



The City of Seattle

## International Special Review District

Mailing Address: PO Box 94649, Seattle WA 98124-4649  
Street Address: 600 4th Avenue, 4th Floor

ISRD 100/24

### Staff Report

**Address:** 1001 S. Jackson St. – Little Saigon Landmark

**Record #:** DONH-COA-01062

**Applicant Representatives:** Doug Leigh, Mithun, and Quyhn Pham, Friends of Little Saigon

**Project Summary:** Proposed Demolition, Use and Preliminary Design for new construction of a 7-story mixed-use affordable housing development. The project will include 71 apartments and approximately 7750 sq ft at the ground floor and 3500 sq ft at the mezzanine level for institutional use (Vietnamese Community Center). The proposal includes demolition of the existing building at 1001 S. Jackson St.

The applicant has given one briefing to the Board on November 28, 2023.

### Chronology

- |                |   |
|----------------|---|
| September 2023 | Application for a Certificate of Approval for Demolition, Use and Preliminary Design submitted.   |
| November 2023  | <p>ISRD Board briefing. Doug Leigh and Casey Huang (Mithun), Quyhn Pham (Friends of Little Saigon) and Jamie Lee (SCIDpda) provided an overview of the project and presented briefing materials.</p> <p><u>Issues:</u> Cultural and site context; Demolition and history of the existing building; Programming (uses); Massing studies and community outreach.</p> <p><u>Comments/Recommendations:</u> The Board considered changes to the site over time and did not voice any objections or concerns about proposed demolition or findings of historic significance; Board members supported applicants' proposed uses and preferred massing option. There were questions about open space requirements and about garbage collection staging, given site slope.</p> |

May 2024

The application was determined to be complete.

### **Staff comments**

- This project is not subject to SEPA.
- The site is located east of I-5 and outside of the Asian Design Character District and Retail Core.
- S. Jackson St. is a Class 1 Pedestrian Street.

### **Demolition Analysis**

When reviewing a proposal for demolition of building or buildings located outside of the Seattle Chinatown National Register District, the board and DON must make a determination as to whether or not a building is a contributing structure by reviewing a historic property report and taking into account the provisions outlined in SMC 23.66.032 – Contribute structures; determination of architectural or historic significance and SMC 23.66.318 – Demolition.

### **Use Analysis**

Criteria for Review: The board must review applications based upon the consistency of the proposed action with the requirements of the ordinance, the district use and development standards and the purposes for creating the district. Please review the District goals and objectives, SMC 23.66.302 and International District preferred uses east of Interstate 5 - SMC 23.66.308.

Since the ISRD ordinance SMC 23.66 is a zoning overlay, the underlying downtown zoning code SMC 23.49 still applies unless the ISRD ordinance specifically addresses that issue. The ISRD Board reviews for compliance with SMC 23.66; SDCI reviews for compliance with SMC 23.49 – Downtown Zoning, as well as other code requirements such as ADA.

### What does the Board review:

*Type of use:* Uses are permitted, prohibited or subject to special review. Please review SMC 23.66.320, 308 and 322. The applicant is seeking use approval for housing on the upper levels and commercial and institutional use at the ground floor. Since the applicant has not defined specific retail tenant uses, the board can grant approval for retail commercial uses that are neither prohibited or subject to special review.

*Public Rights of way:* Location of access to the site and building.

### *Exterior Design Review:*

*General Requirements 23.66.336* – The Board reviews proposed preliminary design including window proportions, floor height, cornice height, for compatibility of scale, bulk, height, style of buildings in the immediate area, surrounding structures. This application is for Preliminary Design. Details such as colors and materials may be considered during this review, but will be included in a separate application for a Certificate of Approval for Final Design. The applicant must submit final color/materials/specifications for Board consideration with that application.

*Height:* SMC 23.66.332, The zone is DMR/C (Downtown Mixed Residential/Commercial) 75/75-95

*Rooftop features:* SMC 23.66.332(C) including rooftop mechanical equipment. Some of these elements may be addressed in the applicant's Final Design application.

*Views:* Shadows on Kobe Terrace Park and Garden are not anticipated.

**Staff note** -- *The following motion has been drafted by staff, based on prior Board review and discussion of the project at the November 2023 public meeting and upon staff's determination of completion of the application. The Board may deviate from the proposed motion below, if members of the Board feel that revisions are needed following consideration of public comment, the applicant's presentation and the Board deliberations on the application.*

**PROPOSED MOTION – APPROVAL OF DEMOLITION, USE AND PRELIMINARY DESIGN**

I move that the International Special Review District Board recommend approval of a Certificate of Approval for demolition, use and preliminary design at 1001 S. Jackson St., per the submitted application materials.

The Board directs staff to prepare a written recommendation of approval, based on considering the application submittal and Board discussion at the May 28, 2024 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

This application does *not* include: Exterior building materials, colors and finishes, exterior lighting, construction details, exterior mechanical equipment on the face or rooftop, right-of-way improvements, signs or a building sign plan.

As a condition of approval, the applicant will submit an application for a Certificate of Approval for Final Design details.

This action is based on the **following applicable sections of the International Special Review District Ordinance, Design Guidelines and the Secretary of the Interior's Standards:**

**Seattle Municipal Code (SMC)**

SMC 23.66.030 - Certificates of approval - Application, review and appeals

SMC 23.66.032 – Contributing structures; determination of architectural or historic significance

SMC 23.66.302 – International Special Review District goals and objectives

SMC 23.66.308 – International District preferred uses east of Interstate 5

SMC 23.66.318 - Demolition

SMC 23.66.320 - Permitted uses

SMC 23.66.332 – Height

SMC 23.66.336 – Exterior building finishes

- A. General Requirements. To 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, new development, including exterior remodeling, should respect the architectural and structural integrity of the building in which the work is undertaken, through sympathetic use of colors, material and style. Exterior building facades shall be of a scale compatible with surrounding structures. Window proportions, floor height, cornice line, street elevations and other elements of the building facades shall relate to the scale of the existing buildings in the immediate area.
- B. Exterior building design outside of the Asian Design Character District.

SMC 23.66.342 – Parking and access

### **ISRD Design Guidelines**

- I. Awnings and Canopies

#### **Secretary of the Interior Standards**

**9.** New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

**10.** New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.