



# LITTLE SAIGON LANDMARK

ISRD BOARD BRIEFING #1



# PROJECT OVERVIEW



## PROPERTY ADDRESS

1001 South Jackson Street  
Seattle, Washington 98104

## PROJECT DESCRIPTION

The proposed project consists of demolition of an existing structure and an existing surface parking lot, and the construction of a seven-story mixed-use building with six stories of residential floors above ground floor commercial space, residential amenity spaces and building support spaces. The building provides approximately 7,680 gsf of commercial space and 71 affordable family housing units.

## REASON FOR DEMOLITION

The existing structure and surface parking lot are to be demolished for the construction of a new seven-story mixed-use building.

## PROJECT TEAM

### OWNER

Friends of Little Saigon  
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### OWNER

SCIDpda  
Contact: Josh Sellers Park  
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### OWNER

EDGE Developers  
Contact: Don Mar  
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### ARCHITECT

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Contact: Doug Leigh, Casey Huang  
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# HISTORIC REPORT SUMMARY

## PROPERTY DATA

**ADDRESS:** 1001 S. JACKSON STREET (ALSO 410 10TH AVE S.) SEATTLE, WA 98104

**TAX PARCEL:** 817010-0005

**DATE OF CONSTRUCTION:** 1915 & CA. 1920; 1961 ALTERATIONS

**ORIGINAL USE:** SERVICE GARAGE

**PRESENT USE:** RETAIL STORE & WAREHOUSE

**ORIGINAL DESIGNERS:** UNKNOWN (1001 S. JACKSON); VICTOR W. VOORHEES (410 10TH AVE S.)

**LATER DESIGNER:** JONES, LOVEGREN, HELMS & JONES ARCHITECTS (1961 ALTERATIONS TO BOTH BUILDINGS)

**ORIGINAL OWNERS:** J. GRIFFIN (1001 S. JACKSON), J.D. DAVIDSON (410 10TH AVE S.)

**PRESENT OWNER:** SHU-DONG AND MON-LING MONA HOUR

**PROPERTY SIZE:** 11,250 SF (PER KING COUNTY PARCEL VIEWER)

**BUILDING SIZE:** 5,250 GROSS SF STORE / 12,000 GROSS SF WAREHOUSE (PER KING COUNTY PARCEL VIEWER)

**ZONING:** DMR/C 75/75-95

## PHYSICAL DESCRIPTION

THE SUBJECT PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF S. JACKSON STREET AND 10TH AVE S. IN THE LITTLE SAIGON NEIGHBORHOOD OF THE CHINATOWN-INTERNATIONAL DISTRICT. NEARBY, THE I-5 OVERPASS CROSSES OVER JACKSON AND KING STREETS, AND THE YESLER TERRACE HILL CLIMB EXTENDS NORTH FROM 10TH AVE S. S. JACKSON STREET IS A PRINCIPAL ARTERIAL WITH VARIED NEARBY PROPERTIES, INCLUDING LOW-SCALE SHOPPING PLAZAS, MIXED-USE BUILDINGS, AND OLDER COMMERCIAL PARCELS WITH SURFACE PARKING.

THE PROPERTY OCCUPIES THE NORTHWEST CORNER OF A BLOCK BOUNDED BY S. JACKSON STREET (NORTH), S. KING STREET (SOUTH), AND 10TH AND 12TH AVENUES S. (WEST AND EAST). THE CENTRAL PORTION OF THE BLOCK HOUSES THE BEAM APARTMENTS, A 7-STORY BUILDING WITH 321 APARTMENTS AND COMMERCIAL SPACES. EAST OF THE PROPERTY ARE SURFACE PARKING LOTS, AND SOUTH OF IT IS A SINGLE-STORY OFFICE BUILDING. ACROSS 10TH AVE S. IS A 6-STORY APARTMENT BUILDING, THAI BINH (2018), AND ACROSS S. JACKSON IS A LARGE RETAIL PLAZA WITH A SUPERMARKET AND A CHURCH.

THE SUBJECT PROPERTY HAS AN L-SHAPED LAYOUT, WITH A NORTH BUILDING (1001 S. JACKSON) CHARACTERIZED BY BRICK MASONRY AND A SOUTH BUILDING (410 10TH AVE S.) MADE OF REINFORCED

CONCRETE. ORIGINALLY DISTINCT, THE BUILDINGS WERE MERGED IN 1962 AND NOW FUNCTION AS A SINGLE STRUCTURE, WITH RETAIL IN THE NORTH AND WAREHOUSE SPACE IN THE SOUTH. EXTENSIVE ALTERATIONS IN 1961 BROUGHT A MORE UNIFIED APPEARANCE, INCLUDING ALUMINUM-FRAMED WINDOWS, MODIFIED WALL OPENINGS, AND FINISHES OF MARBLECRETE ON THE EXTERIOR FACADES.

## PROPERTY/BUILDING HISTORY

THE SUBJECT PROPERTY, HISTORICALLY PART OF A REGRADED AREA IN 1907-1909, UNDERWENT SIGNIFICANT CHANGES. THE JACKSON STREET REGRADE ALTERED A 56-BLOCK AREA, REDUCING THE STEEP GRADE ALONG JACKSON AND IMPROVING TRAVEL BETWEEN RAINIER VALLEY AND SEATTLE’S BUSINESS DISTRICT. PRIOR TO THIS, A 1904 SANBORN MAP DEPICTED MODEST DWELLINGS IN THE VICINITY.

PRESENTLY, THE PROPERTY COMPRISES TWO BUILDINGS MERGED INTO A SINGLE STRUCTURE. THE 1001 S. JACKSON BUILDING IS DATED TO 1915, WHILE THE 410 10TH AVE S. BUILDING WAS PERMITTED IN 1920 AND CONSTRUCTED BY 1922. ORIGINALLY SEPARATE TAX PARCELS, THEY WERE COMBINED IN 1962.

TINEY W. GRIFFITH, WIFE OF A NOTABLE SEATTLE REAL ESTATE BROKER, PURCHASED BOTH BUILDINGS AS INVESTMENTS. OVER THE YEARS, OWNERSHIP CHANGED HANDS MULTIPLE TIMES, LEADING TO THE PRESENT OWNERSHIP BY SHU-DONG HOUR AND MON-LING HOUR SINCE 2010.

INITIALLY AUTO GARAGES, THE BUILDINGS HOUSED VARIOUS SALES, SERVICE, AND INDUSTRIAL BUSINESSES. DURING WORLD WAR II, THE M. FURUYA COMPANY BRIEFLY OCCUPIED THE PREMISES BEFORE EVACUATION DUE TO JAPANESE INTERNMENT. SUBSEQUENTLY, THE BUILDINGS WERE PRIMARILY USED FOR LIGHT INDUSTRIAL, WAREHOUSE, AND LATER, ASIAN MARKET PURPOSES. DONG HING MARKET HAS BEEN OPERATING AT THE LOCATION SINCE AROUND 2008, UTILIZING BOTH PARTS OF THE ASSEMBLY FOR RETAIL AND WAREHOUSING.

## CONCLUSION

THE BUILDINGS AT 1001 S. JACKSON/410 10TH AVE S., NOW OCCUPIED AS A SINGLE STRUCTURE, HAVE BEEN EXTENSIVELY ALTERED OVER THE YEARS AND DO NOT APPEAR TO HAVE ARCHITECTURAL OR HISTORICAL INTEREST. THEY ARE NOT SIGNIFICANTLY ASSOCIATED WITH THE VARIOUS OWNERS, NOR WITH THE MANY OCCUPANTS OVER TIME. THE BUILDINGS DO NOT EMBODY THE RICH HISTORY OF LITTLE SAIGON OR THE BROADER CHINATOWN-INTERNATIONAL DISTRICT.

THE PROPERTY IS INCLUDED IN THE SEATTLE HISTORICAL SITES INVENTORY MAINTAINED BY DON DUE TO ITS LOCATION WITHIN THE ISR. IN 2015 AND 2017, DAHP REVIEWED THE PROPERTY AND DETERMINED IT WAS NOT ELIGIBLE FOR LISTING IN THE NATIONAL REGISTER FOR HISTORIC PLACES

# HISTORIC REPORT SUMMARY



TWO VIEWS IN 1937. TOP VIEW IS LOOKING SOUTHEAST AT THE NORTH AND WEST FACADES OF 1001 S. JACKSON; BOTTOM VIEW IS LOOKING NORTHEAST TOWARD THE WEST AND SOUTH FACADE OF 410 10TH AVE S. (KING COUNTY TAX ASSESSOR PROPERTY RECORD, PUGEST SOUDN REGIONAL ARCHIVES)



A 1962 VIEW LOOKING SOUTHEAST AT THE NORTH AND WEST FACADES OF 1001 S. JACKSON AND THE WEST FACADE OF 410 10TH AVE S., FOLLOWING BUILDING ALTERATIONS. AT THIS POINT THE BUILDINGS WERE CONSOLIDATED AS ONE TAX PARCEL AND “UNIFIED” VISUALLY BY A SINGLE ARCHITECTURAL TREATMENT. (KING COUNTY TAX ASSESSOR PROPERTY RECORD, PUGET SOUND REGIONAL ARCHIVES)

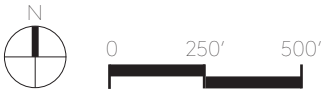


URBAN CONTEXT



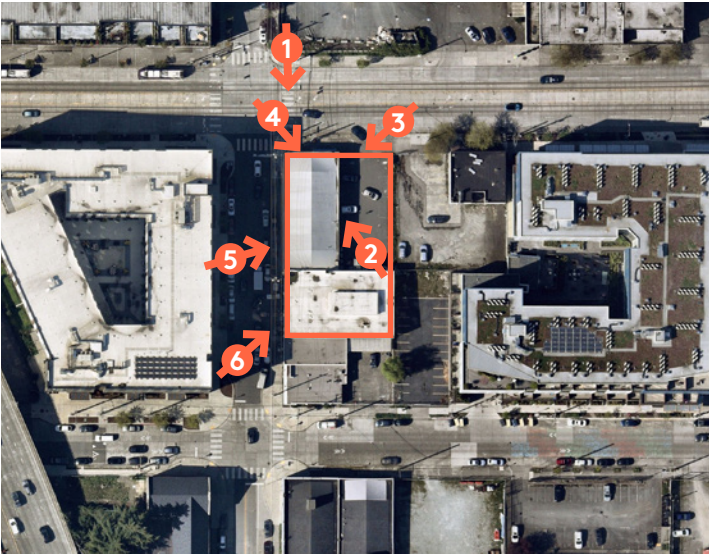
LEGEND

- PROJECT SITE
- INTERNATIONAL SPECIAL REVIEW DISTRICT(PER LAND USE CODE)
- STREETCAR LINE
- MAJOR PEDESTRIAN-ORIENTED RETAIL STREET
- CHINATOWN GATE
- PARK/OPEN SPACE
- VISIBLE CORNER
- RESIDENTIAL ENTRY
- LITTLE SAIGON CREATIVE
- BUS LINES AND STOPS





SITE CONTEXT





# SITE CONTEXT - S. JACKSON STREET ELEVATIONS



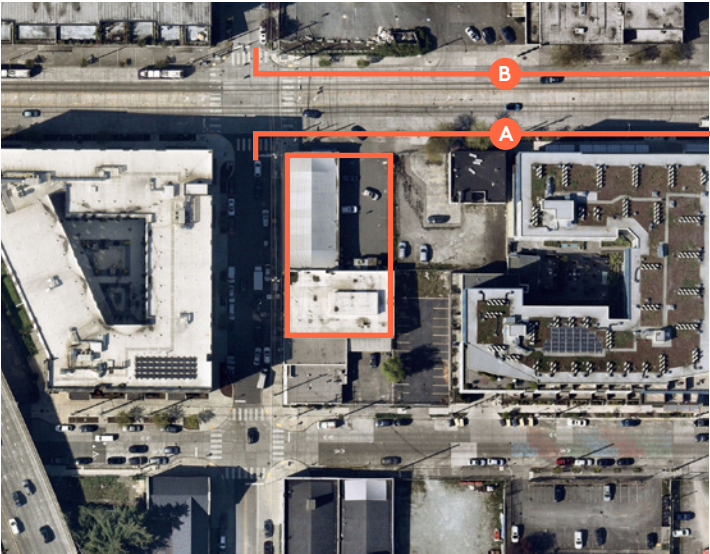
12TH AVE S PROPOSED BUILDING 10TH AVE S

**ELEVATION A**



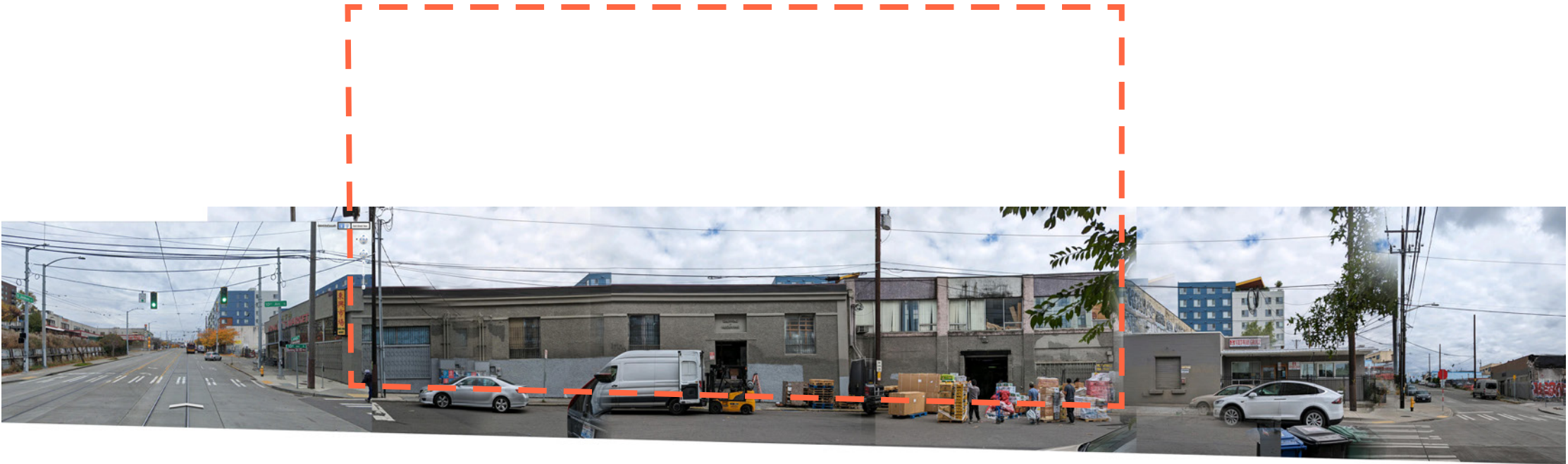
10TH AVE S 12TH AVE S

**ELEVATION B**





# SITE CONTEXT - 10TH AVENUE ELEVATIONS



JACKSON ST  
ELEVATION C

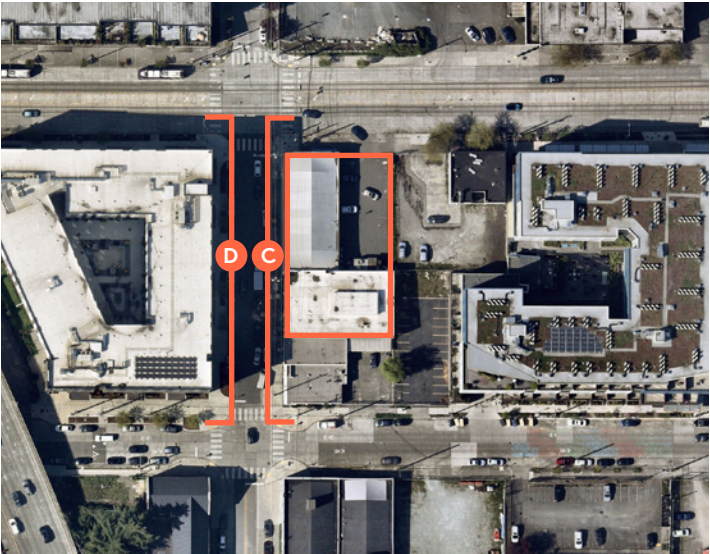
PROPOSED BUILDING

S KING ST



S KING ST  
ELEVATION D

JACKSON ST





SITE CONTEXT





SITE CONTEXT



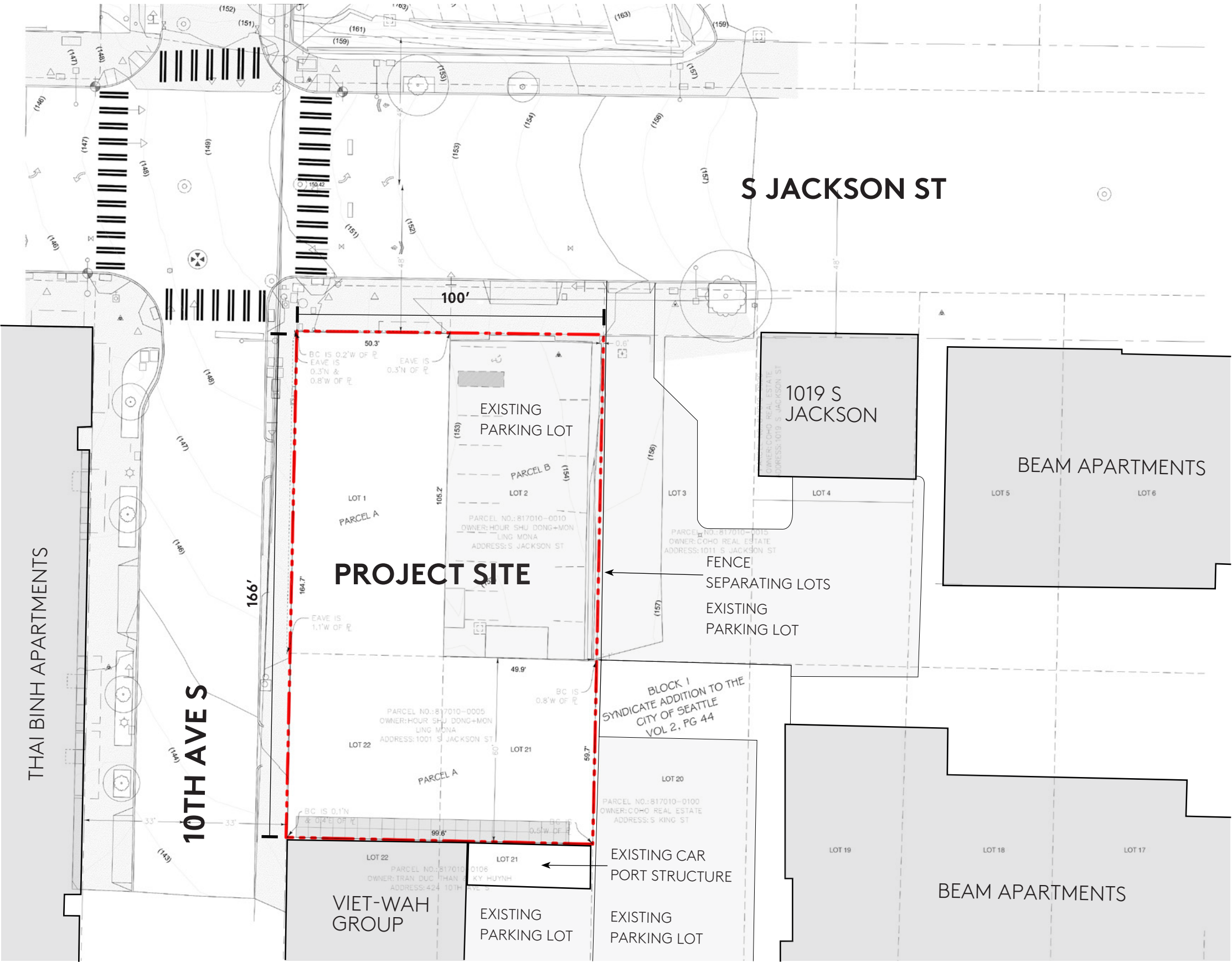


SITE CONTEXT





# EXISTING SITE CONDITIONS



- LOCATION:**

1001 South Jackson Street, Seattle, Washington 98104

Located on the corner of Jackson Ave S and 10th Ave S.
- LOT SIZE:**

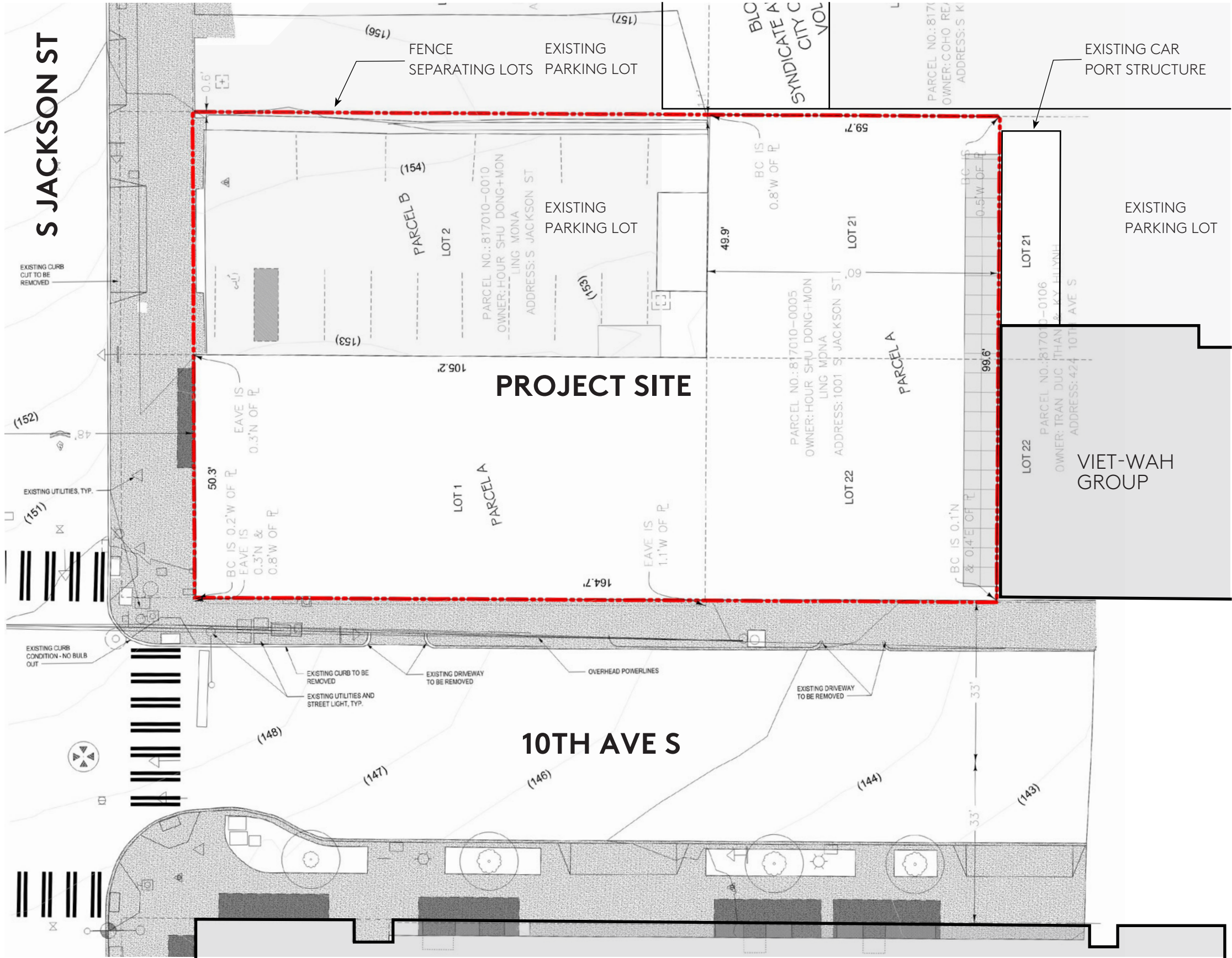
16,555 sf
- USES:**

Surface parking, one single story building used as vietnamese market.
- TOPOGRAPHY:**

The grade rises approximately 6 ft along Jackson St, from the northeast corner to the west, and approximately 5 ft along 10th Ave S from the northwest corner to the south.



## EXISTING SITE CONDITIONS - ENLARGED



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ZONING SUMMARY

LITTLE SAIGON LANDMARK - LAND USE CODE SUMMARY			
SUBJECT	REFERENCE	REQUIRED	PROPOSED
PARCEL NUMBER		817010-0005	
ZONING	APPLICABLE CODE	SEATTLE MUNICIPAL CODE TITLE 23, 25	
	ZONING / LAND USE CLASSIFICATI...	CURRENT: DOWNTOWN MIX RESIDENTIAL/COMMERCIAL (DMR/C 75/75-95) SOUTH DOWNTOWN	
	SPECIAL REVIEW DISTRICT	INTERNATIONAL SPECIAL REVIEW DISTRICT(ISRD) (HISTORIC DISTRICT)	
LIGHT AND GLARE	23.46.020	A. EXTERIOR LIGHTING SHALL BE SHIELDED AND DIRECTED AWAY FROM ADJACENT USES.	LIGHTING SUBJECT TO APPROVAL OF THE DIRECTOR OF NEIGHBORHOODS.
DOWNTOWN STRUCTURE HEIGHT	23.49.008	C. HEIGHT IN DOWNTOWN MIXED RESIDENTIAL (DMR) ZONES IS REGULATED AS FOLLOWS: 4. ON LOTS IN THE DMR/C 75/75-95 ZONE, THE BASE HEIGHT LIMIT IS 75 FEET, AND IT IS THE APPLICABLE HEIGHT LIMIT FOR ALL STRUCTURES, EXCEPT THAT THE APPLICABLE HEIGHT LIMIT IS 95 FEET IF THE APPLICANT QUALIFIES FOR EXTRA FLOOR AREA UNDER SECTION 23.49.023 AND CHAPTER 23.58A AND THE STRUCTURE HAS NO NON-RESIDENTIAL OR LIVE-WORK USE ABOVE 75 FEET.	
		G. IN DMC 85/75-170, DMR/C 75/75-95, DMR/C 75/75-170, IDM 85/85-170, IDM 165/85-170, IDR/C 125/150-270, AND IDR 45/125-270 DISTRICTS, AND EXCEPT FOR PROJECTS THAT RECIEVE ADDITIONAL HIEGHT PURSUANT TO SUBSECTION 23.49.008.F, AN ADDITIONAL 10 FEET IN HEIGHT IS PERMITTED ABOVE THE OTHERWISE APPLICABLE MAXIMUM HIEGHT LIMIT FOR RESIDENTIAL USES FOR A STRUCTURE THAT MEETINGS THE FOLLOWING CONDITIONS: 1. FOR PURPOSES OF APPLICATION OF CHAPTER 23.58C TO THE PORTION OF THE STRUCTURE BELOW THE OTHERWISE APPLICABLE MAXIMUM HEIGHT LIMIT FOR RESIDENTIAL USES: A. AT LEAST TEN UNITS ARE PROVIDED IN THE STRUCTURE TO COMPLY WITH CHAPTER 23.58C THROUGH THE PERFORMANCE OPTION PURSUANT TO THE CALCULATION UNDER SUBSECTION 23.58C.050.A; B. NOTWITHSTANDING ANY CONTRARY REQUIREMENTS OF SUBSECTION 23.58C.050.C.3.A.2 AND 23.58C.050.C.6.A, AT LEAST TEN OF THE UNITS PROVIDED COMPLY WITH CHAPTER 23.58C THROUGH THE PERFORMANCE OPTION HALL, FOR A RENTAL UNIT WITH NET UNIT AREA OF GREATER THAN 400 SQUARE FEET, (1) AT INITIAL OCCUPANCY BY A HOUSHOLD, SERVE HOUSEHOLDS WITH INCOMES NO GREATER THAN 50 PERCENT OF MEDIAN INCOME, AND (2) HAVE RENT LEVELS SUCH THAT MONTHLY RENT SHALL NOT EXCEED 30 PERCENT OF 50 PERCENT OF MEDIAN INCOME. 2. UNITS CONTAINED IN THE 10 ADDITIONAL FEET OF HEIGHT AVAILABLE UNDER SUBSECTION 23.49.008.G SHALL NOT BE INCLUDED FOR PURPOSES OF THE CALCULATION UNDER SUBSECTION...	MAX STRUCTURE HEIGHT IS DETERMINED TO BE 85' FOLLOWING SUBSECTION 23.49.008.F.  ROOFTOP FEATURES EXCEEDING THE 85' HEIGHT LIMIT ARE: ELEVATOR OVERRUN STAIR 1 ROOF ACCESS
STREET-LEVEL USES	23.49.009	ONE OR MORE OTHE USES LISTED IN SUBSECTION 23.49.009.A ARE REQUIRED AT STREET LEVEL ON ALL LOTS ABUTTING STREETS DESIGNATED ON MAP 1G....	
		A. TYPES OF USES. THE FOLLOWING USES QUALIFY AS REQUIRED STREET-LEVEL USES: 1. GENERAL SALES AND SERVICES 2. HUMAN SERVICE USES AND CHILD CARE CENTERS 3. RETAIL SALES, MAJOR DURABLES 4. ENTERTAINMENT USES 5. MUSEUMS, AND ADMINISTRATIVE OFFICES WITHIN A MUSEUM EXPANSION SPACE MEETING THE REQUIREMENT OF SUBSECTION 23.49.011.B.1.H 6. LIBRARIES 7. ELEMENTARY AND SECONDARY SCHOOLS, AND COLLEGES, EXCEPT ON LOTS ZONED DRC 8. PUBLIC ATRIUMS 9. EATING AND DRINKING ESTABLISHMENTS 10. ARTS FACILITIES 11. RELIGIOUS FACILITIES...	PROPOSED USES: TBD
		B. GENERAL STANDARDS 1. THE AMOUNT OF STREET FRONTAGE REQUIRED TO BE OCCUPIED BY STREET-LEVEL USES IS AS FOLLOWS: A. EXECPT AS PROVIDED IN SUBSECTION 23.49.009B.1.B, A MINIMUM OF 75 PERCENT OF EACH STREET FRONTAGE AT STREET LEVEL WHERE STREET-LEVEL USES ARE REQUIRED MUST BE OCCUPIED BY USES LISTED IN SUBSECTION 23.49.009A. THE REMAINING 25 PERCENT OF THE STREET FRONTAGE AT STREET LEVEL MAY CONTAIN OTHER PERMITTED USES AND/OR PEDESTRIAN OR VEHICULAR ENTRANCES. B. THE FRONTAGE REQUIRED TO BE OCCUPIED BY STREET-LEVEL USES IS REDUCED TO 50 PERCENT, WHILE THE REMAINING 50 PERCENT MAY CONTAIN OTHER PERMITTED USES AND/OR PEDESTRIAN OR VEHICULAR ENTRACES, FOR EACH FRONTAGE THAT	

		IS 120 FEET IN LENGTH OR LESS IF EITHER: 1) THE LOT DOES NOT ABUT AN ALLEY, OR 2) THE LOT ABUTS MORE THAN ONE STREET REQUIRING STREET-LEVEL USES 3. REQUIRED STREET-LEVEL USES SHALL BE LOCATED WITHIN 10 FEET OF THE STREET LOT LINE, EXCEPT AS FOLLOW: B. IF SIDEWALK WIDENING IS REQUIRED BY SECTION 23.49.022, THE 10 FEET SHALL BE MEASURED FROM THE LINE ESTABLISHED BY THE NEW SIDEWALK WIDTH; OR 4. EXCEPT FOR CHILD CARE CENTERS, PEDESTRIAN ACCESS TO REQUIRED STREET-LEVEL USES SHALL BE PROVIDED AS FOLLOWS: A. PEDESTRIAN ENTRANCES SHALL BE PROVIDED DIRECTLY FROM T...	
COMMON RECREATION AREA	23.49.010	B. COMMON RECREATION AREA IS REQUIRED FOR ALL NEW DEVELOPMENT WITH MORE THAN 20 DWELLING UNITS. REQUIRED COMMON RECREATION AREA SHALL MEET THE FOLLOWING STANDARDS: 1. AN AREA EQUIVALENT TO 5% OF THE TOTAL GROSS FLOOR AREA IN RESIDENTIAL USE.. SHALL BE PROVIDED AS COMMON RECREATION AREA. THE COMMON RECREATION AREA SHALL BE AVAILABLE TO ALL RESIDENTS AND MAY BE PROVIDED AT OR ABOVE GROUND LEVEL. 2. A MAXIMUM OF 50% OF THE COMMON RECREATION AREA MAY BE ENCLOSED. 3. THE MIN. HORIZ. DIM. FOR REQ. COMMON RECREATION AREAS SHALL BE 15', EXCEPT FOR OPEN SPACE PROVIDED AS A LANDSCAPED SETBACK AREA AT STREET LEVEL, WHICH SHALL HAVE A MIN. HORIZ. DIM. OF 10'. NO REQ. COMMON RECREATION AREA SHALL BE LESS THAN 225 SF. 4. COMMON RECREATION AREA THAT IS PROVIDED AS OPEN SPACE AT STREET LEVEL SHALL BE COUNTED AS TWICE THE ACTUAL AREA IN DETERMINING THE AMOUNT PROVIDED TO MEET THE... REQUIREMENT. 8. IN IDM AND IDR ZONES, THE DIR. OF THE DEPT. OF...	REQUESTED DEPARTURE FROM COMMON RECREATION AREA REQUIREMENTS. COMMUNITY ROOM (821 SF) IS PROVIDED AS ENCLOSED COMMON RECREATION AREA AND COURTYARD (1,208 SF) IS PROVIDED AS OPEN COMMON RECREATION.  REQUIRED AREA: (5% x 78,284 SF) = 3,915 SF PROPOSED AREA: (821 SF + 1,208 SF) = 2,029 SF (2.59% OF 78,284 SF) REDUCTION FROM REQUIRED: 48.2% (PER 23.66.155, IN FAVOR OF AN ADDITIONAL FLOOR OF HOUSING (12 UNITS))  NEARBY PARK SPACES AVAILABLE TO RESIDENTS: YESLER TERRACE CITY PARK, 0.1 MILE (1 BLOCK) LITTLE SAIGON LANDBANKED SITE PARK, 0.2 MILE (2 BLOCKS) HING HAY PARK, 0.3 MILE (4 BLOCKS)
FLOOR-AREA RATIO (FAR)	23.49.011	TABLE A IDM: BASE FAR 2.5, MAXIMUM FAR 4.5	
EXEMPTIONS		B. EXEMPTIONS AND DEDUCTIONS FROM FAR CALCULATIONS 1. THE FOLLOWING ARE NOT INCLUDED IN CHARGEABLE FLOOR AREA, EXCEPT AS SPECIFIED BELOW: B. STREET LEVEL USES MEETING THE REQUIREMENTS OF SECTION 23.49.009. STREET-LEVEL USE REQUIREMENTS, WHETHER OR NOT STREET-LEVEL USE IS REQUIRED PURSUANT TO MAP 16, IF THE USES AND STRUCTURE SATISFY THE FOLLOWING STANDARDS: 1) THE STREET LEVEL OF THE STRUCTURE CONTAINING THE EXEMPT SPACE HAS A MINIMUM FLOOR-TO-FLOOR HEIGHT OF 13 FEET, EXCEPT THAT IN THE DMC 170 ZONE THE STREET LEVEL OF THE STRUCTURE CONTAINING THE EXEMPT SPACE HAS A MINIMUM FLOOR-TO-FLOOR HEIGHT OF 18 FEET; 2) THE EXEMPT SPACE EXTENDS A MINIMUM DEPTH OF 15 FEET FRO...	MINIMUM STREET LEVEL FLOOR-TO-FLOOR HEIGHT IS GREATER THAN 13'. THE MINUMUM DEPTH OF THE STREET LEVEL SPACE IS GREATER THAN 15'. OVERHEAD WEATHER PROTECTION IS PROVIDED SATISFYING SECTION 23.49.018. A PROPOSED AREA OF 2,029 SF OF COMMUNITY SPACE (COMMUNITY ROOM AND COURTYARD) IS INCLUDED WHICH WILL BE OPEN A MINIMUM OF SIX HOURS PER DAY, FIVE DAYS A WEEK, 42 WEEKS PER YEAR.
OVERHEAD WEATHER PROTECTION AND LIGHTING	23.49.018	A. CONTINUOUS OVERHEAD WEATHER PROTECTION SHALL BE REQUIRED FOR NEW DEVELOPMENT ALONG THE ENTIRE STREET FRONTAGE OF A LOT EXCEPT ALONG THOSE PORTIONS OF THE STRUCTURE FACADE THAT: 1. ARE LOCATED FARTHER THAN FIVE (5) FEET FROM THE STREET PROPERTY LINE OR WIDENED SIDEWALK ON PRIVATE PROPERTY; OR 2. ABUT A BONUSED OPEN SPACE AMENITY FEATURE; OR 3. ARE SEPARATED FROM THE STREET PROPERTY LINE OR WIDENED SIDEWALK ON PRIVATE PROPERTY BY A LANDSCAPED AREA AT LEAST TWO (2) FEET IN WIDTH; OR...	A CONTINUOUS CANOPY THAT IS GREATER OR EQUAL TO 8 FEET IN DEPTH IS PROVIDED ON 10TH ST AND IS ABOVE THE MINIMUM OF 10 FEET ABOVE THE SIDEWALK. THE STRUCTURE ON THE JACKSON STREET FRONTAGE IS FARTHER THAN 5' FROM THE STREET PROPERTY LINE.
		B. OVERHEAD WEATHER PROTECTION SHALL HAVE A MINIMUM DIMENSION OF EIGHT (8) FEET MEASURED HORIZONTALLY FROM THE BUILDING WALL OR MUST EXTEND TO A LINE TWO (2) FEET FROM THE CURB LINE, WHICHEVER IS LESS.	
		C. THE INSTALLATION OF OVERHEAD WEATHER PROTECTION SHALL NOT RESULT IN ANY OBSTRUCTIONS IN THE SIDEWALK AREA	
		D. THE LOWER EDGE OF THE OVERHEAD WEATHER PROTECTION MUST BE A MINIMUM OF TEN (10) FEET AND A MAXIMUM OF FIFTEEN (15) FEET ABOVE THE SIDEWALK	
		E. ADEQUATE LIGHTING FOR PEDESTRIANS SHALL BE PROVIDED. THE LIGHTING MAY BE LOCATED ON THE FACADE OF THE BUILDING OR ON THE OVERHEAD WEATHER PROTECTION.	
PARKING QUANTITY, LOCATION, AND ACCESS REQUIREMENTS	23.49.019	A. PARKING QUANTITY REQUIREMENTS 1. NO PARKING, EITHER LONG-TERM OR SHORT-TERM, IS REQUIRED FOR USES ON LOTS IN DOWNTOWN ZONES, EXCEPT AS FOLLOWS: A. IN THE IDM ZONE, PARKING REQUIREMENTS FOR RESTAURANTS, MOTION PICTURE THEATRES, AND OTHER ENTERTAINMENT USES ARE AS PRESCRIBED BY 23.66.342. B. IN THE IDM ZONE, THE DIRECTOR OF THE DEPT OF NEIGHBORHOODS, UPON THE RECOMMENDATION OF THE ISRD BOARD MAY WAIVE OR REDUCE REQUIRED PARKING ACCORDING TO THE PROVISIONS OF...	NO PARKING IS PROPOSED ON SITE. SUBJECT TO APPROVAL OF THE DIRECTOR OF THE DEPT OF NEIGHBORHOODS ON THE RECOMMENDATION OF THE ISRD.





ZONING SUMMARY CONTINUED

		<p>G. OFF-STREET LOADING</p> <p>1. OFF-STREET LOADING SPACES SHALL BE PROVIDED ACCORDING TO THE STANDARDS OF SECTION 23.54.035. LOADING BERTH REQUIREMENTS AND SPACE STANDARDS.</p> <p>3. IN INTERNATIONAL DISTRICT MIXED AND INTERNATIONAL DISTRICT RESIDENTIAL ZONES, THE DEPARTMENT OF NEIGHBORHOODS DIRECTOR, AFTER REVIEW AND RECOMMENDATION BY THE INTERNATIONAL DISTRICT SPECIAL REVIEW DISTRICT BOARD, MAY WAIVE OR REDUCE REQUIRED LOADING SPACES ACCORDING TO THE...</p>	
<p>GREEN FACTOR LANDSCAPING IN SOUTH DOWNTOWN</p>	23.49.031	<p>IN SOUTH DOWNTOWN, A LOT ON WHICH THERE IS NEW CONSTRUCTION OF 20,000 SQUARE FEET OR MORE IN GROSS FLOOR AREA SHALL MEET A MINIMUM GREEN FACTOR SCORE OF 0.30, CALCULATED PURSUANT TO SECTION 23.86.019, EXCEPT THAT THE GREEN FACTOR REQUIREMENT MAY BE MODIFIED BY THE DIRECTOR, AS A TYPE I DECISION, IN CONSULTATION WITH THE DIRECTOR OF NEIGHBORHOODS IF THE DIRECTOR DETERMINES THE REQUIREMENT WOULD ADVERSELY AFFECT HISTORICALLY OR ARCHITECTURALLY SIGNIFICANT FEATURES...</p>	<p>PROPOSED GREEN FACTOR SCORE IS &gt; .30.</p>
<p>DOWNTOWN MIXED RESIDENTIAL FAÇADE REQUIREMENTS</p>	23.49.162	<p>A. MINIMUM FAÇADE HEIGHT</p> <p>EXHIBIT 23.49.162 STATES THAT CLASS 1 PEDESTRIAN STREETS AND GREEN STREETS MINIMUM FAÇADE HEIGHT IS 25 FEET.</p>	
		<p>B FAÇADE SETBACK LIMITS.</p> <p>1. SETBACK LIMITS FOR PROPERTY LINE FAÇADES. THE FOLLOWING SETBACK LIMITS SHALL APPLY TO ALL STREETS DESIGNATED ON MAP 1H AS REQUIRING PROPERTY LINE FAÇADES:</p> <p>A. THE FAÇADES OF STRUCTURES FIFTEEN (15) FEET IN HEIGHT SHALL BE GOVERNED BY THE FOLLOWING STANDARDS:</p> <p>(1) NO SETBACK LIMITS SHALL APPLY UP TO AN ELEVATION OF FIFTEEN (15) FEET ABOVE SIDEWALK GRADE.</p> <p>(2) BETWEEN THE ELEVATIONS OF FIFTEEN (15) AND THIRTY-FIVE (35) FEET ABOVE SIDEWALK GRADE, THE FAÇADE SHALL BE LOCATED WITHIN TWO (2) FEET OF THE STREET PROPERTY LINE, EXCEPT THAT:</p> <p>I. ANY EXTERIOR PUBLIC OPEN SPACE THAT SATISFIES THE DOWNTOWN AMENITY STANDARDS, WHETHER IT RECIEVES A BONUS OR NOT, AND ANY OUTDOOR COMMON RECREATION AREA REQUIRED FOR RESIDENTIAL USES, SHALL NOT BE CONSIDERED PART OF A SETBACK.</p> <p>II. SETBACKS BETWEEN THE ELEVATIONS OF FIFTEEN (15) AND THIRTY-FIVE (35) FEET ABOVE SIDEWALK GRADE AT THE PROPERTY LINE SHALL BE PERMITTED ACCORDING TO THE FOLLOWING STANDARDS (SEE EXHIBIT 23.49.162B.):</p> <p>(A) THE MAXIMUM SETBACK SHALL BE TEN (10) FEET.</p> <p>(B) THE TOTAL AREA OF A FAÇADE THAT IS SET BACK MORE THAN TWO (2) FEET FROM THE PROPERTY LINE SHALL NOT EXCEED FORTY (40) PERCENT OF THE TOTAL FAÇADE AREA BETWEEN THE ELEVATIONS OF FIFTEEN (15) AND THIRTY-FIVE (35) FEET.</p> <p>(C) NO SETBACK DEEPER THAN TWO (2) FEET SHALL BE WIDER THAN TWENTY (20) FEET, MEASURED PARALLEL TO THE STREET PROPERTY LINE.</p> <p>(D) THE FAÇADE OF THE STRUCTURE SHALL RETURN TO WITHIN TWO (2) FEET OF THE STREET PROPERTY LINE BETWEEN EACH SETBACK AREA...</p>	<p>THE PROPOSED STRUCTURE BETWEEN THE ELEVATIONS OF 15' AND 35' ABOVE SIDEWALK GRADE IS WITHIN 2' OF THE STREET PROPERTY LINE.</p>
		<p>C. FAÇADE TRANSPARENCY REQUIREMENTS.</p> <p>1. FAÇADE TRANSPARENCY REQUIREMENTS APPLY TO THE AREA OF THE FAÇADE BETWEEN TWO (2) FEET AND EIGHT (8) FEET ABOVE THE SIDEWALK, EXCEPT THAT WHERE THE SLOPE ALONG THE STREET FRONTAGE OF THE FAÇADE EXCEEDS SEVEN AND ONE-HALF (7.5) PERCENT, THE FAÇADE TRANSPARENCY REQUIREMENTS APPLY TO THE AREA OF THE FAÇADE BETWEEN FOUR (4) FEET AND EIGHT (8) FEET ABOVE THE SIDEWALK GRADE. ONLY CLEAR OR LIGHTLY TINTED GLASS IN WINDOWS DOORS, AND DISPLAY WINDOWS IS CONSIDERED TO BE TRANSPARENT. TRANSPARENT AREAS SHALL ALLOW VIEWS INTO STRUCTURE OR INTO DISPLAY WINDOWS FROM THE OUTSIDE.</p> <p>2. FAÇADE TRANSPARENCY REQUIREMENTS DO NOT APPLY TO PORTIONS OF STRUCTURES IN RESIDENTIAL USE.</p> <p>3. WHEN THE TRANSPARENCY REQUIREMENTS OF THIS SUBSECTION ARE INCONSISTENT WITH THE GLAZING LIMITS IN THE ENERGY CODE, THIS SUBSECTION APPLIES.</p> <p>4. TRANSPARENCY REQUIREMENTS ARE AS FOLLOWS:</p> <p>A. CLASS I PEDESTRIAN STREETS: A MINIMUM OF SIXTY (60) PERCENT OF THE STREET-LEVEL FAÇADE SHALL BE TRANSPARENT.</p> <p>B. CLASS II PEDESTRIAN STREETS AND DESIGNATED GREEN STREETS: A MINIMUM OF THIRTY (30) PERCENT OF THE STREET-LEVEL FAÇADE SHALL BE TRANSPARENT.</p> <p>C. WHEN THE SLOPE OF THE STREET FRONTAGE OF THE FAÇADE EXCEEDS SEVEN AND ONE-HALF (7.5) PERCENT, THE REQUIRED AMOUNT OF TRANSPARENCY SHALL BE REDUCED TO FIFTY (50) PERCENT ON...</p>	<p>ON THE JACKSON ST FAÇADE (CLASS I PEDESTRIAN STREET) PROVIDES 64% OF STREET LEVEL TRANSPARENCY. ON THE 10TH ST FAÇADE (CLASS II PEDESTRIAN STREET) PROVIDES 65% OF STREET LEVEL TRANSPARENCY.</p>
		<p>D. BLANK FAÇADE LIMITS.</p> <p>1. GENERAL PROVISIONS</p> <p>A. BLANK FAÇADE LIMITS APPLY TO THE AREA OF THE FAÇADE BETWEEN TWO (2) FEET AND EIGHT (8) FEET ABOVE THE SIDEWALK, EXCEPT WHERE THE SLOPE ALONG THE STREET FRONTAGE OF THE</p>	<p>ON THE JACKSON ST FAÇADE (CLASS I PEDESTRIAN STREET) AND THE 10TH ST FAÇADE (CLASS II PEDESTRAIN STREET) THERE ARE NO BLANK FAÇADES &gt;15'.</p>

		<p>FAÇADE EXCEEDS SEVEN AND ONE-HALF (7.5) PERCENT, IN WHICH CASE THE BLANK FAÇADE LIMITS APPLY TO THE AREA OF THE FAÇADE BETWEEN FOUR (4) FEET AND EIGHT (8) FEET ABOVE THE SIDEWALK GRADE.</p> <p>B. ANY PORTION OF THE FAÇADE THAT IS NOT TRANSPARENT IS CONSIDERED TO BE A BLANK FAÇADE.</p> <p>C. BLANK FAÇADE LIMITS DO NOT APPLY TO PORTIONS OF STRUCTURES IN RESIDENTIAL USE</p> <p>2. BLANK FAÇADE LIMITS FOR CLASS 1 PEDESTRIAN STREETS.</p> <p>A. BLANK FAÇADES SHALL BE LIMITED TO SEGMENTS FIFTEEN (15) FEET WIDE, EXCEPT FOR GARAGE DOORS WHICH MAY EXCEED FIFTEEN (15) FEET. BLANK FAÇADE WIDTH MAY BE INCREASED TO THIRTY (30) FEET IF THE DIRECTOR DETERMINES THAT THE FAÇADE IS ENHANCED BY ARCHITECTURAL DETAILING, ARTWORK, LANDSCAPING, OR SIMILAR...</p>	
		<p>F. LANDSCAPING REQUIREMENTS.</p> <p>1. STREET TREE REQUIREMENTS. STREET TREES ARE REQUIRED ON ALL STREETS THAT HAVE A PEDESTRIAN CLASSIFICATION AND ABUT A LOT. IF AREAWAYS ARE LOCATED BENEATH THE SIDEWALK, THE STREET TREES SHALL BE PLANTED IN BELOW-GRADE CONTAINERS WITH PROVISIONS FOR WATERING THE TREES. STREET TREES SHALL BE PLANTED ACCORDING TO STREET TREE PLANTING STANDARDS IN THE RIGHT-OF-WAY IMPROVEMENTS MANUAL....</p>	<p>STREET TREES ARE PROPOSED ON ALL STREETS THAT HAVE PEDESTRIAN CLASSIFICATIONS IN ACCORDANCE TO THE RIGHT-OF-WAY IMPROVEMENTS MANUAL. SEE A1.01 FOR PROPOSED STREET TREES.</p>
<p>DOWNTOWN MIXED RESIDENTIAL, MAXIMUM WIDTH, DEPTH AND SEPARATION...</p>	23.49.164	<p>D. FAÇADE WIDTHS LIMITS AND SEPARATION REQUIREMENTS IN SOUTH DOWNTOWN. ON A LOT IN A DMR/C ZONE IN SOUTH DOWNTOWN, THE FOLLOWING STANDARDS APPLY:</p> <p>1. FOR THE PORTIONS OF A STRUCTURE 75 FEET IN HEIGHT OR LESS, THE MAXIMUM WIDTH OF A STREET-FACING FAÇADE IS 250 FEET.</p>	<p>THE MAXIMUM WIDTH OF THE STREET FACING FAÇADES ARE &lt;250'.</p>
<p>DOWNTOWN MIXED RESIDENTIAL, FAÇADE MODULATION REQUIREMENT - SOUTH DOWNTOWN</p>	23.49.165	<p>THIS SECTION 23.49.165 APPLIES ONLY IN DMR ZONES IN SOUTH DOWNTOWN. FOR A STRUCTURE THAT EXCEEDS 85 FEET IN HEIGHT, FAÇADE MODULATION IS REQUIRED FOR THE PORTION OF A STREET-FACING FAÇADE ABOVE 45 FEET IN HEIGHT IF ANY PART OF THE FAÇADE ABOVE THAT HEIGHT IS LOCATED LESS THAT 10 FEET FROM STREET LOT LINES AND THE FAÇADE ABOVE THAT HEIGHT EXCEEDS A LENGTH OF 110 FEET MEASURED PARALLEL TO STREET LOT LINES. PROJECTIONS FROM THE STREET-FACING FAÇADE OR ANY OTHER FAÇADE, SUCH AS BALCONIES, WITHIN 10 FEET OF THEIR PROJECTION, ARE INCLUDED IN THIS MEASUREMENT OF LENGTH. IF FAÇADE MODULATION IS REQUIRED, A PORTION OF THE FAÇADE WITH A MINIMUM LENGTH OF 30 FEET MUST BE SET BACK A MINIMU...</p>	<p>DOES NOT APPLY</p>
<p>PARKING AND ACCESS</p>	23.54.015 TABLE A	<p>TABLE A PARKING FOR NON-RESIDENTIAL USES OTHER THAN INSTITUTIONS</p>	<p>NO PARKING IS PROPOSED ON SITE, SUBJECT TO APPROVAL OF THE DIRECTOR OF DEPT OF NEIGHBORHOODS ON THE RECOMMENDATION OF THE ISRD.</p>
		<p>K. NON-RESIDENTIAL USES IN URBAN VILLAGES THAT ARE NOT WITHIN AN URBAN CENTER OR THE STATION OVERLAY DISTRICT. IF THE NON-RESIDENTIAL USE IS LOCATED WITHIN A FREQUENT TRANSIT SERVICE AREA; NO MINIMUM REQUIREMENT.</p>	
		<p>TABLE B PARKING FOR RESIDENTIAL USES</p>	
		<p>L. ALL RESIDENTIAL USES IN COMMERCIAL AND MULTIFAMILY ZONES WITHIN URBAN VILLAGES OR THE STATION OVERLAY DISTRICT; NO MINIMUM REQUIREMENT.</p> <p>P. FOR EACH DWELLING UNIT RENT AND INCOME-RESTRICTED AT OR BELOW 80% OF THE MEDIAN INCOME: NO MINIMUM REQUIRED.</p>	
<p>BICYCLE PARKING</p>	23.54.015 TABLE D	<p>TABLE D FOR BICYCLES</p>	<p>66 SPACES FOR BICYCLE PARKING IS PROVIDED</p>
		<p>A.1 EATING AND DRINKING ESTABLISHMENTS:</p> <p>LONG TERM: 1 PER 5,000 SF</p> <p>SHORT TERM: 1 PER 1,000 SF</p>	
		<p>A.5 OFFICES AND LABORATORIES, R &amp; D</p> <p>LONG TERM: 1 PER 2,000 SF</p> <p>SHORT TERM: 1 PER 10,000 SF</p>	
		<p>A.6 SALES AND SERVICES, GENERAL</p> <p>LONG TERM: 1 PER 4,000 SF</p> <p>SHORT TERM: 1 PER 2,000 SF</p>	
		<p>D.2 MULTI-FAMILY STRUCTURES:</p> <p>LONG TERM: 1 PER DWELLING UNIT AND 1 PER SMALL EFFICIENCY DWELLING UNIT</p> <p>SHORT TERM: 1 PER 20 DWELLING UNITS</p>	
		<p>FOOTNOTE 3. FOR RESIDENTIAL USES, AFTER THE 1ST 50 SPACES FOR BICYCLES ARE PROVIDED; ADDITIONAL SPACES ARE REQUIRED AT 3/4 THE RATIO SHOWN IN THIS TABLE D FOR 23.54.015.</p>	
<p>PARKING SPACE STANDARDS</p>	23.54.030	<p>B.1.B PARKING SPACE DIMENSION AND SPACE REQUIREMENTS NOT REQUIRED SINCE PARKING IS NOT REQUIRED PER TABLES A &amp; B.</p>	<p>0 PARKING SPACES REQUIRED</p> <p>0 SPACES PROVIDED.</p>
<p>LOADING BERTH</p>	23.54.035	<p>TABLE A MEDIUM DEMAND: EATING AND DRINKING ESTABLISHMENTS</p>	<p>NONE PROVIDED</p>



ZONING SUMMARY CONTINUED

REQUIREMENTS AND SPACE STANDARDS		LESS THAN 10,000 SF - NONE LISTED ON TABLE.	
SOLID WASTE AND RECYCLABLE MATERIALS STORAGE AND ACCESS	23.54.040	TABLE A RESIDENTIAL DEVELOPMENT: 51-100 DWELLING UNITS - 375 SF PLUS 4 SF FOR EACH ADDITIONAL UNIT ABOVE 50 NON-RESIDENTIAL DEVELOPMENT: 5,001 TO 15,000 SQUARE FEET: 125 SQUARE FEET.	71 UNITS REQUIRES 459 SF. PROPOSED RESIDENTIAL TRASH ROOM PROVIDES 626 SF. SEE TABLE - SHARED STORAGE SPACE FOR SOLID WASTE CONTAINERS. SEE SHEET A2.01 FOR TRASH ROOM LOCATION.
		B MIXED USE DEVELOPMENT THAT CONTAINS BOTH RESIDENTIAL AND NONRESIDENTIAL USES SHALL MEET THE STORAGE SPACE REQUIREMENTS SHOWN IN TABLE A FOR 23.54.040 FOR RESIDENTIAL DEVELOPMENT, PLUS 50 PERCENT OF THE REQUIREMENT FOR NONRESIDENTIAL DEVELOPMENT. IN MIXED USE DEVELOPMENTS, STORAGE SPACE FOR GARBAGE MAY BE SHARED BETWEEN RESIDENTIAL AND NONRESIDENTIAL USES, BUT SEPARATE SPACES...	PROPOSED COMMERCIAL TRASH ROOM PROVIDES 172 SF. SEE TABLE - SHARED STORAGE SPACE FOR SOLID WASTE CONTAINERS. SEE SHEET A2.01 FOR TRASH ROOM LOCATION.
		D.2 THE FLOOR OF THE STORAGE SPACE SHALL BE LEVEL AND HARD-SURFACES, AND THE FLOOR BENEATH GARBAGE OR RECYCLING COMPACTORS SHALL BE MADE OF CONCRETE.	CONCRETE PROPOSED
		F.1 FOR CONTAINERS 2 CUBIC YARDS OR SMALLER: A. CONTAINERS TO BE MANUALLY PULLED SHALL BE PLACED NO MORE THAN 50 FEET FROM A CURB CUT OR COLLECTION LOCATION; C. ACCESS RAMPS TO THE STORAGE SPACE SHALL NOT EXCEED A GRADE OF 6%. D. ANY GATES OR ACCESS ROUTES FOR TRUCKS SHALL BE A MINIMUM OF...	
		G ACCESS FOR OCCUPANTS TO THE STORAGE SPACE FROM THE COLLECTION LOCATION SHALL MEET THE FOLLOWING REQUIREMENTS; 1. DIRECT ACCESS SHALL BE PROVIDED FROM THE ALLEY OR STREET TO THE CONTAINERS. 2. A PICK-UP LOCATION WITHIN 50' OF A CURB CUT OR COLLECTION LOCATION SHALL BE DESIGNATED THAT MINIMIZES ANY BLOCKAGE OF PEDESTRIAN MOVEMENT ALONG A SIDEWALK OR OTHER RIGHT-OF-WAY.	
SIGNAGE	23.55		
	23.55.002.A	THE PROVISIONS OF THIS CHAPTER SHALL APPLY TO SIGNS IN ALL ZONES, EXCEPT THOSE ZONES REGULATED BY 23.66, SPECIAL...	
	23.55.004	A. SIGNS PROJECTING INTO ANY PUBLIC RIGHT-OF-WAY... SHALL HAVE A MIN. CLEARANCE OF 8' OVER ADJACENT SIDEWALK OR ANY OTHER GRADE. C. NO PERMANENT SIGN SHALL EXTEND INTO ANY RIGHT-OF-WAY... MORE THAN 6' BEYOND THE PROPERTY LINE.	
	23.66.338	A. THE INTENT OF THE STANDARDS IN THIS SECTION 23.66.338 IS: 1. TO ENCOURAGE SIGNS THAT BY THEIR DESIGN, LOCATION, AND NUMBER ARE CONSISTENT WITH THE GOALS AND OBJECTIVES OF THE INTERNATIONAL SPECIAL REVIEW DISTRICT, AND THE UNION STATION CORRIDOR WHERE APPLICABLE, AND IN PARTICULAR THE ASAIN CHARACTER OF THE AREA; 2. TO PROMOTE EFFECTIVE COMMUNICATION OF SIGN MESSAGES BY AVOIDING UNDUE PROLIFERATION; 3. TO ENHANCE VIEWS AND SIGHTLINES INTO AND DOWN STREETS;...	
	23.66.338	B. BUSINESS ESTABLISHMENTS MAY ERECT SIGNS, INCLUDING BANNERS AND FLAGS THAT ARE SIGNS, IF THE DIRECTOR OF NEIGHBORHOODS DETERMINES THE PROPOSED SIGN MEETS THE STANDARDS IN THIS SECTION 23.66.388 AND ISSUES A CERTIFICATE OF APPROVAL, EXCEPT AS PROVIDED IN SUBSECTION 23.66.388.H.	
	23.66.338	D. PERMITTED SIGNS. 1. THE TYPES OF SIGNS THAT MAY BE APPROVED ARE BANNERS AND FLAGS, PROJECTING AND NON-PROJECTING SIGNS INTEGRATED INTO THE BUILDING FAÇADE, MARQUEE, AWNING, AND WINDOW SIGNS.	
SPECIAL REVIEW DISTRICTS	23.66		
DEPARTURE FROM LUC REQUIREMENTS	23.66.050	C. A SPECIAL REVIEW BOARD SHALL RECOMMEND, IN WRITING, TO THE DIRECTOR OF THE SDCI WHETHER TO APPROVE, OR DENY, AND DEPARTURE.	REQUESTED DEPARTURES SHOWN AT THE BOTTOM OF THIS CHART AND IN SEPARATE DEPARTURE CHART.
DEMOLITION APPROVAL	23.66.318	A. TO DISCOURAGE THE UNNECESSARY DEMOLITION OF USEFUL EXISTING STRUCTURES THAT CONTRIBUTE TO THE DISTRICT'S CULTURAL AND SOCIAL CHARACTER, AND ASSESSMENT OF THE STRUCTURE PROPOSED TO BE DEMOLISHED SHALL BE PREPARED AND CIRCULATED TO THE BOARD PRIOR TO ITS CONSIDERATION OF...	HISTORIC RESOURCE REPORT FOR 1001 S JACKSON BUILDING PROVIDED.
HEIGHT AND ROOFTOP FEATURES	23.66.332	B.1. THE SPECIAL REVIEW BOARD AND THE DIRECTOR OF NEIGHBORHOODS SHALL REVIEW ROOFTOP FEATURE TO PRESERVE VIEWS	
		B.3 OPEN RAILINGS, PLANTER, CLERESTORIES, SKYLIGHTS, PLAY EQUIPMENT, PARAPETS AND FIREWALLS MAY EXTEND UP TO 4' ABOVE THE MAXIMUM HEIGHT LIMIT AND MAY HAVE UNLIMITED...	NO FEATURES OF THE LOWER ROOF EXTEND ABOVE THE 85' HEIGHT LIMIT.
		B.4 SOLAR COLLECTORS EXCLUDING GREENHOUSES MAY EXTEND	SOLAR COLLECTORS DO NOT EXCEED 85' HEIGHT LIMIT AND DO NOT EXTEND ABOVE

		UP TO 7" ABOVE THE MAXIMUM HEIGHT LIMIT AND MAY HAVE UNLIMITED ROOFTOP COVERAGE.	LOWER ROOF PARAPET.
		B.8 MEASURES MAY BE TAKEN TO SCREEN ROOFTOP FEATURES FROM PUBLIC VIEW. THE AMOUNT OF ROOF AREA ENCLOSED BY ROOFTOP SCREENING MAY EXCEED THE MAXIMUM PERCENTAGE OF THE COMBINED COVERAGE OF ROOFTOP FEATURES IN 23.66.332.B.5 IN NO CIRCUMSTANCES SHALL THE HEIGHT OF THE ROOFTOP SCREENING EXCEED 15' ABOVE THE MAXIMUM HEIGHT LIMIT.	NO SCREENING PROPOSED.
EXTERIOR BUILDING FINISHES ASIAN DESIGN CHARACTER DISTRICT.	23.66.336	A. ...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, 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 FAÇADE SHALL RELATE TO THE SCALE OF THE...	
		B.1. BUILDING FACADES ARE LIMITED TO EARTHEN MATERIALS SUCH AS BRICK, CONCRETE, STUCCO, AND WOOD. OTHER MATERIALS MAY BE USED IF APPROVED BY THE DIRECTOR OF NEIGHBORHOODS. BRICK AND CONCRETE MAY NOT BE PAINTED UNLESS APPROVED.	PROPOSED FACADES ON JACKSON ST. AND 10TH AVENUE S. ARE FIBER CEMENT PANELS. SUBJECT TO APPROVAL OF THE DIRECTOR OF NEIGHBORHOODS.
		B.2. BUILDING FAÇADE COLORS MUST BE REVIEWED BY THE SPECIAL REVIEW BOARD AND APPROVED BY THE DIRECTOR OF NEIGHBORHOODS. COLORS SHALL BE COMPATIBLE WITH THOSE OF...	
		B.3. TRANSPARENT SURFACES SHALL BE PROVIDED FOR AT LEAST 50% OF THE EXPOSED STREET-FACING FAÇADE MEASURED BETWEEN SIDEWALK LEVEL AND A HEIGHT OF 10' OR THE HEIGHT OF THE 2ND FLOOR LEVEL, WHICHEVER IS LESS. THE AVERAGE HEIGHT OF WINDOW SILLS SHALL BE NO GREATER THAN 3' ABOVE THE...	
		B.4. SURFACES. TEXTURED CONCRETE, BRICK & WOOD SURFACES ARE PREFERRED OVER NON-TEXTURED SURFACES. RECESS AND VOIDS THAT BREAK UP MONOTONOUS SURFACE AREAS AND CREATE VISUAL RELIEF ARE ENCOURAGED. THE DESIGN AND LOCATION OF MECHANICAL EQUIPMENT VISIBLE FROM THE STREET MUST BE...	PROPOSED FACADES ON JACKSON ST. AND 10TH AVENUE S. ARE FIBER CEMENT PANELS. SUBJECT TO APPROVAL OF THE DIRECTOR OF NEIGHBORHOODS.
		B.5. AWNINGS SHALL BE FUNCTIONAL, SURVING AS WEATHER PROTECTION FOR PEDESTRIANS AT STREET LEVEL. AWNINGS OVER SIDEWALKS SHALL OVERHANG THE SIDEWALK BY A MINIMUM OF 5'. ALL AWNINGS SHALL BE OF A DESIGN COMPATIBLE WITH THE AREA.	A CONTINUOUS CANOPY THAT IS GREATER THAN 5 FEET IS PROVIDED ON 10TH ST AND FUNCTIONS AS WEATHER PROTECTION. THE LEVEL 2 STRUCTURE CANTILEVERS OVER LEVEL 1 ON THE JACKSON STREET FRONTAGE TO PROVIDE WEATHER PROTECTION.
PARKING AND ACCESS	23.66.342	B.2 EXCEPTIONS TO PARKING QUANTITY. TO MITIGATE THE POTENTIAL IMPACTS OF REQUIRED ACCESSORY PARKING AND LOADING ON THE DISTRICT, THE DEPT OF NEIGHBORHOODS DIRECTOR, AFTER REVIEW AND RECOMMENDATION BY THE SPECIAL REVIEW BOARD, MAY WAIVE OR REDUCE REQUIRED PARKING AND LOADING UNDER THE FOLLOWING CONDITIONS:	NO PARKING IS PROPOSED ON SITE. SUBJECT TO APPROVAL OF THE DIRECTOR OF THE DEPT OF NEIGHBORHOODS ON THE RECOMMENDATION OF THE ISRD BOARD.
GREEN FACTOR MEASUREMENT	23.86.019	DEVELOPMENT STANDARDS FOR CERTAIN AREAS REQUIRE LANDSCAPING THAT MEETS A MINIMUM GREEN FACTOR SCORE.	

POTENTIAL DESIGN DEPARTURE

COMMON RECREATION AREA - 23.49.010.B

REQUESTED DEPARTURE FROM COMMON RECREATION AREA REQUIREMENTS. COMMUNITY ROOM (821 SF) IS PROVIDED AS ENCLOSED COMMON RECREATION AREA AND COURTYARD (1,208 SF) IS PROVIDED AS OPEN COMMON RECREATION.

REQUIRED AREA: (5% X 78,284 SF) = 3,915 SF

PROPOSED AREA: (821 SF + 1,208 SF) = 2,029 SF (2.59% OF 78,284 SF)

REDUCTION FROM REQUIRED: 48.2% (PER 23.66.155, IN FAVOR OF AN ADDITIONAL FLOOR OF HOUSING (12 UNITS))

NEARBY PARK SPACES AVAILABLE TO RESIDENTS:

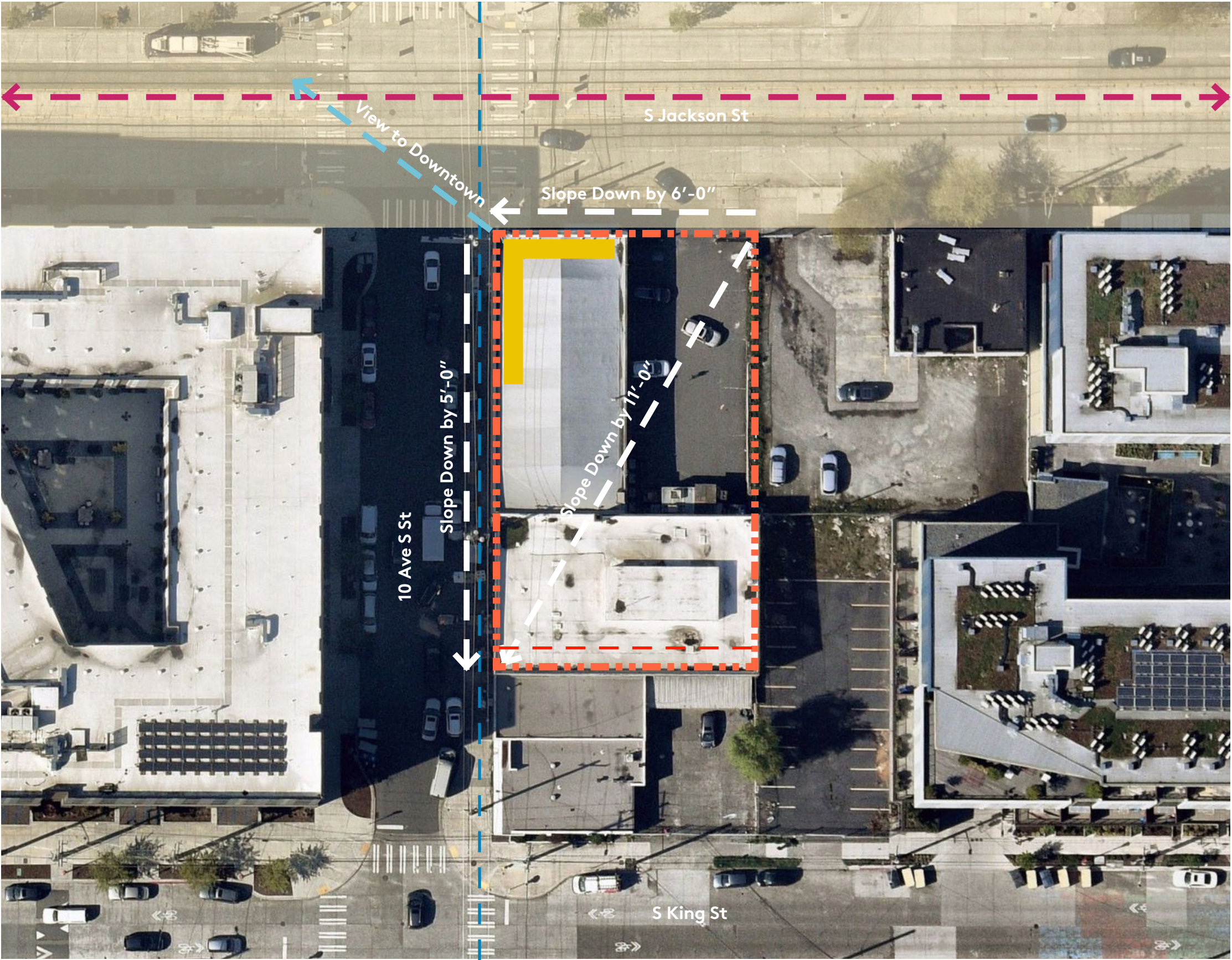
YESLER TERRACE CITY PARK, 0.1 MILE (1 BLOCK)

LITTLE SAIGON LANDBANKED SITE PARK, 0.2 MILE (2 BLOCKS)





# SITE ANALYSIS



## SITE INFLUENCES

Site slope:  
6' elevation change along S Jackson Street  
5' elevation change along 10th Avenue S

Existing overhead power line  
along 10th Avenue S:  
14' clearance from the closest wire to face  
of building required by Seattle City Light

S Jackson Street:  
Class I pedestrian street -  
per Land Use code  
Active street frontage - identified  
in Little Saigon 20 Action Plan

Prominent corner:  
Corner at intersection of S Jackson  
Street and 10th Avenue S

### LEGEND

- PROJECT SITE
- VIEWS
- STREETCAR LINE
- CLASS I PEDESTRIAN STREET
- PROMINENT CORNER
- SETBACK OF 10' REQUIRED FOR PORTIONS OF  
STRUCTURES ABOVE 65'
- EXISTING OVERHEAD POWER LINE - 14' CLEARANCE  
REQUIRED BY SEATTLE CITY LIGHT





# PROJECT HISTORY & PREVIOUS COMMUNITY ENGAGEMENT

THE LITTLE SAIGON LANDMARK PROJECT CAME OUT OF THE **2020 LITTLE SAIGON ACTION PLAN**, LED BY THE FRIENDS OF LITTLE SAIGON (FLS) IN 2012, WHICH IDENTIFIED COMMUNITY OWNERSHIP AND CONTROL AS A CRITICAL PRIORITY TO COMBAT FORCES OF DISPLACEMENT AND GENTRIFICATION THAT THREATEN THE EXISTENCE OF THE VIETNAMESE COMMUNITY IN SEATTLE. THE VISION FOR THIS PROJECT IS TO SECURE A COMMUNITY-OWNED SITE AND DEVELOP AFFORDABLE HOUSING, AFFORDABLE COMMERCIAL SPACE, AND A CULTURAL CENTER SERVING THE NEEDS OF THE PRIMARILY DISPLACED VIETNAMESE AND SOUTHEAST ASIAN COMMUNITIES IN KING COUNTY.

ON SEPTEMBER 4, 2012, THE SEATTLE CITY COUNCIL APPROVED RESOLUTION 31403 FOLLOWING A SIGNIFICANT ADVOCACY EFFORT BY FLS AND LOCAL AND REGIONAL PARTNERS. THIS RESOLUTION AUTHORIZED THE CITY OF SEATTLE OFFICE OF HOUSING (OH), DEPARTMENT OF PLANNING AND DEVELOPMENT (DPD), OFFICE OF ECONOMIC DEVELOPMENT (OED), AND SEATTLE HOUSING AUTHORITY (SHA) TO WORK WITH FLS AND OTHER COMMUNITY MEMBERS IN LITTLE SAIGON TO EXPLORE THE FEASIBILITY OF DEVELOPING A

“LANDMARK PROJECT”. THE **FEASIBILITY STUDY** WAS COMPLETED IN 2014 AND IDENTIFIES POTENTIAL SITES, USES, AND MASSING STUDIES TO RECOMMEND A FINANCIALLY SUSTAINABLE MODEL OF THE LANDMARK PROJECT.

IN 2016, FLS COMPLETED THE **LANDMARK COMMUNITY ENGAGEMENT REPORT** TO ENSURE THAT THE NEEDS OF THE DIVERSE AND CHANGING VIETNAMESE COMMUNITY STILL GUIDE THE LANDMARK PROJECT VISION.

SINCE 2016, FLS HAS **CONTINUED TO ENGAGE WITH THE COMMUNITY REGULARLY** TO ASSESS COMMUNITY NEEDS AND SEEK FUNDING FOR SITE ACQUISITION. HOWEVER, FUNDING AND ACCESS TO RESOURCES FOR BIPOC GROUPS TO OWN AND BUILD WERE LIMITED. TOGETHER WITH THE RACE AND SOCIAL EQUITY TASKFORCE, WE ADVOCATED FOR A SUSTAINABLE FUNDING SOURCE AND SUCCESSFULLY SUPPORTED THE CREATION OF THE SEATTLE EQUITABLE DEVELOPMENT INITIATIVE (EDI) HOUSED IN SEATTLE’S OFFICE OF PLANNING AND COMMUNITY DEVELOPMENT (OPCD). ONCE THIS FUNDING SOURCE WAS SET UP, THE LANDMARK PROJECT BECAME ONE OF THE “DEMONSTRATION” PROJECTS TO RECEIVE FUNDING IN 2018. THE EDI FUNDING SOURCES FOR CAPACITY BUILDING AND CAPITAL PROVIDED THE LEVERAGE FLS NEEDED TO HIRE CONSULTANTS AND SEEK OUT LAND FOR PURCHASE.

AS WE APPROACHED THE END OF OUR 2020 ACTION PLAN, WE NEEDED TO REVISIT NEIGHBORHOOD PRIORITIES TO PLAN FOR THE NEXT DECADE OF LITTLE SAIGON. FLS EXPANDED THE VISION

PROCESS TO CONDUCT THE **2030 LITTLE SAIGON ACTION PLAN** (2022), WHICH SETS FORTH A SHARED VISION, SUPPORTING GOALS, AND ACTIONS FOR THE NEIGHBORHOOD, PROVIDING A ROAD MAP TO GUIDE THE COMMUNITY, AS WELL AS PUBLIC AND PRIVATE PARTNERS, AS THEY WORK TOGETHER TO ACHIEVE THE VISION. THIS INCLUDES PRIORITIES FOR DIVERSE SMALL BUSINESSES, HOUSING AFFORDABILITY, INFRASTRUCTURE & AMENITIES, AND COLLABORATION, ALL OF WHICH ARE VITAL COMPONENTS OF THE LITTLE SAIGON LANDMARK PROJECT.

## WHICH GROUPS WE TALKED TO

FLS HAS ENGAGED VARIOUS COMMUNITY GROUPS AND INDIVIDUAL COMMUNITY MEMBERS OVER THE YEARS. THIS INCLUDED SOME OF OUR TARGET AUDIENCES OR USERS OF THE VIETNAMESE CULTURAL AND ECONOMIC CENTER, INCLUDING YOUNG VIETNAMESE ADULTS, VIETNAMESE PARENTS WITH CHILDREN UNDER 18 YEARS OF AGE, VIETNAMESE ELDERS, AND VIETNAMESE BUSINESS OWNERS. THIS WAS DONE THROUGH COMMUNITY SURVEYS, FOCUS GROUPS, AND SEMI-STRUCTURED INTERVIEWS CONDUCTED IN VIETNAMESE AND ENGLISH. WE ALSO MET WITH COMMUNITY LEADERS OF VARIOUS COMMUNITY GROUPS THAT SERVE THE VIETNAMESE AND/OR CID COMMUNITY, SUCH AS HELPING LINK, THE VIETNAMESE AMERICAN COMMUNITY OF SNO-KING COUNTIES, THE VIETNAMESE REPRESENTATIVE COUNCIL OF WASHINGTON, THE VIETNAMESE SENIOR ASSOCIATION, FORMERLY THE VIETNAMESE FRIENDSHIP ASSOCIATION NOW KENDALIA, VIETNAMESE ACTIVITY CENTER, SCIDPDA, INTERIM CDA, ACRS, AND THE WING LUKE MUSEUM. WE INTEND TO REACH BACK OUT TO THESE COMMUNITY GROUPS AND OTHER KEY STAKEHOLDERS AS OUTLINED IN OUR COMMUNITY ENGAGEMENT PLAN.

## WHAT WE HEARD FROM COMMUNITY - KEY NEEDS

- A WELCOMING AND SAFE PLACE TO CONNECT WITH OTHER VIETNAMESE COMMUNITY MEMBERS
- PLACE TO TELL OUR STORY AND OUR HISTORY, STRONG CULTURAL IDENTITY AND PRIDE
- A PLACE THAT PROVIDES/HELPS NAVIGATE SERVICES AND RESOURCES TO SMALL BUSINESSES, SENIORS, YOUTH, AND FAMILIES.
- NAVIGATION SERVICES FOR COMMUNITY MEMBERS LOOKING FOR HOUSING AND OTHER SERVICES
- SPACE TO GATHER AROUND FOOD
- OPPORTUNITIES FOR VENDING
- SPACE TO HOST VIETNAMESE HOLIDAYS AND CELEBRATIONS
- SAFE AND CONVENIENT PLACE FOR CHILDREN TO ENGAGE IN LANGUAGE AND CULTURAL ACTIVITIES
- PLACE FOR CHILDREN OF BUSINESSES TO HANG OUT



# COMMUNITY ENGAGEMENT PLAN

ENGAGEMENT AROUND THE LANDMARK DEVELOPMENT WILL BE SPLIT INTO THREE LEVELS OF STAKEHOLDERS. THESE STAKEHOLDERS WILL BE ENGAGED THROUGHOUT THE PRE-DEVELOPMENT AND CONSTRUCTION PROCESSES FOR THIS SITE, BUT WILL BE ENGAGED AT DIFFERENT LEVELS, BASED ON THEIR PROXIMITY TO THE SITE AND RELATIONSHIP TO THE PROJECT. THIS IS A PRELIMINARY LIST OF STAKEHOLDERS AND MAY SHIFT DEPENDING ON COMMUNITY CONCERNS AND NEEDS.

THE SEATTLE CHINATOWN INTERNATIONAL DISTRICT PRESERVATION AND DEVELOPMENT AUTHORITY (SCIDPDA) AND THE FRIENDS OF LITTLE SÀI GÒN (FLS) ARE PARTNERS IN THIS WORK AND ARE INTEGRAL TO THE DEVELOPMENT OF THIS PROJECT. WE WILL WORK WITH ALL PARTNERS TO ASSIST IN AUGMENTING A PLAN TO AFFIRMATIVELY MARKET THIS DEVELOPMENT TO THE COMMUNITY IT IS INTENDED TO SERVE. WE WILL ALSO MEET WITH THE CITY OF SEATTLE DEPARTMENT OF NEIGHBORHOODS TO FURTHER DEVELOP AND REFINE THE OUTREACH STRATEGY TO ENSURE WE ARE CONNECTING WITH ALL THE APPROPRIATE STAKEHOLDERS IN AN APPROPRIATE MANNER.

## KEY COMMUNITY STAKEHOLDER LIST

### TIER 1 – HIGH LEVEL OF ENGAGEMENT

- FRIENDS OF LITTLE SÀI GÒN
- IMMEDIATELY ADJACENT PROPERTY OWNERS AND RESIDENTS WITHIN 500 FEET OF PROPERTY, INCLUDING THAI BINH APARTMENTS, PACIFIC CENTER CONDOMINIUMS, COHO REAL ESTATE, BEAM APARTMENTS, VIET-WAH GROUP, ASIAN PLAZA, CHINESE SOUTHERN BAPTIST CHURCH, AND SEATTLE HOUSING AUTHORITY
- IMMEDIATELY ADJACENT COMMERCIAL TENANTS WITHIN 500 FEET OF PROPERTY, INCLUDING PHNOM PENH NOODLE HOUSE, A+ TAX & ACCOUNTING, PHIN VIETNAMESE COFFEE, JOYALE SEAFOOD, PIPA MOUNTAIN HOT POT, SUSHI AVE, NAM PHUONG BOOKSTORE, CENTER FOR BICYCLE REPAIR, TAMARIND TREE, VIETNAM HOUSE, CHONG WAH HERBS & GIFTS, LYN HAIR SALON, THANH VI, SICHUANESSE CUISINE, OCEAN PACIFIC TRAVEL, FA SHENG TEMPLE, ZEROPLUS, CHU MINH TOFU, BUBBLE TEA FRESH FRUIT JUICE
- SEATTLE PUBLIC SCHOOLS’ LOCATIONS NEARBY (BAILEY GATZERT ELEMENTARY); SUMMIT SIERRA CHARTER SCHOOL
- COMMUNITY ORGANIZATIONS BASED IN CLOSE PROXIMITY, INCLUDING NISEI VETERANS ASSOCIATION, SEATTLE INDIAN HEALTH BOARD, SEATTLE INDIAN COMMISSION, GOODWILL INDUSTRIES, INTERNATIONAL COMMUNITY HEALTH SERVICES, INTERIM COMMUNITY DEVELOPMENT ASSOCIATION, CID BUSINESS IMPROVEMENT AREA, WING LUKE MUSEUM, CHINESE INFORMATION & SERVICE CENTER, PLYMOUTH, LOW INCOME HOUSING INSTITUTE, DOWNTOWN EMERGENCY SERVICE CENTER

### TIER 2 – MODERATE LEVEL OF ENGAGEMENT

- RESIDENTS WITHIN 0.5 MILES OF 1001 S JACKSON ST DEVELOPMENT

- COMMERCIAL TENANTS WITHIN .5 MILES OF 1001 S JACKSON ST DEVELOPMENT
- COMMUNITY ORGANIZATIONS IN THE CHINATOWN INTERNATIONAL DISTRICT, INCLUDING HISTORIC SOUTH DOWNTOWN, JAPANESE CULTURAL & COMMUNITY CENTER OF WA, RVC SEATTLE, TEAM CHILD, BRIGHTSPARK EARLY LEARNING SERVICES, PUGET SOUND SAGE, API CHAYA
- INTERNATIONAL DISTRICT/CHINATOWN COMMUNITY CENTER
- INTERNATIONAL DISTRICT/CHINATOWN BRANCH – SEATTLE PUBLIC LIBRARY

### TIER 3 – LOW LEVEL OF ENGAGEMENT

- REMAINDER OF CHINATOWN INTERNATIONAL DISTRICT
- ROUGHLY ONE TO TWO MILE RADIUS OF 1001 S JACKSON

## TYPES OF ENGAGEMENT

- TIER 1 GROUP WILL HAVE ONE-ON-ONE MEETINGS WILL OCCUR ON TOPICS THAT ARE APPROPRIATE FOR EACH TIER 1 STAKEHOLDER
- TIER 2 GROUP WILL HAVE COMMUNITY MEETINGS WHERE INVITES ARE TARGETED TO THE AREAS DEFINED - OPEN HOUSE WITH FLS TO ANNOUNCE THE PROJECT
- TIER 3 WILL BE LARGER ENGAGEMENT (E.G. OPEN HOUSES), TABLING AT COMMUNITY EVENTS, TABLING AT GROCERY STORES AND PUBLIC SPACES

## COMMUNICATIONS MATERIALS

- ALL LARGER COMMUNICATIONS MATERIALS (FLIERS, ONE PAGERS, ETC.) WILL BE TRANSLATED INTO VIETNAMESE, TRADITIONAL CHINESE, TAGALOG, SPANISH, AND SOMALI AT MINIMUM
- WHEN APPLICABLE, MORE IN-DEPTH MATERIAL MAY NEED TO BE TRANSLATED IN ORDER TO ENGAGE IMMEDIATELY ADJACENT PROPERTY OWNERS OR BUSINESSES SO THAT THEY FULLY UNDERSTAND MATERIAL
- IF HOSTING LARGER COMMUNITY EVENTS OPEN TO THE PUBLIC (TIER 3), ADVERTISEMENT FOR EVENTS WILL BE IN ETHNIC MEDIA PLATFORMS
- FOR OPEN HOUSE EVENTS OR OUTREACH EVENTS OPEN TO THE PUBLIC, POSTING OF FLIERS CAN HAPPEN THROUGHOUT THE GEOGRAPHIC AREA OUTLINED IN TIER 3
- A WEBPAGE/BLOGS WITH PRODUCT UPDATES
- MATERIALS WILL ALSO BE SENT VIA EMAIL LISTSERVS AND NEWSLETTERS TO COMMUNITY PARTNERS
- MATERIALS WILL NOTE SCIDPDA AND CONTACT INFORMATION WEBSITE ADDRESS, WHICH WE WILL POST PROJECT UPDATES.



PROJECT VISION

FRIENDS OF LITTLE SÀI GÒN

ENVISIONS A COMMUNITY-OWNED

GATHERING SPACE OFFERING

**AFFORDABLE FAMILY HOUSING,**

**AFFORDABLE COMMERCIAL**

**SPACE, AND A CULTURAL CENTER**

SERVING THE NEEDS OF THE PRIMARILY

DISPLACED VIETNAMESE AND SOUTHEAST

ASIAN COMMUNITIES IN KING COUNTY.





## DEVELOPMENT OBJECTIVES

**SUPPORT LITTLE SAIGON  
NEIGHBORHOOD'S VISION**

**CREATE A COMMUNITY HUB FOR  
LITTLE SAIGON NEIGHBORHOOD**

**REFLECT VIETNAMESE  
AMERICANS' CULTURE**

**CREATE A STRONG ACTIVATED  
URBAN STREET EXPERIENCE**

**MAXIMIZE AMOUNT AND QUALITY  
OF AFFORDABLE FAMILY HOUSING**





# LITTLE SAIGON 2030 ACTION PLAN DESIGN RECOMMENDATIONS

## CHARACTER RECOMMENDATIONS

- INTEGRATE ART

## STREET GRID AND BLOCK PATTERN RECOMMENDATIONS

- REQUIRE ACTIVE EDGES ON THE GROUND FLOOR
- DESIGN STREETS TO REFLECT COMMUNITY VISION

## PEDESTRIAN COMFORT RECOMMENDATIONS

- PROVIDE WEATHER PROTECTION
- ADD MORE STREET TREES
- ENCOURAGE LIGHTING THAT IMPROVES THE CHARACTER AND THE PERCEPTION OF SECURITY IN THE NEIGHBORHOOD
- CREATE DIVERSE, COMFORTABLE, WELCOMING OUTDOOR SPACES

## ARCHITECTURAL RECOMMENDATIONS

- ENCOURAGE HIGH QUALITY MATERIALS
- CREATE DISTINCT ARTICULATION IN MASSING TO AVOID LONG, TALL BUILDINGS ABOVE THE STREET LEVEL
- DESIGN COMPATIBLE GROUND FLOOR RETAIL AND COMMERCIAL SPACES
- DESIGN INVITING RETAIL AND COMMERCIAL ENTRIES
- ENCOURAGE HOUSING TYPES THAT CAN ACCOMMODATE LARGE, MULTIGENERATIONAL FAMILIES





# LITTLE SAIGON NEIGHBORHOOD & VIETNAMESE CULTURE



COMMUNITY SPIRIT  
HARMONY IN LIFE  
SOCIAL COHESION  
RESPECT FOR THE ELDER





# LITTLE SAIGON NEIGHBORHOOD & VIETNAMESE CULTURE



HOLIDAYS & CELEBRATION

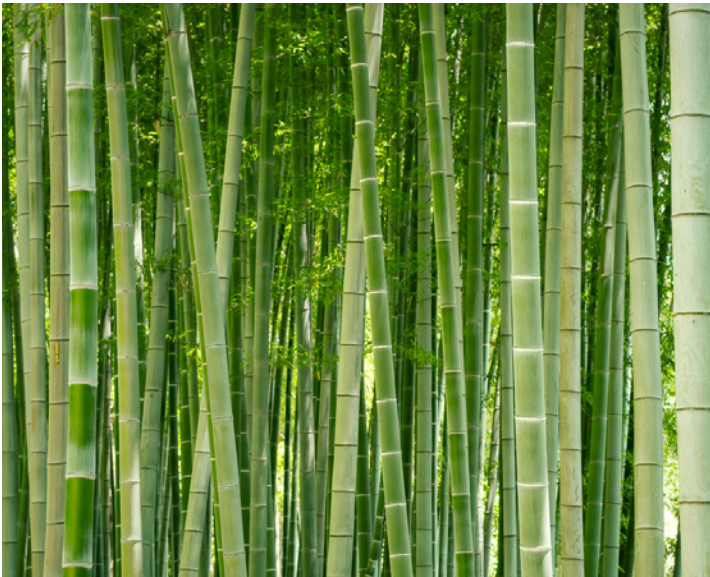
CUISINE

ARTS & CRAFTS





# VIETNAMESE CULTURE



**BAMBOO**  
**BAMBOO CRAFTS**  
**CERAMIC MOSAIC MURAL**  
**COLOR**





# PROPOSED BUILDING MASSING - LOOKING FROM NORTHWEST



## MASSING APPROACH

Clear expression of building program

6-story upper mass - residential units  
over 1-story base - cultural center  
& residential amenity space

Upper mass is setback by 11' from lot line  
along 10th Avenue S due to the existing  
overhead power line (14' clearance  
from the closest wire to face of building  
required by Seattle City Light)

Distinctive building base to highlight  
cultural center at street level

Building base is setback by 5'  
along S Jackson Street to enhance  
pedestrian experience

Simple form with vertical recesses to bring  
natural light at the end of corridors

C-shape configuration with podium-  
level courtyard facing east



# PROPOSED BUILDING MASSING - LOOKING FROM NORTHEAST



## MASSING APPROACH

### Clear expression of building program

6-story upper mass - residential units  
over 1-story base - cultural center  
& residential amenity space

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level courtyard facing east



# PROPOSED BUILDING MASSING - LOOKING FROM SOUTHWEST



## MASSING APPROACH

Clear expression of building program

6-story upper mass - residential units  
over 1-story base - cultural center  
& residential amenity space

Upper mass is setback by 11' from lot line  
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overhead power line (14' clearance  
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Building base is setback by 5'  
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Simple form with vertical recesses to bring  
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C-shape configuration with podium-  
level courtyard facing east



# PROPOSED BUILDING MASSING - LOOKING FROM SOUTHEAST



## MASSING APPROACH

Clear expression of building program

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# BUILDING MASSING OPTIONS - LOOKING FROM NORTHWEST



**OPTION 1 - PROPOSED OPTION**  
**COURTYARD FACING EAST**  
MAXIMIZE AFFORDABLE HOUSING UNITS



**OPTION 2**  
**COURTYARD FACING WEST**  
LOSE AT LEAST 6 AFFORDABLE HOUSING UNITS  
COURTYARD FACING STREET - MASSING APPROACH IS NOT CONSISTENT WITH THE EXISITNG BUILDING ACROSS STREET



**OPTION 3**  
**LIGHT WELL FACING SOUTH**  
LOSE AT LEAST 12 AFFORDABLE HOUSING UNITS  
SINGLE LOADED CORRIDOR LAYOUT, NOT COST EFFECTIVE



# BUILDING MASSING OPTIONS - LOOKING FROM NORTHEAST



OPTION 1 - PROPOSED OPTION

COURTYARD FACING EAST

MAXIMIZE AFFORDABLE HOUSING UNITS



OPTION 2

COURTYARD FACING WEST

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# BUILDING MASSING OPTIONS - LOOKING FROM SOUTHEAST



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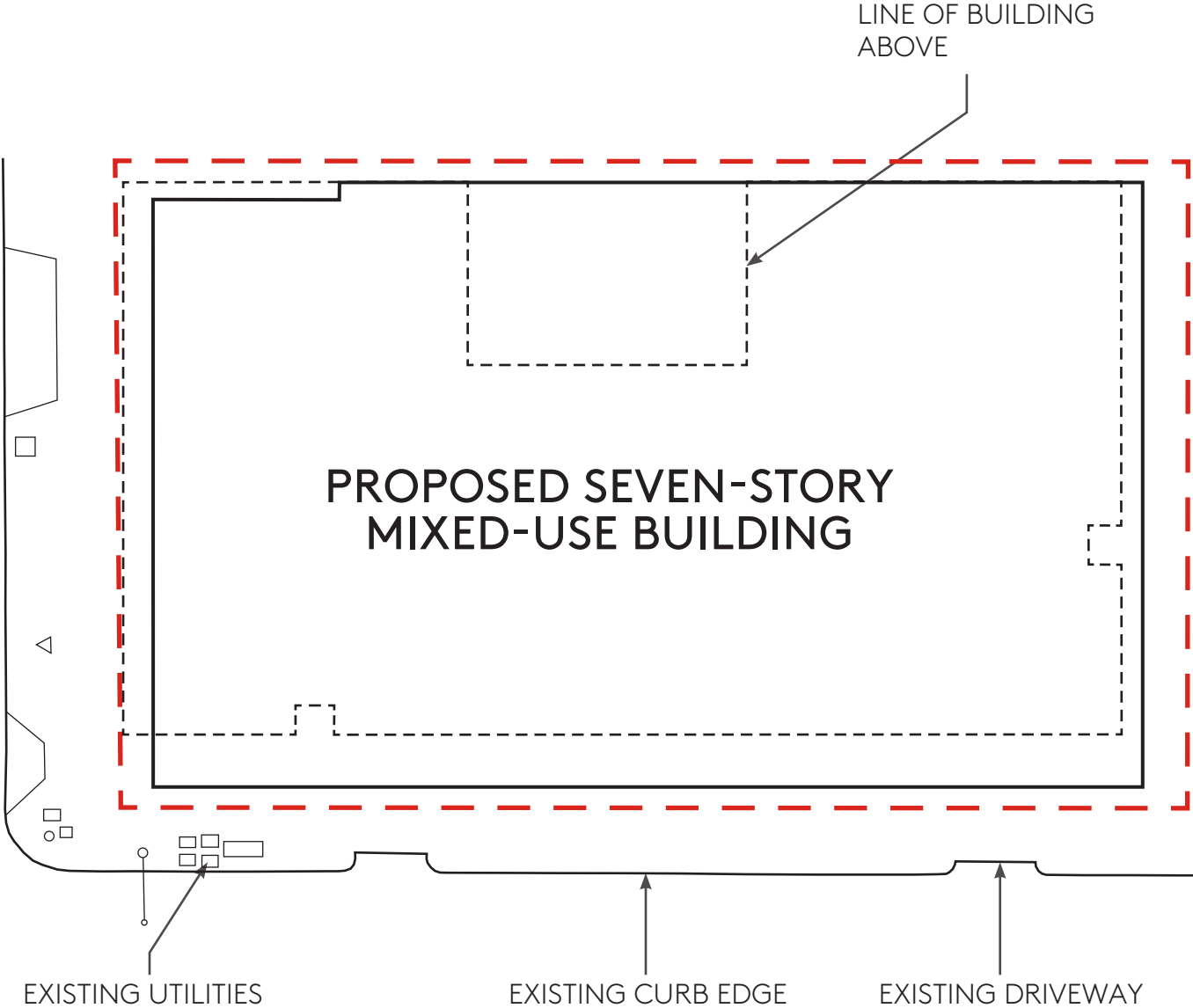
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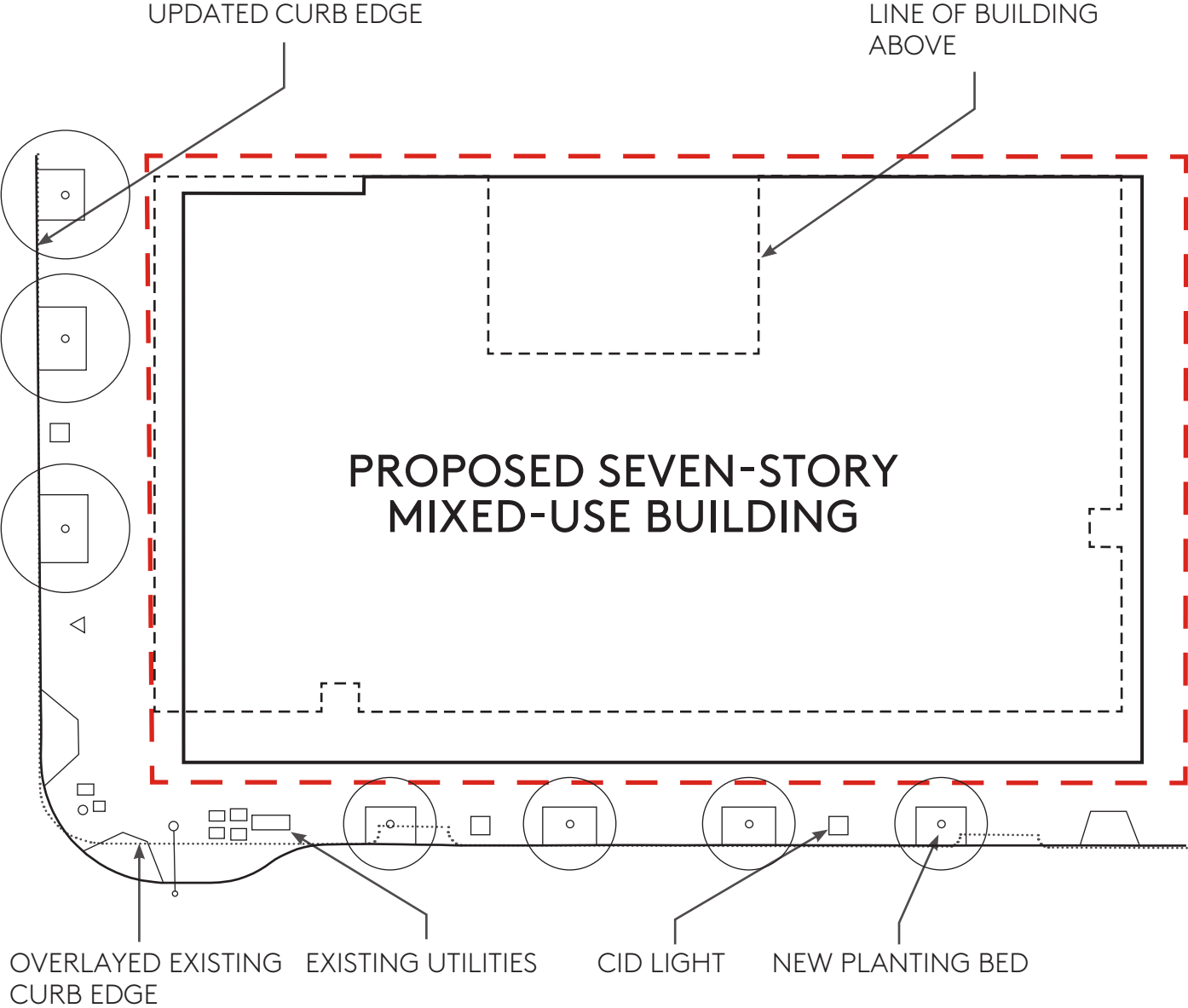
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# PROPOSED SITE CHANGES DIAGRAM



EXISTING CONDITIONS

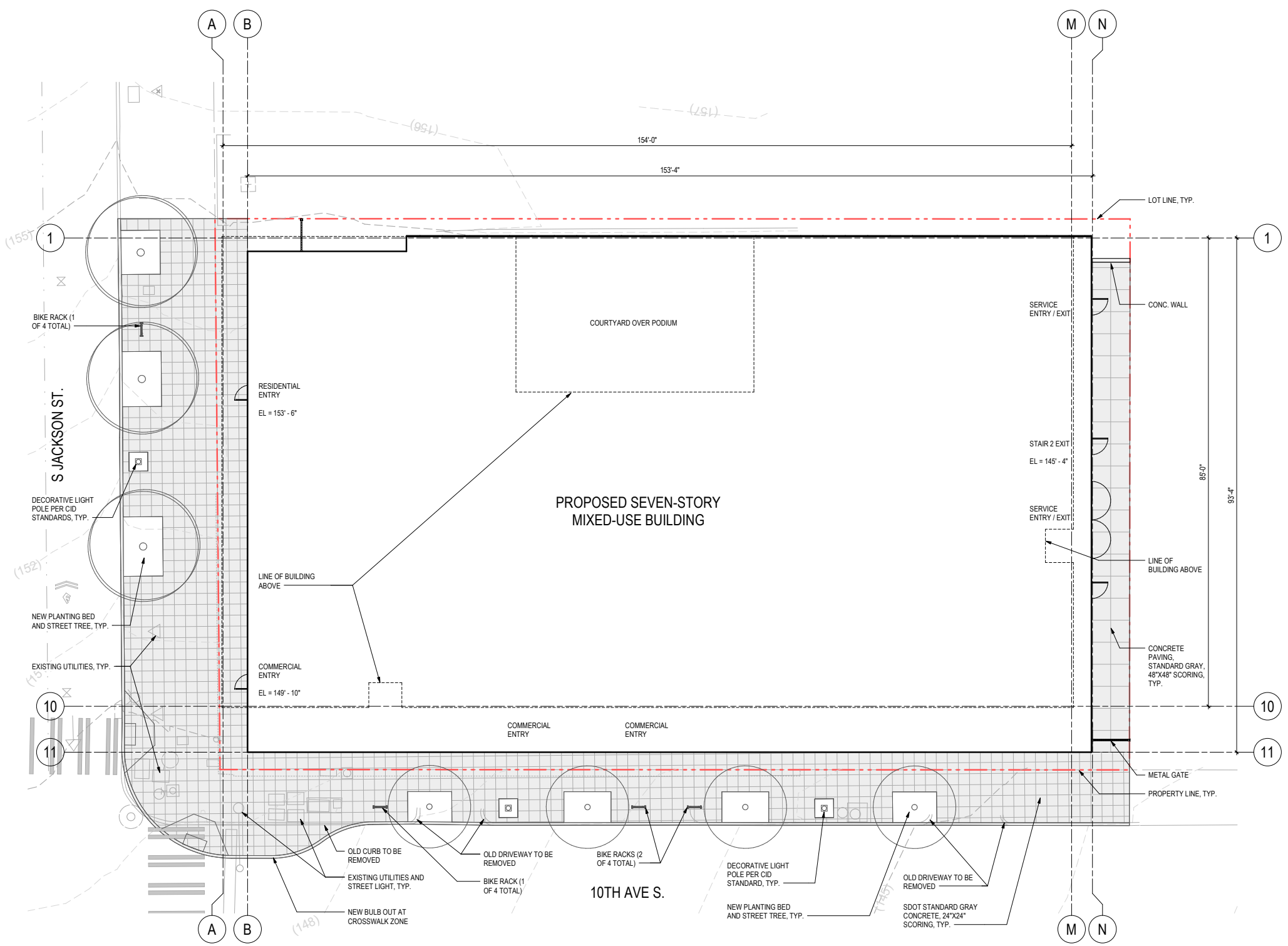


PROPOSED CHANGES





PROPOSED SITE PLAN



SUMMARY

LEVEL 1		
COMMERCIAL	APPROX. 7,570 GSF	
RESIDENTIAL	APPROX. 6,680 GSF	
TOTAL	APPROX. 14,250 GSF	
LEVEL 2		
RESIDENTIAL	APPROX. 11,934 GSF	
LEVEL 3		
RESIDENTIAL	APPROX. 11,934 GSF	
LEVEL 4		
RESIDENTIAL	APPROX. 11,934 GSF	
LEVEL 5		
RESIDENTIAL	APPROX. 11,934 GSF	
LEVEL 6		
RESIDENTIAL	APPROX. 11,934 GSF	
LEVEL 7		
RESIDENTIAL	APPROX. 11,934 GSF	

TOTAL COMMERCIAL	APPROX. 7,570 GSF
TOTAL RESIDENTIAL	APPROX. 78,284 GSF
BUILDING TOTAL	APPROX. 85,854 GSF

UNIT COUNT		
3B/1.5B	12 UNITS	(16.9%)
2B/1B	35 UNITS	(49.3%)
1B/1B	12 UNITS	(33.8%)

TOTAL 71 UNITS

TYPE A ACCESSIBLE UNITS		
3B/1.5B	1 UNIT	
2B/1B	2 UNIT	
1B/1B	1 UNITS	
TOTAL	4 UNITS, 5% OF TOTAL UNITS	



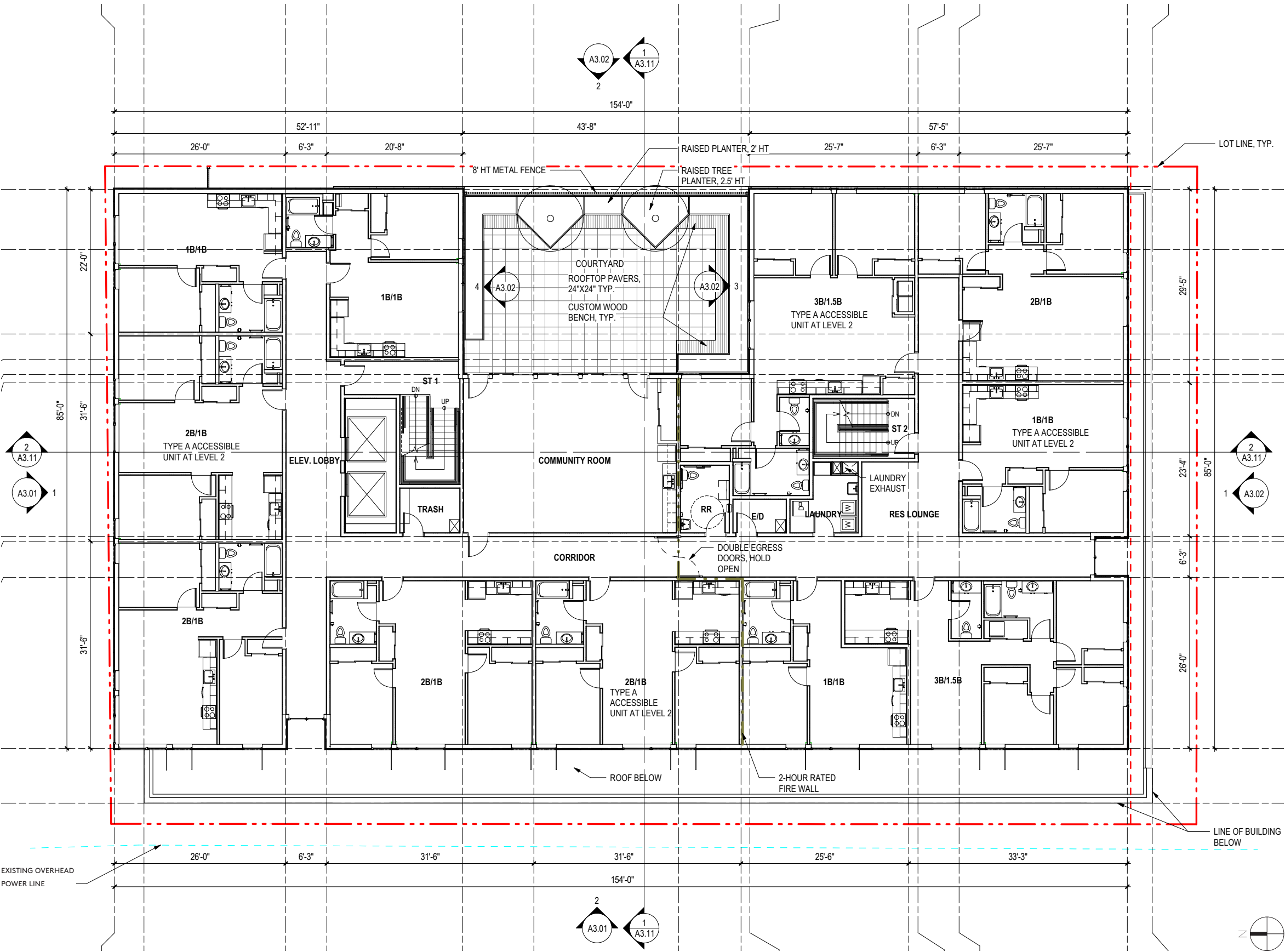


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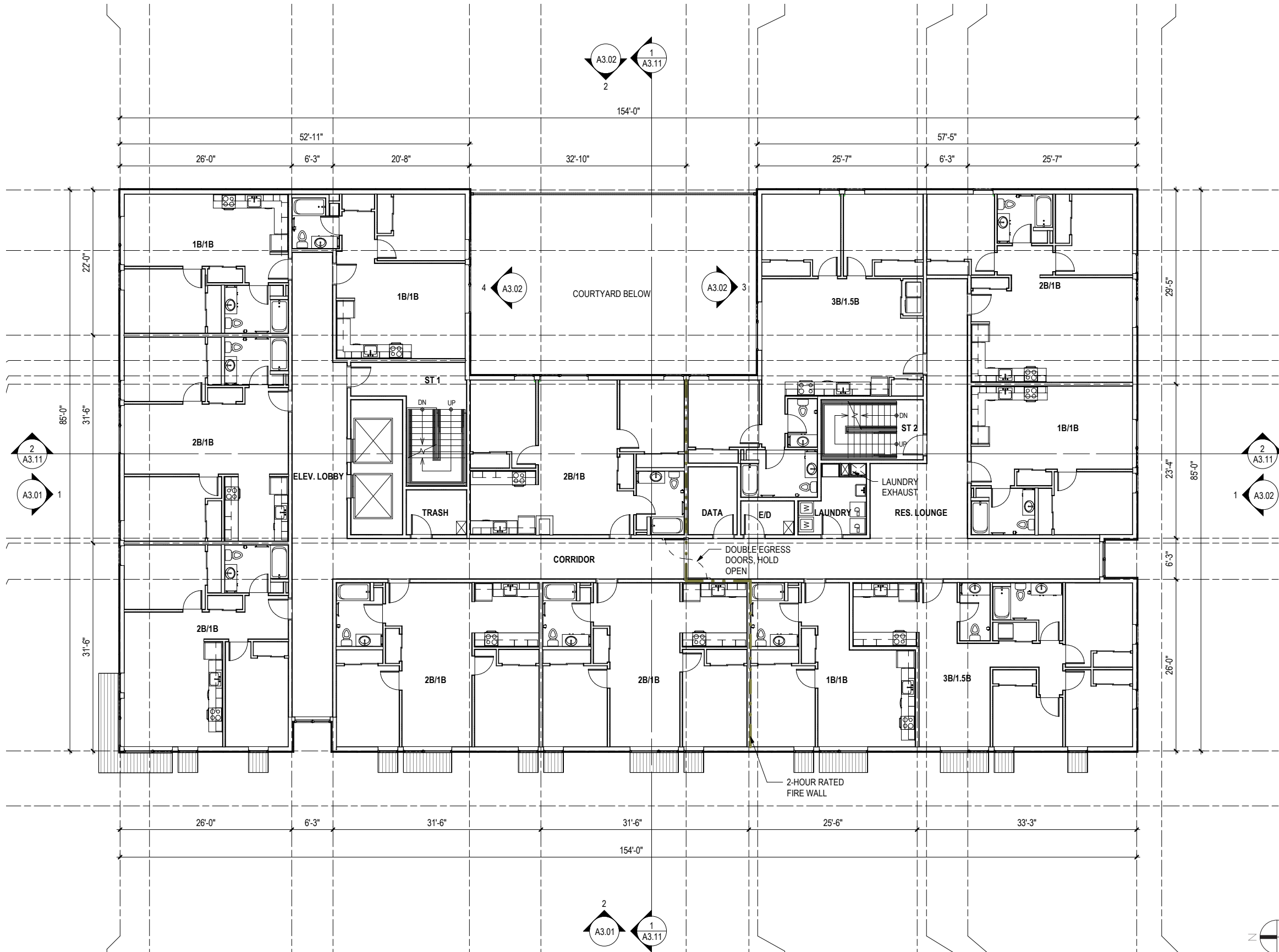


PROPOSED LEVEL 2 FLOOR PLAN



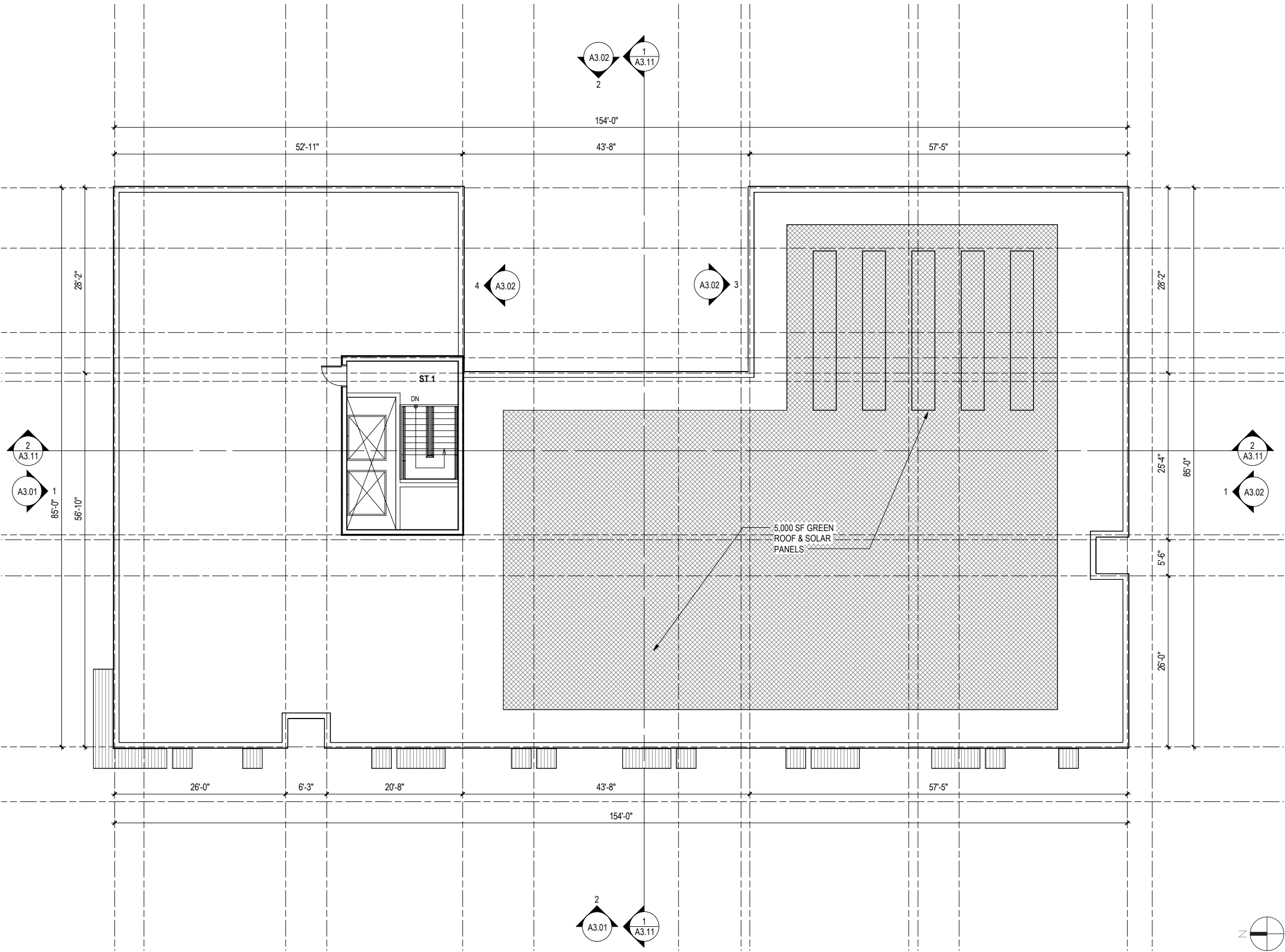


## PROPOSED LEVEL 3 TO LEVEL 7 FLOOR PLAN



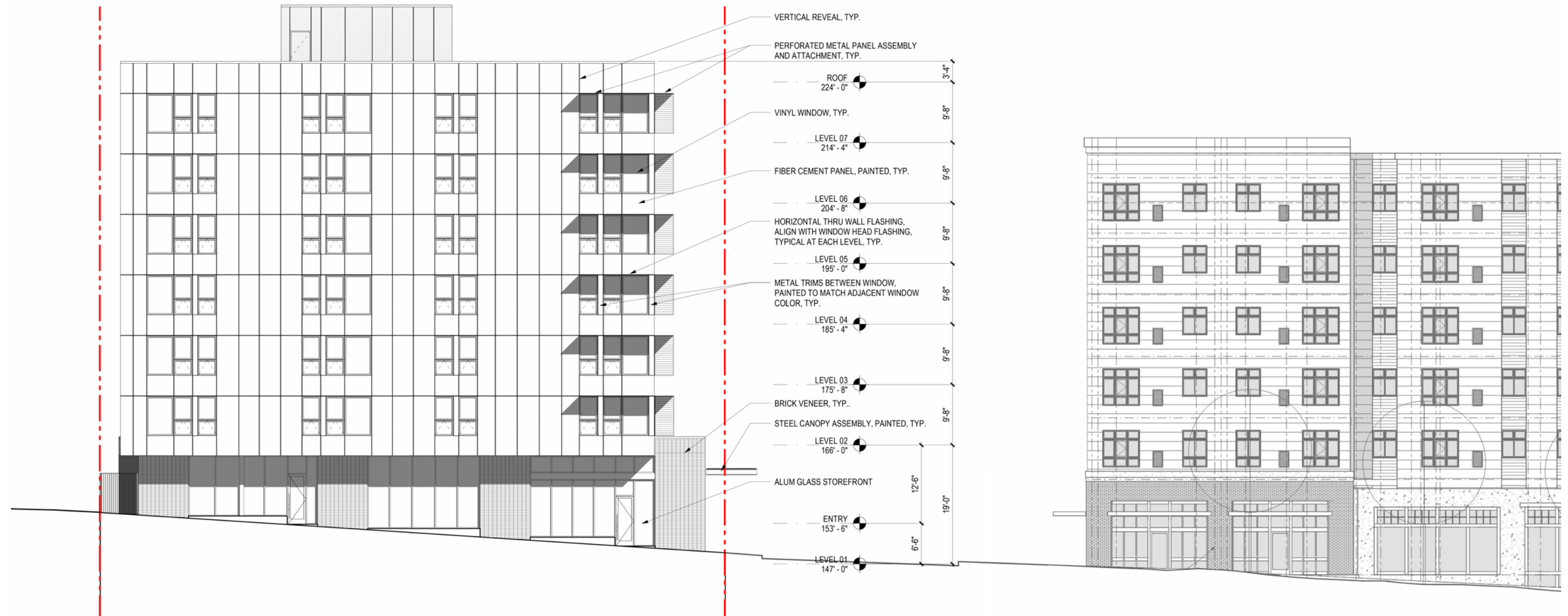


PROPOSED ROOF PLAN





## PROPOSED BUILDING ELEVATIONS - NORTH



## PROPOSED BUILDING

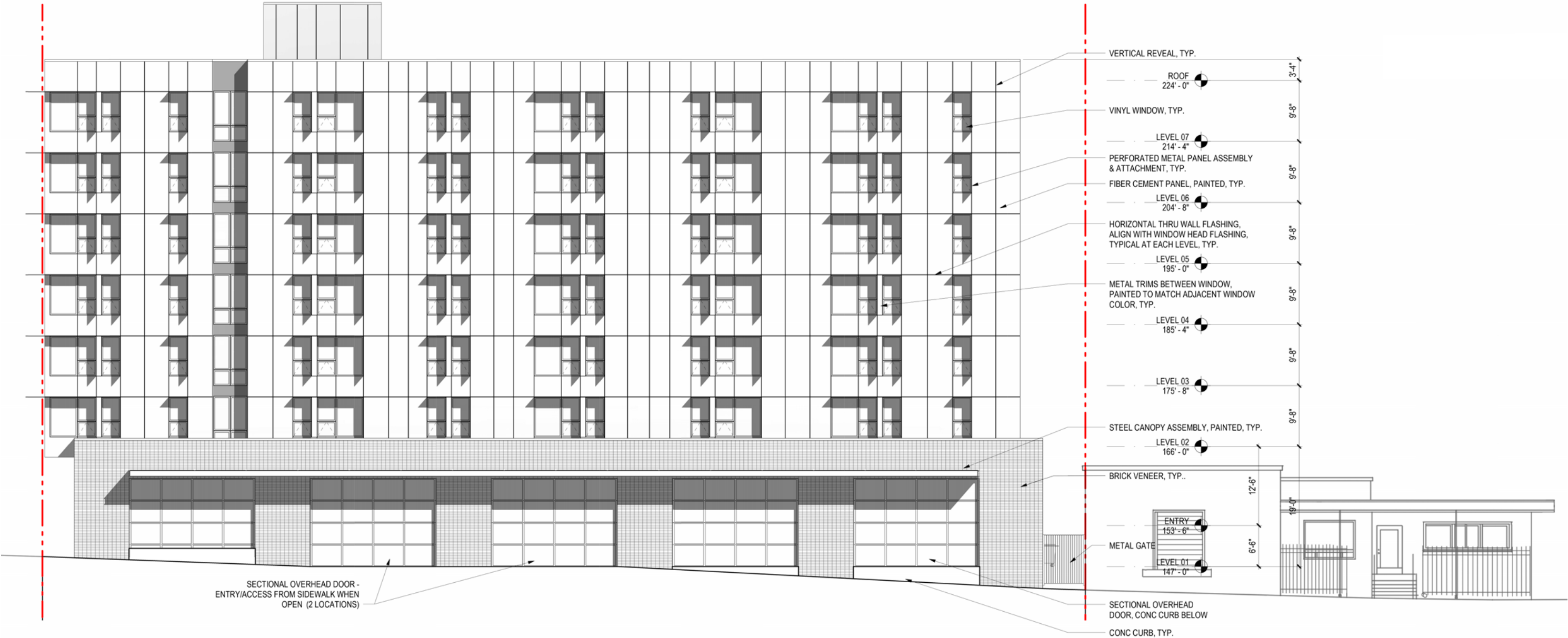
10TH AVE S

## THAI BINH APARTMENTS

LITTLE SAIGON LANDMARK / **BOARD BRIEFING #1** / OCTOBER 19, 2023



PROPOSED BUILDING ELEVATIONS - WEST



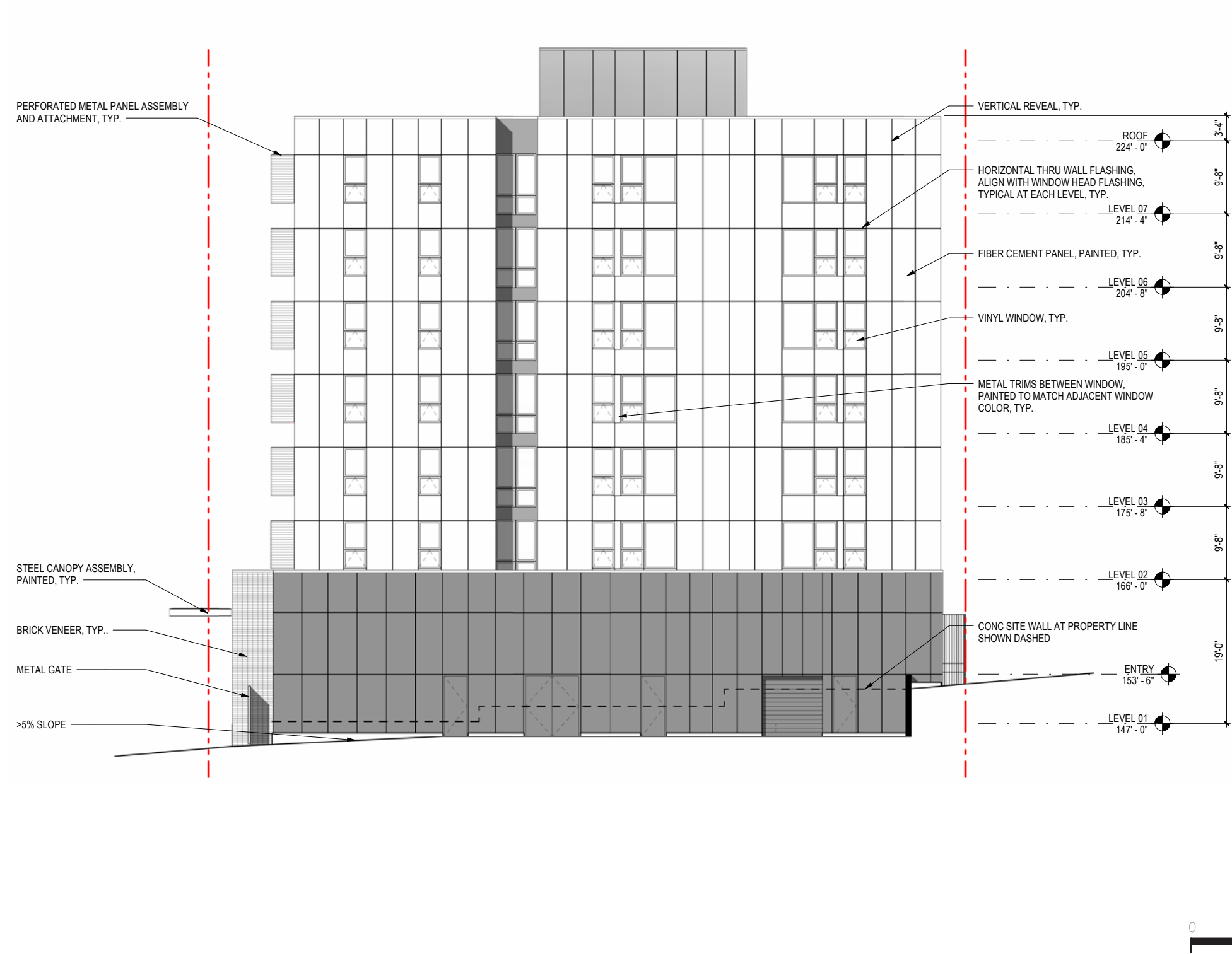
PROPOSED BUILDING

VIET-WAH GROUP



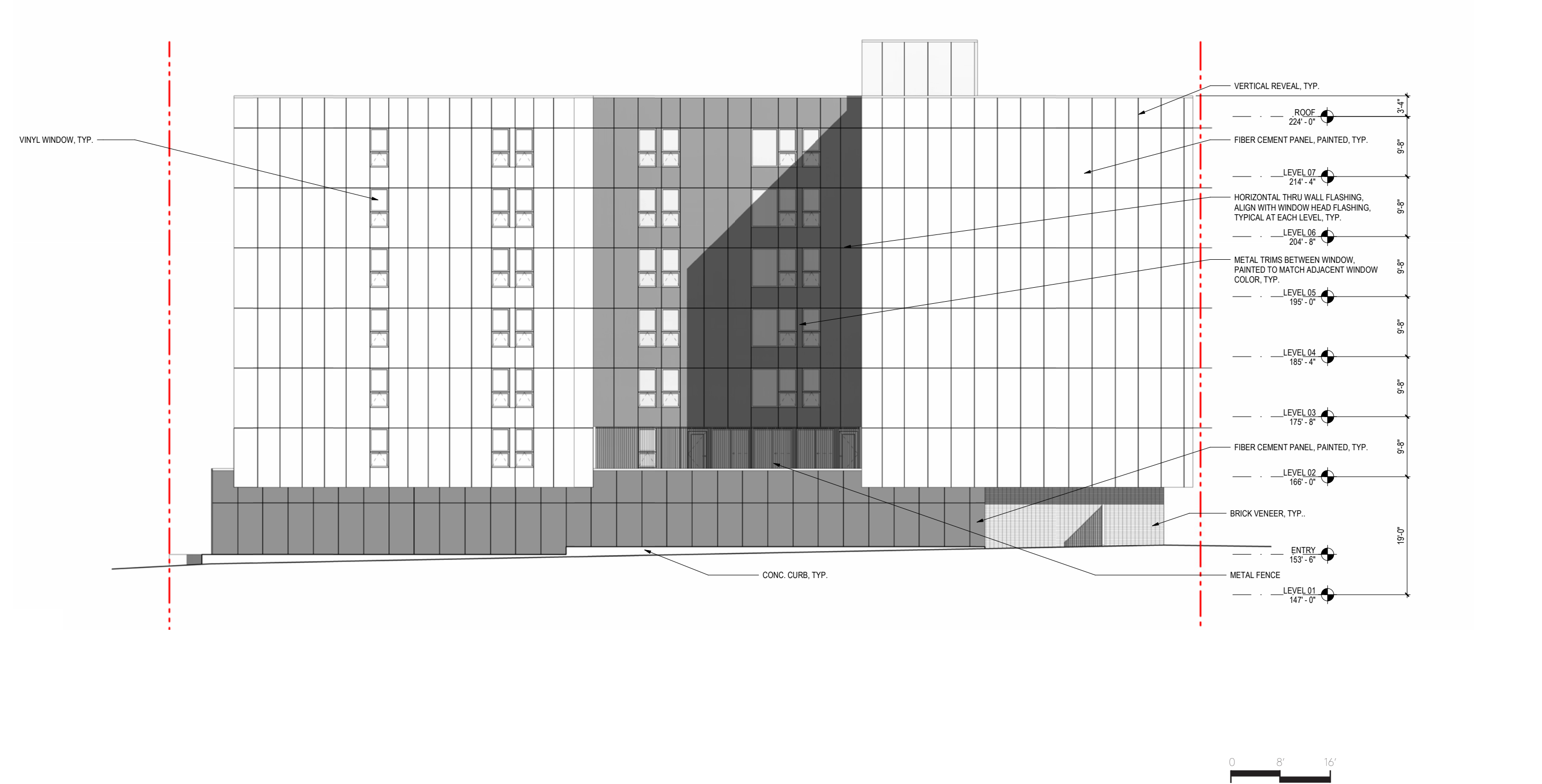


# PROPOSED BUILDING ELEVATIONS - SOUTH





# PROPOSED BUILDING ELEVATIONS - EAST (COURTYARD)





PROPOSED BUILDING E-W SECTION





PROPOSED BUILDING N-S SECTION

