



## International Special Review District

Mailing Address: PO Box 94649, Seattle WA 98124-4649  
Street Address: 600 4th Avenue, 4th Floor

ISRD 12/26

### Staff Report

Board Members Please Note: The citations from the District Ordinance, International Special Review District Design Guidelines, and Secretary of the Interior's Standards listed below are for your consideration in addition to any other citations you find relevant in considering each application.

**Project address:** 1001 S. Jackson St.

**Record #:** DONH-COA-01875

**Architect:** Doug Leigh, Mithun

**Developer:** Friends of Little Saigon

**Project Summary:** Proposed final design for new construction of an eight story mixed-use apartment building consisting of 70 apartments above a two story podium (Vietnamese cultural center and residential amenity space). Proposal includes: materials/finishes/colors, landscaping and right-of-way improvements. Building signage and artwork will be submitted under a separate application.

See attached photos, plans, renderings, specifications, cut sheets.

### Departures requested:

#### Departure #1 –

CODE CITATION: **23.49.010B** – Common Recreation Area

**DEPARTURE REQUEST** Requested departure from Common Recreation Area requirements. Community Room (821 SF) and residential lounge (846 SF) are provided as enclosed common recreational area and courtyard (1,208 SF) is provided as open common recreation. Reduction of 5% of the total gross floor area to 3.83%.

#### Rationale for request:

Required Area: 3,758 SF

Proposed Area: 2,875 SF

Reduction from Required: 23.4% (per 23.66.155, in favor of an additional floor of housing (12 units)

## **Departure #2**

CODE CITATION: **23.49.164.D2**: Facade width limits and separation requirements in South Downtown

a. For the portion of a structure 75 feet in height or less, the maximum width of a street-facing facade is 120' feet.

**DEPARTURE REQUEST** a. For the portion of a structure 75 feet in height or less, the maximum width of a street-facing facade is 154' 4". A 12% increase.

The applicant has given four briefings to the Board since November 2023.

The briefings took place on: January 13, 2026; June 10, 2025; May 28, 2024; and November 28, 2023.

## **Chronology**

January 2026 – Staff determined the application is complete.

January 13, 2026 – Final Design briefing to the Architectural Review Committee

June 10, 2025 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.

May 28, 2024 – Final Design briefing following the recommendation on Preliminary Design.

**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.

May 28, 2024 – Decision on application for Preliminary Design

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.

November 28, 2023 - 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.

September 2023 - Application submitted for a Certificate of Approval for Demolition, Use and Preliminary Design

### **Additional information**

#### **a) General**

- This site is located east of I-5, outside of the National Register District and outside the Asian Design Character District/Retail Core.
- S. Jackson east of I-5 is a Class 1 Pedestrian Street
- This project is not subject to SEPA.

#### **What does the Board review:**

*Public Rights of way (ROW):* Location of access to the site and building. This site also includes landscaping and installation of bike racks in the ROW. Please review SMC 23.66.334.

#### ***Exterior Design Review***

- *General Requirements 23.66.336 A.* The Board reviews proposed preliminary design including window proportions, floor height, and cornice height for compatibility of scale, bulk, height, and style of buildings in the immediate area, surrounding structures.  
*23.66.336 C. Exterior Building Design Outside the Asian Design Character District*
- *Height:* SMC 23.66.332, The zone is DMR/C (Downtown Mixed Residential/Commercial), Maximum height is 75/75-95'
- *Roof features:* SMC 23.66.332 including rooftop mechanical equipment.

### **PROPOSED MOTION TO APPROVE, WITH CONDITIONS –Final Design and Street Use**

I move that the International Special Review District Board recommend approval of a Certificate of Approval for Final Design and right-of-way alterations at 1001 S. Jackson St.

The Board directs staff to prepare a written recommendation of approval, based on consideration of the application submittal and Board discussion at the January 27, 2026 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

The Board has also reviewed the proposed the following departures and recommends that the Director of the Department of Construction and Inspections approve the Departure, as proposed and detailed above.

### **Departure #1**

SMC 23.49.010B Common Recreation Area

- Required Area: 3,758 SF
- Proposed Area: 2,875 SF
- Reduction from Required: 23.4%, resulting in an additional floor of housing (12 units)

### **Departure #2**

SMC 23.49.164 D.2 – Downtown Mixed Residential Maximum Width, Depth and Separation Requirements

*As a condition of this approval the applicant shall submit to staff, in accordance with SMC 23.66.318, proof acceptable to the Director of Neighborhoods of a valid commitment for interim and long-term financing for the replacement structure has been secured.*

This action is based on the **following applicable sections of the International Special Review District Ordinance:**

**SMC 23.66.030 - Certificates of approval - Application, review and appeals**

**SMC 23.66.050 – Departure from Land Use Code requirements**

**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**

**SMC 23.66.336 – Exterior building finishes**

- A. General Requirements.** To retain and enhance the visual order of the District, which is created by existing older buildings that provide unique character and form through their subtle detailing and quarter-block and half-block coverage, new development, including exterior remodeling, should respect the architectural and structural integrity of the building in which the work is undertaken, through sympathetic use of colors, material and style. Exterior building facades shall be of a scale compatible with surrounding structures. Window proportions, floor height, cornice line, street elevations and other elements of the building facades shall relate to the scale of the existing buildings in the immediate area.

- C. Exterior Design outside the Asian Design Character District**

**SMC 23.66.342 – Parking and access**

This action is also based on the **following applicable sections of the Secretary of the Interior Standards:**

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

*Here, the new work is differentiated from the old and is compatible with the massing, size, scale and architectural features to protect the historic integrity of the surrounding environment, because the Board has determined that the scale, massing, materials/colors and proportions respond to the surrounding context and do not adversely impact the character of the International Special Review District.*