



# JACKSON STREET APARTMENTS

## PROJECT TEAM

Developer

**Mill Creek Residential Trust**

Architect

**Tiscareno Associates**

## PROPOSED BUILDING DESCRIPTION

A mixed use housing development composed of two, seven-story buildings on a shared, stepped podium containing structured parking. The site fronts Jackson Street, which will be lined with retail uses at street level, and portions of Main and 10th streets, which will have residential uses.

## PROPOSED BUILDING SUMMARY (all numbers approximate)

Structure Heights: 75' max from midpoints on Jackson and Main

Number of Residential Units: Approx. 400

Building Area: 475,000 sf

Residential Area: 315,000 sf

Retail Area: Approx. 6,000 sf

Parking Stalls: 2-3 levels

Bicycle Stalls: Approx. 350

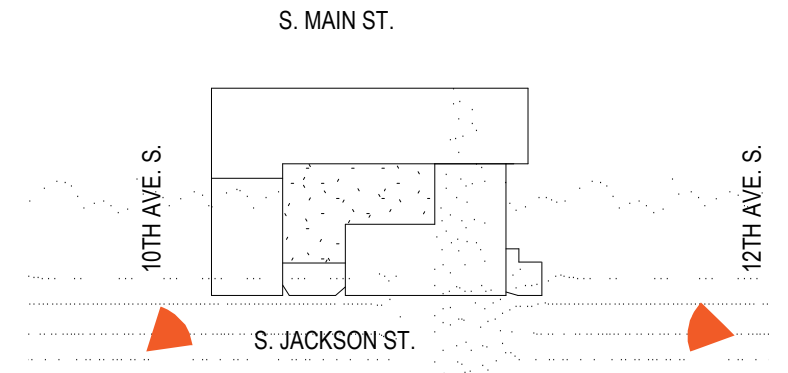
## MEETING AGENDA

1. Prior Meeting Summary
2. Review Neighborhood and ISRD Precedents
3. Update on Community Outreach Efforts
4. Design Development
5. Review Vehicular Access
6. Discuss efforts with SDOT for Street Improvements
7. Review Departures

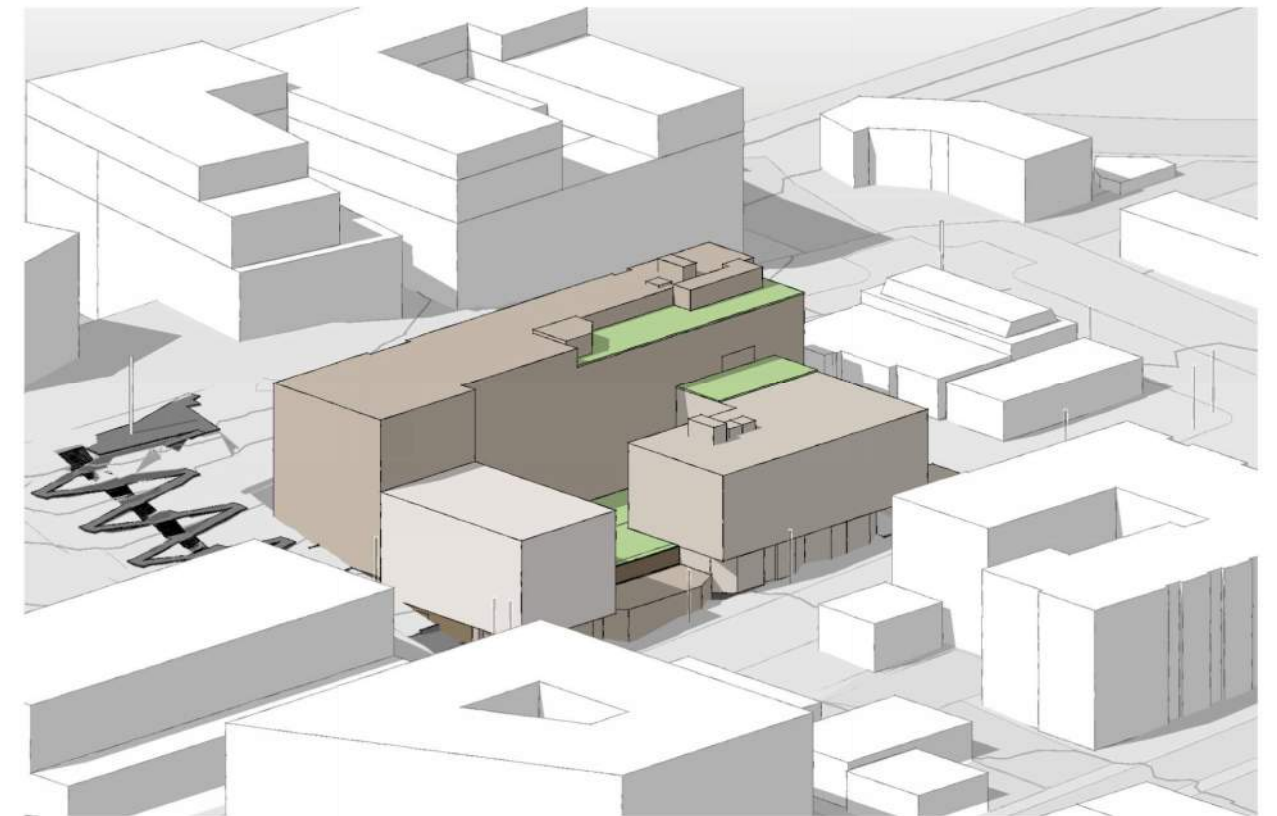


## Prior Meeting Summary

1. Presented the Historic Report with Comments from Dr. Dennis Chinn. The Board supported the demolition of the existing structures.
2. Presented options for vehicular site access. The Board supported private access from 10th and service access from Jackson but it was noted that some private access might be preferred from Jackson to reduce traffic on 10th.
3. The Board preferred Scheme 1 (pictured) over Scheme 2.
4. The Board supported the proposed Departure.
5. The Board asked about how the design team was engaging the community and rooting the project in the neighborhood.



Jackson & 10th



Aerial View

# NEIGHBORHOOD & DISTRICT PRECEDENTS



THAI BIHN APARTMENTS



BEAM (ANH SANG) APARTMENTS



AN LAC (in district, but approved prior to ISRD expansion)



THE PUBLIX



ICON APARTMENTS



PACIFIC RIM CENTER



BEAM (ANH SANG) APARTMENTS



NVC HALL



BEAM (ANH SANG) APARTMENTS



ICON APARTMENTS



BOB & MARCIA ALMQUIST PLACE



THAI BINH APARTMENTS



THAI BINH COURTYARD



AN LAC



THE PUBLIX



*Beam Apartments*



*420 Maynard Ave S*



*510 6th Ave S*



*Hotel NP, 306 Maynard Ave S*

## **BUILDING ENTRANCES**

Seattle's Chinatown-International District has a strong tradition of distinctive building entries with canopies. Used to identify the building entry the door frame was accentuated by a contrasting materials including; brick, cast stone, cast iron, or locally made terracotta. To further differentiate the entry from the rest of the facade, the architectural style was embellished around the door giving prominence and grandeur to the building's entry. The ornate entrances are crowned by a canopy designed in a compatible style to the building's architecture.



## CANOPIES

Overhead coverage of the sidewalk by canopies is increasing in Seattle's Chinatown International District.

The oldest examples of sidewalk shelter are flat planes or tin-covered wood or metal arranged horizontally and are bolted in two locations to the side of a building. They are mounted eight to nine feet above the sidewalk and range in depth from four to six feet.



Wing Luke Museum, 719 S King St



Publix Hotel Apts, 504 5th Ave S



Beam Apartments



625 5th Ave S



614 - 626 S Jackson ST

## STOREFRONTS WITH KNEE WALLS

Also known as a stall riser, the knee wall supports store front glazing above. Wall heights range from a few inches to about two and a half feet tall. When the building is located on a sloping site, the knee wall often is configured to follow the slope on the bottom edge and level on the top to give the storefront glazing a level surface. Breaks in the continuity of the knee wall happens at the building's structural columns and at entries.



625 S King St



506 - 510 Maynard Ave S



Wing Luke Museum, 8th Ave S



Hirabayashi Place Apartments, 442 S Main St



AN LAC  
USE OF WOOD  
FRAMED MASSES  
MUTED TONES WITH COLORFUL ACCENTS



THAI BINH  
EXTENSIVE USE OF WOOD



HANA APARTMENTS  
USE OF WOOD  
DARK GRAY  
LIGHT GRAY  
YELLOW  
RED



ANH SANG (BEAM)  
EXTENSIVE USE OF WOOD  
YELLOW



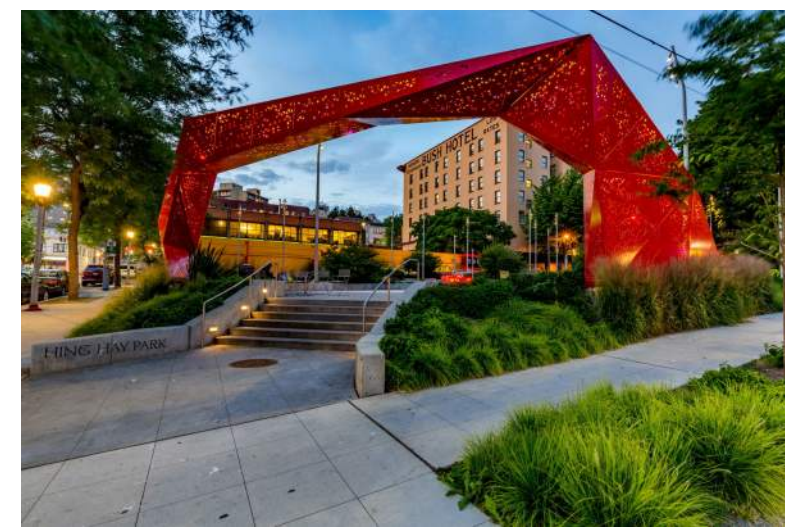
SIGN  
YELLOW  
RED



ALMQUIST PLACE  
FRAMED MASSES  
MUTED TONES WITH COLORFUL ACCENTS



NVC HALL  
USE OF WOOD  
DARK GRAY  
LIGHT GRAY  
RED



HING-HAY  
YELLOW  
RED

# INTERNATIONAL SPECIAL REVIEW DISTRICT ZONING ANALYSIS (23.66)

## SMC 23.66.302 - International Special Review District Goals and Objectives

A. Reestablishing the District as a stable residential neighborhood with a mixture of housing types;

**The proposed project will add new, stable housing to the neighborhood by providing a mixture of for-rent apartment options.**

B. Encouraging the use of street-level spaces for pedestrian-oriented retail specialty shops with colorful and interesting displays;

**The proposed project will add new, street-level spaces for pedestrian-oriented retail and will employ culturally-conscious design. Retail tenants will be encouraged to provide colorful displays that engage the public and signage that responds to the multi-lingual environment of Little Saigon.**

C. Protecting the area and its periphery from the proliferation of parking lots and other automobile-oriented uses;

**The existing parcel is approximately 50% surface parking and service. This will be replaced by pedestrian-oriented retail with structured parking and service screened from the street.**

D. Encouraging the rehabilitation of existing structures;

**The existing structure has been assessed by Studio TJP. See attached report. The structure does not have important architectural or historic significance.**

E. Improving the visual and urban design relationships between existing and future buildings, parking garages, open spaces and public improvements within the International District;

**The proposed project will create new, urban connections between streets and support continuous, pedestrian retail along S Jackson Street. In addition, by adding new residences and street-facing retail to the neighborhood, as well as increased lighting and security per CPTED principles, the project will contribute to a safer environment.**

F. Exercising a reasonable degree of control over site development and the location of off-street parking and other automobile-oriented uses; and

**No surface parking lots or principally automobile-oriented uses are planned for the new project.**

G. Discouraging traffic and parking resulting from athletic stadium events and commuters working outside the District.

**Parking in the new development will not be promoted as “event parking” and will be utilized for commuters working outside the neighborhood.**

## SMC 23.66 - International Special Review District Zoning Analysis

### 23.66.308 - International District Preferred Uses East of Interstate 5

Preferred uses for that portion of the International District that lies east of Interstate 5 include restaurants, retail shops, residential uses, and other small- and medium-scale commercial uses. Commercial businesses and uses with an Asian product, service or trade emphasis are preferred. Preferred uses should contribute to the International District’s business core or to the function and purposes of the International District east of Interstate 5.

**The new development will feature retail shops and commercial spaces that can accommodate small to medium scaled uses. Given the location of the site in Little Saigon, it is preferred that this commercial element reinforces the existing, Asian-focused retail, and contributes to its identity as a unique place to live and shop.**

### 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.

**We have conducted a survey of the buildings in the immediate, nine block area and have included the Beam, the Pacific Rim Center and Thai Bihn in our massing precedents. The project also looks at the Little Saigon neighborhood specifically and the CID as a whole for inputs of color, material and style.**

C. Exterior Building Design Outside the Asian Design Character District. Outside the Asian Design Character District, earthen colors and masonry construction with nonmetallic surfaces are preferred. Concrete construction will also be permitted if treated in a manner or incorporated into a design that provides visual interest and avoids large unbroken surface areas.

**The proposed design will primarily include earthen colors, non-reflective metallic surfaces. Treated concrete surfaces and projecting metal canopies may also be included. The materiality at the pedestrian level will be differentiated from the materiality above, and include storefront glazing and planting.**

### Secretary of the Interior’s Standards for Rehabilitation

Note: Of the ten items in the Rehabilitation section of the SOI Standards, we are highlighting item nine as the most applicable to the proposed project.

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

# Jackson Apartments Community Outreach Plan

Prepared By: David J. Della, Principal. Eco-Ready

## **PHASE I: PROJECT CONCEPTUALIZATION** COMPLETED

Goal: Establish or strengthen relationships with key stakeholders in the community and gather information and input to assist with project conceptualization prior to an initial ISRD Board briefing.

Method: Individual meetings with each group

Target Groups:

1. **Friends of Little Saigon**
2. **Chinatown-International District Business Improvement Association (CIDBIA)**
3. **Viet-Wah Group**
4. **Owner, Asian Plaza Shopping Center**
5. **Seattle Chinatown-International District Preservation and Development Authority (SCIDpda) Real Estate Committee.**
6. **Interim Community Development Association (CDA)**

## **SUMMARY**

- **Widespread support of the overall massing concept of three buildings rather than two.**
- **Interest in the Jackson Street commercial spaces - how they would work, what size, etc.**
- **Interest in the proposed improvements to 10th Ave and how the pedestrian experience will be improved with new lighting and landscaping.**
- **Interest expressed in the state of public safety in the neighborhood and how a new project might contribute to it.**

## **Phase II: Project Development** IN PROCESS

Goals:

- Review the project team's response to comments from the ISRD Board with community stakeholders after each meeting as needed.
- Establish or strengthen relationships in the community and gather information and input to assist with project development.
- Brief community stakeholders on project status on a regular basis.

Methods:

- Email summaries
- Meetings
- Community activities

Target Groups:

1. Phase I Groups with emphasis on the Friends of Little Saigon, Asian Plaza, and SCIDpda.
2. Additional Little Saigon businesses and stakeholders
3. CIDBIA, Interim CDA
4. CID Retail/Business Developer

## **SUMMARY OF MEETINGS WITH THE FRIENDS OF LITTLE SAIGON**

- **The "Frames" concept was the clear preference.**
- **The portal expression for the main Jackson entrance was preferred.**
- **There was clear preference for one of the color schemes but also a desire to be a little more bold.**
- **Many questions asked about the topography and improvements at Main Street.**
- **There was interest in seeing the Jackson commercial spaces have more individual character.**

### **Phase III: Project Refinement**

#### Goals:

- Brief interested community stakeholders on project status.
- Meet with groups as questions arise during detailed development of the project. For example, this could include branding, design details, colors, planting and signage.

#### Methods:

- Email summaries
- Individual meetings

#### Target Groups:

1. **Phase I Groups with emphasis on the Friends of Little Saigon, Asian Plaza, and SCIDpda.**

### **Phase IV: Project Construction**

#### Goals:

- Brief stakeholders adjacent to the project on project status and potential impacts that occur during the construction phase.

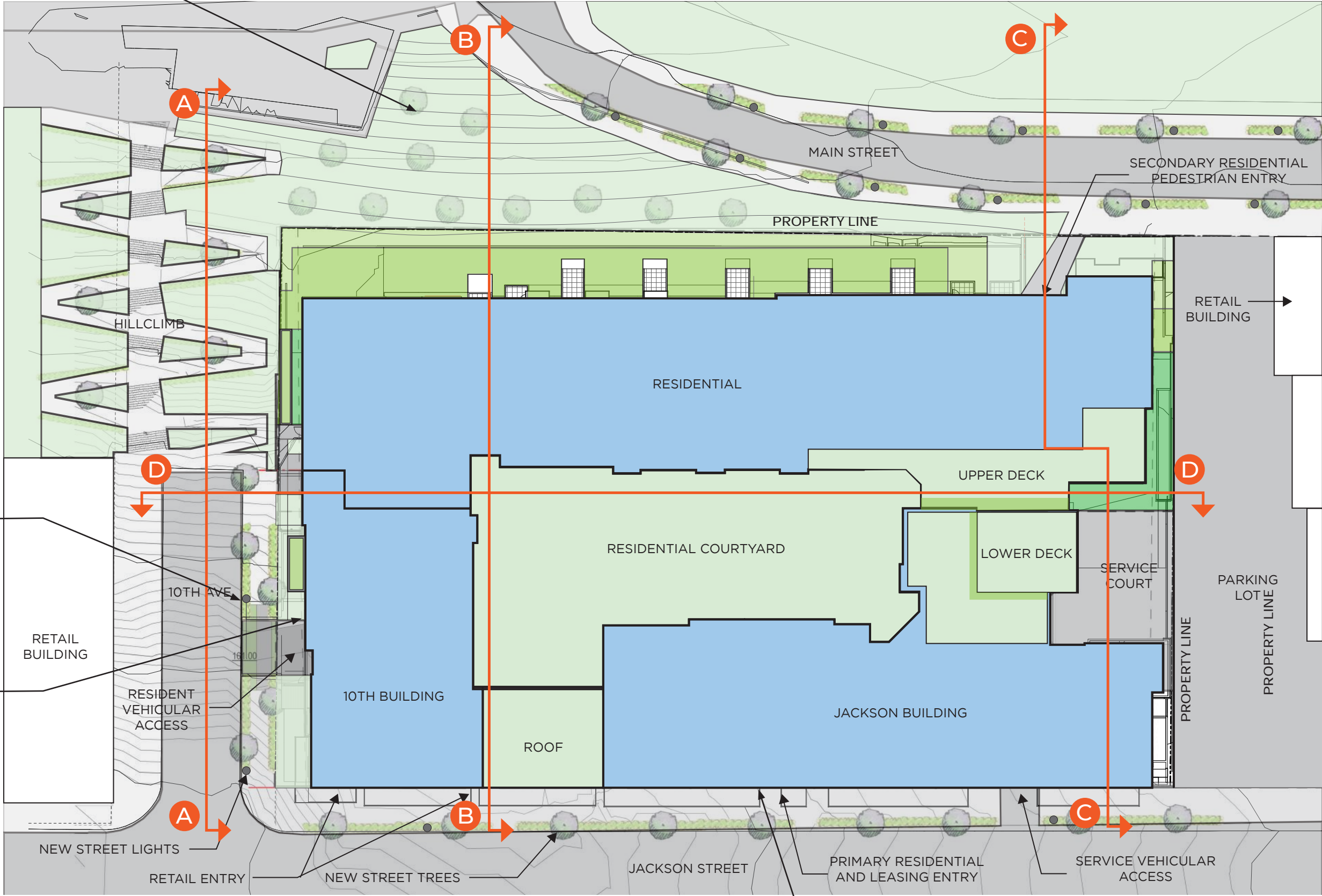
#### Methods:

- Email summaries
- Individual meetings

#### Target Groups:

- **All groups we have met with in the process, with specific focus on adjacent businesses on Jackson Street**

A LARGE OUTDOOR SPACE THAT IMPROVES AND COMPLIMENTS THE EXISTING PEDESTRIAN EXPERIENCE BETWEEN JACKSON AND MAIN. (ISR.DG.3.C.8)(LSAP)



NEW PEDESTRIAN LIGHTING ON 10TH AND JACKSON (LSAP)

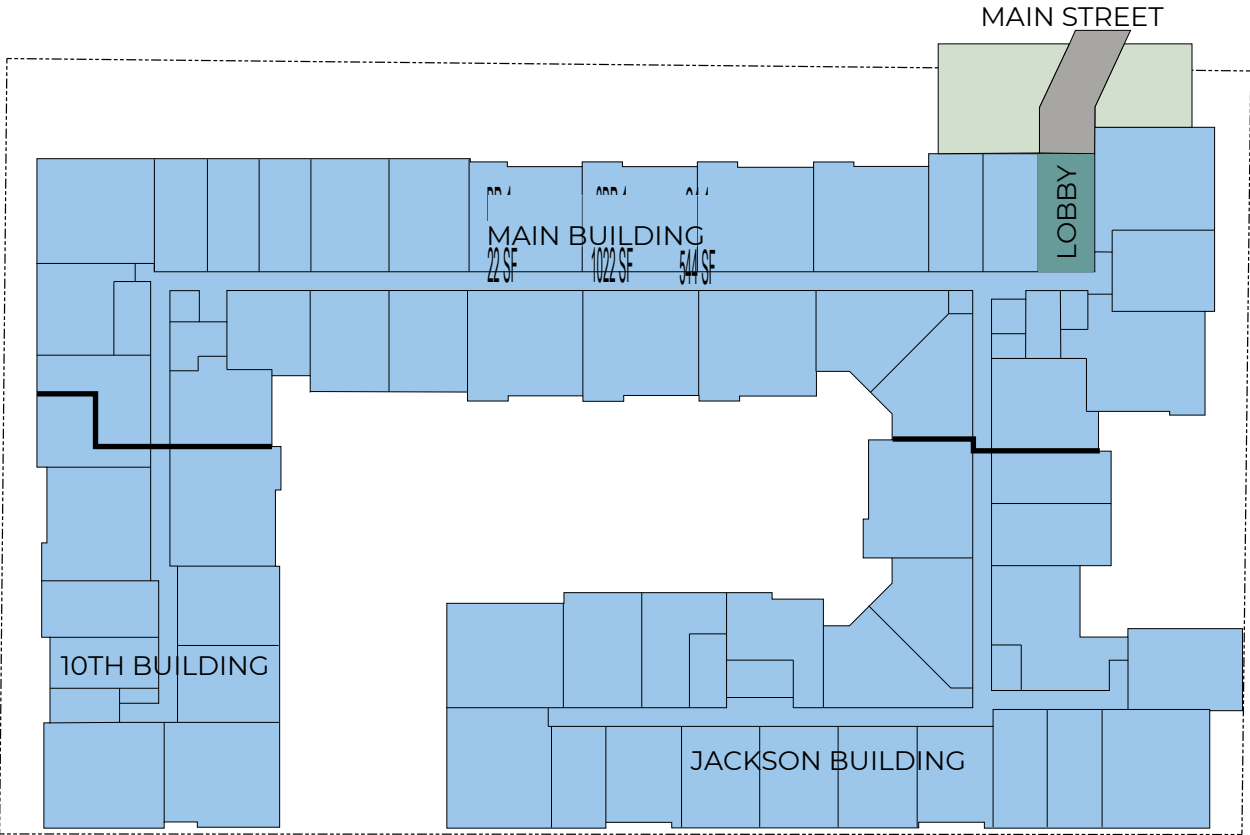
BUILDING SETBACK CREATES SPACE FOR LANDSCAPING AND TREE CANOPIES THAT SOFTEN THE URBAN EDGE (ISR.DG.C.2) AND IMPROVE THE PEDESTRIAN EXPERIENCE TO YESLER TERRACE (LSAP)

POTENTIAL FOR SPECIALTY PATTERNS (LSAP)

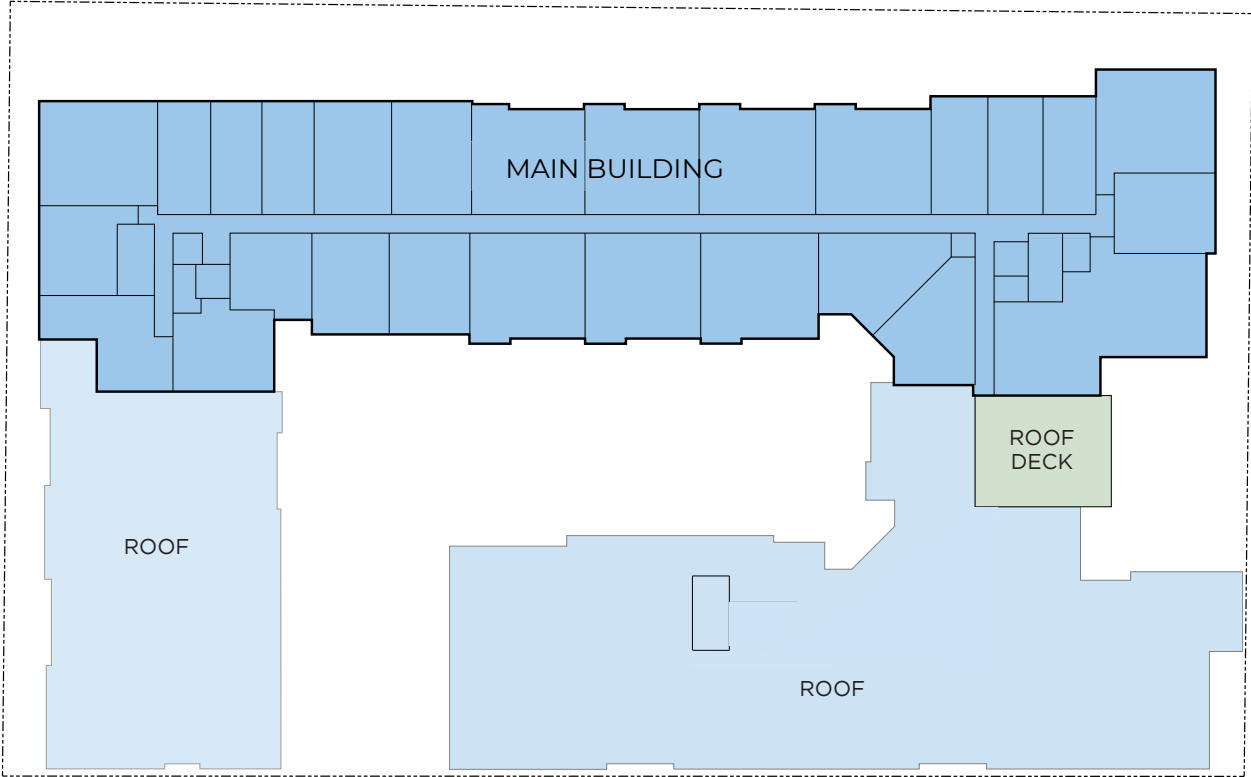
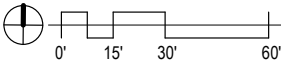


THE MASSING IS OF SIMILAR SCALE TO THE SURROUNDING BUILDINGS. A STEPPED CONFIGURATION IS THE MOST APPROPRIATE RESPONSE TO THE CHARACTERISTICS OF THE SITE. (ISR.DG.3.C.2)

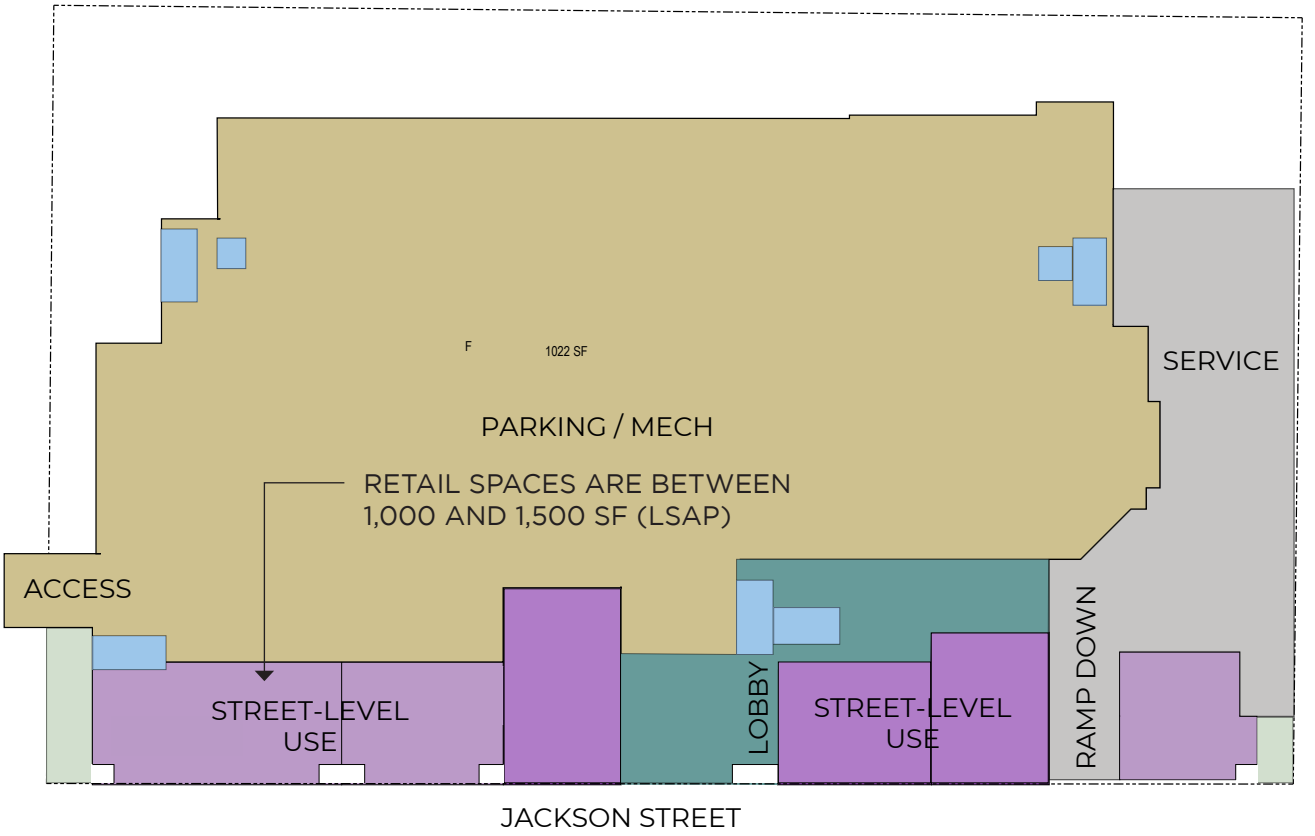
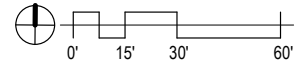




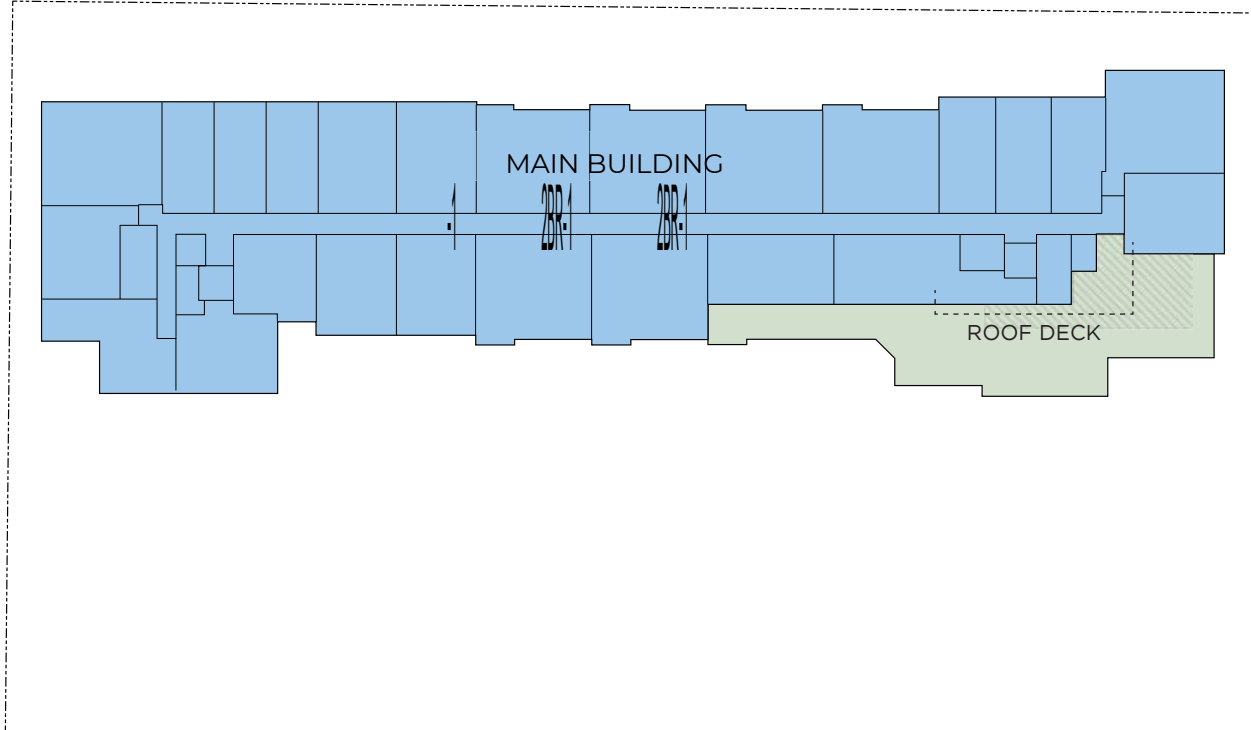
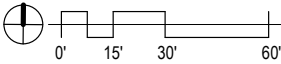
MAIN - LEVEL 1/JACKSON - LEVEL 5



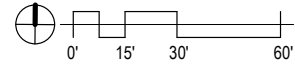
MAIN - LEVEL 4



JACKSON - LEVEL 1/2



MAIN - LEVEL 7



**'CORNERS' SCHEME**

**'FRAMES' SCHEME**

COLOR ALTERNATIVES



**OPTIONS NOT PREFERRED BY THE COMMUNITY**



**PREFERRED BY THE COMMUNITY**

**COMMUNITY COMMENTS**

- *"...would like to see development of retail space identities."*
- *Consider a bolder color scheme*
- *"...would like to see more information about Main Street side topography and landscaping."*
- *Liked the Jackson Street main entry*



MAIN STREET - NORTH ELEVATION



JACKSON STREET - SOUTH ELEVATION



	White		Wood
	Light Gray		
	Dark Gray		Brick
	Metal Panel		
	Yellow		

# DESIGN DEVELOPMENT



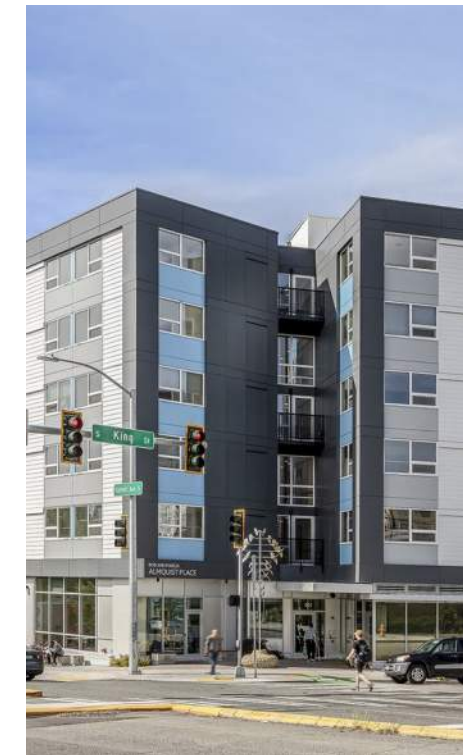
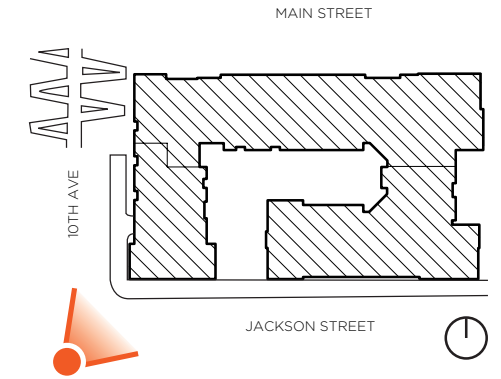
**PROPOSED DESIGN**

**CONCEPT**

Use of frame, or grid, is a simple means of creating an ordered facade. Within, the frame, color and material can be varied to create diversity in the overall facade. The expression of the grid can also vary such that on one building it is bold, but on a neighbor, it is subtle. Such measures are important in creating three distinct buildings that are also cohesive parts of a whole.

**FEATURES**

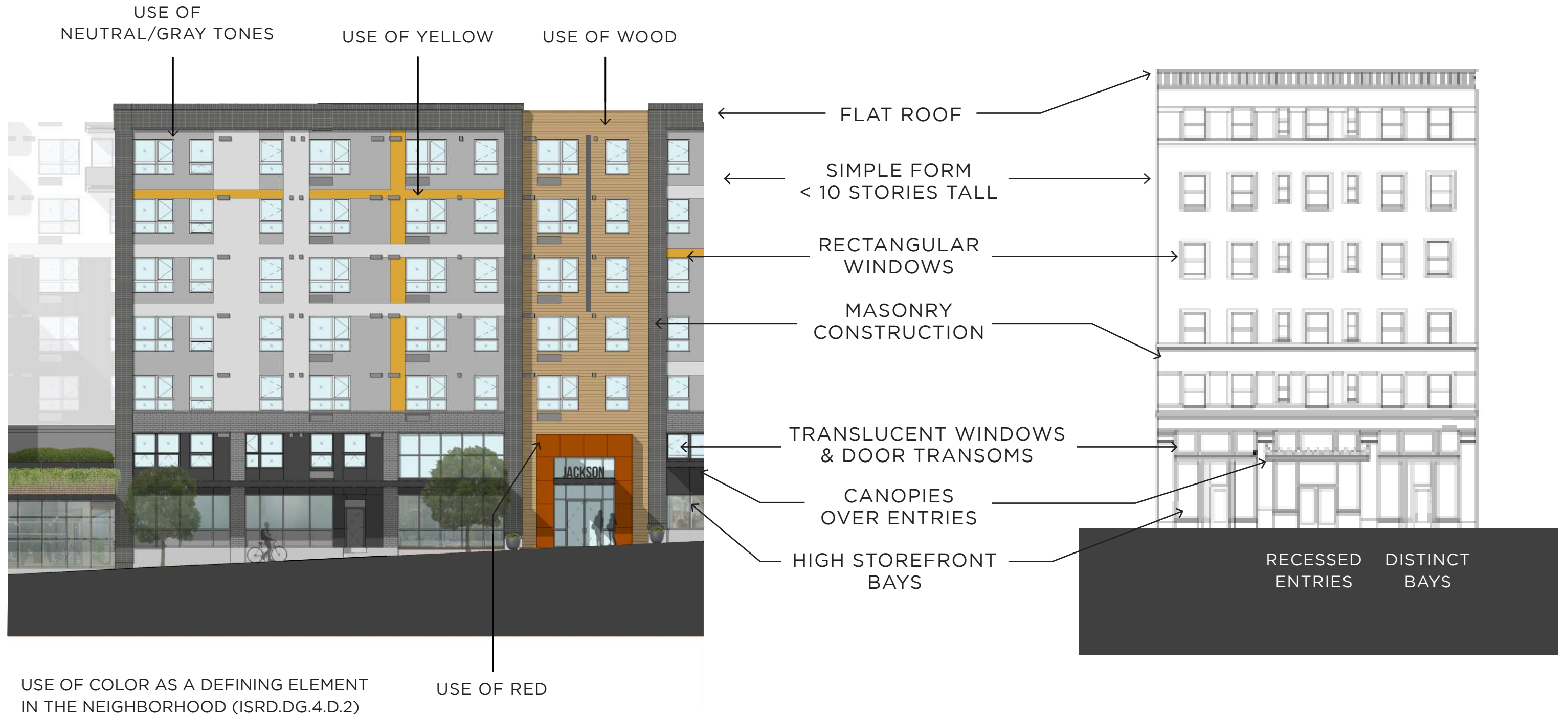
The design uses similar, high-quality materials to those on neighboring buildings - including brick, wood, cement panels and concrete. Proportions, modulation and colors are compatible to buildings in the immediate area. (ISR.DG.3.C.1 + 5) (LSAP)



## PROPOSED DESIGN

## DISTRICT EXAMPLE

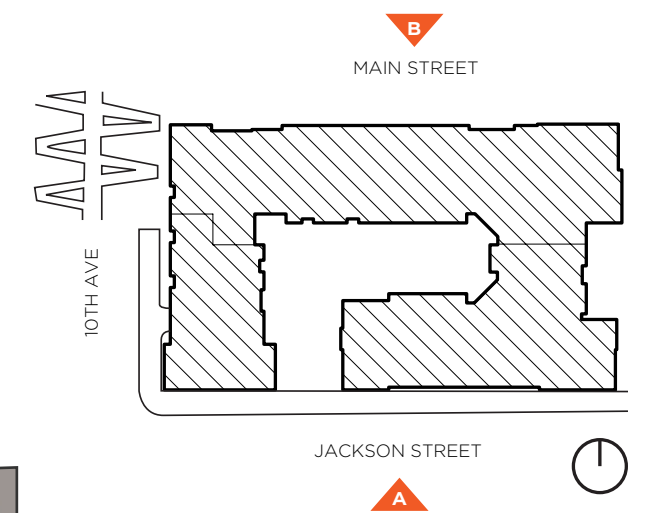
(ISRD DG.3.A)











**B** BUILDING - NORTH ELEVATION  
1" = 30'-0"

A significant break in the mass equivalent to a city street combined with meaningful changes in materiality and color create a varied streetscape. (LSAP)(ISRD.DG.3.C.3)



The patterning of materials and colors adds depth and texture (ISRD.DG.3.C.4)

Internal loading removes solid waste collection from the public realm (LSAP)(ISRD.DG.3.D.3)

**A** BUILDING - SOUTH ELEVATION  
1" = 30'-0"

A continuous street edge at the parcel line creates continuity (LSAP)

## COMMUNITY COMMENT

- “...would like to see development of retail space identities.”

## LITTLE SAIGON 2030 ACTION PLAN

- Sidewalk allows for 2-4 feet for retail displays
- Continuous lighting along Jackson Street improves security

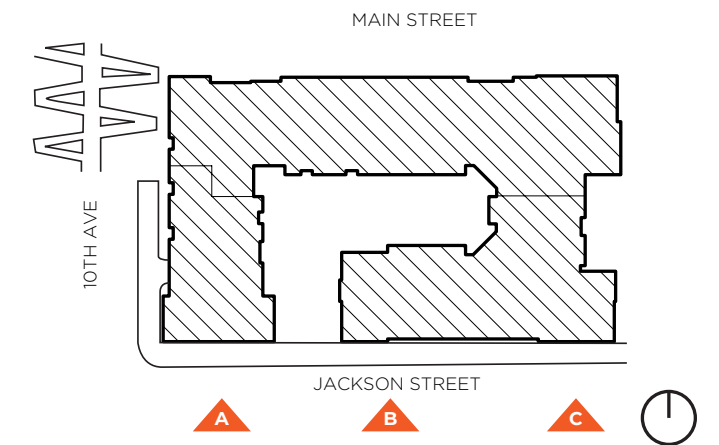
## ISRD DESIGN GUIDELINES

3.C.6: Human-scaled design elements engage pedestrians and create a vibrant street frontage.

3.C.7: Exteriors have been tailored to reflect the interior use.

3.C.9: Tall glazing accentuates the lobby and interior spaces.

3.C.10: The design is an inspired, contemporary response to a historic district and the immediate neighborhood’s character.

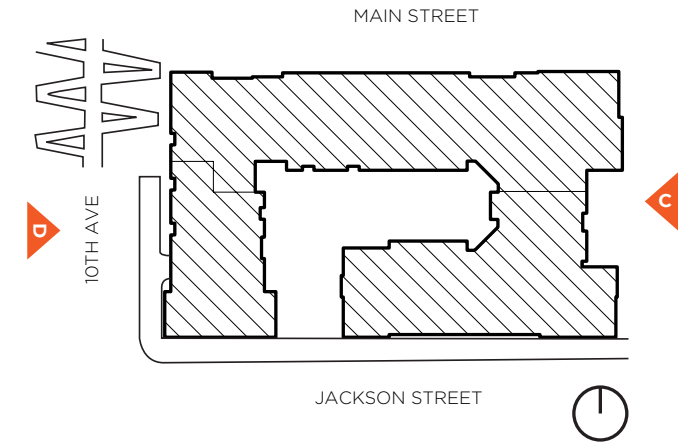


**A** RETAIL SPACE - WEST BUILDING

**B** RETAIL SPACE - WEST/MID-BUILDING



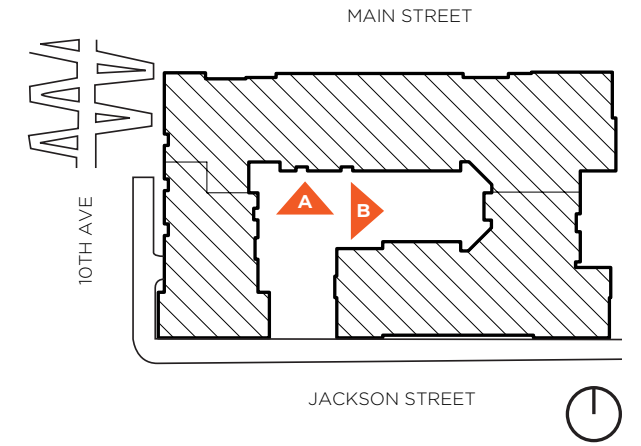
**C** RETAIL SPACE - EAST END BUILDING



**D** BUILDING - NORTH ELEVATION  
1" = 30'-0"



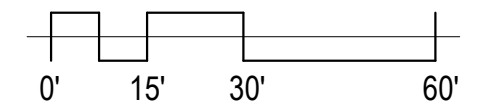
**C** BUILDING - SOUTH ELEVATION  
1" = 30'-0"



**A** COURTYARD - NORTH ELEVATION  
1" = 30'-0"

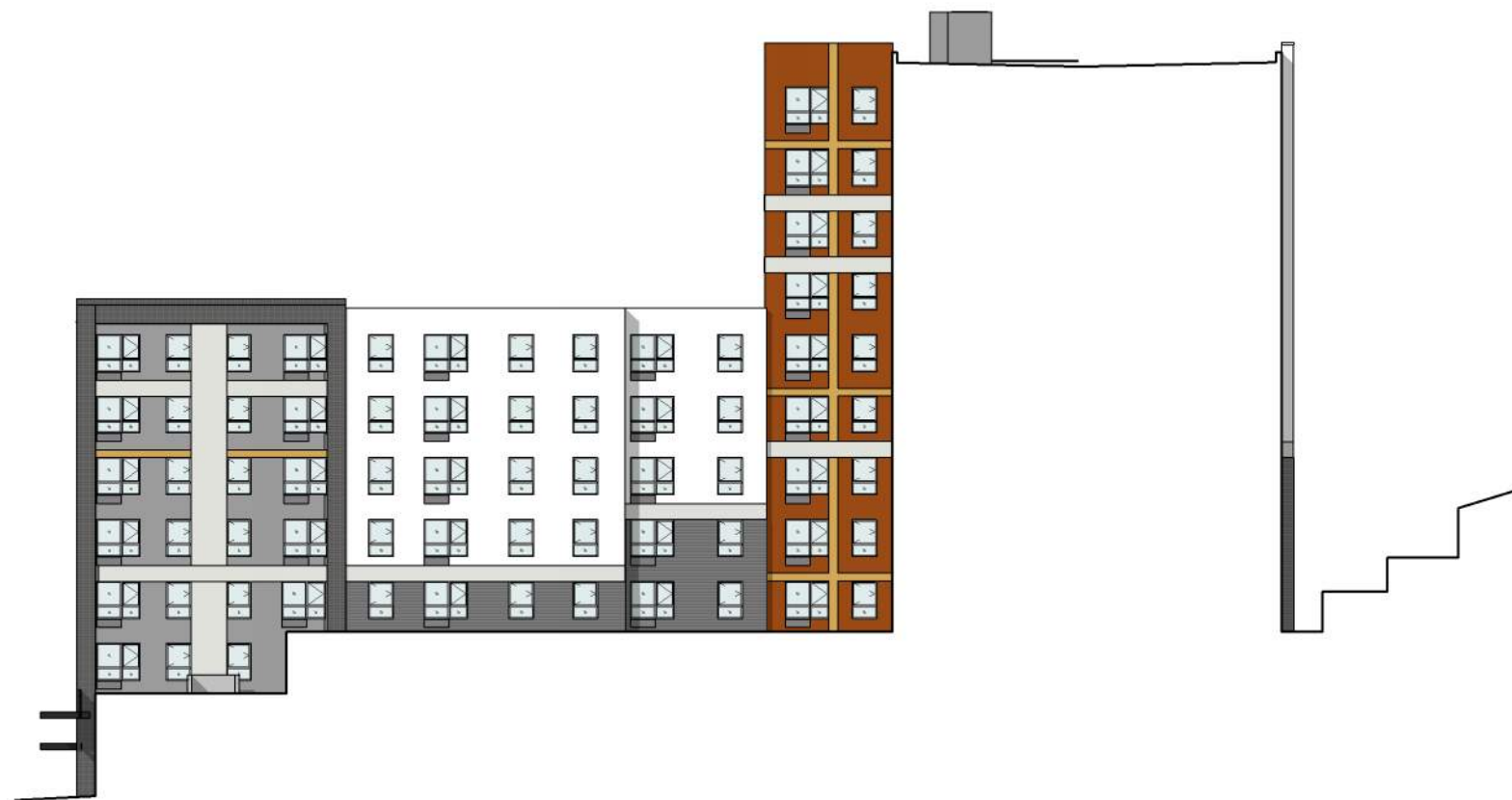
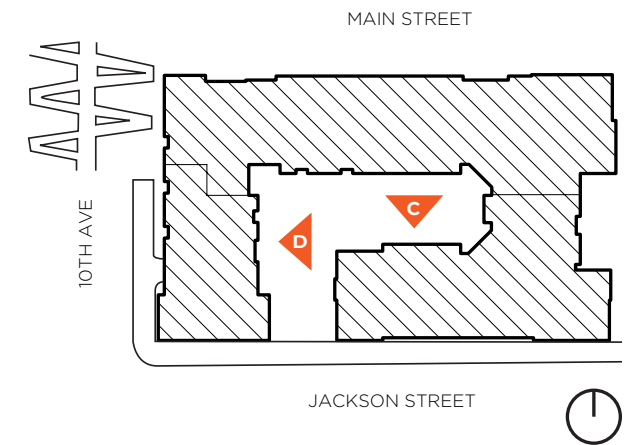


**B** COURTYARD - EAST ELEVATION  
1" = 30'-0"

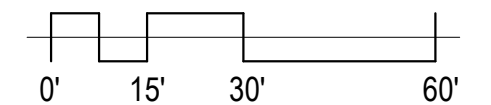




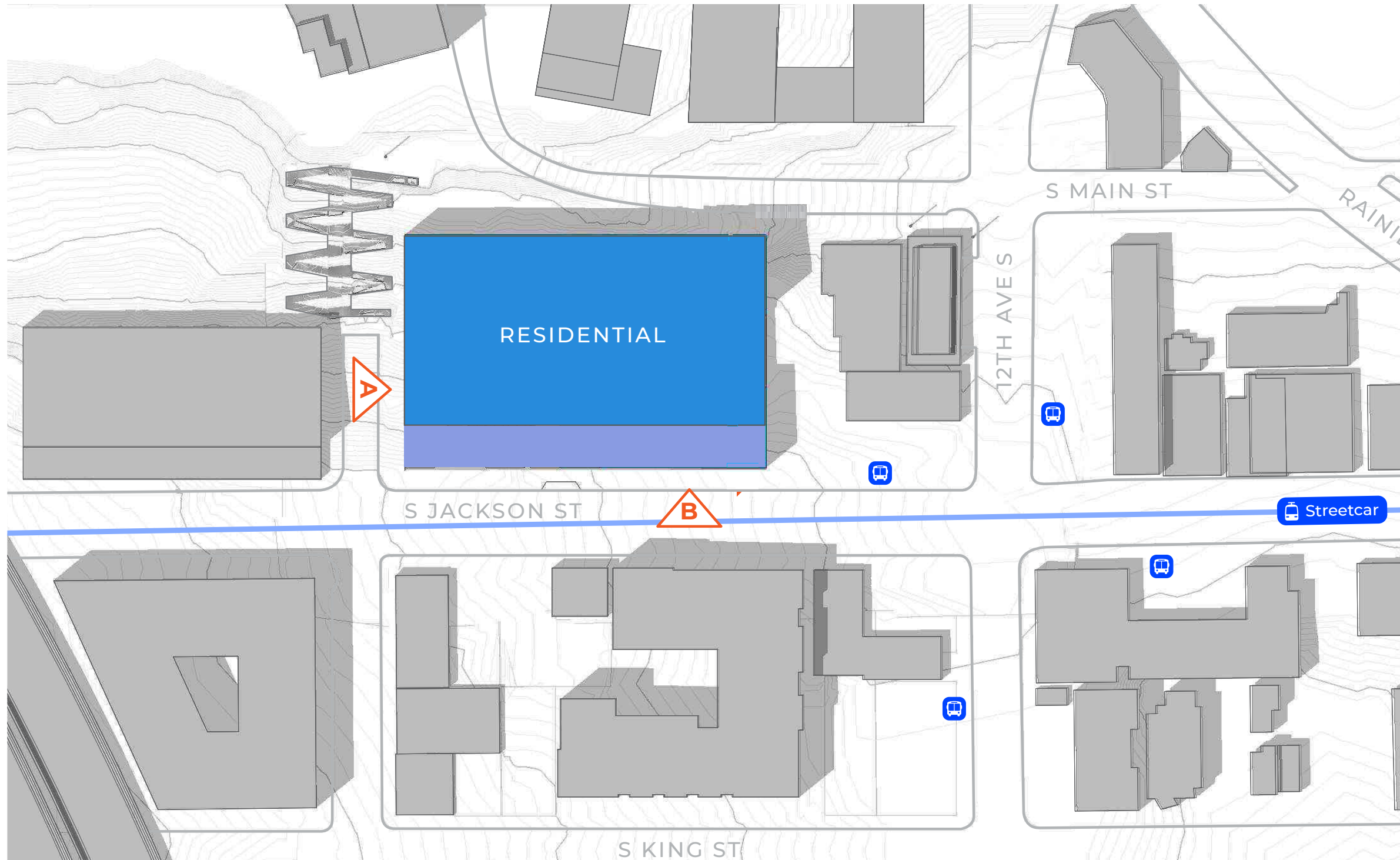
**C** COURTYARD - SOUTH ELEVATION  
1" = 30'-0"



**D** COURTYARD - WEST ELEVATION  
1" = 30'-0"



# SITE ACCESS



**ACCESS OPTION A**

10th Ave is a Neighborhood Access street and preferred by SDCI/SDOT for private vehicular access. 10th Ave's slope is approx. 20% and is not feasible for service access because it exceeds the standard of 10%.

**ACCESS OPTION B**

Due to the infeasibility of 10th Ave and Main Street to provide access, service vehicles must use Jackson Street. The project includes an internal dock and turnaround so that vehicles will not be backing out onto Jackson Street. Private vehicular access off Jackson that utilizes the same curb cut is also possible. A study has confirmed that trips to and from the site will not significantly increase traffic volumes.

**PROPOSAL**

At initial briefing, Board members noted that there is pedestrian activity utilizing the Yesler Hillclimb and that it is anticipated to increase in the future. In order to reduce the potential for pedestrian conflicts on 10th Ave and provide for a vibrant streetscape on both the 10th Ave and Jackson Street facades, the Applicant is proposing a limited, second residential access on Jackson, which would reduce the vehicular activity on 10th Ave by approximately 50%.

The Applicant is requesting the Board's support for the two residential access points to the Project per SMC 23.66.342.D.4

# STREET IMPROVEMENTS & LANDSCAPE DESIGN



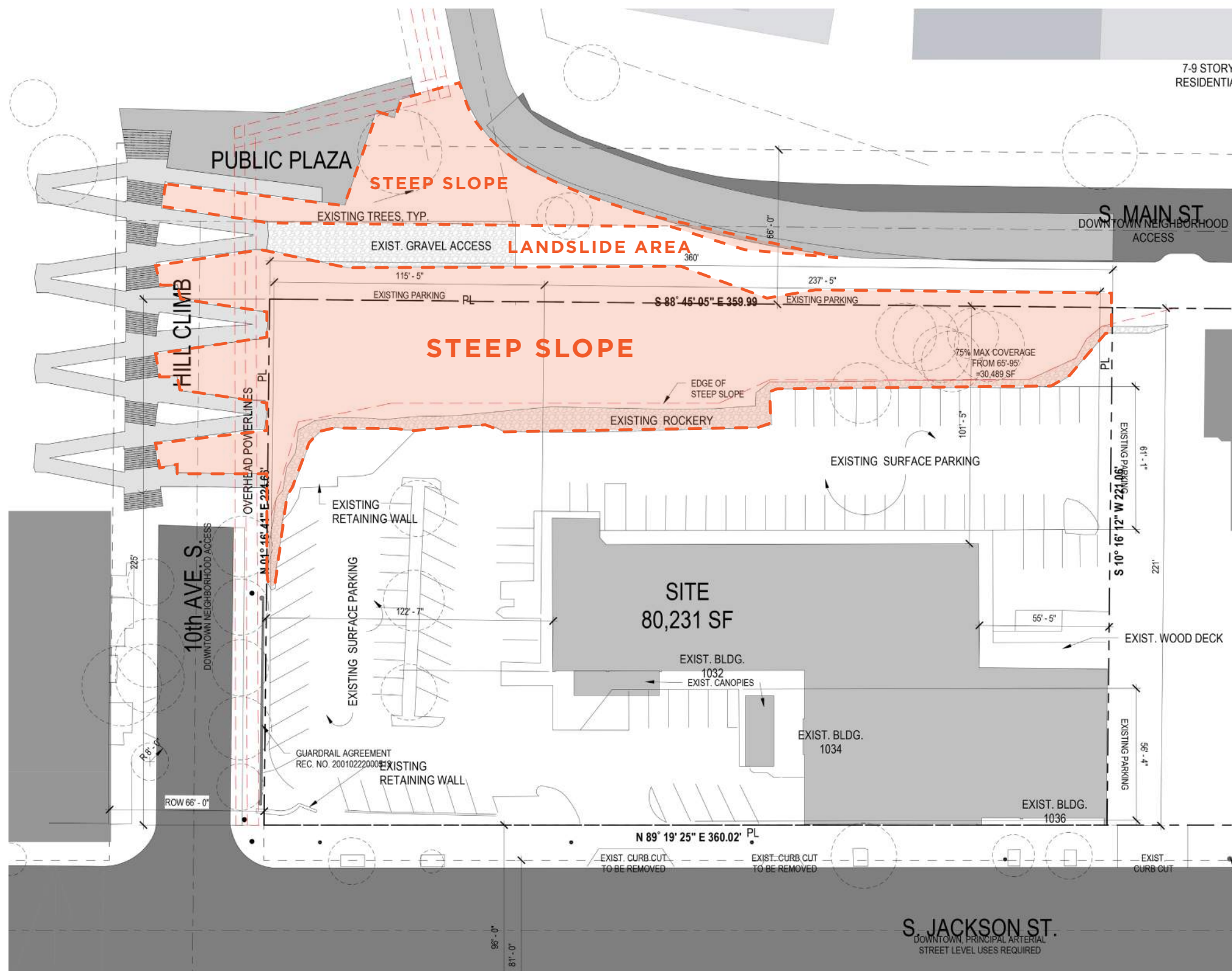
PROPOSED STREET TREES

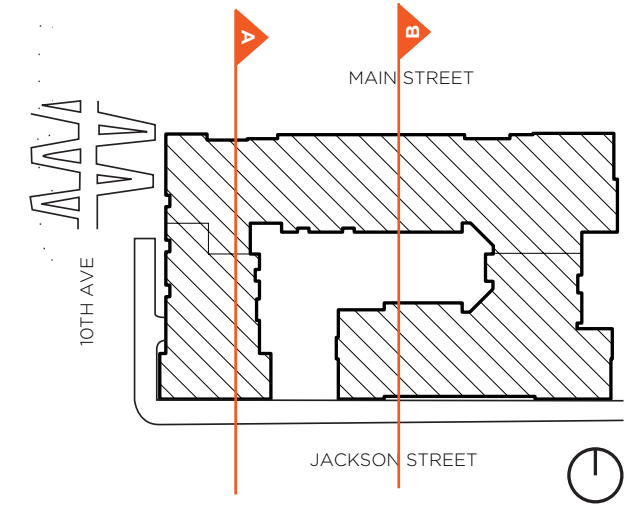
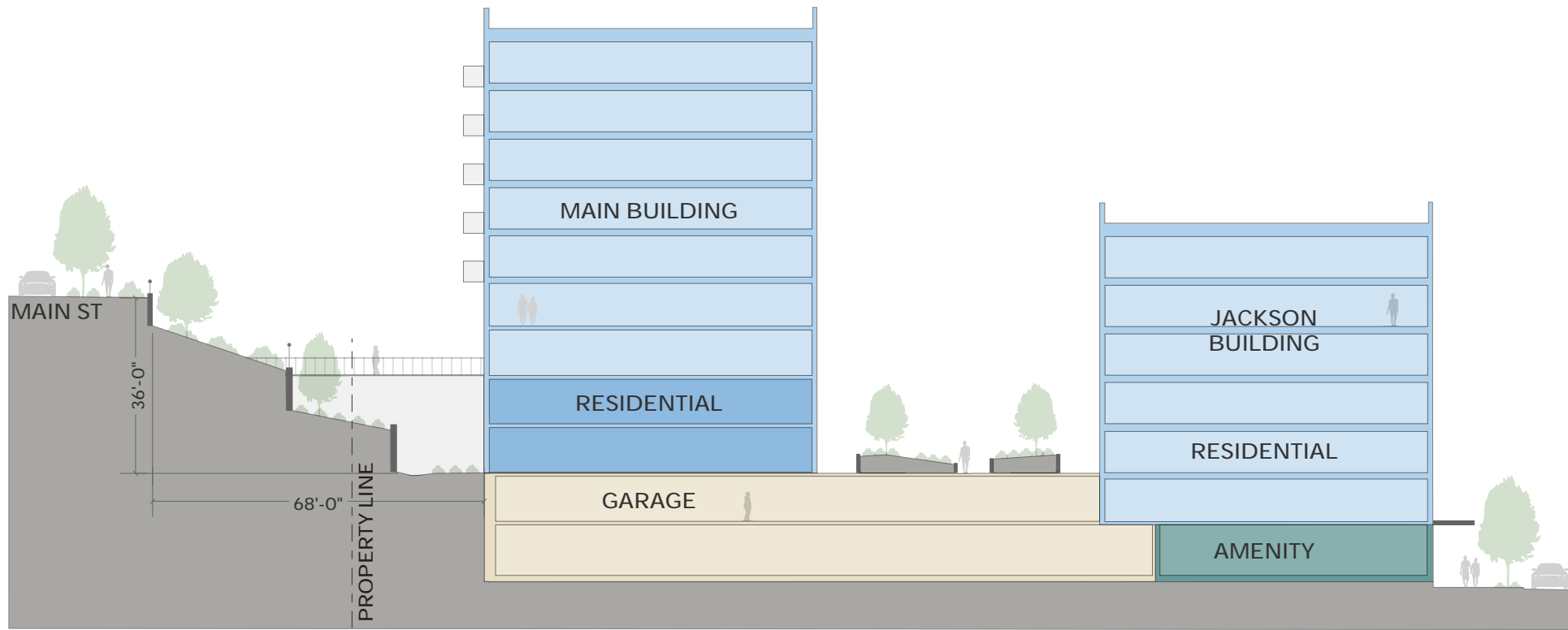
10TH AVE:  
AMELANCHIER X 'AUTUMN BRILLIANCE'  
(TO MATCH HILLCLIMB TREES)



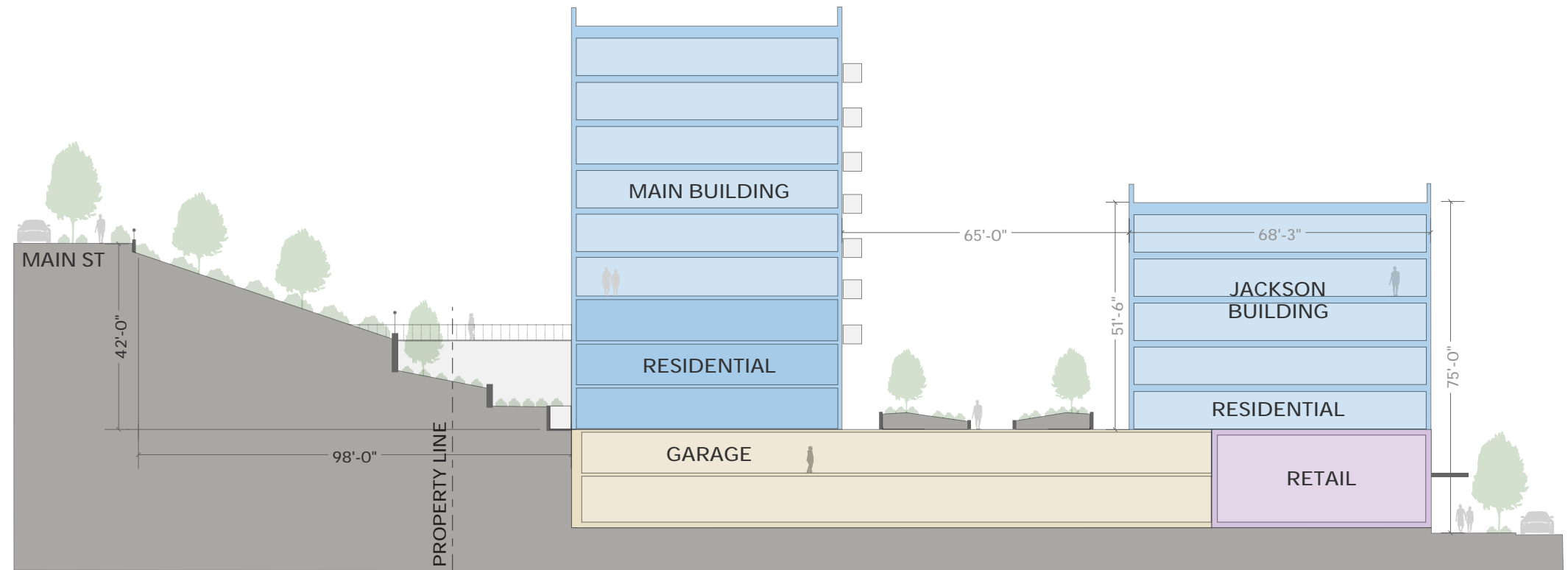
JACKSON STREET:  
ZELKOVA SERRATA 'GREEN VASE'







**A** SITE SECTION



**B** SITE SECTION



CURRENT HILLCLIMB PALETTE

PROPOSED HILLSIDE PALETTE



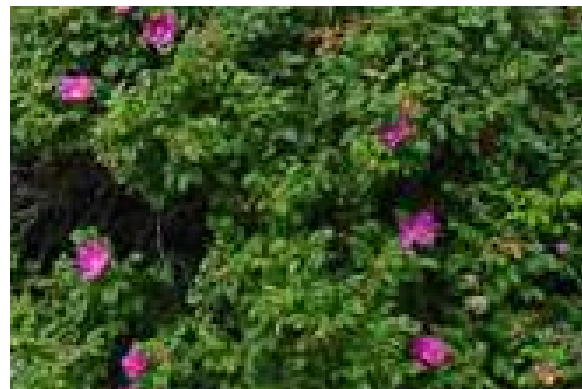
- Heavenly Bamboo
- Flowering Quince



- Magic Carpet Spiraea
- Midwinterflame Dogwood



- Purple Barberry
- Summer Wine Ninebark



- Pink Pavement Rose
- Redtwig Dogwood

PROPOSED HILLSIDE PALETTE



E



- Ceanothus 'Point Reyes'
- Little Bluestem



F



- Dart's Gold Ninebark
- Red-flowering Currant



G



- Dwarf Arctic Willow
- Variegated Redtwig Dogwood



H



- Sword Fern
- Redwood Sorrel
- Evergreen Huckleberry

GROUND COVER PLANTINGS



- Bearberry (Kinnikinnick)



- Fragrant 'Low Grow' Sumac



- Orange Sedge



- Creeping Oregon Grape

SMALL NATIVE TREES



- Vine Maple



- Serviceberry

# DEPARTURES



# DEPARTURE #1

CODE CITATION: 23.49.164.D: Facade width limits and separation requirements in South Downtown

a. For the portion of a structure 75 feet in height or less, the maximum width of a street-facing facade is 250 feet.

## DEPARTURE REQUEST

a. For the portion of a structure 75 feet in height or less, the maximum width of a street-facing facade is 350 feet.

## RATIONALE

The prevailing urban fabric in the ISRD is continuous facades. 23.48.162 Map 1H, 23.66.326.F and 23.66.302.B have either requirements or recommendations that presuppose continuous facades along the frontage in order to support street-uses and pedestrian-oriented retail shops. The width of the lot is approx. 360 feet, so limiting the overall facade length to 250 would result in non-continuous facades.

## Continuous facades:

1. Create more street-level spaces
2. Reinforce the continuity of urban design
3. Are more responsive to neighborhood context and adjacent buildings

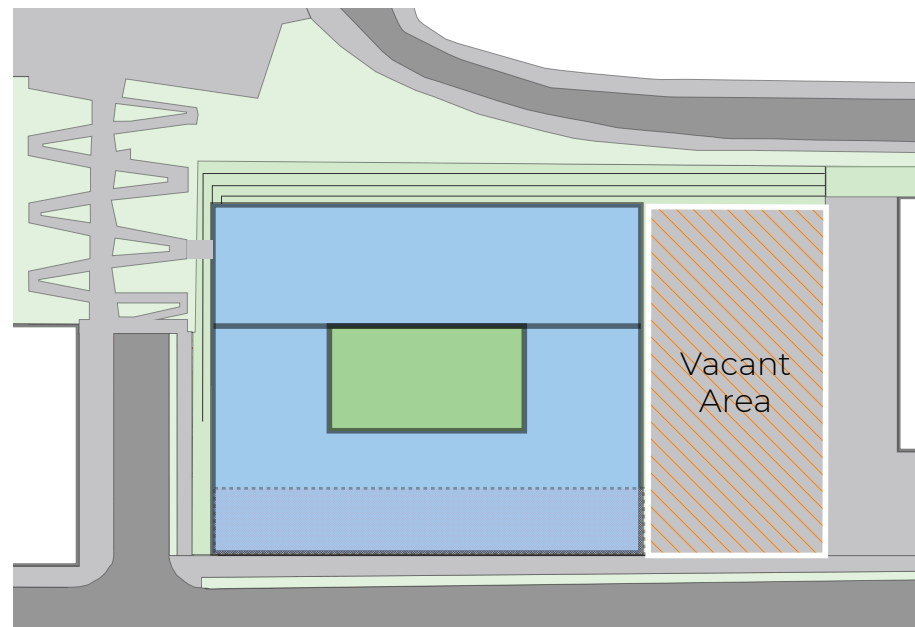
With this Departure, that is applicable to both Main and Jackson streets, the proposed design can provide continuous, street-level facades along Jackson and 10th and make the best connection to Main Street.



Continuous facades are typical in the District

### Code Compliant Option 1

Building does not engage with Main Street

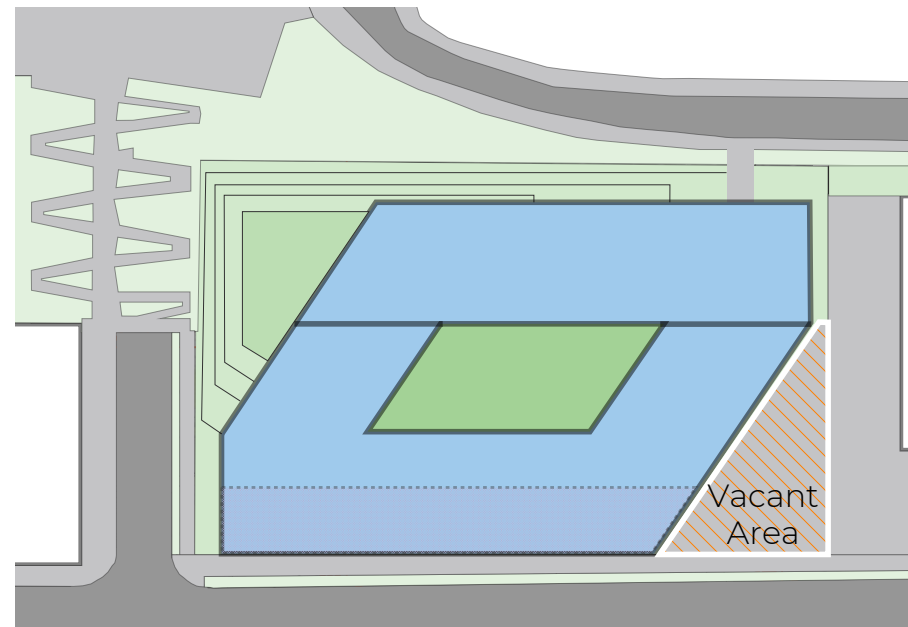


250 feet of street-level facade  
250 feet of upper facade

### Code Compliant Option 2

Not preferred at Meeting #1

Building engages with Main Street

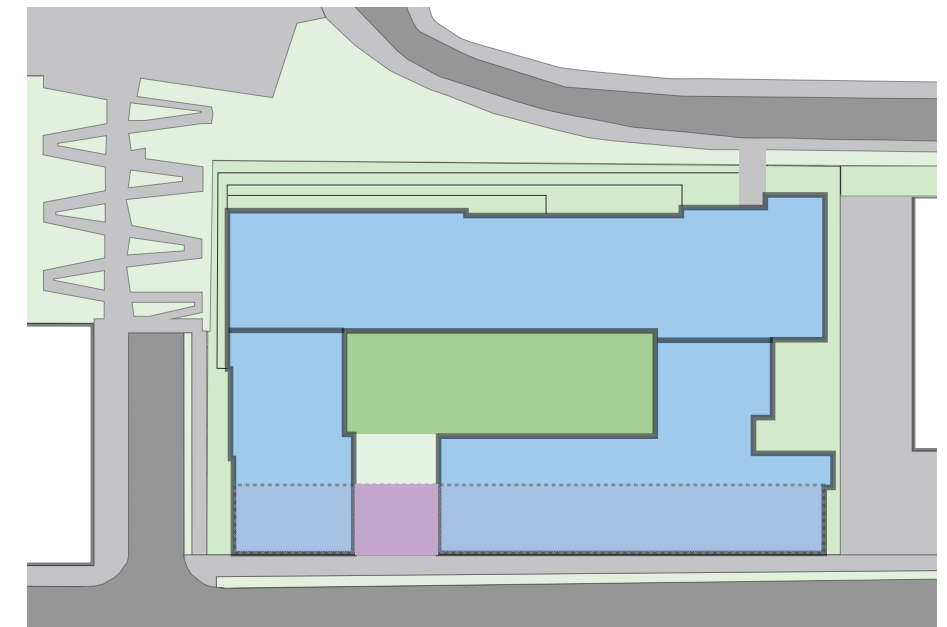


250 feet of street-level facade  
250 feet of upper facade

### Proposed Design with Departure

Preferred at Meeting #1

Building engages with Main Street



350 feet of continuous street-level facade on Jackson  
68 feet / 221 feet of split upper facade



## MEETING SUMMARY

- 1. Does the Board support the preferred design and community response?*
- 2. Does the Board support the proposed ROW improvements?*
- 3. Does the Board support the proposed dual access points?*
- 4. Does the Board support the proposed departure?*

# APPENDIX



