



Nihonmachi Terrace

AFFORDABLE FAMILY HOUSING

This mixed-use project in the Chinatown district of Seattle, Washington is sited on a 20% slope, with 2500 s.f. of commercial space and 50 units of residential rental apartments. The building consists of five stories of Type V (wood frame) residential construction over a two-level concrete parking structure, with a commercial level below.

The steeply sloping site is located in both a historic district and an environmentally and culturally sensitive area, with a city park and community gardens located immediately to the north. Sunlight to the park and gardens, and views from the park, are protected by zoning regulations including upper-story setbacks. Extensive efforts were made in design to respect the historic character of the district, and to mitigate sunlight and view issues, resulting in the project being granted a partial relief from the upper story setback requirements.

The dwelling units are arranged around a five-story courtyard. The family units are primarily two-story townhomes, stacked above each other in two tiers. The lower tier of townhomes are accessed from the central terrace. As an alternative to double-loaded corridors, the upper tier of townhomes and apartments on the fifth floor, are accessed from an exterior balcony. The fifth floor studio and one-bedroom apartments are intended for single, perhaps elderly, residents. Many of the units are double-aspect to provide cross-ventilation and improved daylighting.

PROJECT DATA

- Client:** Inter*im Community Development Association
- Location:** Seattle, WA
- Completion:** 2005
- Units:** 50 townhomes and flats
- Amenities:** Community room, courtyard, balconies
- Site Area:** 0.33
- Cost:** \$10.5 million