OTHELLO SQUARE
AFFORDABLE HOMEOWNERSHIP BUILDING

7343 MARTIN LUTHER KING JR WAY SOUTH
SCDI PROJECT # 3027345
Community Driven Design

Large Community Meetings During Feasibility:
- Friday August 19, 2016 at 5:30pm - Ethiopian Community Center
- Saturday November 12, 2016 at 10:30am – New Holly Gathering Hall
- Saturday January 14, 2017 at 10:30am – New Holly Gathering Hall
- Saturday March 4, 2017 at 10:30am – New Holly Gathering Hall
- Saturday April 8, 2017 at 11:00am – Ethiopian Community Center

Affordable Homeownership Building Meetings:
- Friday December 8, 2017 - Mercy Othello Plaza
- Saturday January 13, 2018 - New Holly Gathering Hall
- Friday February 2, 2018 - New Holly Gathering Hall
- Saturday February 24, 2018 - Ethiopian Community Center
Othello Square Connections

Activation in and around each building that is part of Othello Square is essential to the success of the larger community goals to create a welcoming, safe, and loved place for the community. Pedestrian connections and experience have been prioritized and reinforced by building forms and locations of major entrances.

Throughout the Master Plan there is a series of medium to small gathering spaces. The scale and interconnectedness of these spaces will promote formal and informal interactions across parcel lines and across South Holly Park Drive to the Affordable Homeownership Building.

The Master Plan lays out the locations and relative sizes of the outdoor gathering spaces that will support the programmatic elements within each building and collectively support all the users of Othello Square.
DESIGN REVIEW RECOMMENDATION PROPOSAL PACKET

OTHELLO SQUARE AFFORDABLE HOMEOWNERSHIP BUILDING
7343 MARTIN LUTHER KING JR WAY SOUTH
SCDI PROJECT # 3027345
ACKNOWLEDGE WHO WAS HERE FIRST
Puget Sound’s Native American residents established a foot trail along the valley between two ridges extending seven miles southeast from downtown Seattle to Lake Washington, and cedar longhouses along the water.

CONNECTING PEOPLE TO NATURE
The courtyard as a 3-Dimensional urban environment encourages different activities at multiple levels, drawing visual connections across the public open space and up the vertical gardens.

Multiple habitats exist on various elevational heights, not unlike an old growth forest of the Rainier Valley’s past.

The vertical gardens on the Sun Decks and the planters in the courtyard cultivate the habit of growing food.
ACKNOWLEDGE THE INHERENT IRREGULARITY AND ORDER IN THE NATURAL ENVIRONMENT

Facade and fenestration patterns on the building mimic the rigor of old growth forests that once populated the Rainier Valley. The overall building massing is broken up into smaller scaled vertical volumes that stem from the ground, simulating the natural scale of trees.

As pedestrians look up the building facade, through the awning windows fluttering at various levels, they are reminded of the visual sense of looking through leaves on tree branches.

Warm textures of the wood facade continue the rich history of natural patterns and material.

BIOPHILIC DESIGN
HOMESIGHT
ISUNDBERG KENNEDY LY -AU YOUNG ARCHITECTS
OTHELLO SQUARE AFFORDABLE HOMEOWNERSHIP BUILDING | 7343 MARTIN LUTHER KING JR WAY S

MULTIFAMILY/COMMERCIAL

SITE

OTHELLO SQUARE

MARTIN LUTHER KING JR WAY SOUTH

40TH AVE SOUTH

SOUTH WEBSTER STREET

SOUTH HOLLY PARK DRIVE

LIGHT RAIL

SMALL SCALE/RESIDENTIAL
Typical Residential Plan
LEVELS 2 AND 4 (SUN DECK LEVELS)
Typical Residential Plan
LEVELS 3 AND 5
East Elevation

Fiberglass Windows (All Residential Units)
Metal Panel
Vertical Wood Siding

Metal Eave & Fin Frame
Bioretention Planter
Metal Grating Guardrail

Steel Frame and Corrugated Metal Canopy
Metal Spandrel Panel
Aluminum Storefront Entry Doors and Windows

Elevator Penthouse
Metal Eave & Fin Frame - Dark Bronze Finish
Stair Penthouse
West Elevation

- Elevator Penthouse
- Metal Eave & Fin Frame - Dark Bronze Finish
- Stair Penthouse with Metal Enclosure

Materials:
- Fiberglass Windows (All Residential Units)
- Overhead Garage Door
- Aluminum Storefront Entry Doors and Windows
- Metal Panel
- Vertical Wood Siding
- Metal Grate Guardrail
- Vertical Garden on Green Wall
- Planters
- Metal Grate Balcony Guardrail
- Fiberglass Windows (All Residential Units)
- Metal Panel
- Vertical Wood Siding
Materials Palette

This project has been selected as an Affordable Housing Pilot by the International Living Future Institute. If we are successful with the LBC petal certification, this will be an exemplary affordable homeownership housing model to demonstrate that an equitable project could include the well-being of people and planet.

Three potential Living Building Challenge Petals were identified appropriate for our project to pursue. One of the Petals is Materials Petal which aims to create a materials economy that is non-toxic, ecologically restorative, transparent, and socially equitable. The team will strive to use products that do not contain harmful chemicals (we call them the Red List), such as formaldehyde, lead, and PVC. And this is extremely difficult as some of these chemicals are ubiquitous in the building industry. Pursuing Materials Petal requires thorough building product research and collaborative effort of the entire project team.

“Small shifts in the standard specifications of the affordable housing industry can have ripple effects that spread across the building marketplace, transforming the US materials economy and providing safe, healthy affordable housing for all.”

Exterior Metal Panel Siding, Dark Brown
Aluminum Storefront
Exterior Wood Siding
Fiberglass Windows, Dark Brown
Exterior Zincalum Metal Panel Siding
Interior Marmoleum Flooring in Residential Units
Interior Public Space Wall Covering, Patterns, Colors
Interior Carpet Tiles for Residential Unit Bedrooms and Public Corridors
Lighting Design
Downlights at Canopy and Soffit

Linear Feature Light

Wall Mounted Accent Light

Courtyard Bench and Stair Edge Light

Catenary Light

Wall Sconce Light
Signage Design
Sign Locations

1. Building Sign - Mounted on Canopy
2. Business Tenant - Mounted on Canopy
3. Parking Sign - Blade
4. Exterior Artwork

Reference Images - Westside School
Reference Image - University District Food Bank Metal Cutout Artwork
Landscape Plan

FULL SITE

COMMERCIAL

MLK WAY S

ALLEY

S HOLLY PARK DRIVE

S WEBSTER STREET

AMENITY SPACE

COMMUNITY GATHERING SPACE

LOBBY

RESIDENTIAL UNITS

MAIN ENTRANCE

BIORETENTION PLANTER AT GRADE PLANTER IN FRONT OF UNIT TERRACES

EXISTING STREET TREES TO REMAIN
EXISTING SIDEWALK TO REMAIN

NEW STREET TREES AND AT GRADE PLANTING

BIORETENTION PLANTER BACKYARD COURTYARD

PRIVATE UNIT ENTRANCE EXISTING ACCESSIBLE PARKING

BIORETENTION PLANTER TRASH/RECYCLE ROOM

GARAGE ENTRANCE

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Design Review Recommendation Proposal Packet 03.06.2019 | SDCI #3027945
Plant Palette Strategy

ETHNOBOTANICAL GEOGRAPHICAL RANGE

PLANT KEY

- Scirpus atrocinclus
- Rosmarinus officinalis
- Rhus aromatica
- Mahonia aquifolium
- Mentisia citata
- Valeriana officinalis
- Ledum glandulosum
- Carex pachystachya
- Lithodora diffusa
- Zauschneria septentrionalis
- Salvia nemorosa ‘Caradonna’
- Illicium simonis
- Illicium mexicanum
- Cornus sanguinea
- Cotoneaster dammeri
- Sarcococca hookeriana var. humulis
- Perovskia atriplicifolia
- Ursina anthemoides
- Galium odoratum
- Nandina domestica
- Rhaphiolepis umbellata
- Dioscorea batatas
- Cyrtomium falcatum
- Tricyrtis hirta
- Hosta lupinsegua
- Ornithogalum candidans
- Babiana stricata
- Ursina anthemoides
- Zauschneria septentrionalis
- Scirpus atrocinctus
- Plumbago Auriculata
- Asparagus densiflorus
- Linnaea borealis
- Scutellaria alpina
- Pteridium aquilinum
- Gentiana sp.

OPALS ALLERGY RATING SYSTEM

Ideal Zone (1-5)

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10

Nyssa sylvatica
Tupelo
OPALS Rating: 3

Davidia involucrata
Dove Tree
OPALS Rating: 5

Liriodendron tulipifera
Tulip Tree
OPALS Rating: 3

Liriodendron tulipifera
Tulip Tree
OPALS Rating: 3

Illicium mexicanum
Mexican Anise
OPALS Rating: 3

Davidia involucrata
Dove Tree
OPALS Rating: 5

Liriodendron tulipifera
Tulip Tree
OPALS Rating: 3

Hibiscus moscheutos
Creeping Raspberry
OPALS Rating: 5

Actinidia arguta Ananasnaya
Hardy Kiwi
OPALS Rating: M5, F1

Rubus calcynoides
Common Hop
OPALS Rating: 1

Vaccinium ‘Sunshine Blue’
Highbush Blueberry
OPALS Rating: 2

OPALS ALLERGY RATING SYSTEM

- 1
- 2
- 3
- 4
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Vaccinium ‘Sunshine Blue’
Highbush Blueberry
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REVIEW OF EDG COMMENTS
The Board recognized the project as a notable example of a strong design concept and recognized the influence a masterplan has to bring the community together make a larger impact. The Board unanimously supported Massing Option 3 as the orientation of the shared open space provides the strongest relationship to the masterplan, and the building form is grounded and centered around human interaction and activity at the street-level. The Board also acknowledged the massing option shows a potential height increase related to the applicant’s proposed contract rezone and potential future area wide City-sponsored rezone, and concluded the height, bulk, and scale of the massing provides an appropriate transition to neighboring context. The Board directed the applicant to proceed with Massing Option 3. (CS2, CS3, DC2-A)
Zoning Summary

SITE CHARACTERISTICS
Parcel #: 2724049081, 2724049068, 2724049066, 3395070790
Site Area: 18,792 sqft
Zone: Neighborhood Commercial 2-55 (M)
Overlay: Othello (Residential Urban Village)
Not a Pedestrian-Designated Zone
Principal Arterial - Martin Luther King Jr. Way South Only

The project is designed to meet the zoning requirements of MHA, Station Overlay NC2-55 (M), being adopted on April 19, 2019.

MHA, Station Overlay NC2-55 (M)
DEVELOPMENT STANDARD SUMMARY

Floor Area Ratio: Max 4.25 FAR (Table B Amendment for 23.47A.013 Maximum FAR in the Station Area Overlay District)

Proposed FAR = 3.77 = 70,805 sf gross floor area / 18,792 sf lot area

Amenity Areas (23.47A.024): Required amount is equal to 5% of Gross residential area = 69,197 sf x .05 = 3,460 sf
Proposed Amenity Area = 3,742 sf x 5.4%

See Zoning Appendix at the end of the booklet for more details

ZONING MAP
Zoning Analysis

**CURRENT ZONING (NC2-40) (SUPERSEDED)**

Setback Requirements
- 23.47A.014 - Setback requirements - For a structure containing a residential use, a setback is required along any side or rear lot line that is across an alley from a lot in a residential zone.
- Fifteen feet for portions of structures above 13 feet in height to a maximum of 40 feet; and
- For each portion of a structure above 40 feet in height, additional setback at the rate of 2 feet of setback for every 10 feet by which the height of such portion exceeds 40 feet.
- One-half of the width of an abutting alley may be counted as part of the required setback.

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**CONTRACT REZONE (NC2-65) (WITHDRAWN)**

Setback Requirements
- 23.47A.014 - Setback requirements - For a structure containing a residential use, a setback is required along any side or rear lot line that is across an alley from a lot in a residential zone.
- Fifteen feet for portions of structures above 13 feet in height to a maximum of 40 feet; and
- For each portion of a structure above 40 feet in height, additional setback at the rate of 2 feet of setback for every 10 feet by which the height of such portion exceeds 40 feet.
- One-half of the width of an abutting alley may be counted as part of the required setback.

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**MHA, STATION OVERLAY (NC2-55)**

Project is designed to meet approved zoning requirements.

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Note: Strike outs/underline texts are proposed changes in the MHA ordinance.
b. Related to the massing, the Board indicated unanimous early support of the upper setback departure request as the massing along the alley is oriented to improve solar access for the courtyard and the shared sundecks which the Board strongly supported. (CS1-B, CS2-A PL1-A)
COMMENTS FROM THE BOARD

COMMENT #1  Architectural Concept and Materiality

The Board approved of the early design intent to use material texture, simple detailing, glazing, and shared two-story sun decks to articulate the massing form.

a. The Board supported the sectional perspective shown in the presentation and strongly recommended retaining the use of textured material to reinforce the massing articulation. (DC2, DC4, DC4-I-i)

RESPONSE

Team further developed the articulation of facade materials and details to reinforce massing articulation. Stacks of vertical wood siding of varying module widths gives a sense of verticality. Varying widths of metal panels also strengthens the vertical visual language. Galvanized steel balconies add a light touch to the massing facing the alley. Push and pull effect of the volumes break down the building massing along the alley.
COMMENTS FROM THE BOARD

COMMENT #2: Ground Level Uses, Frontages and Related Departure

The Board supported the arrangement of ground level uses and the conceptual design response to each frontage condition and gave guidance for the design development.

a. While the Board supported the arrangement of ground level uses overall, the Board recommended designing in the flexibility for the ground level residential units so that they can be adapted to individual commercial or office uses in the future. (PLS-B)

RESPONSE

The inclusion of small commercial and office spaces for residents and the broader community is an important priority for Othello Square and was thoroughly studied in the master planning process. It was determined that these commercial and office uses will be contained within Building A, to the north of S Holly Park Drive, both as locations for small retail and commercial spaces, along with shared co-working space and small business assistance programs.

These units provide a good transition from street level commercial programs north of our site to the existing residential units south of S Webster Street.

Additionally, with the current design, there is limitation on provision for stairs from the units down to the sidewalk grade. It’s less than 3’ between the edge of patios to the property line, which is not enough to provide 6 risers for the 3’-6” grade difference.

Finally, raised residential terraces at street level encourage social interaction between residents and pedestrians.
COMMENTS FROM THE BOARD

COMMENT #2  Ground Level Uses, Frontages and Related Departure:

b. Related to the residential frontage, the Board indicated unanimous early support of the departure request to reduce the height of the residential frontage, to align the floor plate to the alley grade, and to reduce the amount of internal ramping for accessibility. The Board also supported the proposed direct entries to ground level units along the alley. For the street facing residential frontage, the Board recommended designing the bioretention planting to create a buffer for privacy and requested enlarged drawings of the streetscape design for the next meeting. (PL2-A, DC1-A)

RESPONSE

For the MLK Way S facing residential frontage, bioretention planters capturing roof run offs have been designed to create a buffer between the pedestrian realm and the residential units. The planters are raised 3'-0" to 3'-6" above the adjacent sidewalk, which corresponds with the finish floor elevation of the adjacent residential units. This allows the plant material to provide both vertical visual interest and buffering between residents and pedestrians. Planters are broken up into segments just as the building massing behind. In between the bioretention planters, at-grade landscape creates a 2’ wide green buffer between sidewalk and residential unit balconies that are at 3'-6" height off of the sidewalk.
COMMENTS FROM THE BOARD

COMMENT #3  Landscape, Courtyard and Amenity Spaces

The Board strongly supported the courtyard open space and the shared sun decks which establish connections and the potential for interaction between the amenity spaces.

a. The Board approved of the design intent to tie food production into the courtyard and central stair and recommended retaining these unique elements as the project progresses. (PL1, PL2-I, DC3-B-4, DC3-C-2)

RESPONSE

Team further developed the design of exterior stair with steel HSS 1 1/2” x 1 1/2” Vertical rail screen @ 4" O.C., fasten to stair landings to support vine vegetation, such as Common Hop, Passion Fruit, and Akebia. Vertical cable systems stretch from Sun Decks to the roof allow residents to choose their own vine vegetables to cultivate and harvest.
COMMENTS FROM THE BOARD

COMMENT #3 Landscape, Courtyard and Amenity Spaces

The Board strongly supported the courtyard open space and the shared sun decks which establish connections and the potential for interaction between the amenity spaces.

b. The Board also encouraged examining the open space size to ensure there is enough space for residents to sit and gather. For the next meeting the Board requested enlarged site sections of the courtyard space.

(PL1-C, DC3-B)

RESPONSE

The residential courtyard has been studied to ensure that it can accommodate small and large gatherings. Seating has been integrated into the grade transitions between the alley, residential level and amenity room level for informal daily use out of the path for residents accessing their units via the exterior stair. The open space (45’ deep by 90’ wide) becomes a third room to connect the residential lobby with the amenity room via roll up doors. The result is a space that is comfortable for both small and large gatherings.
COMMENTS FROM THE BOARD

COMMENT #3 Landscape, Courtyard and Amenity Spaces

The Board strongly supported the courtyard open space and the shared sun decks which establish connections and the potential for interaction between the amenity spaces.

c. The Board supported the location of the proposed vehicular entry along the alley and noted that the alley will likely be used as play space given the proximity to the courtyard open space. For the alley, the Board encouraged exploring materials and wayfinding to delineate the use of the alley as an extension of the open space and/or play space. The Board also supported slightly lowering the courtyard grade to define the space from the alley. (CS2-B, PL2-B, PL2-D, PL2-I, DC3)

RESPONSE

Affordable Homeownership Building along with the rest of Othello Square are community driven projects. We see opportunities of gathering the residents of the building as well as the community in events such as annual painting projects that community residents and neighbors can participate together in painting temporary graphics on the alley to provide visual cues for vehicle drivers that the alley is a place where activities may take place.
## ADDITIONAL DEPARTURES REQUESTED

<table>
<thead>
<tr>
<th>Departure Request #3</th>
<th>Code Requirement</th>
<th>Explanation For Departure and Applicable Design Guidelines</th>
</tr>
</thead>
<tbody>
<tr>
<td>Departure is requested for S. Webster Street as the total segment of current blank façade is 57%</td>
<td>SMC 23.47A.008 D.2 Street Development Standards - Blank Facades. The provisions apply to structures in NC zones. Blank façades between 2 and 8 feet above sidewalk may not exceed 20 feet in width, with 40% maximum blank façade allowed facing street. Street façades within 10' of lot line.</td>
<td>S. Webster Street is an Urban Village Neighborhood Access Street type, with ROW and sidewalks at a narrower width, and residential properties directly across. We are meeting PL3-B-2, Ground-Level Residential by providing less windows for more privacy for the residential units on the Main Level facing S. Webster Street. The number of windows is consistent with the existing housing units across the street. We also developed the façade elevation with consistent window openings from Main Level up to the Roof, meeting DC2-B-1, Facade Composition. Therefore, adding more windows on the Main Level will create inconsistency to the overall façade design. Landscape strip between the sidewalk and the building façade will add to the pedestrian experience and contribute to natural green features. An elevated residential deck will also add to PL3-I-III, Residential Privacy by creating a buffer between the sidewalk and sleeping space.</td>
</tr>
</tbody>
</table>

### S WEBSTER STREET ELEVATION

![S Webster Street Elevation](image1)

### 23.47A.008 A 2 STREET-LEVEL BLANK FACADE SEGMENTS - S WEBSTER STREET

![Blank Façade Segments](image2)

### PERSPECTIVE LOOKING EAST ON S WEBSTER STREET

![Perspective View](image3)
**ADDITIONAL DEPARTURES REQUESTED**

<table>
<thead>
<tr>
<th>Departure Request #4</th>
<th>Code Requirement</th>
<th>Explanation For Departure and Applicable Design Guidelines</th>
</tr>
</thead>
<tbody>
<tr>
<td>Departure is requested for the east-west average depth at (29'-10&quot;+24'-11&quot;)(\frac{1}{2}) = 23' - 4 1/2&quot; at the Business space</td>
<td>23.47A.008 B.3 Non-Residential Street Development Standards: Depth. Non residential uses shall extend average 30’, minimum 15’ from street face.</td>
<td>We propose the Business space at the north end of the property because it acts as a good transition from the commercial programs north of our site. It is also located at the corner of MLK Way S and Webster Street, which is frequently used by the public and visibly prominent along the street intersection, meeting DC1-A-1, Visibility. Due to the fact that the east property line narrows down at an angle towards north, we have a fairly narrow site to accommodate a Business space facing the prominent street frontage of MLK Way S. We also need to accommodate residential amenity space that connects to the Courtyard and also in close proximity to the main Othello Square for residents to be able to easily use both main campus amenities as well as onsite amenities, meeting DC1-A-2, Gathering Places.</td>
</tr>
</tbody>
</table>

*Graphical representation of the building layout with various sections labeled for Othello Square Affordable Homeownership Building.*

*MLTHER KING JR. WAY S (Urban Village Main)*

- **Residential Use on Street Level:** (1,566 SF) 0%
- **Business Depth:** (29' 10" + 24' 11") = 23' - 4 1/2"
- **Departure Requested, See #4**

Additional features and considerations mentioned in the text are also highlighted on the plan, such as codification of setback requirements and visual focus on pedestrian experience and natural green features. Planning considerations include network of open spaces, visibility, and accessibility, with details on the proposed business space's transition role and its relationship with the existing building across the alley.
**ADDITIONAL DEPARTURES REQUESTED**

<table>
<thead>
<tr>
<th>Departure Request #5</th>
<th>Code Requirement</th>
<th>Explanation For Departure</th>
</tr>
</thead>
<tbody>
<tr>
<td>Departure requested for 19.79 percent slope for the parking entrance ramp with blends of 8 percent at the top and bottom of the ramp.</td>
<td>23.54.030.D.3 Driveway slope for all uses. No portion of a driveway, whether located on a lot or on a right-of-way, shall exceed a slope of 15 percent. The maximum 15 percent slope shall apply in relation to both the current grade of the right-of-way to which the driveway connects, and to the proposed finished grade of the right-of-way if it is different from the current grade. The ends of a driveway shall be adjusted to accommodate an appropriate crest and sag.</td>
<td>We located the garage entry away from pedestrian crossings between our project and the main Othello Square campus, thus meeting DC1-B-1, Access Location and Design. SDOT also prefers parking entry from the alley. However, the narrow site width in east/west direction and limitation of residential unit layouts above, makes a 15 percent maximum driveway slope infeasible.</td>
</tr>
</tbody>
</table>

**EAST WEST SECTION THROUGH GARAGE RAMP**

**PARTIAL PLAN AT GARAGE RAMP**
SECTIONAL PERSPECTIVE LOOKING SOUTH