

1/13/26 ISRD Meeting staff project notes

1001 S. Jackson St. (DONH-COA-01875)

Developers: Friends of Little Saigon, SCIDpda and Edge Development

Architect: Doug Leigh, Mithun

zone: DMR/C 75/75-95

Lot area: 11,250 SF

Jackson is a Class I Pedestrian street

This site is located east of I-5 outside of the National Register District.

This site is located outside of the Asian Design Character District/Retail Core.

Mixed-use, residential and commercial/institution (community center)

Past project reviews and briefings:

6/10/25 Final Design briefing:

Issues/topics: Revisions to residential story materials and paint colors; window color revision and enlargement; landscaping; right of way improvements; Departures.

Feedback/Recommendations: The Board supported the incorporation of brick veneer and requested clarification about the departure #2. Support for the overall project direction.

5/28/24 Final Design briefing:

Issues/topics: Materials and colors, inspiration and context within Little Saigon; balconies; outreach and engagement; artwork; right-of-way configuration and landscaping; lighting and sign concepts.

Feedback/Recommendations: Request for background on paint color evolution and selection; Question about how uses within community center will inform the design; support for inclusion of artwork; support for ground level transparency.

5/28/24 Preliminary Design approval

The ISRD Board recommended approval for Preliminary Design and use (DONH-COA-01062), conditional upon submission of documentation to meet the terms of SMC 23.66.318 – Demolition and submission of an application for Final Design, including, but not limited to: colors/finishes; architectural detailing; lighting and mechanical equipment; artwork; signage; landscaping and right-of-way improvements.

11/28/23 Preliminary Design briefing:

Issues/topics: Cultural and site context; Demolition and history of the existing building; Programming (uses); Massing studies and community outreach.

Feedback/Recommendations: The Board considered changes to the site over time and did not voice any objections or concerns about proposed demolition or findings of historic significance; Support for proposed uses and preferred massing. Discussion about open space and garbage collection staging, given the site slope.

Relevant Code/Guidelines:

SMC 23.66.302 – International Special Review District Goals and Objectives

SMC 23.66.308 – International District preferred uses east of Interstate 5

SMC 23.66.332 – Height and Rooftop Features

SMC 23.66.336 – Exterior Building Design

A. General Requirements

C. Exterior building design outside the Asian Design Character District

SMC 23.66.342 – Parking and access

ISRD Design Guidelines

Secretary of the Interior's Standards for Rehabilitation