

SCIDpda, Interim and Chongwa are important CID community organizations. They have developed and managed many affordable housing units to serve the community's needs. We share a common desire to envision buildings that both honor the past and continue local stories that help our community to thrive.

Virtual Open House

At our virtual open house held on Oct 21st, 2020, we invited the public to hear about the project, learn about our vision, and see some of the preliminary designs that we have in mind. After advertising the event publicly on social media, we made our presentation and made sure to have time for questions and answers, which were important for us to better understand the local context and hear community interests and concerns.

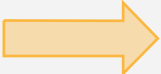

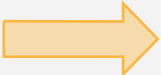

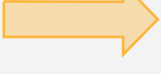
We gathered all feedback to process and incorporate our conversation with community members. We had 27 people in attendance, representing multiple sectors of the community in and around the CID.

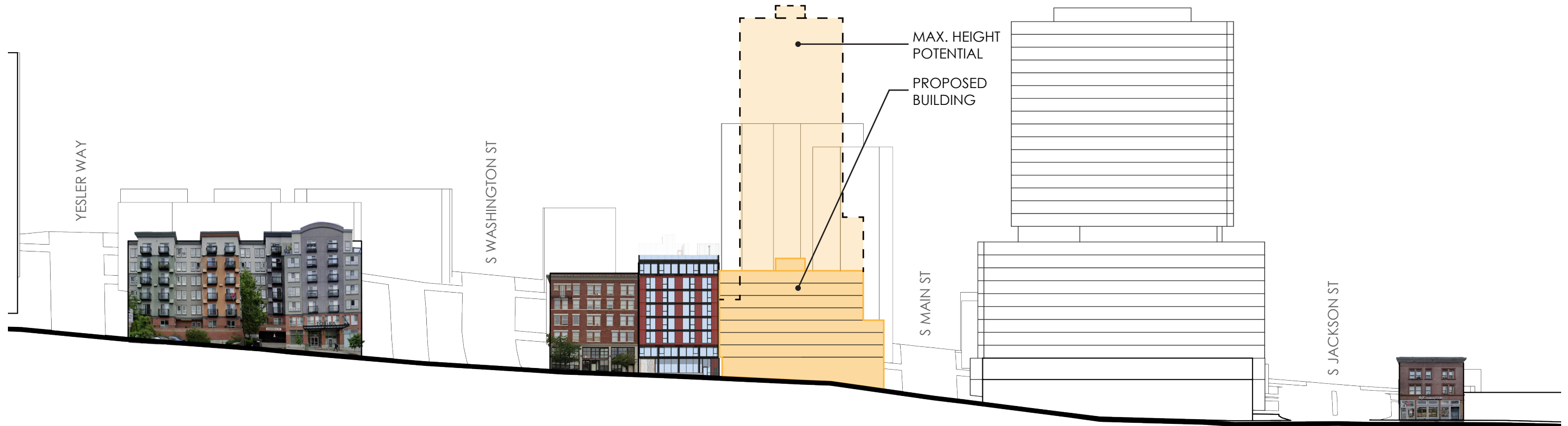
Community Outreach Strategy	Timeline
Completed first touch contacts	Oct, 2020
One-on-one meetings with key community leaders	Oct, 2020
Virtual "Open House" Event - draft design unveiling	Oct 21, 2020
Met with Maiko Winkler-Chin with SCIDpda, Andy Liu with Interim and Mei Jui Roc with Chongwa	Oct/Nov, 2020
One-on-One sessions with community leaders such as Don Mar, Ben Zhong, Min Deng, Tony Au, Dr. Ming Xiao, Kevin Hsieh, Tomio Moriguchi, Ben Gist, Nora Chan, Tim Lee, David Leong and Faye Hong	Q4 2020
Articles and profiles in community newspapers - NAWA, Seattle Chinese Post, International Examiner	TBD
Final design unveiling	TBD

COMMUNITY FEEDBACK AND DESIGN RESPONSE FROM VIRTUAL “OPEN HOUSE” EVENT ON OCT 21ST, 2020

Community Feedback	Design Response
How will you respond to the Asian character district requirements?	Several design elements will be used to reflect the character of the Nihomachi area, including Asian inspired landscaping, materials, and design. The use of design elements such as shoji screens and smooth textures, statement lighting and natural accents will also be reflective of Asian character throughout.
Will there be affordable housing in this building?	Yes, the goal is to bring workforce housing to the neighborhood, which will require the design to be both economical and efficient. We will also be participating in the MFTE program, which will support mixed-income residential development and will ensure affordability in the building. We will also be part of Seattle's Mandatory Housing Affordability (MHA) program, which will help provide affordable housing close to transit and work areas.
How will the frontage along the main street reflect the other buildings in the neighborhood?	The residential area extends all the way to the East side of the building, and open glazing takes up half the frontage. Activating the corner on the southwest area of the building with open spaces and benches will encourage pedestrian traffic. The 5th Avenue side is all commercial and will provide further opportunities for community residents to engage and gather.
What are you anticipating the average size to be for the units?	Most of the units are approximately the same size, about 350 sq ft or slightly larger. Some units around light rail that are slightly larger due to geometry. But all are smaller, efficiency dwelling units which aligns with the workforce units demands and the goal of bringing affordable housing to the neighborhood.

COMMUNITY FEEDBACK AND DESIGN RESPONSE FROM MEETING WITH SCIDPDA, INTERIM AND CHONGWA ON OCT/NOV, 2020 AND ONE-ON-ONE SESSIONS WITH COMMUNITY LEADERS ON Q4, 2020

Community Feedback		Design Response
How will you support the ethnic diversity?		The building's design and goal of bringing more affordable housing to the neighborhood will play a part in promoting ethnic diversity.
How will you honor the heritage of the CID and Japan town?		The building's design is inspired by the courtyard gardens, patterns, proportions, and philosophy rooted in Japanese and Asian culture.
How will you create an engaging active corner?		The building's preferred massing option requires departures but results in creating an active urban plaza space at the corner of 5th Ave. and Main Street.
Would you have affordable housing that is market rate?		Yes, the efficiently designed affordable units being planned for this project will help create more affordable market rate housing.
Will you develop a design that fits with context of the area?		Yes, the design team's preferred massing and design breaks down the overall building façade into to smaller vertically oriented quarter block expressions that fits in well with both newer and older neighboring buildings.



TOBIRA APARTMENTS

ASCONA 206 PLACE (PROPOSED)

PROJECT SITE

FUJIMATSU VILLAGE (SUBJECT TO CHANGE)

BUTY BUILDING



5TH AVE S.

5TH AVE S ELEVATION - FACING EAST

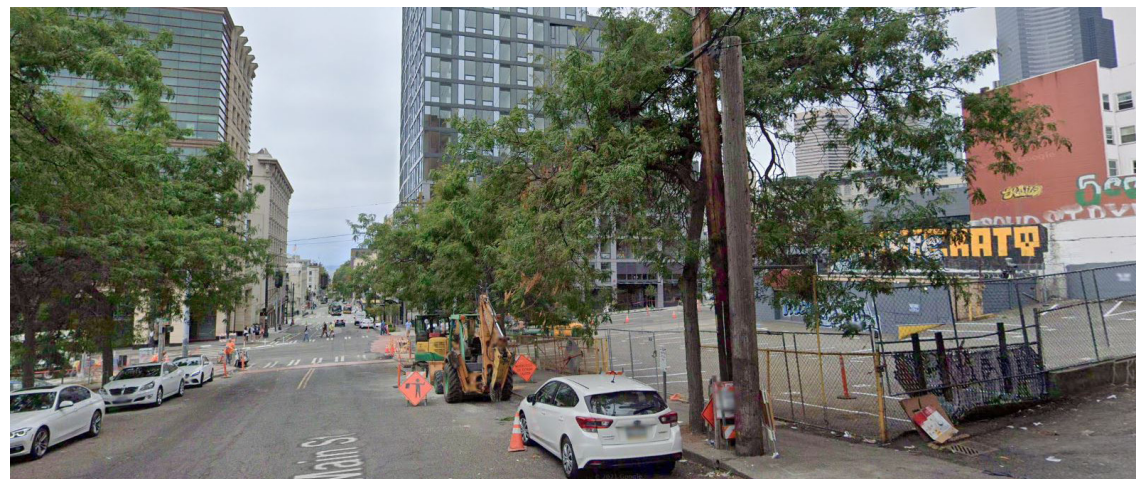




1. SOUTH ON 5TH AVE



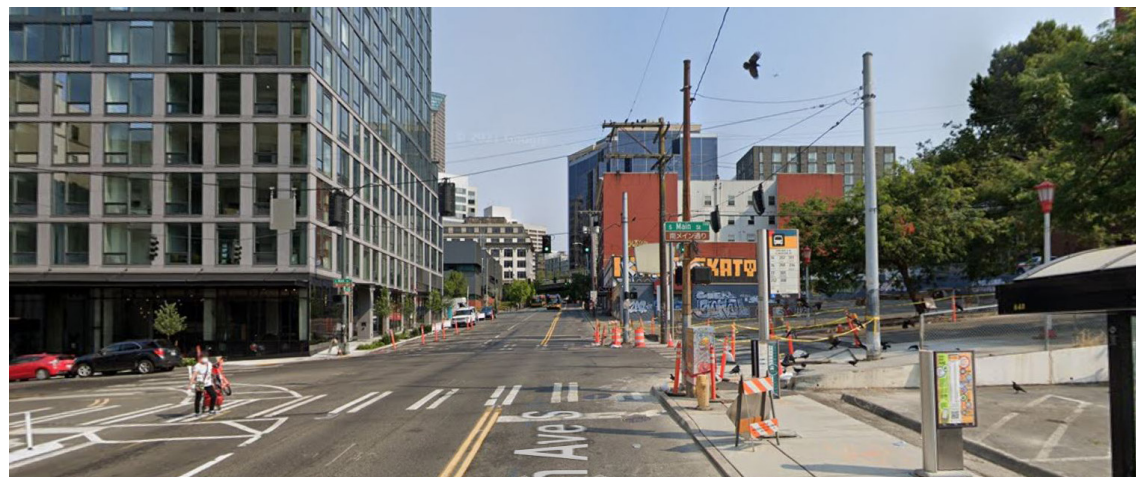
4. EAST ON S MAIN ST.



2. WEST ON S MAIN ST.



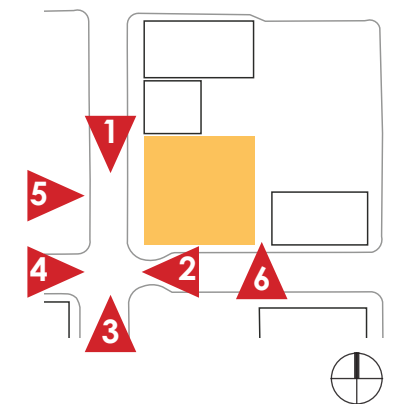
5. EAST ON S MAIN ST.



3. NORTH ON 5TH AVE



6. NORTH LOOKING TOWARDS ALLEY





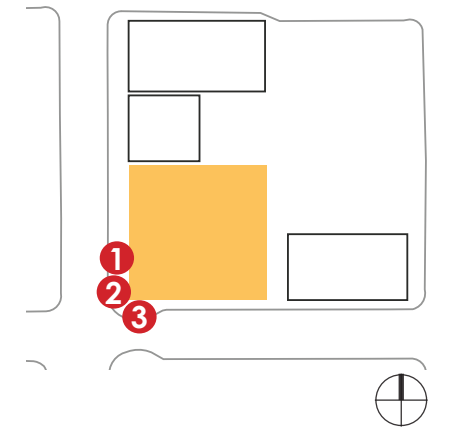
1. Manhole covers



2. Telegraph pole



3. ADA ramps and telegraph pole



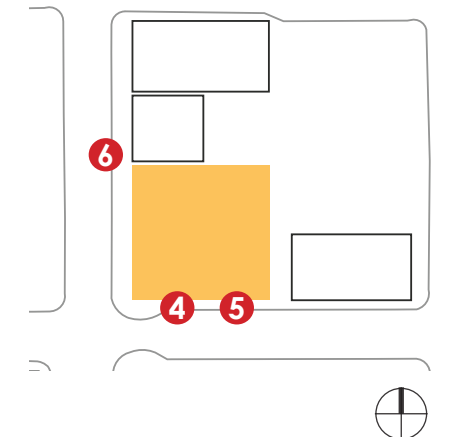
4. Street Lamp and electrical transfer box



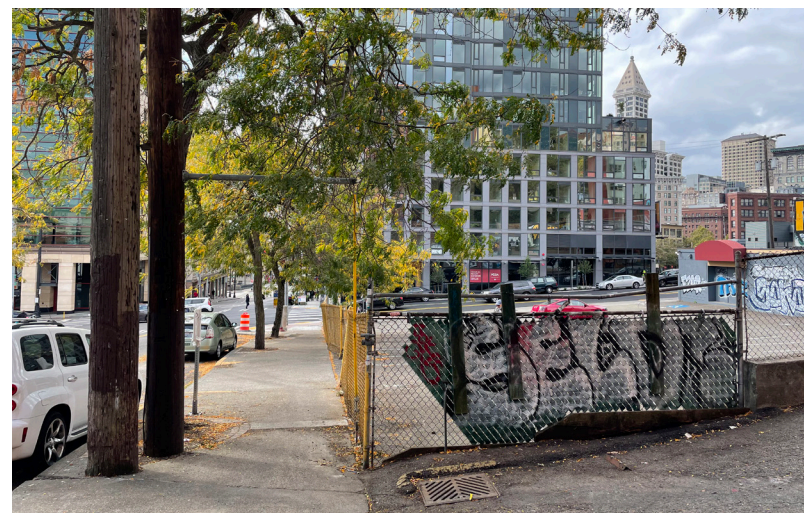
5. Curb Cut



6. Telegraph pole



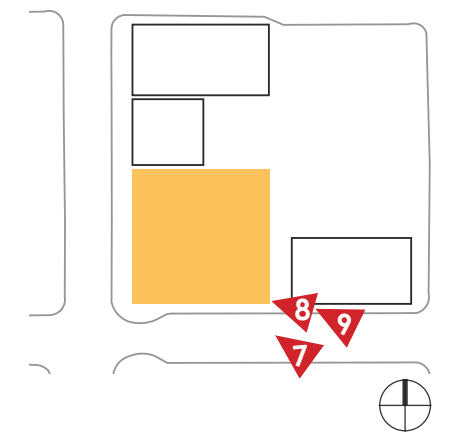
7. Trees



8. Tree and telegraph pole

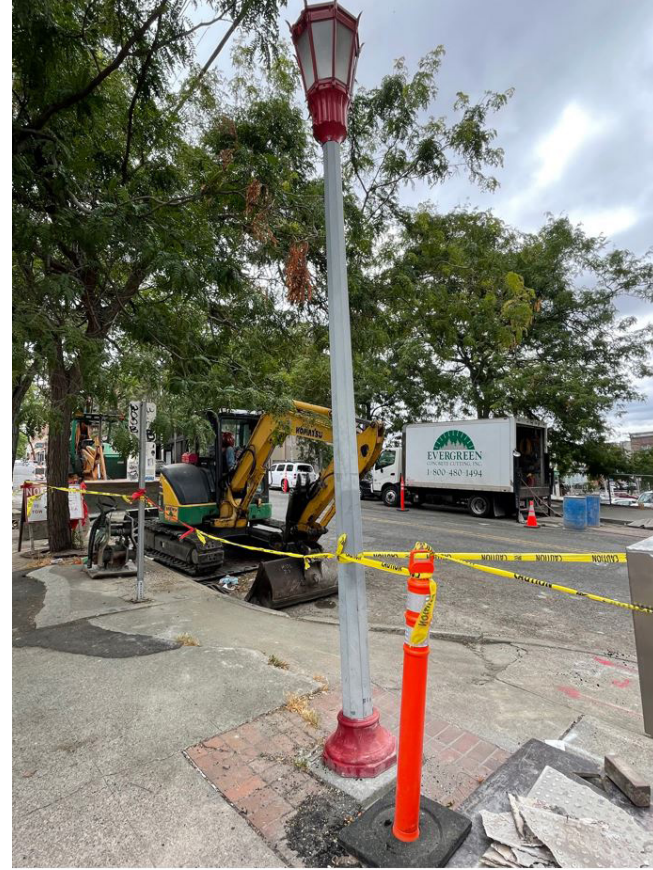


9. Alley

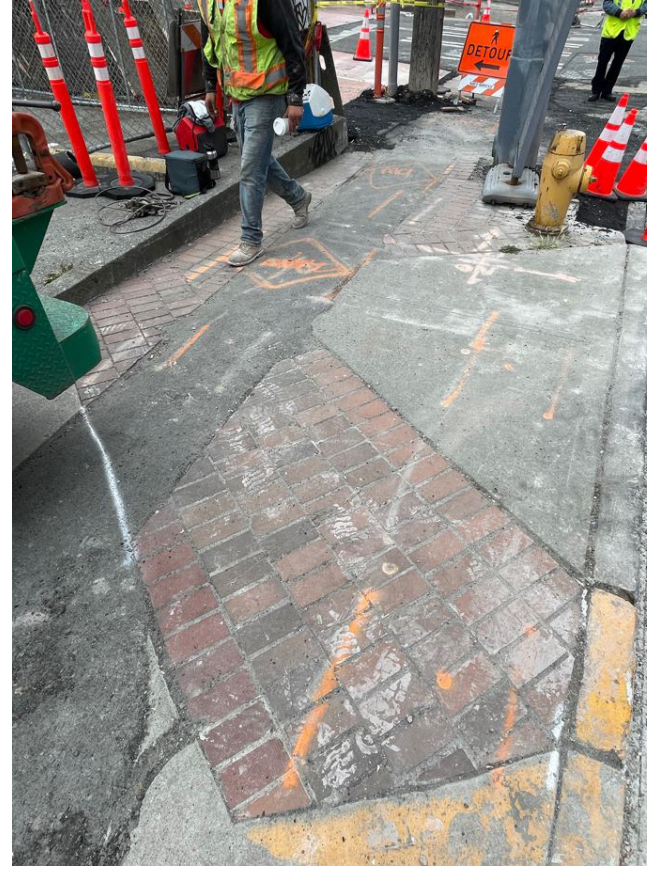




Typical street tree along S. Main St.



Light pole at sidewalk



Brick pavement at S. Main & 5th Ave S. corner



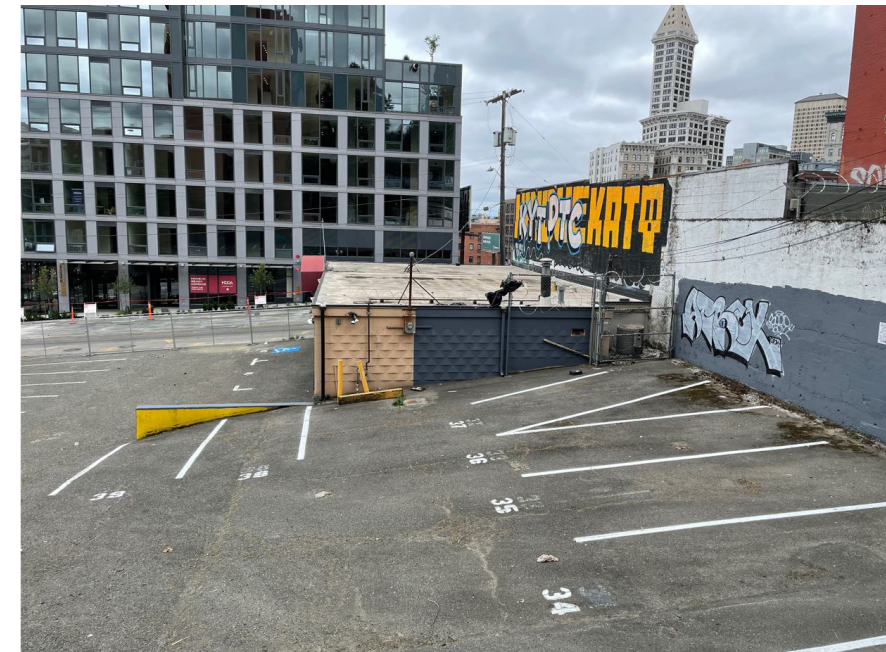
Street tree planter



West elevation of existing building



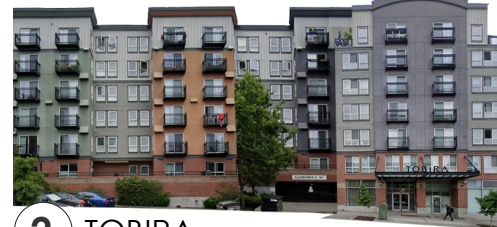
South elevation of existing building



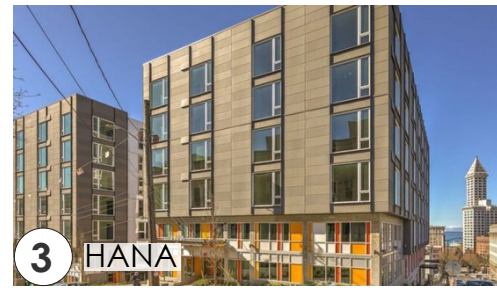
East elevation of existing building



1 FIRE STATION 10



2 TOBIRA



3 HANA



4 100 ON 6TH



5 WASHINGTON TERRACE SENIOR APARTMENTS



6 METROPOLITAN PARK



7 INTERNATIONAL TERRACE



8 NP HOTEL



9 THE GOVERNOR



10 FUJIMATSU VILLAGE: SUBJECT TO CHANGE



11 IMPERIAL HOUSE



12 ASCONA



13 206 PLACE



14 KODA



15 HIRABAYASHI PLACE



16 ADDISON ON FOURTH



17 ICON APARTMENTS



18 5TH & JACKSON



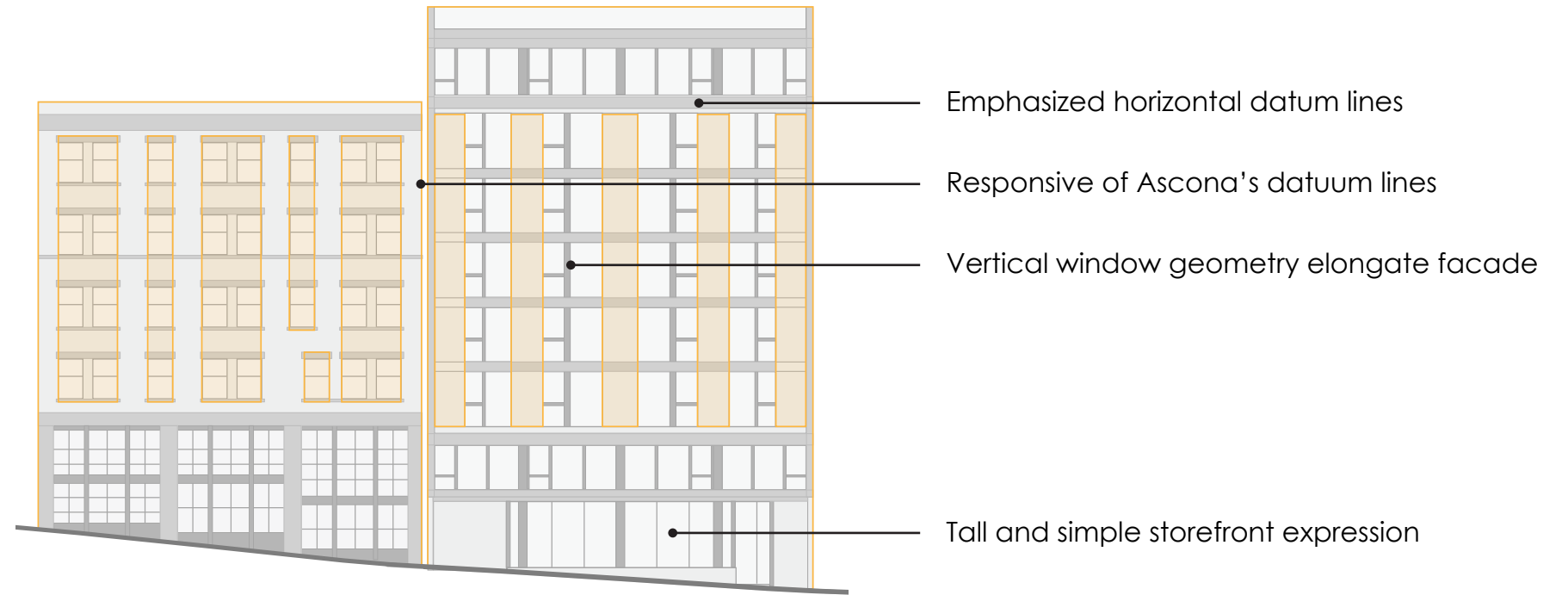
20 PANAMA HOTEL



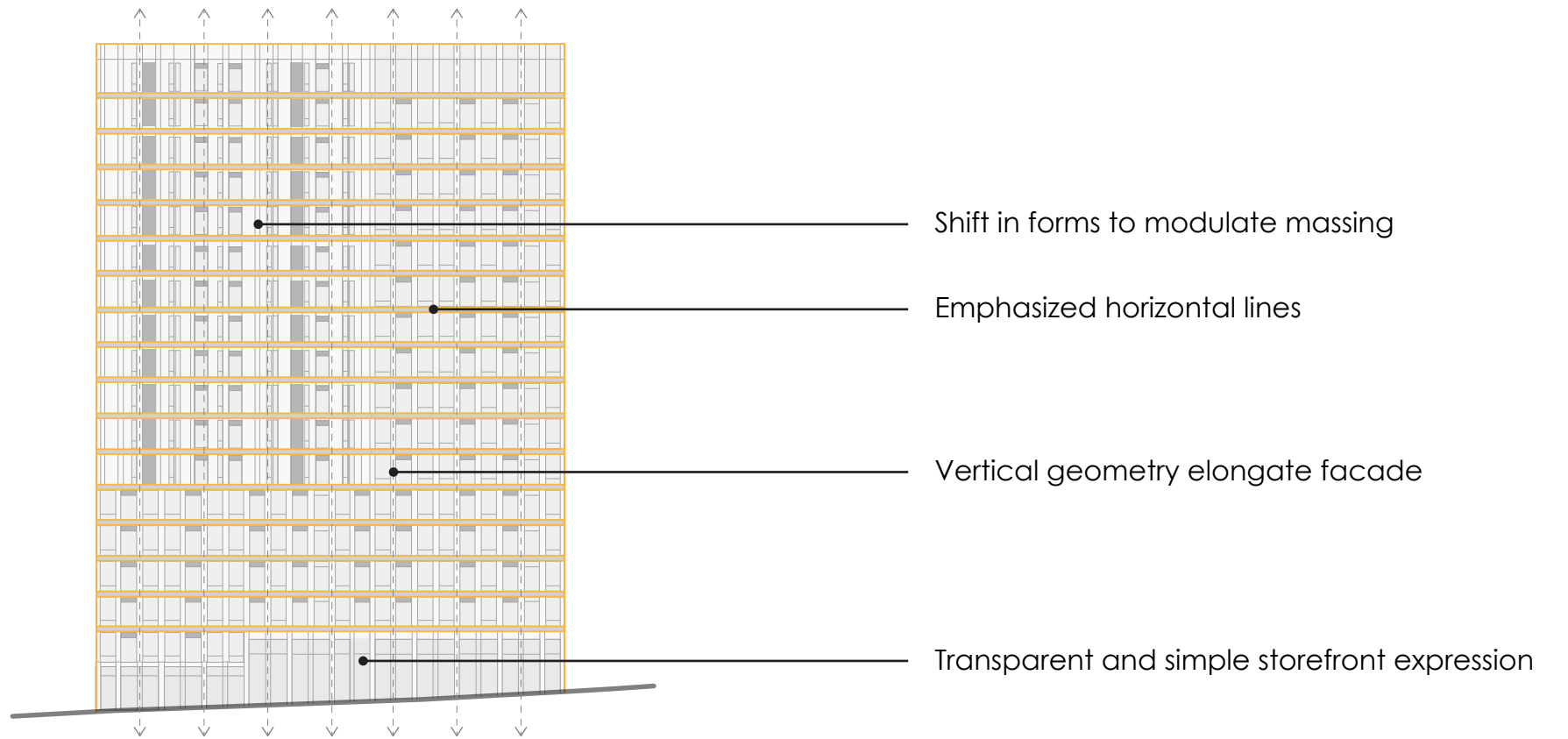
19 H.T. KUBOTA BUILDING



13 206 PLACE

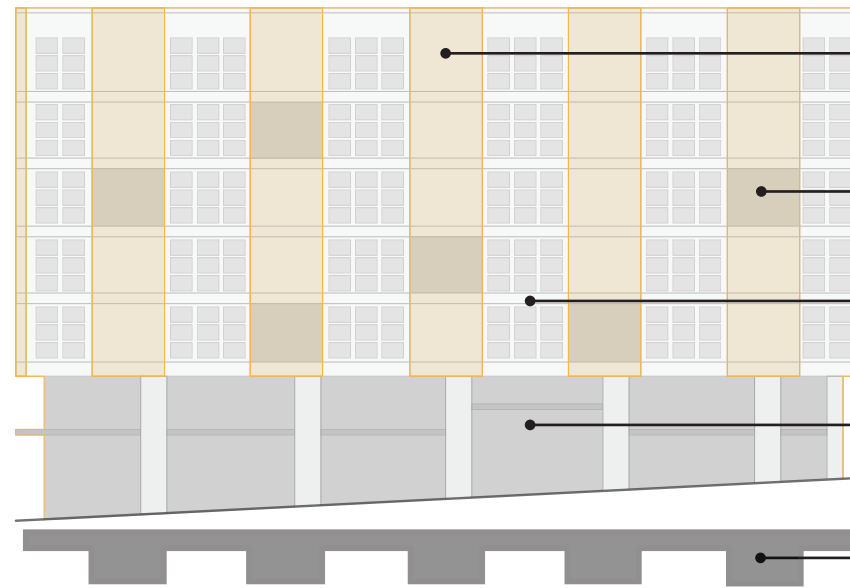


14 KODA





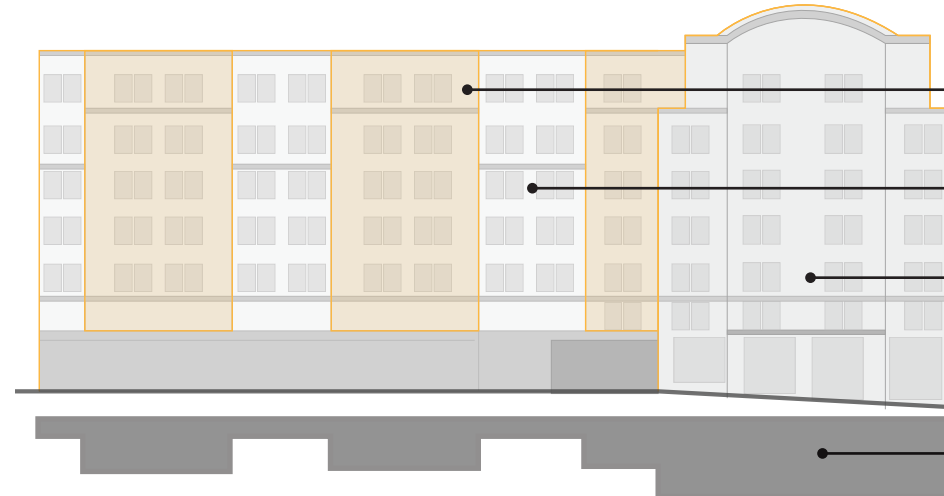
15 HIRABAYASHI PLACE



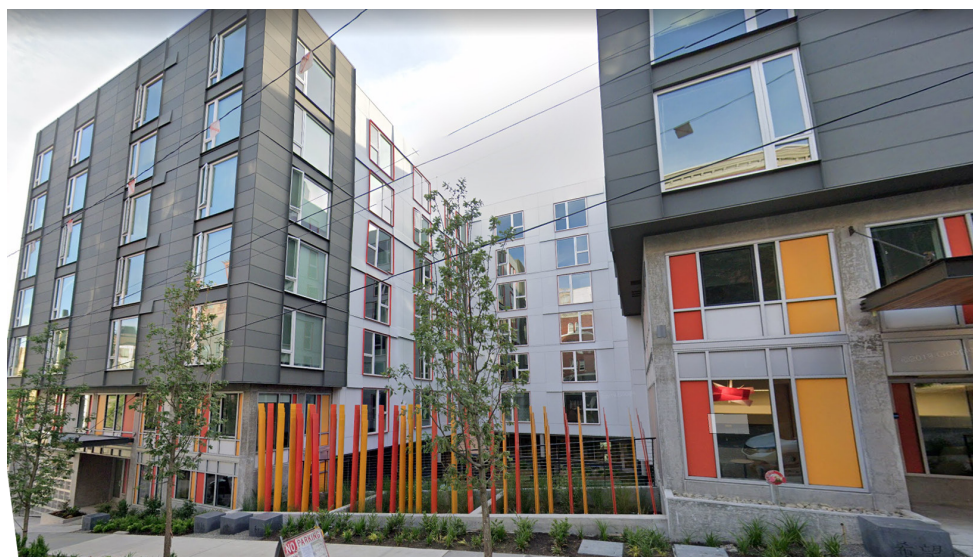
- Vertical elements extrude forward from facade plane
- Accent panel random placement creates movement in facade
- Symmetrical panels shift backwards to break up continuous facade
- Glassy and transparent storefront
- Building facade articulation profile



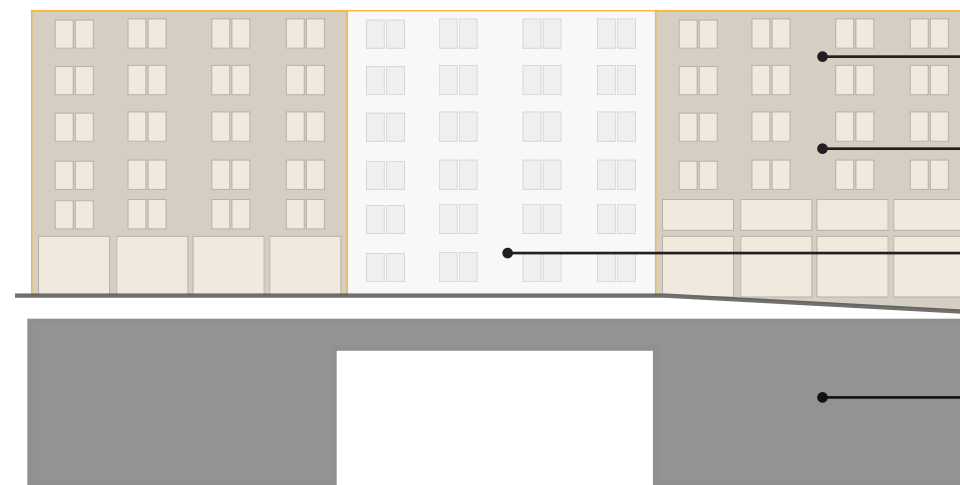
2 TOBIRA



- Primary expression- vertical elements extrude forward to create modularity
- Recessed panels break up primary expression
- Multiple residential bays grouped together for larger massing move
- Building facade articulation profile



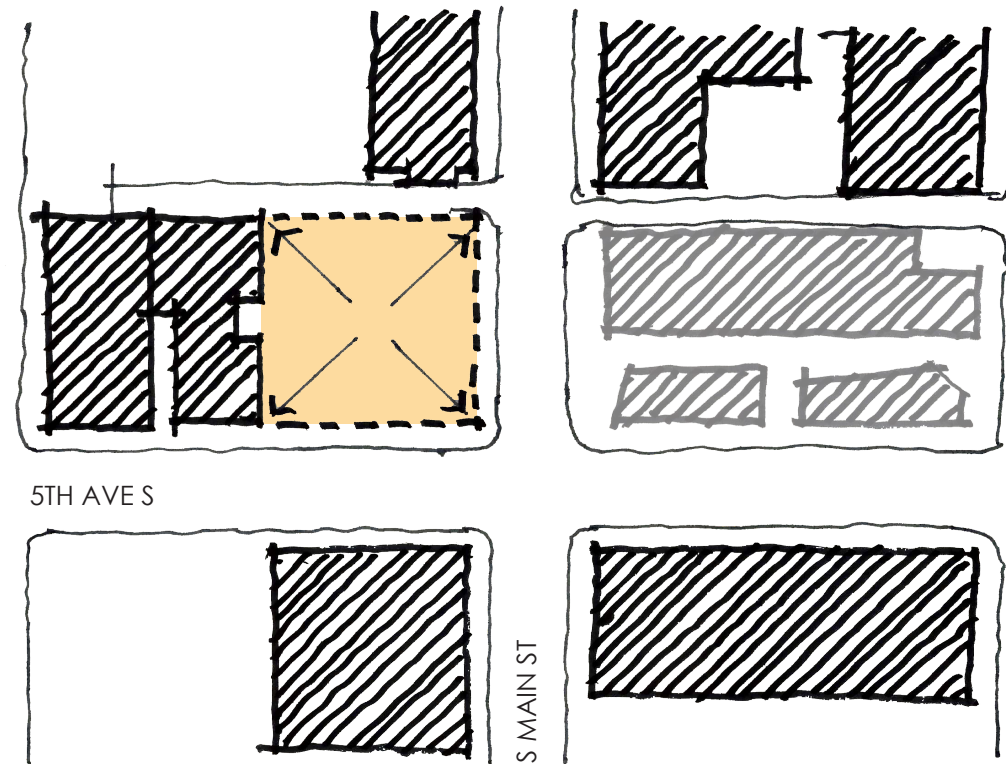
3 HANA



- Equally proportioned building geometries
- Building geometries extrude forward
- Facade steps back to create 3 sided outdoor space
- Building facade articulation profile

2.0

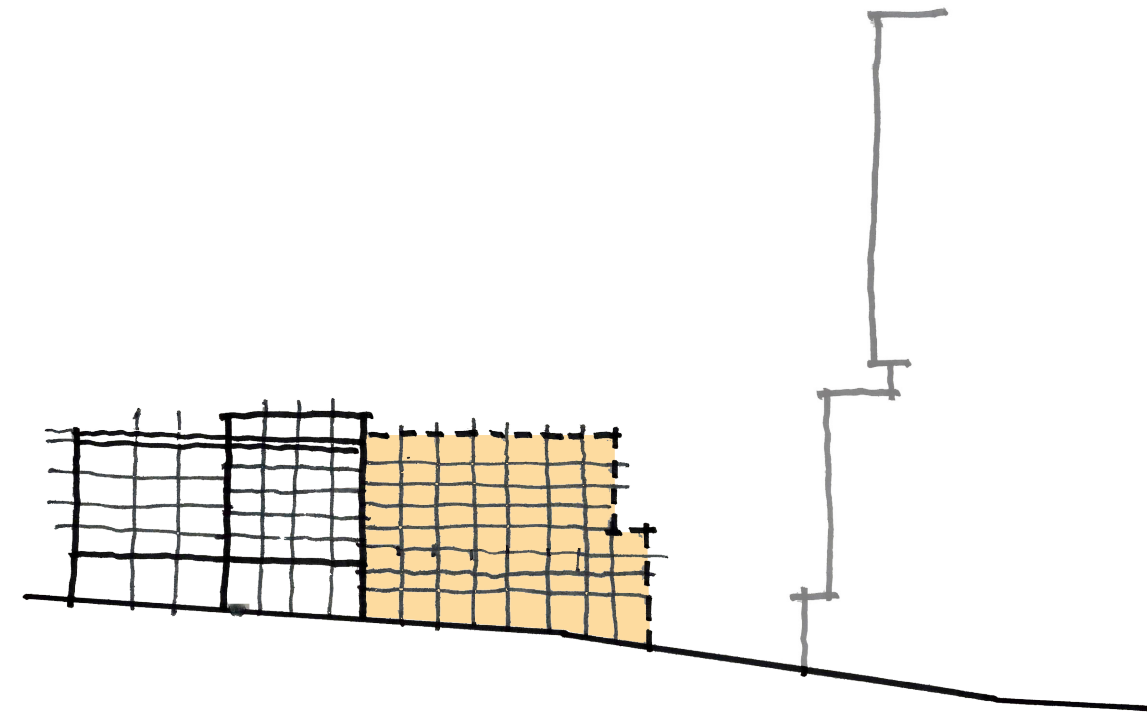
DESIGN STRATEGY



A. SITE PLANNING & MASSING

Larger Context. In order for the project to respond, in massing, to the geographic conditions and patterns of the urban form, the building design maximizes the use of the corner site to promote well-defined street edges, thereby, reinforcing the 5th Avenue S portal to the S Main St neighborhood "green street".

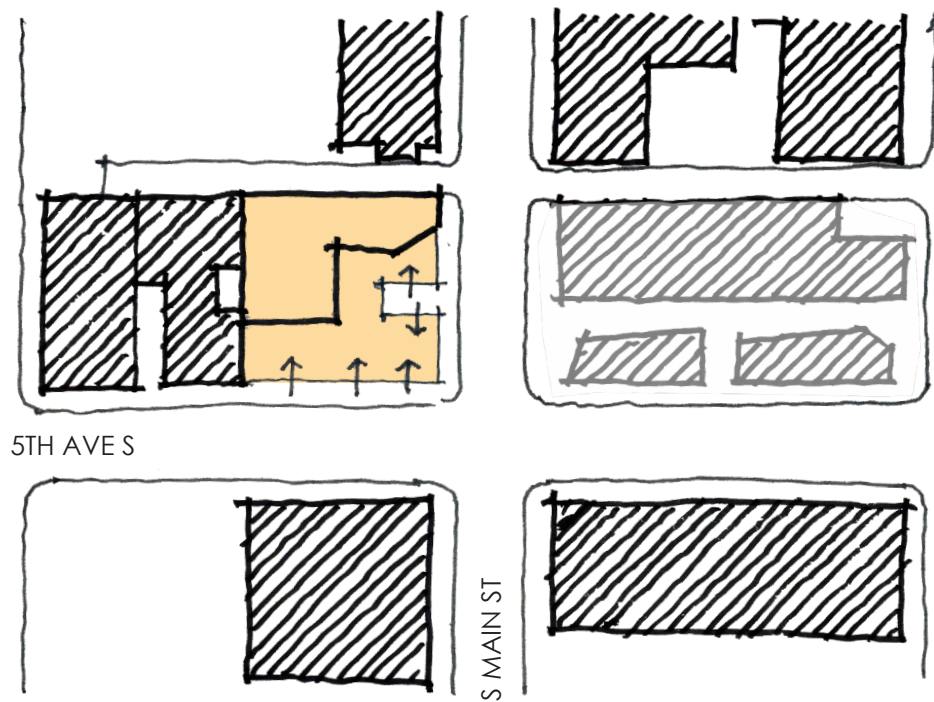
*(Reference: ISRD Guiding Principles - 1. Context & Site/A. Response to Context**
 SMC 23.66.336A - Exterior Building Finishes)
(*not yet adopted as of Q2/2022)



B. ARCHITECTURAL EXPRESSION

Neighborhood Context. Although the lot zoning allows for a much taller building, the proposed building responds to the immediate features & scale of the neighboring buildings to the north, specifically the Ascona & 206 Place projects.

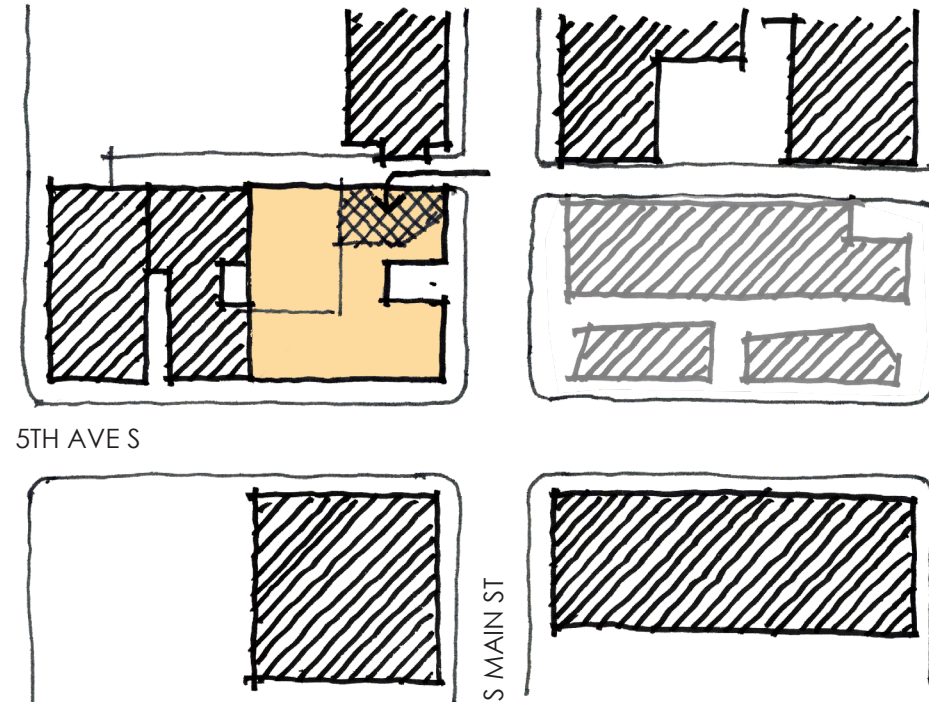
*(Reference: ISRD Guiding Principles - 3. Building Design/B. New Buildings & Additions**
 SMC 23.66.336A - Exterior Building Finishes)
(*not yet adopted as of Q2/2022)



C. THE STREETScape

Pedestrian Environment. The 5th Avenue S & S Main Street frontage will be primarily dedicated to active commercial space uses with transparent storefronts and sidewalk weather protection to promote pedestrian interaction. Mid-block along S Main Street, the building façade turns inward to create a passageway that connects the pedestrian to the commercial & residential lobby spaces.

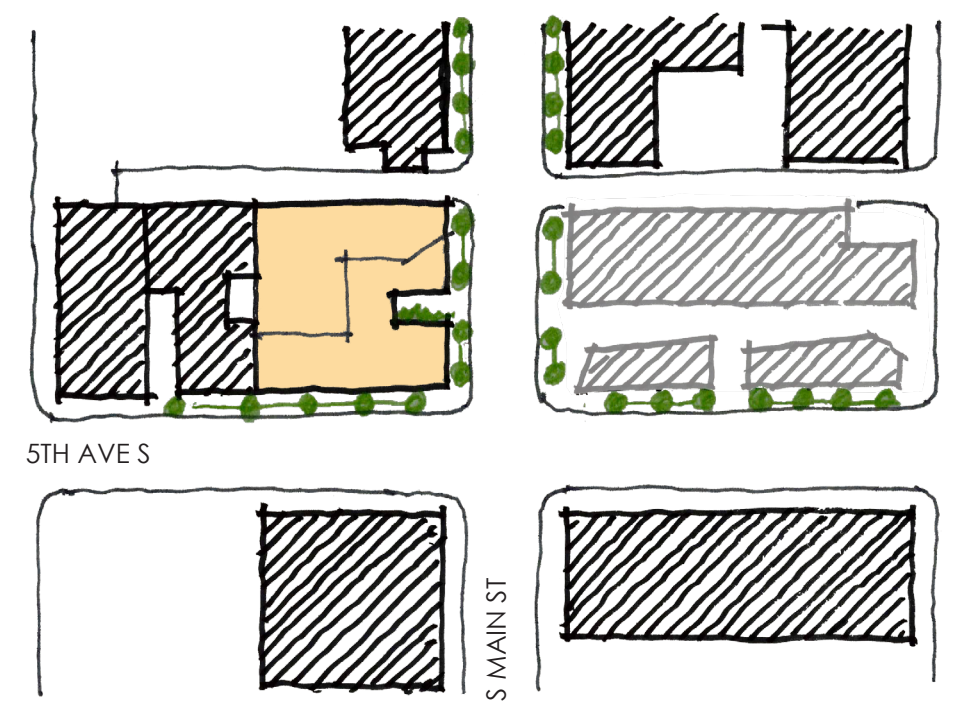
(Reference: ISRD Guiding Principles - 1. Context & Site/B. Public Realm*
 SMC 23.66.336 B4&B5 - Exterior Building Finishes
 ISRD Design Guidelines - I. Awnings and Canopies & II. Storefront and Building Design Guidelines)
 (*not yet adopted as of Q2/2022)



D. VEHICULAR ACCESS AND PARKING

Minimizing Adverse Impacts. Parking & service to the proposed building will be accessed from the alley. This allows the primary street frontages to be dedicated to active commercial amenities & the residential lobby.

(Reference: ISRD Guiding Principles - 1. Context & Site/C. Building Orientation*
 SMC 23.66.342 D1 - Parking and Access
 SMC 23.66.336 B4 - Exterior Building Finishes)
 (*not yet adopted as of Q2/2022)



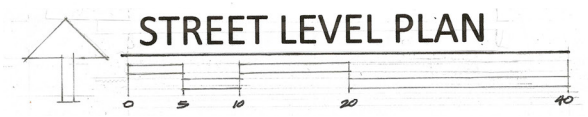
E. PUBLIC AMENITIES

Streetscape & Open Space. The streetscape & exterior passageway will be designed with landscaping & lighting that extends the public realm into the project. The design of the streetscape will maximize opportunities for interaction between the pedestrian & storefront activities.

(Reference: ISRD Guiding Principles - 1. Context & Site/B. Public Realm*
 ISRD Design Guidelines - II. Storefront and Building Design Guidelines)
 (*not yet adopted as of Q2/2022)



- 1 RETAIL
- 2 RESIDENTIAL LOBBY
- 3 RESIDENTIAL LOBBY VESTIBULE
- 4 LEASING OFFICE
- 5 PACKAGE ROOM
- 6 TRASH ROOM
- 7 STORAGE
- 8 PARKING
- 9 GREEN PUBLIC SPACE



3.0

ELEVATION DESIGN REFINEMENTS

APPLICANT’S FINAL COA WAS APPROVED ON JULY 11TH 2022 WITH THE FOLLOWING CONDITIONS

“As a condition of this approval, the applicant: (A) shall return to the Board with a revised plan for a code-complain design solution that eliminates the need for Departure #3; and (B) shall submit an updated set of application materials that eliminate the massing and design studies that are not part of the preferred alternative.”

“The approval includes support for the following departure and alley exception:

Departure 1 - Upper Level Setback - SMC 23.49.242.D.1a

Departure 2 - Upper Floor Lot Coverage - SMC 23.49.242.C.1 and SMC 23.49.242.C.2

Proposed Alley Exception: Waiver of alley width requirement - SMC 23.53.030F.1”

Notice of Decision - Approval with Conditions, 7/13/2022

7.0 | EXCEPTIONS FOR CONSIDERATION

APPLICANT’S RESPONSE

Refinement #1) The design team has revised the building plan and elevation design to eliminate the need for Departure #3.

Refinement #2) In the process on working on the building elevation, the team also had to make adjustments to the building’s Southeast corner to address a conflict with a power pole that was originally slated to be under grounded. Seattle City Light has confirmed that the existing power pole will instead stay, thus requiring setbacks around the power pole equipment that was previously not accounted for. The building design has been adjusted to accommodate this requirement.

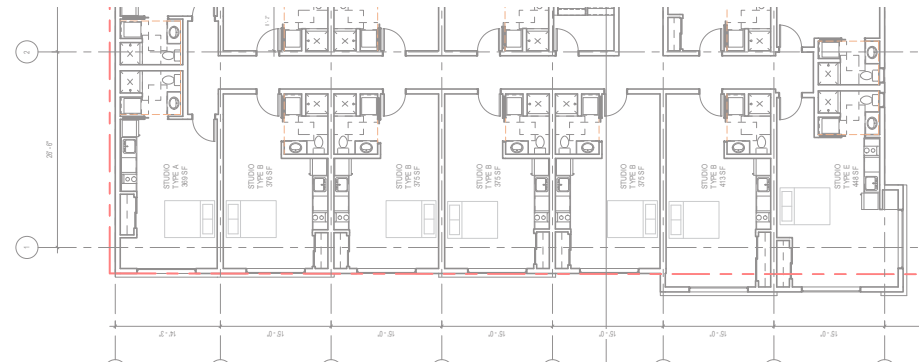
Refinement #3) While unit plan tweaks were being made in response to items 1 and 2 above, the design team also took the opportunity to refine the typical apartment unit layout that would require exhaust louver location changes on the building facade, these changes are reflected in the proposed design refinements.

Overall, the resultant refinements made to accommodate the changes above were made in the way that preserves and enhances the original design concept that was approved by the board.

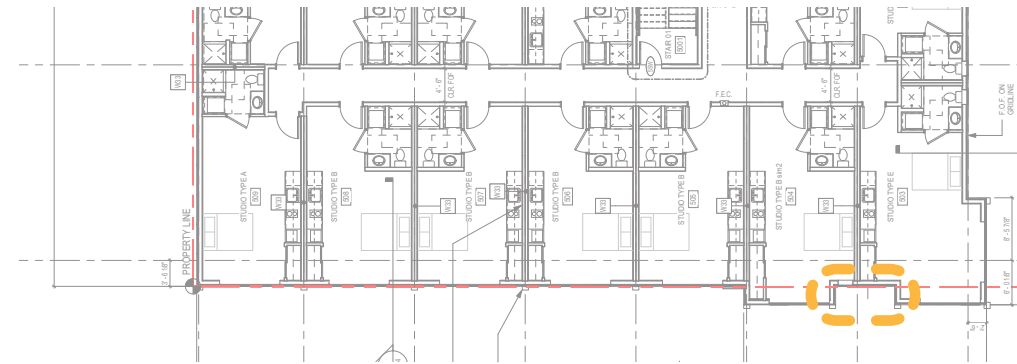


REFINEMENT #1: DEPARTURE #3 REMOVED

REFINEMENT #1 : ELIMINATION OF DEPARTURE REQ. #3 (STRUCTURAL BUILDING OVERHANG)



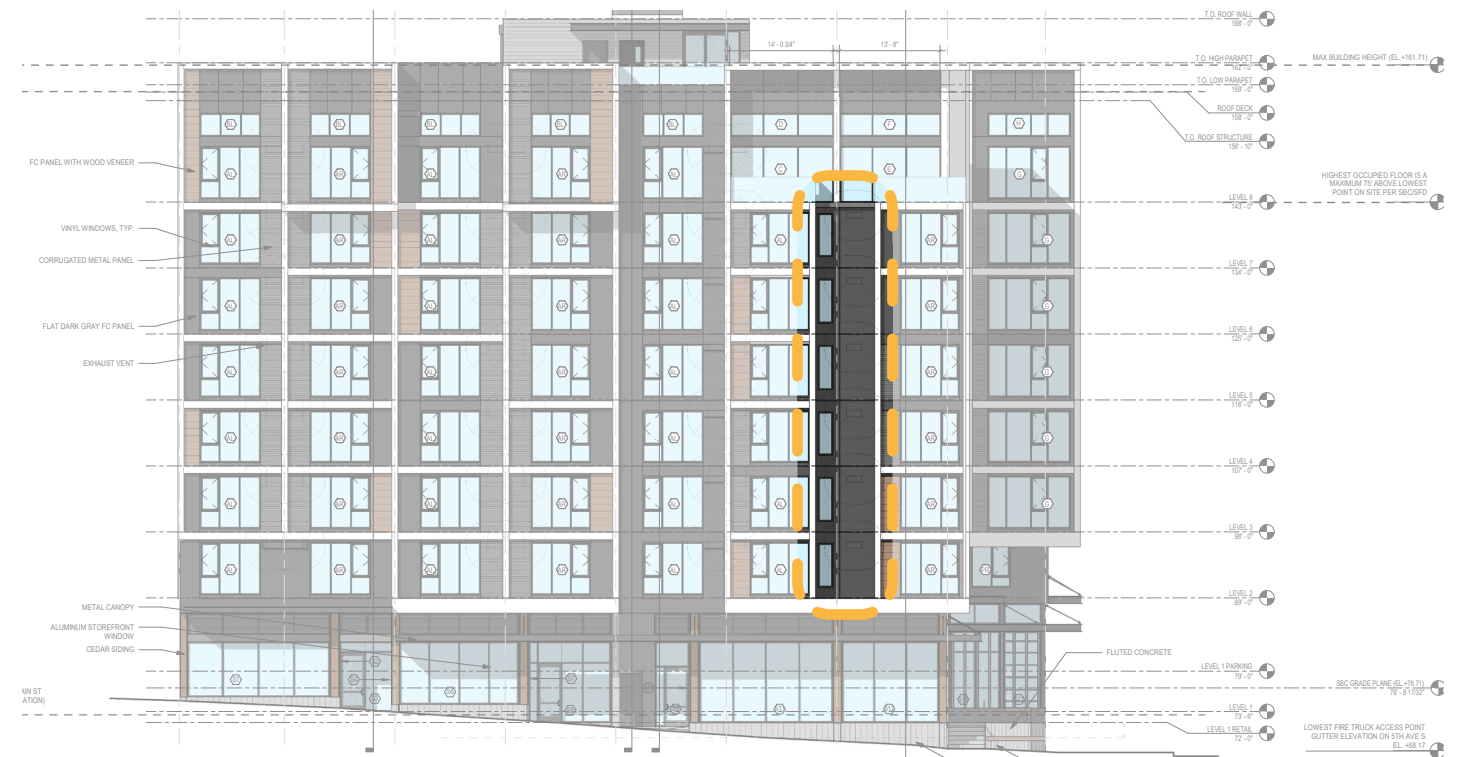
PREVIOUS TYPICAL WEST FLOOR PLAN



PROPOSED TYPICAL WEST FLOOR PLAN

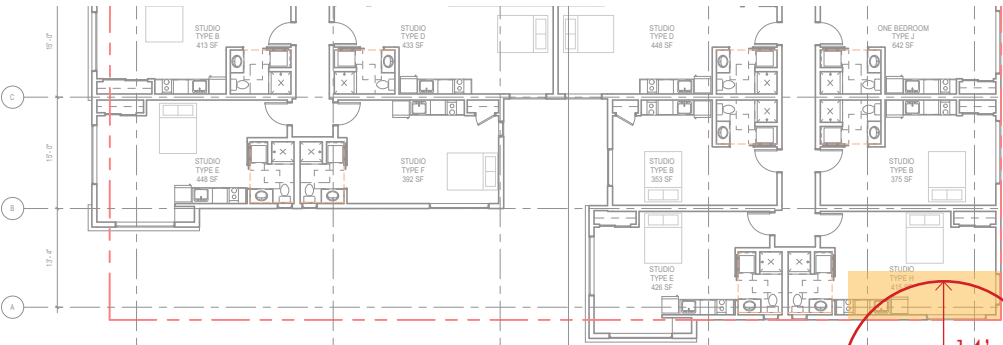


PREVIOUS WEST ELEV.

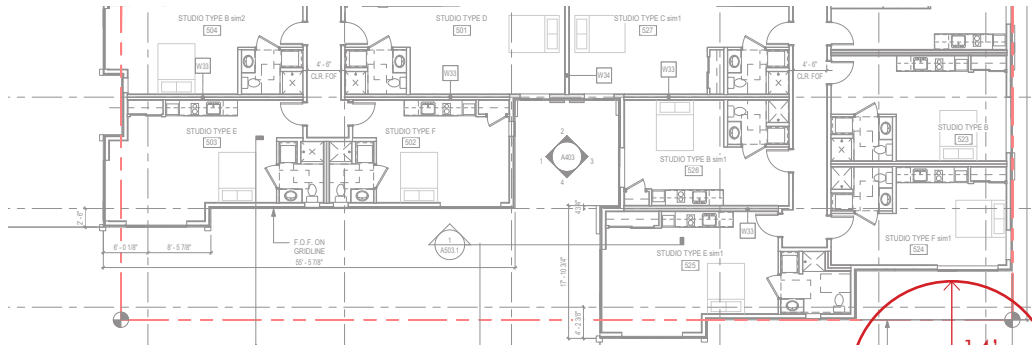


PROPOSED WEST ELEV.

REFINEMENT #2 : SOUTHEAST SETBACK ADDED TO CONFORM TO REQUIRED POWER POLE CLEARANCES



Southeast building corner in conflict with existing power pole



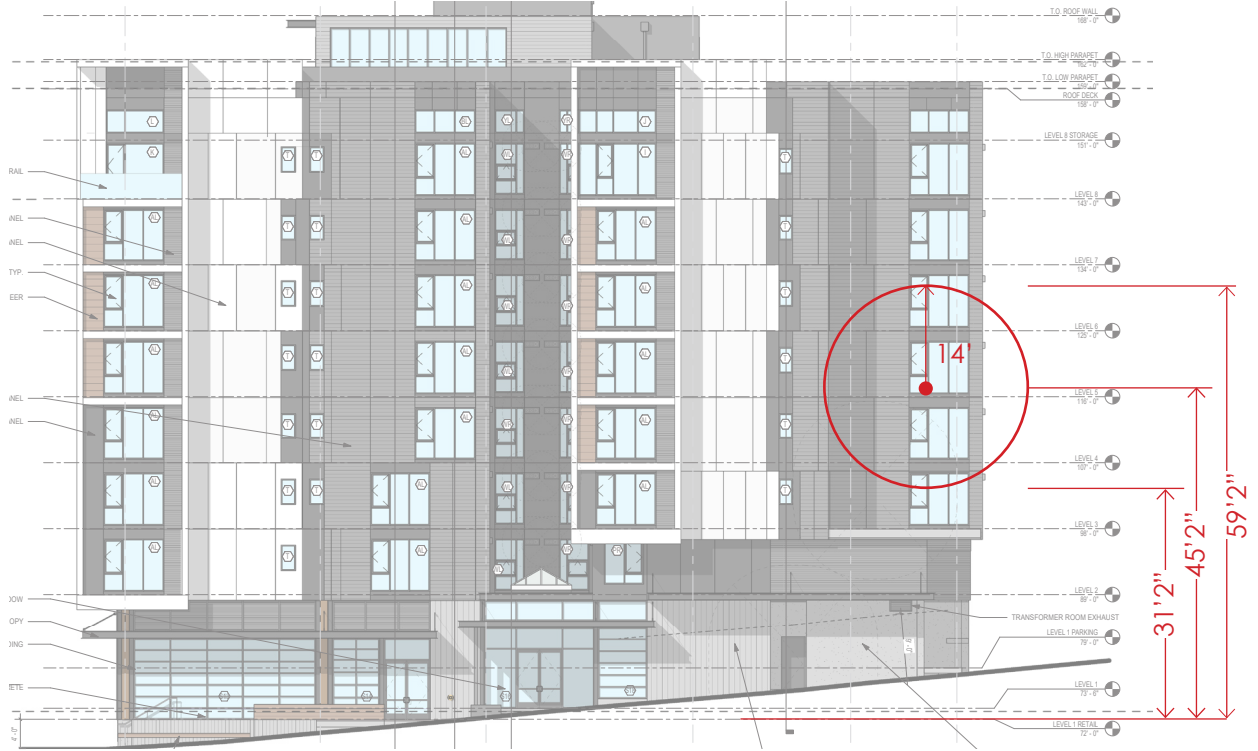
Southeast building corner setback

PREVIOUS TYPICAL SOUTH FLOOR PLAN

PROPOSED TYPICAL SOUTH FLOOR PLAN

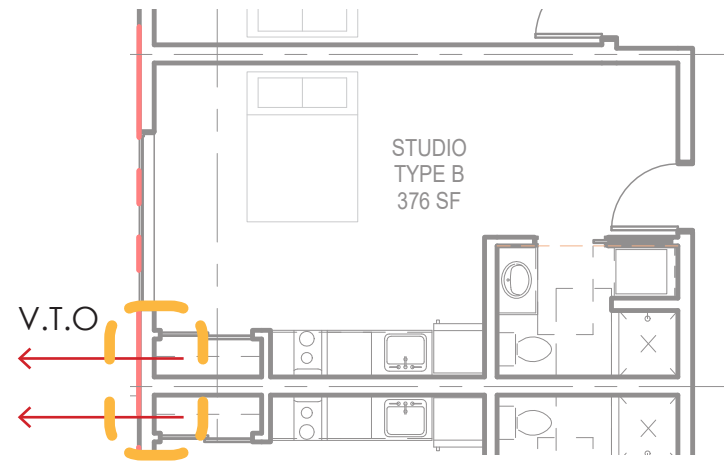


PREVIOUS SOUTH ELEV.

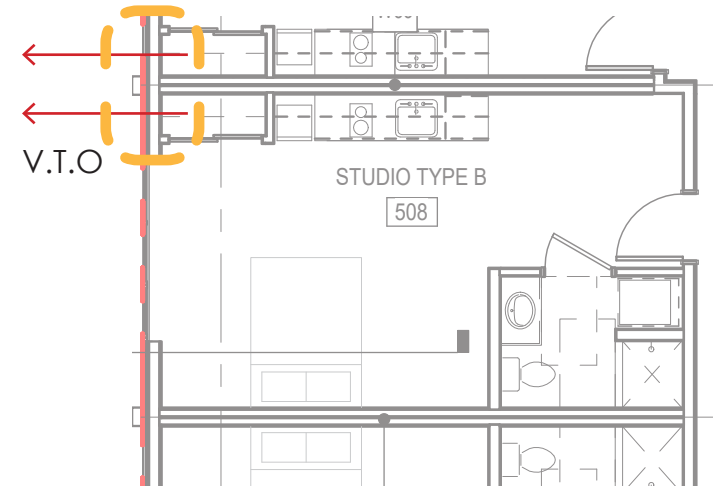


PROPOSED SOUTH ELEV.

REFINEMENT #3: TYPICAL UNIT EXHAUST VENTS RELOCATED TO IMPROVE UNIT LAYOUT



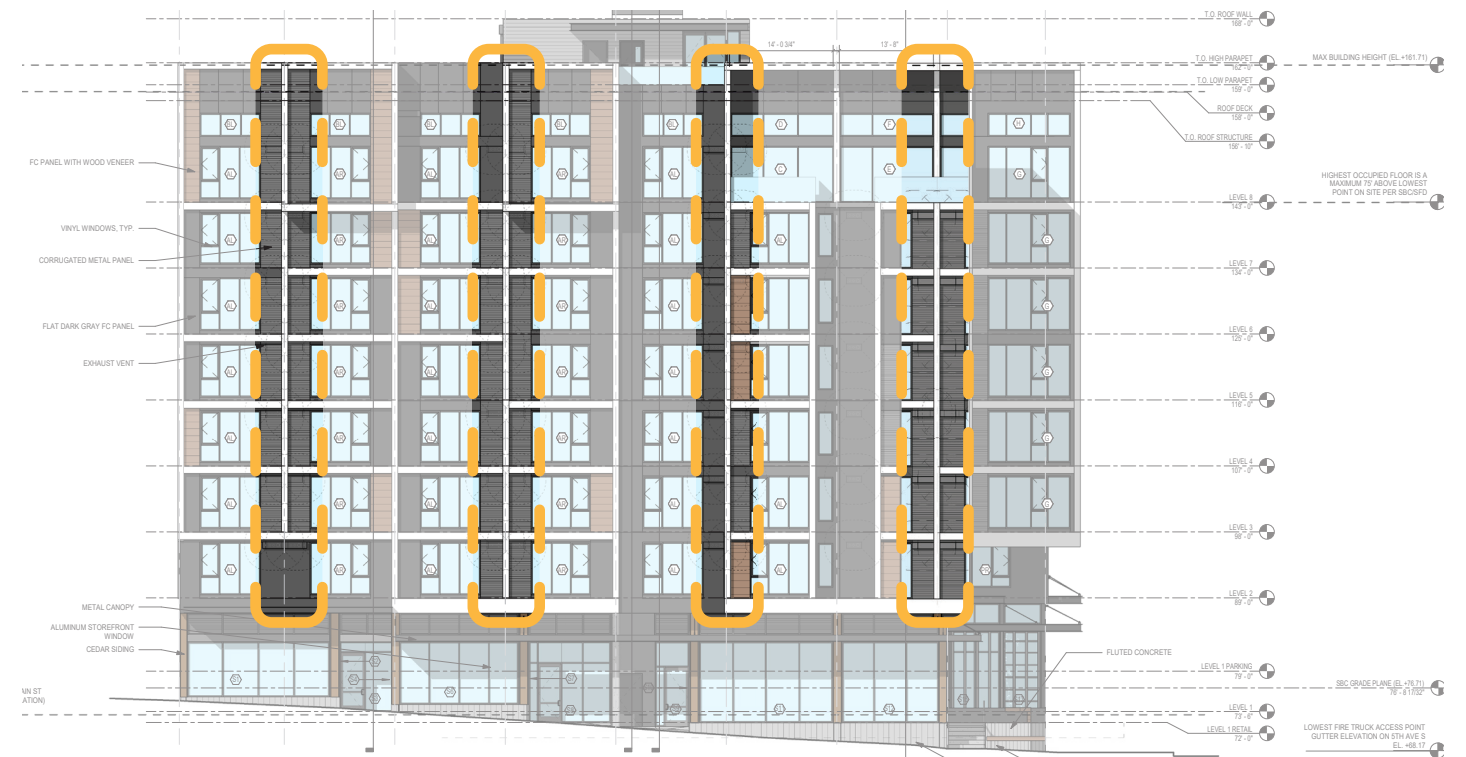
PREVIOUS TYPICAL KITCHEN PLAN (WEST SIDE)



PROPOSED TYPICAL KITCHEN PLAN (WEST SIDE)

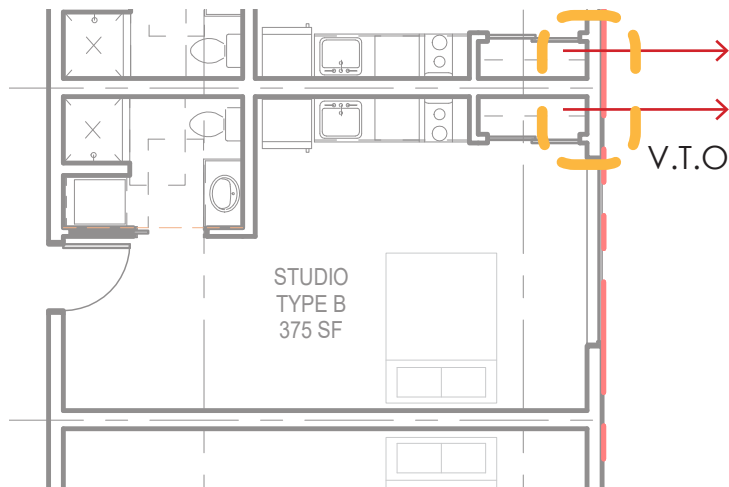


PREVIOUS WEST ELEV. PATTERN W/ VENTS

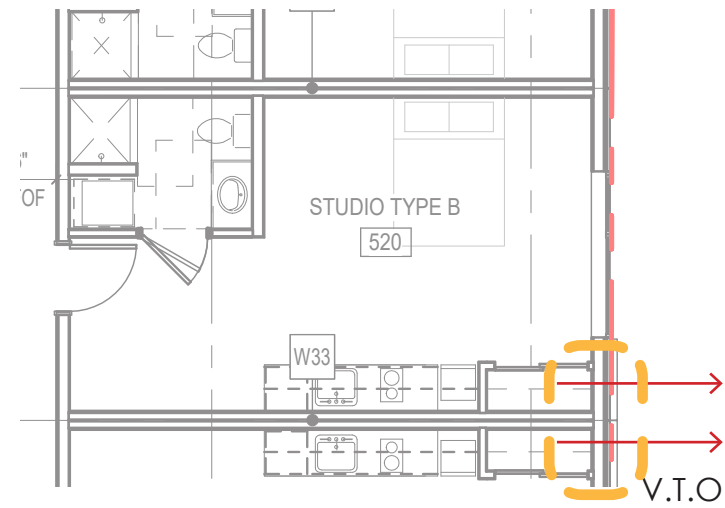


PROPOSED WEST ELEV. PATTERN W/ VENTS RELOCATED

REFINEMENT #3: TYPICAL UNIT EXHAUST VENTS RELOCATED TO IMPROVE UNIT LAYOUT



PREVIOUS TYPICAL KITCHEN PLAN (EAST SIDE)



PROPOSED TYPICAL KITCHEN PLAN (EAST SIDE)



PREVIOUS EAST ELEV. W/ VENTS



PROPOSED EAST ELEV. W/ VENTS RELOCATED

WEST FACADE DESIGN ADJUSTMENTS



PREVIOUS WEST FACADE PERSPECTIVE
Required departure for structural building overhang



PROPOSED WEST FACADE PERSPECTIVE
Preserves overall approved design concept

Corner bay adjusted to be code compliant with required separation between structural building overhang

Panel patterning revised to coordinate with adjusted unit plan exhaust vent locations

SOUTH FACADE DESIGN ADJUSTMENTS



PREVIOUS SOUTH FACADE PERSPECTIVE

Southeast building corner in conflict with existing power pole



PROPOSED SOUTH FACADE PERSPECTIVE

Preserves overall approved design concept

Southeast corner of building is set back from the alley corner

Unitplans had to be reworked resulting in some minor window location adjustments on the south and east elevations

EAST FACADE DESIGN ADJUSTMENTS



PREVIOUS EAST FACADE PERSPECTIVE

Southeast building corner in conflict with existing power pole



PROPOSED EAST FACADE PERSPECTIVE

Preserves overall approved design concept

Southeast corner of building is set back from the alley corner

Unitplans had to be reworked resulting in some minor window location adjustments on the south and east elevations

4.1

BUILDING PERSPECTIVES, ELEVATIONS,
AND SECTION THROUGH PROPOSED PLAZA



5TH AVE S VIEW



S MAIN ST. FACADE



ALLEY FACADE



S MAIN ST. ENTRANCE



S MAIN ST. & 6TH AVE INTERSECTION FACADE



S MAIN ST. & 6TH AVE INTERSECTION FACADE



RETAIL

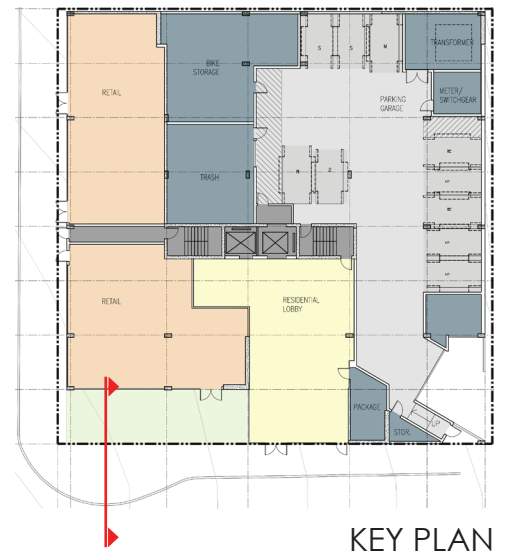
PROPOSED PLAZA

SIDEWALK

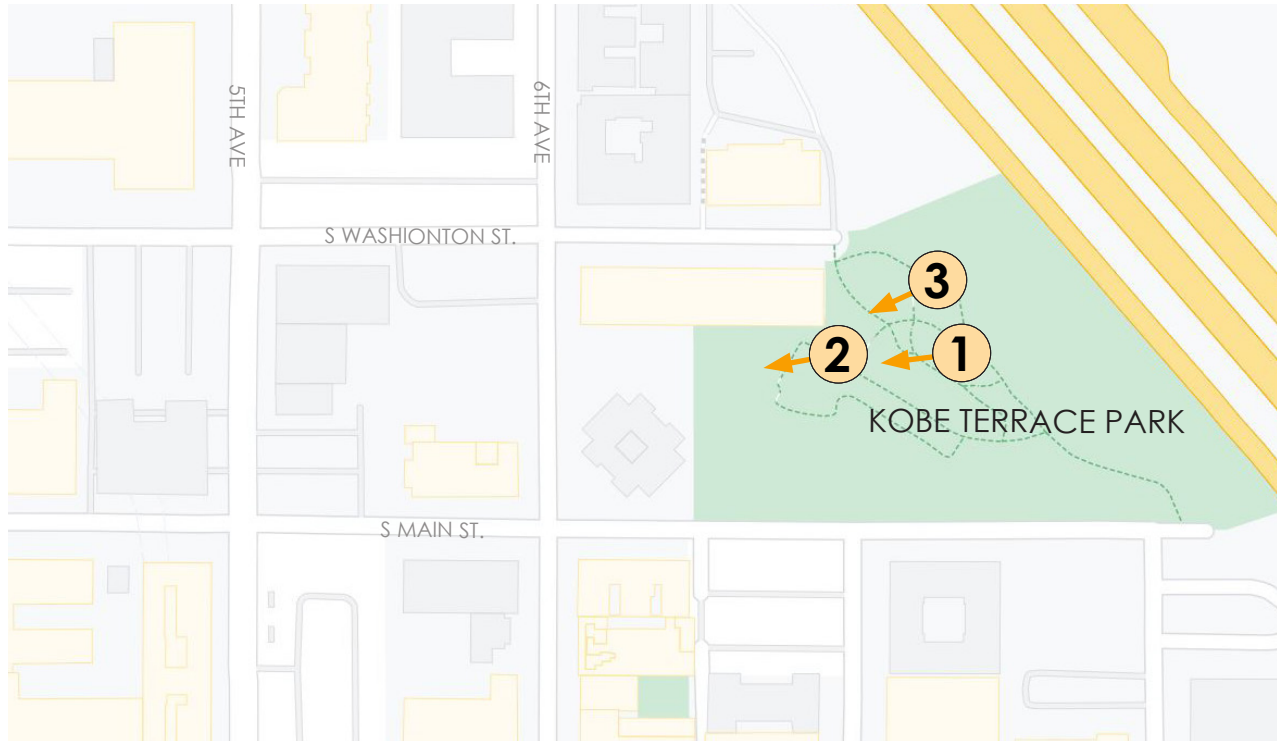
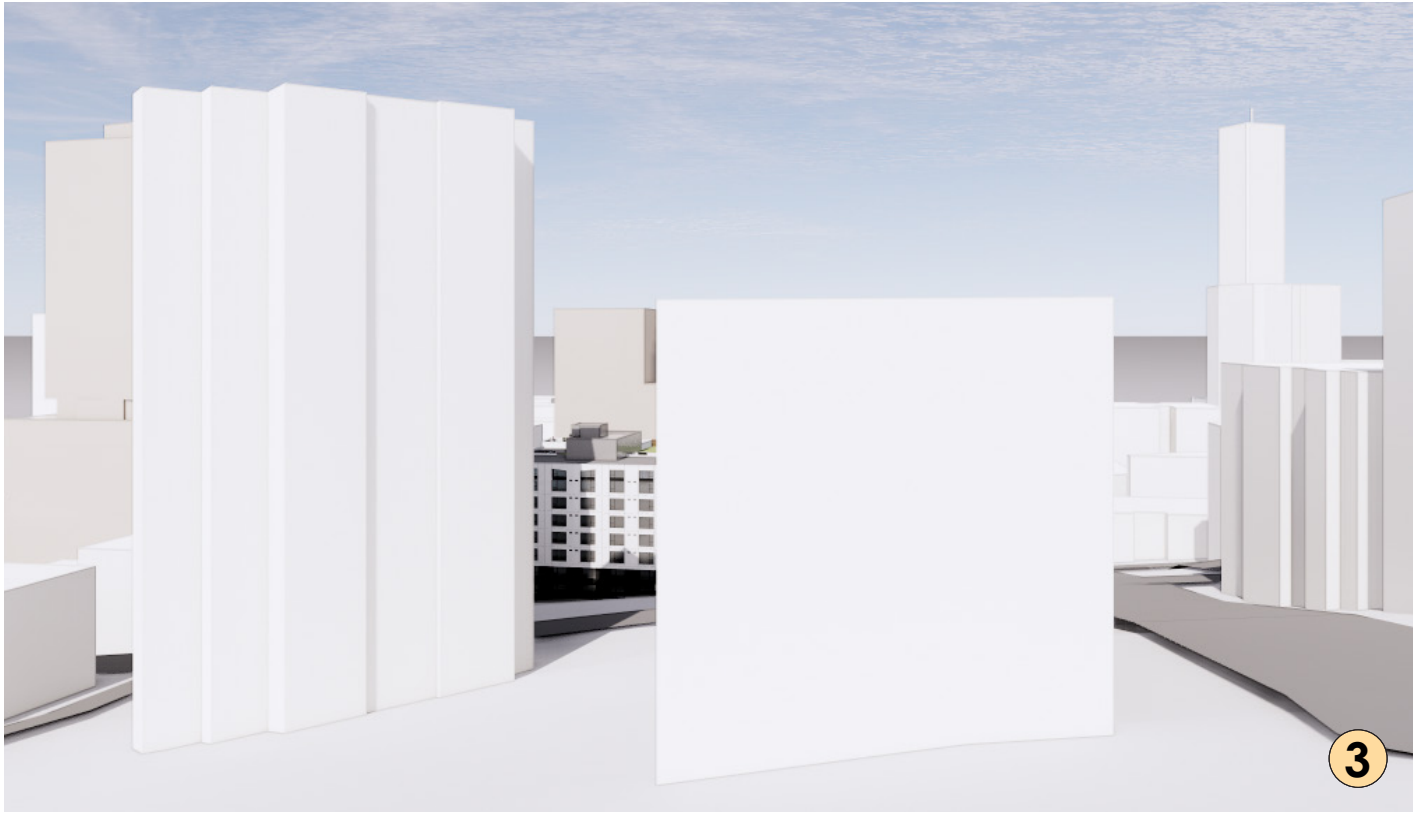
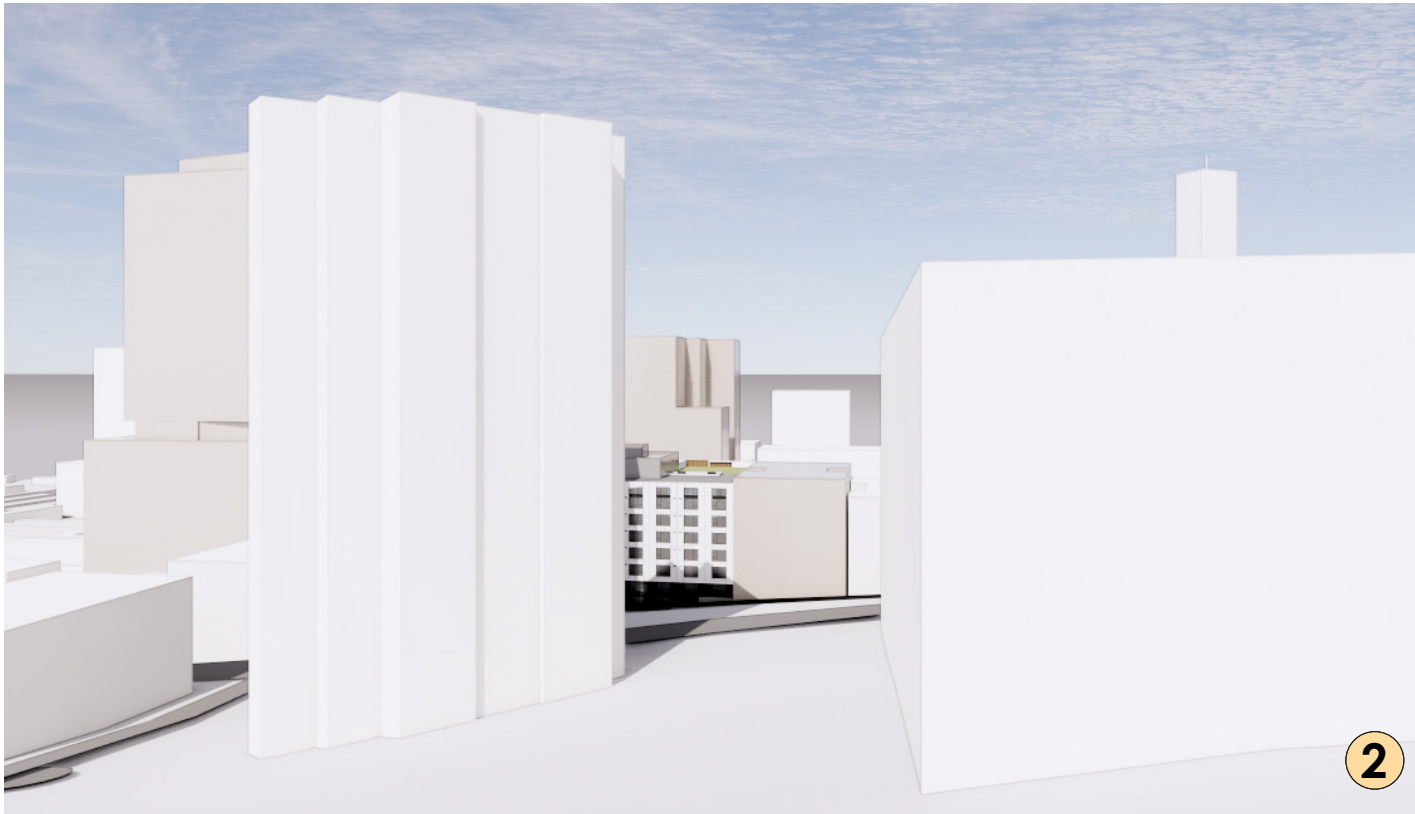
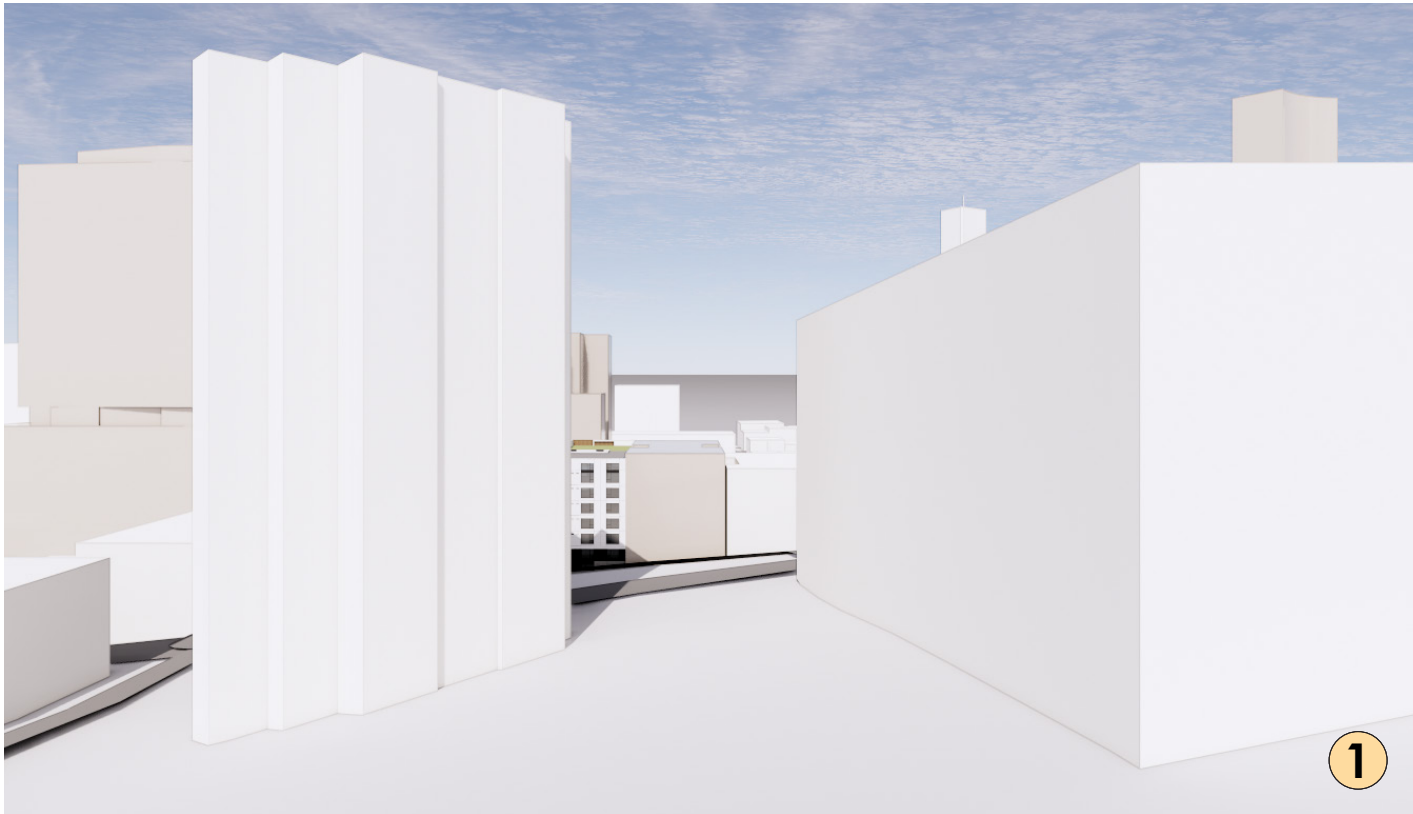
S MAIN ST.
(GREEN STREET)

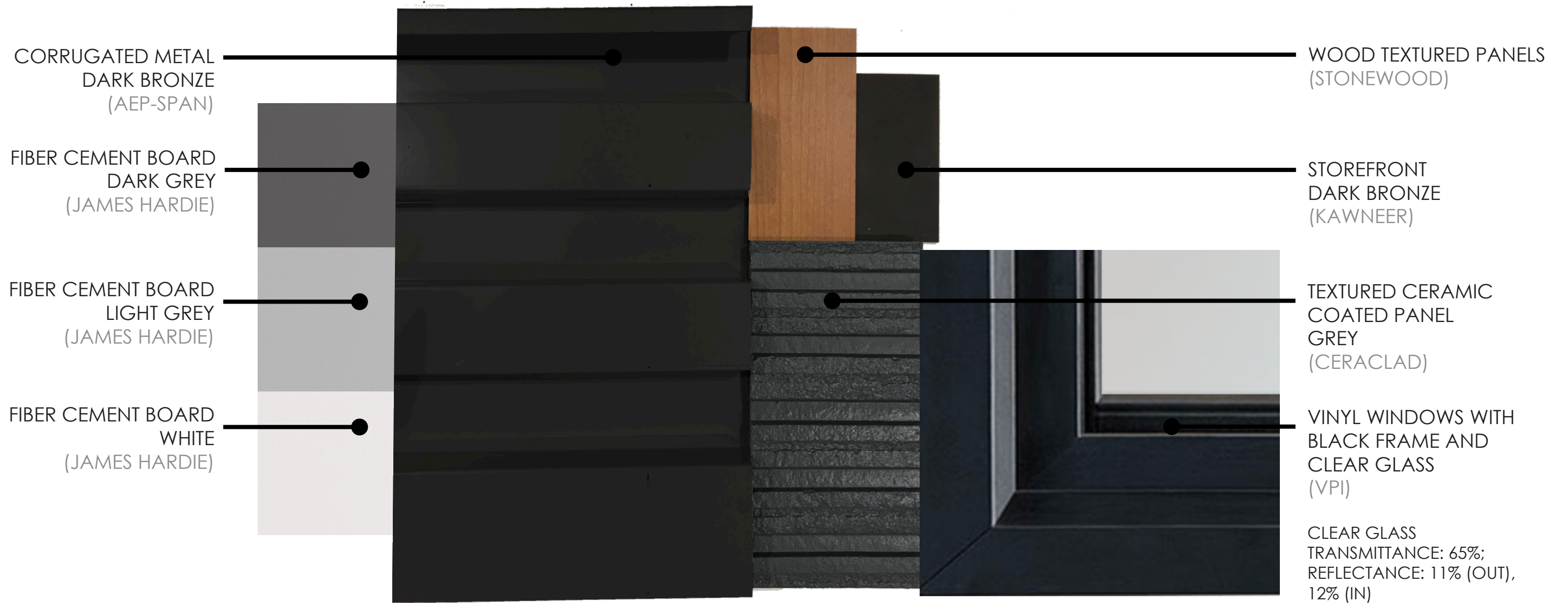
PLAZA PERSPECTIVE VIEW

SECTION THROUGH PROPOSED PLAZA



KEY PLAN





- 1. FIBER CEMENT BOARD
COLOR: WHITE
- 2. FIBER CEMENT BOARD
COLOR: DARK GRAY
- 3. FIBER CEMENT BOARD
COLOR: LIGHT GRAY
- 4. TEXTURED CERAMIC COATED PANEL
COLOR: GRAY
- 5. WOOD TEXTURED PANELS
- 6. STEEL
- 7. BOARD FORMED CONCRETE
- 8. EXPOSED CONCRETE
- 9. CORRUGATED METAL
- 10. FLUTED CONCRETE
- 11. STOREFRONT DARK BRONZE
- 12. BLACK VINYL WINDOWS

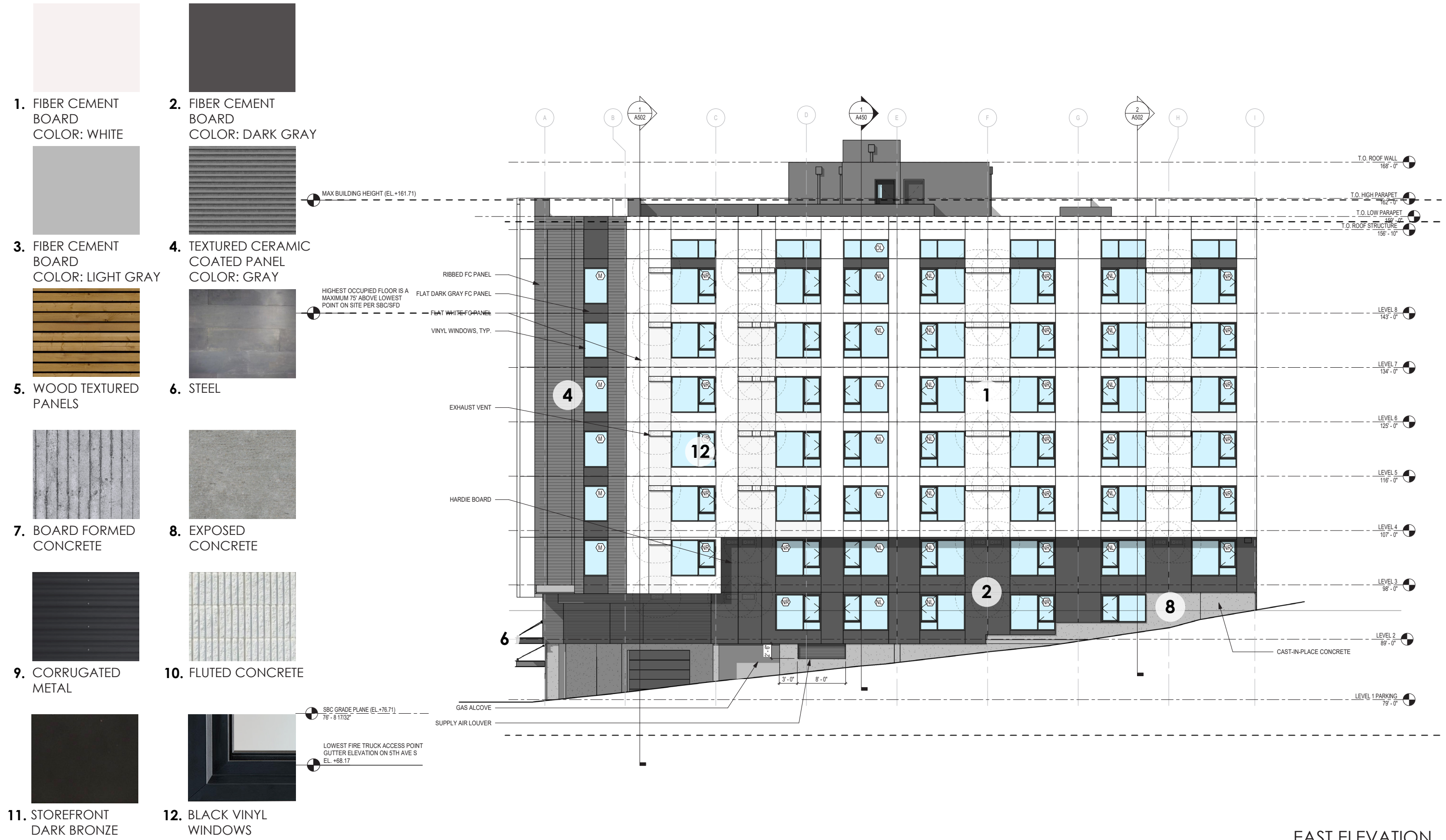


WEST ELEVATION

- 1. FIBER CEMENT BOARD
COLOR: WHITE
- 2. FIBER CEMENT BOARD
COLOR: DARK GRAY
- 3. FIBER CEMENT BOARD
COLOR: LIGHT GRAY
- 4. TEXTURED CERAMIC COATED PANEL
COLOR: GRAY
- 5. WOOD TEXTURED PANELS
- 6. STEEL
- 7. BOARD FORMED CONCRETE
- 8. EXPOSED CONCRETE
- 9. CORRUGATED METAL
- 10. FLUTED CONCRETE
- 11. STOREFRONT DARK BRONZE
- 12. BLACK VINYL WINDOWS



SOUTH ELEVATION



EAST ELEVATION

- 

1. FIBER CEMENT BOARD
COLOR: WHITE
- 

2. FIBER CEMENT BOARD
COLOR: DARK GRAY
- 

3. FIBER CEMENT BOARD
COLOR: LIGHT GRAY
- 

4. TEXTURED CERAMIC COATED PANEL
COLOR: GRAY
- 

5. WOOD TEXTURED PANELS
- 

6. STEEL
- 

7. BOARD FORMED CONCRETE
- 

8. EXPOSED CONCRETE
- 

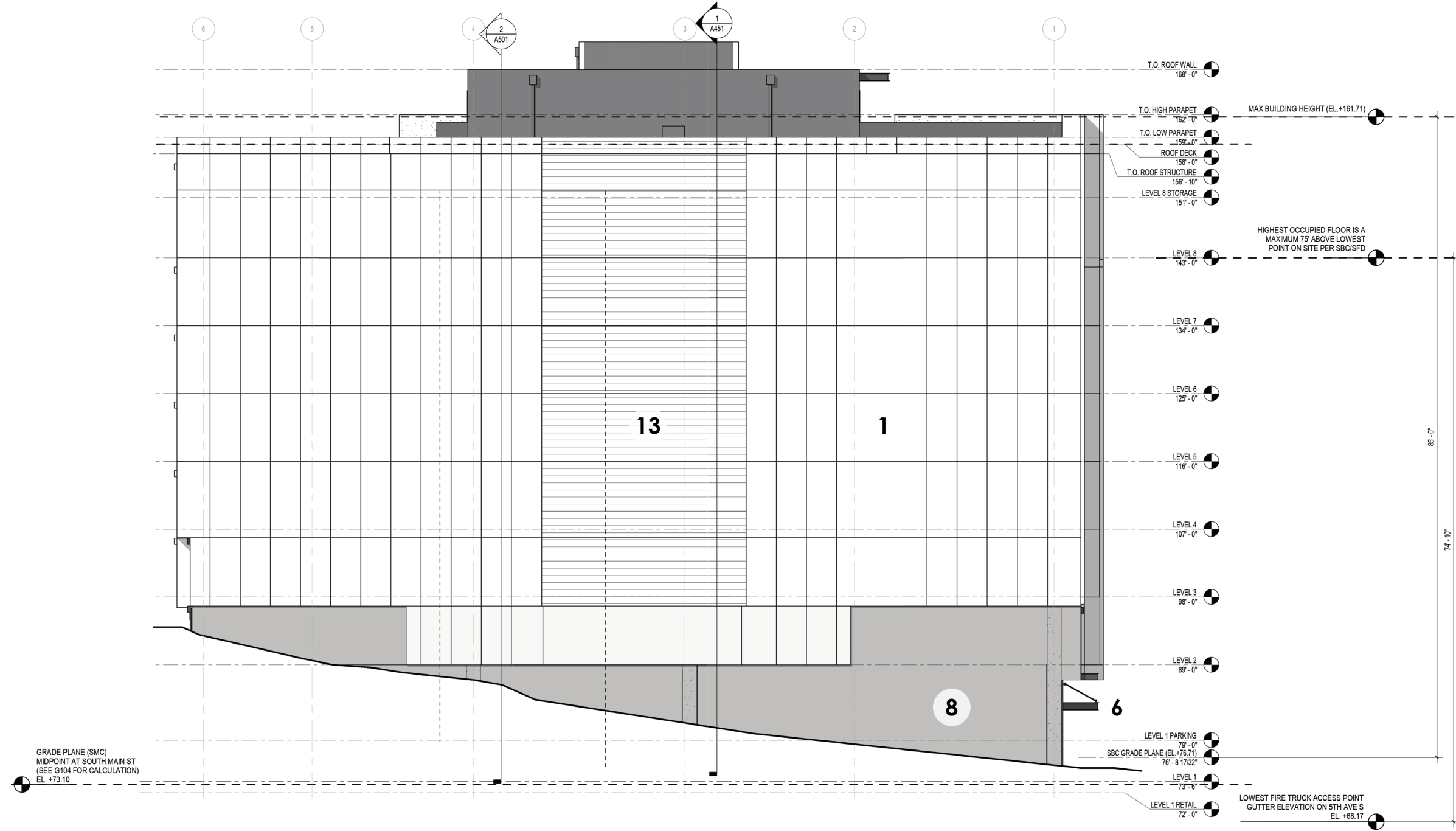
9. CORRUGATED METAL
- 

10. FLUTED CONCRETE
- 

11. STOREFRONT
DARK BRONZE
- 

12. BLACK VINYL WINDOWS
- 

13. METAL SIDING



NORTH ELEVATION

5.0

LANDSCAPE ARCHITECTURE



LIGHT WELL: TSUBONIWA GARDEN



CARPENTRY: SIMPLE, CLEANLINES, NATURAL COLOR



PAVING: RECTANGULAR PATIERN NATURAL CONCRETE COLOR



PLANTING: BAMBOO PREDOMINANT PLANT



PLANT: JAPANESE ORIGIN FOR TREES, SHRUBS, GROUNDCOVERS



LIGHTING: HIDDEN FIXTURES, NATURAL COPPER



SCULPTURE: ROCK BASE

Wabi Sabi:

The exterior spaces around the building and on the roof garden incorporate elements of the Wabi Sabi design philosophy.

The exterior space will show the interaction of nature and manmade weathered objects, with emphasis on seasonality, beauty in the life cycle of plants, imperfection, asymmetry, and simplicity.

In this Wabi Sabi inspired design, weathered wood and rocks, simple and minimised patterns, earth tone and muted colors are used. Plantings are chosen for texture, lifecycle (flower, fruit, and pod). Japanese flora is specifically used throughout.

Street Level Design:

Wabi Sabi design philosophy is demonstrated throughout the ground level site development and landscaping.

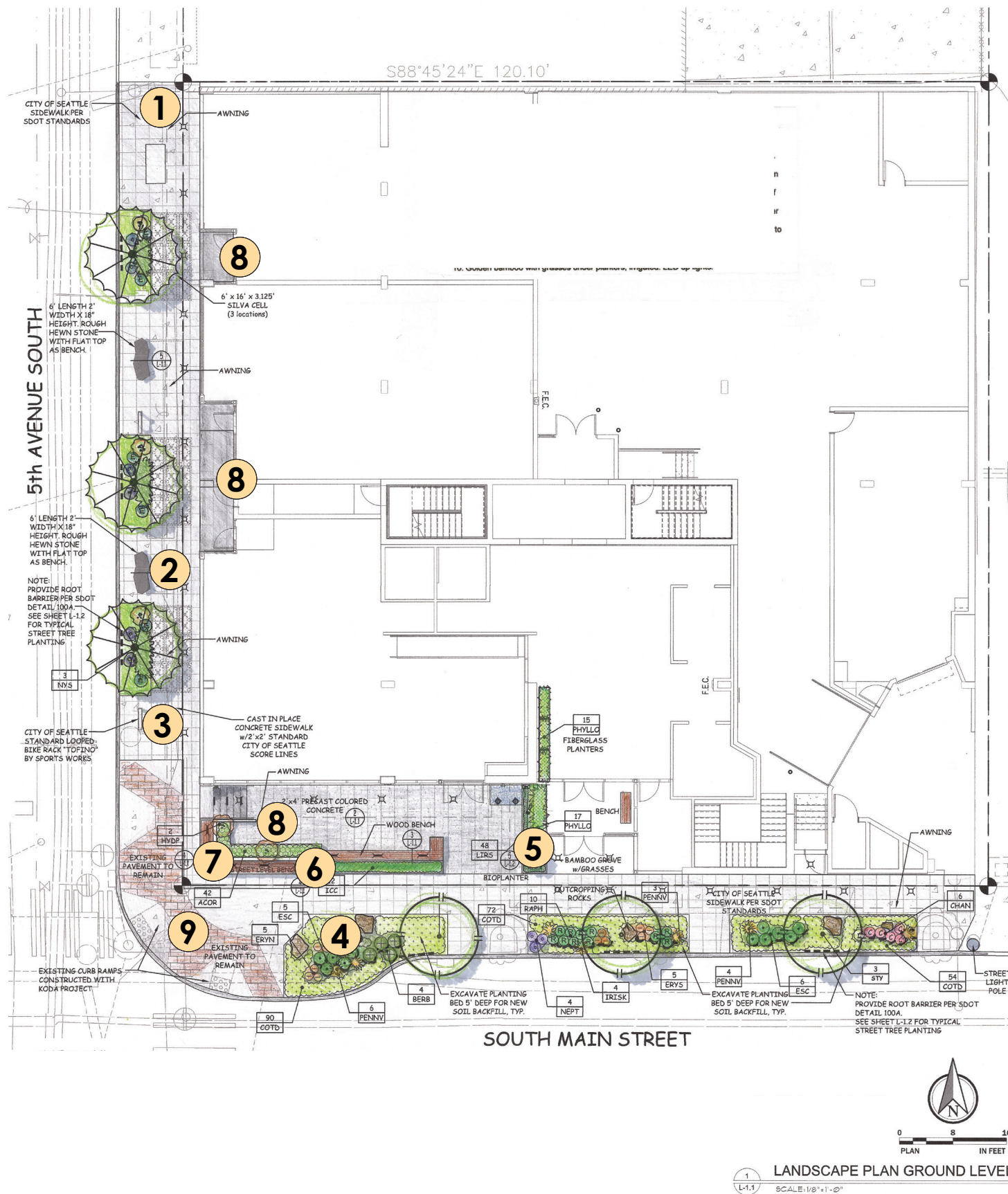
The large planting islands along South Main Street will display plant material with an emphasis on season, mixture of plant textures and naturalistic planting combinations. Weathered outcropping rocks are added to the planting scheme. The new street trees are Cherry, which will bring spring flowers, fall color, and winter branching.

The plaza paving is simple pattern of textured, colored, concrete with a simple form which is repeated in the lobby, bringing the inside out. Bamboo is also planted inside the lobby against a blank wall. The bamboo carried through the lobby to the exterior building entrance.

Weathered wood benches will sit atop concrete walls, or hang from them with concealed metal brackets. An area with long weathered stone benches are placed on each side of the 5th Avenue South building entrance.

Street Level Plan

- 1 Natural Color. Cast in place concrete sidewalk, City of Seattle standard 2x2 pattern score lines.
- 2 Approximately 6' length by 2' width by 1.5' height. Rough hewn stone with flat top as bench.
- 3 City of Seattle standard looped bike rack "Tofino" by Sport Works.
- 4 Planting bed of shrubs, grasses, and groundcovers on South Main Street.
- 5 Golden Bamboo grove with under planing of evergreen grasses (Liriope and Broadleaf Bergenia). LED up lights.
- 6 Concrete retaining wall heights varies from 12" to 24" height above sidewalk grade, tucked under bench.
- 7 Wood benches (IPE) simple layout metal brackets, hidden fasteners. Allow to weather to gray color. Underlighted with LED lights.
- 8 Precast concrete 2' width by 4' Length by 4" thickness, light acid finish, color warm gray
- 9 Existing brick paving to remain.





STREET TREE ON SOUTH MAIN STREET:
STYRAX JAPONICA 'JAPANESE SNOWDROP
TREE'



STANDARD CITY OF SEATTLE SIDEWALK
2'X2' PATTERN, BROOM FINISH



FLUTTED CONCRETE WALL



CITY OF SEATTLE STRD. BIKE RACK



STONE BENCH



WOOD BENCH



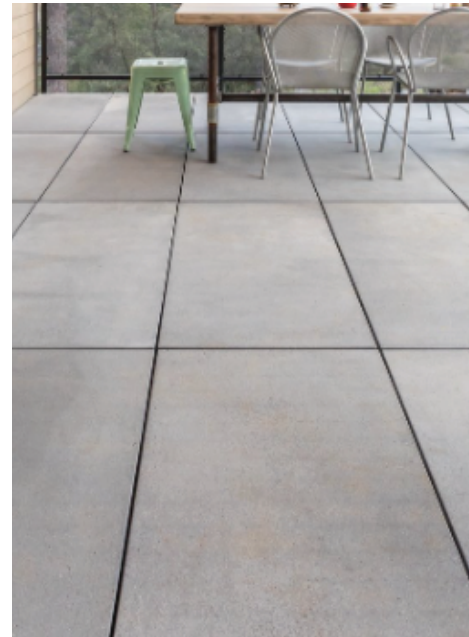
WOOD BENCH SHOWING SUPPORTS



STREET TREE ON 5TH AVE SOUTH:
NYSSA SYLVATICA 'RED RAGE'



STREET TREE ON 5TH AVE SOUTH:
NYSSA SYLVATICA 'RED RAGE'



PRECAST CONCRETE PAVERS



STREET PLANTING BEDS

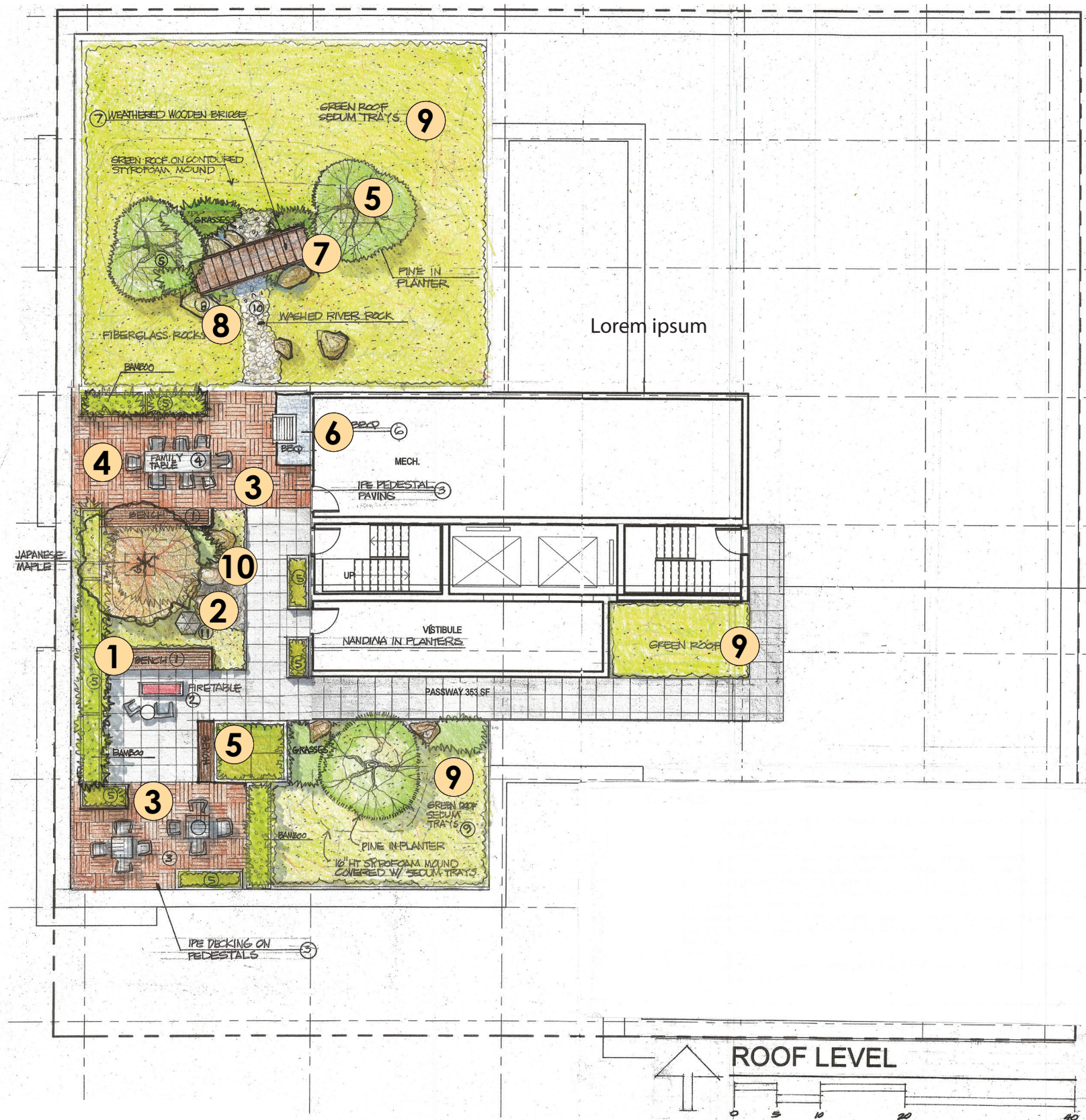
Roof Level Design:

The roof area uses Wabi Sabi design elements which are also included at the street and tsuboniwa levels. The roof creates spaces of relaxation and congregation. The furniture is made of teak and wicker, which will be allowed to weather. Custom made, simply designed benches are made of IPE which will also turn gray with time. Different "rooms" on the rood have either textured concrete pavers on pedestals or the same IPE wood also on pedestals.

The vegetation is of Japanese origin with bamboo groves in 42" height planters to screen rooms and provide transparent walls between rooms or the edge of the roof. The green roofs are made from hardy trays of heat and drought tollerent sedums. Scenes are created using weathered looking lightweight rocks and trees in planters. The green roof is contoured to provide some elevation by use if syrofoam.

Roof Level

- 1 Wood bench: with back. IPE simple pattern, 18" height by 28' width, allowed to weather to gray color, nderlighting with LED
- 2 Fire table: natural gas, concrete surround natural gray color
- 3 IPE wood decking in 2'x2' panels on pedestals. Allow to weathe gray color
- 4 Furniture: mixture of iron, teak, glass, wicker. Umbrellas: Fabric sunbrella
- 5 Fiberglass panter: smooth finish, dark gray color. 24-30" height by 24-30" width, varying lengths, filled with styrofoam and lightweight soil mix with golden bamboo, grasses, and perennial/annual color. Irrigated.
- 6 Stainless kitchen: prefabricated including BBQ and cabinet, 36" height by 30" depth by approximately 4' length
- 7 Wooden bridge; weather wood, unpainted
- 8 Artfical fiberglass rocks
- 9 Green roof: trays of pre-grown sedum in 4" depth soil. Trays snap together to create drip irrigation between trays
- 10 Lantern





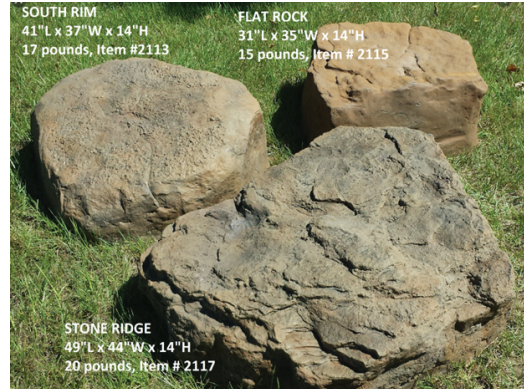
LANTERN



IPE WOOD PEDESTAL PAVING W / RIDGES



PRECAST CONCRETE PAVERS



FIBERGLASS ROCKS



JAPANESE BRIDGE



METAL AND FABRIC

FIRETABLE



FIBERGLASS PLANTERS



ZINC PLANTERS



OUTDOOR KITCHEN



CORTEN PLANTERS



WOOD PLANTERS W/ BAMBOO



GREEN ROOF SYSTEM



WOOD BENCH



WOOD PLANTERS AND WOOD BENCH



PINE



GOLDEN BAMBOO









LIRIOPE

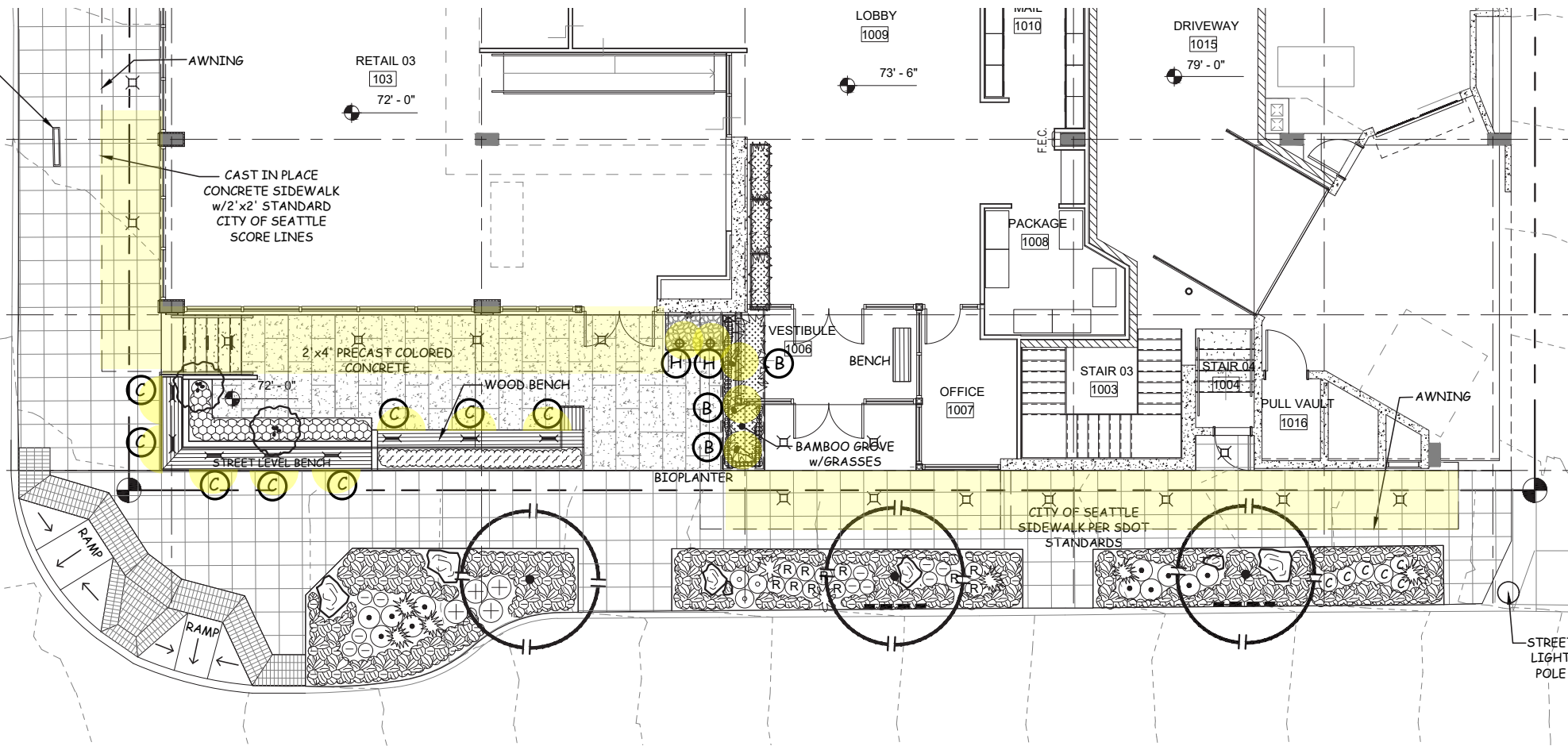


NANDINA

BLOSSOM LOW VOLTAGE LIGHTING SCHEDULE

Ground level

Item	Symbol	Fixture picture	Manufacturer	Model number	Quantity
Uplights UPLIGHTING TREES	B		FX	MU LED35 WATT FLOOD	9
LIP lights UNDER BENCHES	C		FX	C-LL 20 W LED AB BRONZE 6.9" WIDTH .4 FOOTCANDLES AT 12', See Bench detail	15
transformer	G		KICHLER	TRANSFORMER WITH PHOTOCELL AND TIMER 15pr100ss	2 AT 100 WATTS, 1 AT 50 WATTS
Well lights	H		FX RP-CW MD LED, 20 WATT FLOOD, 4.4 FOOTCANDLES AT 12'		2
Exterior Stair light	J		FX 20 watt 12 volt 2.3 foot candles at 5.3 ft.	LM	4
Canopy lights	K		Tech Lighting, 12 LED's 5" square, 120 volt	7000 WBX Small, 3000 color temp, bronze	26



6.0

DESCRIPTION OF DEFERRED WORK

SIGNAGE DESIGN

It is requested that the project's signage design be deferred for separate approval for public coordination.

Design of signage to be deferred once branding is decided upon. Primary signage location is highlighted.



SOUTH ELEVATION



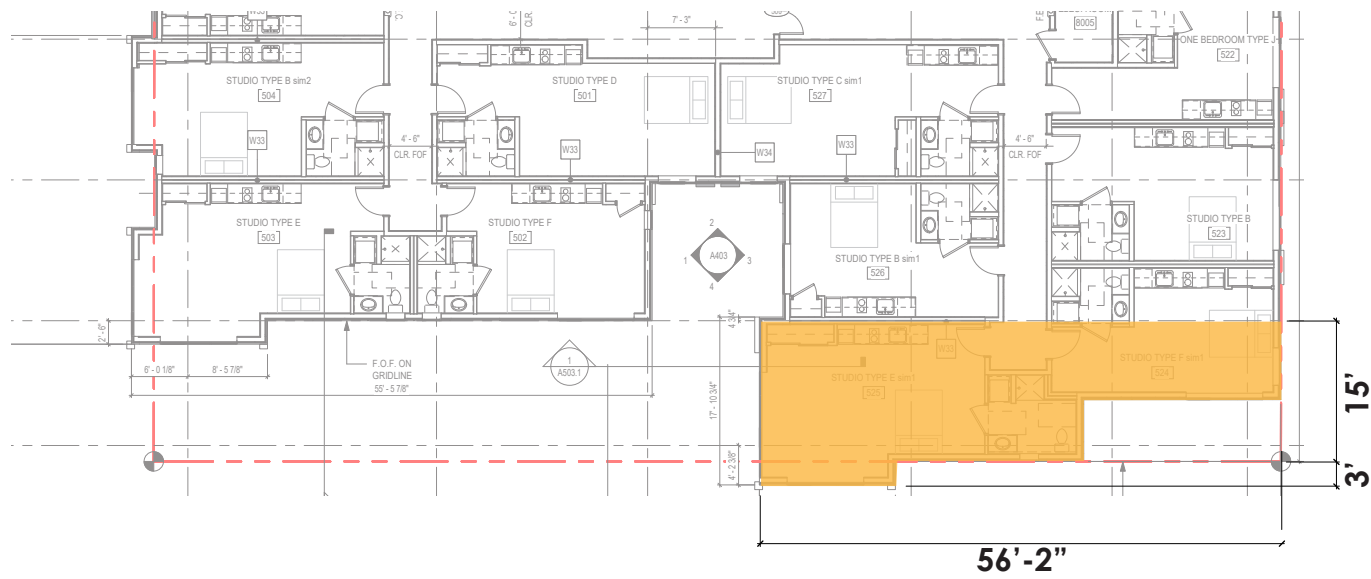
S MAIN ST. ENTRANCE

7.0

REQUEST FOR EXCEPTION

REQUEST FOR EXCEPTION - UPPER LEVEL SETBACK

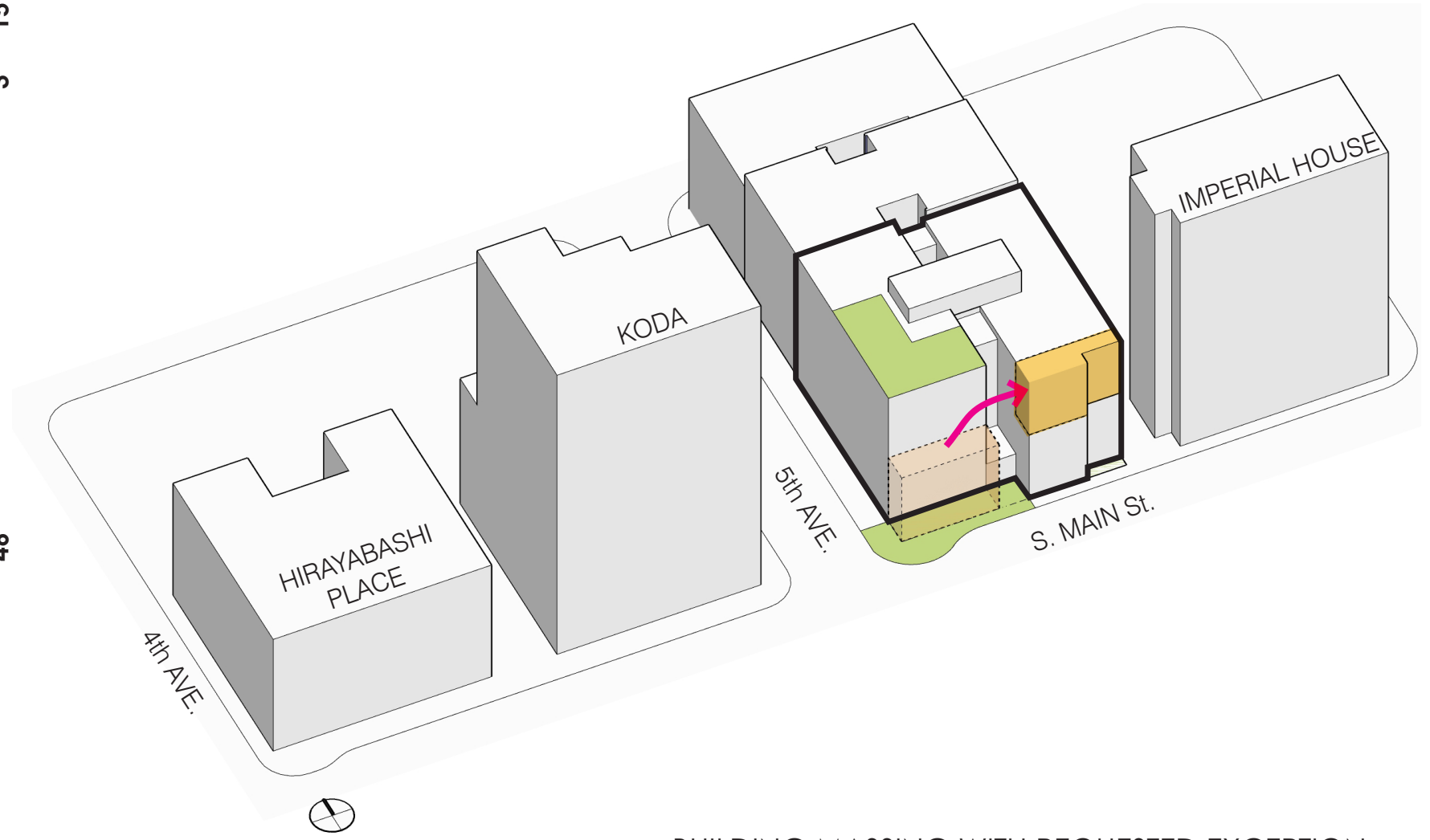
ZONING CODE	REQUIREMENT	PROPOSED	JUSTIFICATION
<p>SMC 23.49.242.D.1a - International District Residential, Development Standards - Setbacks</p>	<p>In an IDR zone, a continuous upper-level setback of 15 feet is required from the green street lot line for all portions of the structure above 45 feet in height. This setback is not required if a structure is 65 feet in height or less.</p>	<p>Request a departure from the required green street upper level building setback at 45'-0" along the eastern 1/2-block of S Main St. to allow the building to be developed within the required setback space.</p>	<p>By infilling the setback with units on 4 levels, it allows the project to create an urban plaza and gathering space within the property line at the corner of 5th Ave and S Main St without reducing the number of workforce housing units planned for the neighborhood. The elimination of the upper level setback also breaks down the scale of the project into vertically proportioned facades, resulting in a building proportion that compliments the existing context. Furthermore, the subject property is located on the north side of the street and therefore, does not block sunlight to the street below.</p> <p>SMC 23.66.302.A - Reestablishing the District as a stable residential neighborhood with a mixture of housing types SMC 23.66.302.B - Encouraging the use of street-level spaces for pedestrian-oriented retail specialty shops... SMC 23.66.302.E - Improving the visual and urban design relationships between existing and future buildings...open spaces and public improvements... SMC 23.66.306.D - The design, siting and construction of structures in a manner that allows reasonable solar exposure and air circulation to adjacent properties SMC 23.66.306.E - The design, siting and construction of structures that are aesthetically compatible with the area's steep topography and/or nearby public open spaces. SMC 23.66.336 - Exterior building finishes: To retain and enhance the visual order of the District, 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.</p> <p>ISRD GUIDING PRINCIPLES (*not yet adopted as of Q1/2022) <i>Encouraging continuity in urban design and wayfinding through preservation and creation of new open spaces, alleys and rights-of-ways.</i></p> <ol style="list-style-type: none"> 1. Context & Site B2: Provide opportunities for street activation beyond just landscaping and transparency. 2. Public Life A5: ... increase in the size and/or quality of project-related open space available for public life. B7: Consider setting structures back from the street or incorporating space in the project design into which retail uses can extend. 3. BUILDING DESIGN C2: When designing the massing (height, bulk, scale) of the building, consider the massing of adjacent buildings, characteristics of the site and nearby open spaces. C7: Where appropriate, design the exterior of the building to reflect interior use.



PROPOSED LEVEL 5 FLOORPLAN



PROPOSED SOUTH ELEVATION

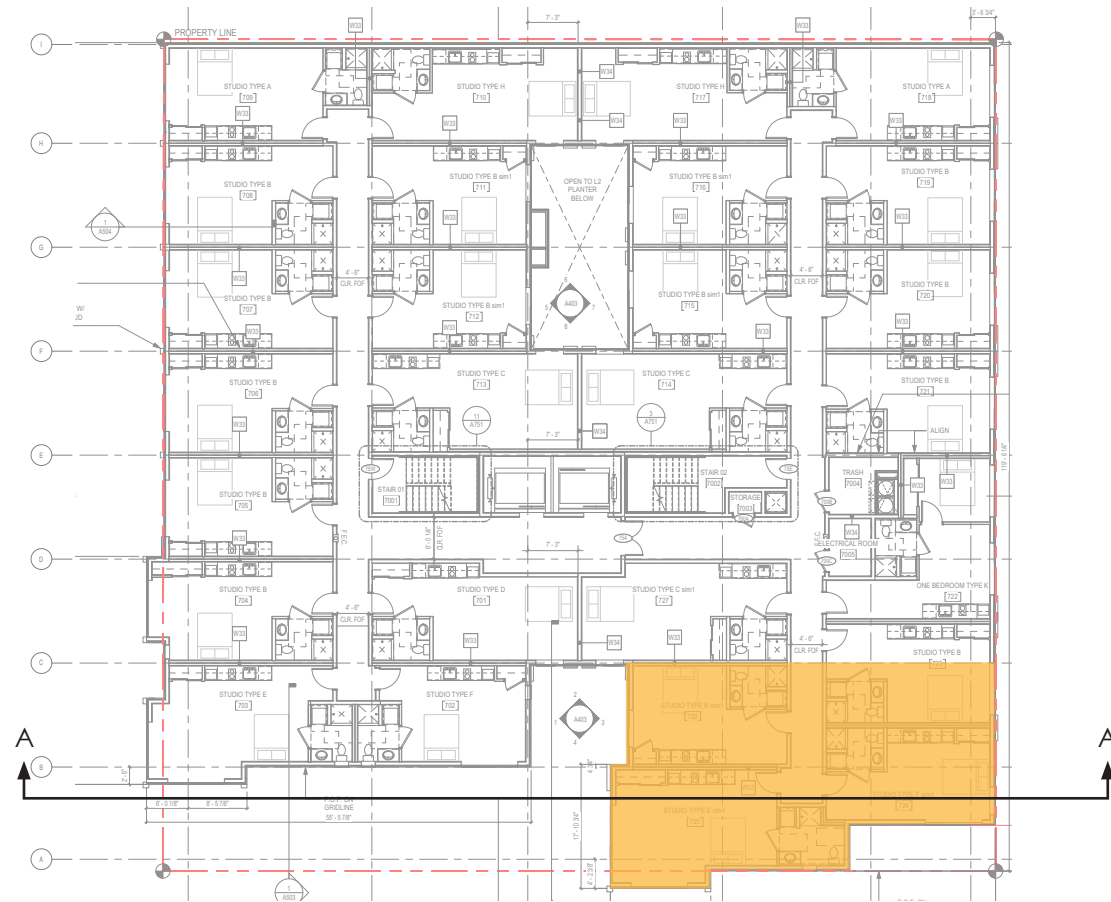


BUILDING MASSING WITH REQUESTED EXCEPTION

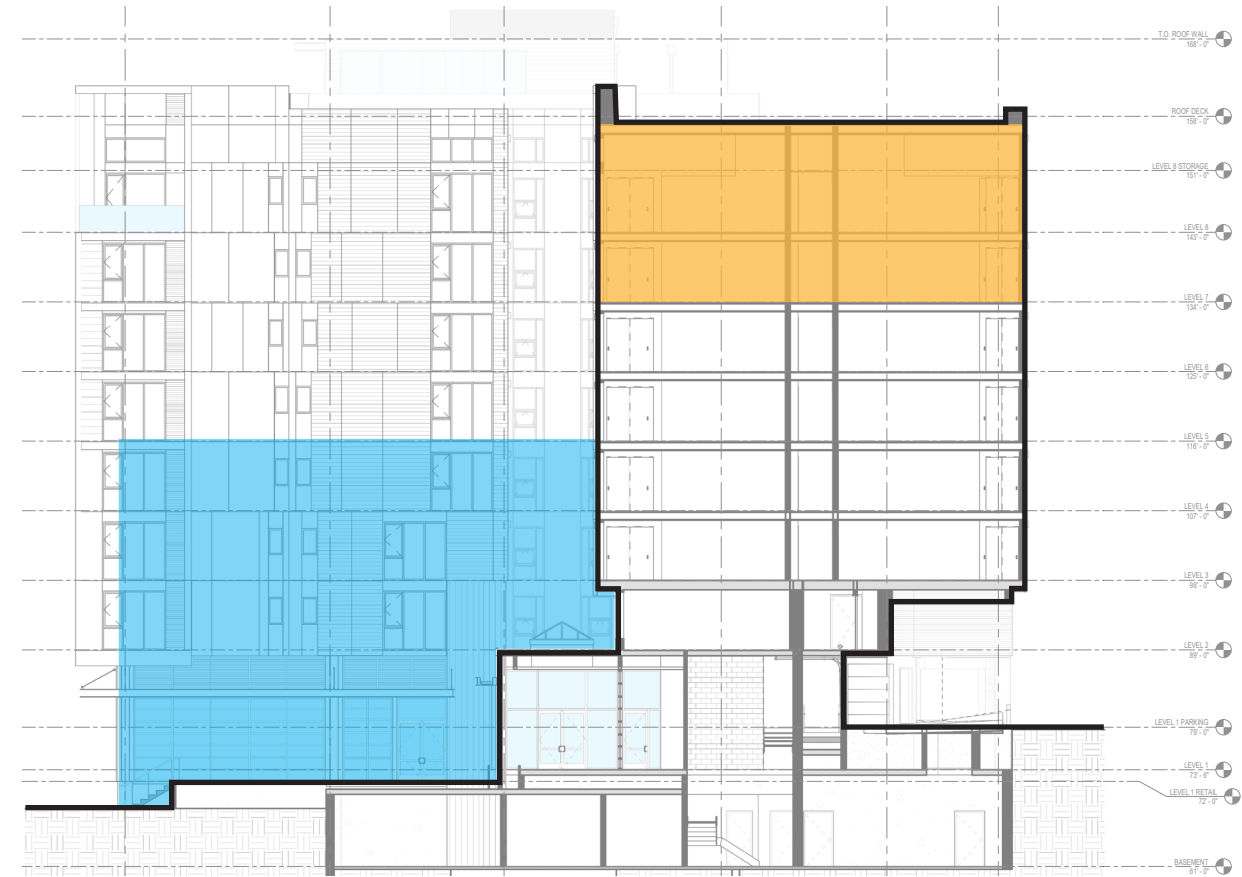
 ZONE AFFECTED BY EXCEPTION REQUEST

REQUEST FOR EXCEPTION - UPPER FLOOR LOT COVERAGE

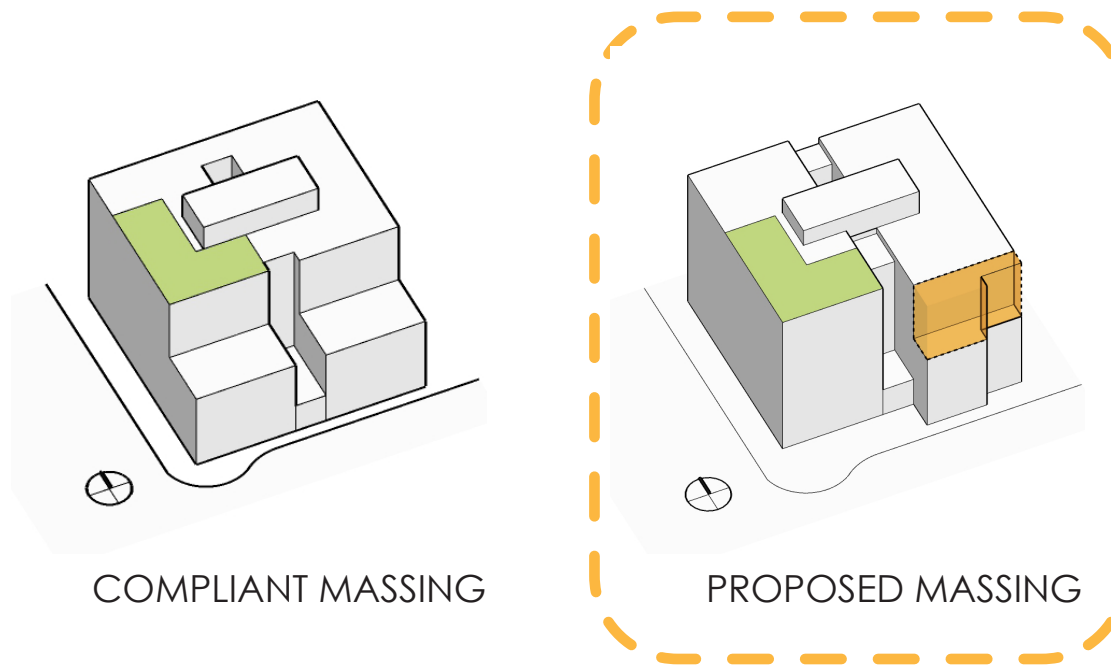
ZONING CODE	REQUIREMENT	PROPOSED	JUSTIFICATION
<p>SMC 23.49.242.C.1 - International District Residential, Development Standards - Coverage Limits</p> <p>SMC 23.49.242.C.2 - International District Residential, Development Standards - Coverage Limits</p>	<p>In an IDR zone, upper-level coverage limits do not apply to structures 85 feet in height or less excluding rooftop features on lots of 8,000 square feet or less.</p> <p>For structures 170 feet in height or less the coverage limits are: 75% of lot area is permitted for floor area per story for structures that are greater than 65 feet and up to 125 feet.</p>	<p>Request a departure from the required coverage limits of 75% on the 8th floor of the building which is above 65 feet.</p>	<p>The elimination of the required upper level lot coverage would allow for a continuous facade along S Main St. which relates better to the verticality of the adjacent buildings. While the site's zoning allows for a maximum building development height of 270', the project does not take advantage of the allowable height in order to respond to the character of neighboring properties. By eliminating the upper level lot coverage requirement, the floorplate would be maximized which would preserve the amount of workforce housing units and preserve the open space plaza which is proposed on the street level.</p> <p>SMC 23.66.302.A - . Reestablishing the District as a stable residential neighborhood with a mixture of housing types</p> <p>SMC 23.66.302.E - Improving the visual and urban design relationships between existing and future buildings...open spaces and public improvements within the International District</p> <p>SMC 23.66.306.D - The design, siting and construction of structures in a manner that allows reasonable solar exposure and air circulation to adjacent properties</p> <p>SMC 23.66.336 - Exterior building finishes: To retain and enhance the visual order of the District, 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.</p> <p>ISRD GUIDING PRINCIPLES (*not yet adopted as of Q1/2022)</p> <p>1. BUILDING DESIGN</p> <p>A2: Respond to datum lines, street edge relationships and proportions created by existing buildings.</p> <p>C1: Where appropriate, make connections to neighboring buildings by using similar materials, proportions, modulation, articulation, fenestration, color, landscaping, detailing, textures and relief.</p> <p>C2: When designing the massing (height, bulk, scale) of the building, consider the massing of adjacent buildings, characteristics of the site and nearby open spaces.</p> <p>C7: Where appropriate, design the exterior of the building to reflect interior use.</p>



PROPOSED LEVEL 7-8 FLOORPLAN



PROPOSED EW BUILDING SECTION A-A



COMPLIANT MASSING

PROPOSED MASSING

LEVEL	VOLUNTARY AREA REDUCTION (SF)	AREA OVER LOT COVERAGE (SF)	% OVERAGE PER FLOOR
1	750	-	-
2	1,523	-	-
3	1,523	-	-
4	1,523	-	-
5	-	-	-
6	-	-	-
7	-	1,809	12.54%
8	-	1,809	12.54%
TOTAL	5,319	3,618	

Total propped SF less than allowed by **1,701 SF**

VOLUNTARY SETBACK
 ZONE AFFECTED BY EXCEPTION REQUEST

REQUEST FOR EXCEPTION - ALLEY SETBACK

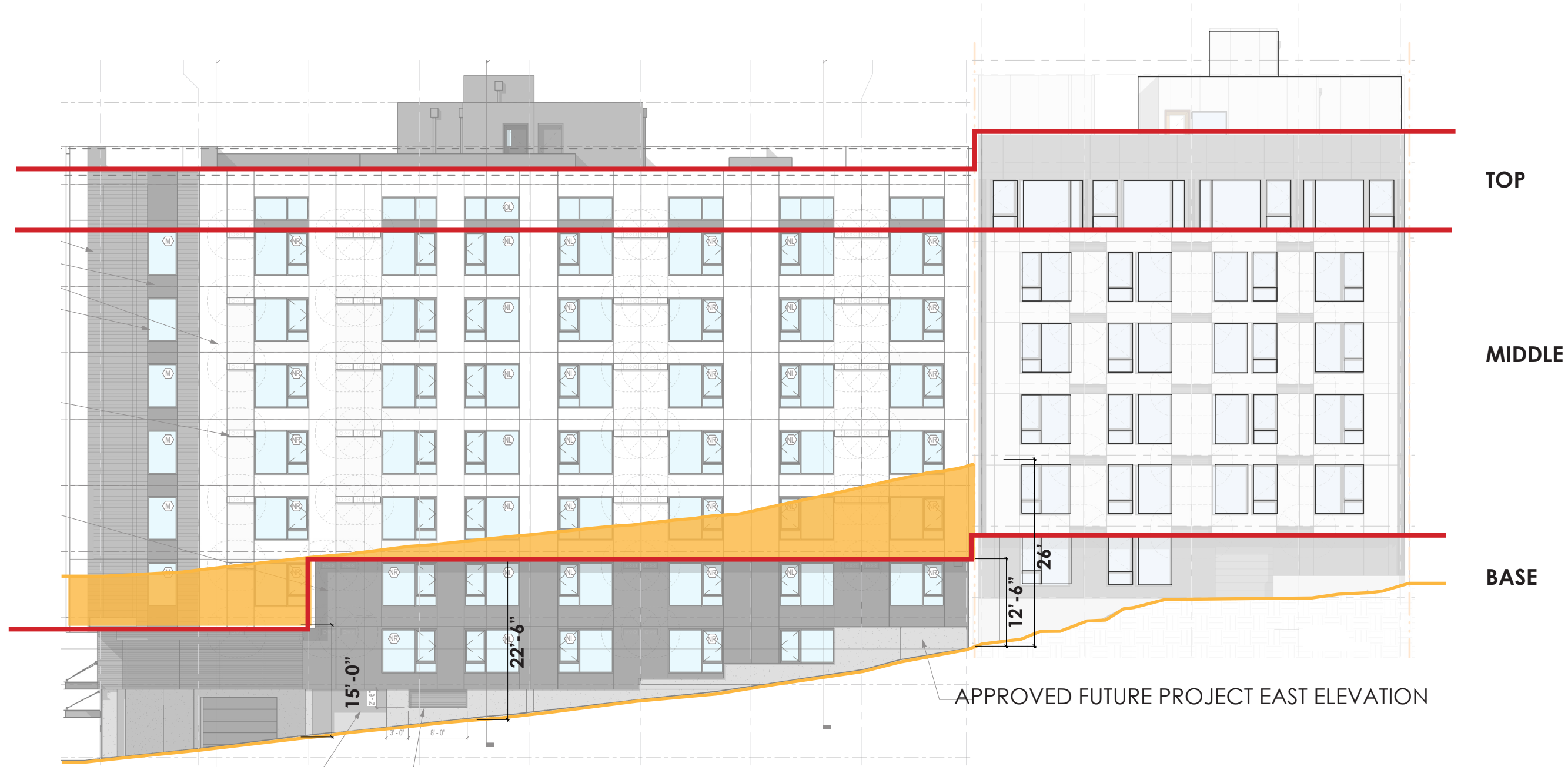
ZONING CODE	REQUIREMENT	PROPOSED	JUSTIFICATION
<p>SMC 23.53.030.F.1 - Minimum Width Required For Existing Alleys</p>	<p>Alleys in downtown zones shall have a minimum width of 20' to at least 16' above the finish grade, when an existing alley does not meet that width, a dedication equal to half the difference between the existing (16') and the minimum required shall be required. 2' is provided.</p>	<p>PER SMC 23.53.030.G.5, The director may modify or waive the requirements for dedication if it is determined that the widening would be detrimental to the character and goals of the district. A 2' dedication will be provided for the height of the finished level at the alley (L1 to L3), approximately 12'-6" above grade which is less than the recommended 26' but more than the 8' approved for the development to the north (exception granted by the ISRD on 10/27/2020). The alley slopes over 16' from north to south. Above the proposed alley setback heights, the building will project out to the current property line.</p>	<p>To relate the facade in proportion to the proposed building to the north and to establish an elegant base, middle and top vocabulary. Loading and trash servicing/staging at the alley takes place towards the entry of the alley and adequate height clearances have been provided in that area and coordinated with SDOT and SPU Solid Waste.</p> <p>SMC 23.66.302.E - Improving the visual and urban design relationships between existing and future buildings, parking garages, open spaces and public improvements within the International District</p> <p>SMC 23.66.306.E - The design, siting and construction of structures that are aesthetically compatible with the area's steep topography and/or nearby public open spaces.</p> <p>SMC 23.66.336 - Exterior building finishes: To retain and enhance the visual order of the District, 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.</p> <p>ISRD GUIDING PRINCIPLES (*not yet adopted as of Q1/2022)</p> <p>1. BUILDING DESIGN</p> <p>C1: Where appropriate, make connections to neighboring buildings by using similar materials, proportions, modulation, articulation, fenestration, color, landscaping, detailing, textures and relief.</p> <p>C2: ...consider massing of adjacent buildings...</p>



PROPOSED EW BUILDING SECTION

PROPOSED EAST ELEVATION

 ZONE AFFECTED BY EXCEPTION REQUEST



PROPOSED EAST ELEVATION

 ZONE AFFECTED BY EXCEPTION REQUEST

