



The City of Seattle

International Special Review District

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ISRD 93/25

MINUTES FOR THE MEETING OF TUESDAY, June 10, 2025

Time: 4:30 p.m.

Place: Hybrid Meeting

Board Members Present

Eric Chan (EC)

Kyle Jacobson (KJ)

Gary Lee (GL)

Samantha Wong (SW), Vice-Chair

Staff Present

Rebecca Frestedt (RF)

Maribel Stephens (MS)

Tammy Dang - interpretation

LeVinh Tran

Absent

Heather Hargesheimer (HH), Chair

Adrian Lam (AL)

Jade Yan (JY)

Key

BM Board member

AP Applicant

SM Staff member

Vice Chair Samantha Wong called the meeting to order at 4:41 p.m.

ROLL CALL

061025.1 MEETING MINUTES

Meeting minutes were deferred.

061025.2 PUBLIC COMMENT

There was no public comment at the meeting.

BOARD BRIEFING

061025.31 1001 S. Jackson St. – Little Saigon Landmark

Presenters: Doug Leigh, Mithun; Quynh Pham- FLS; Josh Sellers-Park, Seattle Chinatown International District Preservation Development Authority (SCIDpda)

**Administered by The Historic Preservation Program
The Seattle Department of Neighborhoods**

Record number: DONH-COA-01649

The Board Coordinator, Rebecca Frestedt (RF), provided a brief summary, noting that there have previously been three briefings. Preliminary Design approval was granted in May 2024, conditional upon submission of plans for Final Design and the terms of 23.66.318. RF noted that many of the items for Final Design have been included in prior briefings, including in May 2024. The Board requested additional background about paint color evolution and the community center design. RF said there was support for the overall direction of the project to date.

Doug Leigh (DL), architect with Mithun, introduced the project and presentation team.

Quynh Pham (QP), Executive Director, Friends of Little Saigon. Proposal is community owned and community-driven project with ground floor community and cultural center. SCIDpda is the housing partner, building affordable, family-sized units above.

Josh Park (JP), Director of Real Estate, SCIDpda, provided an update about funding status, summarizing secured awards from Seattle Office of Housing, King County and WA State and discussions with Amazon as a funding partner. Not yet fully funded, but very close (approx. \$6m gap). Explained funding cycles and timelines. Hope to break ground in fall 2026.

DL said they are close to completing building permits. ISRD approval is an important step.

JP noted that Friends of Little Saigon is fully funded on the ground floor for Vietnamese cultural center and acknowledge the work underway by FoLS over several years.

Casey Huang, Mithun, said focus of this briefing is on updated changes made since the last meeting. Major changes are exterior building materials on upper levels; window frame color and window sizes. Design inspired by studies of traditionally Vietnamese colors and texture to reflect culture. Previously presented massing option with support from the Board. After our last meeting, we received additional input from stakeholder groups. Request to change from fiber cement panel on upper levels to a material more reflective of community. Based on input, changed to a thin brick veneer. It is important to highlight building base to highlight cultural center. Will allow vertical orientated pattern.

Window frame color changed from white to adobe to match brick veneer. Windows enlarged to allow more daylighting into units. Presented perspective views.

Brick veneer wraps south facing façade. Remaining south façade will be fiber cement. Highlighted stacking bond pattern of upper stories, horizontal running bond pattern on the cultural center. Presented detail of brick that projects out on the ground floor. CH summarized evolution of materials and colors. The brick is slightly darker and provides nice contrast with reddish brick.

FOLS has been working very closely with community to draft art plan and highlight specific installations, including: murals, canopy art along S. Jackson St., banner art on 10th Ave S. and wood doors on cultural center. Brick details on the brick façade and canopy art on the

west façade with a mural in the vertical recess. South façade will have similar vertical mural on vertical recess. Will wrap around three sides of the vertical recess.

Tammy Lee (TL), landscape architect at Mithun, provided planting summary. Three horse chestnuts and sergeant cherry trees on 10th Ave S. to carry the trees along the corridor from the hill climb. Will add decorative light poles and bike racks on S. Jackson and on 10th Ave S. Trash ramp will be sited at the alley.

TL presented a diagram of street trees along S. Jackson and how the proposed plantings relate.

DL Seattle City Light requirements will result in extending the electrical services down 10th Ave S.

CH presented level one floor plan. Cultural space build out will be designed by a different firm, Side x Side Architects. Level 2 will include additional cultural center space. Presented residential floors, including outdoor space for tenants on level 3. Level 4-8 are typical across floors. No public roof space (green roof). CH went over building elevations and materials.

Departure #1 - from Common Recreation requirement – reduction of 23.4%. Added as much as possible, noting site limitations. Identified cultural center spaces available to residents and noted public spaces nearby, to help make up for reduction.

Departure #2 – Façade width = 120 max. Project requests an additional 34' (154 proposed) 12% of façade length. Reasons for request: Need for additional space in cultural center at the second floor which pushed the building over the 75' height.

KJ: Noted Beacon Place, identified on Departure #1 diagram is not open to the public.

CH continued (re: Departure 2): Showed code compliant version would result in reduction of five affordable housing units and impose hardship on project and funding/financial viability. Added vertical recess to break down façade, so it's not one flat continuous façade.

JP (SCIDpda) provided additional context on loss of units. Project is on smaller end of the spectrum for public projects (160 units is typical). The size of this project is at the threshold of what investors will fund. Any loss of units makes it less attractive to lending investors.

QP: Want to be viable for both housing and cultural center and the departure helps to accommodate all the desired uses in the space.

SW read comments from two absent board members (comments on file).

Written comments from AL: Commends applicant for moving from fiber cement to brick veneer. Appreciates the incorporation of patterns as a key design feature. Window update adheres to design intent while improving experience for tenants. Support for departure #1 and #2.

Written comment from HH: Support changes to exterior, window size and materials. Elevated design.

KJ: No questions or comments, looks forward to seeing it built.

SW: Appreciates that brick facades adds texture. Speaks better to how it interweaves building with district. Asked for elaboration of departure #2 as it relates to massing. Asked if team feels that they're accomplishing goal of providing breathing room between buildings and breaking up massing.

CH went over site context, size of adjacent buildings and setbacks. Team felt that this is a reasonable approach in relation to neighborhood buildings, street layout and corner lot. Showed massing diagram.

GL agrees with AL and HH and supports the evolution of changes. Supports departures and addition of vertical notches and artwork.

RF said this is an opportunity for Board members to identify if there are any other information that is needed prior to the Board seeing the complete application.

KJ wants to speak more strongly in support of departure, noting differences between design in core of neighborhood vs. Little Saigon. Departures are appropriate.

061025.4 Staff Summary and Board Business

Staff went over applications that were reviewed administratively, summarizing the scope of work for several applications.

Adjourn at 5:45 p.m.