

6/10/25 ISRD Meeting staff project notes

**1001 S. Jackson St. (DONH-COA-01649)**

Developers: Friends of Little Saigon, SCIDpda and Edge Development

Architect: Doug Leigh, Mithun

zone: DMR/C 75/75-95

Lot area: 11,250 SF

Jackson is a Class I Pedestrian street

This site is located east of I-5 outside of the National Register District.

This site is located outside of the Asian Design Character District/Retail Core.

Mixed-use, residential and commercial/institution (community center)

**Past project reviews and briefings:**

**5/28/24 Final Design briefing:**

**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.

**5/28/24 Preliminary Design approval**

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.

**11/28/23 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.

**Relevant Code/Guidelines:**

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 and Rooftop Features

SMC 23.66.336 – Exterior Building Design

A. General Requirements

C. Exterior building design outside the Asian Design Character District

SMC 23.66.342 – Parking and access

**ISRD Design Guidelines**

**Secretary of the Interior's Standards for Rehabilitation**