



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 103/24

### MINUTES FOR THE MEETING OF TUESDAY, May 28, 2024

Time: 4:30pm

Place: Hybrid Meeting

#### **Board Members Present**

Heather Hargesheimer

Nella Kwan

Kyle Jacobson

Adrian Lam

Gary Lee

Samantha Wong

#### **Staff**

Rebecca Frestedt

Melinda Bloom

Stanley Tsao

Vietnamese Interpreters:

Ha Le

Tammy Dang

#### **Absent**

Chair Adrian Lam called the meeting to order at 4:30 pm.

#### **ROLL CALL**

#### **052824.1 PUBLIC COMMENT**

Anne Xuan Clark, spoke in support of the project, which she said is a longtime dream of having a community center. She said it is a major feat to acquire the site and having physical space is critical to the Vietnamese community and it is critical to have affordable housing.

Josh Brevoort, Friends of Little Saigon board member, concurred. He noted the space is a public project providing public space in the neighborhood. Public gathering space is an extension of the public street. He said they want this project to stand out as not just a commercial but a public place. He said they are working hard to get this right.

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

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**052824.2 CERTIFICATES OF APPROVAL**

**052824.31** 1001 S. Jackson St. – Little Saigon Landmark  
Applicant: Doug Leigh, Mithun  
Record #: DONH-COA-01062

ISRD Board briefing. Doug Leigh and Casey Huang (Mithun), Quynh Pham (Friends of Little Saigon) and Josh Park (SCIDpda) provided an overview of the project and presented briefing materials.

Ms. Frestedt summarized the staff report. She said the Board received a briefing in November 2023, where they were presented with the historic property report for the existing building and proposed massing options. She said 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 applicant’s proposed uses and preferred massing option. 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. She said the underlying zone is DMR/C (Downtown Mixed Residential/Commercial) 75/75-95.

Doug Leigh, Mithun, introduced the project. (Presentation and project details in DON file).

Quynh Pham, Friends of Little Saigon (FoLS), explained the importance of this project and the community culture center, which will be owned and operated by FoLS. The mixed-use building will include affordable housing operated by SCIDpda. She said the project is truly community-driven and they want to do it right.

Josh Sellers Park, Director of Real Estate for SCIDpda, described the proposed 71 units of housing comprised of 24 one-bedroom units, 35 two-bedroom units and 12 three-bedroom units.

Mr. Leigh provided context of the site and district and spoke about the age of the existing building and summarized modifications that have been made over time.

Casey Huang, Mithun, provided the urban context and existing site conditions. She said the project will request a departure for 30% reduction in code-required common recreation space to add a floor with 12 affordable units. She noted the site slope and described the vertical stacking pattern of the windows, as requested by the community. She provided multiple views to show existing context and how the vertical recess is used to break down the scale. She indicated a corner entry at Jackson to the Vietnamese Cultural space which will anchor the corner and have a

high degree of visibility. She said the canopy wraps the corner and continues along 10<sup>th</sup> Avenue. She pointed out setbacks of 3'-5' on Jackson intended to improve the pedestrian environment.

Ms. Kwan joined at 4:58 PM.

Ms. Huang proposed two more entry points along 10<sup>th</sup> Avenue to meet street level use requirements. She explained that the design of the community space allows for flexible uses. She said the community center space is double height with a mezzanine. She provided an overview of programming by floor and noted corridor ends would provide natural daylight at the recess on south and west façades. She said a green roof with solar panels is on top.

Mr. Leigh said a different architectural firm has been hired for the community center's tenant improvements. He said Mithun is working with them closely so things will run smoothly.

Mr. Jacobsen appreciated the presentation. He noted that the corridors don't align with building recesses. He asked if units could be larger without the recess.

Ms. Huang said the recess provides natural daylight into the space and potentially fresh air. She noted the importance of natural light especially in family housing. She explained that on every floor next to the laundry area there is a resident lounge space that is open to the corridor.

Ms. Huang said murals are shown in renderings as placeholders and will be part of the next presentation.

Ms. Wong asked if the proposed courtyard is on the cold side of the building for a reason.

Ms. Huang said the SCIDPDA provided input about programming. The space will be kept flexible for more community gatherings such as barbeques, events. She noted the access to the community room and courtyard and said indoor-outdoor space is provided. She said custom wood benches to provide seating are planned in the courtyard, as well as bio retention area and planters with greenery.

Ms. Hargesheimer appreciated the presentation and said the evolution of the project. She asked how doors to community space function, if interior spaces could function independently.

Ms. Huang said a bifold wall system will allow interior space to be partitioned for various uses. She said two access points on 10<sup>th</sup> work with the grade changes. She

said there could be three different activities going on at one time or the space could be open for one large event.

In response to a question, Ms. Huang said parking is not required. With affordable housing and community use they are following zoning code requirements.

Mr. Leigh said parking would take away lots of ground floor programming because a ramp would be required. He said affordable housing money cannot be used to build parking.

Mr. Sellers Park said parking isn't the best utilization of space for residential. He said this is a transit rich area which he hoped would shift the way people live in the city.

Ms. Pham said FoLS is exploring parking opportunities elsewhere. She said it is not ideal. She said they chose to prioritize commercial uses first.

Mr. Jacobsen appreciated the ground floor pedestrian experience is in keeping with the Guidelines.

Mr. Lam said it is a thoughtful project and an elegant solution. He noted the interesting cultural focus. He asked for information about the proposed departure request.

Ms. Huang said the request is for a 30% reduction in outdoor spaces; it allows them to build another level of housing, another 12 units. She said both Uncle Bob's Place and Hirabayashi Place have similar departures.

Mr. Lam concurred. He said it is a nice balance for having ground floor programming. He said this project shows how affordable housing can be developed to satisfy the community and residents.

Mr. Lee asked if a roof extension over courtyard was explored to make it more usable for tenants.

Ms. Huang said cost was an issue and the windows would be shadowed.

Mr. Leigh said looking down on a roof is not as nice to see as a nice courtyard with plantings. He said there are other options such as shade sails, umbrellas. He said the courtyard is an outdoor space for kids as well.

It was noting that the addition of an awning could be explored later.

Action: 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; board members are inclined to approve the requested departure with more information provided as part of Final Design on how the open space requirements would be met in other ways.

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.

MM/SC/HH/GL

5:0:1

Motion carried. Ms. Kwan abstained since she missed the applicant's full presentation.

**052824.4 BOARD BRIEFINGS**

**052824.41** 1001 S. Jackson St. – Little Saigon Landmark  
Applicant: Doug Leigh, Mithun

The presentation of the Preliminary Design proposal was followed by a briefing on Final Design Details.

Casey Huang explained the inspiration for brick patterning in Vietnam and provided photo examples. She said they would highlight programming using brick with the addition of some wood as well. Fiber cement panels are proposed for upper mass with white vinyl windows. The outside of the window shroud will match the building; inside surround will relate to wood color at base. She said art will be used in 6-story recess and on the east façade, where there will be no windows. The mural will be visible from the street until the next-door property is developed. She said brick turns the corner at the base and then switches to hard panel painted in brick color. She said a brick band will wrap the façade with wood soffit underneath the canopy. A wood door to the community center will reinforce cultural connection to nature. She noted brick detailing with brick projected out ½" to create texture. She said the siding window-system option was selected by the community group.

Ms. Huang said the stakeholder group will lead the art effort, which she summarized. The canopy will have ribbon art inset to glazing which will wrap the corner. Glazing that is part of the canopy will have redlining map in Central District

etched into glazing and onto brick surface. She said multiple banners are planned which could be art or signage opportunities. Recessed areas could have pavement/surface insets, quotes. She said bench art could be incorporated into the courtyard area. She said a wood entry door is specified and is an opportunity for customer carving or detail.

Mr. Leigh went over proposed right-of-way details including drop off parking, trash pickup, service ramp to service corridor, trash room and transformer vault exits.

Tammy Lee, landscape architect, provided proposed landscape plan and said they would maximize landscaping and trees, studying what has been planted. The goal is to have plantings that buffer traffic and enhance pedestrian experience. The 'in-out' connection of community space to courtyard will remain and the space will be open for flexibility of use. She said trees will provide shade and planting areas will be added around the courtyard. The standard green roof will act as storm water treatment and will not be an amenity space.

Ms. Hargesheimer appreciated the thoughtful integration of art. The images provided in the presentation were colorful and she suggested more color in the window shrouds.

Mr. Lam asked about the fiber cement material and noted that lighter colors can look "washed out," adding that it could look like a white building.

Ms. Huang said colors were reviewed by stakeholder group who said they wanted the stronger colors would be most effective at the community space. She said the building will be a canvas for art opportunities.

Ms. Pham said they didn't want stereotypical Vietnamese colors which is why the building is muted with expression at the base. She said they stayed away from red and yellow, so windows are not a prominent part of the building.

In response to a question about building lighting, Ms. Huang said they have a lighting designer on this project who understands safety concerns in this neighborhood. She said the lighting designer will present next time.

Mr. Leigh said there will be lighting under the canopy, downlighting at the pilasters, at the overhang on Jackson Street and pathway lighting.

Mr. Jacobsen noted the developer's deep roots in the community and the input from the steering committee and feedback from members of the community. In reference to discussion about paint colors he said the Board should tread lightly, given community input. He supported the team moving the project forward.

Mr. Lam said it would be helpful to show the evolution of the color schemes as part of the presentation to the preferred color option.

Ms. Hargesheimer said she is very excited about this project. She said it would be helpful to understand how proposed uses of the community center inform the design.

Ms. Huang said the design was informed by the Vietnamese cultural center space, programming and activities. She pointed to the appendix in briefing package.

Mr. Leigh asked board members for input on any misses or areas of concern.

Ms. Hargesheimer said she had none.

Mr. Lee noted some confusion about proposed building colors (sand and okra). Requested clarification at the next presentation.

Mr. Lam said he was encouraged by the use and transparency.

At 6:55 p.m. staff released interpreters.

**052824.5 Staff Summary and Board Business**

Staff provided a summary of Administrative Approvals since last meeting

Ms. Frestedt provided an update on the vacancy. She said two people expressed interest in the appointment and they would be setting up interviews.

Meeting adjourned