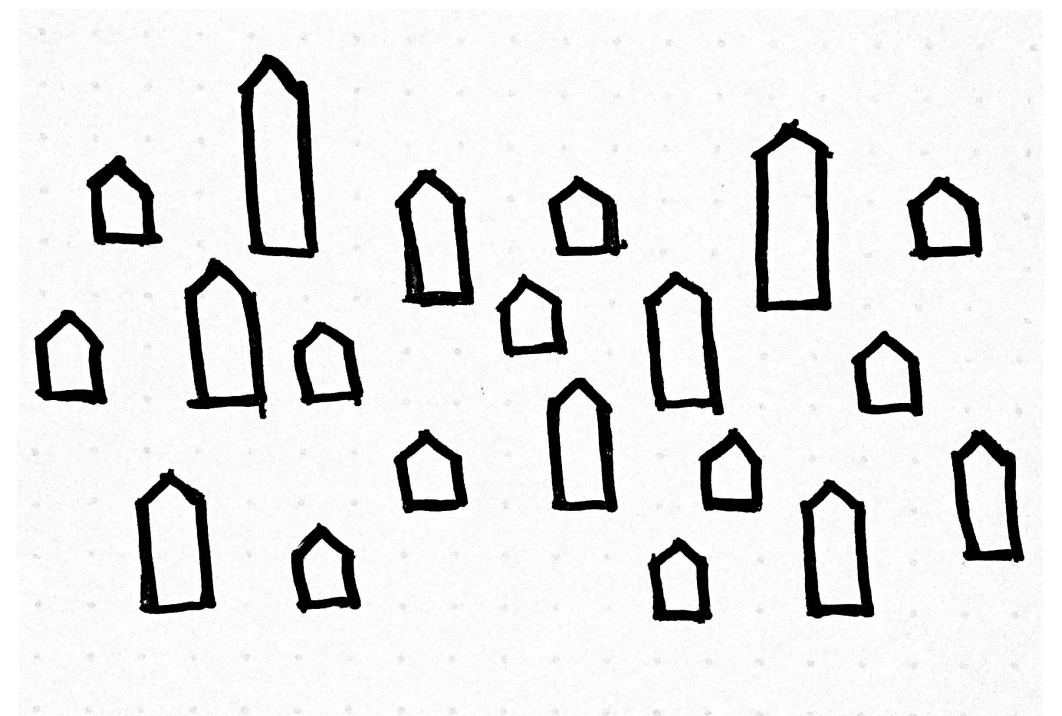


# 1237 SOUTH JACKSON STREET

EARLY DESIGN BRIEFING - SECOND  
INTERNATIONAL SPECIAL REVIEW DISTRICT

04 MAY 2022



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# CONTEXT

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**PROJECT GOALS** This urban infill project site is currently occupied by a single story commercial building that has been owned and managed by the project developer for many years. The property owner would like to redevelop their property into a mixed-use building with commercial space on the first floor and apartment units above.

The project aims to continue to provide a commercial space on the street level as it has been in commercial or retail use for over 90 years. The project intends to provide a mix of unit sizes from large studios to two bedroom units that will accommodate various household sizes.

**KEY METRICS**

- ADDRESS:** 1237 S Jackson St Seattle, WA 98144
- PROJECT NUMBER:** 3033521-LU
- PARCEL NUMBERS:** 817010-0150 and 332000-0500
- ZONE:** DMR/C 75/75-95
- LOT SIZE:** 16,256 sf
- OVERLAYS:** Chinatown HUB Urban Village  
International Special Review District  
International District Residential  
Downtown Urban Center  
South Downtown  
Principal Arterial  
Class I Pedestrian Street
- ALLOWED FAR:** 2.5 Base  
4.5 Maximum  
Residential Use Area Exempt  
Street Level Uses Exempt with 13' Ceilings
- ALLOWED HEIGHT:** 75'

**ANALYSIS OF CONTEXT:** The project is located mid-block of South Jackson Street, between 12th Ave S and Rainier Ave S. The site is in the Little Saigon Neighborhood where it is close to the center of the Vietnamese commercial community.



**PROJECT OVERVIEW**



# Chinatown

## 1850s - 1890s

Chinese immigrants first arrive to the Pacific Northwest and by the 1860’s some had settled in Seattle. The origin of Chinatown was said to be near the Yesler Mill on the waterfront.

The Chinese lived and worked on the waterfront until most were evicted in 1886. The Great Seattle Fire of 1989 then hindered the community even further. Chinatown was then relocated further inland to Washington St. and 2nd Ave S.

Following the construction of the Smith Tower and rising land values, Chinatown moved for a third time to King Street, its current location.

## 1900s

In the early 1900s, Seattle leveled hills and used the fill to reclaim tidal flats. This allowed for easier access from Chinatown to Downtown resulting in more development.

In 1942, the government used force to detain and remove citizens of Japanese descent from Seattle. African Americans also began to move to the area, establishing diners, groceries, taverns, tailor shops, and nightclubs. From the 1910s through the 1950s, Jackson St was the heart of Seattle’s jazz scene with the focal point being 12th Ave S and S Jackson St. Operating from 1922-1966, The Black and Tan Club on 12th and Jackson was one of the most prominent jazz clubs in Seattle, drawing artists such as Duke Ellington and Ray Charles.

In the 1960s many of the Chinese and Japanese buildings were demolished for the construction of Interstate 5. Then, with the construction of the King Dome in 1972, the district began to be even more confined. In 1973, the International Special Review District was created to protect and maintain the character of the neighborhood.

In the 1980s a new wave of immigrants began to arrive from Vietnam and other countries in Southeastern Asia establishing Seattle’s Little Saigon just East of I-5. Viet-Wah became the anchor store in 1981 and Pho Bac introduced Vietnamese Pho to the city in 1982.

In 1999, the City of Seattle approved the Chinatown/International District Urban Village Strategic Plan.

## 2000’s

In January of 2011, Friends of Little Saigon formed with the mission, “to promote, enhance, and showcase the cultural and economic vitality of Seattle’s Little Saigon.”

In 2018, Little Saigon was added as part of the International Special Review District, an historic district with the City of Seattle.

# HISTORICAL CONTEXT



① Gate to Chinatown



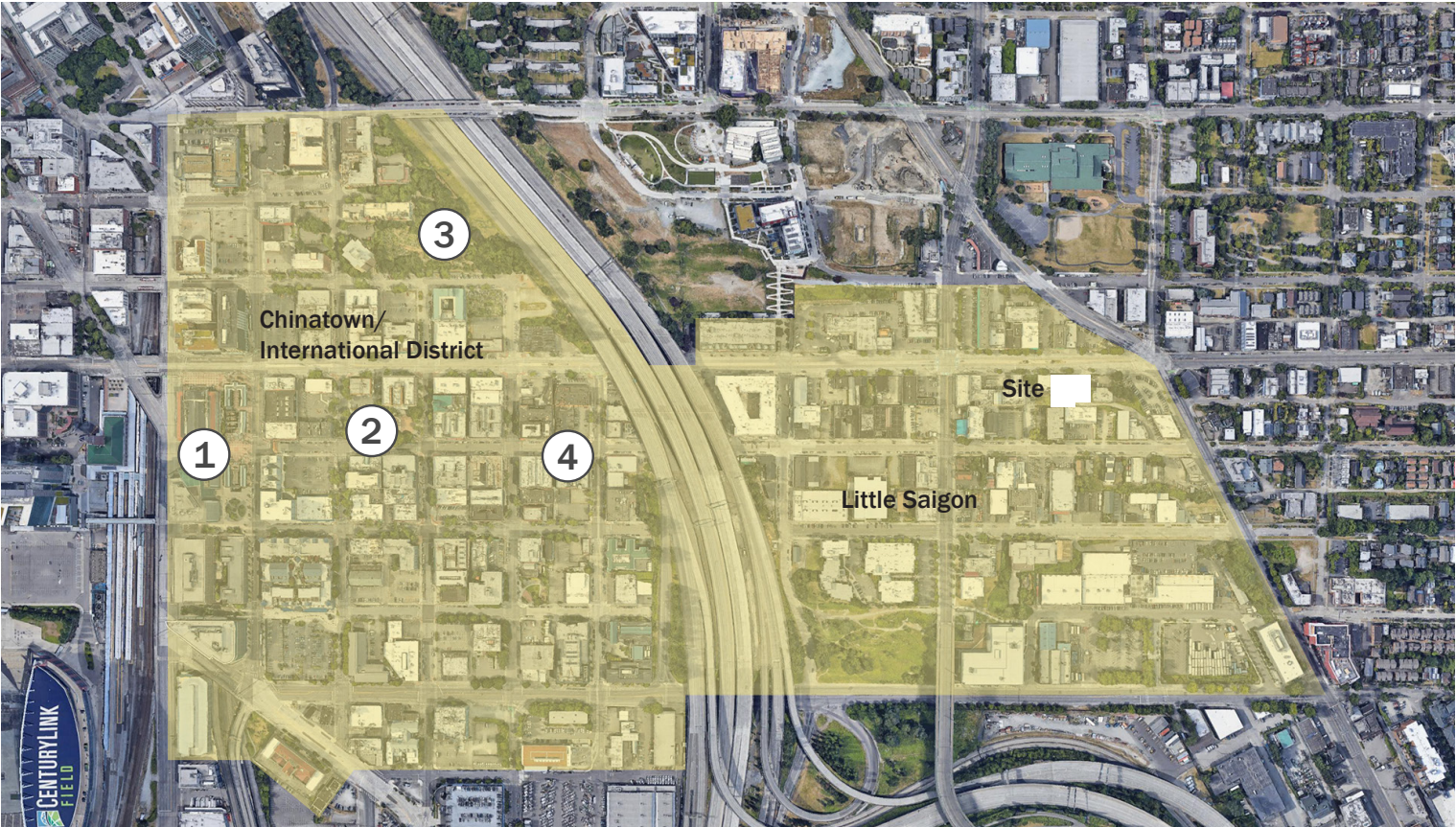
② Hing Hay Park



③ Kobe Terrace Park



④ Wing Luke Museum  
Photo by Otto Greule



The Black and Tan Club 12th & Jackson  
Photo from Washington State Archives



S JACKSON ST & 12TH AVE S 1959  
Photo from Seattle Public Library



I-5 JACKSON ST OVERPASS 1965  
Photo from Seattle Public Library

# Project Site

## 1926

Building at 1237 S Jackson St. was constructed and used as a market.



## Pre - 1970

Building at 1237 S Jackson St. was then used as a manufacturing warehouse for wood windows and doors. The market pictured above was removed and turned into a parking lot.



## Post - 1970

Building at 1237 S Jackson St. was then turned into different retail spaces.



# Little Saigon Neighborhood

The neighborhood of Little Saigon is flowing with energy and is the commercial and residential magnet for the region’s Vietnamese community. The neighborhood is part of the greater International Special Review District. Established in 2011, the Friends of Little Saigon was established to help maintain and enhance the neighborhood. Throughout Little Saigon you will find many commercial establishments, grocery stores, and restaurants. The neighborhood is easy to explore by foot and residents who live in the area have a large amount of amenities that benefit both themselves and the community. There is currently a park in planning to be located in the heart of Little Saigon (11) which will create some of the only open public space for local residents to enjoy.



15 Victorian Row Houses  
Photo by History Link



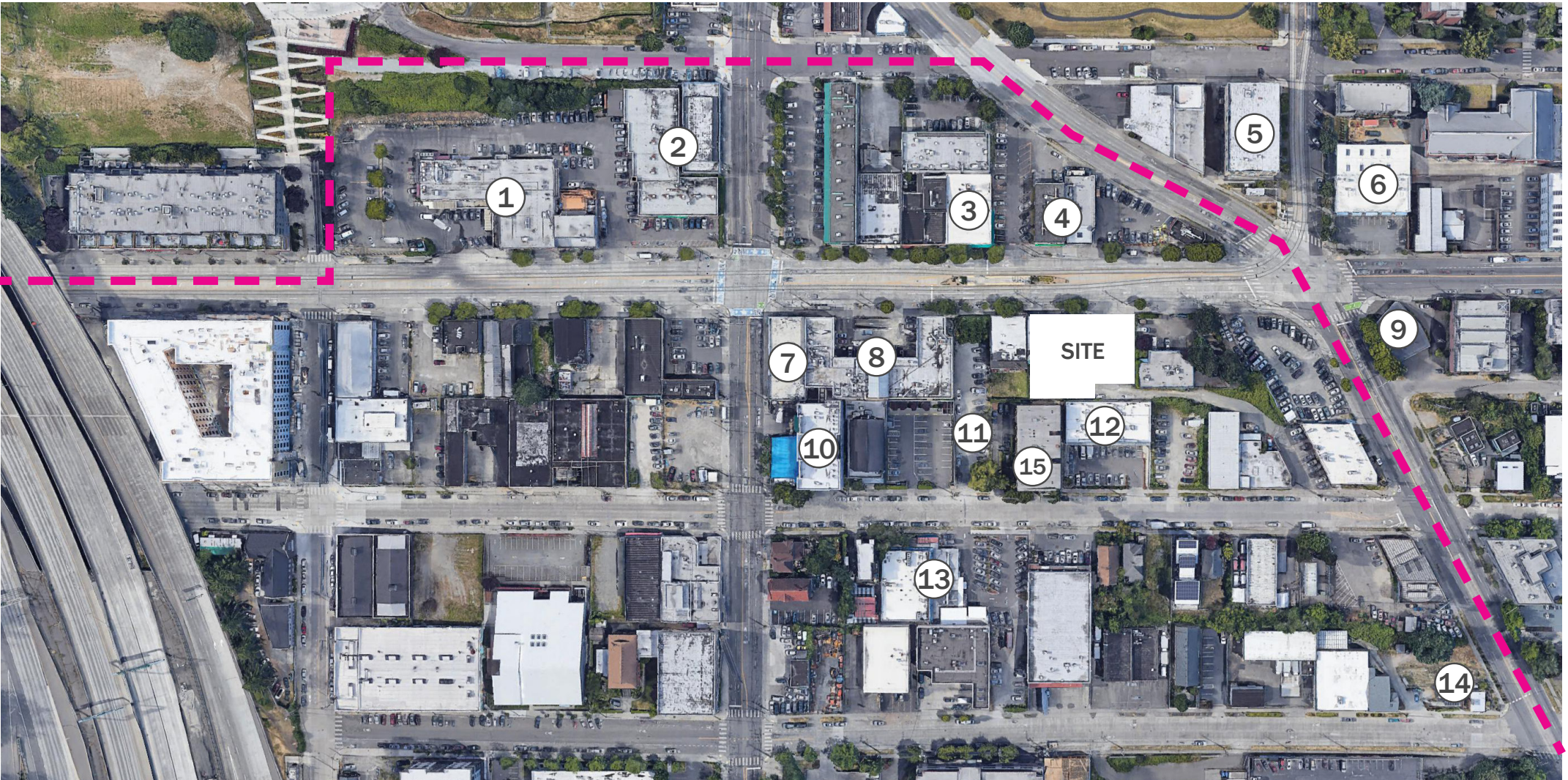
10 Hau Hau Market



7 Seattle Chinese Herb and Grocery

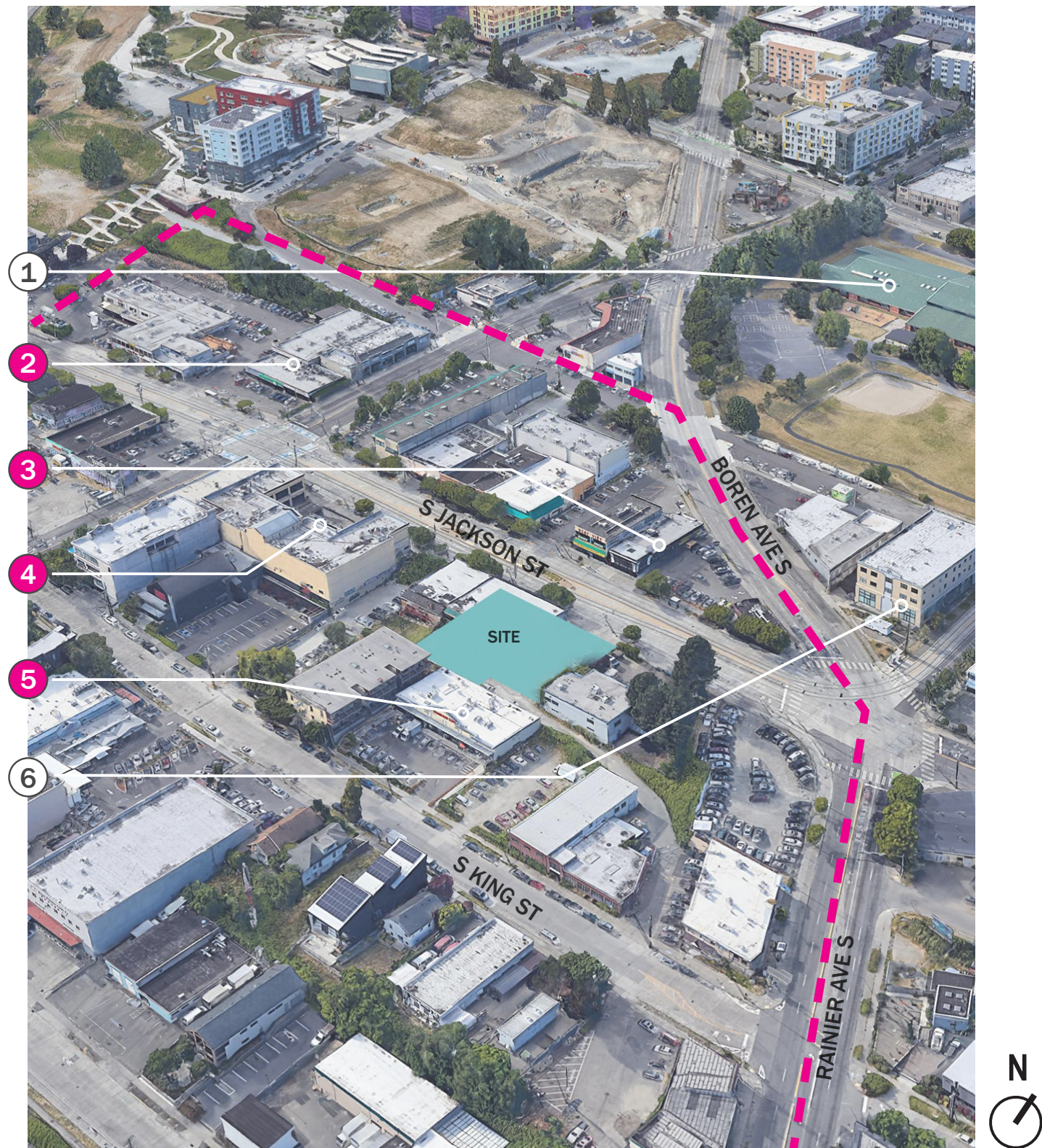
ISRD BOUNDARY

- 1 Viet-Wah Supermarket
- 2 Tamarind Tree - Dong Thap Noodles - Sichuanese Cuisine
- 3 Loving Hut
- 4 Pho Bac
- 5 Seattle Indian Center
- 6 Rainier Occupational Medical Center
- 7 Seattle Chinese Herb & Grocery (Historic Black and Tan Jazz Club)
- 8 Ding How Center
- 9 SHED Architecture & Design
- 10 Hau Hau Market
- 11 Little Saigon Park
- 12 Thanh Son Tofu
- 13 Lam’s Seafood Market
- 14 Humble Pie
- 15 Victorian Row Houses (Historic Site)



## NEIGHBORHOOD CONTEXT





1 Bailey Gatzert Elementary School



4 Ding How Center



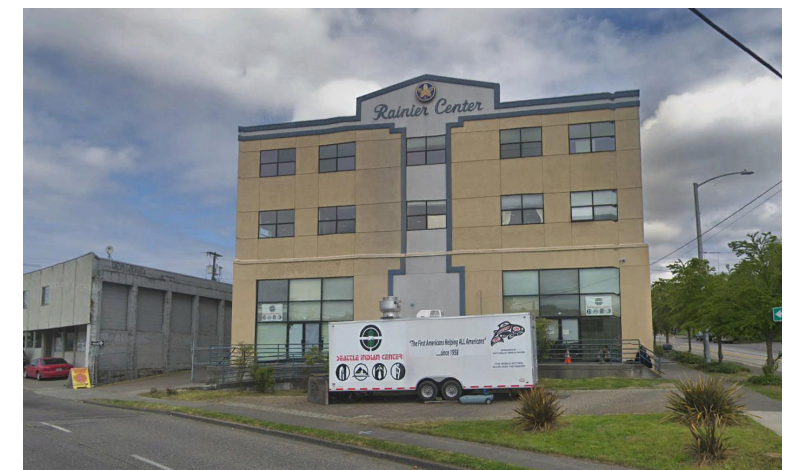
2 Viet-Wah Supermarket



5 Thanh Son Tofu



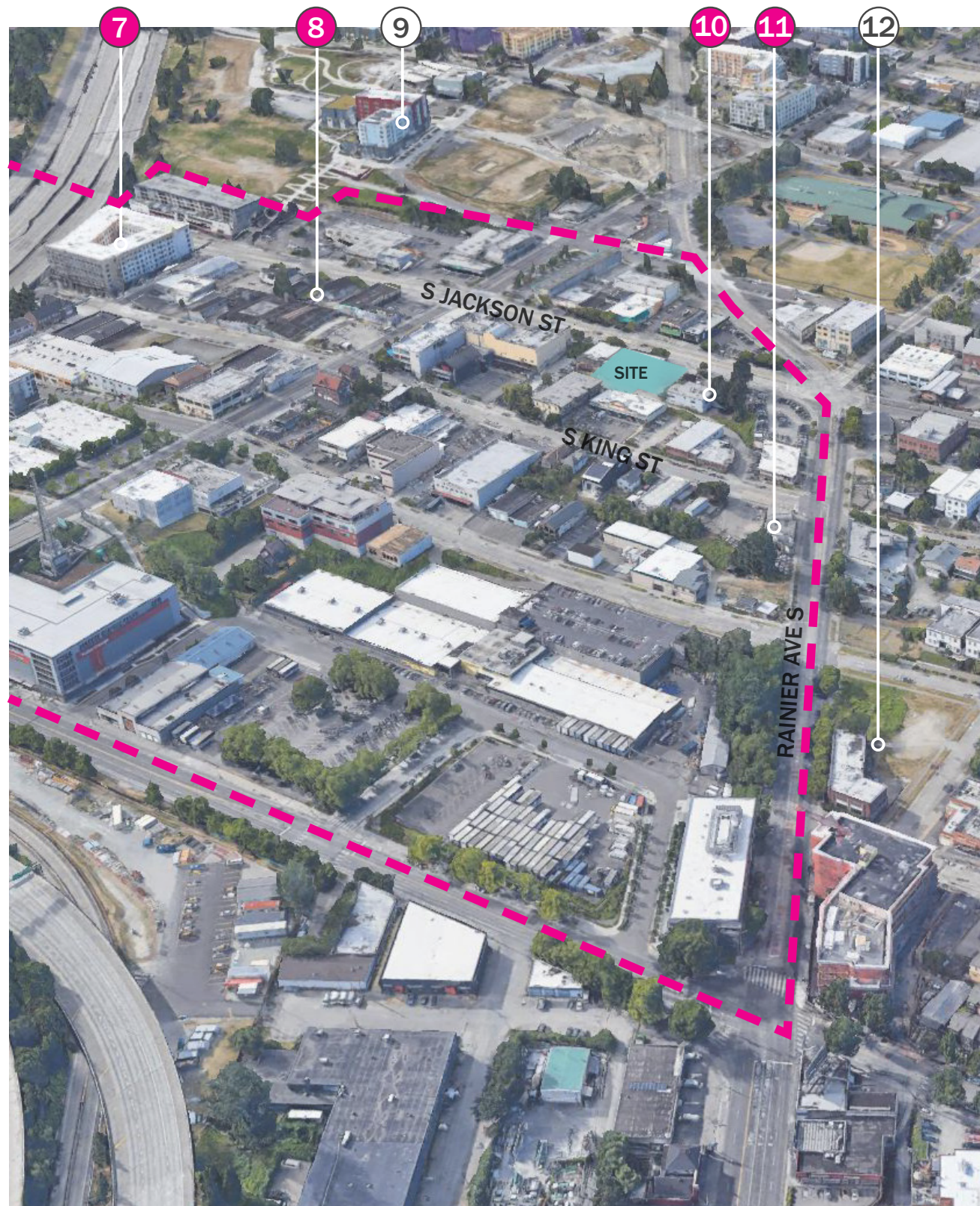
3 Pho Bac



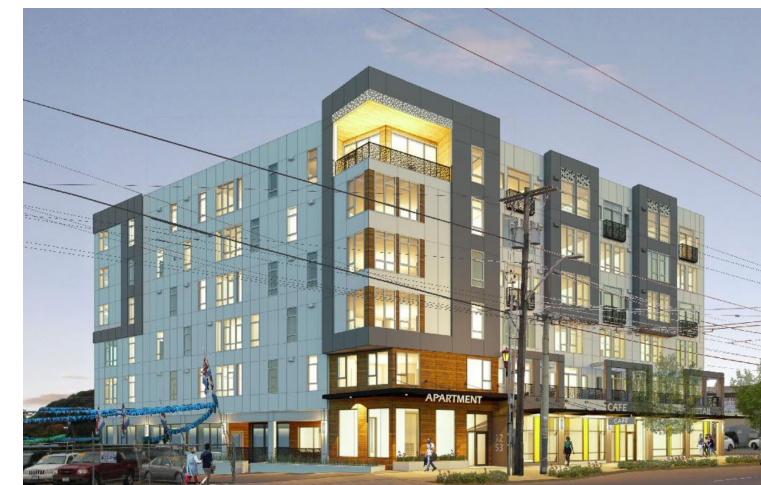
6 Seattle Indian Center

## NEIGHBORHOOD ARCHITECTURE: COMMERCIAL/INSTITUTIONAL





7 Image: Thai Binh Apartments  
Project reviewed after inclusion into ISRD



10 Image: Runberg Architecture Group



8 Image: Tiscareno Associates  
Project reviewed after inclusion into ISRD



11 Image: Weinstein A+U



9 Image: Hoa Mai Apartments



12 Image: Studio19 Architects

## NEIGHBORHOOD ARCHITECTURE: RESIDENTIAL





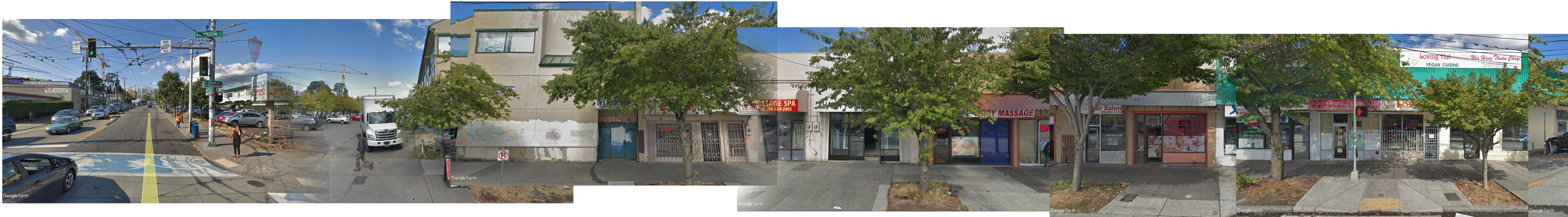
Rainier Ave S

A - LOOKING SOUTH



S Jackson St Looking South

PROJECT SITE



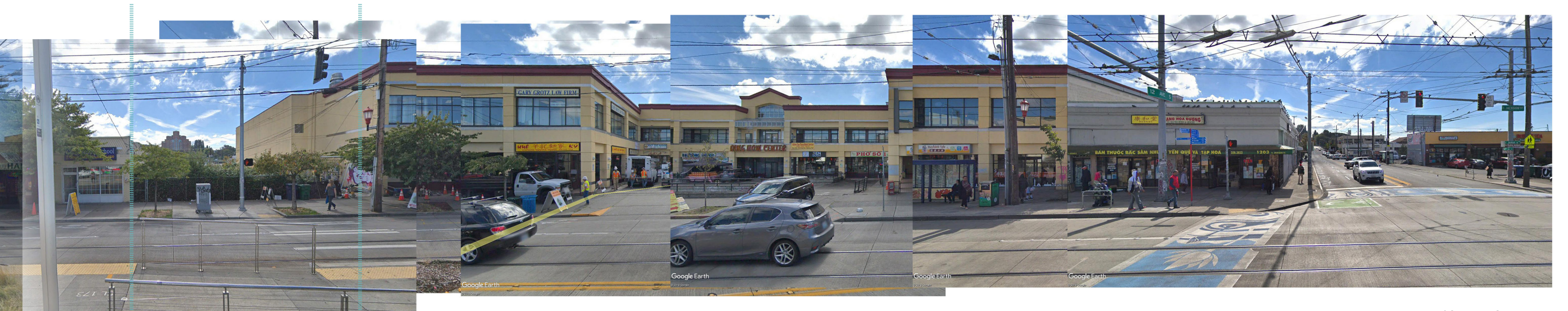
12th Ave S

B - LOOKING NORTH

S Jackson St Looking North

STREETSCAPE





12th Ave S

FUTURE LITTLE SAIGON PARK

S Jackson St Looking South



Boren Ave S

S Jackson St Looking North

ACROSS FROM PROJECT SITE





EAST FACADE OF EXISTING BUILDING ON SITE



LOOKING EAST DOWN SOUTH PROPERTY LINE AND ALLEY



LOOKING NORTH TO EXISTING BUILDING ON SITE FROM SOUTH PROPERTY LINE

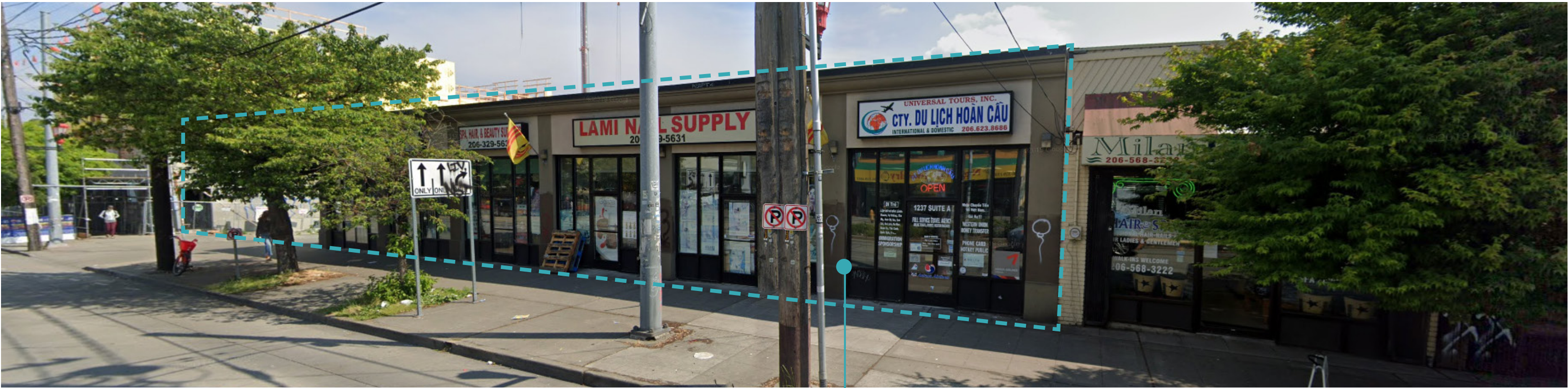


LOOKING NORTHWEST TO EXISTING BUILDING ON SITE FROM SOUTH PROPERTY LINE

## EXISTING BUILDING AND CONTEXT

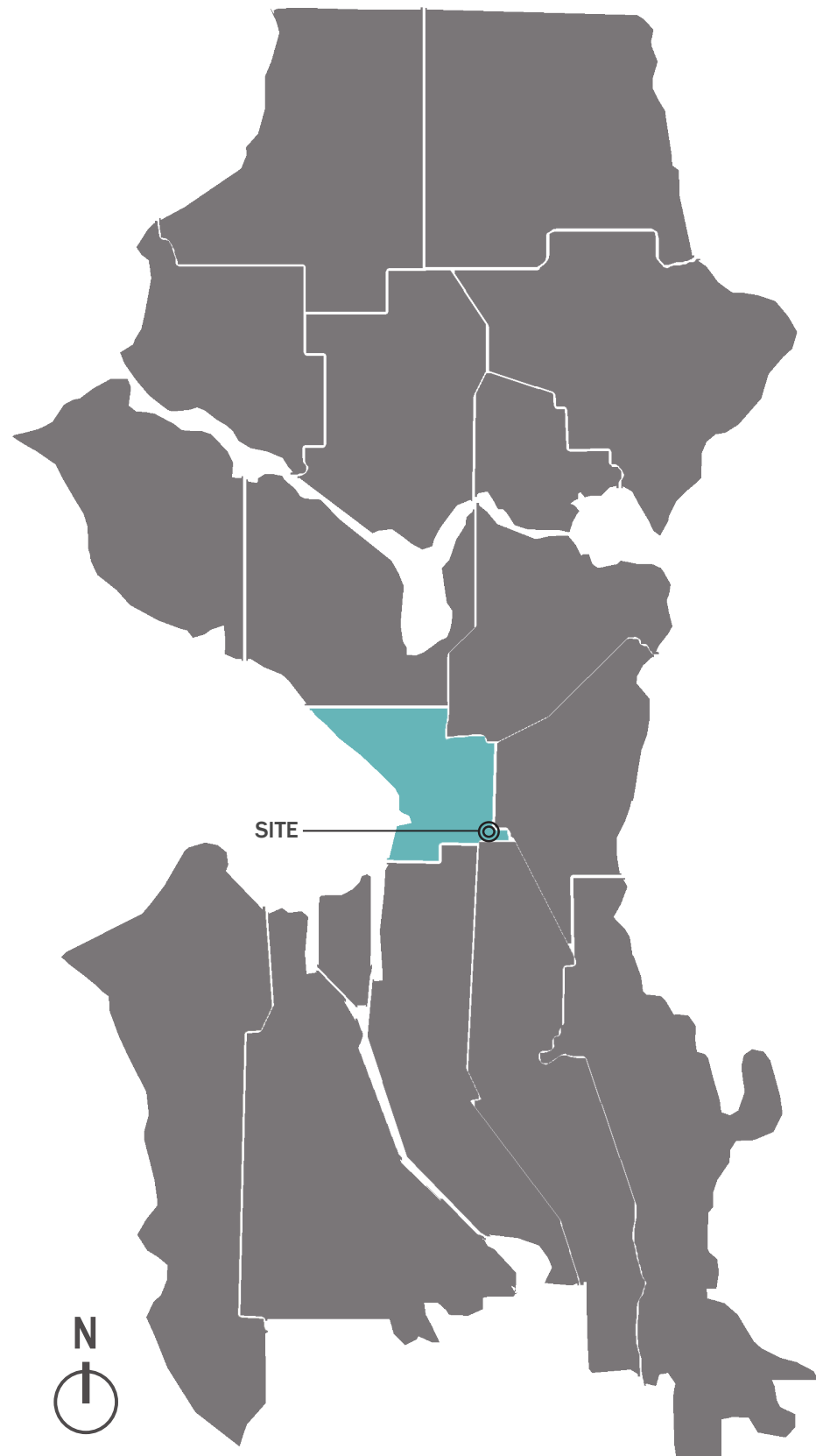


PROJECT SITE



PROJECT SITE





## CONTENTS

OUTREACH PLAN WITH OVERALL SUMMARY

# COMMUNITY OUTREACH

OUTREACH PLAN:

Early Community Outreach Plan:  
1237 S Jackson St, Seattle, WA 98144

Project Description: This proposal is for (84) apartment units and (34) underground parking stalls with flexible commercial spaces.

Printed

Outreach: Door-to-door flyer distributed to residences and businesses within approximately 500 ft radius of the proposed site. Contains project information, link to online survey, and contact information.

Additional: Translation required in the following languages: Chinese (traditional), Vietnamese.

Documentation: Presentation of flyer to DON, map of distribution/number of locations/building typology, photo documentation

Digital/Electronic

Outreach: Basic project website (multi-pronged method) with online survey and public commenting function . Dedicated basic project website with public commenting function. Contains project information, contact information, link to online survey .

Additional: Translation required in the following languages: Chinese (traditional), Vietnamese.

Documentation: Link to website, survey prepared, number of surveys completed, demographic break down, coded surveys (qualitative and quantitative)

Third Party Outreach

Outreach: Working with Friends of Little Saigon, a local organization, to connect and reach out to neighborhood buisneses and organizations.

Additional: Translation required in the following languages: Chinese (traditional), Vietnamese.

Documentation: Link to website, survey prepared, number of surveys completed, demographic break down, coded surveys (qualitative and quantitative)

SURVEY RESULTS

We received six surveys. All were completed through our online survey via the link provided on our printed outreach flier. Percentages are based on the information completed. Not all surveys had all questions answered.

Summary of Participant Responses

-83% live in the general area  
-16% own a business nearby  
-60% visit the area often for work or leisure

-50% want it to fit into the neighborhood look  
-33% want it to stand out as a unique and landmark building  
-100% want it to bring new services or amenities to the area  
-33% want it to be affordable for residents and/or businesses

-83% want additional designs for safety  
-50% want seating/places to congregate

Participant demographics

33% are 25-34 years old  
50% are 35-44 years old  
16% are 45-54 years old

100% speak English  
66% speak Vietnamese

33% lived in the area for1-2 years  
16% lived in the area for 5-10 years  
33% lived in the area for 10-15 years  
16% lived in the area for more than 15 years

Additional Participant comments:

-How do you build it so that homeless people don't hang out in the doorways  
-The corner of 12th and Jackson is a serious public safety hazard. Hopefully, this re-development will help activate the area with more customers, business, residents, and community members.

OVERALL SUMMARY:

In summary, the project team was able to reach many people through this outreach. We mailed fliers to residences in a 500 foot radius from the site. The flier notified people of the project and provided some basic information about the design. The flier also provided links to the online survey and to the website with a commenting function. The website along with the survey were created on September 10th and ran until December 31st. The website for the project will permanently stay online to document our outreach work while the survey was kept online for at least 3 weeks. In addition, we worked with Friends of Little Saigon who helped us reach neighborhood businesses. FLS distributed project fliers to local businesses and neighborhood organizations. As a result of these types of outreach, we were able to gather information from the public about what they value in future development. The most common feedback was in favor of safety features, affordability, seating/congregating spaces, and amenities for the neighborhood . Overall, this design review outreach created an opportunity for us to gather valuable information from neighborhood residents and organizations.

SUMMARY OF PLAN



PRELIMINARY DESIGN CONCEPT

The architecture will focus on a strong street presence, a successful program which speaks to the context, and an approachable facade. Welcoming and accessible spaces will be enjoyable for the residents, visitors and employees of the commercial spaces along the street as passers-by.

ARCHITECTURAL INSPIRATION

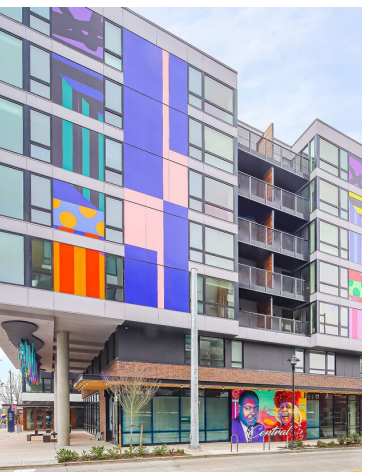


	7th floor - rooftop, prayer place, open air
	6th floor - storage
	5th floor - also a bedroom!
	4th floor - married child 2 bedroom
	3rd floor - married child bedroom
	2nd floor - kitchen & elderly
	1st floor - shop or reception area

① Urban Vietnamese Tube House



② Screening and Patterns



③ Local Inspiration 1121 NE 54TH ST

418 8TH AVE N

2301 E UNION ST

DESIGN



# OPTION 1

The first iteration for this site intends to create a setback relationship along the street. This focus is expressed by orienting the residential lobby next to the adjoining residential property, and slightly setting it back, while the commercial space is expressed in a two-story element. The mass steps down to one story as the building adjoins the neighbor to the west. The massing of the upper floors is setback, designed to the clearances for the high voltage power lines.

The U-shaped massing balances the units facing west and east by setting back 10 feet on these property lines. A courtyard at the main level is raised above grade, offering a separation from the alley. Views are offered at the roof.

All services are accessed from the alley.



# OPTION 2

The second iteration for this site intends to create a strong two story commercial element with no setbacks on the west and east property lines along South Jackson Street. It provides the residential lobby at the west end of the site with a setback on the upper floor for the social club balcony. This arrangement will offer views to downtown. The massing of the upper floors is setback, designed to the clearances for the high voltage power lines.

The U-shaped massing is similar to Option 1, balancing the units' views in all cardinal directions, while maximizing the units with views towards the south to Mt. Rainier.

All services are accessed from the alley.



# OPTION 3 (preferred)

The third iteration for this site responds to the street with a two-story commercial element. A separate massing for the residential entry is expressed on the west corner.

With a three foot setback on the east property line, the L-shaped massing maximizes the units' views toward the south to Mt. Rainier, while offering views towards the west and north to downtown.

The massing of the upper floors is setback, designed to the clearances for the high voltage power lines.

All services are accessed from the alley.



## BRIEFING 1 SUMMARY OF OPTIONS



## OPTION 4 (preferred)

The fourth iteration for this site responds to the street with a one story commercial element. A separate massing for the residential entry is expressed on the west corner.

With a three foot setback on the east property line, the L-shaped massing maximizes the units' views toward the south to Mt. Rainier, while offering views towards the west and north to downtown.

The massing of the upper floors is setback, designed to the clearances from the high voltage power lines.

All services are accessed from the alley.





SUMMARY OF ISRD BRIEFING 1 COMMENTS

1.Commercial Space Comments:

- Smaller retail opportunities for local artist, artisans, merchants, and entrepreneurs in the Little Saigon neighborhood
- Find ways to help small businesses and retail.
- Explore entry layouts for the commercial and residential entries
- Be creative with how you divide the commercial space. Consider having several smaller spaces instead of one large one.
- Consider whether you are designing to for the same number of businesses

2.Massing Development and Street Facade

- Provide local inspiration from the Greater Seattle, Puget Sound, or Pacific Northwest region
- Explore more modulation at the ground floor. Fenestration and transparency will be vital.
- There is value in breaking up the long facades on S Jackson St. and providing more modulation at the ground floor and relating to local culture and design.
- Explore breaking up the building above the 2nd floor more. Either through pushing and pulling, introduction of voids or balconies, etc
- Balconies are important and offer opportunities for color and shape.
- Orient as many units as possible to the north and south due to current and future development to the east and west.

3.Public Outreach:

- Outreach is required by SDCI but does not apply in historic districts. Do not underestimate the value of in person outreach. English is the second language for many, so interpreters will be needed. It was recommended to reach out to Friends of Little Saigon.
  - Outreach feedback: security concerns
  - Outreach feedback: seating/congregating spaces and amenities
  - Outreach feedback: affordability concerns

4.Other:

- Fuller site context and circulation around block should be included in future drawings
- Move away from family association because it is a Chinatown element which may have a different meaning here.

RESPONSE

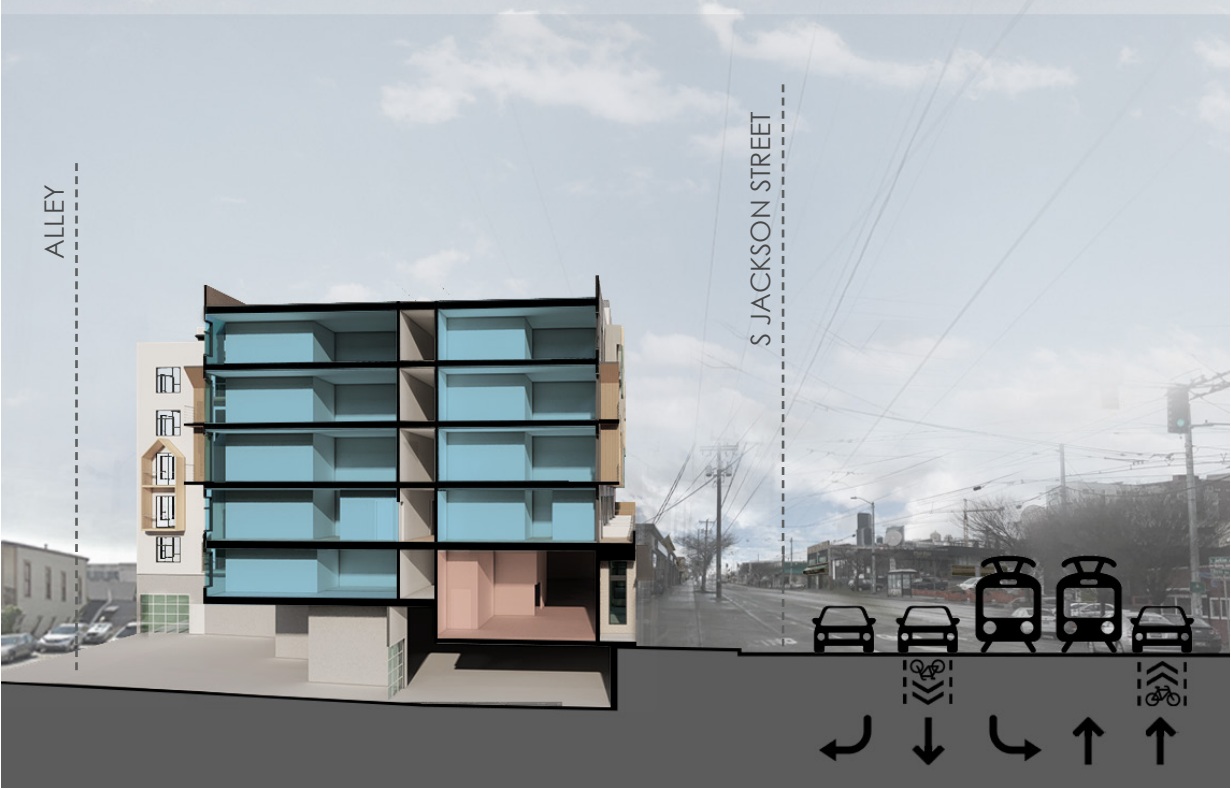
- Commercial spaces have been designed to be flexible. Partition walls can be added or removed to create a variety of commercial spaces depending on the unique spatial needs of each future tenant. Please refer to page 28 which explores the multiple ways the space could be divided.
- Please see page 31 for commercial massing studies. The preferred scheme was selected because it unifies the street facade with the neighboring commercial spaces’ heights. It provides a level 2 private deck opportunity for residents, which activates the sidewalk and provides “eyes on the street”.
- Please see page 24 for a street view rendering which showcases how the commercial right of way can be used by the businesses. Walk-up windows and flexible recessed areas provide options
- Local projects were inspiration for their use of brick, balcony massing and creative use of color. Please refer to page 16 for the local inspiration images
- The ground level facade is broken up to allow commercial spaces to have recessed entries. Colored balconies break up the upper levels of the building and create a unique facade. See pages 24-25 for the renderings.
- Please also refer to pages 26 and 27 where the preliminary canopy and signage designs show how the street will be activated and inspired by the local context and culture.
- The majority of units are laid out north to south. And, where they deviate, they are setback from the property lines. See the plans on pages 21-23.
- Community outreach was done in collaboration with Friends of Little Saigon. They reached out to local businesses and translated project information to Vietnamese and Chinese. Please see pages 14-15 for more information on the outreach.
- Noted. Please see more context provided in Option 4 renderings.
- Noted. Please see the revised design inspiration on page 16.

BRIEFING 1 RESPONSE SUMMARY





VIEW LOOKING SOUTHWEST



SECTION: NORTH-SOUTH



VIEW LOOKING EAST ALONG S JACKSON STREET

PROJECT DATA

6 STORIES: 5 over 1

COMMERCIAL: 3,480sf

84 UNITS: (22) studio  
(43) open one bedroom  
(14) one bedroom  
(5) one bedroom + den

GROSS SQUARE FOOTAGE: 57, 817 sf

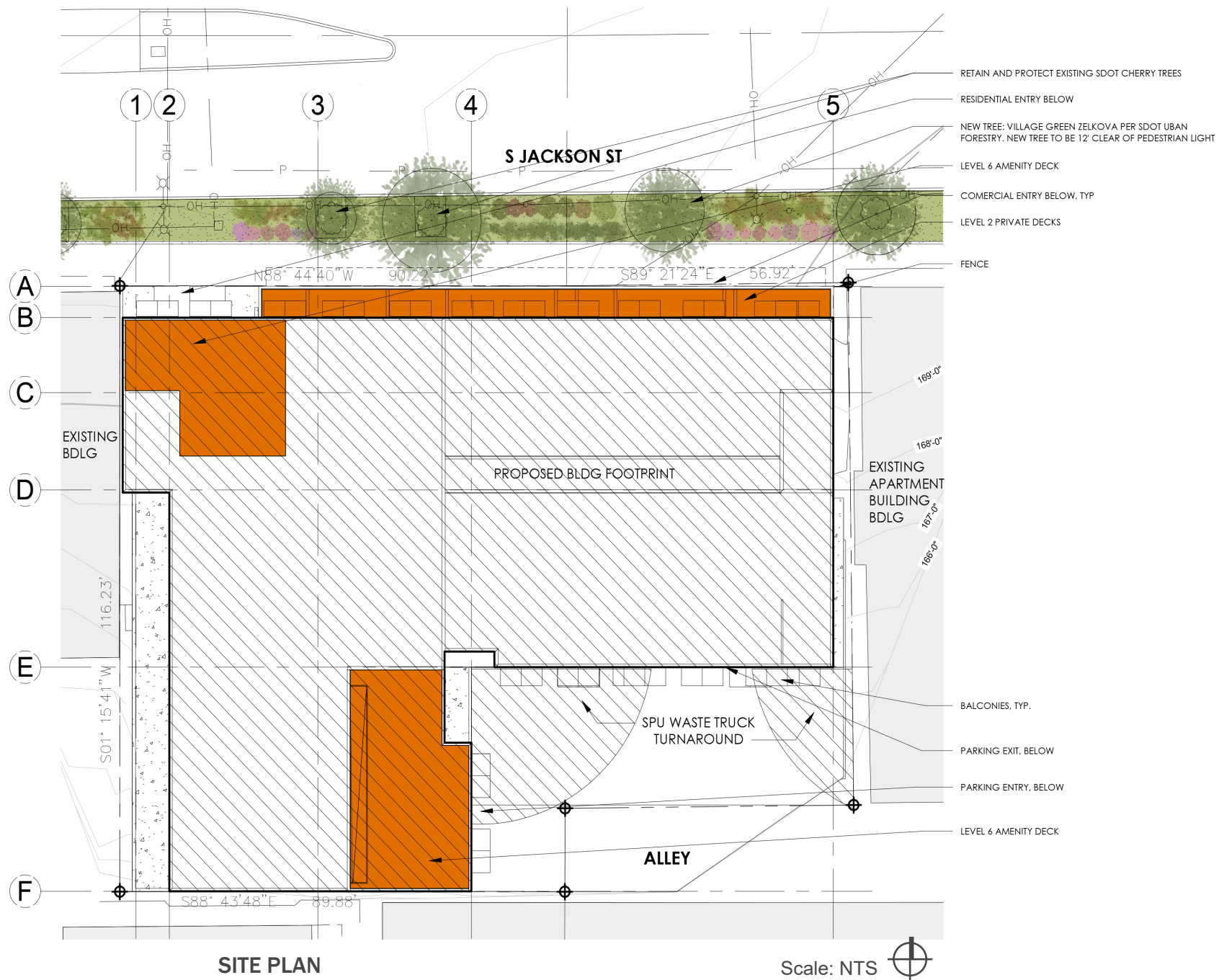
INTERIOR AMENITY: 1,952 sf

EXTERIOR AMENITY: 1,635 sf

PARKING: 34 spaces total

OPTION 4: SUMMARY



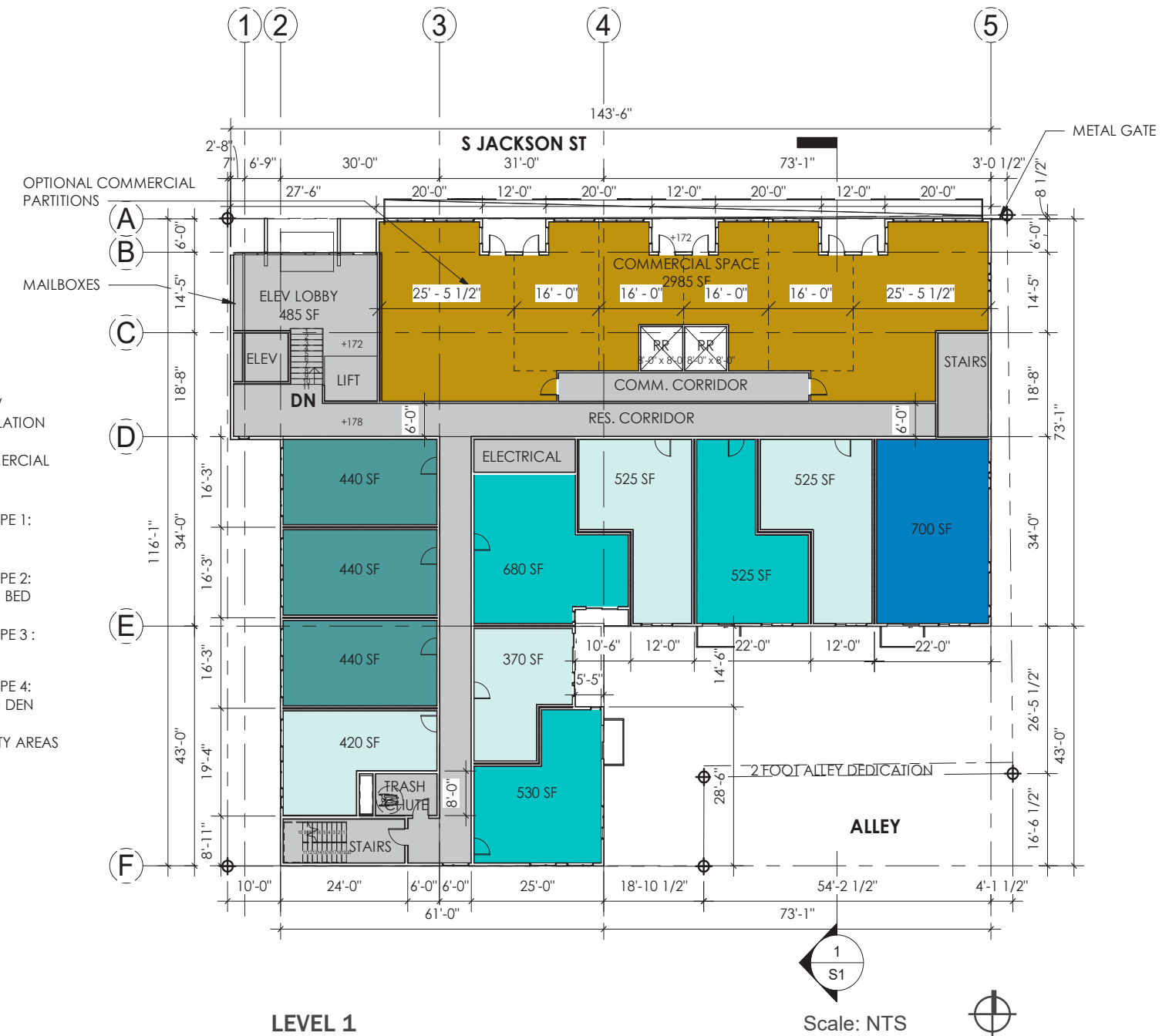
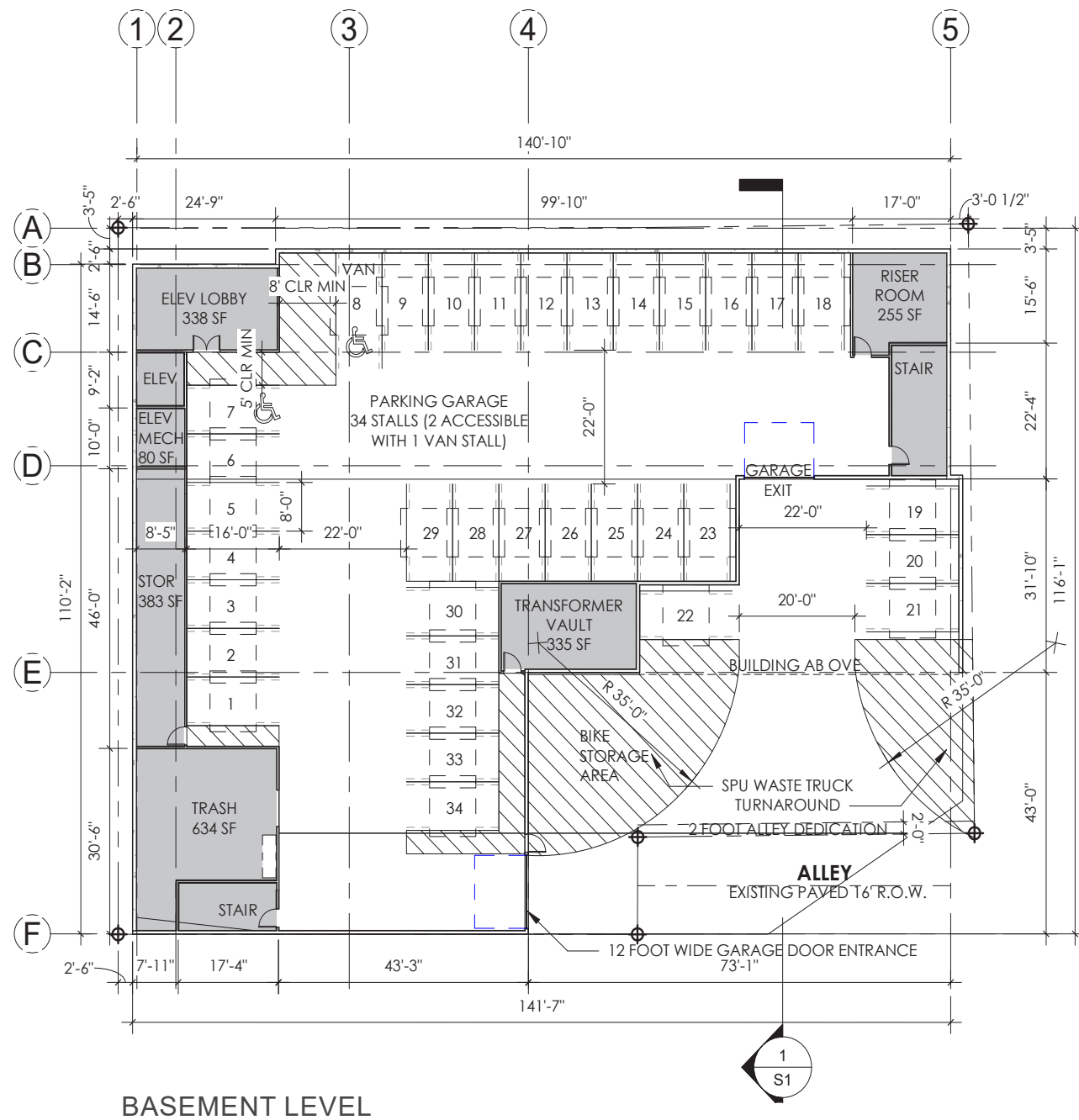


VIEW FROM JACKSON ST (NORTHWEST)



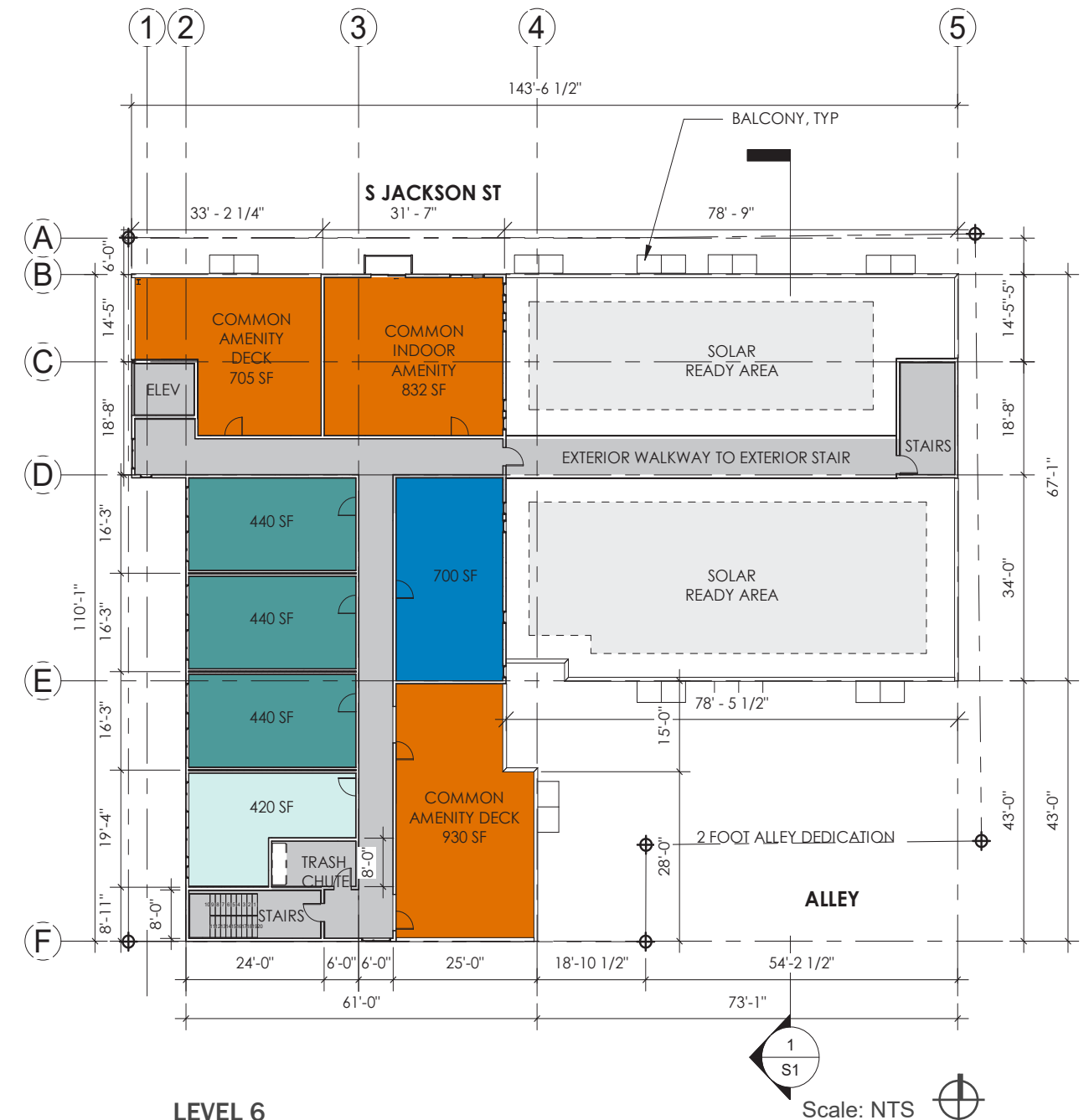
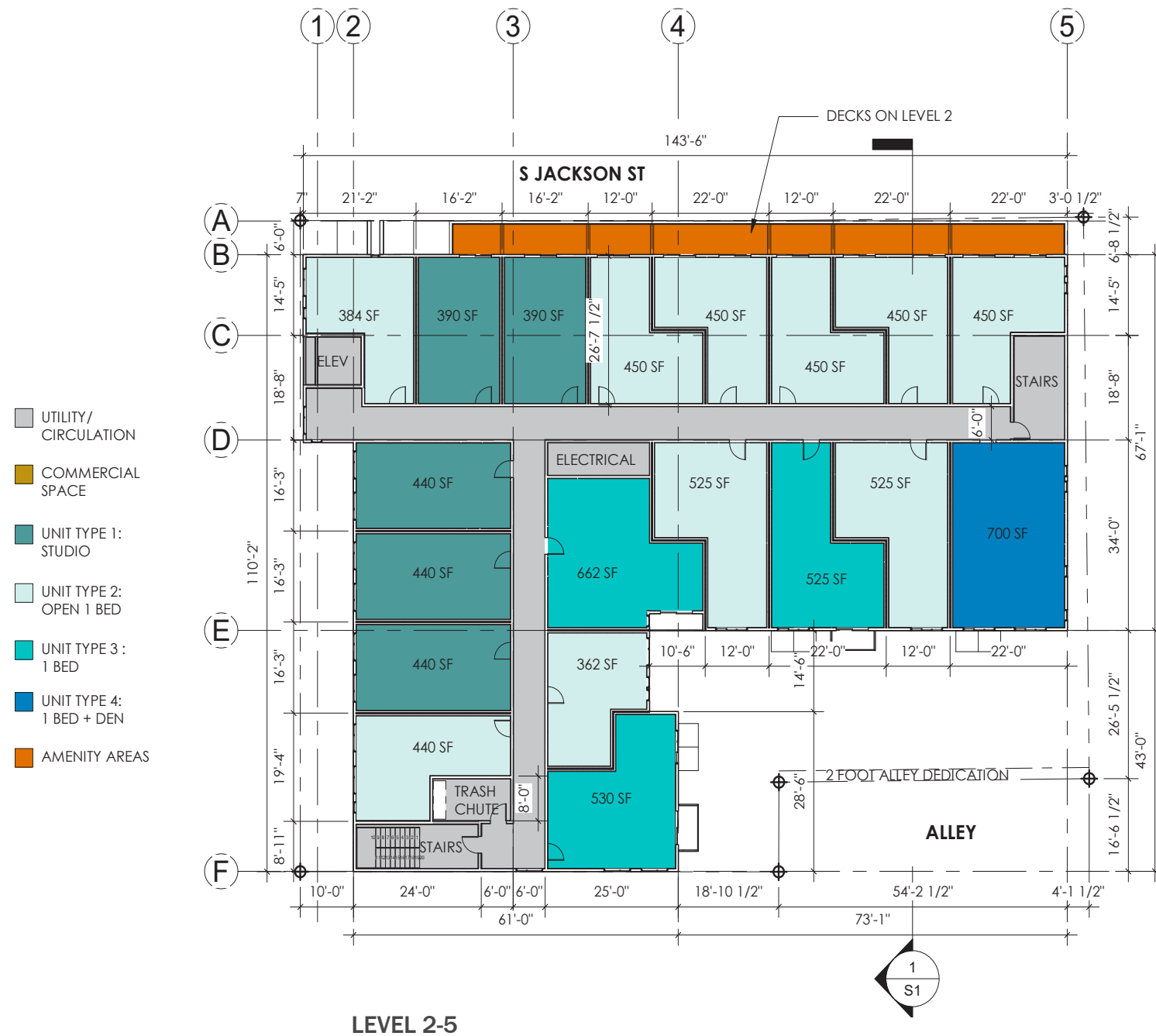
FROM FUTURE LITTLE SAIGON PARK (NORTHWEST)

## OPTION 4: FLOOR PLANS + PERSPECTIVE VIEWS



## OPTION 4: FLOOR PLANS





## OPTION 4: FLOOR PLANS

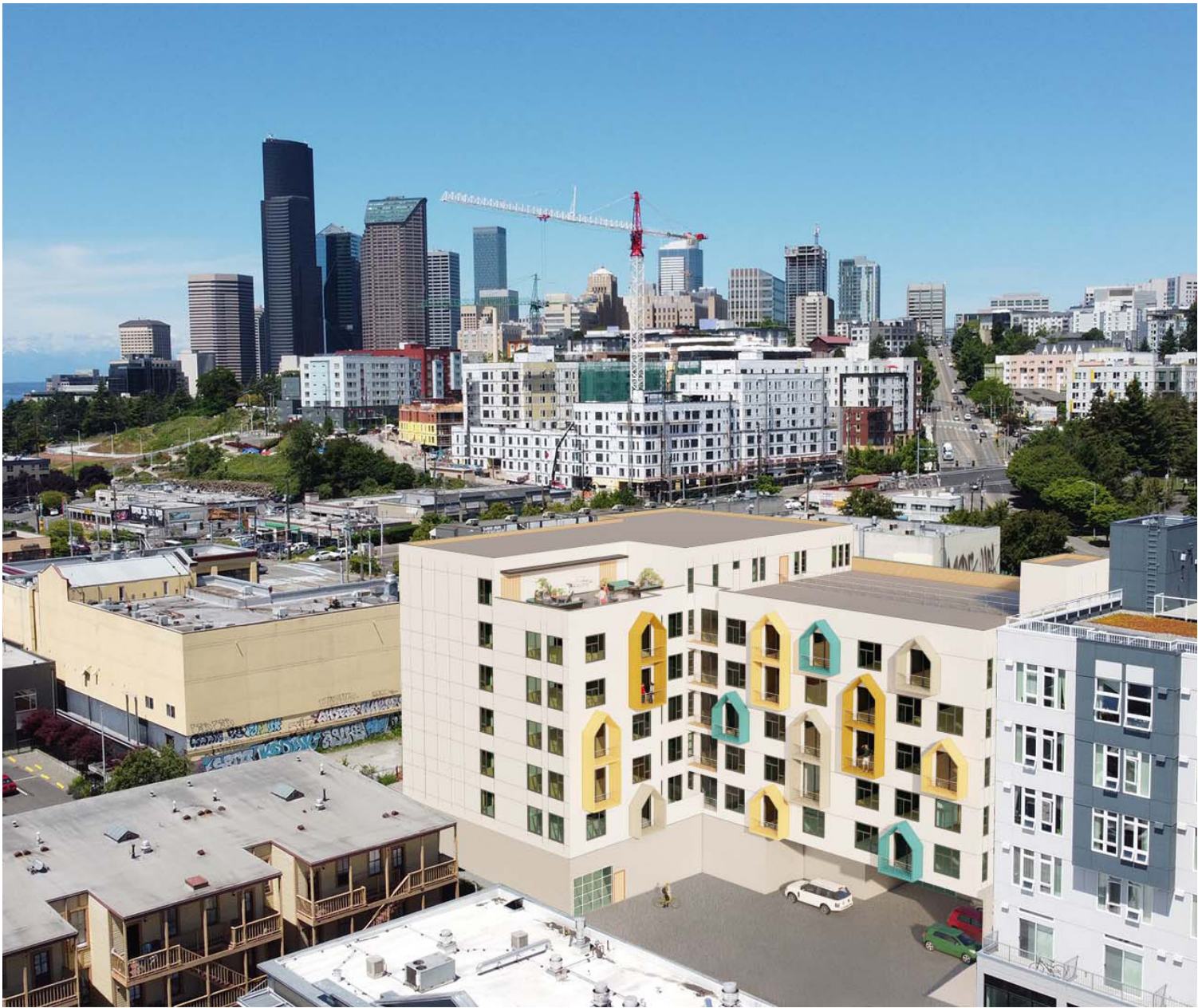


# RENDERINGS





VIEW FROM JACKSON ST (NORTHWEST)



SOUTHEAST AERIAL





RENDERING OF COMMERCIAL ENTRY



CANOPY PRECEDENT - 501 RAINIER



RENDERING OF RESIDENTIAL ENTRY



Our strategy includes a continuous canopy over all of the commercial spaces. This canopy will offer weather protection to the sidewalk and give flexible options for signage. Bottom of canopy is approximately 9’1” above sidewalk and aligned with the window mullions. This creates a nicely scaled pedestrian coverage and allows flexibility with windows & venting above canopy.

The residential entry will consist of a gable roof and wall element using the language of the decks above. This entry element will offer weather protection and clearly mark the residential entry.

# PRELIMINARY CANOPY DESIGN

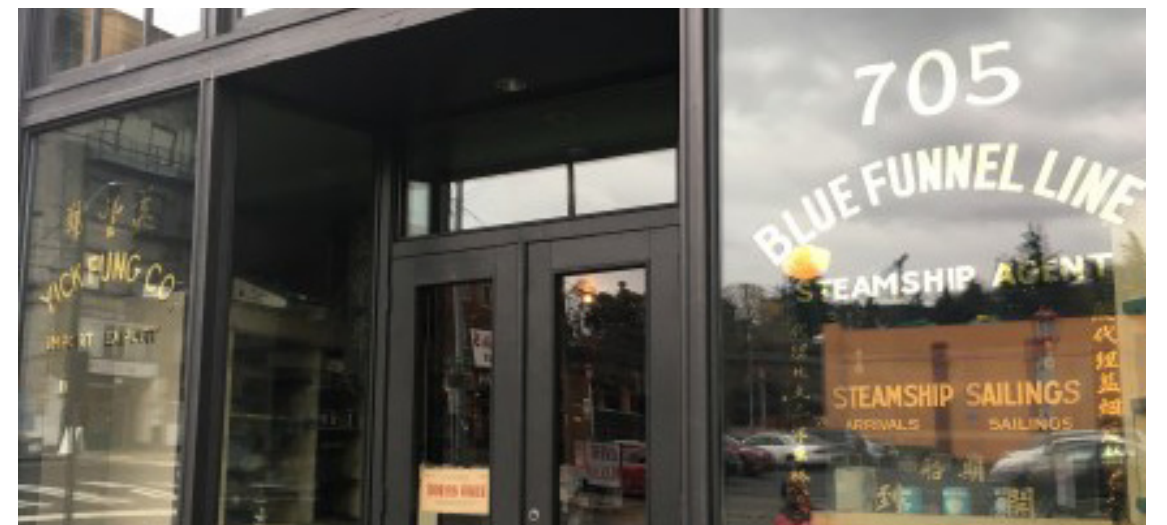
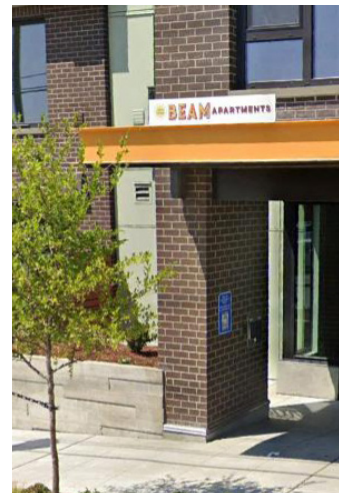




We are working to create multiple strategies for tenants to individualize their space. Options include: blade signs, lower and upper level decals and surface mounted illuminated signs

- CANOPY MOUNTED
- WINDOW VINYL DECALS
- CANOPY MOUNTED BLADE SIGNS
- WALL MOUNTED AT RECESSED ENTRIES

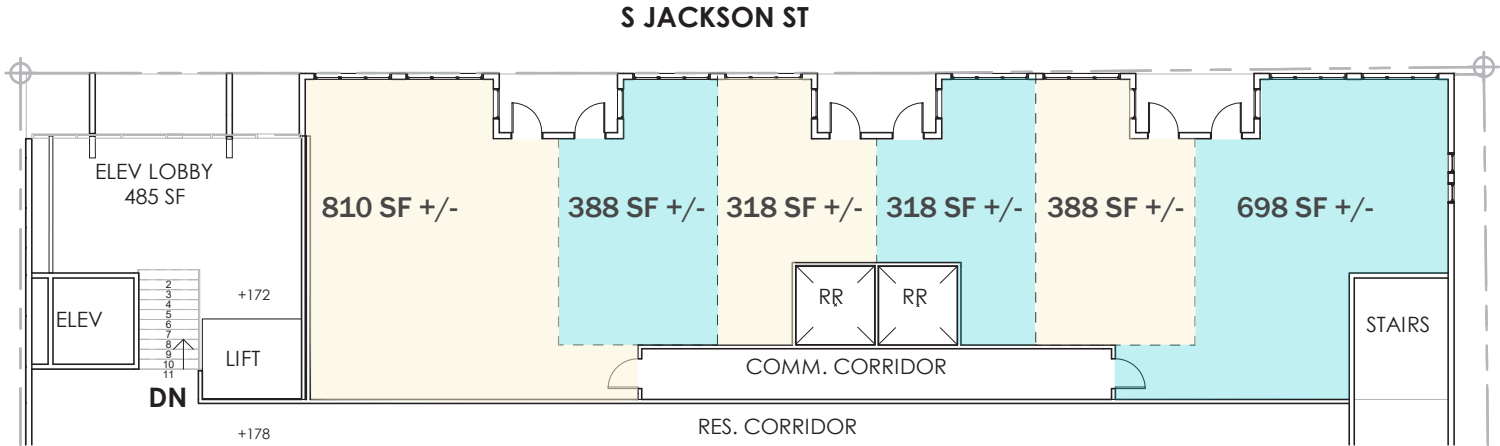
# PRELIMINARY SIGNAGE



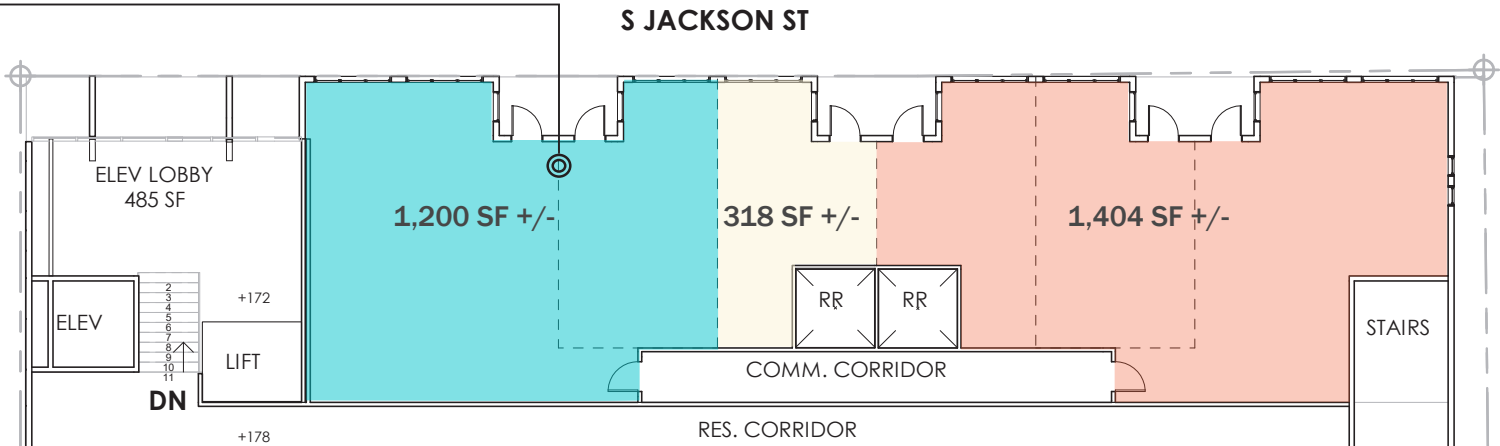
INTERNATIONAL DISTRICT SIGN PRECEDENTS

SIX SMALL COMMERCIAL SPACES

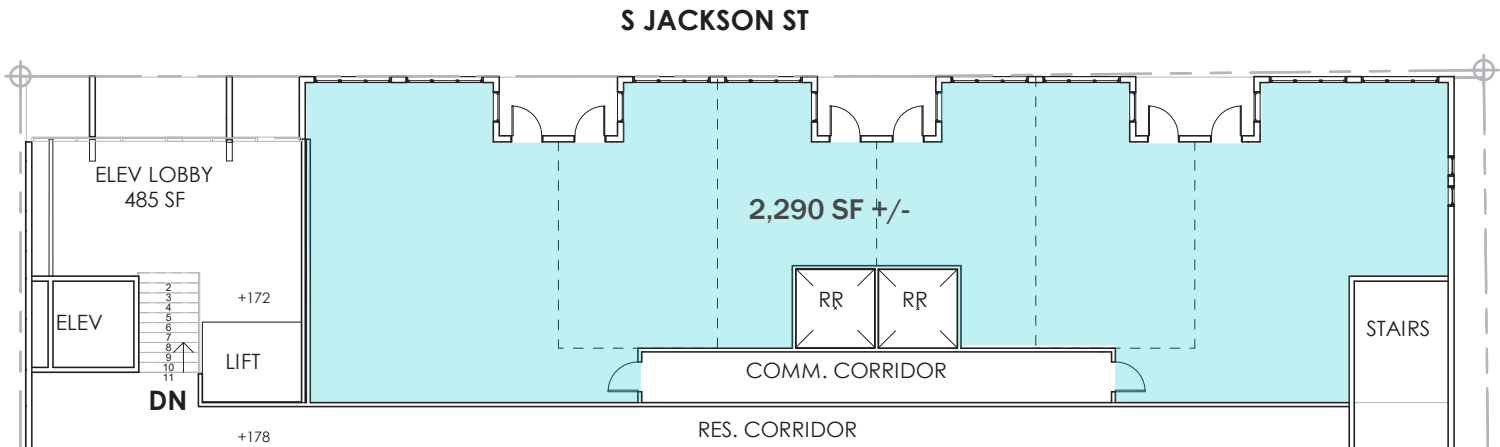
Partition walls can be installed to create flexible tenant spaces. Exterior door locations give maximum flexibility. Glazing system can accommodate a variety of uses, including food service directly to sidewalk.



VARIED COMMERCIAL SPACES



ONE LARGE COMMERCIAL SPACE



RETAIL FLEXIBILITY DIAGRAM

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# DEPARTURES

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# DEPARTURE REQUEST

## STANDARD

SMC 23.49.162.B.b(2) - Facade Setback Limits

Between the elevations of fifteen (15) and thirty-five (35) feet above sidewalk grade, the facade shall be located within two (2) feet of the street property line.

## REQUEST

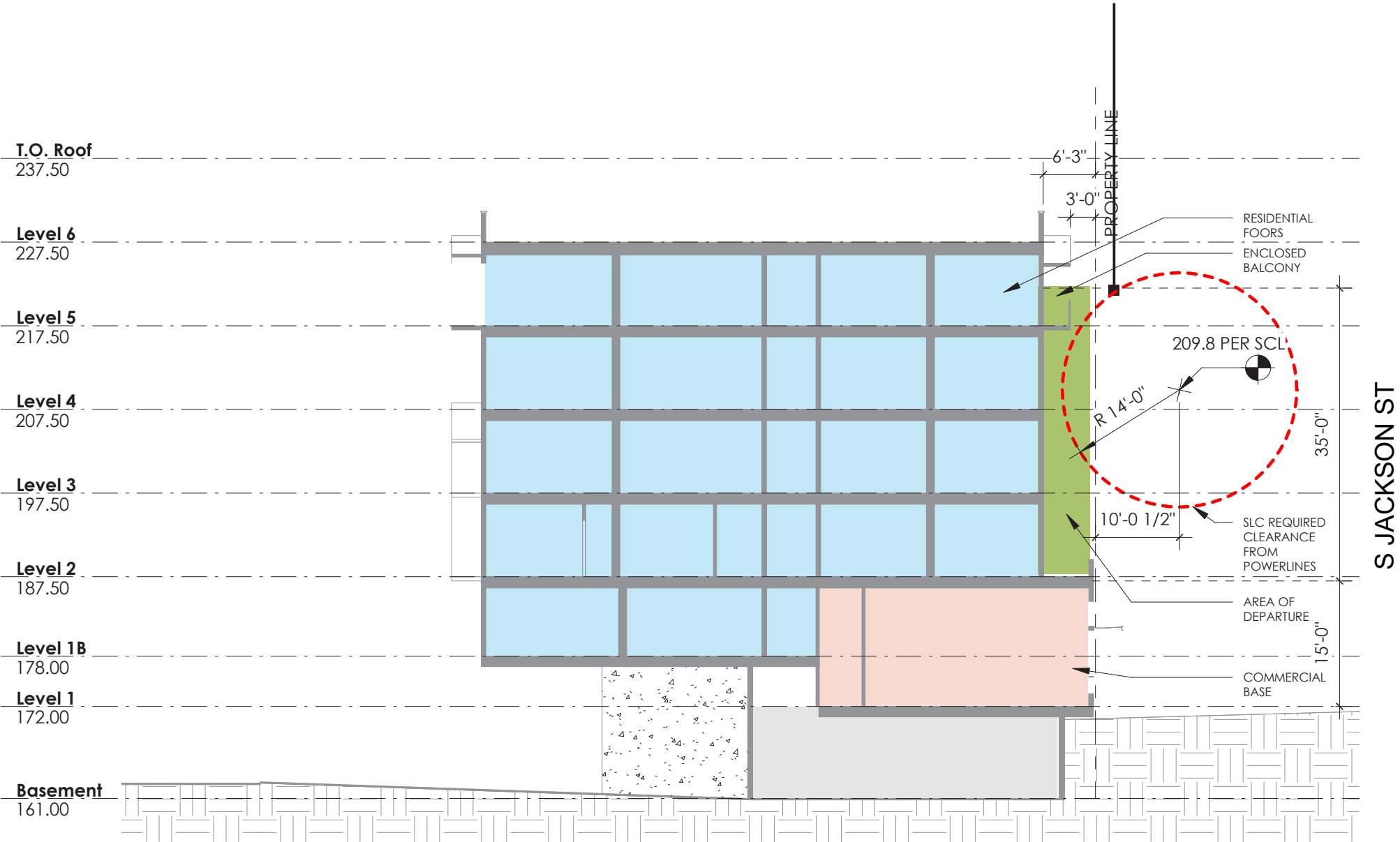
To allow setbacks of approximately 3'-0"-6'-3" for the building elevation 15' above sidewalk grade.

## JUSTIFICATION

Per SCL Construction Standard D2-3, existing overhead high voltage power lines on South Jackson Street require a 14' clearance from the nearest conductor line. The power lines are located at an angle, thus this easement varies on the site from approximately a 1'-7" to 5'-0" setback from the Property Line.

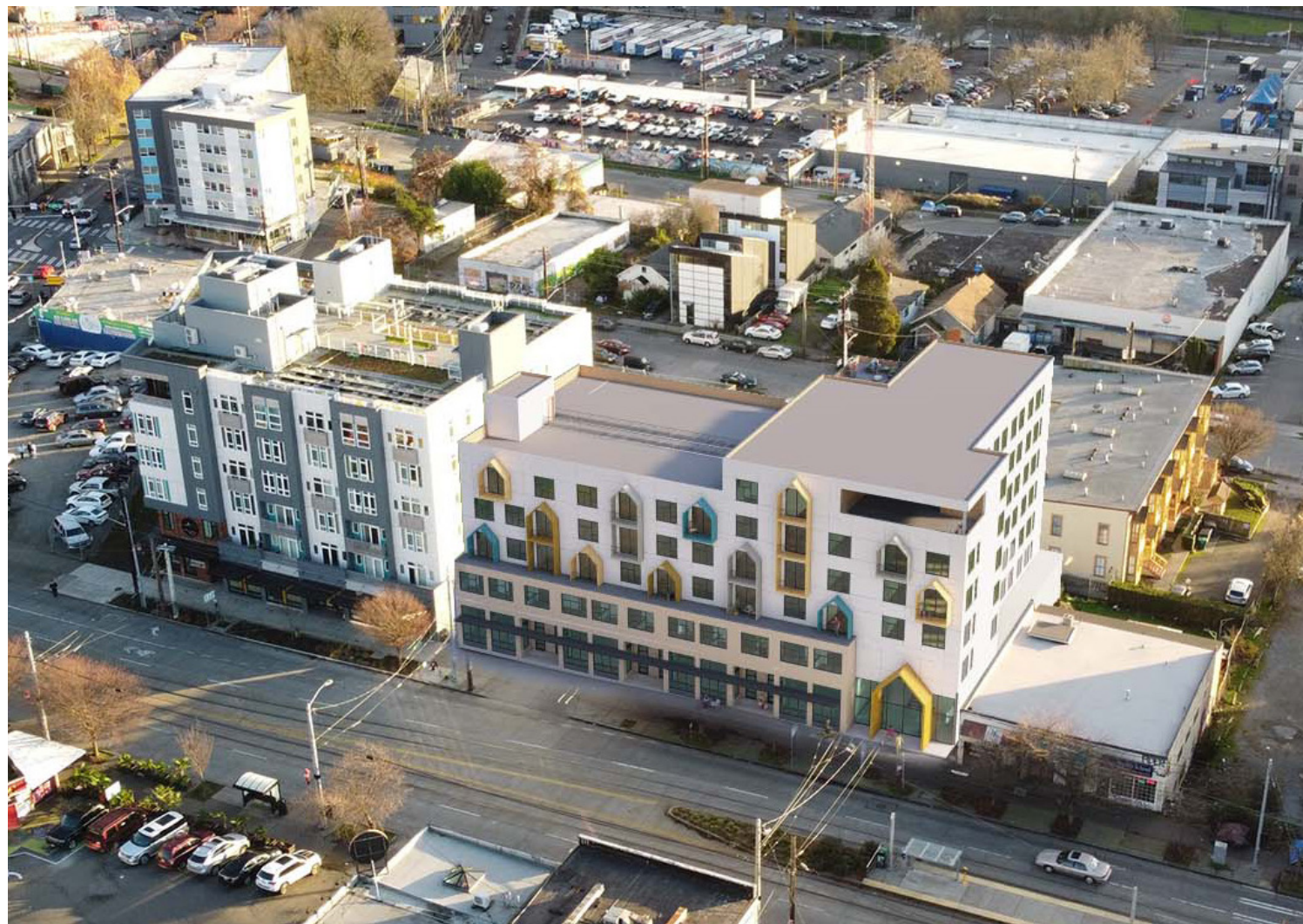
The proposed massing for the preferred scheme sets a 1 story base that gestures to the lower 1 and 2 story commercial buildings on S Jackson St directly to the West of the Site, and generally to the Little Saigon Neighborhood. The taller massing of 5 stories, is setback 6'-0" from the Property Line. This gestures to the massing scale of the 7-story neighbor directly to the East of the Site. Enclosed balconies occur on the residential level which are setback 3'-0" from the property line.

This articulating gesture enhances the building facade and allows for occupiable space on the 2nd floor residential levels and above which will contribute to an active urban environment (ISRD Design Guidelines Principle #1) with a neighborhood dynamic between the residences and street-life below.



NORTH-SOUTH SECTION





2-STORY COMMERCIAL BASE

This page contains renderings with design alternates discussed in the previous ISRD meeting:

2 story base articulation (preferred alternative has 1 tall story base articulation). The tall 1 story base is more in line with the current commercial spaces along and across Jackson St. The An Lac apartment building directly to the east has a 1 story base articulation except for a 2 story residential lobby.



CENTRAL RESIDENTIAL ENTRY

Residential entry near middle of building (preferred alternative has residential lobby at west end). Preferred alternative allows much more flexibility in division/unification of commercial spaces. The An Lac apartment building directly to the east has the residential lobby at the east end with the commercial space unified at the west end.

# DESIGN ALTERNATIVES



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# APPENDIX

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CONTEXT AND SITE

How project interacts with the surrounding neighborhood blocks

CS.A Response to Context:

- Consider the neighborhood context, characteristics of the site, adjacent buildings plus open space, streets, alleys and proposed uses of the building.
- Respond to datum lines, street edge relationships and proportions created by existing buildings.
- Incorporate and preserve architectural elements that exist within the neighborhood already such as recessed spaces, balconies, and canopies.

CS.B Public Realm:

- Activate sidewalks and open spaces with pedestrian- oriented features that encourage walking, sitting and other activities. Consider activation strategies for various times of day and year.
- Lighting, crosswalks, and materials in the public right- of-way should be consistent throughout the District in order to serve as placemaking features or cultural markers. Variations considered on a case by case basis.
- Provide ample bike parking and easy access to public transit lines. Bike parking should be sited and scaled in such a way that is compatible with the character of the District, and should not block or damage architectural or character-defining building features

CS.C Building Orientation:

- Buildings and primary entrances shall be oriented toward the street and vehicular access should be located off an alley or side-street, wherever possible.
- Visible access to the building’s entry should be provided.
- Activate vestibule and recessed entries to promote public safety. Examples of activation include lighting, plantings, artwork and seating. Where screening is needed, decorative or artistic treatments are preferred..

CS.D Parking and Support Services:

- Locate parking on less visible portions of the site, such as underground, behind, or to the side of buildings.
- Reduce the visual impact of parking and service uses with landscaping or architecturally compatible screening.
- Locate loading docks and other service entries along alleys or non-primary facades whenever possible.

JWA Design Response

The massing will respond to two neighboring contexts - the 7-story residential mixed-use building neighbor to the east and the lower 2 story commercial buildings to the west. This will be addressed with a setback at the third floor, which is also needed for SCI clearances of the overhead power lines.

The Primary Entrances will be oriented on South Jackson Street. Trash access and parking will be accessed from the Alley. The residential entry will be recessed from the street to not interfere with the active street, yet will be expressed in the massing.

Landscaping and hardscape will be consistent with the character of this commercial block of the District.

PUBLIC LIFE

How projects interact with their immediate surroundings

PL.A Open Space:

- Opportunities for creating vibrant, pedestrian- oriented open spaces to enliven the area and attract interest and interaction with the site and building should be prioritized. Consider including spaces that cater to the multi-generational population of the community.

PL.B Storefront Design

- Desirable storefront design features include large transparent storefront windows, entrances onto the street, pedestrian-level signs, architectural detailing, and pedestrian lighting to engage passerby.
- A broad range of exterior colors can be found in the District. When selecting colors, it is important to coordinate proposed colors of the entire building façade and consider compatibility with the colors on other buildings in the District.

PL.C Signage

- Multi-lingual signage is encouraged.
- Prominent, creative and colorful illuminated signage is recommended. Encourage a variety of signs with unique character to signify the business district.

PL.E Safety and Security

- Create a safe environment by providing lines of sight and encouraging natural surveillance through strategic placement of doors, windows, balconies, landscaping, and street-level uses.

PL.F Lighting

- Select light fixtures that complement the architecture and design of the building. For older buildings, it may be appropriate to select fixtures that draw inspiration from historic building photos.
- Where appropriate, incorporate exterior light fixtures onto buildings at the pedestrian level (between the ground and 16 feet up) to help pedestrians see more clearly.

JWA Design Response

The Commercial massing will be expressed as a 2-story massing that will have commercial design features and large storefront windows to engage with the pedestrian and vehicle levels.

Setback of the Residential Entry will create an open space for resident and visitor interaction away from the active sidewalk.

A prominent, cohesive and colorful signage design language will be used for both the commercial and residential uses of the building.

The 2-story massing spanning the entire frontage of South Jackson Street will make the required setback safe and secure.

DESIGN GUIDELINES



BUILDING DESIGN

BD.3 New Buildings

- Where appropriate, make connections to neighboring buildings by using compatible materials, proportions, modulation, articulation, fenestration, color, landscaping, detailing, texture and relief.
- When designing the massing (height, bulk, scale) of the building, consider the massing of surrounding buildings, characteristics of the site and nearby open spaces.
- Building exteriors should be constructed of durable, high-quality and environmentally-sustainable materials that are compatible in color, texture and proportion with buildings in the immediate area.
- Incorporate welcoming and human-scaled design elements, especially at the lower stories, to engage pedestrians and create a vibrant street frontage.
- Where appropriate, design the exterior of the building to reflect interior use.
- Design new buildings and additions to reflect contemporary architectural practices. Avoid materials and designs that create a false sense of history.

JWA Design Response

The Commercial massing will be expressed as a 2-story massing that will have commercial design features and large storefront windows to engage with the pedestrian and vehicle levels. This will include human-scaled design elements.

Building design will be expressed in a contemporary version of the Vietnamese Tube House using screening and patterns. Amenity Space will be provided on the top floor with views of downtown north and of Mt Rainier south.

CHARACTER AREAS

CA.A Goals for Development East of I5

- Promote and support the development of a variety of housing types.

JWA Design Response

The project intends to provide a mix of unit sizes from large studios to two bedroom units that will accommodate various household sizes.

CA.C Public Life

- Throughout the public realm, ensure businesses have space to engage with passerby while still allowing clear sidewalks for pedestrian circulation.
- Provide a sufficient planting buffer between street traffic and the sidewalk in order to achieve a welcoming pedestrian environment and soften urban edges.
- Incorporate green space and landscaping where possible.
- The clarity and visibility of signage is important in order to best serve pedestrians as well as the large number of patrons who travel to Little Saigon's businesses by car.

Public green space will be provided at the street edge through street trees and landscaping.

Private green space will be provided in the building on several levels for the residents.

CA.D Building Design

- Provide bilingual signage to represent the culture of the community.
- The use of color is important as a cultural defining element for this area of the neighborhood
- Minimize the visual presence of service areas by locating access to trash storage and loading docks away from primary building facades and entries.

Secretary of the Interior’s Standards

The process of depicting an appearance of a specific time period

Standards for Reconstruction:

- Reconstruction will be used to depict vanished or non-surviving portions of a property when documentary and physical evidence is available to permit accurate reconstruction with minimal conjecture, and such reconstruction is essential to the public understanding of the property.
- Reconstruction of a landscape, building, structure, or object in its historic location will be preceded by a thorough archaeological investigation to identify and evaluate those features and artifacts which are essential to an accurate reconstruction. If such resources must be disturbed, mitigation measures will be undertaken.
- Reconstruction will include measures to preserve any remaining historic materials, features, and spatial relationships.
- Reconstruction will be based on the accurate duplication of historic features and elements substantiated by documentary or physical evidence rather than on conjectural designs or the availability of different features from other historic properties. A reconstructed property will re-create the appearance of the non-surviving historic property in materials, design, color, and texture.
- A reconstruction will be clearly identified as a contemporary re-creation.
- Designs that were never executed historically will not be constructed.

JWA Design Response

The existing building dates from 1926 and is more than 90 years old. The Historical Survey did not cite any historical significance. The existing building is of utilitarian use and does not contain any architectural elements that embody the distinctive style of the ISRD or Little Saigon.

To honor the history of the commercial character recognized on this prominent commercial block, the project will provide commercial space on the street level as has been in existence on this site for over 90 years.

Standards for Rehabilitation:

- A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
- The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
- Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
- Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
- Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
- Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
- Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
- 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.
- 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.

ZONE: DMR/C 75/75-95

PARCEL #: 817010-0150 and 332000-0500

- OVERLAYS:
- Chinatown HUB Urban Village
  - International Special Review District
  - International District Residential
  - Downtown Urban Center
  - South Downtown
  - Principal Arterial
  - Class I Pedestrian Street

LOT AREA: 16,256 Sq Ft

ECA: None

MHA: Commercial <4,000 sf is exempt  
Residential High Area Fee

PERMITTED USES (23.49.142)

Permitted Outright: Residential, Live/Work, General Sales and Retail, Accessory Parking

FLOOR AREA RATIO (23.49.011)

Street Level Uses exempt (23.49.011.B.1b)

Residential Uses exempt (23.49.011.B.1f)

STREET-LEVEL DEVELOPMENT STANDARDS (23.49.009B)

Blank facades between 2’ and 8’ above the sidewalk may not exceed 15’ in width

The total of all blank facade segments may not exceed 40% of the width of the facade of the structure along the street

Street-level street-facing facades shall be located within 10’ of the street lot line, unless wider sidewalks, plazas, or other approved landscaped or open spaces are provided

60% of the street-facing facade between 2’ and 8’ above the sidewalk shall be transparent for non-residential spaces

Transparent areas of facades shall be designed and maintained to provide views into and out of the structure. No permanent signage, window tinting or treatments, shelving, other furnishings, fixtures, equipment, or stored items shall completely block views into and out of the structure between 4’ and 7’ above adjacent grade

Non-residential uses shall extend an average depth of at least 30’ and a minimum depth of 15’ from the street-level street-facing facade

Non-residential uses at street level shall have a floor-to-floor height of at least 13’

STRUCTURE HEIGHT (23.49.008)

75' height limit

+4’ for parapet, railings, and firewalls

+7’ for solar collectors, unlimited area

+15’ for stair or elevator penthouses (not to exceed 15% of roof area)

SETBACKS (23.49.162.B)

Front Setback: no limit - up to 15’ above sidewalk  
2’ setback - 15’ and 35’ above sidewalk

Side Setbacks: no limit  
10’ above 65’

Alley: 2 foot alley dedication

AMENITY AREA (23.49.010)

5% of GFA residential area = SF required amenity area

Maximum 50% of required total can be enclosed

Common amenity areas need to have a minimum horizontal dimension of 15 feet, and no less than 225 sf. Private balconies need a minimum of 60 sf with no horizontal distance less than 6 ft.

GREEN FACTOR (23.86.019)

Landscaping that achieves a Green Factor score of 0.3 or greater

AUTOMOBILE PARKING (23.49.019):

None required

BICYCLE PARKING (23.54.015) Table D

1 long-term stall per dwelling unit

1 short-term stall per 20 dwelling units

SOLID WASTE (23.54.040)

Shared collection (min horizontal dimension = 12’)

51-100 dwelling units = 375 sf + 4 sf per unit above 50

Non-Residential Development: 0 – 5,000 sf = 82 sf

\*Per SMC 23.54.040.B, Mixed-use development that contains both residential and non-residential uses shall meet the storage requirements for residential, plus 50 percent of the requirement for non-residential development. Storage for garbage may be shared between the uses but separate spaces for recycling shall be provided.

ISRD Objectives (23.66.302)

The International Special Review District is established to promote, preserve and perpetuate the cultural, economic, historical, and otherwise beneficial qualities of the area, particularly the features derived from its Asian heritage.

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

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

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

D. Encouraging the rehabilitation of existing structures;

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

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

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

ISRD PREFERRED USES EAST OF I-5 (23.66.308)

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.

EXTERIOR BUILDING FINISHES (23.66.336)

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.

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.

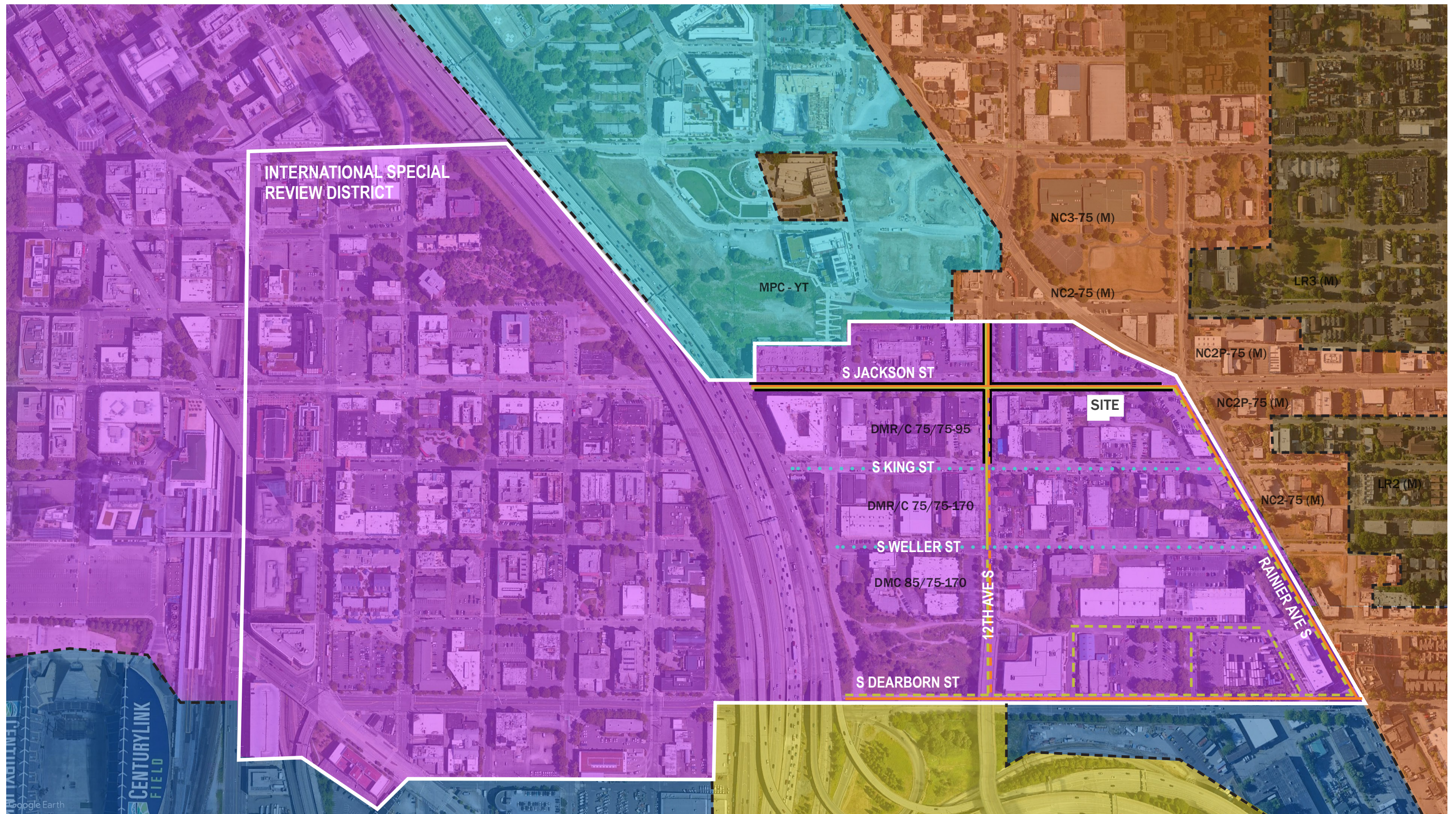
PARKING AND ACCESS (23.66.342)

Flexible-use parking garages are subject to special review by the Board pursuant to Section 23.66.324.

When parking is provided it shall be subject to the requirements of Section 23.54.030.

ZONING ANALYSIS

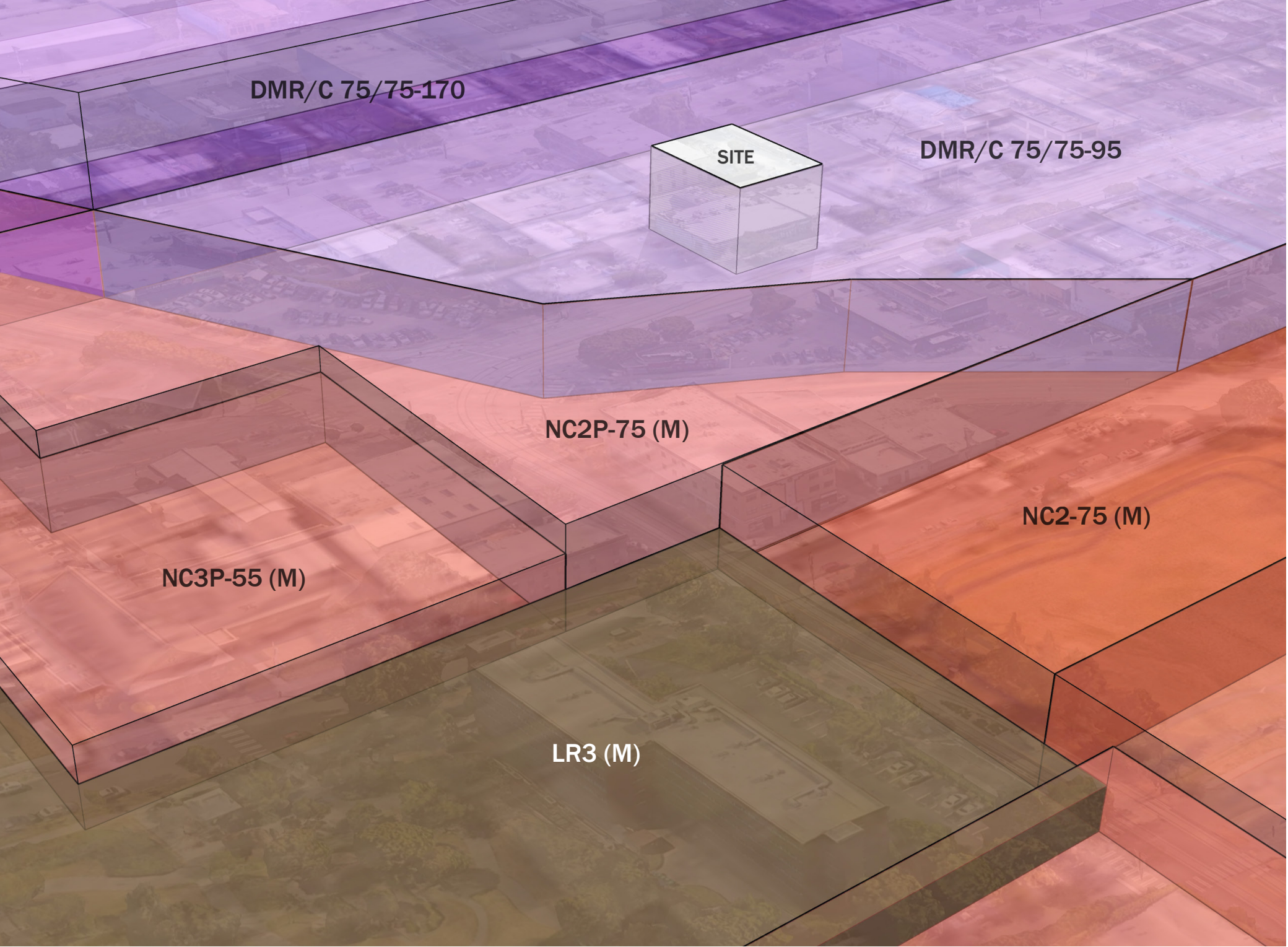




Manufacturing/ Industrial		Master Planned Community		Commercial/ Mixed-Use	
Single Family		Downtown		Multi-Family	

	Principal Arterial		Class I Pedestrian Street
	Minor Arterial		Class II Pedestrian Street
	Green Street		Street Level Uses Required








**AERIAL ZONING** The project site, highlighted in white, is on the eastern edge of the Downtown zone DMR/C 75/75-95, allowing 75' base building heights.

Neighboring Commercial zoning to the south allows maximum 170' building heights. This zoning designation is auto-oriented and consists of a variety of structures: commercial and residential.

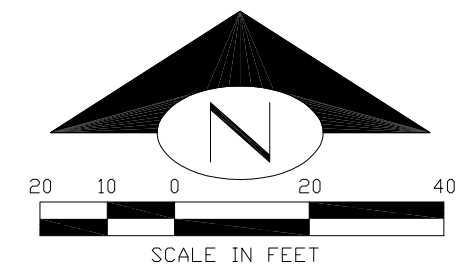
Neighboring Low-rise zones to the east and north, LR3, allow maximum 30' building heights. These zones provide a variety of multifamily housing typologies as well as some commercial uses.



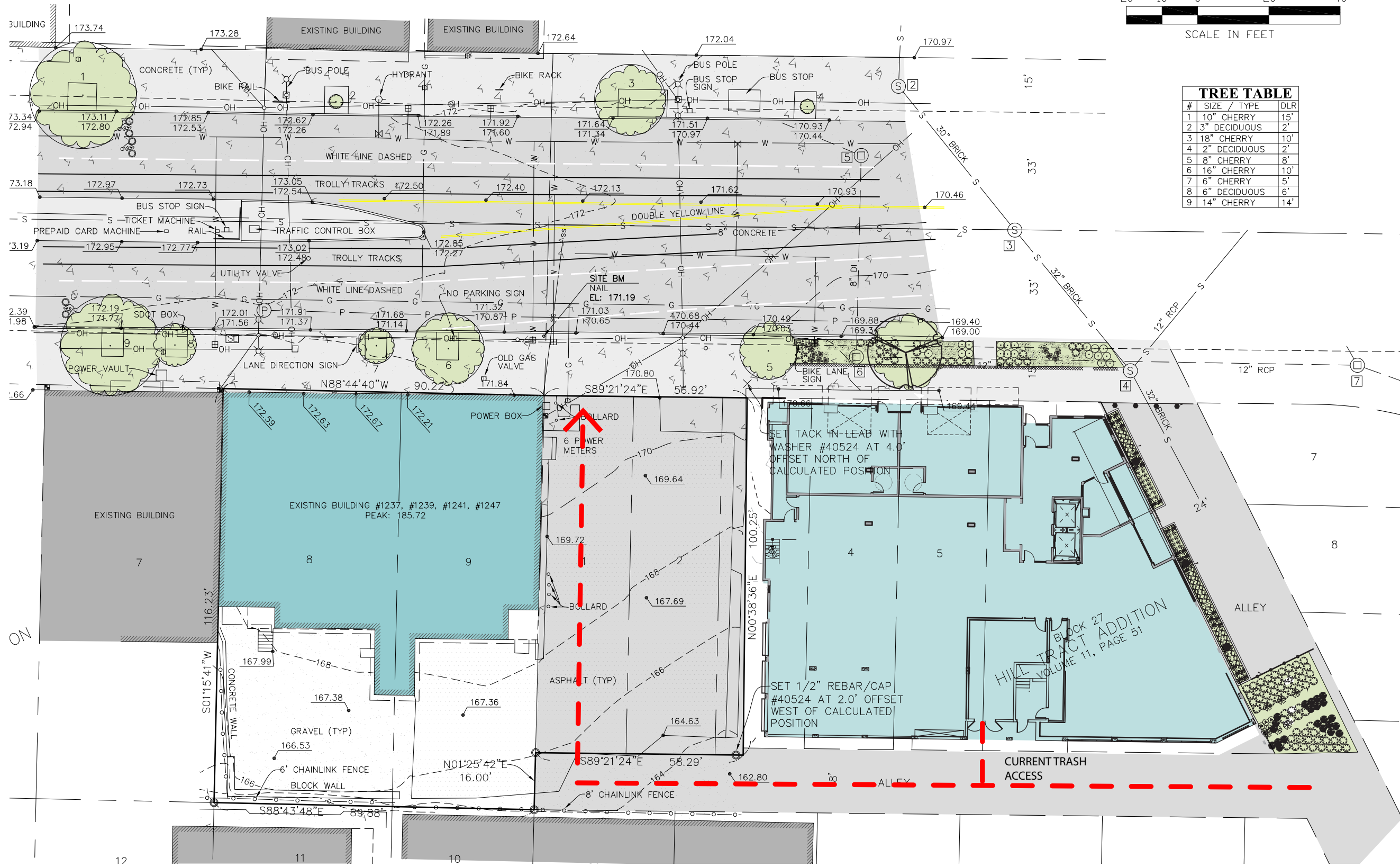
- Downtown 
- Commercial/  
Mixed-Use 
- Multi-Family 

AERIAL ZONING + HEIGHT ANALYSIS





TREE TABLE		
#	SIZE / TYPE	DLR
1	10" CHERRY	15'
2	3" DECIDUOUS	2'
3	18" CHERRY	10'
4	2" DECIDUOUS	2'
5	8" CHERRY	8'
6	16" CHERRY	10'
7	6" CHERRY	5'
8	6" DECIDUOUS	6'
9	14" CHERRY	14'



# SITE SURVEY





VIEW LOOKING SOUTHWEST



SECTION: NORTH-SOUTH



VIEW LOOKING EAST ALONG S JACKSON STREET

PROJECT DATA

8 STORIES: 6 over 2

COMMERCIAL: 3,560 sf

94 UNITS: (12) open one bedroom  
(76) one bedroom  
(6) two bedroom

GROSS SQUARE FOOTAGE: 86,115 sf

INTERIOR AMENITY: 1,172 sf

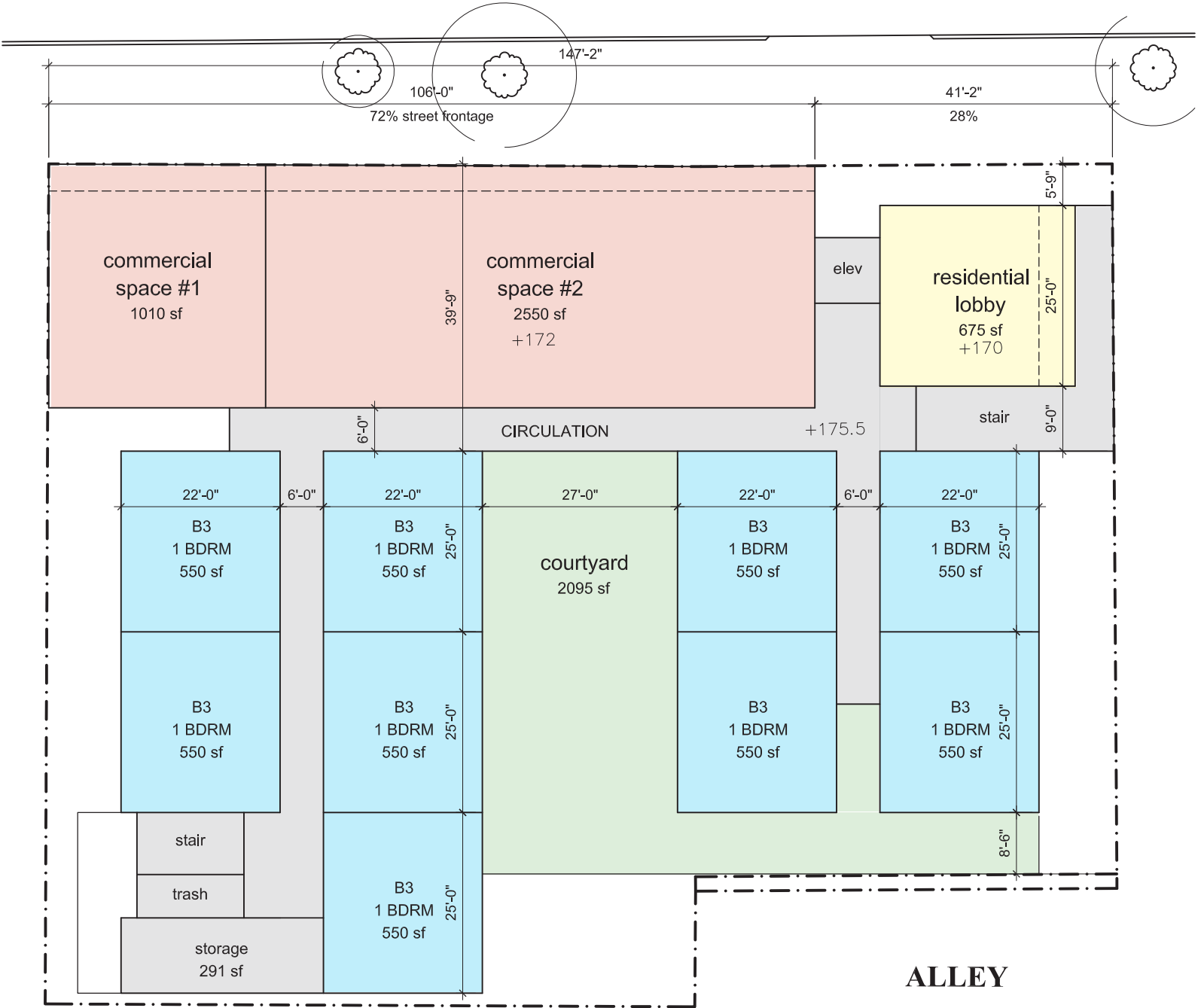
EXTERIOR AMENITY: 4,027 sf

PARKING: 36 spaces total  
20 standard size  
16 compact size

OPTION 1: SUMMARY



SOUTH JACKSON STREET



SCHEME 1 - FIRST FLOOR PLAN  
SCALE: 1" = 20'



VIEW LOOKING SOUTHEAST

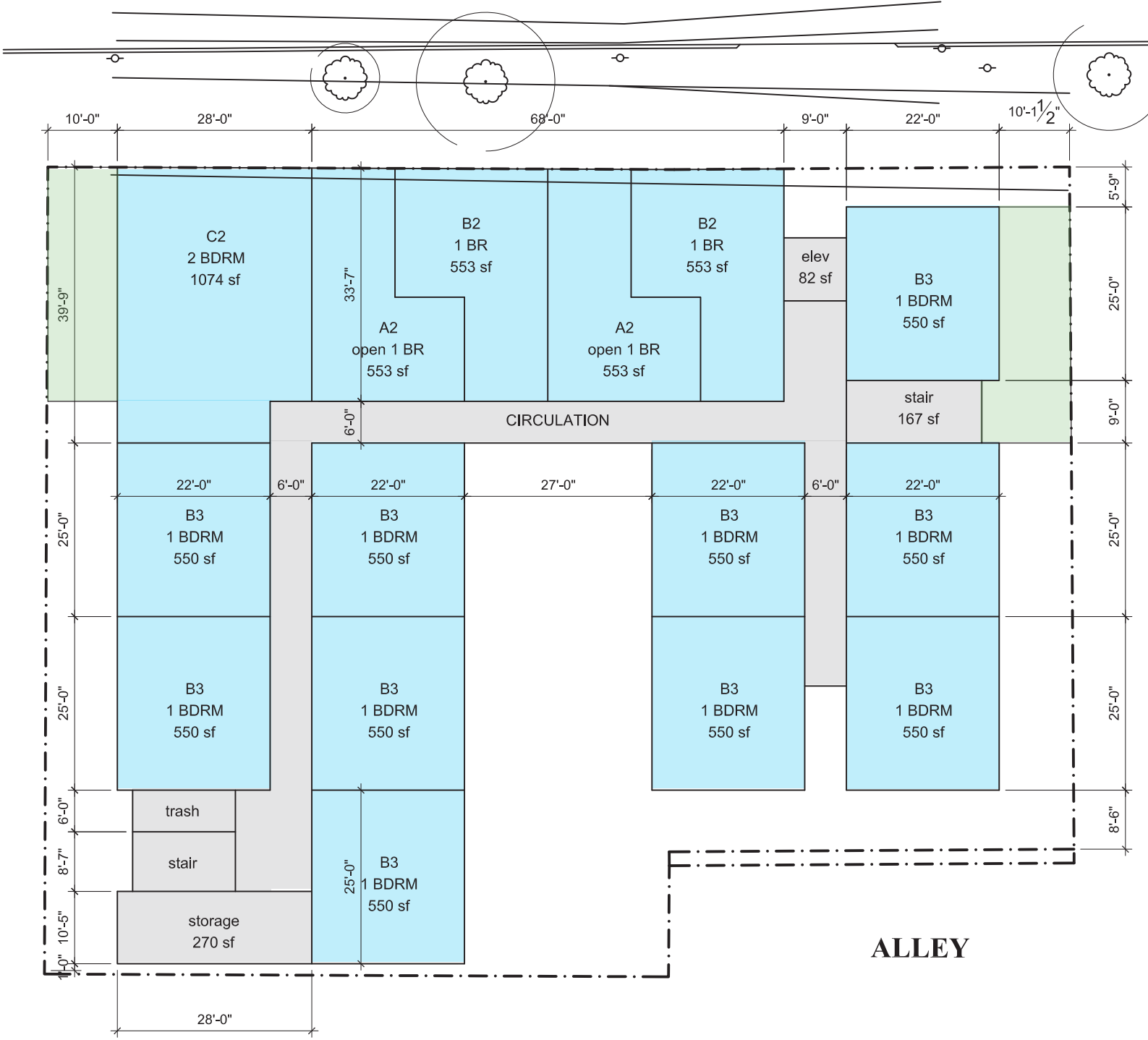


VIEW LOOKING NORTHEAST

OPTION 1: FLOOR PLANS + PERSPECTIVE VIEWS

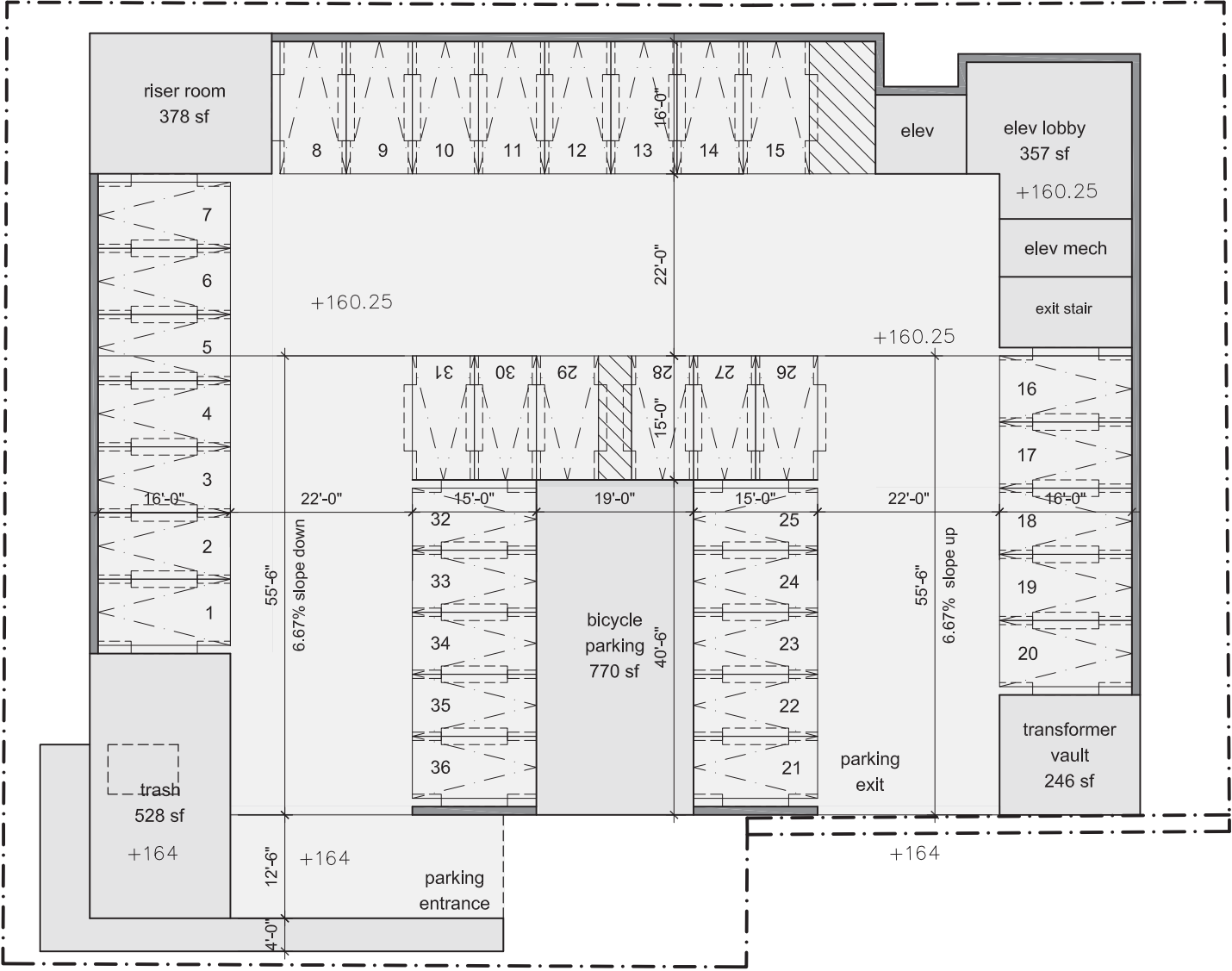


SOUTH JACKSON STREET



SCHEME 1 - SECOND FLOOR PLAN

SCALE: 1" = 20'

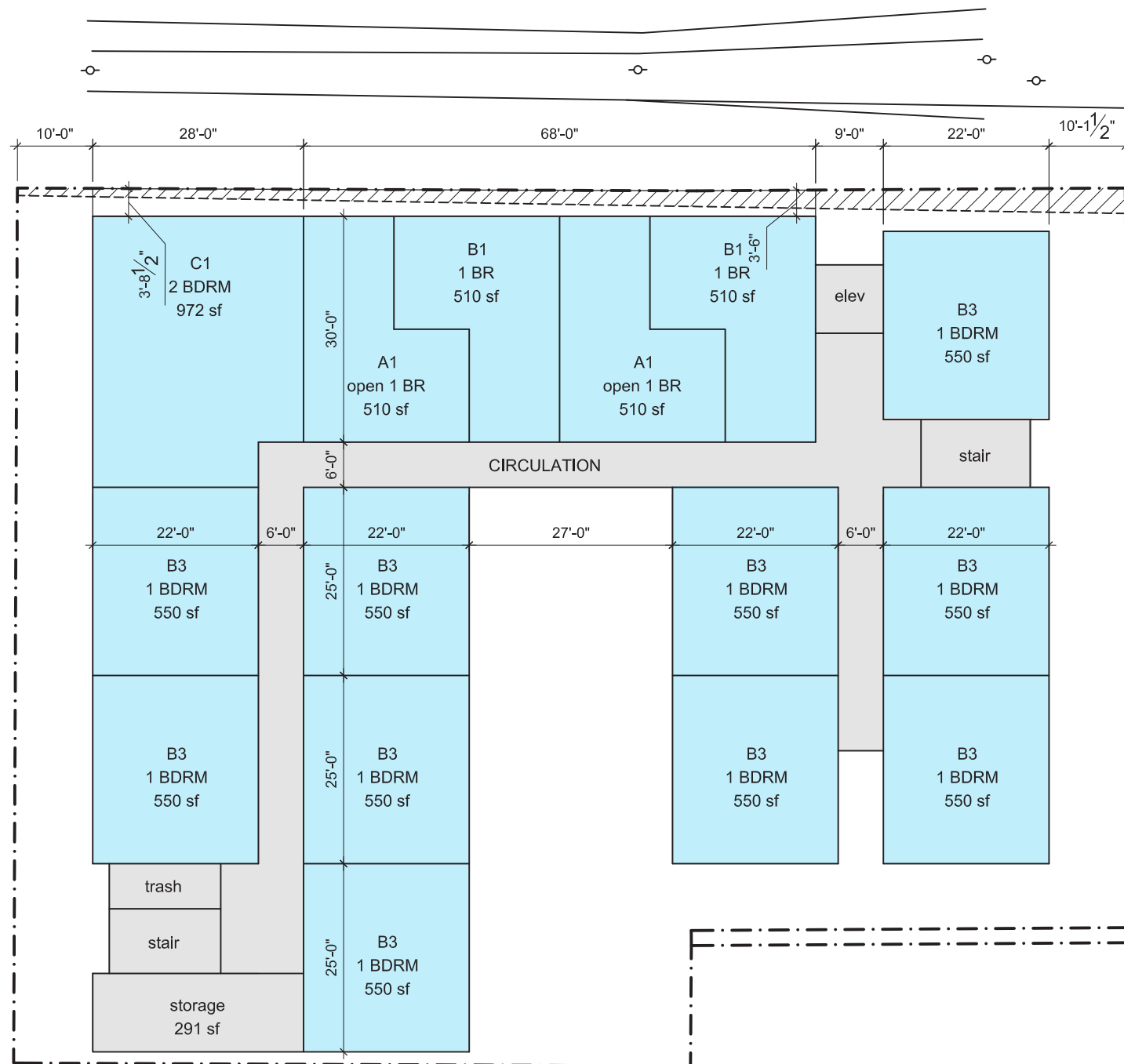


SCHEME 1 - BASEMENT PLAN

SCALE: 1" = 20'

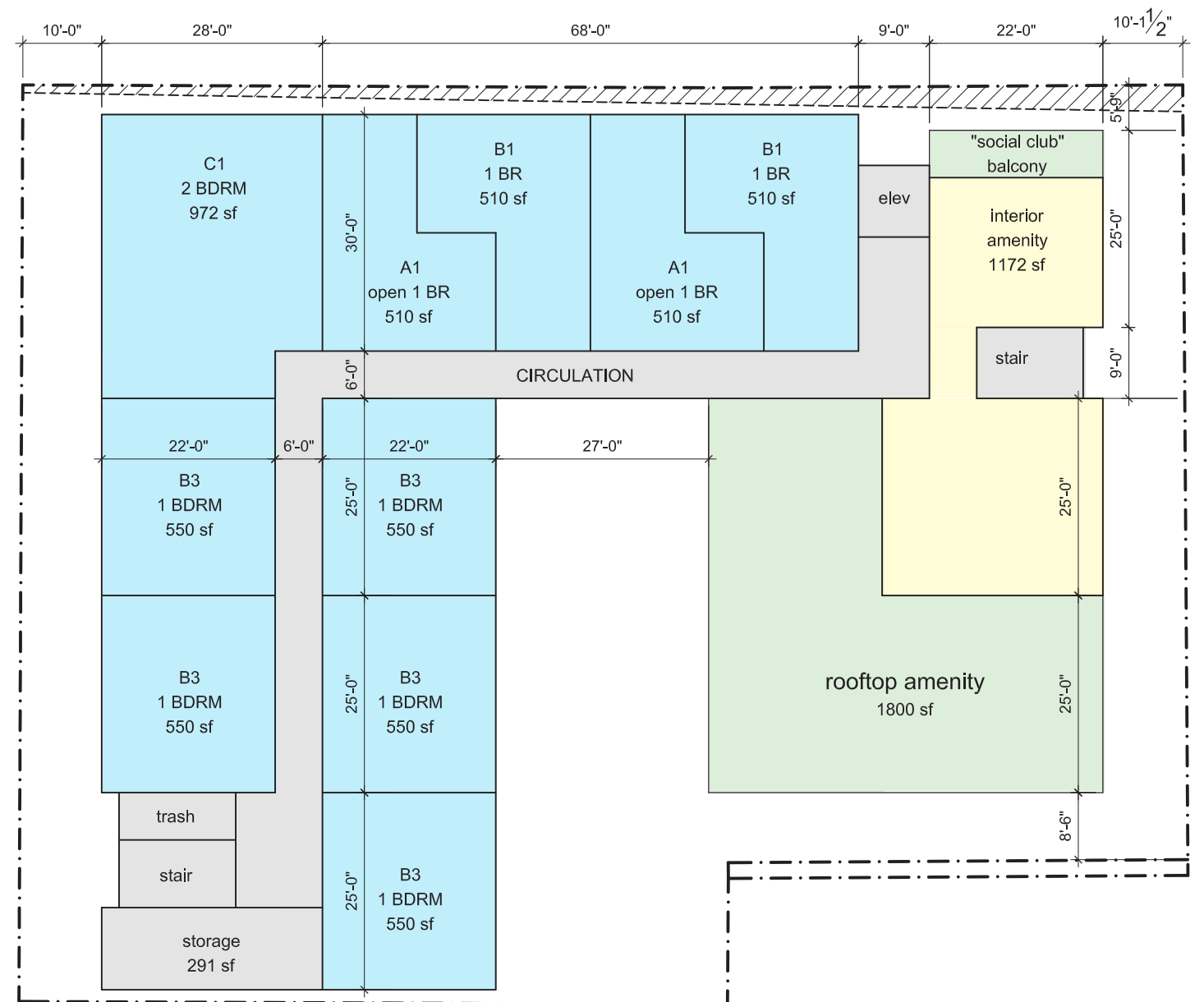
OPTION 1: FLOOR PLANS





SCHEME 1 - 3-6 FLOOR PLAN

SCALE: 1" = 20'



SCHEME 1 - 7TH FLOOR PLAN

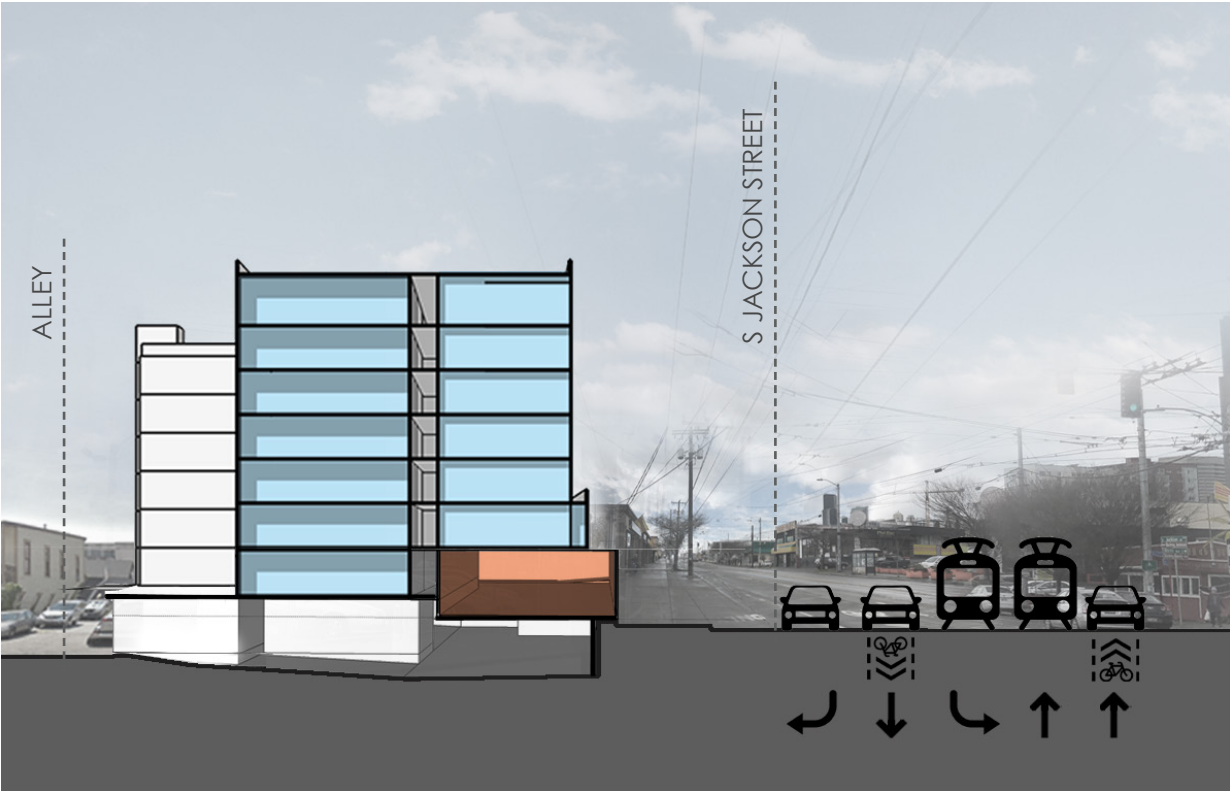
SCALE: 1" = 20'

## OPTION 1: FLOOR PLANS





VIEW LOOKING SOUTHWEST



SECTION: NORTH-SOUTH

PROJECT DATA

8 STORIES: 6 over 2

COMMERCIAL: 3,478 sf

107 UNITS: (35) studio  
(17) open one bedroom  
(53) one bedroom  
(2) two bedroom

GROSS SQUARE FOOTAGE: 89,228 sf

INTERIOR AMENITY: 2,361 sf

EXTERIOR AMENITY: 2,985 sf

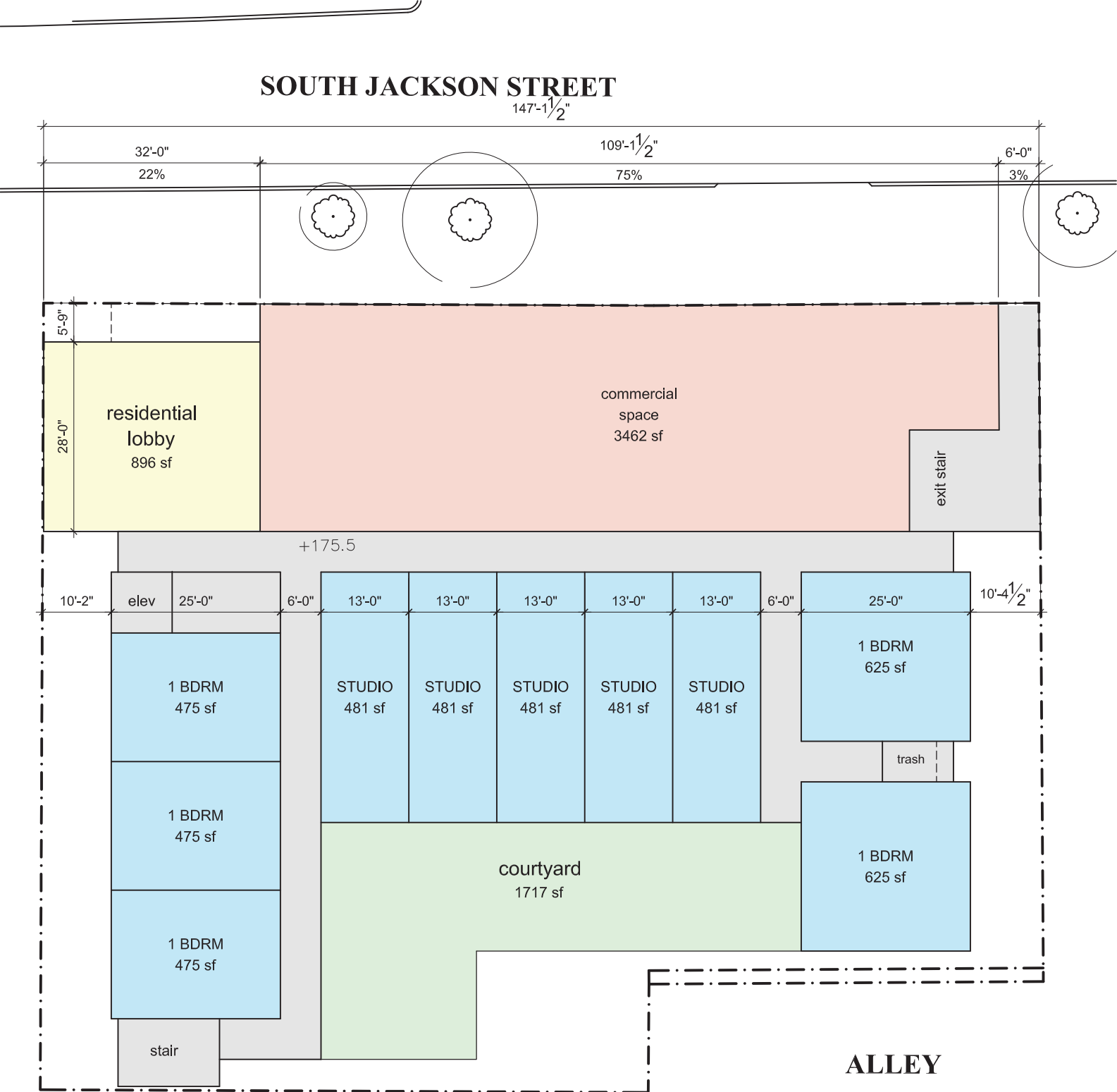
PARKING: 34 spaces total



VIEW LOOKING EAST ALONG S JACKSON STREET

OPTION 2: SUMMARY





SCHEME 2 - FIRST FLOOR PLAN  
SCALE: 1" = 20'



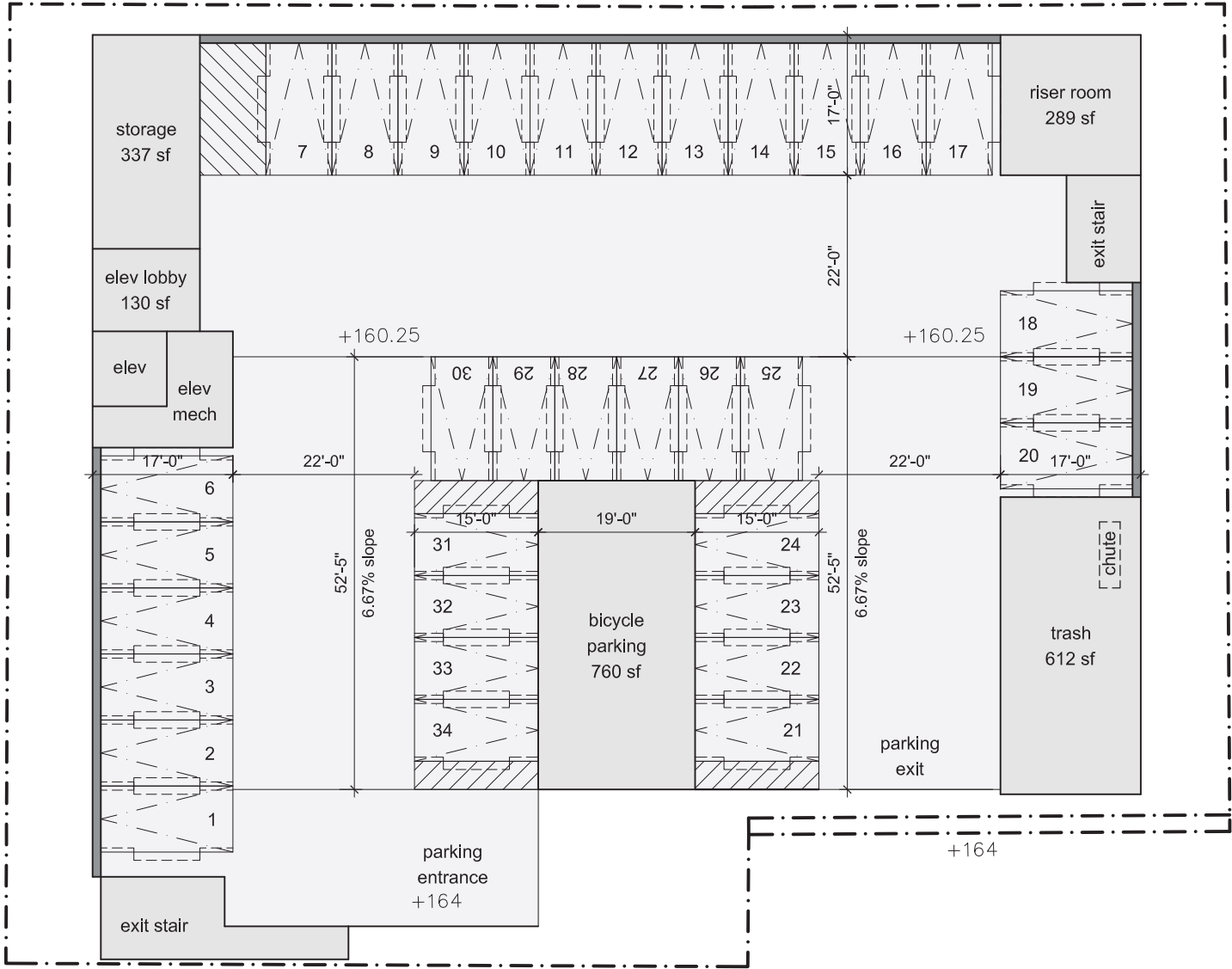
VIEW LOOKING SOUTHEAST



VIEW LOOKING NORTHEAST

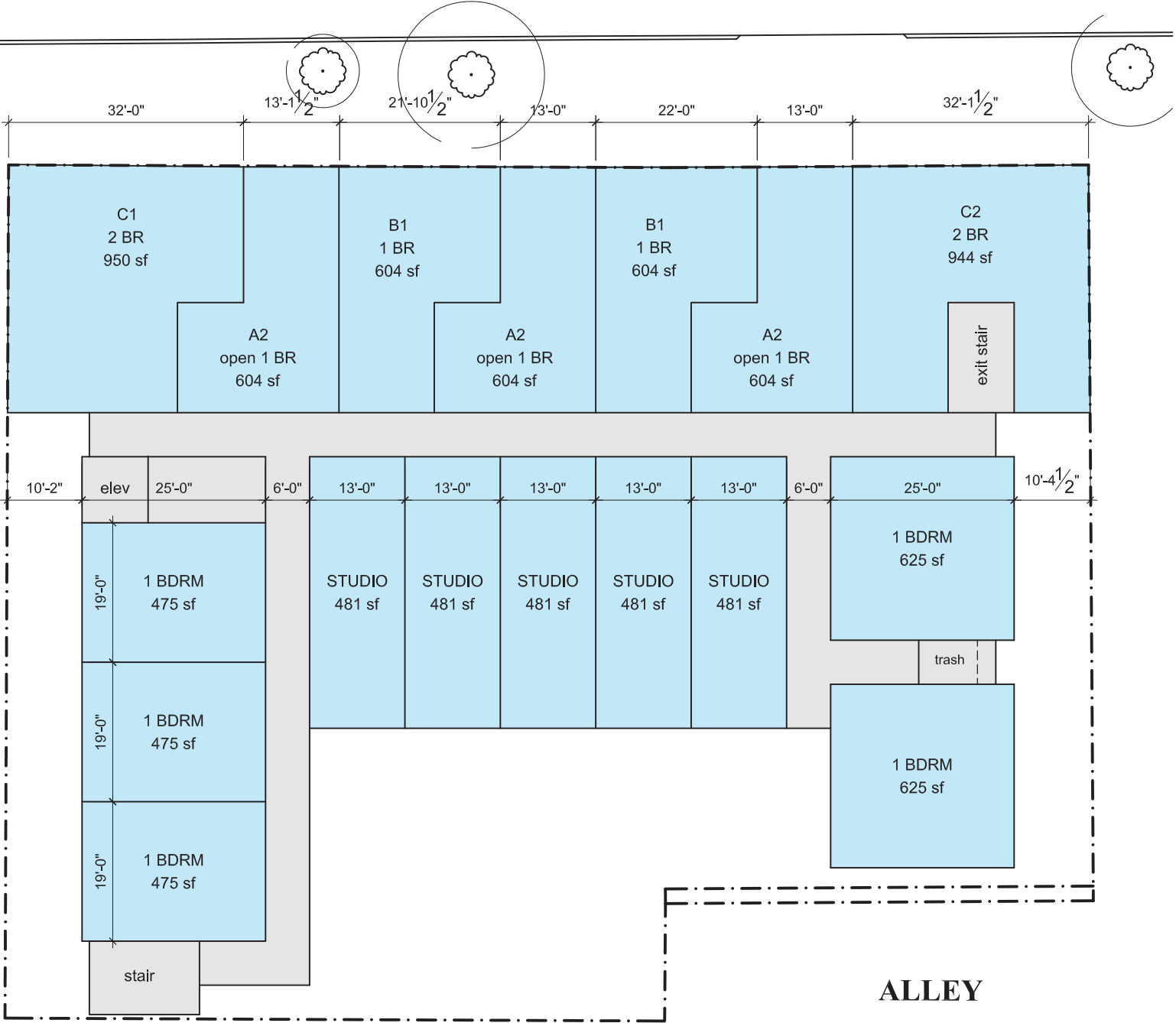
OPTION 2: FLOOR PLANS + PERSPECTIVE VIEWS





SCHEME 2 - BASEMENT PLAN

SCALE: 1" = 20'



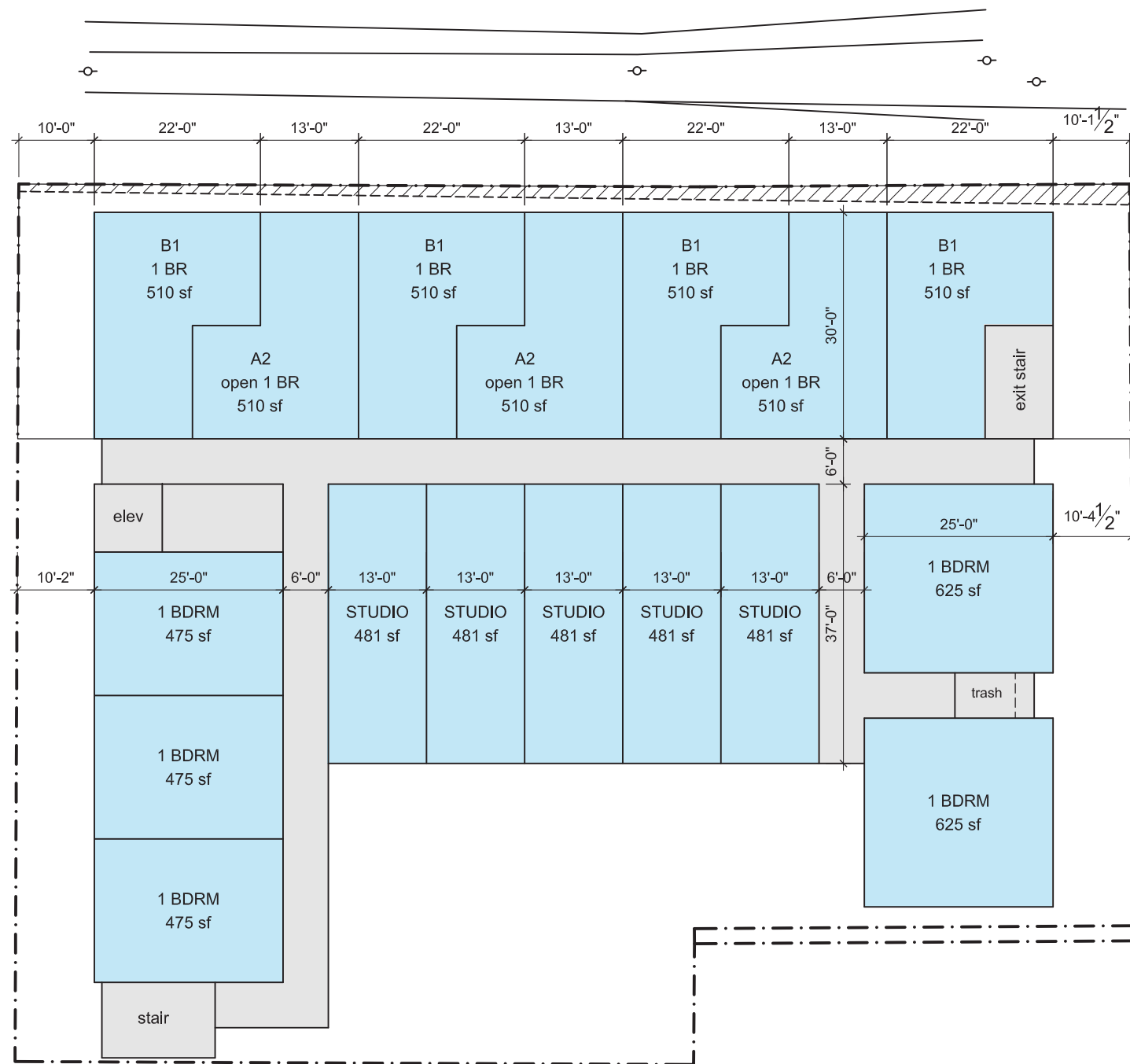
SCHEME 2 - SECOND FLOOR PLAN

SCALE: 1" = 20'



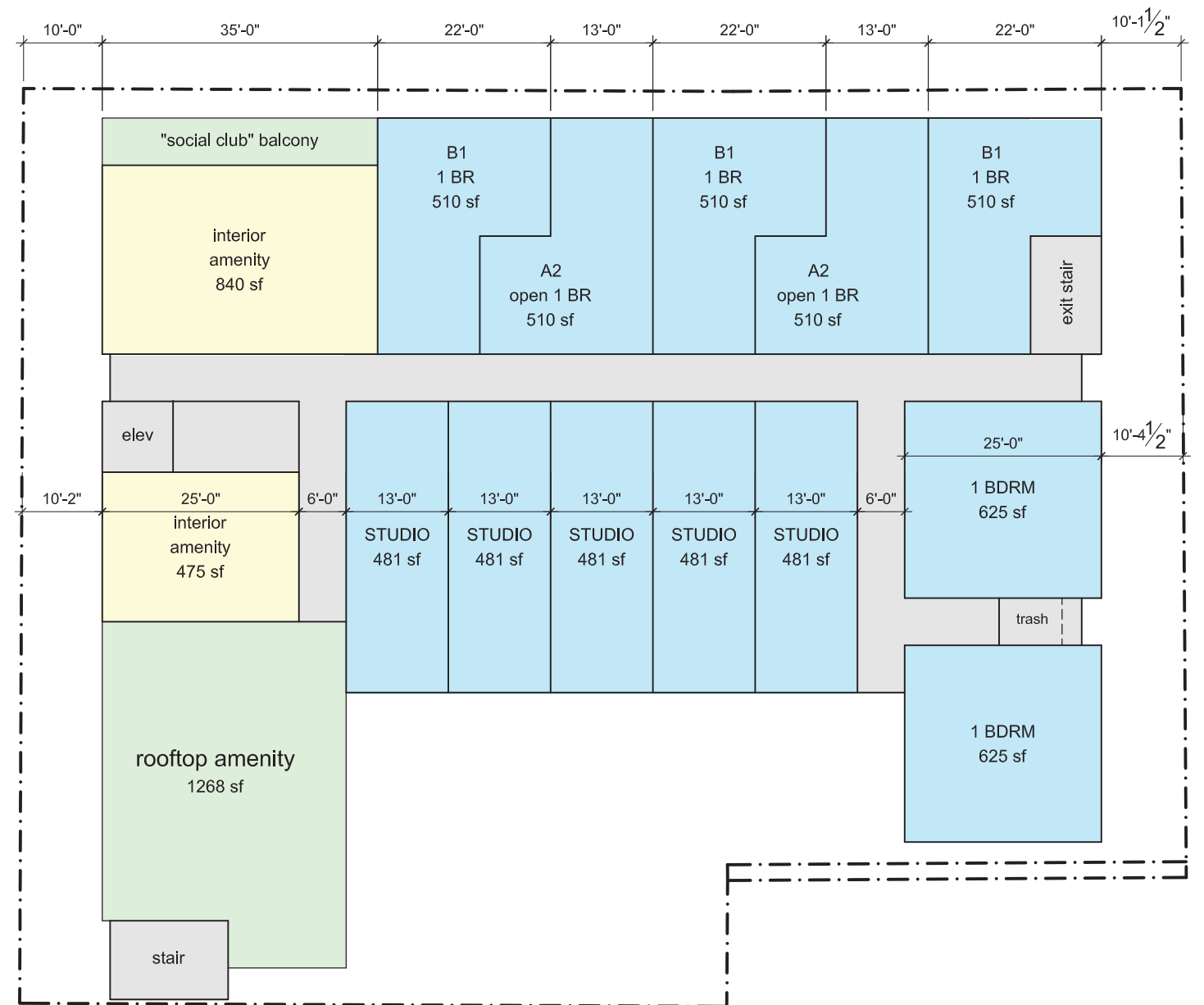
## OPTION 2: FLOOR PLANS





SCHEME 2 - 3-6 FLOOR PLAN

SCALE: 1" = 20'



SCHEME 2 - 7th FLOOR PLAN

SCALE: 1" = 20'

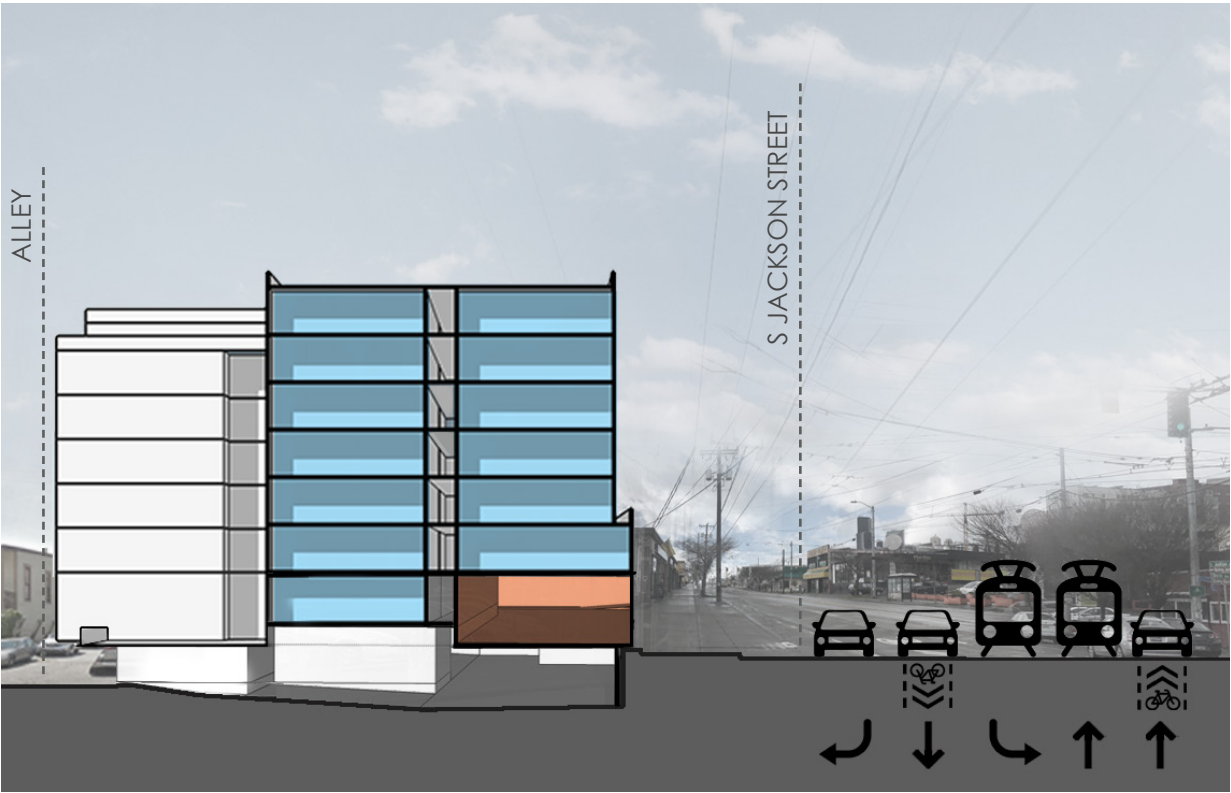


## OPTION 2: FLOOR PLANS





VIEW LOOKING SOUTHWEST



SECTION: NORTH-SOUTH

PROJECT DATA

8 STORIES: 6 over 2

COMMERCIAL: 3,602 sf

115 UNITS: (14) studio  
(32) open one bedroom  
(63) one bedroom  
(6) two bedroom

GROSS SQUARE FOOTAGE: 98,800 sf

INTERIOR AMENITY: 2,118 sf

EXTERIOR AMENITY: 3,543 sf

PARKING: 37 spaces total



VIEW LOOKING EAST ALONG S JACKSON STREET

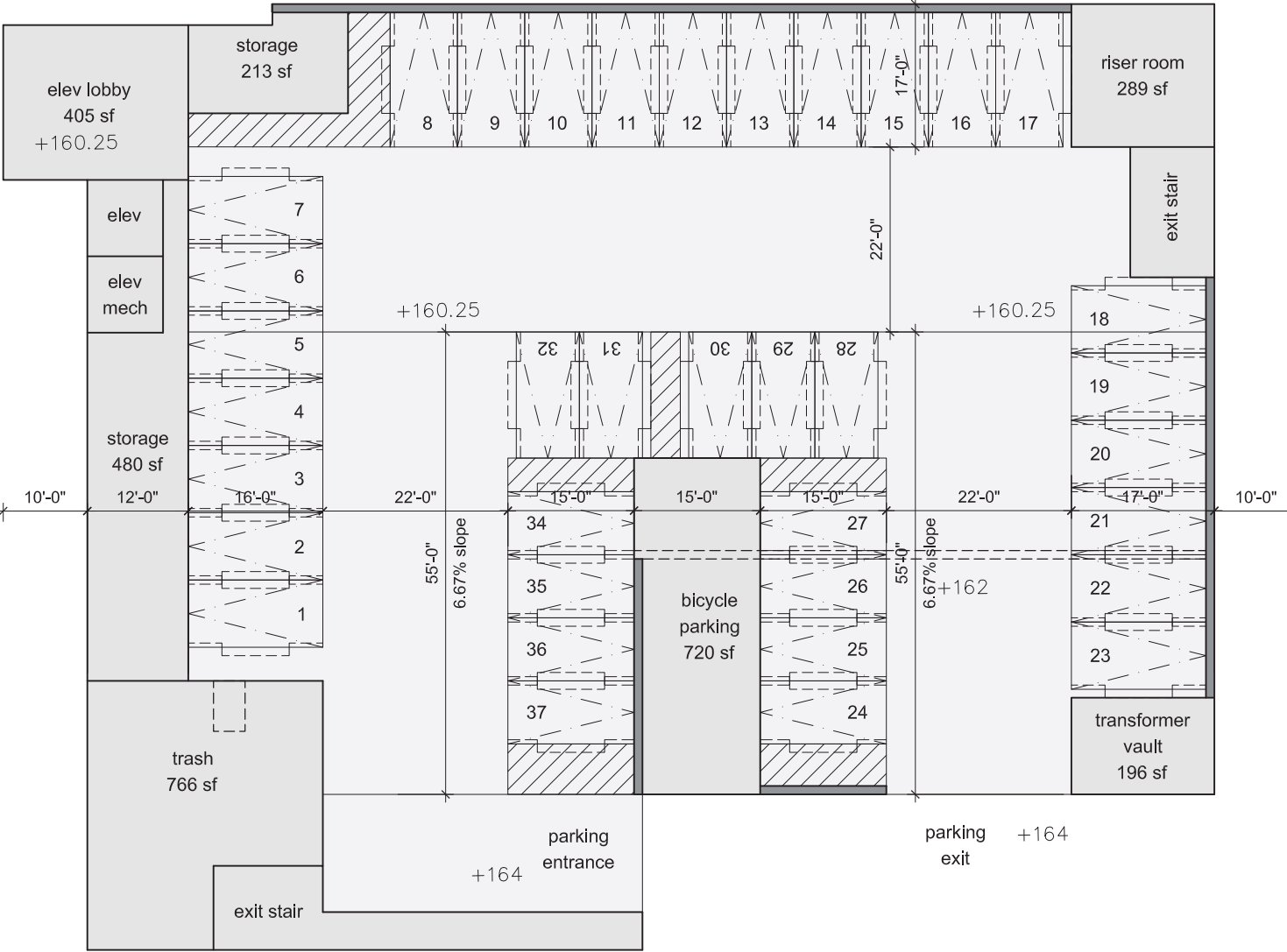
OPTION 3: SUMMARY



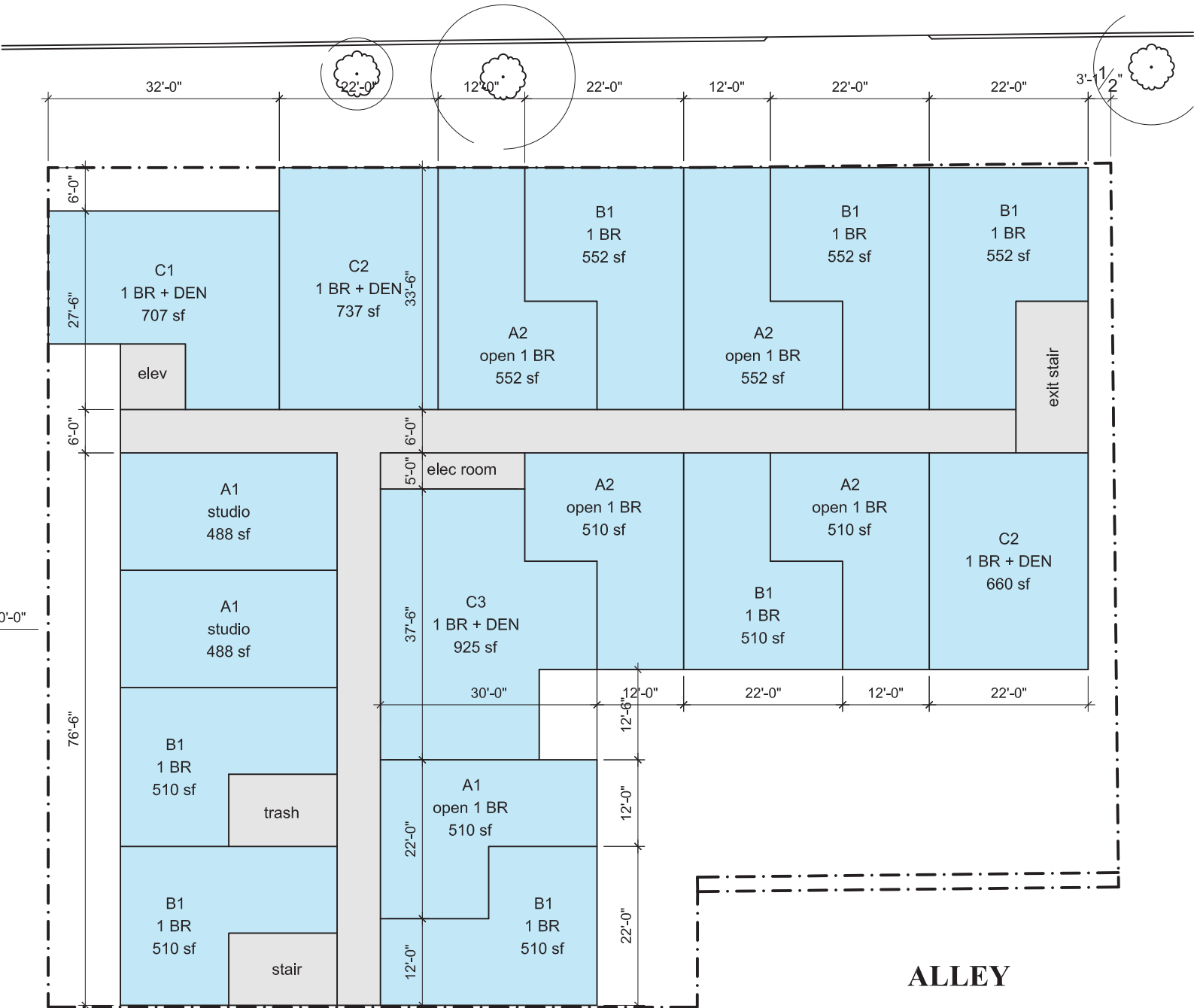
## OPTION 3: FLOOR PLANS + PERSPECTIVE VIEWS







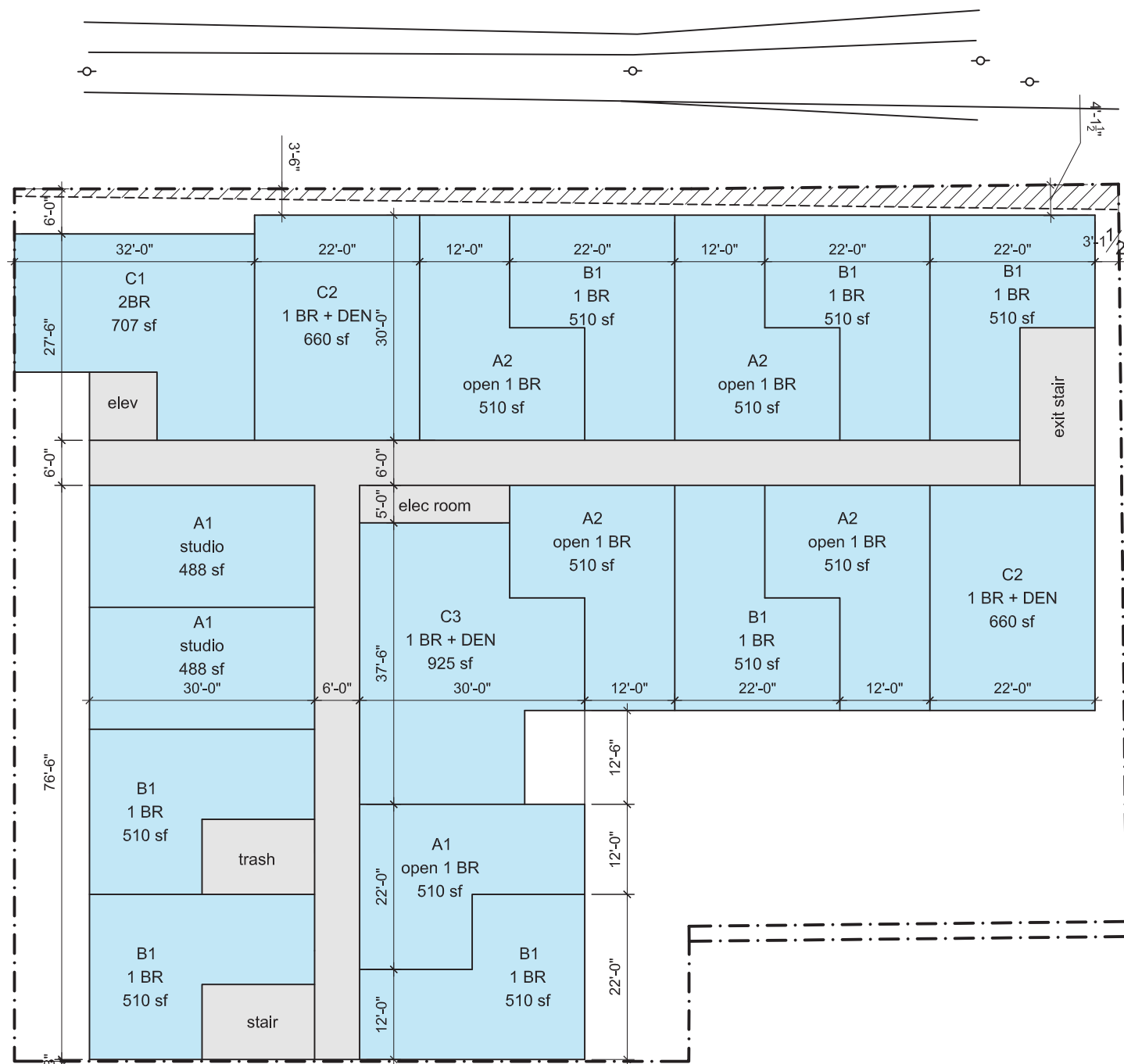
SCHEME 3 - BASEMENT PLAN  
SCALE: 1" = 20'



SCHEME 3 - SECOND FLOOR PLAN  
SCALE: 1" = 20'

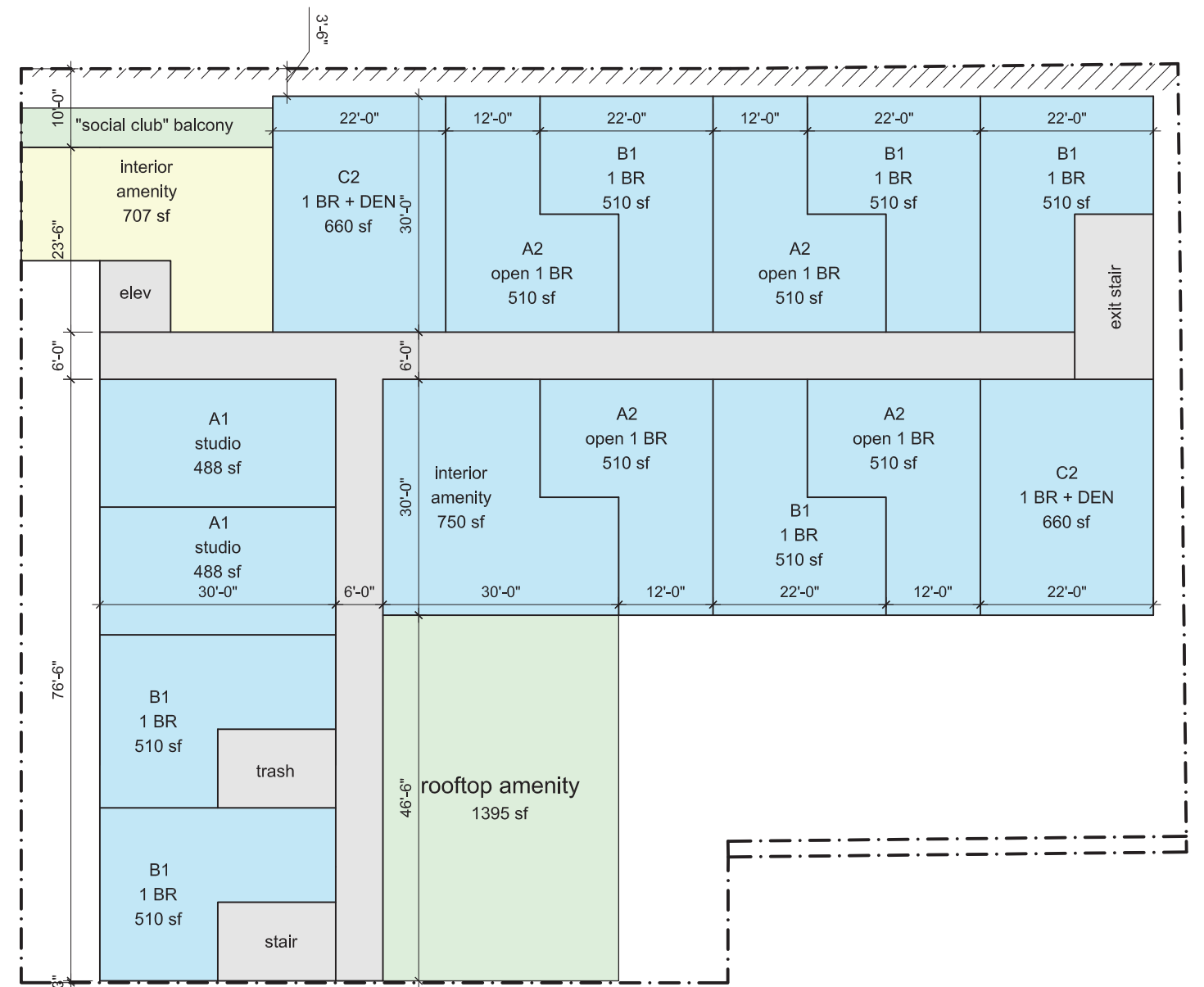
### OPTION 3: FLOOR PLANS





SCHEME 3 - 3-6 FLOOR PLAN

SCALE: 1" = 20'



SCHEME 3 - 7TH FLOOR PLAN

SCALE: 1" = 20'

## OPTION 3: FLOOR PLANS