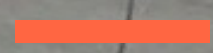




LITTLE SAIGON LANDMARK



PRELIMINARY DESIGN PROPOSAL

PROJECT OVERVIEW



PROPERTY ADDRESS

1001 South Jackson Street
Seattle, Washington 98104

PROJECT DESCRIPTION

The proposed project consists of demolition of an existing structure and an existing surface parking lot, and the construction of a seven-story mixed-use building with six stories of residential floors above ground floor commercial space, residential amenity spaces and building support spaces. The building provides approximately 7,680 gsf of commercial space and 71 affordable family housing units.

REASON FOR DEMOLITION

The existing structure and surface parking lot are to be demolished for the construction of a new seven-story mixed-use building.

PROJECT TEAM

OWNER
Friends of Little Saigon
Contact: Quynh Pham
T: (253) 245-9341
E: quynh.pham@flsseattle.org

OWNER
SCIDpda
Contact: Josh Sellers Park
T: (206) 624-8929
E: joshuap@scidpda.org

OWNER
EDGE Developers
Contact: Don Mar
T: (206) 900-8605
E: donm@edgedevelopers.net

ARCHITECT
Mithun
Contact: Doug Leigh, Casey Huang
T 206 623-3344
E dougl@mithun.com, caseyh@mithun.com

HISTORIC REPORT SUMMARY

PROPERTY DATA

ADDRESS: 1001 S. JACKSON STREET (ALSO 410 10TH AVE S.) SEATTLE, WA 98104

TAX PARCEL: 817010-0005

DATE OF CONSTRUCTION: 1915 & CA. 1920; 1961 ALTERATIONS

ORIGINAL USE: SERVICE GARAGE

PRESENT USE: RETAIL STORE & WAREHOUSE

ORIGINAL DESIGNERS: UNKNOWN (1001 S. JACKSON); VICTOR W. VOORHEES (410 10TH AVE S.)

LATER DESIGNER: JONES, LOVEGREN, HELMS & JONES ARCHITECTS
(1961 ALTERATIONS TO BOTH BUILDINGS)

ORIGINAL OWNERS: J. GRIFFIN (1001 S. JACKSON), J.D. DAVIDSON (410 10TH AVE S.)

PRESENT OWNER: SHU-DONG AND MON-LING MONA HOUR

PROPERTY SIZE: 11,250 SF (PER KING COUNTY PARCEL VIEWER)

BUILDING SIZE: 5,250 GROSS SF STORE / 12,000 GROSS SF
WAREHOUSE (PER KING COUNTY PARCEL VIEWER)

ZONING: DMR/C 75/75-95

PHYSICAL DESCRIPTION

THE SUBJECT PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF S. JACKSON STREET AND 10TH AVE S. IN THE LITTLE SAIGON NEIGHBORHOOD OF THE CHINATOWN-INTERNATIONAL DISTRICT. NEARBY, THE I-5 OVERPASS CROSSES OVER JACKSON AND KING STREETS, AND THE YESLER TERRACE HILL CLIMB EXTENDS NORTH FROM 10TH AVE S. S. JACKSON STREET IS A PRINCIPAL ARTERIAL WITH VARIED NEARBY PROPERTIES, INCLUDING LOW-SCALE SHOPPING PLAZAS, MIXED-USE BUILDINGS, AND OLDER COMMERCIAL PARCELS WITH SURFACE PARKING.

THE PROPERTY OCCUPIES THE NORTHWEST CORNER OF A BLOCK BOUNDED BY S. JACKSON STREET (NORTH), S. KING STREET (SOUTH), AND 10TH AND 12TH AVENUES S. (WEST AND EAST). THE CENTRAL PORTION OF THE BLOCK HOUSES THE BEAM APARTMENTS, A 7-STORY BUILDING WITH 321 APARTMENTS AND COMMERCIAL SPACES. EAST OF THE PROPERTY ARE SURFACE PARKING LOTS, AND SOUTH OF IT IS A SINGLE-STORY OFFICE BUILDING. ACROSS 10TH AVE S. IS A 6-STORY APARTMENT BUILDING, THAI BINH (2018), AND ACROSS S. JACKSON IS A LARGE RETAIL PLAZA WITH A SUPERMARKET AND A CHURCH.

THE SUBJECT PROPERTY HAS AN L-SHAPED LAYOUT, WITH A NORTH BUILDING (1001 S. JACKSON) CHARACTERIZED BY BRICK MASONRY AND A SOUTH BUILDING (410 10TH AVE S.) MADE OF REINFORCED

CONCRETE. ORIGINALLY DISTINCT, THE BUILDINGS WERE MERGED IN 1962 AND NOW FUNCTION AS A SINGLE STRUCTURE, WITH RETAIL IN THE NORTH AND WAREHOUSE SPACE IN THE SOUTH. EXTENSIVE ALTERATIONS IN 1961 BROUGHT A MORE UNIFIED APPEARANCE, INCLUDING ALUMINUM-FRAMED WINDOWS, MODIFIED WALL OPENINGS, AND FINISHES OF MARBLECRETE ON THE EXTERIOR FACADES.

PROPERTY/BUILDING HISTORY

THE SUBJECT PROPERTY, HISTORICALLY PART OF A REGRADED AREA IN 1907-1909, UNDERWENT SIGNIFICANT CHANGES. THE JACKSON STREET REGRADE ALTERED A 56-BLOCK AREA, REDUCING THE STEEP GRADE ALONG JACKSON AND IMPROVING TRAVEL BETWEEN RAINIER VALLEY AND SEATTLE'S BUSINESS DISTRICT. PRIOR TO THIS, A 1904 SANBORN MAP DEPICTED MODEST DWELLINGS IN THE VICINITY.

PRESENTLY, THE PROPERTY COMPRISES TWO BUILDINGS MERGED INTO A SINGLE STRUCTURE. THE 1001 S. JACKSON BUILDING IS DATED TO 1915, WHILE THE 410 10TH AVE S. BUILDING WAS PERMITTED IN 1920 AND CONSTRUCTED BY 1922. ORIGINALLY SEPARATE TAX PARCELS, THEY WERE COMBINED IN 1962.

TINEY W. GRIFFITH, WIFE OF A NOTABLE SEATTLE REAL ESTATE BROKER, PURCHASED BOTH BUILDINGS AS INVESTMENTS. OVER THE YEARS, OWNERSHIP CHANGED HANDS MULTIPLE TIMES, LEADING TO THE PRESENT OWNERSHIP BY SHU-DONG HOUR AND MON-LING HOUR SINCE 2010.

INITIALLY AUTO GARAGES, THE BUILDINGS HOUSED VARIOUS SALES, SERVICE, AND INDUSTRIAL BUSINESSES. DURING WORLD WAR II, THE M. FURUYA COMPANY BRIEFLY OCCUPIED THE PREMISES BEFORE EVACUATION DUE TO JAPANESE INTERNMENT. SUBSEQUENTLY, THE BUILDINGS WERE PRIMARILY USED FOR LIGHT INDUSTRIAL, WAREHOUSE, AND LATER, ASIAN MARKET PURPOSES. DONG HING MARKET HAS BEEN OPERATING AT THE LOCATION SINCE AROUND 2008, UTILIZING BOTH PARTS OF THE ASSEMBLY FOR RETAIL AND WAREHOUSING.

CONCLUSION

THE BUILDINGS AT 1001 S. JACKSON/410 10TH AVE S., NOW OCCUPIED AS A SINGLE STRUCTURE, HAVE BEEN EXTENSIVELY ALTERED OVER THE YEARS AND DO NOT APPEAR TO HAVE ARCHITECTURAL OR HISTORICAL INTEREST. THEY ARE NOT SIGNIFICANTLY ASSOCIATED WITH THE VARIOUS OWNERS, NOR WITH THE MANY OCCUPANTS OVER TIME. THE BUILDINGS DO NOT EMBODY THE RICH HISTORY OF LITTLE SAIGON OR THE BROADER CHINATOWN-INTERNATIONAL DISTRICT.

THE PROPERTY IS INCLUDED IN THE SEATTLE HISTORICAL SITES INVENTORY MAINTAINED BY DON DUE TO ITS LOCATION WITHIN THE ISRD. IN 2015 AND 2017, DAHP REVIEWED THE PROPERTY AND DETERMINED IT WAS NOT ELIGIBLE FOR LISTING IN THE NATIONAL REGISTER FOR HISTORIC PLACES

HISTORIC REPORT SUMMARY



TWO VIEWS IN 1937. TOP VIEW IS LOOKING SOUTHEAST AT THE NORTH AND WEST FACADES OF 1001 S. JACKSON; BOTTOM VIEW IS LOOKING NORTHEAST TOWARD THE WEST AND SOUTH FACADE OF 410 10TH AVE S. (KING COUNTY TAX ASSESSOR PROPERTY RECORD, PUGEST SOUDN REGIONAL ARCHIVES)



A 1962 VIEW LOOKING SOUTHEAST AT THE NORTH AND WEST FACADES OF 1001 S. JACKSON AND THE WEST FACADE OF 410 10TH AVE S., FOLLOWING BUILDING ALTERATIONS. AT THIS POINT THE BUILDINGS WERE CONSOLIDATED AS ONE TAX PARCEL AND "UNIFIED" VISUALLY BY A SINGLE ARCHITECTURAL TREATMENT. (KING COUNTY TAX ASSESSOR PROPERTY RECORD, PUGET SOUND REGIONAL ARCHIVES)

URBAN CONTEXT

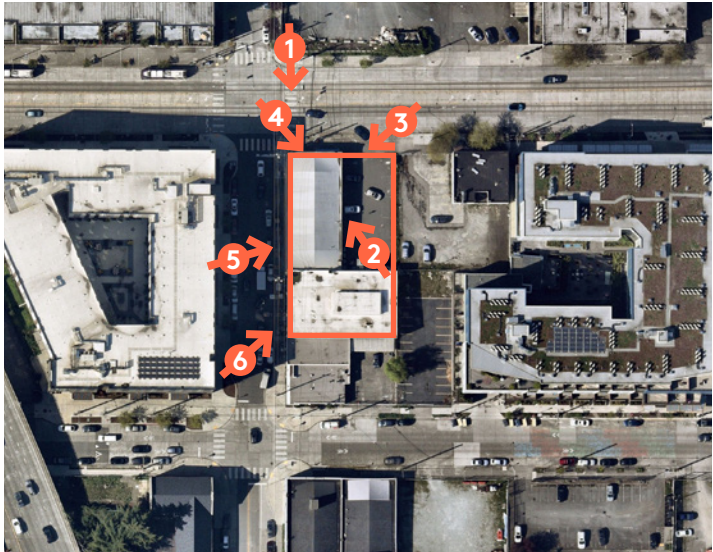


LEGEND

- PROJECT SITE
- INTERNATIONAL SPECIAL REVIEW DISTRICT (PER LAND USE CODE)
- STREETCAR LINE
- MAJOR PEDESTRIAN-ORIENTED RETAIL STREET
- CHINATOWN GATE
- PARK/OPEN SPACE
- VISIBLE CORNER
- ➔ RESIDENTIAL ENTRY
- LITTLE SAIGON CREATIVE
- BUS LINES AND STOPS



SITE CONTEXT



SITE CONTEXT - S. JACKSON STREET ELEVATIONS



12TH AVE S

PROPOSED BUILDING

10TH AVE S

ELEVATION A

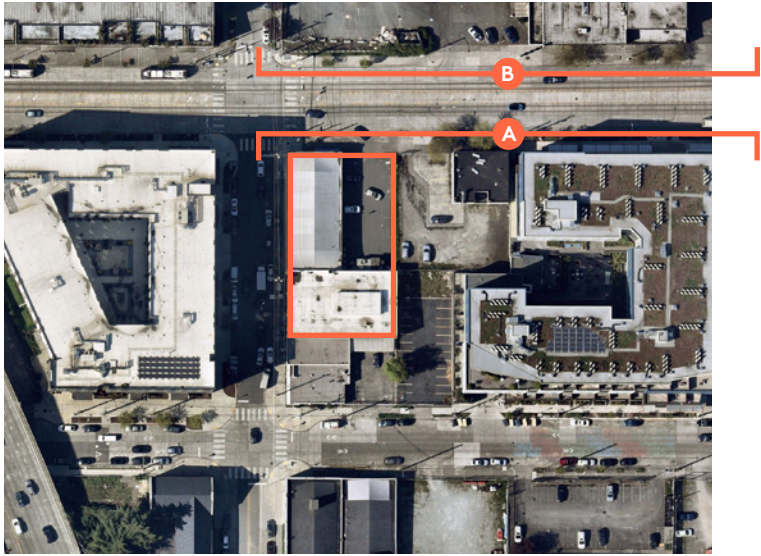


MODERA SOUTH JACKSON
(PROPOSED NEIGHBORING BUILDING)

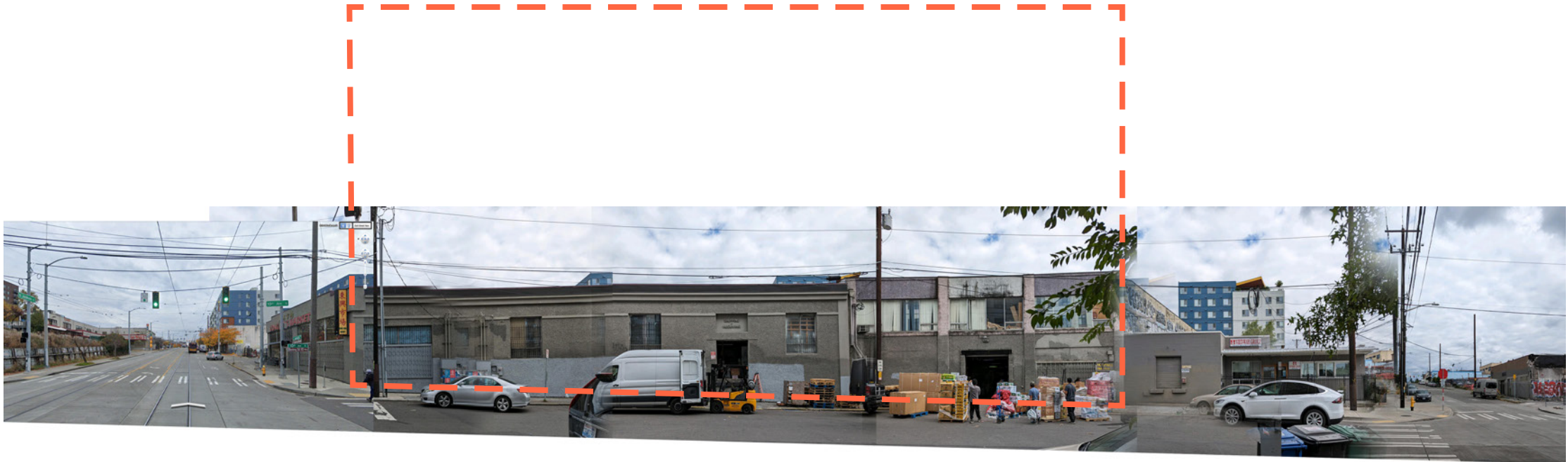
10TH AVE S

12TH AVE S

ELEVATION B



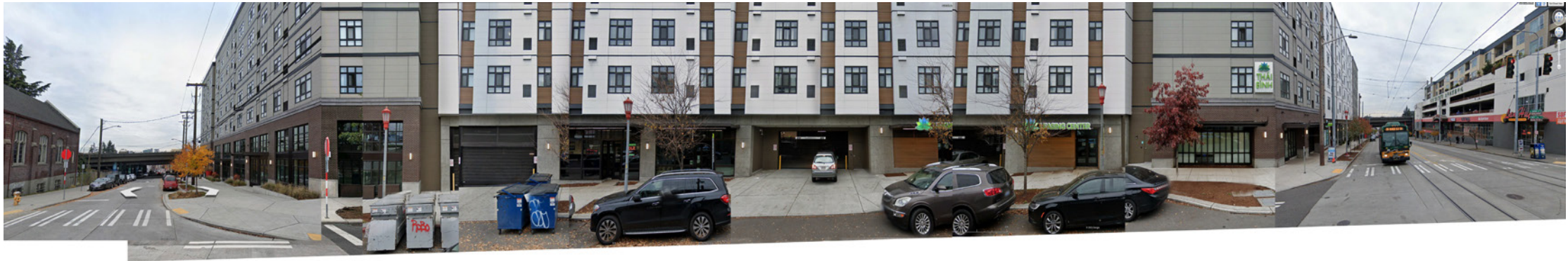
SITE CONTEXT - 10TH AVENUE ELEVATIONS



JACKSON ST
ELEVATION C

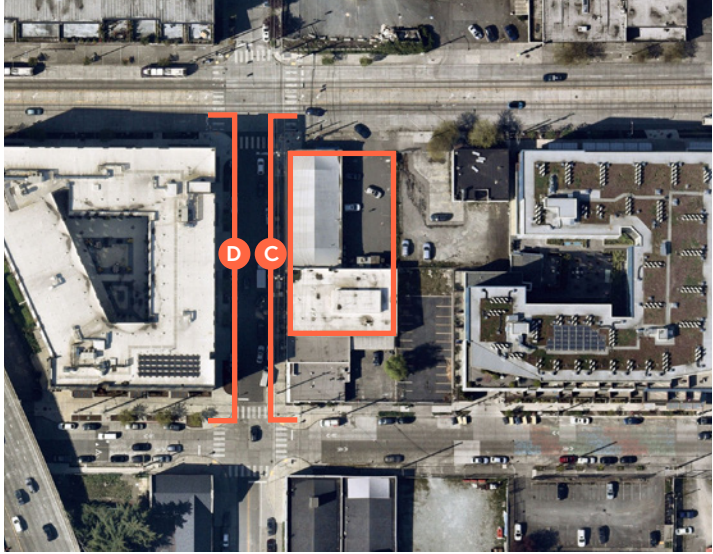
PROPOSED BUILDING

S KING ST

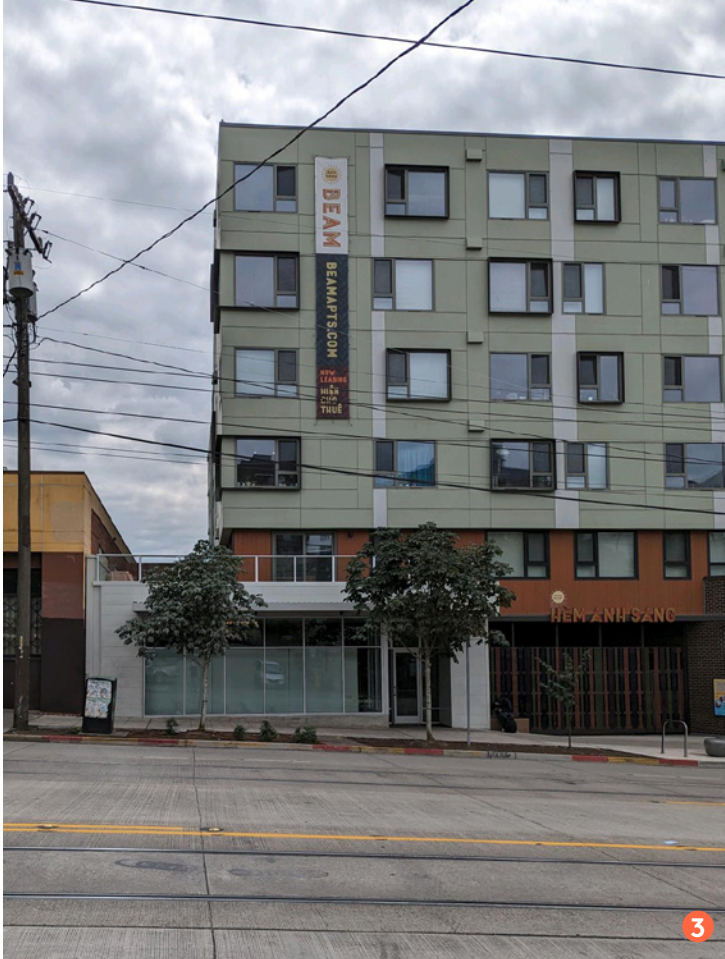


S KING ST
ELEVATION D

JACKSON ST



SITE CONTEXT



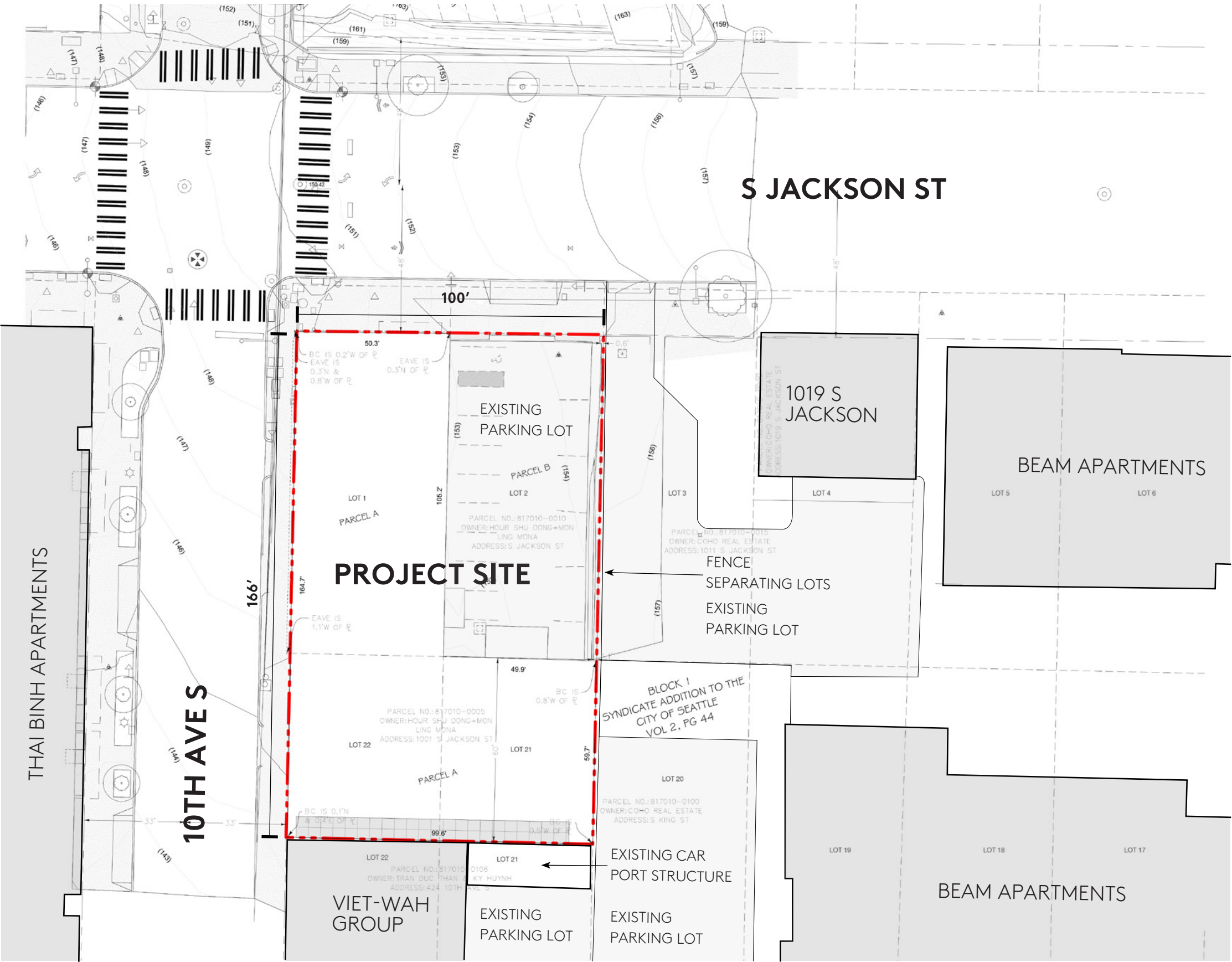
SITE CONTEXT



SITE CONTEXT



EXISTING SITE CONDITIONS



LOCATION:

1001 South Jackson Street, Seattle, Washington 98104
 Located on the corner of Jackson Ave S and 10th Ave S.

LOT SIZE:

16,555 sf

USES:

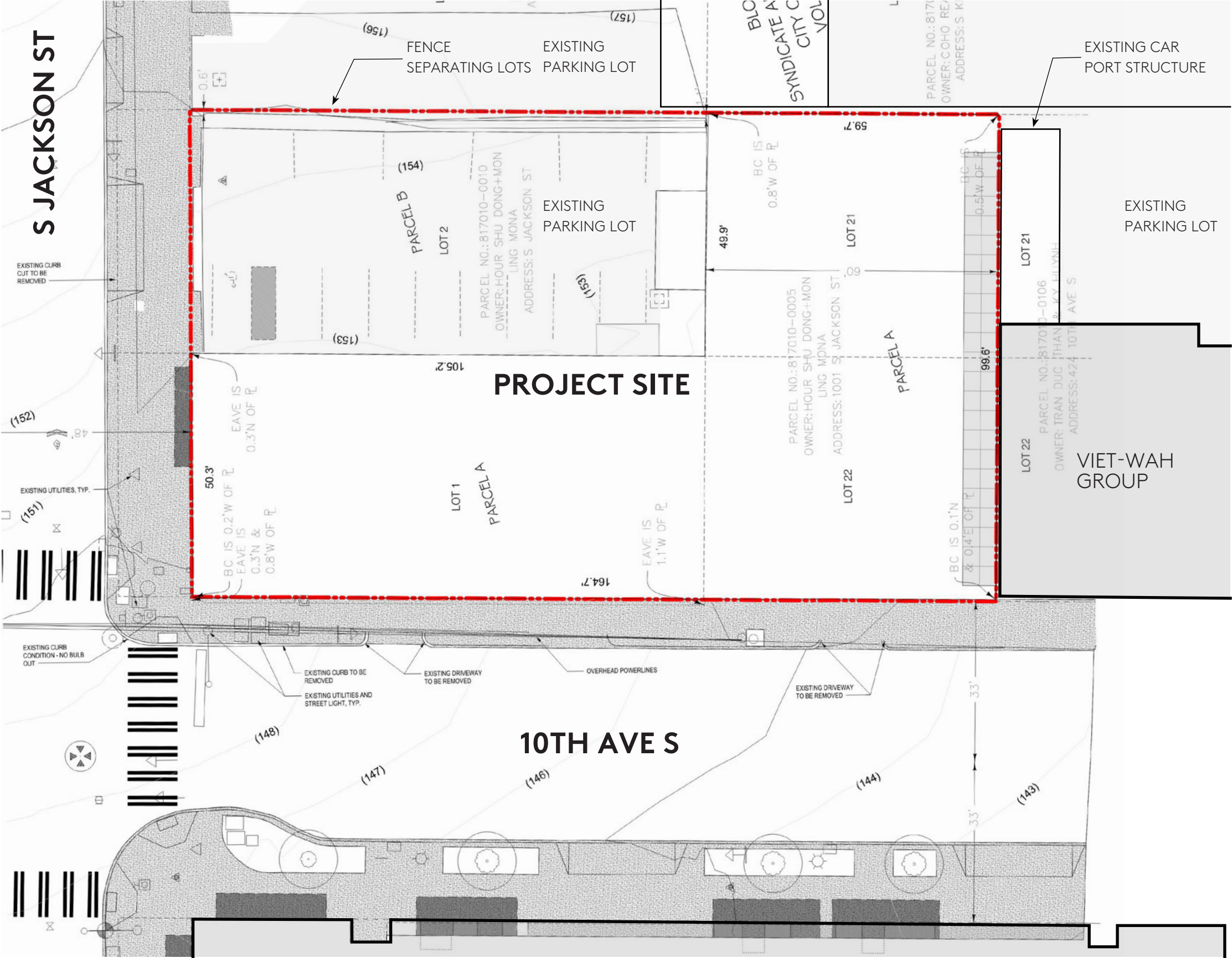
Surface parking, one single story building used as vietnamese market.

TOPOGRAPHY:

The grade rises approximately 6 ft along Jackson St, from the northeast corner to the west, and approximately 5 ft along 10th Ave S from the northwest corner to the south.



EXISTING SITE CONDITIONS - ENLARGED



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1001 South Jackson Street, Seattle, Washington 98104
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ZONING SUMMARY

LITTLE SAIGON LANDMARK - LAND USE CODE SUMMARY			
SUBJECT	REFERENCE	REQUIRED	PROPOSED
PARCEL NUMBER		817010-0005	
ZONING	APPLICABLE CODE	SEATTLE MUNICIPAL CODE TITLE 23, 25	
	ZONING / LAND USE CLASSIFICATI...	CURRENT: DOWNTOWN MIX RESIDENTIAL/COMMERCIAL (DMR/C 75/75-95) SOUTH DOWNTOWN	
	SPECIAL REVIEW DISTRICT	INTERNATIONAL SPECIAL REVIEW DISTRICT(ISRD) (HISTORIC DISTRICT)	
LIGHT AND GLARE	23.46.020	A. EXTERIOR LIGHTING SHALL BE SHIELDED AND DIRECTED AWAY FROM ADJACENT USES.	LIGHTING SUBJECT TO APPROVAL OF THE DIRECTOR OF NEIGHBORHOODS.
DOWNTOWN STRUCTURE HEIGHT	23.49.008	C. HEIGHT IN DOWNTOWN MIXED RESIDENTIAL (DMR) ZONES IS REGULATED AS FOLLOWS: 4. ON LOTS IN THE DMR/C 75/75-95 ZONE, THE BASE HEIGHT LIMIT IS 75 FEET, AND IT IS THE APPLICABLE HEIGHT LIMIT FOR ALL STRUCTURES, EXCEPT THAT THE APPLICABLE HEIGHT LIMIT IS 95 FEET IF THE APPLICANT QUALIFIES FOR EXTRA FLOOR AREA UNDER SECTION 23.49.023 AND CHAPTER 23.58A AND THE STRUCTURE HAS NO NON-RESIDENTIAL OR LIVE-WORK USE ABOVE 75 FEET.	
		G. IN DMC 85/75-170, DMR/C 75/75-95, DMR/C 75/75-170, IDM 85/85-170, IDM 165/85-170, IDR/C 125/150-270, AND IDR 45/125-270 DISTRICTS, AND EXCEPT FOR PROJECTS THAT RECIEVE ADDITIONAL HIEGHT PURSUANT TO SUBSECTION 23.49.008.F, AN ADDITIONAL 10 FEET IN HEIGHT IS PERMITTED ABOVE THE OTHERWISE APPLICABLE MAXIMUM HIEGHT LIMIT FOR RESIDENTIAL USES FOR A STRUCTURE THAT MEETINGS THE FOLLOWING CONDITIONS: 1. FOR PURPOSES OF APPLICATION OF CHAPTER 23.58C TO THE PORTION OF THE STRUCTURE BELOW THE OTHERWISE APPLICABLE MAXIMUM HEIGHT LIMIT FOR RESIDENTIAL USES: A. AT LEAST TEN UNITS ARE PROVIDED IN THE STRUCTURE TO COMPLY WITH CHAPTER 23.58C THROUGH THE PERFORMANCE OPTION PURSUANT TO THE CALCULATION UNDER SUBSECTION 23.58C.050.A; B. NOTWITHSTANDING ANY CONTRARY REQUIREMENTS OF SUBSECTION 23.58C.050.C.3.A.2 AND 23.58C.050.C.6.A, AT LEAST TEN OF THE UNITS PROVIDED COMPLY WITH CHAPTER 23.58C THROUGH THE PERFORMANCE OPTION HALL, FOR A RENTAL UNIT WITH NET UNIT AREA OF GREATER THAN 400 SQUARE FEET, (1) AT INITIAL OCCUPANCY BY A HOUSHOLD, SERVE HOUSEHOLDS WITH INCOMES NO GREATER THAN 50 PERCENT OF MEDIAN INCOME, AND (2) HAVE RENT LEVELS SUCH THAT MONTHLY RENT SHALL NOT EXCEED 30 PERCENT OF 50 PERCENT OF MEDIAN INCOME. 2. UNITS CONTAINED IN THE 10 ADDITIONAL FEET OF HEIGHT AVAILABLE UNDER SUBSECTION 23.49.008.G SHALL NOT BE INCLUDED FOR PURPOSES OF THE CALCULATION UNDER SUBSECTION...	MAX STRUCTURE HEIGHT IS DETERMINED TO BE 85' FOLLOWING SUBSECTION 23.49.008.F. ROOFTOP FEATURES EXCEEDING THE 85' HEIGHT LIMIT ARE: ELEVATOR OVERRUN STAIR 1 ROOF ACCESS
STREET-LEVEL USES	23.49.009	ONE OR MORE OTHE USES LISTED IN SUBSECTION 23.49.009.A ARE REQUIRED AT STREET LEVEL ON ALL LOTS ABUTTING STREETS DESIGNATED ON MAP 1G....	
		A. TYPES OF USES. THE FOLLOWING USES QUALIFY AS REQUIRED STREET-LEVEL USES: 1. GENERAL SALES AND SERVICES 2. HUMAN SERVICE USES AND CHILD CARE CENTERS 3. RETAIL SALES, MAJOR DURABLES 4. ENTERTAINMENT USES 5. MUSEUMS, AND ADMINISTRATIVE OFFICES WITHIN A MUSEUM EXPANSION SPACE MEETING THE REQUIREMENT OF SUBSECTION 23.49.011.B.1.H 6. LIBRARIES 7. ELEMENTARY AND SECONDARY SCHOOLS, AND COLLEGES, EXCEPT ON LOTS ZONED DRC 8. PUBLIC ATRIUMS 9. EATING AND DRINKING ESTABLISHMENTS 10. ARTS FACILITIES 11. RELIGIOUS FACILITIES...	PROPOSED USES: TBD
		B. GENERAL STANDARDS 1. THE AMOUNT OF STREET FRONTAGE REQUIRED TO BE OCCUPIED BY STREET-LEVEL USES IS AS FOLLOWS: A. EXECPT AS PROVIDED IN SUBSECTION 23.49.009B.1.B, A MINIMUM OF 75 PERCENT OF EACH STREET FRONTAGE AT STREET LEVEL WHERE STREET-LEVEL USES ARE REQUIRED MUST BE OCCUPIED BY USES LISTED IN SUBSECTION 23.49.009A. THE REMAINING 25 PERCENT OF THE STREET FRONTAGE AT STREET LEVEL MAY CONTAIN OTHER PERMITTED USES AND/OR PEDESTRIAN OR VEHICULAR ENTRANCES. B. THE FRONTAGE REQUIRED TO BE OCCUPIED BY STREET-LEVEL USES IS REDUCED TO 50 PERCENT, WHILE THE REMAINING 50 PERCENT MAY CONTAIN OTHER PERMITTED USES AND/OR PEDESTRIAN OR VEHICULAR ENTRANCES, FOR EACH FRONTAGE THAT	

		IS 120 FEET IN LENGTH OR LESS IF EITHER: 1) THE LOT DOES NOT ABUT AN ALLEY, OR 2) THE LOT ABUTS MORE THAN ONE STREET REQUIRING STREET-LEVEL USES 3. REQUIRED STREET-LEVEL USES SHALL BE LOCATED WITHIN 10 FEET OF THE STREET LOT LINE, EXCEPT AS FOLLOW: B. IF SIDEWALK WIDENING IS REQUIRED BY SECTION 23.49.022, THE 10 FEET SHALL BE MEASURED FROM THE LINE ESTABLISHED BY THE NEW SIDEWALK WIDTH; OR 4. EXCEPT FOR CHILD CARE CENTERS, PEDESTRIAN ACCESS TO REQUIRED STREET-LEVEL USES SHALL BE PROVIDED AS FOLLOWS: A. PEDESTRIAN ENTRANCES SHALL BE PROVIDED DIRECTLY FROM T...	
COMMON RECREATION AREA	23.49.010	B. COMMON RECREATION AREA IS REQUIRED FOR ALL NEW DEVELOPMENT WITH MORE THAN 20 DWELLING UNITS. REQUIRED COMMON RECREATION AREA SHALL MEET THE FOLLOWING STANDARDS: 1. AN AREA EQUIVALENT TO 5% OF THE TOTAL GROSS FLOOR AREA IN RESIDENTIAL USE... SHALL BE PROVIDED AS COMMON RECREATION AREA. THE COMMON RECREATION AREA SHALL BE AVAILABLE TO ALL RESIDENTS AND MAY BE PROVIDED AT OR ABOVE GROUND LEVEL. 2. A MAXIMUM OF 50% OF THE COMMON RECREATION AREA MAY BE ENCLOSED. 3. THE MIN. HORIZ. DIM. FOR REQ. COMMON RECREATION AREAS SHALL BE 15', EXCEPT FOR OPEN SPACE PROVIDED AS A LANDSCAPED SETBACK AREA AT STREET LEVEL, WHICH SHALL HAVE A MIN. HORIZ. DIM. OF 10'. NO REQ. 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 THE AMOUNT PROVIDED TO MEET THE... REQUIREMENT. 6. IN IDM AND IDR ZONES, THE DIR. OF THE DEPT. OF...	REQUESTED DEPARTURE FROM COMMON RECREATION AREA REQUIREMENTS. COMMUNITY ROOM (821 SF) IS PROVIDED AS ENCLOSED COMMON RECREATION AREA AND COURTYARD (1,208 SF) IS PROVIDED AS OPEN COMMON RECREATION. REQUIRED AREA: (5% x 82,042 SF) = 4,102 SF PROPOSED AREA: (821 SF + 1,208 SF) = 2,029 SF (2.47% OF 82,042 SF) REDUCTION FROM REQUIRED: 49.4% (PER 23.66.155, IN FAVOR OF AN ADDITIONAL FLOOR OF HOUSING (12 UNITS)) NEARBY PARK SPACES AVAILABLE TO RESIDENTS: YESLER TERRACE CITY PARK, 0.1 MILE (1 BLOCK) LITTLE SAIGON LANDBANKED SITE PARK, 0.2 MILE (2 BLOCKS) HING HAY PARK, 0.3 MILE (4 BLOCKS)
FLOOR-AREA RATIO (FAR)	23.49.011	TABLE A IDM: BASE FAR 2.5, MAXIMUM FAR 4.5	
EXEMPTIONS		B. EXEMPTIONS AND DEDUCTIONS FROM FAR CALCULATIONS 1. THE FOLLOWING ARE NOT INCLUDED IN CHARGEABLE FLOOR AREA, EXCEPT AS SPECIFIED BELOW: B. STREET LEVEL USES MEETING THE REQUIREMENTS OF SECTION 23.49.009. STREET-LEVEL USE REQUIREMENTS, WHETHER OR NOT STREET-LEVEL USE IS REQUIRED PURSUANT TO MAP 16, IF THE USES AND STRUCTURE SATISFY THE FOLLOWING STANDARDS: 1) THE STREET LEVEL OF THE STRUCTURE CONTAINING THE EXEMPT SPACE HAS A MINIMUM FLOOR-TO-FLOOR HEIGHT OF 13 FEET, EXCEPT THAT IN THE DMC 170 ZONE THE STREET LEVEL OF THE STRUCTURE CONTAINING THE EXEMPT SPACE HAS A MINIMUM FLOOR-TO-FLOOR HEIGHT OF 18 FEET; 2) THE EXEMPT SPACE EXTENDS A MINIMUM DEPTH OF 15 FEET FRO...	MINIMUM STREET LEVEL FLOOR-TO-FLOOR HEIGHT IS GREATER THAN 13'. THE MINIMUM DEPTH OF THE STREET LEVEL SPACE IS GREATER THAN 15'. OVERHEAD WEATHER PROTECTION IS PROVIDED SATISFYING SECTION 23.49.018. A PROPOSED AREA OF 2,029 SF OF COMMUNITY SPACE (COMMUNITY ROOM AND COURTYARD) IS INCLUDED WHICH WILL BE OPEN A MINIMUM OF SIX HOURS PER DAY, FIVE DAYS A WEEK, 42 WEEKS PER YEAR.
OVERHEAD WEATHER PROTECTION AND LIGHTING	23.49.018	A. CONTINUOUS OVERHEAD WEATHER PROTECTION SHALL BE REQUIRED FOR NEW DEVELOPMENT ALONG THE ENTIRE STREET FRONTAGE OF A LOT EXCEPT ALONG THOSE PORTIONS OF THE STRUCTURE FACADE THAT: 1. ARE LOCATED FARTHER THAN FIVE (5) FEET FROM THE STREET PROPERTY LINE OR WIDENED SIDEWALK ON PRIVATE PROPERTY; OR 2. ABUT A BONUSED OPEN SPACE AMENITY FEATURE; OR 3. ARE SEPARATED FROM THE STREET PROPERTY LINE OR WIDENED SIDEWALK ON PRIVATE PROPERTY BY A LANDSCAPED AREA AT LEAST TWO (2) FEET IN WIDTH; OR...	A CONTINUOUS CANOPY THAT IS GREATER OR EQUAL TO 8 FEET IN DEPTH IS PROVIDED ON 10TH ST AND IS ABOVE THE MINIMUM OF 10 FEET ABOVE THE SIDEWALK. THE STRUCTURE ON THE JACKSON STREET FRONTAGE IS FARTHER THAN 5' FROM THE STREET PROPERTY LINE.
		B. OVERHEAD WEATHER PROTECTION SHALL HAVE A MINIMUM DIMENSION OF EIGHT (8) FEET MEASURED HORIZONTALLY FROM THE BUILDING WALL OR MUST EXTEND TO A LINE TWO (2) FEET FROM THE CURB LINE, WHICHEVER IS LESS.	
		C. THE INSTALLATION OF OVERHEAD WEATHER PROTECTION SHALL NOT RESULT IN ANY OBSTRUCTIONS IN THE SIDEWALK AREA	
		D. THE LOWER EDGE OF THE OVERHEAD WEATHER PROTECTION MUST BE A MINIMUM OF TEN (10) FEET AND A MAXIMUM OF FIFTEEN (15) FEET ABOVE THE SIDEWALK	
		E. ADEQUATE LIGHTING FOR PEDESTRIANS SHALL BE PROVIDED. THE LIGHTING MAY BE LOCATED ON THE FACADE OF THE BUILDING OR ON THE OVERHEAD WEATHER PROTECTION.	
PARKING QUANTITY, LOCATION, AND ACCESS REQUIREMENTS	23.49.019	A. PARKING QUANTITY REQUIREMENTS 1. NO PARKING, EITHER LONG-TERM OR SHORT-TERM, IS REQUIRED FOR USES ON LOTS IN DOWNTOWN ZONES, EXCEPT AS FOLLOWS: A. IN THE IDM ZONE, PARKING REQUIREMENTS FOR RESTAURANTS, MOTION PICTURE THEATRES, AND OTHER ENTERTAINMENT USES ARE AS PRESCRIBED BY 23.66.342. B. IN THE IDM ZONE, THE DIRECTOR OF THE DEPT OF NEIGHBORHOODS, UPON THE RECOMMENDATION OF THE ISRD BOARD MAY WAIVE OR REDUCE REQUIRED PARKING ACCORDING TO THE PROVISIONS OF...	NO PARKING IS PROPOSED ON SITE, SUBJECT TO APPROVAL OF THE DIRECTOR OF THE DEPT OF NEIGHBORHOODS ON THE RECOMMENDATION OF THE ISRD.

ZONING SUMMARY CONTINUED

		G. OFF-STREET LOADING 1. OFF-STREET LOADING SPACES SHALL BE PROVIDED ACCORDING TO THE STANDARDS OF SECTION 23.54.035. LOADING BERTH REQUIREMENTS AND SPACE STANDARDS. 3. IN INTERNATIONAL DISTRICT MIXED AND INTERNATIONAL DISTRICT RESIDENTIAL ZONES, THE DEPARTMENT OF NEIGHBORHOODS DIRECTOR, AFTER REVIEW AND RECOMMENDATION BY THE INTERNATIONAL DISTRICT SPECIAL REVIEW DISTRICT BOARD, MAY WAIVE OR REDUCE REQUIRED LOADING SPACES ACCORDING TO THE...	
GREEN FACTOR LANDSCAPING IN SOUTH DOWNTOWN	23.49.031	IN SOUTH DOWNTOWN, A LOT ON WHICH THERE IS NEW CONSTRUCTION OF 20,000 SQUARE FEET OR MORE IN GROSS FLOOR AREA SHALL MEET A MINIMUM GREEN FACTOR SCORE OF 0.30, CALCULATED PURSUANT TO SECTION 23.86.019, EXCEPT THAT THE GREEN FACTOR REQUIREMENT MAY BE MODIFIED BY THE DIRECTOR, AS A TYPE I DECISION, IN CONSULTATION WITH THE DIRECTOR OF NEIGHBORHOODS IF THE DIRECTOR DETERMINES THE REQUIREMENT WOULD ADVERSELY AFFECT HISTORICALLY OR ARCHITECTURALLY SIGNIFICANT FEATURES...	PROPOSED GREEN FACTOR SCORE IS > .30.
DOWNTOWN MIXED RESIDENTIAL FAÇADE REQUIREMENTS	23.49.162	A. MINIMUM FAÇADE HEIGHT EXHIBIT 23.49.162 STATES THAT CLASS 1 PEDESTRIAN STREETS AND GREEN STREETS MINIMUM FAÇADE HEIGHT IS 25 FEET.	
		B FAÇADE SETBACK LIMITS. 1. SETBACK LIMITS FOR PROPERTY LINE FAÇADES. THE FOLLOWING SETBACK LIMITS SHALL APPLY TO ALL STREETS DESIGNATED ON MAP 1H AS REQUIRING PROPERTY LINE FAÇADES: A. THE FAÇADES OF STRUCTURES FIFTEEN (15) FEET IN HEIGHT SHALL BE GOVERNED BY THE FOLLOWING STANDARDS: (1) NO SETBACK LIMITS SHALL APPLY UP TO AN ELEVATION OF FIFTEEN (15) FEET ABOVE SIDEWALK GRADE. (2) BETWEEN THE ELEVATIONS OF FIFTEEN (15) AND THIRTY-FIVE (35) FEET ABOVE SIDEWALK GRADE, THE FAÇADE SHALL BE LOCATED WITHIN TWO (2) FEET OF THE STREET PROPERTY LINE, EXCEPT THAT: I. ANY EXTERIOR PUBLIC OPEN SPACE THAT SATISFIES THE DOWNTOWN AMENITY STANDARDS, WHETHER IT RECEIVES A BONUS OR NOT, AND ANY OUTDOOR COMMON RECREATION AREA REQUIRED FOR RESIDENTIAL USES, SHALL NOT BE CONSIDERED PART OF A SETBACK. II. SETBACKS BETWEEN THE ELEVATIONS OF FIFTEEN (15) AND THIRTY-FIVE (35) FEET ABOVE SIDEWALK GRADE AT THE PROPERTY LINE SHALL BE PERMITTED ACCORDING TO THE FOLLOWING STANDARDS (SEE EXHIBIT 23.49.162B): (A) THE MAXIMUM SETBACK SHALL BE TEN (10) FEET. (B) THE TOTAL AREA OF A FAÇADE THAT IS SET BACK MORE THAN TWO (2) FEET FROM THE PROPERTY LINE SHALL NOT EXCEED FORTY (40) PERCENT OF THE TOTAL FAÇADE AREA BETWEEN THE ELEVATIONS OF FIFTEEN (15) AND THIRTY-FIVE (35) FEET. (C) NO SETBACK DEEPER THAN TWO (2) FEET SHALL BE WIDER THAN TWENTY (20) FEET, MEASURED PARALLEL TO THE STREET PROPERTY LINE. (D) THE FAÇADE OF THE STRUCTURE SHALL RETURN TO WITHIN TWO (2) FEET OF THE STREET PROPERTY LINE BETWEEN EACH SETBACK AREA...	THE PROPOSED STRUCTURE BETWEEN THE ELEVATIONS OF 15' AND 35' ABOVE SIDEWALK GRADE IS WITHIN 2' OF THE STREET PROPERTY LINE.
		C. FAÇADE TRANSPARENCY REQUIREMENTS. 1. FAÇADE TRANSPARENCY REQUIREMENTS APPLY TO THE AREA OF THE FAÇADE BETWEEN TWO (2) FEET AND EIGHT (8) FEET ABOVE THE SIDEWALK, EXCEPT THAT WHERE THE SLOPE ALONG THE STREET FRONTAGE OF THE FAÇADE EXCEEDS SEVEN AND ONE-HALF (7.5) PERCENT, THE FAÇADE TRANSPARENCY REQUIREMENTS APPLY TO THE AREA OF THE FAÇADE BETWEEN FOUR (4) FEET AND EIGHT (8) FEET ABOVE THE SIDEWALK GRADE. ONLY CLEAR OR LIGHTLY TINTED GLASS IN WINDOWS DOORS, AND DISPLAY WINDOWS IS CONSIDERED TO BE TRANSPARENT. TRANSPARENT AREAS SHALL ALLOW VIEWS INTO STRUCTURE OR INTO DISPLAY WINDOWS FROM THE OUTSIDE. 2. FAÇADE TRANSPARENCY REQUIREMENTS DO NOT APPLY TO PORTIONS OF STRUCTURES IN RESIDENTIAL USE. 3. WHEN THE TRANSPARENCY REQUIREMENTS OF THIS SUBSECTION ARE INCONSISTENT WITH THE GLAZING LIMITS IN THE ENERGY CODE, THIS SUBSECTION APPLIES. 4. TRANSPARENCY REQUIREMENTS ARE AS FOLLOWS: A. CLASS I PEDESTRIAN STREETS: A MINIMUM OF SIXTY (60) PERCENT OF THE STREET-LEVEL FAÇADE SHALL BE TRANSPARENT. B. CLASS II PEDESTRIAN STREETS AND DESIGNATED GREEN STREETS: A MINIMUM OF THIRTY (30) PERCENT OF THE STREET-LEVEL FAÇADE SHALL BE TRANSPARENT. C. WHEN THE SLOPE OF THE STREET FRONTAGE OF THE FAÇADE EXCEEDS SEVEN AND ONE-HALF (7.5) PERCENT, THE REQUIRED AMOUNT OF TRANSPARENCY SHALL BE REDUCED TO FIFTY (50) PERCENT ON...	ON THE JACKSON ST FAÇADE (CLASS I PEDESTRIAN STREET) PROVIDES 64% OF STREET LEVEL TRANSPARENCY. ON THE 10TH ST FAÇADE (CLASS II PEDESTRIAN STREET) PROVIDES 65% OF STREET LEVEL TRANSPARENCY.
		D. BLANK FAÇADE LIMITS. 1. GENERAL PROVISIONS A. BLANK FAÇADE LIMITS APPLY TO THE AREA OF THE FAÇADE BETWEEN TWO (2) FEET AND EIGHT (8) FEET ABOVE THE SIDEWALK, EXCEPT WHERE THE SLOPE ALONG THE STREET FRONTAGE OF THE	ON THE JACKSON ST FAÇADE (CLASS I PEDESTRIAN STREET) AND THE 10TH ST FAÇADE (CLASS II PEDESTRIAN STREET) THERE ARE NO BLANK FAÇADES >15'.

		FAÇADE EXCEEDS SEVEN AND ONE-HALF (7.5) PERCENT, IN WHICH CASE THE BLANK FAÇADE LIMITS APPLY TO THE AREA OF THE FAÇADE BETWEEN FOUR (4) FEET AND EIGHT (8) FEET ABOVE THE SIDEWALK GRADE. B. ANY PORTION OF THE FAÇADE THAT IS NOT TRANSPARENT IS CONSIDERED TO BE A BLANK FAÇADE. C. BLANK FAÇADE LIMITS DO NOT APPLY TO PORTIONS OF STRUCTURES IN RESIDENTIAL USE 2. BLANK FAÇADE LIMITS FOR CLASS 1 PEDESTRIAN STREETS. A. BLANK FAÇADES SHALL BE LIMITED TO SEGMENTS FIFTEEN (15) FEET WIDE, EXCEPT FOR GARAGE DOORS WHICH MAY EXCEED FIFTEEN (15) FEET. BLANK FAÇADE WIDTH MAY BE INCREASED TO THIRTY (30) FEET IF THE DIRECTOR DETERMINES THAT THE FAÇADE IS ENHANCED BY ARCHITECTURAL DETAILING, ARTWORK, LANDSCAPING, OR SIMILAR...	
		F. LANDSCAPING REQUIREMENTS. 1. STREET TREE REQUIREMENTS. STREET TREES ARE REQUIRED ON ALL STREETS THAT HAVE A PEDESTRIAN CLASSIFICATION AND ABUT A LOT. IF AREAWAYS ARE LOCATED BENEATH THE SIDEWALK, THE STREET TREES SHALL BE PLANTED IN BELOW-GRADE CONTAINERS WITH PROVISIONS FOR WATERING THE TREES. STREET TREES SHALL BE PLANTED ACCORDING TO STREET TREE PLANTING STANDARDS IN THE RIGHT-OF-WAY IMPROVEMENTS MANUAL....	STREET TREES ARE PROPOSED ON ALL STREETS THAT HAVE PEDESTRIAN CLASSIFICATIONS IN ACCORDANCE TO THE RIGHT-OF-WAY IMPROVEMENTS MANUAL. SEE A1.01 FOR PROPOSED STREET TREES.
DOWNTOWN MIXED RESIDENTIAL, MAXIMUM WIDTH, DEPTH AND SEPARATION...	23.49.164	D. FAÇADE WIDTHS LIMITS AND SEPARATION REQUIREMENTS IN SOUTH DOWNTOWN. ON A LOT IN A DMR/C ZONE IN SOUTH DOWNTOWN, THE FOLLOWING STANDARDS APPLY: 1. FOR THE PORTIONS OF A STRUCTURE 75 FEET IN HEIGHT OR LESS, THE MAXIMUM WIDTH OF A STREET-FACING FAÇADE IS 250 FEET.	THE MAXIMUM WIDTH OF THE STREET FACING FAÇADES ARE <250'.
DOWNTOWN MIXED RESIDENTIAL, FAÇADE MODULATION REQUIREMENT - SOUTH DOWNTOWN	23.49.165	THIS SECTION 23.49.165 APPLIES ONLY IN DMR ZONES IN SOUTH DOWNTOWN. FOR A STRUCTURE THAT EXCEEDS 85 FEET IN HEIGHT, FAÇADE MODULATION IS REQUIRED FOR THE PORTION OF A STREET-FACING FAÇADE ABOVE 45 FEET IN HEIGHT IF ANY PART OF THE FAÇADE ABOVE THAT HEIGHT IS LOCATED LESS THAN 10 FEET FROM STREET LOT LINES AND THE FAÇADE ABOVE THAT HEIGHT EXCEEDS A LENGTH OF 110 FEET MEASURED PARALLEL TO STREET LOT LINES. PROJECTIONS FROM THE STREET-FACING FAÇADE OR ANY OTHER FAÇADE, SUCH AS BALCONIES, WITHIN 10 FEET OF THEIR PROJECTION, ARE INCLUDED IN THIS MEASUREMENT OF LENGTH. IF FAÇADE MODULATION IS REQUIRED, A PORTION OF THE FAÇADE WITH A MINIMUM LENGTH OF 30 FEET MUST BE SET BACK A MINIMU...	DOES NOT APPLY
PARKING AND ACCESS	23.54.015 TABLE A	TABLE A PARKING FOR NON-RESIDENTIAL USES OTHER THAN INSTITUTIONS	NO PARKING IS PROPOSED ON SITE, SUBJECT TO APPROVAL OF THE DIRECTOR OF DEPT OF NEIGHBORHOODS ON THE RECOMMENDATION OF THE ISRD.
		K. NON-RESIDENTIAL USES IN URBAN VILLAGES THAT ARE NOT WITHIN AN URBAN CENTER OR THE STATION OVERLAY DISTRICT. IF THE NON-RESIDENTIAL USE IS LOCATED WITHIN A FREQUENT TRANSIT SERVICE AREA; NO MINIMUM REQUIREMENT.	
		TABLE B PARKING FOR RESIDENTIAL USES	
		L. ALL RESIDENTIAL USES IN COMMERCIAL AND MULTIFAMILY ZONES WITHIN URBAN VILLAGES OR THE STATION OVERLAY DISTRICT; NO MINIMUM REQUIREMENT. P. FOR EACH DWELLING UNIT RENT AND INCOME-RESTRICTED AT OR BELOW 80% OF THE MEDIAN INCOME: NO MINIMUM REQUIRED.	
BICYCLE PARKING	23.54.015 TABLE D	TABLE D FOR BICYCLES	66 SPACES FOR BICYCLE PARKING IS PROVIDED
		A.1 EATING AND DRINKING ESTABLISHMENTS: LONG TERM: 1 PER 5,000 SF SHORT TERM: 1 PER 1,000 SF	
		A.5 OFFICES AND LABORATORIES, R & D LONG TERM: 1 PER 2,000 SF SHORT TERM: 1 PER 10,000 SF	
		A.6 SALES AND SERVICES, GENERAL LONG TERM: 1 PER 4,000 SF SHORT TERM: 1 PER 2,000 SF	
		D.2 MULTI-FAMILY STRUCTURES: LONG TERM: 1 PER DWELLING UNIT AND 1 PER SMALL EFFICIENCY DWELLING UNIT SHORT TERM: 1 PER 20 DWELLING UNITS	
		FOOTNOTE 3. FOR RESIDENTIAL USES, AFTER THE 1ST 50 SPACES FOR BICYCLES ARE PROVIDED; ADDITIONAL SPACES ARE REQUIRED AT 3/4 THE RATIO SHOWN IN THIS TABLE D FOR 23.54.015.	
PARKING SPACE STANDARDS	23.54.030	B.1.B PARKING SPACE DIMENSION AND SPACE REQUIREMENTS NOT REQUIRED SINCE PARKING IS NOT REQUIRED PER TABLES A & B.	0 PARKING SPACES REQUIRED 0 SPACES PROVIDED.
LOADING BERTH	23.54.035	TABLE A MEDIUM DEMAND: EATING AND DRINKING ESTABLISHMENTS	NONE PROVIDED

ZONING SUMMARY CONTINUED

REQUIREMENTS AND SPACE STANDARDS		LESS THAN 10,000 SF - NONE LISTED ON TABLE.	
SOLID WASTE AND RECYCLABLE MATERIALS STORAGE AND ACCESS	23.54.040	TABLE A RESIDENTIAL DEVELOPMENT: 51-100 DWELLING UNITS - 375 SF PLUS 4 SF FOR EACH ADDITIONAL UNIT ABOVE 50 NON-RESIDENTIAL DEVELOPMENT: 5,001 TO 15,000 SQUARE FEET: 125 SQUARE FEET.	71 UNITS REQUIRES 459 SF. PROPOSED RESIDENTIAL TRASH ROOM PROVIDES 626 SF. SEE TABLE - SHARED STORAGE SPACE FOR SOLID WASTE CONTAINERS. SEE SHEET A2.01 FOR TRASH ROOM LOCATION.
		B MIXED USE DEVELOPMENT THAT CONTAINS BOTH RESIDENTIAL AND NONRESIDENTIAL USES SHALL MEET THE STORAGE SPACE REQUIREMENTS SHOWN IN TABLE A FOR 23.54.040 FOR RESIDENTIAL DEVELOPMENT, PLUS 50 PERCENT OF THE REQUIREMENT FOR NONRESIDENTIAL DEVELOPMENT. IN MIXED USE DEVELOPMENTS, STORAGE SPACE FOR GARBAGE MAY BE SHARED BETWEEN RESIDENTIAL AND NONRESIDENTIAL USES, BUT SEPARATE SPACES...	PROPOSED COMMERCIAL TRASH ROOM PROVIDES 172 SF. SEE TABLE - SHARED STORAGE SPACE FOR SOLID WASTE CONTAINERS. SEE SHEET A2.01 FOR TRASH ROOM LOCATION.
		D.2 THE FLOOR OF THE STORAGE SPACE SHALL BE LEVEL AND HARD-SURFACES, AND THE FLOOR BENEATH GARBAGE OR RECYCLING COMPACTORS SHALL BE MADE OF CONCRETE.	CONCRETE PROPOSED
		F.1 FOR CONTAINERS 2 CUBIC YARDS OR SMALLER: A. CONTAINERS TO BE MANUALLY PULLED SHALL BE PLACED NO MORE THAN 50 FEET FROM A CURB CUT OR COLLECTION LOCATION; C. ACCESS RAMPS TO THE STORAGE SPACE SHALL NOT EXCEED A GRADE OF 6%. D. ANY GATES OR ACCESS ROUTES FOR TRUCKS SHALL BE A MINIMUM OF...	
		G ACCESS FOR OCCUPANTS TO THE STORAGE SPACE FROM THE COLLECTION LOCATION SHALL MEET THE FOLLOWING REQUIREMENTS: 1. DIRECT ACCESS SHALL BE PROVIDED FROM THE ALLEY OR STREET TO THE CONTAINERS. 2. A PICK-UP LOCATION WITHIN 50' OF A CURB CUT OR COLLECTION LOCATION SHALL BE DESIGNATED THAT MINIMIZES ANY BLOCKAGE OF PEDESTRIAN MOVEMENT ALONG A SIDEWALK OR OTHER RIGHT-OF-WAY.	
SIGNAGE	23.55		
	23.55.002.A	THE PROVISIONS OF THIS CHAPTER SHALL APPLY TO SIGNS IN ALL ZONES, EXCEPT THOSE ZONES REGULATED BY 23.66, SPECIAL...	
	23.55.004	A. SIGNS PROJECTING INTO ANY PUBLIC RIGHT-OF-WAY... SHALL HAVE A MIN. CLEARANCE OF 8' OVER ADJACENT SIDEWALK OR ANY OTHER GRADE. C. NO PERMANENT SIGN SHALL EXTEND INTO ANY RIGHT-OF-WAY... MORE THAN 6' BEYOND THE PROPERTY LINE.	
	23.66.338	A. THE INTENT OF THE STANDARDS IN THIS SECTION 23.66.338 IS: 1. TO ENCOURAGE SIGNS THAT BY THEIR DESIGN, LOCATION, AND NUMBER ARE CONSISTENT WITH THE GOALS AND OBJECTIVES OF THE INTERNATIONAL SPECIAL REVIEW DISTRICT, AND THE UNION STATION CORRIDOR WHERE APPLICABLE, AND IN PARTICULAR THE ASAIN CHARACTER OF THE AREA; 2. TO PROMOTE EFFECTIVE COMMUNICATION OF SIGN MESSAGES BY AVOIDING UNDUE PROLIFERATION; 3. TO ENHANCE VIEWS AND SIGHTLINES INTO AND DOWN STREETS;...	
	23.66.338	B. BUSINESS ESTABLISHMENTS MAY ERECT SIGNS, INCLUDING BANNERS AND FLAGS THAT ARE SIGNS, IF THE DIRECTOR OF NEIGHBORHOODS DETERMINES THE PROPOSED SIGN MEETS THE STANDARDS IN THIS SECTION 23.66.338 AND ISSUES A CERTIFICATE OF APPROVAL, EXCEPT AS PROVIDED IN SUBSECTION 23.66.338.H.	
	23.66.338	D. PERMITTED SIGNS 1. THE TYPES OF SIGNS THAT MAY BE APPROVED ARE BANNERS AND FLAGS, PROJECTING AND NON-PROJECTING SIGNS INTEGRATED INTO THE BUILDING FAÇADE, MARQUEE, AWNING, AND WINDOW SIGNS.	
SPECIAL REVIEW DISTRICTS	23.66		
DEPARTURE FROM LUC REQUIREMENTS	23.66.050	C. A SPECIAL REVIEW BOARD SHALL RECOMMEND, IN WRITING, TO THE DIRECTOR OF THE SDCI WHETHER TO APPROVE, OR DENY, AND DEPARTURE.	REQUESTED DEPARTURES SHOWN AT THE BOTTOM OF THIS CHART AND IN SEPARATE DEPARTURE CHART.
DEMOLITION APPROVAL	23.66.318	A. TO DISCOURAGE THE UNNECESSARY DEMOLITION OF USEFUL EXISTING STRUCTURES THAT CONTRIBUTE TO THE DISTRICT'S CULTURAL AND SOCIAL CHARACTER, AND ASSESSMENT OF THE STRUCTURE PROPOSED TO BE DEMOLISHED SHALL BE PREPARED AND CIRCULATED TO THE BOARD PRIOR TO ITS CONSIDERATION OF...	HISTORIC RESOURCE REPORT FOR 1001 S JACKSON BUILDING PROVIDED.
HEIGHT AND ROOFTOP FEATURES	23.66.332	B.1. THE SPECIAL REVIEW BOARD AND THE DIRECTOR OF NEIGHBORHOODS SHALL REVIEW ROOFTOP FEATURE TO PRESERVE VIEWS	
		B.3 OPEN RAILINGS, PLANTER, CLERESTORIES, SKYLIGHTS, PLAY EQUIPMENT, PARAPETS AND FIREWALLS MAY EXTEND UP TO 4' ABOVE THE MAXIMUM HEIGHT LIMIT AND MAY HAVE UNLIMITED...	NO FEATURES OF THE LOWER ROOF EXTEND ABOVE THE 85' HEIGHT LIMIT.
		B.4 SOLAR COLLECTORS EXCLUDING GREENHOUSES MAY EXTEND	SOLAR COLLECTORS DO NOT EXCEED 85' HEIGHT LIMIT AND DO NOT EXTEND ABOVE

		UP TO 7' ABOVE THE MAXIMUM HEIGHT LIMIT AND MAY HAVE UNLIMITED ROOFTOP COVERAGE.	LOWER ROOF PARAPET.
		B.8 MEASURES MAY BE TAKEN TO SCREEN ROOFTOP FEATURES FROM PUBLIC VIEW. THE AMOUNT OF ROOF AREA ENCLOSED BY ROOFTOP SCREENING MAY EXCEED THE MAXIMUM PERCENTAGE OF THE COMBINED COVERAGE OF ROOFTOP FEATURES IN 23.66.332.B.5 IN NO CIRCUMSTANCES SHALL THE HEIGHT OF THE ROOFTOP SCREENING EXCEED 15' ABOVE THE MAXIMUM HEIGHT LIMIT.	NO SCREENING PROPOSED.
EXTERIOR BUILDING FINISHES ASIAN DESIGN CHARACTER DISTRICT.	23.66.336	A. ...RETAIN AND ENHANCE THE VISUAL ORDER OF THE DISTRICT, WHICH IS CREATED BY EXISTING OLDER BUILDINGS THAT PROVIDE UNIQUE CHARACTER AND FORM THROUGH THEIR SUBTLE DETAILING AND QUARTER-BLOCK AND HALF-BLOCK COVERAGE, THROUGH SYMPATHETIC USE OF COLORS, MATERIAL, AND STYLE. EXTERIOR BUILDING FAÇADES SHALL BE OF A SCALE COMPATIBLE WITH SURROUNDING STRUCTURES. WINDOW PROPORTIONS, FLOOR HEIGHT, CORNICE LINE, STREET ELEVATIONS, AND OTHER ELEMENTS OF THE BUILDING FAÇADE SHALL RELATE TO THE SCALE OF THE...	
		B.1. BUILDING FAÇADES ARE LIMITED TO EARTHEN MATERIALS SUCH AS BRICK, CONCRETE, STUCCO, AND WOOD. OTHER MATERIALS MAY BE USED IF APPROVED BY THE DIRECTOR OF NEIGHBORHOODS. BRICK AND CONCRETE MAY NOT BE PAINTED UNLESS APPROVED.	PROPOSED FAÇADES ON JACKSON ST. AND 10TH AVENUE S. ARE FIBER CEMENT PANELS. SUBJECT TO APPROVAL OF THE DIRECTOR OF NEIGHBORHOODS.
		B.2. BUILDING FAÇADE COLORS MUST BE REVIEWED BY THE SPECIAL REVIEW BOARD AND APPROVED BY THE DIRECTOR OF NEIGHBORHOODS. COLORS SHALL BE COMPATIBLE WITH THOSE OF...	
		B.3. TRANSPARENT SURFACES SHALL BE PROVIDED FOR AT LEAST 50% OF THE EXPOSED STREET-FACING FAÇADE MEASURED BETWEEN SIDEWALK LEVEL AND A HEIGHT OF 10' OR THE HEIGHT OF THE 2ND FLOOR LEVEL, WHICHEVER IS LESS. THE AVERAGE HEIGHT OF WINDOW SILLS SHALL BE NO GREATER THAN 3' ABOVE THE...	
		B.4. SURFACES. TEXTURED CONCRETE, BRICK & WOOD SURFACES ARE PREFERRED OVER NON-TEXTURED SURFACES. RECESS AND VOIDS THAT BREAK UP MONOTONOUS SURFACE AREAS AND CREATE VISUAL RELIEF ARE ENCOURAGED. THE DESIGN AND LOCATION OF MECHANICAL EQUIPMENT VISIBLE FROM THE STREET MUST BE...	PROPOSED FAÇADES ON JACKSON ST. AND 10TH AVENUE S. ARE FIBER CEMENT PANELS. SUBJECT TO APPROVAL OF THE DIRECTOR OF NEIGHBORHOODS.
		B.5. AWNINGS SHALL BE FUNCTIONAL, SURVIVING AS WEATHER PROTECTION FOR PEDESTRIANS AT STREET LEVEL. AWNINGS OVER SIDEWALKS SHALL OVERHANG THE SIDEWALK BY A MINIMUM OF 5'. ALL AWNINGS SHALL BE OF A DESIGN COMPATIBLE WITH THE AREA.	A CONTINUOUS CANOPY THAT IS GREATER THAN 5 FEET IS PROVIDED ON 10TH ST AND FUNCTIONS AS WEATHER PROTECTION. THE LEVEL 2 STRUCTURE CANTILEVERS OVER LEVEL 1 ON THE JACKSON STREET FRONTAGE TO PROVIDE WEATHER PROTECTION.
PARKING AND ACCESS	23.66.342	B.2 EXCEPTIONS TO PARKING QUANTITY. TO MITIGATE THE POTENTIAL IMPACTS OF REQUIRED ACCESSORY PARKING AND LOADING ON THE DISTRICT, THE DEPT OF NEIGHBORHOODS DIRECTOR, AFTER REVIEW AND RECOMMENDATION BY THE SPECIAL REVIEW BOARD, MAY WAIVE OR REDUCE REQUIRED PARKING AND LOADING UNDER THE FOLLOWING CONDITIONS:	NO PARKING IS PROPOSED ON SITE. SUBJECT TO APPROVAL OF THE DIRECTOR OF THE DEPT OF NEIGHBORHOODS ON THE RECOMMENDATION OF THE ISRD BOARD.
GREEN FACTOR MEASUREMENT	23.86.019	DEVELOPMENT STANDARDS FOR CERTAIN AREAS REQUIRE LANDSCAPING THAT MEETS A MINIMUM GREEN FACTOR SCORE.	

DESIGN DEPARTURE

COMMON RECREATION AREA - 23.49.010.B

REQUESTED DEPARTURE FROM COMMON RECREATION AREA REQUIREMENTS. COMMUNITY ROOM (821 SF) IS PROVIDED AS ENCLOSED COMMON RECREATION AREA AND COURTYARD (1,208 SF) IS PROVIDED AS OPEN COMMON RECREATION.

REQUIRED AREA: (5% X 82,042 SF) = 4,102 SF

PROPOSED AREA: (821 SF + 1,208 SF) = 2,029 SF (2.59% OF 78,284 SF)

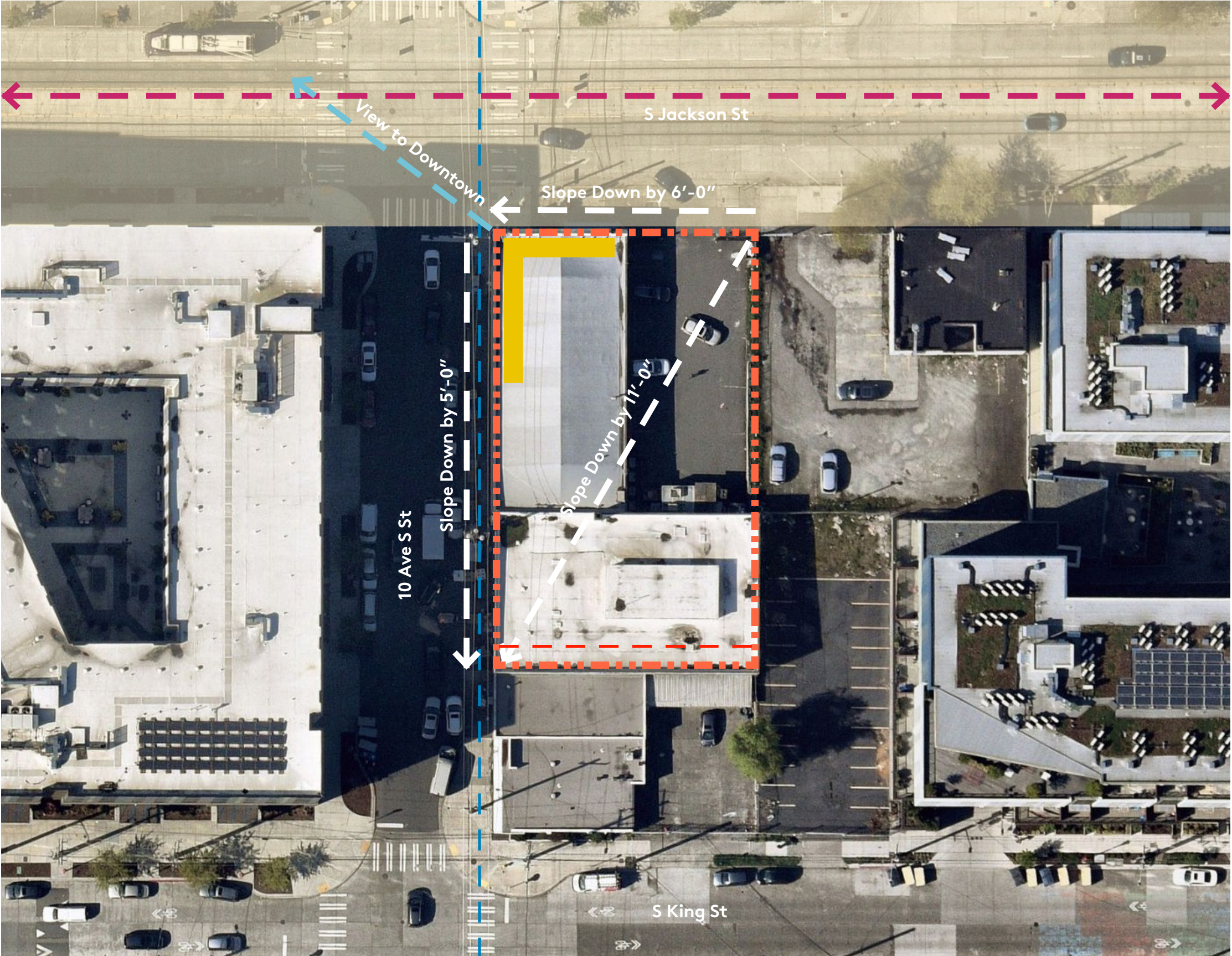
REDUCTION FROM REQUIRED: 49.4% (PER 23.66.155, IN FAVOR OF AN ADDITIONAL FLOOR OF HOUSING (12 UNITS))

NEARBY PARK SPACES AVAILABLE TO RESIDENTS:

YESLER TERRACE CITY PARK, 0.1 MILE (1 BLOCK)

LITTLE SAIGON LANDBANKED SITE PARK, 0.2 MILE (2 BLOCKS)

SITE ANALYSIS



SITE INFLUENCES

Site slope:
 6' elevation change along S Jackson Street
 5' elevation change along 10th Avenue S

Existing overhead power line along 10th Avenue S:
 14' clearance from the closest wire to face of building required by Seattle City Light

S Jackson Street:
 Class I pedestrian street - per Land Use code
 Active street frontage - identified in Little Saigon 20 Action Plan

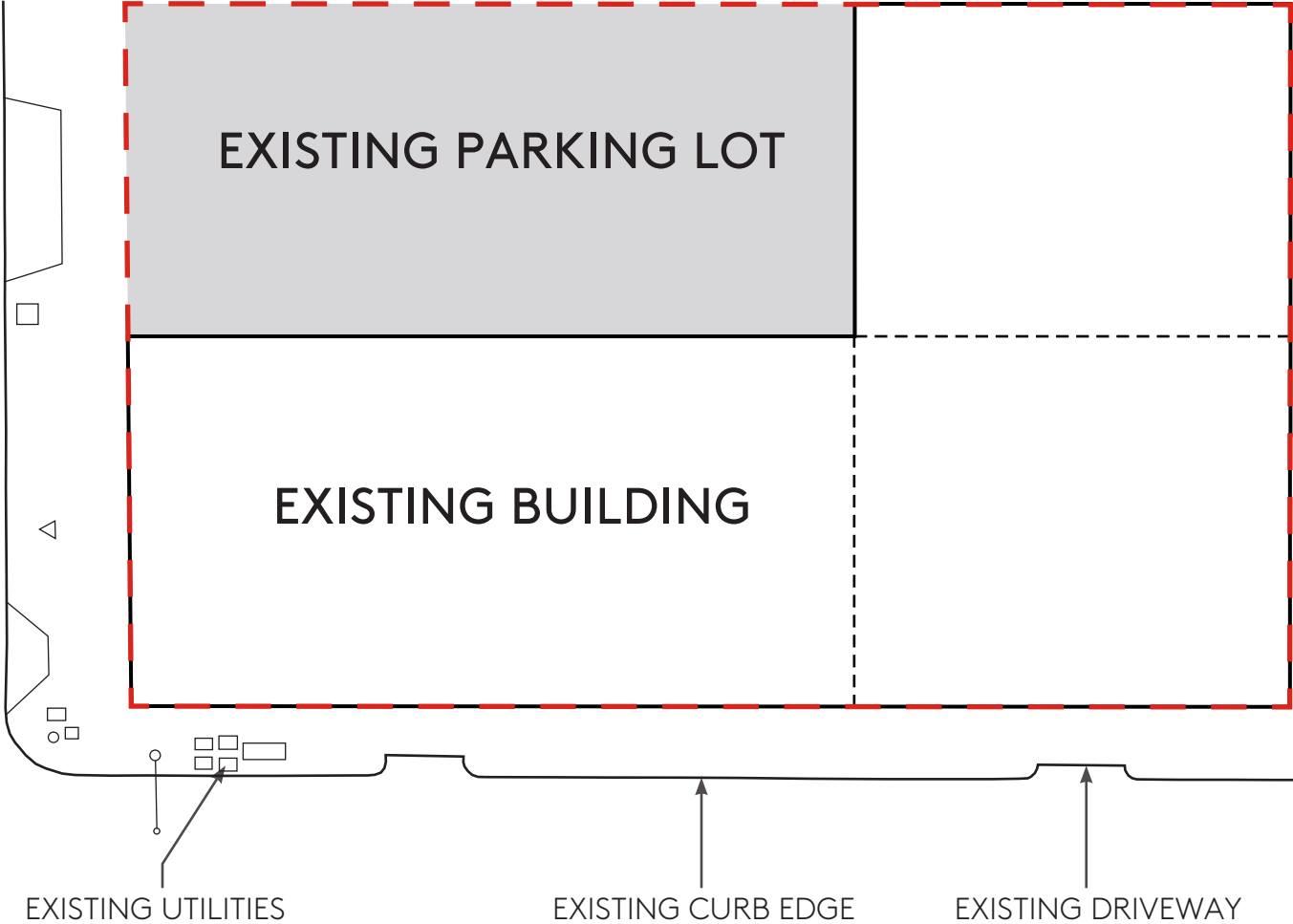
Prominent corner:
 Corner at intersection of S Jackson Street and 10th Avenue S

LEGEND

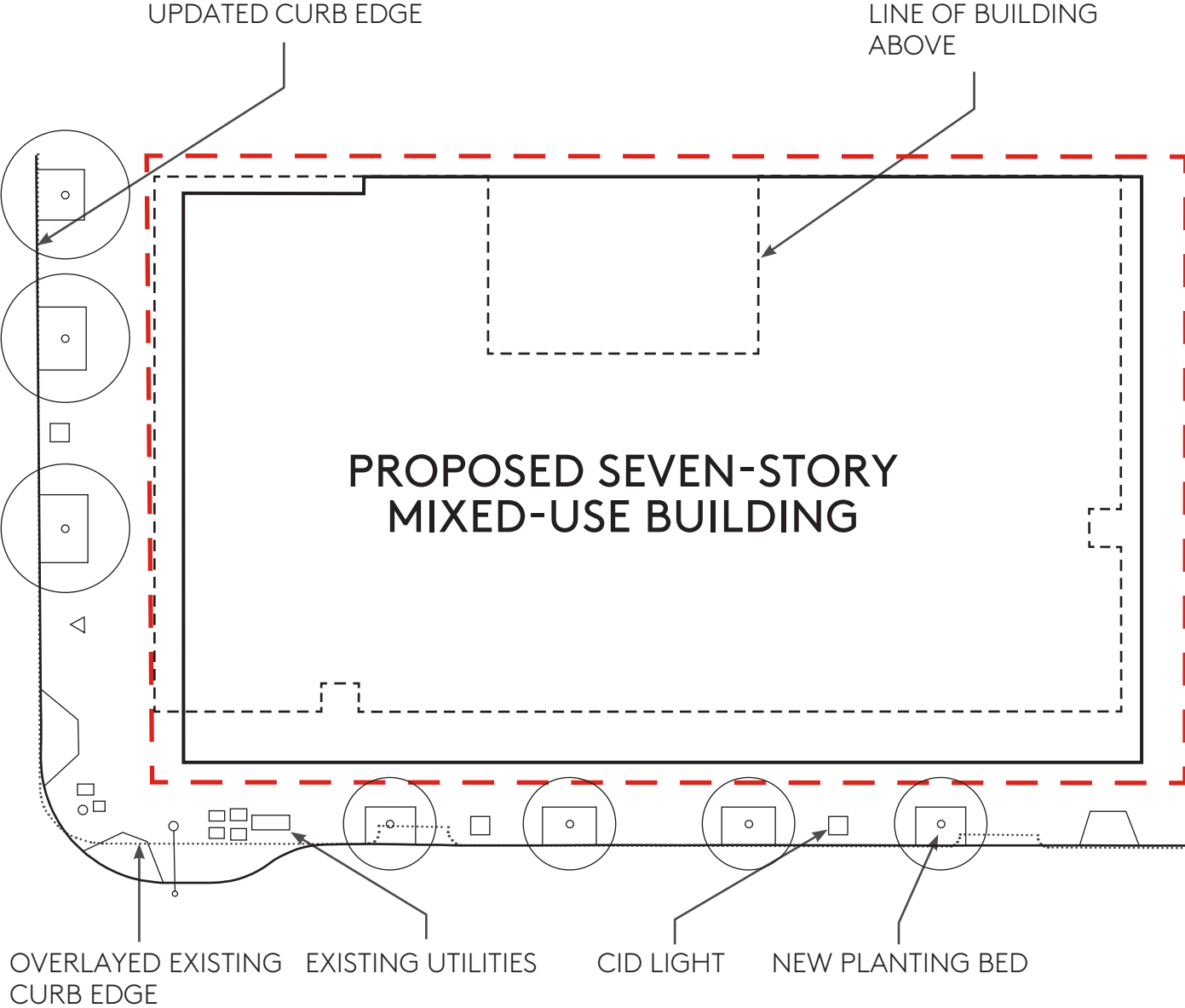
- PROJECT SITE
- VIEWS
- STREETCAR LINE
- CLASS I PEDESTRIAN STREET
- PROMINENT CORNER
- SETBACK OF 10' REQUIRED FOR PORTIONS OF STRUCTURES ABOVE 65'
- EXISTING OVERHEAD POWER LINE - 14' CLEARANCE REQUIRED BY SEATTLE CITY LIGHT



PROPOSED SITE CHANGES DIAGRAM



EXISTING CONDITIONS



PROPOSED CHANGES

FINAL DESIGN FOR CONCEPTUAL PURPOSE ONLY



PROJECT HISTORY & PREVIOUS COMMUNITY ENGAGEMENT

THE LITTLE SAIGON LANDMARK PROJECT CAME OUT OF THE **2020 LITTLE SAIGON ACTION PLAN**, LED BY THE FRIENDS OF LITTLE SAIGON (FLS) IN 2012, WHICH IDENTIFIED COMMUNITY OWNERSHIP AND CONTROL AS A CRITICAL PRIORITY TO COMBAT FORCES OF DISPLACEMENT AND GENTRIFICATION THAT THREATEN THE EXISTENCE OF THE VIETNAMESE COMMUNITY IN SEATTLE. THE VISION FOR THIS PROJECT IS TO SECURE A COMMUNITY-OWNED SITE AND DEVELOP AFFORDABLE HOUSING, AFFORDABLE COMMERCIAL SPACE, AND A CULTURAL CENTER SERVING THE NEEDS OF THE PRIMARILY DISPLACED VIETNAMESE AND SOUTHEAST ASIAN COMMUNITIES IN KING COUNTY.

ON SEPTEMBER 4, 2012, THE SEATTLE CITY COUNCIL APPROVED RESOLUTION 31403 FOLLOWING A SIGNIFICANT ADVOCACY EFFORT BY FLS AND LOCAL AND REGIONAL PARTNERS. THIS RESOLUTION AUTHORIZED THE CITY OF SEATTLE OFFICE OF HOUSING (OH), DEPARTMENT OF PLANNING AND DEVELOPMENT (DPD), OFFICE OF ECONOMIC DEVELOPMENT (OED), AND SEATTLE HOUSING AUTHORITY (SHA) TO WORK WITH FLS AND OTHER COMMUNITY MEMBERS IN LITTLE SAIGON TO EXPLORE THE FEASIBILITY OF DEVELOPING A

“LANDMARK PROJECT”. THE **FEASIBILITY STUDY** WAS COMPLETED IN 2014 AND IDENTIFIES POTENTIAL SITES, USES, AND MASSING STUDIES TO RECOMMEND A FINANCIALLY SUSTAINABLE MODEL OF THE LANDMARK PROJECT.

IN 2016, FLS COMPLETED THE **LANDMARK COMMUNITY ENGAGEMENT REPORT** TO ENSURE THAT THE NEEDS OF THE DIVERSE AND CHANGING VIETNAMESE COMMUNITY STILL GUIDE THE LANDMARK PROJECT VISION.

SINCE 2016, FLS HAS **CONTINUED TO ENGAGE WITH THE COMMUNITY REGULARLY** TO ASSESS COMMUNITY NEEDS AND SEEK FUNDING FOR SITE ACQUISITION. HOWEVER, FUNDING AND ACCESS TO RESOURCES FOR BIPOC GROUPS TO OWN AND BUILD WERE LIMITED. TOGETHER WITH THE RACE AND SOCIAL EQUITY TASKFORCE, WE ADVOCATED FOR A SUSTAINABLE FUNDING SOURCE AND SUCCESSFULLY SUPPORTED THE CREATION OF THE SEATTLE EQUITABLE DEVELOPMENT INITIATIVE (EDI) HOUSED IN SEATTLE’S OFFICE OF PLANNING AND COMMUNITY DEVELOPMENT (OPCD). ONCE THIS FUNDING SOURCE WAS SET UP, THE LANDMARK PROJECT BECAME ONE OF THE “DEMONSTRATION” PROJECTS TO RECEIVE FUNDING IN 2018. THE EDI FUNDING SOURCES FOR CAPACITY BUILDING AND CAPITAL PROVIDED THE LEVERAGE FLS NEEDED TO HIRE CONSULTANTS AND SEEK OUT LAND FOR PURCHASE.

AS WE APPROACHED THE END OF OUR 2020 ACTION PLAN, WE NEEDED TO REVISIT NEIGHBORHOOD PRIORITIES TO PLAN FOR THE NEXT DECADE OF LITTLE SAIGON. FLS EXPANDED THE VISION

PROCESS TO CONDUCT THE **2030 LITTLE SAIGON ACTION PLAN** (2022), WHICH SETS FORTH A SHARED VISION, SUPPORTING GOALS, AND ACTIONS FOR THE NEIGHBORHOOD, PROVIDING A ROAD MAP TO GUIDE THE COMMUNITY, AS WELL AS PUBLIC AND PRIVATE PARTNERS, AS THEY WORK TOGETHER TO ACHIEVE THE VISION. THIS INCLUDES PRIORITIES FOR DIVERSE SMALL BUSINESSES, HOUSING AFFORDABILITY, INFRASTRUCTURE & AMENITIES, AND COLLABORATION, ALL OF WHICH ARE VITAL COMPONENTS OF THE LITTLE SAIGON LANDMARK PROJECT.

WHICH GROUPS WE TALKED TO

FLS HAS ENGAGED VARIOUS COMMUNITY GROUPS AND INDIVIDUAL COMMUNITY MEMBERS OVER THE YEARS. THIS INCLUDED SOME OF OUR TARGET AUDIENCES OR USERS OF THE VIETNAMESE CULTURAL AND ECONOMIC CENTER, INCLUDING YOUNG VIETNAMESE ADULTS, VIETNAMESE PARENTS WITH CHILDREN UNDER 18 YEARS OF AGE, VIETNAMESE ELDERLY, AND VIETNAMESE BUSINESS OWNERS. THIS WAS DONE THROUGH COMMUNITY SURVEYS, FOCUS GROUPS, AND SEMI-STRUCTURED INTERVIEWS CONDUCTED IN VIETNAMESE AND ENGLISH. WE ALSO MET WITH COMMUNITY LEADERS OF VARIOUS COMMUNITY GROUPS THAT SERVE THE VIETNAMESE AND/OR CID COMMUNITY, SUCH AS HELPING LINK, THE VIETNAMESE AMERICAN COMMUNITY OF SNO-KING COUNTIES, THE VIETNAMESE REPRESENTATIVE COUNCIL OF WASHINGTON, THE VIETNAMESE SENIOR ASSOCIATION, FORMERLY THE VIETNAMESE FRIENDSHIP ASSOCIATION NOW KENDALIA, VIETNAMESE ACTIVITY CENTER, SCIDPDA, INTERIM CDA, ACRS, AND THE WING LUKE MUSEUM. WE INTEND TO REACH BACK OUT TO THESE COMMUNITY GROUPS AND OTHER KEY STAKEHOLDERS AS OUTLINED IN OUR COMMUNITY ENGAGEMENT PLAN.

WHAT WE HEARD FROM COMMUNITY - KEY NEEDS

- A WELCOMING AND SAFE PLACE TO CONNECT WITH OTHER VIETNAMESE COMMUNITY MEMBERS
- PLACE TO TELL OUR STORY AND OUR HISTORY, STRONG CULTURAL IDENTITY AND PRIDE
- A PLACE THAT PROVIDES/HELPS NAVIGATE SERVICES AND RESOURCES TO SMALL BUSINESSES, SENIORS, YOUTH, AND FAMILIES.
- NAVIGATION SERVICES FOR COMMUNITY MEMBERS LOOKING FOR HOUSING AND OTHER SERVICES
- SPACE TO GATHER AROUND FOOD
- OPPORTUNITIES FOR VENDING
- SPACE TO HOST VIETNAMESE HOLIDAYS AND CELEBRATIONS
- SAFE AND CONVENIENT PLACE FOR CHILDREN TO ENGAGE IN LANGUAGE AND CULTURAL ACTIVITIES
- PLACE FOR CHILDREN OF BUSINESSES TO HANG OUT

COMMUNITY ENGAGEMENT

SURVEYING & ONE-ON-ONES

Public survey published between Feb to Apr 2024 to collect input on design and programming for the project. We received 95 responses.

In Q1, FLS also interviewed 6 businesses and 7 community organizations. These interviews informed our space planning for the commercial uses and operations of the Vietnamese Culture and Economic Center.

LANDMARK STEERING COMMITTEE

Our group of 11 community advisors form our steering committee. They have expertise in various areas key to the Landmark project priorities.

Thus far, this group meets on a monthly basis to review design, community engagement, and will help shepherd the public art and fundraising process.

COMMUNITY MEETINGS

APR 2024 - COMPLETED

- World Cafe style meeting to gather community input on the programming and inspire the look/feel of the Vietnamese Culture and Economic Center.

MAY 2024 - ISRD

FALL 2024 - PLANNING IN PROGRESS



WHAT WE HEARD FROM STAKEHOLDERS

IT IS THE ACTIVITY WITHIN THE BUILDING THAT REFLECTS THE CULTURE

OPPORTUNITY WITH STOREFRONT TO SHOWCASE THE ACTIVITIES TO OUTSIDE

CREATE A LANDMARK BUILDING THAT STANDS OUT

PROVIDE CANVAS FOR THE ACTIVITIES

STANDS OUT BEING A CULTURE CENTER

TIMELESS

SIMPLICITY

LINEAR

SYMMETRICAL

FEEL NATURAL, AUTHENTIC & THOUGHTFUL

FOCUS ON TEXTURE

VERTICAL STACKING WINDOW PATTERN

AUTHENTIC

PROJECT VISION

FRIENDS OF LITTLE SÀI GÒN

ENVISIONS A COMMUNITY-OWNED

GATHERING SPACE OFFERING

**AFFORDABLE FAMILY HOUSING,
AFFORDABLE COMMERCIAL
SPACE, AND A CULTURAL CENTER**

SERVING THE NEEDS OF THE PRIMARILY
DISPLACED VIETNAMESE AND SOUTHEAST
ASIAN COMMUNITIES IN KING COUNTY.



DEVELOPMENT OBJECTIVES

**SUPPORT LITTLE SAIGON
NEIGHBORHOOD'S VISION**

**CREATE A COMMUNITY HUB FOR
LITTLE SAIGON NEIGHBORHOOD**

**REFLECT VIETNAMESE
AMERICANS' CULTURE**

**CREATE A STRONG ACTIVATED
URBAN STREET EXPERIENCE**

**MAXIMIZE AMOUNT AND QUALITY
OF AFFORDABLE FAMILY HOUSING**



LITTLE SAIGON NEIGHBORHOOD & VIETNAMESE CULTURE



COMMUNITY SPIRIT
HARMONY IN LIFE
SOCIAL COHESION
RESPECT FOR THE ELDERLY



LITTLE SAIGON NEIGHBORHOOD & VIETNAMESE CULTURE



HOLIDAYS & CELEBRATION

CUISINE

ARTS & CRAFTS



SUPPORTED BUILDING MASSING



MASSING APPROACH

Clear expression of building program

6-story upper mass - residential units
over 1-story base - cultural center
& residential amenity space

Upper mass is setback by 11' from lot line
along 10th Avenue S due to the existing
overhead power line (14' clearance
from the closest wire to face of building
required by Seattle City Light)

Distinctive building base to highlight
cultural center at street level

Building base is setback by 5'
along S Jackson Street to enhance
pedestrian experience

Simple form with vertical recesses to bring
natural light at the end of corridors

C-shape configuration with podium-
level courtyard facing east

26

VIEW LOOKING FROM NORTHWEST



*FOR FINAL DESIGN REFERENCE ONLY

LITTLE SAIGON LANDMARK / PRELIMINARY DESIGN PROPOSAL / MAY 28, 2024

KEY FACADE DESIGN STRATEGIES

Incorporating community input

Stands out being a cultural center

Simplicity & timeless

Natural & authentic

Vertical stacking window pattern

Texture

Clear expression of building program

6-story upper mass - residential units over 1-story base - cultural center & residential amenity space

Building base:

Distinctive building base to highlight cultural center at street level

Use of brick & wood to express connection to nature

Brick details to add texture

Dark bronze storefront & canopy

Upper level:

Vertical stacking window pattern

Simplicity & timeless - window pattern, material, color

Window shroud - add shadows and reinforce vertical stacking

Incorporate 6-story tall wall mural

VIEW LOOKING FROM NORTHWEST



*FOR FINAL DESIGN REFERENCE ONLY

VIEW LOOKING FROM NORTHEAST



*FOR FINAL DESIGN REFERENCE ONLY

VIEW LOOKING FROM NORTHWEST



*FOR FINAL DESIGN REFERENCE ONLY

VIEW LOOKING FROM SOUTHWEST



*FOR FINAL DESIGN REFERENCE ONLY

VIEW LOOKING FROM NORTHWEST



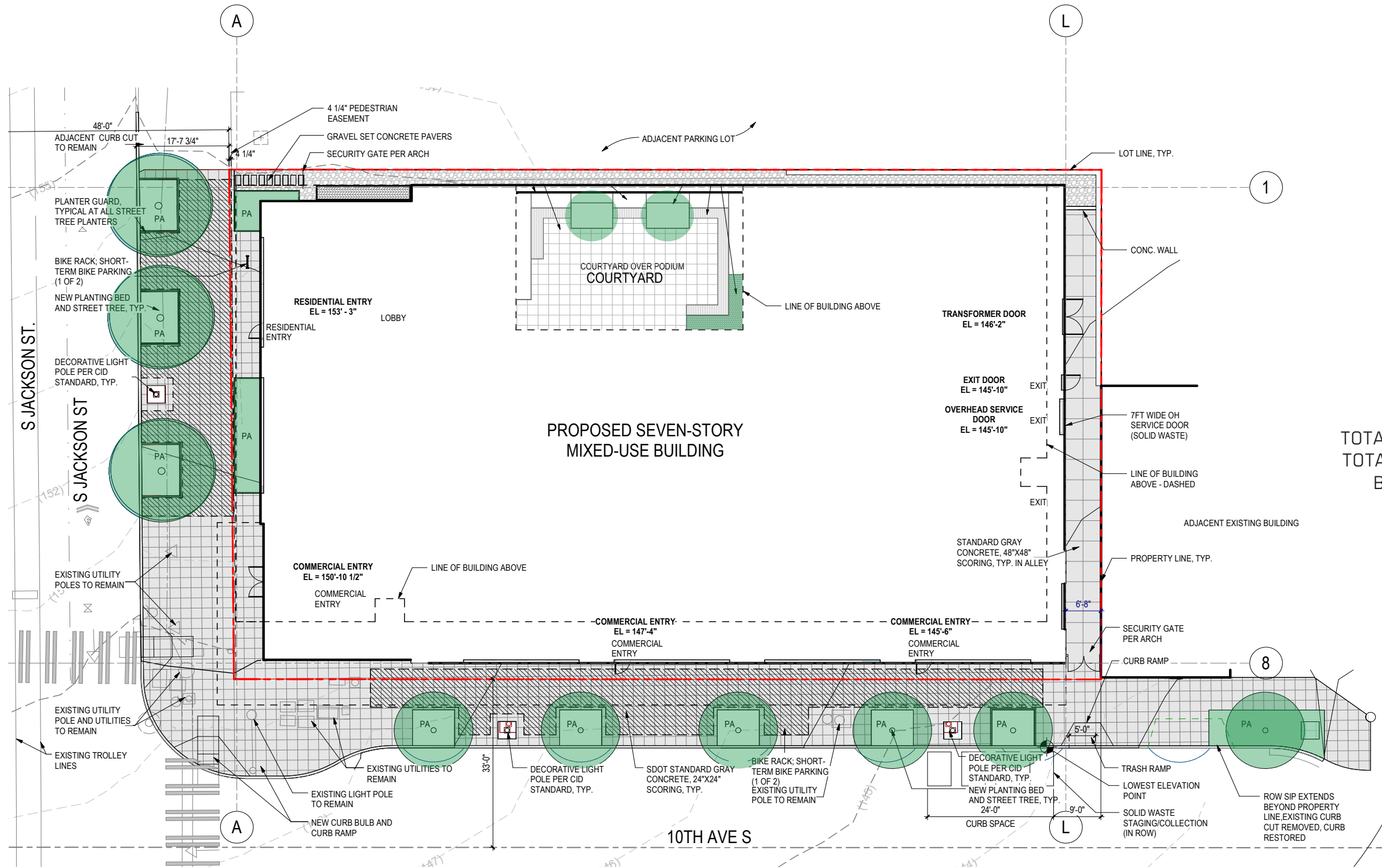
*FOR FINAL DESIGN REFERENCE ONLY

VIEW LOOKING FROM WEST



*FOR FINAL DESIGN REFERENCE ONLY

PROPOSED SITE PLAN



SUMMARY

LEVEL 1	COMMERCIAL	APPROX. 7,750 GSF
	RESIDENTIAL	APPROX. 6,680 GSF
	TOTAL	APPROX. 14,250 GSF

LEVEL 1M	COMMERCIAL	APPROX. 3,750
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LEVEL 2	RESIDENTIAL	APPROX. 11,935 GSF
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LEVEL 3	RESIDENTIAL	APPROX. 11,935 GSF
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LEVEL 4	RESIDENTIAL	APPROX. 11,935 GSF
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LEVEL 5	RESIDENTIAL	APPROX. 11,935 GSF
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LEVEL 6	RESIDENTIAL	APPROX. 11,935 GSF
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LEVEL 7	RESIDENTIAL	APPROX. 11,935 GSF
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TOTAL COMMERCIAL	APPROX. 11,500 GSF
TOTAL RESIDENTIAL	APPROX. 78,290 GSF
BUILDING TOTAL	APPROX. 89,790 GSF

UNIT COUNT

3B/1.5B	12 UNITS (16.9%)
2B/1B	35 UNITS (49.3%)
1B/1B	12 UNITS (33.8%)

TOTAL 71 UNITS

TYPE A UNITS

3B/1.5B	1 UNIT
2B/1B	2 UNIT
1B/1B	1 UNITS
TOTAL	4 UNITS, 5% OF TOTAL UNITS

*RIGHT OF WAY AND LANDSCAPE IMPROVEMENTS
FOR FINAL DESIGN REFERENCE ONLY

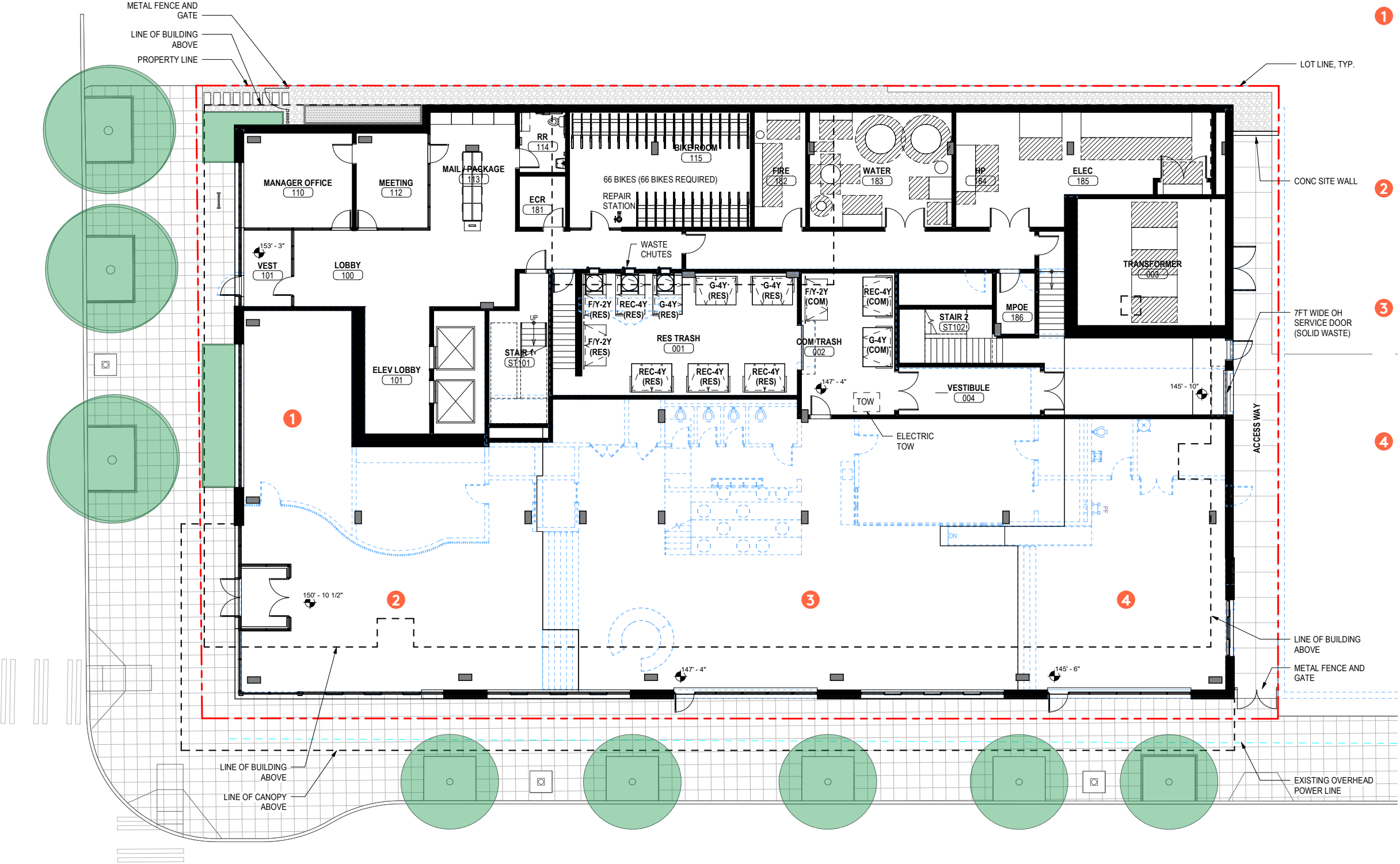


PROPOSED LEVEL 1 FLOOR PLAN

PROPOSED STREET LEVEL USES

OVERALL USE: INSTITUTION/ VIETNAMESE COMMUNITY CENTER

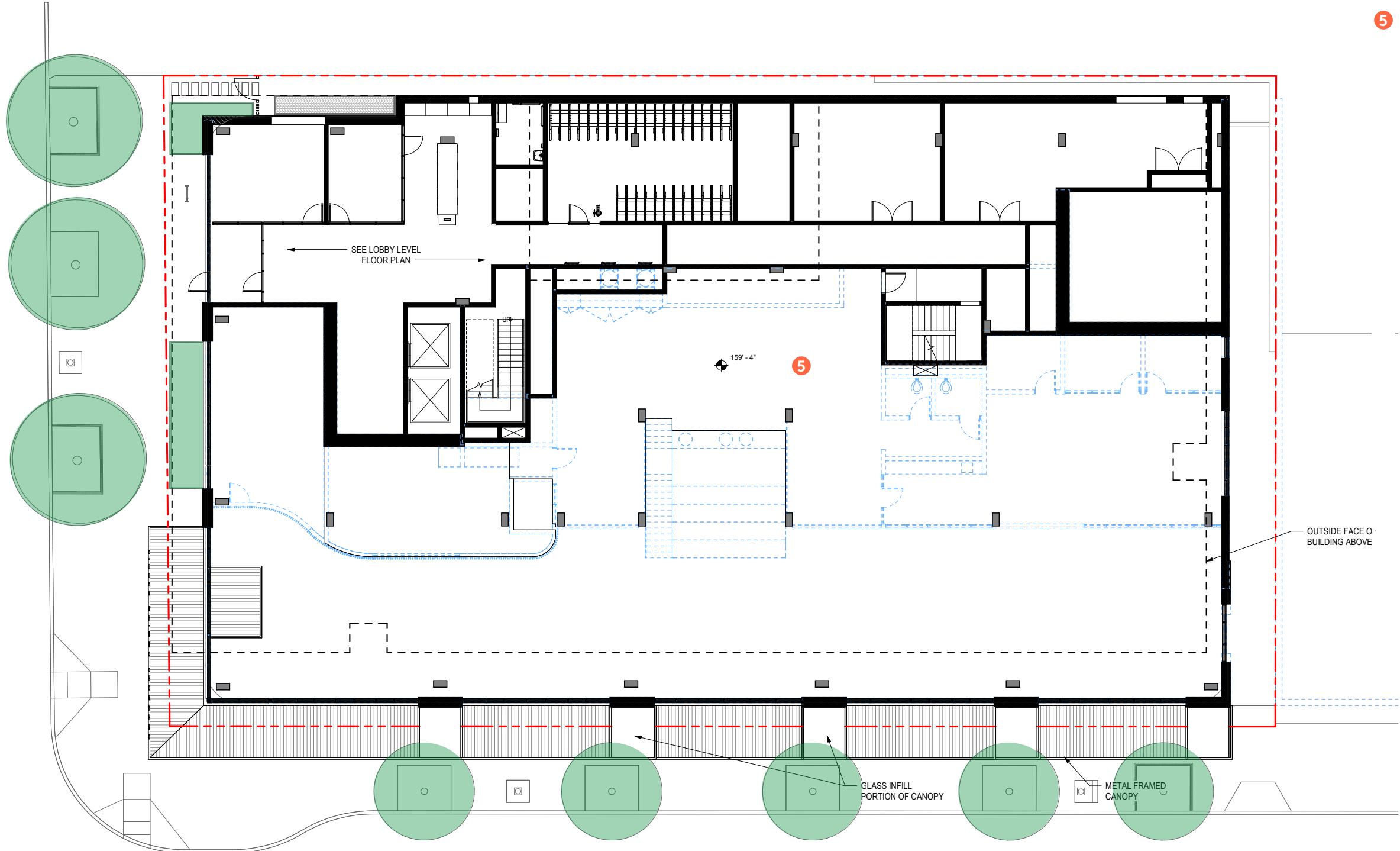
- 1 **VIETNAMESE COMMUNITY KITCHEN**, 600 SF, ACCESSORY TO AN INSTITUTION/ COMMUNITY CENTER, CLASSIFIED AS "GENERAL SALES AND SERVICE", PER DEFINITIONS 23.84A.014 "SERVICES ARE PROVIDED PRIMARILY FOR PERSONAL USE" AND "A GENERAL SALES AND SERVICE USE THAT IS NOT A MULTI-PURPOSE RETAIL SALES USE". PER 23.66.308, IT IS A PREFERRED USE EAST OF I-5, "WITH AN ASIAN PRODUCT, SERVICE OR TRADE".
- 2 **VIETNAMESE EATING AND DRINKING ESTABLISHMENT**, 1,200 SF ACCESSORY TO AN INSTITUTION/COMMUNITY CENTER. RESTAURANT IS A PREFERRED USE PER 23.66.308, WITH AN ASIAN PRODUCT, SERVICE, OR TRADE. 23.49.009 STREET LEVEL USES DOES NOT APPLY.
- 3 **VIETNAMESE COMMUNITY CENTER**, 3,000 SF OF INSTITUTION/COMMUNITY CENTER AT GRADE WITH ACCESSORY MICRO-RETAIL SHOPS. PER 23.66.308 IT IS A PREFERRED USE EAST OF I-5, "WITH AN ASIAN PRODUCT, SERVICE OR TRADE". 23.49.009 STREET LEVEL USES DOES NOT APPLY.
- 4 **VIETNAMESE EATING AND DRINKING ESTABLISHMENT**, 1,200 SF ACCESSORY TO AN INSTITUTION/COMMUNITY CENTER. RESTAURANT IS A PREFERRED USE PER 23.66.308, WITH AN ASIAN PRODUCT, SERVICE, OR TRADE. 23.49.009 STREET LEVEL USES DOES NOT APPLY.



*RIGHT OF WAY AND LANDSCAPE IMPROVEMENTS FOR FINAL DESIGN REFERENCE ONLY



PROPOSED MEZZANINE PLAN



PROPOSED STREET LEVEL USES

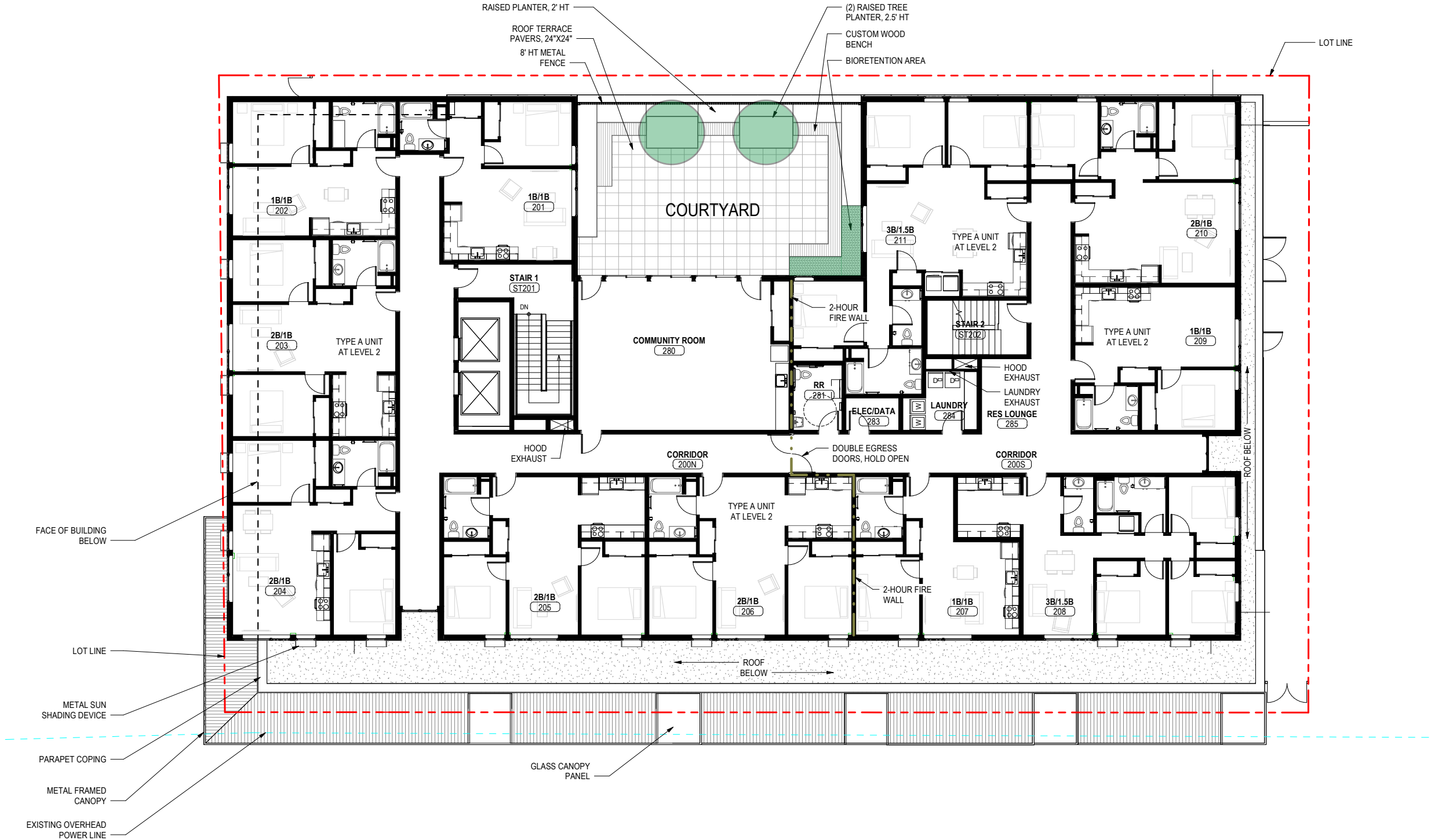
OVERALL USE: INSTITUTION/
VIETNAMESE COMMUNITY CENTER

**5 VIETNAMESE COMMUNITY CENTER:
GALLERY AND OFFICES, 3,500 SF**
INSTITUTION/ COMMUNITY CENTER. USE
IS CONSISTENT WITH 23.66.308 PREFERRED
USES, CONTRIBUTING TO THE FUNCTION AND
PURPOSES OF THE ID EAST OF I-5. 23.49.009
STREET LEVEL USES DOES NOT APPLY.

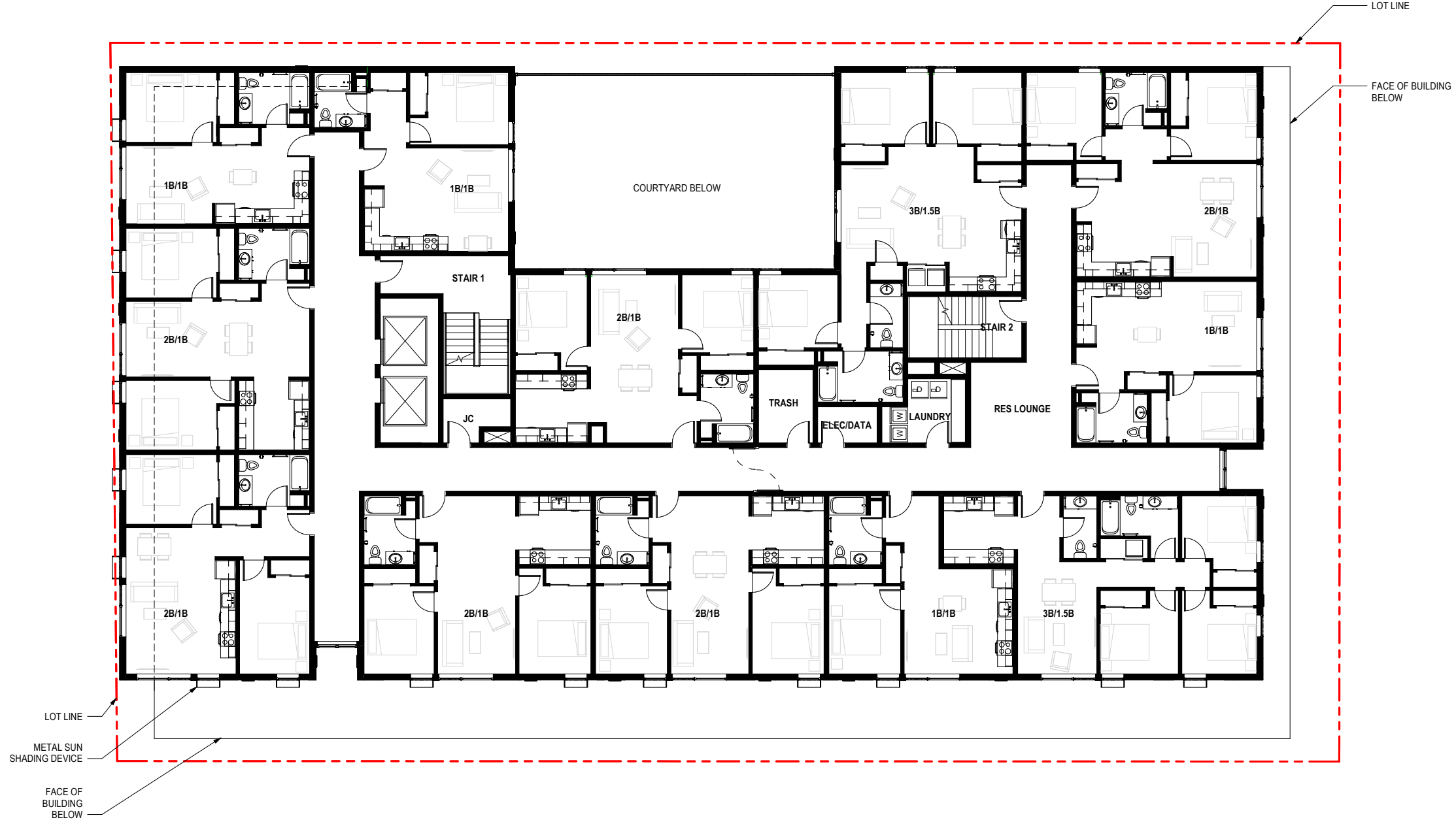
***RIGHT OF WAY AND LANDSCAPE IMPROVEMENTS
FOR FINAL DESIGN REFERENCE ONLY**



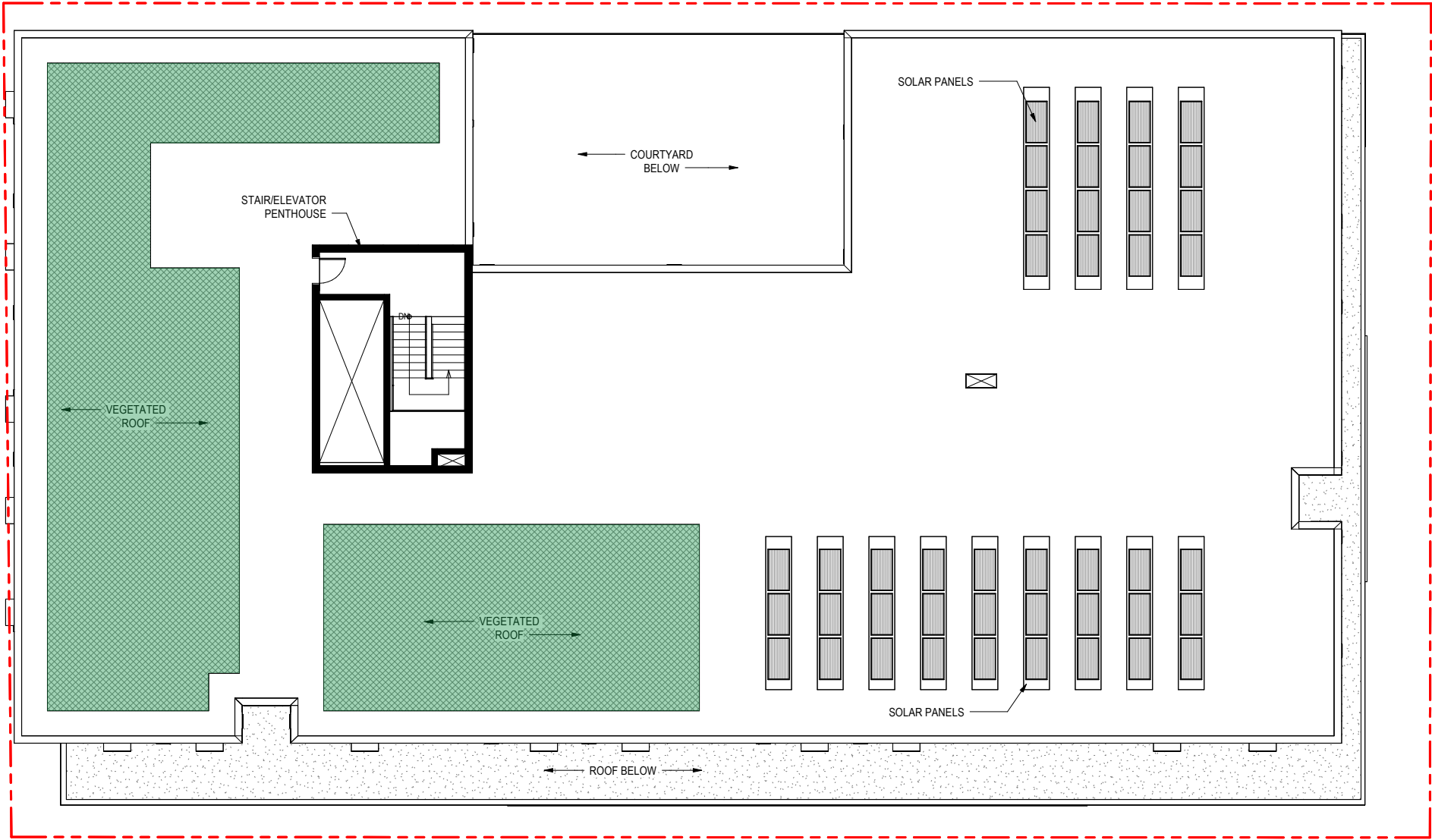
PROPOSED LEVEL 2 FLOOR PLAN



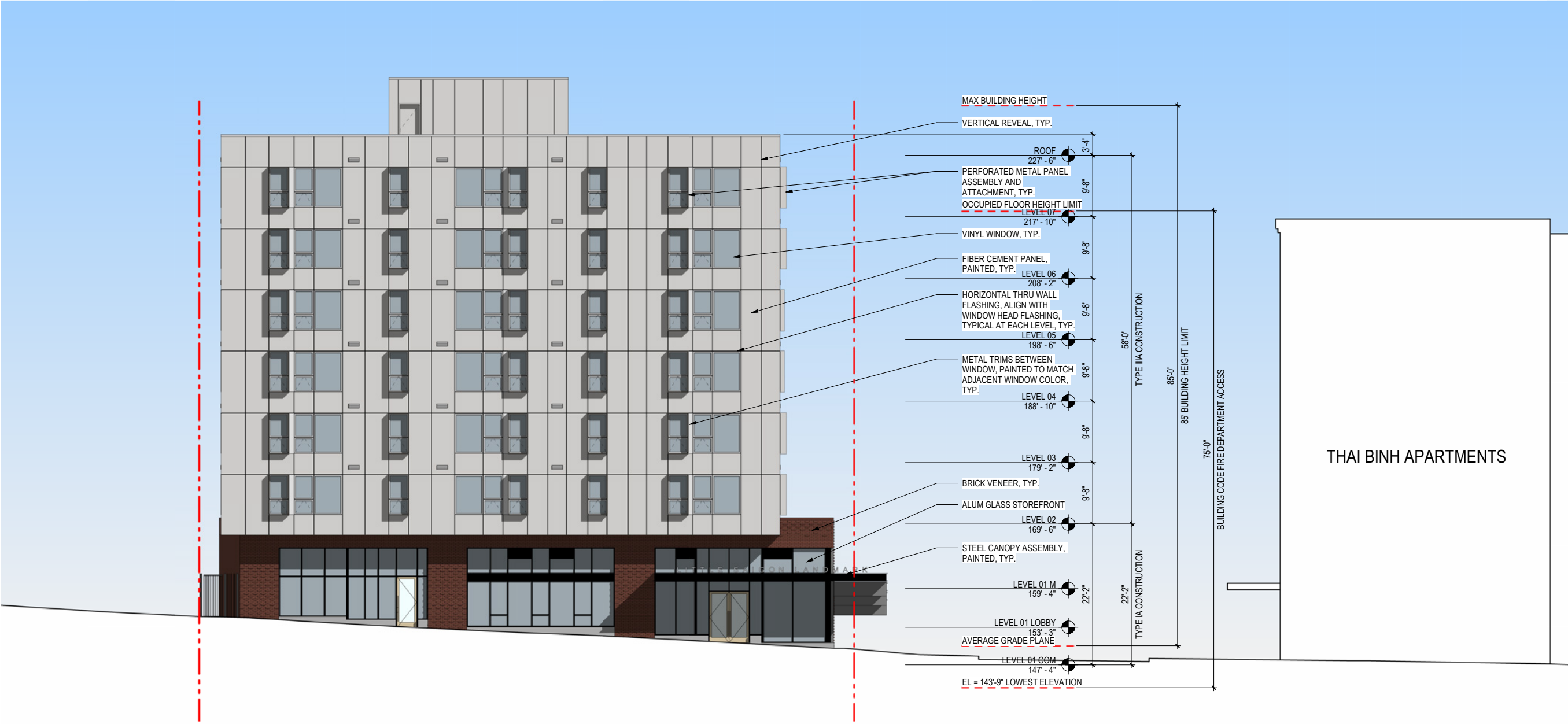
PROPOSED LEVEL 3 TO LEVEL 7 FLOOR PLAN



PROPOSED ROOF PLAN



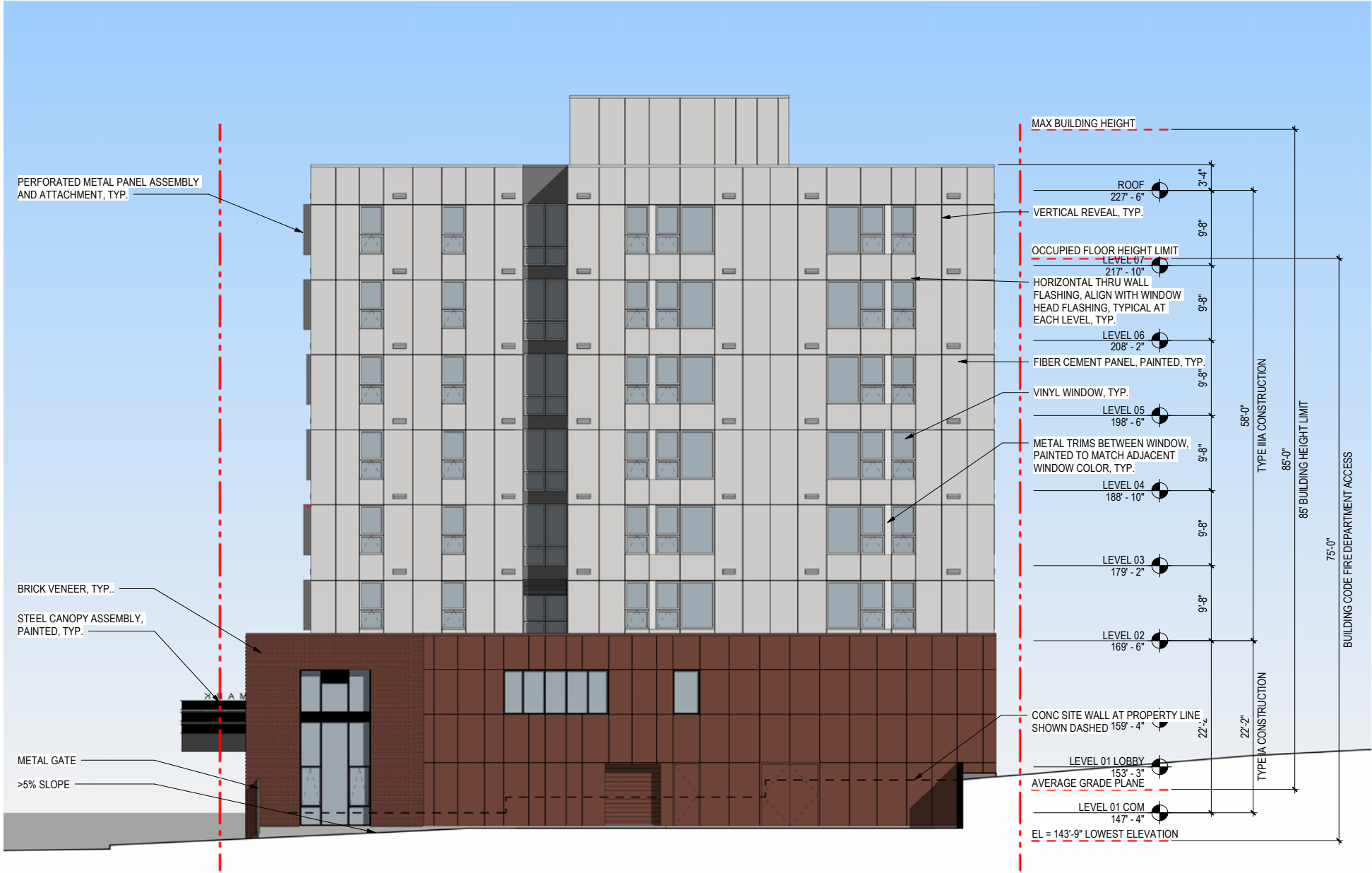
PROPOSED BUILDING ELEVATIONS - NORTH



PROPOSED BUILDING ELEVATIONS - WEST



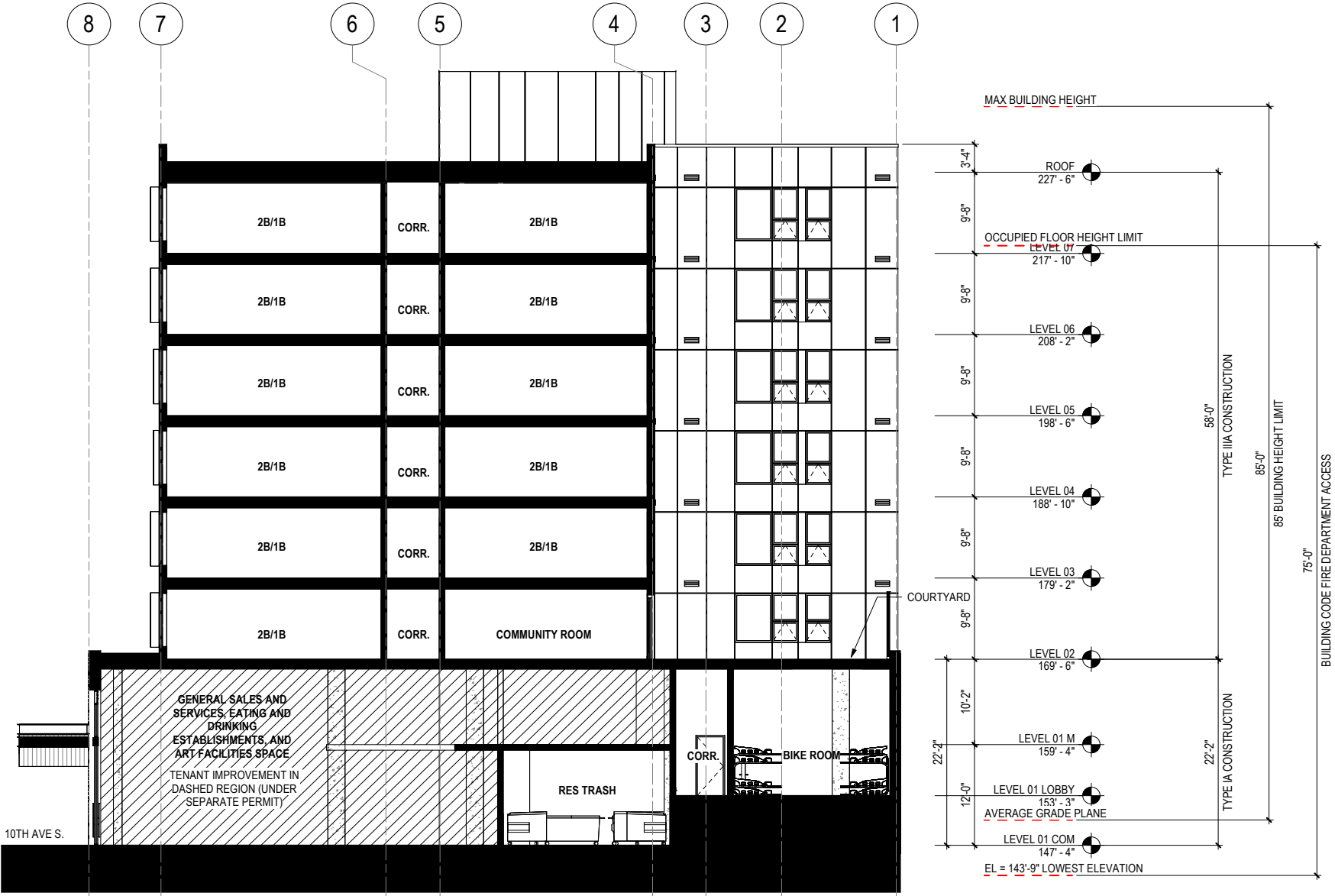
PROPOSED BUILDING ELEVATIONS - SOUTH



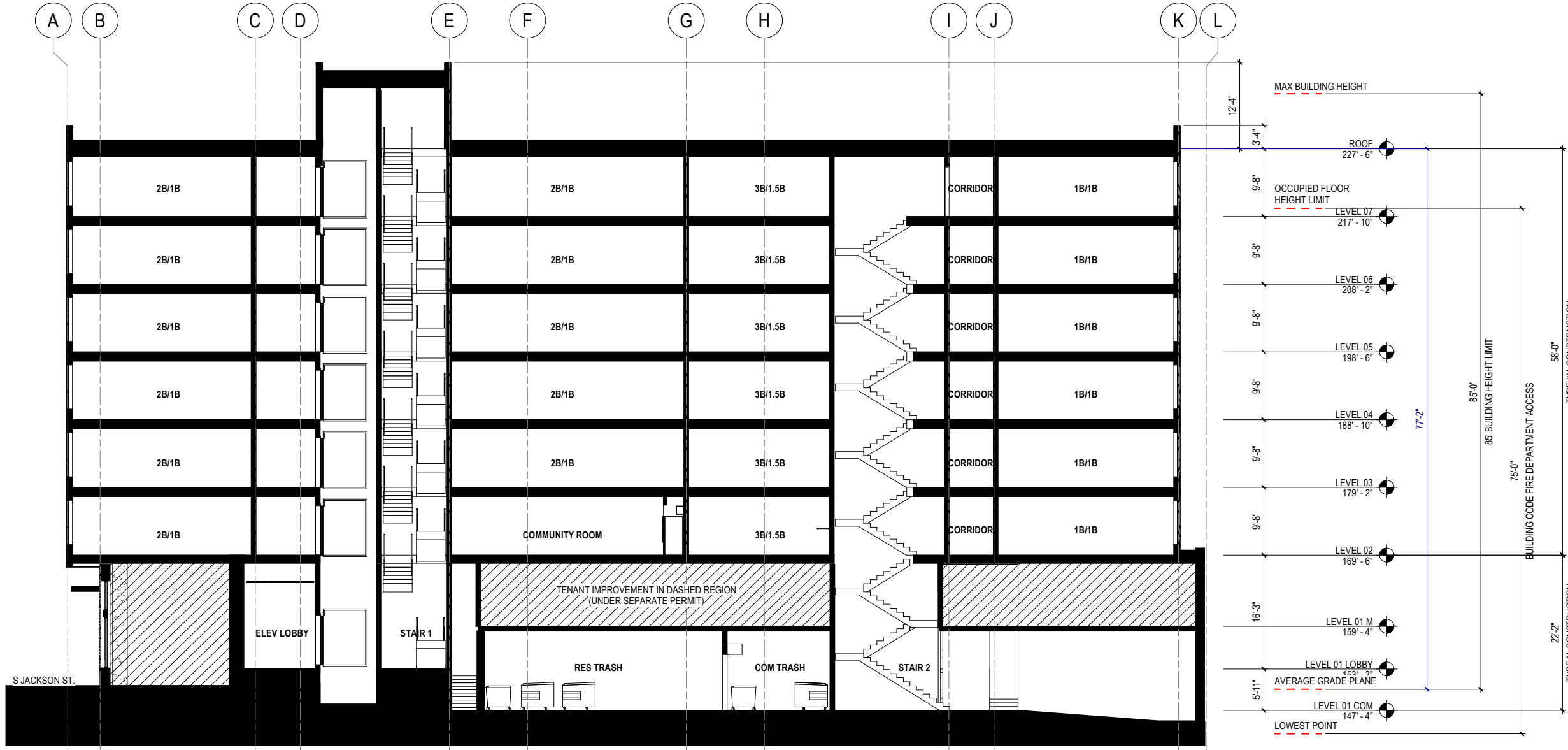
PROPOSED BUILDING ELEVATIONS - EAST (COURTYARD)



PROPOSED E-W BUILDING SECTION



PROPOSED N-S BUILDING SECTION





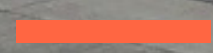
LEFT TURN
YIELD
ON GREEN

10th Ave S

東興市場
DONG HING MARKET

S Jackson St
N Duong Jackson
10th Ave S
Duong St 10th

APPENDIX



LITTLE SAIGON 2030 ACTION PLAN DESIGN RECOMMENDATIONS

CHARACTER RECOMMENDATIONS

- INTEGRATE ART

STREET GRID AND BLOCK PATTERN RECOMMENDATIONS

- REQUIRE ACTIVE EDGES ON THE GROUND FLOOR
- DESIGN STREETS TO REFLECT COMMUNITY VISION

PEDESTRIAN COMFORT RECOMMENDATIONS

- PROVIDE WEATHER PROTECTION
- ADD MORE STREET TREES
- ENCOURAGE LIGHTING THAT IMPROVES THE CHARACTER AND THE PERCEPTION OF SECURITY IN THE NEIGHBORHOOD
- CREATE DIVERSE, COMFORTABLE, WELCOMING OUTDOOR SPACES

ARCHITECTURAL RECOMMENDATIONS

- ENCOURAGE HIGH QUALITY MATERIALS
- CREATE DISTINCT ARTICULATION IN MASSING TO AVOID LONG, TALL BUILDINGS ABOVE THE STREET LEVEL
- DESIGN COMPATIBLE GROUND FLOOR RETAIL AND COMMERCIAL SPACES
- DESIGN INVITING RETAIL AND COMMERCIAL ENTRIES
- ENCOURAGE HOUSING TYPES THAT CAN ACCOMMODATE LARGE, MULTIGENERATIONAL FAMILIES

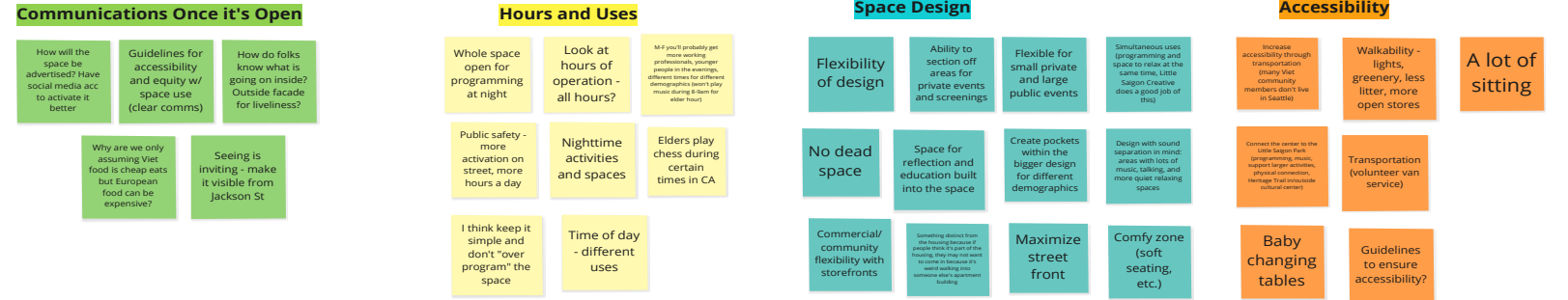


COMMUNITY ENGAGEMENT - PUBLIC MEETING 04/06/2024

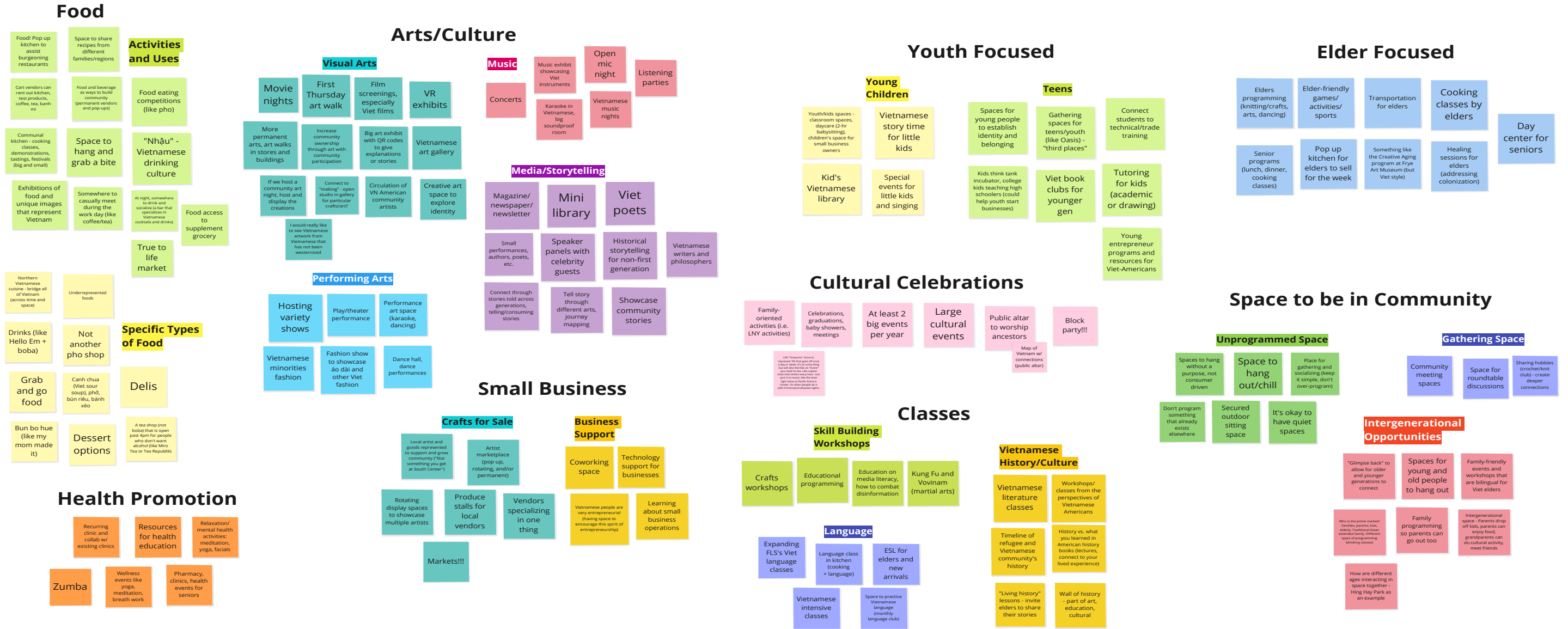
BIG PICTURE VISIONS FOR THE SPACE



CONSIDERATIONS FOR DEVELOPMENT AND OPERATIONS



WHAT PROGRAMMING WOULD MAKE YOU WANT TO VISIT THE VIETNAMESE CULTURAL AND ECONOMIC CENTER?



COMMUNITY ENGAGEMENT - PUBLIC MEETING 04/06/2024

HOW CAN THE VCEC REFLECT VIETNAMESE CULTURE IN SEATTLE?

Celebrating Diverse Experiences/Identities



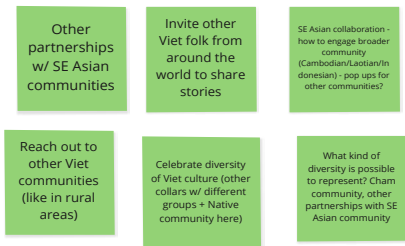
Elements from Vietnam



What Should the Space Feel Like?



Inviting Other Communities to Share Space



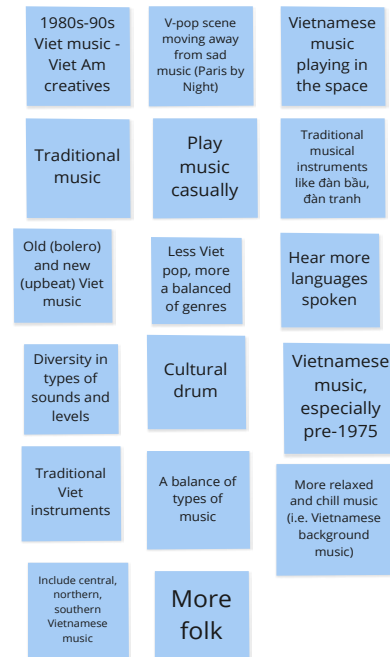
Folklore/Symbols/Icons



Sights



Sounds



Smells

