

AGENDA

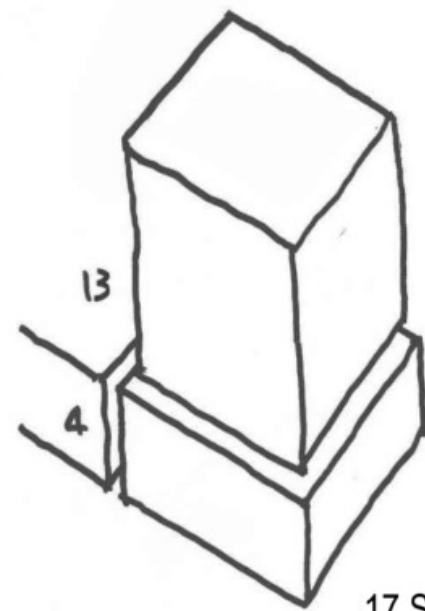
1. INTRODUCTION
2. PREVIOUS BRIEFING RECAP
3. COMMUNITY MEETING / COMMUNITY SPACE
4. DESIGN NARRATIVE
5. DESIGN DIAGRAMS / PREFERRED MASSING
6. I.S.R.D. PROCESS/QUESTIONS

PROJECT TEAM

- VIBRANT CITIES [SITE OWNER / DEVELOPER]
- OTAK [PROJECT ARCHITECT]
- DCI ENGINEERS [STRUCTURAL ENGINEER]
- STOLLER [CONSTRUCTION MANAGEMENT]
- THE JOHNSON PARTNERSHIP [HISTORIC RESOURCES]

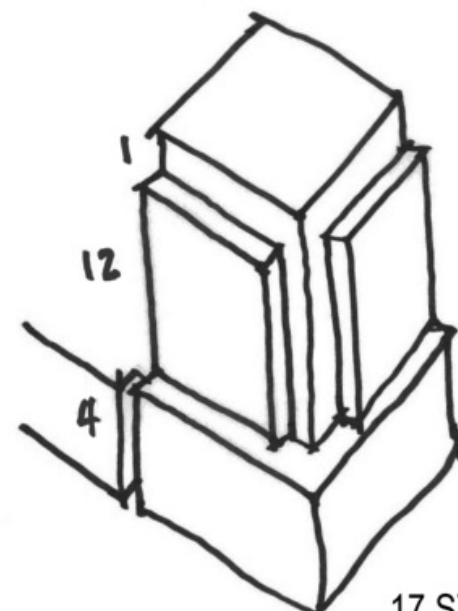
BOARD COMMENTS

1. NEXT BRIEFING SHOULD DESCRIBE MASSING.
2. LOOK AT OPTIONS FOR REDUCING SCALE AND MAKE THE HEIGHT LESS IMPACTFUL.
3. EXPLORE STREET LEVEL TRANSPARENCY AND FUNCTION.



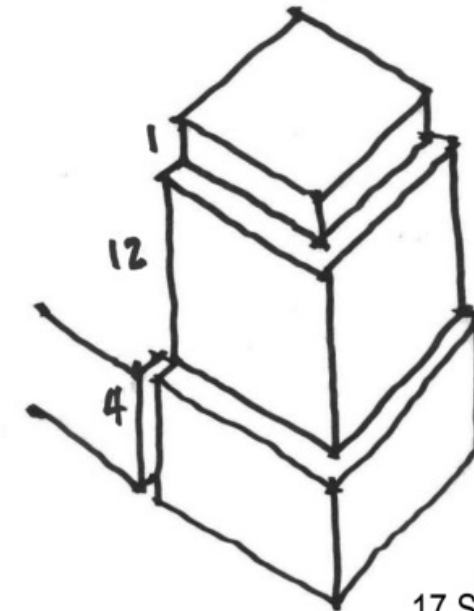
17 STORIES

SCHEME 1



17 STORIES

SCHEME 2



17 STORIES

SCHEME 3



COMMUNITY MEETING 09.14.2021

WHAT WE HEARD FROM THE COMMUNITY :

WHAT WE NEED...

- **It's an opportunity to recognize the history and the good things that have taken place on the site. Acknowledging the history will make the new project richer/more successful.**
- **A place for weddings, birthday parties, community events, galas, etc.**

WHAT DOES THE GROUND FLOOR OF THIS BUILDING LOOK/FEEL LIKE?

- **Welcoming, inviting.**
- **Light-filled spaces beyond can show activity from the sidewalk.**
- **Lobby with volume. Visible from the street.**
- **Could incorporate art and history exhibits or mural.**

COMMUNITY ROOM CHARACTERISTICS...

- **A flexible space is critical to support a variety of events, event sizes, and needs. A large event space is needed but it must be capable of accommodating small events also.**
- **Ability to serve food or have catering is important. Perhaps there is a collaboration with a ground floor restaurant.**

OTHER COMMUNITY ENGAGEMENT IDEAS...

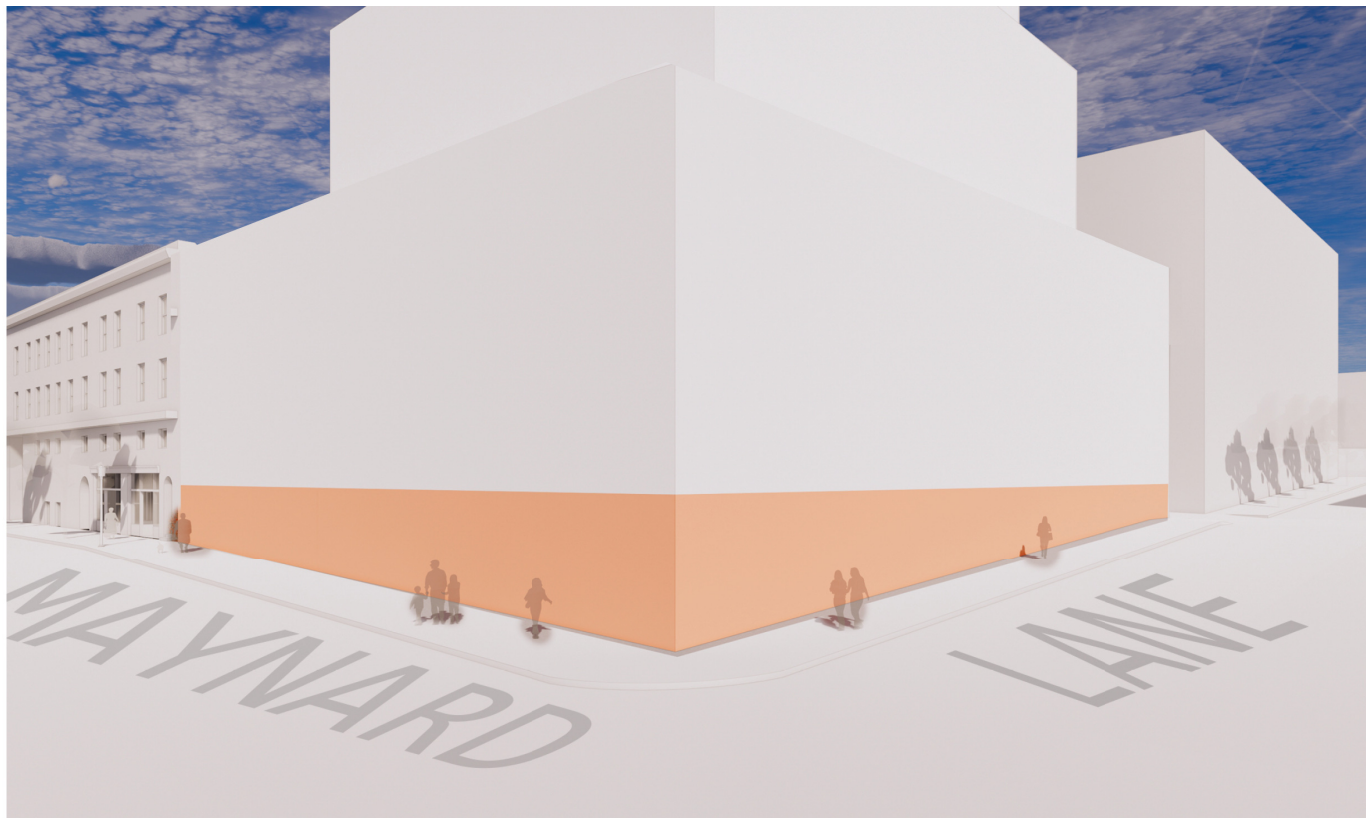
- **Create space for Asian focused businesses to come back to the CID.**
- **Ensure opportunities for the next generation.**

MEETING ATTENDEES

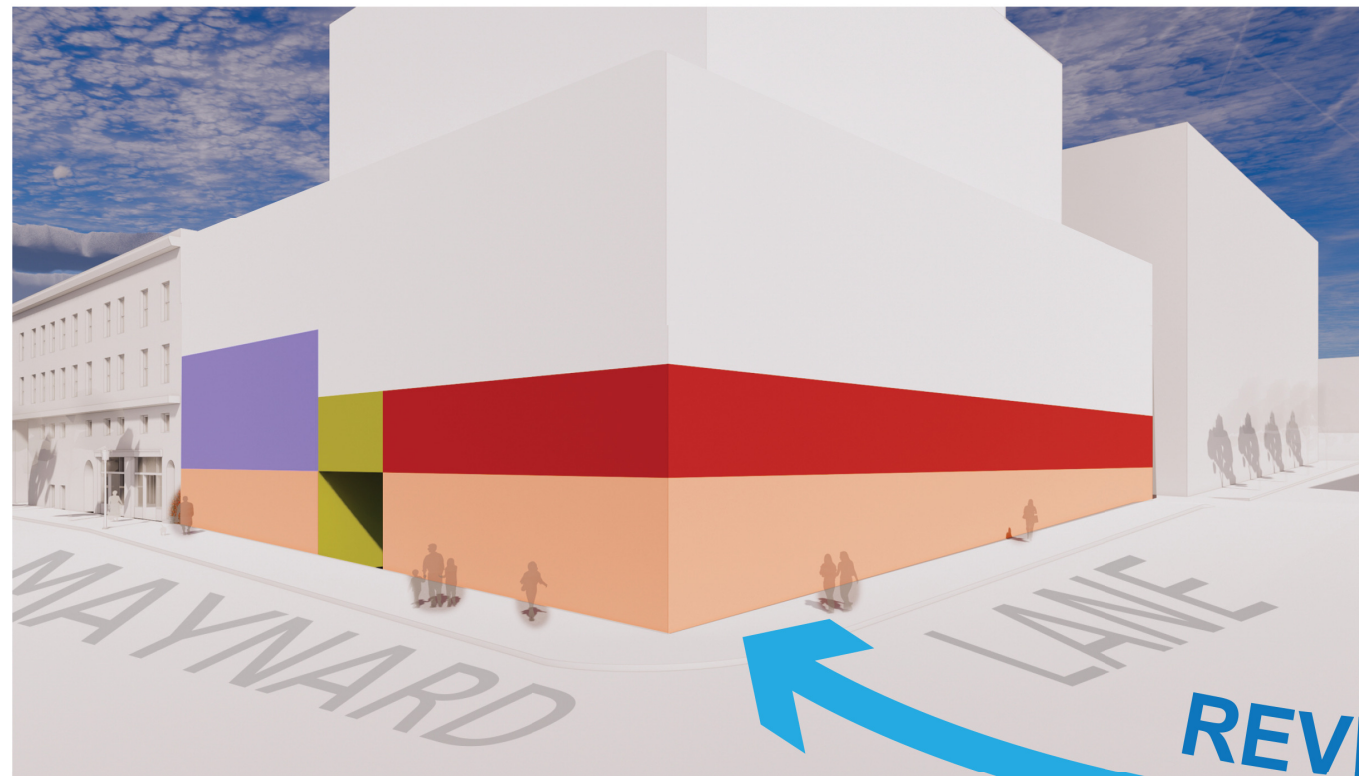
Tomio Moriguchi *Fujimatsu, LLC*
Royce Yuen *Common Good Church*
Elaine Ishihara *APICAT for Health*
Sue-May Eng
Jared Jonson *SCIDpda*
Maiko Winkler-Chin *SCIDpda*

Dennis Su *Architect, President of the Chinese Chamber*
Connie So *Professor, University of Washington*
Ann Hau *President, Senior in Action Foundation*
Martin O'Leary *JTM*
Preston Socha *JTM*
Jamie Lee *SCIDpda*

See Community Meeting Summary for complete meeting minutes.

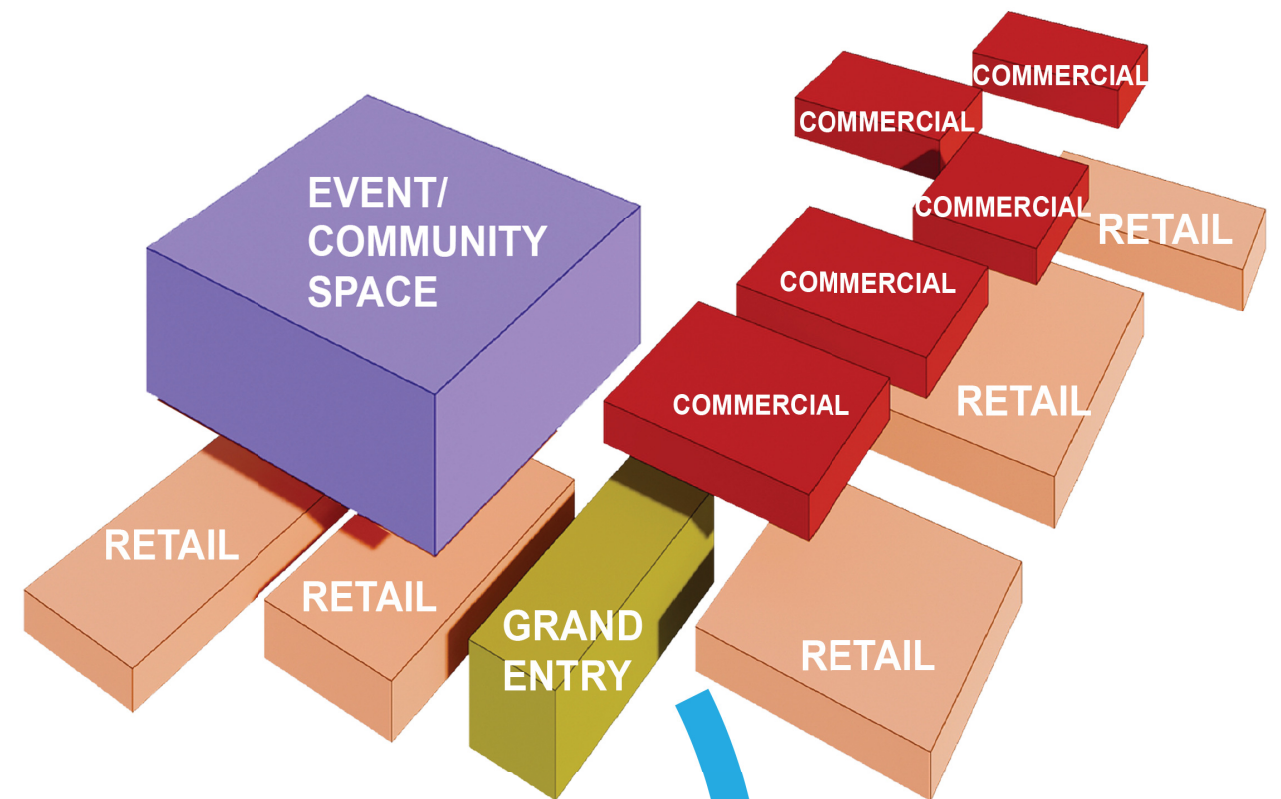


PREVIOUS NON-RESIDENTIAL



REVISED NON-RESIDENTIAL

COMMUNITY MEETING



8,000-10,000 sf of Micro Retail
 3,000-4,400 sf Community Gathering Space
 2,500-3,500 sf Incubator Office (Commercial)



History is stackable. It is a series of past events that are judged by the present to establish their historic value. These events lie along a timeline that is constantly being added to. The large heavy opaque brick buildings that were placed on that timeline 60 years ago were a representation of current technology and practice. These elements helped to define a time period; however, it is the people of the district that define the true qualities of community, history, and culture.

Their stories, engagement, and experiences provide the energy that bridges the past with the future and creates a lasting mark on the district. The Jasmine tower serves as a vessel for that energy.

- An enclosure of the present. Full of those spaces that create memories, opportunity, and **pride**.
- A place to **gather**. A place to **celebrate**.
- A place to develop businesses that have **roots** in the community.
- A place where **generations** can come together.

The Jasmine tower is a transparent stage that engages the community through its connection to the activity inside.

- The building creates a **lantern** for the district.
- The building that utilizes adjacent building datum lines and creates a **dynamic** pedestrian realm.
- A building that helps define the context for the next generation.

The Jasmine tower creates homes for people to live in the district and provides density that supports a dynamic, safer neighborhood.

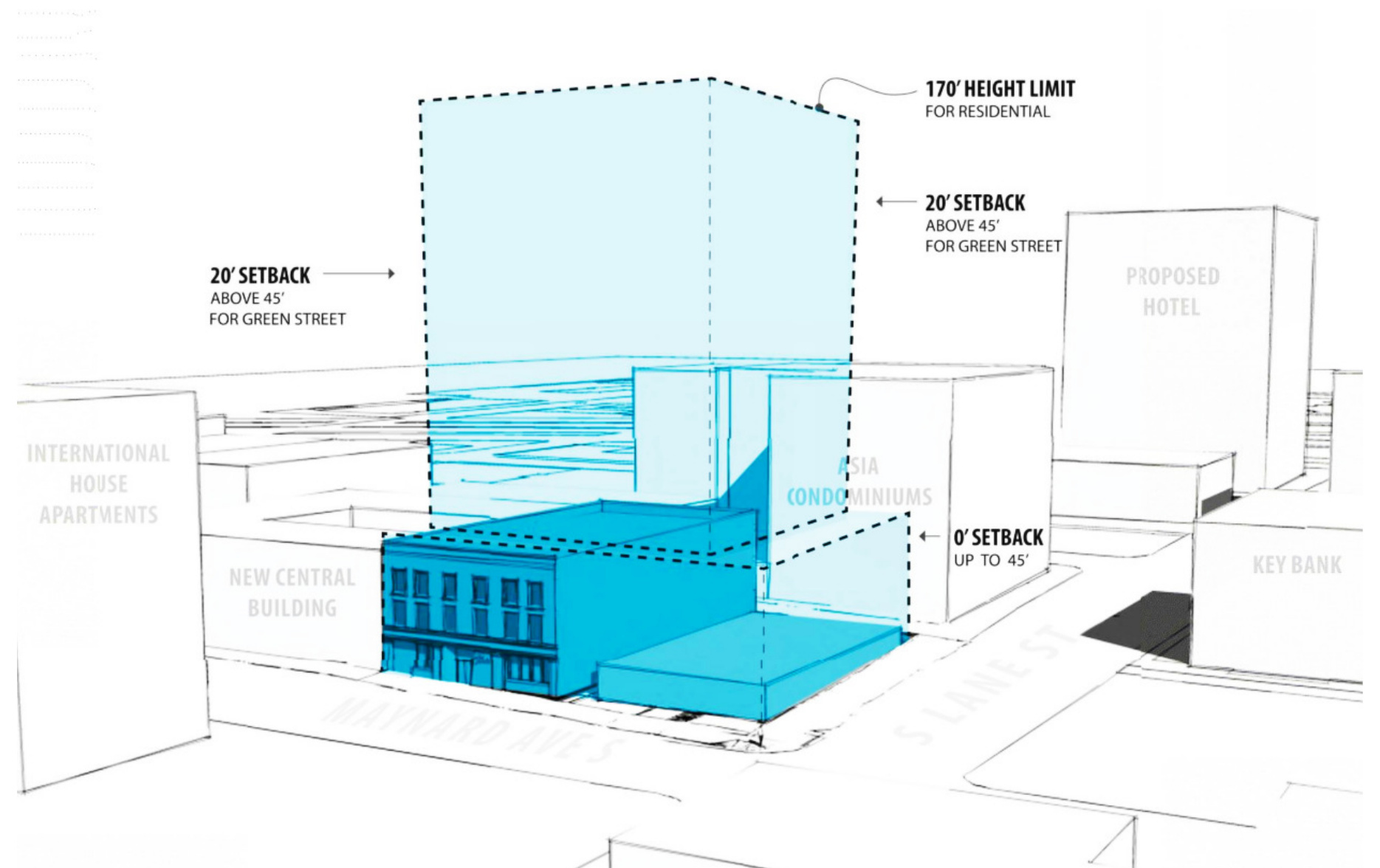
- A neighborhood amenity that invites passersby to **engage** and learn from the **diversity** of their city.
- A development that remembers the past but **embraces** the future energy, culture and development of the area.
- Remembered by future generations as the place that helped define the continuing **heritage** of the district.

THESE IMAGES REPRESENT THE TYPES OF COMMUNITY ASSESTS WITHIN THE JASMINE TOWER.
A RESOURCE FOR ENTREPRENEURS, TO DEVELOP BUSINESSES WITHIN THE DISTRICT ■ A SPACE FOR CELEBRATION. ■ A PLACE FOR FAMILIES TO GATHER.
A POROUS BUILDING THAT IS WELCOMING FROM THE STREET. ■ A DISPLAY OF THE HISTORY AND HERITAGE OF THE C.I.D.



THESE IMAGES REPRESENT INSPIRATION FOR THE BUILDING MASS.
THIN VERTICAL ELEMENTS REFERENCE BAMBOO, ADD A SENSE OF ORDER AND REFINEMENT. ■ STACKED MASSES REFERENCE HISTORICAL BUILDING FORMS.
THE FOLDED LAMP PROVIDES LIGHT, BUT ALSO THE PLAY OF SHADOW. ■ LIGHT AND COLOR ADD PRESENCE AT NIGHT EXTENDING THE BUILDING INFLUENCE.
PAPER LANTERNS, WHICH CREATES AN INTENSE GROUND AND THEN SLOWLY DISIPATE INTO THE SKY.
THESE STRATEGIES DEFINE THE CONNECTION TO THE PRINCIPLES, HERITAGE AND ENERGY WITHIN THE C.I.D





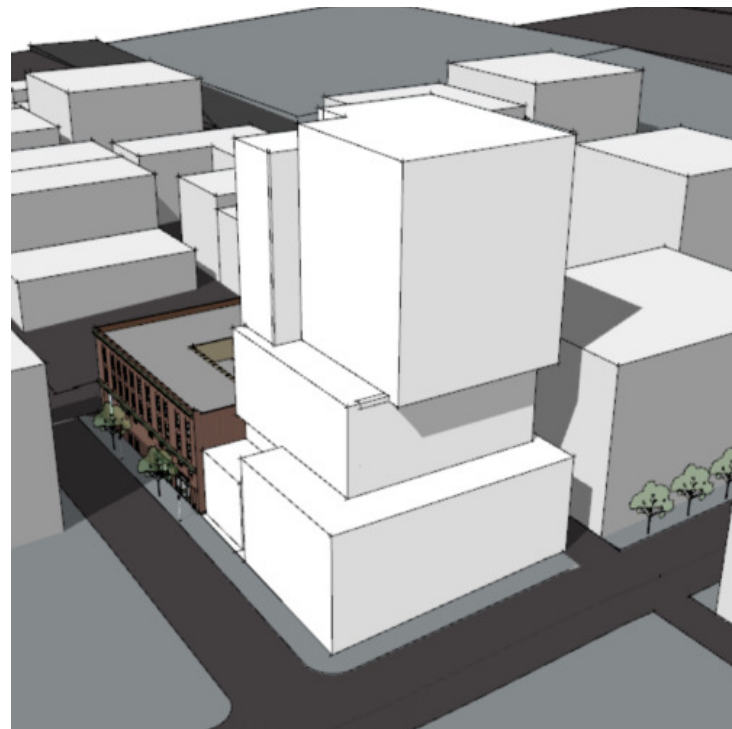
Property Overview	
Jurisdiction	Seattle, Washington
Address	614 & 620 Maynard Ave S
Location	NE corner of Maynard and Lane
Tax Lot	Parcel #5247802410 and 5247802415
Size	7,200 sf + 7,200 sf = 14,400 sf

ZONING SUMMARY

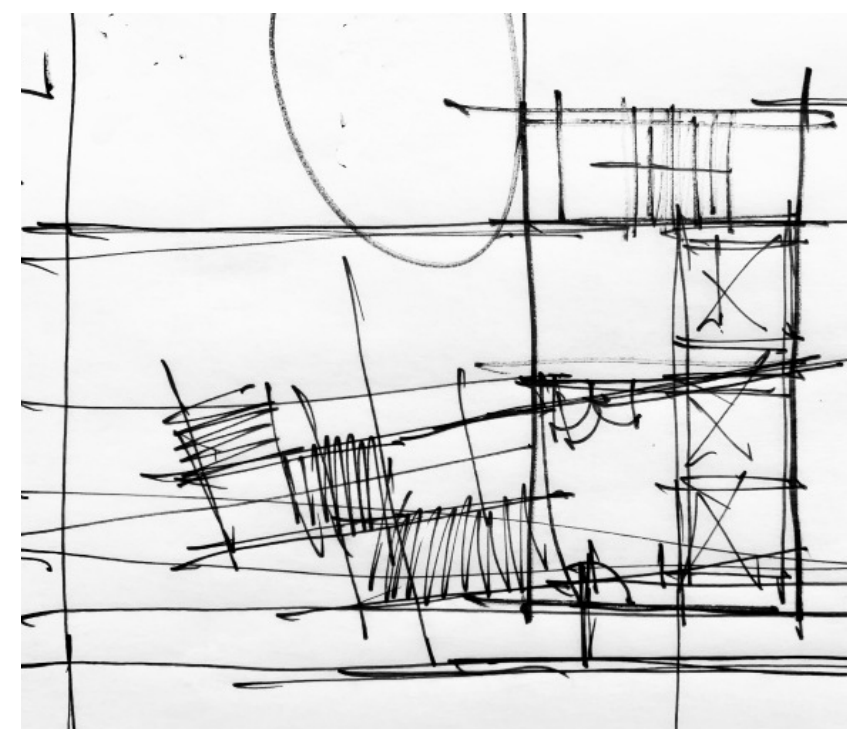
Existing Zoning	
Base Zoning	International District Mixed 85/85-170 South Downtown Zone
Community Plans	International Special Review District – Historic District
Overlays	Airport Height Overlay – Outer Transitional Surface Urban Village Overlay – Chinatown-International District (Urban Center Village) <i>Not part of Retail Core, Asian Design Character District, Street Use Requirements, or Continuous Street Frontage</i>

Development Standards	IDM
SMC 23.49 & 23.66	
Base and Maximum FAR 23.49.011	4, except 7 for hotels
Bonus FAR 23.49.013	Up to 5:1 for commercial parcel park or green street improvements
Minimum Setbacks 23.49.212 - A	Green Street Setback: 20' above 45'
Lot Coverage 23.49.242 Table A	<ul style="list-style-type: none"> 0-65', no limit 65+-125' = 75% coverage (max. 10,800 sf) 125+-170' = 65% coverage (max. 9,360 sf)
Maximum Height	85' for non-residential use 170' for residential uses

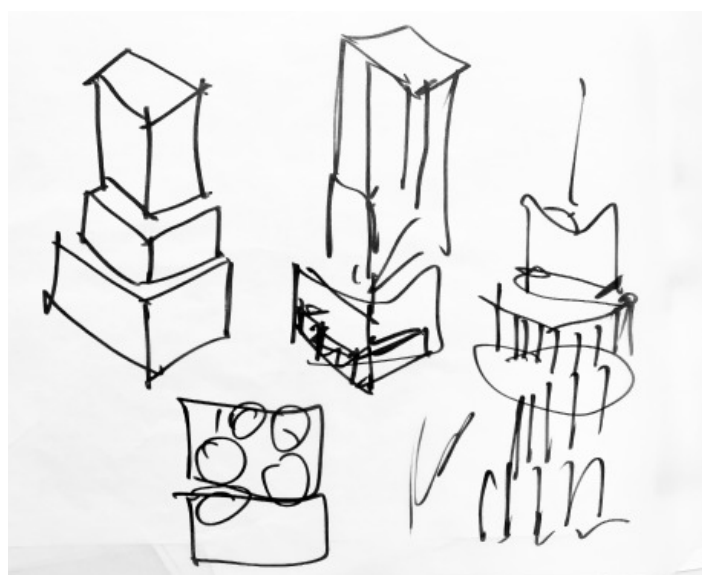
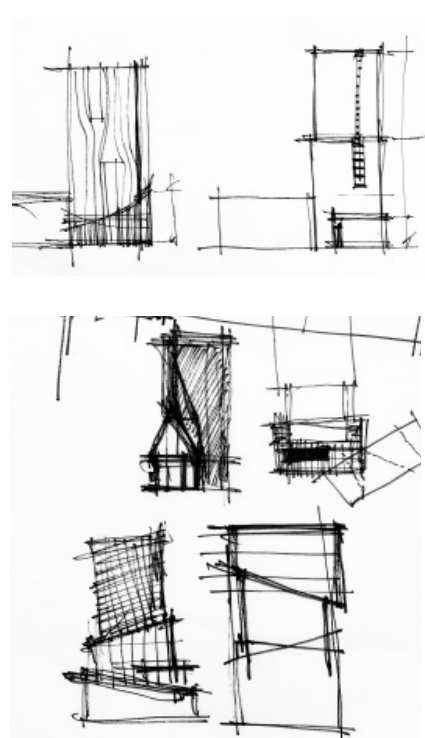
THE MASSING PROCESS WAS FILLED WITH ALTERNATIVES THAT EXPLORED MOVEMENT, STACKING, SETBACK AND FENESTRATION. THE PREFERRED SOLUTION WAS THAT A FORM, ROOTED IN SIMPLICITY WAS THE APPROPRIATE SOLUTION. A MASSING THAT RESPECTED THE ADJACENT BUILDING HEIGHTS. ALL REAL BUILDING DYNAMICS AND TRANSPARENCY WAS CONCENTRATED AT THE PEDESTRIANS AND COMMUNITY LEVEL. A MULTILEVEL LOBBY WITH GRAND STAIR LETS THE PASSERSBY LOOK DEEPER INTO THE BUILDING. THE OVERLOOKING COMMUNITY SPACE WITH BALCONY CREATED A WELCOMING INTERACTION WITH THE STREET EDGE.



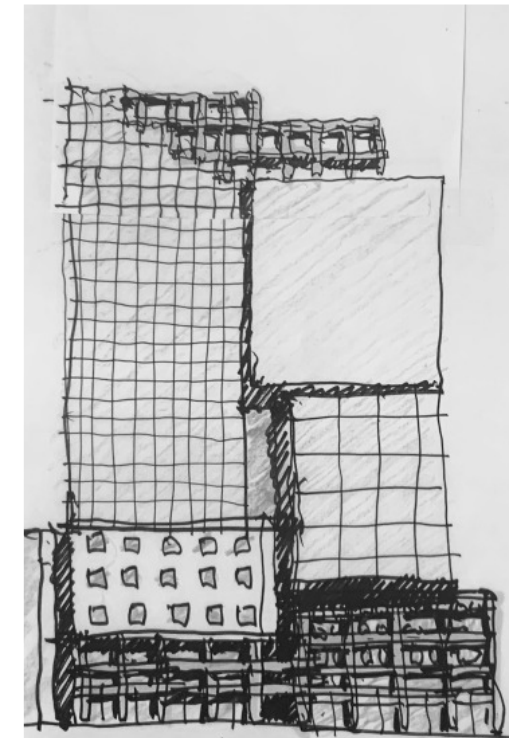
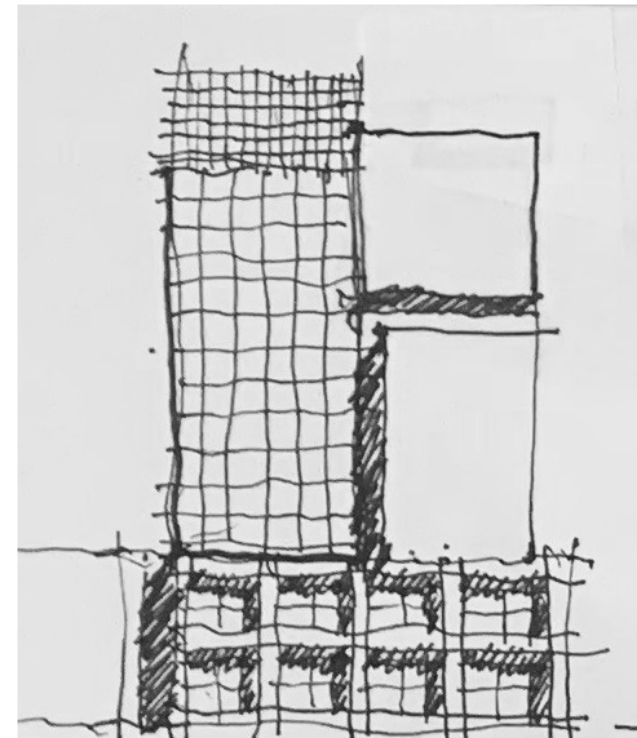
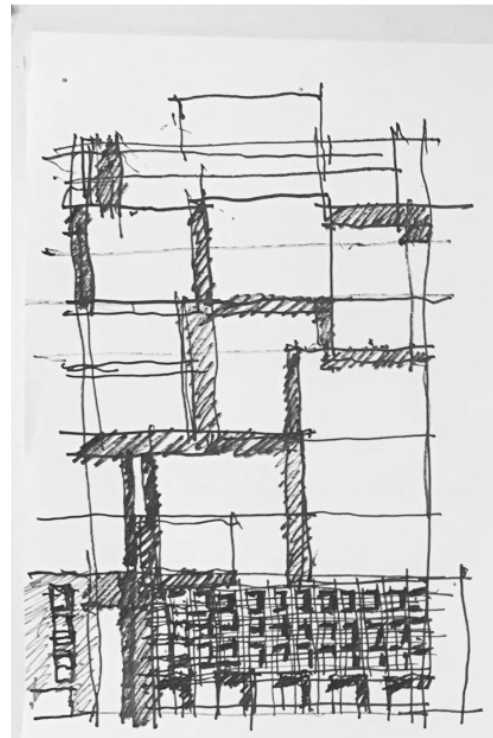
MASS



LOBBY

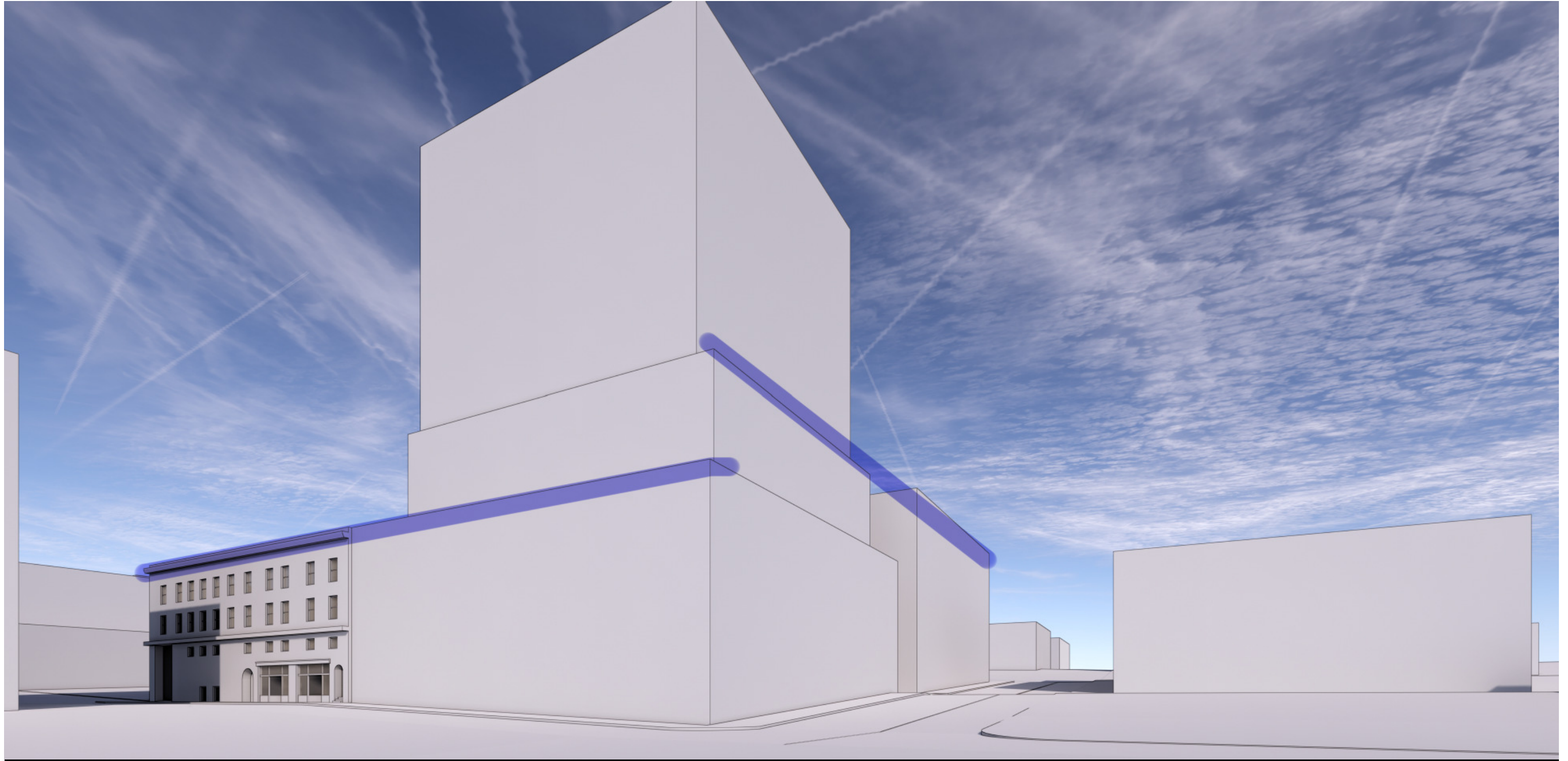


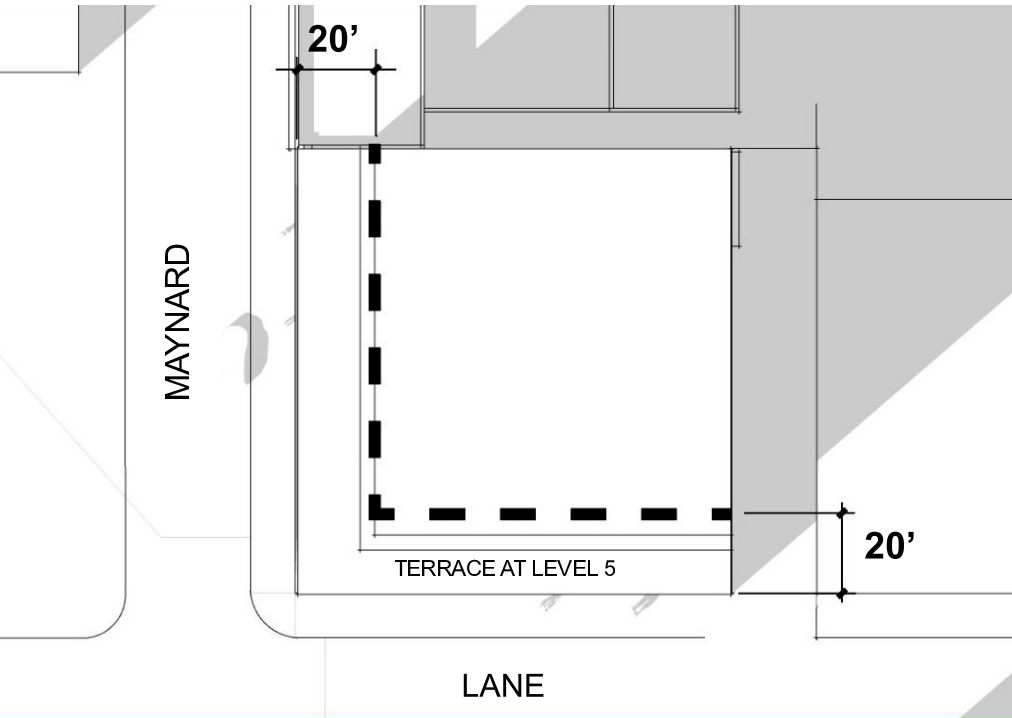
ELEVATION



BUILDING SETBACK DEPARTURES ARE PURPOSELY POSITIONED TO CREATE AN ALIGNMENT WITH ADJACENT STRUCTURES. THE ALIGNMENT CREATES A STRONG GROUPING AT LOWER FLOORS, GIVING EMPHASES TO THE PEDESTRIAN REALM. INCREASING THE WEIGHT OF THE LOWER SECTIONS HELP TO DIMINISH THE VISUAL IMPACT OF THE UPPER FLOORS.

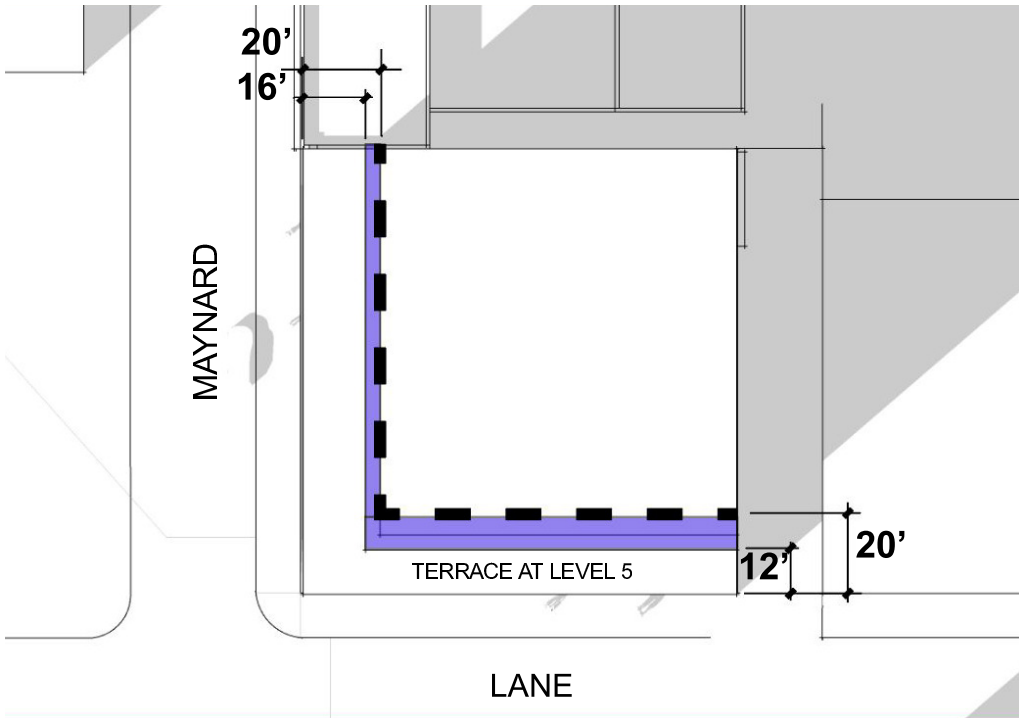
Building responds to 23.66.302 (E) *Improving the visual and urban design relationships between existing and future buildings, parking garages, open spaces and public improvements within the International District;* and 23.66.336 (A) *Window proportions, floor height, cornice line, street elevations and other elements of the building facades shall relate to the scale of the existing buildings in the immediate area.*





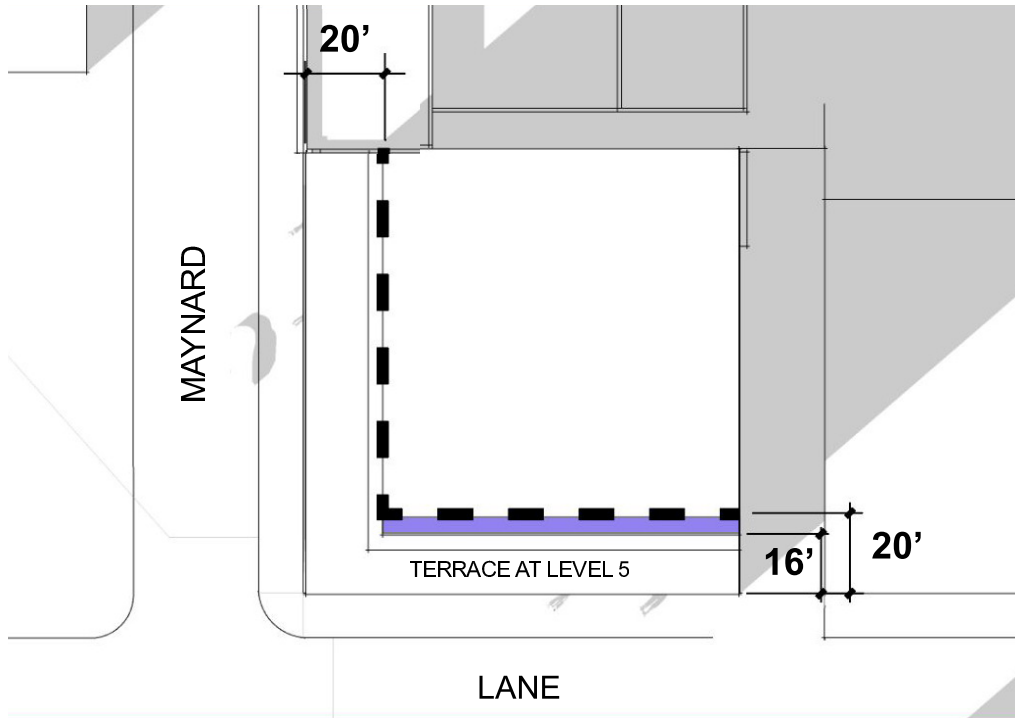
GREEN STREET BUILDING SETBACK

20' SETBACK ABOVE 45' (MAYNARD)
20' SETBACK ABOVE 45' (LANE)



DEPARTURE LEVELS 5-9

REQUESTING 16' SETBACK (MAYNARD)
REQUESTING 12' SETBACK (LANE)



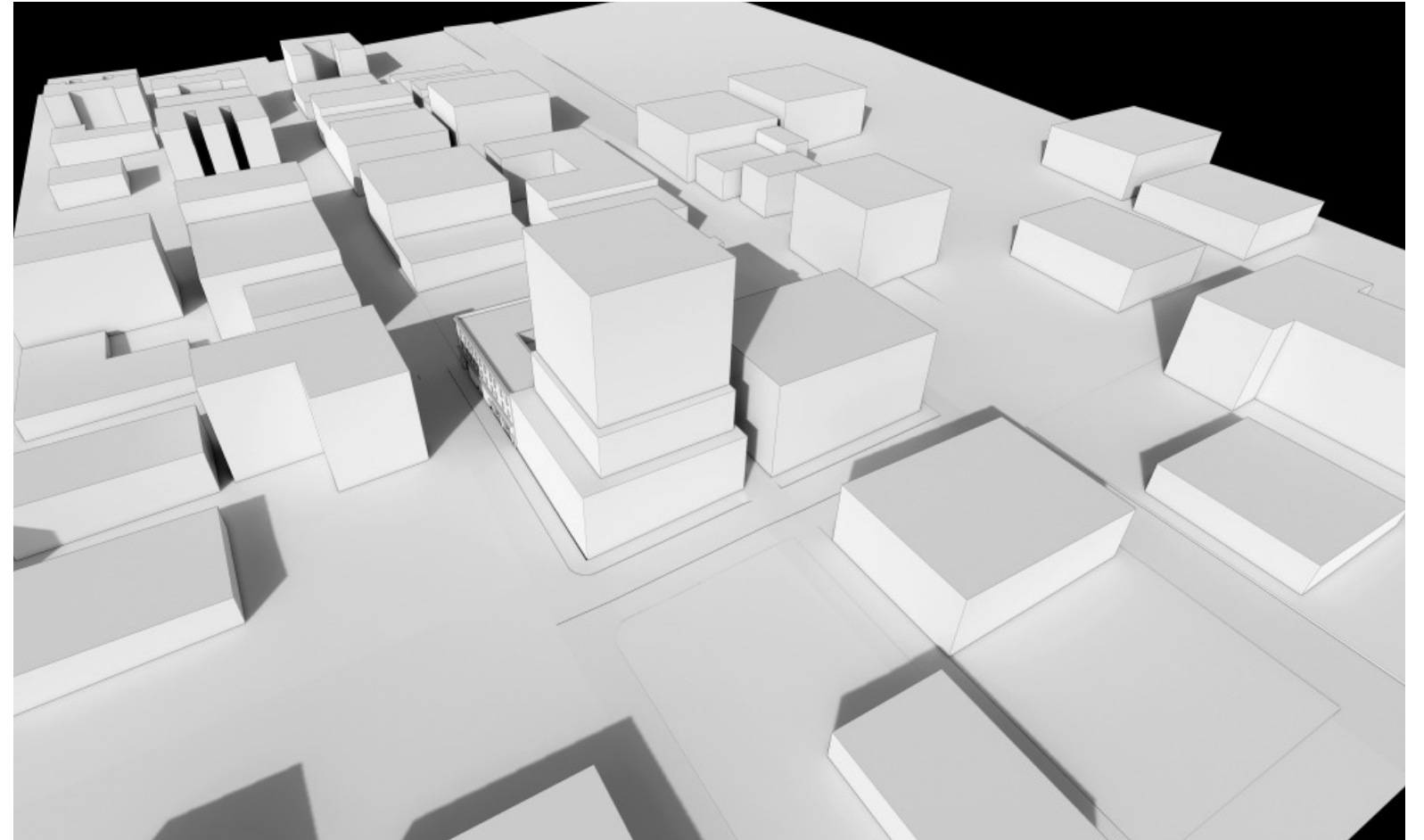
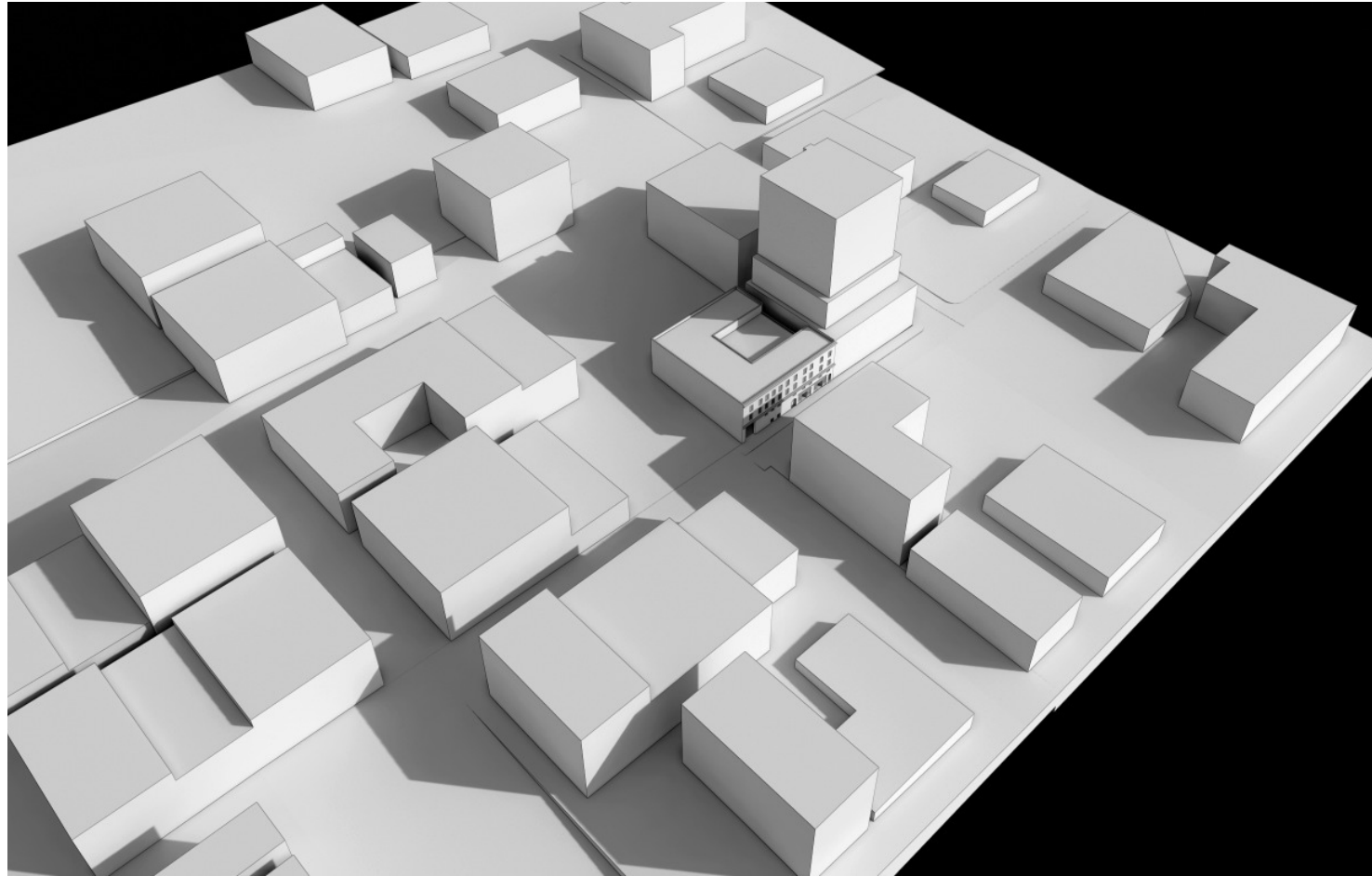
DEPARTURE LEVELS 10-17

REQUESTING 16' SETBACK (LANE)

This departure facilitates the break in mass to align with the adjacent building heights on Maynard and Lane.
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;*
23.66.336 (A) *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.*

This departure is a result of the structural grid of the building needed to provide quality residential units and parking.

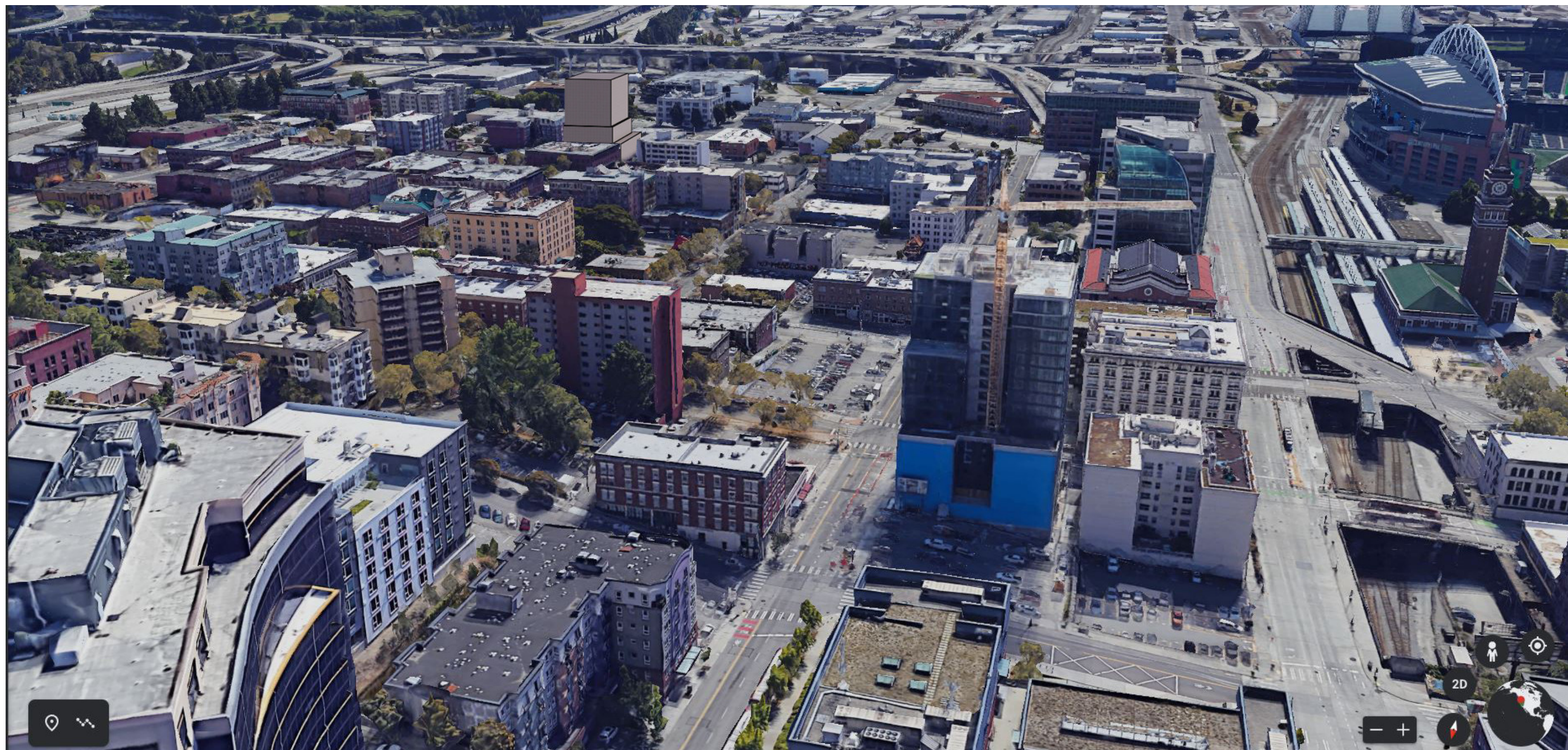
BY USING ADJACENT BUILDINGS TO DEFINE STEPS IN THE BUILDING, THE LOWER FLOORS HOLD CLOSE RELATIONSHIPS TO THE IMMEDIATE CONTEXT.
UPPER FLOORS ARE PULLED AWAY FROM THE CORNER AND TOWARD THE CENTER OF THE BLOCK.
THE DYNAMIC AND ENGAGING PEDESTRIAN REALM DEEMPHASIZES THE OVERALL HEIGHT OF THE BUILDING.





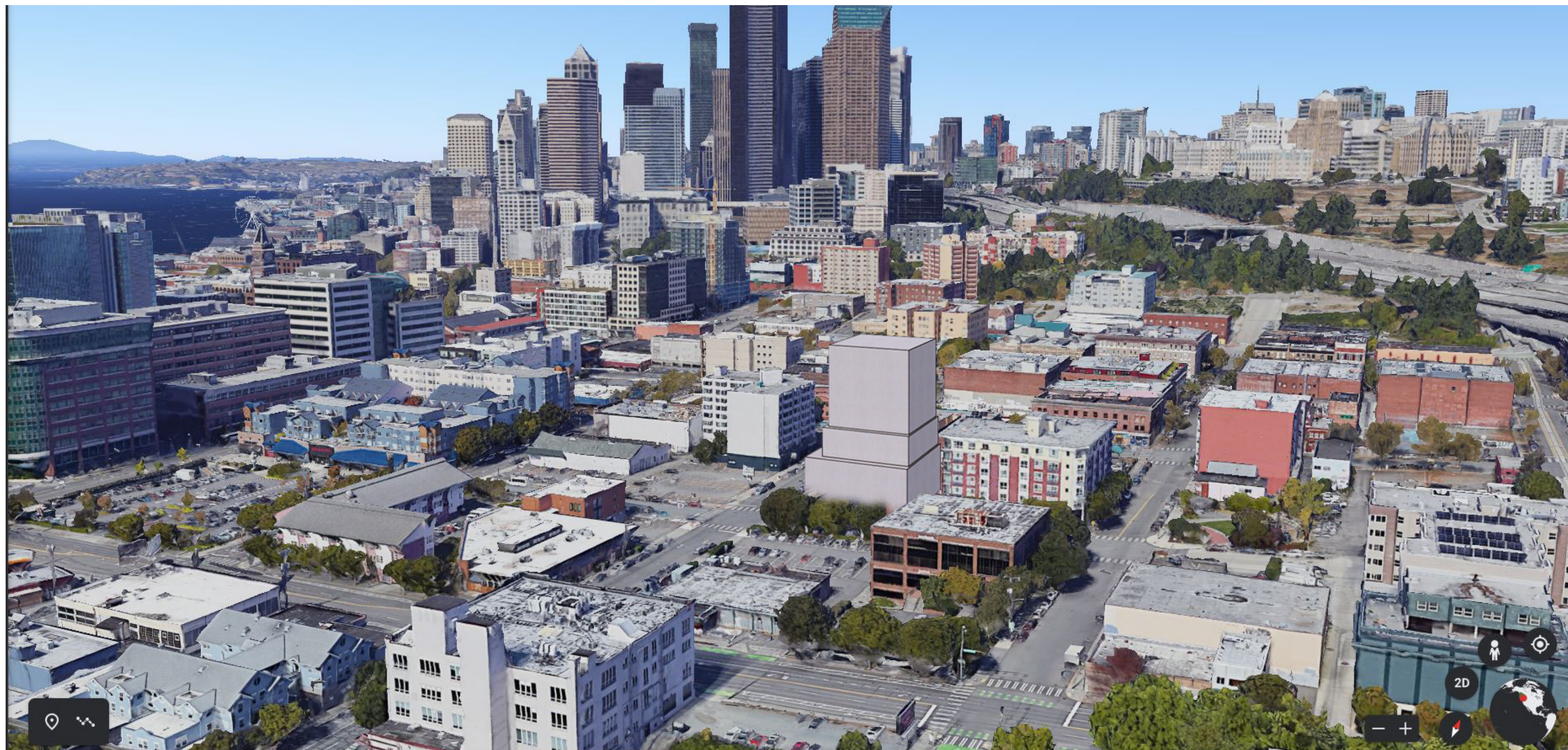
JASMINE TOWER | ISRD BRIEFING NO.5 | MASSING - CONTEXT PERSPECTIVES - FROM EAST

14 JANUARY 10, 2022 | PROJECT 19135



JASMINE TOWER | ISRD BRIEFING NO.5 | MASSING - CONTEXT PERSPECTIVES - FROM NORTH

15 JANUARY 10, 2022 | PROJECT 19135



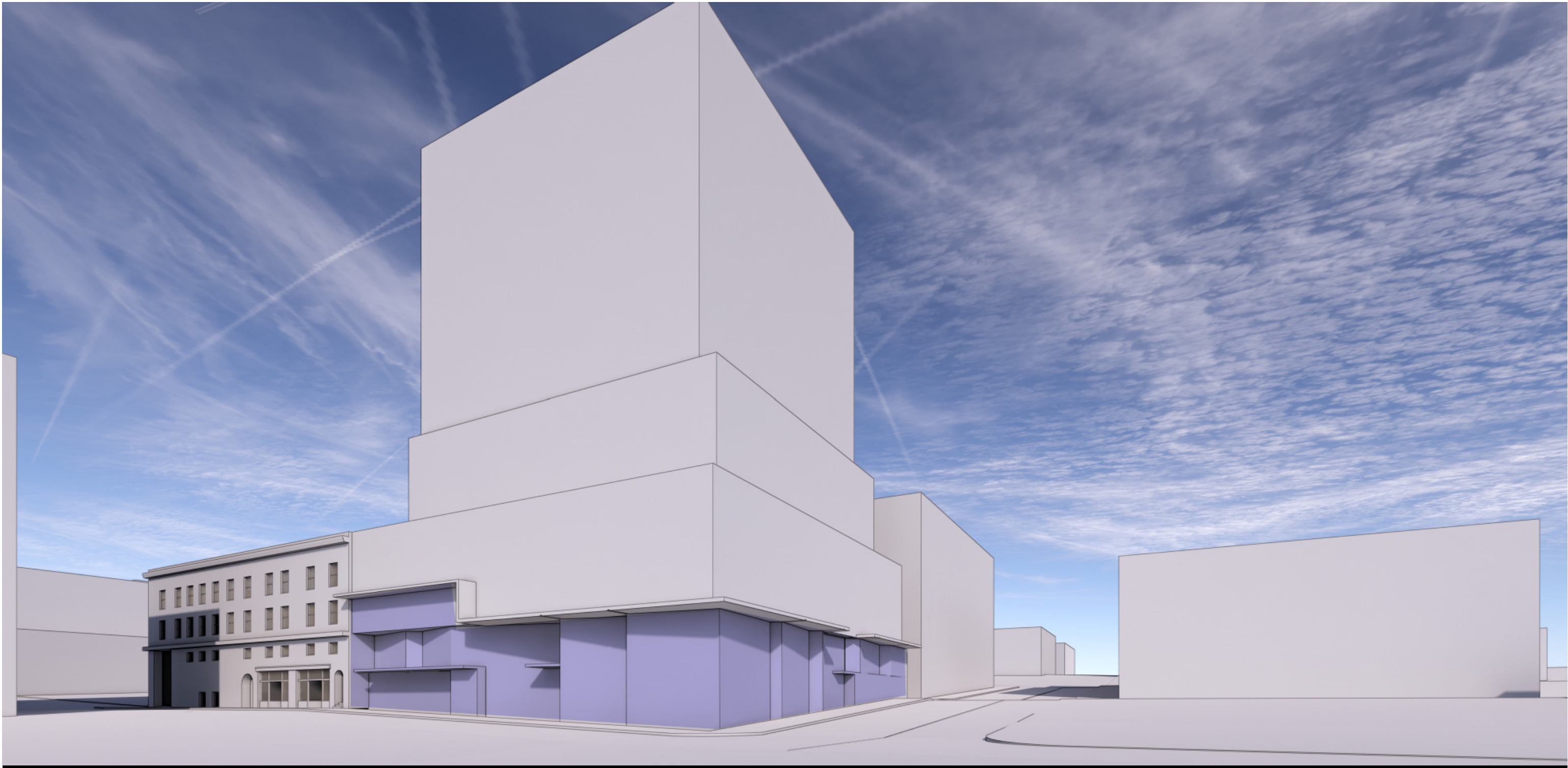
JASMINE TOWER | ISRD BRIEFING NO.5 | MASSING - CONTEXT PERSPECTIVES - FROM SOUTH

16 JANUARY 10, 2022 | PROJECT 19135

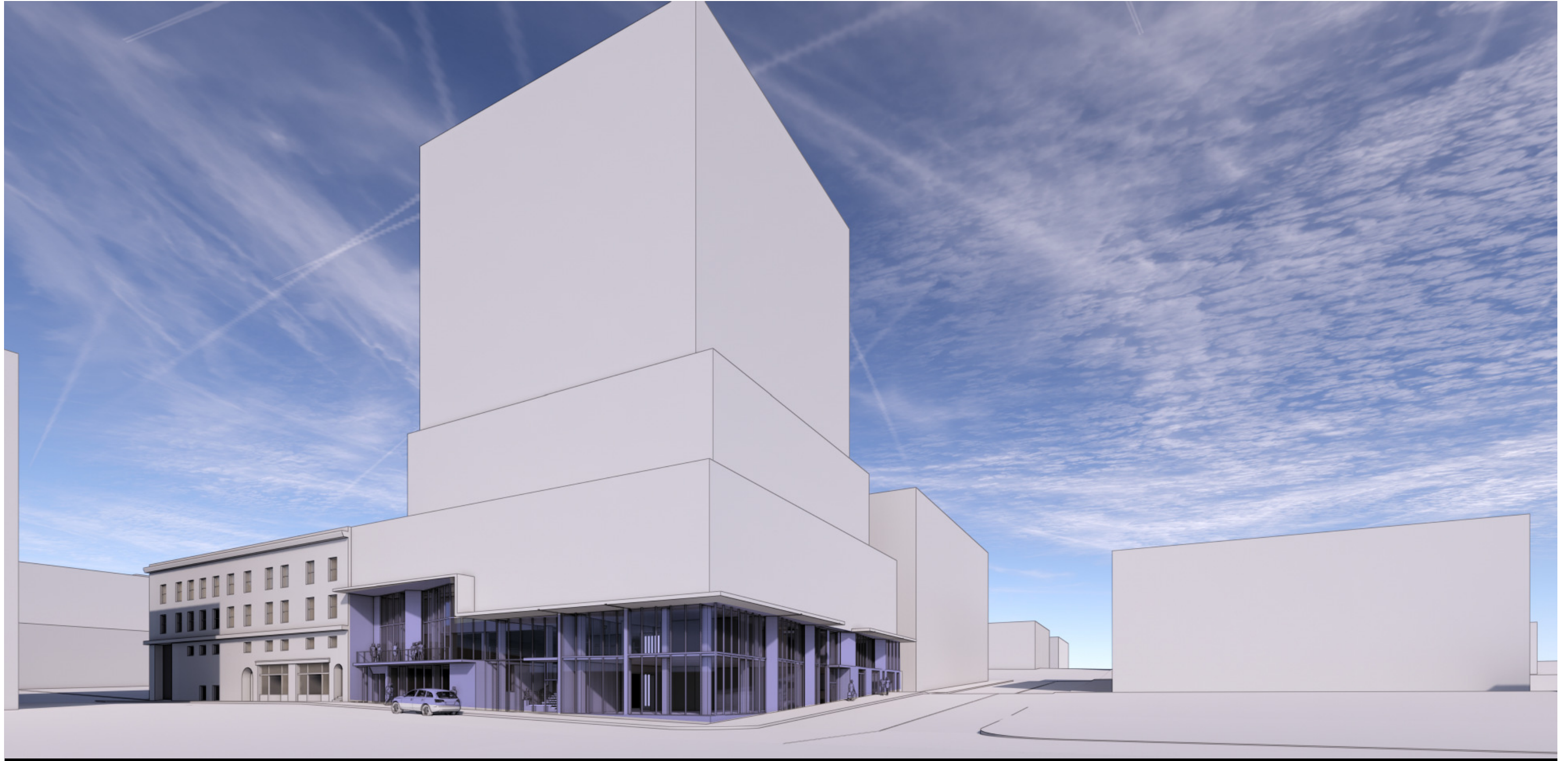




CREATING A PEDESTRIAN REALM THAT IS DYNAMIC AND WELCOMING, WHILE STILL MAINTAINING A STRONG PEDESTRIAN EDGE,THE MOVEMENT OF THE FACADE SKIN CREATES A VISUALLY DYNAMIC EDGE FOR PEDESTRIANS AND VEHICULAR TRAFFIC, POCKETS FOR SIGNAGE, LIGHTING AND WEATHER PROTECTION.



A GLASS BASE EXPOSES THE USES WITHIN. A VISUAL CONNECTION TO THE STREET IS CREATED, BOTH DAY AND NIGHT. INTERNAL EVENTS ACTIVATE THE STREET CREATING A POROSITY THAT ADDS TO THE NEIGHBORHOOD FABRIC. VISUAL CONNECTION TO THE STREET HELPS TO INCREASE SAFETY WITHIN THE DISTRICT.



JASMINE TOWER | ISRD BRIEFING NO.5 | MASSING DESIGN STRATEGY - TRANSPARENCY



GROUND LEVEL



LEVEL 2

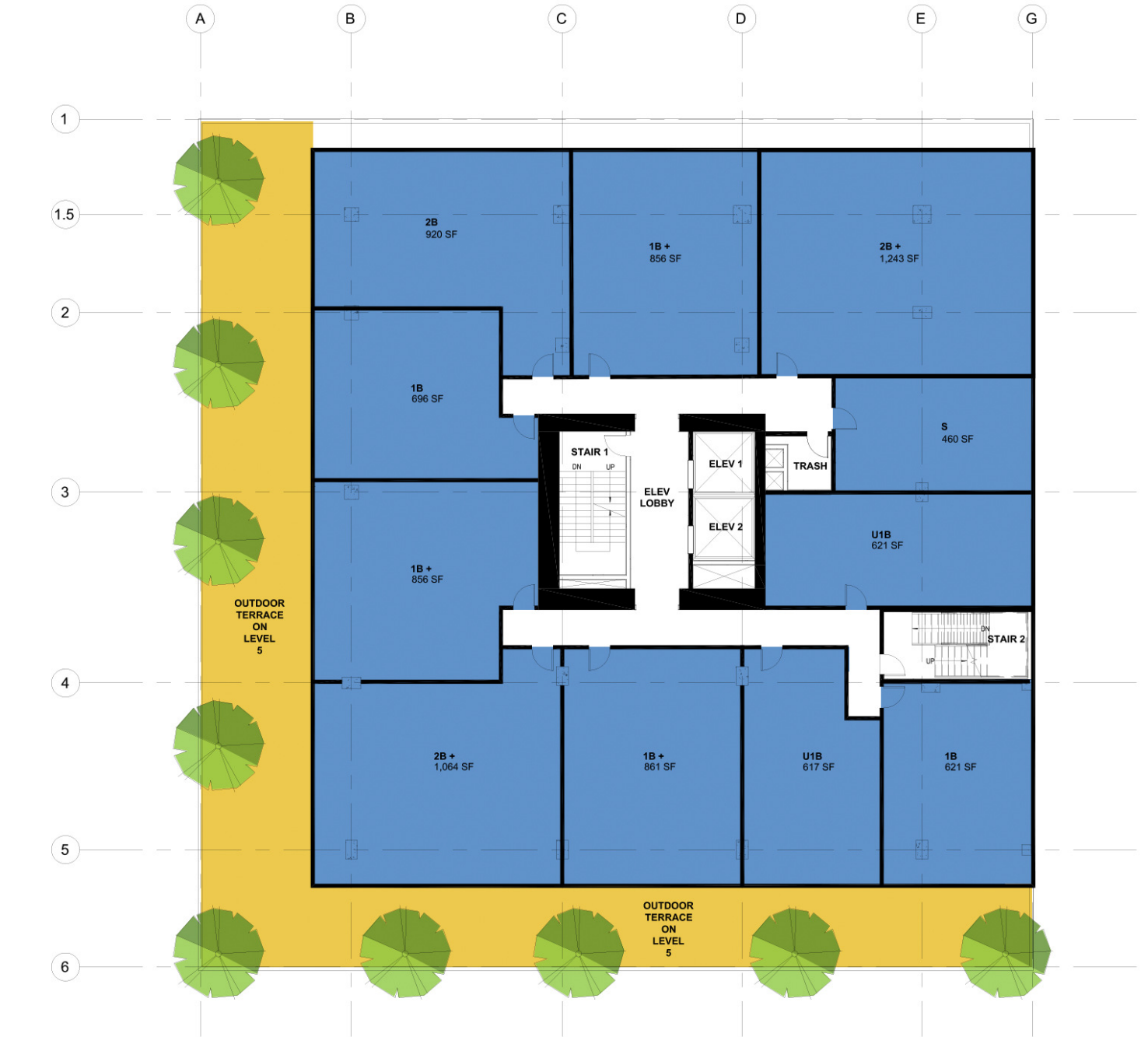


LEVEL 3

COMPOSED OF RESIDENTIAL UNITS, THE UPPER BUILDING MASS IS STACKED IN THREE SECTIONS. THE TWO LOWEST SECTIONS ARE CLIPPED TO HEIGHTS THAT RELATE TO ADJACENT BUILDINGS. THE SHORTER FORMS CREATE A MORE CONCENTRATED APPEARANCE TO LOWER THE OVER ALL VISUAL MASS.

Building responds to 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;* and 23.66.336 (A) *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.*





LEVELS 5-9



LEVELS 10-17

CREATING A STRATEGY BASED ON THE IMAGE OF DELICATE BAMBOO STRUCTURES. A SYSTEM OF VERTICAL ELEMENTS AND PROVIDES VISUAL INTEREST TO THE FACADE AND GIVES WEIGHT TO THE PEDESTRIAN REALM BY PLACING EMPHASIS ON LOWER FLOORS. BY CALLING ATTENTION TO LOWER FLOORS AND ALIGNMENTS OF ADJACENT BUILDINGS, THE ENERGY OF THE BUILDING IS LOWERED REDUCING THE VISUAL WEIGHT OF THE UPPER FLOORS.

Building responds to 23.66.336 (C) 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.

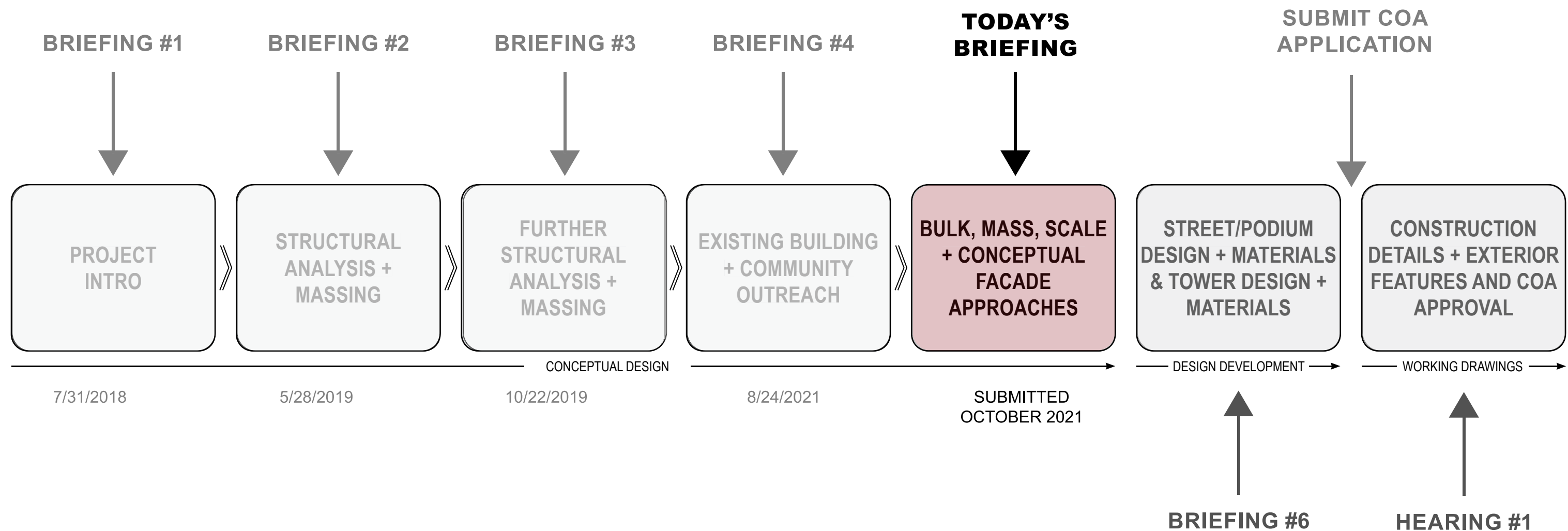


ARCHITECTURAL STRATEGIES CREATE DYNAMICS AND ORGANIZATION WHEN LAYERED UPON EACH OTHER.
ALL ELEMENTS WORK TOGETHER TO BRIDGE THE ELEMENTS OF FUNCTION, ECONOMICS, HISTORY, FUTURE, COMMUNITY AND CULTURE.
FORMS, PROPORTION, LIGHT, COLOR, TRANSPARENCY JOIN FORCES TO CREATE A PROJECT THAT REPRESENTS THE DIVERSITY, PRIDE AND PEOPLE OF THE C.I.D.



JASMINE TOWER | ISRD BRIEFING NO.5 | MASSING DESIGN STRATEGY - COMPOSITE

BRIEFING PROCESS



BOARD QUESTIONS

1. DOES THE BOARD AGREE WITH THE PROJECT VISION ?
2. DOES THE BOARD SUPPORT THE PREFERRED MASSING ?
3. DOES THE BOARD SUPPORT THE PROPOSED
FIRST & SECOND FLOOR USES ?

NEXT BRIEFING

MATERIALITY AND ARCHITECTURAL DETAIL.