



## AGENDA

1. INTRODUCTION
2. PREVIOUS BRIEFING RECAP
3. NEW DIRECTION
4. MATERIALS, LIGHTING, & PRELIMINARY DETAILS
5. LANDSCAPE
6. RENDERINGS
7. ISRD 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. The Board agrees with the project vision and the first and second event space uses.**
- 2. The massing approach with datum lines responding to New Century and Asia Condominiums buildings was well received.**
- 3. Consider how the project can be more contextual to surrounding neighborhood.**



DESIGN TRANSITION

Following our last ISRD Briefing, our design team looked closely to comments from the Board and the public in regards to the design we presented.

What we heard were concerns for the building being too modern and disconnected from the immediate context of the C.I.D.

The design did not draw on the materiality, the colors, and details of nearby buildings.

This valuable critique has helped us to transition and focus on a more contextual design approach that is rooted in the historic and context of the C.I.D.

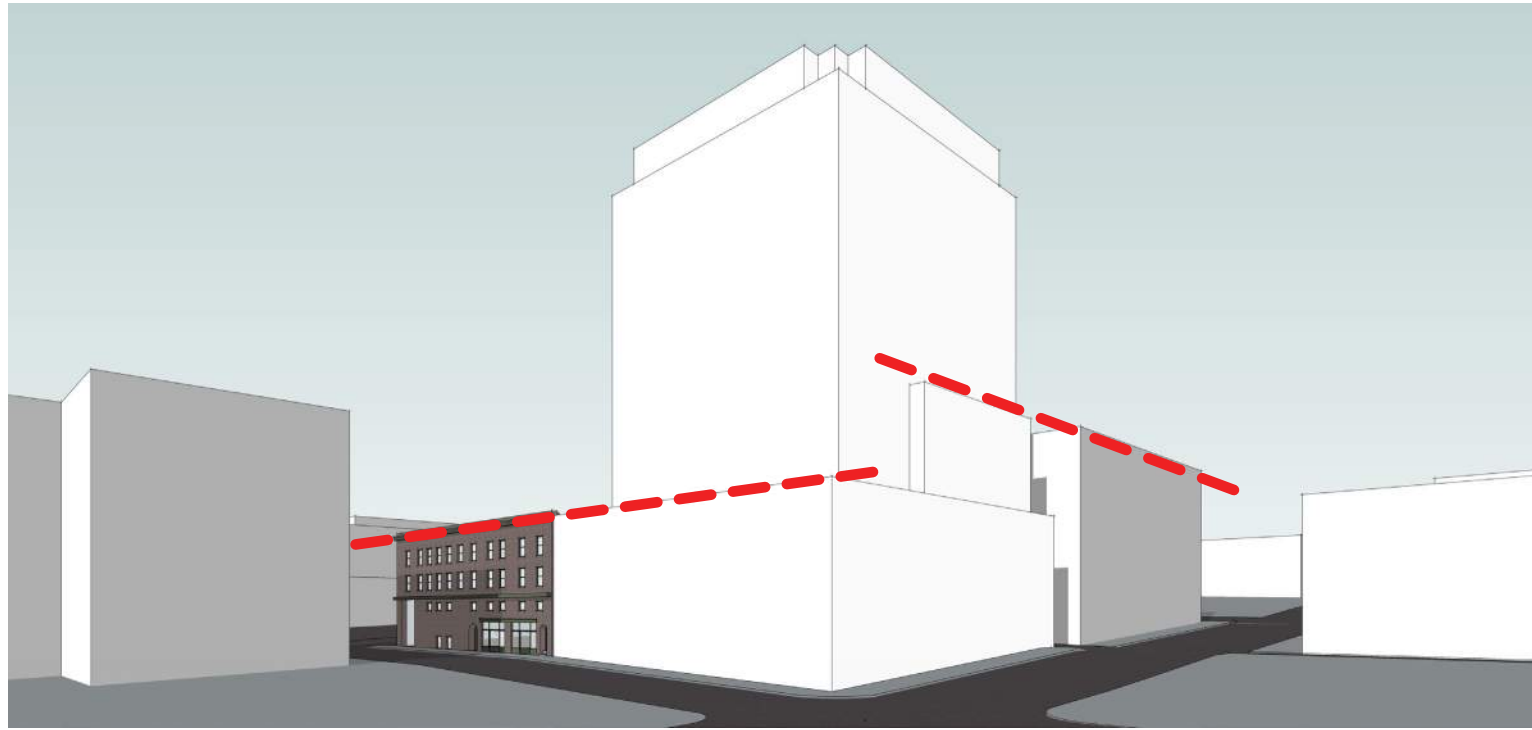




DESIGN TRANSITION

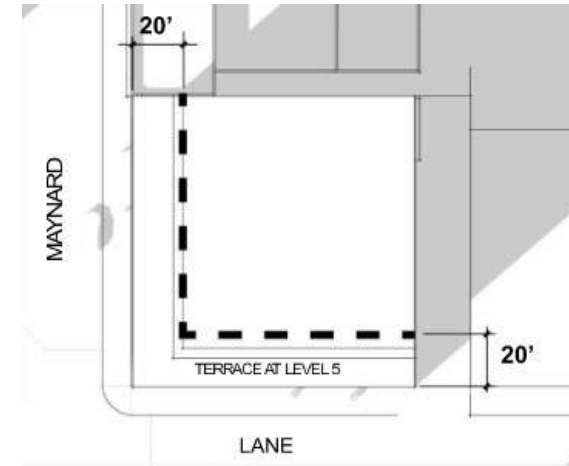






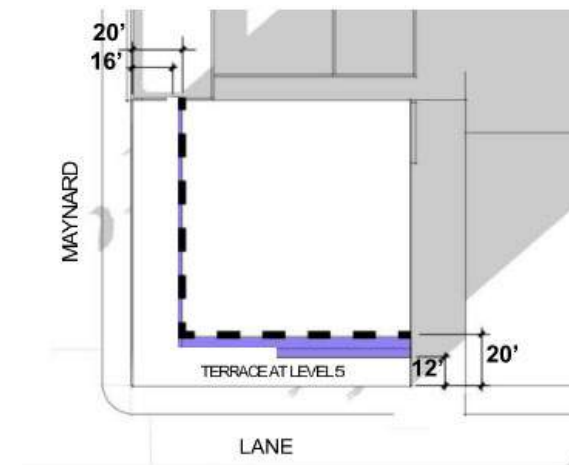
Building setback departures are purposely positioned to create an alignment with adjacent structures. The alignment creates a strong grouping at lower floors, giving emphases to the pedestrian realm. Increasing the weight of the lower sections help to diminish the visual impact of the upper floors.

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.



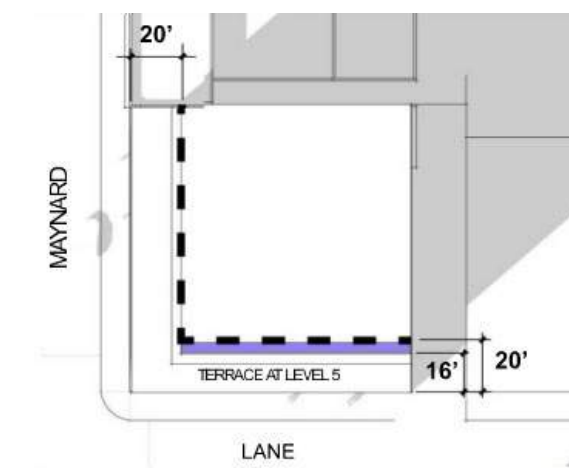
## GREEN STREET BUILDING SETBACK

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



## DEPARTURE LEVELS 5-9

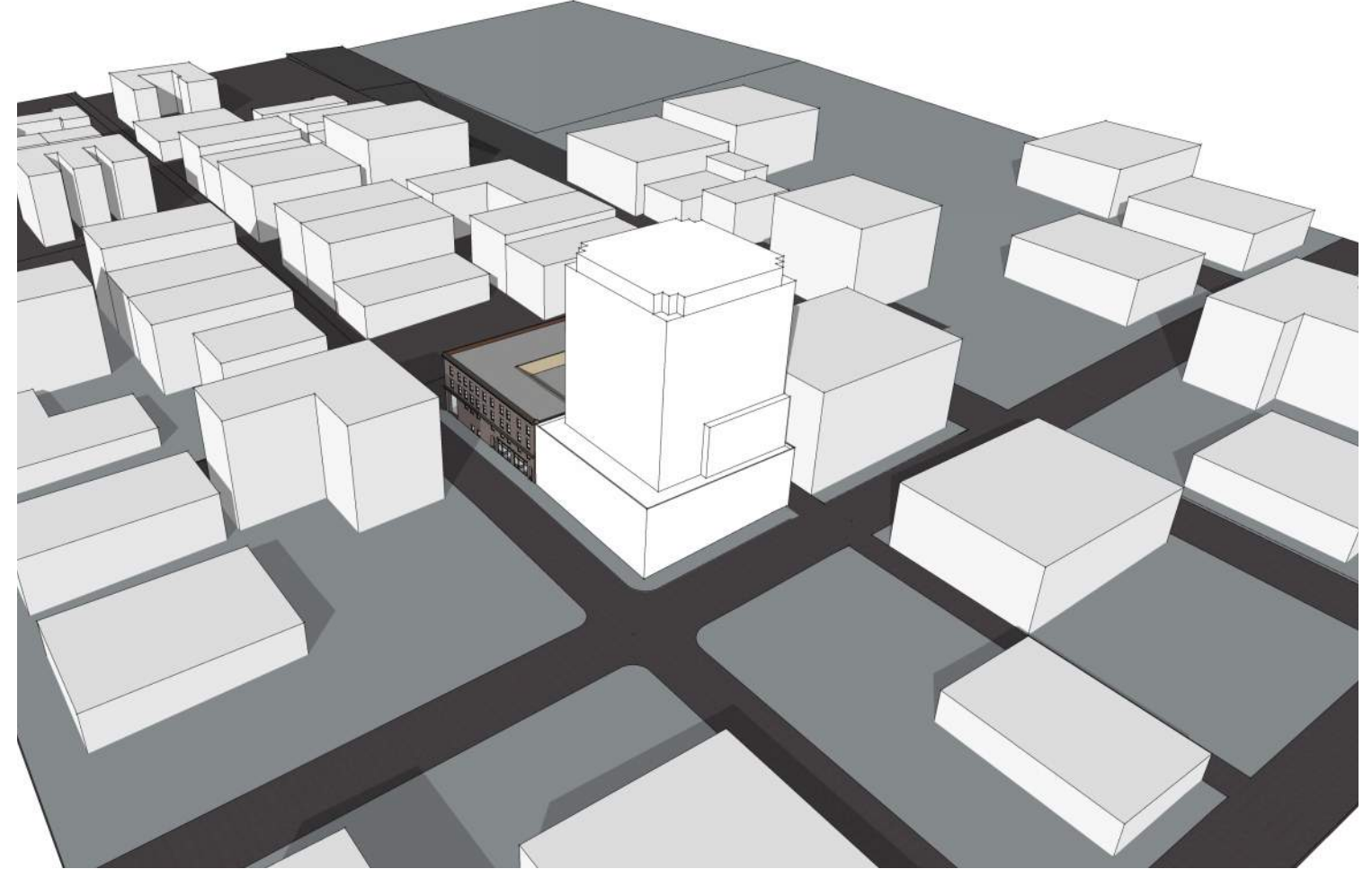
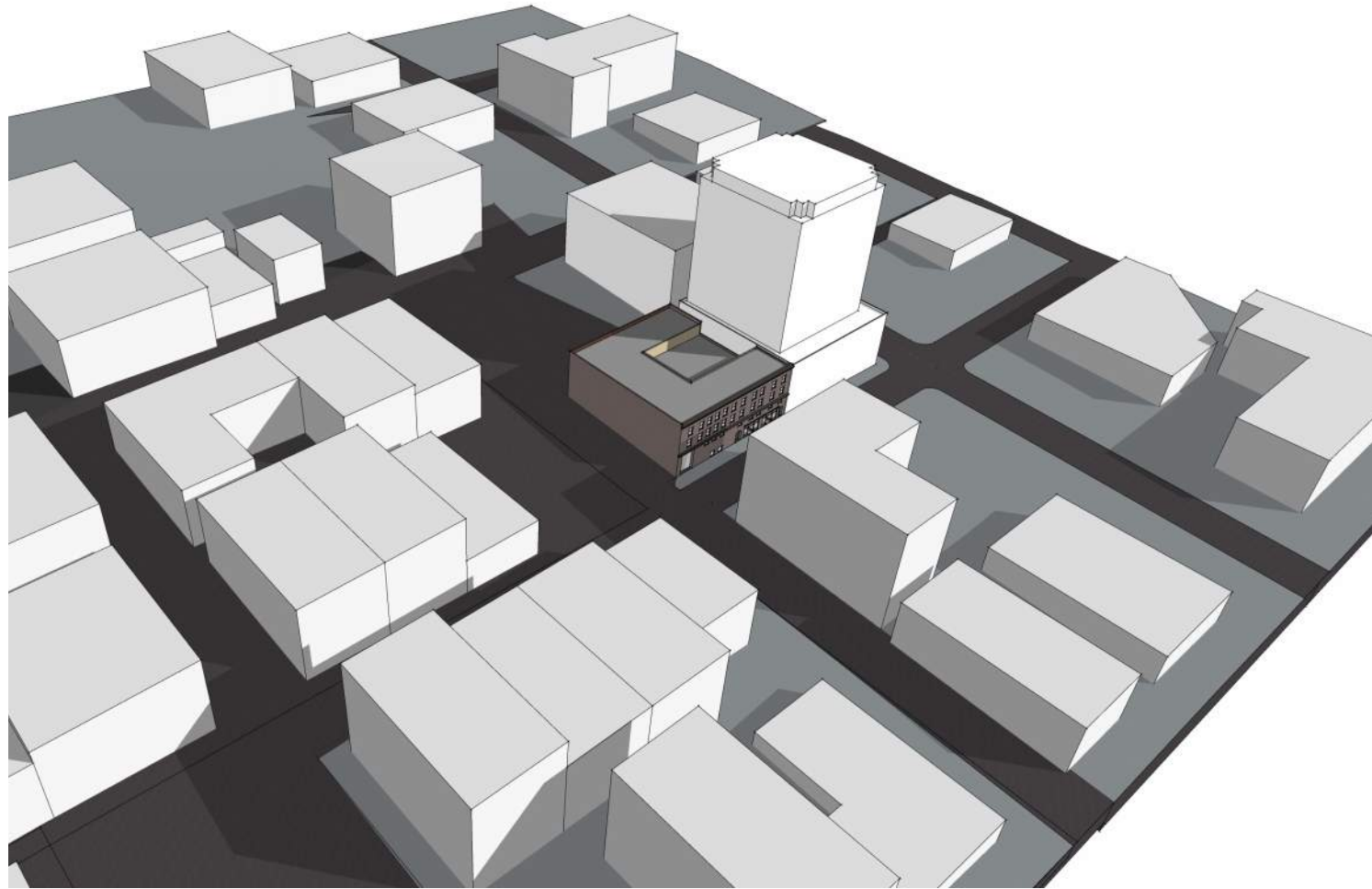
REQUESTING 12' SETBACK (LANE)



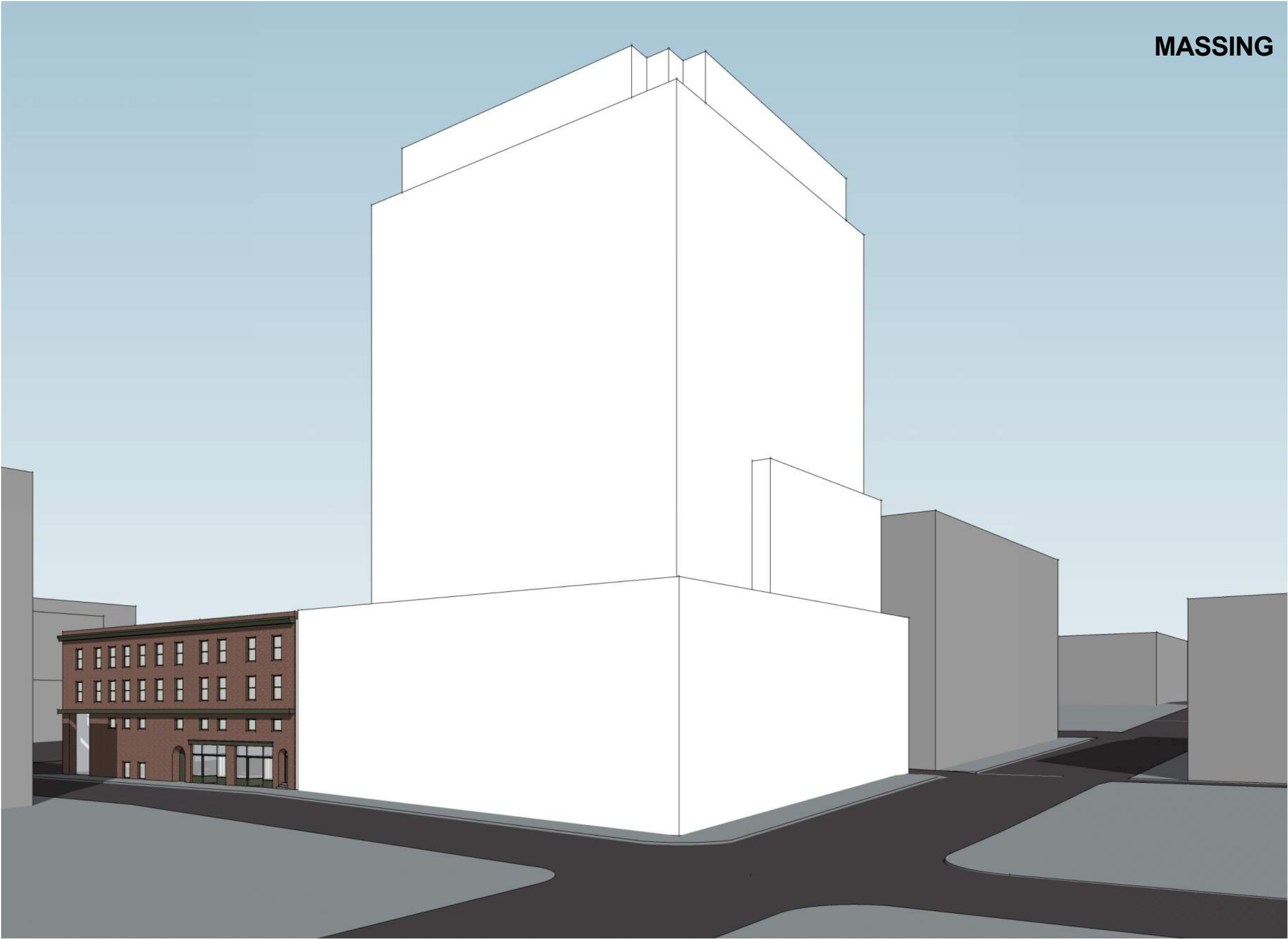
## DEPARTURE LEVELS 10-17

REQUESTING 16' SETBACK (LANE)

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



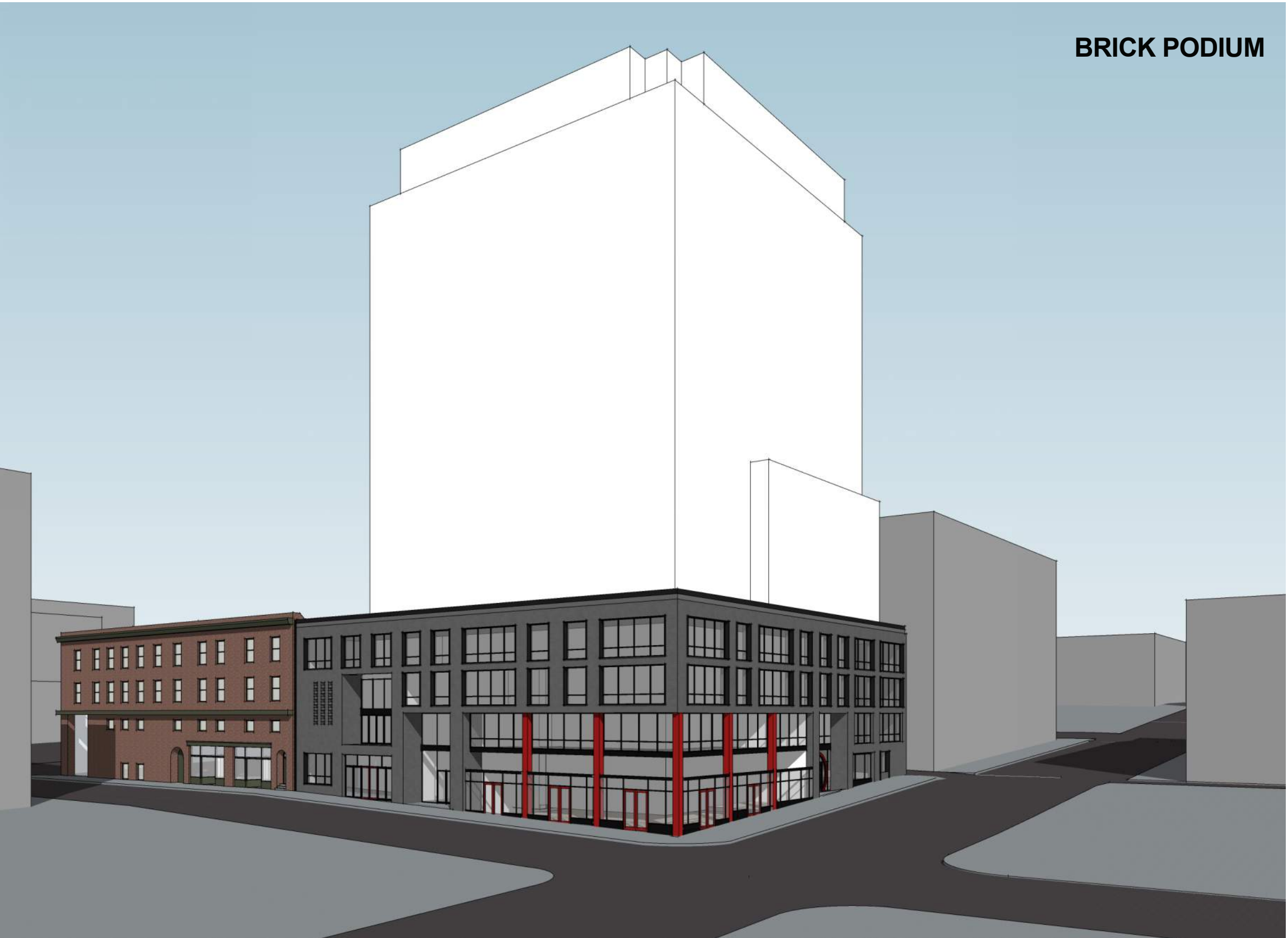
**By using adjacent buildings to define steps in the building, the lower floors hold close relationships to the immediate context.  
Upper floors are pulled away from the corner and toward the center of the block.  
The dynamic and engaging pedestrian realm deemphasizes the overall height of the building.**



















CORNICE









RESIDENTIAL  
ENTRY



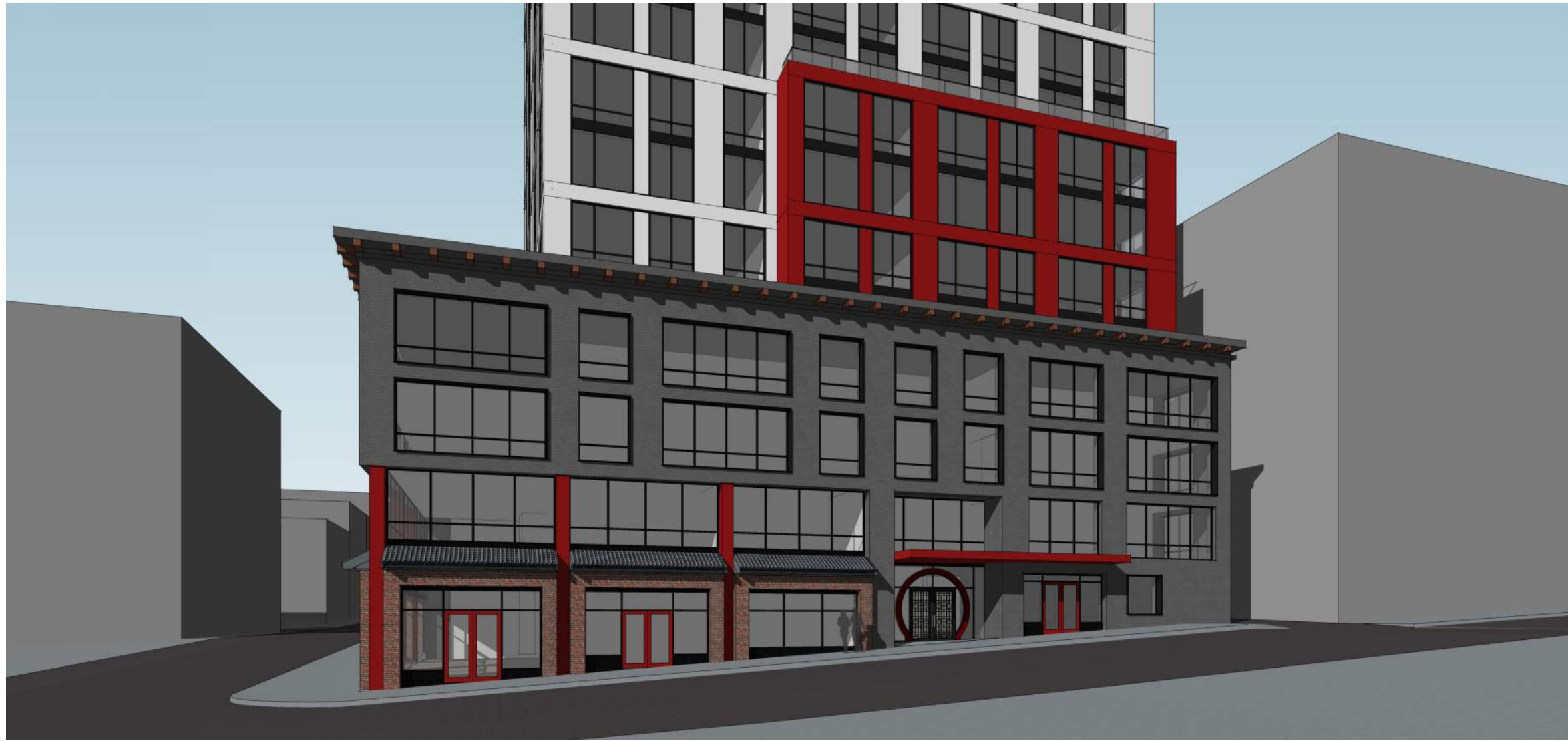






JASMINE TOWER | ISRD BRIEFING NO.6









## JASMINE TOWER | ISRD BRIEFING NO.6

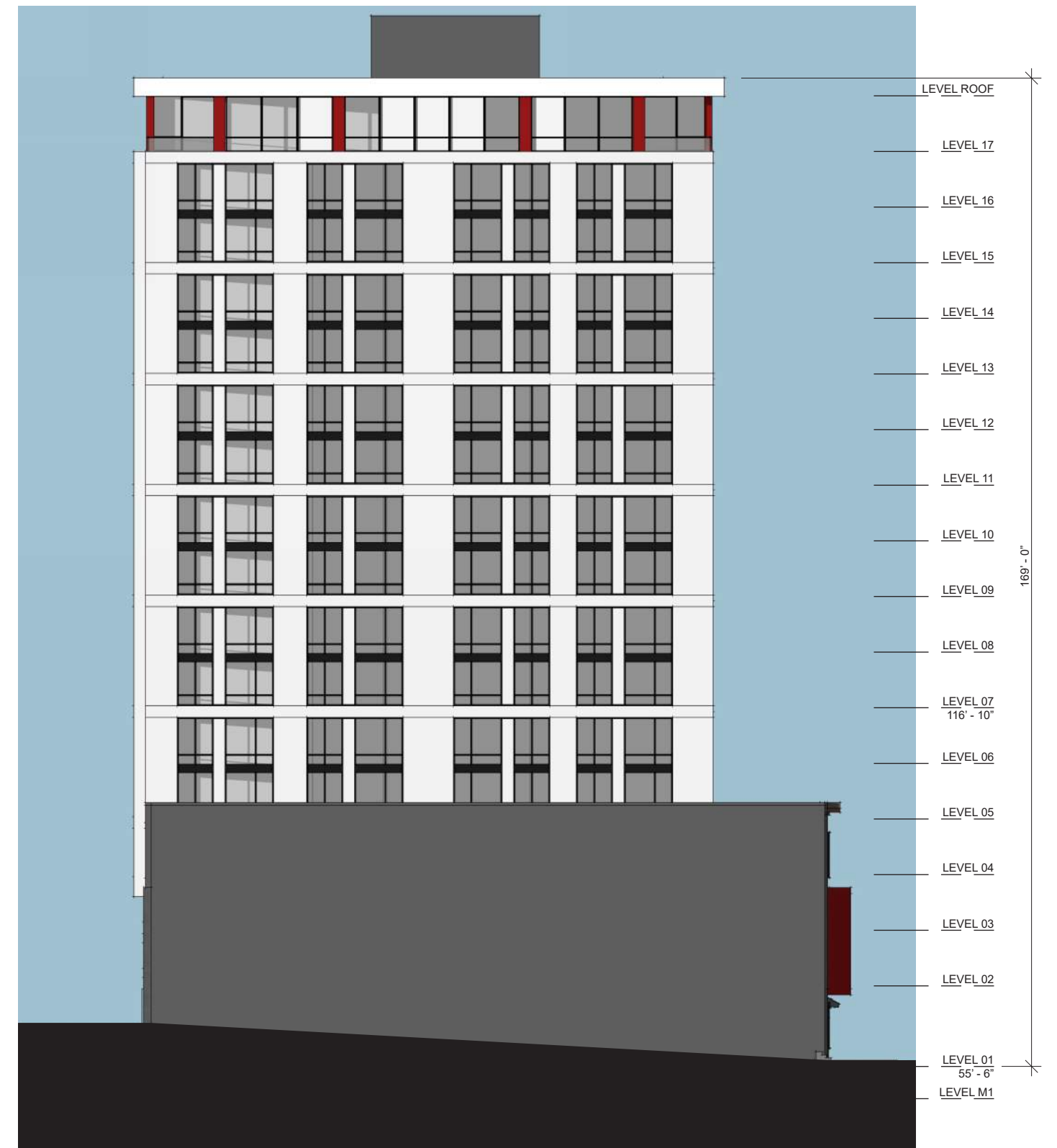
17 MAY 9, 2022 | PROJECT 19135







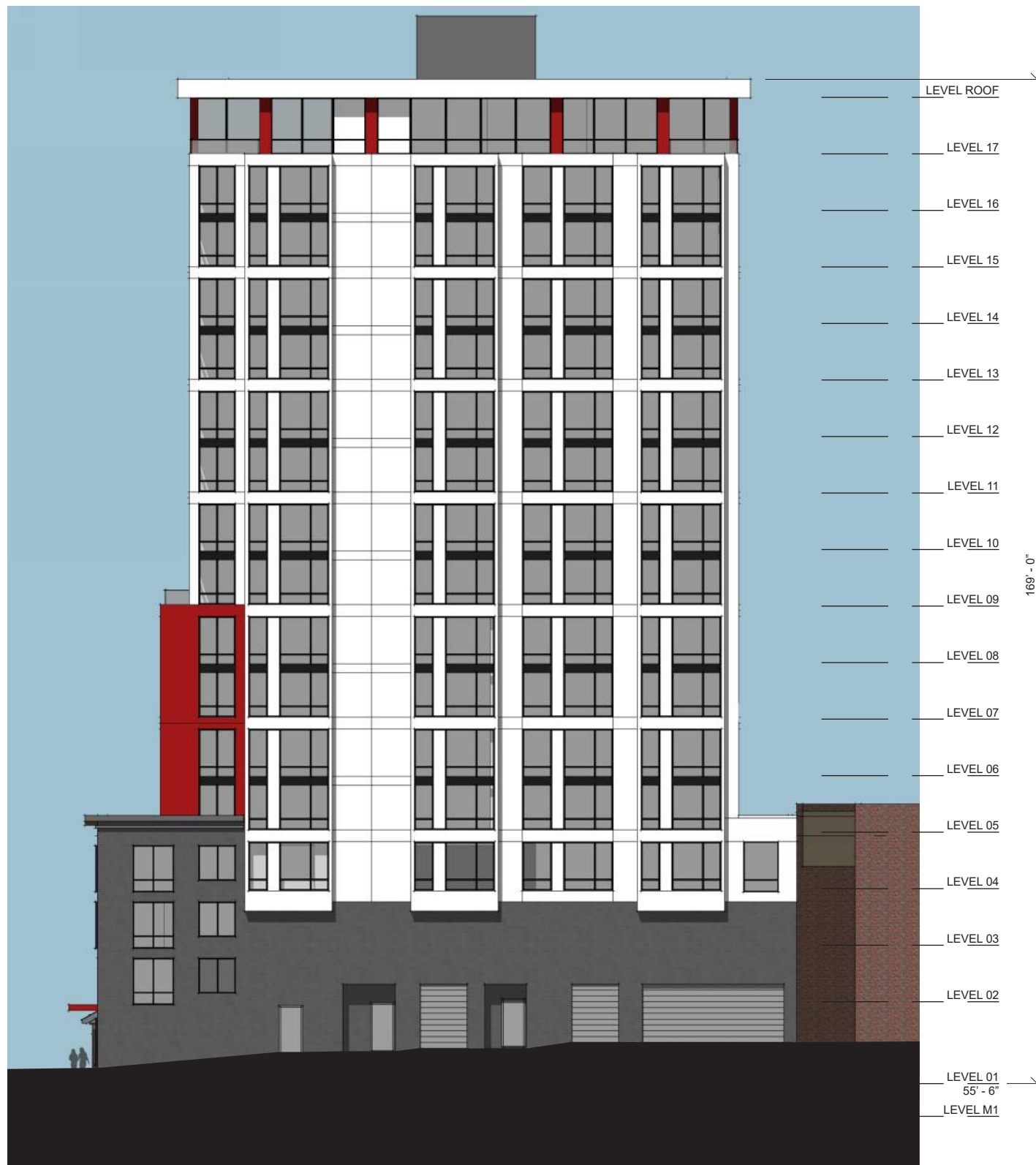
WEST ELEVATION



NORTH ELEVATION







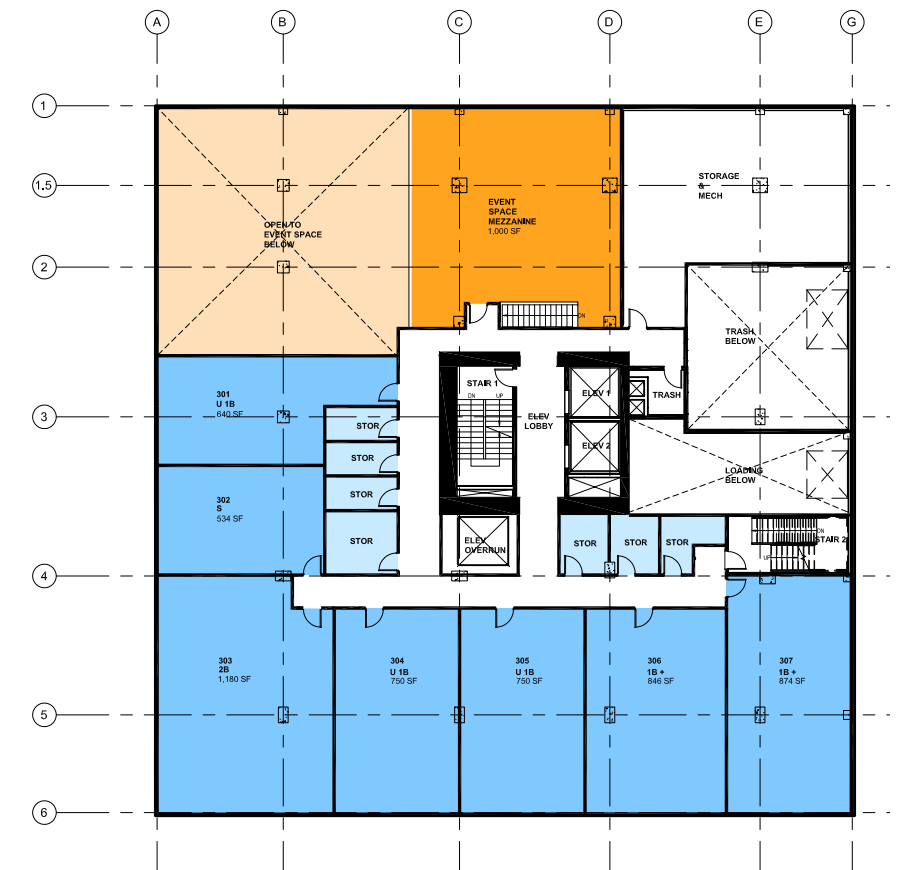
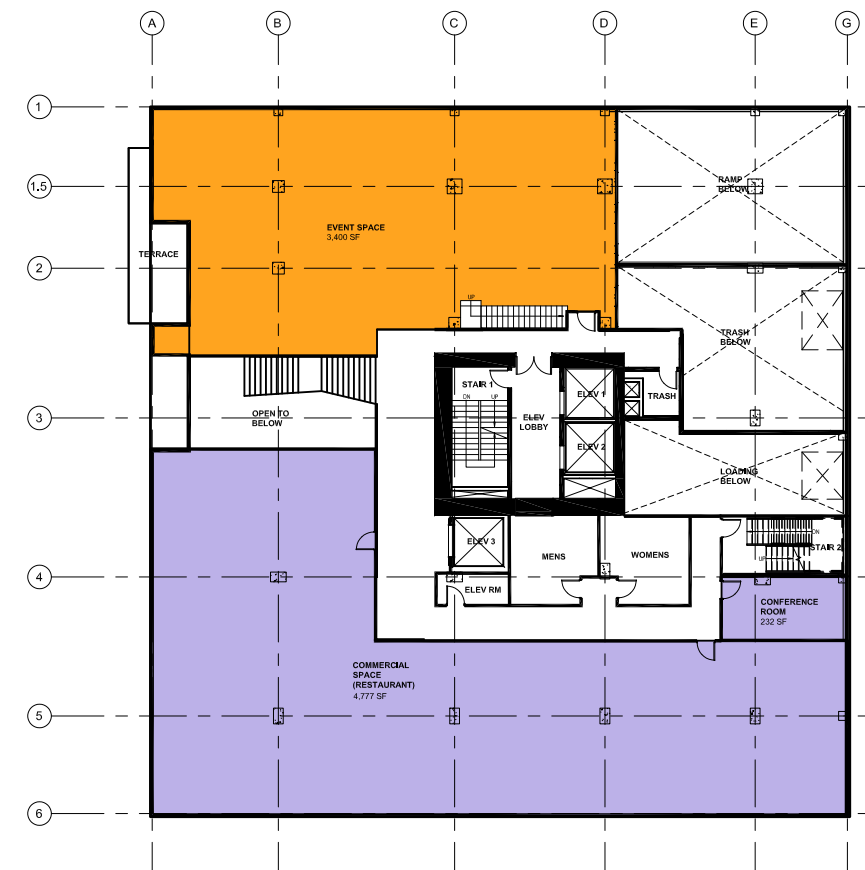
EAST ELEVATION



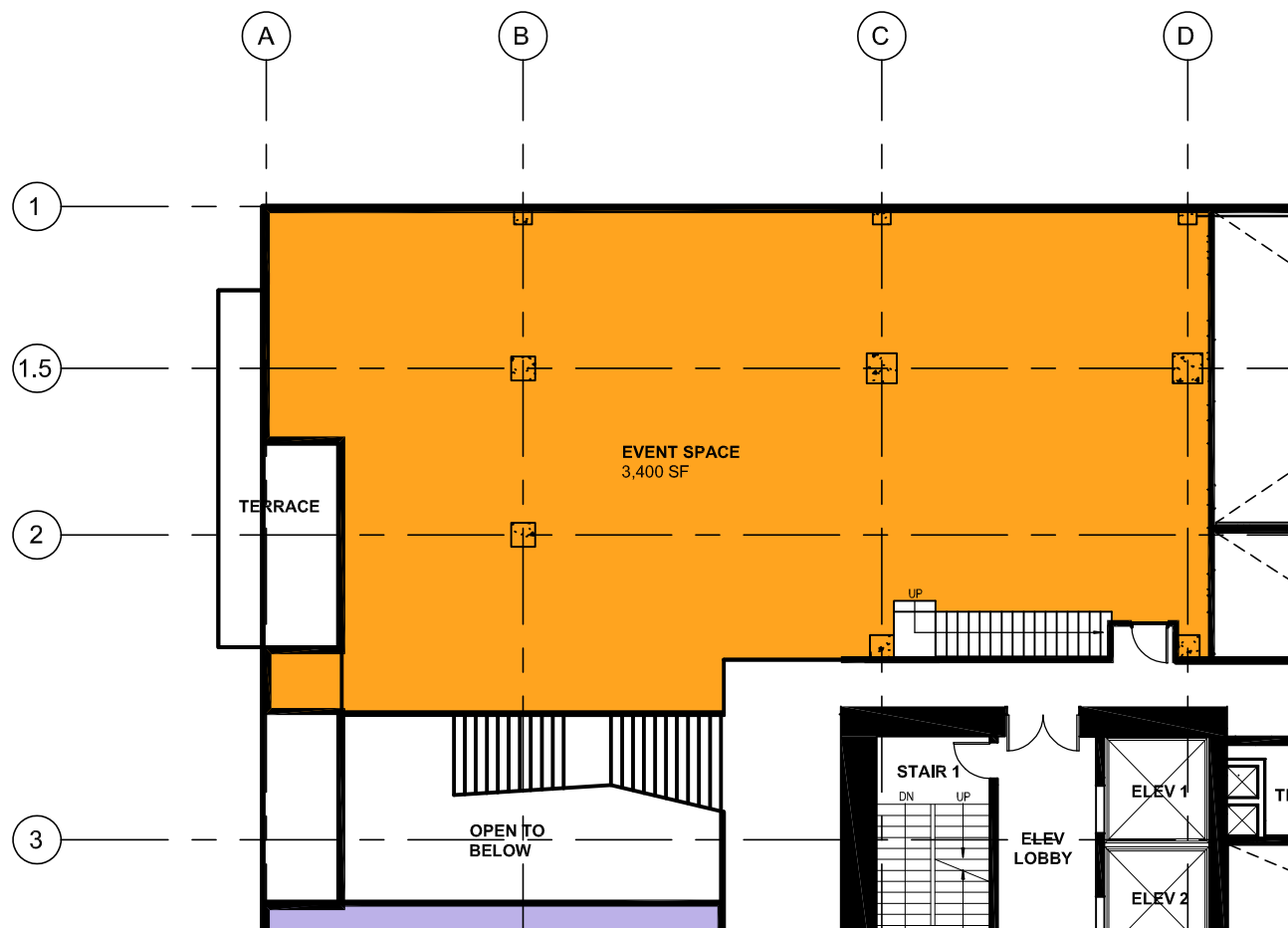
SOUTH ELEVATION



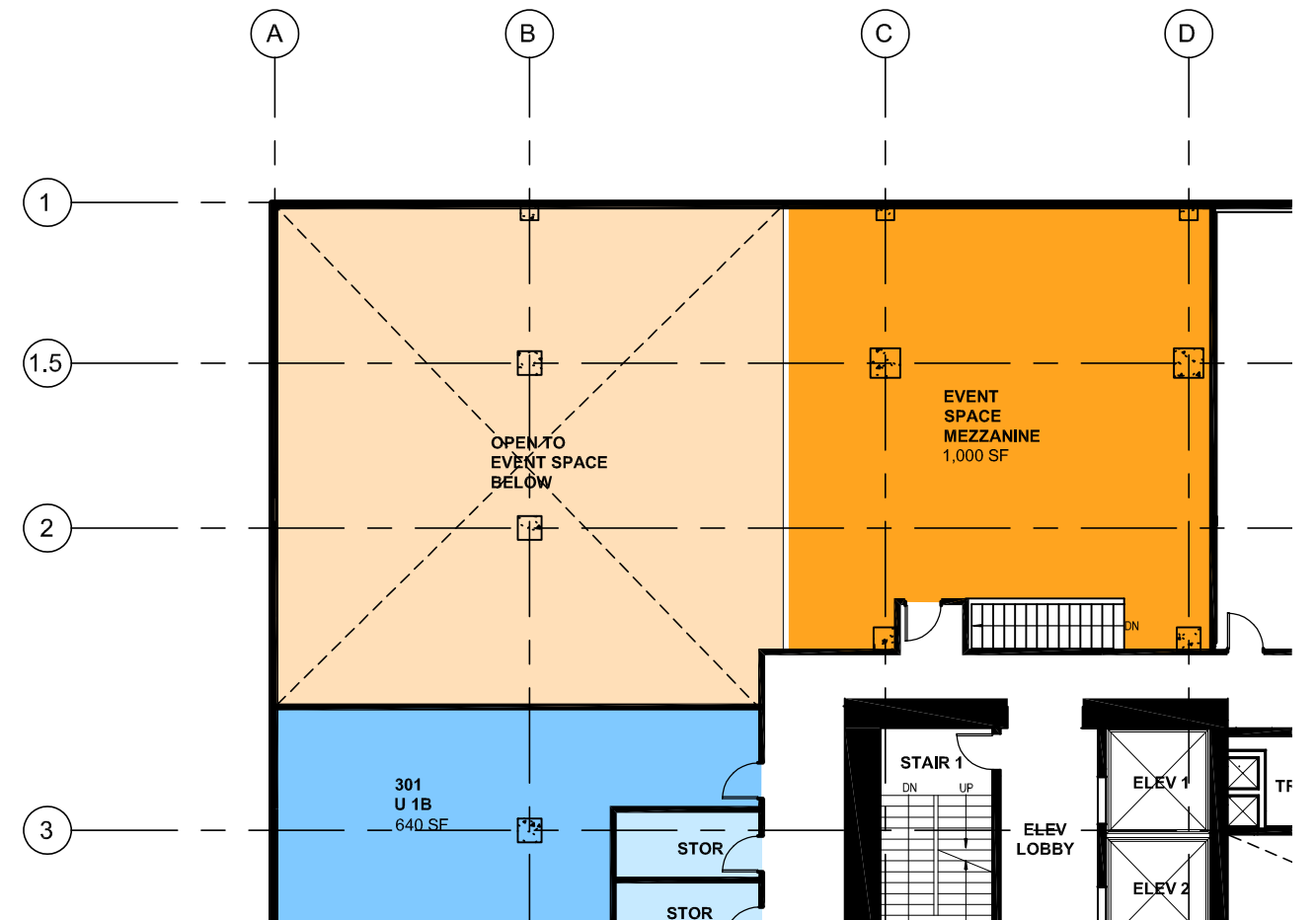








PARTIAL 2ND FLOOR PLAN - EVENT SPACE



PARTIAL 3RD FLOOR PLAN - EVENT SPACE (MEZZANINE)





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.**

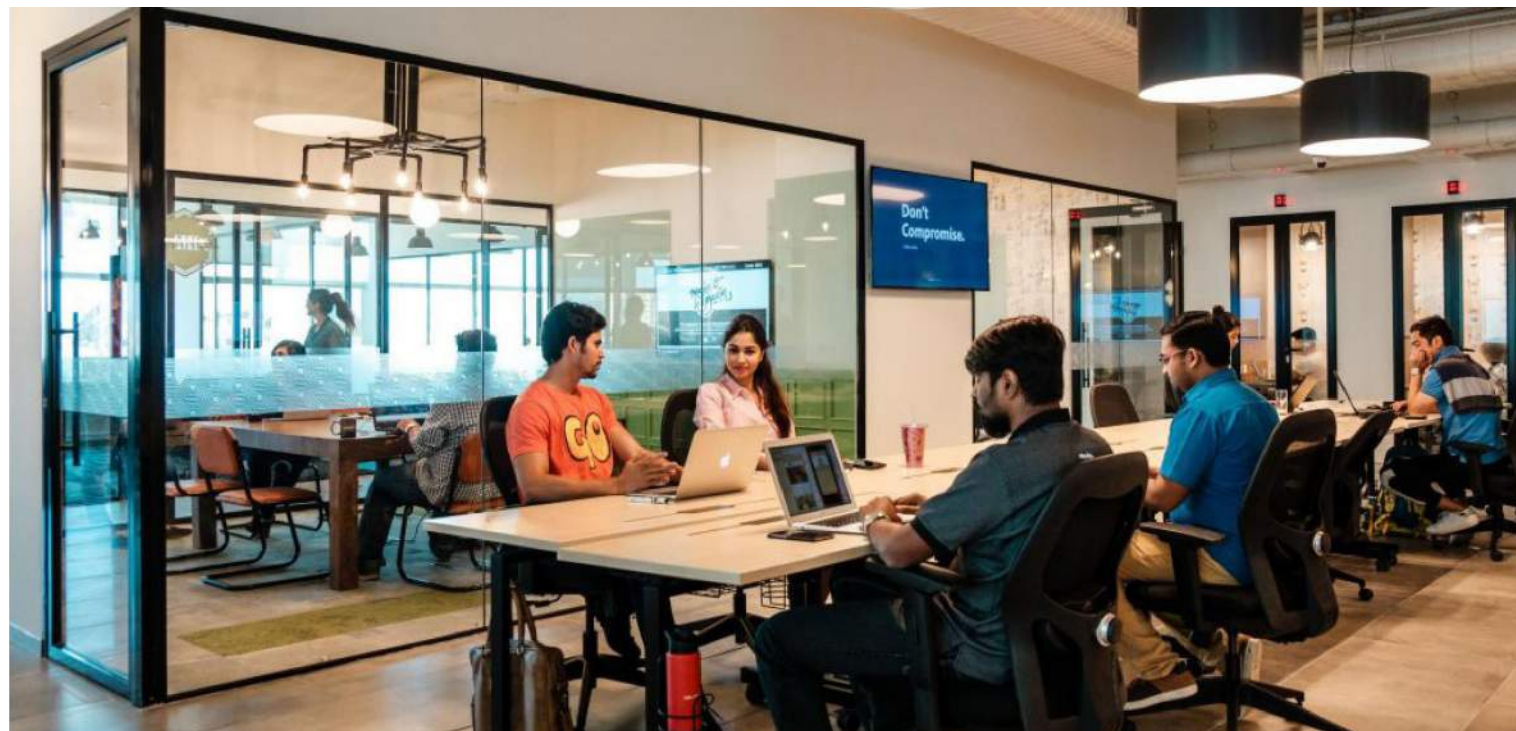
- The building creates a **lantern** for the district.
- The building that utilizes adjacent building datum lines and creates a **dynamic** pedestrian realm.
- A building that helps define the context for the next generation.

**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.







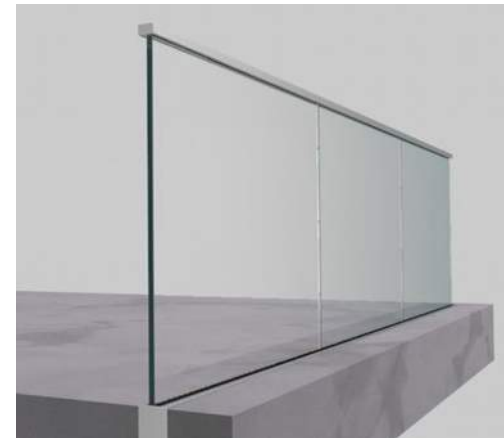
These images represent the types of community assets within the Jasmine Tower.

**| A resource for entrepreneurs, to develop business 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. |**

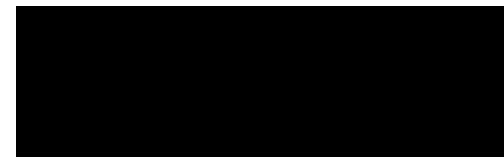




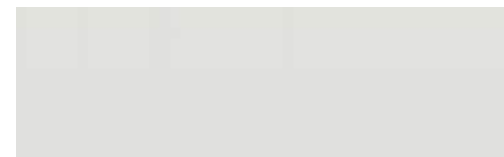
**1 GLASS RAILING**



**2 WINDOW WALL - "BLACK"**



**3 ACM PANEL - "BONE WHITE"**



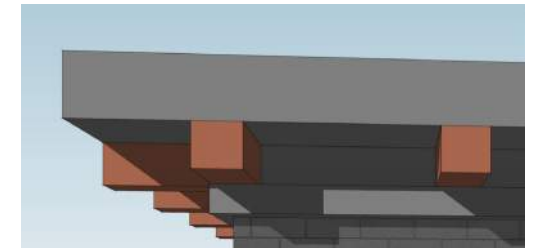
**4 ACM PANEL - "CARB RED"**



**5 POWDER COATED STEEL GRILL - "BLACK"**



**6 PAINTED GFRC CORNICE**



**7 CERAMIC ROOF TILE - "GREY"**



**8 STOREFRONT - "BLACK" + "RED"**



**9 FACE BRICK - "DARK IRON"**



**10 FACE BRICK - "MOUNTAIN BLEND"**



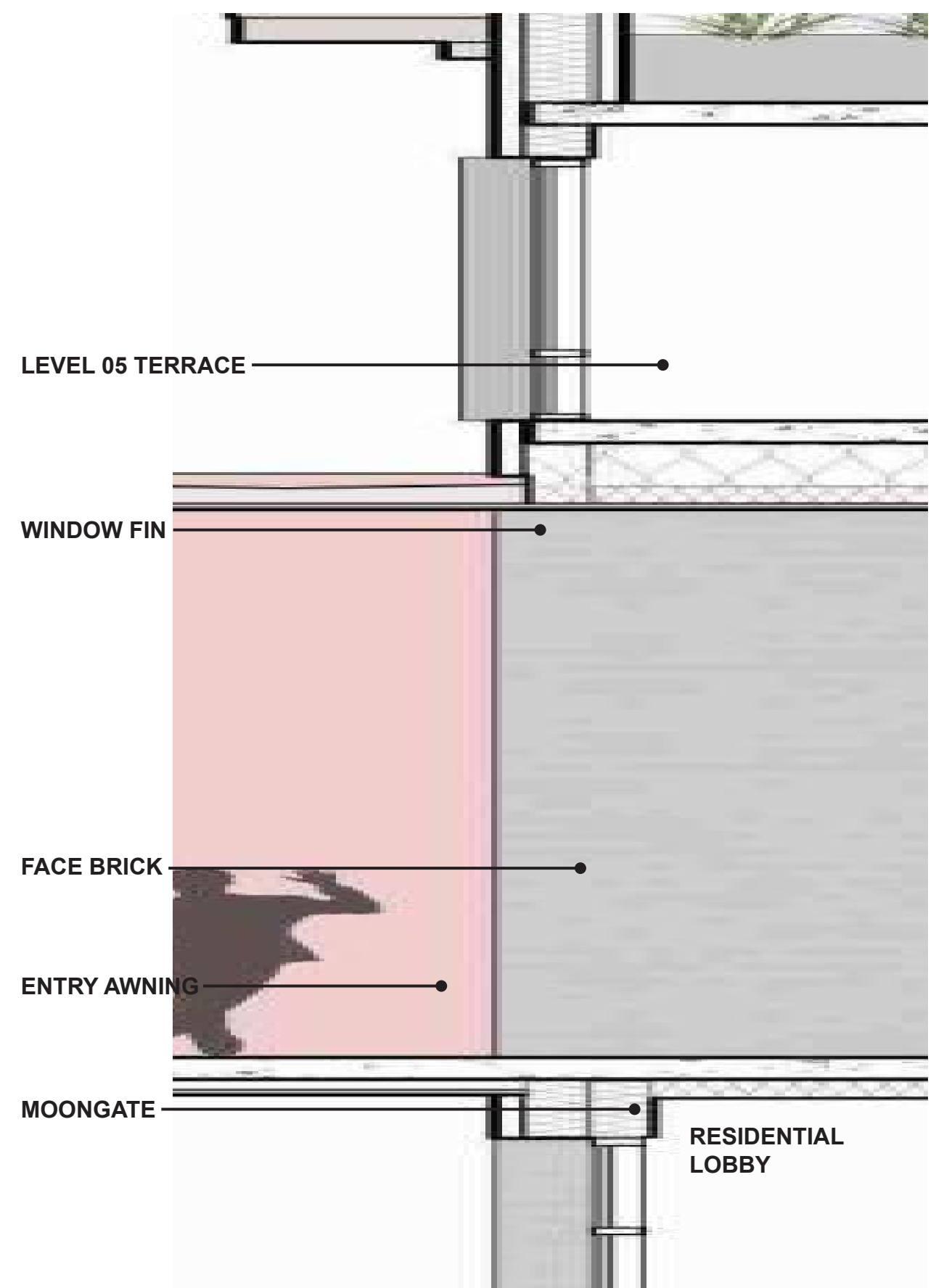




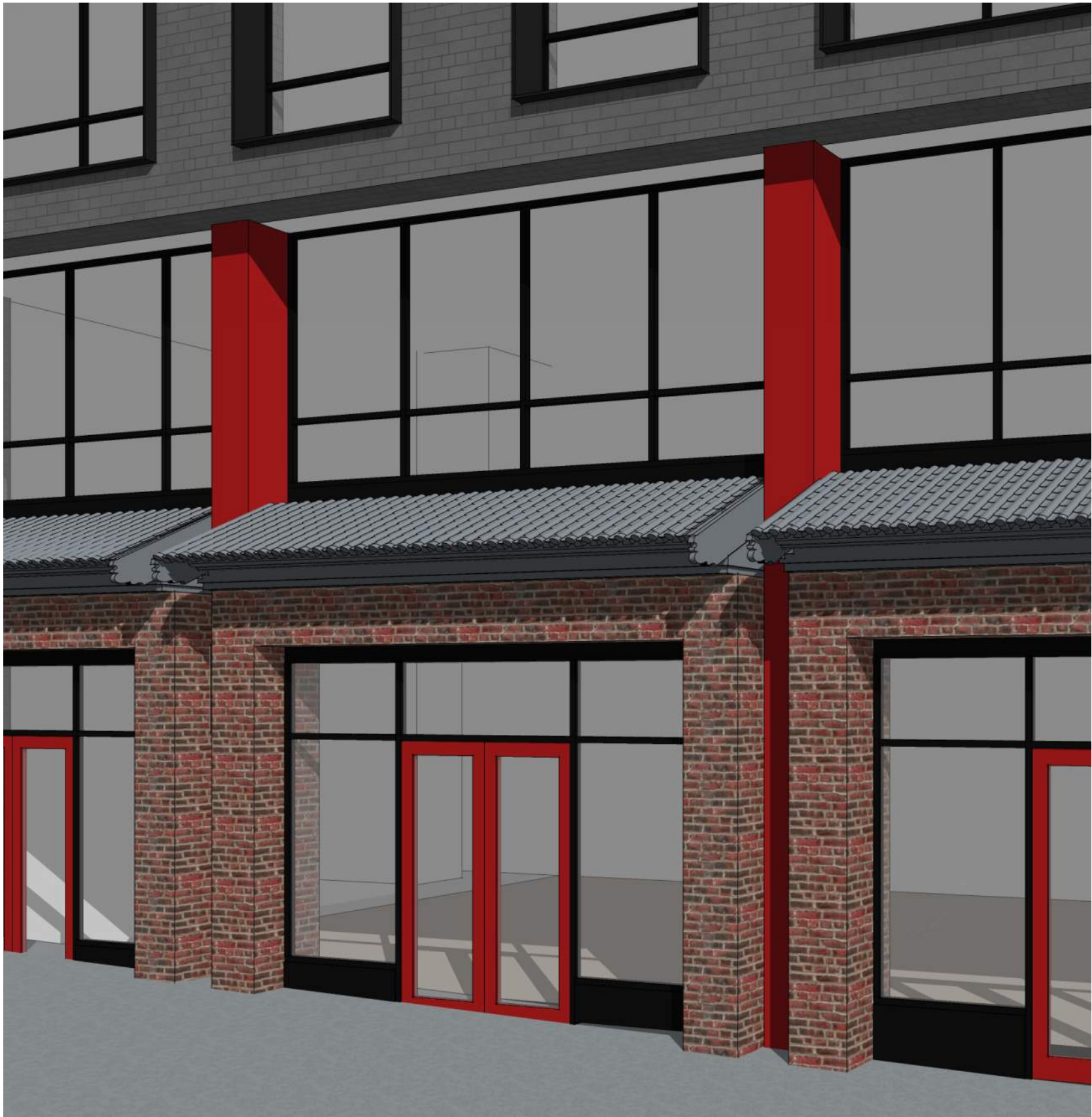
**LIGHTING CONCEPTS**











- RED COLUMN
- CERAMIC TILE ROOF
- FACE BRICK
- RETAIL STOREFRONT
- RETAIL

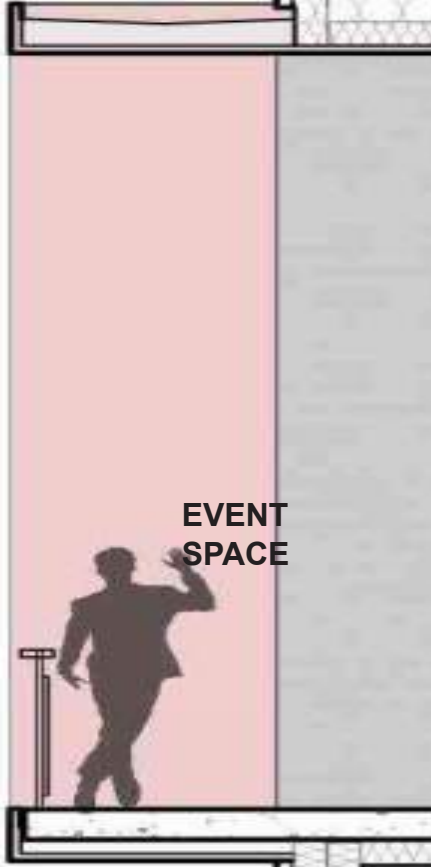




LEVEL 05 TERRACE

EVENT BALCONY

RETAIL STOREFRONT

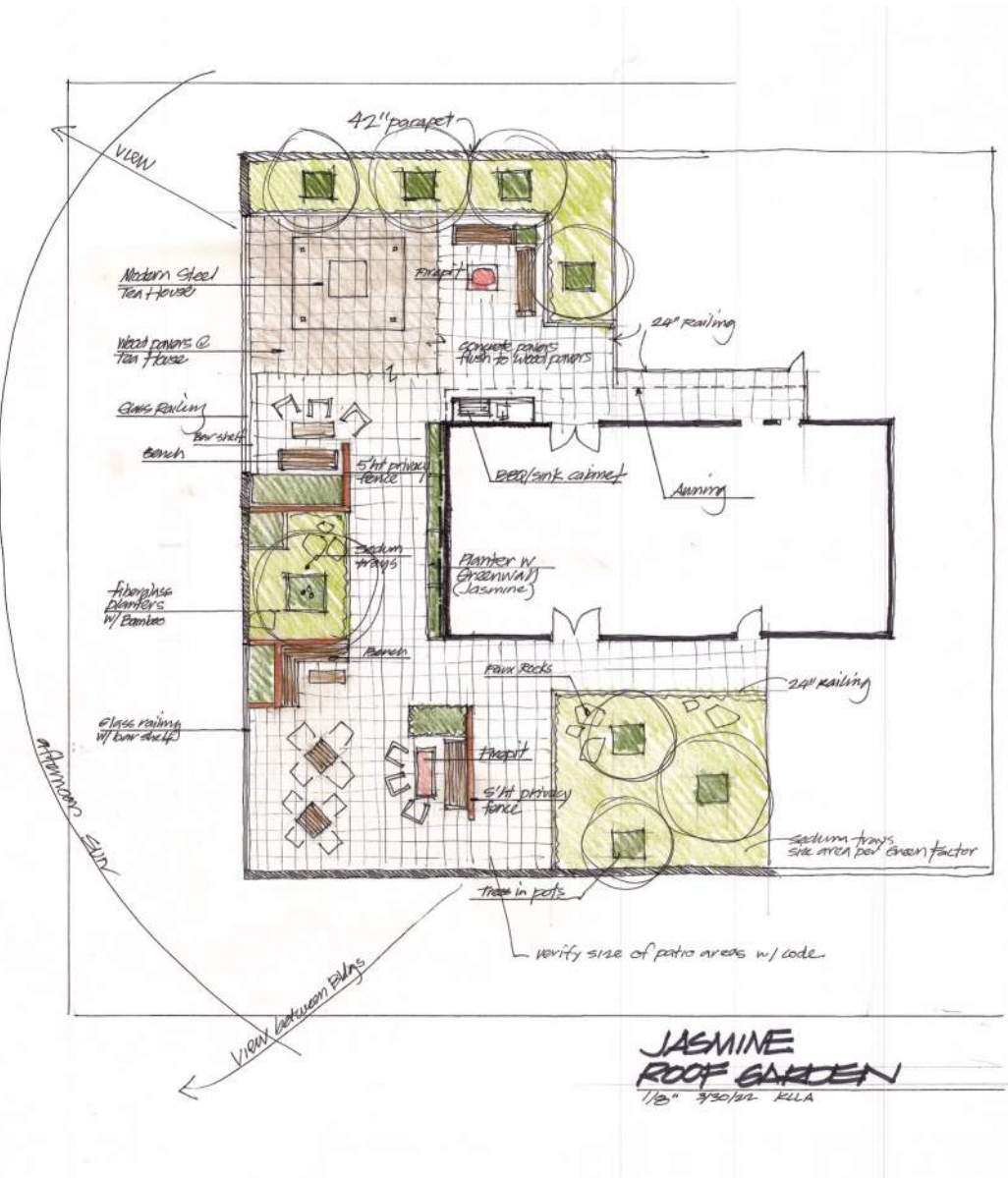


EVENT SPACE

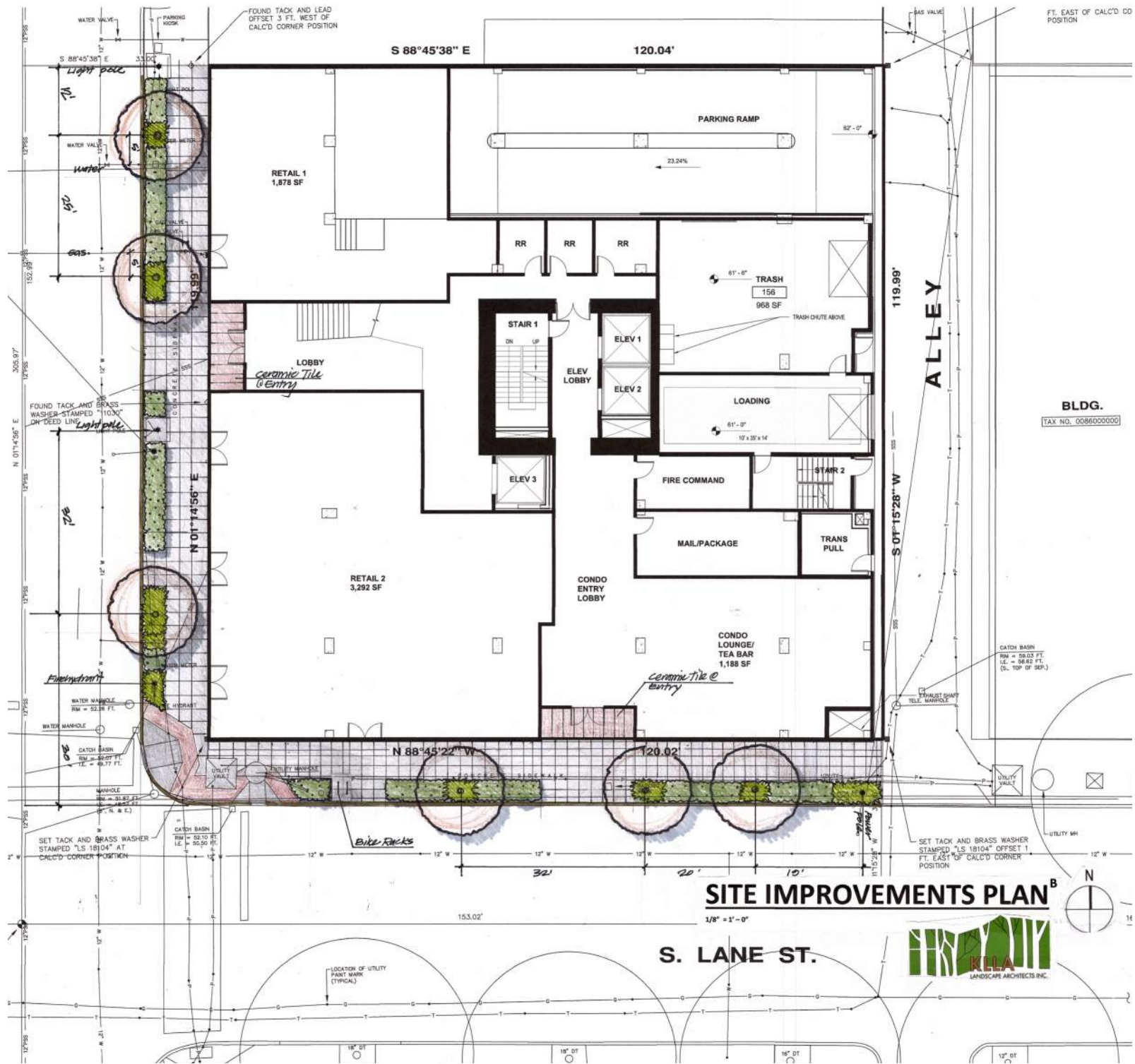
RETAIL



ROOF PLAN



GROUND FLOOR PLAN







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30 MAY 9, 2022 | PROJECT 19135





## JASMINE TOWER | ISRD BRIEFING NO.6

31 MAY 9, 2022 | PROJECT 19135



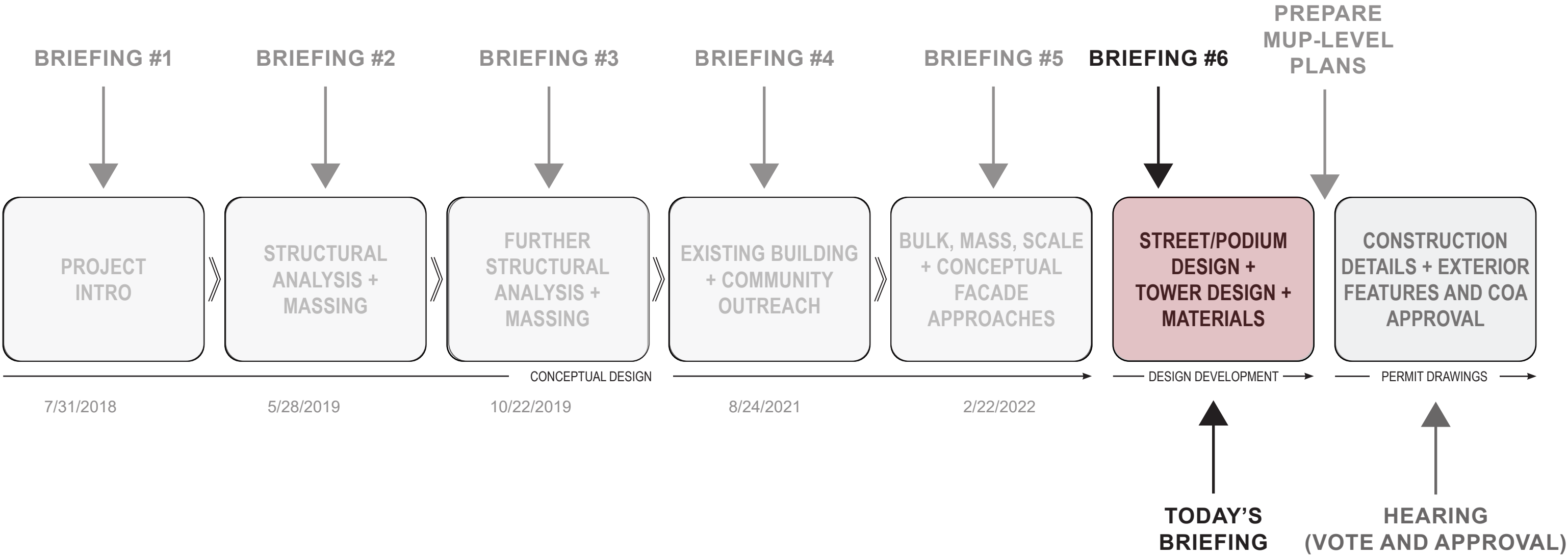


## JASMINE TOWER | ISRD BRIEFING NO.6

32 MAY 9, 2022 | PROJECT 19135



# PROPOSED BRIEFING PROCESS





# NEXT STEPS

The project team looks forward to the ISRD Board's review and comment on this proposal.

