

August 28, 2020

Proposal Summary

206 5th Avenue South, Seattle, WA 98104

SDCI Project #3022675

A brief description of the existing conditions and requested demolition:

The current property at 206 5th Avenue S is owned by the Wong Family. Sam Y. and Kim M. Wong purchased the property on June 15, 1976 from Alda M. France and Madgil F. Fox (daughters of the prior owner). The property was owned by the Fox family for generations. The Wong family's business, the Golden Pheasant Noodle Company, was started in the 1930's and rented the property prior to purchasing it. The property was sold by Sam and Kim Wong as a Quit Claim Deed to Yook Seng Investment Co LLC (Yook Seng) on December 29, 1997. Yook Seng's primary registered agent is June Wong, daughter of Sam and Kim Wong and is governed with her two brothers Kenneth and Larry. The Wong family will remain as the property owners and have tasked the development and design team to help them improve their property.

The existing structure was originally designed in 1924 by E.W. Houghton and was constructed shortly after by an unknown builder. The original blue-print plans indicate that the building was designed for Henry Ostrow. According to the 1940 U.S. Census, he was a Store Manager of a cigar store. This property has undergone significant alterations to the exterior and interior in its 94 years of existence. The building is in a unique section of the district which borders both the Downtown neighborhood as well as Pioneer Square and contains many new, modern structures as well as historic structures. The two buildings on either side of this site are older structures which are in "Average" condition. The 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 proposal is to demolish the existing, single story structure, improve the alley adjacent to the subject property. Currently the alley dead-ends and does not connect South Washington Street with South Main Street. The dead-end alley condition will remain. The existing power pole on 5th Avenue South will have transformers removed and be reduced in height to a streetlight pole.

An overview of the proposed replacement structure and site alterations:

The proposal is to construct 50,573 square feet, eight-story mixed-use residential in-fill structure. 1,797 square feet of commercial space would front 40 feet of the street level façade. The residential entry is accessed via an outdoor, covered passage along the north edge of the structure. The residential lobby is located behind the commercial uses to maximize an active street front. 66 residential units are proposed on levels 2 – 8. An outdoor, landscaped terrace for residents is proposed for the rooftop. Trash and recycling spaces will be stored on site within the structure and accessed from the alley. 70 spaces for bicycle storage is accessed from the alley within the structure adjacent to the trash and recycling room. No vehicle parking is proposed.

The street facing façade materials are proposed to be brick, glass, and metal trim detailing. Accent wood décor materials are proposed for the street level canopy and exterior wall and ceiling treatments along the north, outdoor residential exterior passage. A custom garden gate set back from the street is proposed to define and secure the exterior residential passage. Through the gate, the passage is proposed to have specialty concrete paving, gravel accents and landscaping. Improvements to the ROW and sidewalk would be adding a street tree, low shrub planting, bicycle parking and new 2'x2' scored concrete sidewalk.