



2005 5TH AVE

EARLY DESIGN GUIDANCE #3
PROJECT NUMBER: 3028017-EG
MEETING DATE: 01/04/2022



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PROJECT TEAM

OWNER



Chainqui Development

Chainqui Development Virginia, LLC
2401 3rd Ave, #1212, Seattle, WA 98121
Contact: Jenny Tsen
jenny.tsen@chainqui.com

ARCHITECT



MZA Architecture

MZA, PS
752 108th Ave NE, Ste 203, Bellevue, WA 98004
Contact: Craig Davenport, AIA
craig.davenport@mza-us.com

HISTORIC PRESERVATION ARCHITECT



Studio TJP

Studio TJP
1212 NE 65th Street, Seattle, WA 98115
Contact: Ellen Mirro, AIA
ellen@tjp.us

LAND USE ATTORNEY



McCullough Hill Leary

McCullough Hill Leary, PS
701 Fifth Avenue, Ste 6600, Seattle, WA 98104
Contact: Jessica Clawson
jessica@mhseattle.com

STRUCTURAL / CIVIL ENGINEER



KPFF

KPFF Consulting Engineers
1601 Fifth Ave, Ste 1600, Seattle, WA 98101
Structural Contact: Brian Pavlovec
brian.pavlovec@kpff.com
Civil Contact: Jeremy Febus
jeremy.febus@kpff.com

LANDSCAPE ARCHITECT



GCH Planning & Landscape

GCH Planning & Landscape Architecture
6101 22nd Ave NW, Seattle, WA 98107
Contact: Jerry Coburn

WASTE MANAGEMENT



American Trash Management

American Trash Management
1900 Powell Street, Ste 890, Emeryville, CA 94608
Contact: Scott Brown
sbrown@trashmanage.com

MEP/LIGHTING/ENERGY ENGINEER



Rushing Co.

Rushing
1725 Westlake Ave N, Suite 300, Seattle, WA 98109
Contact: Scott Rushing
scottr@rushingco.com

01

PROJECT INFORMATION

- Development Objectives
- Zoning & Land Use
- View & Skyline Overview
- Existing Streetscape
- Property Overview
- Timeline
- Downtown Architectural Analysis

DEVELOPMENT OBJECTIVES

The development objectives for this project are to:

- [Integrate into The Belltown Neighborhood](#)
- [Extend the Life of The Griffin and Sheridan Landmarked Buildings](#)
- [Maximize Natural Light and Views](#)

Integrate into The Belltown Neighborhood

Integrate into the Belltown neighborhood through appropriate scale and design of a mixed-use development, including:

- multi-family residential
- commercial office
- ground-level retail
- underground parking

Extend the Life of The Griffin and Sheridan Landmarked Buildings

Extend the life of the existing landmarked Griffin Building and Sheridan Apartments by:

- bring the structures up to current seismic code while maintaining floor to floor height
- restore the landmarked facades
- maintain the roofline view
- maintain the original uses for each building

Maximize Natural Light and Views

Maximize natural light and views from this building and surrounding buildings including:

- 44-story residential tower proposed for 2025 5th Ave.
- 9-story Hotel Andra on west side of development across alley
- 48-story hotel and apartments proposed for 1933 5th Ave.

Project History

At the first Early Design Guidance meeting held on Tuesday, December 5, 2017, the developer presented (3) options for the project, and comments were received from the Board. At this meeting, the Board preferred Option #1 that preserved and covered the Griffin and Sheridan Apartments with a covered arcade that extended over the sidewalk. The Board gave guidance that the design team develop the tower shape, maximize separation from 2025 5th Ave, and develops the vehicle access, parking, and loading.

As the design team developed Option #1 per the Design Review Board's comments, the Landmarks Preservation Board weighed in on the design over the course of 10 ARC meetings. The LPB rejected the arcade design that covered the historic facades, and preferred that the tower be shifted north to not cover the Griffin Building, preferring a tower location within 45 feet of the 2025 5th Ave tower. Efforts to provide additional tower separation through multiple design proposals culminated with the support of the enclosed design by the ARC and Landmarks Review Board on 2/17/21.

The Landmarks Preservation Board appreciated the tower design, commenting that it is

“the best of both worlds, with rehabilitated buildings and a new tower...it kept light and air at the roofs and receded into the background.”

The LPB-supported design was presented to the DRB at the EDG #2 meeting on 6/15/21 as Option 3. The Board acknowledged the new direction and requested the project return for another EDG meeting, addressing the following:a. Podium - study greater resolution of the from tower to podium, establishing a more unified expression that could perhaps reflect the tower expression rather than a new expression, and provide further studies on the two floors that protrude into the tower separation space.b. Tower - the Board supported the simplicity of the New Formalism approach, but requested additional studies to expand tower separation, and to consider methods to provide more modulation.c. Tower Terminus (Roof) - The Board requested additional roof terminus options that support the new formalism design, using compelling precedents as examples that support the design.

EDG 3 Proposed Design

A. Podium: The podium integrates the Griffin and Sheridan buildings into the development, maintaining retail and office uses in the Griffin and residential uses in the Sheridan. as required by the LPB. Responding to the DRB's guidance, the podium is now an extension of the tower architecture, similar to the Kelly Springfield building on 11th Ave.

B. Tower: Responding to the LPB's concerns, the tower reflects a tree structure that minimizes structural elements through the historic buildings below. With columns branching out from larger limbs below, the historic spaces have minimal impact by fewer columns , and by placing the tower core over the Sheridan building and tapering the structure at the base, the Griffin Building interior spaces remain intact. This allows the tower to taper and spread out above the buildings below, maximizing the tower area and separation while creating space above and around the Griffin and Sheridan roof parapets. Responding to the DRB's concerns, additional vertical elements have been added, increasing the tower modulation.

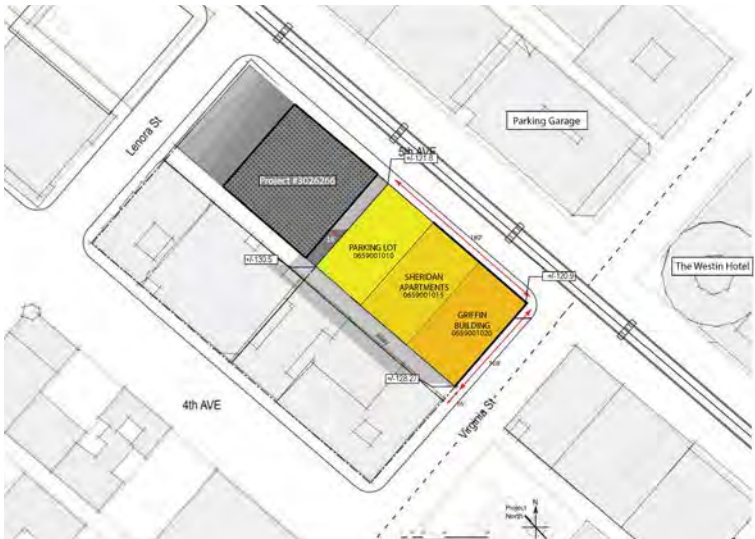
C. Tower Terminus (Roof): The new tower roof design reflects additional vertical elements seen in other new formalism style buildings, providing a timeless tower top that is also reflected at the roof of the podium extension.



Griffin Building



Sheridan Apartments



Building Program – Preferred Alternative

Site Area = 19,440 SF

Max FAR Allowable: 8

Proposed FAR: 6.4

Retail = 3,800 SF

Residential (Gross) = 444,981 SF

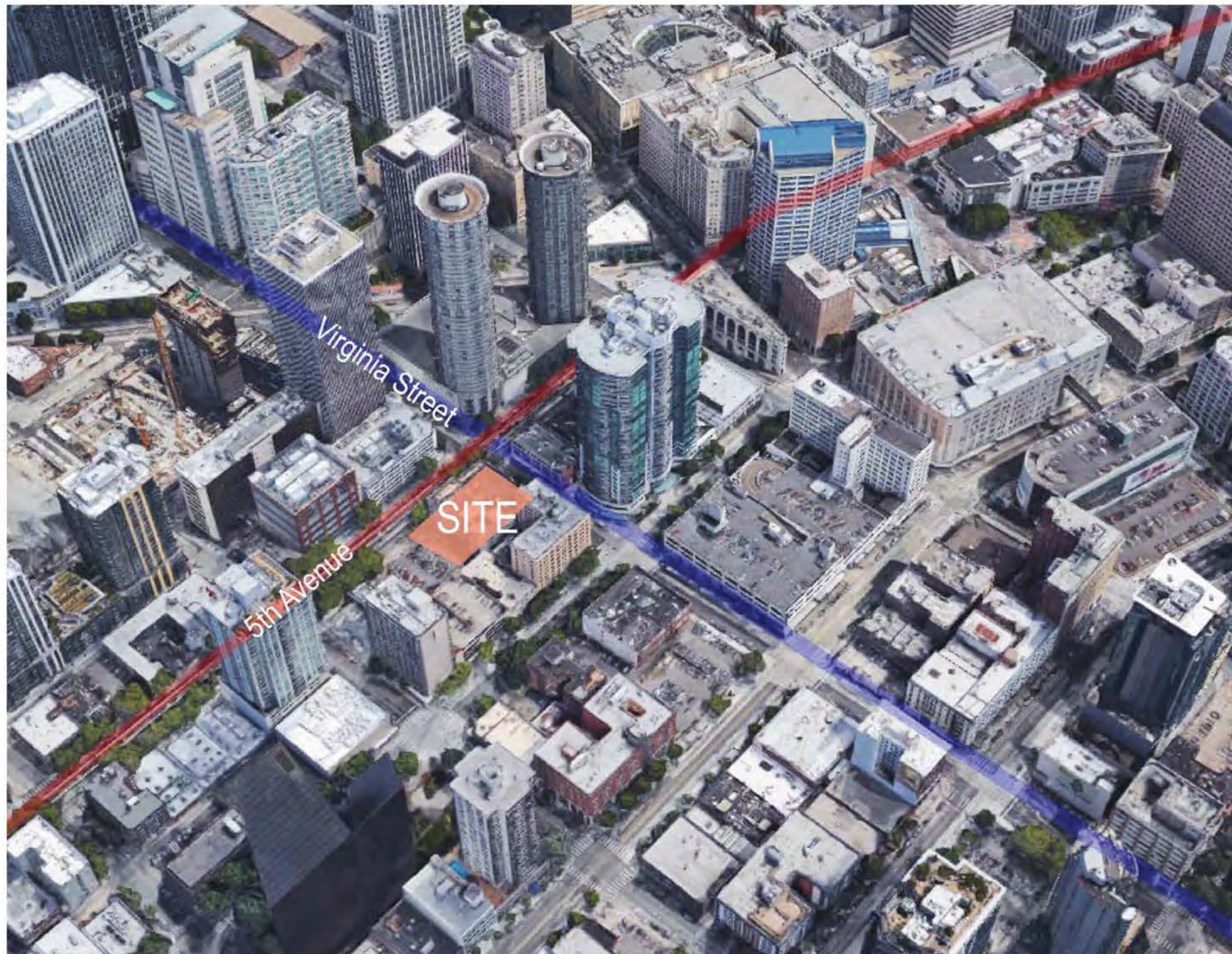
Commercial Office (Gross) = 18,250 SF

Parking (Below Grade) = 312 STALLS

Residential Units = 464

Total Floor Area (Gross) = 609,906 SF

ZONING & LAND USE



AERIAL VIEW



5th & Virginia Project Information

Address: 2005,2011 & 2015 5th Avenue, Seattle , WA 98121

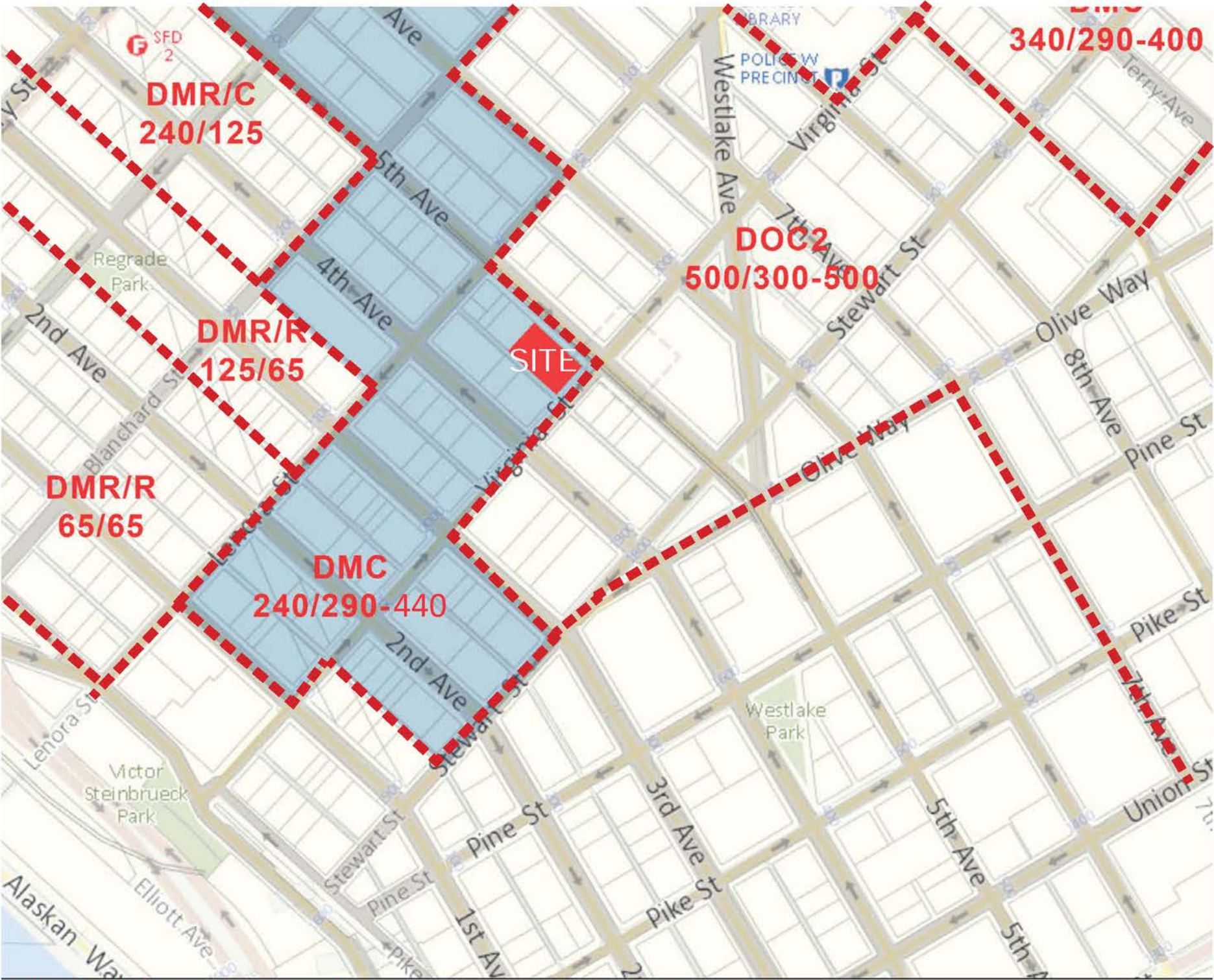
Parcels : 065900-1020, 065900-1015 & 065900-1010

Land Area : 19,440 SF (180' x 108')

Zoning Map : Belltown Urban Center Village

Zoning : DMC 240/290 - 440'
Downtown Mixed Use Commercial, 240' Non-Residential use,
290' Base Height for Residential uses, 440' Maximum Height for
Residential Uses that use allowable bonuses in 23.49.015

ZONING & LAND USE

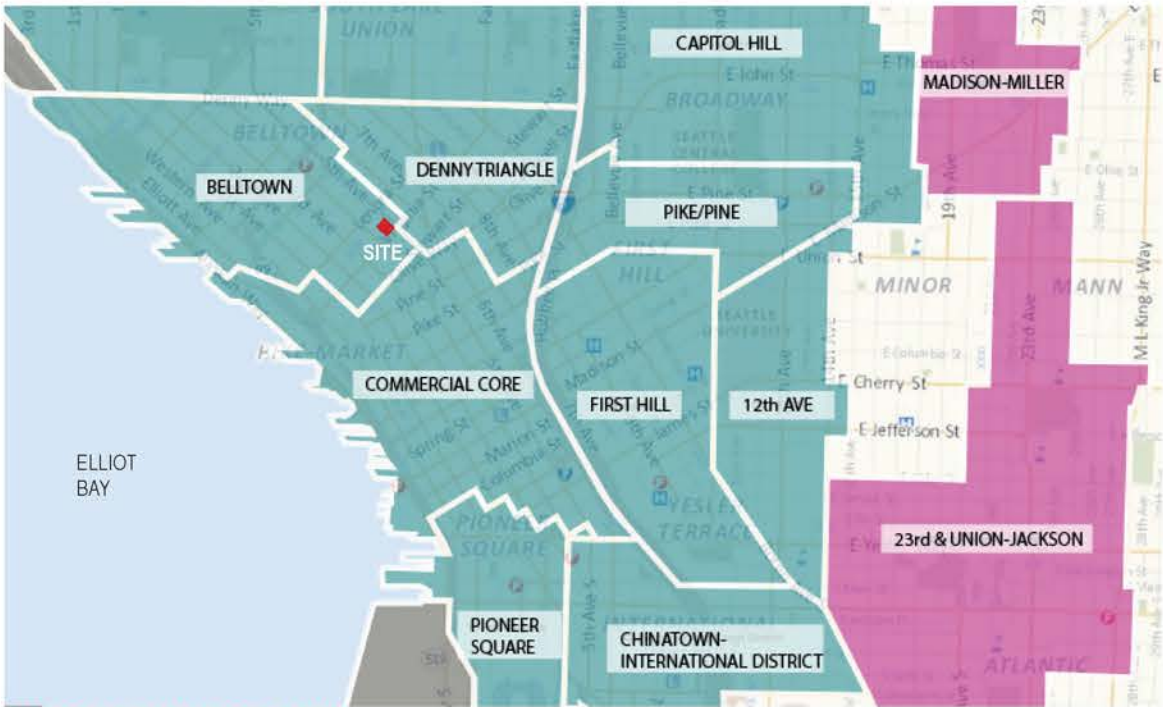


DOWNTOWN ZONING REGULATIONS:

ZONING MAP

LEGEND :

— — — — — -ZONING BOUNDARY



NEIGHBORHOOD MAP

LEGEND

— -URBAN CENTER, URBAN CENTER VILLAGE

— -RESIDENTIAL URBAN VILLAGE



LAND USE MAP

LEGEND :

MULTI-FAMILY

MIXED-USE

OFFICE

HOTEL

PARKING

OTHER HOUSING

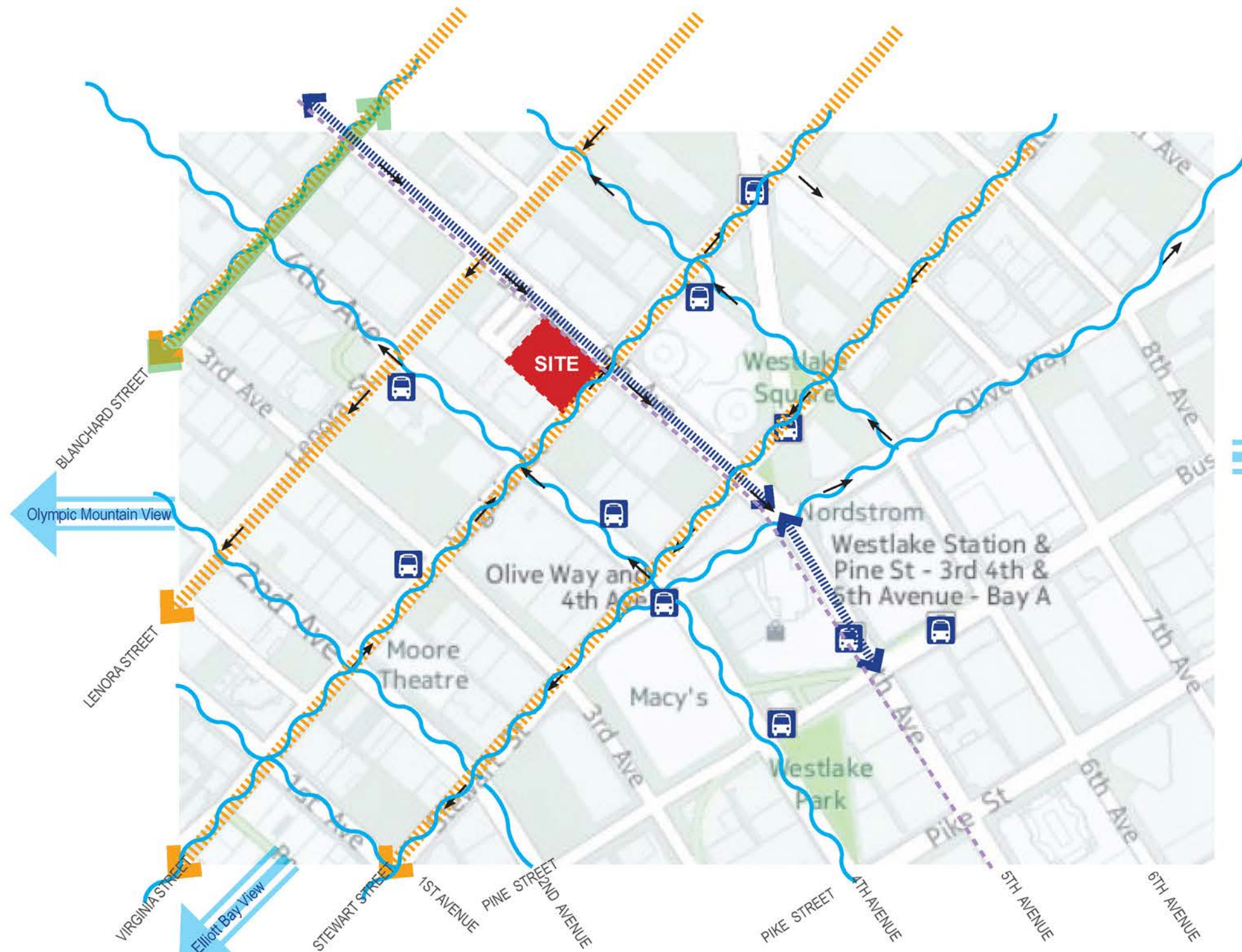
VACANT

PARK/PLAYGROUND

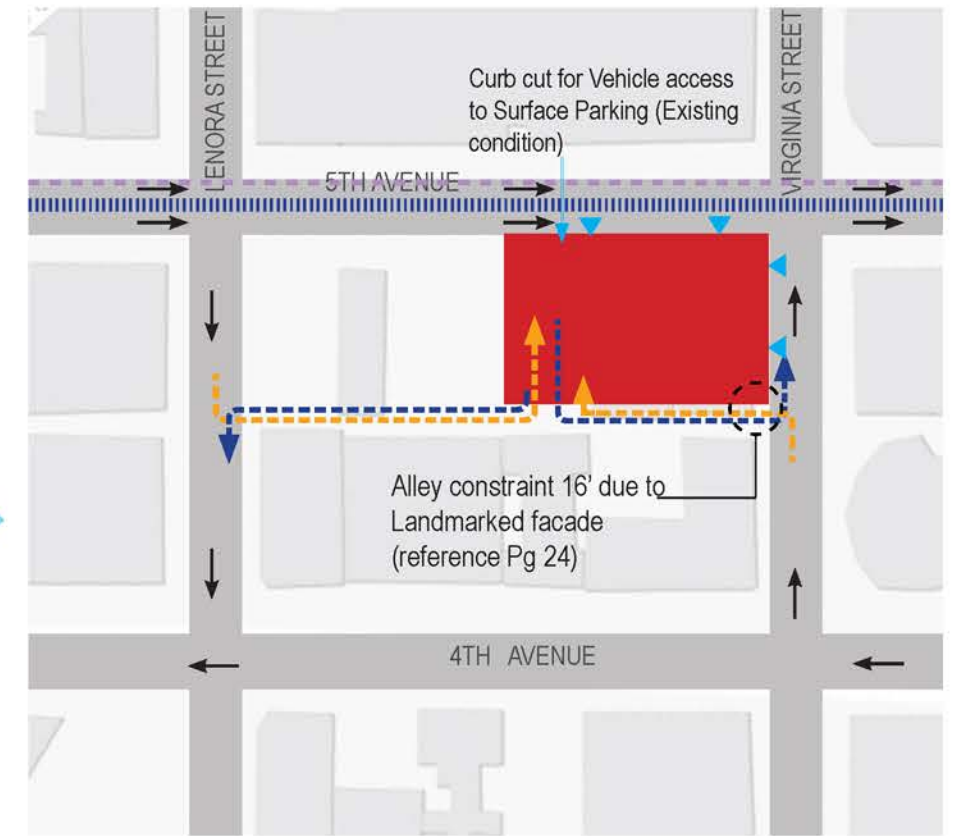
OTHER



ZONING & LAND USE



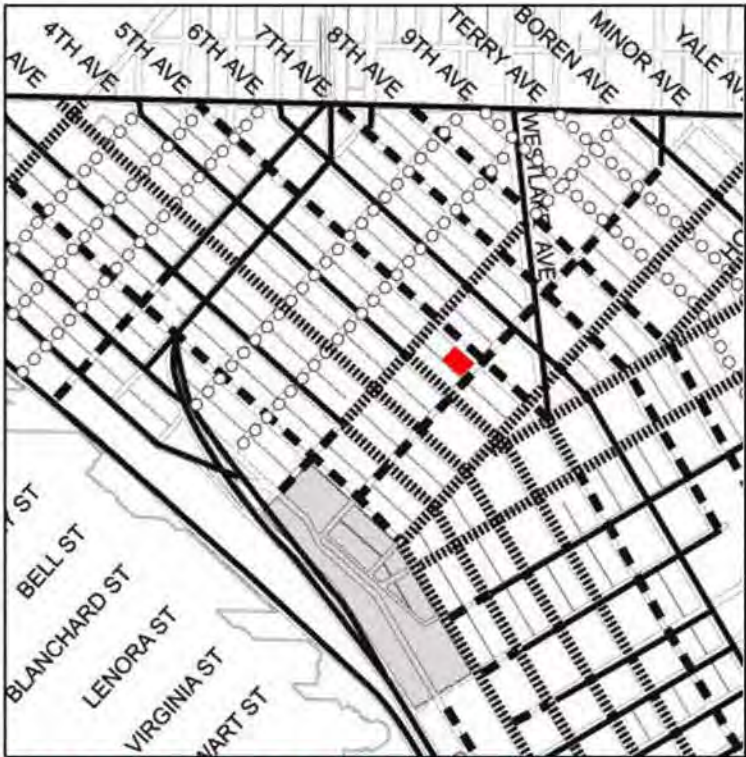
Capitol Hill View



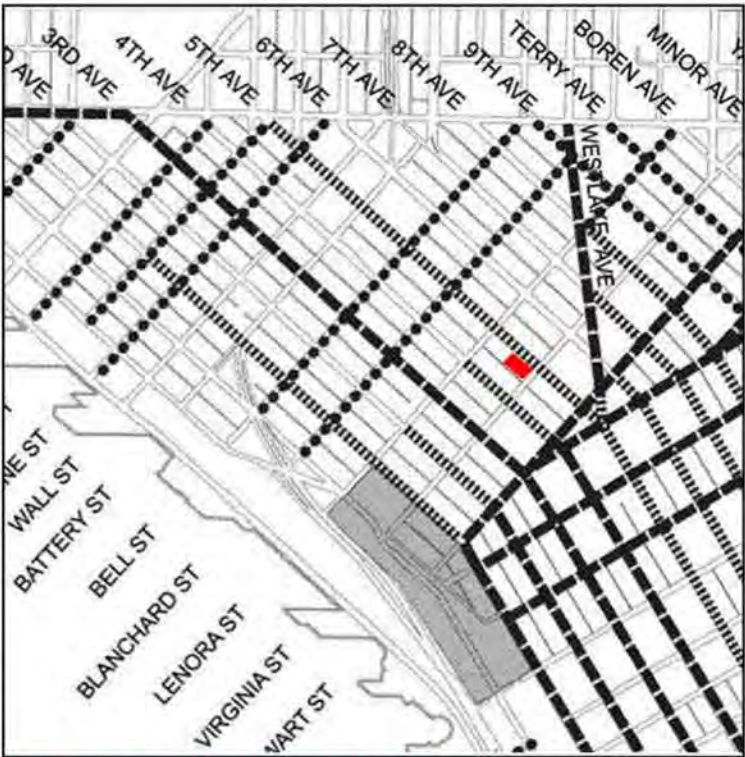
Downtown View



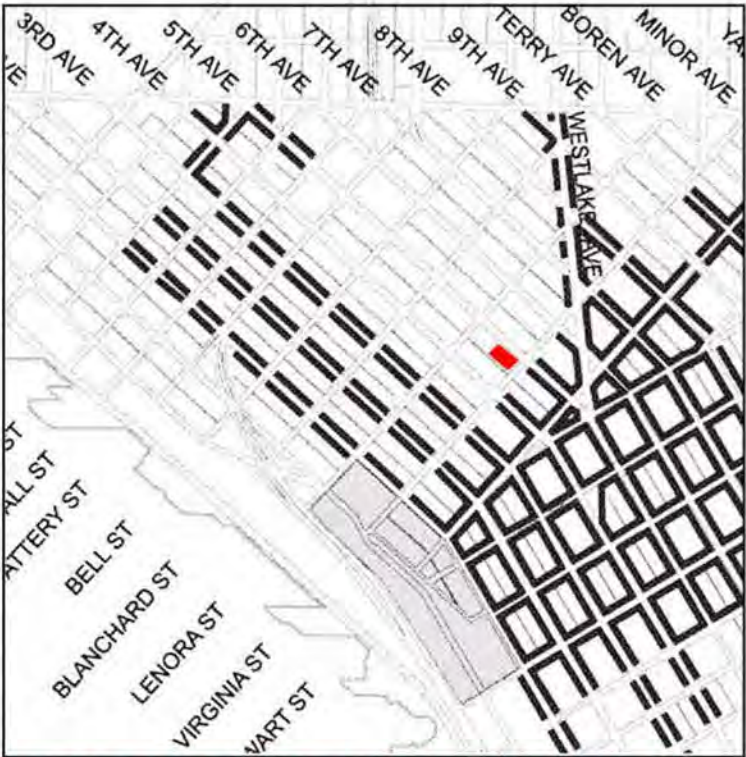
ZONING & LAND USE



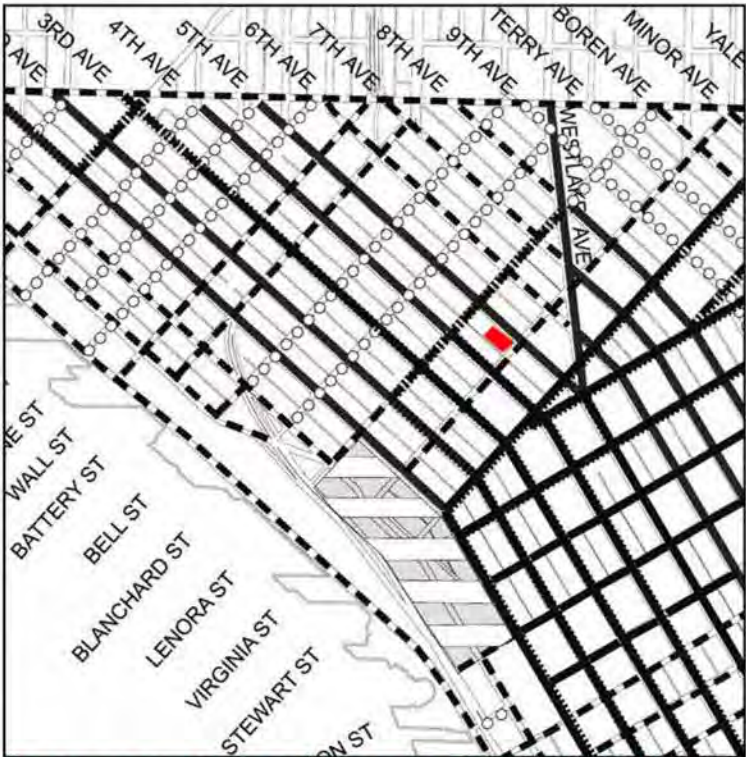
STREET CLASSIFICATION MAP 1B



SIDEWALKS WIDTHS MAP 1C



STREET LEVEL USES REQUIRED MAP 1G



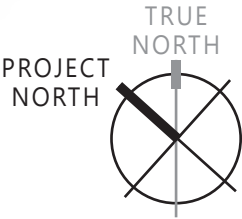
PEDESTRIAN STREET CLASSIFICATION

- Access Street
- Principal Arterial (other than Principal Transit Street)
- Minor Arterial (other than Principal Transit Street)
- Green Street
- Principal Transit Street
- Access to parking regulated by Special Review or Historic District regulations. See Map D for 23.66.170 and Map B for 23.66.326 for street classifications in South Downtown.

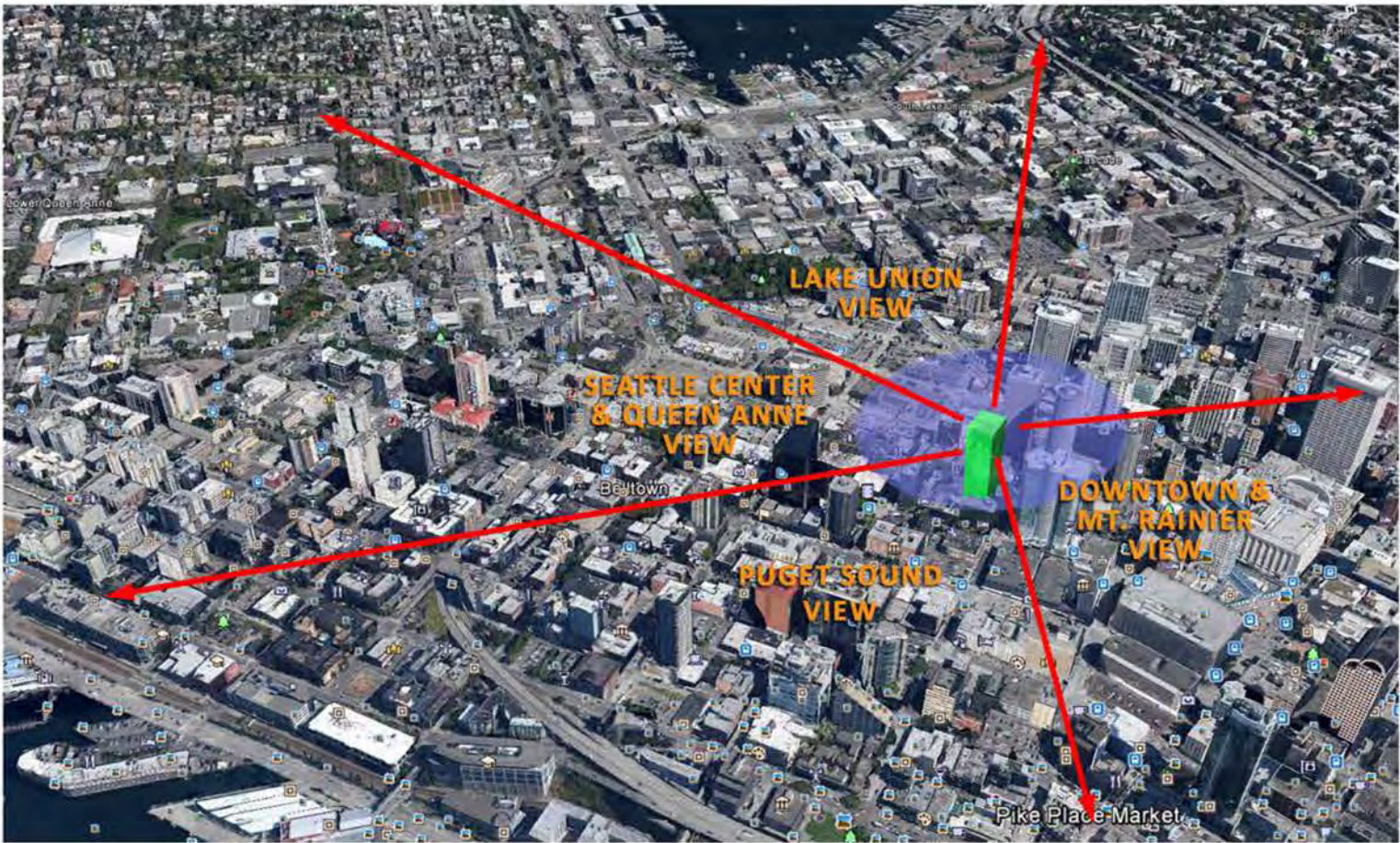
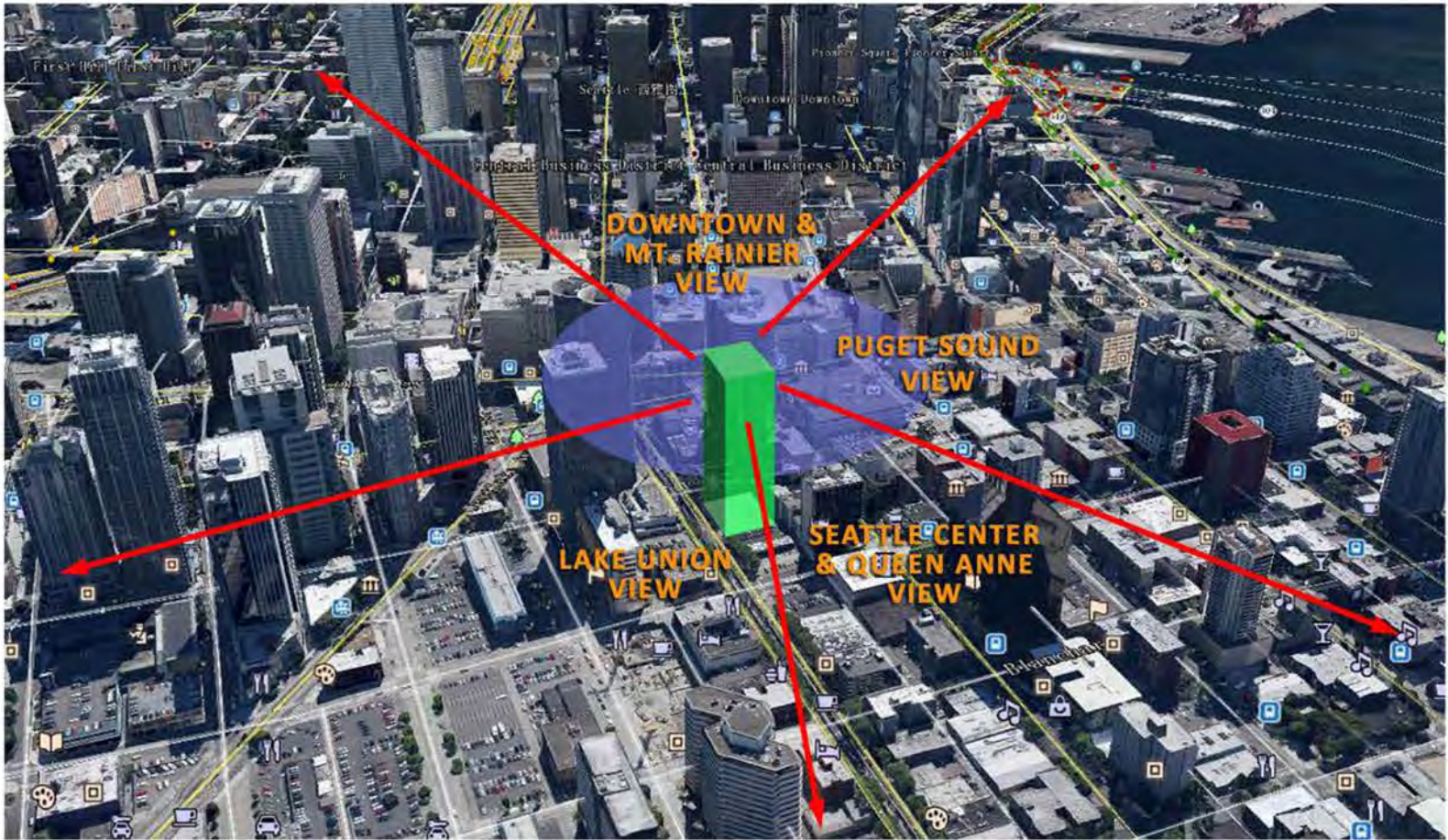
- Variable
- 12' applies to all unmarked streets
- 15'
- 18' (when on a one-way street, only the side with transit stops shall be 18'; the other side shall be 15'.)
- Sidewalk widths addressed by Special Review or Historic District regulations

- Street-Level Uses Required
- Special Review or Historic Districts

- Class I
- Class II
- Green Street
- Streets with pedestrian street classifications within the Pioneer Square Preservation District and International Special Review District are identified on Map D for 23.66.170 and Map B for 23.66.326.
- Pedestrian Street Classifications may be addressed by Special Review, Historic District or other provisions



VIEW & SKYLINE OVERVIEW



SKYLINE FROM NORTHWEST

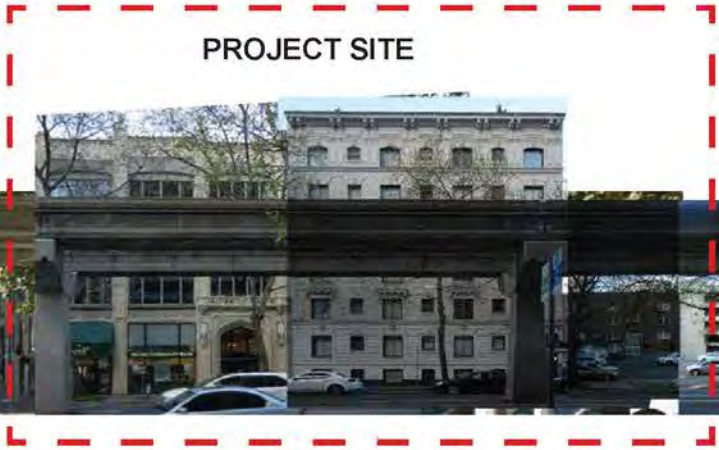


SKYLINE FROM WEST

VIEW & SKYLINE OVERVIEW



VIRGINIA STREET



PROJECT SITE

LENORA STREET



5TH AVE. STREETSCAPE (LOOKING WEST)

NOTE: This composite streetscape view from 5th Avenue should not be interpreted as a true elevation.

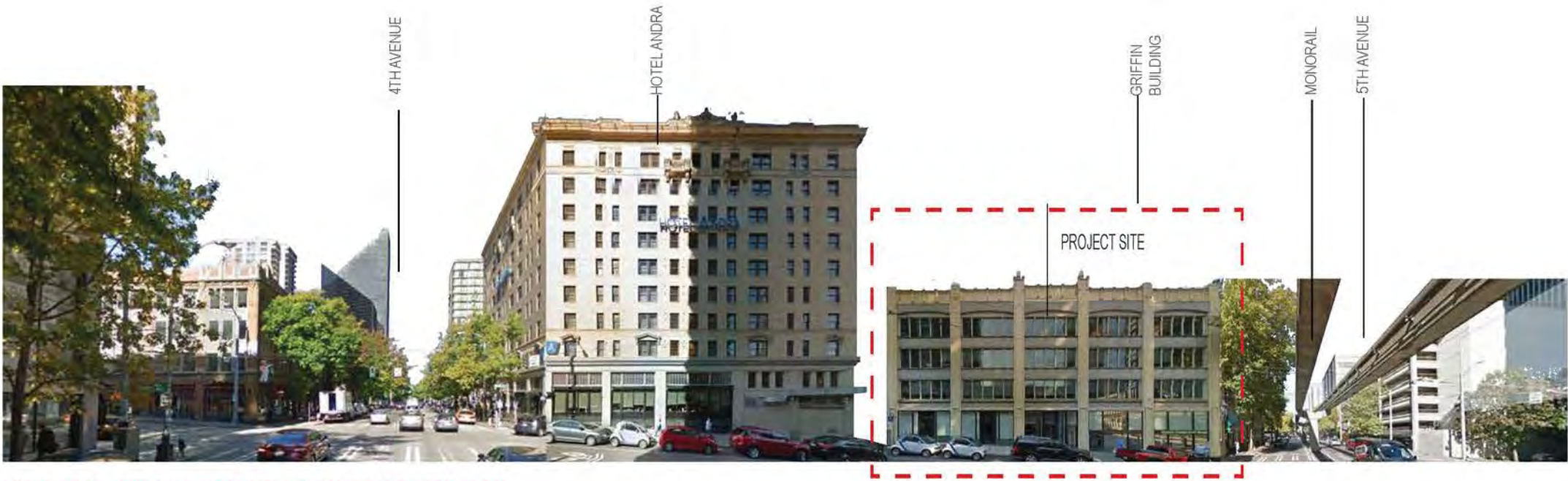


AERIAL VIEW OF THE SITE

VIEW & SKYLINE OVERVIEW



AERIAL VIEW OF THE SITE



VIRGINIA STREETSCAPE (LOOKING NORTH)

NOTE: This composite streetscape view from Virginia Street should not be interpreted as a true elevation.



EXISTING STREETScape



01. View from across Virginia Street is obstructed by existing trees (significant trees) and Monorail.



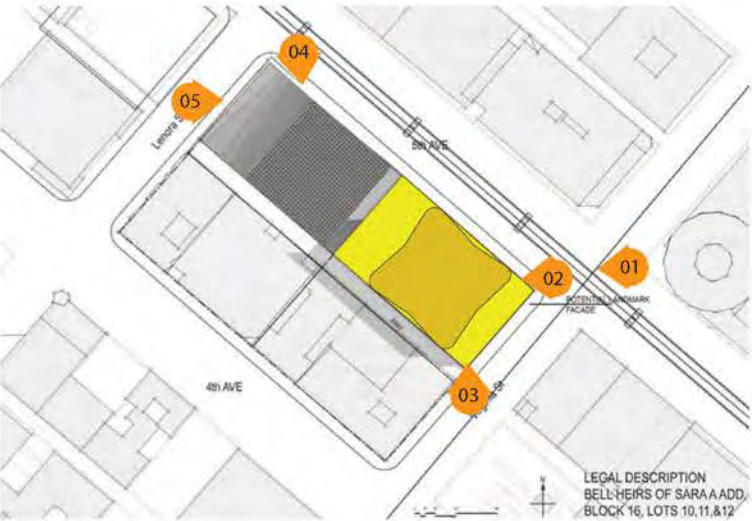
02. View from 5th Avenue sidewalk is obstructed by existing trees (significant trees).



03. Unobstructed view from Virginia Street



04. View from 5th Avenue & Lenora street is obstructed by proposed adjacent development.



05. View from Lenora street will be obstructed by proposed adjacent development.

PROPERTY OVERVIEW

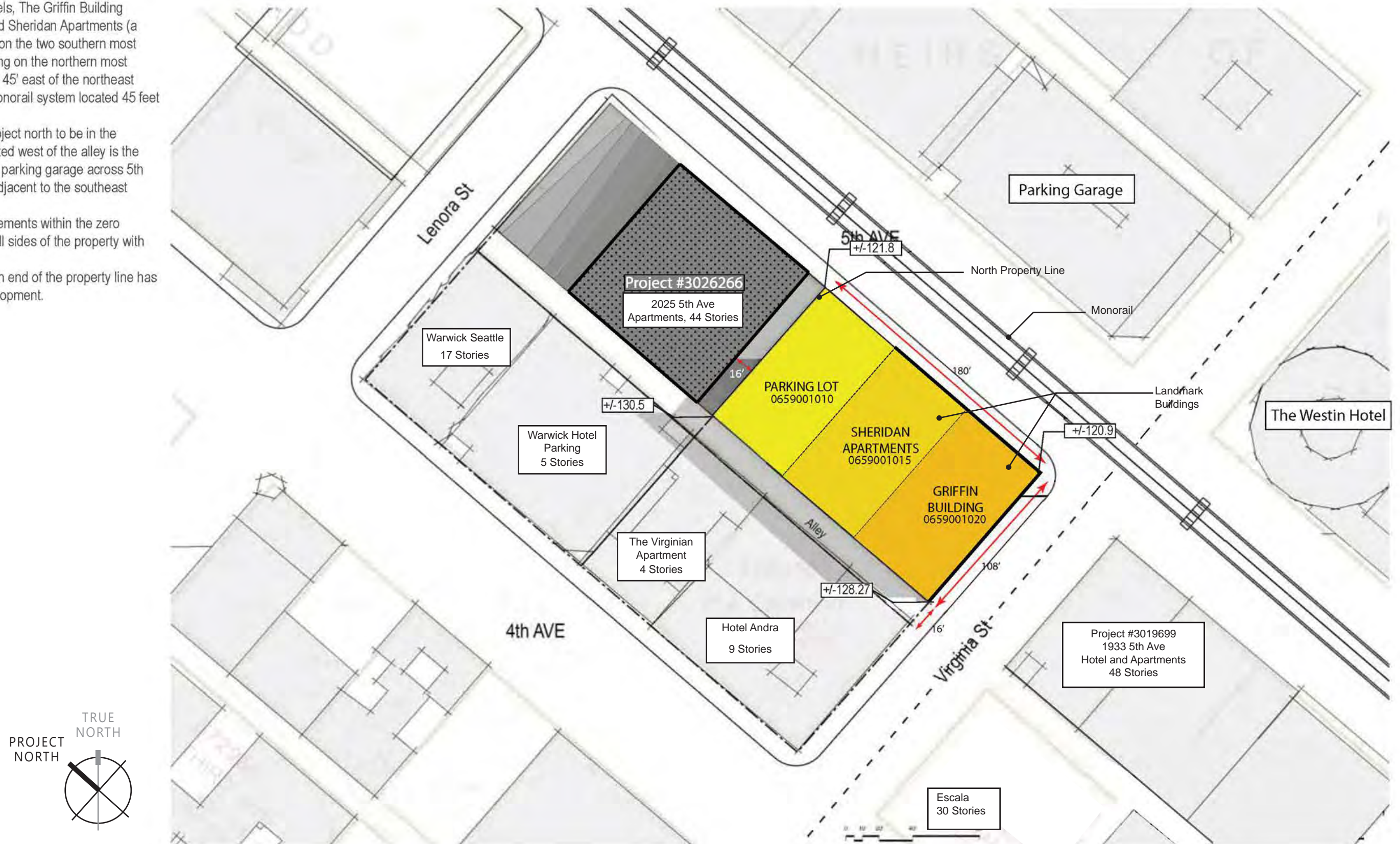
SITE SURVEY

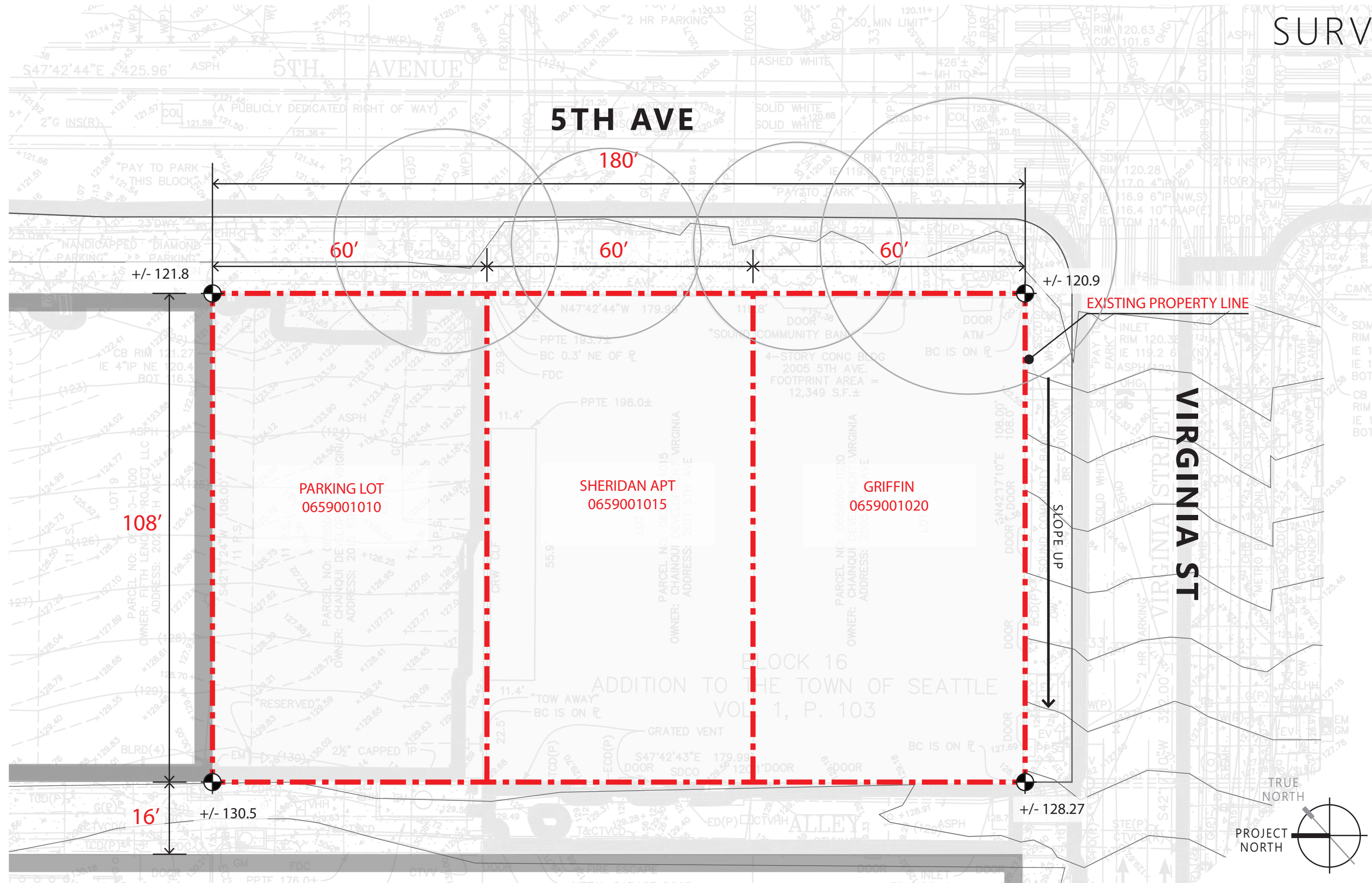
The site consists of three parcels, The Griffin Building (a four story office building) and Sheridan Apartments (a six story building) are located on the two southern most parcels. There is surface parking on the northern most parcel. Running parallel to and 45' east of the northeast property line is the elevated monorail system located 45 feet from the property line.

For the project, we assume project north to be in the direction of 5th Avenue. Located west of the alley is the 9 story Hotel Andra. There is a parking garage across 5th Avenue. The Westin Hotel is adjacent to the southeast corner.

The project will include improvements within the zero setback buildable area along all sides of the property with some minor adjustments.

Project # 3026266 on the north end of the property line has been proposed for future development.





ZONING CODE CITATIONS & REQUIREMENTS - HEIGHT

ZONING CODE CITATION & REQUIREMENT

1

ZONING LOCATION- DMC 240/290-440

2

SECTION 23.49.008.B

Structures located in DMC 240/290-440 or DMC 340/290-440 zones may exceed the maximum height limit for residential use, or if applicable the maximum height limit for residential use as increased under subsection 23.49.008.A.4, by ten percent of that limit, as so increased if applicable, if:

- The facades of the portion of the structure above the limit do not enclose an area greater than 9,000 square feet, and
- The enclosed space is occupied only by those uses or features otherwise permitted in this Section 23.49.008 as an exception above the height limit. The exception in this subsection 23.49.008.B shall not be combined with any other height exception for screening or rooftop features to gain additional height.

3

SECTION 23.49.058D3

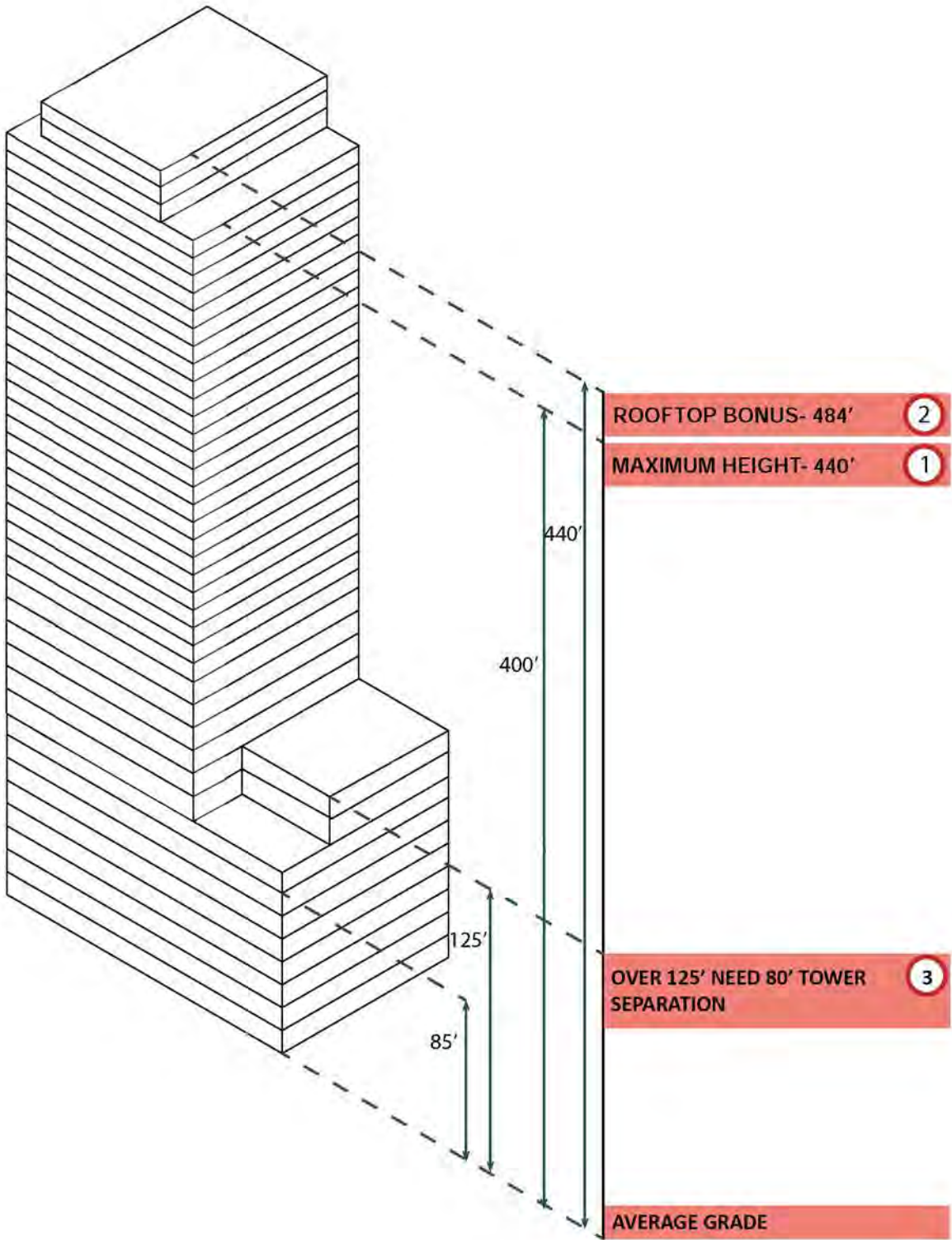
3. Except as otherwise provided in this subsection 23.49.058.D, in a DMC zone with a mapped height limit of more than 170 feet located either in Belltown, as shown on Map A for 23.49.058, or south of Union Street, if any part of a tower exceeds 160 feet in height, then all portions of the tower that are above 125 feet in height must be separated from any other existing tower that is above 160 feet in height, and the minimum separation required between towers from all points above the height of 125 feet in each tower is 80 feet.

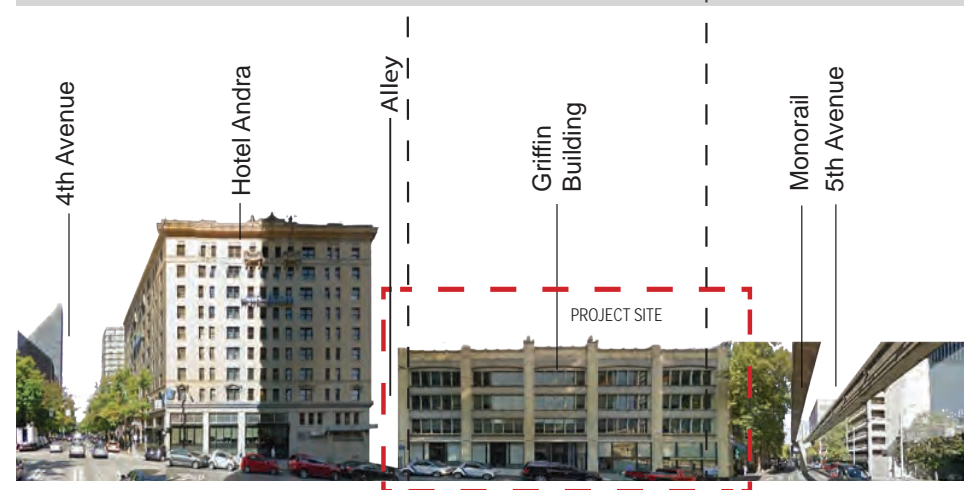
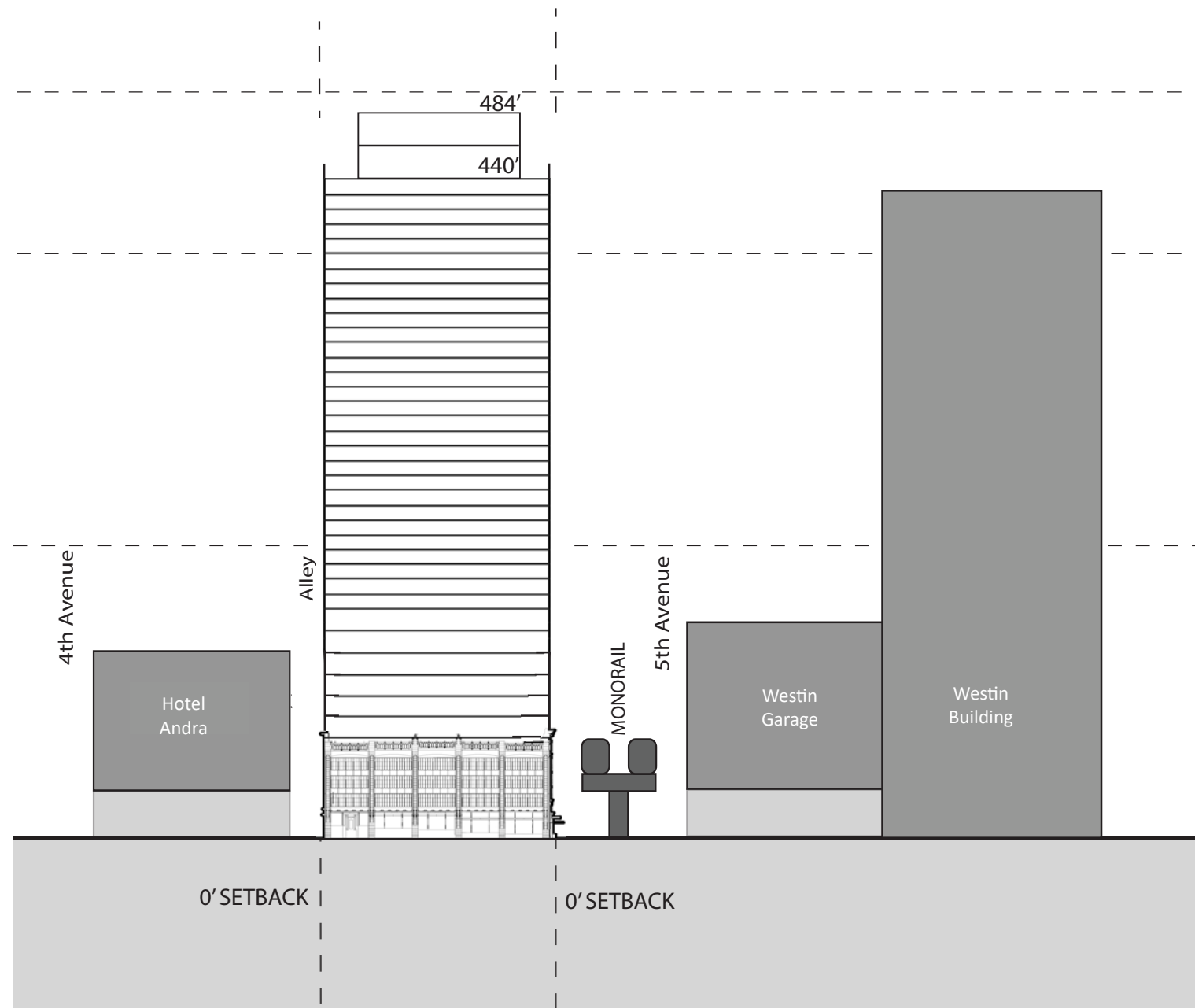
4

SECTION 23.49.058

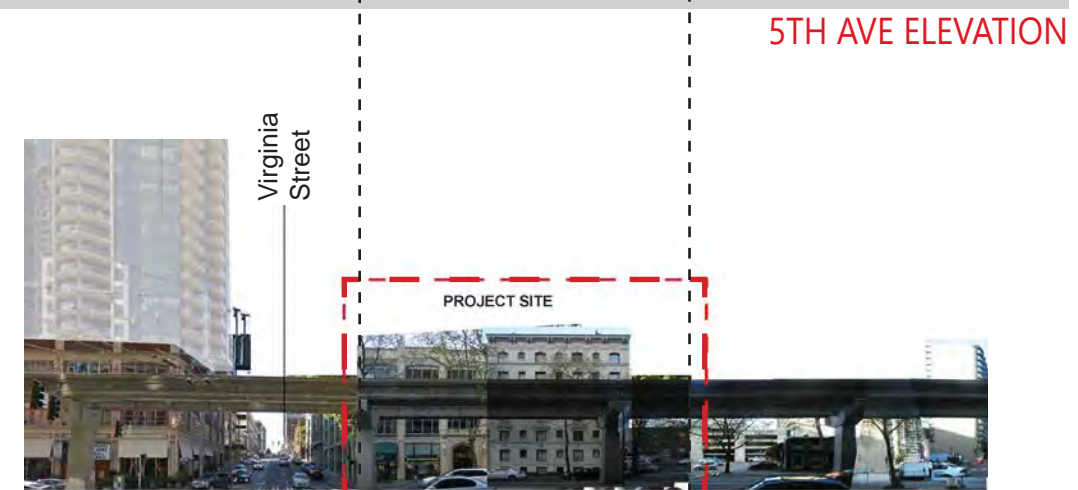
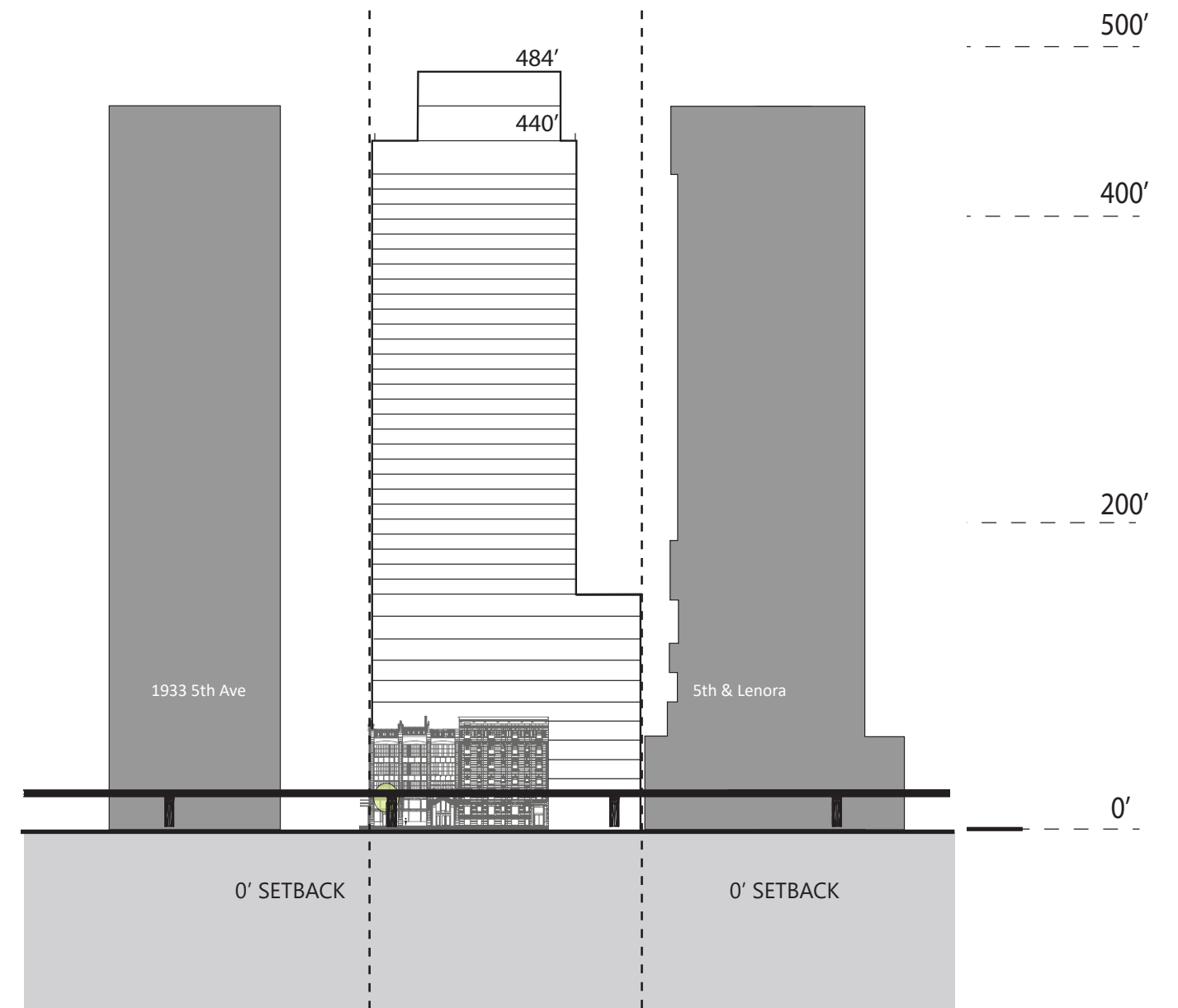
For purposes of this Section 23.49.058, except in zones with a mapped height limit of 170 feet or less, a "tower" is a portion of a structure, excluding rooftop features permitted above the applicable height limit pursuant to Section 23.49.008, in which portion all gross floor area in each story is horizontally contiguous, and which portion is above

- a height of 85 feet in a structure that has any non-residential use above a height of 65 feet or does not have residential use above a height of 160 feet; or
- in any structure not described in clause.





SETBACK DIAGRAM





1st Denny Regrade
1908-1911



Wilson Modern Business
College Building was Built
1927

1914
Sheridan Building was Built



1929-1939
The Great Depression





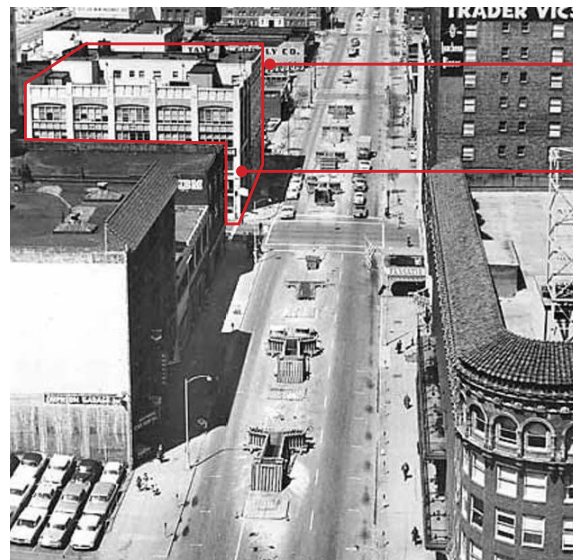
Griffin Business College
Took Over the Building
1940s



Monorail Opened One Month Before
World's Fair
1962

1961

Monorail Construction Commenced



Sheridan Building

Griffin Building

Present

Griffin Building & Sheridan Apartments



DOWNTOWN ARCHITECTURAL ANALYSIS



10. MARSHALL BUILDING



11. HOTEL ANDRA



13. SHERIDAN APARTMENTS



12. GRIFFIN BUILDING



9. CENTENNIAL



8. SECURITIES



38. 5TH AVENUE COURT



3. MOORE THEATER / HOTEL

SURROUNDING DEVELOPMENTS

EXISTING TOWERS



① FOURTH & BLANCHARD BUILDING



② ROYAL CREST CONDO



③ 2031 3RD AVENUE



④ 2116 4TH AVENUE



⑤ ESCALA SEATTLE



⑥ THE WESTIN SEATTLE



⑦ WESTIN BUILDING EXCHANGE



⑧ AMAZON CAMPUS

- SITE
- EXISTING BUILDING

SURROUNDING DEVELOPMENTS

FUTURE TOWERS



A 5TH & LENORA
(PROPOSED IMMEDIATE NORTH DEVELOPMENT)



B 1933 5TH AVENUE



C 1903 5TH AVENUE



D 200 3RD AVENUE



- SITE
- EXISTING BUILDING
- FUTURE DEVELOPMENT

02

LANDMARK PRESERVATION PROCESS

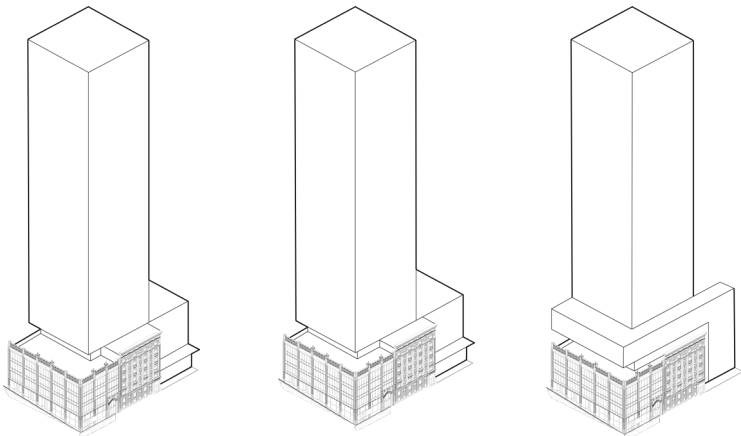
- Project Timeline
- LPB Supported Features

PROJECT TIMELINE

EDG 1 2017-11-27



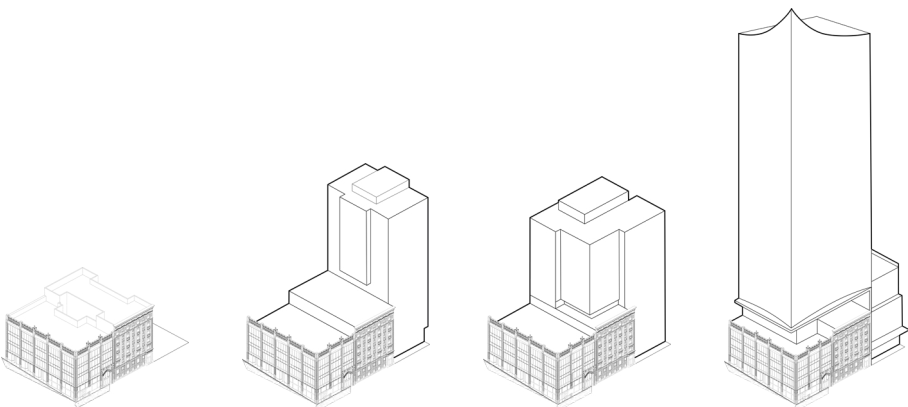
ARC 1 2017-08-30
TOWER PROPOSED



FEEDBACK

FINANCIAL FEASIBILITY ANALYSIS SHOULD BE PROVIDED TO SUPPORT THE HEIGHT

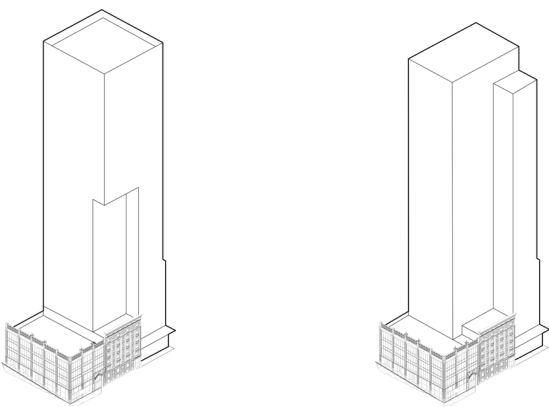
ARC 2 2018-02-02
TOWER AND ALTERNATIVES PROVIDED WITH FINANCIAL FEASIBILITY ANALYSIS



FEEDBACK

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

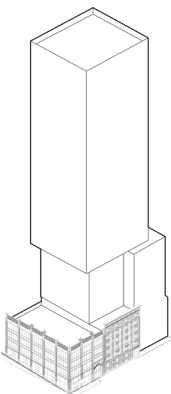
ARC 3 2018-06-29
60' SETBACK FROM VIRGINIA ST
20' SETBACK FROM 5TH AVE



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

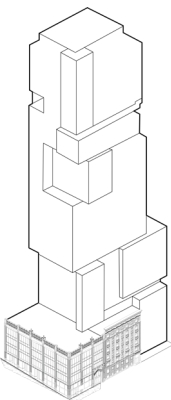


FEEDBACK

TOWER SPACING NEEDS REFINEMENT;
PRESENT TO LPB

LPB 2019-03-20

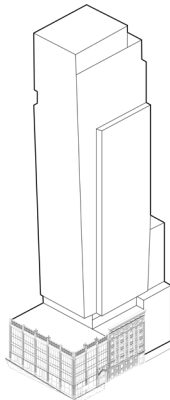
CONCEPT 1:
STACKS OF DRYING LUMBER



FEEDBACK

TOWER FACADE SHOULD ECHO THE RHYTHM AND VERTICALITY OF GRIFFIN BUILDING

CONCEPT 2:
CEDAR DUGOUT CANOES

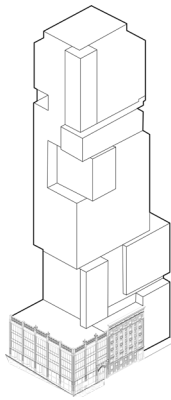


FEEDBACK

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

ARC 5 2019-09-13

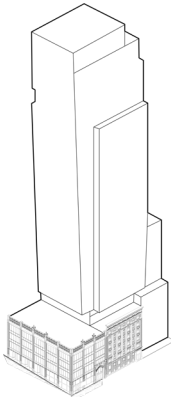
CONCEPT 1:
STACKS OF DRYING LUMBER



FEEDBACK

THE STEPPED EDGE IS NOT WORKING IN THIS SITUATION.

CONCEPT 2:
CEDAR DUGOUT CANOES



FEEDBACK

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

LPB SUPPORTED FEATURES

LANDMARK PRESERVATION BOARD PRIORITIES

- ① Separation of tower from landmarks

Setting the tower back from Griffon and tapering the tower at the base allows the Landmarks to maintain their presence in the neighborhood.
- ② Express interior volume through Building

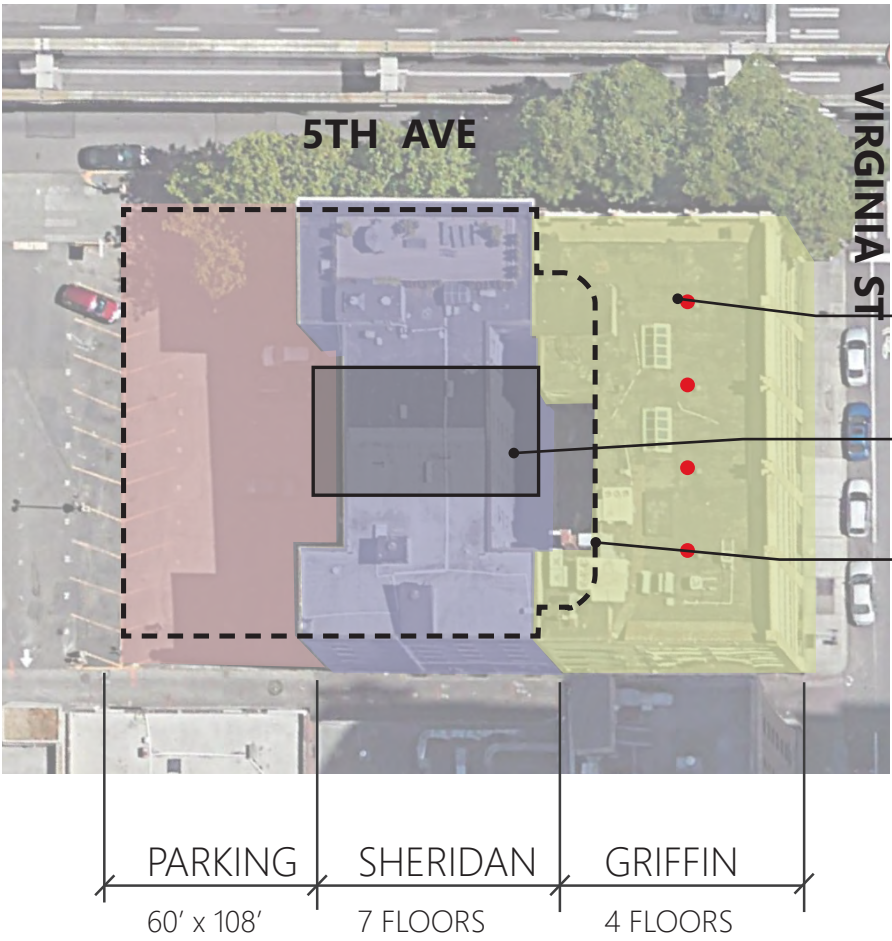
The design should imply the sense of the building in the function of the space.
- ③ Match Existing Levels of Landmarks

Floors levels should remain the same behind the Landmarks. These elevations are important at the windows.
- ④ Retain Existing Entry Door of Landmark

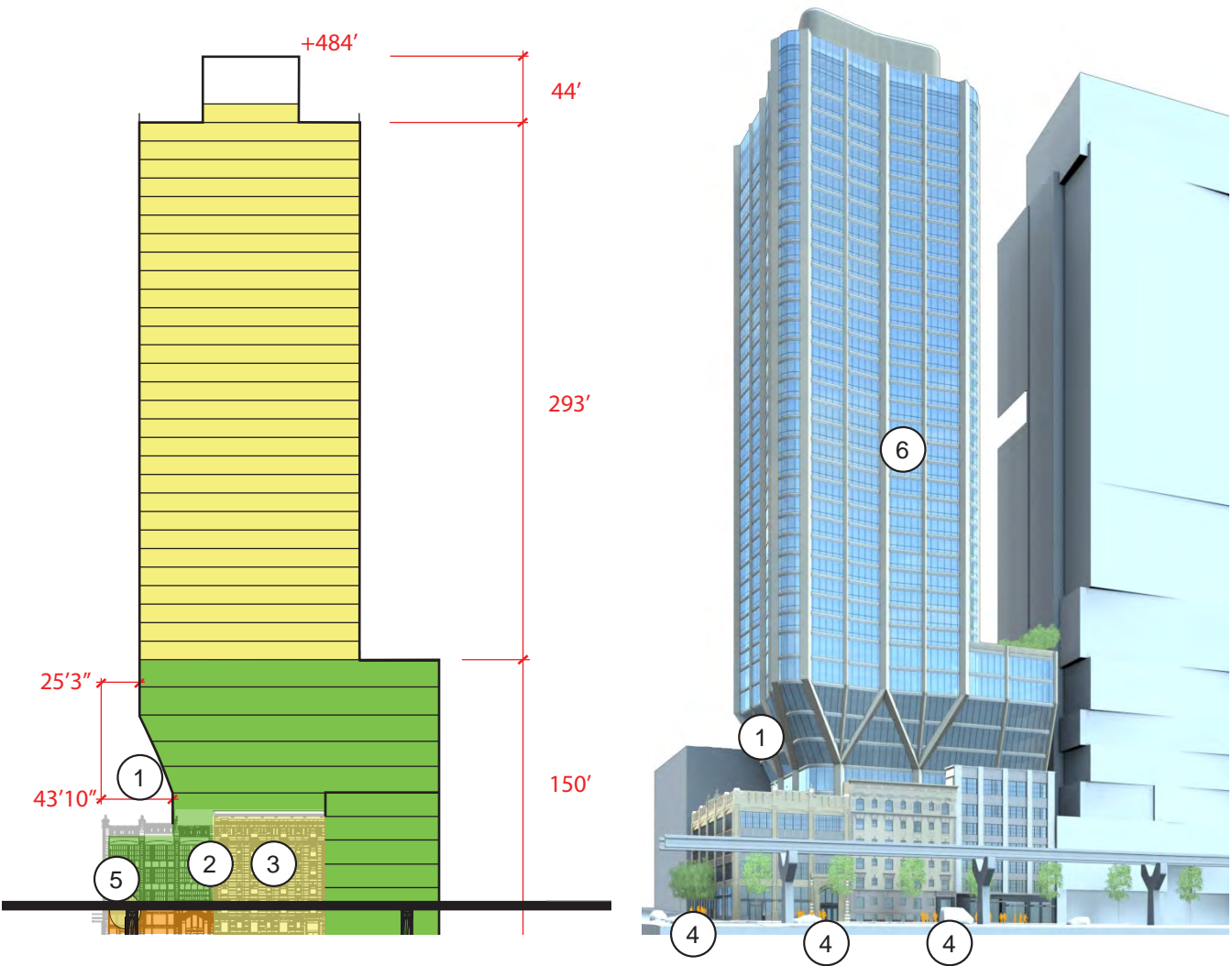
The Landmark buildings should retain their existing entries
- ⑤ Create Active Uses within Landmark

There should be active uses filling the space within the Landmark
- ⑥ Design should draw inspiration from Landmarks

There is opportunity to reference the existing architecture style, and embrace what came before. This can be done by using the the vertical expression and proportion to set up the podium



- ① Interpretive reconstruction of columns in Griffin Building to match existing octagon shape, size, and locations
- The tower core perfectly fits within the Sheridan property to hold the tower above like a pith of a tree
- South edge of the tower base aligned with the existing Griffin light well in order to maintain existing Griffin volume
- ② Griffin use remains office space and Sheridan remains residential use, as originally intended.



03

EDG #2 SUMMARY

- Guidelines for Development
- Design Concept
- Massing Study
- Board Supported Features
- EDG 2 Guidance and Response

GUIDELINES FOR DEVELOPMENT

BELLTOWN URBAN CENTER VILLAGE

A - SITE PLANNING AND MASSING

A-1 Respond to the physical environment.

Develop an architectural concept and compose the building's massing in response to geographic conditions and patterns of urban form found beyond the immediate context of the building site.

A-2 Enhance the skyline.

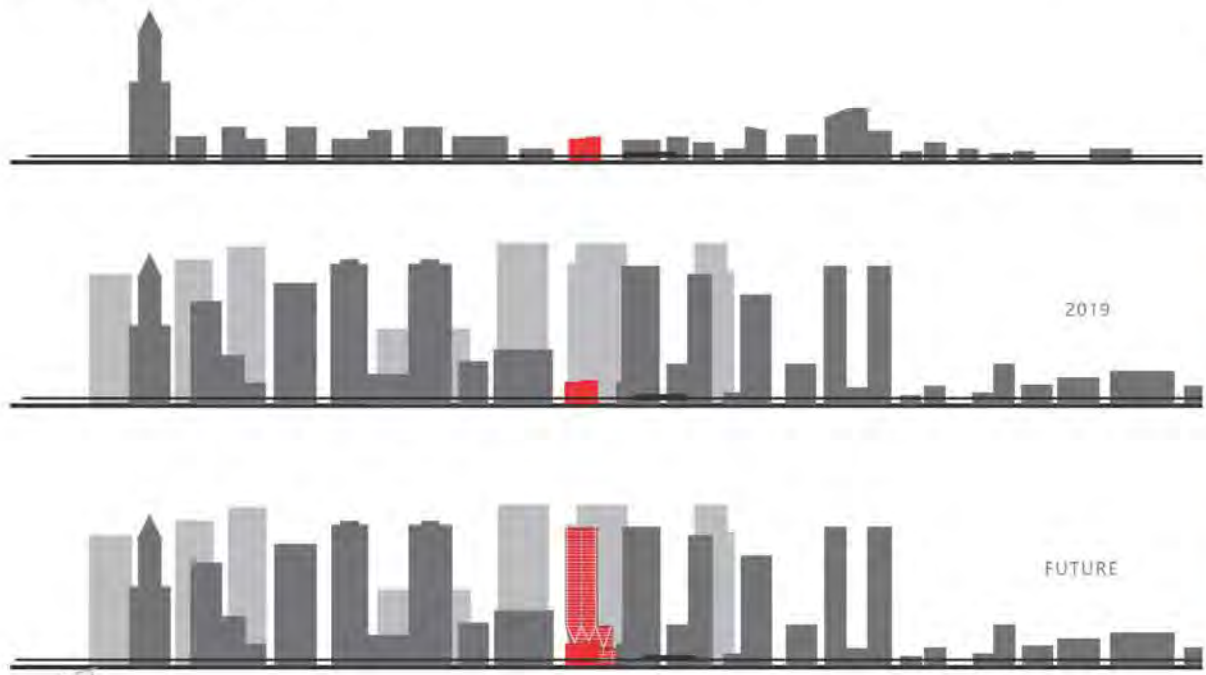
Design the upper portion of the building to promote visual interest and variety in the downtown skyline.

RESPONSE

Located as a southern gateway to the Belltown neighborhood, with the iconic monorail passing by, and two landmark buildings on site, the proposed design consists of a carefully sculpted tower influenced by the historic New Formalism designs found throughout Seattle. The branching expression on the tower's exterior is reminiscent of several World's Fair structures complimenting and enriching the surrounding area.

Dynamically sculpted clover-shaped massing and vertically expressed facades, along with a sensitive palette of materials, textures, and colors will work together to create an iconic development, carefully integrated with the landmark buildings on site, as well as the surrounding urban context. At approximately 440 feet tall, the proportions and materiality of the tower allow the massing to create a considerate, elegant and unique addition to the Seattle skyline.

SKYLINE DIAGRAM



B - ARCHITECTURAL EXPRESSION

B-3 Reinforce the positive urban form & architectural attributes.

Consider the predominant attributes of the immediate neighborhood and reinforce desirable siting patterns, massing arrangements, and streetscape characteristics of nearby development.

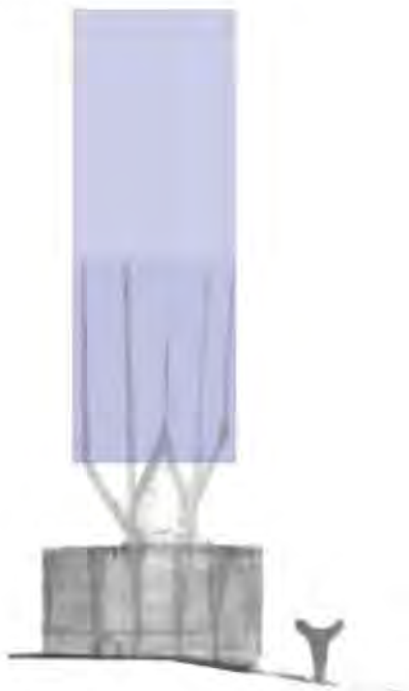
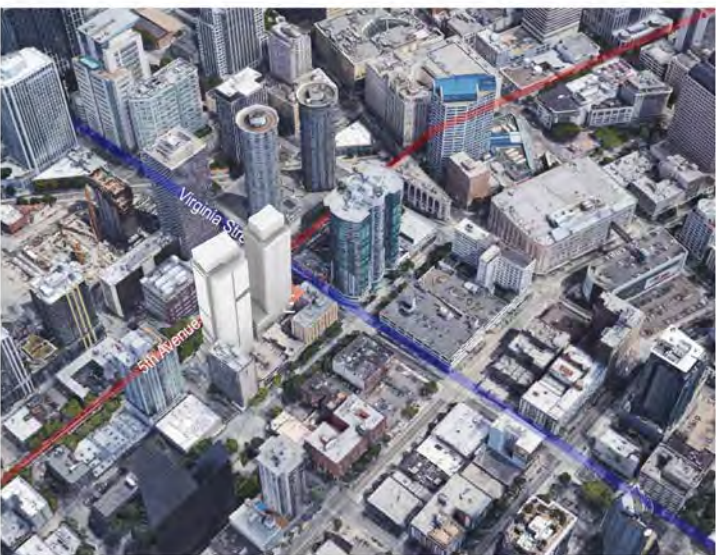
B-4 Design a well-proportioned & unified building.

Compose the massing and organize the publicly accessible interior and exterior spaces to create a well-proportioned building that exhibits a coherent architectural concept. Design the architectural elements and finish details to create a unified building, so that all components appear integral to the whole.

RESPONSE

The proposed base of the tower tapers inward to showcase the Griffin Building's Collegiate Gothic style and Sheridan's Beaux Art style. The landmarks' vertical expression and punched openings complement the streetscape experience as they have for over 100 years. The new podium addition complements both landmarks but does not compete. It extends the urban edge along the sidewalk and provides a solid base for the tower. The branching architectural expression of the tower expands the verticality of the Griffin building to the skyline and echoes the historic monorail structure directly adjacent.

A simple and elegant tower rises out of the landmark buildings from a tapered base with a tree-like expression branching towards the sky. The towers rounded corners and clover-like shape allow it to recede gracefully into the clouds. The historic landmarked entries are used as originally intended accessing the original floor elevations within. Office tenants in the Griffin look out through divided lite steel frame windows and families living in the Sheridan building look out through the original wood framed punch openings.



GUIDELINES FOR DEVELOPMENT

BELLTOWN URBAN CENTER VILLAGE

C - THE STREETSCAPE

C-1 Promote pedestrian interaction.

Spaces for street level uses should be designed to engage pedestrians with the activities occurring within them. Sidewalk-related spaces should be open to the general public and appear safe and welcoming.

C-4 Reinforce building entries.

To promote pedestrian comfort, safety, and orientation, reinforce the building's entry

RESPONSE

Historical facades of the Griffin and Sheridan will be restored to bring back their forgotten glory. Existing building entrances of the landmark buildings are maintained highlighting the primary entrances. They serve as way finding symbols and places for pedestrian interaction. Just as historically intended, the original entrances serve retail at the corner and along Virginia Street, and the residential lobby on 5th Avenue

The highly activated ground floor utilizes the existing floor elevations of the historic structures with and is easily accessible from 5th and Virginia with no vehicular access interrupting pedestrian experience. Strategically placed loading and garage entrance points along the alley promote safety for both pedestrians and vehicles.



E Vehicular Access & Parking - Minimizing the Adverse Impacts

E-1 Minimize curb cut impacts

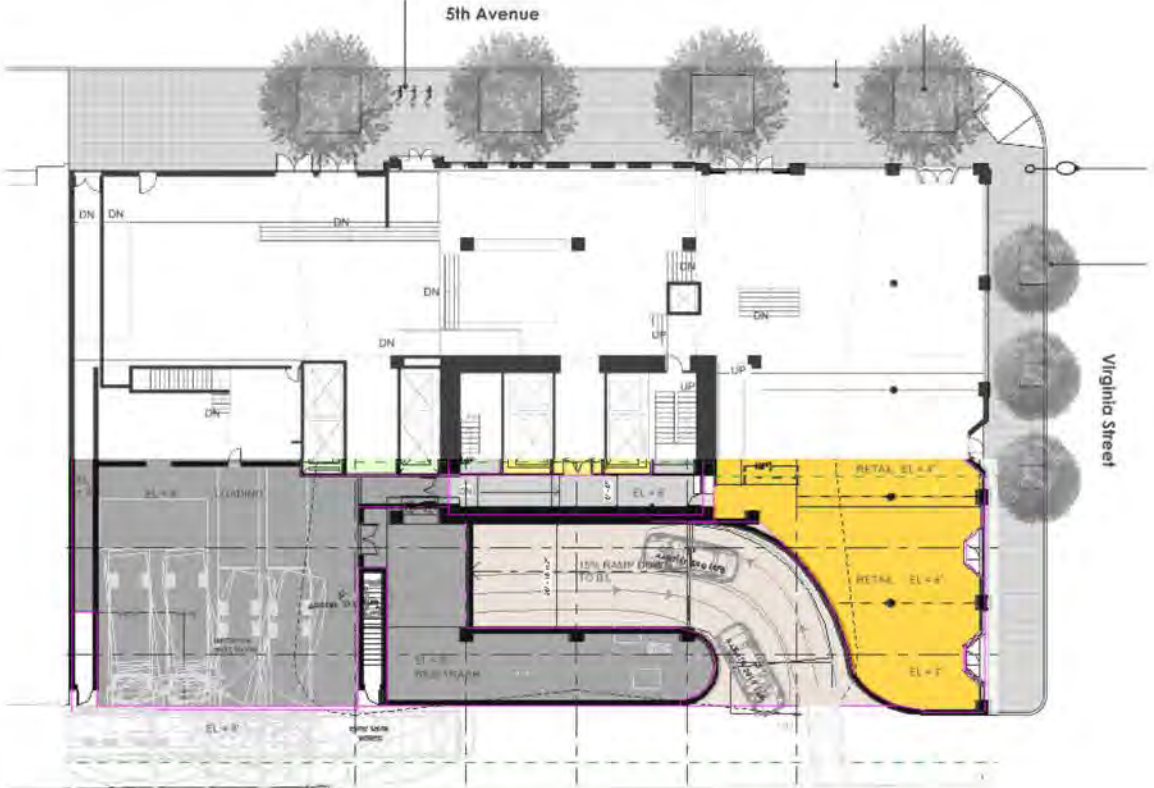
Minimize adverse impacts of curb cuts on the safety and comfort of pedestrians.

E-2 Minimize the present of service areas

Locate service areas for trash dumpsters, loading docks, mechanical equipment, and the like away from the street front where possible. Screen from view those elements which for programmatic reasons cannot be located away from the street front.

RESPONSE

No vehicle entry interrupting pedestrian experiences on 5th and Virginia. Strategically placed service areas for trash dumpsters, loading docks and garage entrance along the alley promote safety and comfort for pedestrians and minimize the present of service areas.



DESIGN CONCEPT

NEW FORMALISM



UW SUZZALO ADDITION
BY BINDON AND WRIGHT
1963



RAINIER TOWER
BY YAMASAKI
1977

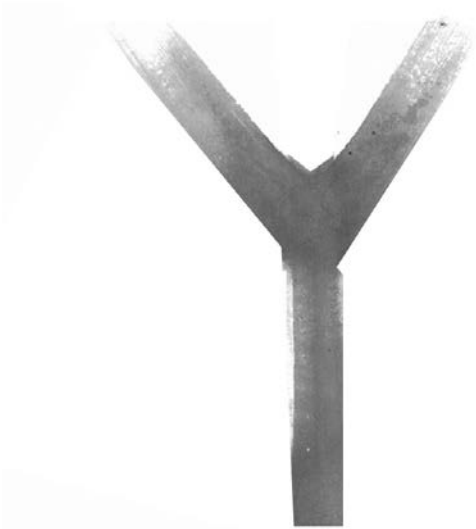


PACIFIC SCIENCE CENTER
BY YAMASAKI
1962

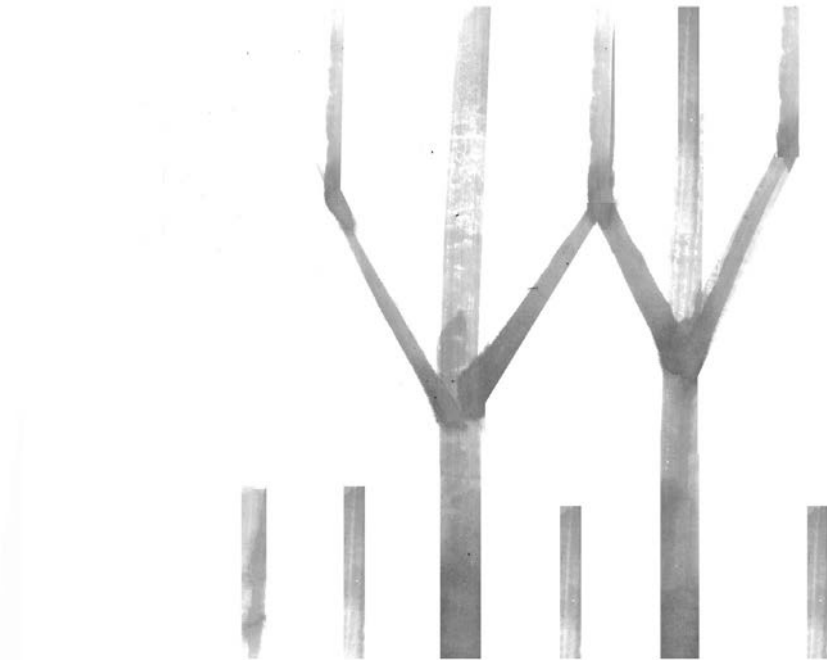
- Emerged in the 1950's
- Symmetry
- Rich materials
- Set on a podium
- Designed to achieve modern monumentality
- Embraces classical precedents
- Delicacy of details



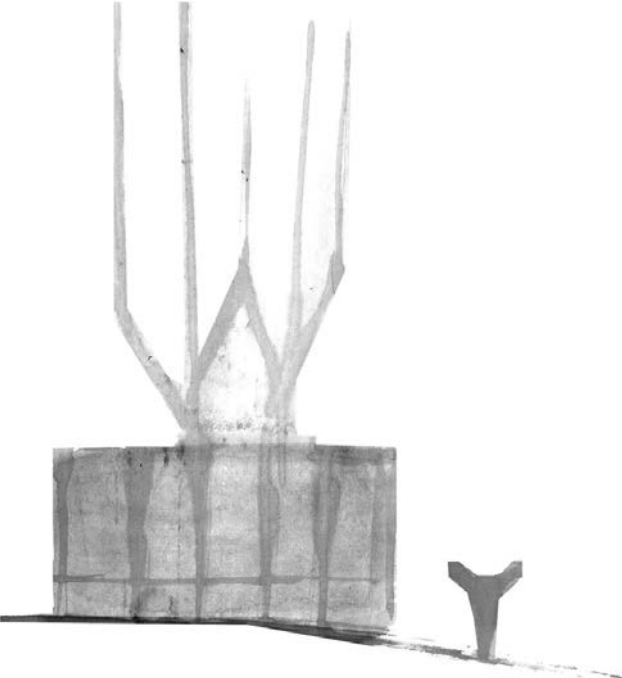
A: TREE



B: TREE BRANCH



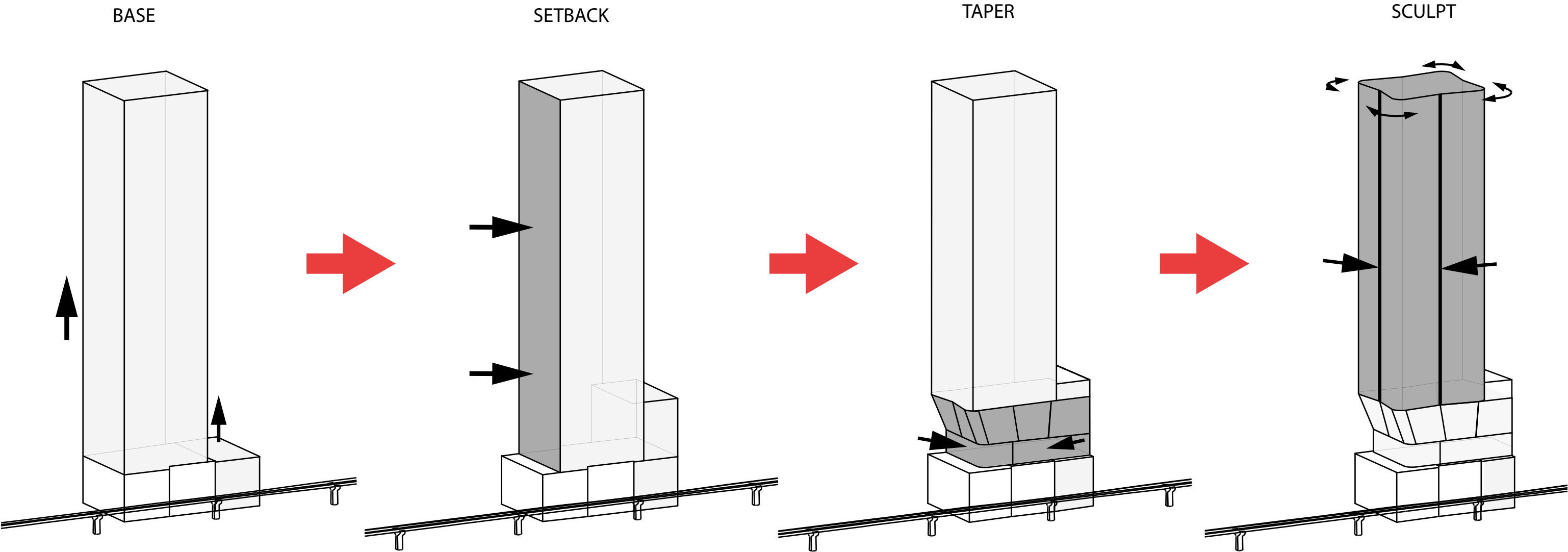
C: BUILDING ELEMENTS



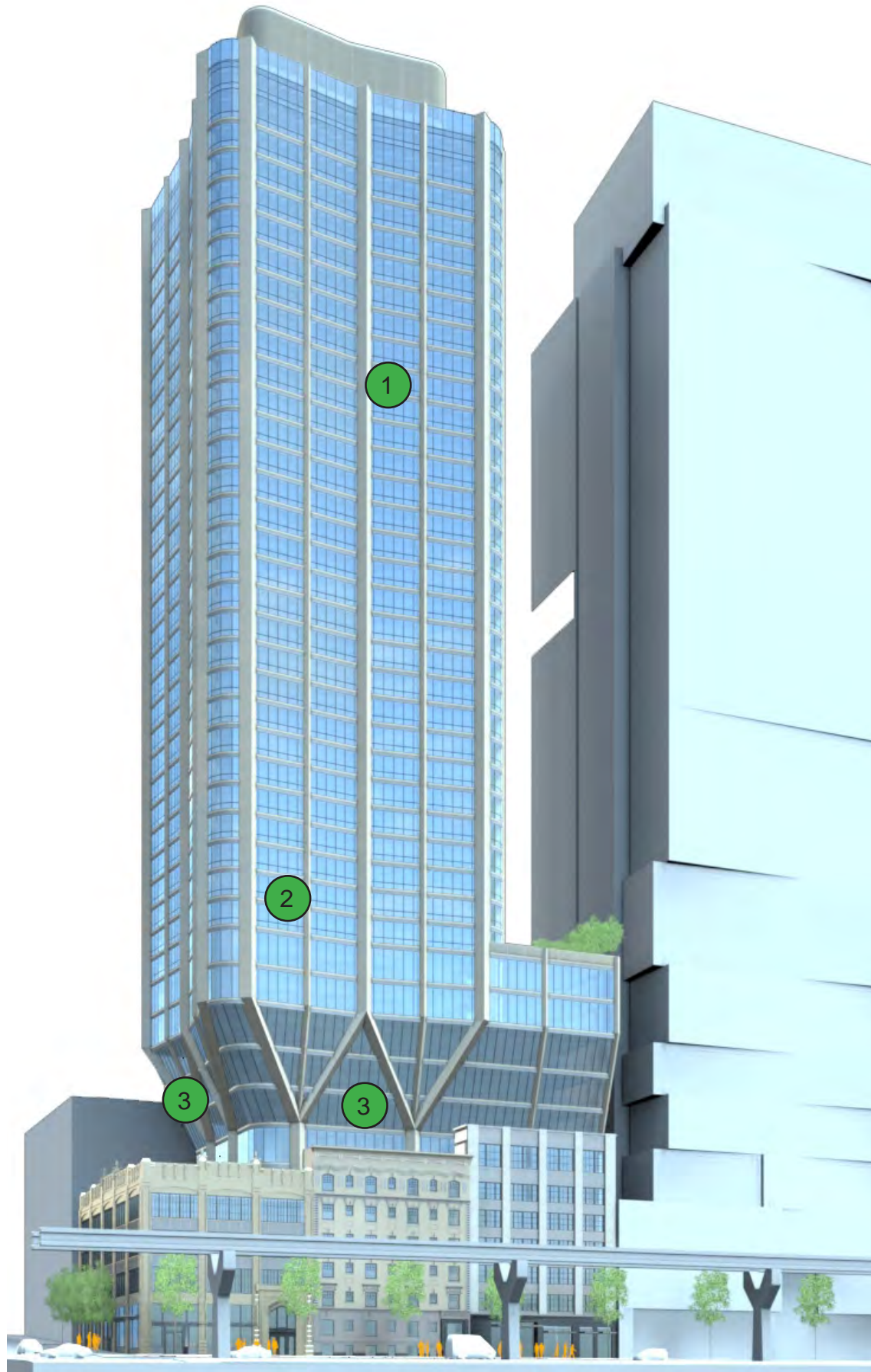
D: BUILDING STRUCTURE

MASSING STUDY

THINKING PROCESS



BOARD SUPPORTED FEATURES



- ① Simple and uniform Building Tower Massing
- ② New Formalism Tower Expression and Concept
- ③ Tower Placement and Tapered Massing Supported By LPB

EDG 2 GUIDANCE AND RESPONSE

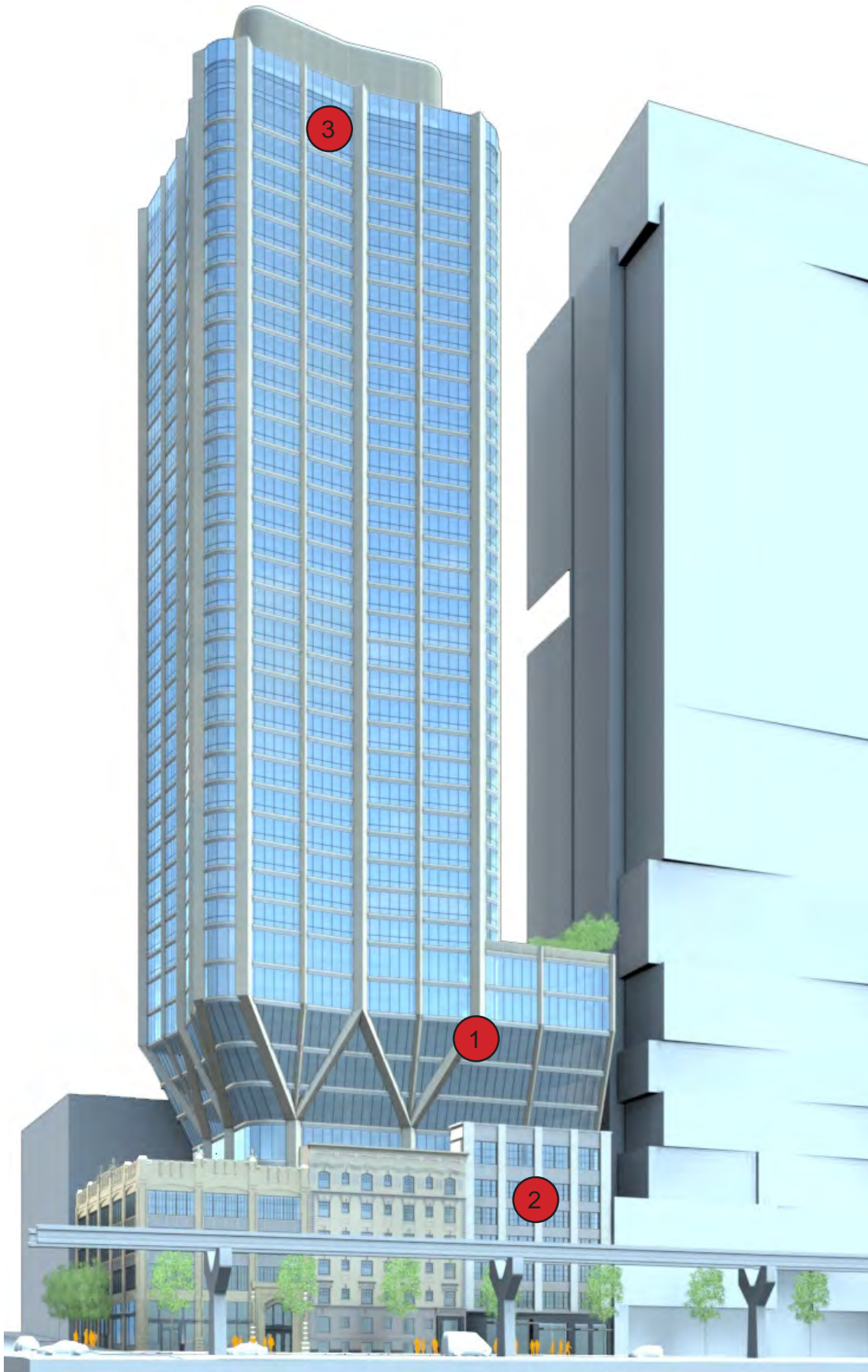
ITEM	BOARD GUIDANCE	RESPONSE
	June 15, 2021	
Massing - Podium	3.a.i. The Board requested greater resolution and study of the transition from tower to podium, noting the new podium did not yet support a unified building expression including both the existing historic structures and proposal.	1. The study of the transition from the tower to the podium now creates a unified building expression and is compatible with the existing historic structures. P39
	3.a.ii. The Board suggested simplifying the new podium to relate more to the tower language could be a better solution than adding yet another facade expression.	2. The podium has been revised using a simplified language relating to the tower extending the New Formalism concept to the ground, providing a neutral backdrop for the existing Landmarks. This neutral glass treatment contrasts with the existing landmarks, much like in the Kelly Springfield example referred to the team by the board. P40&P49
	3.a.iii. The Board requested further study of the relationship between the 2 additional floors at the upper podium level and the adjacent building. The Board requested the following: 1. Look at increasing this setback greater than the proposed 16' 2. Provide window overlay study, sections, light and shadow studies 3. Study how to relate the storefront and party wall condition	3. The relationship between the 2 additional floors at the upper podium levels and the adjacent building is refined by decreasing the height and incorporating a two-level setback at the alley on the NW. Based on shadow studies, more solar access is created in the revised design. A fin wall has been incorporated to address the party wall condition. P47
Massing - Tower	3.b.i. Study of maintaining core and columns, but slendering the tower, look at 70' or 75' tower separation. 3.b.ii. Consider recessing 1 or 2 of the center columns to create some shadow relief. 3.b.iii. Provide window overlay studies (WILL BE PROVIDED ON DRB) 3.b.iv. Provide shadow studies	Tower separations of 60', 65', and 70' are included. The previous core and column locations have been maintained and are supported by the LPB. The structure must maintain symmetry about the core, so any reduction to gain more separation on the north must also apply to the south side of the tower. This quickly leads to a very slender, inefficient tower plan as the tower separation increases. The tower also quickly diverges from the scale and proportion of neighboring buildings in its immediate context as the tower separation increases. P73
Tower Terminus (Roof)	3.c.i. The Board provided guidance to further push the design of the tower terminus, emphasizing their support for the new formalism design inspiration and stating they would like to see this conceptual driver be expressed through the terminating roof form of the tower.	The tower terminus has been refined with added intricacy like many New Formalism precedents studied by the team. The expression of the main vertical elements extends up beyond the building parapet, creating an articulated silhouette on the skyline. Added detail in the form of vertical fins applied to the mullion lines adds a detailed subset layer signaling the terminus of the tower. The mechanical penthouse which is setback from the primary tower edge echoes the treatment of the tower below in a smaller, more intricate scale, creating a crown for the building. P43&P45
Streetscape and Alley	The project may need to develop and follow a loading dock management plan to avoid conflicts in this area.	A loading dock management plan is provided to avoid conflicts in this area. P57

04

EDG #3 DESIGN

- EDG 3 Design Focus
- Tower-Podium Transition
- Podium Design
- Terminus Design
- Streetscape Design

EDG 3 DESIGN FOCUS

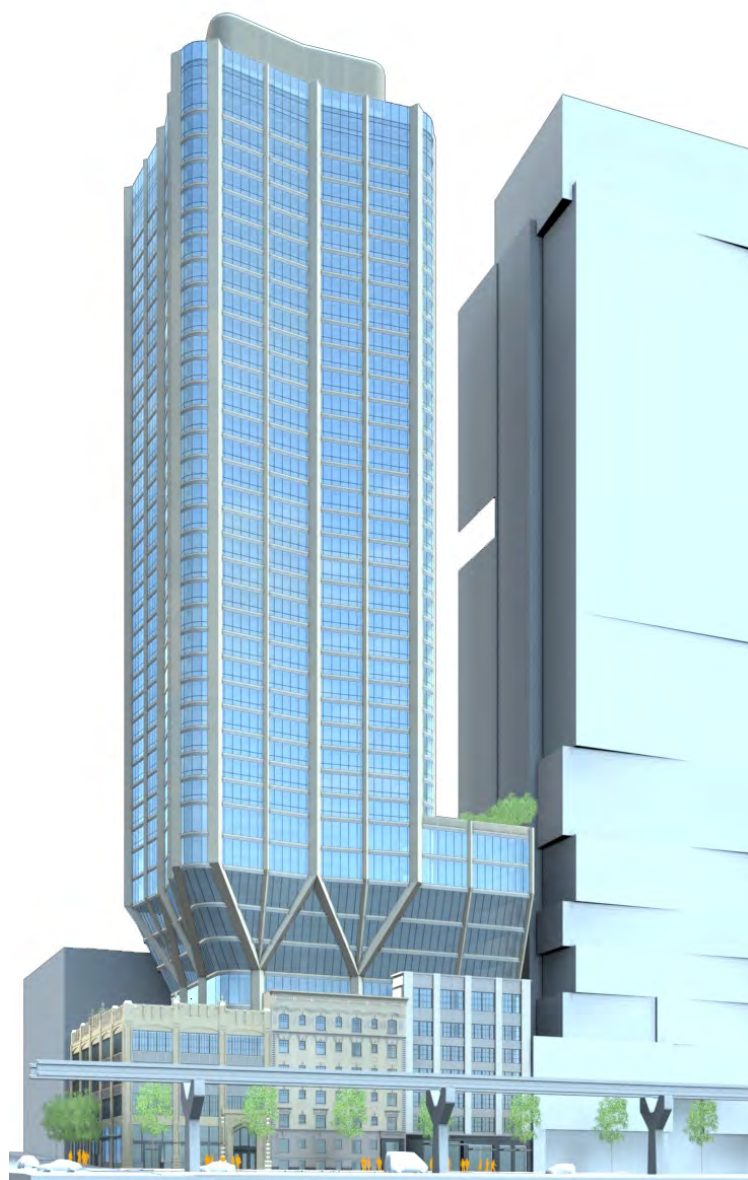


- 1 Tower-Podium Transition
- 2 Podium Design
- 3 Terminus Design

KELLY SPRINGFIELD BUILDING

- Contrast between the warm masonry, divided lite windows, and details of the historic building and the sleek, specular glassy addition
- The addition forms a comfortable and compatible backdrop that gives the landmark prevalence





EDG 2 DESIGN



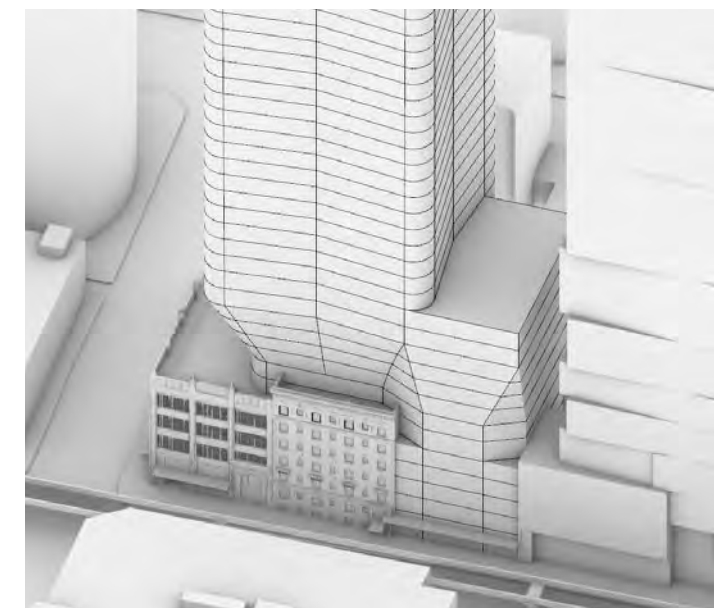
RESPONSE TO GUIDANCE

EDG 3 DESIGN FOCUS

RESPONSE TO GUIDANCE



EDG 2 DESIGN



RESPONSE TO GUIDANCE

TOWER-PODIUM TRANSITION

GUIDANCE A

MASSING-PODIUM

3.a.i.

The Board requested greater resolution and study of the transition from tower to podium, noting the new podium did not yet support a unified building expression including both the existing historic structures and proposal.

RESPONSE

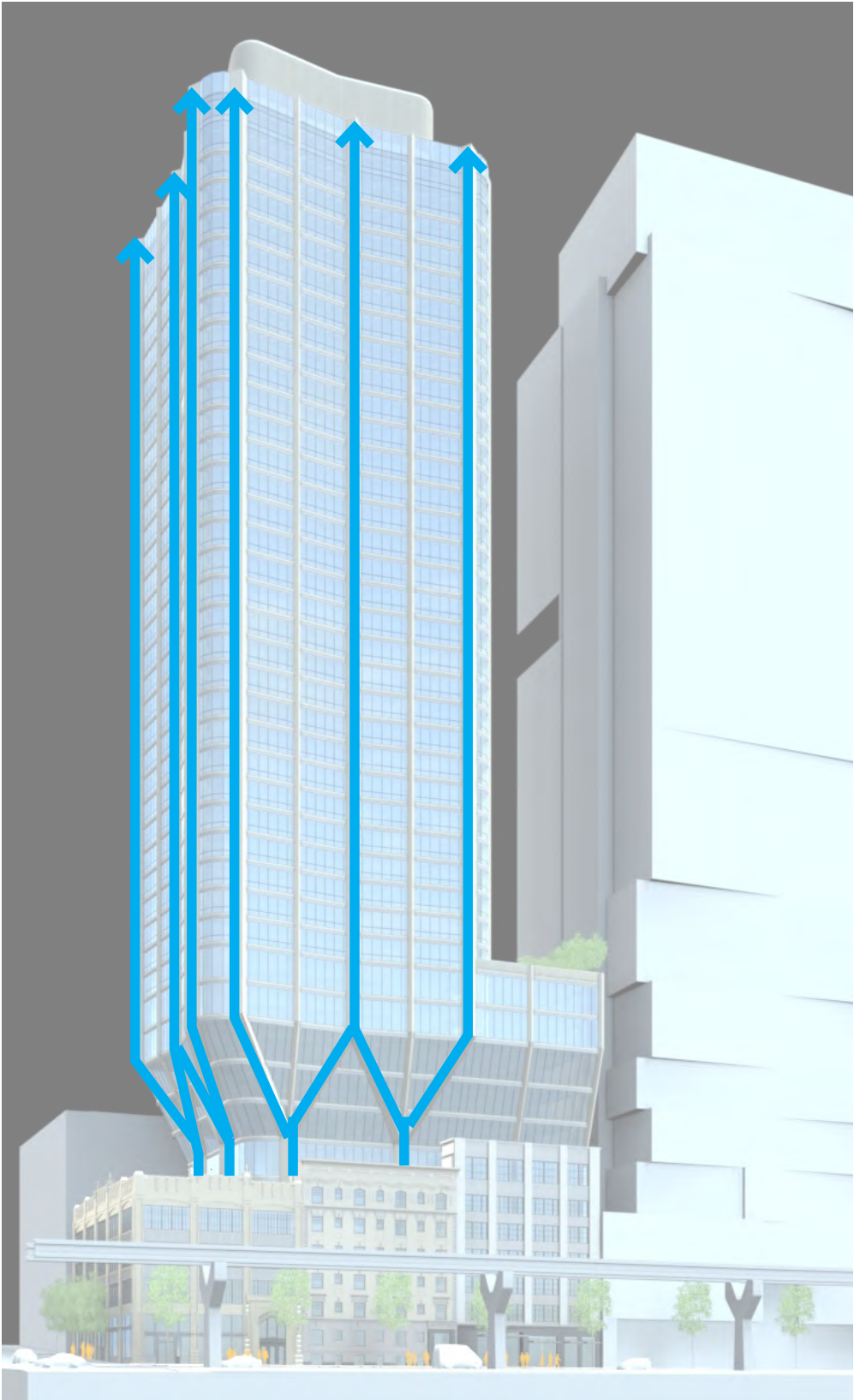
The study of the transition from the tower to the podium now creates a unified building expression and is compatible with the existing historic structures. Refined the spatial relation of the "Y's" columns so they correspond better to the verticalness of the historical buildings and the width of the tower, whilst maintain proportionate to the size of the new podium.

DESIGN GUIDELINES

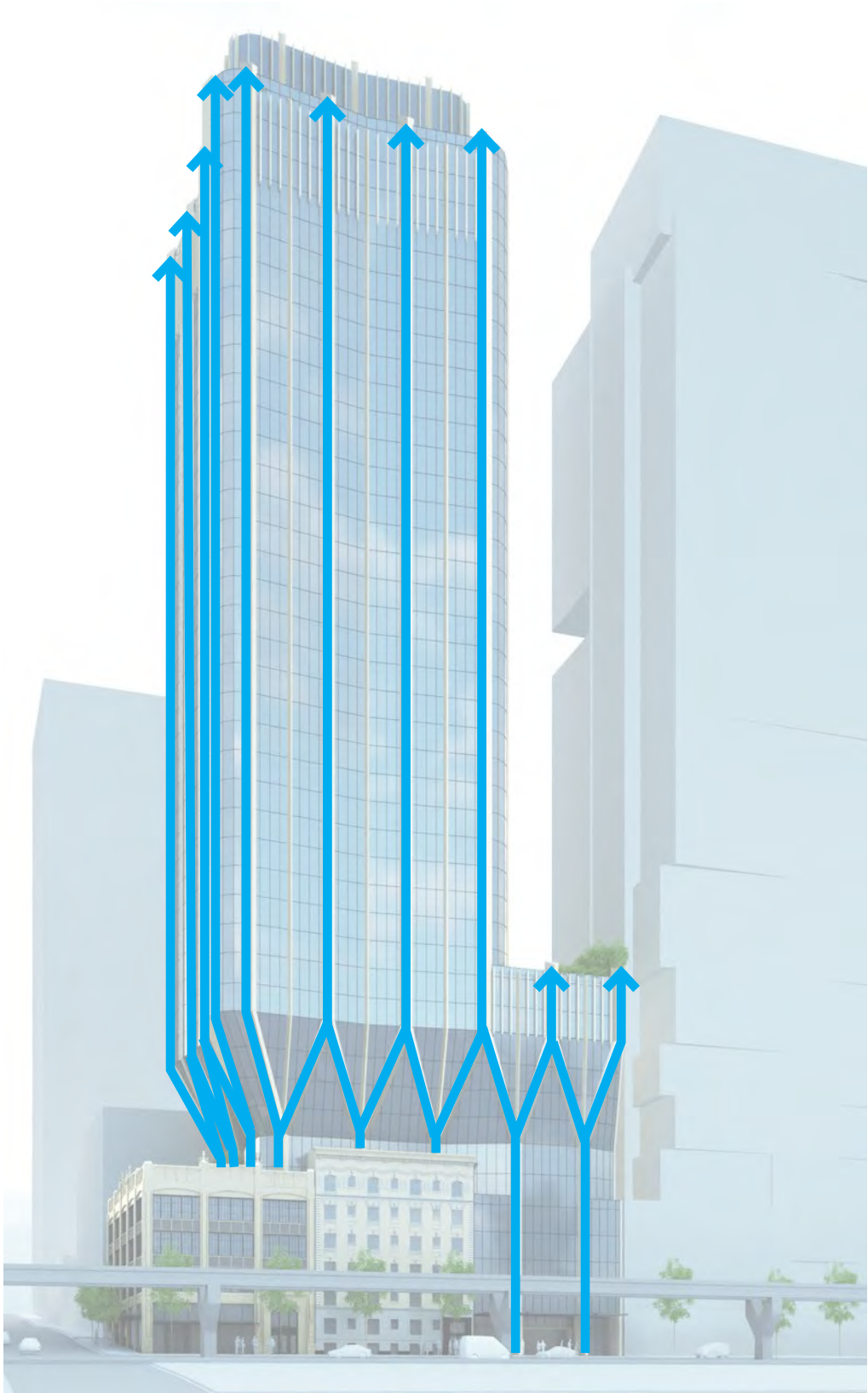
B.1 Respond to the Neighborhood context

B.2 Create a transition in bulk and scale

B.4 Design a well-proportioned and unified building



EDG 2 DESIGN



RESPONSE TO GUIDANCE

GUIDANCE A

MASSING-PODIUM

3.a.ii.

The Board suggested simplifying the new podium to relate more to the tower language could be a better solution than adding yet another facade expression.

RESPONSE

The podium has been revised using a simplified language relating to the tower extending the New Formalism concept to the ground.

DESIGN GUIDELINES

B.1 Respond to the Neighborhood context

B.3 Reinforce the positive urban form and architectural attributes of the immediate area

B.4 Design a well-proportioned and unified building



EDG 2 DESIGN



RESPONSE TO GUIDANCE

PODIUM DESIGN

PREFERRED OPTION



Unified building expression

Angled edges to reveal the roof line of the Sheridan Apartments on the left and the zigzag design of the adjacent building on the right.

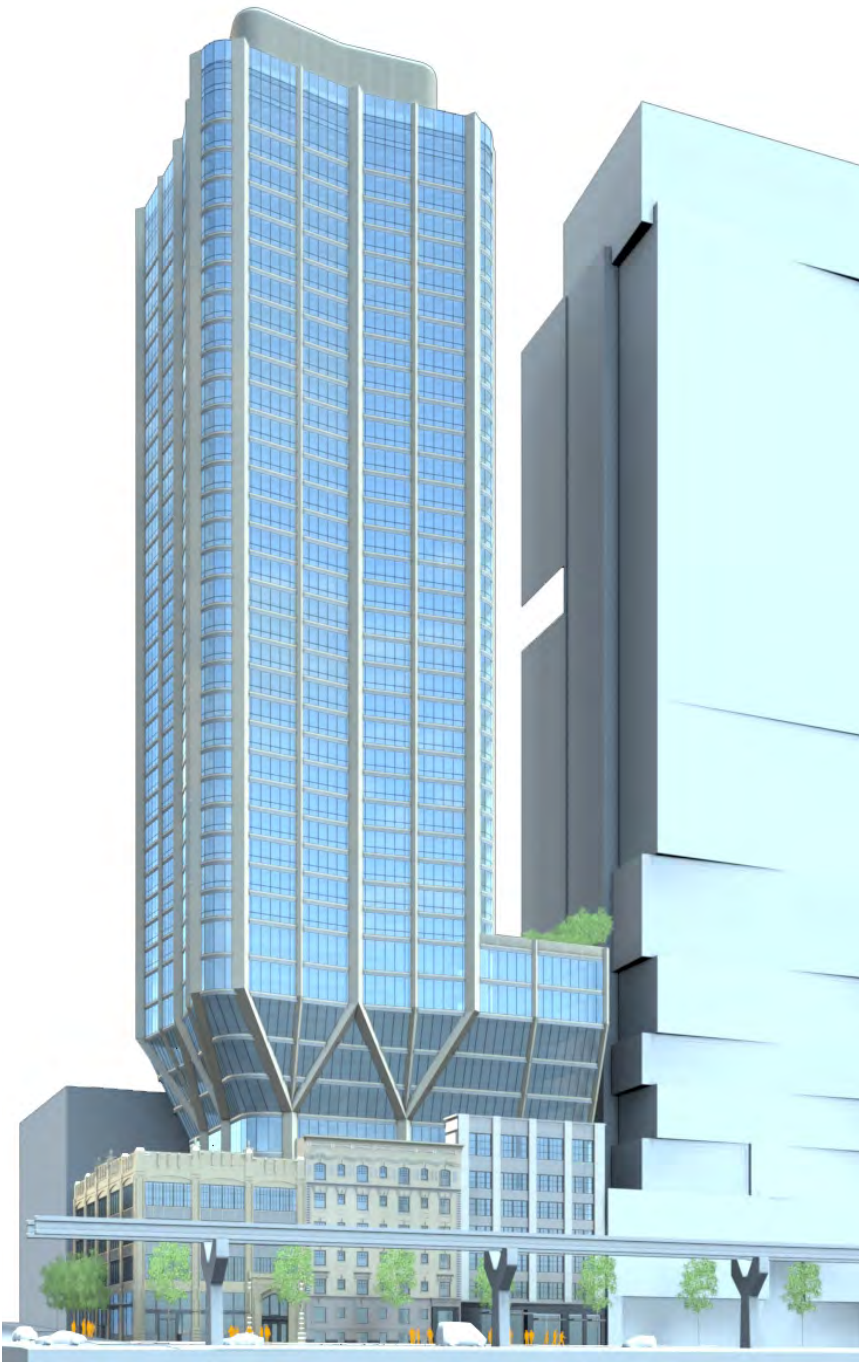
Lower podium massing aligned with adjacent podium makes historic structures more prominent

Primary columns reach the ground to create a continuous new formalism expression from top to bottom



PODIUM DESIGN

COMPARISON



EDG 2 DESIGN

The transition from the tower to the podium now creates a unified building expression and is compatible with the existing historic structures.



PREFERRED OPTION



ALTERNATIVE OPTION

GUIDANCE C

TOWER TERMINUS

- 3.c.i.
1. The Board provided guidance to further push the design of the tower terminus, emphasizing their support for the new formalism design inspiration and stating they would like to see this conceptual driver be expressed through the terminating roof form of the tower.

RESPONSE

The tower terminus has been refined with added intricacy like many New Formalism precedents studied by the team. The expression of the main vertical elements extends up beyond the building parapet, creating an articulated silhouette on the skyline. Added detail in the form of vertical fins applied to the mullion lines adds a detailed subset layer signaling the terminus of the tower. The mechanical penthouse which is setback from the primary tower edge echoes the treatment of the tower below in a smaller, more intricate scale, creating a crown for the building.



EDG 2 DESIGN



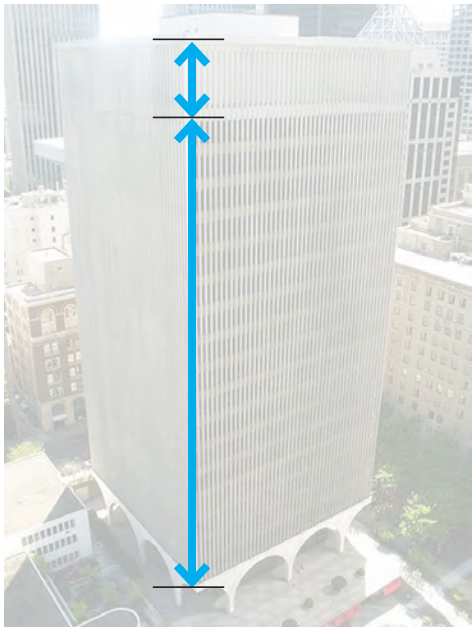
RESPONSE TO GUIDANCE

TERMINUS DESIGN

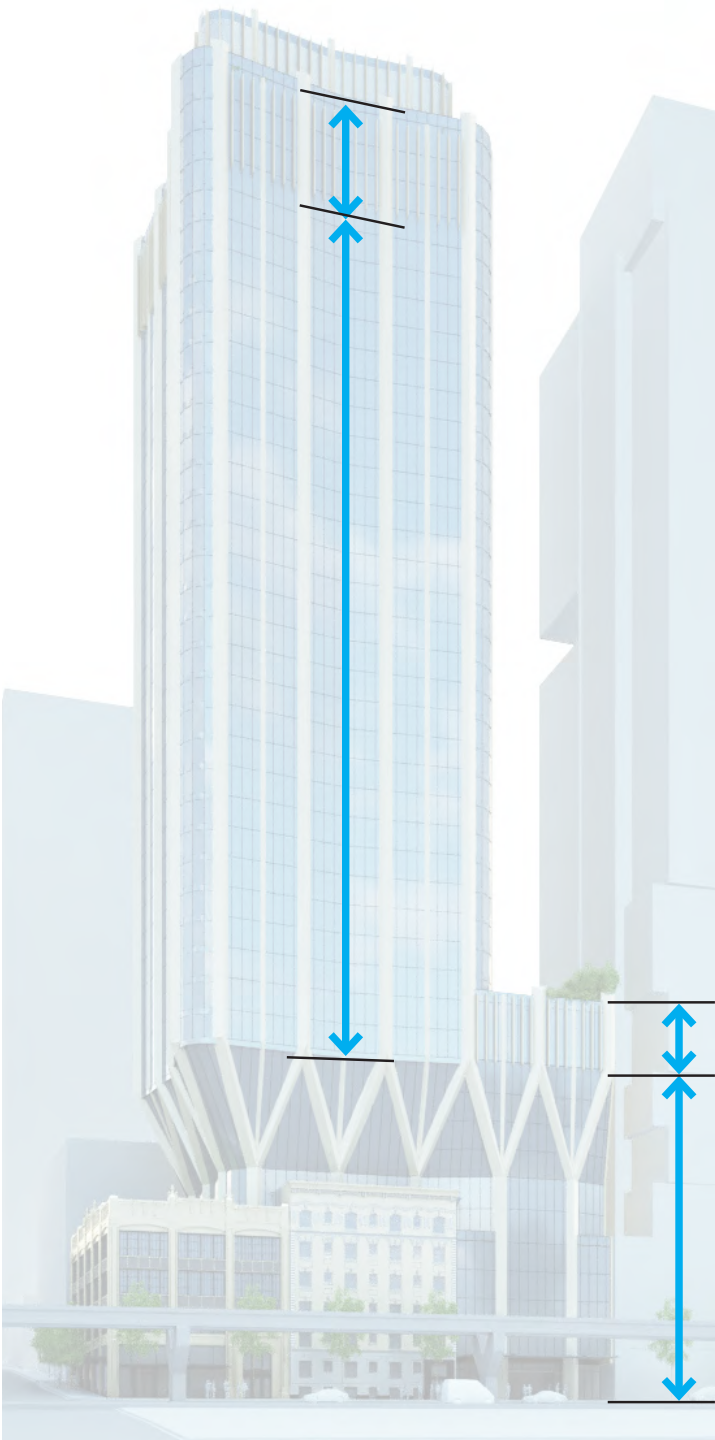
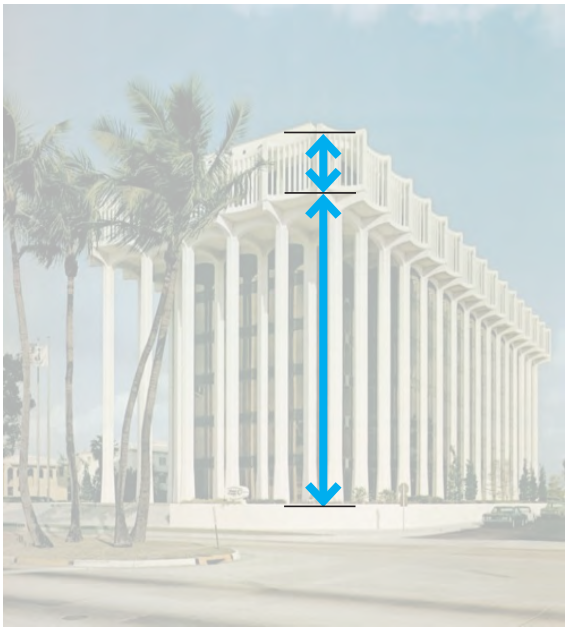


REFERENCE IMAGE

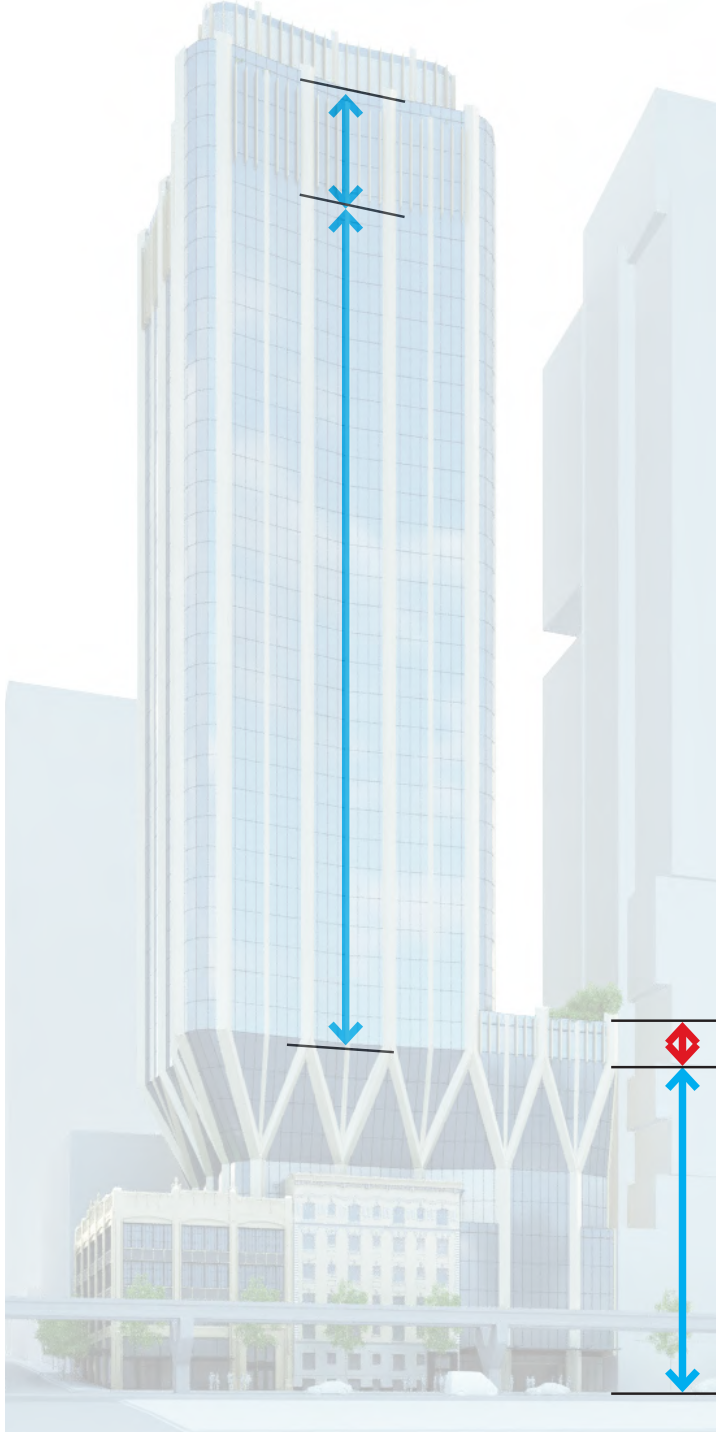
TERMINUS DESIGN
PROPORTION COMPARISON



NEW FORMALISM PROPORTION REFERENCE



15' ABOVE 125'



5' ABOVE 125'

RESPONSE

The two additional levels provide the opportunity to create a desirable proportion for the lower terminus that echoes the tower terminus design along the streetscape of 5th Ave. The two level terrace incorporated along the alley is based on shadow studies comparable to the code compliant option.

DESIGN GUIDELINES

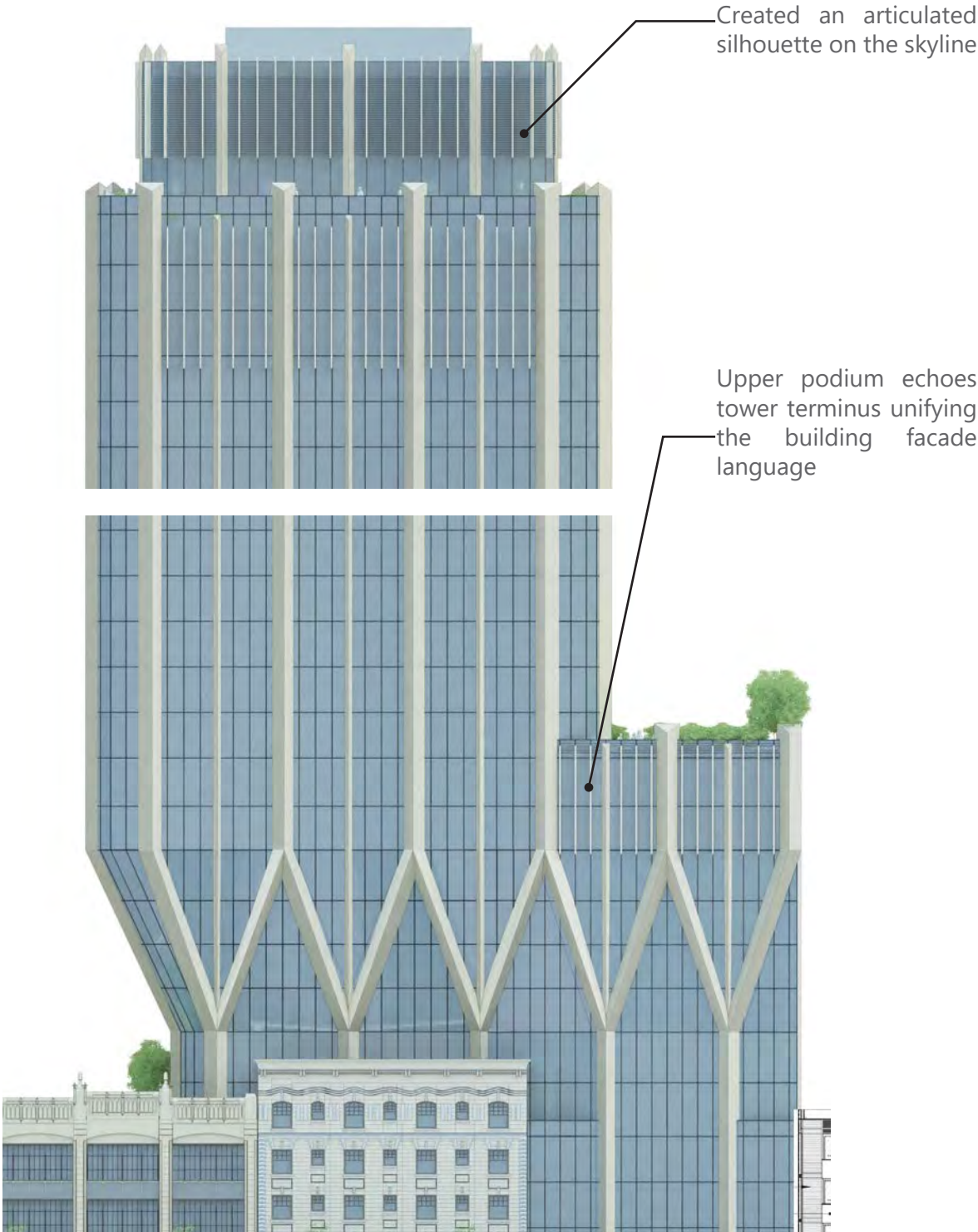
- A.2 Enhance the skyline
- B.4 Design a well-proportioned and unified building

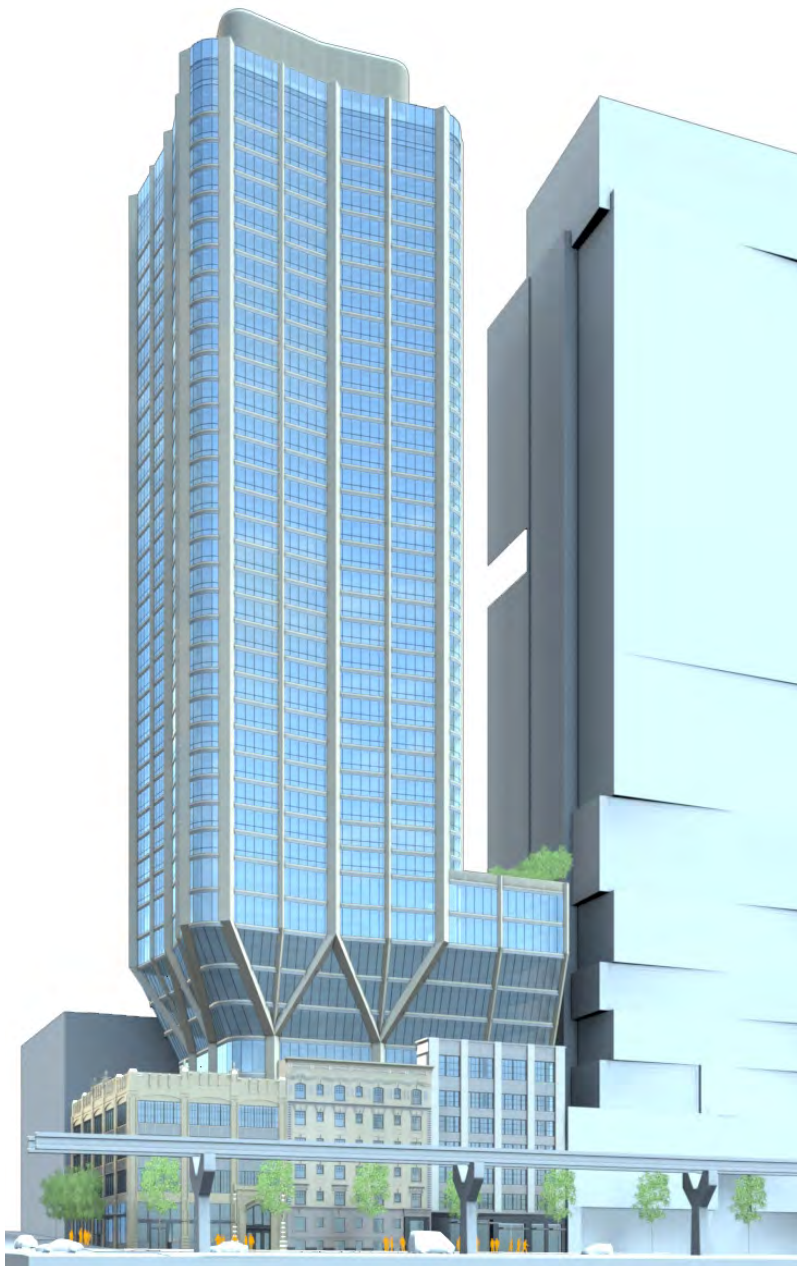


The two level terrace incorporated along the alley is based on shadow studies comparable to the code compliant option.



TERMINUS DESIGN
PREFERRED OPTION





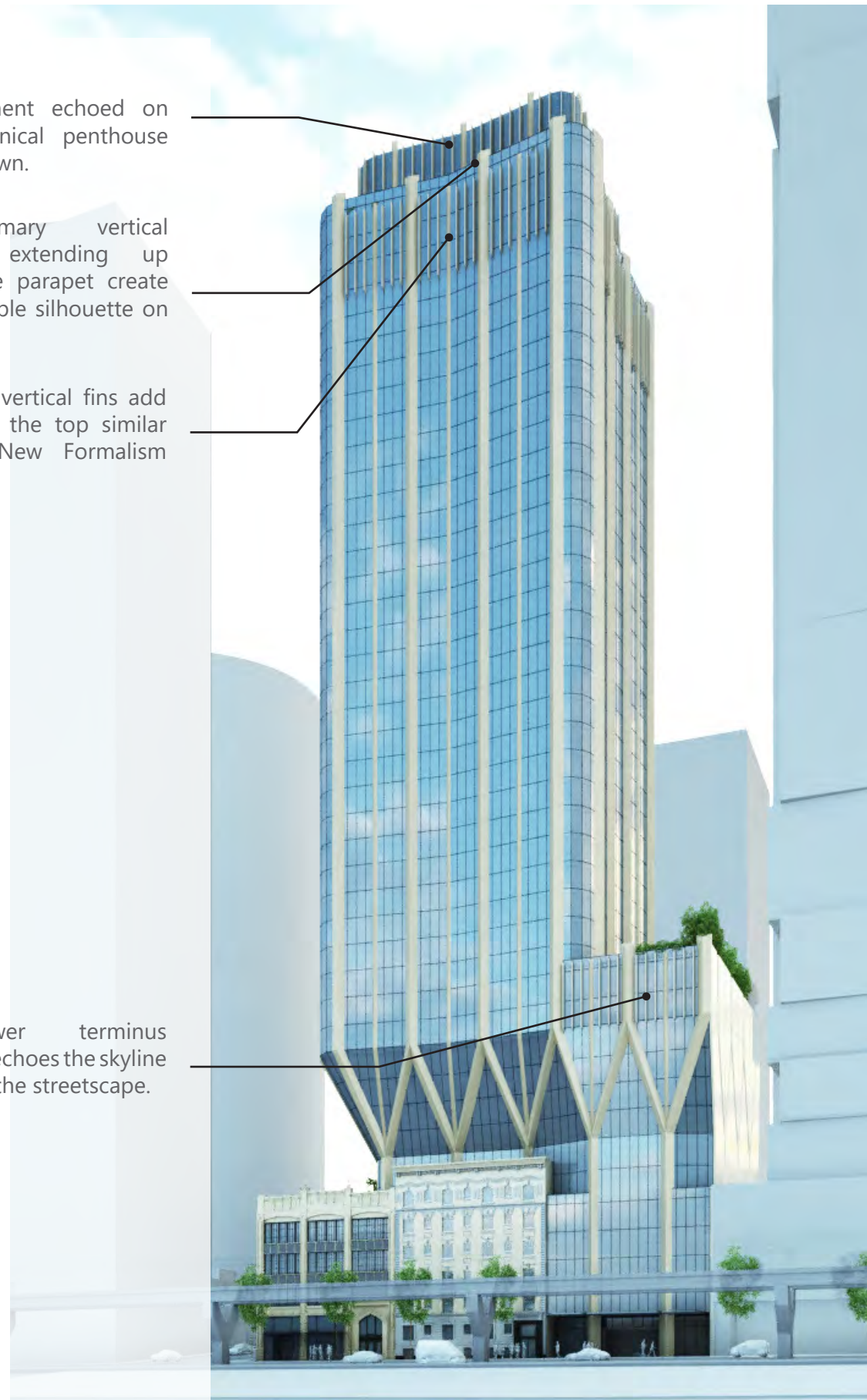
EDG 2 DESIGN

The treatment echoed on the mechanical penthouse forms a crown.

The primary vertical members extending up beyond the parapet create an identifiable silhouette on the skyline.

The added vertical fins add intricacy to the top similar to other New Formalism examples.

The lower terminus expression echoes the skyline identity on the streetscape.



PREFERRED OPTION

TERMINUS DESIGN COMPARISON



ALTERNATIVE OPTION

UPPER PODIUM DESIGN

GUIDANCE A

MASSING-PODIUM

- 3.a.iii.
- The Board requested further study of the relationship between the 2 additional floors at the upper podium level and the adjacent building. The Board requested the following:
1. Look at increasing this setback greater than the proposed 16'
 2. Provide window overlay study, sections, light and shadow studies

RESPONSE

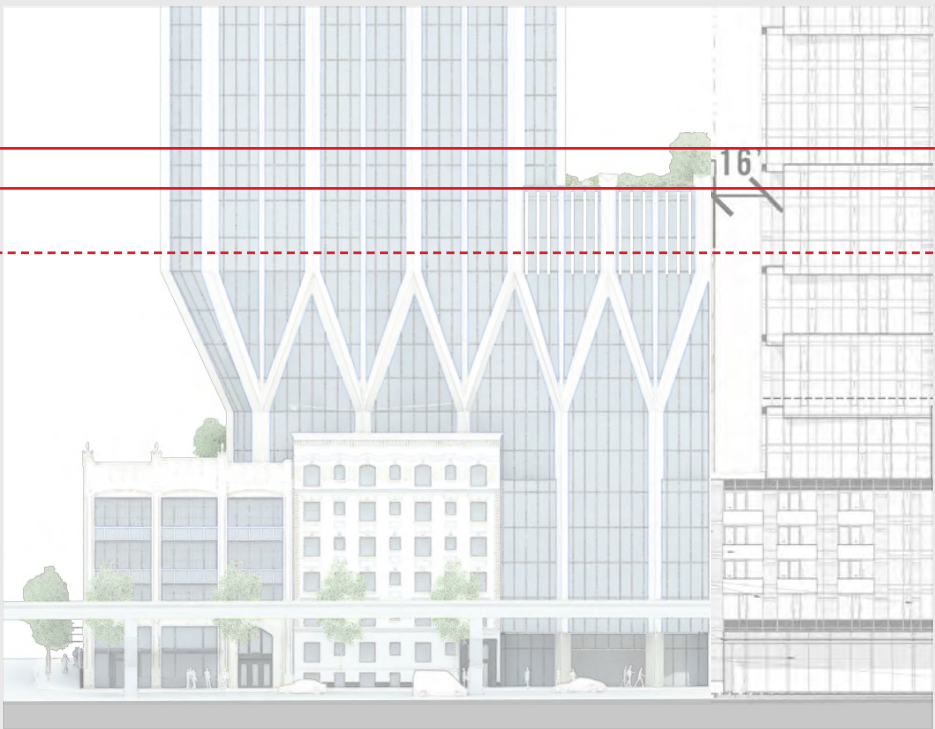
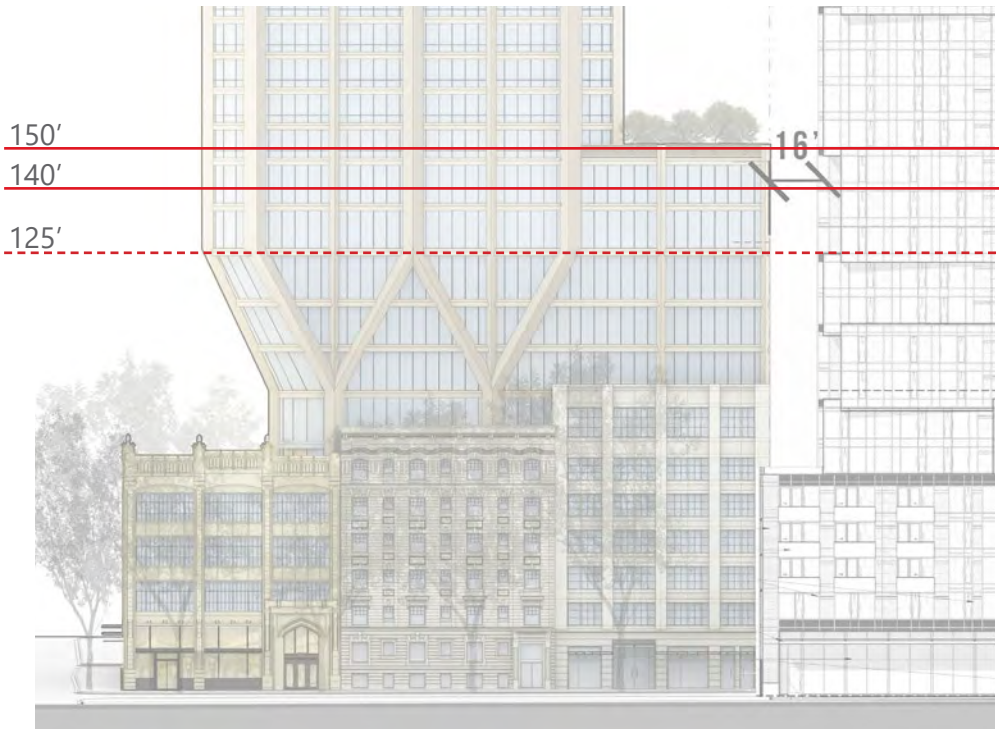
The relationship between the 2 additional floors at the upper podium levels and the adjacent building is refined by decreasing the height and incorporating a two-level setback at the alley on the NW. Based on shadow studies, more solar access is created in the revised design.

DESIGN GUIDELINES

- B.4 Design a well-proportioned and unified building
- D.2 Enhance the building with landscaping



CODE COMPLIANT PODIUM



LVL 14 FLOOR PLAN

EDG 2 DESIGN



LVL 14 FLOOR PLAN

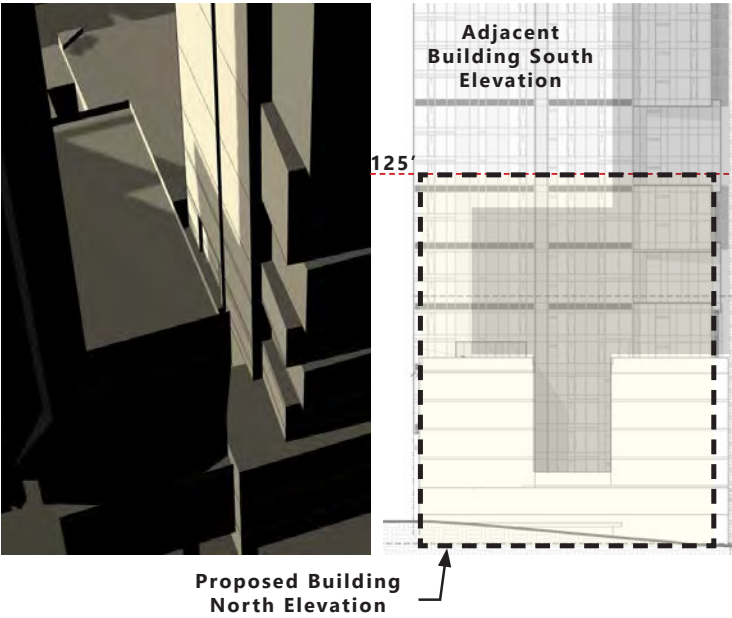
PROPOSED DESIGN

UPPER PODIUM DESIGN

SHADOW STUDY

12-21 12:30

CODE COMPLIANT



PREFERRED OPTION

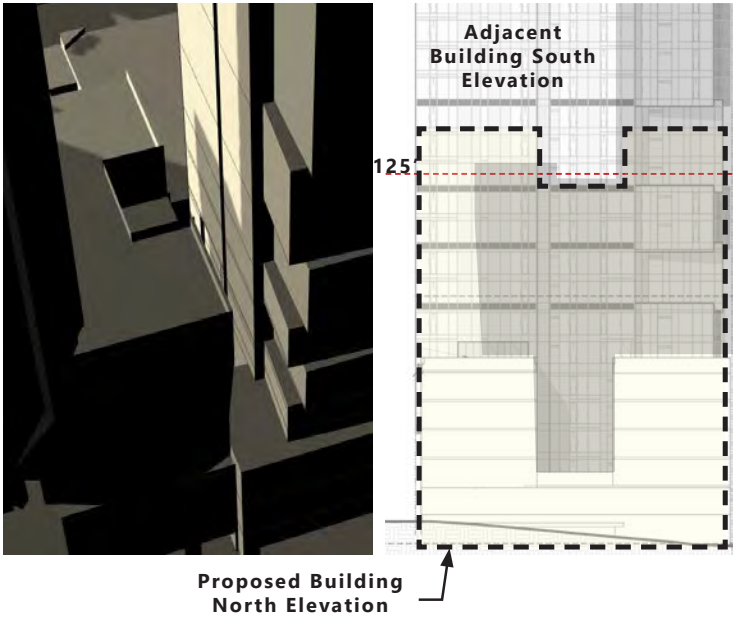
2 LEVELS ABOVE 125' WITH ALLEY SETBACK

Adjacent Building South Elevation

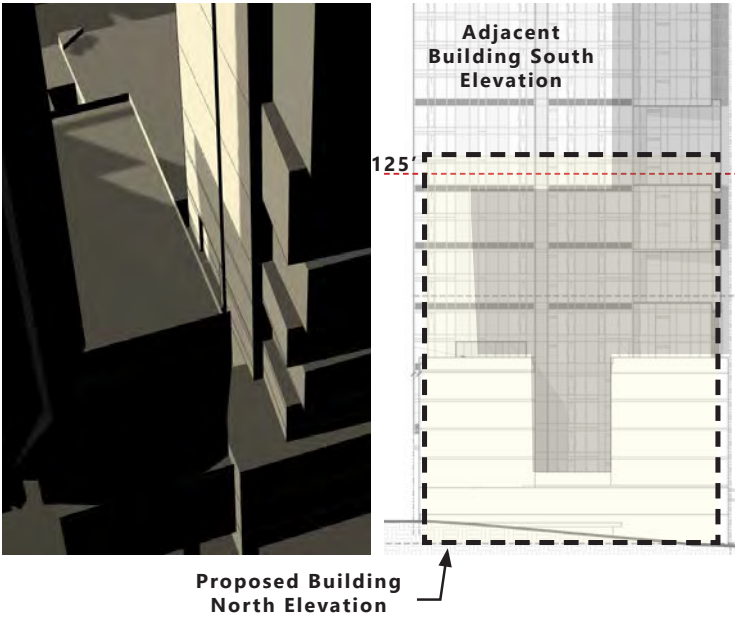
125'

Proposed Building North Elevation

2 LEVELS ABOVE 125' WITH NOTCH

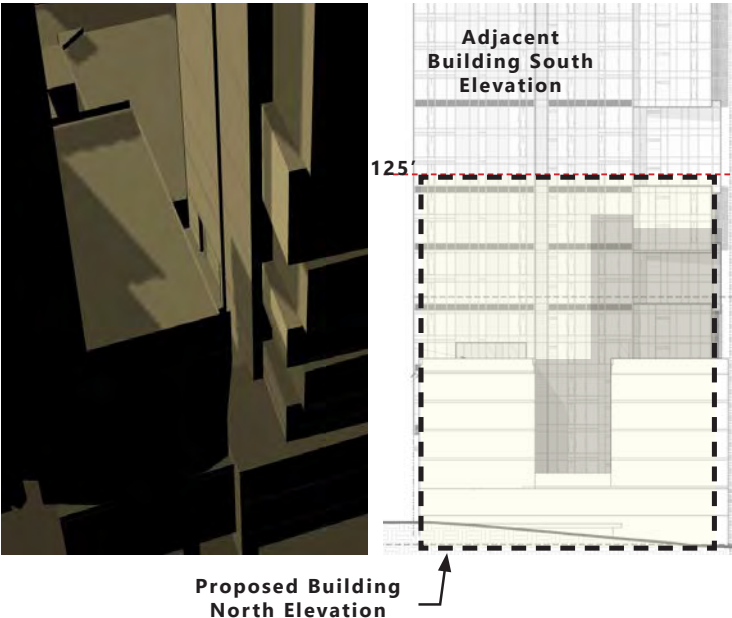


1 LEVEL ABOVE 125'



12-21 14:30

CODE COMPLIANT



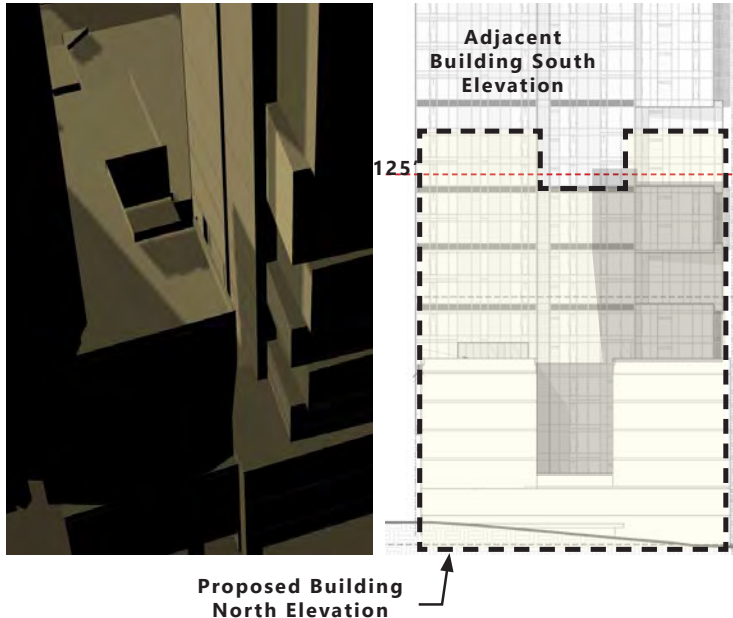
2 LEVELS ABOVE 125' WITH ALLEY SETBACK

Adjacent Building South Elevation

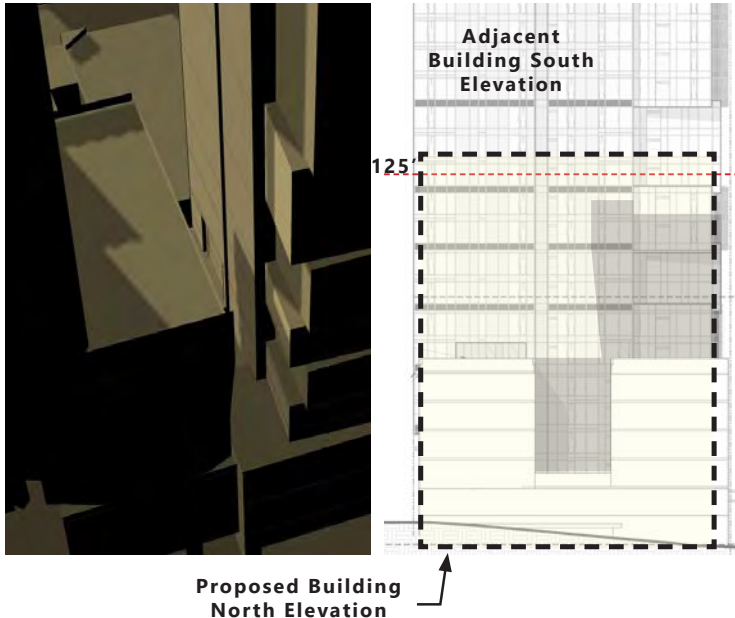
125'

Proposed Building North Elevation

2 LEVELS ABOVE 125' WITH NOTCH



1 LEVEL ABOVE 125'



GUIDANCE A

MASSING-PODIUM

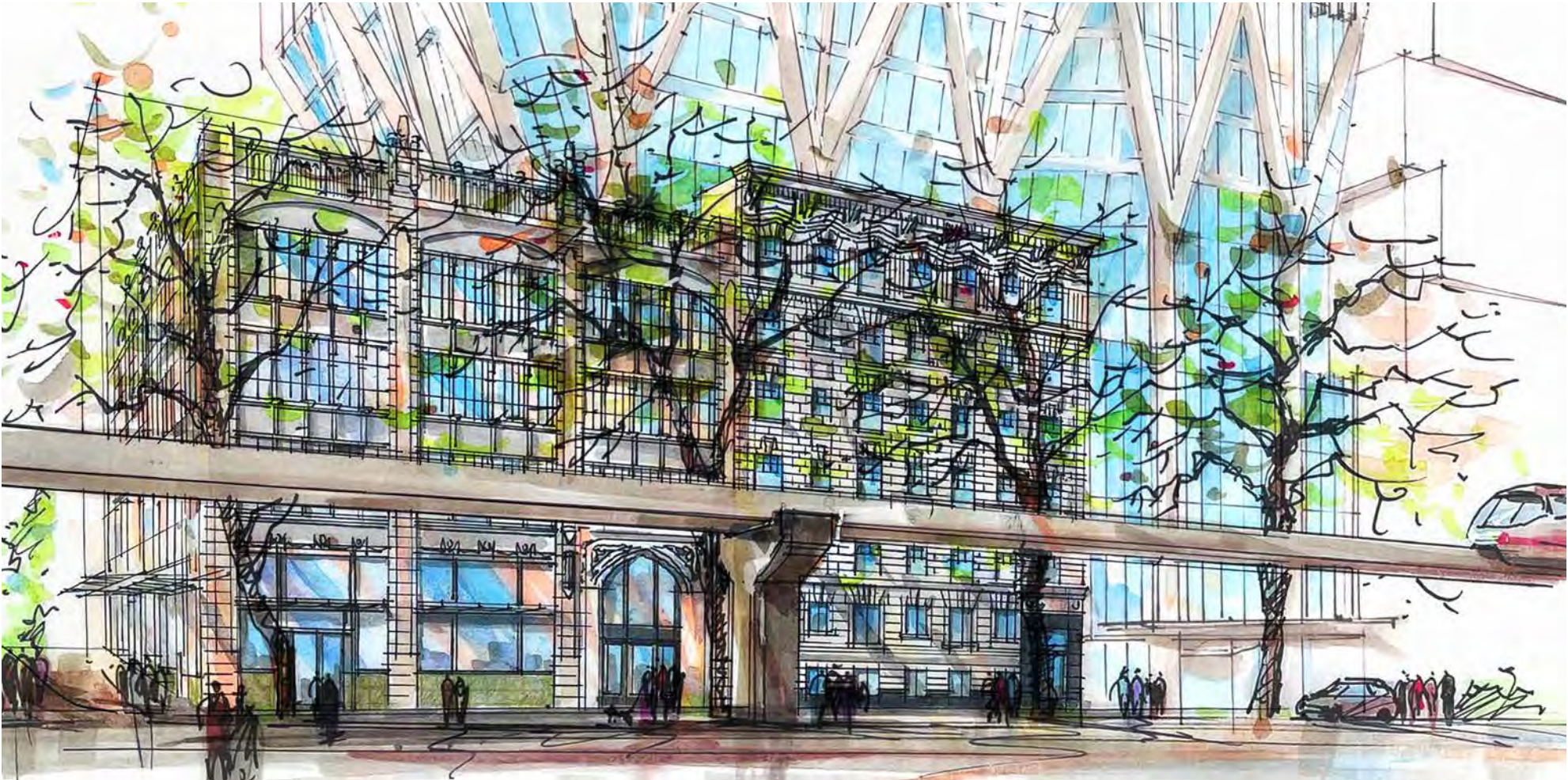
3.a.ii.
The Board suggested simplifying the new podium to relate more to the tower language could be a better solution than adding yet another facade expression.

RESPONSE

The podium has been revised using a simplified language relating to the tower extending the New Formalism concept to the ground, providing a neutral backdrop for the existing Landmarks. This neutral glass treatment contrasts with the existing landmarks, much like in the Kelly Springfield example referred to the team by the board.

DESIGN GUIDELINES

- C.1 Promote pedestrian interaction
- C.2 Design facades of many scales
- C.4 Reinforce building entries
- D.2 Enhance the building with landscaping
- D.3 Provide elements that define the place



RESPONSE TO GUIDANCE



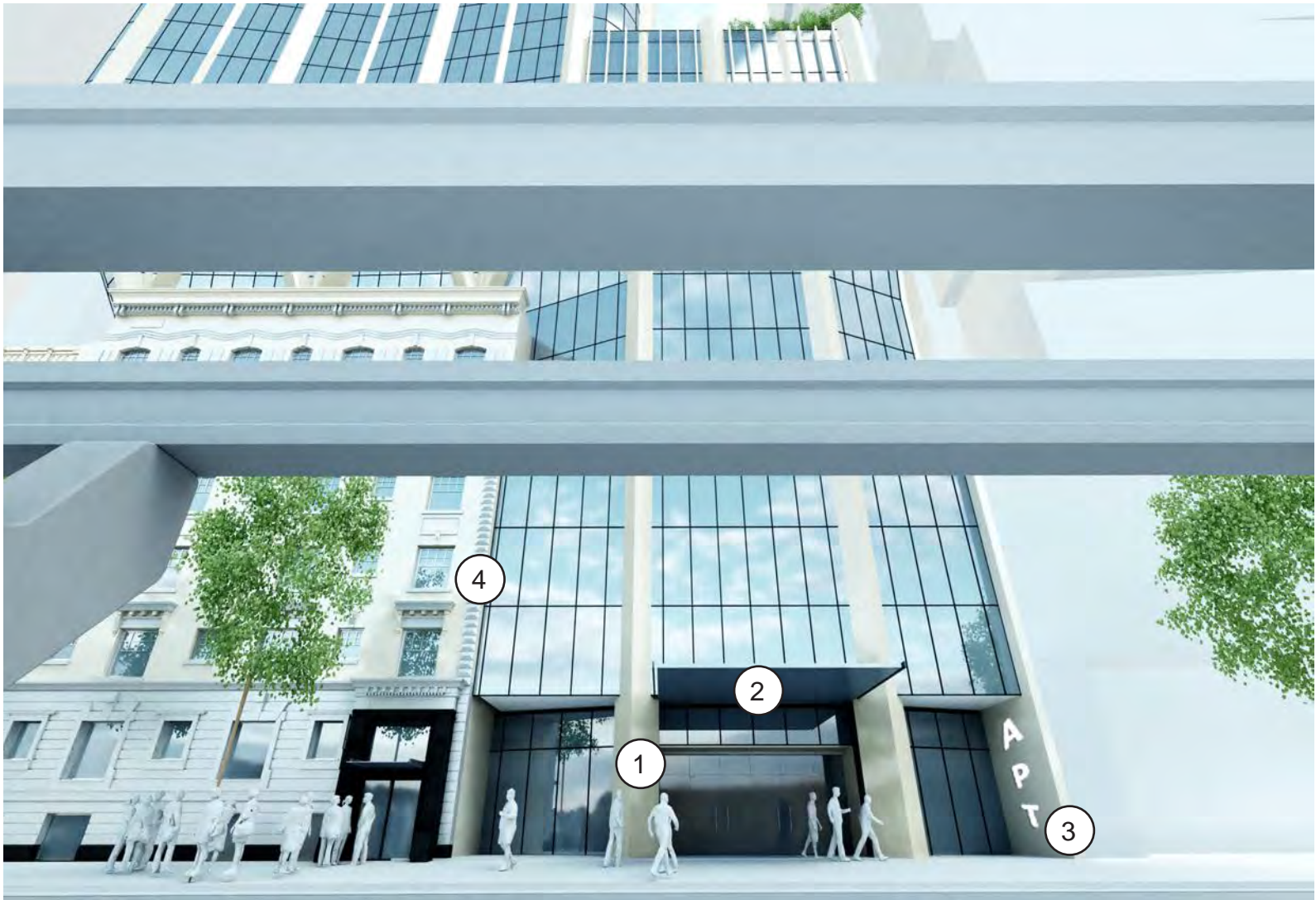
EDG 2 DESIGN

STREETSCAPE DESIGN

1: 5th Ave View



2: Main Residential Entry



DESIGN GUIDELINES

C.1 Promote pedestrian interaction

C.2 Design facades of many scales

C.4 Reinforce building entries

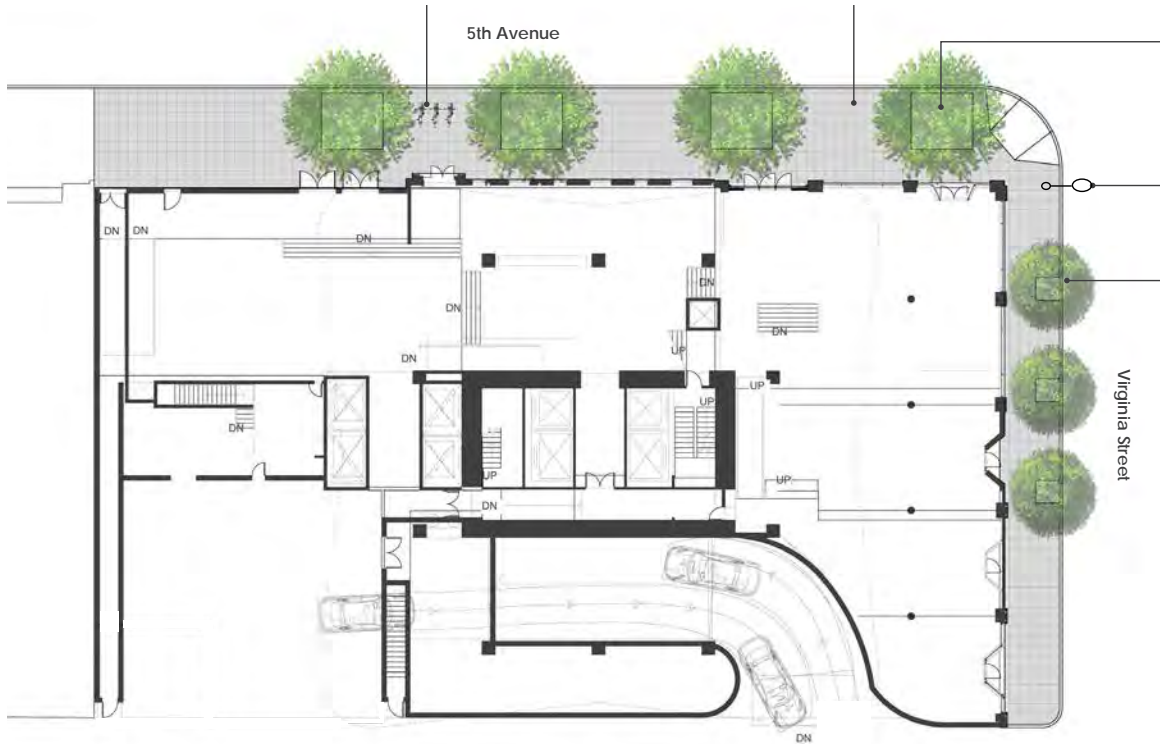
D.2 Enhance the building with landscaping

D.3 Provide elements that define the place

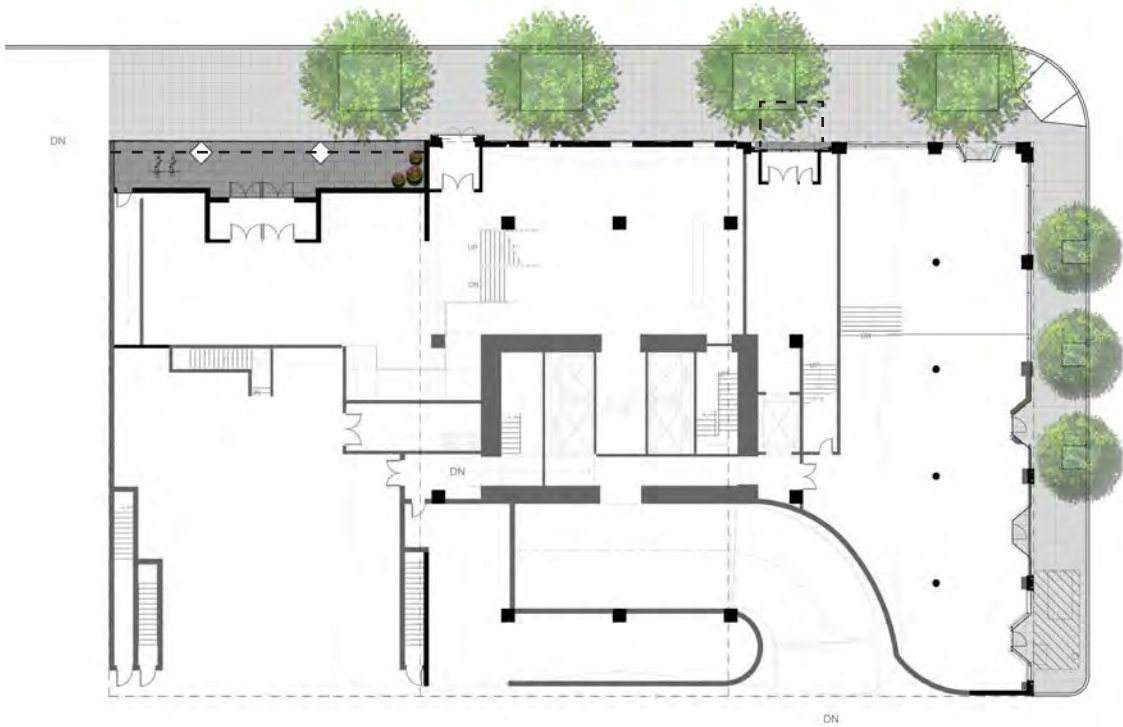
- ① Recessed ground level entry exposes primary columns to reinforce the building entry.
- ② Residential entry canopy aligned with upper level modulation.
- ③ Logo fin wall obscures the party wall of the adjacent building.
- ④ Upper level facade recessed to expose Sheridan's terracotta.

STREETSCAPE DESIGN

COMPARISON



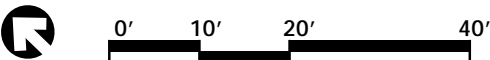
EDG 2 DESIGN



RESPONSE TO GUIDANCE

STREETSCAPE DESIGN

GROUND FLOOR LANDSCAPING



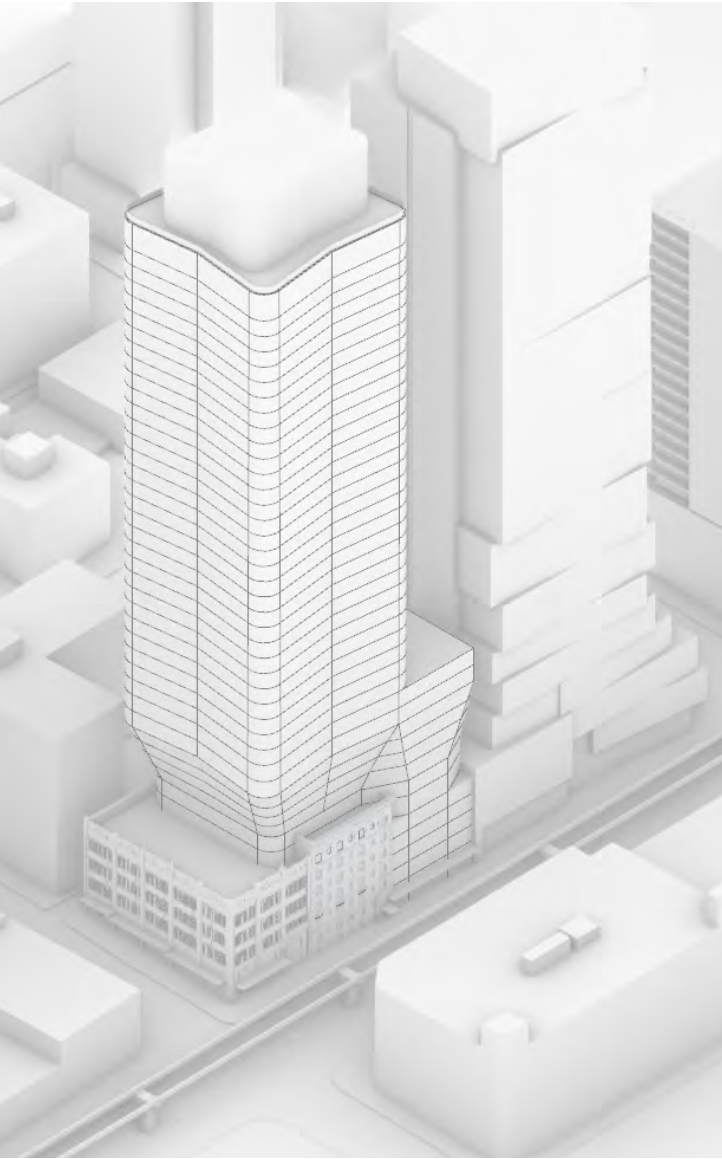
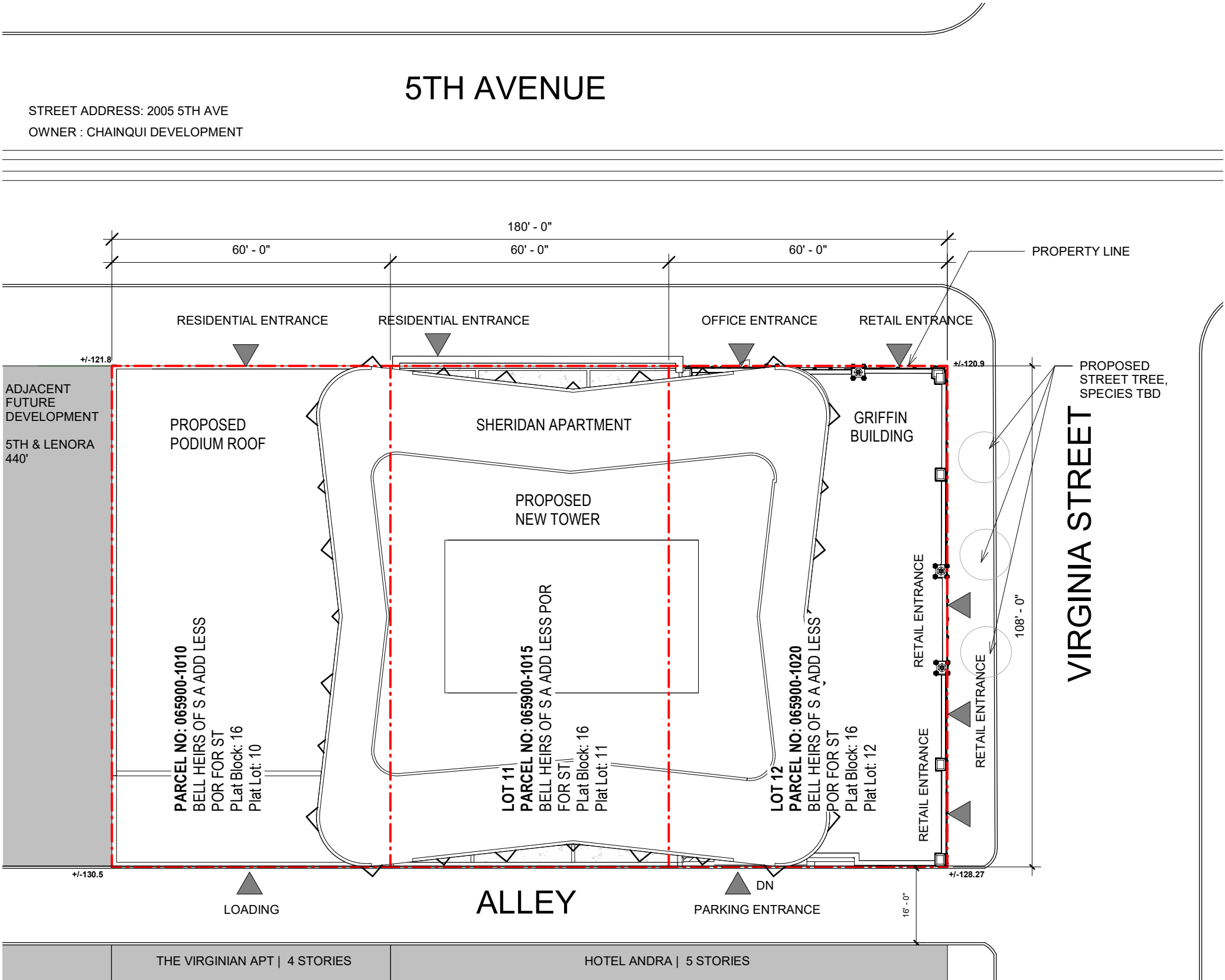


05

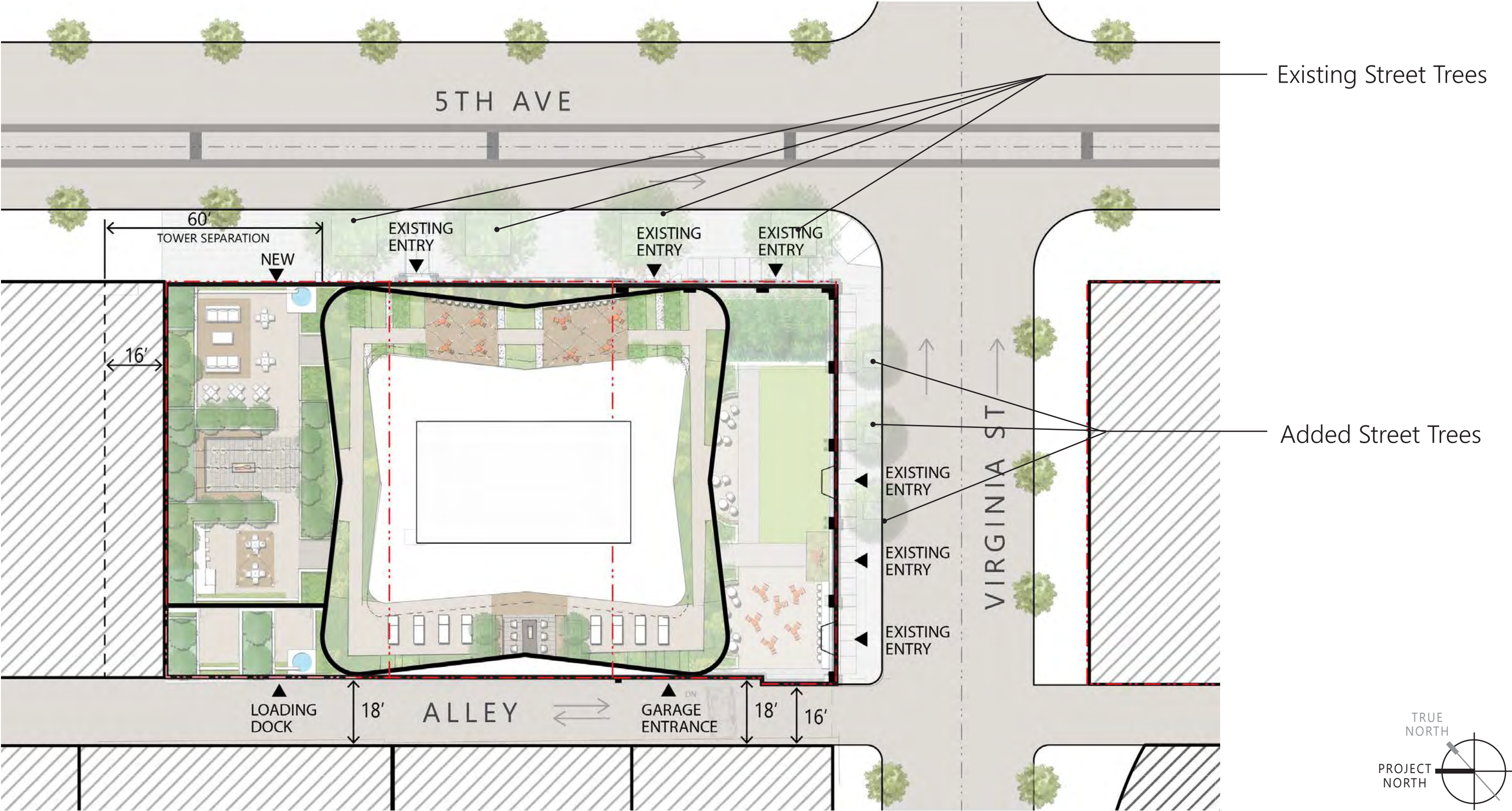
EDG #3 PLANNING

- Massing Overview
- Site Plan
- Ground Level
- Typical Tower/Podium Levels
- Amenity Levels
- Area Tabulation
- Elevations
- Renderings

MASSING OVERVIEW

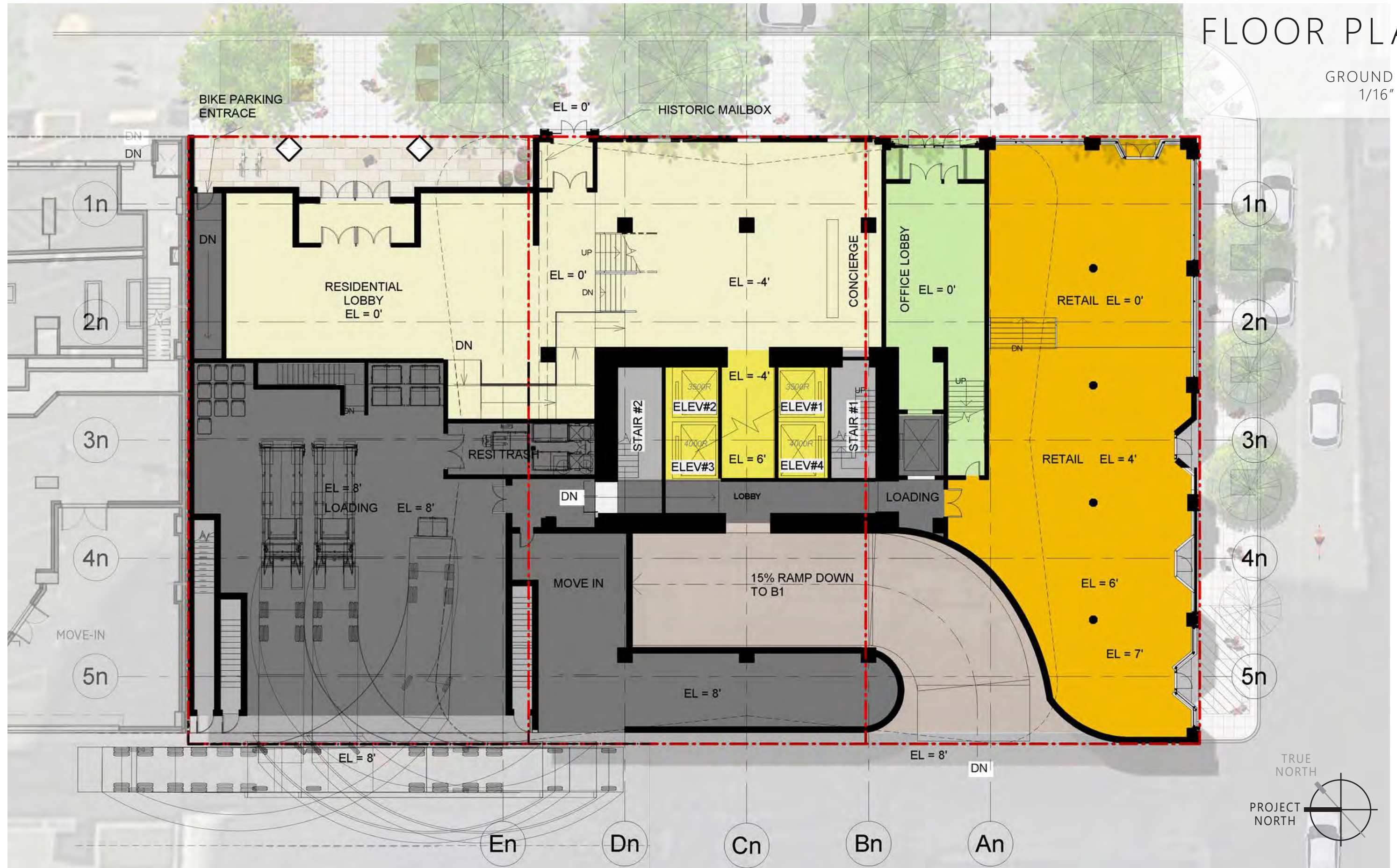


SITE PLAN

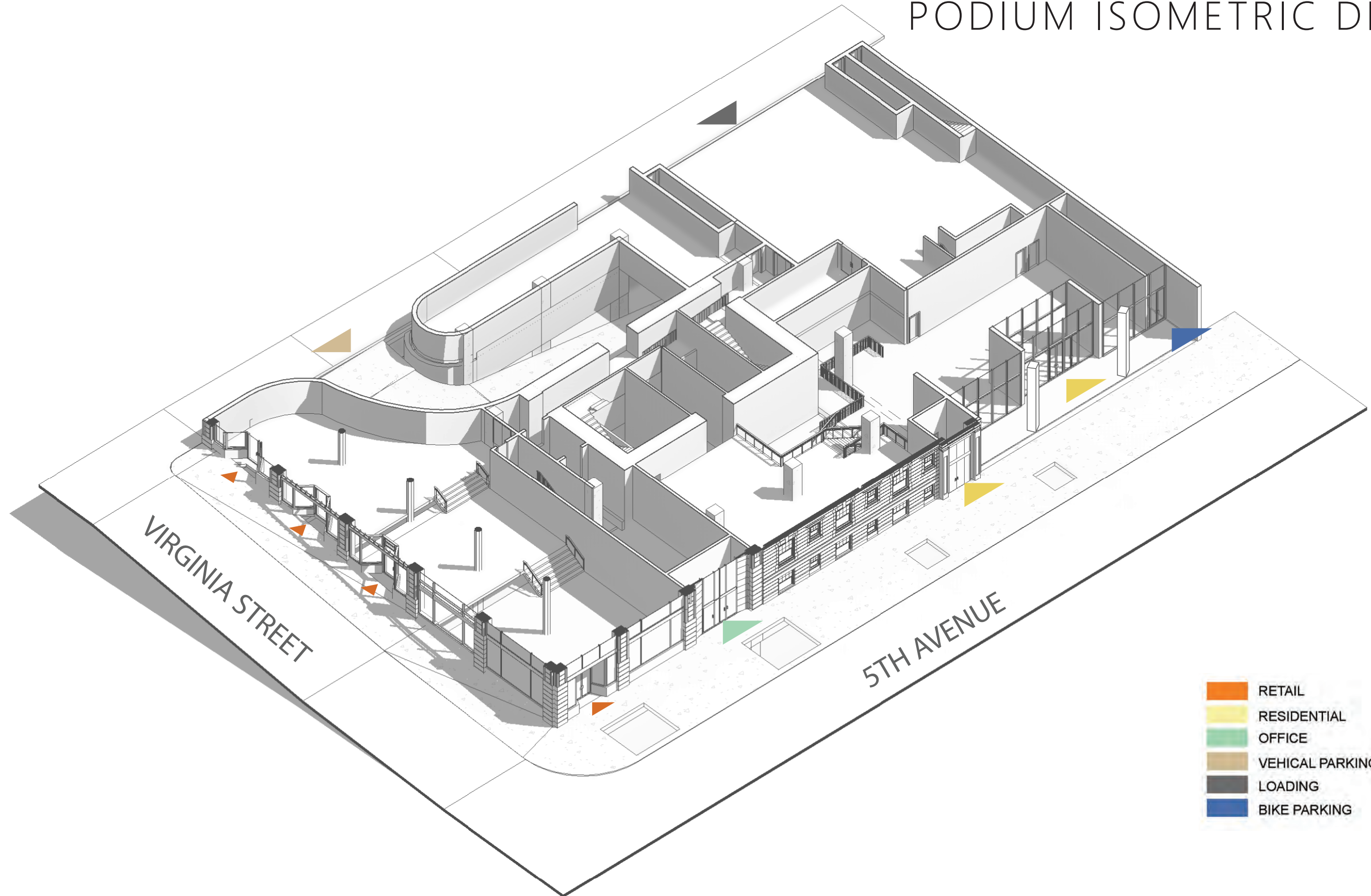


FLOOR PLAN

GROUND LEVEL
1/16" = 1'0"



PODIUM ISOMETRIC DIAGRAM



- RETAIL
- RESIDENTIAL
- OFFICE
- VEHICAL PARKING
- LOADING
- BIKE PARKING

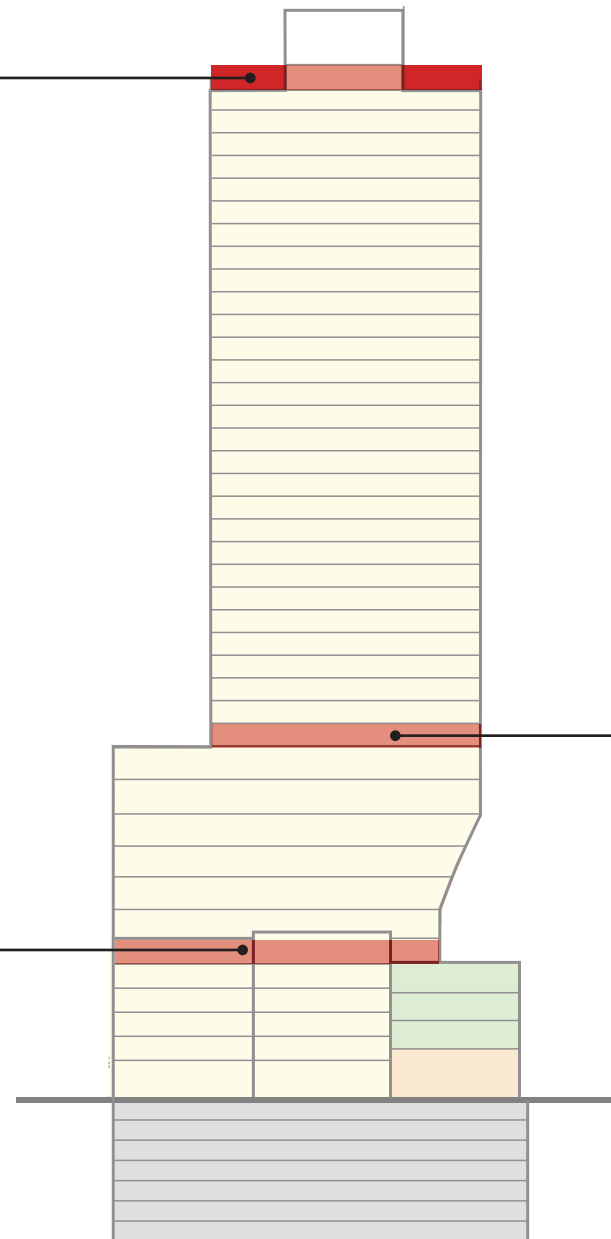
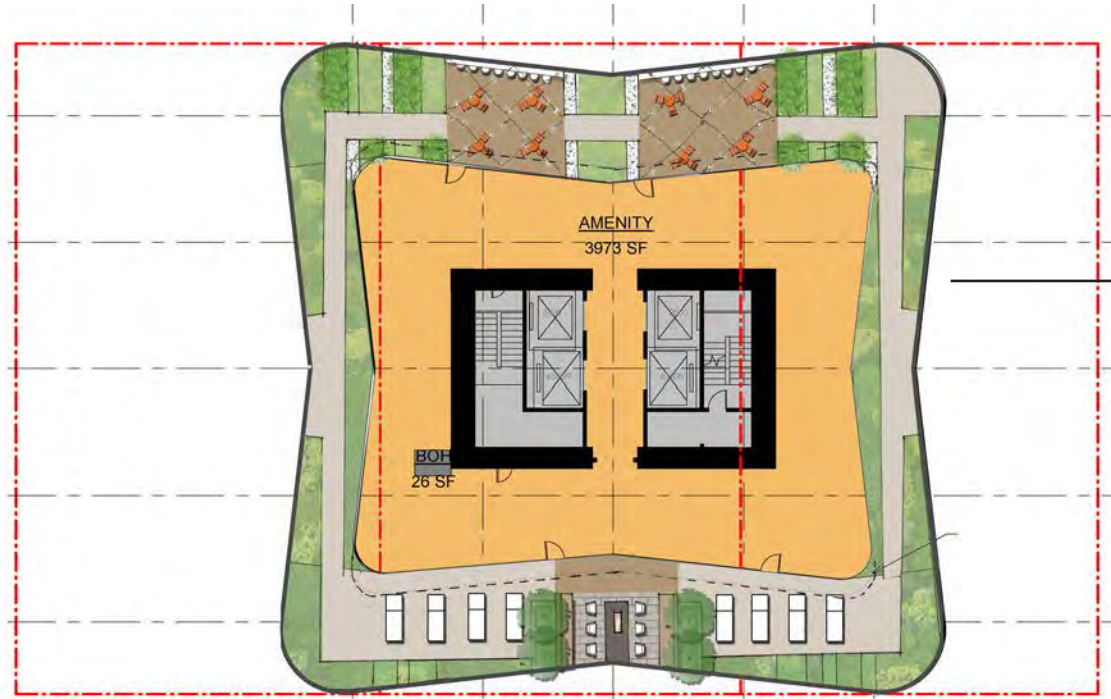
TYPICAL TOWER/PODIUM LEVELS



FLOOR PLAN

AMENITY LEVELS

RESIDENTIAL
AMENITY



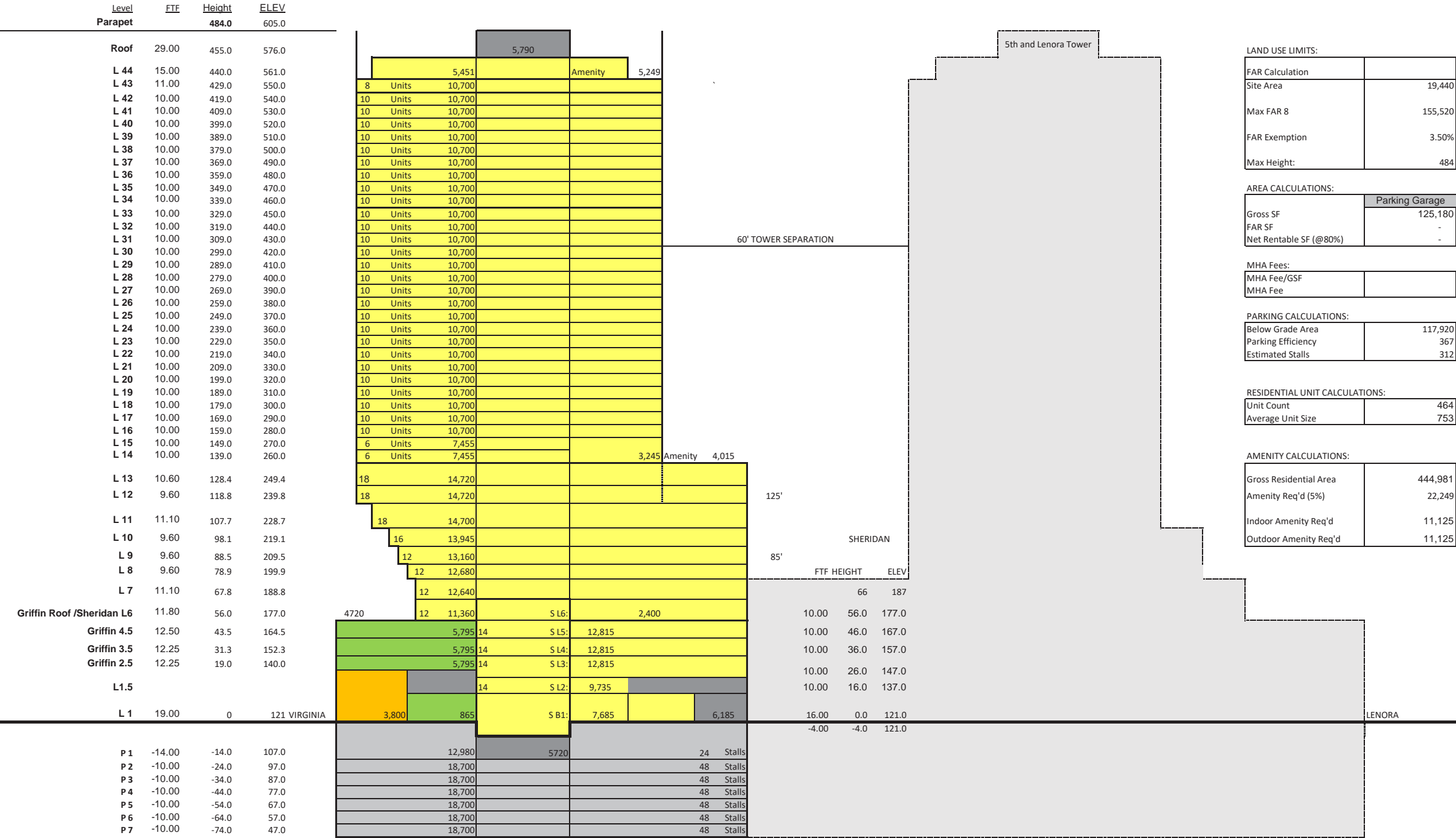
AREA TABULATION



Chainqui Development
2005 5th Avenue
27-Oct-21

MZA Option (Based on achieving FAR 8)

Added One Level in Podium Portion



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

AREA CALCULATIONS:						
	Parking Garage	BOH	Retail	Office	Residential	Total
Gross SF	125,180	17,695	3,800	18,250	444,981	609,906
FAR SF	-	17,076	-	17,611	-	34,687
Net Rentable SF (@80%)	-	-	3,040	14,089	349,308	366,437

MHA Fees:						
MHA Fee/GSF				\$ 11.84	\$ 9.56	
MHA Fee				\$ 161,157	\$ 4,254,018	\$ 4,415,176

PARKING CALCULATIONS:	
Below Grade Area	117,920
Parking Efficiency	367 SF/stall
Estimated Stalls	312

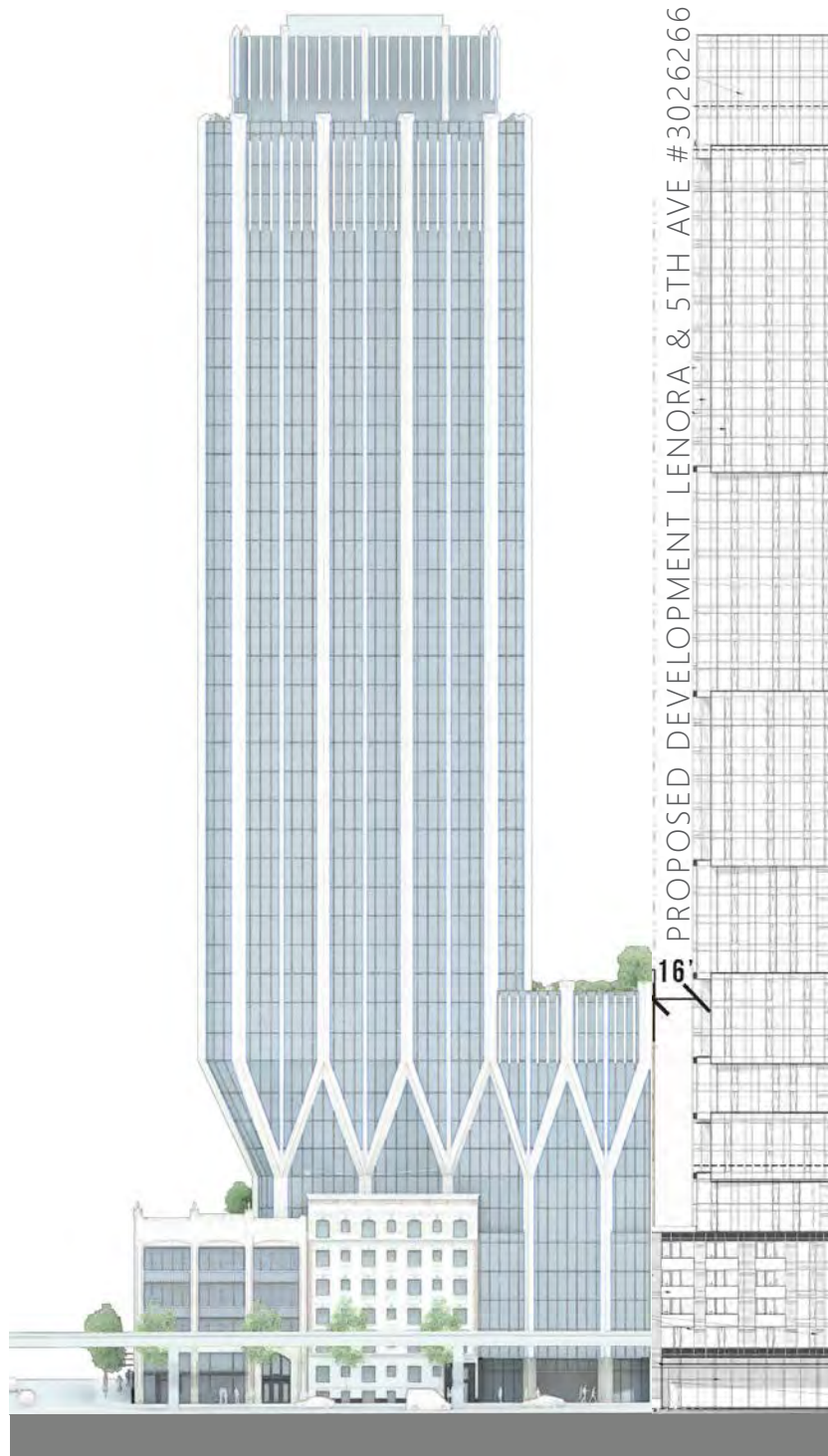
PARKING ALLOCATION:			
		Ratio	
Office	P1 & P2	72	3.95 per 1000
Residential	P3-P7	240	0.52 per unit

RESIDENTIAL UNIT CALCULATIONS:	
Unit Count	464
Average Unit Size	753

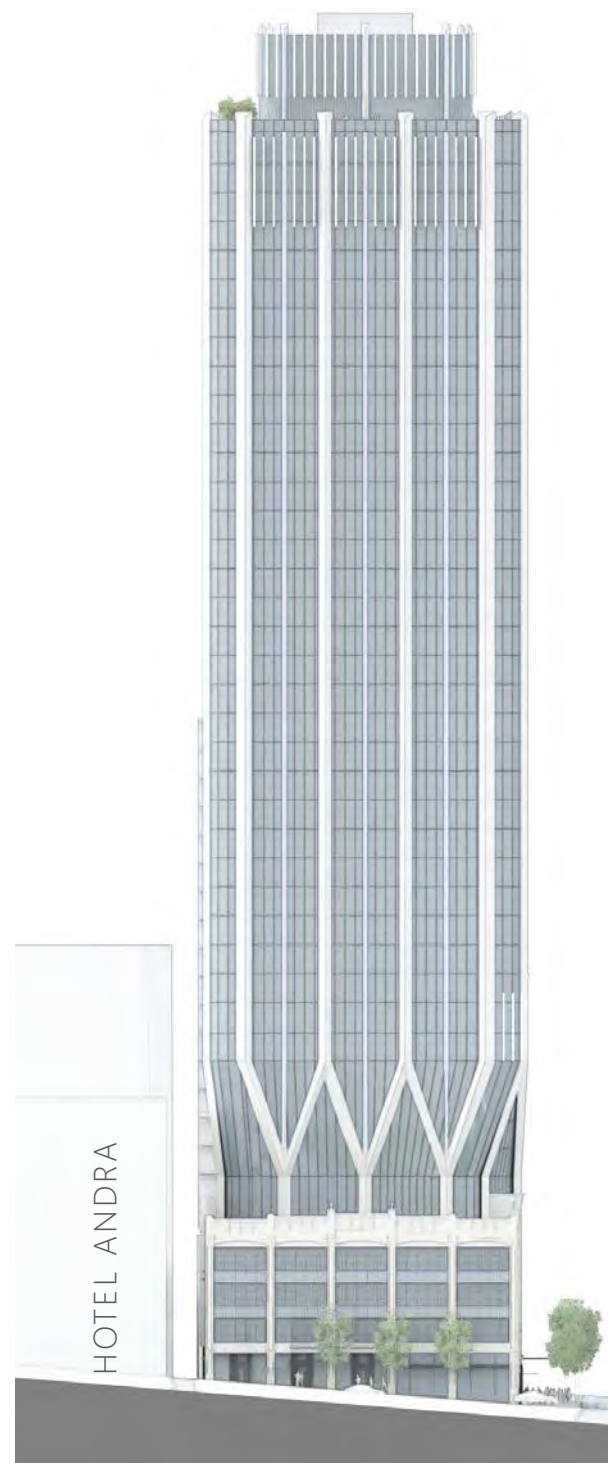
AMENITY CALCULATIONS:	
Gross Residential Area	444,981
Amenity Req'd (5%)	22,249
Indoor Amenity Req'd	11,125
Outdoor Amenity Req'd	11,125

AMENITY PROVIDED:				
	Rooftop	Level 6	Level 14	Totals
Indoor Amenity	5,451	2,400	3245	11,096
Outdoor Amenity	5,249	4,720	4015	13,984

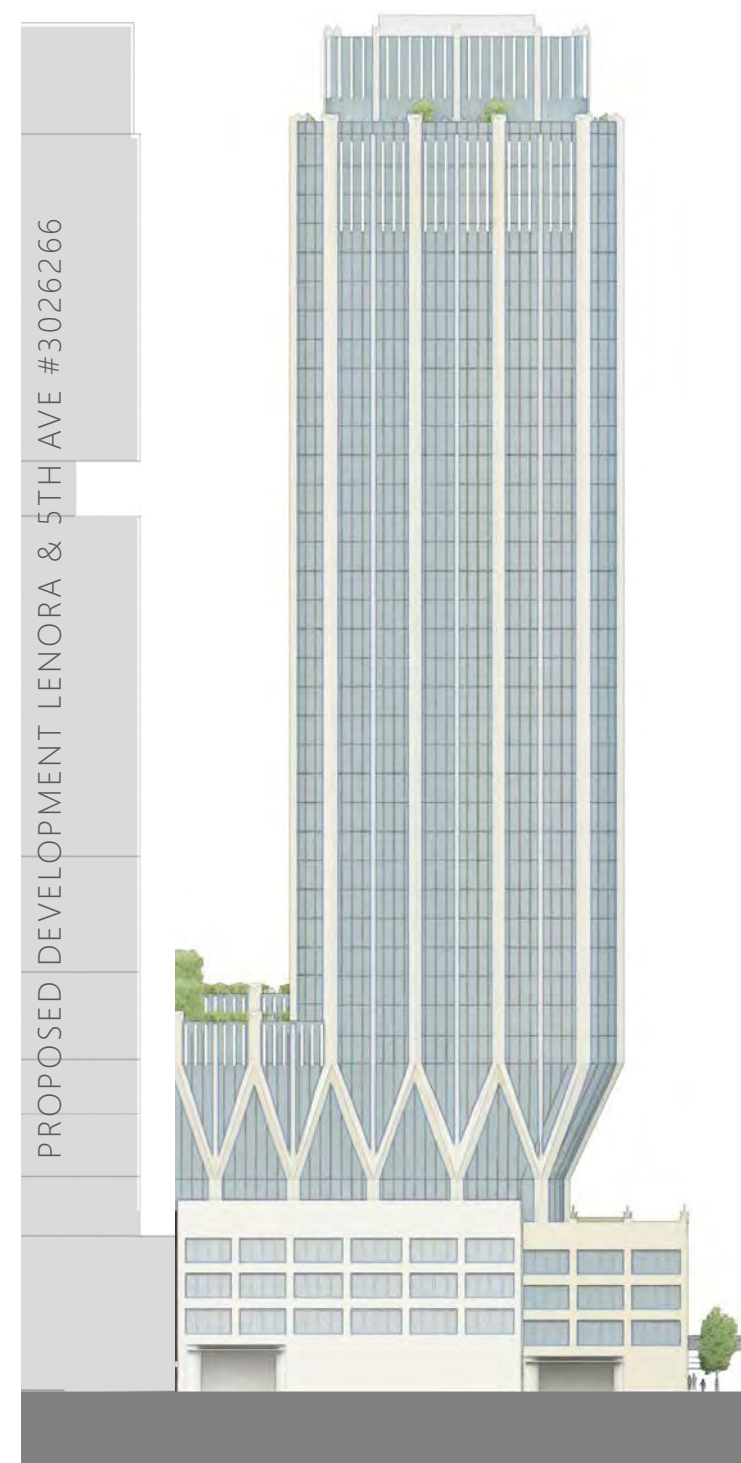
ELEVATIONS



EAST ELEVATION



SOUTH ELEVATION

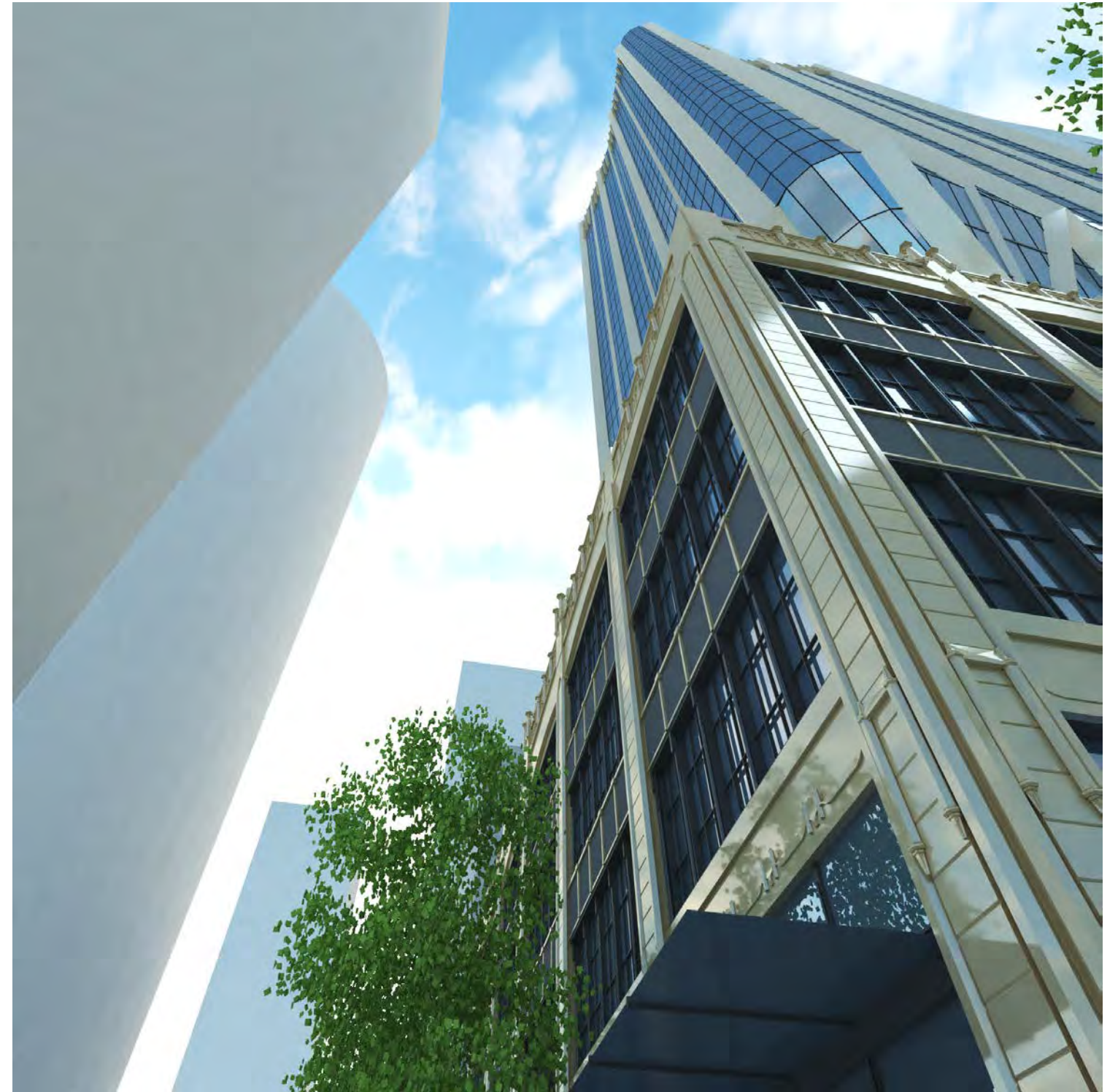


WEST ELEVATION



NORTH ELEVATION

RENDERINGS



RENDERINGS





08

DEPARTURES

1. Modulation

[23.49.058.B]
Facade modulation is required above a height of 85 feet above the sidewalk for any portion of a structure located within 15 feet of a street lot line. No modulation is required for portions of a facade set back 15 feet or more from a street lot line. The maximum length of a facade without modulation is 100 feet from elevation 240' to 400'. Any portion of a facade exceeding the maximum length of 155' shall be set back a minimum of 15 feet from the street lot line for a minimum distance of 60 feet before any other portion may be within 15 feet of the street lot line.

A departure is requested for a maximum facade length of 110' between the elevations of 240' to 400'.

In lieu of the required 15' x 60' slot for the portion of the tower facade length exceeding 100' between the elevations of 240' to 400', a 5' indention has been designed at the midpoint of the tower on all four sides. This indent serves to break down the perceived length of the facade while at the same time creating a simple and pure 'clover' tower form. The tower width is held at a constant 110' width. This is less than the allowed width of 125' for elevations between 160'-240'. The consistent tower width up to 440' strengthens the new formalism style of the design.

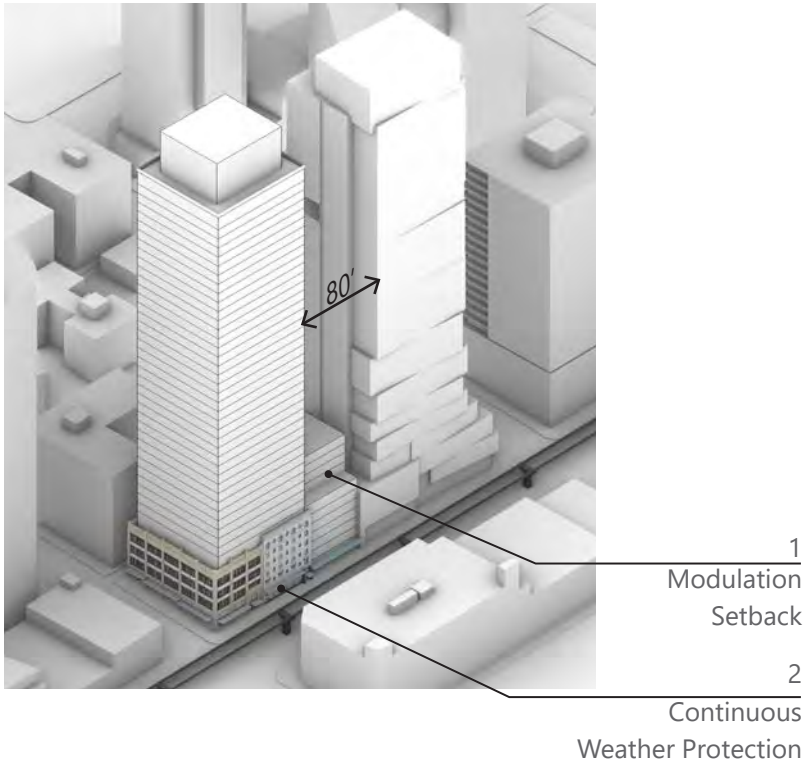
2. Weather Protection

[23.49.018.A]
Continuous 8 ft deep weather protection required for the entire street frontage, or must extend to a line (2) feet from curb line, whichever is less. Lower edge must be a minimum 10 feet and maximum of 15 feet above sidewalk. Adequate lighting shall be provided in the building facade or on the canopy.

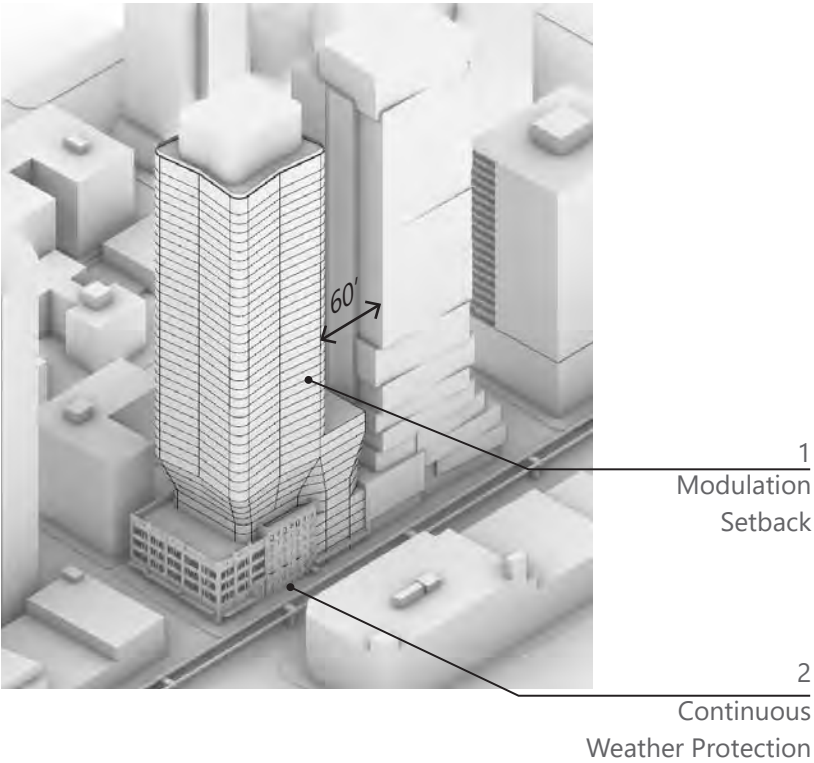
A departure is requested to not provide added weather protection along the Sheridan facade on 5th Ave and in front of the Griffin pilasters.

The landmarked Sheridan's Beaux Arts style, terracotta facade with its punched openings does not lend itself to added weather protection. The 1st level window openings are within the 10' to 15' zone where weather protection is required. The Griffin building provides a natural horizontal band to apply weather protection between the pilasters. However, in order to maintain the vertical expression, the weather protection would not be continuous in front of the terracotta pilasters. The request of adding weather protection to the Griffin Building is still pending LPB approval.

CODE COMPLIANT MASSING



PROPOSED MASSING



DEPARTURE 1: MODULATION

DEPARTURE 1

Modulation

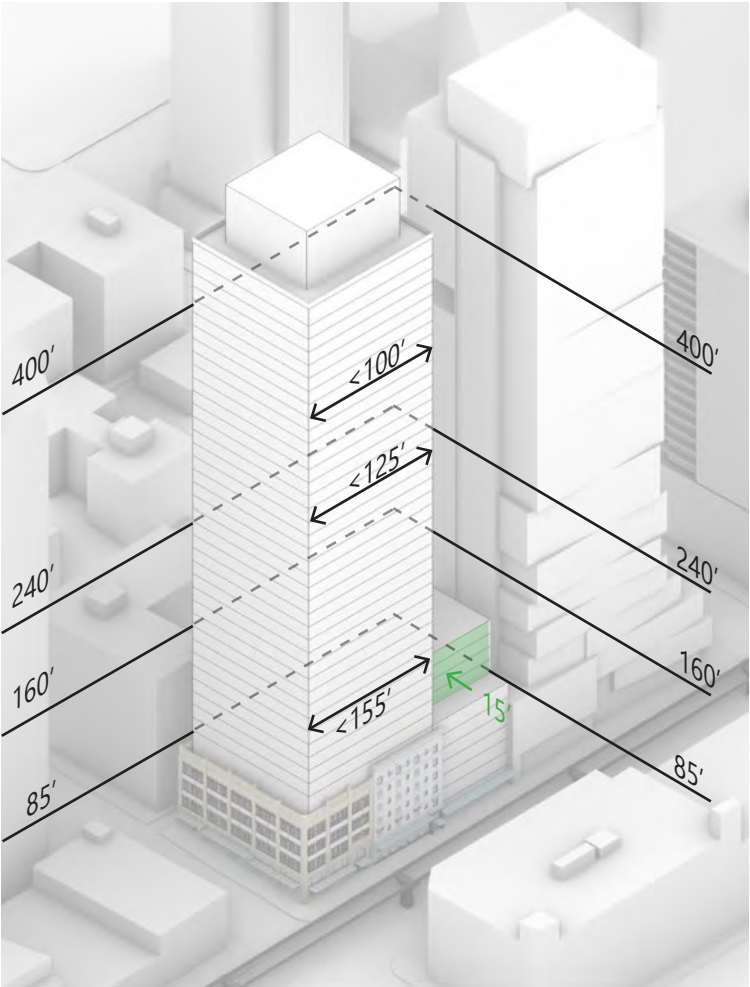
[23.49.058.B]
Facade modulation is required above a height of 85 feet above the sidewalk for any portion of a structure located within 15 feet of a street lot line. No modulation is required for portions of a facade set back 15 feet or more from a street lot line. The maximum length of a facade without modulation is 100 feet from elevation 240' to 400'. Any portion of a facade exceeding the maximum length of 155' shall be set back a minimum of 15 feet from the street lot line for a minimum distance of 60 feet before any other portion may be within 15 feet of the street lot line.

Request:

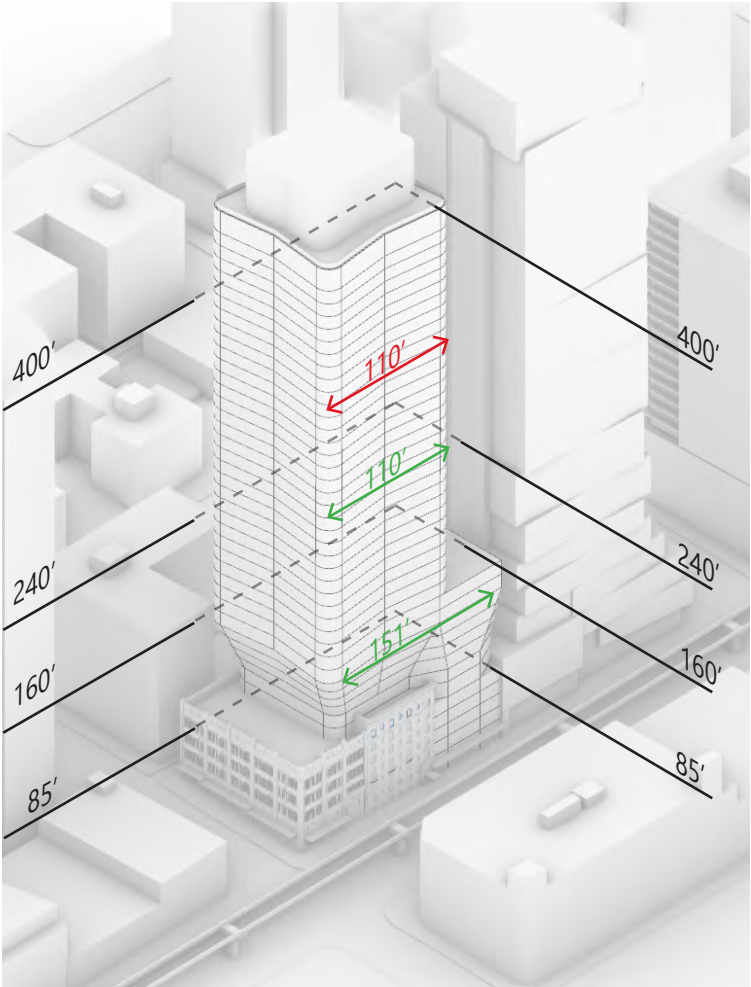
A departure is requested for a maximum facade length of 110' between the elevations of 240' to 400'.

Justification:

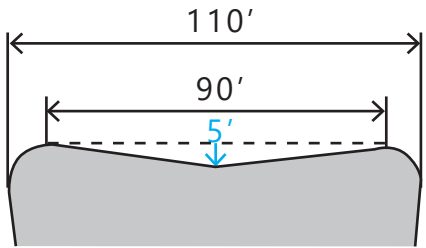
In lieu of the required 15' x 60' slot for the portion of the tower facade length exceeding 100' between the elevations of 240' to 400', a 5' indentation has been designed at the midpoint of the tower on all four sides. This indent serves to break down the perceived length of the facade while at the same time creating a simple and pure 'clover' tower form. The tower width is held at a constant 110' width. This is less than the allowed width of 125' for elevations between 160'-240'. The consistent tower width up to 440' strengthens the new formalism style of the design.



CODE COMPLIANT
MODULATION



PROPOSED
MODULATION



NEW FORMALISM
DESIGN

DEPARTURE 2: WEATHER PROTECTION

EDG #2 PRELIMINARILY SUPPORTED

DEPARTURE 2

Weather Protection

[23.49.018.A]
Continuous 8 ft deep weather protection required for the entire street frontage, or must extend to a line (2) feet from curb line, whichever is less. Lower edge must be a minimum 10 feet and maximum of 15 feet above sidewalk. Adequate lighting shall be provided in the building facade or on the canopy.

Request:

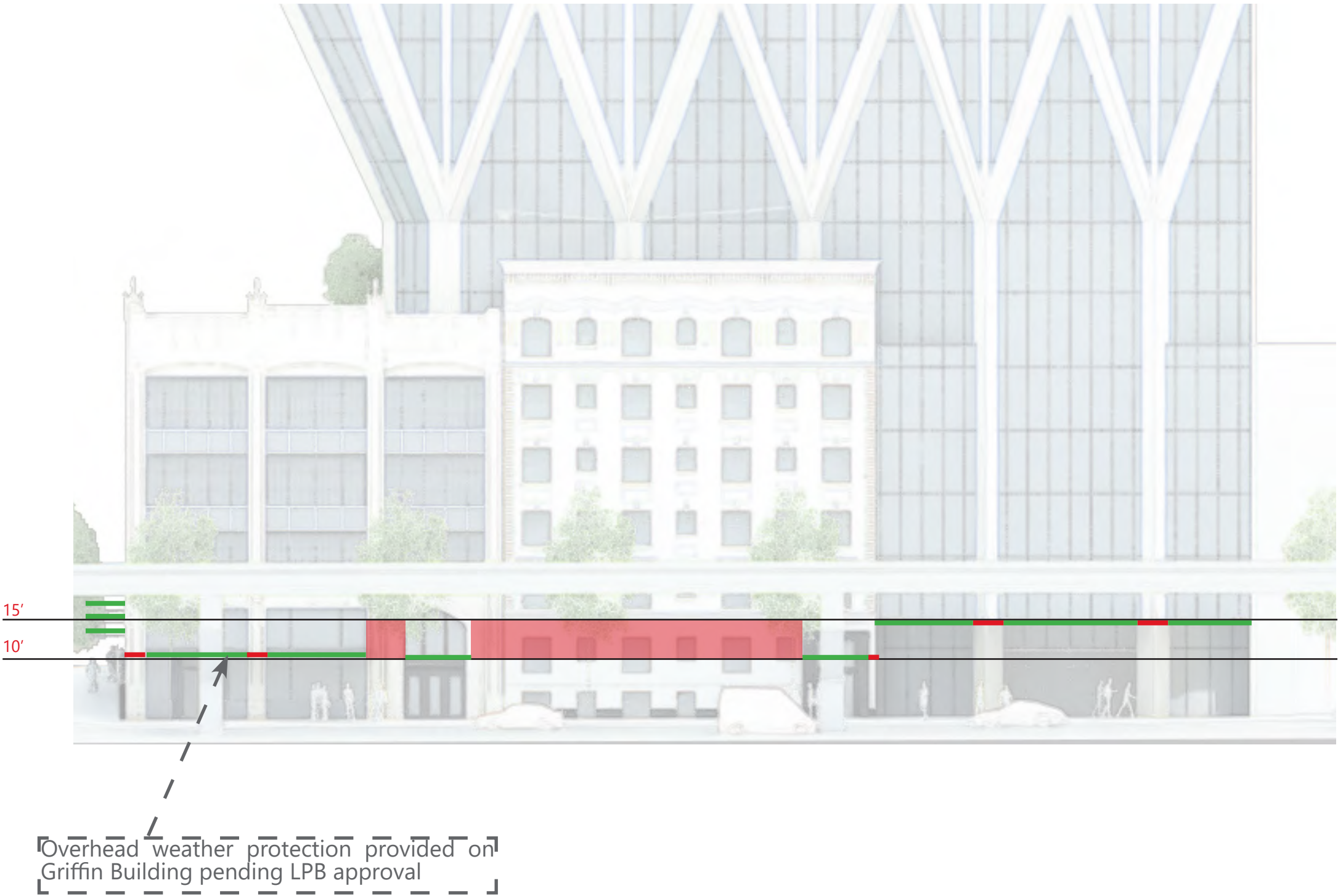
A departure is requested to not provide added weather protection along the Sheridan facade on 5th Ave and in front of the Griffin pilasters.

Justification:

The landmarked Sheridan’s Beaux Arts style, terracotta facade with its punched openings does not lend itself to added weather protection. The 1st level window openings are within the 10’ to 15’ zone where weather protection is required. A steel and glass canopy will be added above the main entry to replace the existing canvas canopy that is not original to the building.

The Griffin building provides a natural horizontal band to apply weather protection between the pilasters and above the main entry. However, in order to maintain the vertical expression, the weather protection would not be continuous in front of the terracotta pilasters. The request of adding weather protection to the Griffin Building is still pending LPB approval.

A new grand canopy will be placed above the main residential entry in the new north podium addition. It is placed between the two free-standing columns to accentuate the vertical expression from the ground up to the tower.



09

EXCEPTIONS

EXCEPTIONS

CODE DETAIL

REQUEST

JUSTIFICATION

1. Minimum Tower Separation

[23.49.058.D.3]
Except as otherwise provided in this subsection 23.49.058.D, in a DMC zone with a mapped height limit of more than 170 feet located either in Belltown, as shown on Map A for 23.49.058, or south of Union Street, if any part of a tower exceeds 160 feet in height, then all portions of the tower that are above 125 feet in height must be separated from any other existing tower that is above 160 feet in height, and the minimum separation required between towers from all points above the height of 125 feet in each tower is 80 feet.

A special exception is requested for tower separation of 0’ to be increased from a height of 125’ to 140’, and the tower separation requirement from between the heights of 140’ and 440’ be decreased from 80’ to 60’.

The Landmarks Preservation Board’s (LPB) #1 priority is to protect the integrity of the existing (2) landmarks on the site.

In conversations with the ARC over the past several years, locating the tower so that it does not cover the existing roof of the Griffin Building while maintaining the first southern bay of structural columns will preserve the integrity of the indoor and outdoor spaces of this historic structure. Any attempt to cover the Griffin Building roof and bring tower columns and core through the indoor spaces were not approved. The tapered tower base shape allows 60’ of separation between the proposed tower and the planned tower to the north, placing the majority of the tower structural core within the existing light well of the Griffin and Sheridan Buildings. This tower location and its resultant core location also makes it possible to design a feasible parking layout in the garage below meeting the minimum demands of the market for parking.

By raising the height at which the tower separation requirement kicks in, much more integration is allowed between the tower and podium thus not cutting the podium short directly where the tower taper begins.

The tower’s clover-like shape provides rounded corners which allow wider view angles from the planned tower to the north. The indentation at the midpoint in the clover-like plan shape further separates the two towers to 65’ apart and creates non-parallel facade planes that asissts in increasing privacy between the two towers.

EXCEPTION 1: TOWER SEPARATION

ABOVE 140 FEET

EXCEPTION 1

Minimum Tower Separation

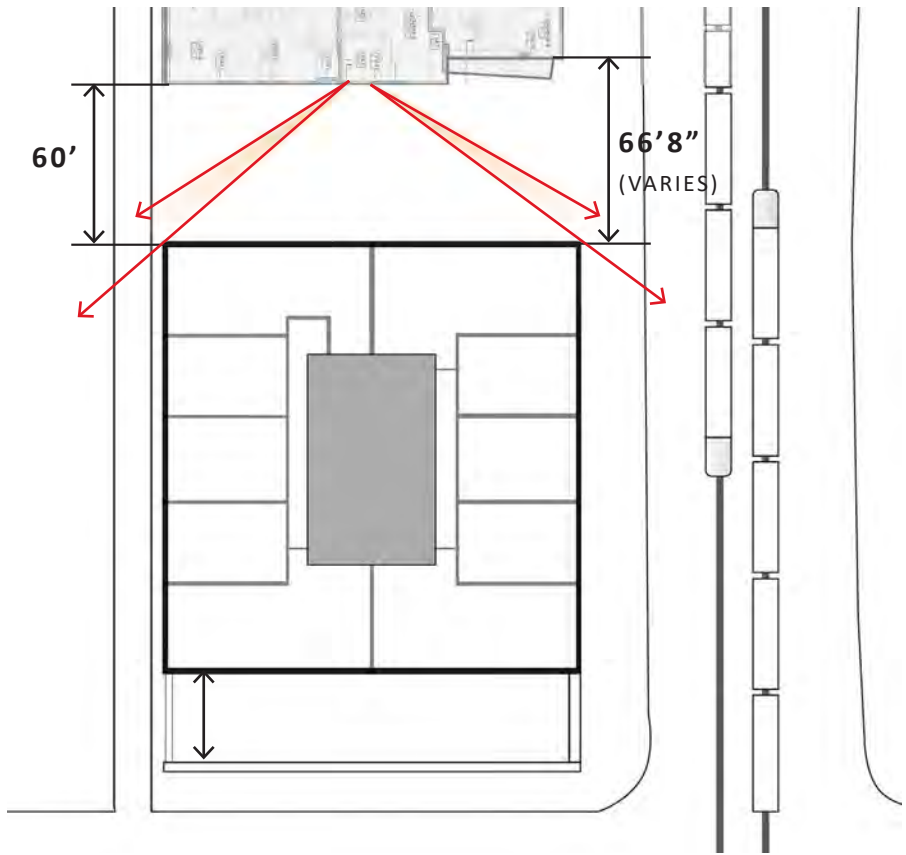
[23.49.058.D.3]
Except as otherwise provided in this subsection 23.49.058.D, in a DMC zone with a mapped height limit of more than 170 feet located either in Belltown, as shown on Map A for 23.49.058, or south of Union Street, if any part of a tower exceeds 160 feet in height, then all portions of the tower that are above 125 feet in height must be separated from any other existing tower that is above 160 feet in height, and the minimum separation required between towers from all points above the height of 125 feet in each tower is 80 feet.

Request:

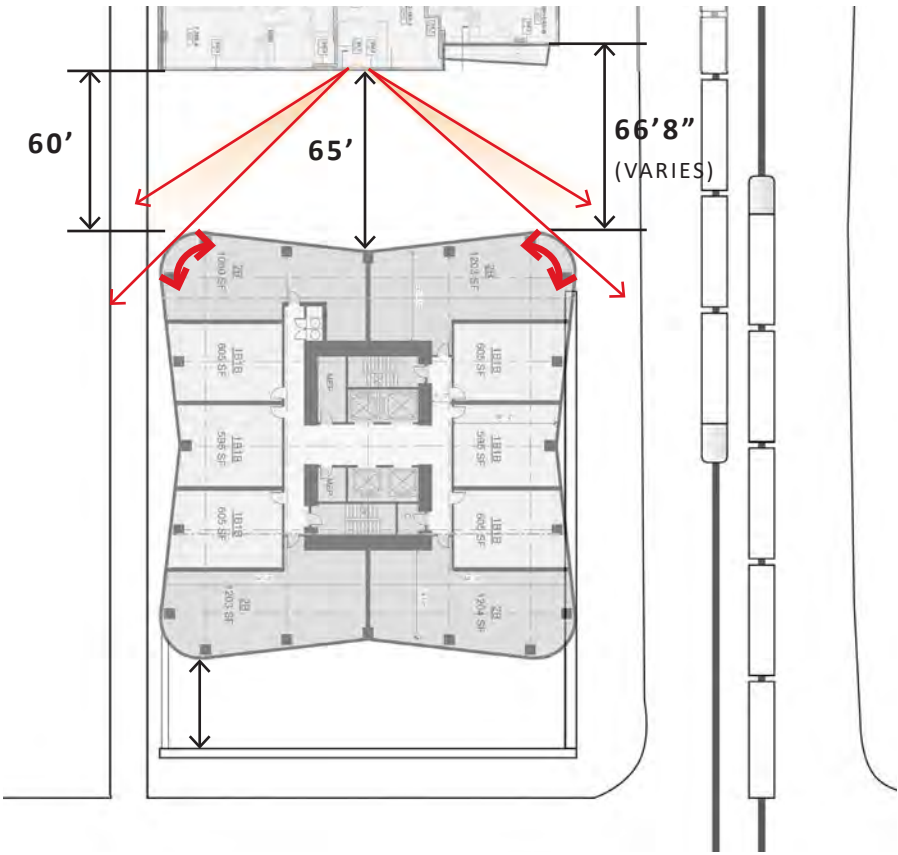
A special exception is requested for tower separation of 0' to be increased from a height of 125' to 140', and the tower separation requirement from between the heights of 140' and 440' be decreased from 80' to 60'.

Justification:

The tower's clover-like shape provides rounded corners which allow wider view angles from the planned tower to the north. The indentation at the midpoint in the clover-like plan shape further separates the two towers to 65' apart and creates non-parallel facade planes that asissts in increasing privacy between the two towers.



RECTANGULAR TOWER
FOOTPRINT



PROPOSED TOWER
FOOTPRINT

EXCEPTION 1: TOWER SEPARATION

ABOVE 140 FEET

GUIDANCE B

MASSING - TOWER

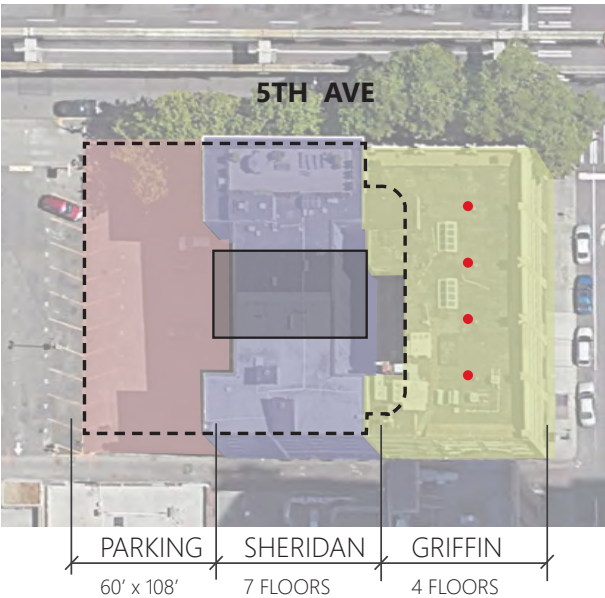
- 3.b.i.
1. The Board was not supportive of the tower separation as presented at the time of EDG 2.
 2. Study of maintaining core and columns, but slendering the tower, look at 70' or 75' tower separation.

RESPONSE

Tower separations of 60', 65', and 70' are included. The previous core and column locations have been maintained and are supported by the LPB. The structure must maintain symmetry about the core, so any reduction to gain more separation on the north must also apply to the south side of the tower. This quickly leads to a very slender, inefficient tower plan as the tower separation increases. The tower also quickly diverges from the scale and proportion of neighboring buildings in its immediate context as the tower separation increases.

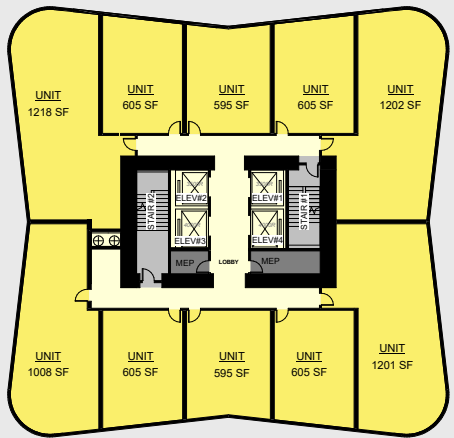
DESIGN GUIDELINES

- A.2 Enhance the skyline
- B.2 Create a transition in bulk and scale
- B.4 Design a well-proportioned and unified building



60' Tower Separation

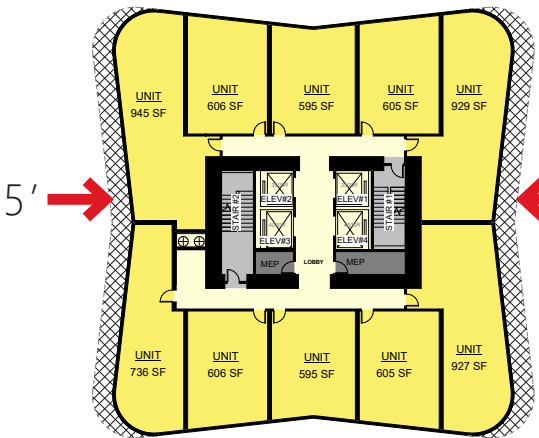
PROPOSED DESIGN



Area:
10700 SQFT

Efficiency:
77%

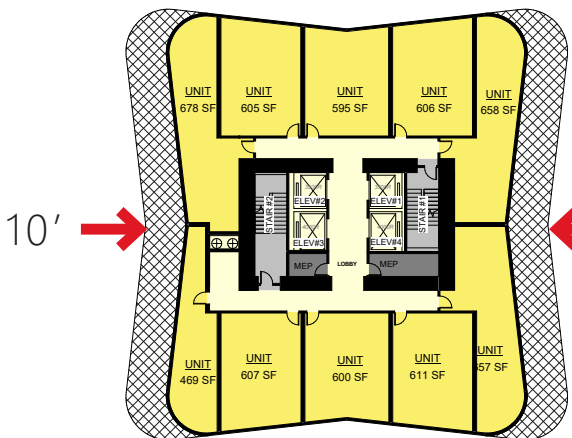
65' Tower Separation



Area:
9600 SQFT

Efficiency:
74%

70' Tower Separation



Area:
8515 SQFT

Efficiency:
71%

EXCEPTION 1: TOWER SEPARATION

125 TO 140 FEET

EXCEPTION 1

Minimum Tower Separation

[23.49.058.D.3]
Applies to all structures over 160 feet separated from other 160 ft tower. All portions of the tower above 125 feet shall be separated by 80 feet.

Request:

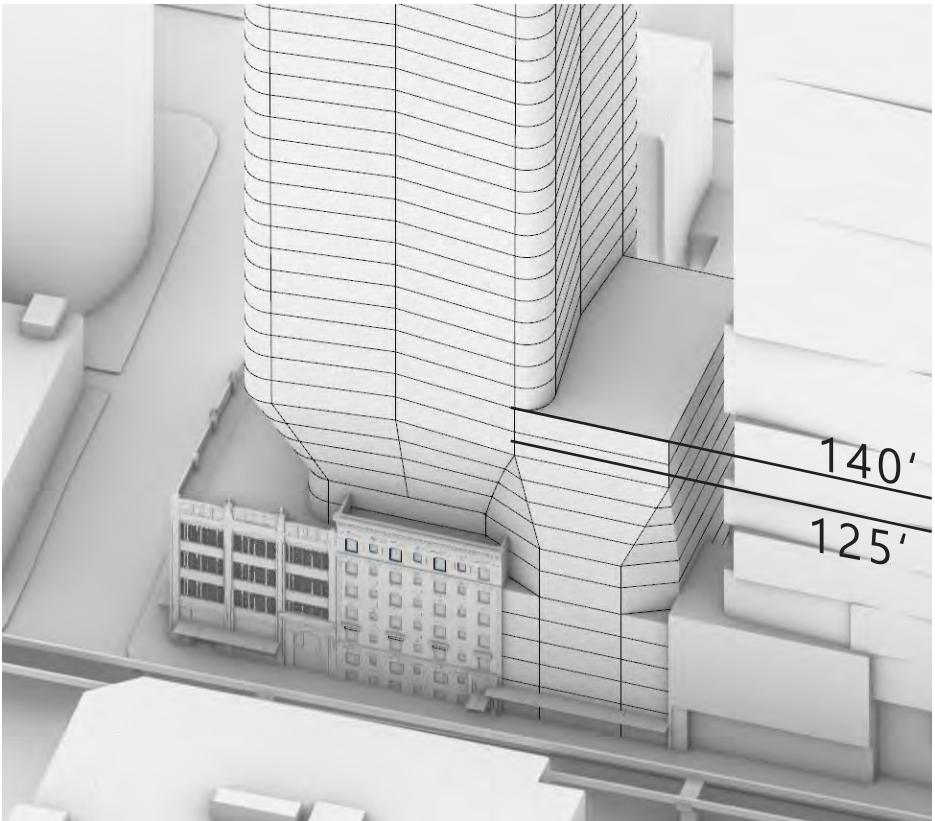
A special exception is requested for tower separation of 0' to be increased from a height of 125' to 140', and the tower separation requirement from between the heights of 140' and 440' be decreased from 80' to 60'.

Justification:

By raising the height at which the tower separation requirement kicks in, much more integration is allowed between the tower and podium thus not cutting the podium short directly where the tower taper begins.



CODE COMPLIANT



PROPOSED DESIGN



10

APPENDIX



(2) Bike Racks, SDOT approved Cane Detectable Tofino No Scratch Bike Rack. Annual permit not required

Existing sidewalk to be replaced, SDOT 2'x2', light broom finish pattern.

(4) Existing historical 'London Plane' trees, to be protected, TBD. Install flexipave surfacing at grade. Extend existing planter area extents, per SDOT direction.

Existing Street Light , 20' offset to new trees, TYP.

(3) Proposed Street Trees, species TBD by SDOT.

Install flexipave at grade. No planting areas at this location.

Existing utility vaults to be protected



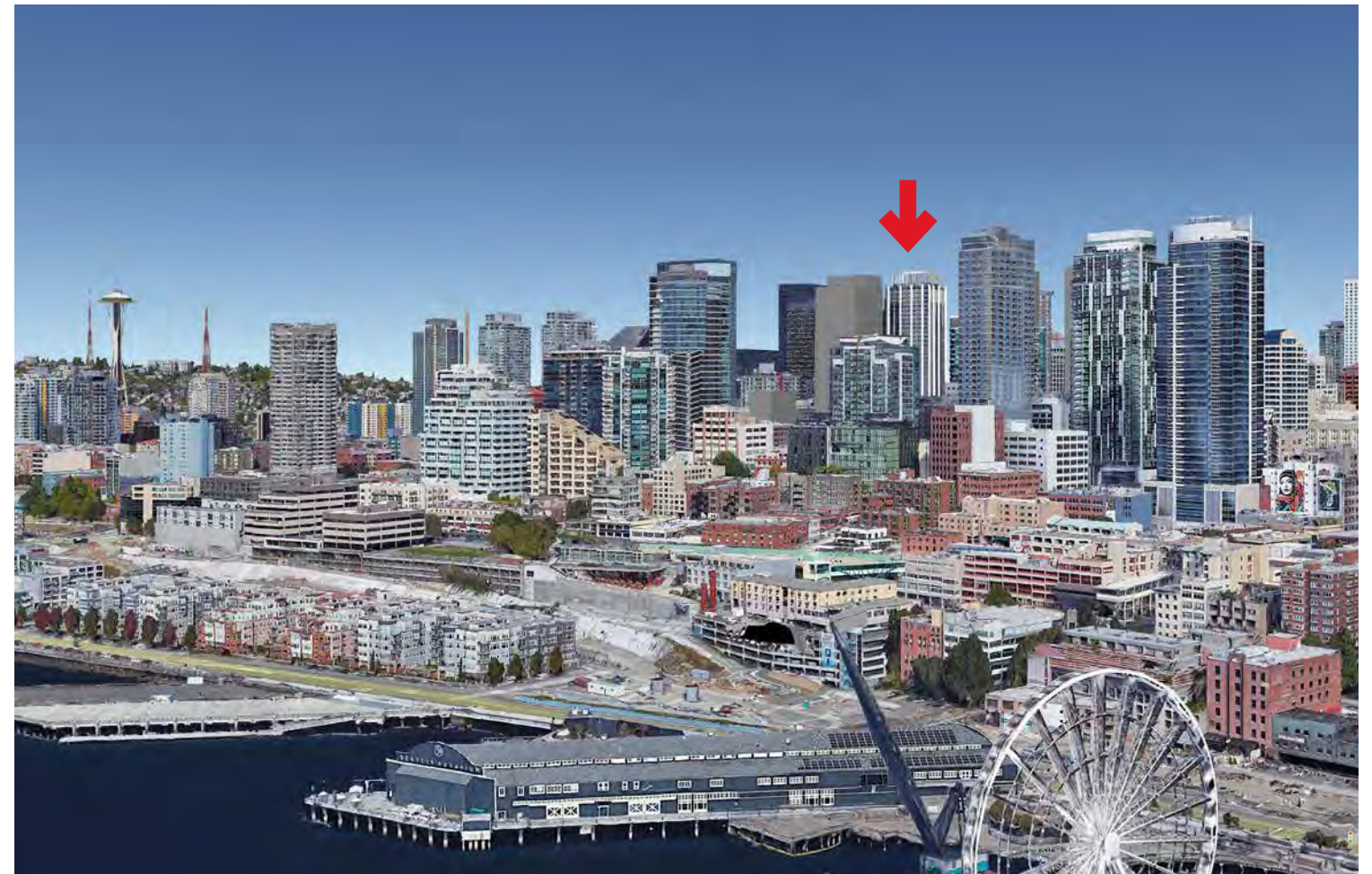


TERMINUS DESIGN

URBAN SKYLINE VIEWS



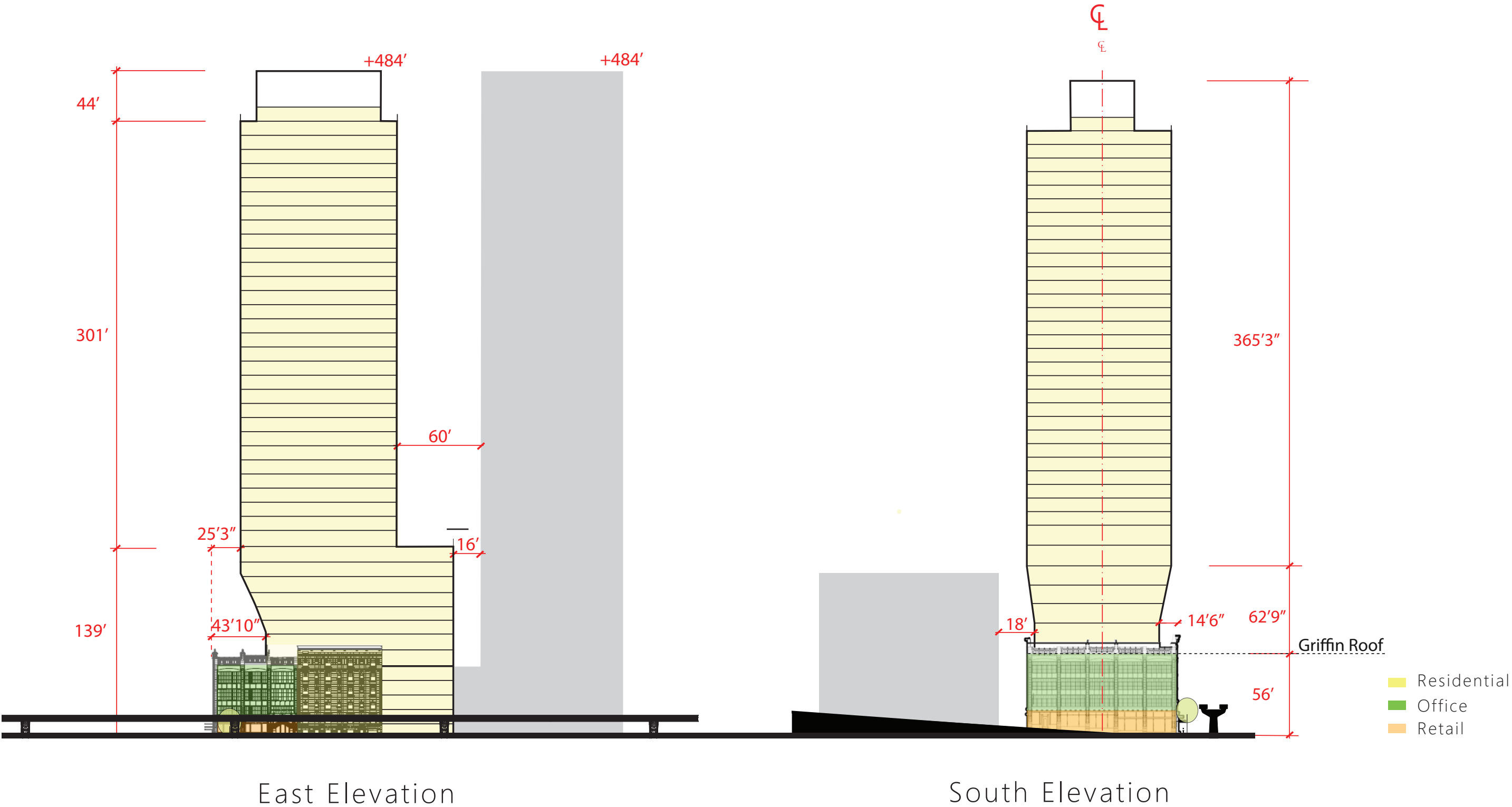
VIEW 1: Looking SW



VIEW 2: Looking NE

TOWER MASSING STUDY

PREFERRED OPTION DIMENSIONS



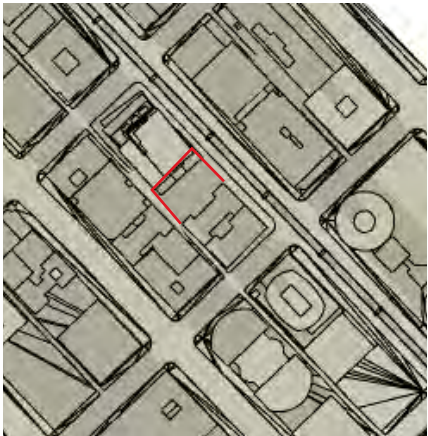
SHADOW STUDY

EXISTING

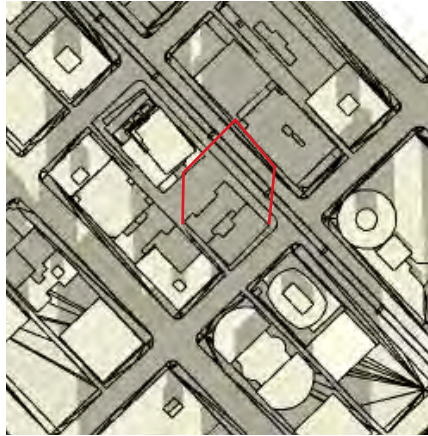
PROPOSED

WINTER SOLSTICE

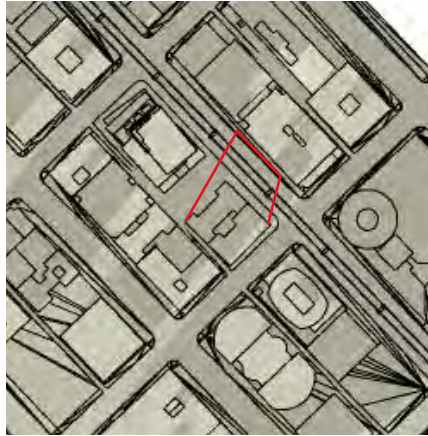
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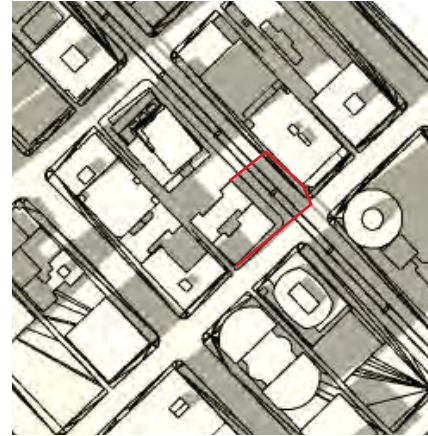
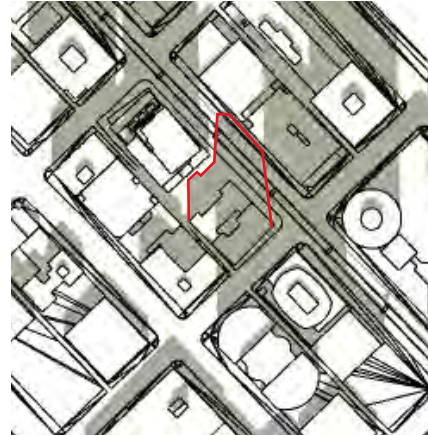
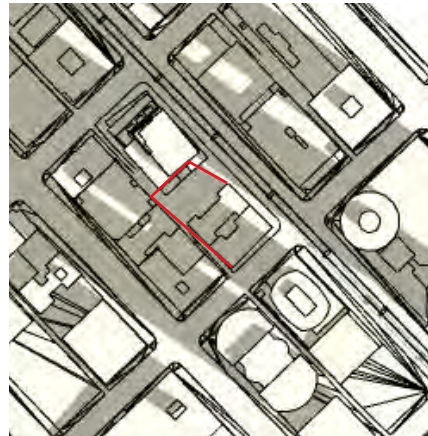
NOON



3:00PM

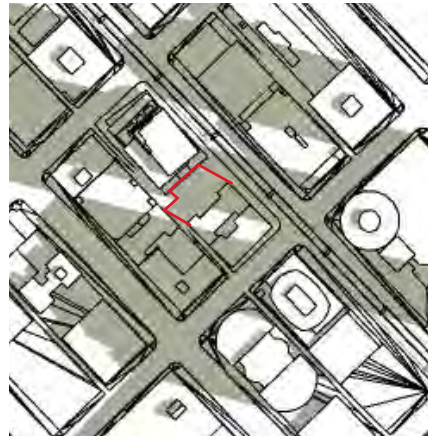


EQUINOX

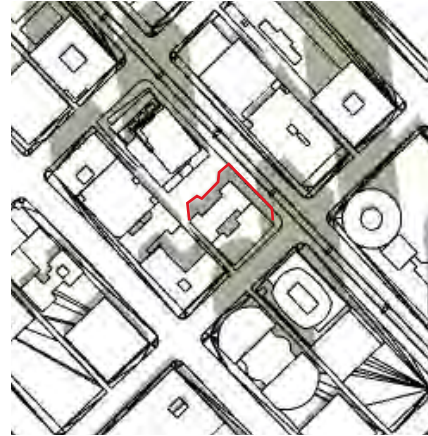


SUMMER SOLSTICE

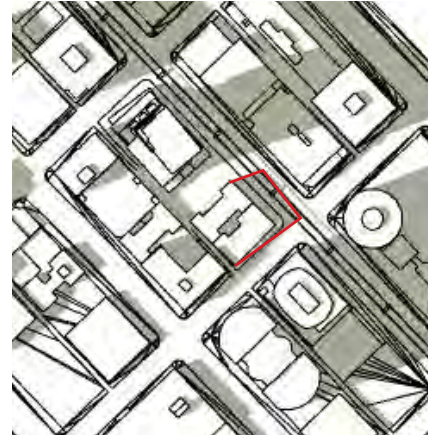
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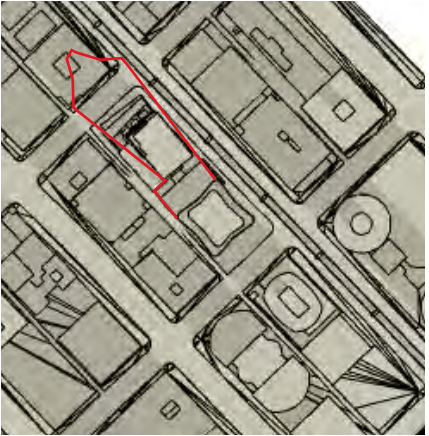


3:00PM

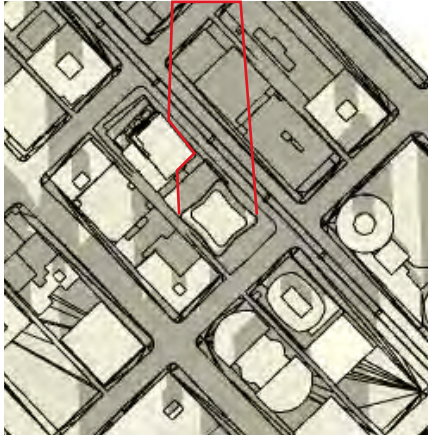


WINTER SOLSTICE

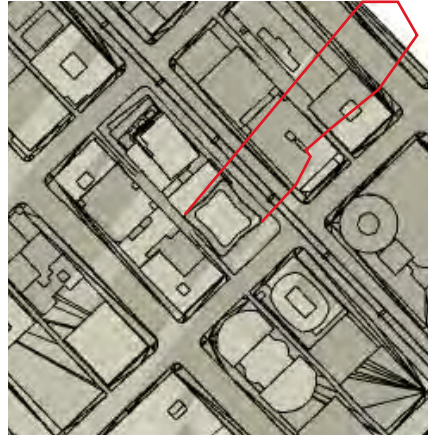
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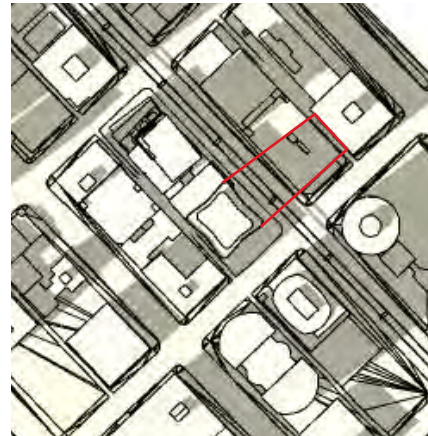
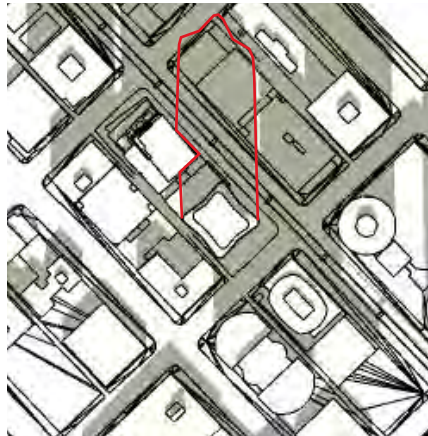
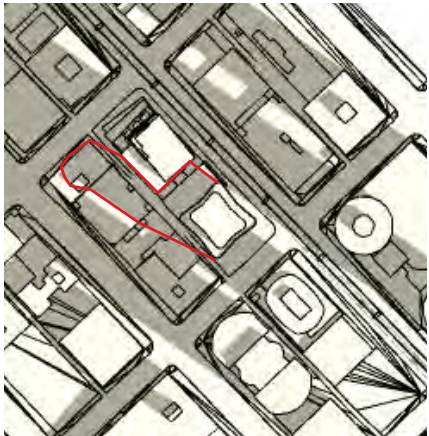
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3:00PM

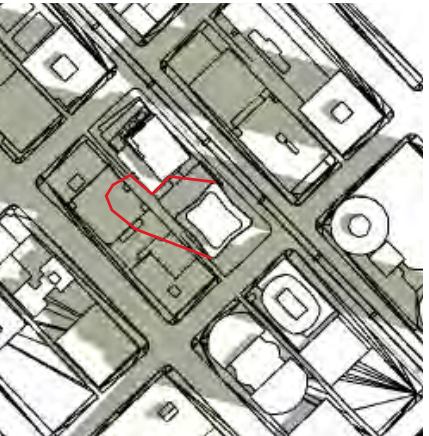


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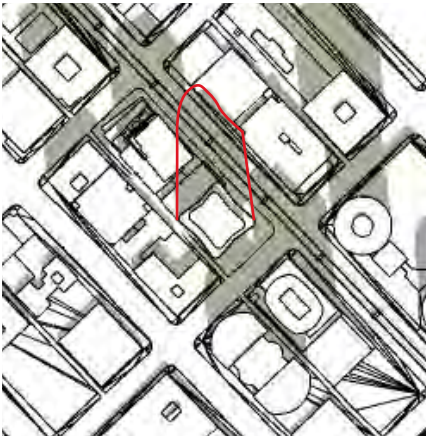


SUMMER SOLSTICE

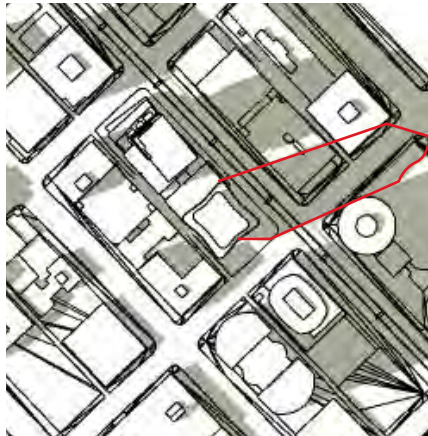
9:00AM



NOON



3:00PM





5th and Virginia
Seattle, WA
Zoning Summary
3/1/2021

Address:	2005 5th Avenue						
Location:	SW corner of 5th Avenue and Virginia Street in Seattle, WA						
Area:	Address	Parcel Number	Current Use	Current Bldg GSF	Stories	Land Area (SF)	Dimensions
	2005 5th Ave	065900-1020	Griffin Building (office)	32,356	4	6,480	60' x 120'
	2011 5th Ave	065900-1015	Sheridan Apartments	36,880	6	6,480	60' x 120'
	2015 5th Ave	065900-1010	Parking Lot	-		6,480	60' x 120'
						19,440	
						0.45	Acres

Considered Uses: Retail, Office, Hotel, Multi-Family Residential
Zoning: DMC 240/290-440 (Downtown Mixed-Use Commercial)
Overlay Districts: Belltown Urban Center Village
Downtown Fire District

Applicable Land Use Code Section			
23.40.006 Demolition of Housing	A demolition permit for a structure containing a dwelling unit may only be issued if a)the structure has not been occupied for past 6 months, b) a permithas been issued by the Director following the procedures of Master Use Permits to change the use, c) a permit or approval has been issued by the Director ot relocate the structure to another lot, or d) a complete building permit application for construction of a new principal structure on the same lot as the structure to be demolished has been submitted to the Director, the demolition permit application and the building permit application are categorically exempt from review under Chapter 25.05, Environmental Policies and Procedures, the issuance of some other approval is not required by this Title 23 or Title 25 as a condition to issuing the demolition permit, and the Director has approved a waste diversion plan pursuant to Section 23.40.007.		
23.40.008 Demolition of Landmarks	A.Except as provided in subsection B, no demolition permit for a landmark shall be issued until the requirements of Section 25.12.835 of the Landmarks Preservation Ordinance have been satisfied.		
23.42.048 Configuration of Dwelling Units	All dwelling units shall contain a) a food prepration area, b) a bathroom, and c) one or more sleeping rooms. Small efficiency dwelling units shall have a living room net floor area of at least 150 net square feet, the total floor area shall be at least 220 square feet. Each unit shall contain a food preparation area and a bathroom		
23.42.118 Landmark Structures	Landmark structures may be expanded even if the espansion increases the extent of nonconformity, when the Landmarks Board determines that there is no feasible alternative that meets the development standards of the zone while preserving the integrity of the landmark structure. The Director may permit the proposed expansion if it is approved by Landmarks Board and if: 1. The expansion does not have a significant adverse effect on the light, air, solar, and visual access of properties within a 300-foot radius; and 2. The expansion does not adversely affect the pedestrian environment in the vicinity.		
23.49.007 MHA 23.58B MHA-C 23.58C MHA-R	Mandatory agreement through payment or performance options Payment option calculated at \$11.84 x commercial chargeable area Payment option calculated at \$9.56 x residential chargeable area		
23.49.008 A Base and Maximum Heights	240' Non-Residential 290' Base Residential Height 440' Max. Residential Height using bonus available under 23.49.015		
23.49.008 B Height Exception	May exceed the maximum height for residential use by 10% if: 1. The facades of the portion of the structure above the limit do not enclose an area greater than 9,000 square feet. 2. The enclosed space is occupied only by those uses or features otherwise permitted in Section 23.49.008 as an exception above the height limit, and shall not be combined with any other height exception for screening or rooftop features to gain additional height.		
23.49.008D Rooftop Features	1. The following rooftop features are permitted up to 100% rooftop coverage: a. Open railings, clerestories, planters, skylights, parapets, and firewalls up to 4ft high		
Height Limits	b. Insulation material, rooftop decks, landscape soil may exceed the max height by 2 feet c. Solar collectors up to 7 feet above the height limit d. Smokestacks, and flagpoles may extend up to 50 feet when located 10 feet from lot lines. 2. The following rooftop features are permitted up to 55% of the roof area: a. Solar collectors, stair penthouses, covered or enclosed common recreation area, mechanical equipment, and wind turbines up to 15 feet above height limit. b. Elevator penthouses up to 23 feet for an elevator cab up to 8 feet high, 25 feet if the cab is higher than 8 feet, and an additional 10 feet if the elevator serves the rooftop designed to provide useable open space. c. Minor communication utilities d. Greenhouses dedicated to food production as long as the combined total of all roof features does not exceed 50% 3. Screening of rooftop features: a. The amount of rooftop screening may exceed the maximum percentage of features. b. The height of rooftop screening may not exceed 10% of the applicable height. 4. Features listed may exceed a height of 50 feet if authorized by the Director through a administrative conditional use process, evaluated on the basis of public benefits provided.		
23.49.009 Street Level Uses	Per Map 1G the following streets:	5th: Virginia:	Not Required Not Required

This Proposal
Per option (d) A complete building permit application for construction of a new principal structure on the same lot as the structure to be demolished has been submitted to the Director, the demolition permit application and the building permit application are categorically exempt from review under Chapter 25.05, Environmental Policies and Procedures, the issuance of some other approval is not required by this Title 23 or Title 25 as a condition to issuing the demolition permit, and the Director has approved a waste diversion plan pursuant to Section 23.40.007.
This project shall preserve the historic facades of the Griffin and Sheridan Buildings. Demolition of the interior structure including floors and roof shall be approved by the Landmarks Preservation Board.
All dwelling units contain a) a food prepration area, b) a bathroom, and c) one or more sleeping rooms.
There are no small efficiency dwelling units in the project.
Expansion is under review by the Landmarks Board for approval.
Proposal includes rooftop enclosed common recreation area with mechanical equipment above located above the height limit by a maximum of 10% (44 feet) of height.
Proposal includes open railings, planters, parapets, stair penthouses, enclosed common recreation area, mechanical equipment, elevator penthouses, and rooftop screening within the maximum height limits indicated.
Although street level uses are not required, the project proposes to have general sales and services along Virginia Street.

23.49.10 Residential Reqts	Common recreation area shall meet the following: 1. An area equivalent to 5% of the total gross floor area in residential use, excluding any floor area gained through a voluntary agreement for housing under Section 23.49.015, shall be provided, but shall not exceed the area of the lot. It may be provided at or above grade. 2. A maxium of 50% of the common recreation area may be enclosed. 3. Minimum horizontal dimension shall be 15 feet, except open space provided as landscape setback area at street level shall be min 10 feet. No required common recreation area shall be less than 225 sf. 4. Common recreation area that is provided as open space at street level shall be counted as twice the actual area in determining minimum requirements. 5. In mixed-use projects, the Director may permit a bonused public open space to satisfy a portion of the common recreation area requirement.	
23.49.011A Floor Area Ratio	Base FAR 5	Maximum FAR 8
	Chargeable floor area shall not exceed base FAR except as authorized by bonuses. a) First 0.25 increment of FAR above Base FAR shall be by acquiring Regional Development Credits pursuant to Section 23.58A.044. b) Additional FAR above Base FAR shall be obtained by floor area bonuses per Section 23.49.012 (housing and child care) or 23.49.013 (amenities), by transfer of TDR per 23.49.014, c) Minimum of 5% of the floor area above base FAR shall be by acquiring Landmark TDR's from the City or a private party.	
23.49.011 B FAR Exemptions	Street Level Uses with min floor to floor height of 13 feet and min 15 feet deep Including: General Sales and Services, Child Care Centers, Human Services, Eating and Drinking Establishments, Bicycle Parking Residential Use, Live-Work Units Floor area below grade Parking accessory to residential up to 1 stall/unit, to hotel up to 1 stall/4 rooms 3.5% of the floor area for Mechanical Equipment 100% of the mechanical unit area on the roof	
23.49.012 Housing FAR Bonus	Option 1: Provide 15.6% of the bonus area in low-income housing Option 2: Purchase bonus area at current rate (\$24.95)/gross square foot	
23.49.013 Amenities FAR Bonus	Min 5,000 sf Public Open Space (Commercial Parcel Park): 5:1 Ground Floor Public Restrooms: 7:1, No Limit Ground Floor Human Services: 7:1 up to 10,000 sf of human services	
23.49.014 TDR's	Available TDR's: Housing, DMC Housing, Landmark Housing, Landmark, Open Space Within Block TDR's: May send or receive within the same block a) Max within-block TDR: Base FAR less area of sending lot area b) Receiving lot is limited to gain of 15% of floor area above first increment	
23.49.015A Low-Income Housing	Bonus development available for residential development. Low-income housing may be provided outside the project thru payment option.	
23.49.018 Overhead Weather Protection	Continuous 8 ft deep weather protection required for the entire street frontage, or must extend to a line (2) feet from curb line, whichever is less. Lower edge must be a minimum of 10 feet and maximum of 15 feet above sidewalk. Adequate lighting shall be provided in the building façade or on the canopy.	
23.49.019A,B,C Parking	No parking is required One story of parking is permitted above grade for every level below grade, up to four stories Maximum parking: for non-residential uses, limited of 1 space per 1,000 sf.	
23.49.019E	Bicycle parking is required according to subsection 23.54.015.K.	
23.54.015.K.	Bicycle commuter shower facilities. Two showers shall be required for every 100,000 square feet of office use	
	long-term	short-term
office	1 per 2,000 square feet	1 per 10,000 square feet
Residential	1 per dwelling unit	1 per 20 dwelling units
23.49.019H Parking Access	1. Parking access: if lot abuts an alley, alley access is required. 2. The Director may allow or require access from a right-of-way other than the alley after consulting with the Director of Transportation on whether and to what extent alternative locations of access would enhance pedestrian safety and comfort, facilitate transit operations, facilitate the movement of vehicles, minimize the on-street queuing of vehicles, enhance vehicular safety, or minimize hazards, and, for hotel use, improve passenger loading safety or increase visibility of vehicular access for guests arriving by car.	

Site Area Option:	Lot Area:	19,440 SF
5% of Gross Residential Use Option:		
5.0% x	332,910	16,646 SF
5% of Gross Residential Use is utilized, located at the L12 and L42 rooftops.		
50.0% x	16,646	8,323 Max Enclosed 8,323 Min Exterior
Site Area:	Base	Maximum
Site area:	19,440	19,440
Multiplier:	5	8
Total:	97,200	155,520
Min for Regional Development Credits (0.25 FAR):		4,860
Min for Landmark TDR's (5% of floor area above base FAR):		2,916
Parking is provided below-grade only, per market conditions for residential, at rate of 0.61 per 1000sf for office and 0.56 per unit of residential		
	long-term	short-term
		#
office	58.39	11.678
Residential	400	20
400		
Parking access is from the alley.		

ZONING SUMMARY

23.49.019J Transportation Management Program	TMP is required if the development is expected to generate 50 or more employees single-occupant vehicle trips in any one pm hour.			Owner will provide a TMP for the office and multi-family residential uses.		
	TMP is required for multi-family development that is expected to generate 50 or more vehicle trips in any one pm hour or demand for 25 or more vehicles parking on the street overnight.					
23.49.022 Minimum sidewalk and Alley Width	5th Ave: 15 feet Virginia: 12 feet Alley: 20 feet			5th Ave Existing Sidewalk Width: 18 feet Virginia Street Existing Sidewalk Width: 11 feet Alley Existing Width: 16 feet, proposal widens by 2 feet to 18 feet except at the first bay of Griffith		
23.49.041 Combined Lots	Lots in the same block may be combined, whether contiguous or not, for the sole purpose of allowing some or all chargeable floor area on one lot to be used on one or more other lots.			All three parcels will be combined on this block for the project.		
23.49.045 Flexible-Use and Accessory Parking	A. Flexible-use Parking for short-term parking may be permitted as conditional use. B. Accessory Parking garages for short and long-term permitted to max of 23.49.019			No flexible-use parking is proposed. Accessory parking is proposed for office and residential uses		
23.49.056A Min Façade Height	5th Ave:	Class I Pedestrian Street	25 ft	Proposed Façade Heights:	5th Ave.:	56-60 feet
	Virginia:	Class II Pedestrian Street	15 ft		Virginia Street:	56-48 feet
23.49.056B Setback Limits	Per Map 1H, 5th Ave and Virginia Street do not require property line facades. General setback limits for streets not requiring property facades: 5th Ave: Applies between an elevation of 15 - 25 feet Max setback area = 5 x 180' = 900 SF Max width of any setback exceeding 15' deep = .3 x 180 = 54 feet Virginia: Applies between an elevation of 0-15 feet Max setback area = 10 x 120' = 1,200 SF Max width of any setback exceeding 15' deep = .3 x 120 = 36 feet Max façade setback from street lot lines at intersections is 10 feet. Min. length of the corner setback is 20 feet.			5th Ave: Proposed setback area = 98 SF Virginia: Proposed setback area : historic façade, no setback		
23.49.058 Residential Tower Plates:	Tower 160-240 10,000	Tower 240-440 10,700	Max Floor Area 11,500	11,500 SF		
23.49.058B Upper-Level Development Standards	Elevation 85-160 feet 160-240 feet 240-500 feet	Max Unmod. Length 155 ft 125 ft 100 ft		151 ft 110 ft 110 ft		
23.49.058D Tower Separation Exceptions:	Applies to all structures over 160 feet in height separated from other 160 ft tower All portions of the tower above 125 feet shall be separated by 80 feet Director may waive or modify the tower spacing requirements			Tower Separation 60'		
23.49.058D Tower Separation Exceptions:	Applies to all structures over 160 feet in height separated from other 160 ft tower All portions of the tower above 125 feet shall be separated by 80 feet Director may waive or modify the tower spacing requirements Buildings over 160 ft tall on the block: 1) Vulcan Tower - 3026266 LU - (44 stories, 440 feet) , 16 ft to property line 2) Warwick Hotel (18 stories - 218 feet) Director may waive or modify the tower spacing requirements to allow a maximum of two towers on the same block that are not separated by at least the minimum spacing required (80 feet). The Director shall determine that issues raised in the design review process related to the presence of the additional tower have been adequately addressed before granting any exceptions to tower spacing standards. The Director shall consider: a) potential impact on adjacent residential structures in terms of views, privacy, and shadows b) Aspects of the proposal that offset the reduction including open space, green streets, c) Potential impact on the public environment, including shadow and view impacts on nearby streets and open spaces d) Design characteristics of the additional tower, including bulk, massing, façade treatments, visual interest					

Seattle Landmarks Preservation Board members in attendance were Harriet Wasserman, Russell Coney and Kristin Johnson. DON Staff in attendance were Erin Doherty, Sarah Sodt, and Melinda Bloom.

Live Public Comment at the beginning of the meeting included one comment by Jeffrey Murdoch of Historic Seattle. He indicated that a tower addition does not meet the Secretary of the Interior’s Standards for Historic Preservation, and that the financial analysis should have used TDR incentives.

Previous written comment included a letter of support from Steve Hall of Historic Belltown.

Our team began with and introduction by Jessie Clawson of McCullough Hill Leary, then had a team presentation by Craig Davenport of MZA and Ellen Mirro of Studio TJP. (Preparation notes and the presentation PDF can be found in separate documents)

Board comments and questions

Russell: Had a question regarding the entry to the Sheridan. The team clarified that the existing entry stair was not code compliant and would need to be revised in any substantial alteration.

He also commented on the renderings. He felt that the sunlight and clouds obscured the design intent of the proposed building, and made it difficult to understand.

He appreciated the attention to the monorail in the design reference and in the renderings.

He mentioned it was a long process, but said the proposed project reminded him of the Firestone building in South Lake Union.

He said the proposed window rehabilitation was OK. Using the columns is better than facadism. Saving the front half of the Sheridan was a positive move. He said he was generally not supportive of huge towers, but we do have examples of this and in this circumstance he can support the sightlines and streetscape. He appreciated the written comment in support of the project.

He was “overall positive to the presentation.”

Harriet: mentioned that there were a lot of materials to review.

She liked the plan to replace the windows.

She mentioned the rounded tower was good and could work. She felt the team was trying to do a good job and the project could work. She had a question on the tower, but she liked the plan and shape of the tower.

She mentioned that she was not a parking expert, and she would have to go back and look at that part of the proposal, but she could understand that a 19 story garage was not feasible.

Kristin: had re-evaluated her previous position on the project as a member of the ARC who had seen the project before. She felt that the buildings could be combined and have a garage underneath them.

However, if they were to be combined she didn’t understand the necessity for the cantilever which she felt made the tower more imposing. She asked if the cantilever was important to the project.

She liked the tree idea for structural support, and felt the architectural language was nice. She felt the architectural object and rounded corners was distracting, but the language makes sense.

She liked the columns.

She was curious if the whole Board was comfortable with the combined new building. She asked if the new building (tower) can disappear more. She asked Russell his opinion on the cantilever.

Russell: Mentioned that the design may not be set in stone, but he was not concerned about keeping the tower 100% off the Griffin.

He also commented that at the streetscape and pedestrian level he doesn’t mind the cantilever.

He would like to see a rendering from the fifth floor across the street

He felt this was the best of both works, with rehabilitated buildings and a new tower. He felt it was good with the monorail, the cantilevers were OK and the setbacks good. He felt that is kept light and air at the roofs and receded into the background.

Kristin: Asked if there was no cantilever would the tower be set back enough?

Offered that the canopies could have a departure if that was desired. Craig responded that it would not be necessary, as the design of the current storefronts supports the addition of the canopies and they are a definite amenity to the project and neighborhood.

Kristin mentioned that the repair of the terra cotta was nice.

Russell: Mentioned that during the COA process for the Firestone building, the team asked to apply coatings to the terra cotta, and Russell did not approve of coatings on terra cotta, preferring instead on seeing the natural terra cotta, even if the glaze is crazed or has other evidence of ageing.

Jessie thanked the members of the ARC, and indicated she would take Kristin up on the offer to attend a full Landmarks Board hearing.

ARC MEETING FEEDBACK

FEB 17TH 2020

MEETING OF THE SEATTLE LANDMARKS PRESERVAION BOARD FEB 17, 2021: BRIEFING FOR THE GRIFFIN & SHERIDAN BUILDINGS

Seattle Landmarks Preservation Board members in attendance were Jordon Kiel, Harriet Wasserman, Russell Coney, Kristin Johnson, Dean Barnes, Matt Inpanbutr , and Roi Chang. John Rodezno was present for the earlier portion of the meeting by did not comment on the proposal. DON Staff in attendance were Erin Doherty and Melinda Bloom.

Live public comment at the beginning of the meeting included one comment that addressed the issue of the alley width and the trash and loading requirements at the alley. The commentor requested that the alley be widened to allow two way traffic and that wider loading berths be required.

Our team began with and introduction by Jessie Clawson of McCullough Hill Leary, then had a team presentation by Craig Davenport of MZA and Ellen Mirro of Studio TJP. (Preparation notes and the presentation PDF can be found in separate documents)

Board comments and questions

Initial questions by the Board regarded the demolition of the interior structure of the buildings and the parking requirements.

Craig clearly explained that the building structures would be demolished as they were currently inadequate, they would then be replaced with their existing floor-to-floor heights and reviewed the floor plans.

Roi liked the design and the street level view. She questioned the garage levels and the fact that the structures will be rebuilt as new. She confirmed that the restoration will consist of the terra cotta and the windows. She discussed the 16’ vs. 18’ alley and the public comment, discussed loading and the Design Review Board.

Craig reviewed the site plan at the alley, and indicated that widening the alley at Virginia was not an option as it would be incompatible with the original design of the Griffin Virginia Street façade.

Kristin explained her rational for requesting an alternative design in the ARC. .

Jordan felt option 10 was more successful.

Harriet also preferred Option 10 where the original Griffin columns are re-created.

Russell agreed with Harriet that he favored Option 10, he like the tree idea.

Matt was also in favor of Option 10. He appreciated the updated visualizations per Russell’s ARC comments regarding leaving out clouds and sky reflections.

Roi appreciated scheme 10, she liked the street views, and felt that the tower receded behind the two landmarked buildings.

Dean agreed with the other Board members. He liked the option with the original columns re-created, option 10.

Jordan felt that the land use requirement had precluded the opportunity for the design team to preserve the Griffin as he originally requested, and he was disappointed by this. He felt that the interior layout could better reflect the original volumes of the structures, that this should have more study.

He also felt that the building to the north could use additional development, and the angled façade was uncomfortable.

He did not feel that it was the job of the Landmarks Board to support the development of a tower on top of landmarked Buildings.

Ellen indicated the design team could further discuss the interior layout of the buildings to reinforce the idea of the original plans of the buildings.

Jessie thanked the Board members and said we would further develop the plans with them as we moved to preliminary approval

Early Design Outreach Plan

2005 5th Ave, Seattle, WA

Overview

2005 5th Ave is in early design for a new 42-story mixed-use tower. The site is located in the Belltown neighborhood nestled on the corner of 5th Avenue and Virginia Street. The subject site consists of two historical parcels – one commercial (i.e., Griffin Building) and one residential (i.e., Sheridan Apartments) – and totals 19,440 square feet (0.45 acres) in size. The new addition was designed to amplify and celebrate the original architecture and design, while preserving the two landmark buildings to use as the foundation for the tower. The tapered tower will inherit the Griffin Building features, while lightly touching both landmarks. The new tower will include 312 below-ground parking stalls and have dedicated office space for the first 11 levels, maintaining the original ground-level retail found in the Griffin Building. The first 11 stories are expected to include over 90,000 square feet of rentable commercial space, bike storage, and will replace and restore the local exterior architecture (e.g., exterior terracotta).

The remaining levels of the tower will be mixed-use with a priority for residential development. Levels 12-42 will include 427 residential units, bike storage, a rooftop deck, and will contain a new 2-story retail space above the original Sheridan complex. The rooftop deck will be built to be solar-panel-ready and encourages outdoor activities and interactions among residents. The perimeter of the building includes added street trees and sidewalk improvements to improve accessibility and local aesthetics.



OUTREACH DOCUMENT

The developer for the project is Chainqui Development Investment Group, with outreach activities carried out by Cascadia Consulting Group. Early design outreach is anticipated to begin in mid-February and last approximately 6 weeks. Note that this development is not located within an Equity Area.

Electronic/Digital Outreach

1. Basic Project Webpage (Multi-Prong Method)
2. Project Hotline (High-Impact Method)
3. Online survey (High-Impact Method)

Printed Outreach

1. Direct Mailing (High-Impact Method)
2. Ad or article in local print newsletter (Multi-Prong Method)

Electronic/Digital Engagement

1. Basic Project Webpage (Multi-Prong Method)
The project webpage will have information about the project and its design considerations, as well as an opportunity for community members to share feedback via an embedded online survey. The webpage will be available for a minimum of 4 weeks.
2. Project Hotline (High-Impact Method)
The project hotline will include recorded, current information about project, how to find the webpage, info on the online survey, and the option to leave a voicemail. Outreach team members will return calls. The hotline will be available for a minimum of 4 weeks.
3. Online Survey (High-Impact Method)
The online survey will include basic background information on the project and ask questions intended to solicit priorities and concerns from community members. The survey will be available for 3 weeks (21 days).

In alignment with the [Director's Rule](#), all electronic/digital outreach materials will:

1. Include a brief summary of the proposal;
2. Include the address of the project/property and the SDCI project number, if available;
3. Identify a contact person for the project;
4. Provide an email address, survey link, phone number, or alternate way of providing feedback on the project directly to the applicant;
5. Include where any additional information about the project can be found (such as the Seattle Services Portal);
6. Be publicized using at least one printed outreach method (except that emails to distribution lists do not need to be publicized);
7. Be publicly available for a minimum of 21 days; and
8. Include a statement informing the public that any information collected may be made public.

Printed Outreach

1. Direct Mailing (High-Impact Method)
A postcard mailer will be sent to residences and businesses within an approximately 500 ft radius of the proposed site, including apartments and other multi-family buildings. A mailing list is included in [Appendix A](#).

The mailer will include information about the project and associated webpage, hotline, and online survey. The mailer will be sent at least 21 days before the survey closes.
2. Ad in Local Print Newsletter (Multi-Prong Method)
An ad will be posted to the [Seattle Weekly](#) newspaper. The ad will introduce the project, information about the webpage, hotline, and online survey, and will include an image of the project design. The add will be posted for at least 21 days before the survey closes.

In alignment with [Director’s Rule](#), all printed outreach materials will:

1. Include a brief summary of the proposal;
2. Include the address of the project/property and the SDCI project number, if available;
3. Identify a contact person for the project;
4. Provide an email address, survey link, phone number, or alternate way of providing feedback on the project directly to the applicant;
5. Include where any additional information about the project can be found (such as the Seattle Services Portal); and
6. Include a statement informing the public that any information collected may be made public.

Outreach Timeline

Date	Outreach Activity
Date	Launch Project Webpage & Hotline
3/30	Launch Online Survey
3/30	Send Project Mailer
4/1	Post Ad in Digital Newsletter (3 week run time)
4/1– 4/23	Monitor project email and hotline
Ongoing	Close online survey (dependent on print newsletter timing)
4/23	Close project webpage and hotline
4/23	Provide outreach summary to client and DON

Appendix A – Mailing List

Address	Zip Code
1900 5TH AVE	98101
1904 3RD AVE	98101
1908 3RD AVE	98101
1913 5TH AVE	98101
1916 3RD AVE	98101
1920 4TH AVE	98101
1921 5TH AVE	98101
1923 5TH AVE	98101
1927 5TH AVE	98101
1942 WESTLAKE AVE	98101
1950 6TH AVE	98101
2000 4TH AVE	98121
2000 5TH AVE	98121
2000 6TH AVE	98121
2001 6TH AVE	98121
2001 WESTLAKE AVE	98121
2005 5TH AVE	98121
2011 5TH AVE	98121
2011 7TH AVE	98121
2013 4TH AVE	98121
2014 4TH AVE	98121
2015 5TH AVE	98121
2019 5TH AVE	98121
2020 5TH AVE	98121
2021 4TH AVE	98121
2024 3RD AVE	98121
2025 5TH AVE	98121
2030 5TH AVE	98121
2031 7TH AVE	98121
2033 6TH AVE	98121
2035 4TH AVE	98121
2100 3RD AVE	98121
2100 4TH AVE	98121
2100 5TH AVE	98121
2105 5TH AVE	98121
2106 5TH AVE	98121
2115 5TH AVE	98121
2116 4TH AVE	98121

2116 5TH AVE	98121
2121 5TH AVE	98121
2124 4TH AVE	98121
2124 5TH AVE	98121
2127 5TH AVE	98121
2133 6TH AVE	98121
300 VIRGINIA ST	98101
301 VIRGINIA ST	98101
316 VIRGINIA ST	98101
401 LENORA ST	98121
410 STEWART ST	98101
414 OLIVE WAY	98101
414 STEWART ST	98101
421 LENORA ST	98121
500 OLIVE WAY	98101
520 LENORA ST	98121
600 STEWART ST	98101
620 LENORA ST	98121

[Home](#)[Project Overview](#)[Design Approach](#)[Share Your Feedback](#)[Next Steps](#)



2005 5th Ave Project

Welcome to the 2005 5th Ave webpage!

This webpage and corresponding survey are part of the City of Seattle's required outreach in advance of Design Review. While the project is in its early stages, the information on this site will give you an idea of the project vision, timeline, and how we're approaching design. Review the content on the site and use the survey as an opportunity for you to share your vision for the property.

Let's Get Started!

Contact Us

Email: 5thave@cascadiaconsulting.com || Project Hotline: 206-337-7374

To learn more about the early outreach for design review process, please visit the Seattle Department of Neighborhood's [webpage](#)

City of Seattle [Privacy Policy](#)



Privacy Statement: Any information collected during this Early Community Outreach may be submitted to the City of Seattle and shall be made publicly available pursuant to the Washington State Public Records Act. Please do not divulge any sensitive personal information.

[City of Seattle](#) [Privacy Policy](#)

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Project Overview

Project Team

Developer: Chainqui Development
Architect: MZA Architecture
Early Design Outreach: Cascadia Consulting Group

Project Vision

Chainqui Development and MZA Architecture are partnering on the development of a new tower located on top of the Griffin Building and the Sheridan Apartments. Located at 2005 5th Ave., the proposed 42-story mixed-use tower will include:

- **First 11 Stories**
 - 90,000 square feet of rentable commercial space
 - New 2-story retail space at the Sheridan Apartments
 - Bike Storage
 - Lobbies
- **Levels 12-42**
 - Over 400 residential units
 - Upper and lower rooftop deck
 - Residential amenities
- **Below-Ground**
 - Approximately 300 parking stalls



Project Timeline

The project team is in the early stages of design. At this time, we want to hear from the community about your vision for the property. The community survey will be available until 04/23/2021, after which we'll start preparing for the City's Design review process and other permitting steps.

Construction is anticipated to take place Winter 2022 to Summer 2025.

Design Approach >

Contact Us

Email: 5thave@cascadiaconsulting.com || Project Hotline: 206-337-7374

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Design Approach

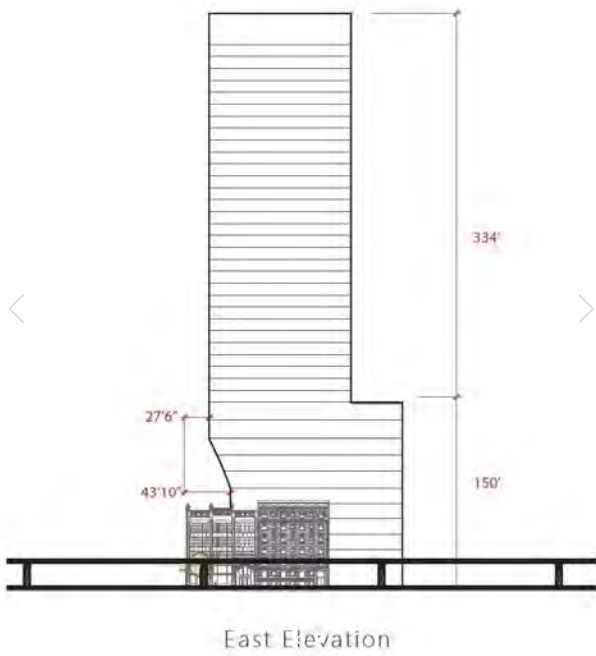
Design Approach

The project team will consider many factors when designing the property, including site analysis, neighborhood character, local architecture, surrounding streetscape, and the feedback we hear from community members like yourself!

Site Analysis

The site is located in the Belltown neighborhood nestled on the corner of 5th Avenue and Virginia Street.

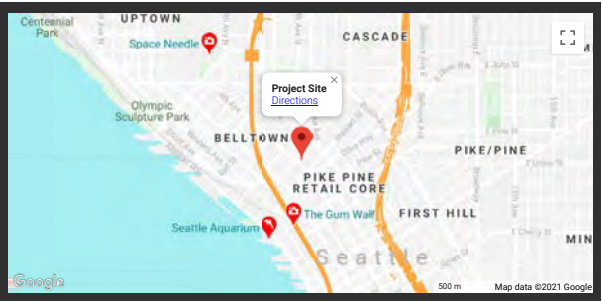
The subject site consists of two historical parcels – one commercial (i.e., Griffin Building) and one residential (i.e., Sheridan Apartments) – and a surface parking lot, totaling 19,440 square feet (0.45 acres) in size.



Neighborhood Architectural Character

The project Site is located in the [Belltown neighborhood](#), less than half a mile from the Pike Place Market and less than a mile away from the Space Needle. The new

addition is located on the corner of 5th Avenue and Virginia Street and will be created to amplify and celebrate the original architecture and design, while preserving the two landmark buildings to use as the foundation for the tower.



The new tower embraces new formalism architecture and at the podium will historically restore the exterior terracotta, replace the windows, and paint the existing trim at the Sheridan and Griffin Buildings.



Share Your Feedback >

Contact Us

Email: 5thave@cascadiaconsulting.com || Project Hotline: 206-337-7374

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Share Your Feedback

We Want to Hear From You!

We want to hear from the community about what you want to see at this property! Please share your ideas about designs and activities for the new building and any other thoughts that would help us understand your concerns and priorities for this property via the survey below.

✔ You have already taken this survey



Want to create your own surveys?

Gather opinions from customers, employees, prospects, and more. Use your insights to make better, data-driven decisions.

Email Address
you@example.com

Password
(at least 8 characters)

Create Free Account



Next Steps ➤

Contact Us

Email: 5thave@cascadiaconsulting.com || Project Hotline: 206-337-7374

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Next Steps

The Early Design Outreach Survey closes on 04/23/2021. After reviewing your feedback we'll start preparing for the City's [Design review process](#) and other permitting steps.

To find out more about this project and track our progress through the permitting process, search the project address (2005 5th Ave) in the [Design Review Calendar](#) and the [Seattle Services Portal](#). To find out more about early outreach for design review, visit the [Department of Neighborhood's webpage](#).

Return to Home ➤

Contact Us

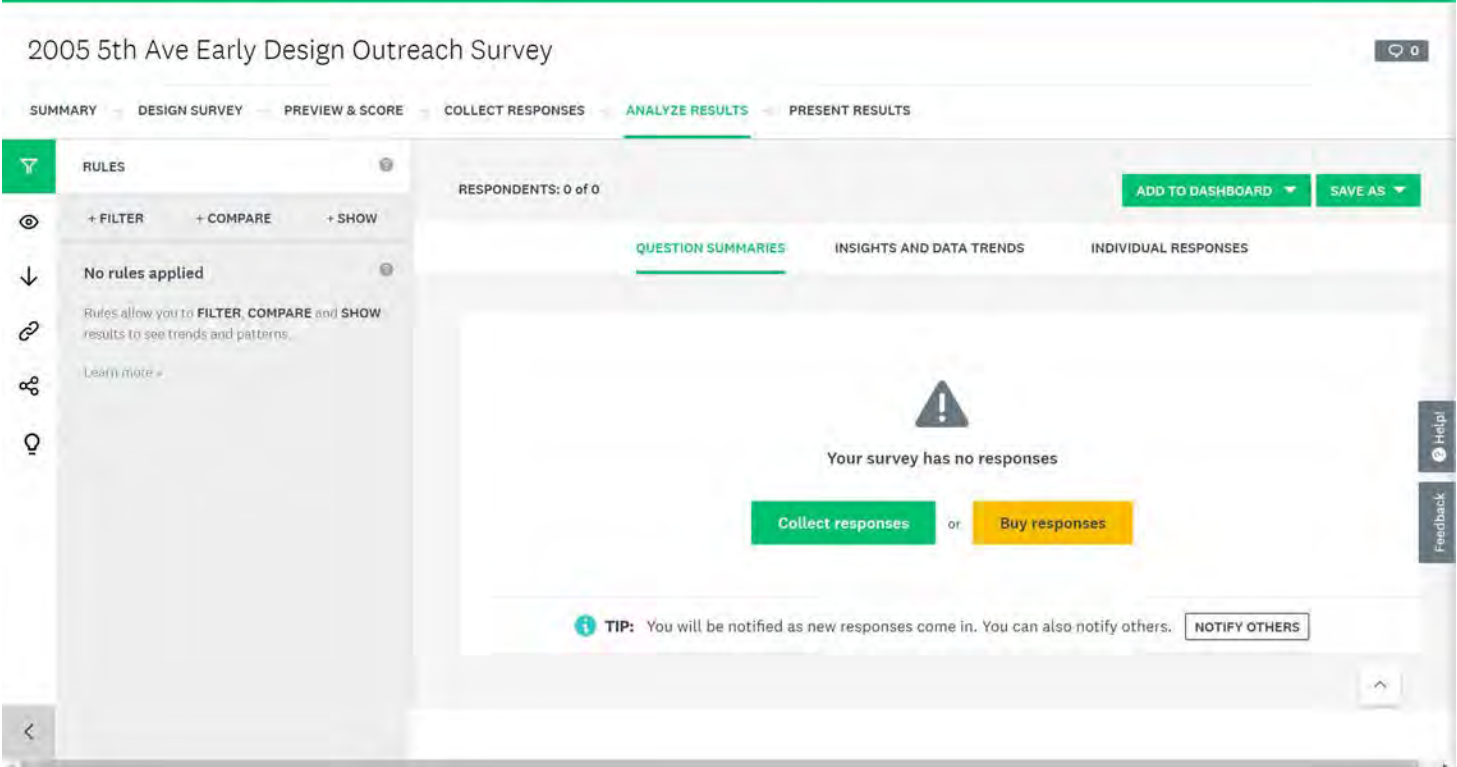
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Postcard

2005
5th Ave

New development is coming near you...
Weigh in early!

PARKING	SHERIDAN	GRIFFIN
60' x 108'	7 FLOORS	4 FLOORS
6,480 SF	5,194 SF / FLR	5,823 SF / FLR

M Z A

CHAINQUI DEVELOPMENT

Share your feedback!

Visit the project webpage to learn more and take the early design survey.

Contact us: Tristan Smit
5thave@cascadiaconsulting.com

Project Hotline: 206.337.7374
5thavesearlydesign.com



Chainqui Development and MZA Architecture are partnering on the development of a new tower located on top of the Griffin Building and the Sheridan Apartments. Located at 2005 5th Avenue, the proposed 42-story mixed-use tower will include 11 levels of commercial space, 31 levels of residential development, over 400 units, an upper and lower rooftop deck, and residential amenities.



1179 Andover Park W
Seattle, WA 98188-3910
Tel: 206.343.5719
Fax: 206.238.9249
www.lacypar.com



Invoice

No.: 78790
Date: 04/05/21

Attn: Accounts Payable
CASCADIA CONSULTING GROUP
1109 1st Ave #400
Seattle WA 98101

Project Quote:
Invoice Date: 04/05/21
Date of Service: 04/02/21
Terms: Cash
PO#:

Job Description MZA Print/Mail 4.50x6.25 Color postcards - Lynn Knapp

Description	Qty	Unit Price	Ext Price
Data Processing			
Import/Upload Data File - 1 to 3 Files	1	39.00000	\$39.00
SubTotal:			\$39.00
Mailing Services			
Metering - Letter	56	0.02100	\$1.18
Deliver to Post Office -	1	36.00000	\$36.00
SubTotal:			\$37.18
Printing Services			
Merge Printing 4/4, non-bleed, 4.40x6.25 on 100#C Satin Cover, trim, qty. 56 -	1	110.00000	\$110.00
SubTotal:			\$110.00
Postage			
L & P #1726	1	28.56	\$28.56
Postage Paid:			\$0.00
Postage Used:			\$28.56
Postage Subtotal:			\$28.56
Comments:			
Sub Total Services:			\$186.18
Tax:			\$15.17
Credit:			\$0.00
Services Total:			\$201.35
Total Balance Due:			\$229.91

Thank you for your order.

Seattle Weekly Ad #1 (300x250)

NEW BUILDING PROJECT

2005 5th Ave
Seattle, WA 98121

Chainqui Development
and MZA Architecture
are partnering on the
development of a new
tower located on top
of the Griffin Building
and Sheridan Apartments.

Visit 5thavesearlydesign.com
to learn more and take the early design survey to
provide your input. The survey closes on April 23.
Any information collected may be made public.



Questions? 206.337.7374 5thave@cascadiaconsulting.com

Seattle Weekly
Ad #2 (300x600)

View from the Corner of 5th & Virginia

NEW BUILDING PROJECT



2005 5th Ave
Seattle, WA 98121

Chainqui Development and MZA Architecture are partnering on the development of a new tower located on top of the Griffin Building and the Sheridan Apartments.

The proposed 42-story mixed-use tower will include:

- 90,000 square feet of rentable commercial space
- New 2-story retail space at Sheridan Apartments
- Over 400 residential units
- Upper and lower rooftop deck
- Residential amenities
- Approximately 300 parking stalls

Visit 5thavesearlydesign.com to learn more and take the early design survey to provide your input. The survey closes on April 23.

Any information collected may be made public.

For project questions or comments, please contact:
Tristan Smit, Outreach Coordinator
5thAve@cascadiaconsulting.com
206.337.7374





Seattle Weekly Ad #3 (320x50)





New Building Project at 2005 5th Ave
Weigh in at 5thavesearlydesign.com
Any information collected may be made public.

Seattle Weekly Ad #4 (728x90)





2005 5th Ave
Seattle, WA 98121

WEIGH IN ON THIS NEW BUILDING PROJECT AT
5thavesearlydesign.com

Seattle Weekly Ad #5 (970x90)





2005 5th Ave
Seattle, WA 98121

WEIGH IN ON THIS NEW BUILDING PROJECT AT
5thavesearlydesign.com

From: William Shaw
To: Tristan Smit
Subject: Seattle Weekly Ad - 2005 5th Ave Property
Date: Monday, April 26, 2021 10:00:31 AM
Attachments: Sound P O&O Dashboard - DASHBOARD (17).pdf

Good morning Tristan.
Your campaign detail is:
Impressions Delivered: 26,001
Clicks back to the website: 19
Click-Through Rate (CTR): 0.07%
Not bad!
The national average CTGR is 0.04%.
Let me know if you have any questions or if I can be of any additional service.
regards,
Bill

William Shaw
General Manager
Direct: 425-453-2710
Internal: 15029
Fax: 425-453-4193
8124 Falls Ave. SE, Snoqualmie, WA 98065



[Map](#) [Print Rates](#) [Online Rates](#) [Media Kit](#) [Sound Info](#)

