

Date: April 18th, 2022

To: Rebecca Frestedt, ISRD

Subject: ISRD Briefing 2 – Project Summary

Project: 1237 S Jackson St
SDCI project # 3033521-LU, DONH-COA-00367

Project Summary:

Quoc Dang and JW Architects are collaborating to design the redevelopment of 1237 S Jackson St. This project will be located midblock on the south side of S Jackson Street. This urban infill project site is currently occupied by a single story commercial building that has been owned and managed by the project developer for many years. Now, they would like to redevelop their property into a mixed-use building with commercial space on the first floor and apartment units above. The project aims to continue to provide a commercial space on the street level as it has been in commercial or retail use for over 90 years.

The project intends to provide a mix of unit sizes from studios to large one-bedroom/den units that will accommodate various household sizes and lifestyles. When it is complete, the new building will be six stories tall and will include flexible commercial spaces facing Jackson Street with approximately (84) apartment units and (34) underground parking stalls. In this newest briefing packet, the massing and design elements have been further refined and adjusted based on comments from the first briefing on February 11th, 2020.

From the ISRD Meeting minutes, there were a couple key take aways. The board had no issue with replacing the existing deli building since it has no integral architectural history for the area but would like to see the new commercial space consider design elements which could help small business and retail thrive in the area. Public Outreach is not required in the historic districts, but the board suggested that in-person outreach is valuable. They suggested reaching out to Friends of Little Saigon and to get interpreters. The 'L' shaped plan was presented as the preferred massing approach. The board suggested to have as many units face north and south due to future development to the west. The board asked to see more detail and modulation at the commercial and residential massings with explorations of the residential entry location and relationships to the local culture. The board suggested moving away from Chinatown associations since this is in the Saigon area of the International District.

Since the first briefing packet, public outreach has been conducted. We took three outreach approaches to reach as many people as possible. First, we created flyers and distributed them in a 500 foot radius from the site. Second, we created a project website which had project information, contact information and a link to an online survey. Third, we worked with local organization, Friends of Little Saigon, who provided translators and went to local businesses and organizations with the project flyer and information. All the information was provided in English, traditional Chinese and Vietnamese. As a result of these types of outreach, we were able to gather information from the public about what they value in future development. Overall, the most common feedback was in favor of safety features, affordability, seating/congregating spaces, and amenities for the neighborhood.

In this second briefing packet, the 'L' shaped massing has been further refined and presented as the preferred "Option 4." The L-shaped massing maximizes the units' views toward the south to Mt. Rainier, while offering views towards the west and north to downtown. Deep units are created this way which are similar to the LIHI Apartment next door to the east. This massing shape also helps meet the height clearance requirements for SPU's trash truck turnaround, which occurs off the alley on the southeastern part of the site. The fourth iteration for this site responds to the street with a one-story commercial element. A second commercial brick story was explored but, it would deviate from the neighboring lots' scale on the east and west property lines. A single-story approach

respects and holds the neighboring articulation. The single story also allows for unit decks on Level 2 to activate the street façade while also staying out of the high voltage power line clearances. Occupiable decks would not be an option with a two-story commercial massing. This approach also creates more “eyes on the street” for heightened security.

A separate massing for the residential entry is expressed on the northwest corner. Other entry locations were explored but this location allows for the most flexibility with the commercial space layout. It allows for a large single tenant or numerous tenants in the space. The northwest corner is also where the building points to downtown and it is aligned above with a large indoor and outdoor amenity space at the roof for the residents.

The commercial street frontage is articulated with multiple bays and brick. This adds modulation and texture to the urban fabric. The bays are intended to be flexible with different options for each tenant. They could be used as entries, small sit-down areas or walk-up counters.

The architectural inspiration for the residential massing comes from urban Vietnamese Tube Houses and various screening patterns. Randomized balconies with brightly colored gabled screens provide visual interest, modulation, color, and texture to the street presence. The residential entry is distinguished by a larger version of the gable screening at the street. Glazing surrounds the lobby area and screen to allow for “eyes on the street.” This entry screen and a proposed commercial canopy will also provide weather protection. There are multiple design options for street signage based on precedents in the International District. Proposed options are canopy mounted, window vinyl decals, and wall mounted signs.

Overall, the modulation and articulation for this apartment building speak to the local culture and visually adds interest to the existing rich urban fabric that is part of the International District.

Thank you,

Julian Weber, AIA