

# M12 APARTMENTS

## 1221 S MAIN ST

DCI Project #3024316  
Briefing Package, July 1, 2021



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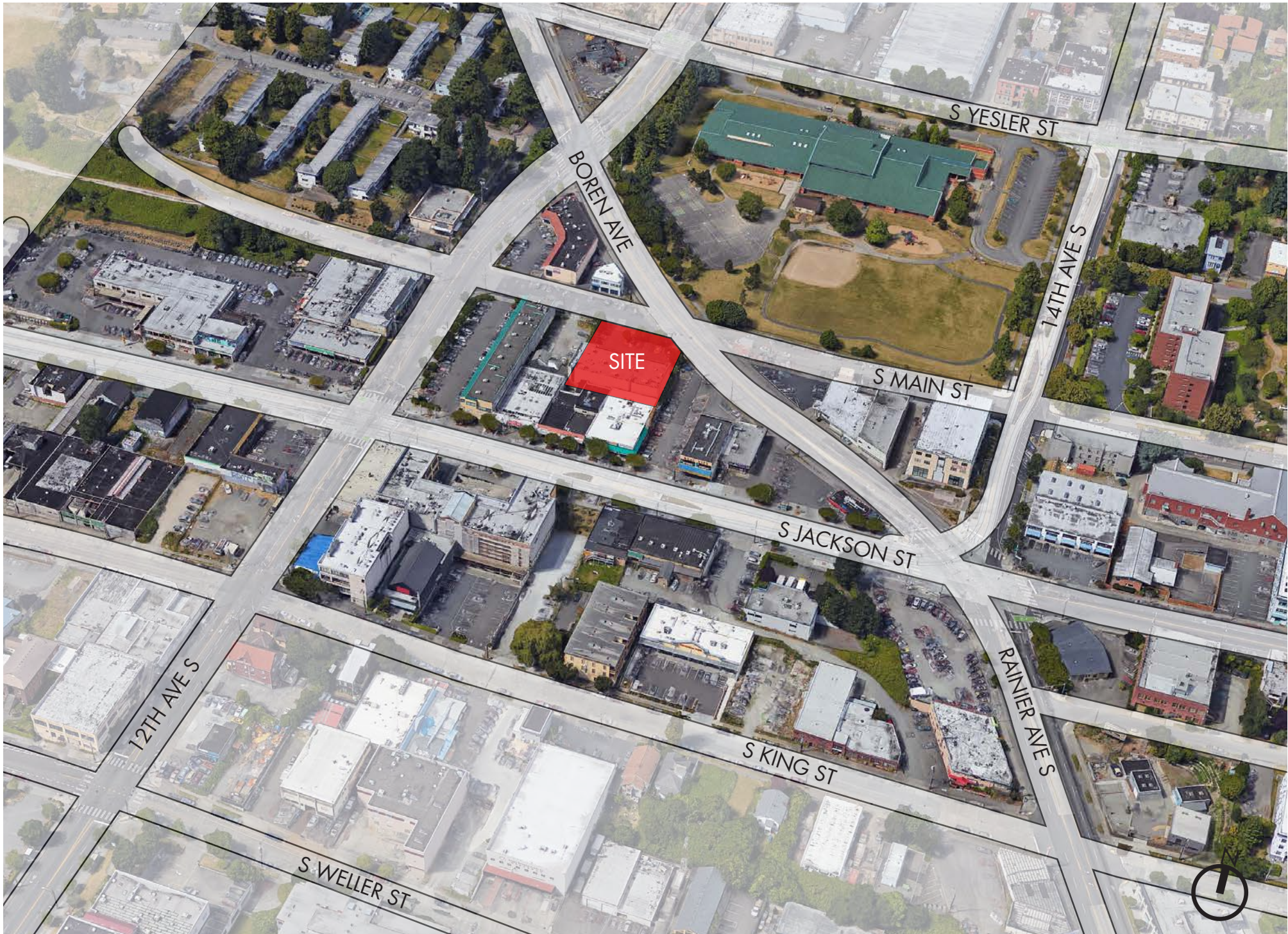


# PROJET OVERVIEW

- PROJECT NAME  
M12 Apartments
- PROJECT ADDRESS  
1221 S Main St,  
Seattle, WA 98144
- TAX ID #  
8591900100
- LOT AREA  
13,875 sq ft
- ZONE  
DMR/C 75/75-95
- OVERLAY  
Chinatown International District Urban Center Village  
International Special Review District
- STREET FRONTAGE  
S Main St  
Boren Ave S
- ADJACENT ZONES  
West: DMR/C 75/75-95  
North: NC2-75  
South: DMR/C 75/75-95  
East: DMR/C 75/75-95
- DESIGN GUIDELINES  
Seattle Municipal Code Chapter 23.66  
International Special Review District Design Guidelines

## DESCRIPTION OF PROPOSAL

This packet is for the Certificate of approval of the Preliminary Design. The project consists of demolishing the existing building on site and constructing a new 7-story mixed-use building. The proposed development will consist of 1,750 square feet of street level retail spaces, and 6 levels of apartments totaling 99 units. The building will also have 1 levels of below grade parking (26 stalls). The total building square footage is 80,370 sf including parking. Propsed work also includes improvement of sidewalk, curb ramp, crossing as well as planting of street trees within the R.O.W.



## DETAILED DESCRIPTION OF THE PROJECT

1. The proposed development will include demolition of the existing buildings on site as well as demolition of all site features. The project will also require excavation of the site for 1 level of below grade parking.
2. This project will improve the right-of-way sidewalks and add street trees in the right-of-way.
3. The proposed development consists of 6 levels of apartments, street

- level retail spaces, apartment lobby and 1 levels of below grade parking. The total building area including parking is 80,370 sf.
4. The use will be changing into a mixed-use, apartment building.

## STATEMENT OF DEMOLITION

1. Demolition is required in order to build the proposed development.
2. The proposed development consists of 6 levels of apartments, street level retail spaces, apartment lobby and 1 levels of below grade parking. The total building area including parking is 80,370 sf.



# ZONING/LAND USE SUMMARY

**BASE ZONE**  
DMR/C 75/75-95 (Downtown Mixed Residential/Commercial)

**ADJACENT ZONES**  
North: NC2-75                      South: DMR/C 75/75-95  
West: DMR/C 75/75-95        East: DMR/C 75/75-95

**ZONING INFORMATION**  
SMC 23.49 Subchapter I - General Provisions  
SMC 23.49 Subchapter IV - Downtown Mixed Residential  
SMC 23.66 Subchapter III - International Special Review District

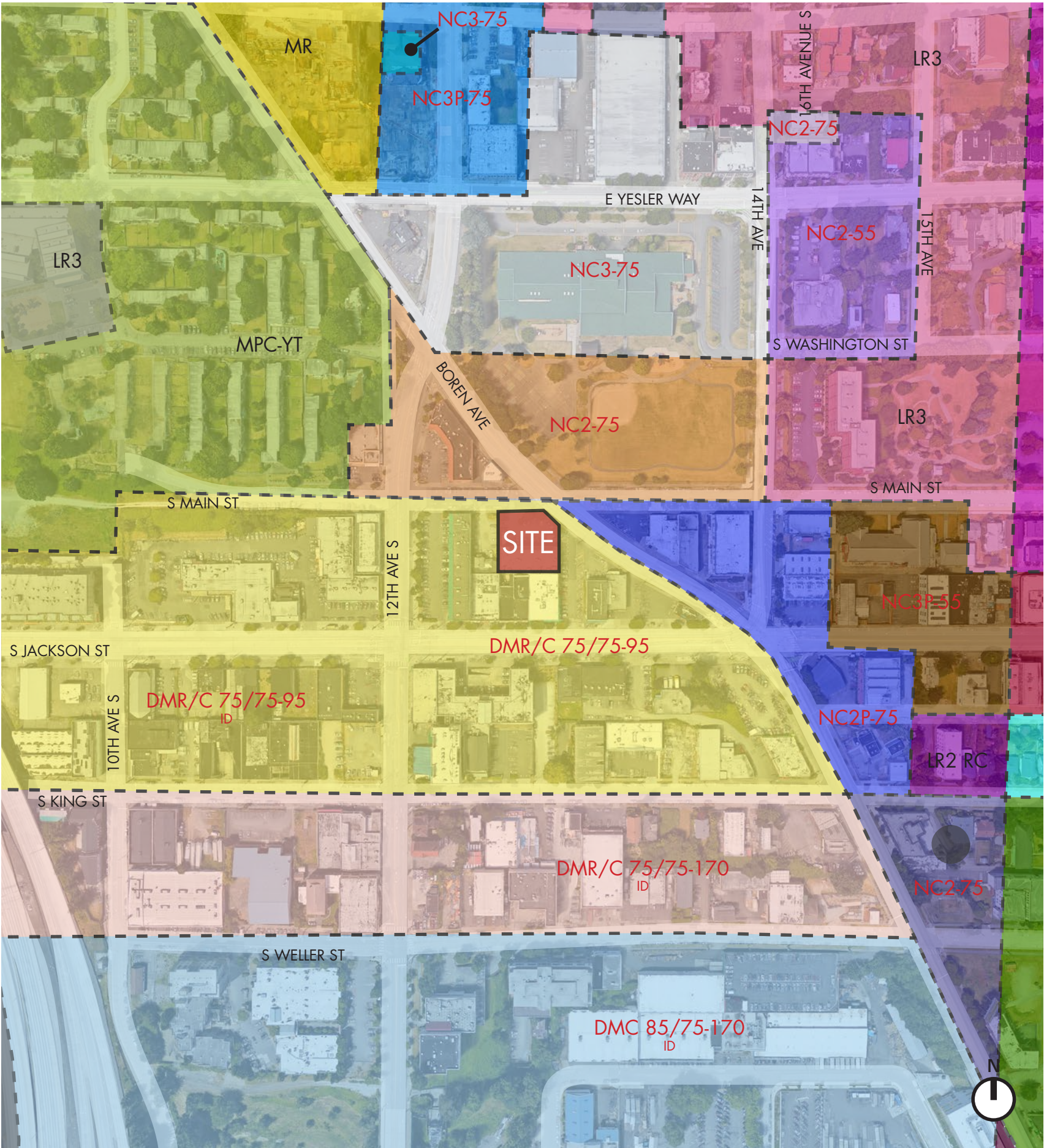
GENERAL PROVISIONS

- STRUCTURE HEIGHT** | SMC 23.49.008
- The base height limit is 75 feet
  - The height limit is 95' feet with FAR bonus per 23.49.023 and 23.58A)
  - No non-residential or live-work units allowed above 75 feet

- STREET LEVEL USE REQUIREMENTS** | SMC 23.49.009
- 75% of each street frontage must be occupied by street-level uses listed in SMC 23.49.009.A
  - 25% may be occupied by other permitted uses or pedestrian/vehicular entrances
  - Street-level uses may be reduced to 50% on frontages 120' or more if the lot does not abut an alley or abuts more than one street requiring street-level uses

- RESIDENTIAL USES** | SMC 23.49.010
- Common recreation area required for more than 20 dwelling units at a rate of 5% of total gross floor area in residential use
  - Maximum of 50% of common recreation area may be enclosed
  - Each common recreation area must be at least 225 sf
  - Common recreation area provided as open space at street level counts as twice the actual area towards requirement
  - For lots abutting designated green streets, up to 50% of common recreation area requirement may be met by contributing to development of the green street

- FLOOR AREA RATIO** | SMC 23.49.011
- DMR/C Zones
    - Base FAR: 2.5 in DMR/C 75/75-95
    - Maximum FAR: 4.5 in DMR/C 75/75-95
  - In IDM, DMR, and DMC zones within South Downtown, FAR above base FAR may be obtained through Affordable Housing and Childcare (SMC 23.58A.024), Bonus floor area for amenities (SMC 23.49.013), or TDR (SMC 23.49.014), in addition to the following conditions:
    - Applicant makes commitment that development will meet the green building standard
    - 75% of excess FAR will be gained through affordable housing or childcare bonus or TDR
    - 25% of excess FAR will be gained through amenities bonus or TDR
  - FAR Exemptions
    - Street-level uses, if 13' floor-to-floor, 15' deep, and overhead weather protection is provided
    - Residential use
    - Live-work units
    - Floor area below grade
    - Parking accessory to residential uses (1space per dwelling unit)





**PARKING | SMC 23.49.019**

- No parking is required for uses on lots in downtown zones.
- On designated green streets, parking is not permitted at street level unless separated by street by other uses.
- On Class II pedestrian streets, parking may be permitted at street level if 30% of street frontage is separated by the street by other uses, facade satisfies transparency and blank wall standards, and parking is screened.
- Parking for non-residential uses limited to 1 space per 1,000 sf
- Parking location
  - If a lot does not abut an alley and abuts more than one right-of-way, location of access is determined by director

**MINIMUM SIDEWALK AND ALLEY WIDTH | SMC 23.49.022**

- Minimum sidewalk widths are to be addressed by Special Review or Historic District regulations according to Map 1C at the end of section 23.49.

**GREEN FACTOR LANDSCAPING IN SOUTH DOWNTOWN | SMC 23.49.031**

- In South Downtown, a lot on which there is new construction of 20,000 sf or more in gross floor area shall meet a minimum green factor score of 0.30.

**DOWNTOWN MIXED RESIDENTIAL**

**PERMITTED USES | SMC 23.49.142**

- All uses are permitted except those specifically prohibited by 23.49.144
- Size of use limits by 23.49.143:
  - General sales - Limited to 25,000 SF
  - Services business establishment - Limited to 25,000 SF
  - Eating and drinking establishment - Limited to 25,000 SF
  - Grocery store - Limited to 50,000 SF.

**STREET FACADE REQUIREMENTS | SMC 23.49.162**

- 35 feet Minimum Facade Height
- Facade Setback limits for property line facades above 15 feet: No setback limits up to an elevation of 15 feet above sidewalk grade; between 15 and 35 feet above sidewalk grade, the facade shall be located within 2 feet of the street property line.
- Landscaping Standards
  - Street trees are required on all streets with pedestrian classification

**SIDE SETBACK AND GREEN STREET SETBACK REQUIREMENTS | SMC 23.49.166**

- In DMR zones within South Downtown, setbacks of 10 feet are required from side lot lines that are not street lot lines, for portions of structures above a height of 65 feet.

**INTERNATIONAL SPECIAL REVIEW DISTRICT**

**INTERNATIONAL SPECIAL REVIEW DISTRICT GOALS AND OBJECTIVES | SMC 23.66.302**

- The ID is the urban focal point for the Asian American community
- The ID Special Review District is established to promote, preserve, and perpetuate the cultural, economic, historical, and other beneficial qualities of the area, particularly the features derived from its Asian heritage, by:
  - Re-establishing the district as a stable residential neighborhood with a mixture of housing types
  - Encouraging the use of street-level spaces for pedestrian-oriented retail specialty shops
  - Protecting the area and its periphery from the proliferation of parking lots
  - Encouraging the rehabilitation of existing structures
  - Improving the visual/urban design relationships between existing and future buildings
  - Exercising a reasonable degree of control over site development and the location of off-street parking
  - Discouraging traffic and parking resulting from athletic stadium events and commuters
- All property within the International Special Review District shall be subject to the use and development standards of the underlying zoning and the applicable use and development standards of this chapter 23.66. In the event of irreconcilable differences between them, chapter 23.66 applies.

**INTERNATIONAL DISTRICT PREFERRED USES EAST OF INTERSTATE 5 | SMC 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.

**DEMOLITION APPROVAL | SMC 23.66.318**

- An assessment of the structure proposed to be demolished shall be prepared and circulated to the Board prior to its consideration of a certificate of approval.

**USES SUBJECT TO SPECIAL REVIEW | SMC 23.66.324**

- Uses subject to special review require approval of the Department of Neighborhoods director after review and recommendation by the board.
- Uses subject to special review includes Hotels

**HEIGHT AND ROOFTOP FEATURES | SMC 23.66.332**

- Special Review Board and Director of Neighborhoods review rooftop features to preserve views from Kobe Terrace Park
- Open railings, planters, clerestories, skylights, play equipment, parapets and firewalls may extend up to 4 feet above the maximum height limit and may have unlimited rooftop coverage
- Stair and elevator penthouses, and mechanical equipment set back at least 15’ from roof edge, may extend up to 15’ above the maximum height limit provided that combined coverage of these items does not exceed 15% of the roof area.

**EXTERIOR BUILDING FINISHES | SMC 23.66.336**

- New development should respect the architectural and structural integrity of the building... Exterior building facades shall be of a scale comparable with surrounding structures.
- 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.
- Transparent surfaces shall be provided for at least 50 percent of the exposed street-facing facade measured between sidewalk level and a height of 10 feet or the height of the second floor level, whichever is less. The average height of window sills shall be no greater than 3 feet above the sidewalk. A decrease in the percentage of required transparency may be permitted.

**PARKING AND ACCESS | SMC 23.66.342**

- The number of parking spaces required for any use shall be the number required by the underlying zoning, except that restaurants shall be required to provide 1 space per 500 sf for all gross floor area in excess of 2,500 sf.



**INTERNATIONAL SPECIAL REVIEW DISTRICT DESIGN GUIDELINES**

**1. CONTEXT & SITE**

A. Response to Context

- A.2. Respond to datum lines, street edge relationships and proportions created by existing buildings.
- A.3. Incorporate and preserve architectural elements that exist within the neighborhood already such as recessed spaces, balconies, and canopies.

B. Public Realm

- B.2. Provide opportunities for street activation beyond just landscaping and transparency. Focus on the relationship between storefront design and pedestrian interaction with the streetscape. Important items to consider:
  - a. Location of the building in relation to the property line
  - b. Location of parking access
  - c. Location of landscaping
  - d. Street trees
  - e. Street lights
- B.4. 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.

C. Building Orientation

- C.1. Buildings and primary entrances shall be oriented toward the street and vehicular access should be located off an alley or side-street, wherever possible.
- C.3. 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.

D. Parking and Support Services

- D.1. Locate parking on less visible portions of the site, such as underground, behind, or to the side of buildings.
- D.3. Locate loading docks and other service entries along alleys or non-primary facades whenever possible.

**2. PUBLIC LIFE**

A. Open Space

- A.1. Design public open space to be informal and able to support multiple community uses such as performances, festivals, markets, kiosks, community bulletin boards, cafes, or street vending.

B. Storefront Design

- B.1. The size of retail bays should be appropriately scaled to support small and/or anchor businesses.
- B.7. Maximize visibility into the building interior and visual interest of merchandise displays.
- B.9. Allow space for activities such as sidewalk vending, seating, and restaurant dining to occur. Consider setting structures back from the street or incorporating space in the project design into which retail uses can extend. Storefronts with large overhangs and seating provide passive shading and cooling for the building while simultaneously serving pedestrians.

D. Awnings and Canopies

- D.1. Provide practical coverings, such as fabric awnings or metal canopies, for weather protection and screening from the sun.
- D.5. Awnings that project over the sidewalk should extend a minimum of five feet (5’).

E. Safety and Security

- 1.a. 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.
- 1.b. Provide lighting at sufficient intensities and scales, including pathway illumination, and pedestrian and entry lighting.
- 1.f. Where added security measures are deemed necessary, ornamental gates are preferred for street front entrances. Permanent bars installed on the building facade are prohibited.

F. Lighting

- F.2. ... Directing light toward building facades, walls and roof lines, or integrated lighting within such elements provides valuable vertical surface illumination, which helps the surroundings to appear brighter and more welcoming.

**3. BUILDING DESIGN**

C. New Buildings and Additions

- C.2. When designing the massing (height, bulk, scale) of the building, consider the massing of surrounding buildings, characteristics of the site and nearby open spaces.
- C.4. Include architectural elements such as balconies, awnings, canopies, decorative lighting, and patterning of materials to add depth, and texture.
- C.6. Incorporate welcoming and human-scaled design elements, especially at the lower stories, to engage pedestrians and create a vibrant street frontage.
- C.10. Design new buildings and additions to reflect contemporary architectural practices. Avoid materials and designs that create a false sense of history.

D. Tall Buildings

- D.1. Integrate and transition to differing heights and existing visual datum of the surrounding building context.
- D.3. Consider the relationship of the tower massing to the neighboring buildings in proportion, scale, and texture. Strategies may include, but are not limited to:
  - a. Incorporate multi-story, intermediate scale elements (i.e. floor groupings, gaskets, offsets, projections, terraces, etc.)
  - b. Facade plane changes, depth, shadow, texture to provide a finer scale and break up large expanses of material
  - c. Carved, angled, or shifting forms to modulate building massing
  - d. A podium base to clearly demarcate the transition of tower to street level and mark the portion of the building experienced by pedestrians
- D.6. Clearly identify primary pedestrian entrances. Provide multiple entries where appropriate, and consider activating adjacent streets and alleyways where possible.
- D.12. Ensure that the first three floors of the building above street level complement the architectural and cultural character of surrounding buildings.

**4. ADDITIONAL GUIDANCE EAST OF I-5**

A. Goals for Development East of I-5

- A.1. Promote a vibrant Asian American community by supporting and providing space for cultural assets.
- A.4. Promote a pedestrian-friendly community with open public spaces.

B. Context & Site

- B.1. Consider mid-block crosswalks to increase pedestrian circulation and safety. Through-block passages in larger developments provide important pedestrian circulation that activates the site, while adding a welcoming character to the block.

C. Public Life

- C.1. Throughout the public realm, ensure businesses have space to engage with passerby while still allowing clear sidewalks for pedestrian circulation.
- C.4. Incorporate green space and landscaping where possible.

D. Building Design

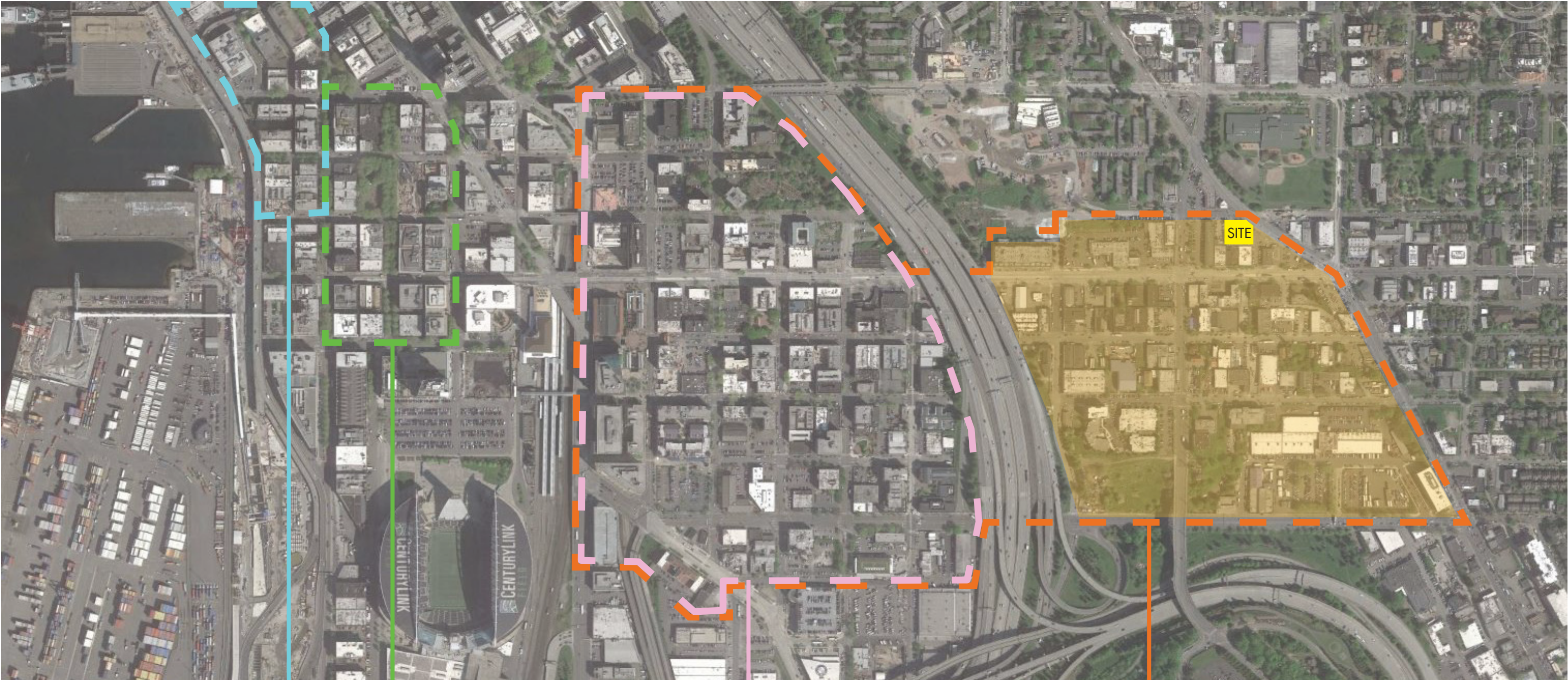
- D.2. The use of color is important as a cultural defining element for this area of the neighborhood.
- D.3. Minimize the visual presence of service areas by locating access to trash storage and loading docks away from primary building facades and entries.



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NEIGHBORHOOD HISTORY EVOLUTION OF THE INTERNATIONAL DISTRICT



1850 - 1880  
1ST ESTABLISHED  
CHINATOWN

1880 - 1900  
2ND ESTABLISHED  
CHINATOWN

PRIOR TO 2018  
ORIGINAL  
INTERNATIONAL DISTRICT

2018 - PRESENT  
TODAY'S INTERNATIONAL DISTRICT  
AFTER EXPANSION

THE "LITTLE SAIGON" NEIGHBORHOOD



NEIGHBORHOOD HISTORY EVOLUTION OF THE INTERNATIONAL DISTRICT



1870: 1ST ESTABLISHED CHINATOWN  
Seattle Waterfront



1890: 2ND ESTABLISHED CHINATOWN  
Pioneer Square



1900: 3RD ESTABLISHED CHINATOWN / INTERNATIONAL DISTRICT  
International District between Jackson Street and King Street (left to right)



# NEIGHBORHOOD HISTORY TRANSITIONS OF THE LITTLE SAIGON



1908: JACKSON STEET REGRADE



1980S: COMMUNITY MEMBERS PUTTING UP THE SIGN



1930S: A PHOTO WITH THE NOWADAYS LITTLE SAIGON AREA IN THE FOREGROUND, THE FIRST HILL NEIGHBORHOOD IN THE BACK

BEGINNING OF 1900s

The regrading of Jackson Street marked the first transformation of today's Little Saigon area. Long before it was called Little Saigon, this neighborhood's first occupants were Jewish and African American.

1920S

The intersection of 12th Ave S and S Jackson St became one of the centers of Seattle's jazz music, as the popular jazz club "the Entertainers Club" opened in 1920. At the same time, S Jackson became a social hub for Seattle's Filipino, Chinese and Japanese residents.

1930s - 1940s

World War II changed the neighborhood as more African Americans moved in, as defense jobs became available.

1960s

The construction of Interstate 5 brought another major renovation to the area, defining the western boundary of the neighborhood.

Over the next few decades, planners and developers transformed the area again, adding suburban features such as large sized blocks and strip malls.

1970s

Large number of Vietnamese immigrants entered Seattle and started to populate the area with family-run businesses.

1980s

The nickname of the neighborhood "Little Saigon" was raised in 1984 when Southeast Asian merchants created their own commercial center east of the International District.

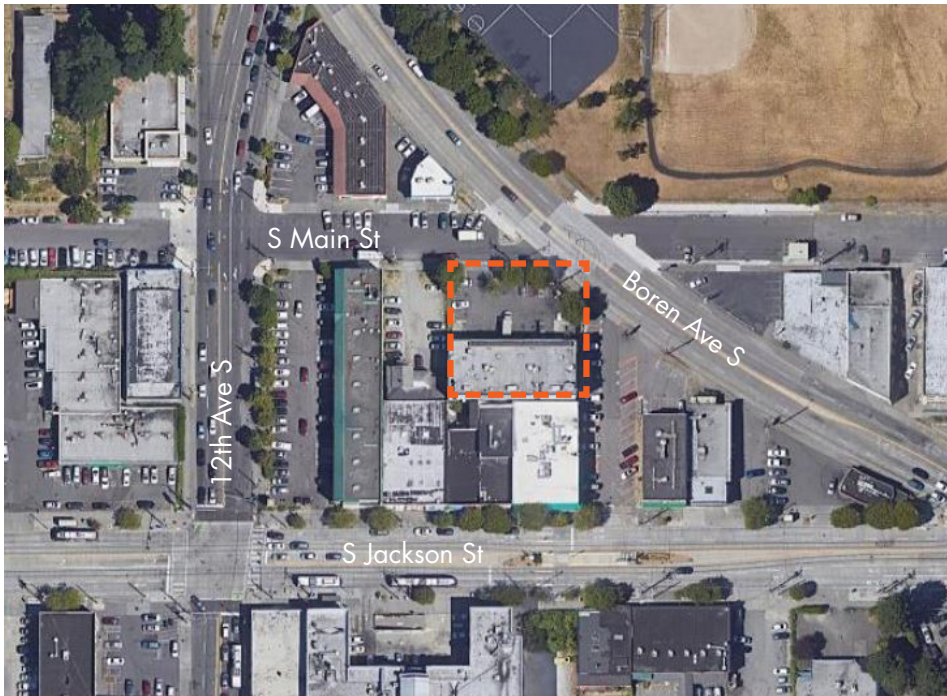
NOW

Now the Little Saigon area consists of low-rise commercial development populated by more than 100 family-run businesses, some light industry, and scattered multifamily and single-family housing.

References: <https://flsseattle.org/who-we-are/>  
<http://nwasianweekly.com/2014/08/history-change-little-saigon/>



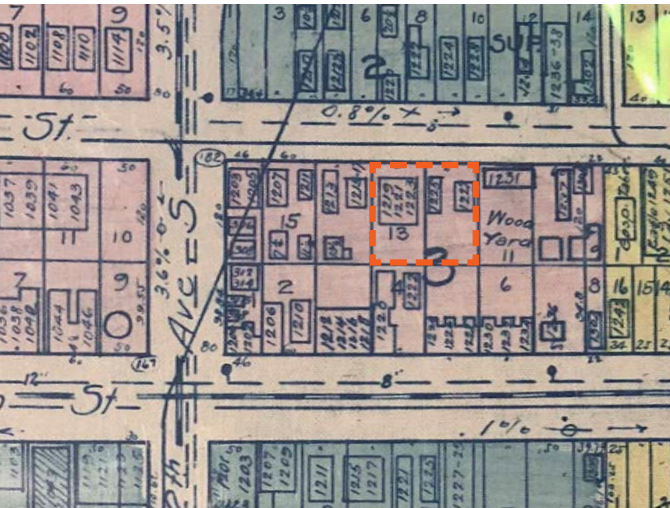
# SITE HISTORY



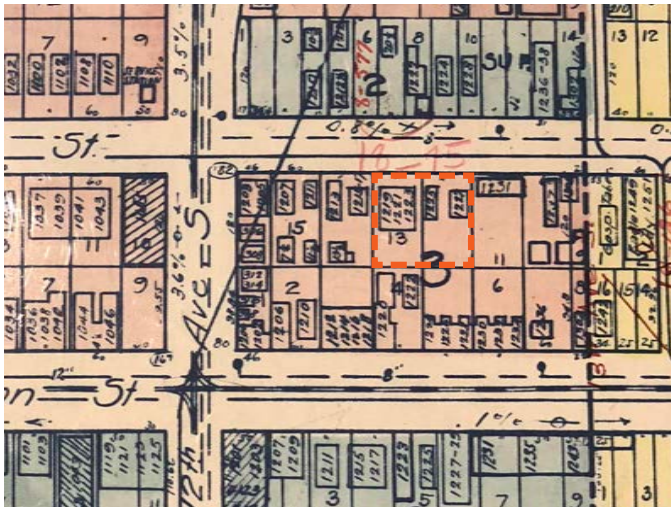
Baist Real Estate Atlas of Surveys of Seattle 1908



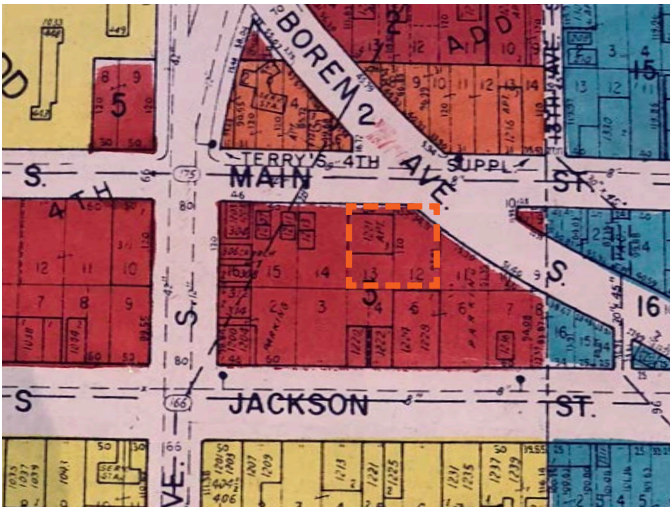
Baist Real Estate Atlas of Surveys of Seattle 1912



Kroll's Atlas of Seattle 1920 Volume 1



Kroll's Atlas of Seattle 1930 Volume 2



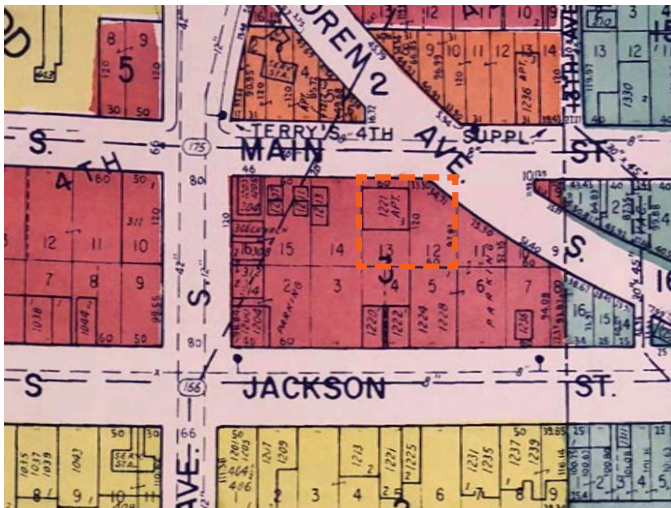
Kroll's Atlas of Seattle 1966



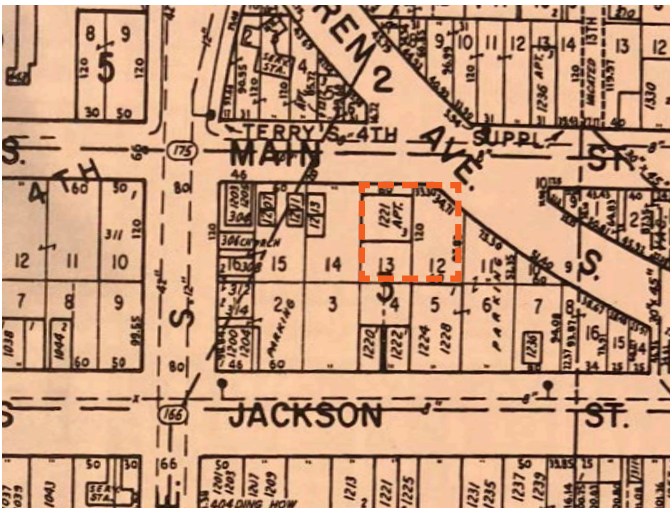
Kroll's Atlas of Seattle 1977

# STRUCTURE HISTORY

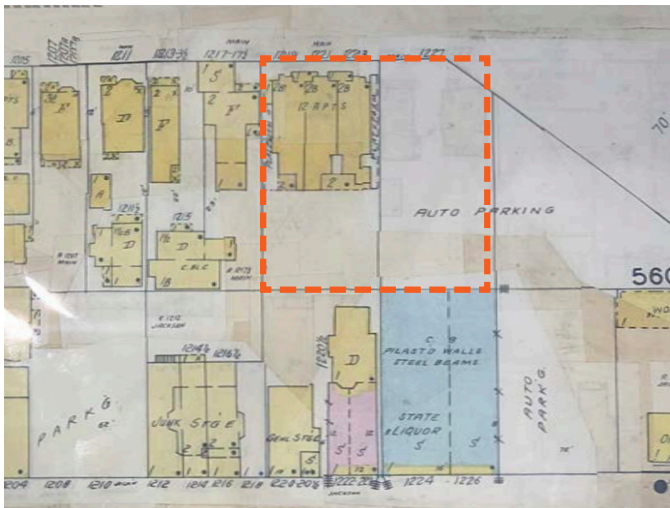
The property, which consists of Lot 12 and 13, is located at the southwest corner of the intersection of S Main St and Boren Ave S. By the mid of the century, the perimeter of the property was modified because of the addition of the Boren Ave S. As a result, the northeast corner of the property was cut, creating a second street frontage of the property. Two structures on Lot 12 were also demolished at approximately the same time period.



Kroll's Atlas of Seattle 1995



Kroll's Atlas of Seattle 2000



Sanborn Fire Insurance Maps of Seattle 1916 updated to 1960 volume 1



# SITE HISTORY

## STRUCTURE HISTORY CONTINUED

In 1895, a 1-1/2 story single family building was constructed on the eastern half of Lot 12. Five years later, in 1900, a 2-story apartment building with two units was constructed on the western half of Lot 12. In the same year, a larger-scale 2-story apartment building with six units was constructed on Lot 13 of the property. In 1949, a basement apartment was added to the Lot 13 structure. In January of 1957, both the single family structure and the apartment building on Lot 12 were found demolished. The apartment building on Lot 13 was demolished in 1975. The site had remained vacant for years until 1991, the current structure on the site, a two-story retail building was constructed on the combined lot 12 and 13. The retail tenants on the site include but not limited to:

- Law Fish (since 1991)
- Mimosa Cosmetics Fashion & Gifts (since 1991)
- Nguyen's Pharmacy (since 1991)
- Deli Specialty Food Store (since 1994)
- The Video Store (since 1995)
- Dr Thi Pham (1996)
- Family Dental Care (1998)
- TIC TAC (2001)
- Ben Thanh Deli (2002)
- Dang Dang Cha Lua Restaurant (since 2008)
- Hookah Lounge - Hahu Cafe / Casablanca Cafe (since 2013)
- Shewaber Restaurant and Lounge
- Spring Roll House Deli
- Shanghai Foot Massage

Significance:  
The history of uses, events and persons associated with the existing structure suggest they are not significant culturally, politically, or economically.

## OWNERSHIP HISTORY

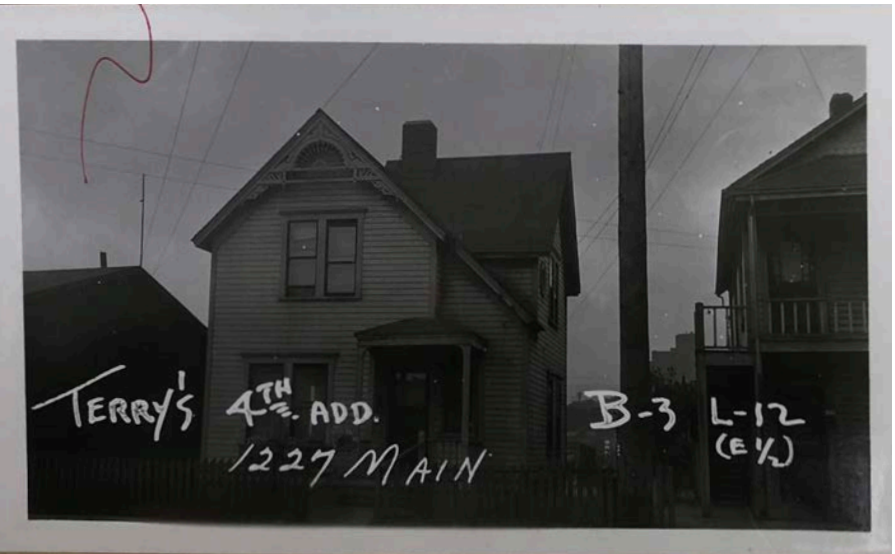
Records show that the plat 12 on the property was originally owned by Mae Curtis, and plat 13 was originally owned by Arthur Clarke. Later ownership history of the property is listed below:

|                |                              |
|----------------|------------------------------|
| Prior to 1986  | Marhall Burt & Nell I        |
| 1986 - 2012    | Liao Paul B and Mei Yea Liao |
| 2012 - 2017    | 12th & Main Plaza LLC        |
| 2017 - Present | M12 LLC                      |

Information on ownership prior to 1986 available upon SDCI Microfilm Lab reopening.



Historic photograph of the demolished apartment structure on the western half of the Lot 12.



Historic photograph of the demolished single family housing structure on the eastern half of the Lot 12.



Historic photograph of the demolished apartment structure on Lot 13.



Historic photograph taken shortly after the existing retail building on the site was constructed.

## OWNERSHIP HISTORY

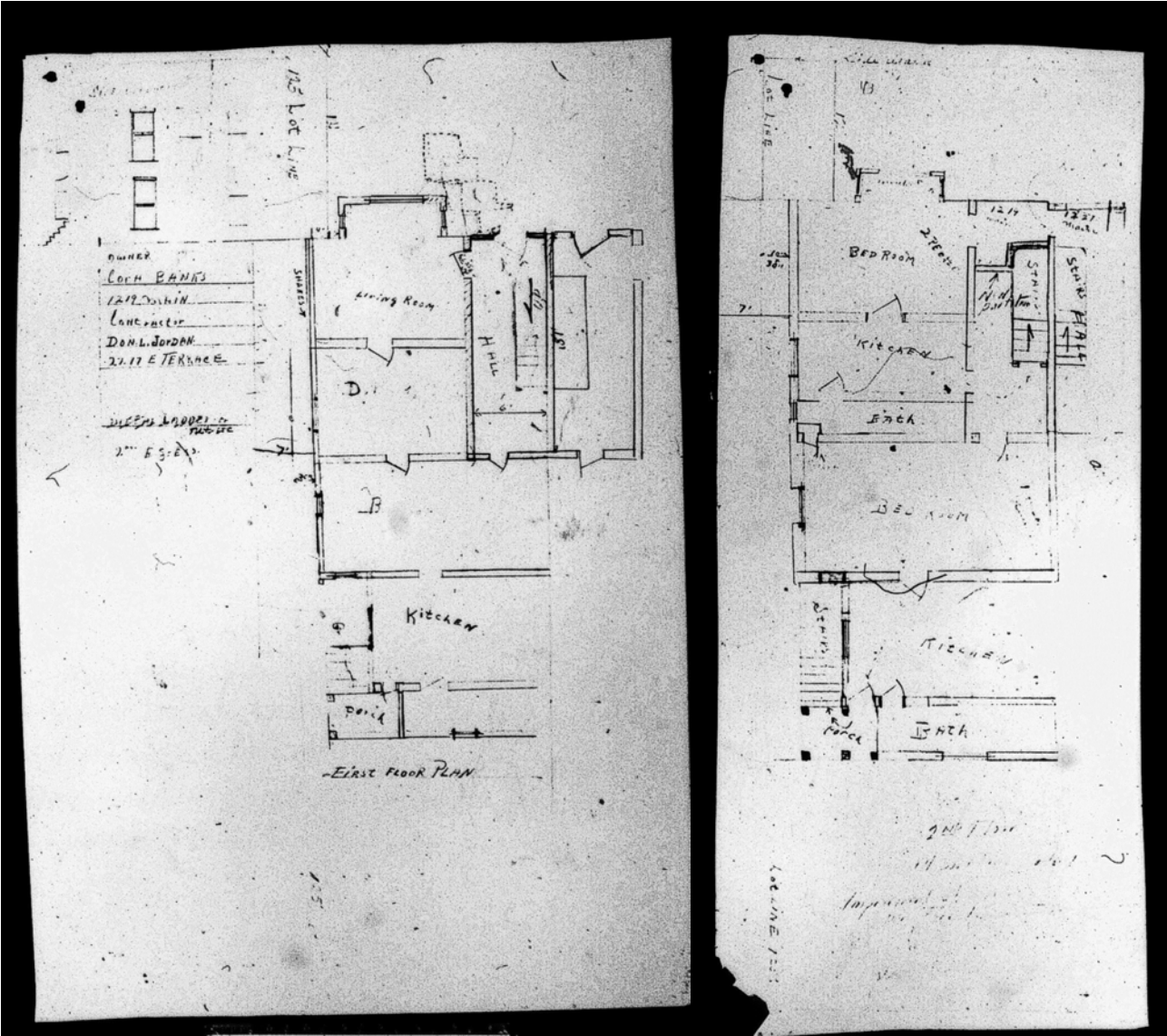
Significance:  
The history of ownership suggests the existing structure is not significant culturally, politically, or economically.



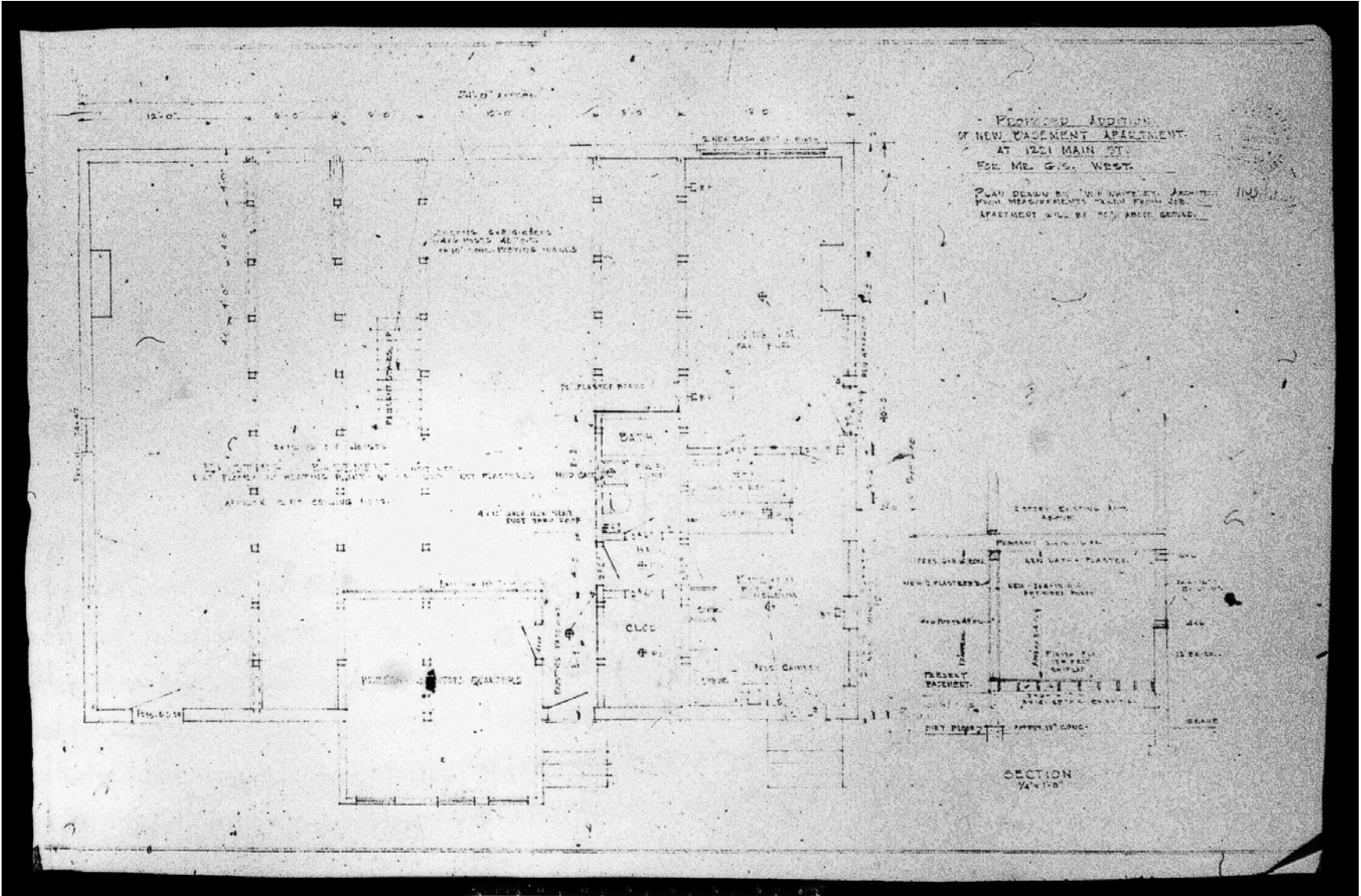
# SITE HISTORY

## CONSTRUCTION HISTORY

The earliest construction record found was of the two-story apartment building constructed on the western side of Lot 12. The record indicates the owner to be Cora Banks, and the contractor of construction to be Don L. Jordan. In 1949, an addition of a basement apartment was constructed on the Lot 13 portion of the property. The owner of that project is Mr. G. S. West as shown on the original drawings.



Original drawings submitted for building permit of the 2-story apartment building on the western half of Lot 12 by contractor Don L. Jordan, date of construction was approximately in 1900.



Original drawings submitted on September 24, 1949 for building permit of the addition of basement apartment on Lot 13 for Mr. G. S. West.



SITE HISTORY

CONSTRUCTION HISTORY (CONTINUED)

In 1975, the original apartment building on the Lot 13 portion of the property was demolished. The owner of the property listed on the permit of demolition was H. R. Hutchins. The property remained vacant for years, until in 1991, the current two-story retail building was constructed. The owner of the 12th & Main Plaza was Liao & Associates. The architect was Joe Donahou of CDA Architects, which is now CDA+Pirscher Architects. The architects have a focus on commercial projects, and have completed similar type of retail plazas in the region, such as the Aurora Market Place, the Burien Plaza, etc. The architects have also done another project in the International District, which is the Pacific Rim Center completed in 2001.

FORM BC-1 ORIGINAL

44E

559420

CITY OF SEATTLE  
DEPARTMENT OF BUILDINGS  
BUILDING — USE PERMIT  
NOT VALID UNLESS SIGNED BY  
SUPERINTENDENT OF BUILDINGS

PERMIT NUMBER 559420

INDEX

RECEIPT NUMBER 11010 AMOUNT \$1,500

RECEIPT NUMBER 1219-23 AMOUNT 559420

AI 1221 So. Main (Number) (Street) on Lot 13 Block 3

d Terry's 4th Addition Addition. Lot is 60 x 120 Alley No

|                     |              |               |               |                   |                    |                                  |
|---------------------|--------------|---------------|---------------|-------------------|--------------------|----------------------------------|
| CG                  | 60'          | II            | \$2,800       | 30 days           | Yes                | RAP                              |
| Zoning              | Height Limit | Fire Zone     | Owner's Value | Bldg. Dept. Value | Life of Permit     | Plans Filed                      |
| Vacant Lot          |              |               |               |                   |                    |                                  |
| Occupancy and Group | Bldg. Size   | Occupant Load | No. Stories   | Basements         | No. Dwelling Units | Lot has Reached Maximum Coverage |
| New                 |              |               |               |                   |                    |                                  |
| Alter               |              |               |               |                   |                    |                                  |
| Type Constr.        | Wreck        |               |               |                   |                    |                                  |

Permission is hereby given to do the following described work, according to the conditions hereon and according to the approved plans and specifications pertaining thereto, subject to compliance with the Ordinances of the City of Seattle.

Wreck apt. bldg.

Demolition & Site Clearance

LEAVE SITE LEVEL AND FREE OF DEBRIS.

STABILIZE GRASS AND CONDITIONS TO ELIMINATE

SUBJECT TO FIELD INSPECTION.

OWNER: H. R. Hutchins Address: Ph. 3248540

Contractor: Padilla Bros. Co. Ph. 41573

Architect: M. L. 98168

Address: 12253 1st Ave So 98168

Application made: Aug. 27, 1975 By: H. R. Hutchins (Owner)

Permit issued: 8-27-75 SUPERINTENDENT OF BUILDINGS. By: [Signature]

APPROVAL OF OTHER CITY DEPTS. CONTRACTOR'S LICENSE NO. 223-01-16828

Additional Permits Are Required for:

- Electrical
- Boiler
- Furnace
- Elevator
- Sign or Billboard
- Grading
- Wrecking
- Plumbing
- Flammable Liquid Storage
- Oil Burner
- Use of Public Areas
- Curb or Walk Crossing
- Street
- Street Grades
- Drain Area
- Water

S. E. P. A. ACTION

|                       |                 |
|-----------------------|-----------------|
| Categorical Exemption | Worksheet Filed |
|                       | ✓               |

CERTIFICATE OF OCCUPANCY MUST BE ISSUED PER SEC. 306 BEFORE PREMISES ARE OCCUPIED

PLANS MUST BE FOLLOWED EXACTLY. CALL FOR INSPECTION BEFORE POURING ANY CONCRETE. BE SURE OF SETBACKS AND YARDS REQUIRED BY ZONING ORDINANCES.

Permit to wreck the apartment building on the property in 1975.

MASTER USE AND CONSTRUCTION APPLICATION AND PERMIT

CITY OF SEATTLE DEPARTMENT OF CONSTRUCTION AND LAND USE

PROJECT NUMBER: 8907732

ERMIT NUMBER: 559420

PROPERTY ADDRESS: 1221 S MAIN

LEGAL DESCRIPTION: 859190-0100: LOTS 12 & 13 BLK 3 TERRY'S 4TH ADDN ADJACENT TO 1221 S MAIN EXC THAT FOR FOR BORN AV S

RELATED FILES/PERMITS: 11010

PERMIT REMARKS: 15-00

PROJECT DESCRIPTION: Permission is hereby given to do the following according to the conditions stated hereon and on the attachments and according to the approved plans and specifications pertaining thereto, subject to compliance with the ordinances of the City of Seattle:

EST/CHNG USE: EST USE FOR RETAIL, ADMIN OFFICE, BUILDING TYPE AND GROUP: 445.438

NEW CONSTR: EST OF MIXED USE COMMERCIAL BUILDING & OCCUPY PER PEN DCLU

BLOG IDENTIFIER: 1

NO DWELLING UNITS: 1

TYPE OF CONSTRUCTION: 339

EXISTING: ASSEMBLY OCCUPANT LOAD

NEW: SPRINKLER SYSTEM LOCATION

DEMOLISH: 0

NUMBER OF STORIES, BASEMENTS: 2

TOTAL: 2

USE PER LAND USE CODE: RETAIL, ADMIN OFFICE

DEMOLITION LICENSE: NA

DATE: 8/27/75

COMPONENT: CONSTRUCTION

FEE: 1.00

RECEIPT NUMBER: 891218

RECEIPT AMOUNT: 1.00

INSPECTIONS REQUIRED: 884299

ENVIRON SENSITIVE AREA: 887366

MOORELINE AREA: N

PROTECTED DISTRICT/LANDMARKS: N

PERMIT SPECIALIST: [Signature]

LAND USE TECHNICIAN: [Signature]

BLOG CODE PLANS EXAM/ENGR: AUJ-891218 USE (ZONE)

GREENBELT: N

OWNER/LESSEE: LIAO AND ASSOCIATES

CONTACT PERSON: JOE DONAHOU

PHONE: 7212300

ADDRESS: 4230 198TH ST SW, LYNNWOOD

ZIP: 98036

DATE: 8/27/75

STREET USE COMPONENT: ACTION

FEE: 1.00

CONTRACTOR: CDA, INC.

LIC NO: 894218

DIRECTOR OF CONSTRUCTION: [Signature]

LAND USE BY: [Signature]

DATE PERMIT ISSUED: 8/27/75

EXPIRATION DATE: 8/27/76

INVESTIGATION: 1.00

REVISION: 1.00

OVERTIME: 1.00

TOTAL PERMIT FEES: 3.00

NOTICE TO THE APPLICANT: The Department of Construction and Land Use cannot guarantee any specific time frame for project review. The applicant shall determine applicability of and compliance with all relevant codes. DCLU permit action is based upon information supplied by the applicant. The Department reserves the right to require additional information. Field revisions on issued permits may be required if errors or omissions are discovered.

Construction or substantial progress toward construction of a project for which a Master Use Permit or construction permit has been granted must be undertaken prior to the expiration date. If the construction permit without penalty may be granted if application is made within the 30 days prior to the date of expiration. Additional fees will be assessed to reinstate an permit.

Not valid unless signed by the DIRECTOR OF THE DEPARTMENT OF CONSTRUCTION AND LAND USE. Starting construction without a building permit is punishable by fine and/or imprisonment. All work shall be done in accordance with the permit and approved plans. Call for inspection before placing any concrete or installing any piping on private property. Phone 864-8500.

I certify that I have read the above notice, and that to the best of my knowledge, the information which I have provided is complete and accurate.

APPLICANT'S SIGNATURE: Joseph P. Donahou

DATE: 12-18-87

APPLICANT'S RELATIONSHIP TO PROJECT: A

Page 01 of 01

Permit to of the new construction of a mixed-use commercial building in 1987.



# SITE HISTORY

## CONSTRUCTION HISTORY (CONTINUED)

The 12th & Main Plaza has had many retail tenants since its opening in 1991. As a result, there have been multiple tenant improvements projects constructed on the property. The list of projects include but not limited to:

- 1991 Tenant Improvements of Suite 101
  - Lam Fish
- 1991 Electrical Permit of Suite 104
  - Mimosa Cosmetics Fashion & Gift
- 1991 Electrical Permit of Suite 103
  - Nguyen’s Pharmacy
- 1994 Tenant Improvements of Unit D on Level 1
  - A Deli Specialty Food Store
- 1995 Electrical Permit of Suite 202
  - The Video Store
- 1996 Electrical Permit of Suite 204
  - Dr. Thi Pham
- 1998 Signage Installation for Suite 204
  - Family Dental Care
- 2001 Electrical Permit
  - TIC TAC (suite unknown)
- 2002 Electrical Permit of Suite 104
  - Ben Thanh Deli
- 2008 Tenant Improvements of Suite 101
  - Dang Dang Cha Lua Restaurant
- 2013 Tenant Improvements of Suite 201 and 202
  - Hookah Lounge



# SITE HISTORY

## ARCHITECTURAL EVALUATION

Constructed in 1991, this building reflects postmodernist style through its asymmetry and irregular accent bands that contrast with the rigid structure of the left side of the front façade, enforced by columns on the second floor and a uniform rhythm between retail spaces. The earliest photograph of the building indicates that the facade was originally in the color of exposed masonry units. It was painted at a time unknown to the current beige color with some horizontal strips unpainted as accents. The volume on the right portion of the north facade is extruded to express the entrance to vertical circulation. Storefront on the second floor is recessed to yield space for an open-air hallway. The railing on the second floor is made with metal painted in green which is in uniform with the color of the canopies for ground floor retail stores, as well as with the color of the roof. The West and East elevations of the building contain no openings. The South elevation is right against the one-story building on the adjacent property. Therefore, only the top portion of the South elevation is visible. It contains no openings. Currently, the surface parking lot has approximately 20 stalls. The entrance to enter the retail plaza is located on the northwestern corner of the property on S Main St.

### Significance:

As evident by the utilitarian nature of the building design, the use of common construction techniques and design elements, the existing structure on the property does not pose any cultural, artistic, economic or political significance.



West facade of the existing building.



East facade of the existing building.



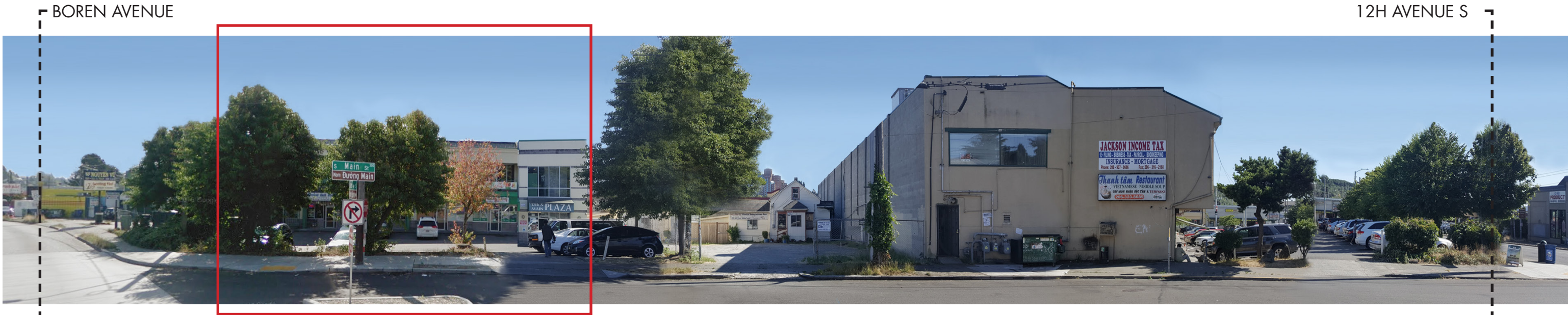
North facade of the existing building.



Looking at the south facade from distance.



SITE CONTEXT STREETSCAPE PHOTOMONTAGE



SITE

VIEW A - A  
View along S Main Street facing south



ACROSS FROM SITE

VIEW B - B  
View along S Main Street facing north





SITE CONTEXT STREETSCAPE PHOTOMONTAGE



S MAIN STREET

SITE

VIEW C - C

View along Boren Avenue facing west



S MAIN STREET

ACROSS FROM SITE

14TH AVE S

VIEW D - D

View along Boren Avenue facing east





SITE CONTEXT SITE VIEWVS

EXISTING BUILDING



FROM NW CORNER



FROM NORTH SIDE



FROM NE CORNER



FROM EAST SIDE

VIEWS TOWARD SITE



LOOKING EAST ALONG S MAIN ST



LOOKING EAST ALONG S MAIN ST



LOOKING SOUTHEAST ALONG BOREN AVE



LOOKING SOUTH IN PARKING LOT



LOOKING SOUTHWEST ALONG S MAIN ST



LOOKING NORTH IN PARKING LOT





SITE CONTEXT SITE VIEWVS

VIEWS AWAY FROM SITE



LOOKING WEST ALONG S MAIN ST



LOOKING EAST ALONG S MAIN ST



LOOKING NORTHWEST



LOOKING EAST ALONG S MAIN ST



LOOKING NORTHWEST ON BOREN AVE



LOOKING SOUTHEAST IN THE PARKING LOT



LOOKING EAST ALONG S JACKSON ST



SITE CONTEXT NEIGHBORHOOD CHARACTER

These are several examples of the surrounding character of the Little Saigon on the East side of I-5. While this site lies just on the edge of the Little Saigon area, it is important to examine the surrounding visual context to determine how best to address this site and the building’s integration into the overall neighborhood.



DING HOW CENTER



HAU HAU MARKET



PACIFIC RIM CENTER



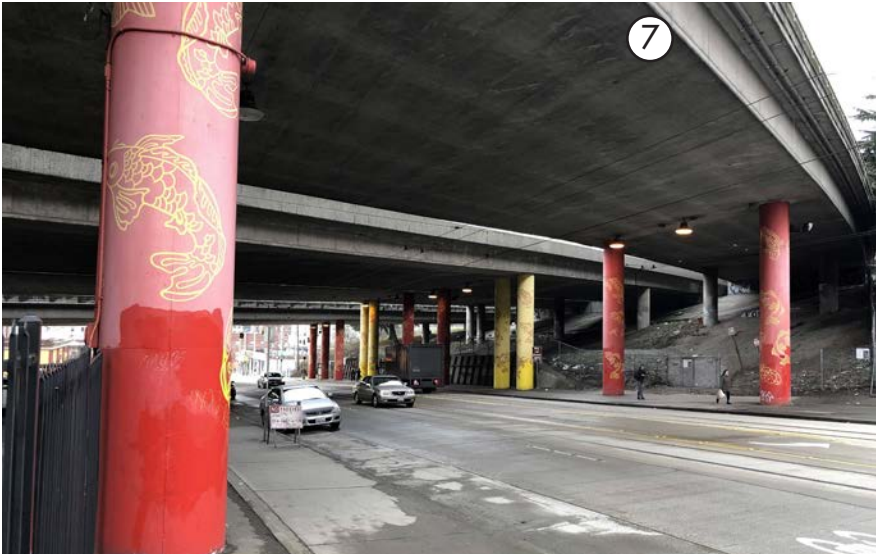
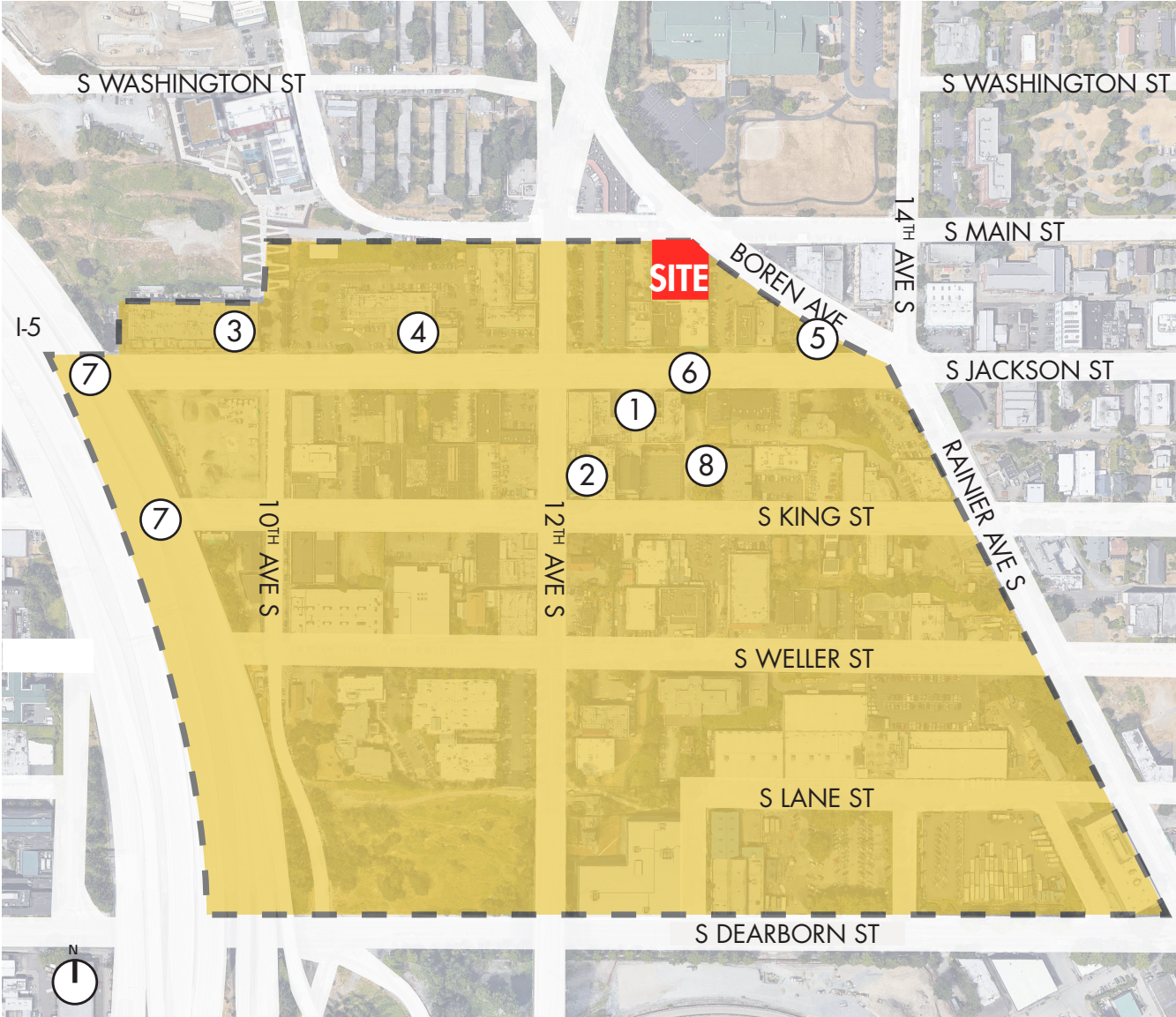
ASIAN PLAZA



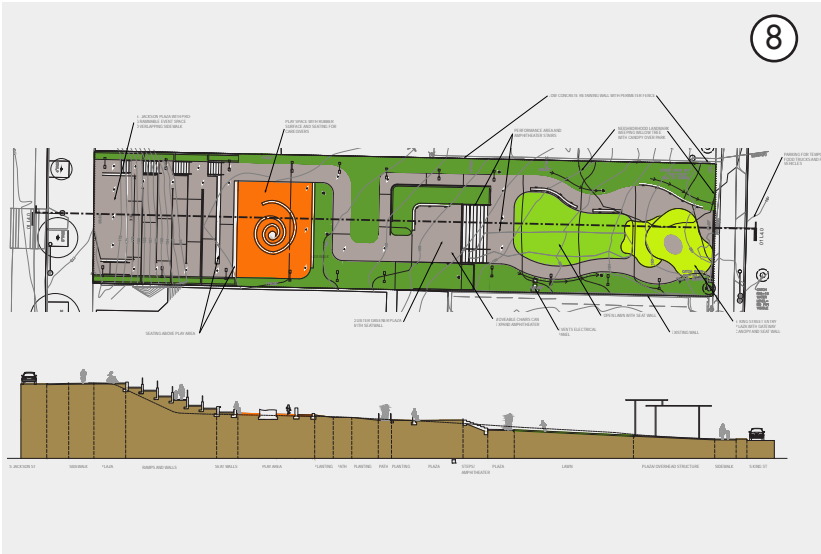
PHO BAC



LITTLE SAIGON SIGN



LITTLE SAIGON COLUMNS



LITTLE SAIGON PARK ( IN DESIGN DEVELOPMENT)



# SITE CONTEXT LITTLE SAIGON DESIGN CUES

## BUILDING FORM

Most buildings in the area are constructed with overall symmetrical, uniform facades. There is usually a strong indication of retail spaces, either through bold signage or spatial differentiation.

Furthermore, the majority of larger structures in Little Saigon, especially these located around S Jackson St, have open-air spaces at upper levels, achieved through recessing the exterior wall.

In terms of fenestration, entrances to the buildings are usually kept at regular heights and are indicated through signage and centered locations. Large segmented windows in simple layouts are also predominant in the area.





SITE CONTEXT LITTLE SAIGON DESIGN CUES

COLOR AND MATERIAL

Unlike developments in the other areas of Seattle, where different colors occur at a larger scale, usually between different masses, the existing buildings in the Little Saigon area have very different color patterns.

The contrast in colors occur often between the mass and the individual building elements such as window frames and parapet walls. For example, the Ding How Center contrasts its maroon parapet wall with the primarily yellow-colored exterior facade.

The buildings in this neighborhood do not use a variety of materials , especially on older buildings. Most buildings are finished with stucco wall and sometimes concrete surfaces, and a few of them are constructed with brick.



Colors on the facade of 1200 S Jackson St



Maroon parapet walls on Ding How Center



Pink canopy at 1140 S king St



Grey roof? at Thanh Son Tofu



SITE CONTEXT LITTLE SAIGON DESIGN CUES

ART STYLE

Several cultural artworks and projects can be found in this area. For example, the painted columns underneath the I-5, which mark the entrance to the Little Saigon Area; the boat-shaped Pho Bac at the intersection of Boren Ave and S Jackson St, which is the city’s first pho restaurant. Several ground artworks, created through the Pavement to Parks program can also be found around the Little Saigon area.

The artworks often feature vibrantly colored animals and vegetation symbolic to Vietnam such as the lotus flowers.





# SITE CONTEXT INTERNATIONAL DISTRICT WEST OF I-5

## West of I-5 / Chinatown and Japantown

This area is characterized largely by three to six story brick or stucco buildings constructed during the late 1800s and early 1900s, featuring elements such as flat roofs, masonry wall surfaces, punched openings, decorative cornices and ground floor storefronts. These buildings also incorporated features such as recessed balconies. Awnings and decorative tile work and banners over time to reflect their cultural heritage. Buildings in this area are usually built to property line and thus present stronger urban street fronts.

A typical building in this part of ISRD also features small ground-level retail with residential units on the upper stories.



- Common building typology featuring ground-level retail with residential units on the upper levels
- Typical masonry building facade articulation



- Strong urban street fronts with storefronts decorated with awning, banners and signage



- A small commercial building with recessed upper floor balconies

## East of I-5 / Little Saigon

The neighborhood can be characterized with an abundance of warehouses and low-rise commercial buildings which houses a variety of markets and stores. Contrary to the development patterns in the West of I-5, the footprints of buildings in this area are usually smaller and offset from the property lines, which left opportunities for plenty of makeshift additions and vacant land. Together they created weaker urban street fronts compared to the area West of I-5.

Buildings in this area are usually less than 3 stories tall, and are mostly finished with stucco wall surfaces painted in bright colors. Contrast in colors usually occurs between the mass and the individual building elements such as window frames and parapet walls.



- Common building typology featuring stucco wall surfaces and small retail spaces between bays
- Vacant land currently used as parking lot



- Old warehouse buildings repurposed as commercial space, housing stores, markets and institutional space in some cases.



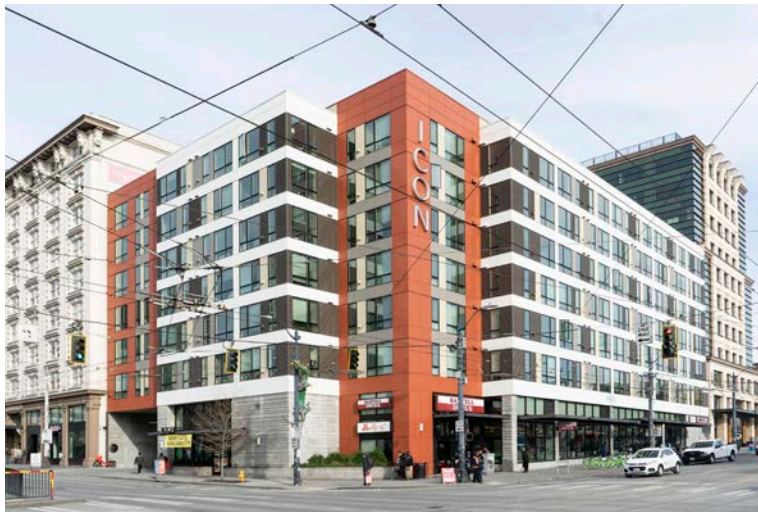
- Similar cultural elements are reflected in the building design, such as the recessed balconies and bold storefront signages



# SITE CONTEXT NEW DEVELOPMENT

The Chinatown-International District neighborhood has seen limited new construction or renovation in the past several years, however development has been accelerating as of recently. The character of this neighborhood is evolving, but these new developments are still taking design cues from the more cultural buildings native to this area by applying similar materials, large glass storefronts, canopies, and Asian Imagery.

The projects on this page show housing and office projects that have been built or renovated, or are proposed within or near the Chinatown-International District area.



ICON APARTMENTS - INTERNATIONAL DISTRICT/CHINATOWN



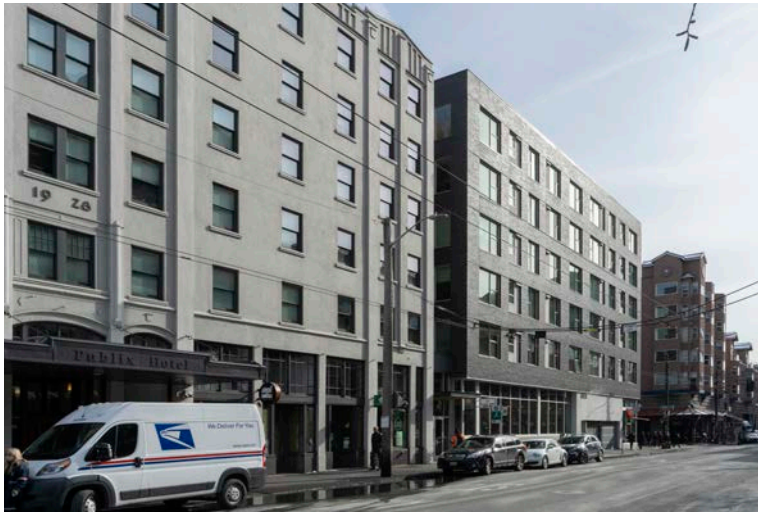
HIRABAYASHI PLACE - INTERNATIONAL DISTRICT/CHINATOWN



1253 S JACKSON ST - LITTLE SAIGON (NOT REVIEWED BY ISRD)



KODA CONDOS - INTERNATIONAL DISTRICT/CHINATOWN



THE PUBLIX - INTERNATIONAL DISTRICT/CHINATOWN



501 RAINIER AVE S - LITTLE SAIGON (NOT REVIEWED BY ISRD)



ACME FARMS - LITTLE SAIGON



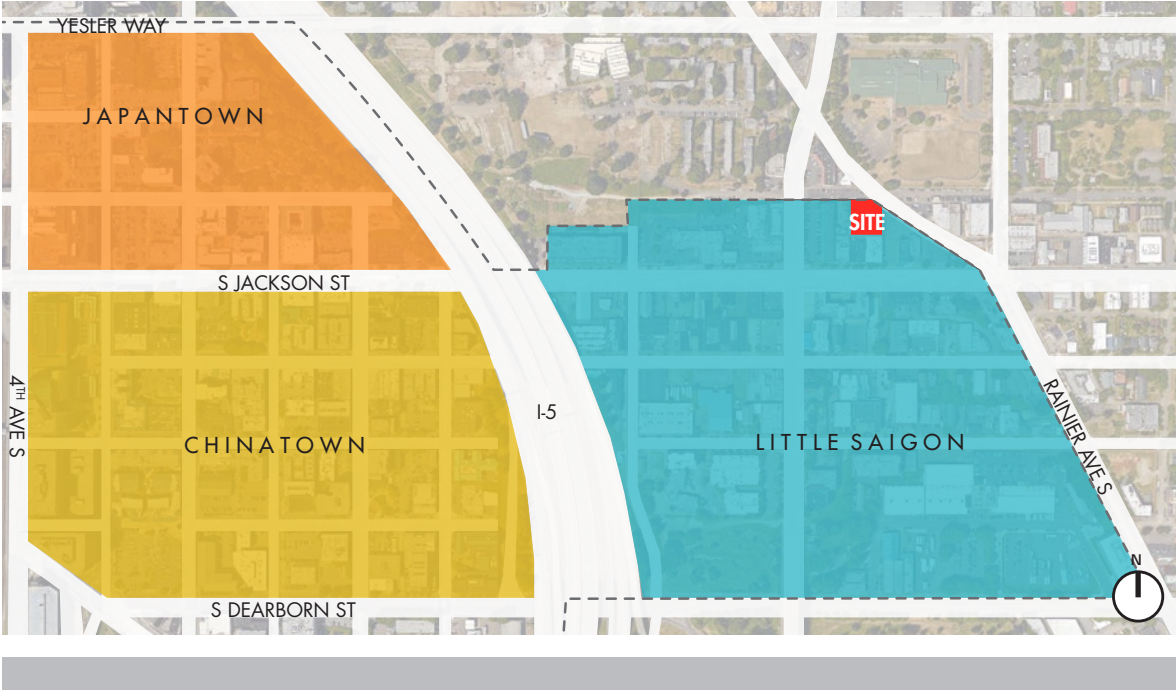
THAI BINH - LITTLE SAIGON



12TH AND JACKSON - LITTLE SAIGON (NOT REVIEWED BY ISRD)



# SITE ANALYSIS



## NEIGHBORHOOD CHARACTER

- The International District is bordered on the north by Yesler Way and S Jackson St, on the west by 4th Ave S, on the south by S Dearborn St, and on the east by Rainier Ave S.
- The ID is roughly divided into three distinct areas. Japantown is located west of I-5 between Yesler Way and S Jackson St; Chinatown is west of I-5 between S Jackson St and S Dearborn St; and Little Saigon is east of I-5 between S Jackson St and S Dearborn St.
- Little Saigon is located within the boundary of International Special Review District.

LEGEND

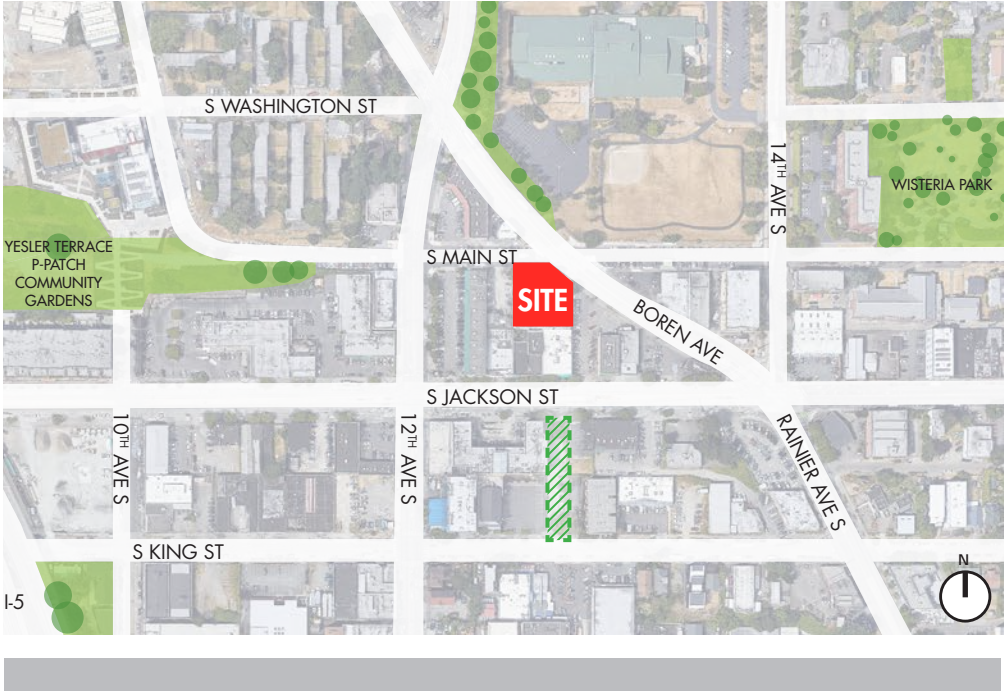
Site

Japantown

Chinatown

Little Saigon

International Special Review District Boundary



## GREEN COVERAGE

- Landscape buffer alongside Boren Ave borders Southwest edge of Bailey Gatzert Elementary School.
- 2 blocks away from the nearby park: Wisteria Park
- Nearby community gardens to the west
- Little Saigon Park to be constructed in 2020 across Jackson St

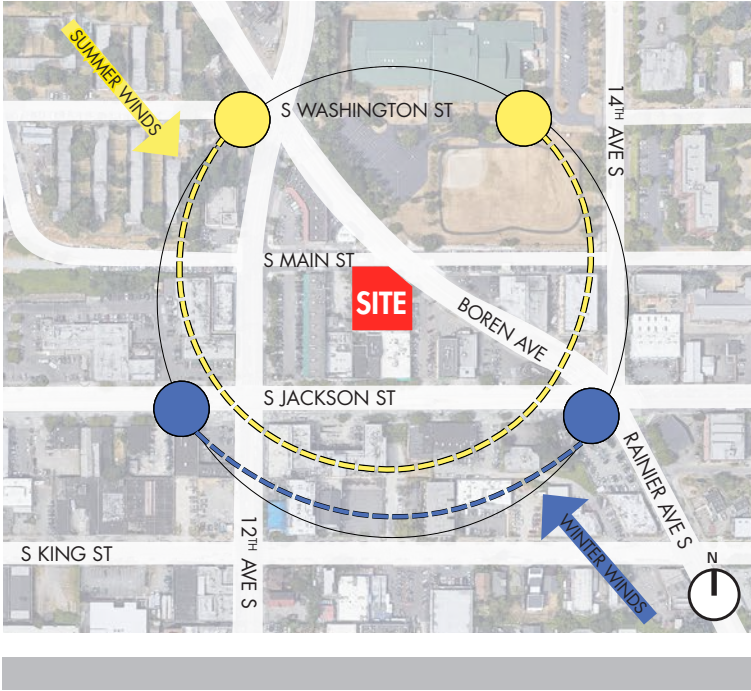
LEGEND

Site

Trees

Green Coverage

Future Little Saigon Park



## SOLAR EXPOSURE + WINDS

- Due to existing surrounding buildings, site will receive plentiful sun year-round. The three story building to the east and the two story building to the south may affect exposure to sunlight at lower levels.
- Site will receive summer breezes from the northwest and winter winds primarily from the southeast
- Solar exposure and winds conditions are subject to change due to future developments

LEGEND

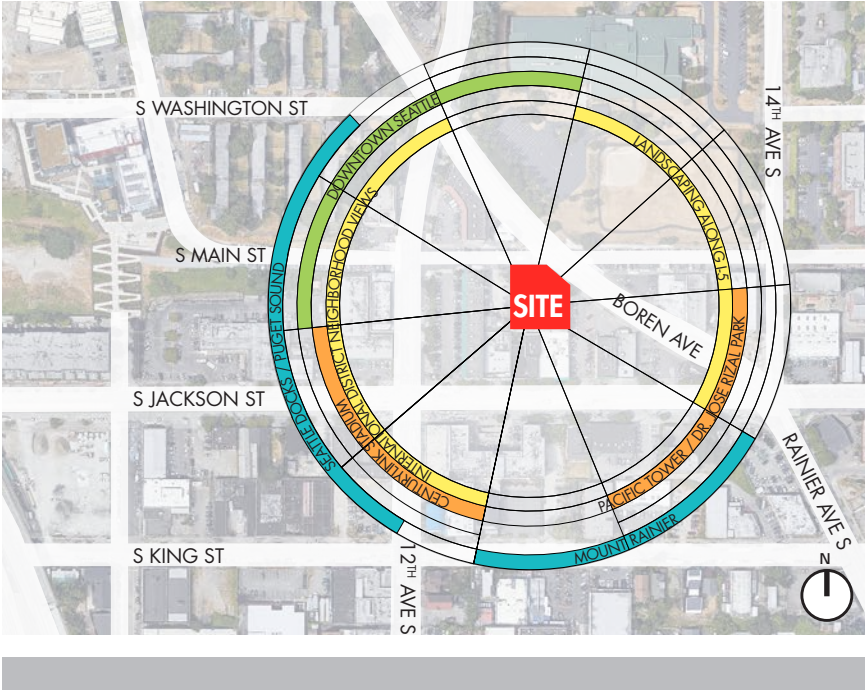
Site

Summer Sun and Winds

Winter Sun and Winds



# SITE ANALYSIS



## VIEWS

- Immediate views of surrounding International District Neighborhood at all floors except from lowers floors in the south and west side of the building.
- Views of CenturyLink Stadium and Pacific Tower except lower floors
- Views of downtown Seattle, Puget Sound, and Mount Rainier from upper floors

### LEGEND

- Site
- Distant Views
- Near Distant Views (<5 mi)
- Close Views (<1 mi)
- Immediate Surroundings



## STREET CLASSIFICATIONS

- Major arterials in the area are S Jackson St and Rainier Ave S. 12th Ave S is a major arterial from north of S Jackson St and a minor arterial south of S Jackson St.
- Site is not bordered by any of the classified streets.

### LEGEND

- Site
- Major Arterial Street
- Minor Arterial Street
- Interstate
- Green Street
- Class I Pedestrian Street
- Class II Pedestrian Street



## TRANSPORTATION

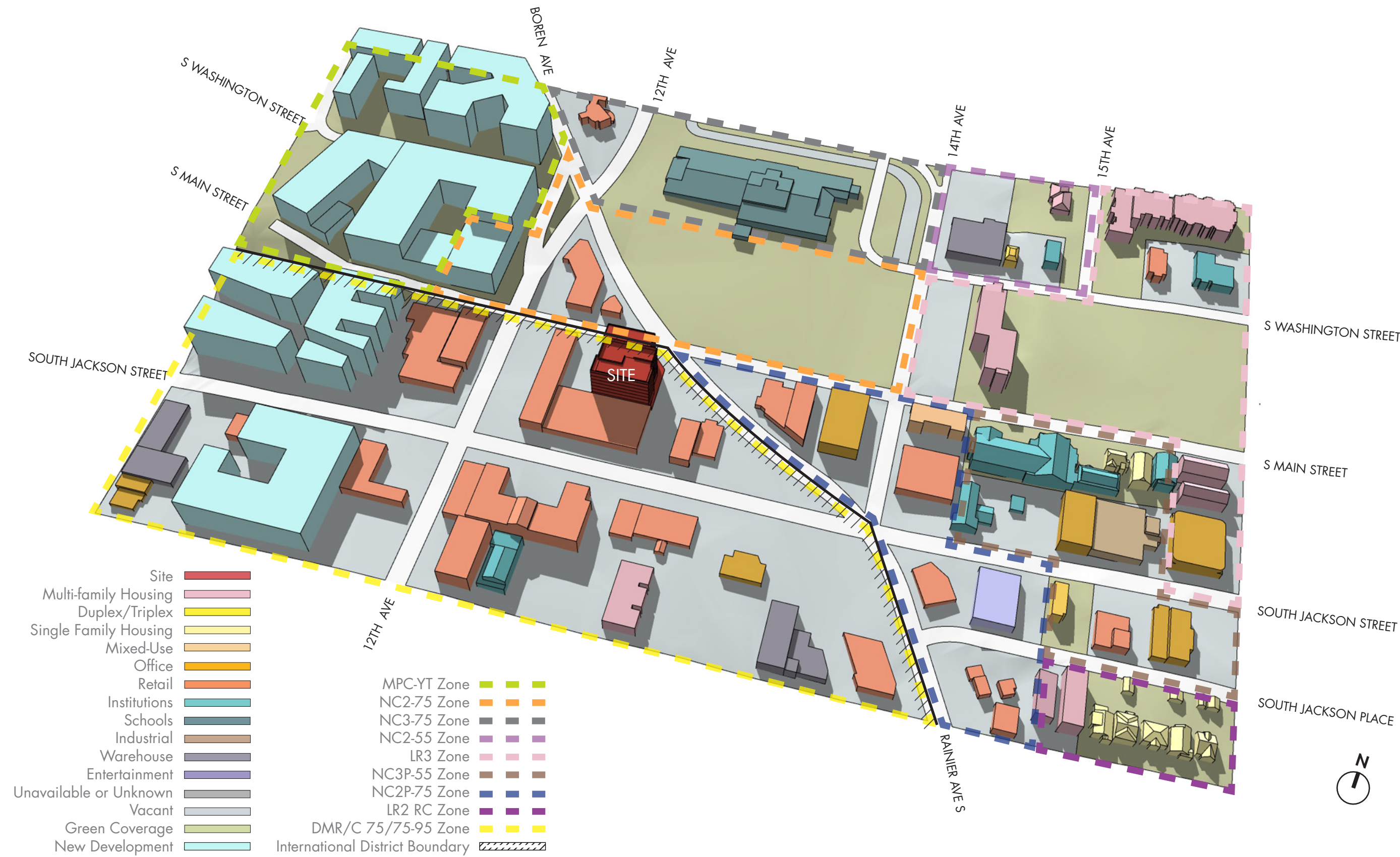
- Proximity to bus and streetcar stations as the site is only one block away from the street car station and blocks away from several bus stops
- Streetcar runs along S Jackson St south of the site.
- Bus routes available along S Jackson St, 12th Ave, Rainier Ave S.
- Designated bike lanes along S Jackson St, S King St, and 14th Ave S

### LEGEND

- Site
- Bus Route
- Bike Lanes
- Streetcar Route
- Bus Stop
- Streetcar Stop

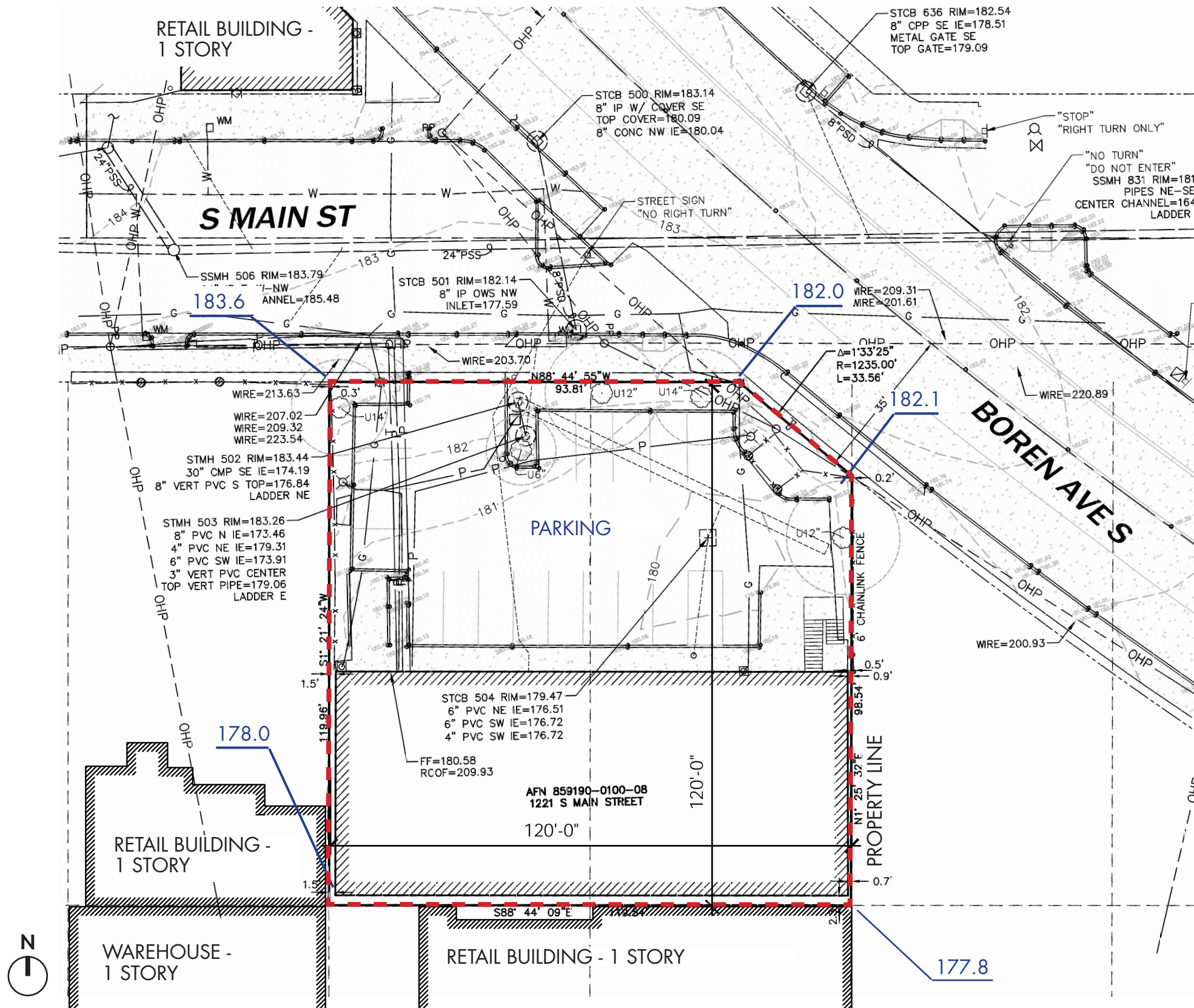


SITE ANALYSIS SURROUNDING MASSING





# SITE ANALYSIS SITE SURVEY



## Topography

The site is moderately steep sloping up approximately 7 feet south to north. The site slope can be estimated at 6%

## Trees

No street tree is identified along the site on both S. Main Street and Boren Ave.

## Additional Setbacks

All proposed designs provide required 14 foot setback from the closest overhead power line along the site on both S. Main Street and Boren Ave.



COMMUNITY OUTREACH



Friends of Little Sàigòn

The community outreach will be conducted by the community development organization “Friends of Little Saigon” which focus on community organizing and advocacy, economic development, and cultural preservation in the area since launch in 2011.

| M12 REDEVELOPMENT COMMUNITY ENGAGEMENT PLAN<br>October 2020 ~ October 2021 |  |          | Key Activities  |
|--|--|----------|---|
|  |  |          | Engagement Team   |
|  |  |          | Public Meeting  |
|  |  |          | Targeted Meeting  |
|  |  |          | ISRD  |
|  |  |          | Outreach  |
|  |  |          | Targeted Stakeholder Groups                               |
|  |  |          | 12th & Main Plaza Businesses                              |
|  |  |          | InterIm CDA   |
|  |  |          | SCIDpda   |
|  |  |          | CIDBIA  |
|  |  |          | CID Coalition   |
|  |  |          | Bailey Gatzert Elementary                                 |
|  |  |          | Other neighboring businesses                              |
|  |  |          | Engagement Strategies                                     |
|  |  |          | In-person at Little Saigon Creative - small groups        |
|  |  |          | Outdoor on site meeting                                   |
|  |  |          | Signage near building location or in a vacant store front |
|  |  |          | Direct outreach to neighboring businesses                 |
|  |  |          | Online survey   |
|  |  |          | Targeted group zoom meetings                              |
| Date   | Activities   | Roles    |   |
| Jun 2020   | Engage and contract with community-based organization for outreach and     | M12      |   |
| Jul 2020   | engagement - Friends of Little Saigon                                      |          |   |
| Aug 2020   | Develop contract terms, engagement goals, and outcomes                     | M12, FLS |   |
| Sep 2020   |  |          |   |
| Oct 2020   | Sign contract, create engagment plan, and plan for first community meeting | M12, FLS |   |
| Nov 2020   | Engagement Team Meeting: review outreach materials, translations, meeting  | M12, FLS |   |
|  | Meeting with FLS Board - Nov 17 at 5:30PM                                  |          |   |
| Jan 2021   | Outreach/Notification  | FLS      |   |
| Feb 2021   | Public Meeting #1  | M12, FLS |   |
| Mar 2021   | Target Group Meeting #1  | M12, FLS |   |
|  | Incorporate community input  | M12      |   |
| Apr 2021   | Schedule and prepare for ISRD meeting                                      | M12      |   |
| May 2021   | ISRD Meeting   | M12, FLS |   |
|  | Incorporate ISRD feedback  | M12      |   |
| Jun 2021   | Engagement Team Meeting: review outreach materials, meeting goals, and     | M12, FLS |   |
| Jul 2021   | Outreach/Notification  | FLS      |   |
| Aug 2021   | Public Meeting #2: input on version 2                                      | M12, FLS |   |
| Sep 2021   | Target Group Meeting #2  | M12, FLS |   |
|  | Incorporate community input  | M12      |   |
|  | Schedule and prepare for ISRD meeting                                      | M12      |   |
| Oct 2021   | ISRD Meeting   | M12, FLS |   |
|  | Incorporate ISRD feedback  | M12      |   |
|  | Engagement Team Meeting: review outreach materials, meeting goals, and     | M12, FLS |   |
|  | Optional Outreach/Notification   | FLS      |   |
|  | Optional Public Meeting #3: if need more input                             | M12, FLS |   |
|  | Incorporate final community input, prepare ISRD meeting                    | M12      |   |
|  | ISRD Certificate of Approval   | M12      |   |
|  |  |          |   |
|  |  |          |   |
|  |  |          |   |
|  |  |          |   |
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|  |  |          |   |
|  |  |          |   |
|  |  |          |   |
|  |  |          |   |



COMMUNITY OUTREACH PRESENTATION BOARDS

Community Outreach & Community Responses Summary

The project design proposal has been displayed on presentation boards at the community space “ Little Saigon Creative” of the local development organization “Friends of Little Saigon” from February 10 - February 20. Flyers with a short survey in three languages (English, Vietnamese, and Chinese) has been given out to local redisents during this exhibition and a online virtual meeting has also been hosted to better engage the local community as well to hear their feedbacks and suggestions.

We have documented all the reponses received from the community and following are some the top issues and concerns raised:

- Amount of retail allowable, preference is for more commercial SF
- Right of way improvements near project site
- Recruit businesses that reflect the culture of Little Saigon
- Ensure affordability of the market-rate residential units and commercial spaces
- Incorporate public art and community space into the project that reflects the culture of
- Little Saigon

In the next few months, we will be meeting with targeted groups to present some of this feedback and gather additional input on the project. These targeted groups include community organizations and neighboring businesses in Little Saigon. We will also be planning the second public meeting/event to occur in the summer.

M12 APARTMENTS COMMUNITY INVOLVEMENT

PROJET LOCATION AND CONTEXT



PROJECT NAME

M12 Apartments

PROJECT ADDRESS

1221 S Main St  
Seattle, WA 98144

APPLICANT

Studio19 Architects

LOT AREA

13,875 sq ft

FAR LIMIT

2.5 - Base  
4.5 - Max

STRUCTURE HEIGHT

73'-0" (Height Limit : 95'-0")

ZONE

DMR/C 75/75-95

OVERLAY

Citycenter International District Urban Center Village  
International Special Review District

STREET FRONTAGE

S Main St  
Between Ave S

ADJACENT ZONES

West: DMR/C 75/75-95  
North: NC2-75  
South: DMR/C 75/75-95  
East: DMR/C 75/75-95

DESIGN GUIDELINES

Seattle Municipal Code Chapter 23.66  
International Special Review District Design Guidelines

PROJECT DESCRIPTION

The project consists of demolishing the existing building on site and constructing a new 7-story mixed-use building.  
  
The proposed development will consist of street level retail spaces, and 6 levels of apartments. The building will also have 1 level of below grade parking (26 stalls). The total building square footage is 80,370 sf including parking.

STREETSCAPE



ZONING INFORMATION



COMMUNITY INVOLVEMENT

PRESENTATION + FOOD WALK

TIME: FEB 10th - FEB 22nd, 2021

ADDRESS: LITTLE SAIGON CREATIVE  
1227 S WELLS ST, SUITE A, SEATTLE, WA 98144

THE PROJECT WILL BE DISPLAYED AT THE LITTLE SAIGON CREATIVE DURING THE ABOVE DATES.

THE PROJECT WILL BE PRESENTED AT NOON ON FEB 20th AND WE WOULD LOVE TO ADDRESS YOUR QUESTIONS AND HEAR YOUR FEEDBACKS!



ZOOM VIRTUAL COMMUNITY MEETING

TOPIC: M12 DEVELOPMENT PROJECT PUBLIC MEETING  
TIME: FEB 25th, 2021 04:30 PM PACIFIC TIME (US AND CANADA)

MEETING ID: 919 0062 4787  
PASSCODE: 888268

ONE-TAP MOBILE  
+1252158782, +1900624787, +18882688 US (TACOMA)  
+1669909128, +19190624787, +18882688 US (SAN JOSE)

JOIN ZOOM MEETING  
HTTPS://ZOOM.US/j/91900624787PWW-8HJ00CHKZETJ0PZUJZC0E2BKZDZ09

Presentation Boards #1 for the Community Outreach event

M12 APARTMENTS COMMUNITY INVOLVEMENT

DEVELOPMENT GOAL

- Ground Floor **Retail Space** with affordable rents to businesses that benefit the Little Saigon culture.
- **Public Plaza** with seating for the public and direct access to the adjacent commercial space
- Commissioning **local artists**, the Plaza will incorporate **public art** in forms of artwork, paver material and design, landscaping and furniture design that reflects Little Saigon's cultural goals
- Incorporation of **neighborhood characteristics** with the priority given to the exterior pedestrian level spaces primarily the Plaza.
- Implementation of **Affirmative Marketing** including: advertising in the Vietnamese newspapers, on websites and signage to encourage current and former neighborhood residents as well as persons with community ties or who utilize community services to choose to live here.
- The housing unit mix will be targeted to the market including neighborhood preferences.

CONCEPT MASSING



Green roof/terrace

Massing with accent material to add modulation and break up the facade

Overhead canopies at retail level for weather protection

Public plaza

10' setback above 65' from side lot lines

95' Maximum Building height

Zoning Allowed Massing

3' setback

Inspiration Images



CULTURE + ART



Implementation of artwork at the public plaza through commissioning local artist to support the local artist community

Enhancing the neighborhood character as well as promoting Vietnamese culture

COMMUNITY INVOLVEMENT

JOIN OUR PRESENTATION + FOOD WALK AT NOON ON FEB 20th, 2021  
ADDRESS: 1227 S WELLS ST, SUITE A, SEATTLE, WA 98144

JOIN ZOOM VIRTUAL COMMUNITY MEETING FEB 25, 2021 - 4:30 PM  
MEETING ID: 919 0062 4787 PASSCODE: 888268

Presnetation Boards #2 for the Community Outreach event

BRIEFING PACKAGE

1221 S MAIN ST, SEATTLE WA | STUDIO19 ARCHITECTS 33



M12 APARTMENTS

COMMUNITY INVOLVEMENT



PROJECT NAME: M12 Apartments

PROJECT ADDRESS: 1221 S Main St  
Seattle, WA 98144


APPLICANT: Studio19 Architects

LOT AREA: 13,875 sq ft

ZONE: DMR/C 75/75-95

This project proposes construction of a new 7-story mixed-use building with ground level retail and below grade parking (26 stalls). There will be around 99 units and a total area of 80,370 SF

Ground Floor Plan



WE WANT TO HEAR **YOUR** VOICE

ABOUT THIS UPCOMING PROJECT

PLEASE JOIN US FOR A COMMUNITY MEETING

EITHER ONLINE OR IN PERSON:

ZOOM VIRTUAL COMMUNITY MEETING

THURSDAY, FEB 25TH, 2021

04:30 PM PACIFIC TIME

MEETING ID: 919 0062 4787

PASSCODE: 888268

ONE TAP MOBILE

+12532158782,,91900624787#,,,,\*888268# US (TACOMA)

For more information, please check Friends of Little Saigon Website: flsseattle.org

COMMUNITY SURVEY

Please see [back side](#) of this page for survey questions, we would love to hear your input!

PRESENTATION + FOOD WALK

SATURDAY, FEB 20TH, 2021

THE PROJECT WILL BE PRESENTED AT NOON AND WE WOULD LOVE TO CHAT WITH YOU

ADDRESS: LITTLE SAIGON CREATIVE

1227 S WELLER ST. SUITE A

SEATTLE, WA 98144

Flyers for the Community Outreach event

M12 APARTMENTS

COMMUNITY INVOLVEMENT

COMMUNITY SURVEY

We appreciate your taking the time to answer our community survey questions below. In answering these questions, we would also like you to assume we are all in a more normal life without the pandemic.

Cám ơn quý vị dành thời gian trả lời các câu hỏi thăm dò cộng đồng bên dưới. Khi trả lời những câu hỏi này, xin quý vị nghĩ rằng tất cả chúng ta đang có một cuộc sống bình thường, không bị ảnh hưởng của đại dịch.

感謝您抽出寶貴時間回答下面的社區調查問題。在回答這些問題時,我們也希望您假設我們都處於一個疫情前正常的生活狀態。

1. The M12 project will have three spaces for micro commercial businesses fronting on South Main St. Do you have any suggestions for the type of Asian businesses you would like to see in the neighborhood and any suggestions for businesses that might like to be located on this site?

1. Dự án M12 sẽ có ba khu vực dành cho các doanh nghiệp loại nhỏ quay mặt ra đường South Main St. Quý vị có đề nghị nào về loại doanh nghiệp châu Á mà quý vị muốn thấy ở đây và quý vị có đề nghị nào cho các doanh nghiệp có thể muốn hoạt động tại địa điểm này không?

1. M12項目將在South Main St. 提供三個微型的商業空間。對於您想在社區內看到的亞洲商業類型是否有任何 建議, 以及您是否有任何推薦的商業店鋪?

2. The M12 project will have an open public Plaza on the corner of South Main St. and Boren Ave., South. Do you have ideas on community public art, seating and/or landscaping for the Plaza?

2. Dự án M12 sẽ có một sân trồng công cộng ở góc South Main St. và Boren Ave., phía Nam. Quý vị có ý tưởng nào về trang trí nghệ thuật, sắp xếp bàn ghế và/hoặc trồng cây trồng hoa cho khoảng sân trồng này không?

2. M12項目將在South Main St. 和South Boren Ave. 的轉角處有一個開放的公共廣場。您對廣場的社區公共 藝術有什麼建議, 以及對於將公共藝術融入到廣場小品或景觀有任何意見嗎?

3. Would you be interested or is there someone you know who might be interested in living in an apartment in this M12 Apartment project? If so, why would that be desirable to you?

3. Quý vị hoặc bà con bạn bè quen biết có ai muốn đến ở trong một căn hộ của dự án M12 Apartments này không? Nếu có, xin cho biết lý do tại sao?

3. 您或您認識的某個人會想要租賃M12公寓項目中的公寓嗎?如果有意向, 這個公寓項目的哪部分吸引了您?

4. Please tell us what type of apartment would be desirable: a studio, a one bedroom or a two-bedroom?

4. Xin cho chúng tôi biết loại căn hộ mong muốn: studio, một phòng ngủ hay hai phòng ngủ?

4. 請告訴我們哪種類型的公寓是您感興趣租賃的: 開間, 一居室公寓, 兩居室公寓?

5. Are there any other suggestions you have for helping make the M12 Apartment project a success that would benefit the Little Saigon neighborhood?

5. Quý vị có đề xuất nào khác để giúp dự án M12 Apartments thành công và mang lại lợi ích cho khu Little Saigon không?

5. 您還有其他建議來幫助M12公寓項目取得成功, 從而使Little Saigon社區受益嗎?

THANK YOU :)

Flyer survey questions in 3 languages

BRIEFING PACKAGE





Presentation Boards on display at the community space “Little Saigon Creative”



Residents participating in the presentation and food walk event



# COMMUNITY OUTREACH RESPONSES DOCUMENTATION

## Responses from Survey Questions

The responses below are collected from the local community members who participated the survey through filling out the flyer physically or digitally online.

Question 1, for suggested uses for the commercial spaces:

- All about food: locally, family-owned authentic Asian restaurants, deli, Matcha Café

Question 2, ideas for our public plaza:

- Artwork by local Vietnamese artists
- Large murals
- Greenery (trees, plants, flowers)
- Mostly open space but some slightly enclosed for more private, intimate seating and tables

Question 3, regarding an interest in living at the M12 Apartments:

- 24 out of the 45 survey responses indicated, yes, they would be interested in living at the M12 Apartments, with 4 of those saying, yes, if affordable.

Question 4 asking what type of apartment would be desirable:

- All mixed types 21%
- Studio only 3%
- 1 bed only 21%
- 2 beds only 26%
- Studio and 1 16%
- Studio and 2 5%
- 1 and 2 beds 8%

Question 5 asking for other suggestions that would help make the M12 Apartment project a success that would benefit the neighborhood:

- Reach out to other neighborhood coalitions such as the C-ID to expand the community outreach
- Help keep the neighborhood secure and clean
- Teach neighboring communities about the culture of Little Saigon
- Communicate with other local businesses
- Make some apartments and commercial spaces affordable to current profile in C-ID
- Have some affordable MFTE units

## Comments from Public Zoom Meeting

The responses below are collected from the local community members who participated the Public Zoom Meeting online.

- What type of businesses would we be soliciting?
- What would be the process for selecting the design of the public Plaza?
- Suggested that residents at the Victorian row apartments may have family, friends or social service providers that would be interested in living at the M12 Apartments
- They would like family housing for the neighborhood
- Looking at the site plan asks if there could be a walkway on the east side of the project through the block
- The new Park on King Street that will be south of the M12 Apartments
- The Intracorp Beam apartments at 1029 S. Jackson St. with the Beam alley of Vietnamese market inspired pedestrian connection between King and Jackson streets
- Neighborhood uses at ground level are flexible
- We should take a look at the UW guideline for Little Saigon
- Asked if there was any possibility for ownership of the commercial spaces which could be desirable to businesses.
- Suggested the mechanical systems be designed to accommodate restaurant uses
- With market rate housing at the M12 Apartments that would be a good economic mix in the neighborhood
- We may want to meet with families at Bailey Gasser elementary that have concerns about all of the construction and development in the neighborhood, mostly about the Yesler Terrace redevelopment
- Asked us to take a good look at lighting in the public Plaza because of crime along S. Main St.
- Could you provide access for the retail space to be open to the adjacent plaza?
- What kind of street improvement will be provided around the project site? Currently, the pavement around the site is damaged by the adjacent constructions.



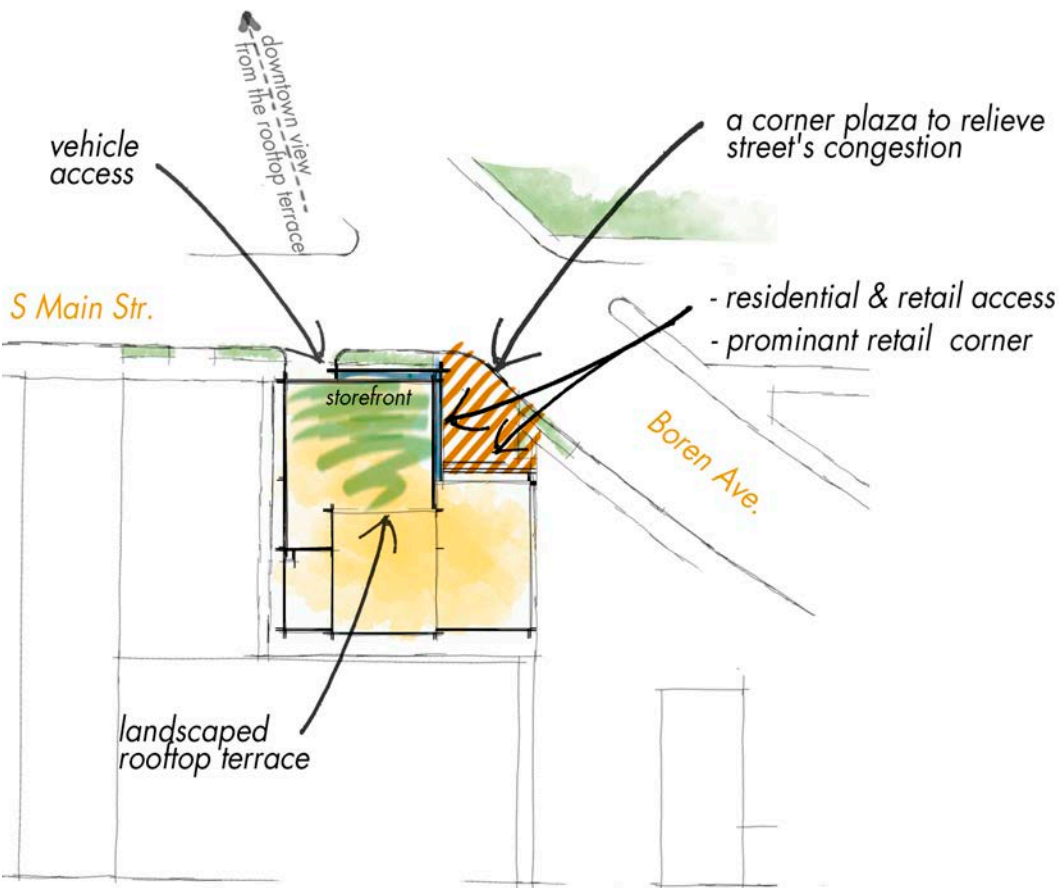
# DESIGN PROPOSAL MASSING CONCEPT 1

## CONCEPT 1

- Unit Count: 152 units
- Retail Space: 1,850 SF
- Parking stalls: 70

Concept 1 locates a plaza with the residential entry at the corner Main & Boren Str. This scheme provides one large retail space that is more flexible and can be rented to a higher volume tenant. The retail entries are covered by a building cantilever above, creating protection from weather and opportunities for wood soffits and other textural elements at the street edge.

The massing is comprised of 3 volumes which creates an accent feature and adds a wayfinding element. The building is modulated in both horizontal and vertical directions, allowing for changes in massing and material.



Green terrace

Massing with accent material to add modulation and break up the facade

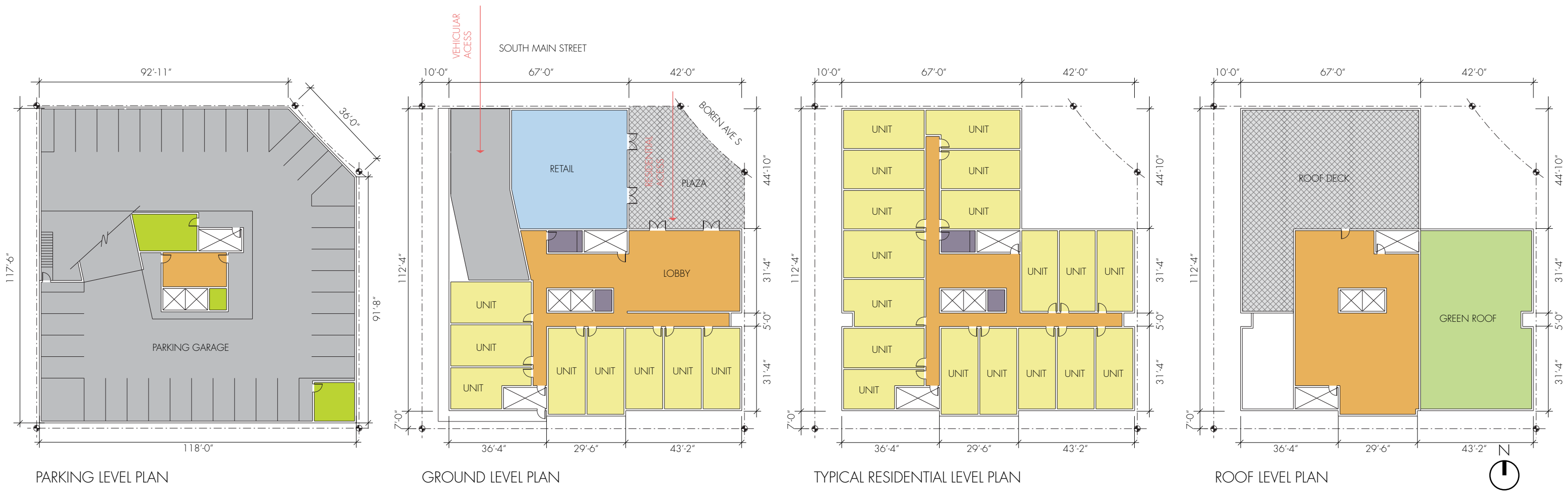
Overhead canopies at retail level for weather protection

Public plaza





DESIGN PROPOSAL MASSING CONCEPT 1



- KEY
- PARKING
  - RETAIL
  - RESIDENTIAL
  - UTILITY
  - AMENITY
  - LANDSCAPING
  - PAVEMENT



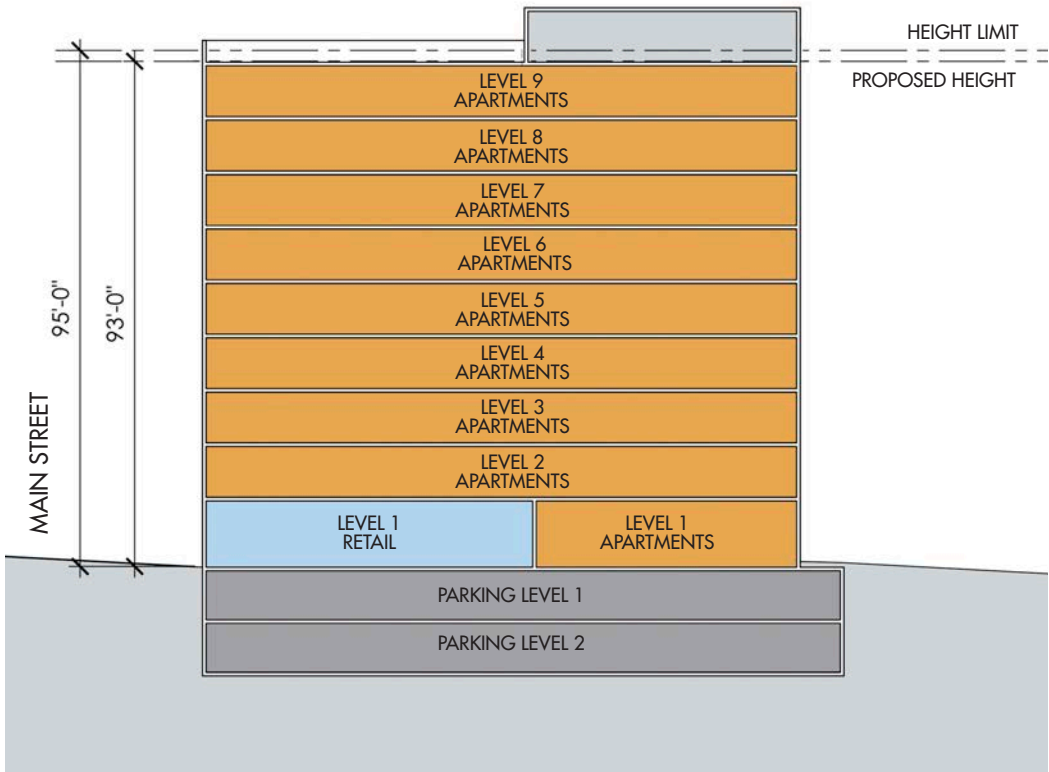
# DESIGN PROPOSAL MASSING CONCEPT 1

PROS:

- Covered retail along street front to better activate pedestrian-oriented retail spaces (SMC 23.66.302)
- Community roof deck
- Retail plaza supporting community uses (ISRD Design Guidelines 2.A.1, SMC 23.66.302)
- Pronounced building entrance for residents and to create a vibrant street frontage (ISRD Design Guidelines 3.C.6, 3.D.6)

CONS:

- Minimal modulation along front building façade



BUILDING SECTION



S MAIN STREET ELEVATION



STREET VIEW FROM BOREN AVE S



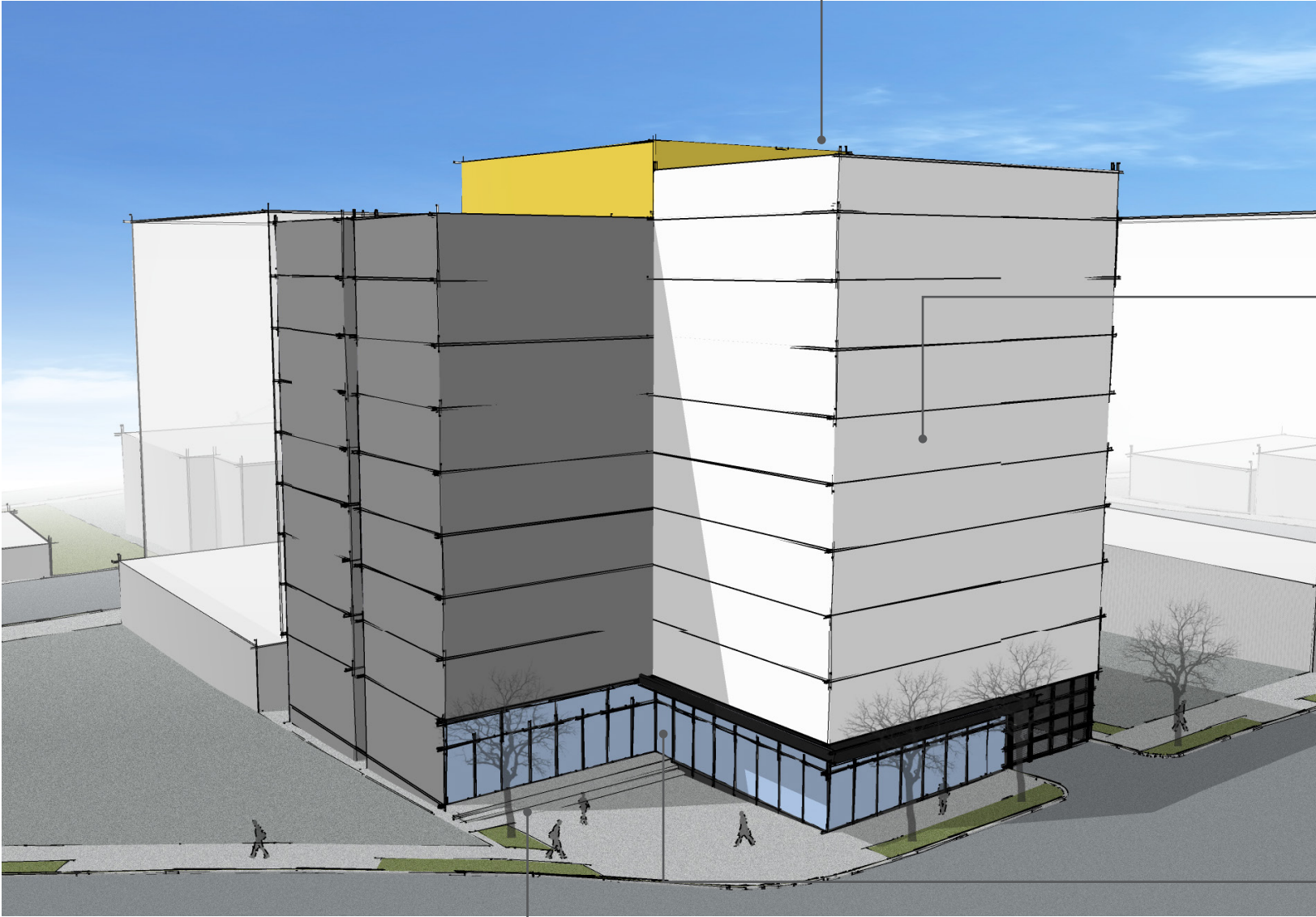
AERIAL VIEW FROM BOREN AVE S



AERIAL VIEW FROM S MAIN STREET



DESIGN PROPOSAL MASSING CONCEPT 1



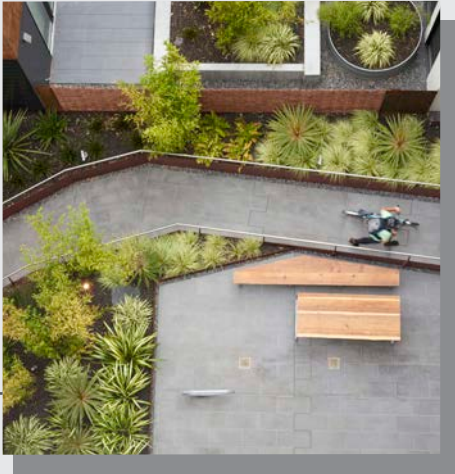
Community roof deck



Retail Plaza



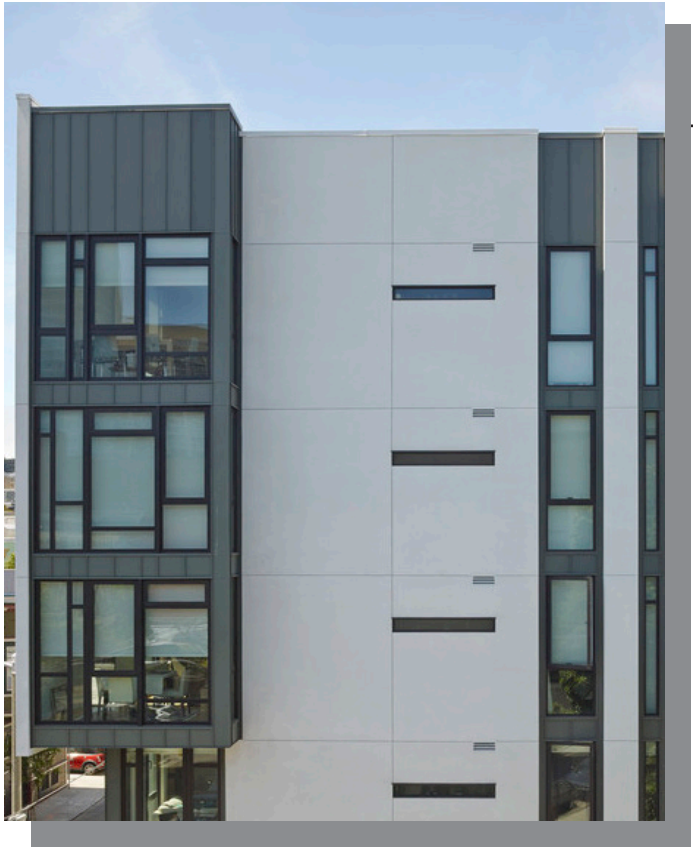
Facade modulation



Outdoor space



DESIGN PROPOSAL MASSING CONCEPT 1



Facade modulation



STREET LEVEL VIEW FROM S JACKSON ST & 12TH AVE S





STREET LEVEL VIEW FROM S JACKSON ST & RAINIER AVE S



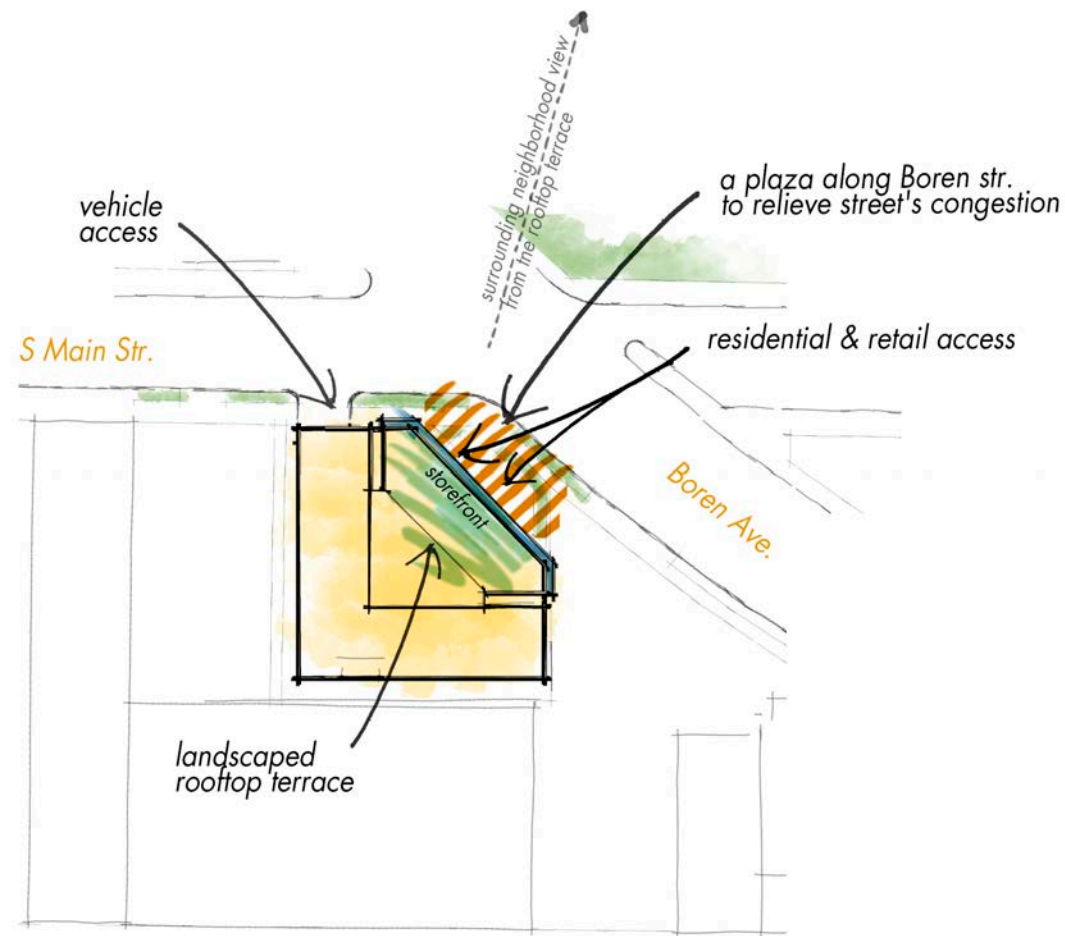


# DESIGN PROPOSAL MASSING CONCEPT 2

## CONCEPT 2

- Unit Count: 152 units
- Retail Space: 2,675 SF
- Parking stalls: 70

Concept 2 creates an apartment complex with a corner plaza and a community deck on the roof. The prominent northwest corner plaza provides extra space for pedestrians and the separate access for residents. A community deck at the roof level provides a great landscaping opportunity. The building is modulated in both horizontal and vertical directions, allowing for changes in massing and material.



Articulated and modulated facade

Green roof/terrace

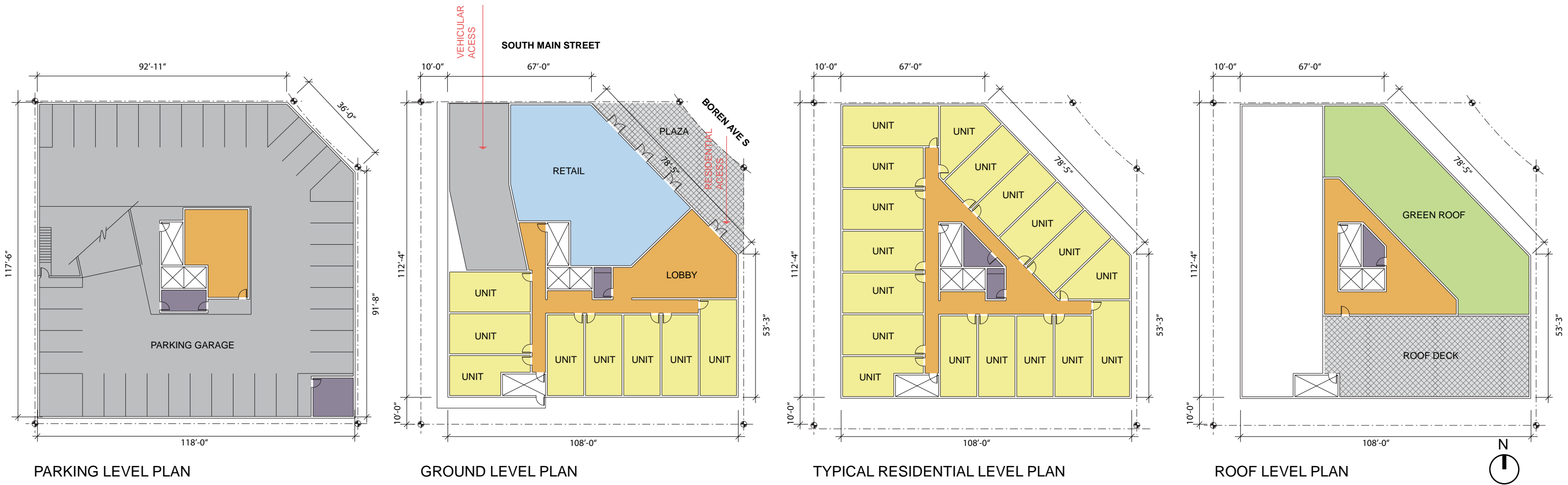
Overhead canopies at retail level for weather protection

Public plaza





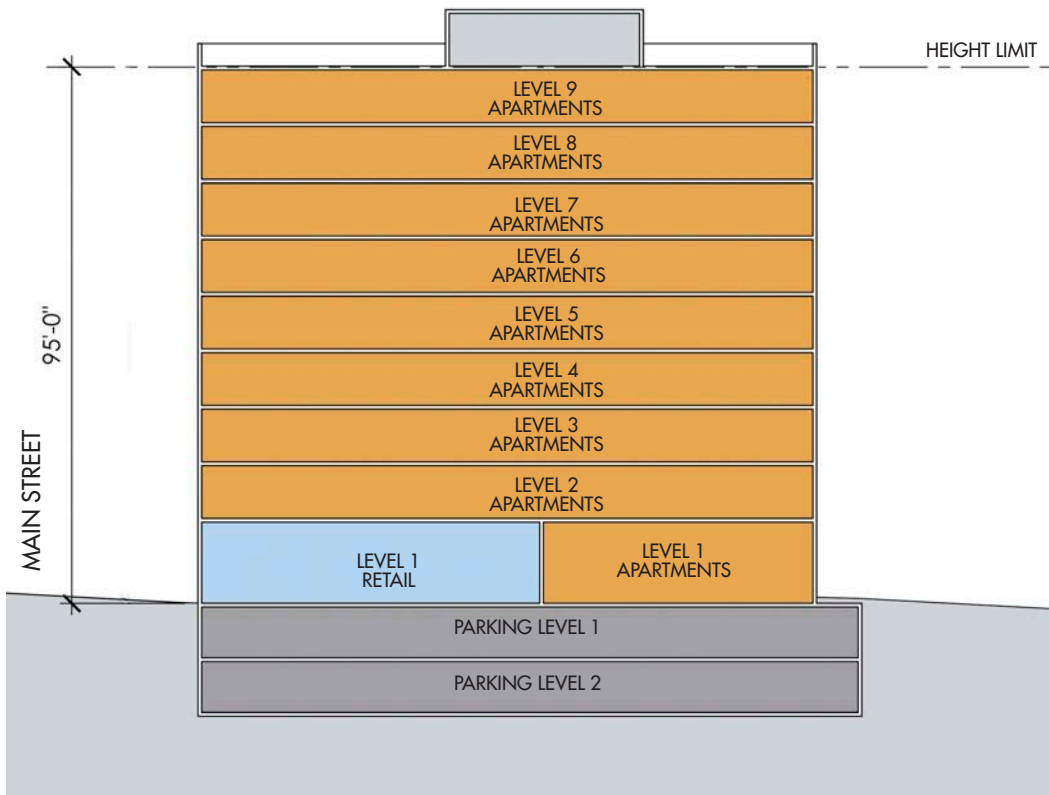
DESIGN PROPOSAL MASSING CONCEPT 2





DESIGN PROPOSAL MASSING CONCEPT 2

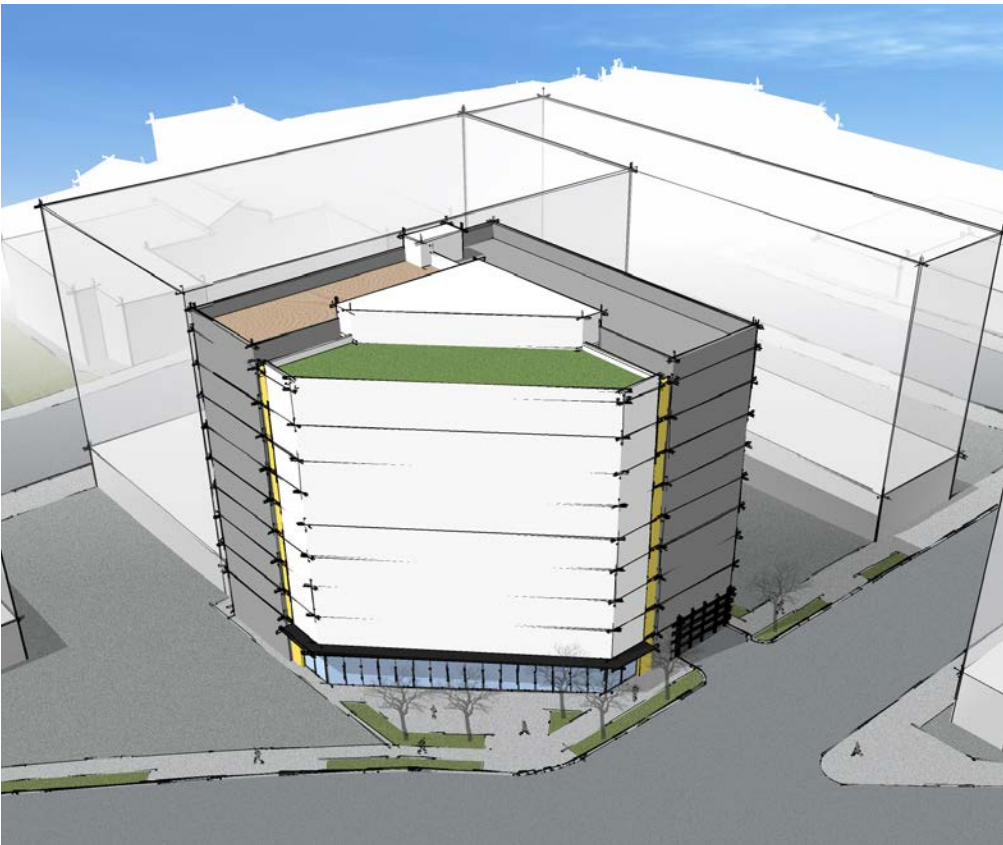
- PROS:
- Modulated facade, vertical and horizontal (ISRD Design Guidelines 3.C.3)
  - Retail plaza supporting community uses (ISRD Design Guidelines 2.A.1, SMC 23.66.302)
  - Maximum retail space to promote business activities and economic development in the area (ISRD Design Guidelines 4.A.5, SMC 23.66.302)
  - Community roof deck
- CONS:
- Lack of building street presence not allowing for maximize retail space



BUILDING SECTION



S MAIN STREET ELEVATION



AERIAL VIEW FROM BOREN AVE S



STREET VIEW FROM BOREN AVE S



AERIAL VIEW FROM S MAIN ST



DESIGN PROPOSAL MASSING CONCEPT 2



Landscaped terraces



Accent facade modulation



Facade modulation

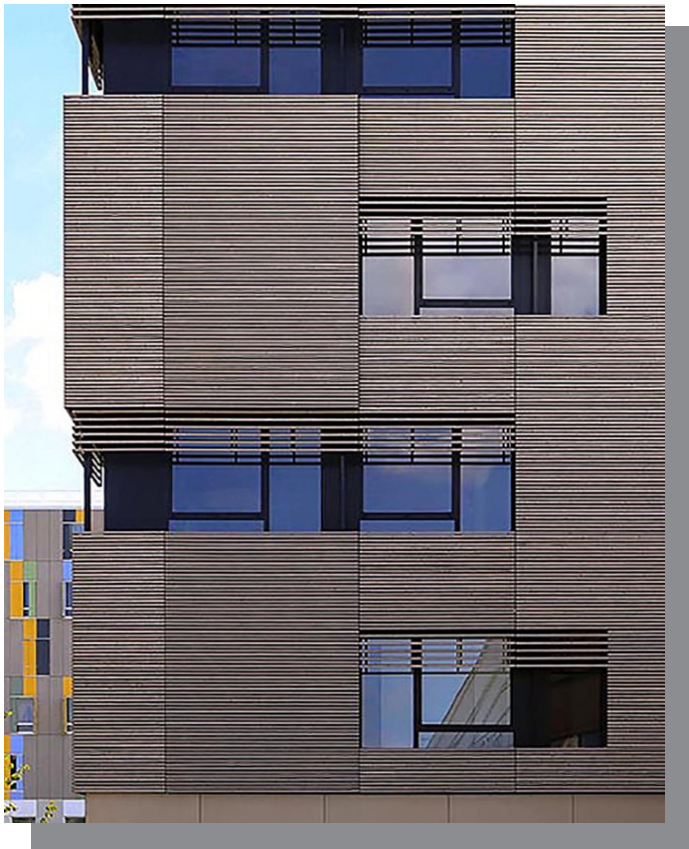


Plaza and retail space

PRECEDENT IMAGES



DESIGN PROPOSAL MASSING CONCEPT 2



Facade modulation



STREET LEVEL VIEW FROM S JACKSON ST & 12TH AVE S





STREET LEVEL VIEW FROM S JACKSON ST & RAINIER AVE S



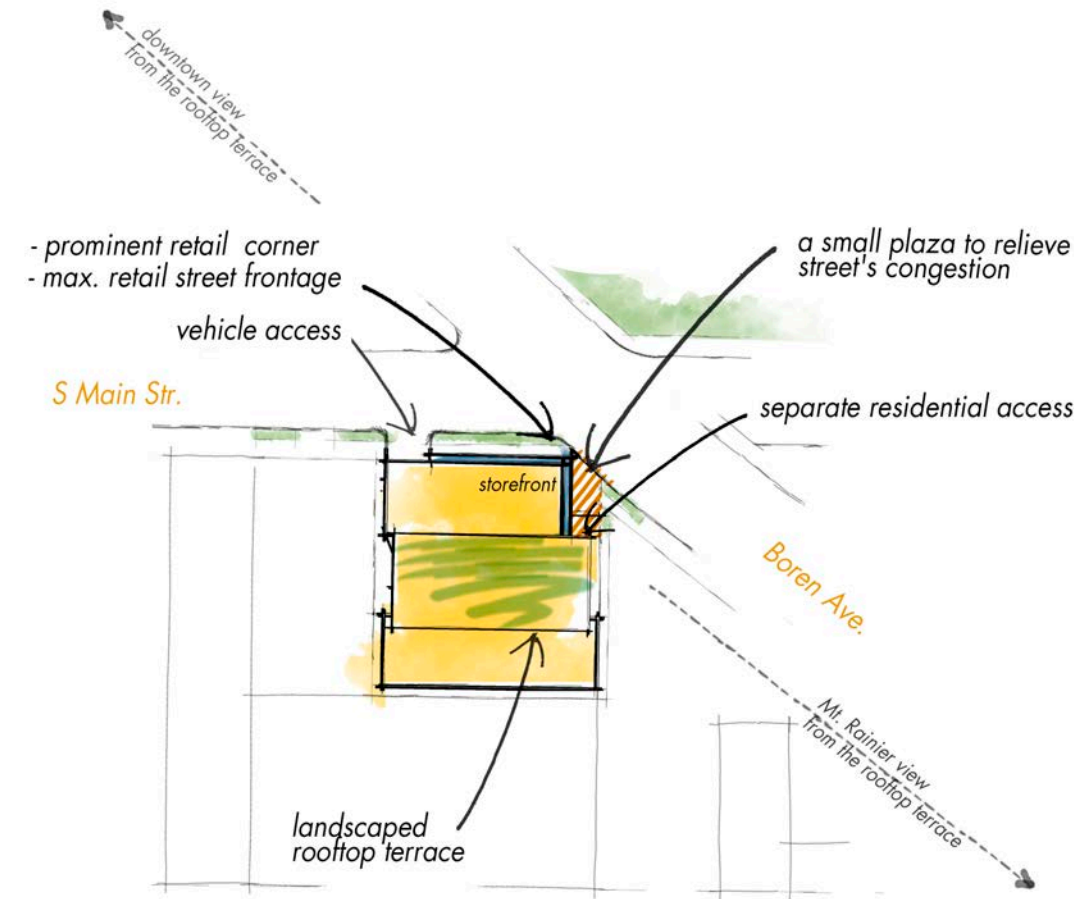
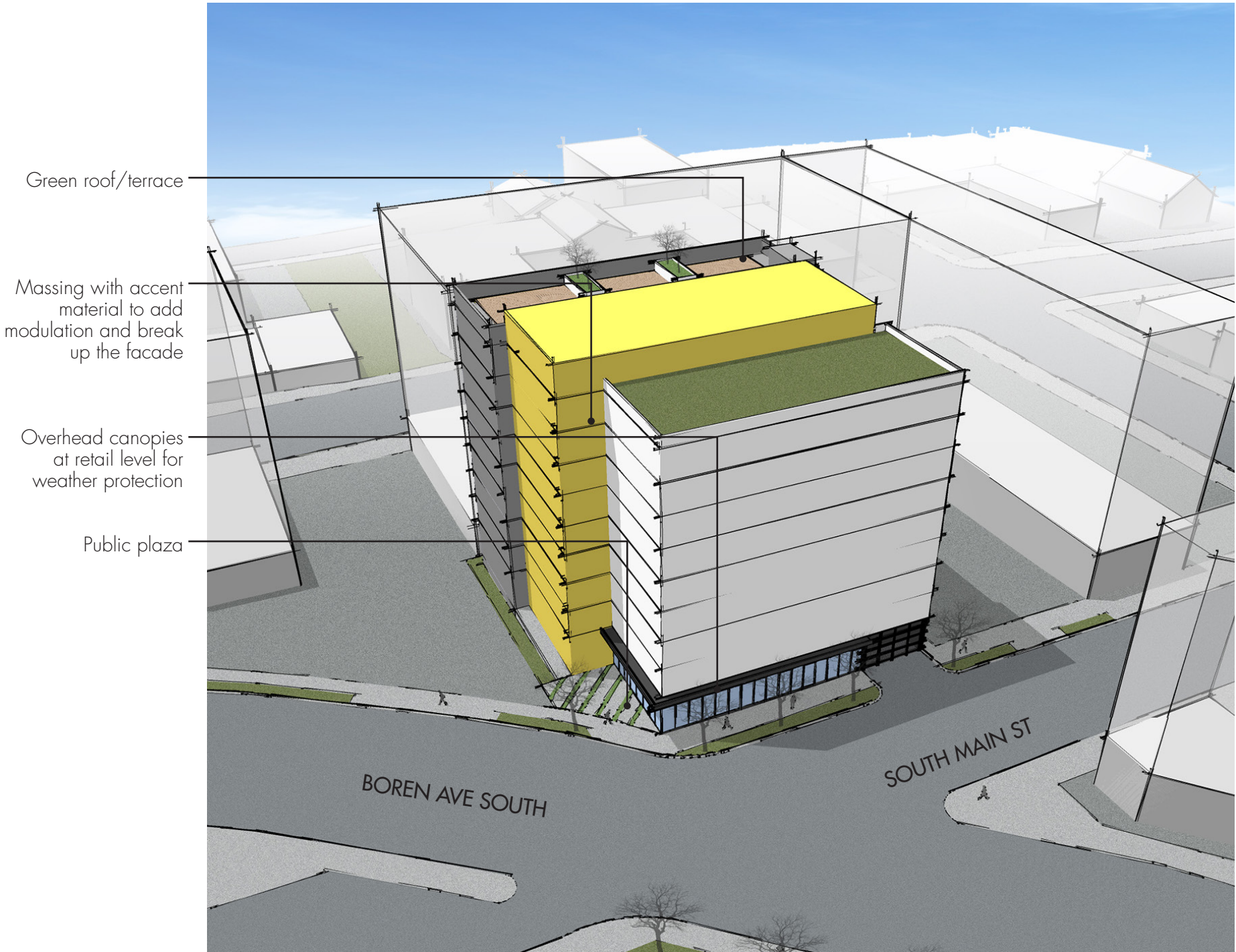


# DESIGN PROPOSAL MASSING CONCEPT 3

## CONCEPT 3

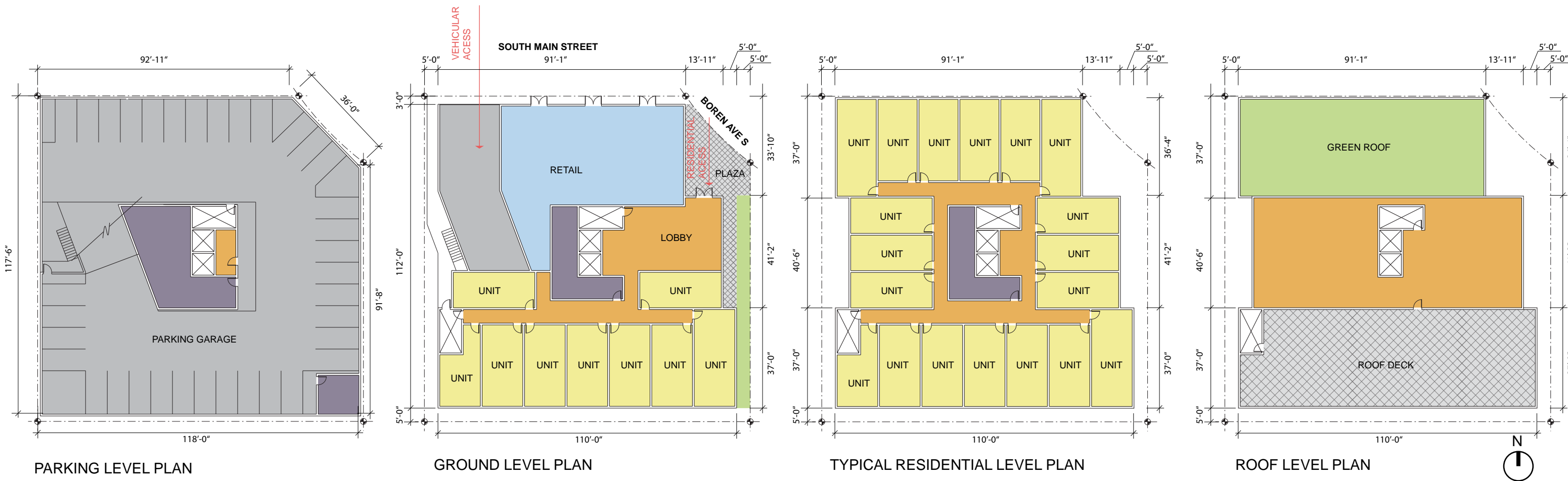
- Unit Count: 161 units
- Retail Space: 2,880 SF
- Parking stalls: 70

Concept 3 provides separated residential entry access and the retail entries along the street facade, allowing for additional landscaping along the sidewalk. The residential entry is located within a small public plaza to relieve congestion from the street. The retail entries are covered by a building cantilever above, creating protection from weather and opportunities for wood soffits and other textural elements at the street edge. The building is modulated in both a horizontal and vertical direction, allowing for changes in massing and material. This scheme provides a community deck at the roof level and provides a great landscaping opportunity.





DESIGN PROPOSAL MASSING CONCEPT 3





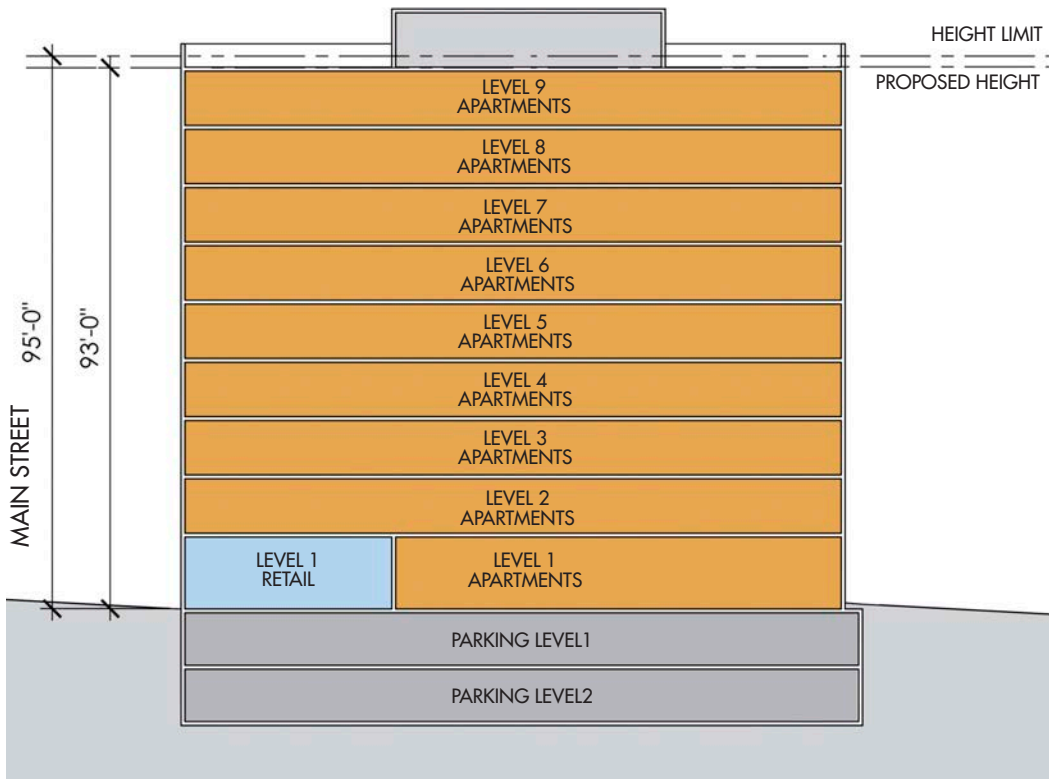
# DESIGN PROPOSAL MASSING CONCEPT 3

PROS:

- Modulated façade, vertical and horizontal (ISRD Design Guidelines 3.C.3)
- Maximize retail along street frontage
- Pronounced building entrance for residents and to create a vibrant street frontage (ISRD Design Guidelines 3.C.6, 3.D.6)
- Identifiable residential entry seperated from the retail entries (ISRD Design Guidelines 3.D.6)
- Covered retail along street front to better activate pedestrian-oriented retail spaces (SMC 23.66.302)
- Community roof deck

CONS:

- No exterior courtyard space except the roof



BUILDING SECTION



S MAIN STREET ELEVATION



STREET VIEW FROM BOREN AVE S



AERIAL VIEW FROM S MAIN STREET



AERIAL VIEW FROM BOREN AVE S



DESIGN PROPOSAL MASSING CONCEPT 3



Landsaped roof terrace



Facade modulation



Retai plaza



Expressed middle volume

PRECEDENT IMAGES



DESIGN PROPOSAL MASSING CONCEPT 3



Expressed middle volume



STREET LEVEL VIEW FROM S JACKSON ST & 12TH AVE S





STREET LEVEL VIEW FROM S JACKSON ST & RAINIER AVE S



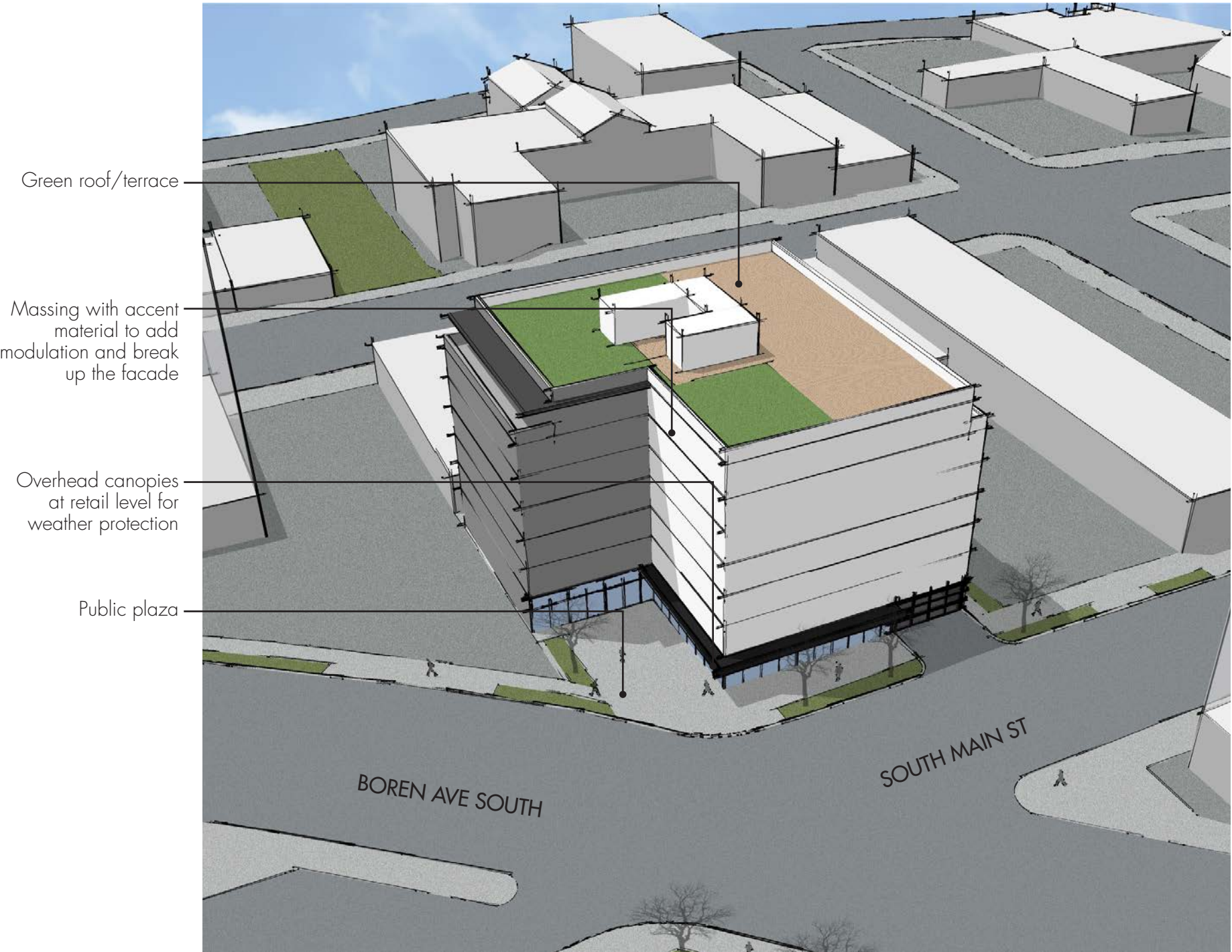
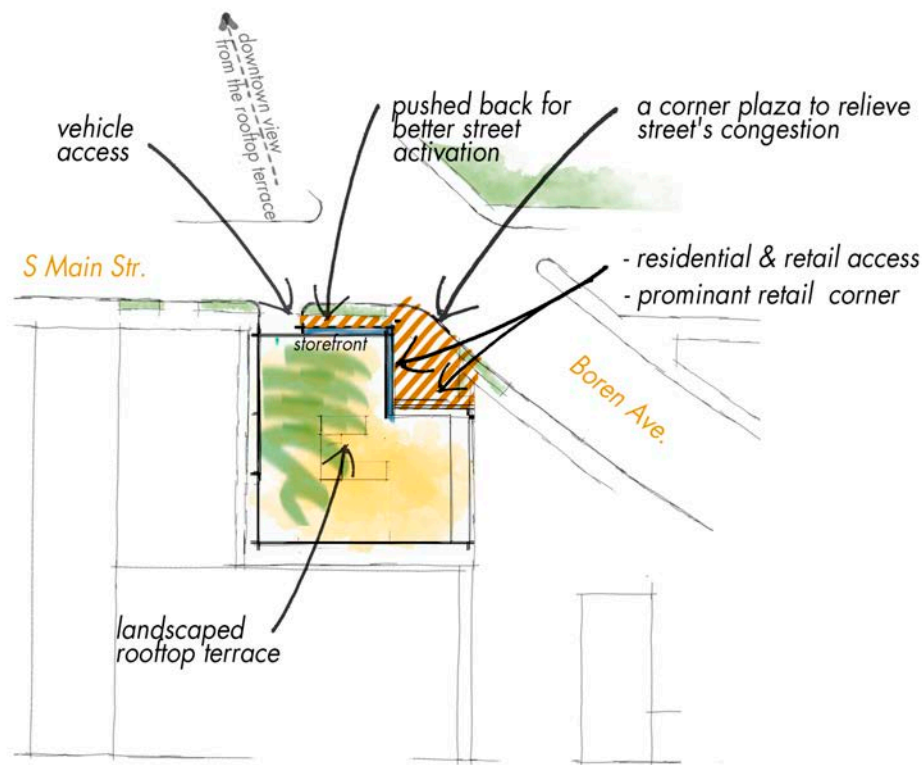


# DESIGN PROPOSAL MASSING CONCEPT 4 (PREFERRED)

## CONCEPT 4

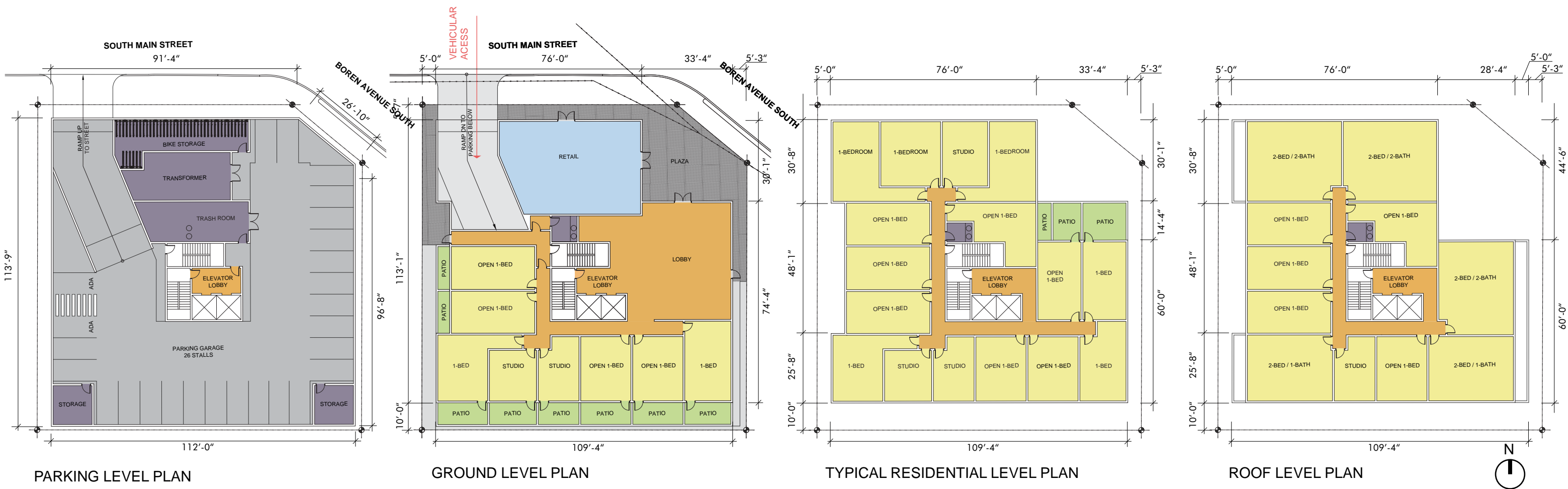
- Unit Count: 99 units
- Retail Space: 1,750 SF
- Parking stalls: 26

Concept 4 locates a plaza with the residential & retail entry at the corner Main & Boren Str. This scheme provides moderate-sized retail space with a strong street presence, which is tailored to suit the nature of the small and native businesses from the International District. The retail space is also pulled back from the pedestrian walkway, allowing more space for business operations as well as better street activation. The retail entries are covered by a building cantilever above, creating protection from weather and opportunities for wood soffits and other textural elements at the street edge. The massing allows for more modulation opportunities on the back facades which face the International district. The building is modulated in both horizontal and vertical directions, allowing for changes in massing and material.





DESIGN PROPOSAL MASSING CONCEPT 4 (PREFERRED)



PARKING LEVEL PLAN

GROUND LEVEL PLAN

TYPICAL RESIDENTIAL LEVEL PLAN

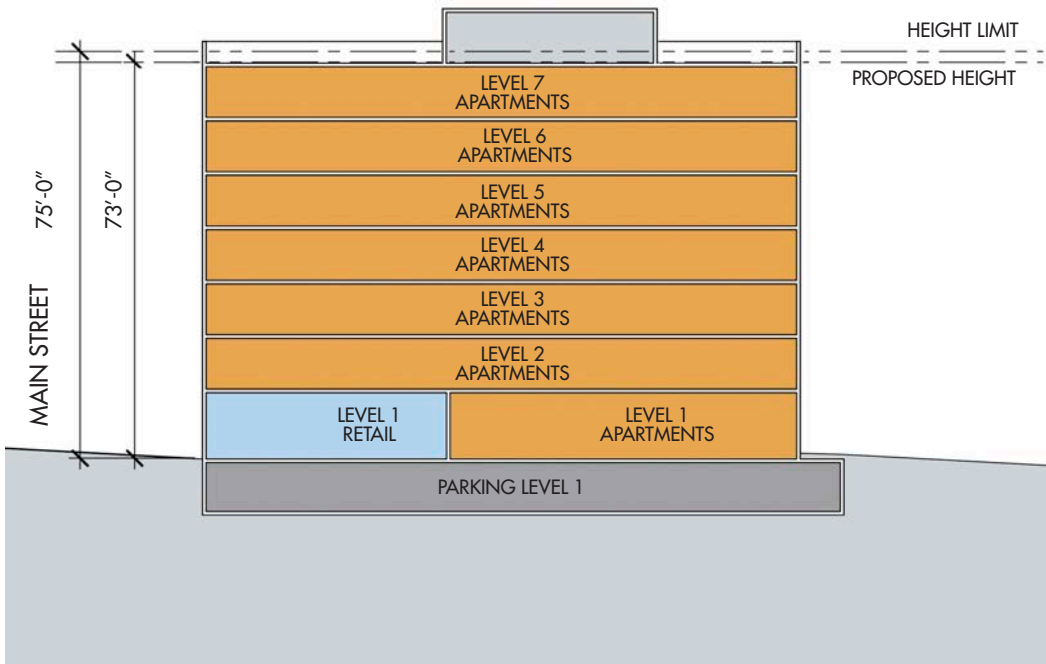
ROOF LEVEL PLAN

- KEY**
- PARKING
  - RETAIL
  - RESIDENTIAL
  - UTILITY
  - AMENITY
  - LANDSCAPING
  - PAVEMENT



# DESIGN PROPOSAL MASSING CONCEPT 4 (PREFERRED)

- PROS:
- Covered retail along street front to better activate pedestrian-oriented retail spaces (SMC 23.66.302)
  - Retail plaza supporting community uses (ISRD Design Guidelines 2.A.1, SMC 23.66.302)
  - Increased access opportunities and street presence for the retail space (ISRD Design Guidelines 1.B.2)
  - Pronounced building entrance for residents and to create a vibrant street frontage (ISRD Design Guidelines 3.C.6, 3.D.6)
  - More units with outdoor patio and balconies
  - Modulation opportunities on the back facades facing the international district (ISRD Design Guidelines 3.C.3)
- CONS:
- Minimal modulation along front building façade



BUILDING SECTION



S MAIN STREET ELEVATION



STREET VIEW FROM BOREN AVE S



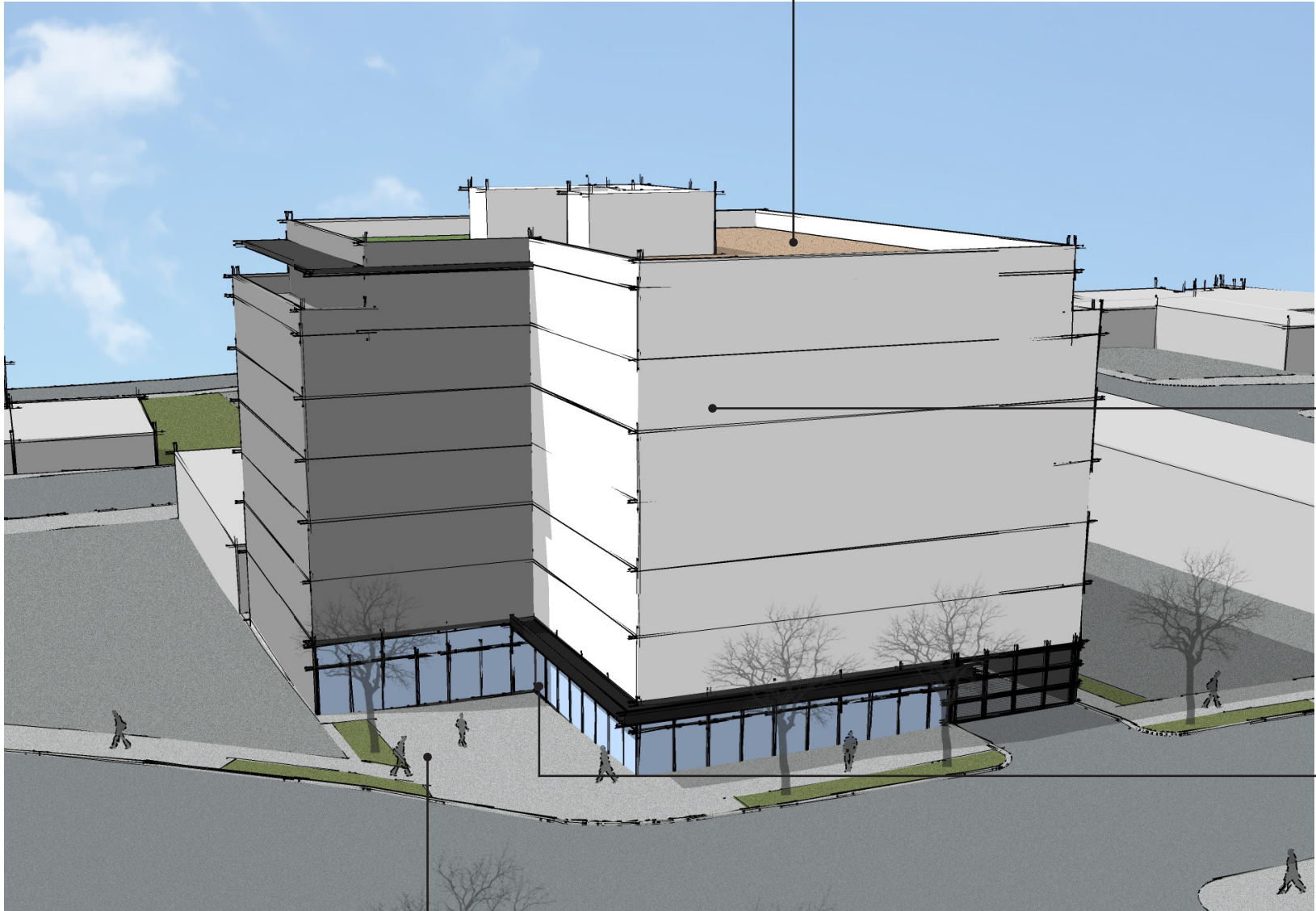
AERIAL VIEW FROM S MAIN STREET



AERIAL VIEW FROM BOREN AVE S



DESIGN PROPOSAL MASSING CONCEPT 4 (PREFERRED)



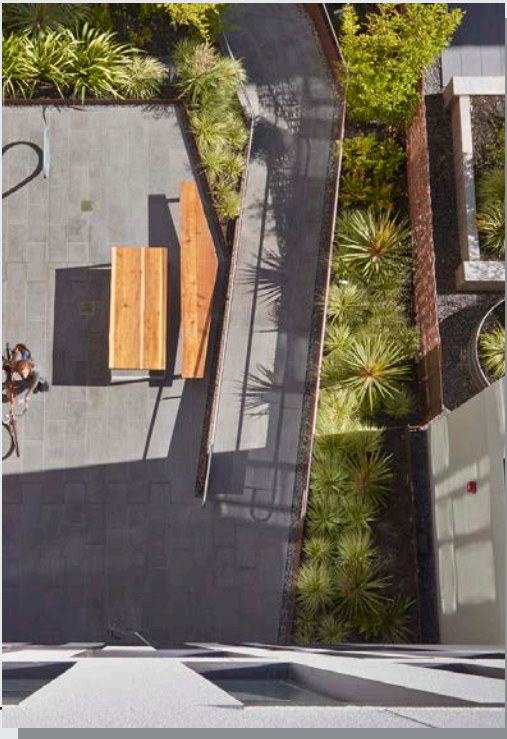
Landscaped roof terrace



Facade modulation



Retail plaza



Outdoor space

PRECEDENT IMAGES



DESIGN PROPOSAL MASSING CONCEPT 4 (PREFERRED)



Facade modulation



STREET LEVEL VIEW FROM S JACKSON ST & 12TH AVE S





STREET LEVEL VIEW FROM S JACKSON ST & 12TH AVE S





DESIGN PROPOSAL MASSING OPTIONS



OPTION 1

- PROS:
- Covered retail along street front to better activate pedestrian-oriented retail spaces (SMC 23.66.302)
  - Community roof deck
  - Retail plaza supporting community uses (ISR Design Guidelines 2.A.1, SMC 23.66.302)
  - Pronounced building entrance for residents and to create a vibrant street frontage (ISR Design Guidelines 3.C.6, 3.D.6)

- CONS:
- Minimal modulation along front building façade

No departures



OPTION 2

- PROS:
- Modulated façade, vertical and horizontal (ISR Design Guidelines 3.C.3)
  - Retail plaza supporting community uses (ISR Design Guidelines 2.A.1, SMC 23.66.302)
  - Maximum retail space to promote business activities and economic development in the area (ISR Design Guidelines 4.A.5, SMC 23.66.302)
  - Community roof deck

- CONS:
- Lack of building street presence not allowing for maximize retail space

No departures



OPTION 3

- PROS:
- Modulated façade, vertical and horizontal (ISR Design Guidelines 3.C.3)
  - Maximize retail along street frontage
  - Pronounced building entrance for residents and to create a vibrant street frontage (ISR Design Guidelines 3.C.6, 3.D.6)
  - Identifiable residential entry separated from the retail entries (ISR Design Guidelines 3.D.6)
  - Covered retail along street front to better activate pedestrian-oriented retail spaces (SMC 23.66.302)
  - Community roof deck

- CONS:
- No exterior courtyard space except the roof
- No departures



OPTION 4 (PREFERRED)

- PROS:
- Covered retail along street front to better activate pedestrian-oriented retail spaces (SMC 23.66.302)
  - Retail plaza supporting community uses (ISR Design Guidelines 2.A.1, SMC 23.66.302)
  - Increased access opportunities and street presence for the retail space (ISR Design Guidelines 1.B.2)
  - Pronounced building entrance for residents and to create a vibrant street frontage (ISR Design Guidelines 3.C.6, 3.D.6)
  - More units with outdoor patio and balconies
  - Modulation opportunities on the back facades facing the international district (ISR Design Guidelines 3.C.3)

- CONS:
- Minimal modulation along front building façade

No departures