

Hà Tiên
1005 S. KING STREET
SEATTLE, WA 98105

PROJECT SUMMARY

Hà Tiên is a proposed new construction located in the Little Saigon neighborhood of Seattle's International Special Review District. The project is situated at the corner of South King Street and 10th Avenue South. The building is located directly across 10th Ave. S from the Historic Chinese Southern Baptist church and diagonal from the recently completed ThaiBinh apartments and across S King St. from the new Jackson St. Apartments (currently under construction). The Hà Tiên's location in the neighborhood strategically places it in the neighborhood as a sort of visual gateway into the Little Saigon Neighborhood from the King Street entry into the neighborhood.

The proposed building consists of 7 levels of residential units over ground floor commercial with two levels of below grade parking. The residential floors will support 100 residential units with 7% of those units designated as low-income units per MHA requirements. The units will be a mix of 1-bedroom, studio, and two bedroom units, with 1-bedroom units making up the bulk of the unit mix (see page **A001** for full breakdown of units and square footages for the building). The below grade parking will contain 77 parking stalls for residents of the building and is accessed via the garage entry located on 10th Ave. S. and will utilize an Auto-park system to maximize the number of parking provided within the building.

The ground floor of Hà Tiên at S King St. will be occupied by small scale commercial spaces. These retail spaces will be supported by wider sidewalks and a landscaped streetscape to create a more developed and open pedestrian experience along this major street within the neighborhood. The building will also emphasize its corner location by locating a large public gathering space at the building's prominent corner location. This public space is planned to feature landscaping, statue featuring the Vietnamese Áo dài, and a large open area to encourage pedestrian interaction with the building and to reinforce the idea of the building as a gateway into the Little Saigon neighborhood.

The materials chosen for Hà Tiên will be of high quality and reflect the material character of the neighborhood. The base will be well defined and composed of the traditional red brick, which serves as a direct nod to the historic church adjacent to the proposed project as well as a reference to the traditional material language present in the International Special Review District. This serves as a material bridge between the two neighborhoods. The residential floors of the building will be primarily white with ShouSugi Ban panels. The building will also feature accent colors to reflect the character of the neighborhood.

DEMOLITION SUMMARY

The Hà Tiên will require the demolition of the single story retail structure which currently occupies the site. The site is composed of two properties located in the Little Saigon area of Seattle's international district (1001 S. King St. & 1005 S. King St.). The properties remain unidentified as historic properties by the National Register of Historic places as well as the Livable South Downtown Environment Impact Study (EIS) prior to the rezoning of the neighborhood. The two properties, 1001 South King Street and 1005 South King Street have gone through many transitions in uses and alterations to the buildings' interiors and exteriors since their original construction. The building has served a variety of industrial uses throughout its lifespan and is currently vacant. Our office as well as the ISRB has agreed that this building does not meet the criteria to be considered a historic property in the context of this neighborhood. The building is in poor condition with broken exterior walls and storefront. Most of the unaltered sections of the building are patched together without a seal to the exterior of the building. (see **A101**)