

2005 5TH AVE

02.17.2021



OBJECTIVES

1. RESPECT & REHABILITATE

2. AMPLIFY & CELEBRATE

3. REVITALIZE & ENRICH

01

RESPECT & REHABILITATE

Respect & Rehabilitate the distinctive character of the historic landmarks.

RESPECT & REHABILITATE HISTORIC TIMELINE



1st Denny Regrade
1908-1911



Wilson Modern Business
College Building was Built
1927

1914
Sheridan Building was Built



1929-1939
The Great Depression



RESPECT & REHABILITATE HISTORIC TIMELINE



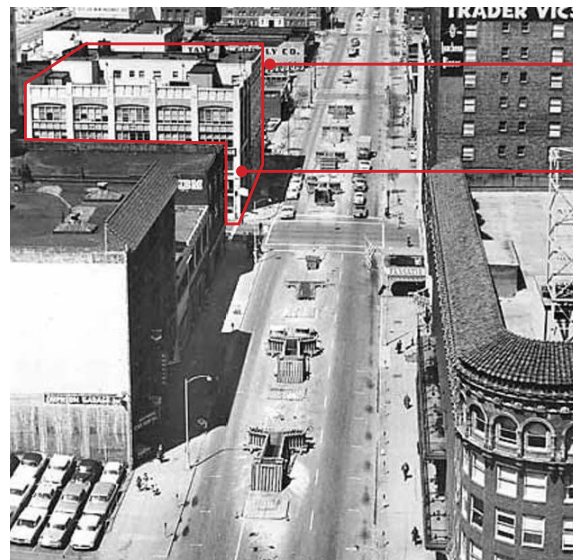
Griffin Business College
Took Over the Building
1940s



Monorail Opened One Month Before
World's Fair
1962

1961

Monorail Construction Commenced



Sheridan Building

Griffin Building

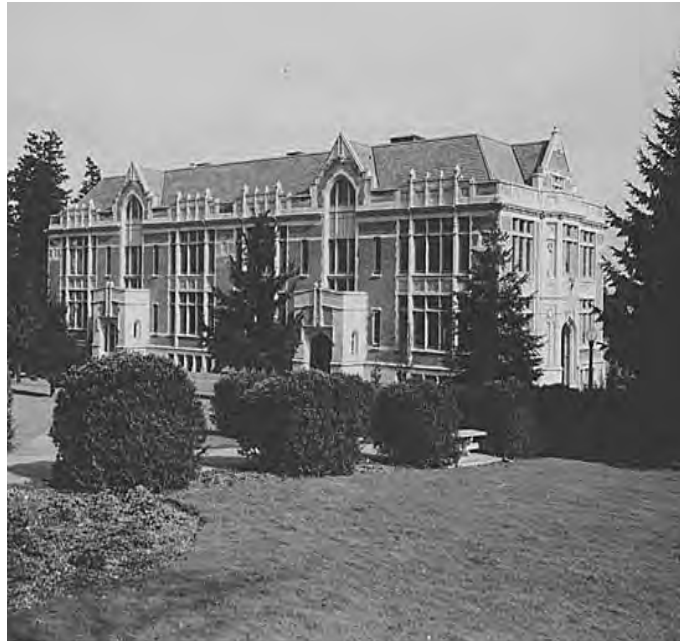
Present

Griffin Building & Sheridan Apartments



GRIFFIN BUILDING

RESPECT & REHABILITATE COLLEGIATE GOTHIC IN SEATTLE



1916
UW Home Economics Hall
1901 Chelan Lane



1916
Terminal Sales Annex Building
2nd Ave. & Virginia St.



1926
The Mann Building
3rd Ave. & Union St.



1926
4th & Pike Building
4th Ave. & Pike St.

- Pointed Arches
- Vertical Expression
- Decorative
- Stepped Parapets
- Finials

RESPECT & REHABILITATE

GRIFFIN: DISTINCTIVE CHARACTER

- ① Vertical Expression
- ② Stepped Parapet
- ③ Turned Wood Window Stiles
- ④ Ornate Retail Entrance
- ⑤ Ornate Gothic Arch Entry
- ⑥ Terracotta Cladding



RESPECT & REHABILITATE GRIFFIN: PAST & PRESENT

PAST



PRESENT



RESPECT & REHABILITATE GRIFFIN BUILDING RESTORATION



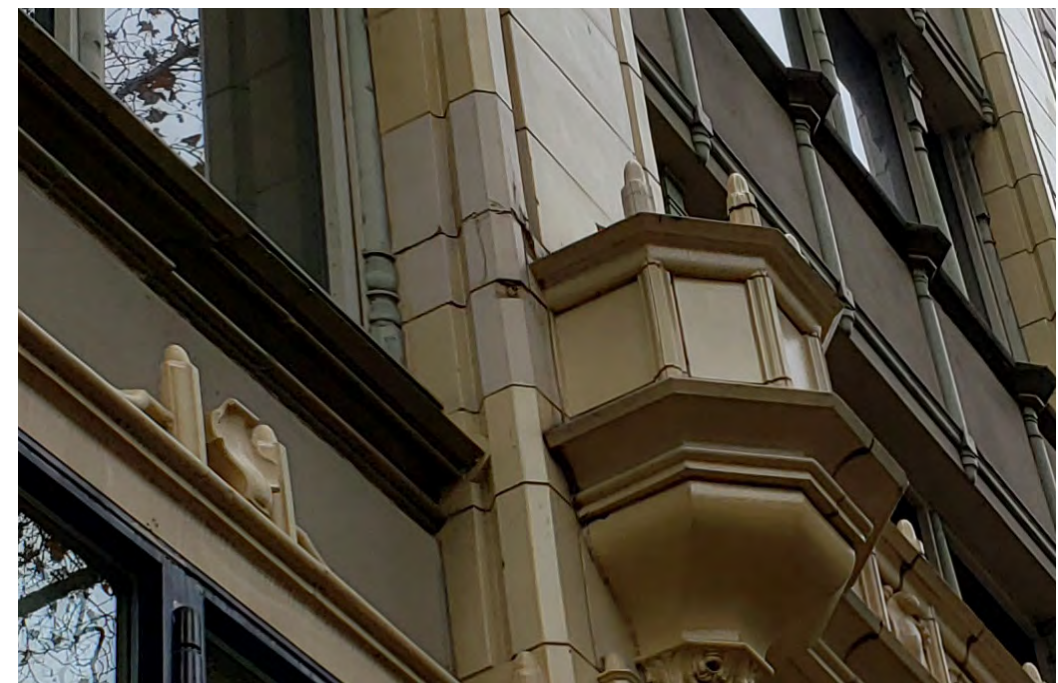
Install New Operable Steel Sash Windows
Based on Original Drawings

-Full Window Study Will Be Provided

RESPECT | AMPLIFY | REVITALIZE



Replace Spalling Terracotta



Repair Settlement Damage

RESPECT & REHABILITATE GRIFFIN BUILDING RESTORATION



Remove Modern Signage & Canopies



Replace Cracked Terracotta



Remove Paint & Reglaze

RESPECT & REHABILITATE GRIFFIN BUILDING RESTORATION



Exposed Rebar



SHERIDAN BUILDING

RESPECT & REHABILITATE BEAUX ARTS IN SEATTLE



1908
Frye Hotel
3rd Ave. & Yesler Way



1909
Public Safety Building
5th Ave. & Yesler Way



1917
Arctic Building
3rd Ave. & Cherry St.



1922
Dexter Horton Building
2nd Ave. & Cherry St.

- Symmetrical Facade
- Masonry Exterior
- Distinct Base, Middle, and Top
- Ornamental Cornice
- Punched Openings

RESPECT & REHABILITATE

SHERIDAN: DISTINCTIVE CHARACTER

- ① Distinct Base
- ② Denticulated Entablatures
- ③ Symmetric Facade Design
- ④ Key Stones
- ⑤ Ornate Cornice



RESPECT & REHABILITATE
SHERIDAN: PAST & PRESENT

PAST



PRESENT



RESPECT & REHABILITATE

SHERIDAN BUILDING RESTORATION



Replace Spalling Terracotta



Install Wood Clad True Divided Lite Upper Sash Windows

-Full Window Study Will Be Provided



Remove Canopy

RESPECT & REHABILITATE

SHERIDAN BUILDING RESTORATION



Reset & RegROUT Terracotta



Spiderwebbing: Reglaze to Seal



Remove & Resecure Cornice Elements



P.O. Box 70110
Seattle, WA 98127

11/19/2019

To: Chainqui Development Virginia
3601 Fremont Ave. N #314
Seattle, WA 98103

Attn: Jenny Tsen 206.660.4300
jenny.tsen@chainqui.com

From: Joel Vaughn Our Phone: (206) 782-4331

Re: 5th and Virginia - Full exterior façade restoration and renovation. South and East Elevations

Item	Qty	Unit	Unit Cost	Total
Mobilization, Safety, GC's, Parking , etc.				50,000
Scaffold and access				70,000
				0
South Building parapet rebuild and repairs				300,000
North Building cornice rebuild				280,000
				0
South Building terra cotta pinning				32,000
North Building terra cotta pinning				30,000
				0
South Building 100% tuck pointing				32,000
North Building 100% tuck pointing				70,000
				0
South Building terra cotta patching				50,000
North Building terra cotta patching				40,000
				0
South Building caulking, terra cotta touch up				15,000
North Building caulking, terra cotta touch up				15,000
				0
				0
Total				\$984,000

* If veneer requires a full removal and replace, the estimated budget would increase to \$1,500,000.

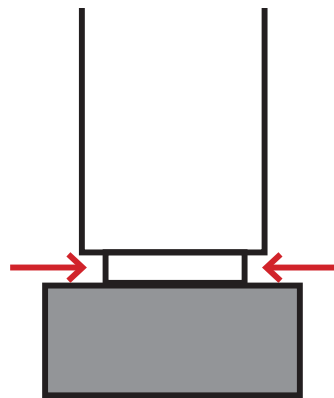
02

AMPLIFY & CELEBRATE

Amplify & Celebrate the historic identity for centuries to come.

PRECEDENTS

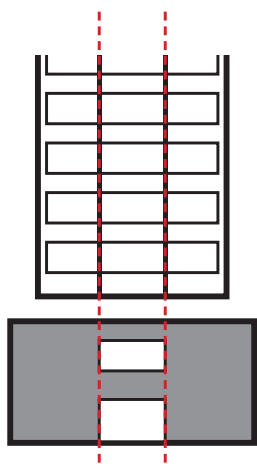
1



Recess

Create a gasket between
existing and new.

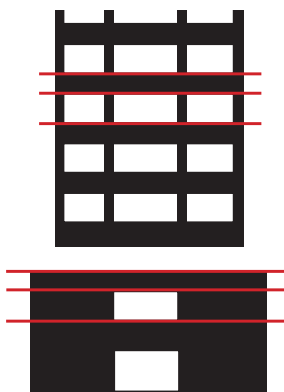
2



Align

Line up existing and new
building elevations.

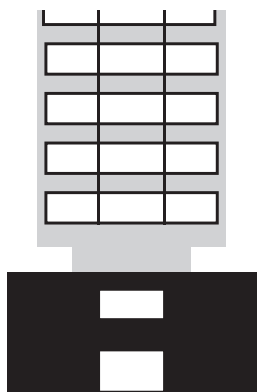
3



Compatible

Consistent proportion, material,
color, etc.

4



Differentiate

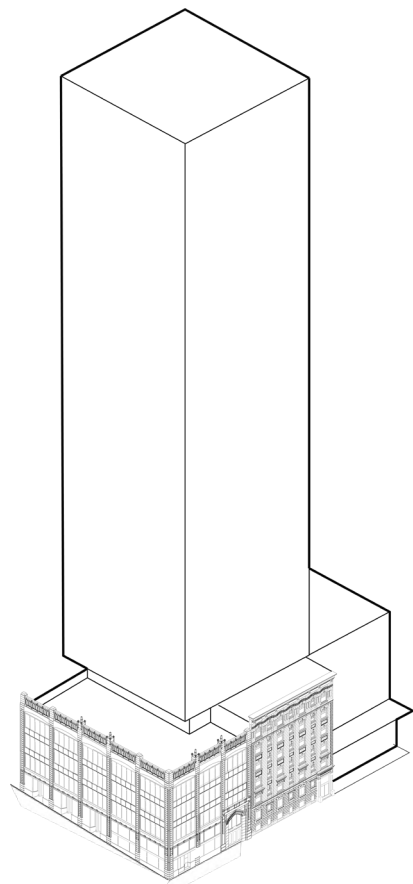
Distinguished material,
transparency, and massing.

PROJECT HISTORY

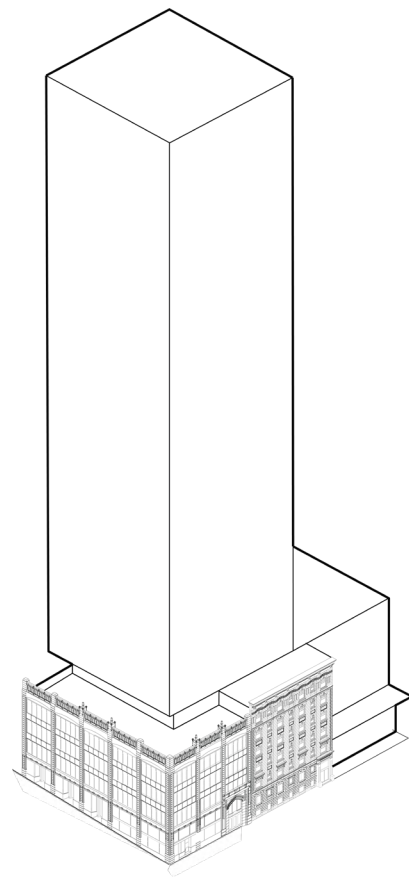
AMPLIFY & CELEBRATE PROJECT TIMELINE

ARC 1 2017-08-30

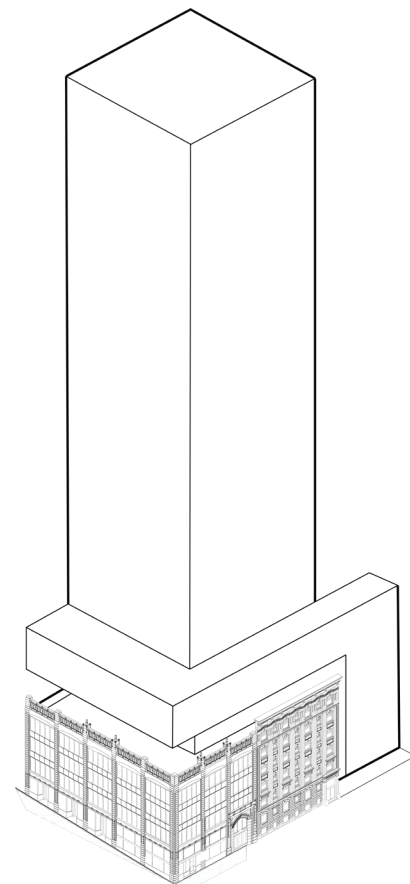
TOWER PROPOSED



OPTION A



OPTION B



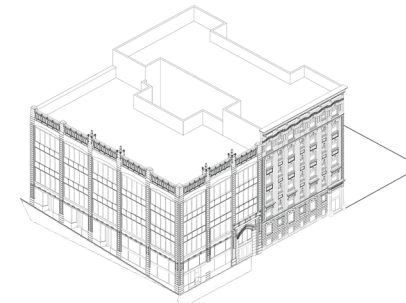
OPTION C

FEEDBACK

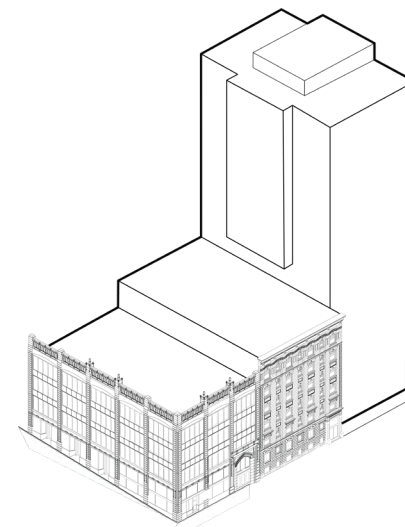
FINANCIAL FEASIBILITY ANALYSIS SHOULD BE
PROVIDED TO SUPPORT THE HEIGHT

ARC 2 2018-02-02

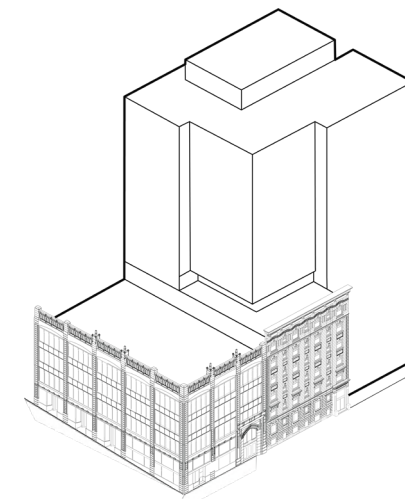
TOWER AND ALTERNATIVES PROVIDED WITH
FINANCIAL FEASIBILITY ANALYSIS



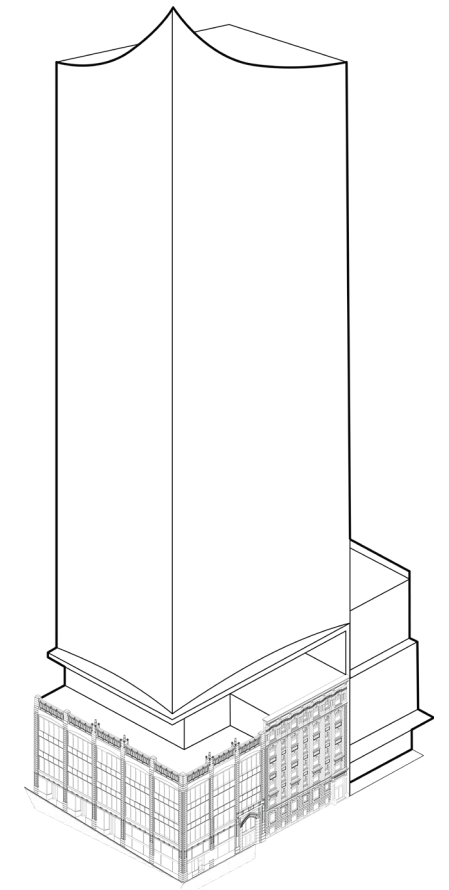
OPTION 1



OPTION 2



OPTION 3



OPTION 4

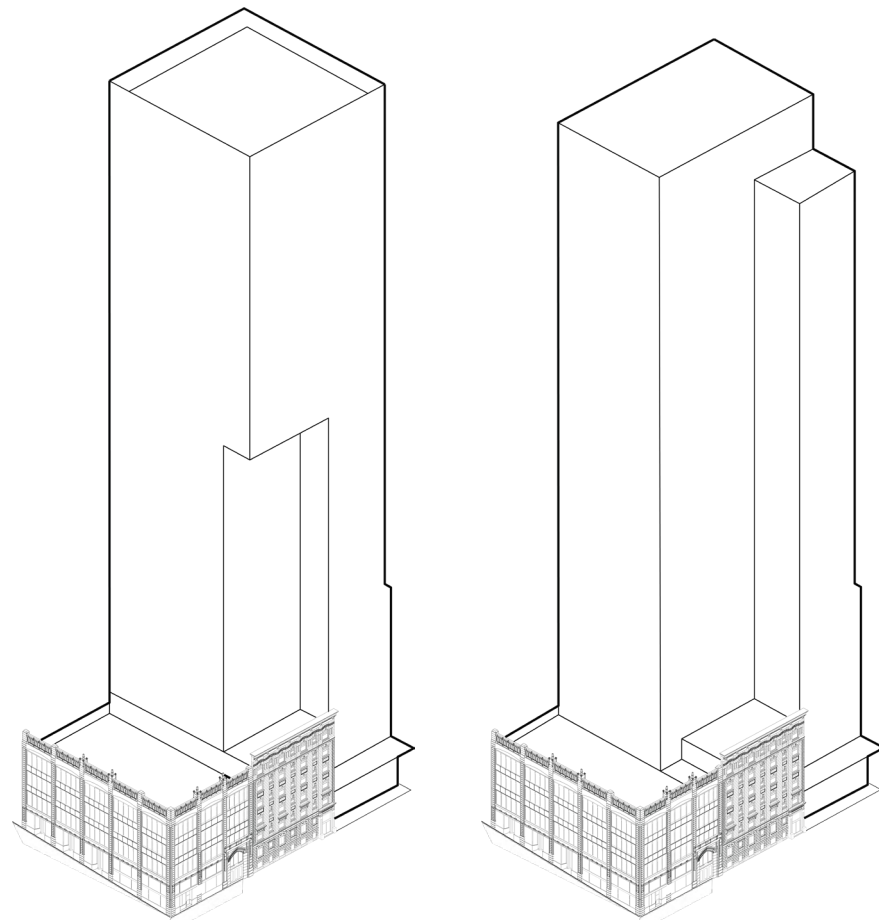
FEEDBACK

AGREEMENT THAT ALTERNATIVES ARE NOT
ECONOMICALLY FEASIBLE, BUT
TOWER LOCATION SHOULD BE OFF THE GRIFFIN

AMPLIFY & CELEBRATE PROJECT TIMELINE

ARC 3 2018-06-29

60' SETBACK FROM VIRGINIA ST
20' SETBACK FROM 5TH AVE



OPTION 5

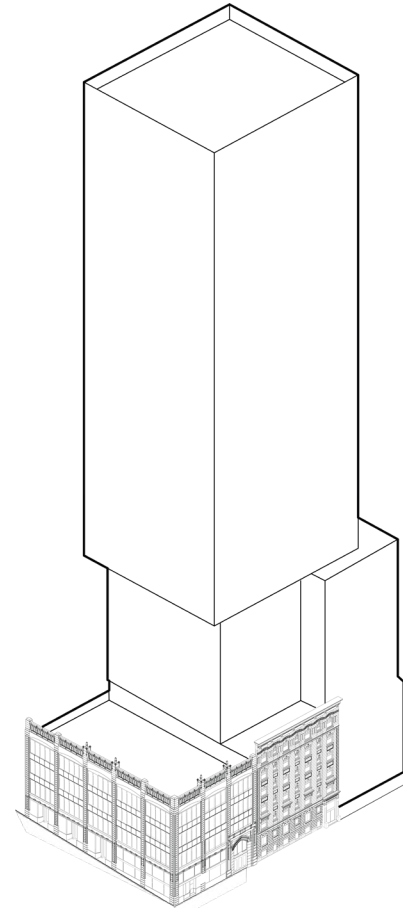
OPTION 6

FEEDBACK

CANTILEVERING OVER GRIFFIN IS ACCEPTABLE;
TOWER MASSING NEEDS IMPROVEMENT AND TOWER
SEPARATION OF 32' NOT PREFERRED BY PLANNING
DIRECTOR

ARC 4 2018-09-14

REFINED MASSING AND TOWER
LOCATION



OPTION 7

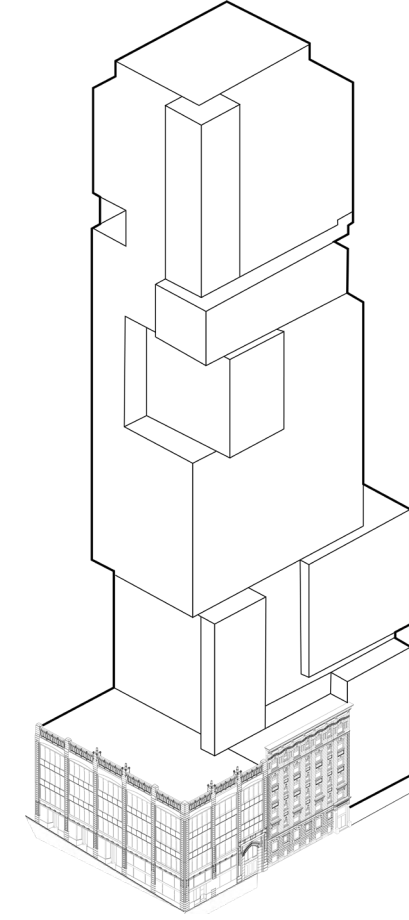
FEEDBACK

TOWER SPACING NEEDS
REFINEMENT;
PRESENT TO LPB

LPB 2019-03-20

CONCEPT 1:
STACKS OF DRYING LUMBER

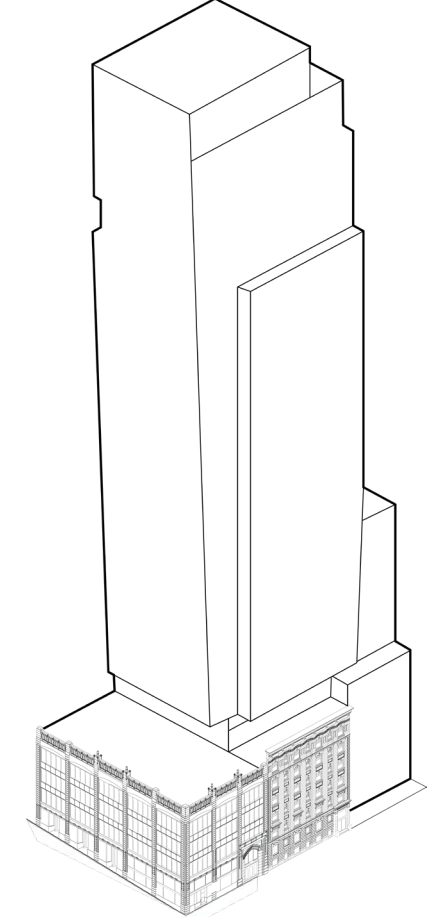
CONCEPT 2:
CEDAR DUGOUT CANOES



OPTION 8

FEEDBACK

TOWER FACADE SHOULD ECHO
THE RHYTHM AND VERTICALITY
OF GRIFFIN BUILDING



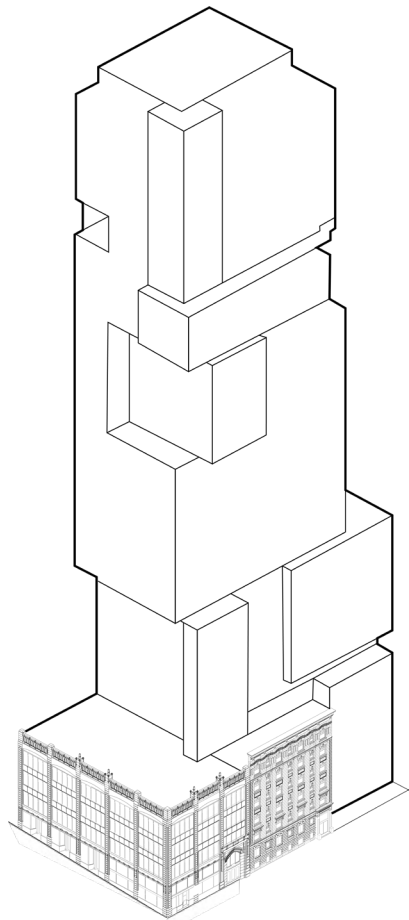
OPTION 9

FEEDBACK

BRING NEW TOWER TO STREET
LEVEL, CREATE FRAMES TO
ECHO GRIFFIN'S VERTICALITY

ARC 5 2019-09-13

CONCEPT 1:
STACKS OF DRYING LUMBER

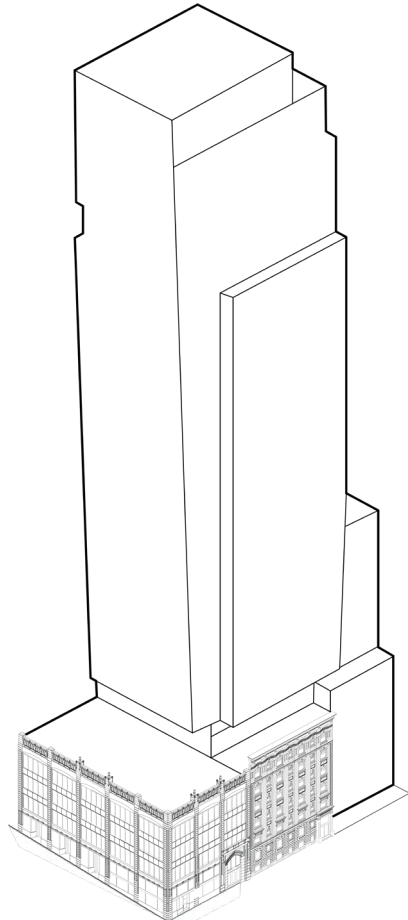


OPTION 8

FEEDBACK

THE STEPPED EDGE IS NOT
WORKING IN THIS SITUATION.

CONCEPT 2:
CEDAR DUGOUT CANOES



OPTION 9

FEEDBACK

PREFERRED OPTION.
THE BOARD SUPPORTS THE 45'
TOWER SEPARATION ASSUMING THE
GRIFFIN BUILDING IS PRESERVED.

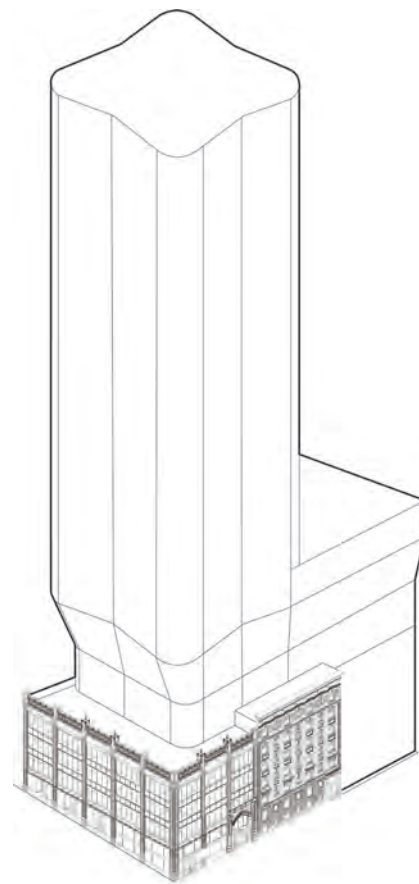
Old Scenario Revised as of December 2019 (with 45-foot Tower separation)

5th and Virginia Tower Site - One 43-story Scenario (45-foot tower spacing) As If Completed &Stabilized &Selling as of December 2019				
Scenario		Levels	Option 1	Option 2
Net	Use		Apts	Condos
	Story		43	43
	Amenity		multiple levels	
	Apt Units		390	
	Condo Units			390
	Residential SF		272,320	272,320
	Average SF		698	698
	Commercial SF-Retail		5,120	5,120
	Commercial SF-Office		88,209	88,209
	Total Rentable/Sellable SF		365,649	365,649
Gross Total	Total GBA		573,180	573,180
	Parking stalls		91	91
	Storage lockers		78	78
Revenue	Effective Gross Income	Apt+Retail	\$18,680,631	
	Aggregate Retail Value	Condo+Retail		\$410,779,850
		extra parking		\$5,600,000
		extra storage		\$780,000
	Expenses	Apt+Retail	\$4,338,587	
	Net Operating Income		\$14,342,044	
	Blended Cap Rates		4.44%	
Market Value		Apt & Retail	\$322,750,000	
		Condo & Retail		\$417,159,850
Total Market Value (R)			\$322,750,000	\$417,159,850
Proj. Costs	DMC 240/290-440	Land Area	\$1,733	\$1,733
Purchase	Land Base	19,440	\$33,690,000	\$33,690,000
Estimated	MHA Fees		\$4,450,999	\$4,450,999
	Demolition Costs (Interior)		\$500,000	\$500,000
	Total Land Costs		\$38,640,999	\$38,640,999
		per Land SF	\$1,988	\$1,988
Hard Costs			\$235,905,325	\$240,416,785
		per GSF	\$412	\$419
		per NSF	\$645	\$658
Soft Costs			\$53,968,731	\$44,749,250
Financing Cost - Condo				\$60,364,349
Condo	Sales Costs @	7.00%		\$29,201,190
Total Costs			\$328,515,055	\$413,372,572
Gross Profit (R)			(\$5,765,000)	\$3,787,000

AMPLIFY & CELEBRATE PROJECT TIMELINE

ARC 6 2020-12-11

CONCEPT:
NEW FORMALISM



OPTION 10

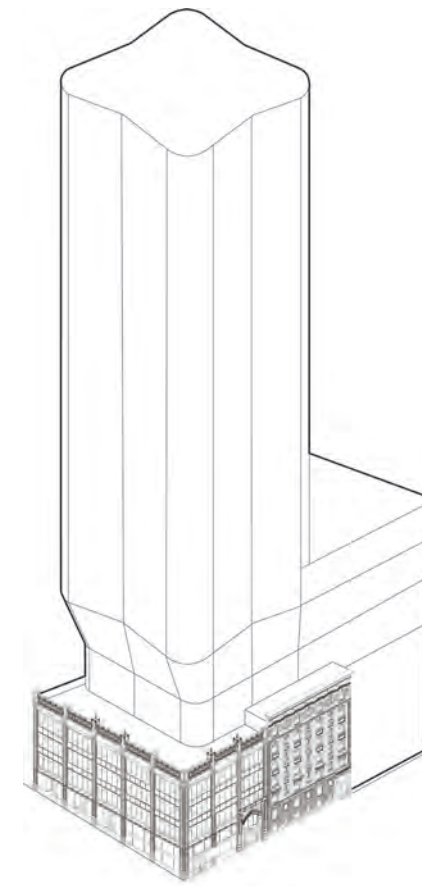
FEEDBACK

- APPRECIATED THE PROPOSED REHABILITATION OF THE LANDMARKS. NEW FORMALISM CONCEPT WAS WELL RECEIVED.
- APPROVED THE INTEGRATION OF BOTH LANDMARKS INTO THE DESIGN, INCLUDING UNDERGROUND PARKING BELOW GRIFFIN.
- APPRECIATED THE FUNCTION OF GRIFFIN AND SHERIDAN REMAINING AS OFFICE AND RESIDENTIAL RESPECTIVELY.
- SUGGESTED STUDYING AN OPTION WITHOUT THE TAPER.
- REQUESTED IMAGERY WITHOUT CLOUDS AND SUN OBSCURING THE DESIGN.

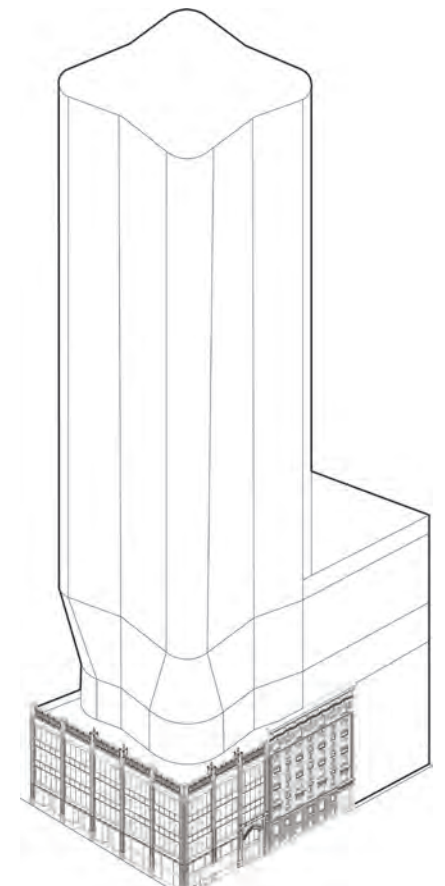
LPB 2021-02-17

CONCEPT 1:
NEW FORMALISM

CONCEPT 2:
NEW FORMALISM WITHOUT TAPER

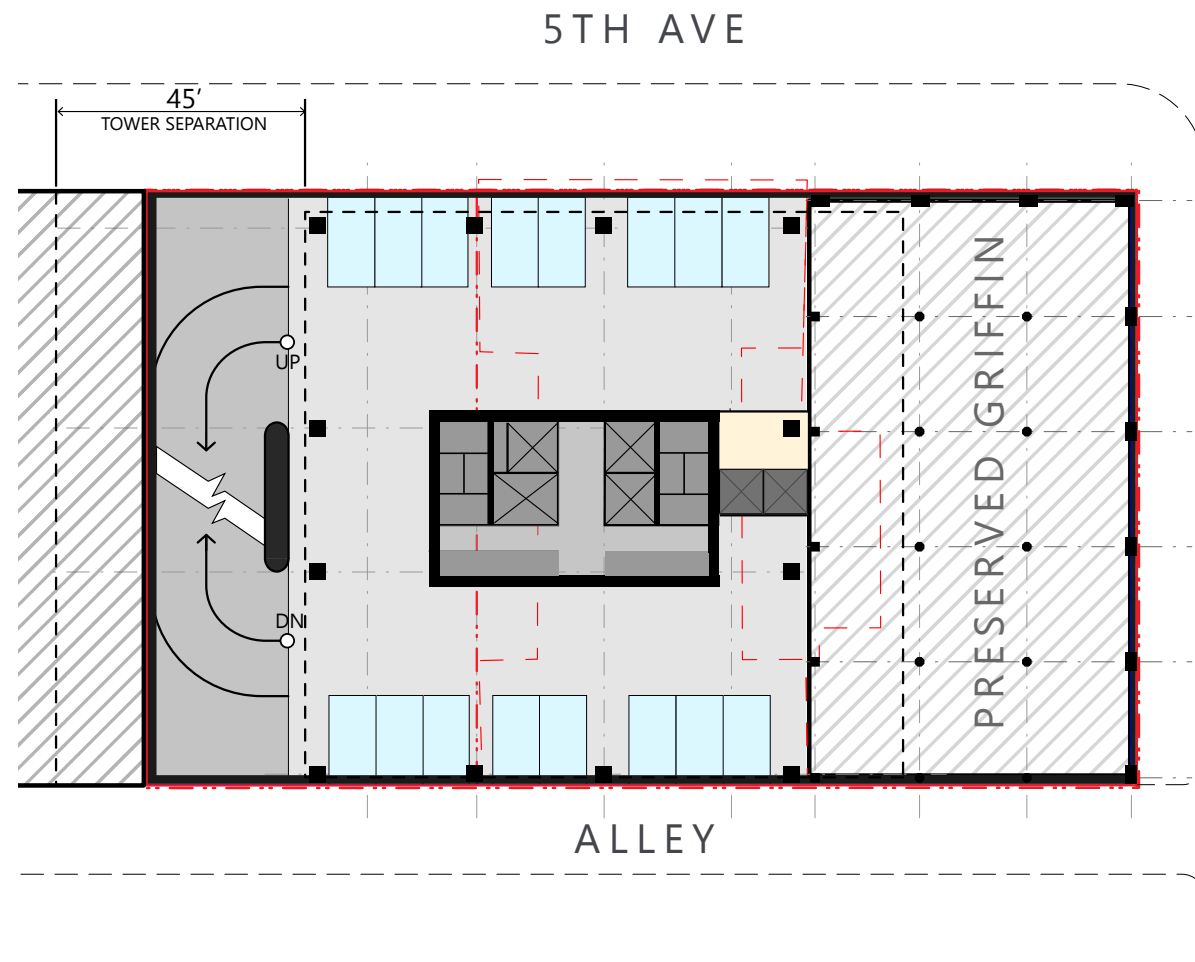


OPTION 10



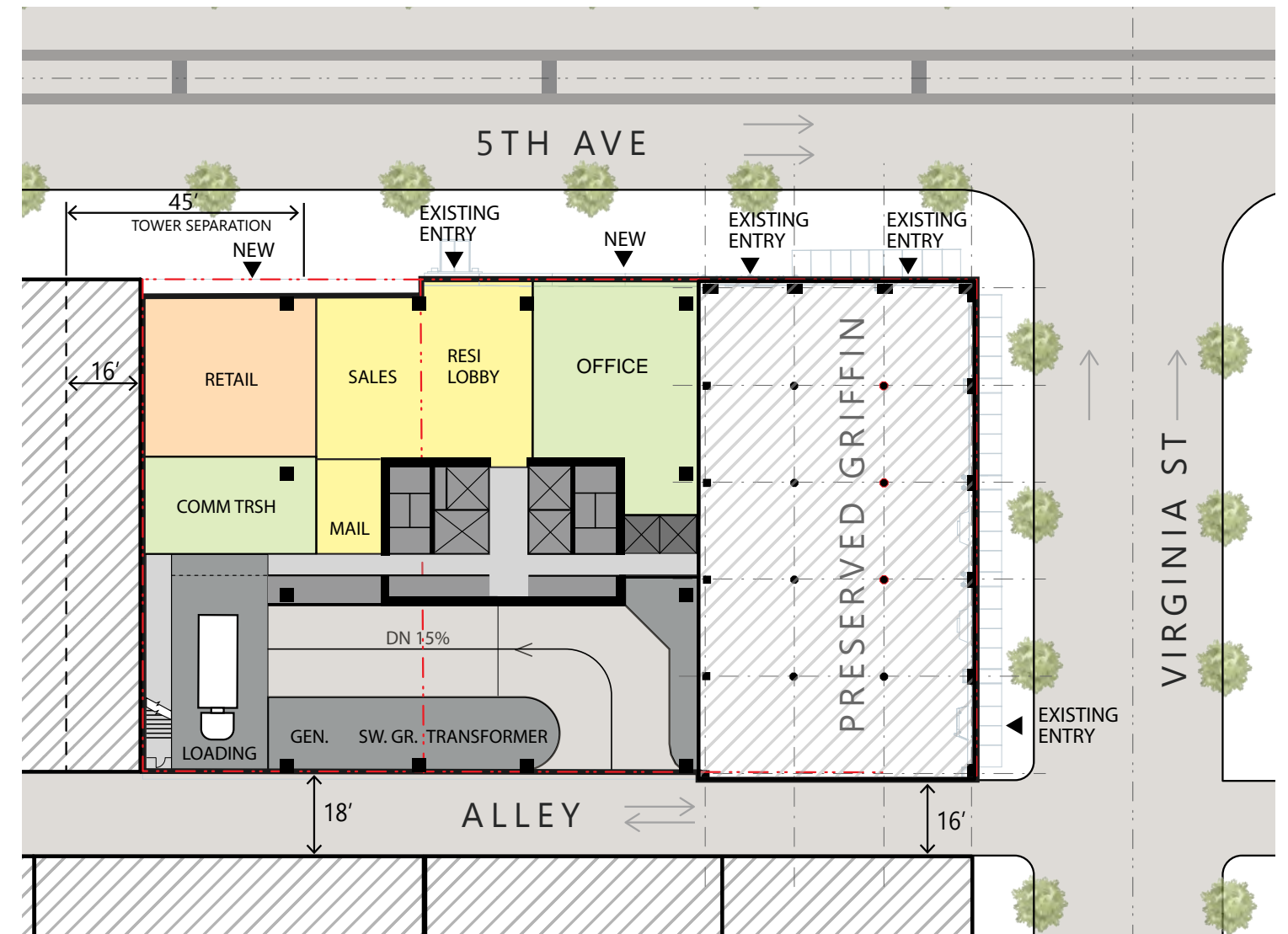
OPTION 11

AMPLIFY & CELEBRATE PREVIOUS FLOOR PLANS

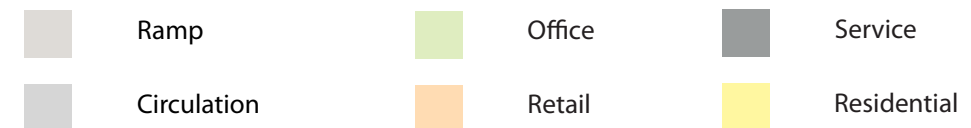


 B1 LEVEL PLAN

- 16 PARKING STALLS ON EACH LEVEL
- PARKING EFFICIENCY IS 810 SF/STALL



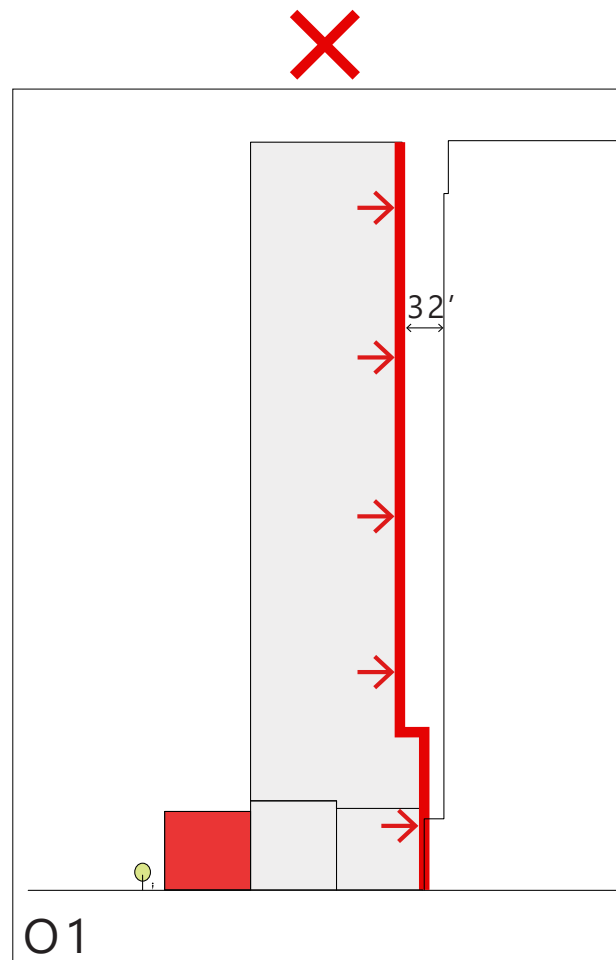
 GROUND LEVEL PLAN



- INSUFFICIENT SPACE FOR LOADING
- INSUFFICIENT SPACE FOR TRASH

MASSING STUDIES

AMPLIFY & CELEBRATE MASSING STUDIES

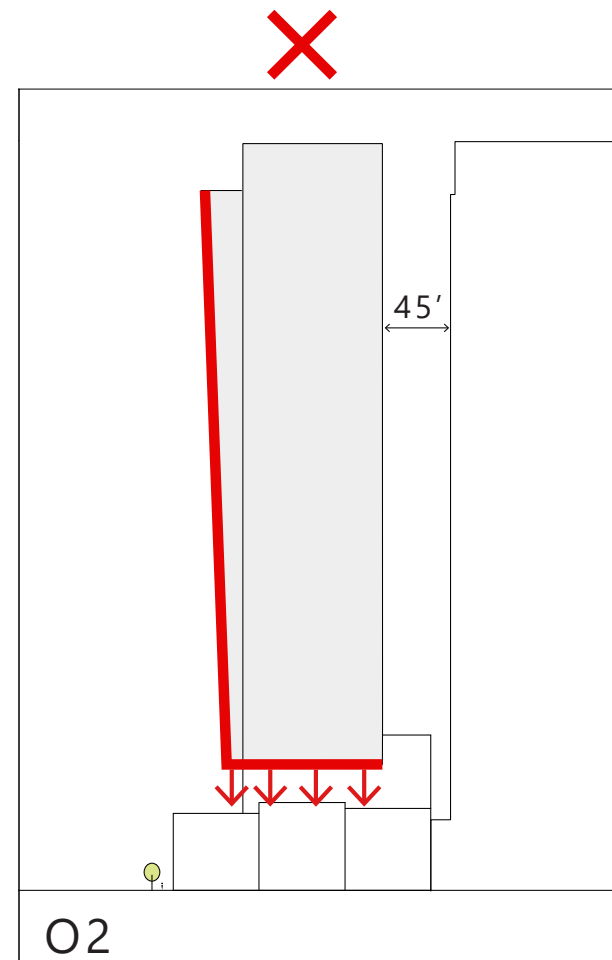


PROS

- GRIFFIN'S ENTIRE INTEGRITY IS PROTECTED

CONS

- GRIFFIN ALIENATED
- VISUAL WEIGHT ON SHERIDAN
- UNDESIRABLE OFFICE PLATES
- PARKING/SERVICE/GARBAGE NOT FEASIBLE
- TOWER SEPARATION NOT SUPPORTED BY SDCI

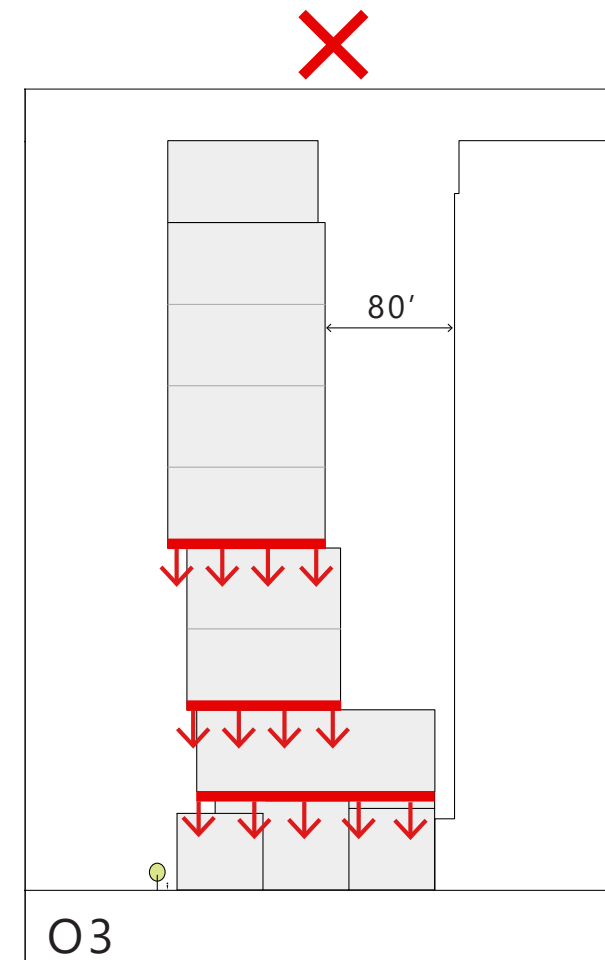


PROS

- BETTER TOWER SEPARATION

CONS

- VISUALLY UNPROPORTIONATE
- SOFFIT ADDS VISUAL WEIGHT
- MASSING ABOVE GRIFFIN

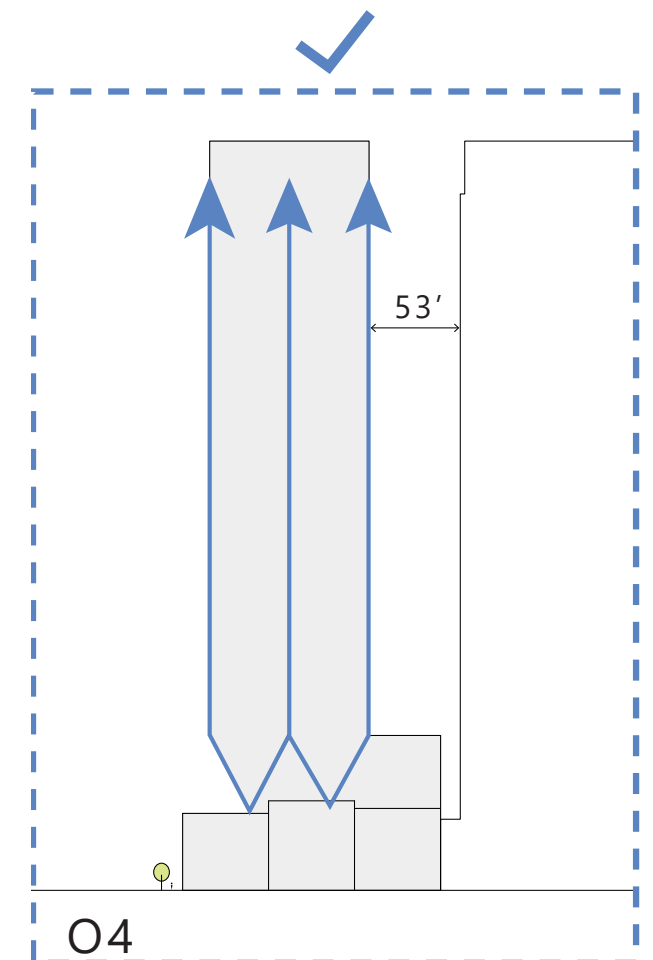


PROS

- SUFFICIENT PODIUM BASE
- HORIZONTALS BREAK DOWN MASSING
- ADDITIONAL TOWER SEPARATION

CONS

- SOFFITS AND MASSING ADD VISUAL WEIGHT ON BOTH SHERIDAN AND GRIFFIN
- THE TOWER IMPACTS BOTH LANDMARKS



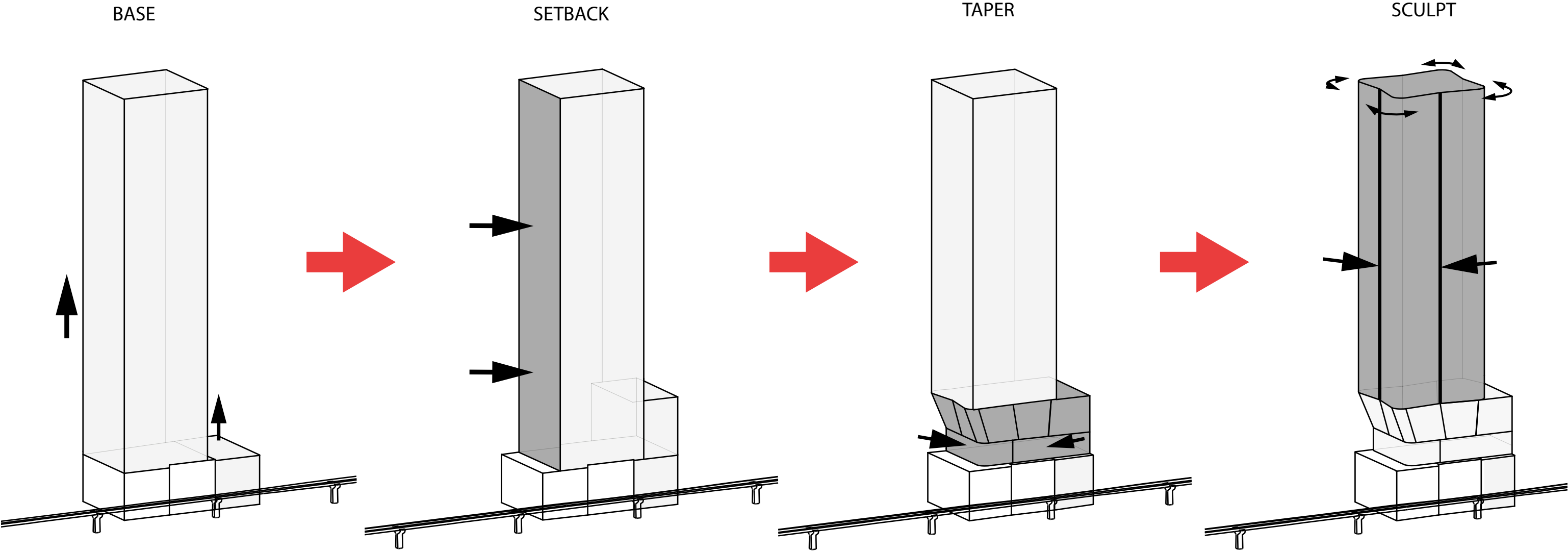
PROS

- SUFFICIENT PODIUM BASE
- TAPERED TOWER SITS LIGHTLY
- INHERIT GRIFFIN'S FEATURES ALLOWING THE VERTICAL EXPRESSION TO CONTINUE UPWARD
- RELIEVE VISUAL WEIGHT

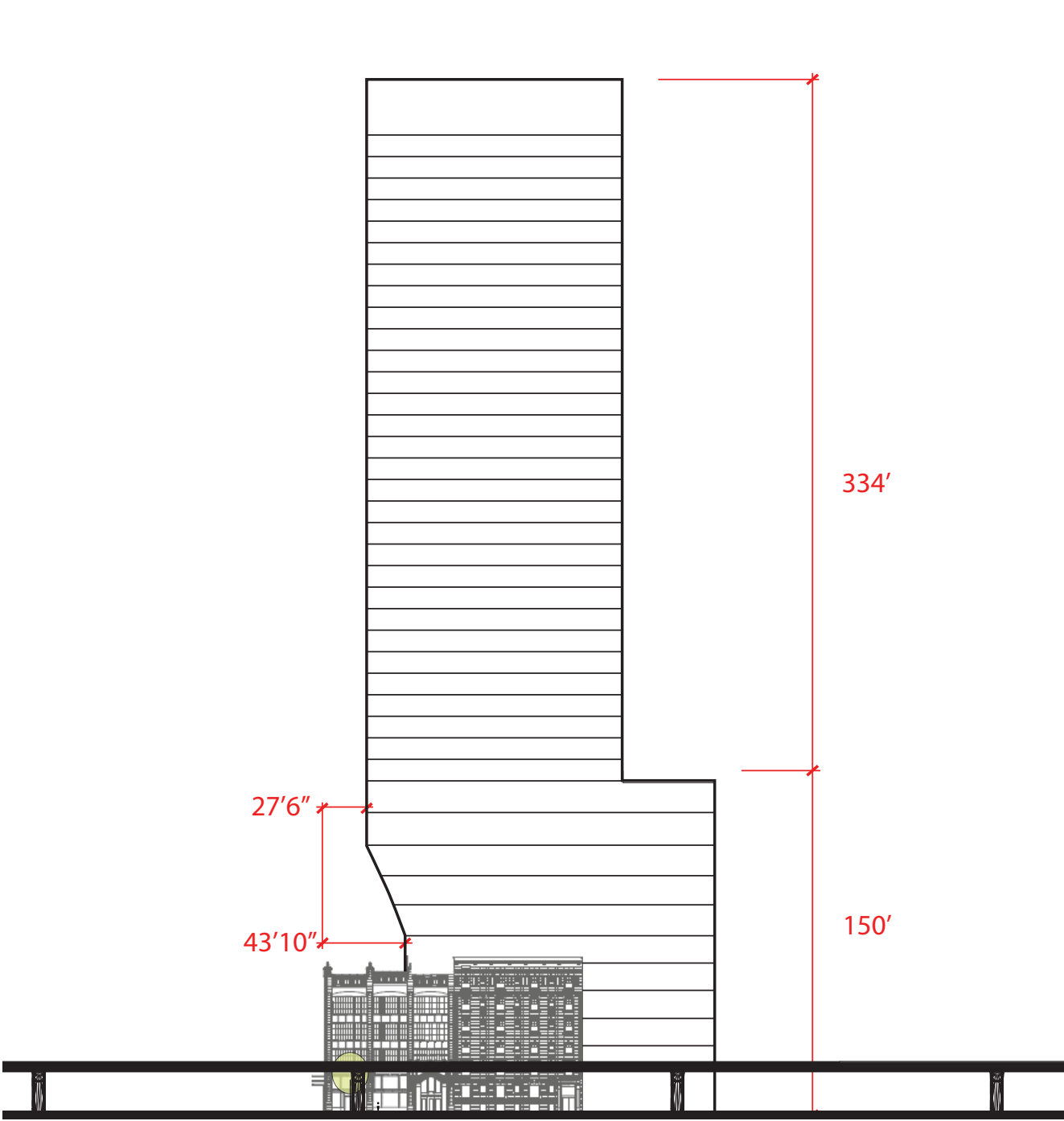
CONS

- THE TOWER LIGHTLY TOUCHES BOTH LANDMARKS

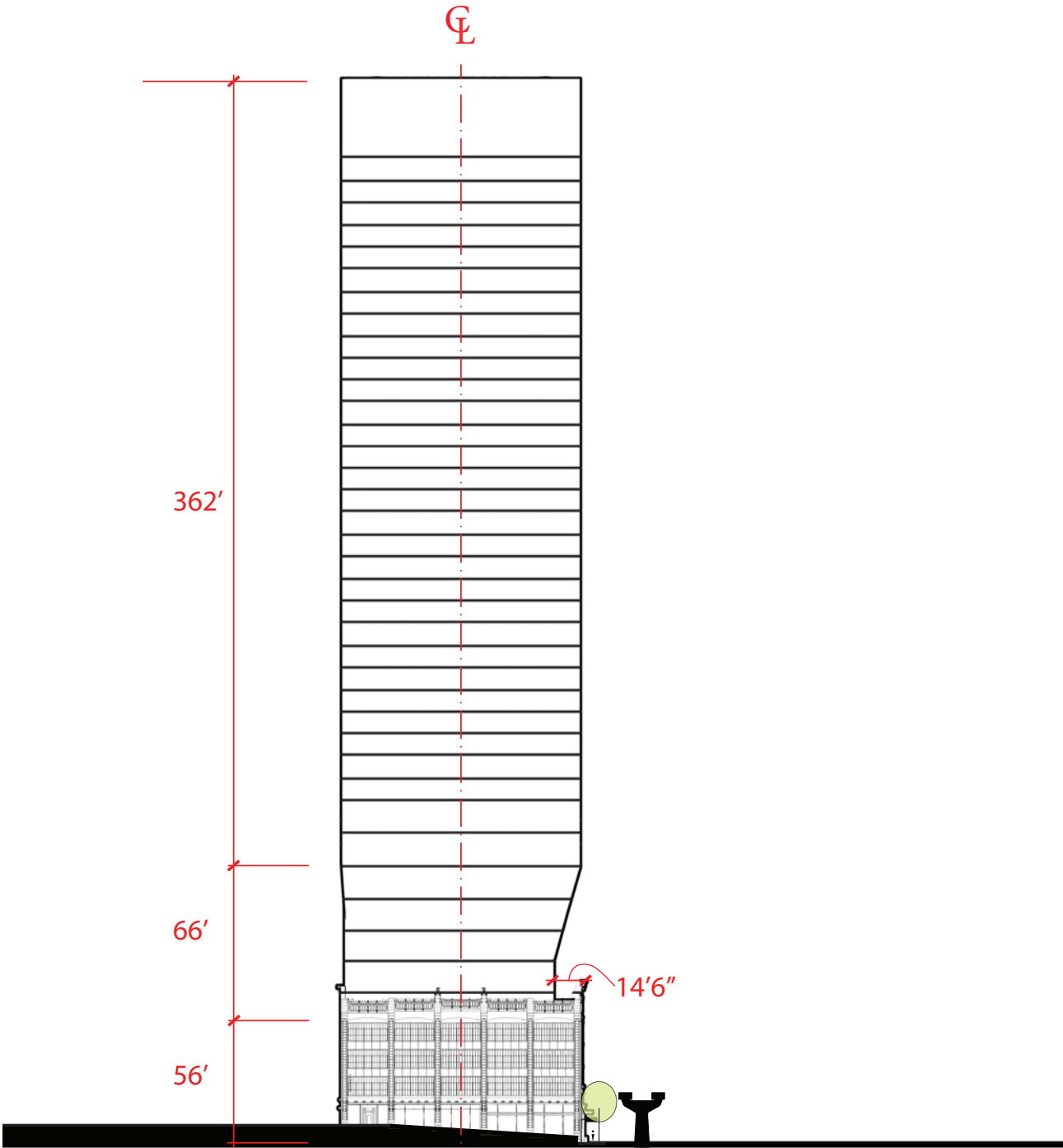
AMPLIFY & CELEBRATE
DESIGN APPROACH



AMPLIFY & CELEBRATE
DIMENSIONS



East Elevation



South Elevation

AMPLIFY & CELEBRATE NEW FORMALISM



UW SUZZALO ADDITION
BY BINDON AND WRIGHT
1963



RAINIER TOWER
BY YAMASAKI
1977



PACIFIC SCIENCE CENTER
BY YAMASAKI
1962

- Emerged in the 1950's
- Symmetry
- Rich materials
- Set on a podium
- Designed to achieve modern monumentality
- Embraces classical precedents
- Delicacy of details

AMPLIFY & CELEBRATE DESIGN PART I

A: TREE



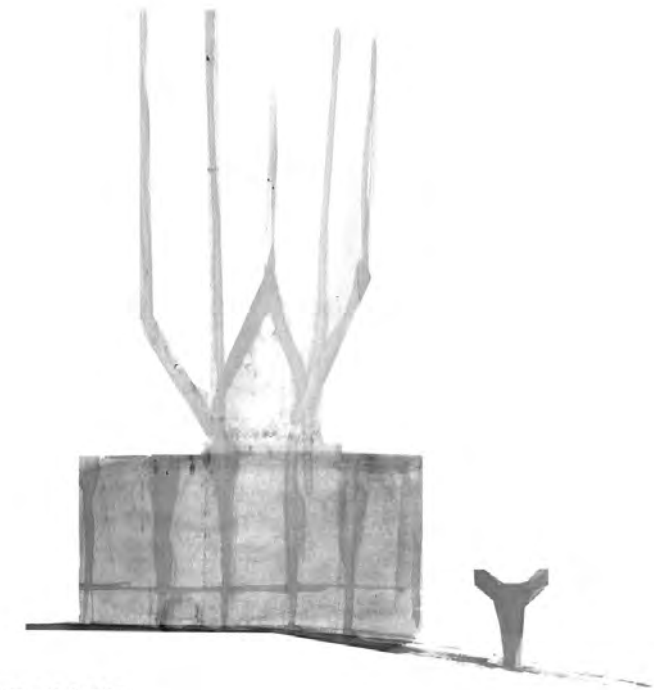
B: TREE BRANCH



C: BUILDING ELEMENTS



D: BUILDING STRUCTURE



AMPLIFY & CELEBRATE STREETSCAPE



View from the Corner of 5th & Virginia



View from Virginia Street





View from the Corner of 5th & Virginia



View from 5th Avenue



View along 5th Avenue

03

REVITALIZE & ENRICH

Revitalize & Enrich the landmarks to meet modern-day utilization.

REVITALIZE & ENRICH CHALLENGES



PARKING

60' x 108'

6,480 SF

SHERIDAN

7 FLOORS

5,194 SF / FLR

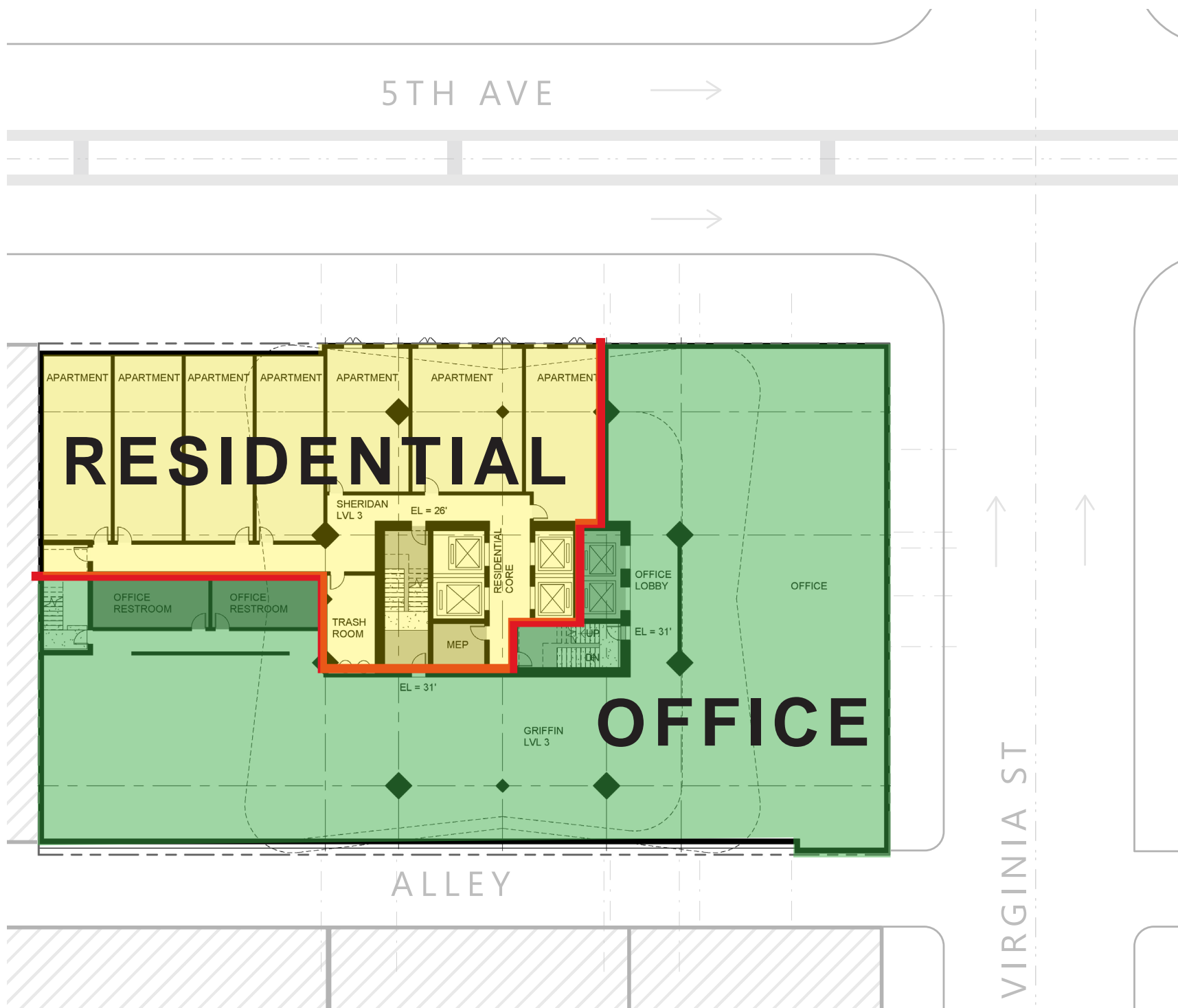
GRIFFIN

4 FLOORS

5,823 SF / FLR

- 3 Disconnected Spaces
- Small Floorplates for Office Use
- Mismatching Floor Elevations
- Insufficient Natural Light for Office

REVITALIZE & ENRICH OPPORTUNITIES



- Maintain Original Floor Plates
- Maintain Original Program: Office(Griffin) and Residential(Sheridan)
- Differentiate Residential and Office space with different Floor Height
- Interpretive Reconstruction of Walls & Columns





Sheridan Floor Elevations

REVITALIZE & ENRICH
SECTION B



SHERIDAN
ORIGINAL
ROOF

ROOF
66'

LVL 6
56'

LVL 5
46'

LVL 4
36'

LVL 3
26'

LVL 2
16'

SHERIDAN
ORIGINAL
LVL1

LVL 1
6'

B1
-4'

Sheridan Floor
Elevations



LVL 6
68'6"

12'6"

LVL 5
56'

12'6"

LVL 4
43'6"

12'3"

LVL 3
31'3"

12'3"

LVL 2
19'

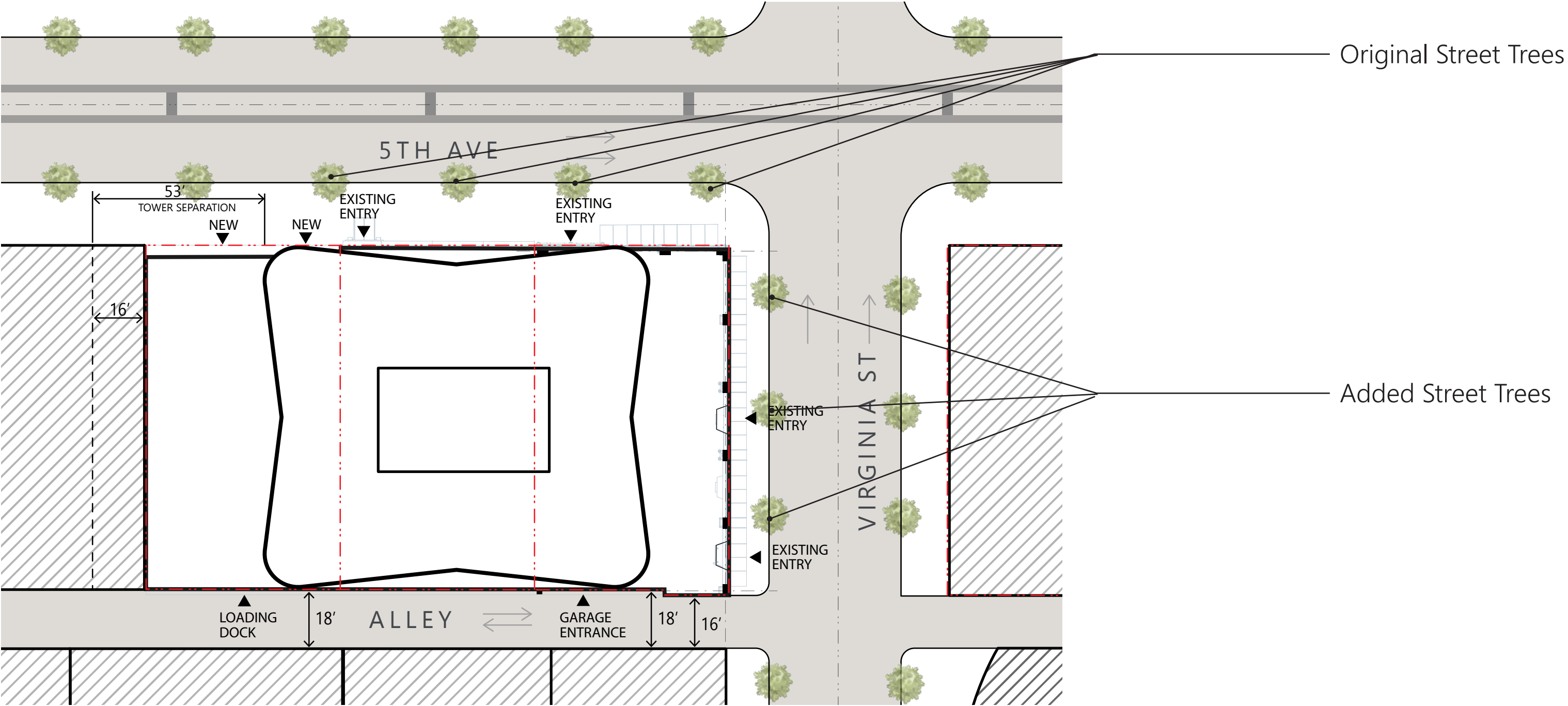
11'

L1M
8'

LVL 1
0'

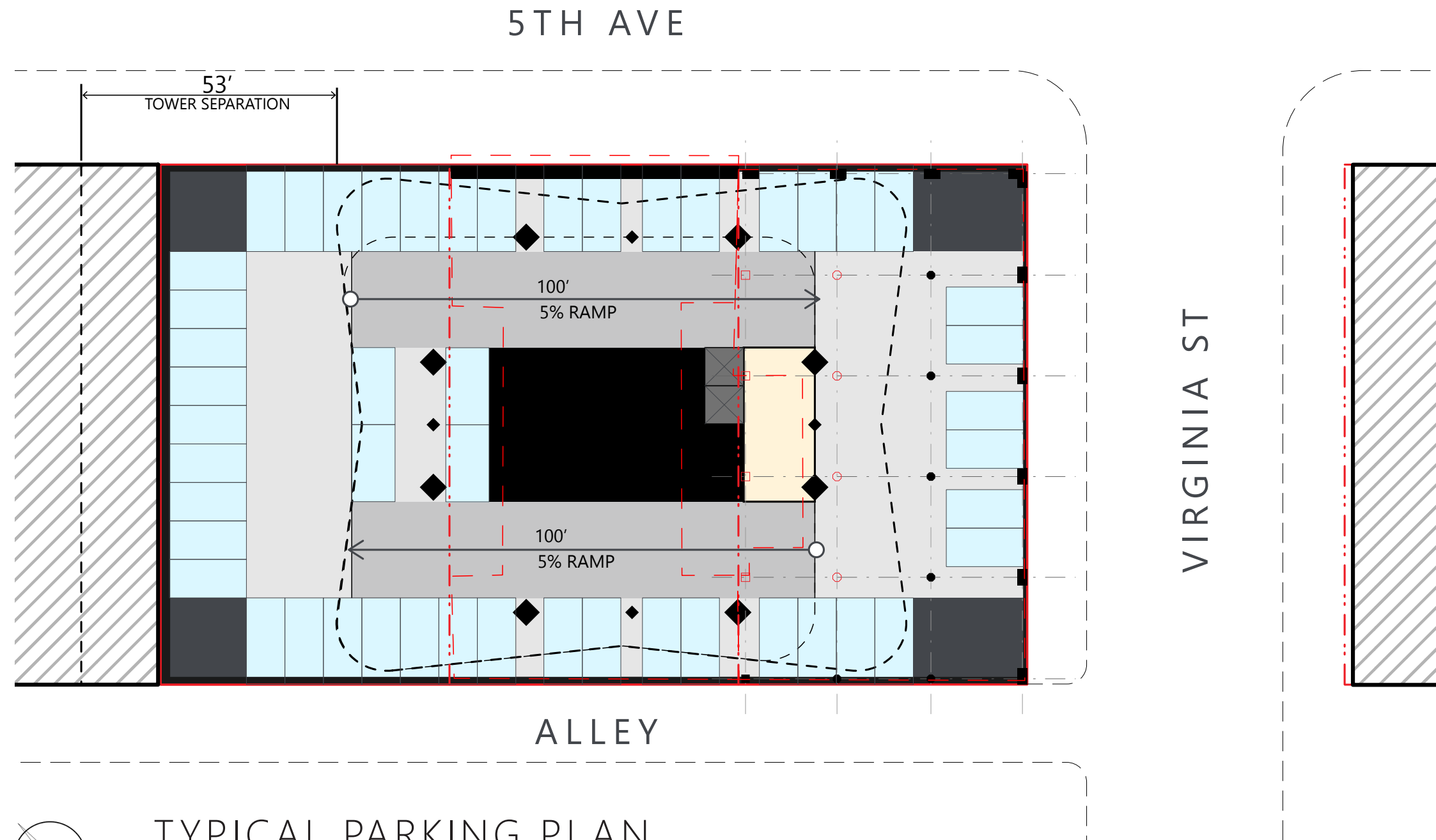
Griffin Floor
Elevations

REVITALIZE & ENRICH
LANDSCAPE



 SITE PLAN

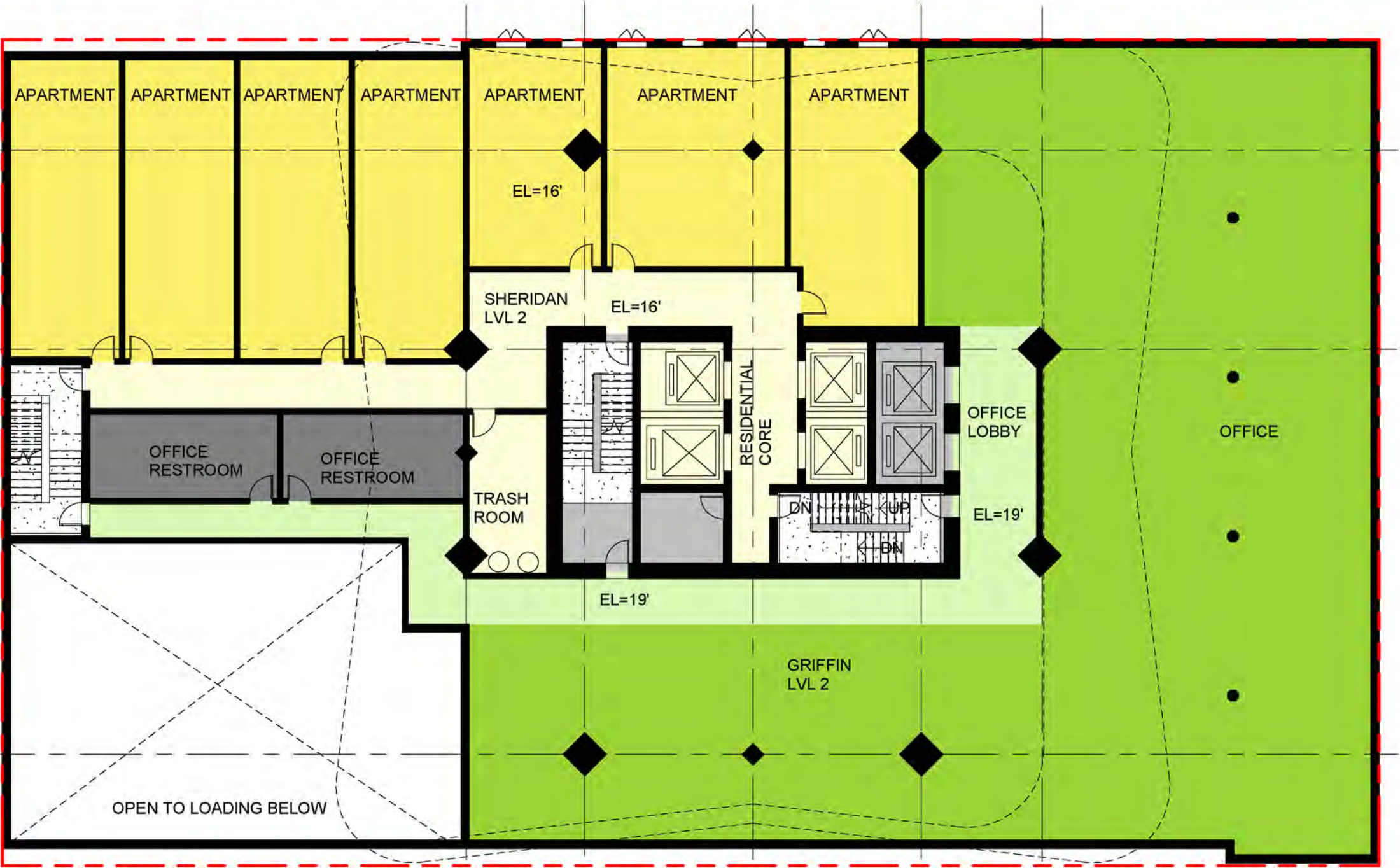
REVITALIZE & ENRICH PARKING (PREFERRED)



TYPICAL PARKING PLAN

TOWER SEPARATION = 53'
PARKING STALLS = 48
EFFICIENCY = 405 sf/stall

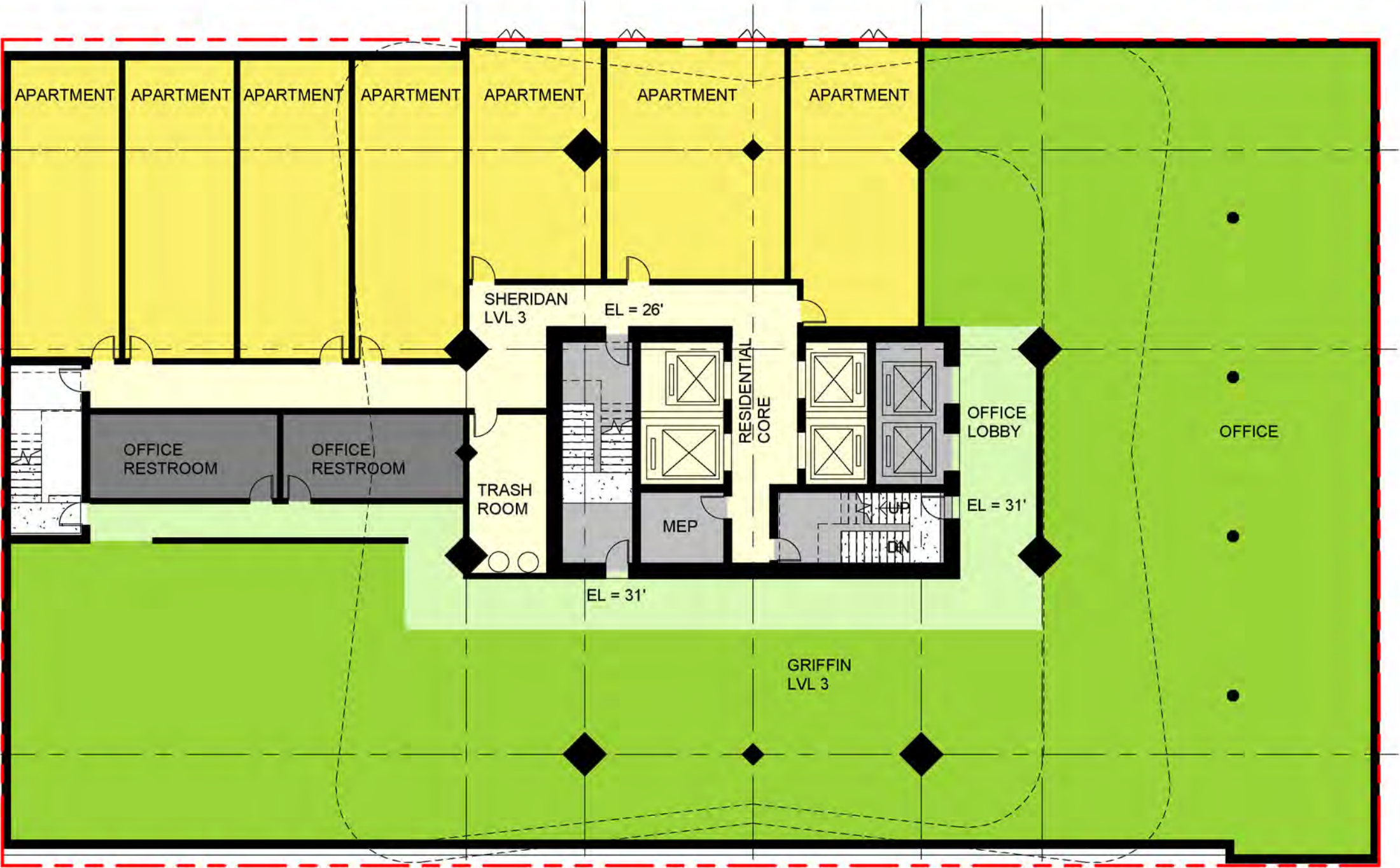
REVITALIZE & ENRICH
PODIUM PLAN



GRIFFIN L2/
SHERIDAN L2
1/16" = 1'0"



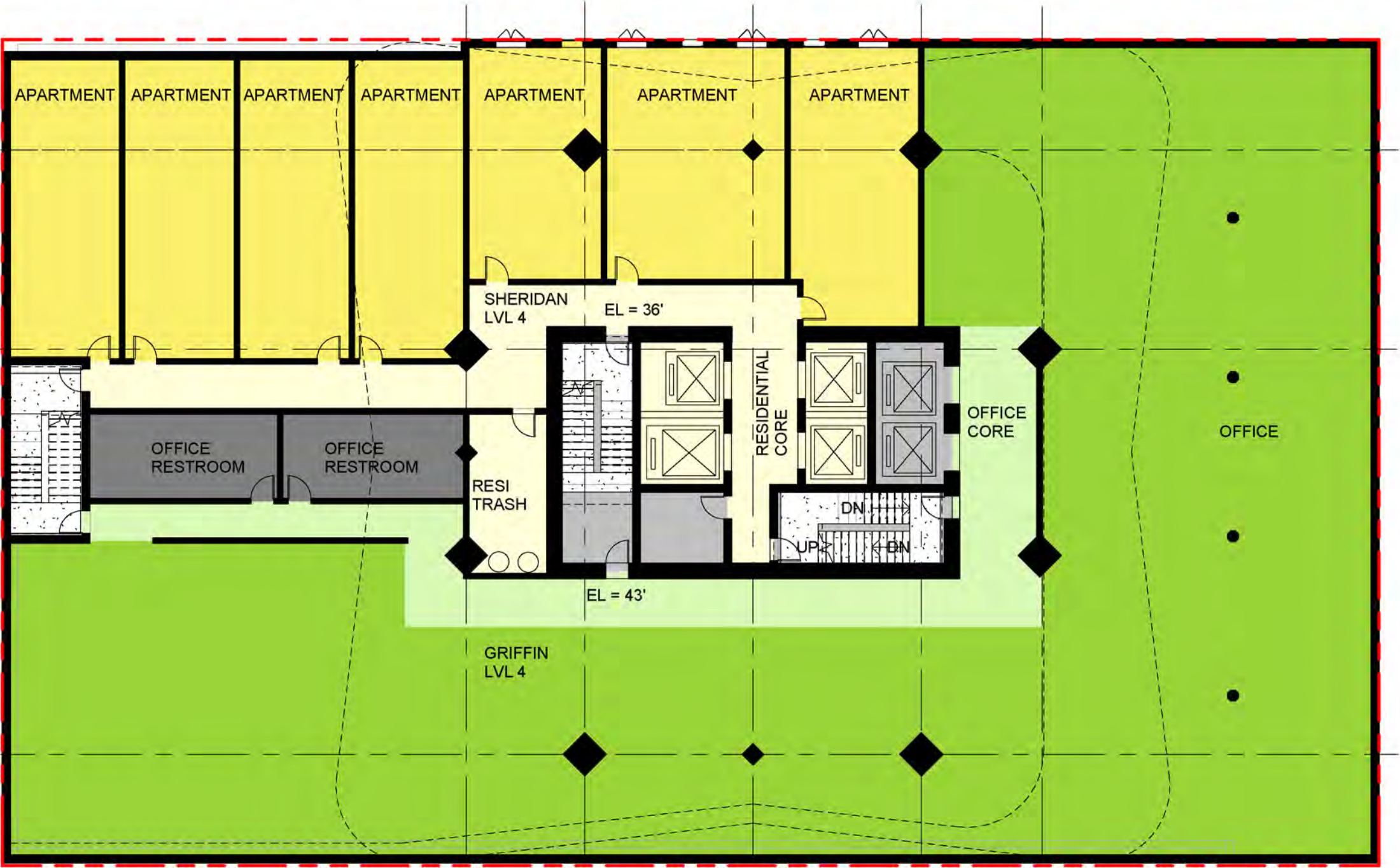
REVITALIZE & ENRICH
PODIUM PLAN



GRIFFIN L3/
SHERIDAN L3
1/16" = 1'0"



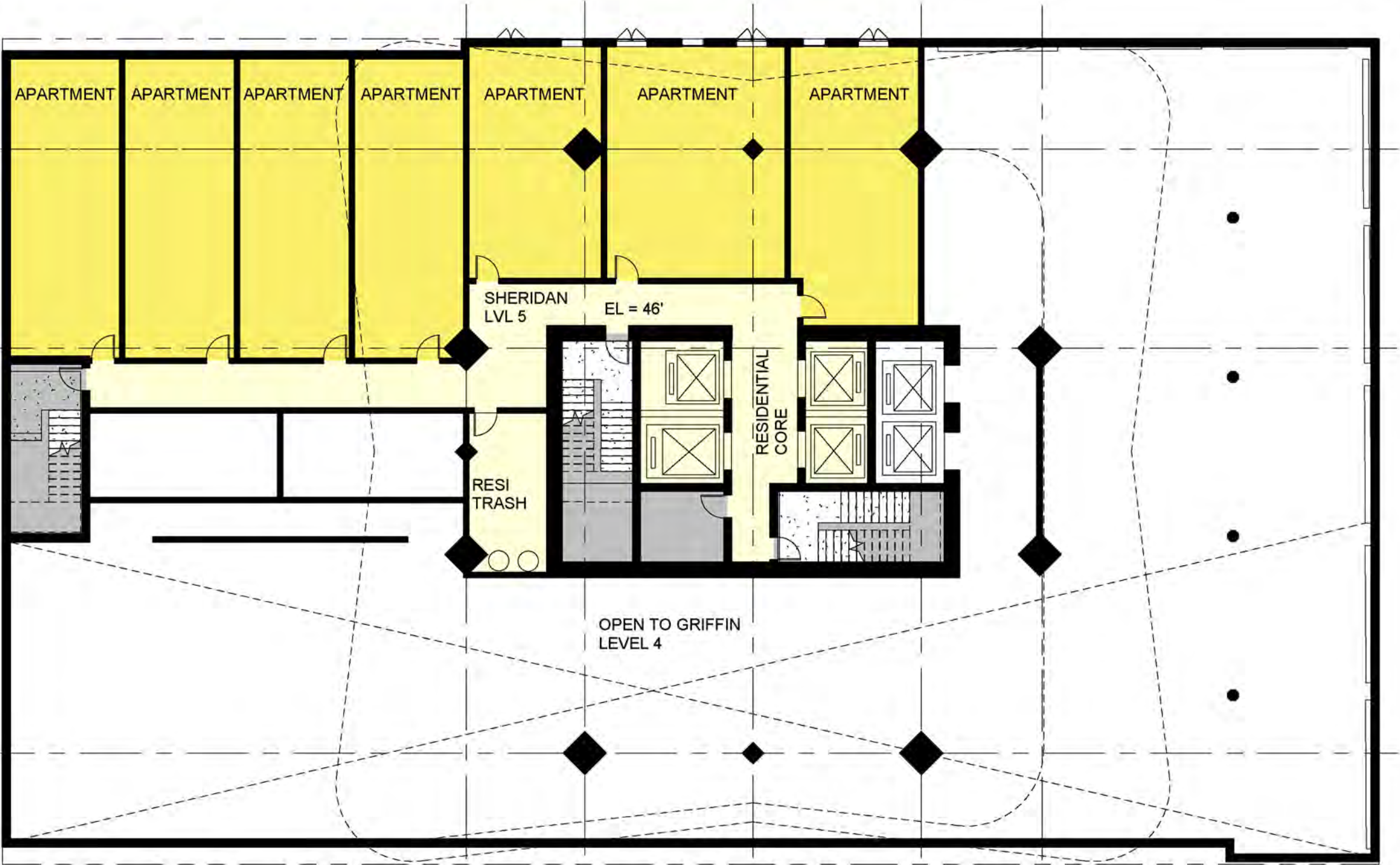
REVITALIZE & ENRICH
PODIUM PLAN



GRIFFIN L4/
SHERIDAN L4
1/16" = 1'0"



REVITALIZE & ENRICH
PODIUM PLAN



SHERIDAN L5
1/16" = 1'0"



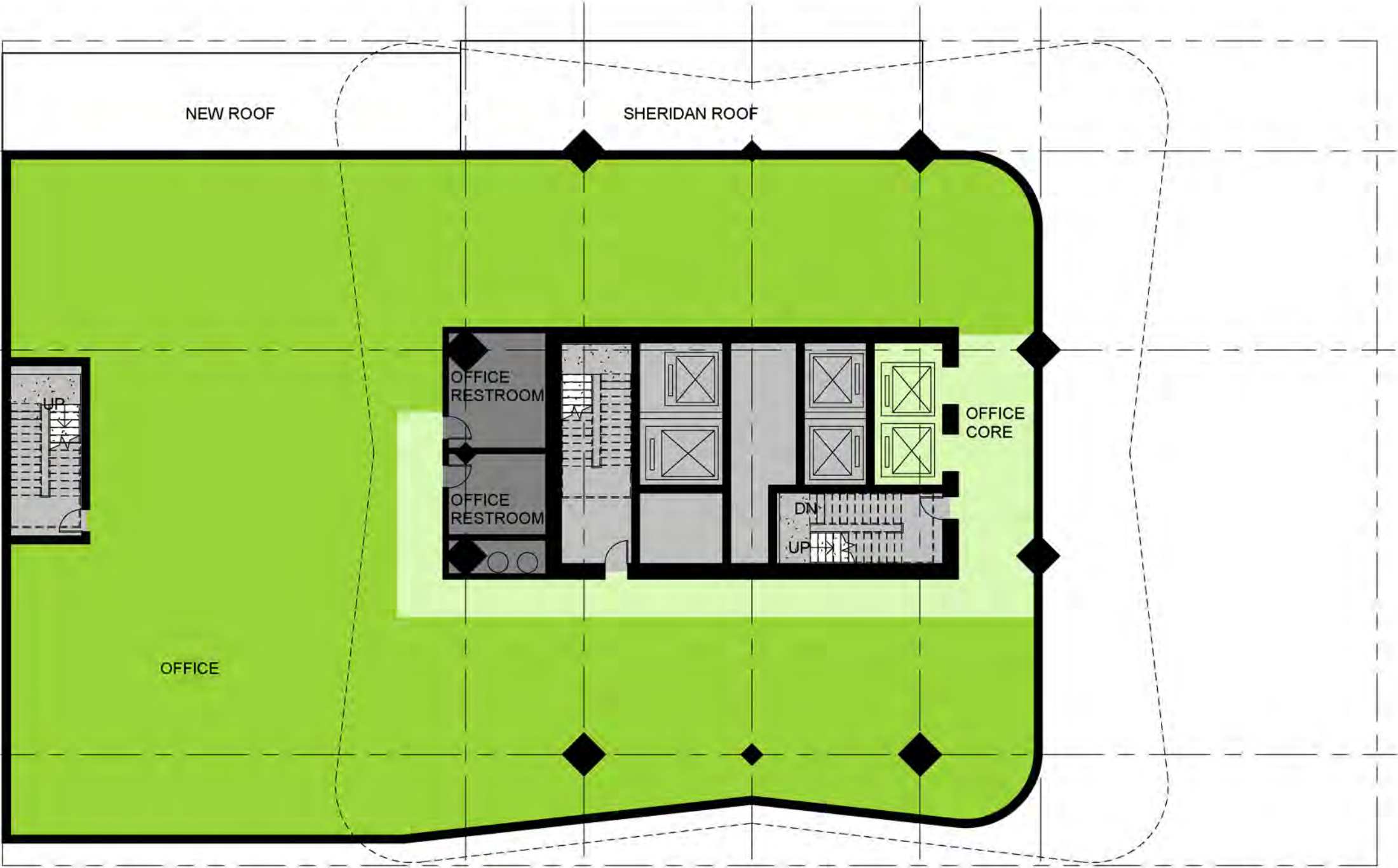
REVITALIZE & ENRICH
PODIUM PLAN



GRIFFIN ROOF/
SHERIDAN L6
1/16" = 1'0"



REVITALIZE & ENRICH
PODIUM PLAN



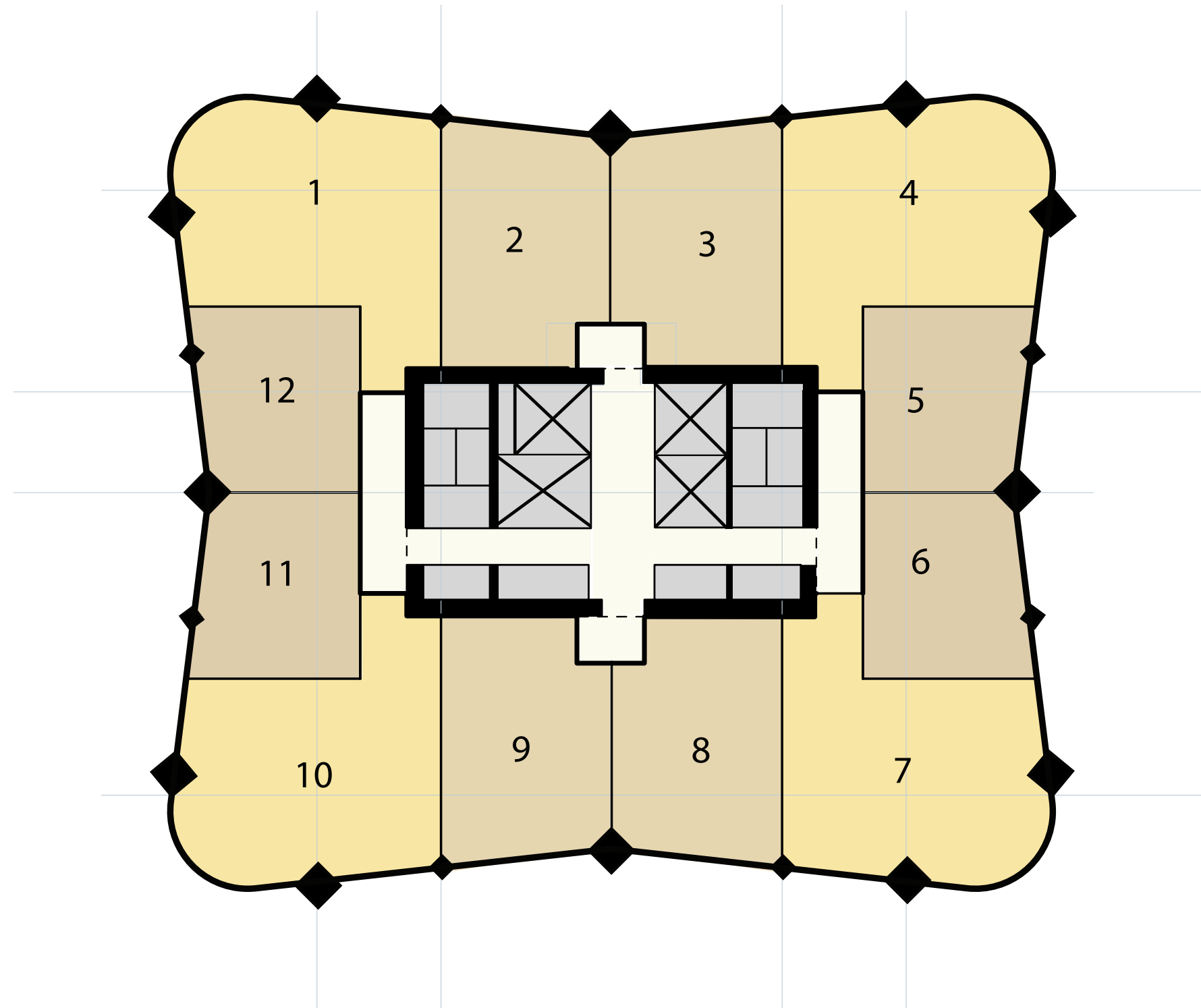
LEVEL 6
(SHERIDAN ROOF)
1/16" = 1'0"



REVITALIZE & ENRICH TOWER RESIDENTIAL



- Circulation
- Core
- Residential - 1 BED
- Residential - 1 BED+
- Residential - 2 BED

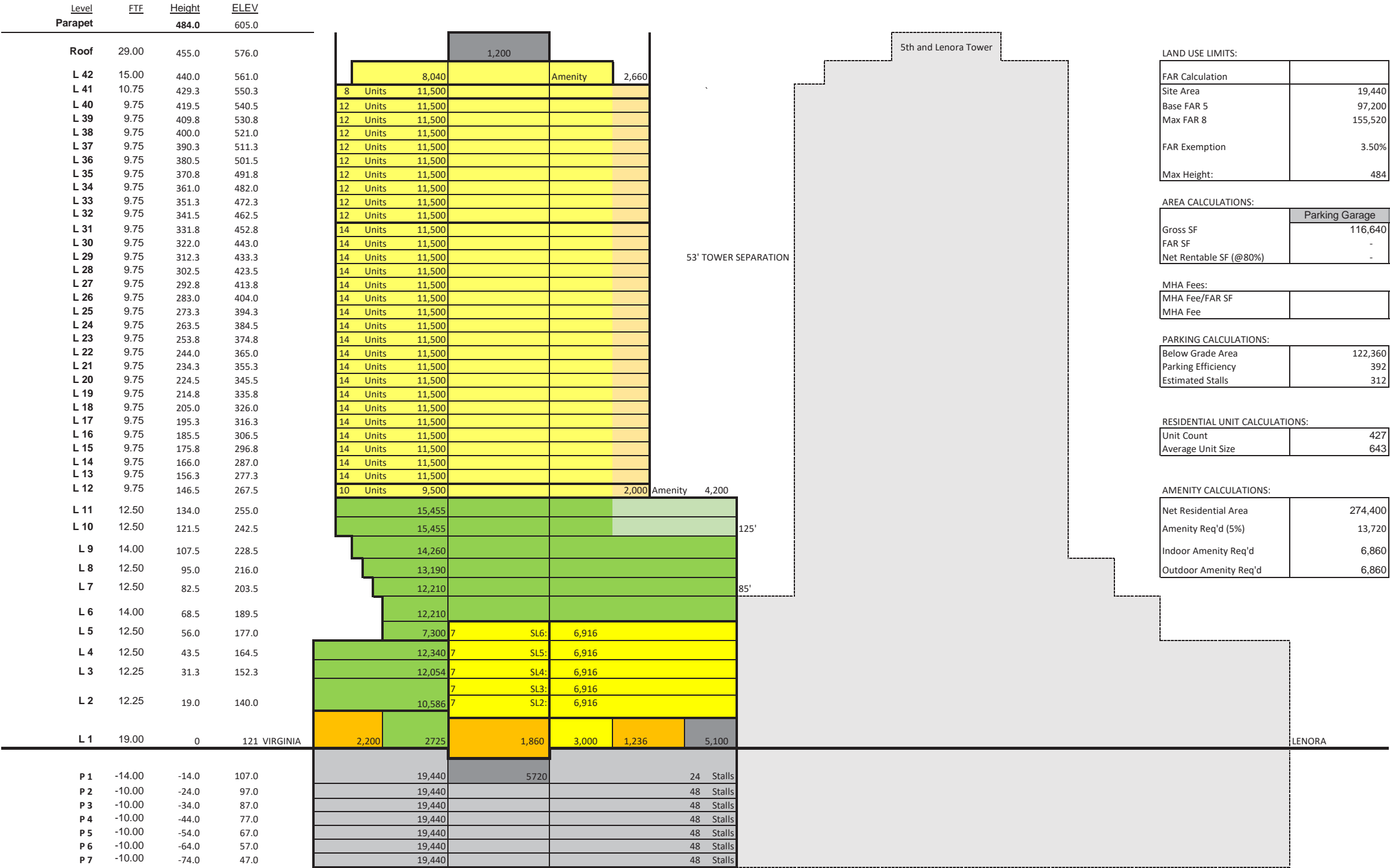




Chainqui Development
2005 5th Avenue
30-Jan-20

MZA Option (Based on achieving FAR 8)

REVITALIZE & ENRICH
TABULATION



LAND USE LIMITS:	
FAR Calculation	
Site Area	19,440
Base FAR 5	97,200
Max FAR 8	155,520
FAR Exemption	3.50%
Max Height:	484

AREA CALCULATIONS:						
	Parking Garage	BOH	Retail	Office	Residential	Total
Gross SF	116,640	12,020	5,296	117,199	356,040	607,195
FAR SF	-	11,599	-	113,097	-	124,696
Net Rentable SF (@80%)	-	-	4,237	90,478	274,400	369,114

MHA Fees:					
MHA Fee/FAR SF				\$ 10.00	\$ 8.25
MHA Fee				\$ 1,131,990	\$ 2,937,330
					\$ 4,069,320

PARKING CALCULATIONS:	
Below Grade Area	122,360
Parking Efficiency	392 SF/stall
Estimated Stalls	312

PARKING ALLOCATION:			
			Ratio
Office	P1 & P2	72	0.61 per 1000
Residential	P3-P7	240	0.56 per unit

RESIDENTIAL UNIT CALCULATIONS:	
Unit Count	427
Average Unit Size	643

AMENITY CALCULATIONS:	
Net Residential Area	274,400
Amenity Req'd (5%)	13,720
Indoor Amenity Req'd	6,860
Outdoor Amenity Req'd	6,860

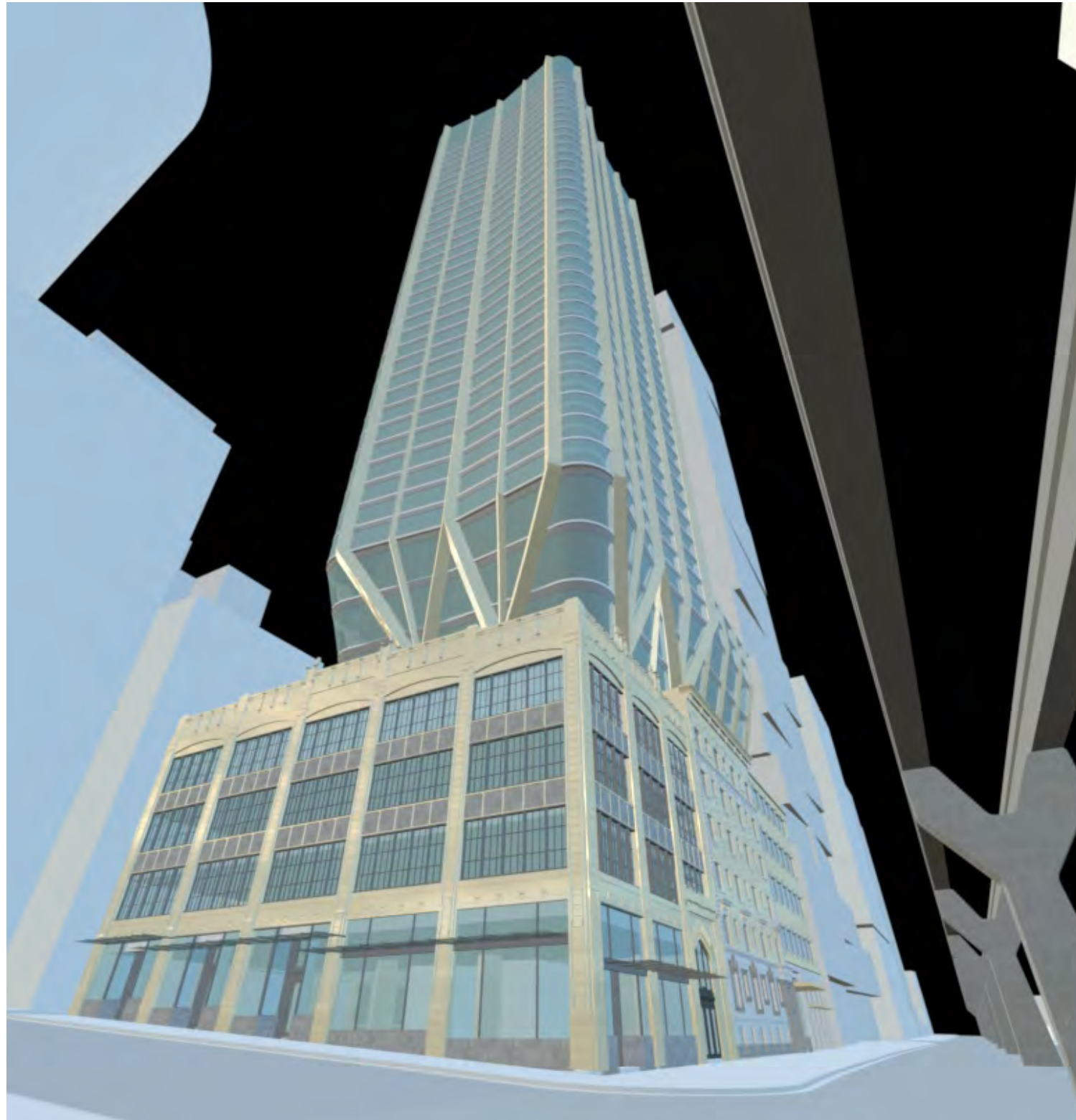
AMENITY PROVIDED:			
	Rooftop	Level 10	Totals
Indoor Amenity	8,040	2,000	10,040
Outdoor Amenity	2,660	4,200	6,860

04

RESPONSE TO ARC MEETING

ON DEC 11TH, 2020

RAW VIEWS

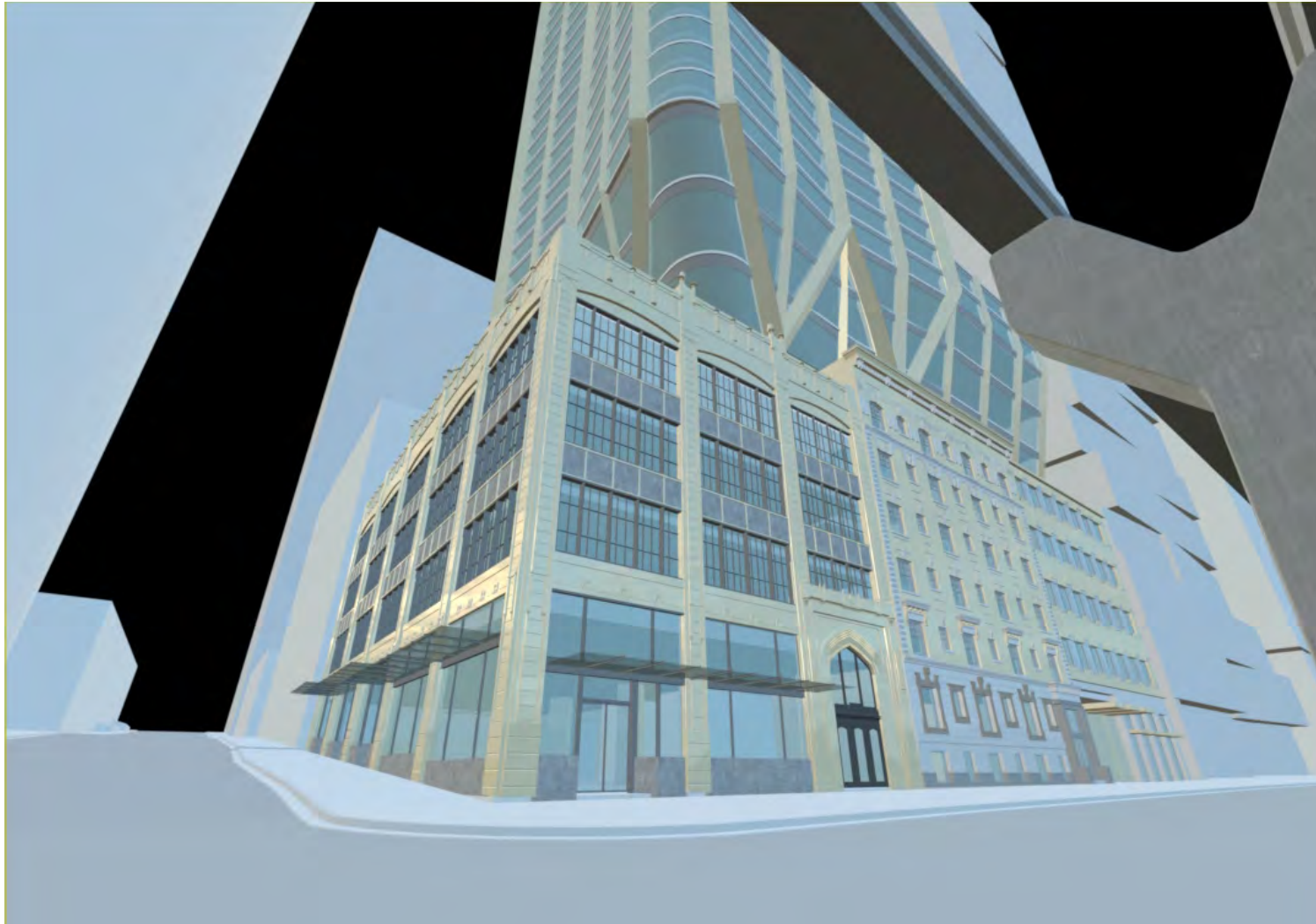


12.11 ARC PRESENTATION



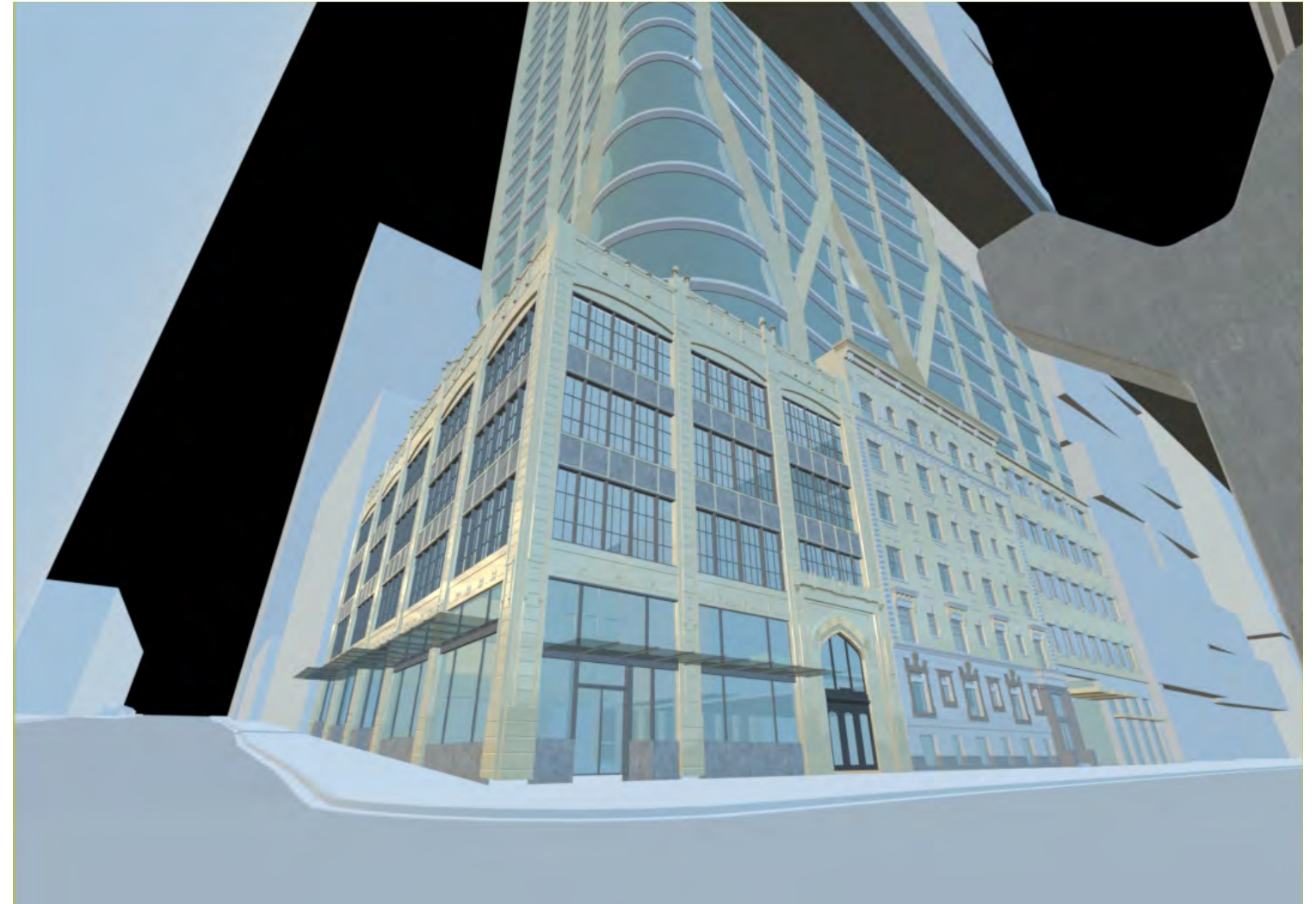
ALTERNATIVE OPTION

RAW VIEWS



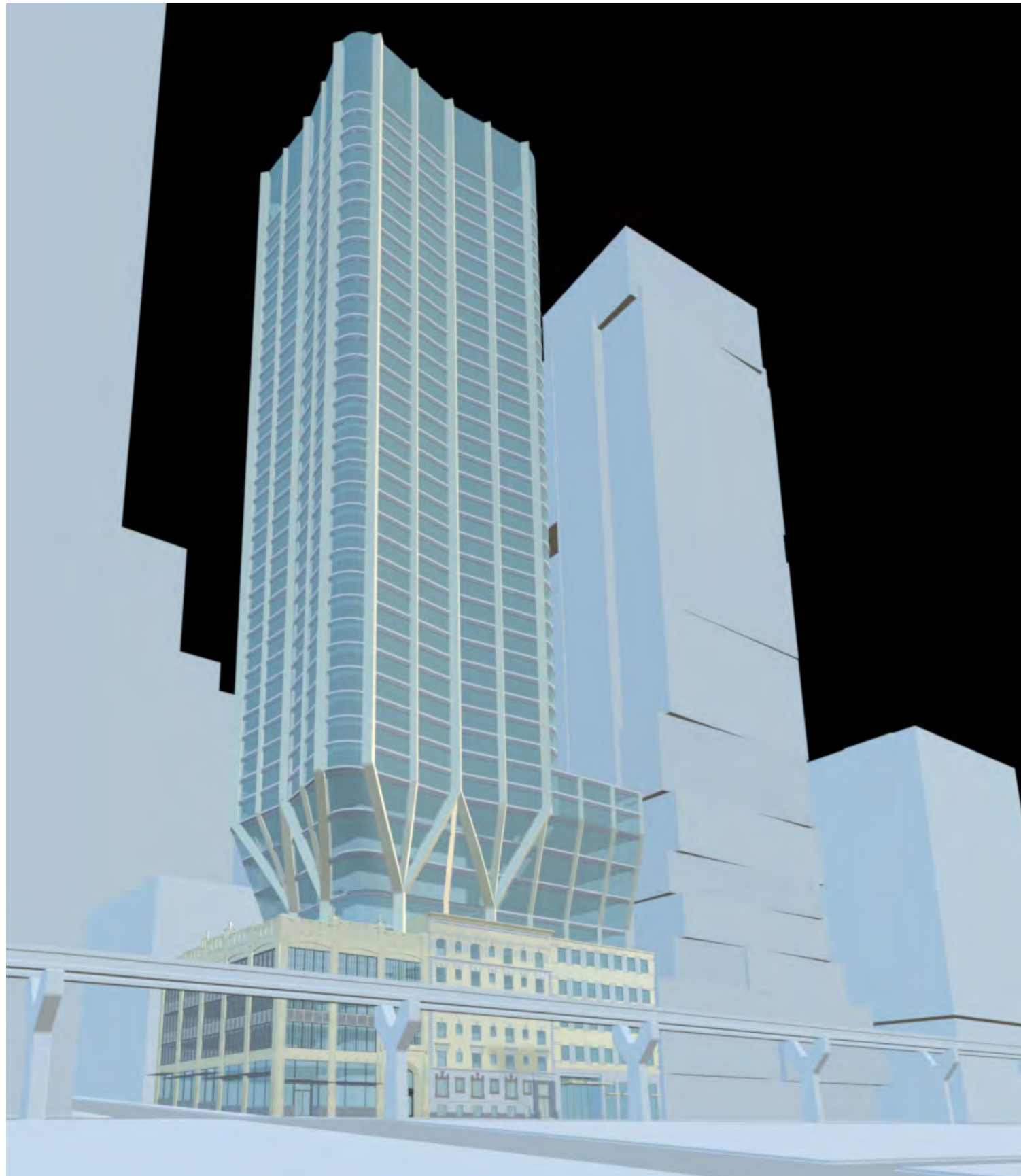
- Maintains the existing location of the interior Griffin columns
- Dramatic architectural statement
- Separates the tower from the Landmarks

12.11 ARC PRESENTATION

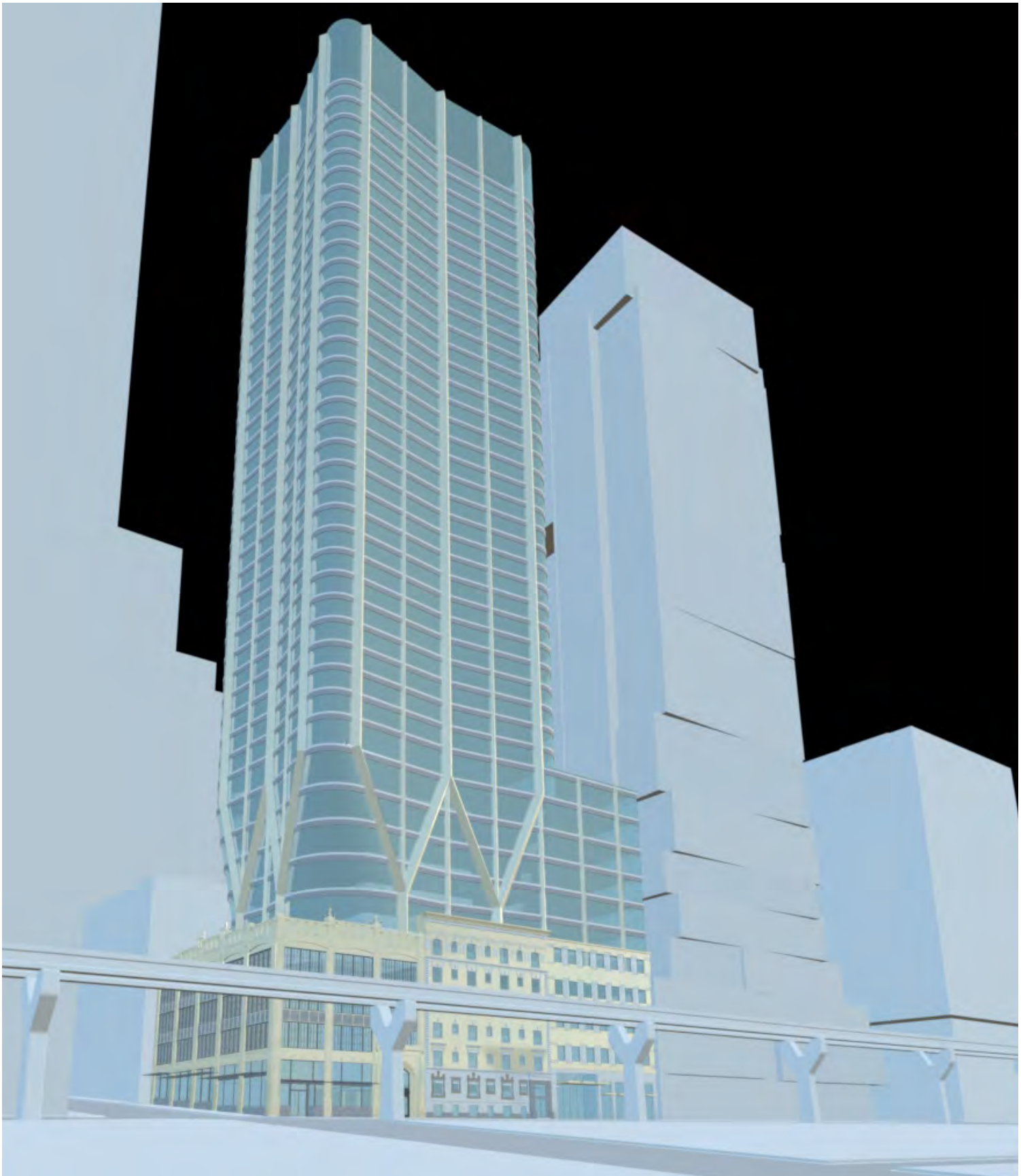


- New Formalism style is more apparent from the street
- Vertical expression is uninterrupted
- Improves the functionality

ALTERNATIVE OPTION



12.11 ARC PRESENTATION



ALTERNATIVE OPTION



12.11 ARC PRESENTATION



ALTERNATIVE OPTION

L1 PLAN

12.11 ARC PRESENTATION

EL = 0'

DN

EL = -4'

SHERIDAN
B1 LEVEL

EL = 0'

EL = 0'

RETAIL

RESIDENTIAL
LOBBY

RETAIL

OFFICE LOBBY
EL = 0'

RETAIL
EL = 0'

COMMERCIAL
TRASH

UP

LOADING

RESI TRASH

15% RAMP DOWN
TO B1

UP

RETAIL
EL = 3'6"

RETAIL
EL = 6'6"

RETAIL
EL = 8'6"

EL = 8'

BOH

DN

GROUND LEVEL
1/16" = 1'0"

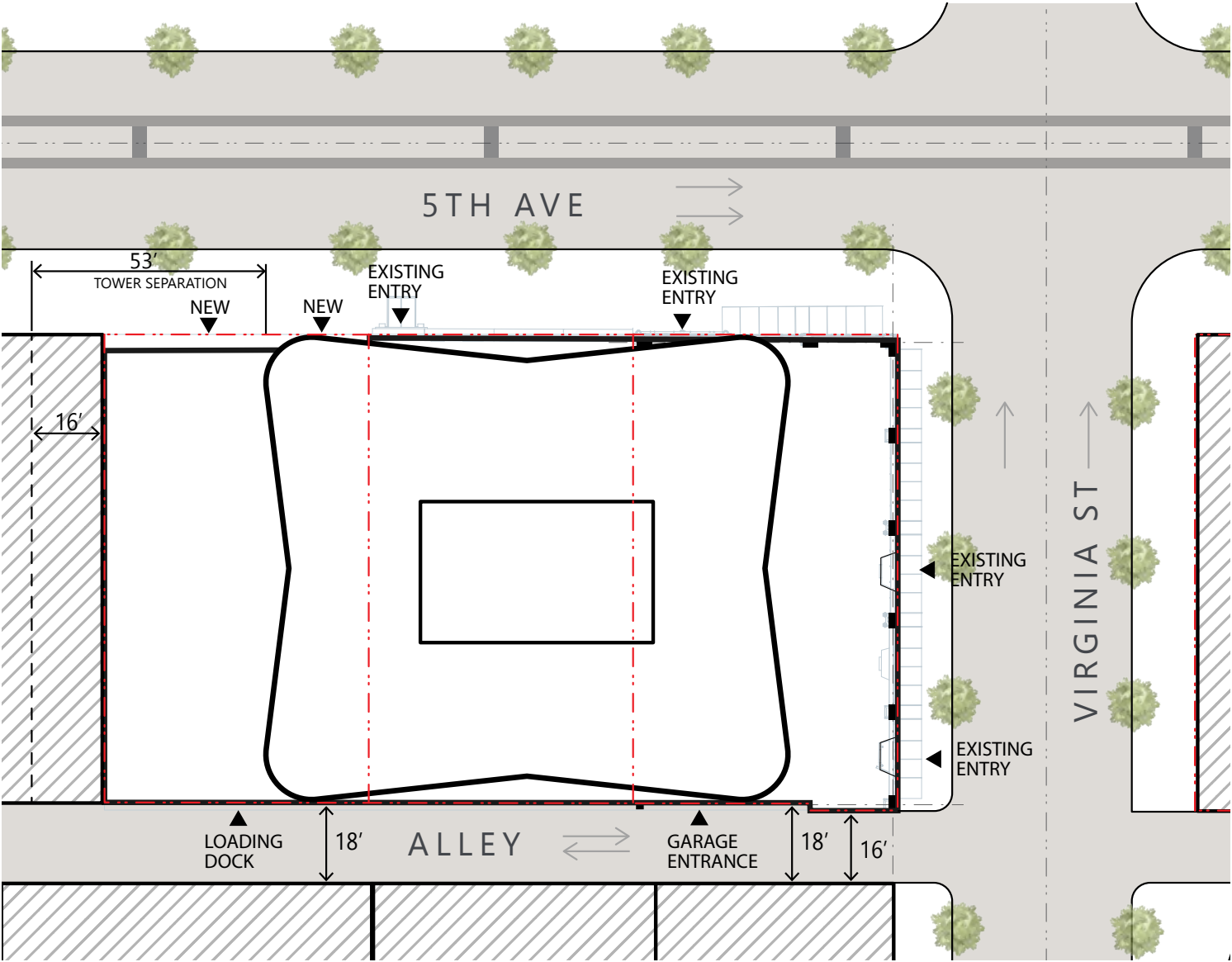


L1 PLAN

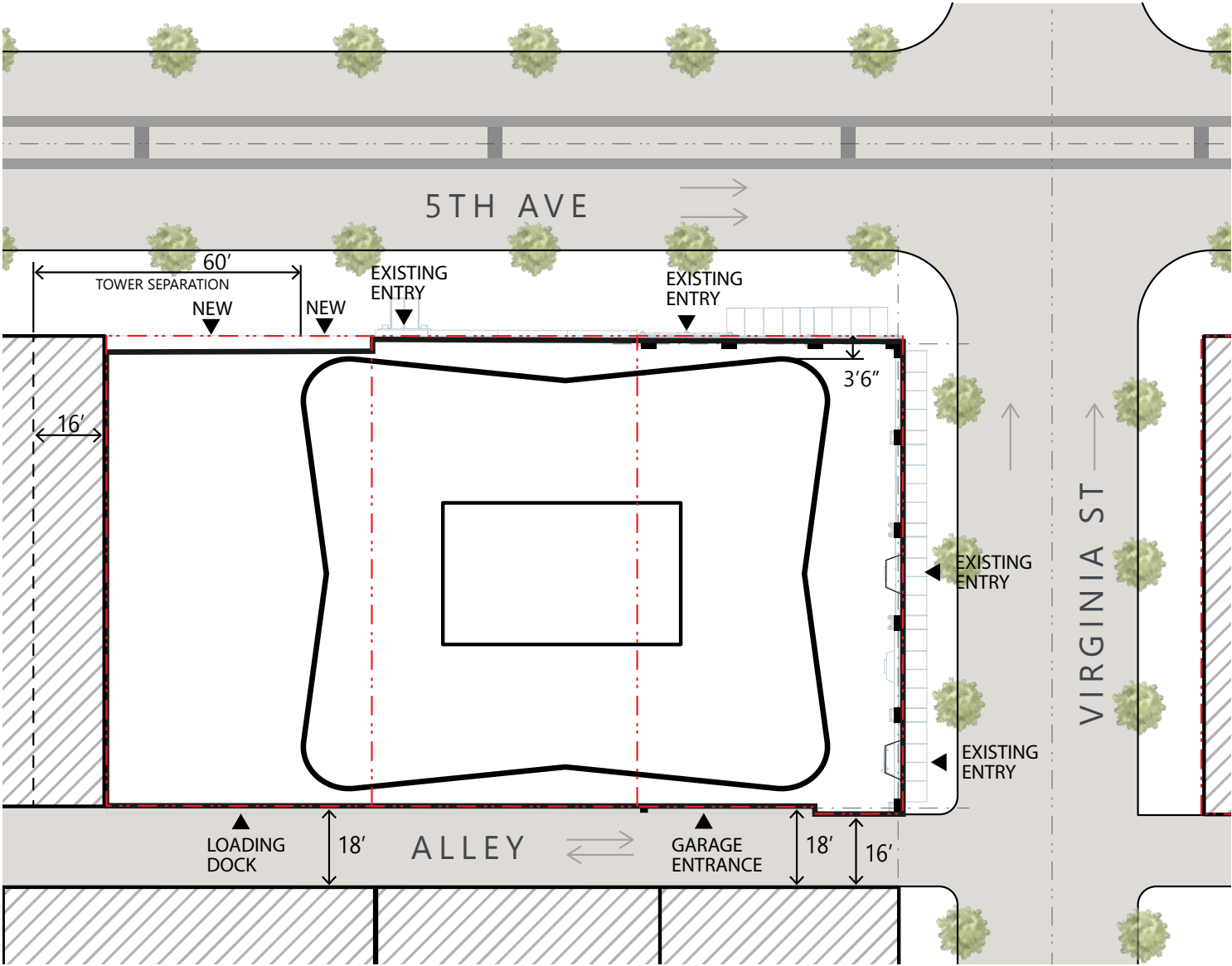
ALTERNATIVE OPTION



ROOF PLAN



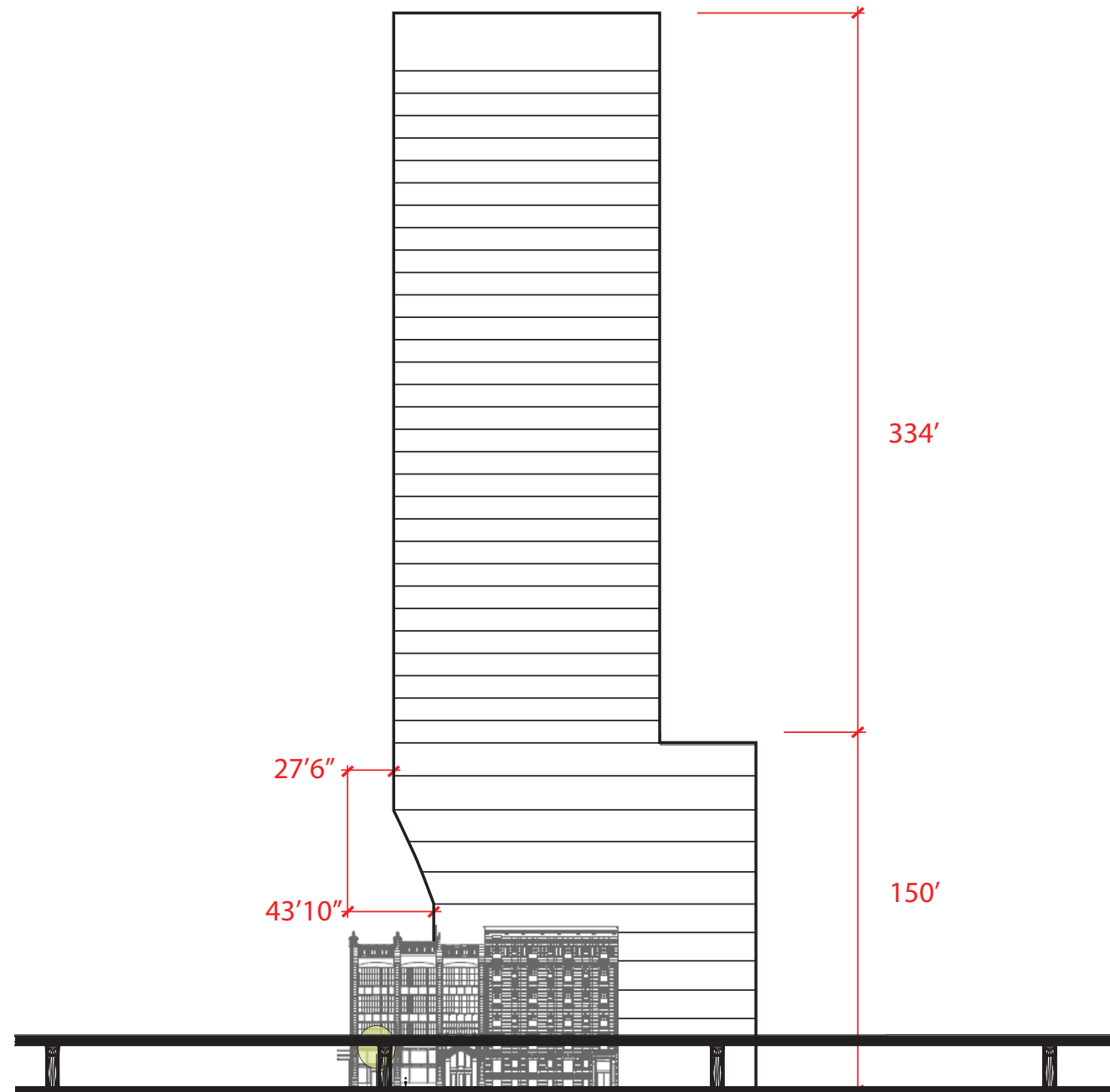
12.11 ARC PRESENTATION



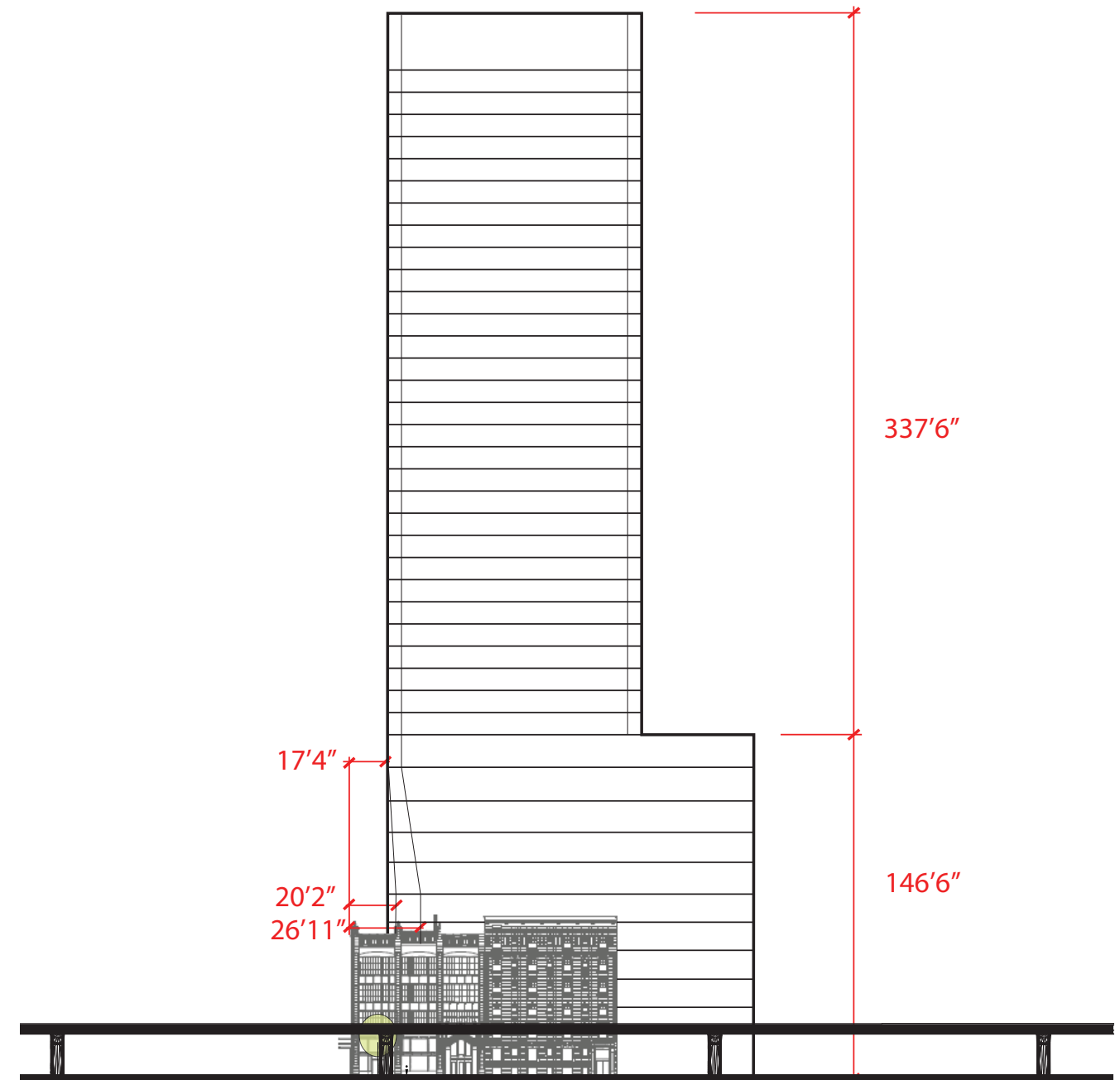
ALTERNATIVE OPTION

DIMENSIONS

East Elevation



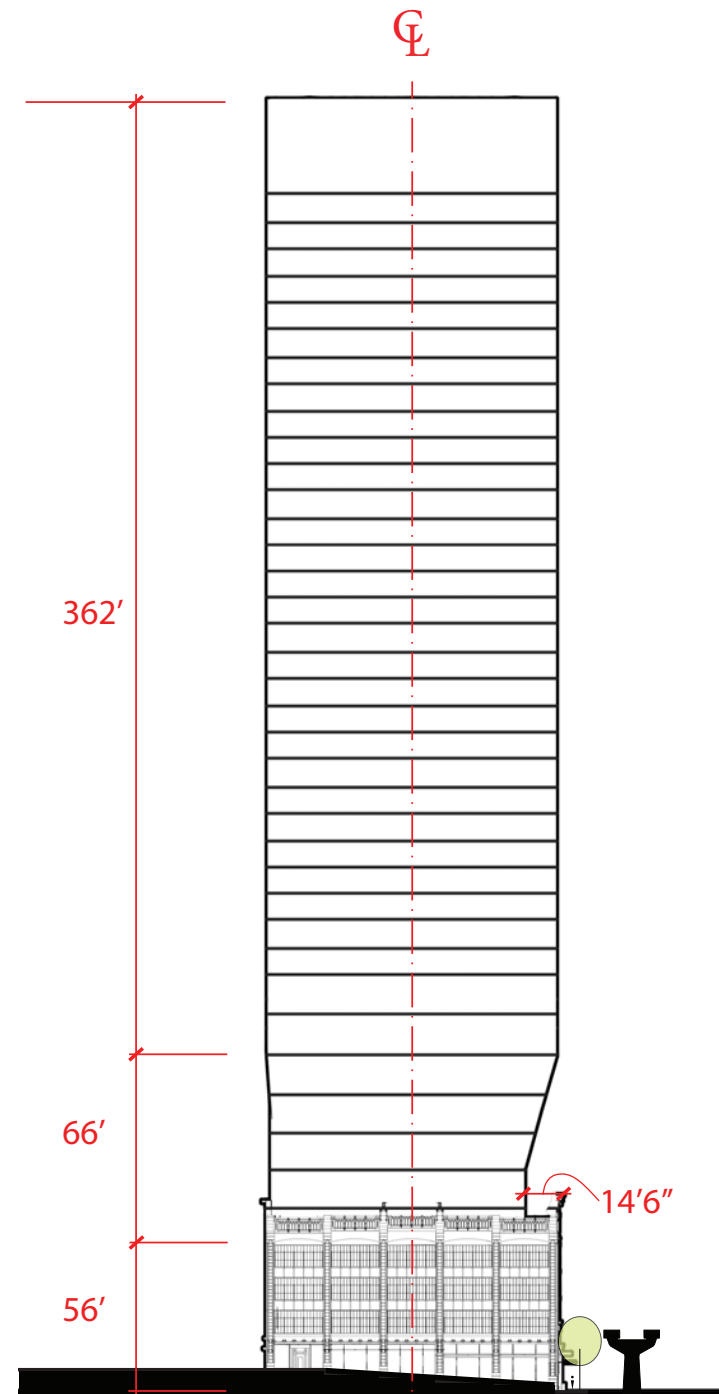
12.11 ARC PRESENTATION



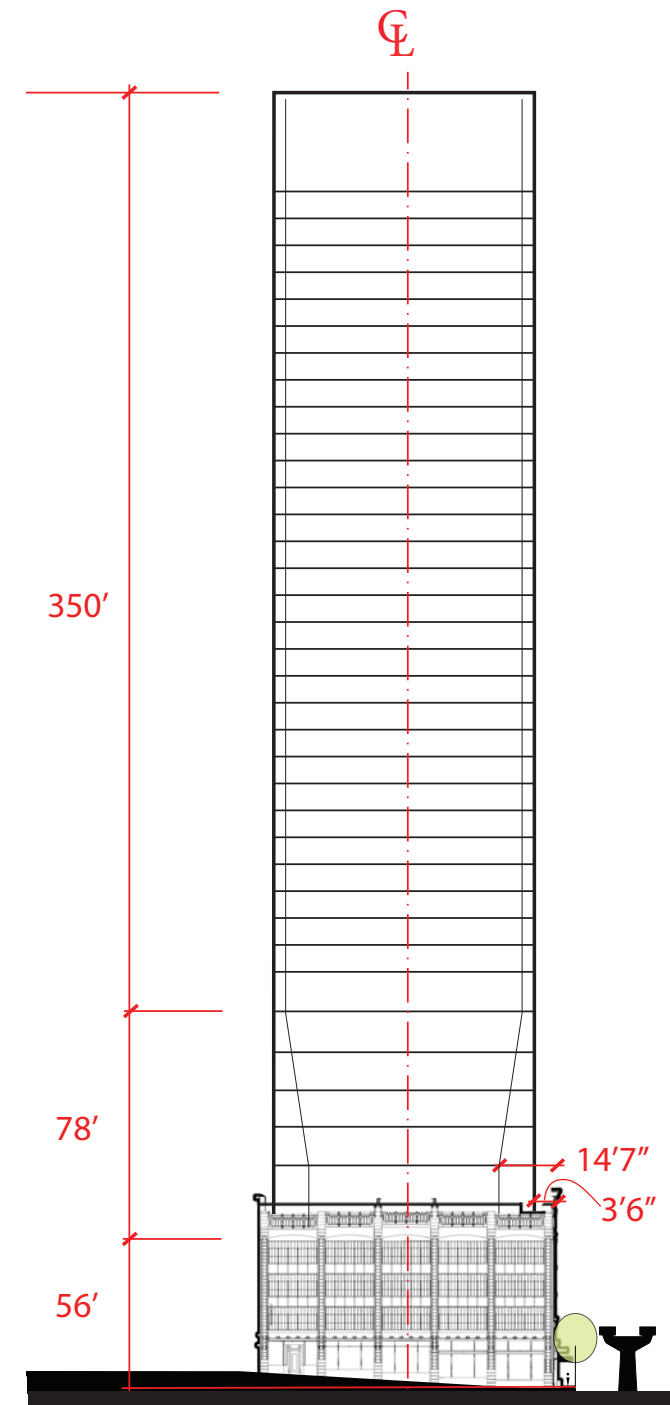
ALTERNATIVE OPTION

DIMENSIONS

South Elevation

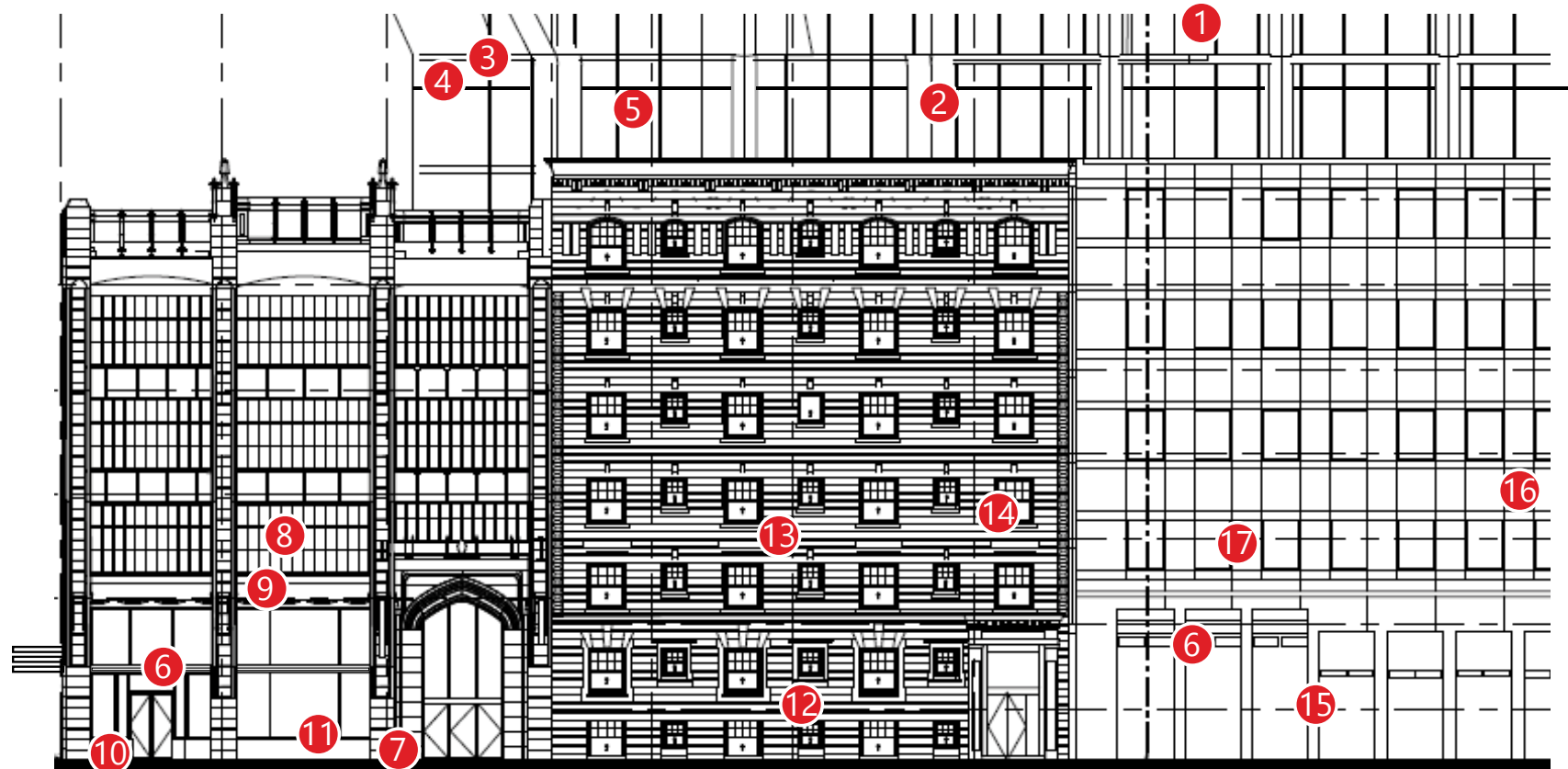


12.11 ARC PRESENTATION

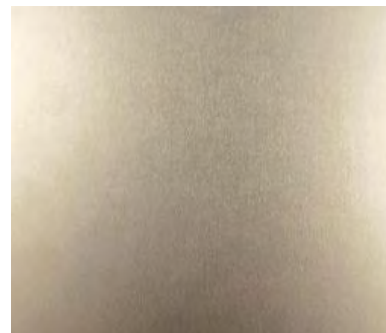


ALTERNATIVE OPTION

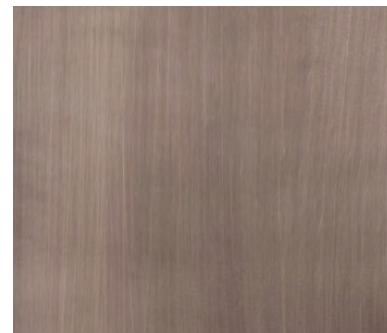
MATERIAL BOARD



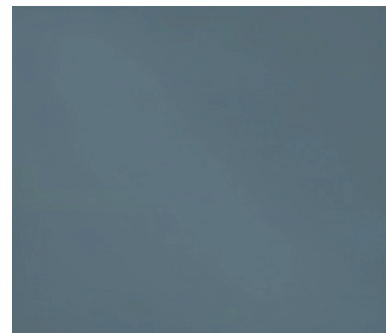
1 TOWER GLASS



2 EXPOSED COLUMNS



3 ACCENT METAL



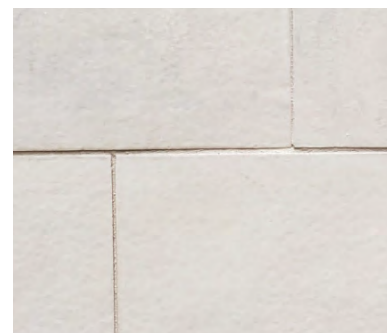
4 SPANDREL GLASS



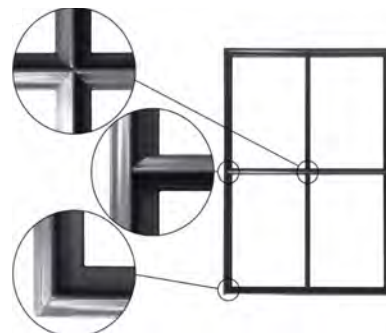
5 STRUCTURAL SILICONE MULLION



6 BAND & CANOPY FINISH



7 EXISTING TERRACOTTA



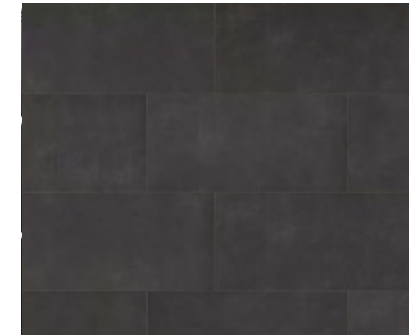
8 CHARCOAL MULLION



9 HORIZONTAL ACCENT



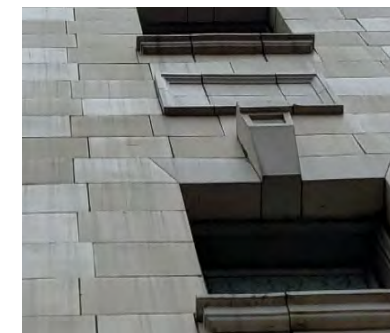
10 CHARCOAL STOREFRONT



11 BLACK TILE



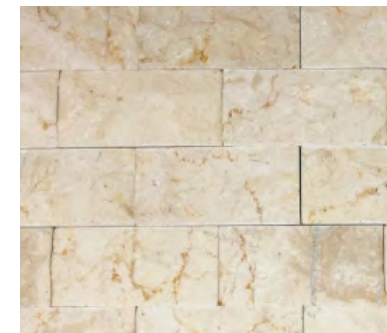
12 EXISTING TERRACOTTA



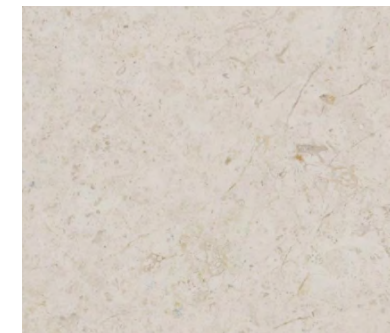
13 EXISTING TERRACOTTA



14 WOOD FRAME WINDOW



15 DIMENSIONAL STONE



16 POLISHED STONE



17 CHARCOAL MULLION

LOOKING FOR GUIDANCE ON:

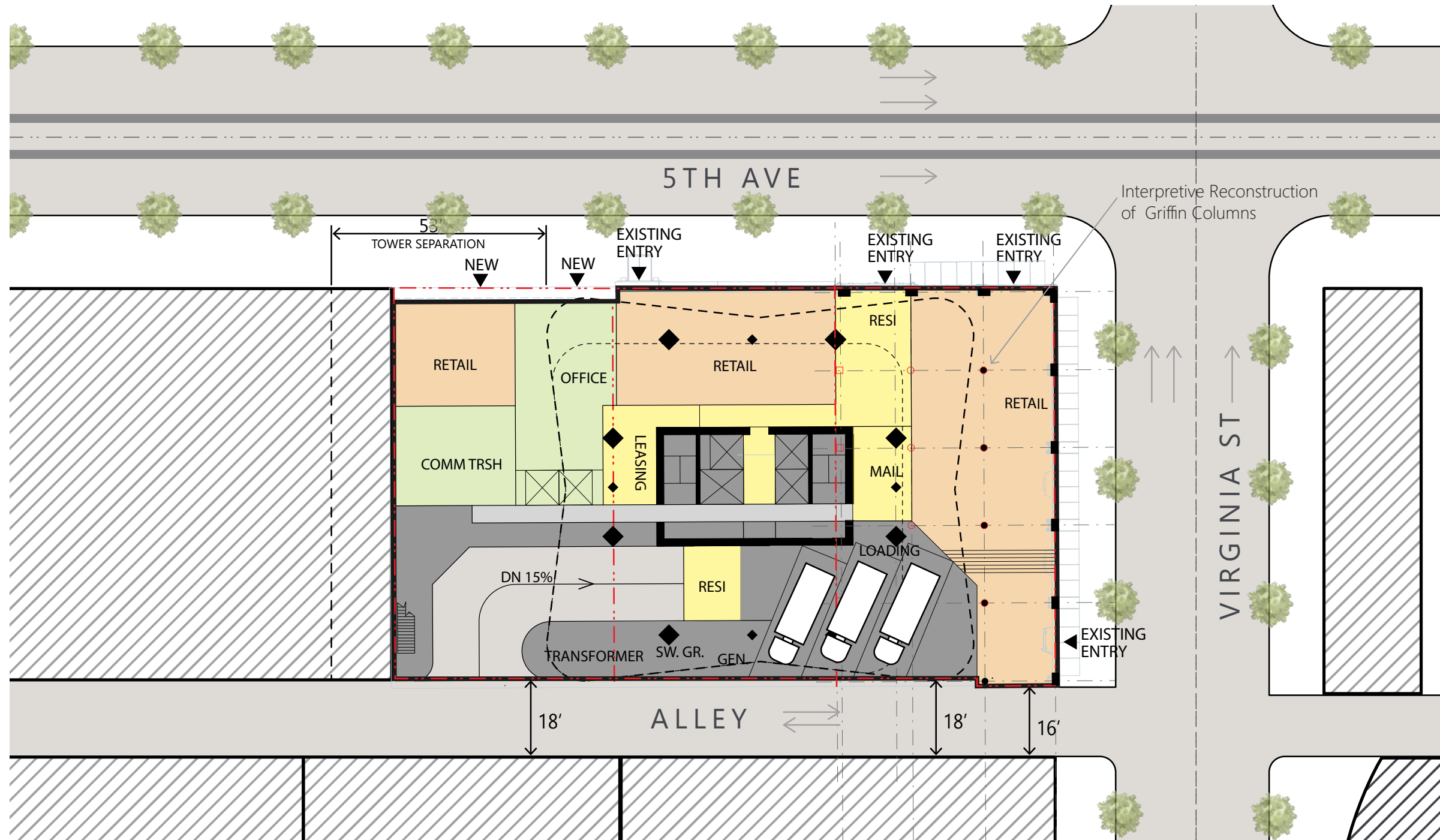
ALL SETBACKS INCLUDING TOWER
SEPARATION

DESIGN DIRECTION ON TOWER
OPTIONS

05

ADDITIONAL STUDIES

LEVEL 1 STUDY



* Loading trucks can easily block tenant vehicles in and out of the alley and cause traffic on Virginia.



Ramp

Circulation



Office

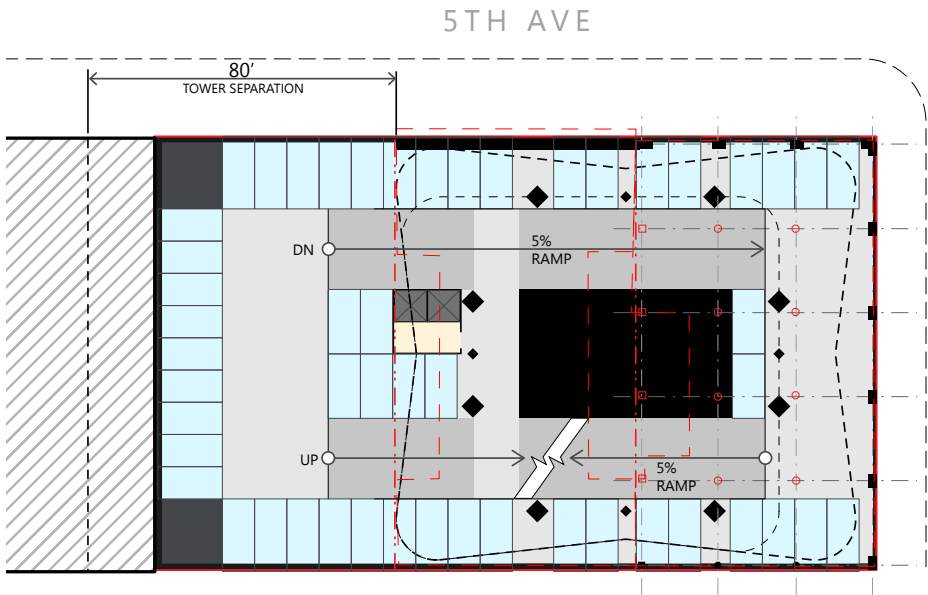
Retail



Service

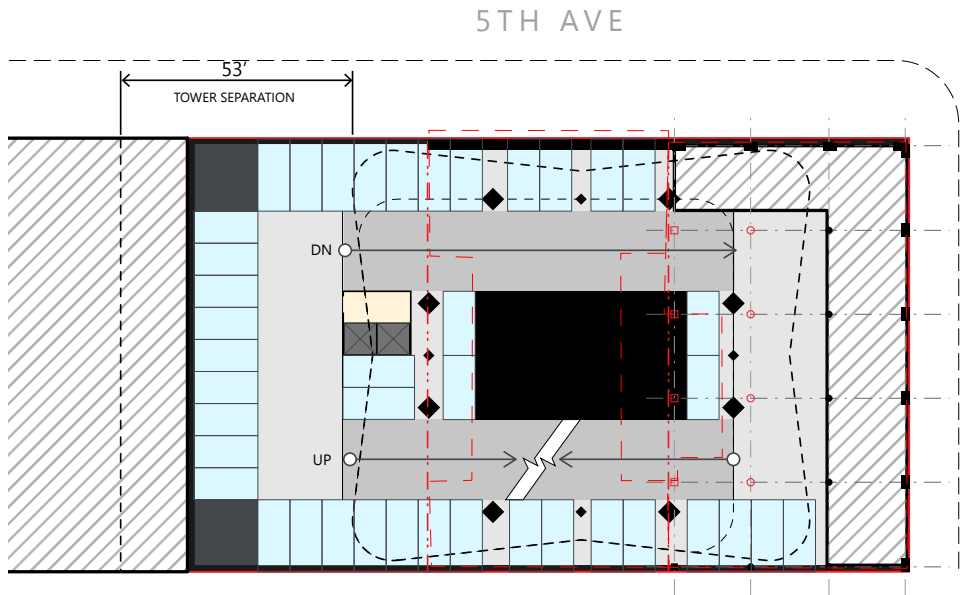
Residential

PARKING STUDIES



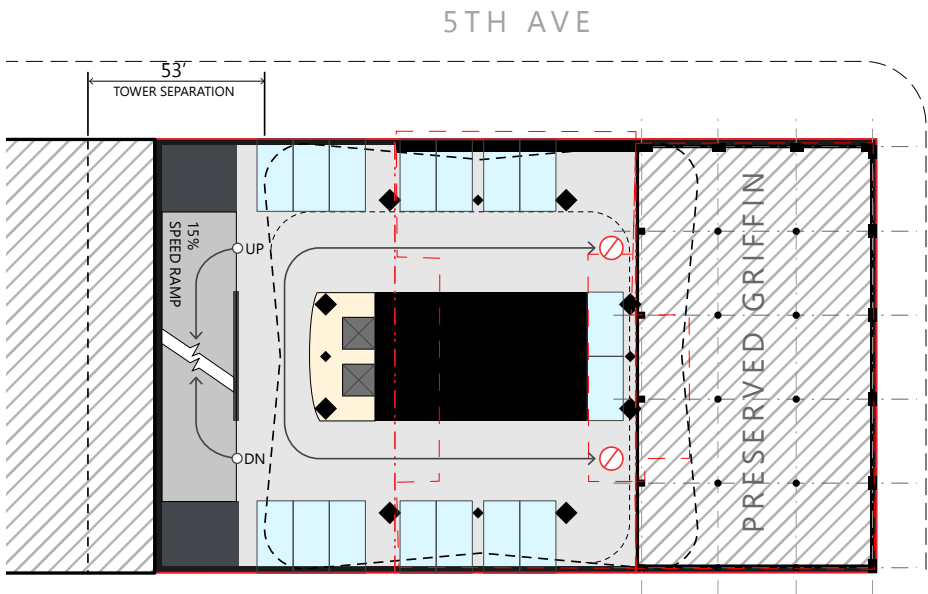
ENTIRE PARKING BUILDOUT

TOWER SEPARATION = 80'
PARKING STALLS = 51



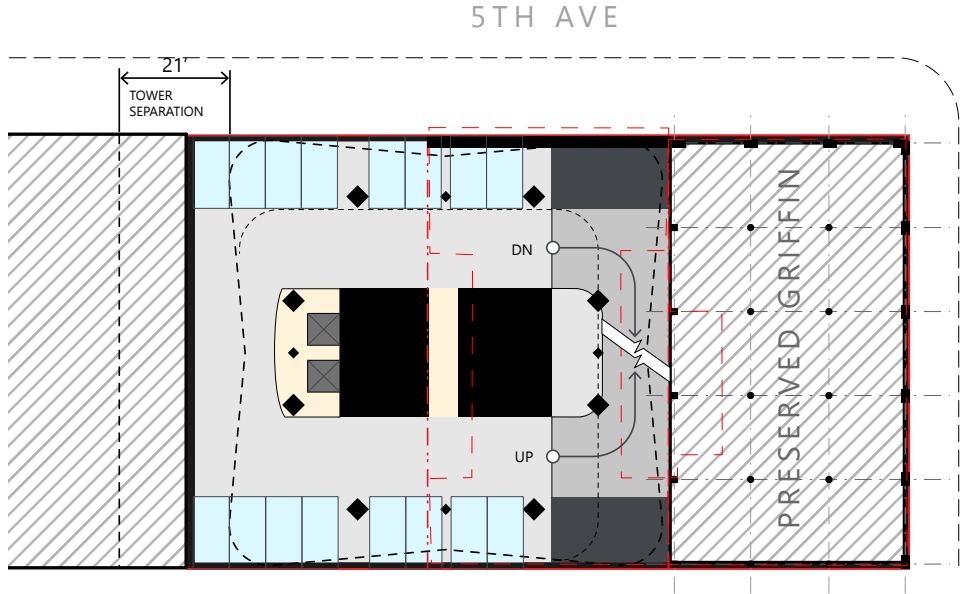
GRIFFIN SOUTH & EAST BAY PRESERVED

TOWER SEPARATION = 53'
PARKING STALL = 41



ENTIRE GRIFFIN PRESERVED

TOWER SEPARATION = 53'
PARKING STALLS = 16



ENTIRE GRIFFIN PRESERVED

SPEED RAMP NEEDED
TOWER SEPARATION = 21'
PARKING STALLS = 16