



The City of Seattle

International Special Review District

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ISRD 192/23

MINUTES FOR THE MEETING OF TUESDAY, November 28, 2023

Time: 4:30pm
Place: Remote Meeting

Board Members Present

Ryan Gilbert
Heather Hargesheimer
Adrian Lam
Ming Zhang

Staff

Rebecca Frestedt
Melinda Bloom

Absent

Nella Kwan
Michael Le
Andy Yip

Chair Adrian Lam called the meeting to order at 4:30 pm.

112823.1 APPROVAL OF MEETING MINUTES

October 10, 2023

MM/SC/RG/HH 4:0:0 Minutes approved.

October 24, 2023 Postponed.

112823.2 PUBLIC COMMENT

Julie Pham, who owns property in the CID and whose family owns Northwest Vietnamese News, spoke in support of 1001 S. Jackson project noting that it's really needed and will improve safety and community activation.

Diana Le, Phnom Penh Noodle House, spoke in support of 1001 S. Jackson project. She said she was excited for the community space and that two- and three-bedroom units were incorporated into design. She said that the project is exactly what is needed in the community.

**Administered by The Historic Preservation Program
The Seattle Department of Neighborhoods**

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BOARD BRIEFING

1001 S. Jackson St.

Presenter: Doug Leigh, Mithun

Record number: DONH-COA-01062

Ms. Frestedt explained the briefing on Use and Preliminary Design for new construction of a 7-story mixed-use affordable housing development. The project will include 71 apartments and approximately 7680 sq ft of commercial space on the ground floor. The proposal includes demolition of the existing single story commercial building and adjacent surface parking lot.

Quynh Pham, Friends of Little Saigon, provided Little Saigon Landmark project history and community engagement. She noted stakeholders include Friends of Little Saigon, Seattle Indian Health Board, community organizations, adjacent property owners, adjacent business owners among others. Community expressed key needs that the ground floor space be a welcoming and safe place to connect with other Vietnamese community members; a place to tell Vietnamese story, history and 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; opportunities for vending; space to gather around food and to host Vietnamese holidays and celebrations; and a safe and convenient place for children to engage in language and cultural activities.

Jamie Lee, co-Executive Director of SCIDPDA, said the project has been ten years in the making. She said a cultural center will be on the ground floor with affordable commercial space, operated by Friend of Little Saigon, and affordable family housing, owned and operated by SCIDPDA above. She said the goal is to build housing that serves the community.

Doug Leigh, Mithun, said the proposed project consists of demolition of an existing structure, originally used as a service garage, and an existing surface parking lot. The current use is a store and warehouse. He provided a summary of the historic property report (linked in agenda). He said that there were originally two parcels that were combined in 1962. The Board did not have any questions or request additional information regarding the proposed demolition.

Mr. Leigh said the demolition would be followed by 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 would include approximately 7,680 gsf of commercial space and 71 affordable family housing units.

Casey Huang, Mithun, provided the urban context of the site and future community hub. She said the design meets all zoning requirements with one departure request related to common recreation. She noted the elevation change and existing overhead power lines on 10th Ave S. She said S. Jackson is a Class 1 pedestrian street. She said development objectives are to support Little Saigon, create a community hub for Little Saigon neighborhood, reflect Vietnamese Americans' culture, create a strong activated urban

street experience, and to maximize amount and quality of affordable family housing. She said the design has been informed and guided by the 2030 Action Plan.

Ms. Huang explained the proposed massing approach and presented the three options in side-by-side comparison renderings. She said that the building would have a simple mass, noting that the goal of being cost effective due to public housing. She noted the importance of including natural light. She went over very preliminary building elevations. She said the ground floor would have a civic appearance to reflect the culture and programming.

Board Questions and Feedback

Mr. Leigh said the cultural center tenant improvements are being handled by SKL Architects; both teams are coordinating the work.

Ms. Frestedt requested board input on the HRR report and proposed demolition of existing structures.

Ms. Hargesheimer agreed. She said there is not much to save, and the loss of existing structure and businesses would be mitigated by the new life of cultural center. She had no concerns about the proposed demolition.

Ms. Huang said the one-story base supports the Vietnamese center program; a similar experience as is there now.

Mr. Gilbert spoke of the benefits of this development and the importance and vitality the project will bring.

Mr. Lam agreed and said he supported demolition of the existing building, noting there wasn't much left to it given the changes and evolution of the space. He suggested the design team further re-envision the lower-level space.

Ms. Huang said the space is envisioned as an open structure with garage doors for an indoor-outdoor experience.

Mr. Lam said he would support demolition, due to degree of alterations. He asked how the team would infuse the residential scale into the design to show the different use.

Ms. Frestedt said from the staff perspective the existing architectural integrity does not elevate the building to be considered as historically-contributing to the district given all the changes. She advised board members to then consider the proposed bulk, mass and scale of a replacement building.

Mr. Lam requested information on adjacent sites for context. He said when showing mass, to show it from a street level perspective so board members can see the relationships.

Regarding the massing, Mr. Zhang said that Option 1 was the most appropriate for this site. He appreciated the east-facing courtyard and continuous street frontage on 10th.

Mr. Hargesheimer agreed. She said option 1 is the most appropriate for the shape and size of the site and corner. She referred back to the Little Saigon 2030 Action Plan. She noted the distinct articulation and modulation referenced in the plan and said the proposal looks very big. She said to look at images on colored pages to inspire modulation. She said she was excited to see how treatment would invite retail and community. She was glad there were multiple entries and said she would like to see how street level would be expressed to hearken back to building that was there. She said there is an opportunity to do something different with the residential floors.

Mr. Gilbert supported Option 1 and said the modulation helps with the massing. He said parking always comes up and to keep the voice of the community in mind.

Mr. Lam agreed and said that maximizing the number of units of affordable housing is key. He said he appreciated the logic of mass reflecting how units work. He suggested additional articulation, beyond color and material changes. He preferred Option 1 and said it is appropriate to adjacent buildings.

Mr. Lam asked about recreational and open spaces.

Ms. Huang referenced the common recreational space departure and spoke to criteria under SMC 23.66.050. She said the site is close to parks and to include it would reduce number of affordable units. She indicated nearby parks on plan.

Ms. Hargesheimer asked if the community center or lounge area on each floor could quality as recreational space.

Ms. Huang said they would ask if it can be interpreted as such.

Mr. Zhang said no other building provides this kind of cultural space. He suggested studying contributing buildings for influence, noting that other projects that have done that have been more successful. He asked about loading.

Mr. Leigh said garbage collection would be from within the building.

Mr. Yip joined the meeting at 6:14 p.m.

Mr. Lam noted the inviting nature of the street level experience.

Ms. Hargesheimer noted the street slope and said it will be interesting to hear what the garbage staging requirements will be. She wants to support a positive pedestrian experience.

Ms. Huang said she appreciated the thoughtful comments.

Ms. Frestedt said clear direction was provided and board comments were appreciated. She said it helps applicants with positive evolution of the project. She said the board will transition and there will be three new board members. She said as part of their

onboarding process, she will make recordings and meeting documents available to new members.

112823.4 STAFF SUMMARY and BOARD BUSINESS

Ms. Frestedt said outgoing members were Messrs. Gilbert, Yip and Zhang. She provided election results noting new members: Paul Lee, Gary Lee, and Kyle Jacobson. Mr. Lam's term ends December 31, 2023 but he can be reappointed if he is interested and willing. Mr. Le would step off the board at the end of the year for personal reasons; other two candidates from election could be considered to replace him, subject to a Mayoral appointment and City Council confirmation, in accordance with the Board's rules and procedures.

She provided a summary of administrative approvals issued or pending since November 14, 2023.

Adjourn 6:45 pm

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