



**CERTIFICATE OF APPROVAL PACKAGE -  
REQUEST FOR APPROVAL MEETING**

October 27, 2020

**PROJECT ADDRESS**

206 5th Ave S

**SDCI PROJECT**

#6653595 - CN

**ARCHITECT**

HEWITT

**LANDSCAPE ARCHITECT**

HEWITT

ORIGINS 206



**PROJECT INFORMATION:**

<b>ADDRESS:</b>	206 5th Avenue South Seattle, WA 98104
<b>SDCI PROJECT NO:</b>	6653595-CN
<b>LEGAL DESCRIPTION:</b>	YESLER & MCINTOSH’S SUPL MAYNARDS PLAT BLOCK: 32 PLAT LOT: 2
<b>PARCEL NO:</b>	982070-0095

**PROJECT TEAM**

<b>OWNER:</b>	Edge Developers, LLC 1225 S Weller Street Seattle, WA 98144 206.900.8605 Contact: Don Mar
<b>ARCHITECT:</b>	HEWITT 101 Stewart Street, Suite 200 Seattle, WA 98101 206.624.8154 Contact: Pierre Fagerlund
<b>LANDSCAPE ARCHITECT:</b>	HEWITT 101 Stewart Street, Suite 200 Seattle, WA 98101 206.624.8154 Contact: Kathryn Christensen

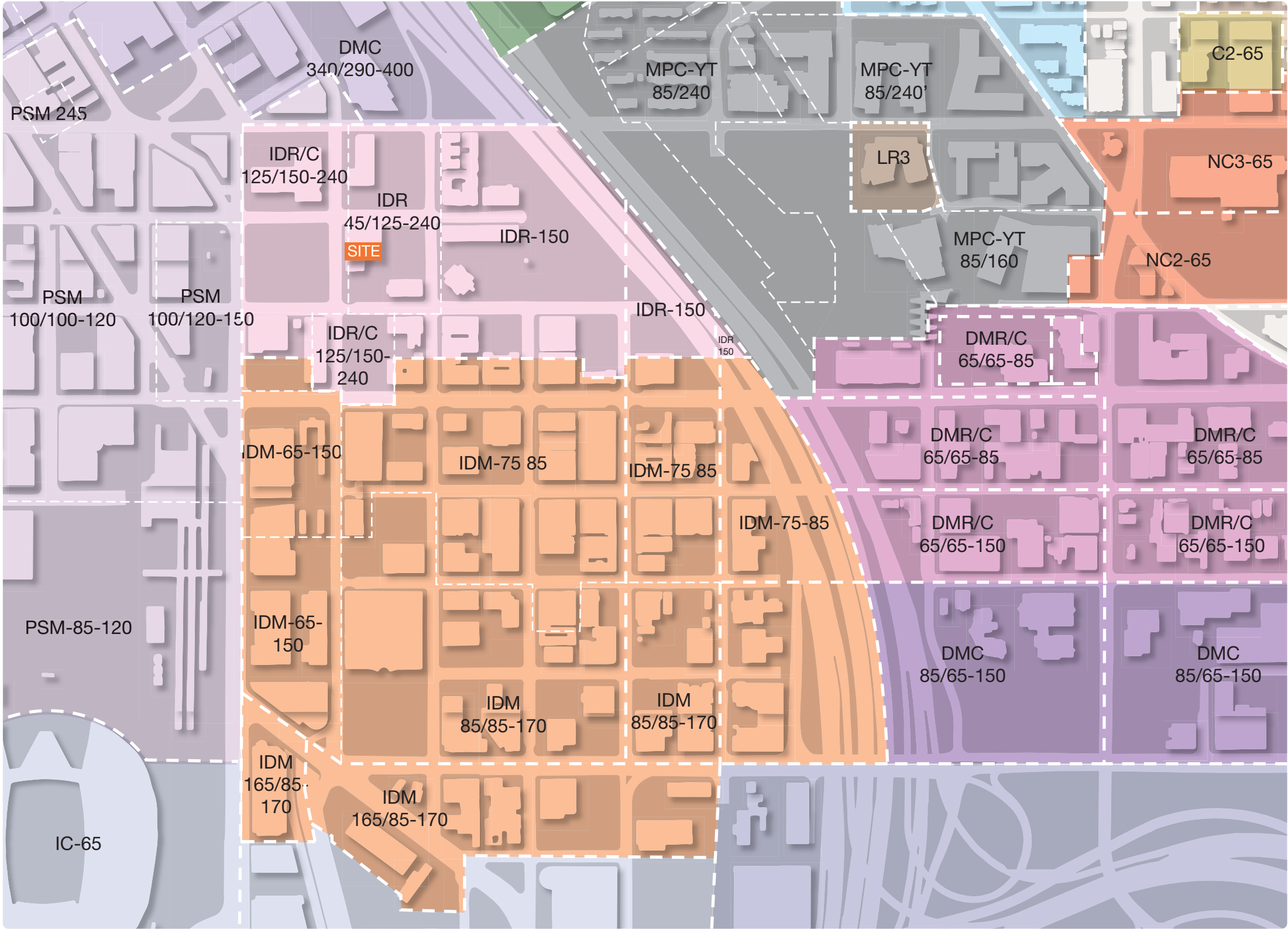
<b>1.0  </b>	<b>GENERAL INFORMATION</b>	<b>3</b>
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# 1.0

## GENERAL INFORMATION



GENERAL INFORMATION | ZONING MAP + PROJECT INFORMATION



PROPERTY ADDRESS:

206 5th Ave South  
Seattle, WA 98104

PARCEL NUMBER:

982070-0095

LOT AREA:

7,200 SF

ZONE:

IDR 45/125-270

URBAN CENTER OR VILLAGE:

Chinatown-International District (Urban Center Village)

FREQUENT TRANSIT:

Yes

STREET TYPES:

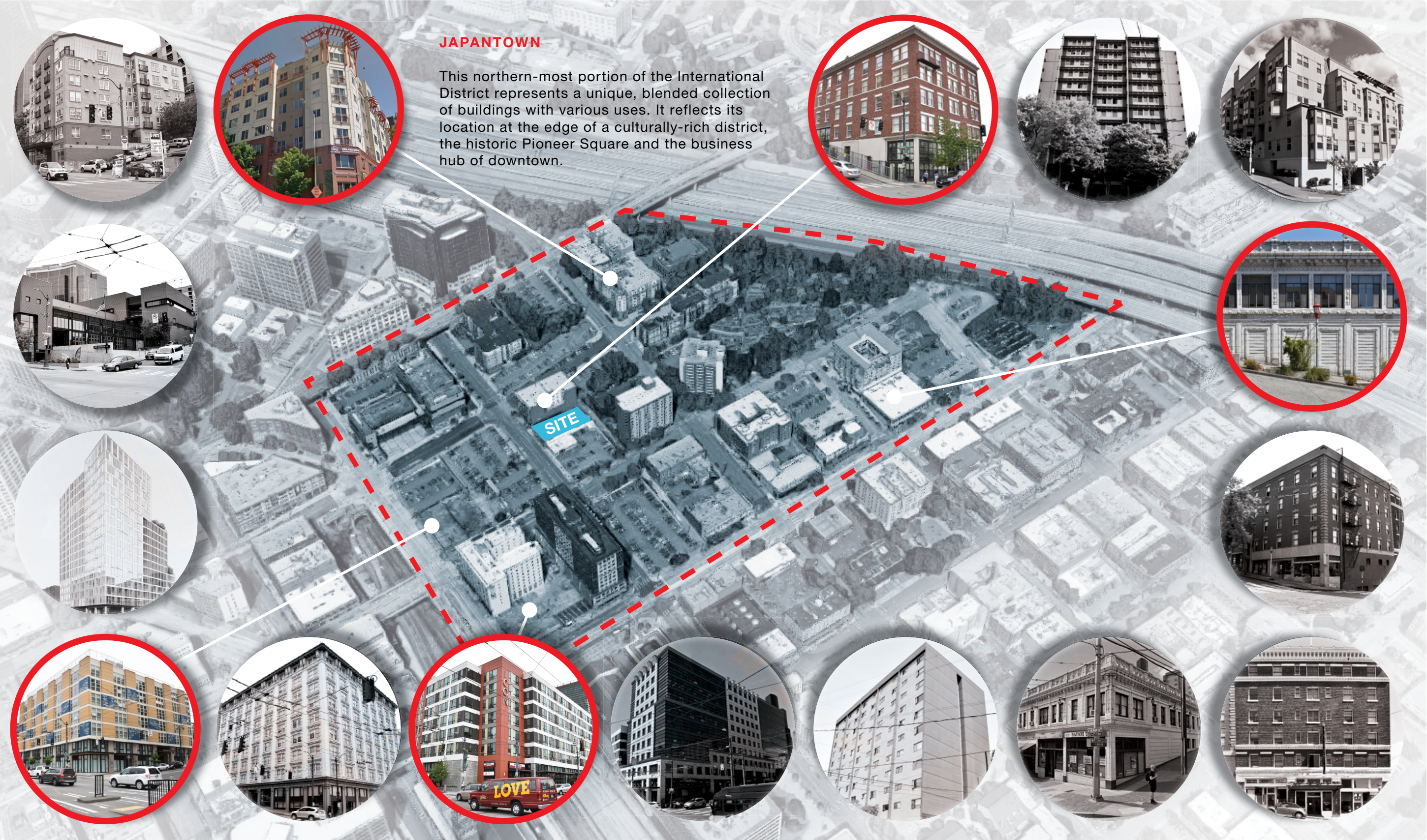
5th Avenue South: Minor Arterial, Class I Pedestrian Street

South Main Street: Green Street (east of 5th Avenue S), Class II Pedestrian Street (west of 5th Avenue S)

Alley: 16'-0" existing width



GENERAL INFORMATION | URBAN DESIGN ANALYSIS - JAPANTOWN





## 2.0

### DESCRIPTION OF PROPOSED & DEFERRED WORK

# DESCRIPTION OF PROPOSED & DEFERRED WORK



## A. PROPOSED CHANGES TO THE BUILDING AND/OR SITE

The existing building will be demolished. The alley will be re-graded to provide a more manageable drive access into the loading area / back-of-house. The alley will remain as a dead-end condition.

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

The existing power pole on 5th Avenue South will have transformers removed and be reduced in height to a street light pole. One new street tree will be added to 5th Avenue S, along with low shrubs and bike parking. The alley to the east will be re-graded for a more consistent slope, and re-paved in accordance with SIP requirements for the alley utility work being performed.

## C. PROPOSED NEW CONSTRUCTION

Eight story mixed-use structure, two stories of Type IA Construction and six stories of Type IIIA Construction. Retail / commercial at the ground level (5th Avenue S) with approximately 1,356 SF of proposed tenant space. 66 residential units, resident amenity room, residential lobby and rooftop amenity space. Loading area accessed from the alley (east of 5th Ave S and entered via S Main St only).

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

Existing building contains two restaurants on 5th Avenue South (Tenoch Mexican Grill and Gyro House) and a commercial kitchen (Liberated Foods) in the northern-most bay. The use of this property will change from all commercial to primarily residential with ground-level commercial space.

## 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 a commercial tenant is identified. Preliminary signage location ideas are shown on pg. 25.
- Building Plumbing and Mechanical Systems: Building M & P systems are design/build. Final design and selection of these will be completed upon receipt of ISRD Approval for the building design. Units, and any associated screening if necessary, will be presented to the Board.
- Residential Entry Gate Design: This design is deferred to allow for additional design coordination with the building brand and local artists. See pg. 44 for location.
- South Building Elevation: The design of the material/finish design is deferred to allow for additional coordination with local artists to commission a piece for the south façade. Final material/finish design of the remaining elevation not encompassed by the art will be completed upon selection of the art to avoid conflict. See pg. 44 for location.
- 5th Avenue Sidewalk Paving in Planting Areas: The solid paving material in planting areas, below bike racks and at tree pits, will be presented pending a decision from SDOT from the SIP process.



# 3.0

## EXISTING CONDITIONS

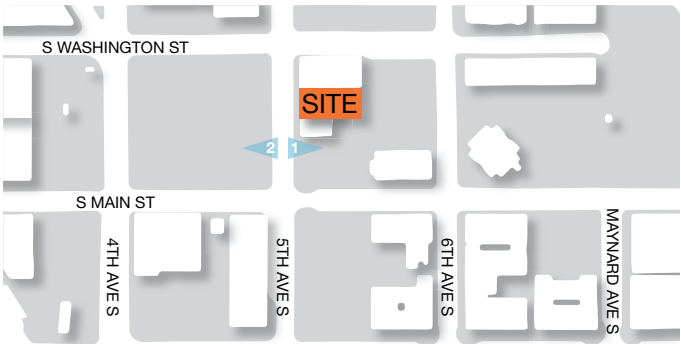
EXISTING CONDITIONS | SITE PHOTOS



1 5TH AVE FACING EAST



2 5TH AVE FACING WEST





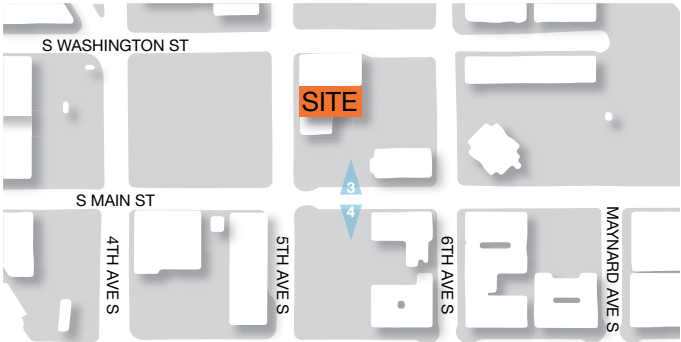
EXISTING CONDITIONS | SITE PHOTOS



3 MAIN ST FACING NORTH



4 MAIN ST FACING SOUTH





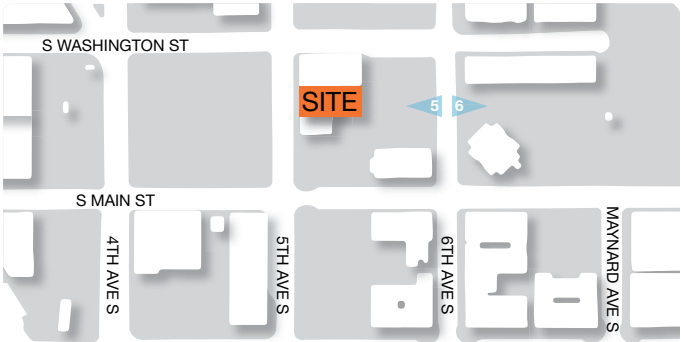
EXISTING CONDITIONS | SITE PHOTOS



5 6<sup>TH</sup> AVE FACING WEST



6 6<sup>TH</sup> AVE FACING EAST





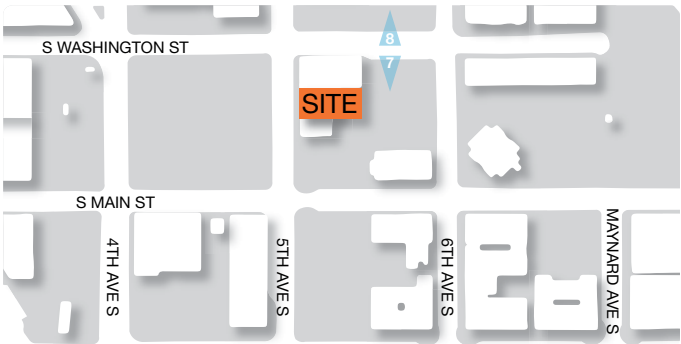
EXISTING CONDITIONS | SITE PHOTOS



7 WASHINGTON ST FACING SOUTH



8 WASHINGTON ST FACING NORTH





EXISTING CONDITIONS | SITE PHOTOS



**A** MAIN ST FACING NORTH



**B** ALLEY - FACING WEST



**C** UPPER ALLEY - FACING SOUTHWEST



**D** 5<sup>TH</sup> AVE - FACING EAST



**E** 5<sup>TH</sup> AVE - FACING NORTHEAST





EXISTING CONDITIONS | SITE PHOTOS



I ALLEY - ON PROPERTY, FACING EAST



J ALLEY - FACING NORTHEAST



K ALLEY - FACING SOUTH





EXISTING CONDITIONS | SITE PHOTOS



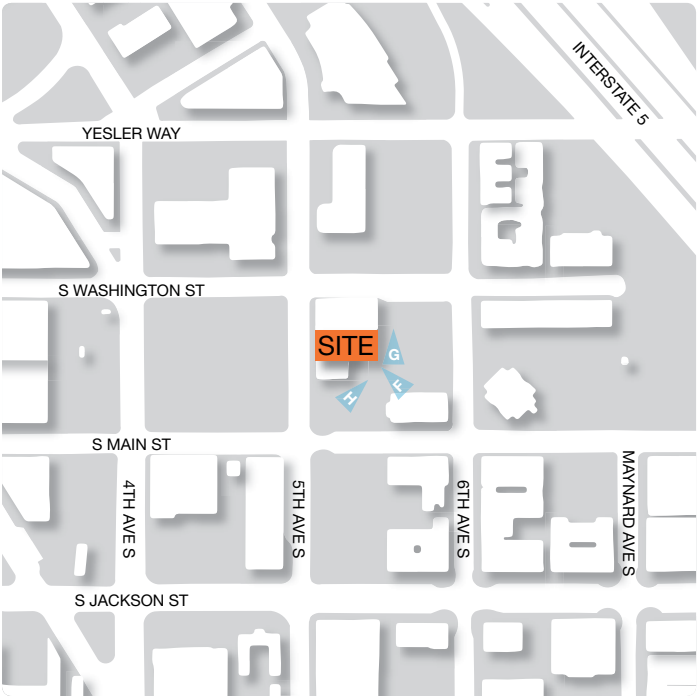
**F** ALLEY - SE PROPERTY LINE FACING WEST



**G** ALLEY - FACING NORTH



**H** MERCHANT TRANSIA LOT - FACING ALLEY





# 4.0

## COMMUNITY OUTREACH

# COMMUNITY OUTREACH



### 1. CIDBIA & SCIPDA

**LOCATION**  
Legacy House  
803 South Lane St  
Seattle, Wa 98104

**DATE & TIME**  
October 16th, 2018  
6:00 pm

### 2. INTERIM COMMUNITY DEVELOPMENT ASSOCIATION & CID COALITION

**LOCATION**  
Interim CDA  
310 Maynard Ave S  
Seattle, Wa 98104

**DATE & TIME**  
November 7th, 2018  
5:00 pm

### 3. FRIENDS OF LITTLE SAIGON

**LOCATION**  
Zero Plus  
310 Maynard Ave S  
Seattle, Wa 98104

**DATE & TIME**  
April 23, 2019  
5:00 pm

### 4. CHINESE INFORMATION SERVICE CENTER (CISC)

**LOCATION**  
CISC  
611 South Lane St  
Seattle, Wa 98104

**DATE & TIME**  
April 24th, 2019  
6:00 pm

### 5. PUBLIC MEETING

**LOCATION**  
Hirabayashi  
442 South Main St  
Seattle, Wa 98104

**DATE & TIME**  
December 30, 2019  
2:00 pm

### SUMMARY OF COMMENTS

- Appreciative of the smaller scale of the building, more in keeping with the traditional scale of the historic buildings in the district.
- Good material selection and application to connect the historic with the modern.
- Larger units are always welcome, but appreciative of the fact that a smaller unit will make affordability more achievable for locals.
- Diversity of the commercial spaces within the district is important. Provide maximum flexibility to the ground floor to support as many business types as possible.

#### UPDATES FROM 1/2/20 PUBLIC MEETING

- Acknowledged difficulties in managing costs and has no issues with the conversion from condominium units to rental units.
- Attendees approve of a public coordination process to commission art for the south facade and gate. It was encouraged that because of the building’s location in Japantown specifically that the Japanese community be engaged during the process.
- No issues with a high contrast scheme. Aesthetically the “medium contrast” alley facade was preferred, utilizing a dark gray base and top with a light gray at the central mass. This light gray would also extend to the north facade. The light gray should remain light enough that the facade maximizes light reflection into the alley.

# 5.0

## PROPOSED DESIGN FOR APPROVAL

PROPOSED DESIGN | WEST FACADE PERSPECTIVE



Seizing upon the site location, adjacent historic context and materials inherent to the district, the proposed design provides an ordered facade that seeks symmetry along both the horizontal and vertical axis.

Guided by the principles of material simplicity and thoughtful detailing, the combined efforts of the public, Board and design team have refined the proposal to a design that will seamlessly integrate with the Interational District fabric.

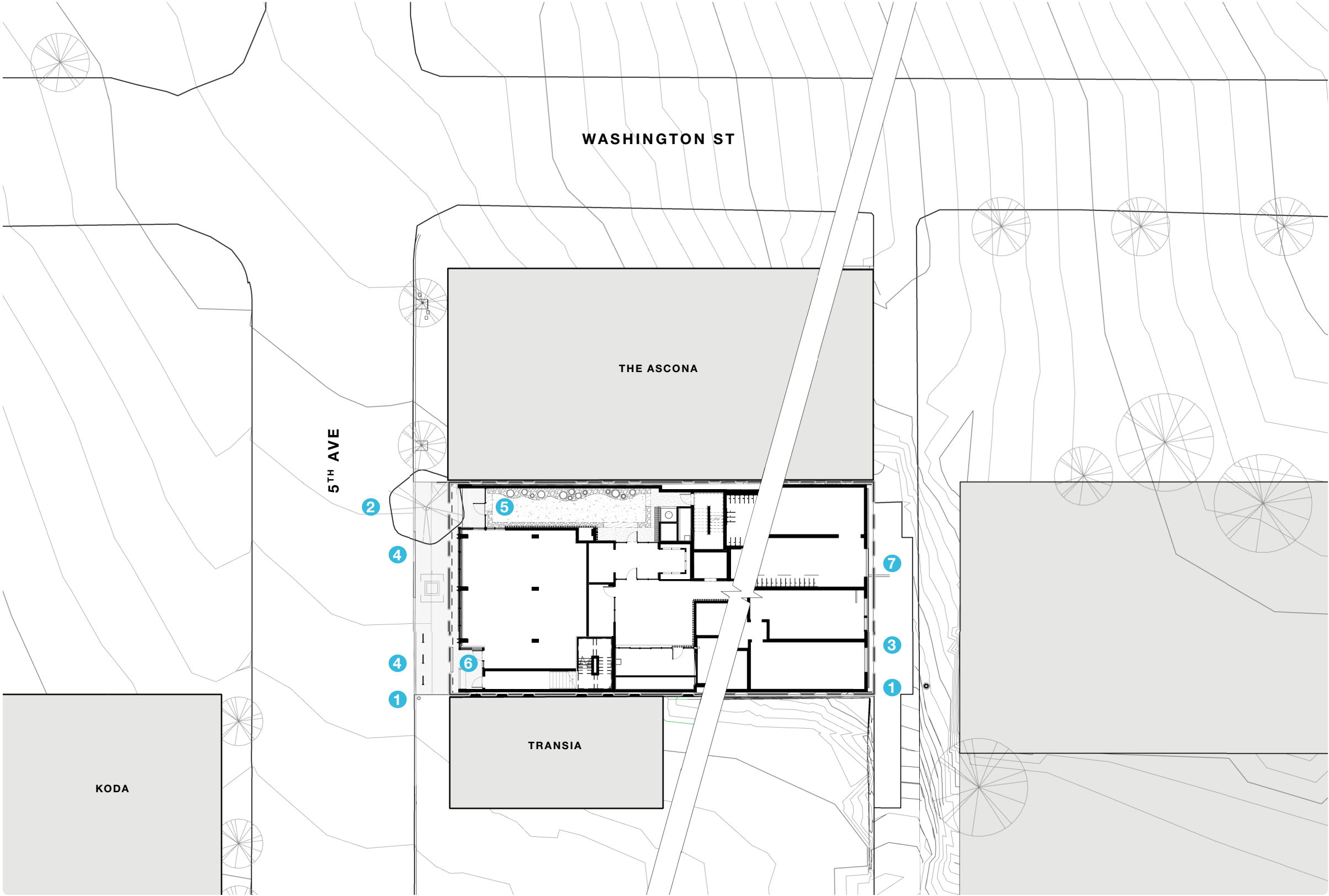


PROPOSED DESIGN | EXISTING SITE PLAN

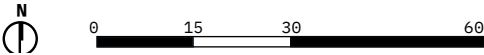


PROPOSED DESIGN | SITE PLAN

The main facade of the proposed building faces west along 5th Ave, located immediately south of the existing Ascona residential building.

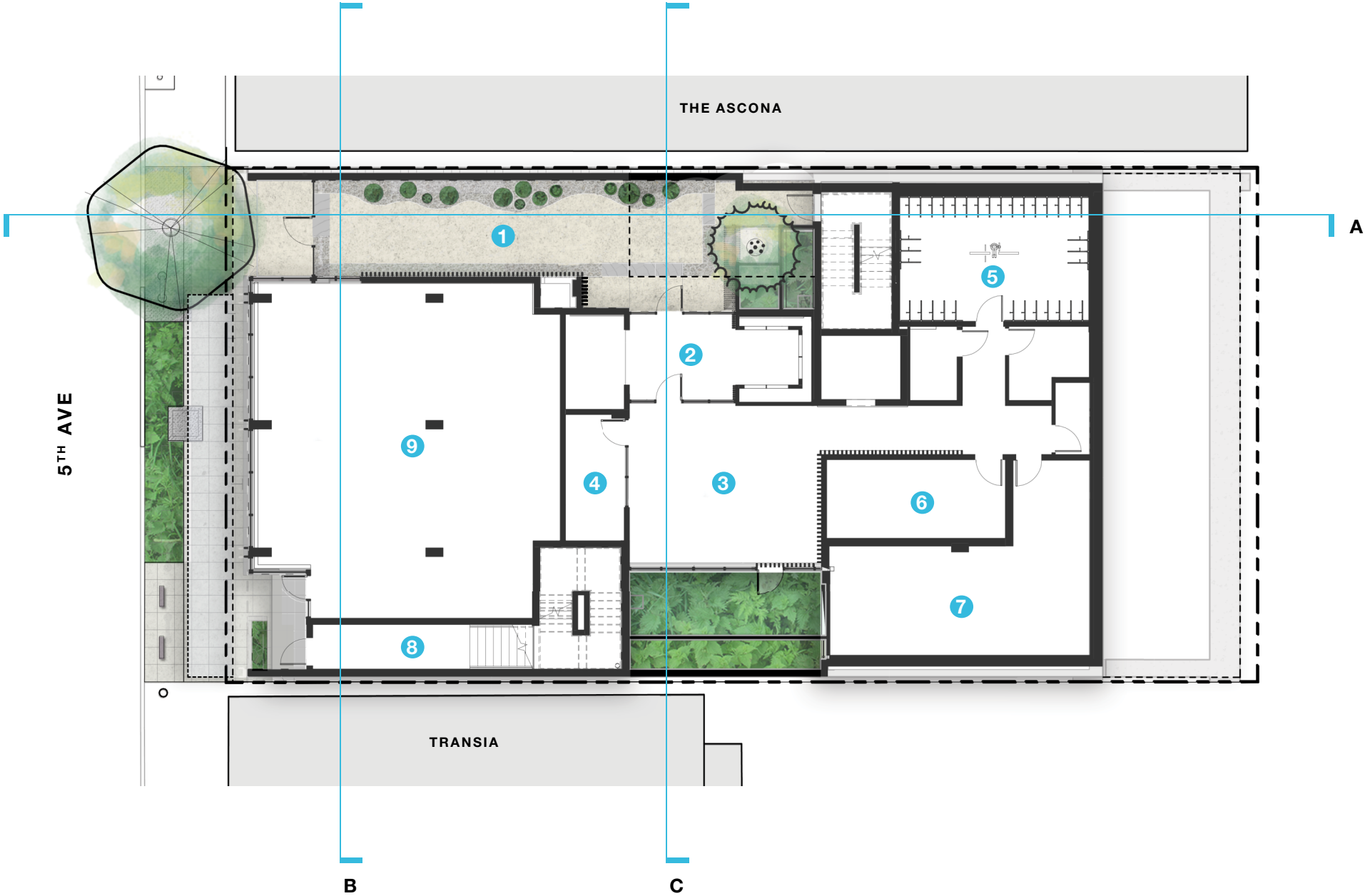


- 1. POWER POLE (EXISTING)
- 2. TREE
- 3. ALLEY RESURFACING
- 4. BIKE RACK
- 5. RESIDENTIAL ENTRY
- 6. COMMERCIAL ENTRY
- 7. LOADING ENTRY

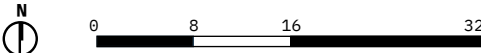


PROPOSED DESIGN | STREET LEVEL FLOOR PLAN

The proposed plan maximizes the commercial space by pushing resident uses into the building core. The exterior entry allows for glimpses of the interior even for those who can't gain entry.

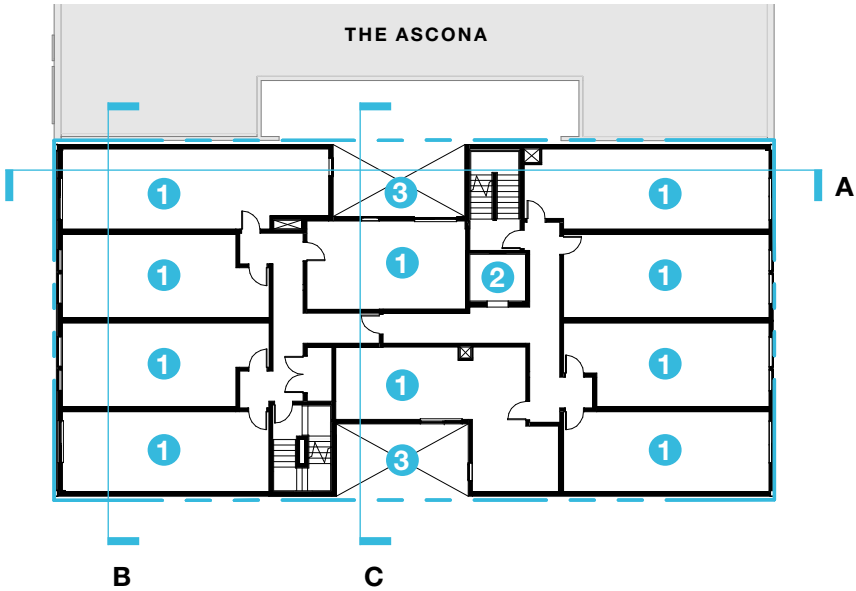


- 1. ENTRY COURT 671 SF
- 2. MAIL VESTIBULE 270 SF
- 3. LOBBY 445 SF
- 4. LEASING 115 SF
- 5. BIKE STORAGE 368 SF
- 6. TENANT STORAGE 253 SF
- 7. UNIT 459 SF
- 8. RESIDENT EXIT 309 SF
- 9. COMMERCIAL 1,356 SF

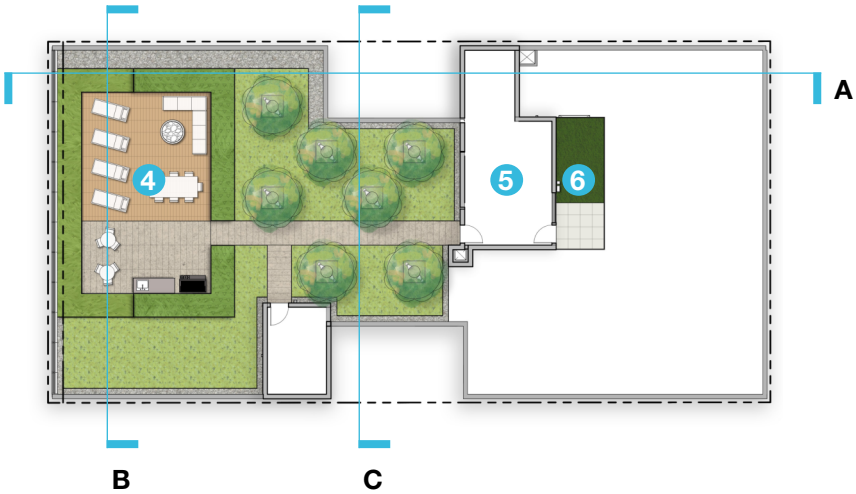




PROPOSED DESIGN | TYPICAL FLOOR L04-L08 & ROOF PLANS

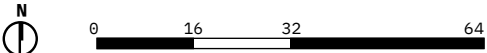


L04 - L08 FLOOR PLAN

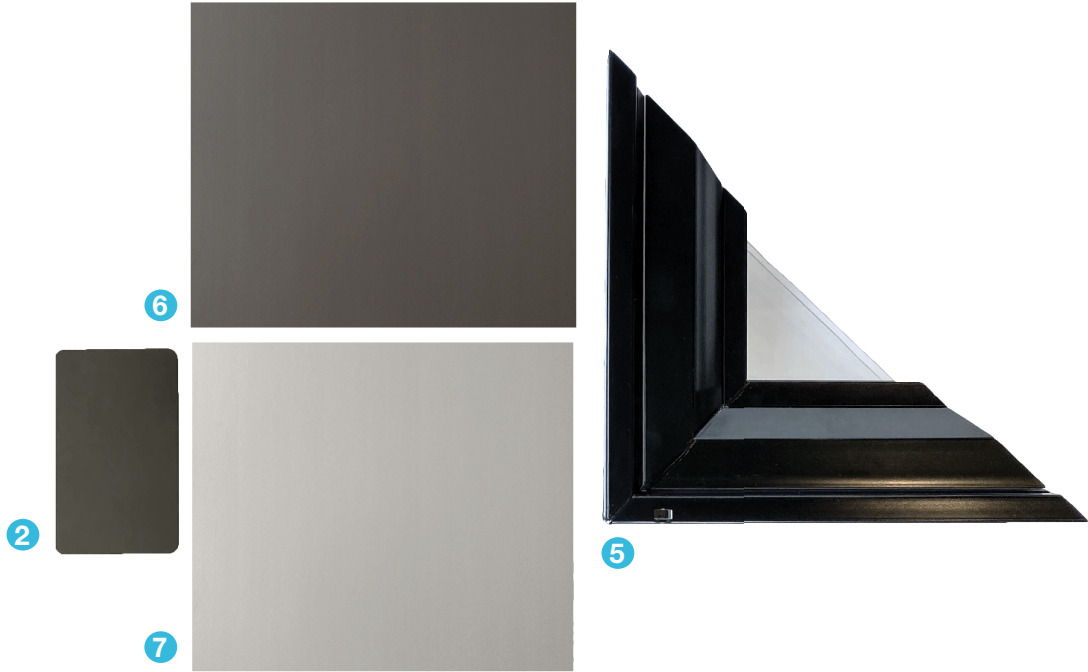


ROOF PLAN

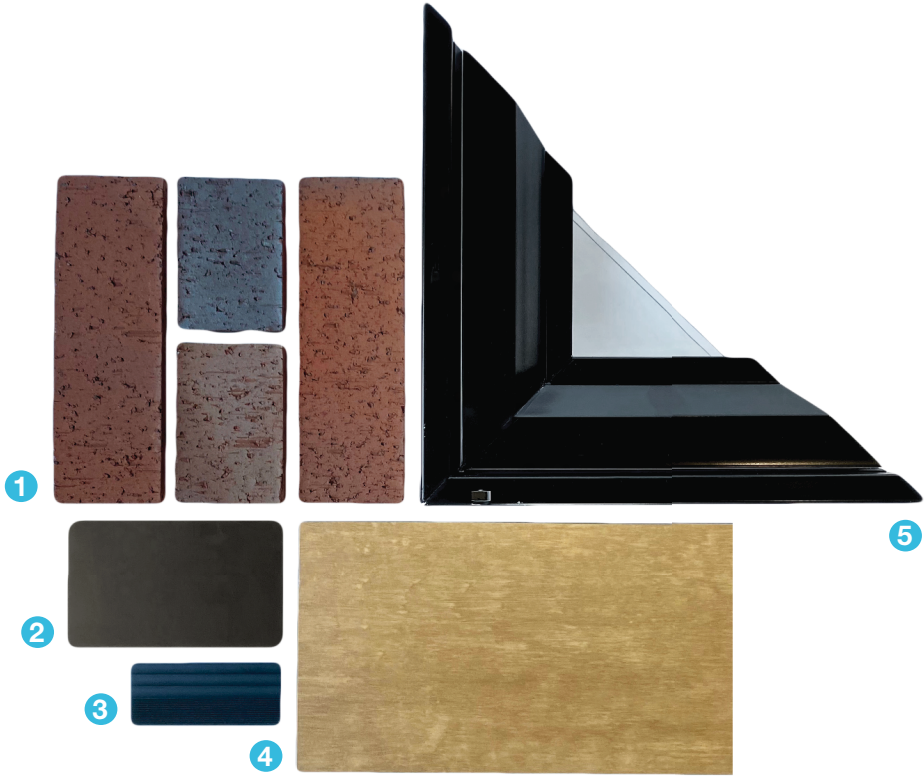
- 1. UNIT 470 - 590 SF
- 2. ELEVATOR
- 3. OPEN TO BELOW
- 4. ROOF AMENITY 720 SF
- 5. VEST/STAIR/ELEV 397 SF
- 6. PET RELIEF 177 SF



PROPOSED DESIGN | EXTERIOR BUILDING MATERIALS



ALLEY FACADE



MAIN FACADE

- 1. BRICK & MORTAR**  
Brick Veneer  
Color: Forest Blend  
Texture: Mission  
(Mutual Materials)  
  
Mortar Color: Type S Natural  
(Basalite)
- 2. PAINTED METAL**  
Channels,  
Mechanical Screen Louver  
(Custom)
- 3. STOREFRONT**  
Black Aluminum  
(Arcadia)
- 4. WOOD-PATTERNED PANEL**  
Phenolic  
(Fundermax)
- 5. VINYL WINDOWS**  
Black  
(VPI)
- 6. FIBER CEMENT SIDING**  
Willow  
Benjamin Moore CC-542  
(James Hardie)
- 7. FIBER CEMENT SIDING**  
Baltic Gray  
Benjamin Moore 1467  
(James Hardie)

PROPOSED DESIGN | WEST ELEVATION (5TH AVE)



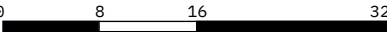
A material palette of black metal, brick and glass dominate the primary facade.

The entry gate design and detailing has been deferred to seek public input on the design and artistry of an element that has potential to be defining to both the building and district.

See pages 7 and 38 for more detail on the deferred scope.

- 1. BRICK
- 2. PAINTED METAL
- 3. STOREFRONT
- 4. WOOD-PATTERNED PANEL
- 5. VINYL WINDOW
- 6. DARK FIBER CEMENT
- 7. LIGHT FIBER CEMENT

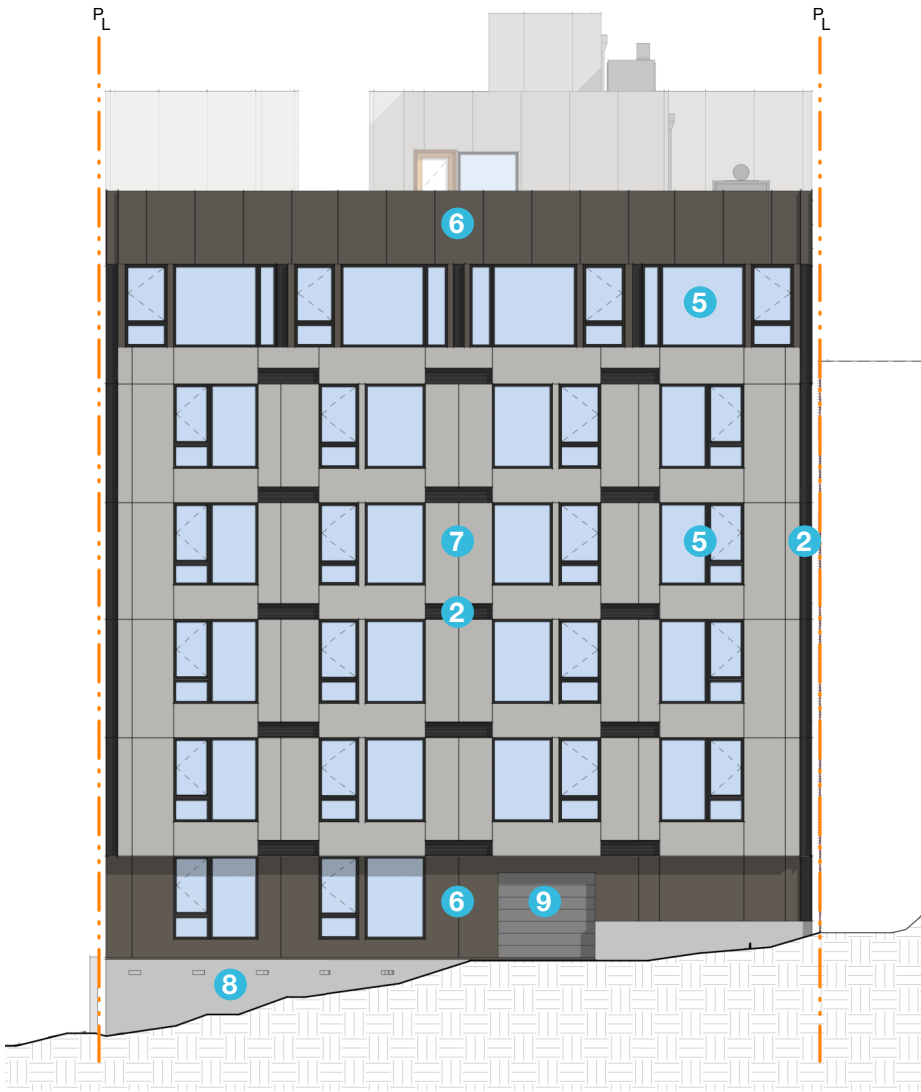
- 8. ENTRY GATE (DEFERRED)
- 9. BUILD'G SIGN (DEFERRED)
- 10. COMM. SIGN (DEFERRED)



PROPOSED DESIGN | EAST ELEVATION (ALLEY)

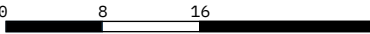
After seeking public feedback, no concerns were raised about the cultural impact of a high contrast facade. However, several attendees noted that they preferred a medium contrast facade.

The proposal has been refined, now showing the main mass as cool light gray that softens the contrast but still achieves the goal of reflecting light into the alley.



- 1. BRICK
- 2. PAINTED METAL
- 3. STOREFRONT
- 4. WOOD-PATTERNED PANEL
- 5. VINYL WINDOW
- 6. DARK FIBER CEMENT
- 7. LIGHT FIBER CEMENT

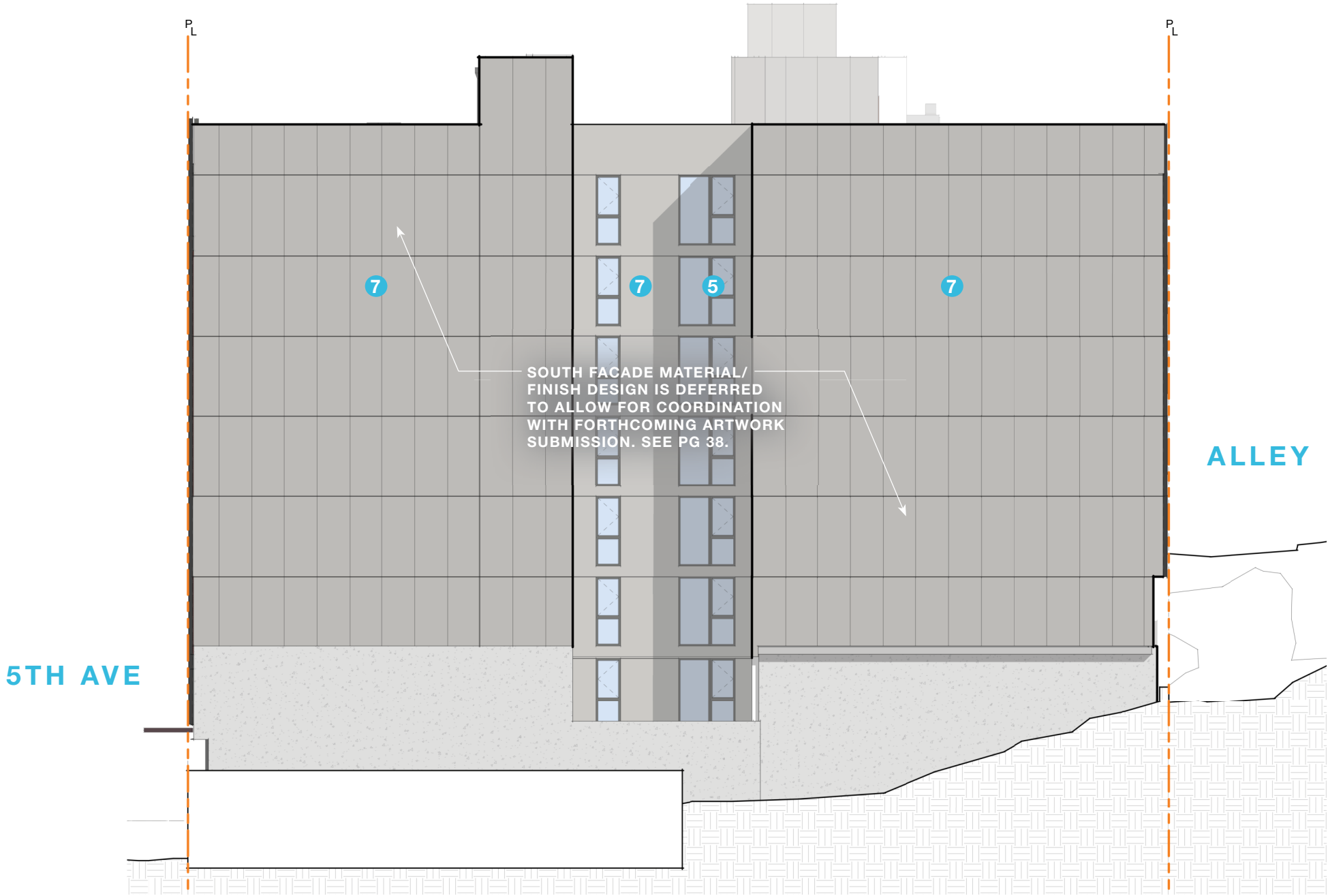
- 8. RECESSED LIGHTING
- 9. OVERHEAD DOOR



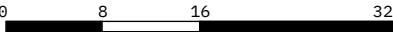


PROPOSED DESIGN | SOUTH ELEVATION

The treatment of the entire south facade has been deferred so that the Owner may use a public process to commission art for such a large, exposed building face.

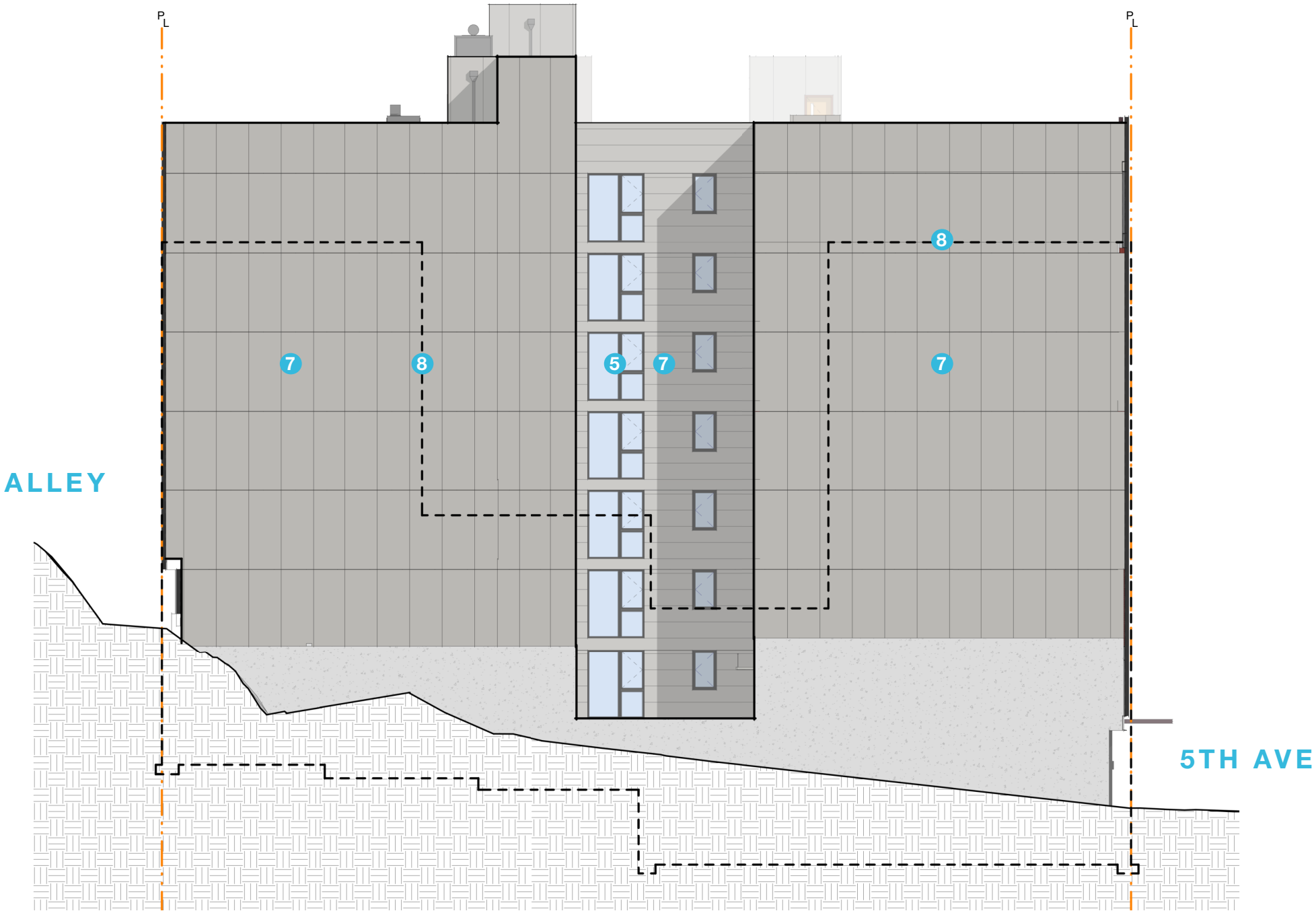


- 1. BRICK
- 2. PAINTED METAL
- 3. STOREFRONT
- 4. WOOD-PATTERNED PANEL
- 5. VINYL WINDOW
- 6. DARK FIBER CEMENT
- 7. LIGHT FIBER CEMENT



PROPOSED DESIGN | NORTH ELEVATION

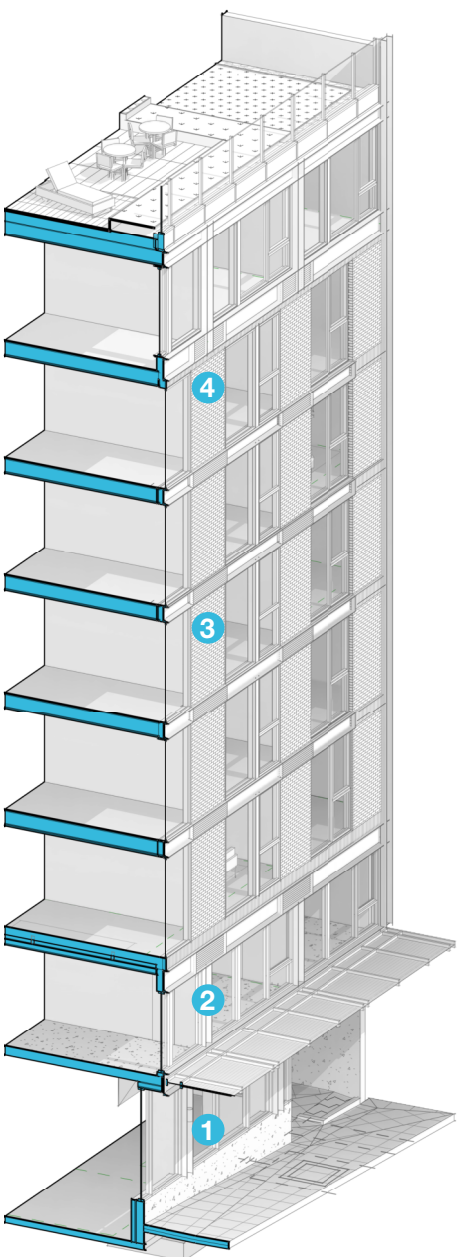
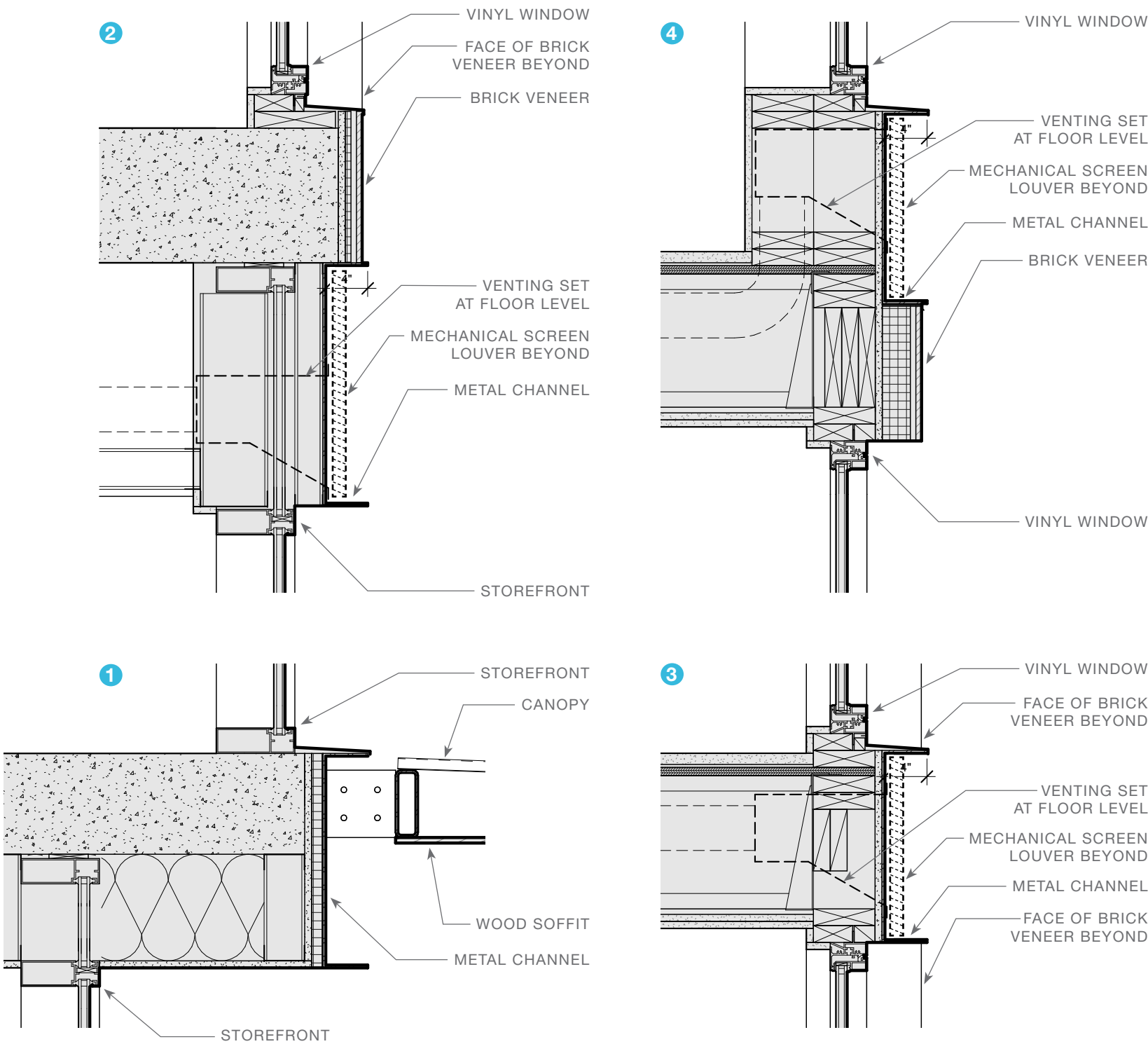
The north facade is not visible from the right of way. Primarily it will be seen by the Ascona residents. As it is adjacent to those units, and abutting a lightwell also on the Ascona's property, simple light colored panels are used to maximize light reflectance between the two buildings.



- 1. BRICK
- 2. PAINTED METAL
- 3. STOREFRONT
- 4. WOOD-PATTERNED PANEL
- 5. VINYL WINDOW
- 6. DARK FIBER CEMENT
- 7. LIGHT FIBER CEMENT
- 8. FACE/ROOF OF ASCONA BLDG

0 8 16 32

PROPOSED DESIGN | FACADE DETAILS



WALL SECTION

The design team presented a full height axonometric section, studying the key details at material transitions, glazing and venting locations. In addition, CD details were reviewed for the canopies and physical material samples were reviewed for all proposed materials and colors.

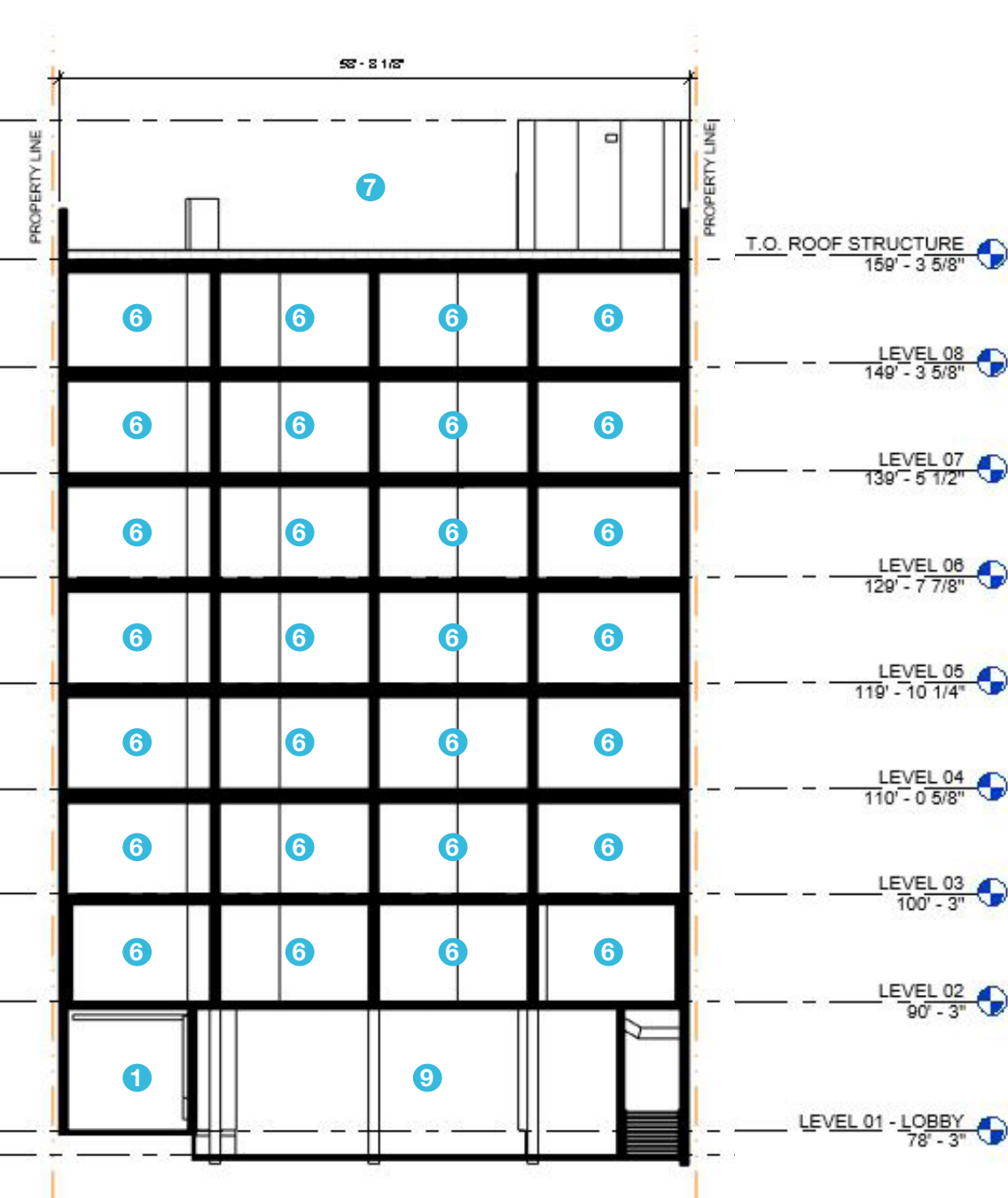
The Board requested that the team provide additional details showing how the edge of the canopy soffit panels will be treated.



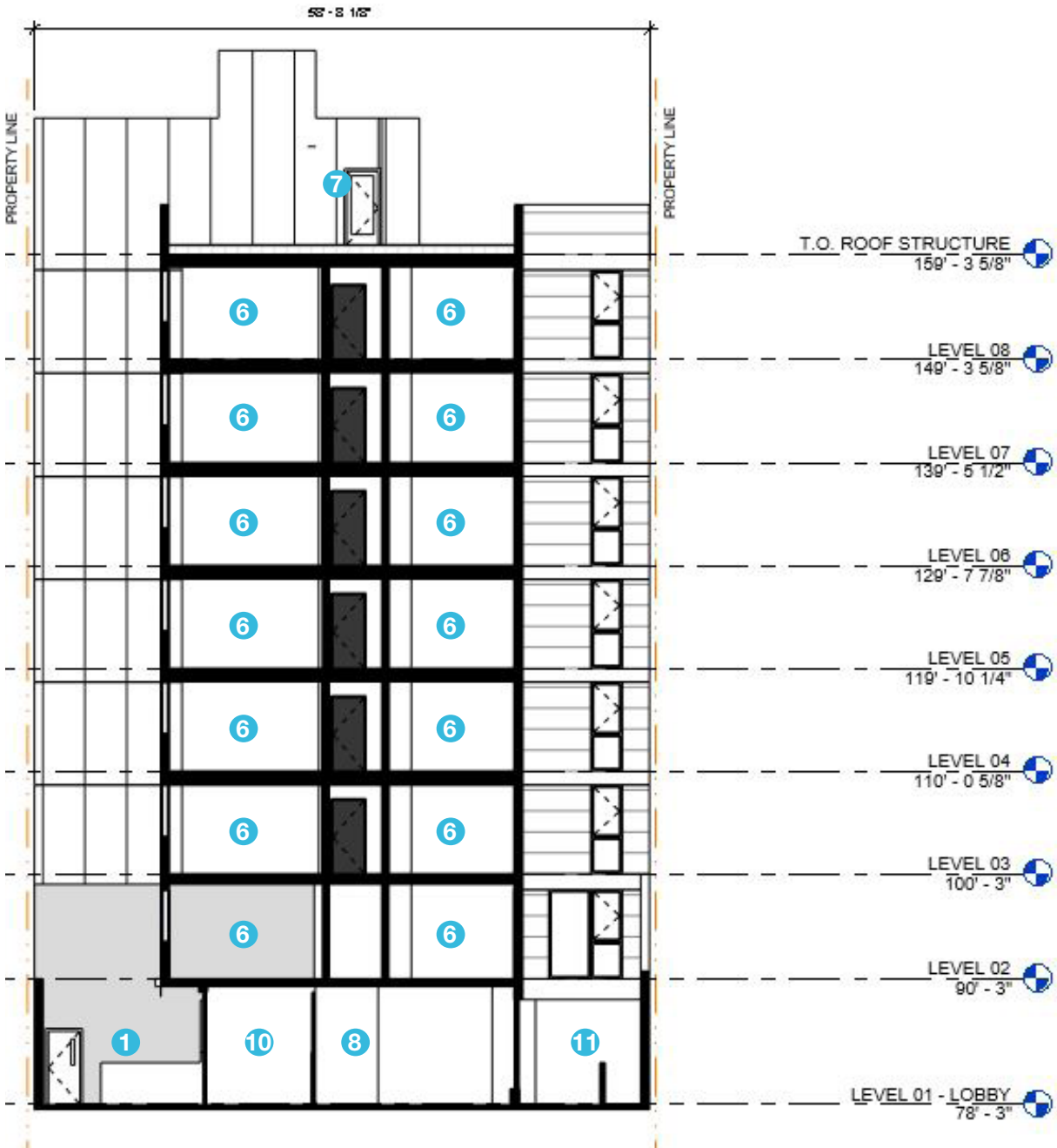
PROPOSED DESIGN | BUILDING SECTIONS



PROPOSED DESIGN | BUILDING SECTIONS

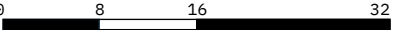


BUILDING SECTION B-B



BUILDING SECTION C-C

- 1. ENTRY COURT
- 2. BIKE STORAGE
- 3. ELECTRICAL
- 4. ELECTRICAL VAULT
- 5. TRASH
- 6. UNIT
- 7. ROOF AMENITY
- 8. LOBBY
- 9. COMMERCIAL
- 10. MAIL VESTIBULE
- 11. GARDEN





PROPOSED DESIGN | ALLEY PERSPECTIVE

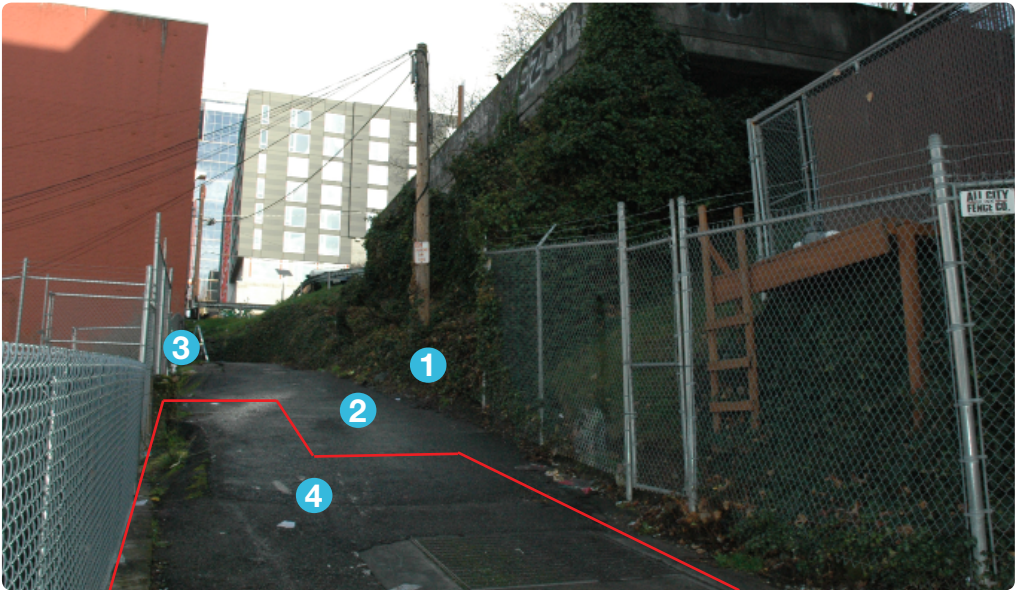
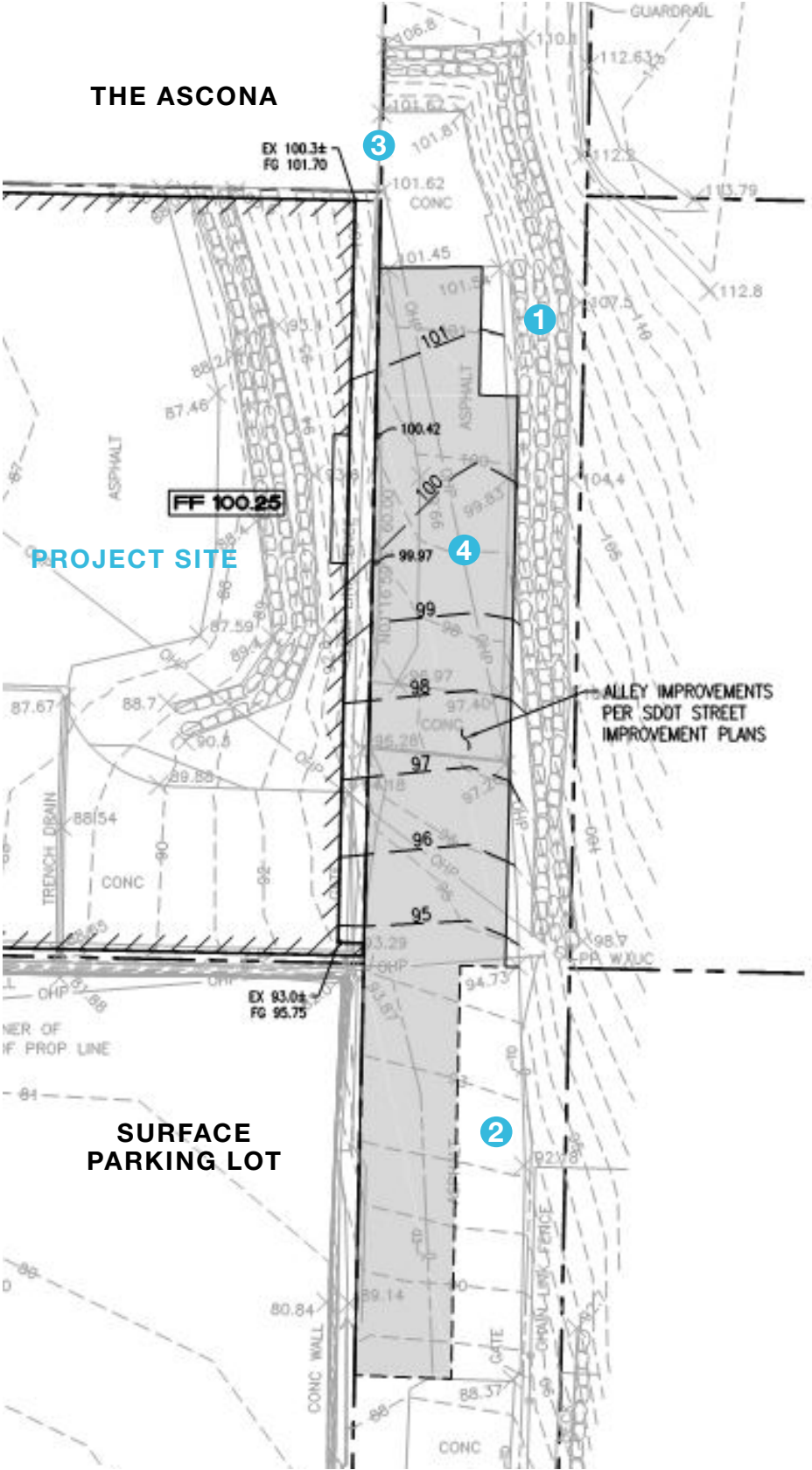


Organizationally the alley facade follows the historic treatment of buildings in the district as a simplified version of the same principles used on the primary facade.

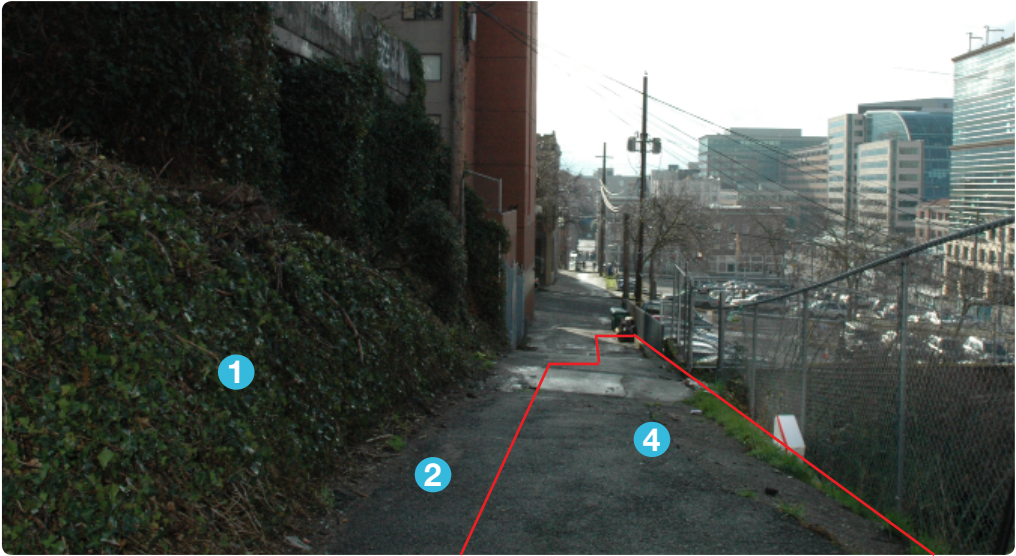
Based on public feedback a medium-contrast scheme has been selected.



PROPOSED DESIGN | ALLEY IMPROVEMENTS PLAN



EXISTING ALLEY CONDITION LOOKING NORTH



EXISTING ALLEY CONDITION LOOKING SOUTH

LEGEND

- 1 Existing eroded rockery (steep slope hazard)
- 2 Existing alley paving to remain
- 3 Existing entry into Ascona
- 4 Proposed new paving



PROPOSED DESIGN | LANDSCAPE ARCHITECTURE CONCEPTS



CONCRETE WALL W/ SPECIALTY FORMWORK AT EXT. PASSAGEWAY ENTRY



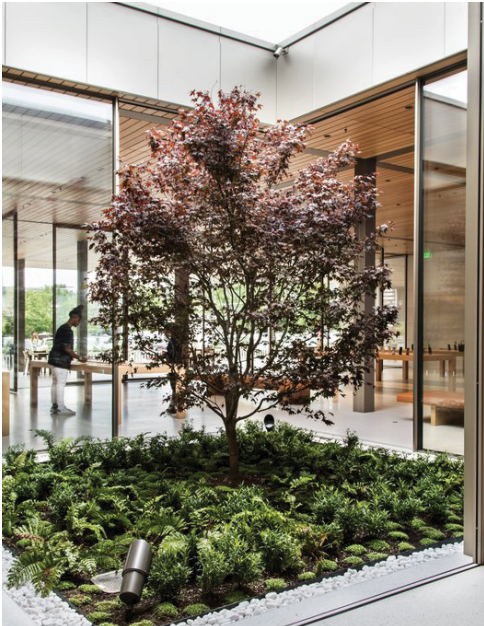
METAL SCREEN AT NORTH EDGE OF EXT. PASSAGEWAY



WOOD SCREEN AT SOUTH EDGE OF EXT. PASSAGEWAY



SPECIMEN TREE



STONE AGGREGATE & LIGHTING AT NORTH EDGE OF EXT. PASSAGEWAY



RIGHT-OF-WAY PLANTING



SHADE TOLERANT PLANTING ALONG SOUTH EDGE OF EXT. PASSAGEWAY



INTEGRAL COLOR CIP CONCRETE PAVING, 1' VERTICAL SCORING



NATURAL CIP CONCRETE SIDEWALK, STANDARD COS 2' X 2' SCORING



WOOD SEATING



PROPOSED DESIGN | LANDSCAPE ARCHITECTURE ROOFTOP CONCEPTS



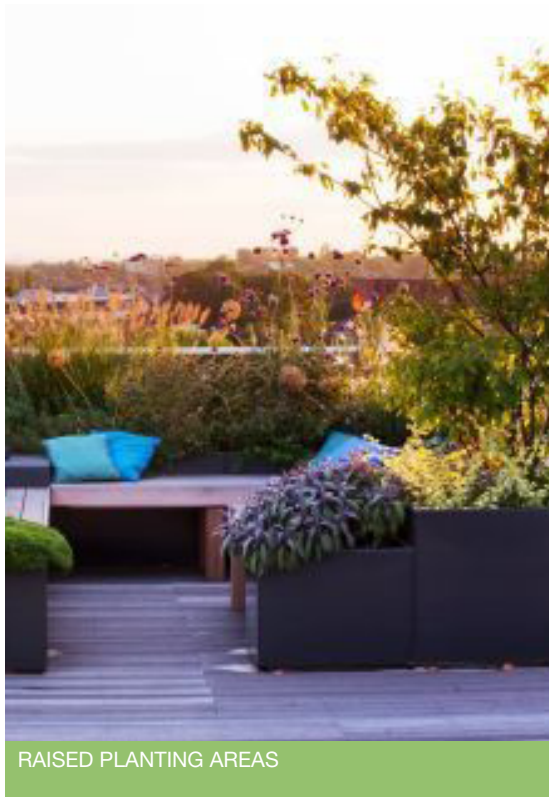
UNIT PAVERS ON PEDESTALS



WOOD DECKING PAVERS



OUTDOOR FURNITURE



RAISED PLANTING AREAS



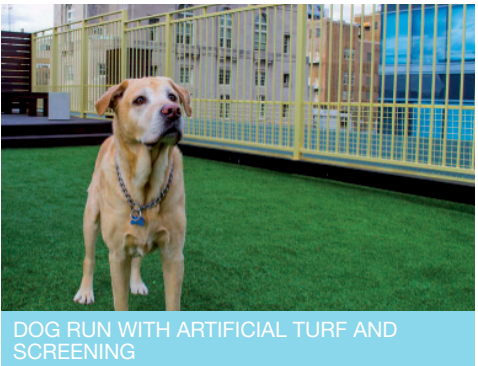
EXTENSIVE GREEN ROOF



INTENSIVE GREEN ROOF



FIBREGLASS TREE PLANTERS



DOG RUN WITH ARTIFICIAL TURF AND SCREENING



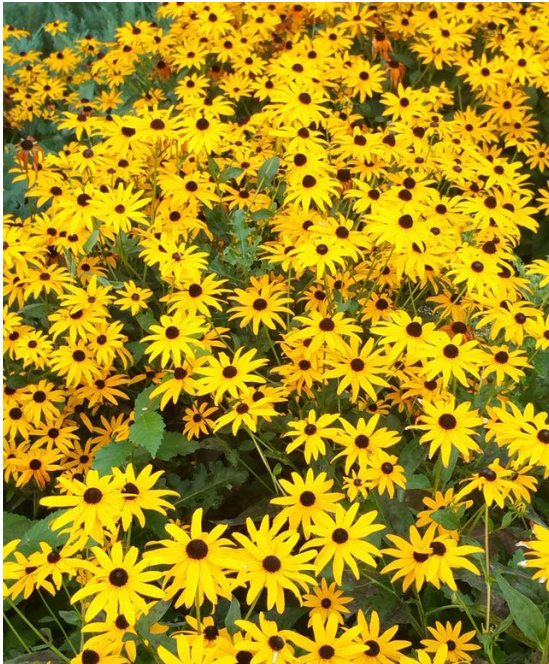
FIRE PIT



PROPOSED DESIGN | R.O.W. PLANTING IMAGERY + SPECIES



**PERENNIALS**  
PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE'  
(LITTLE SPIRE RUSSIAN SAGE)



RUDBECKIA 'GOLDSTURM'  
(GOLDSTURM BLACK-EYED SUSAN)



**STREET TREE**  
QUERCUS COCCINEA  
(SCARLET OAK) - MATURE SIZE 40'W x 50'H



**SHRUBS**  
CHOISYA TERNATA 'AZTEC PEARL'  
(AZTEC PEARL MEXICAN ORANGE)



LONICERA PILEATA 'MOSS GREEN'  
(MOSS GREEN PRIVET HONEYSUCKLE)



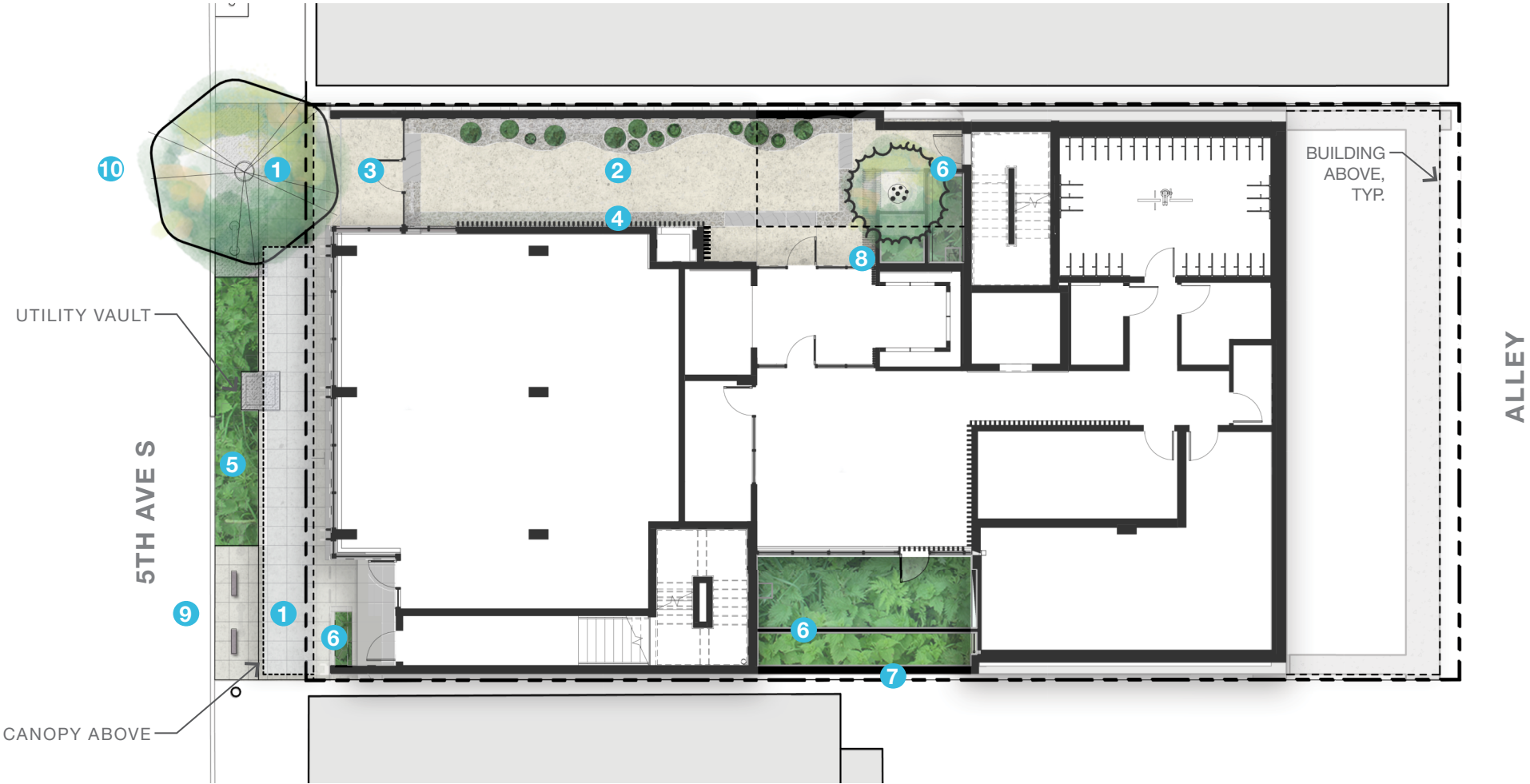
ROSA BONICA  
(BONICA ROSE)



**GROUNDCOVER**  
LIRIOPE SPICATA  
(CREEPING LILYTURF)



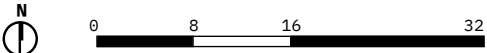
PROPOSED DESIGN | STREET LEVEL LANDSCAPE PLAN



Green lightwells pull users and viewers into the building. A new tree and low green plantings on the right of way will buffer pedestrians from vehicle traffic, and the sidewalk will be widened for a more comfortable pathway.

Paving within the 5th Avenue planting area at the bike racks and tree pits will be deferred until SDOT has completed their review and comment of the SIP documents.

- 1. TYPE 1 CIP CONC. PAVEMENT, 2X2 SCORE PATTERN.
- 2. ITYPE 2 CIP SPECIALTY CONC. PAVEMENT W/ INTEGRAL COLOR & EXPOSED AGGREGATE FINISH. SAW CUT SCORING AS SHOWN.
- 3. TYPE 3 CIP SPECIALTY CONC. PAVEMENT W/ INTEGRAL COLOR & EXPOSED AGGREGATE FINISH.
- 4. STONE AGGREGATE
- 5. R.O.W. PLANTING; LITTLE SPIRE, GOLDSTURM, MOSS GREEN, LILLYTURF
- 6. CIP 6" CONCRETE WALL.
- 7. CIP CONCRETE WALL W/ SPECIALTY FORMWORK
- 8. WOOD SEAT TOPPER ON CIP CONCRETE WALL
- 9. BIKE RACK. (2) PARKING SPACES PROVIDED PER RACK.
- 10. TREE: SCARLET OAK



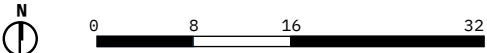


PROPOSED DESIGN | ROOFTOP LANDSCAPE PLAN

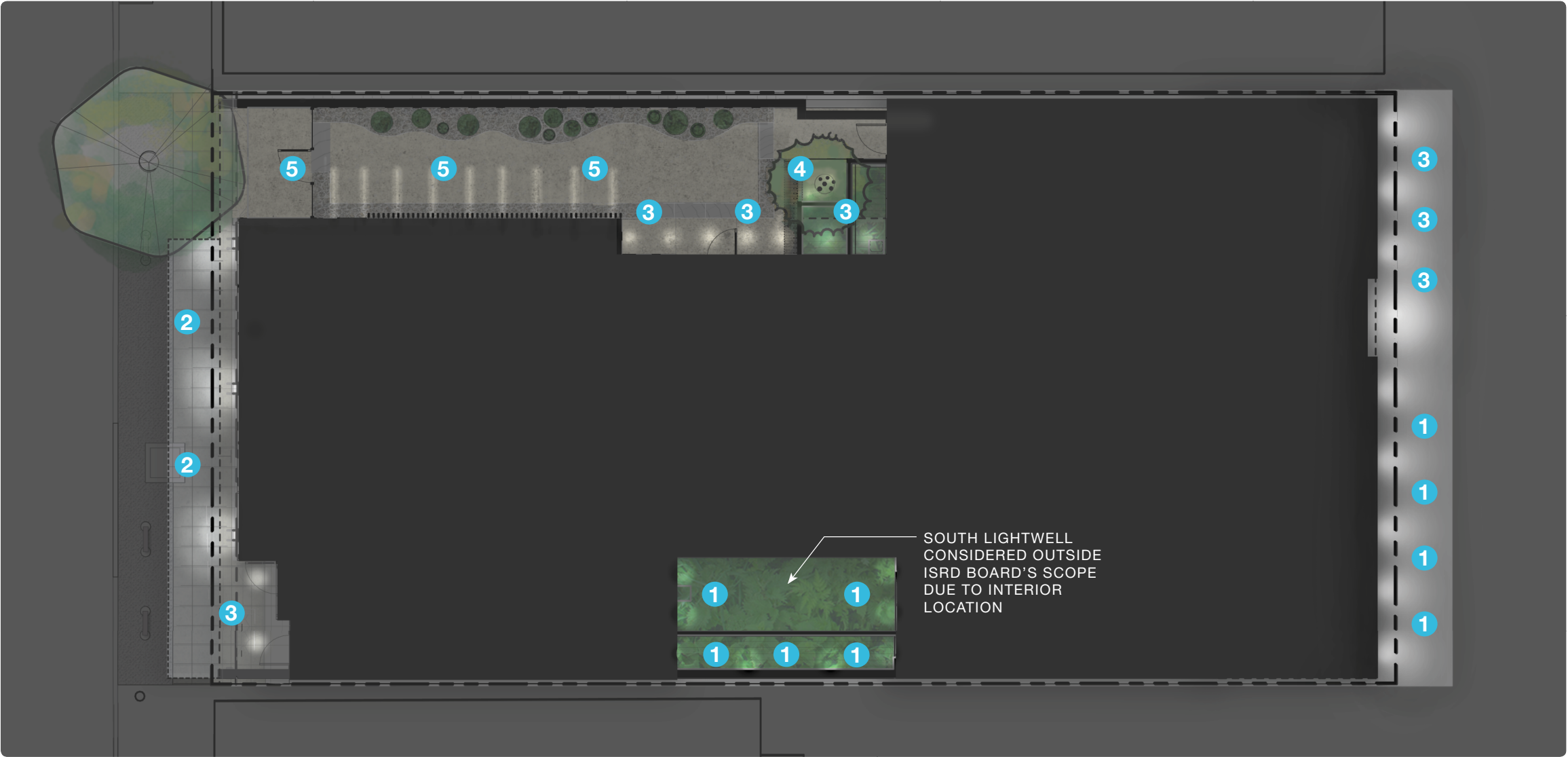
A simple rooftop that provides numerous trees and a substantial amount of green roof is focused towards the west of the building to maximize views for the tenants.



- 1. UNIT PAVERS ON PEDESTALS
- 2. WOOD DECKING PAVERS
- 3. STONE AGGREGATE
- 4. EXTENSIVE GREEN ROOF
- 5. INTENSIVE GREEN ROOF
- 6. RAISED PLANTING AREAS
- 7. FIBERGLASS TREE PLANTERS
- 8. OUTDOOR KITCHEN
- 9. FIRE PIT
- 10. DOG RUN
- 11. OUTDOOR FURNITURE



PROPOSED DESIGN | STREET LEVEL LIGHTING PLAN



As requested by the Board, the update lighting plan shows proposed alley lighting, in addition to the previously noted lighting.

- Alley lighting is achieved with a combination of recessed step lights and downlights for minimal tenant impact and maximum alley security.



1  
RECESSED  
STEP LIGHT



2  
SURFACE-MOUNTED  
SCONCE



3  
SEMI-RECESSED  
DOWNLIGHT



4  
LED LANDSCAPE  
UPLIGHT



5  
LED LINEAR  
EXTERIOR LIGHTING



## PROPOSED DESIGN | WEST FACADE: STREET LEVEL



**As requested by the Board, the design team reviewed the lighting along the sidewalk to confirm that sconces will provide sufficient lighting for pedestrian safety.**

- The adjacent rendering shows a scene where the commercial space is active.
- Recessed lighting has been added at the commercial entry alcove to help wayfinding and security.
- Sconces will be up/down lighting elements so that light is throw down onto the pavement directly, as well as reflected off the canopy soffit for ambient lighting.



## PROPOSED DESIGN | WEST FACADE: STREET LEVEL



As requested by the Board, the design team reviewed the lighting along the sidewalk to confirm that sconces will provide sufficient lighting for pedestrian safety.

- The adjacent rendering shows a scene where the commercial space is not active. The residential exterior entry court will be continuously illuminated, in addition to the main facade lighting.



PROPOSED DESIGN | WEST FACADE: BIRDSEYE PERSPECTIVE



## 6.0

### DESCRIPTION OF DEFERRED WORK

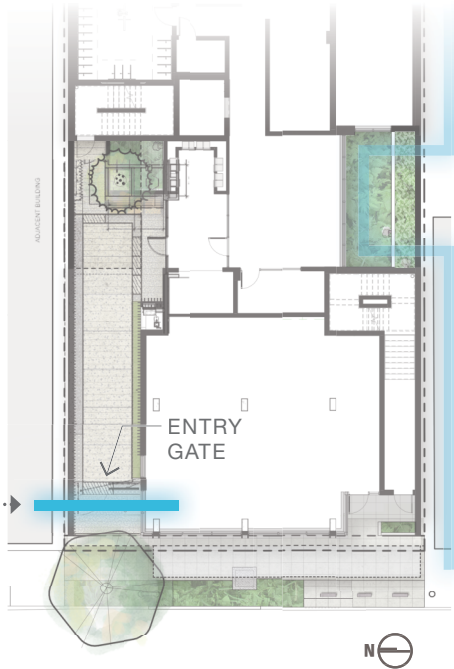


# DESCRIPTION OF DEFERRED WORK

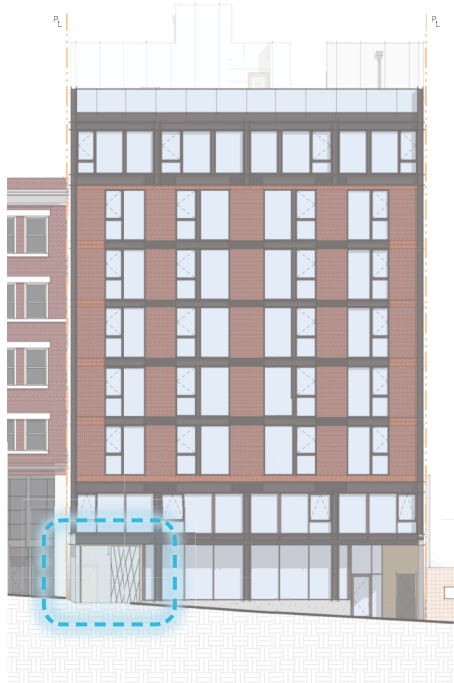
It is requested that the following items are deferred for separate approval for public coordination. For the design of the main resident entry gate, options will be developed and presented at the same public meetings as above. Comments will be received and used to refine the design(s) until a preferred design is agreed upon for presentation to the ISRD board. A summary of the process will be included in the presentation to the Board.

## RESIDENT ENTRY GATE AND SIGNAGE

- Gate: The scope of this work is the entry gate between the public right of way and the exterior entry court. However depending on the final selected design the adjacent soffit may be affected. Any changes as a result of the selected design to previously approved design elements on the building will be presented to the Board for their consideration with the preferred design. the size is approximately 10 ft wide by 10 ft high.
- The currently proposed materials are a mix of metal and wood. Any change to these as a result of the public input will be indicated in the proposal. It will be required that the gate remain locked to non-residents.
- Building Signage: Design and location are being deferred until building branding is complete, and a commercial tenant is identified. Preliminary signage location ideas are shown below.



PARTIAL WEST ELEVATION

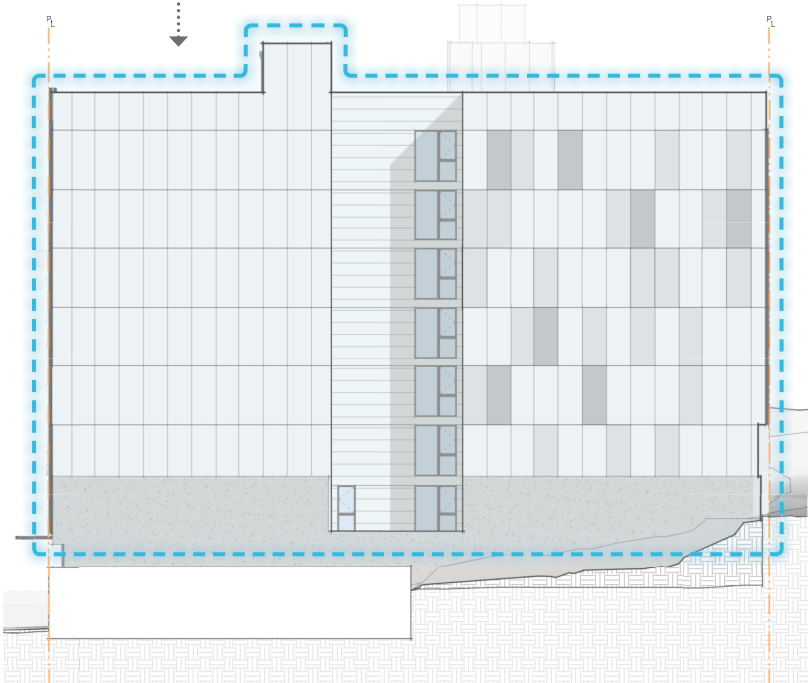
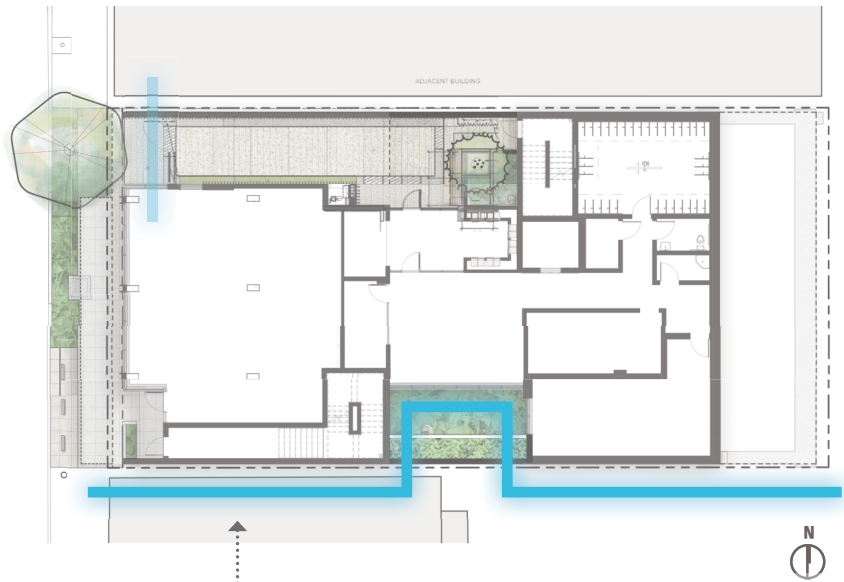
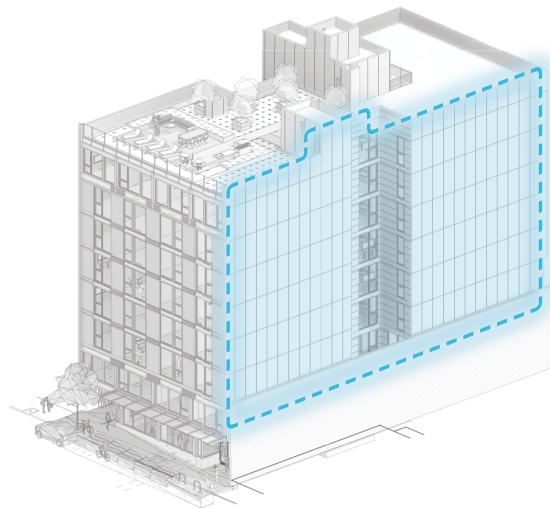


WEST ELEVATION

Commissioning of the art on the south facade will occur through a series of public coordination meetings within the ID. Prior to the meetings notice will be distributed for the public to prepare ideas which they will be able to present at the meetings. Through the progression of meetings finalists will be selected and refined until the desired art and configuration is agreed upon. A summary of the process, and the final selection(s) will be presented to the ISRD.

## SOUTH BUILDING FACADE

- The scope of this work is the material/ finish of the southern building facade. The selected art may only cover a portion of this area, in which case treatment for the unadorned facade will be included in the final proposal.
- Approximately 120 feet wide by 85 feet high.
- The currently proposed exterior wall cladding material is fiber cement siding and architectural concrete. Any change to these as a result of the art will be indicated in the proposal.



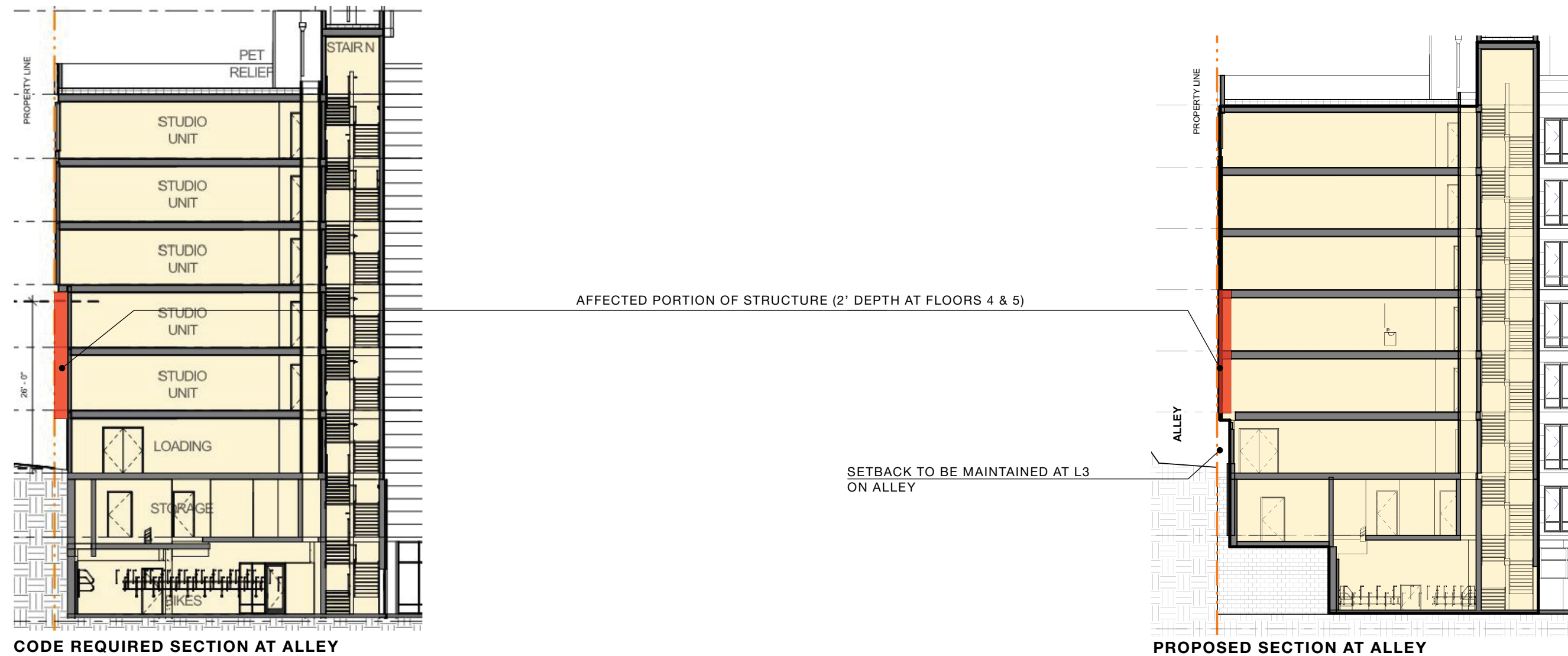
SOUTH ELEVATION

# 7.0

## REQUEST FOR EXCEPTION



REQUEST FOR EXCEPTION | ALLEY SETBACK



REQUEST FOR EXCEPTION

CODE SECTION	CODE REQUIREMENT	PROPOSED
SMC 23.53.030.F.1 - MINIMUM WIDTH REQUIRED FOR EXISTING ALLEYS	ALLEYS IN DOWNTOWN ZONES SHALL HAVE A MINIMUM WIDTH OF 20 FEET TO AT LEAST 16 FEET ABOVE THE FINISHED GRADE. WHEN AN EXISTING ALLEY DOES NOT MEET THAT WIDTH, A DEDICATION EQUAL TO HALF THE DIFFERENCE BETWEEN THE EXISTING (16 FEET) AND THE MINIMUM REQUIRED SHALL BE REQUIRED. 2' AS NOTED IN THE PRELIMINARY SITE ASSESSMENT REPORT FOR THIS PROJECT #3030760	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 (L3), APPROXIMATELY 8' ABOVE GRADE. ABOVE THAT THE BUILDING WILL PROJECT OUT TO THE CURRENT PROPERTY LINE.