



# OTHELLO SQUARE AFFORDABLE HOMEOWNERSHIP BUILDING

7343 MARTIN LUTHER KING JR WAY SOUTH  
SCDI PROJECT # 3027345

HOMESIGHT | SUNDBERG KENNEDY LY-AU YOUNG ARCHITECTS

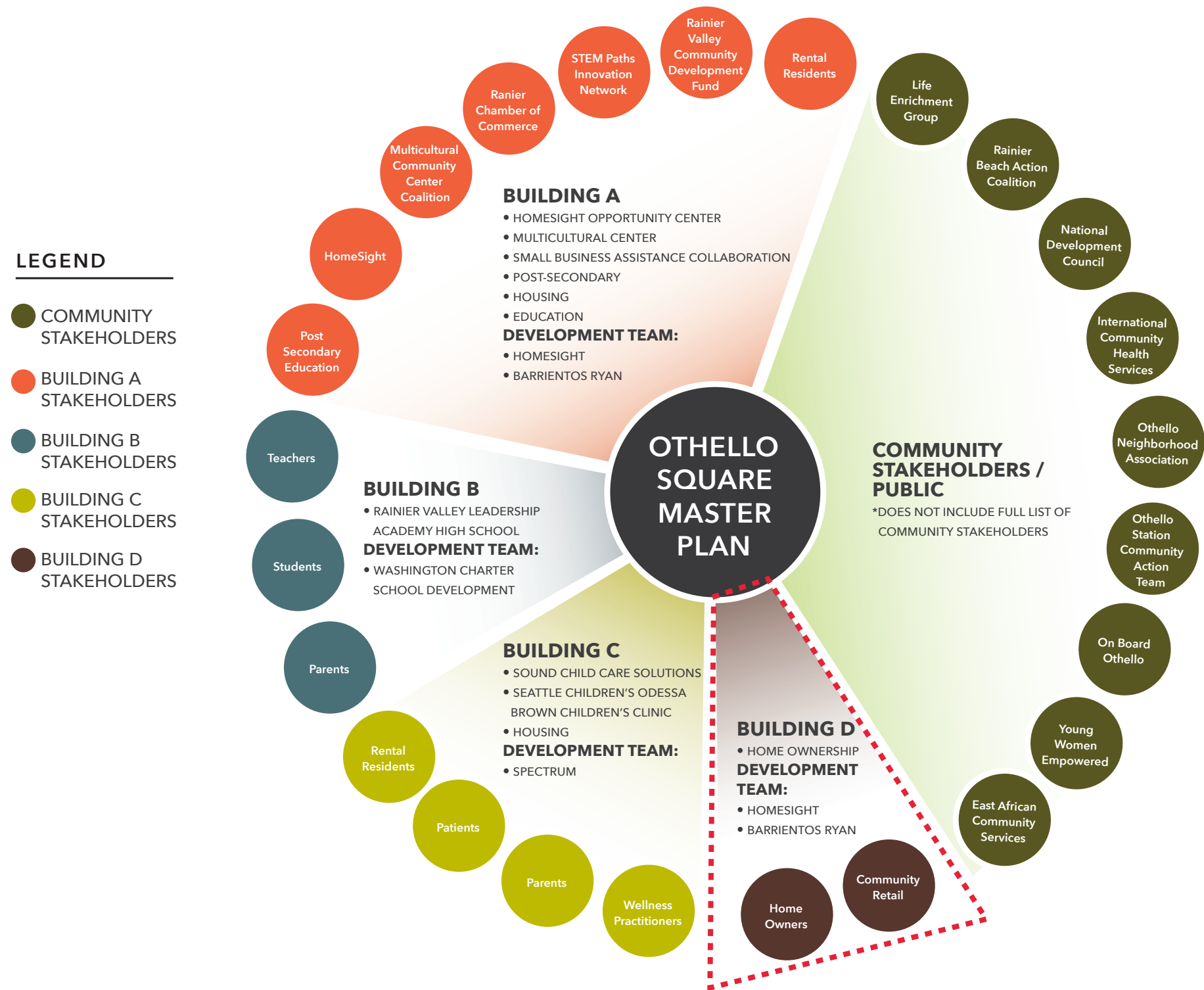


SUNDBERG  
KENNEDY  
LY-AU YOUNG  
ARCHITECTS

OTHELLO SQUARE AFFORDABLE HOMEOWNERSHIP BUILDING | 7343 MARTIN LUTHER KING JR WAY S



# Othello Square Stakeholders



(Image: Weber Thompson)

# 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 24th, 2018 - Ethiopian Community Center

# Othello Square Connections



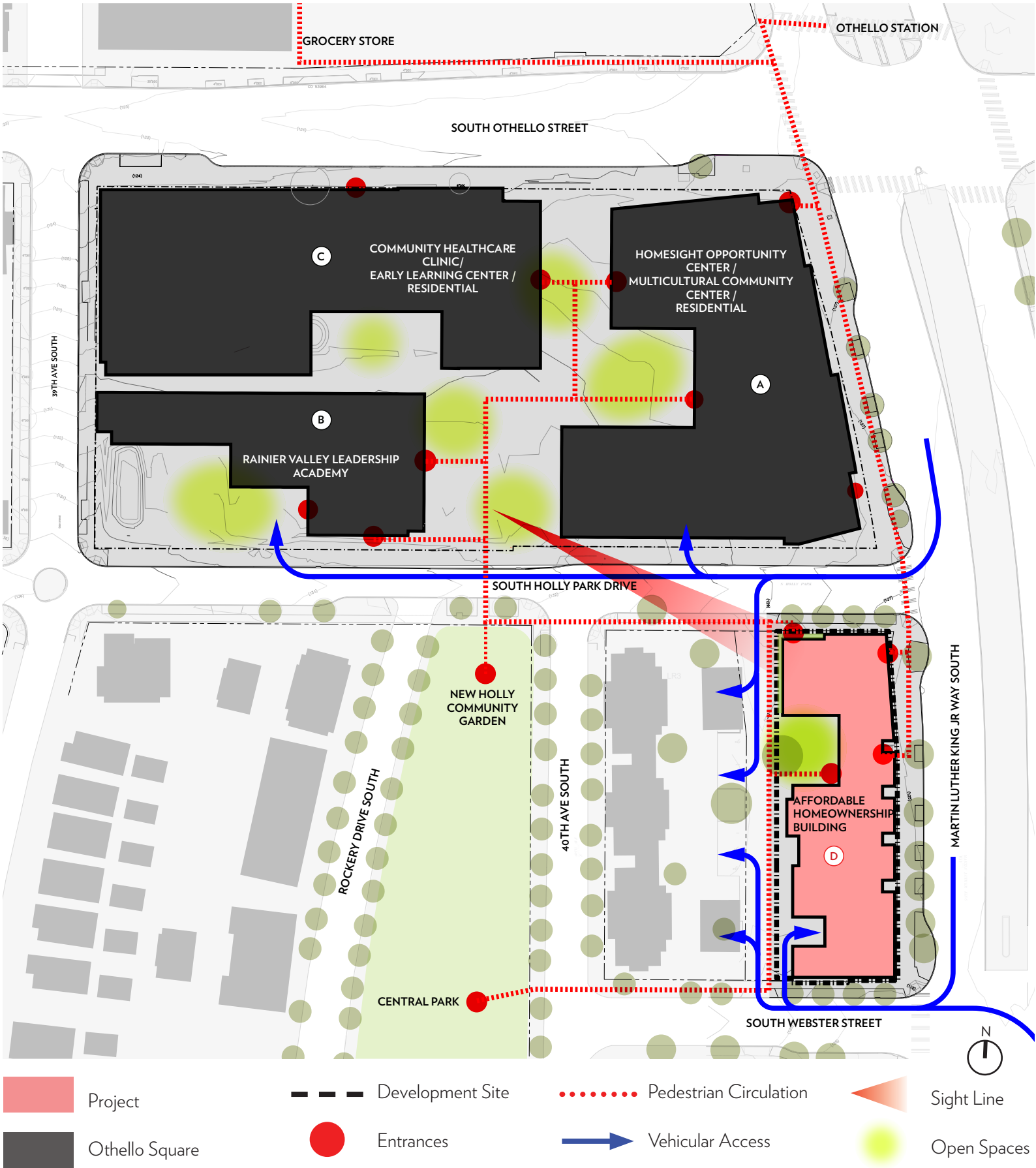
**AERIAL VIEW OF CONCEPTUAL MASSING FROM MASTER PLAN BOOK**  
(Image: Weber Thompson)

- A** Homesight Opportunity Center / Multicultural Community Center / Residential
- B** Rainier Valley Leadership Academy (MUP #3027372)
- C** Community Healthcare Clinic / Early Learning Center / Residential (MUP #3029015)
- D** Affordable Homeownership Building

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.



**OTHELLO SQUARE MASTERPLAN DIAGRAM**





# DESIGN REVIEW RECOMMENDATION PROPOSAL PACKET

OTHELLO SQUARE AFFORDABLE HOMEOWNERSHIP BUILDING  
7343 MARTIN LUTHER KING JR WAY SOUTH  
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SUNDBERG  
KENNEDY  
LY-AU YOUNG  
ARCHITECTS



# HONORING THE LAND....

## 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.



Coexistence with the land forever changed with the arrival of the first mill in the valley



## 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.





# BIOPHILIC DESIGN

## 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.







MULTIFAMILY/COMMERCIAL



SMALL SCALE/RESIDENTIAL



# Ground Floor Plan



**LEGEND**



COMMERCIAL/BUSINESS



GATHERING SPACE AND  
LANDSCAPE



RESIDENTIAL



# Typical Residential Plan

LEVELS 2 AND 4 (SUN DECK LEVELS)





# Typical Residential Plan

LEVELS 3 AND 5





# East Elevation





# West Elevation





# 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

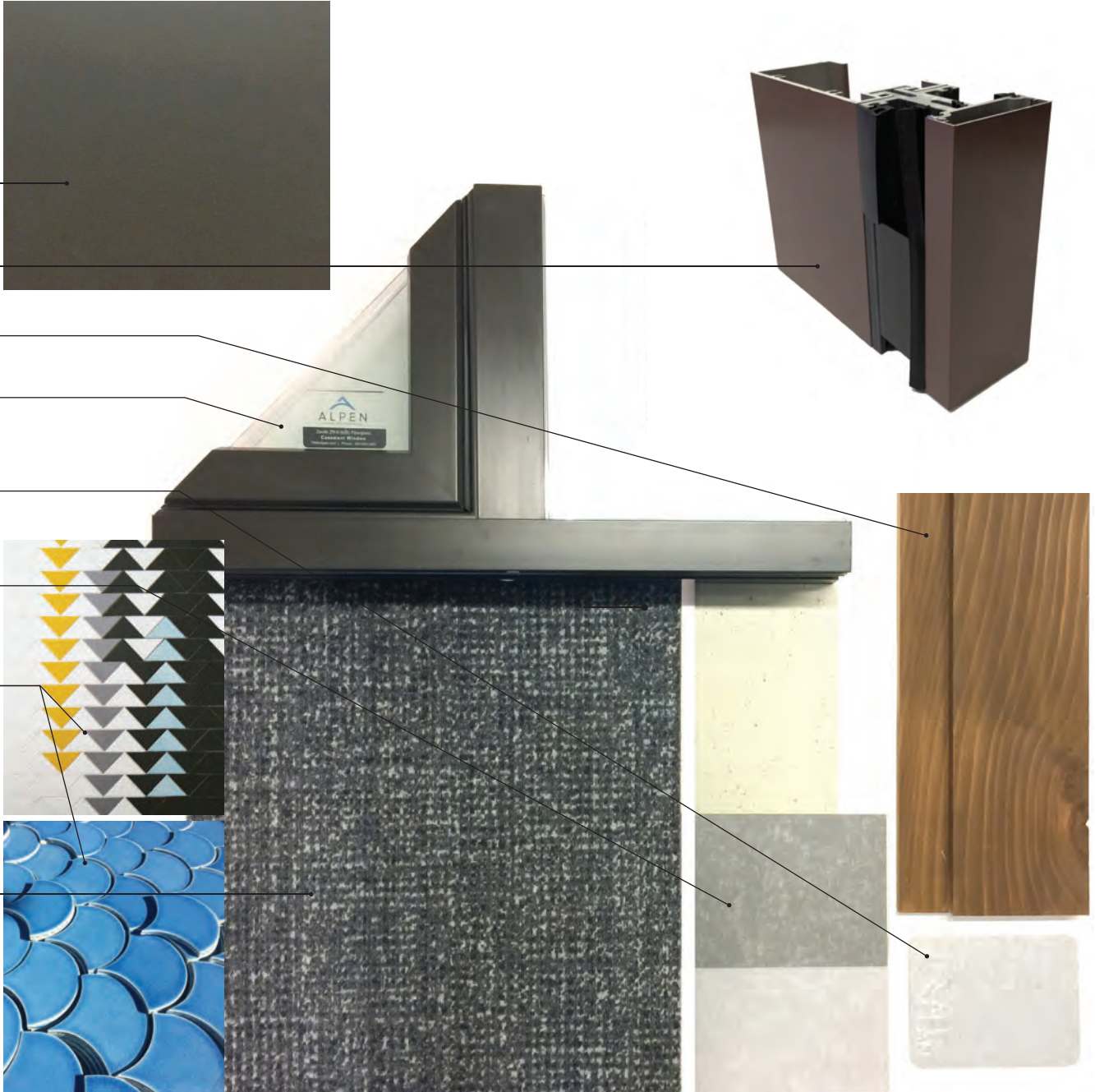
Fiberglass Windows, Dark  
Brown

Exterior Zincalum Metal  
Panel Siding

Interior Marmoleum  
Flooring in Residential Units

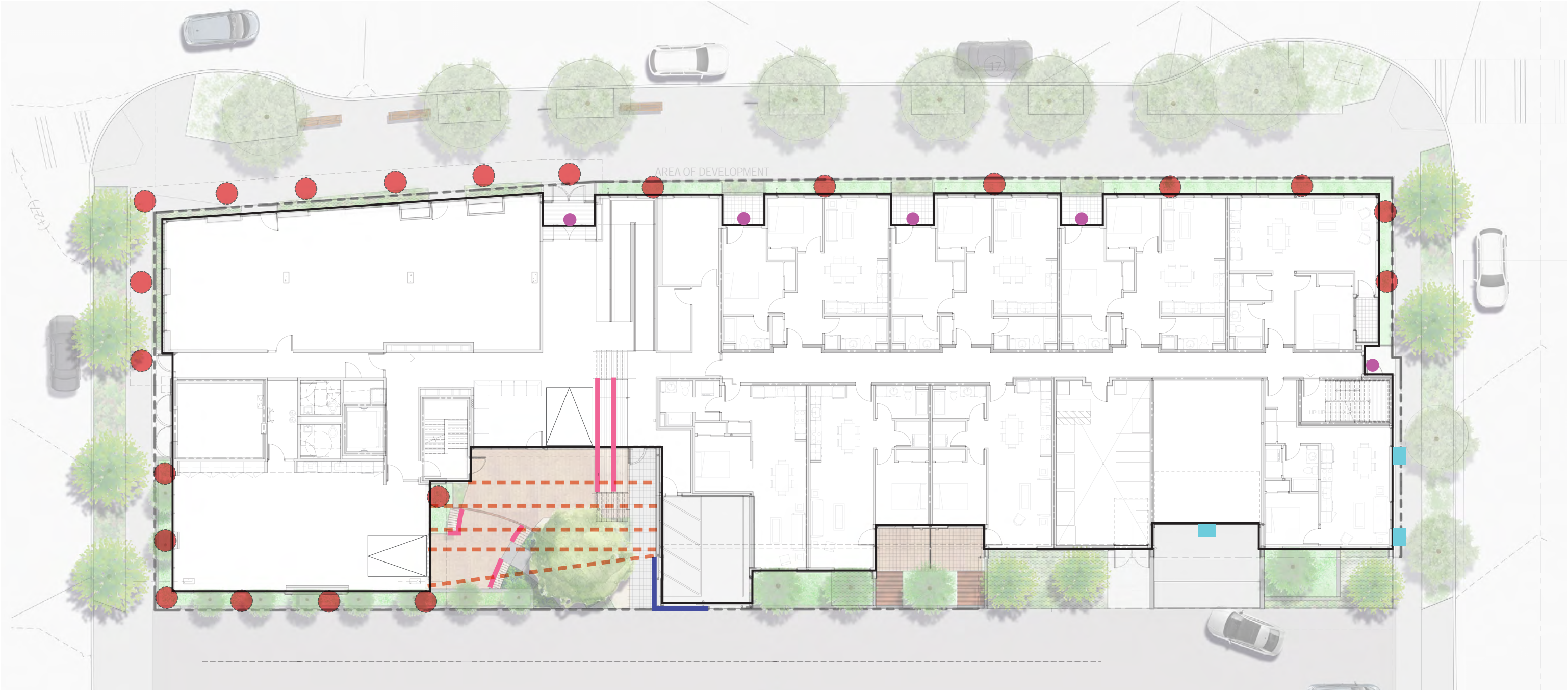
Interior Public Space Wall  
Covering, Patterns, Colors

Interior Carpet Tiles for  
Residential Unit Bedrooms  
and Public Corridors

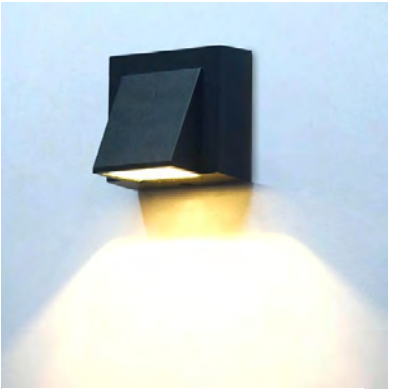




# Lighting Design







Wall Sconce Light



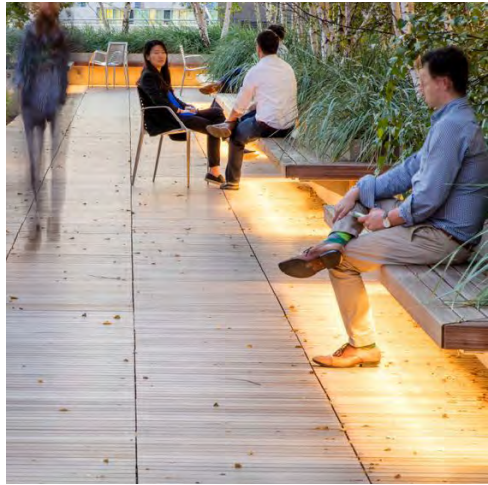
Downlights at Canopy and Soffit



Linear Feature Light



Wall Mounted Accent Light



Courtyard Bench and Stair Edge Light



Catenary Light





# Signage Design





 Sign Locations

1

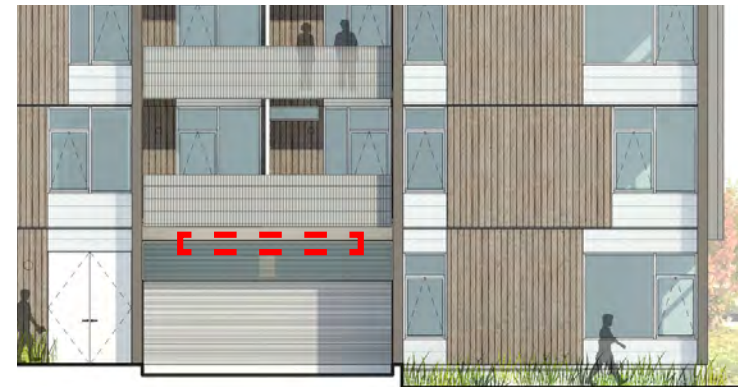
BUILDING SIGN - MOUNTED ON CANOPY



2

BUSINESS TENANT - MOUNTED ON CANOPY

1

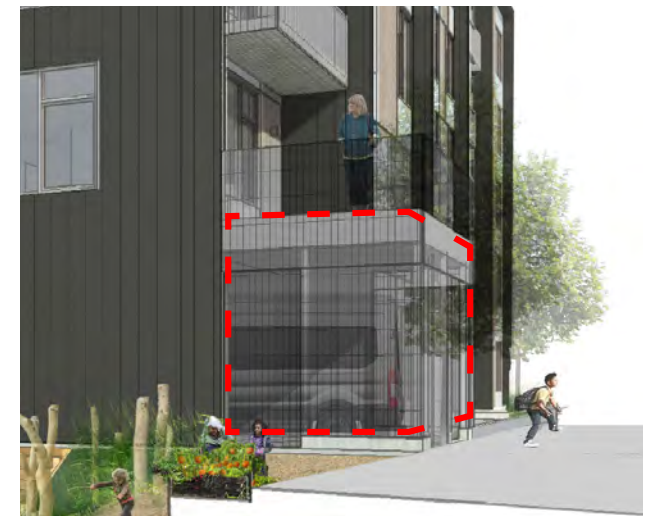


3

PARKING SIGN - BLADE

4

EXTERIOR ARTWORK



Reference Images - Westside School



Reference Image - University District Food Bank Metal Cutout Artwork

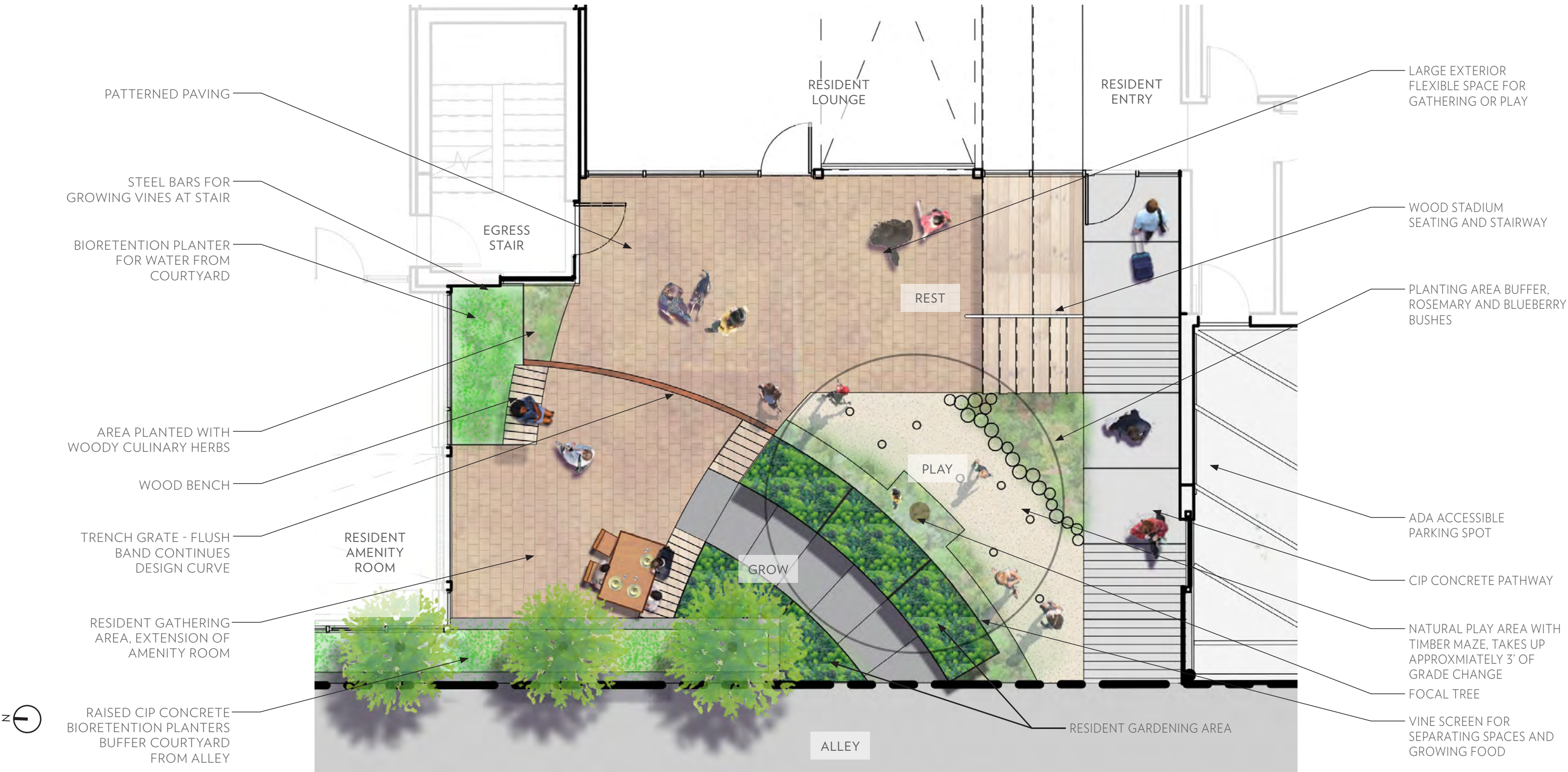


# Landscape Plan





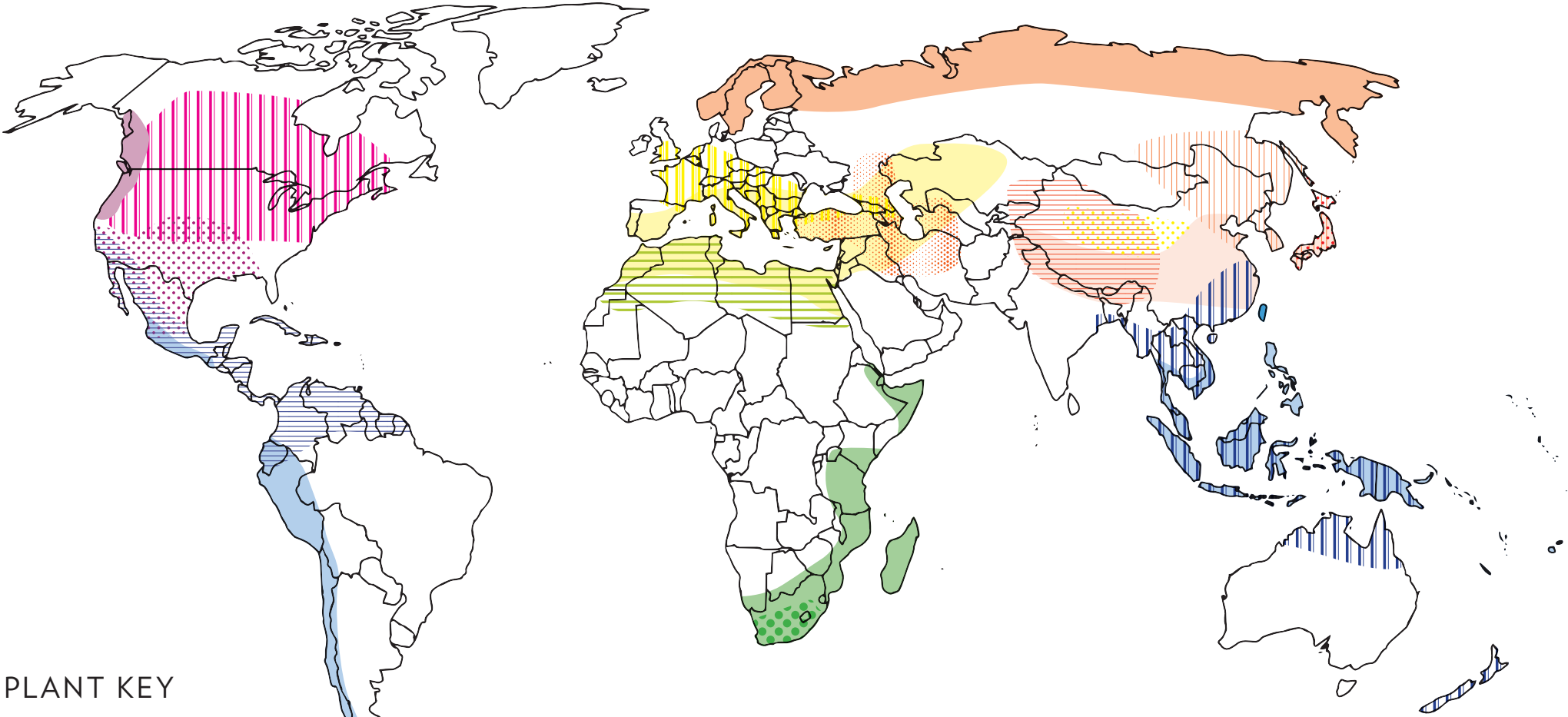
# Landscape Plan - Courtyard

























# Plant Palette Strategy

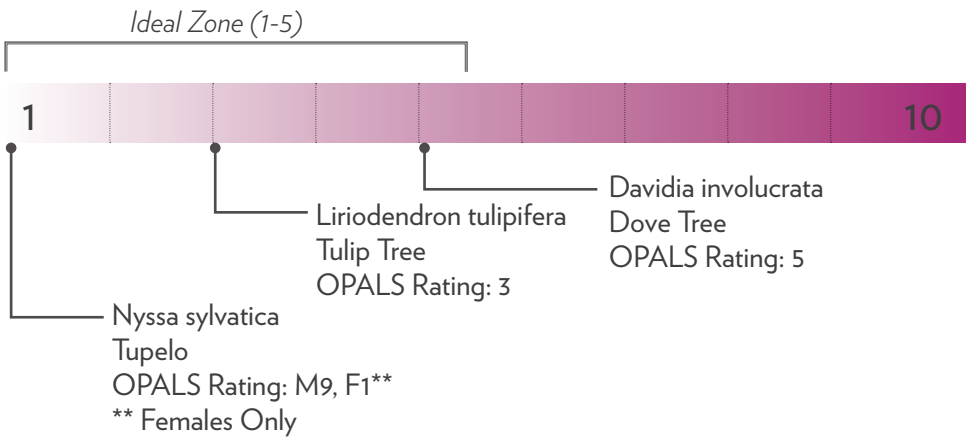
## ETHNOBOTANICAL GEOGRAPHICAL RANGE



### PLANT KEY

 Scirpus atrocinctus Rosmarinus officinalis Rhus aromatica	 Cornus sanguinea	 Cotoneaster dammeri	 Sarcococca hookeriana var. humulis Perovskia atriplicifolia Ursinia anthemoides
 Mahonia aquifolium Mertensia cilata Valeriana officinalis Ledum glandulosum	 Galium odoratum	 Nandina domestica Raphiolepis umbellata Dioscorea batatas	 Kerria japonica Skimmia japonica Fatsia japonica Akebia quinata
 Carex pachystachya	 Lithodora diffusa	 Cyrtomium falcatum Tricyrtis hirta Hosta rupifraga	 Rubus calcynoides
 Zauschneria septentrionalis Salvia nemorosa 'Caradonna'	 Ornithogalum candicans Babiana stricata Ursinia anthemoides	 Gentiana septemfida Nepeta racemosa	 Trachelospermum jasminoides
 Illicium simonsii Illicium mexicanum	 Plumbago Auriculata Asparagus densiflorus	 Linnaea borealis	 Scutellaria alpina Pteridium aquilium Gentiana sp.

## OPALS ALLERGY RATING SYSTEM



## CULINARY PLANTS



*Illicium mexicanum* | Mexican Anise | OPALS Rating: 3



*Rosmarinus officinalis* 'Golden Rain' | Rosemary | OPALS Rating: 4



*Rubus calcynoides* | Creeping Raspberry | OPALS Rating: 3



*Actinidia arguta* 'Ananasnaya' | Hardy Kiwi | OPALS: M5, F1



*Vaccinium* 'Sunshine Blue' | Highbush Blueberry | OPALS: 2



*Humulus lupulus* 'Aureus' | Common Hop | OPALS Rating: 1



## REVIEW OF EDG COMMENTS



# PREFERRED MASSING SUPPORTED

COMMENT #1 Massing Options, Response to Masterplan and Context

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)



SECTIONAL PERSPECTIVE LOOKING NORTH



# Zoning Summary

### SITE CHARACTERISTICS

Parcel #: 2724049081, 2724049068, 2724049066, 3395070790  
Site Area: 18,792 sq.ft  
Zone: Neighborhood Commercial 2-55 (M)  
Overlay: Othello (Residential Urban Village)  
Not a Pedestrian-Designated Zone  
Principal Arterial - Martin Luther King Junior 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)

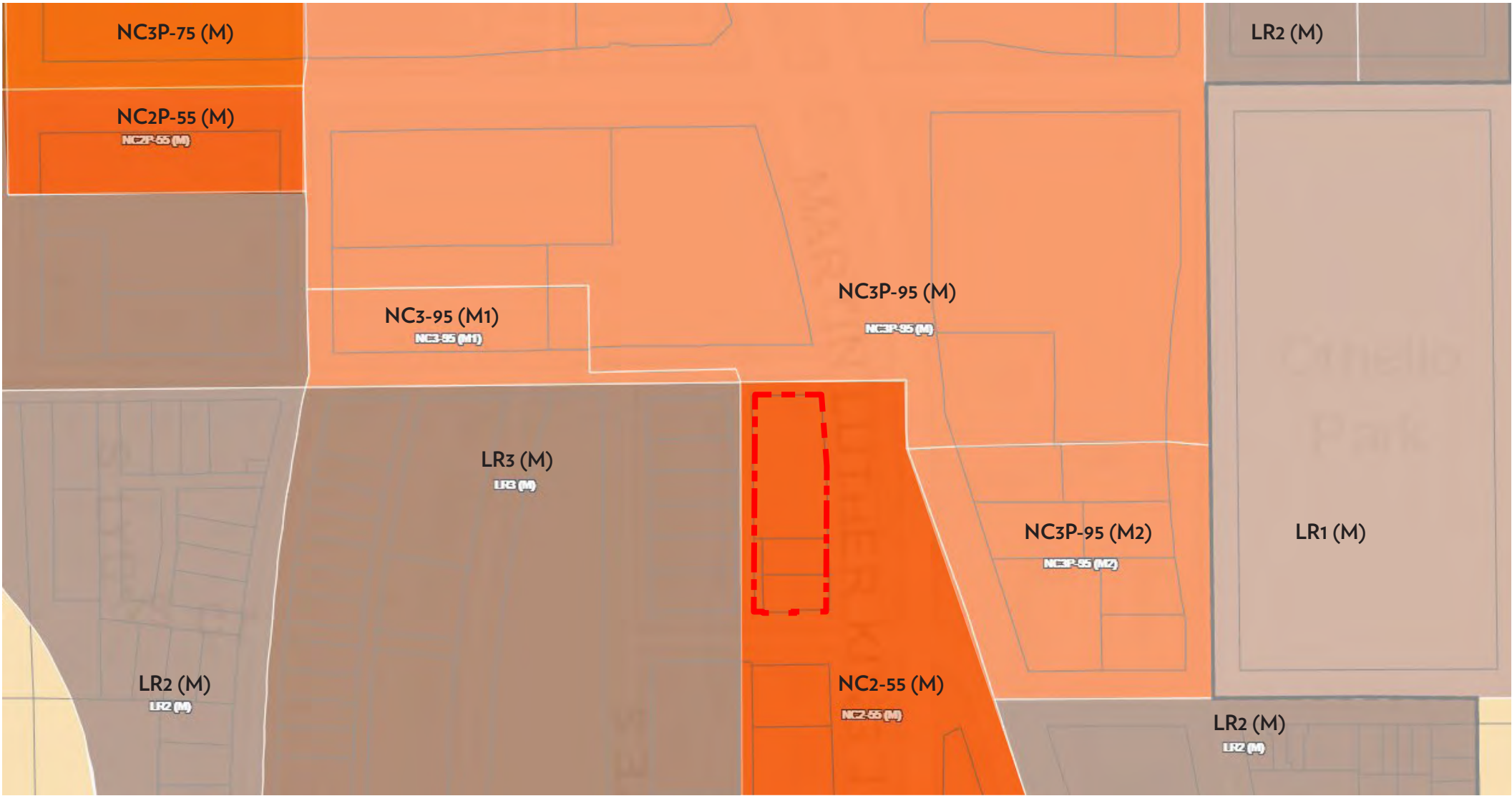
Proposed FAR = 3.77 = 70,805 sf gross floor area / 18,792 sf lot area

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 = 5.4%

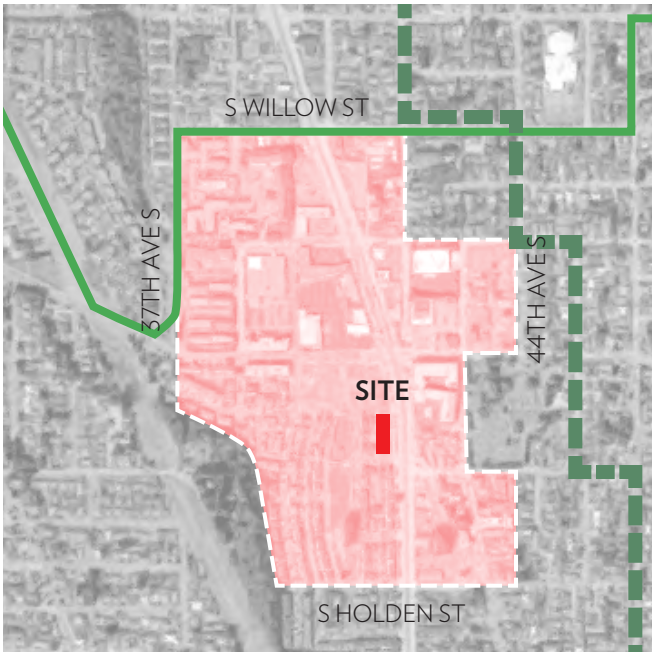
See Zoning Appendix at the end of the booklet for more details

### ZONING PLAN LEGEND

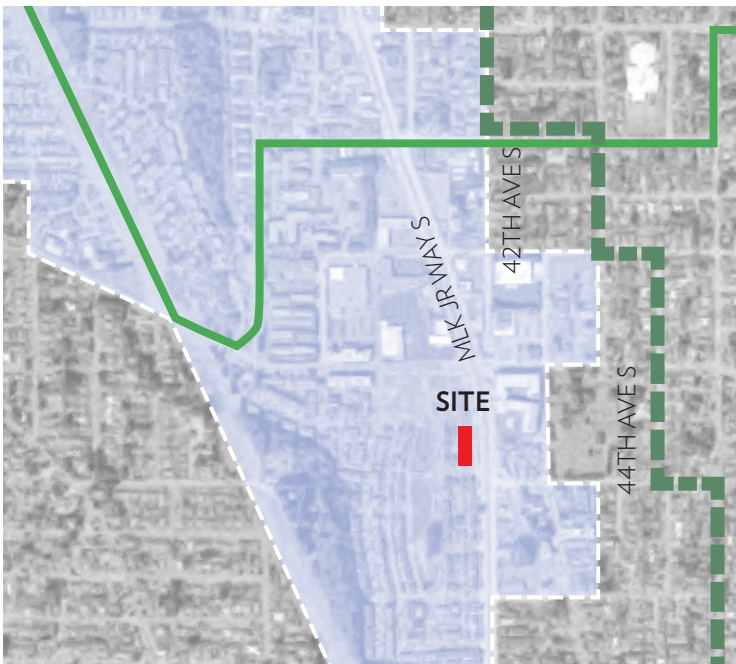
- MULTI-FAMILY LR3
- MULTI-FAMILY LR2
- NEIGHBORHOOD/COMMERCIAL NC2-55
- NEIGHBORHOOD/COMMERCIAL NC3P-75
- NEIGHBORHOOD/COMMERCIAL NC3P-95
- DEVELOPMENT SITE NC2-55 (M) MHA



### ZONING MAP



OTHELLO STATION OVERLAY DISTRICT

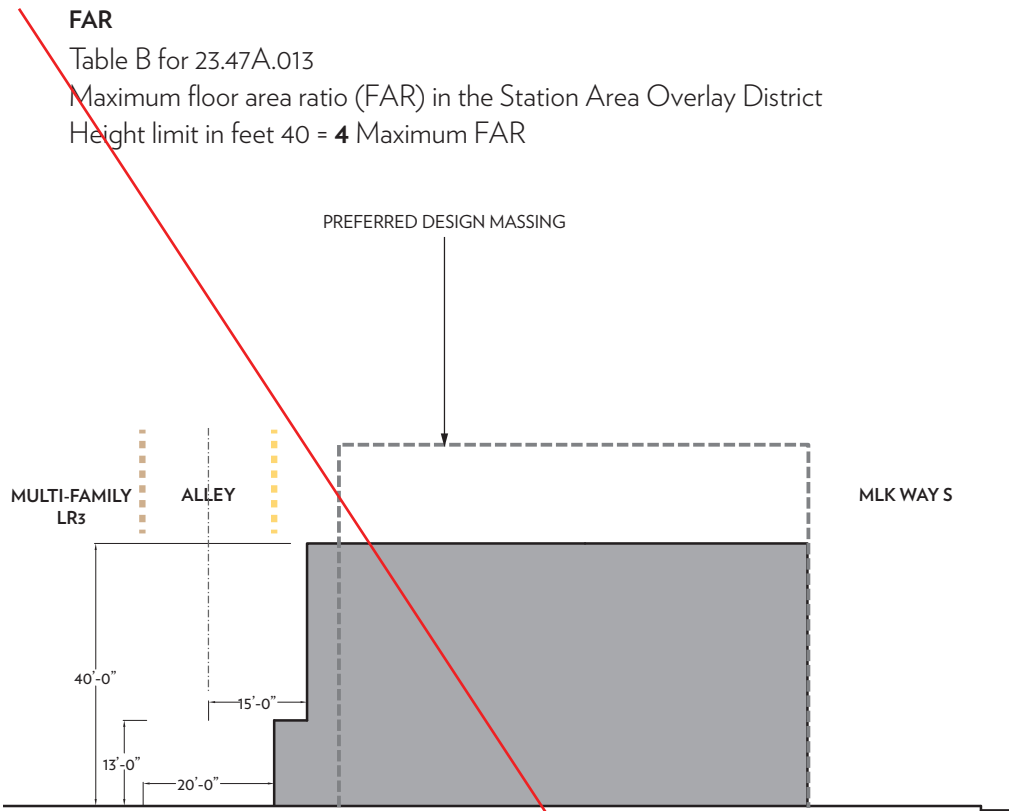


URBAN VI LLAGE



# Zoning Analysis

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

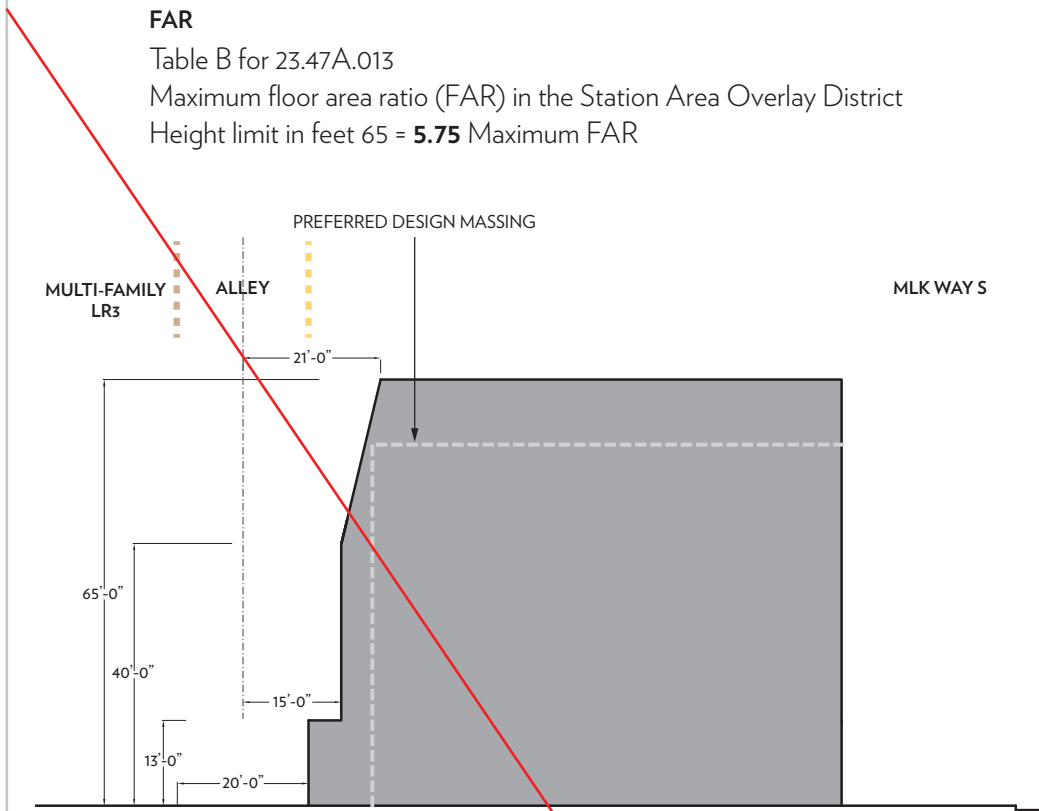


EAST WEST SECTION THROUGH MAX. MASSING ENVELOPE

### 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.

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

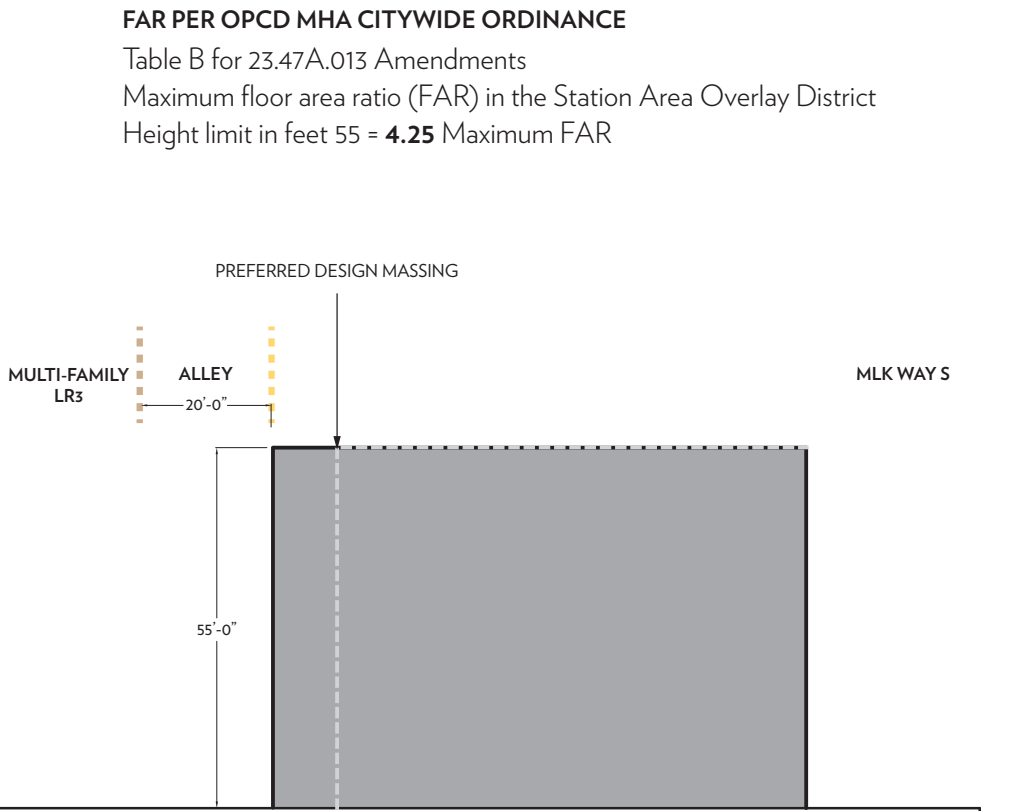


EAST WEST SECTION THROUGH MAX. MASSING ENVELOPE

### 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
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- One-half of the width of an abutting alley may be counted as part of the required setback.

## MHA, STATION OVERLAY (NC2-55) PROJECT IS DESIGNED TO MEET APPROVED ZONING REQUIREMENTS



EAST WEST SECTION THROUGH MAX. MASSING ENVELOPE

### SETBACK REQUIREMENTS

- 23.47A.014 - An upper-level setback is required along any (~~side or~~) rear or side lot line that abuts a lot in (~~a residential~~) a single-family zone, (~~or~~) that is across an alley from a lot in (~~a residential~~) a single-family zone, or that abuts a lot that is zoned both commercial and (~~residential~~) single-family if the commercial zoned portion of the abutting lot is less than 50 percent of the width or depth of the lot

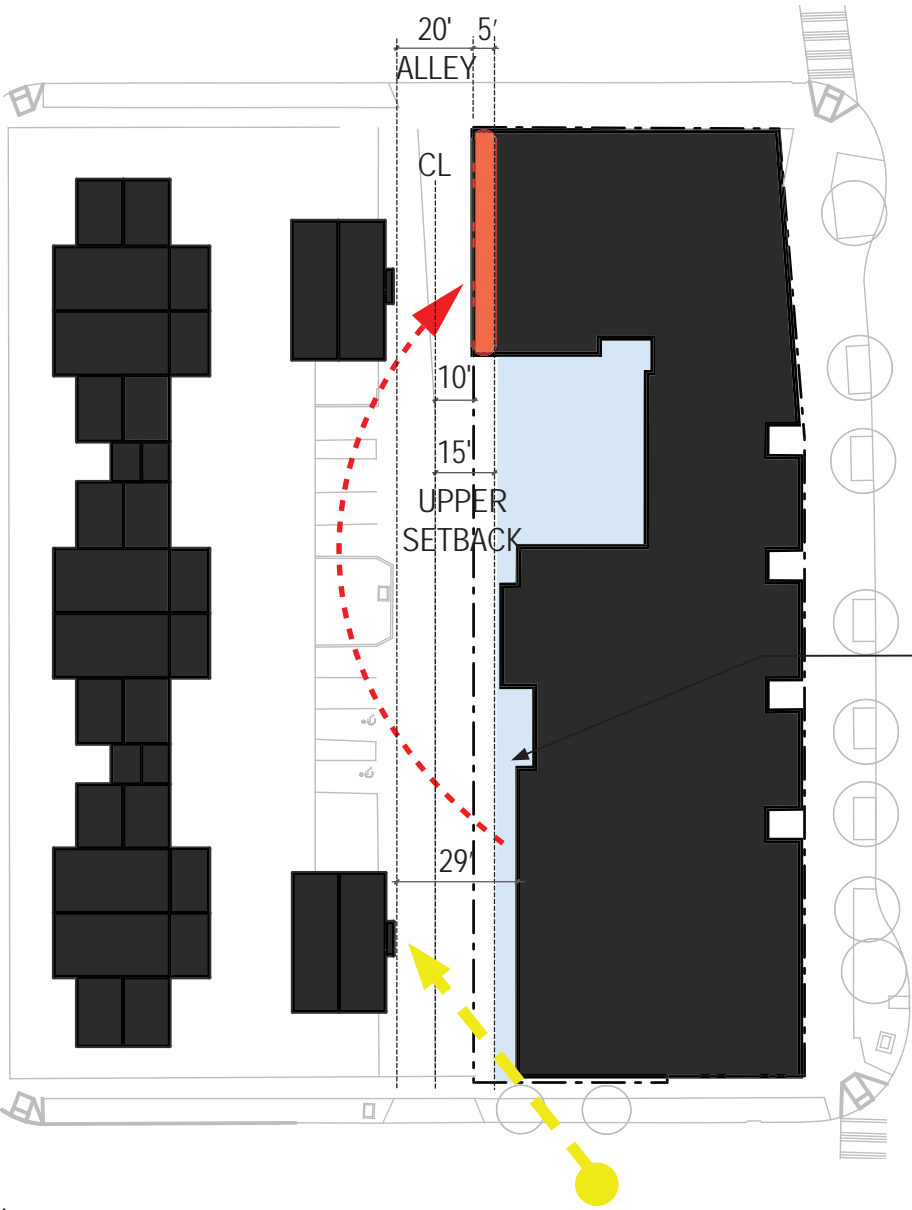
Note: Strike outs/underline texts are proposed changes in the MHA ordinance.



# COMMENTS FROM THE BOARD

COMMENT #4 Architectural Concept and Materiality

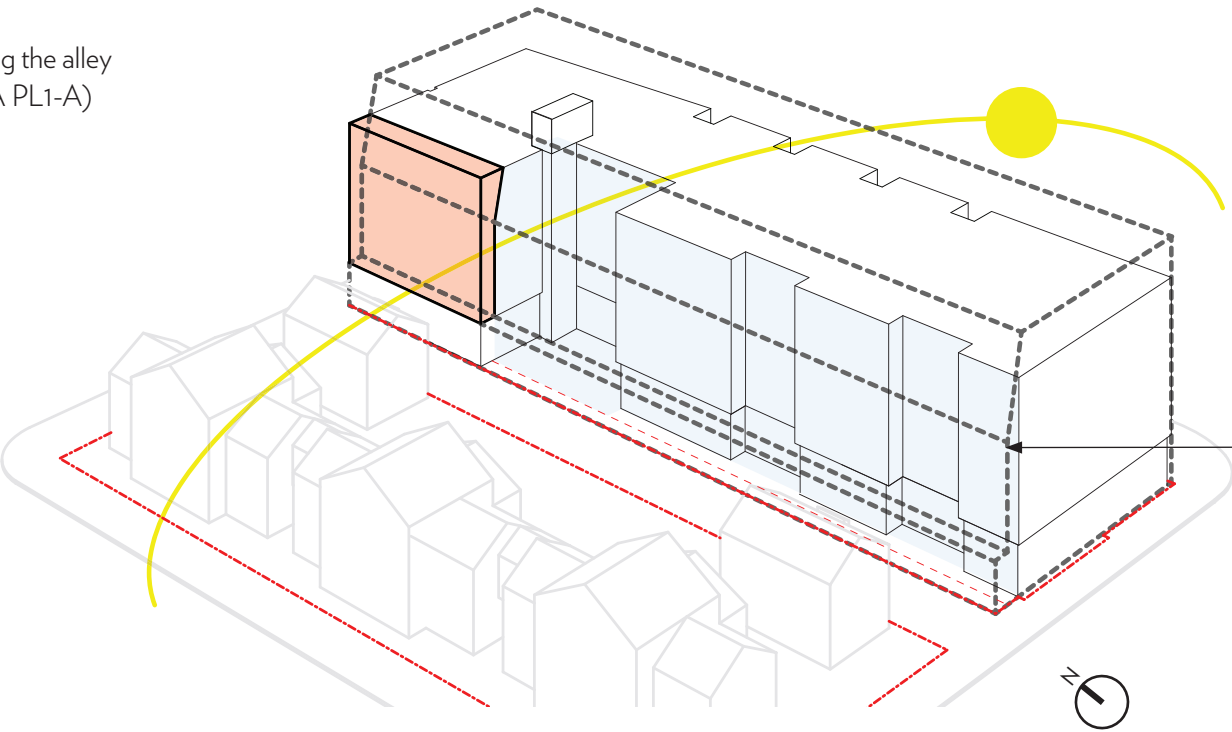
b. Related to the massing, the Board indicated unanimous early support of the upper setback departure request as the massing along the alley is oriented to improve solar access for the courtyard and the shared sundecks which the Board strongly supported. (CS1-B, CS2-A PL1-A)



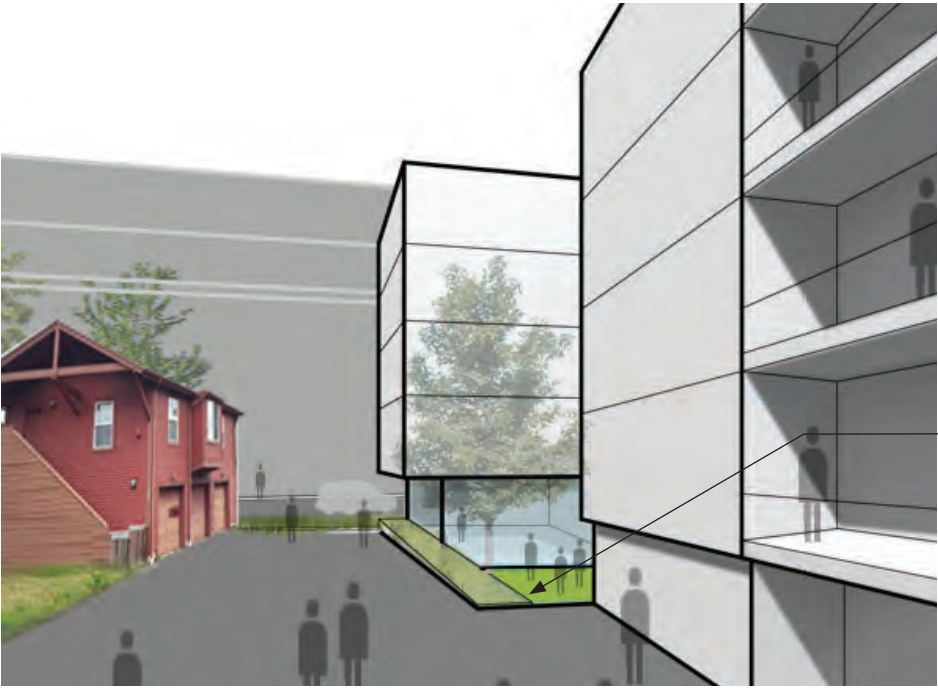
SITE PLAN

**Design Guideline CS1-B Sunlight and Natural Ventilation**  
While the project requests upper setback departure at the north west corner, building massing at the south west side is held further away from the upper level setback requirement to allow better solar access to buildings across alley.

- Voluntary Upper Setback
- Upper Setback Encroachment



Voluntary setback beyond code minimum is proposed at south west portion of the building, along with courtyard



PERSPECTIVE THROUGH ALLEY

**Design Guideline PL1.A Network of Open Spaces**  
The alley opens up to the courtyard in our project which is directly across from the open space between the existing multi-family units



# COMMENTS FROM THE BOARD

COMMENT #4 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. (PL3-B)

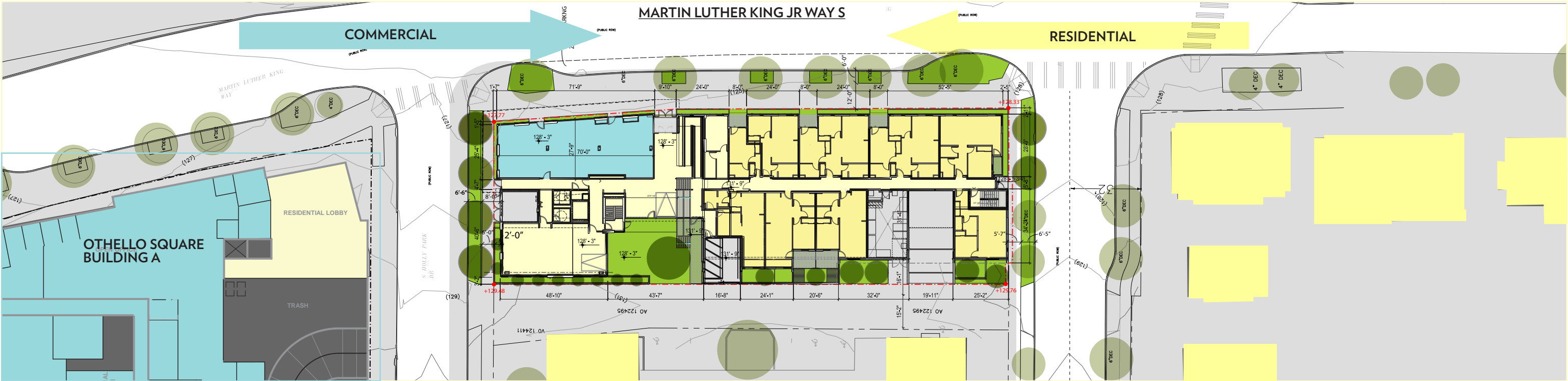
## RESPONSE

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.





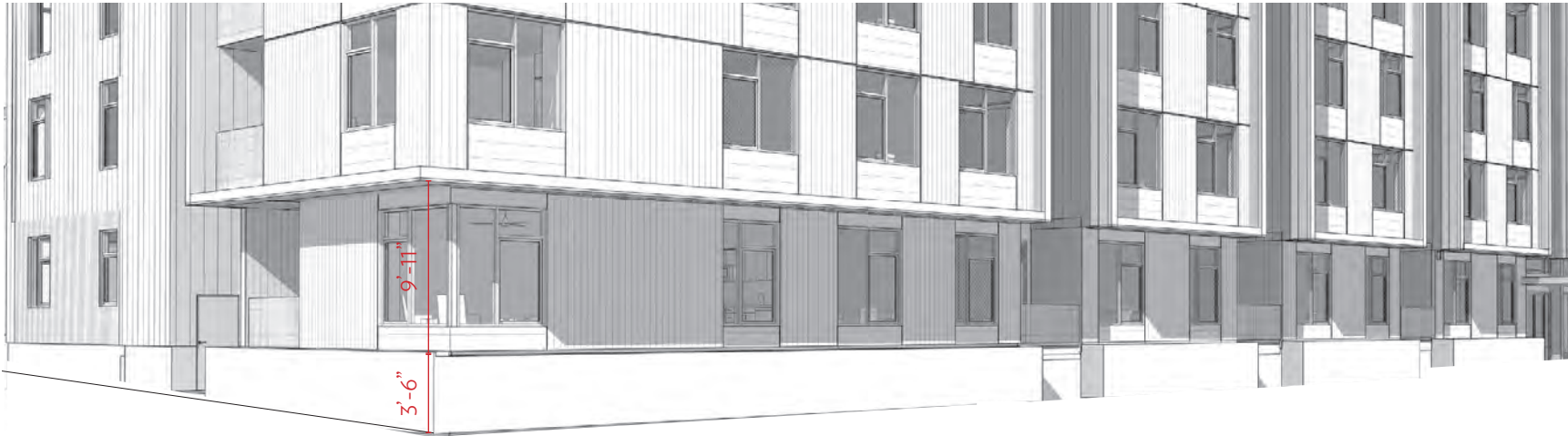
# COMMENTS FROM THE BOARD

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

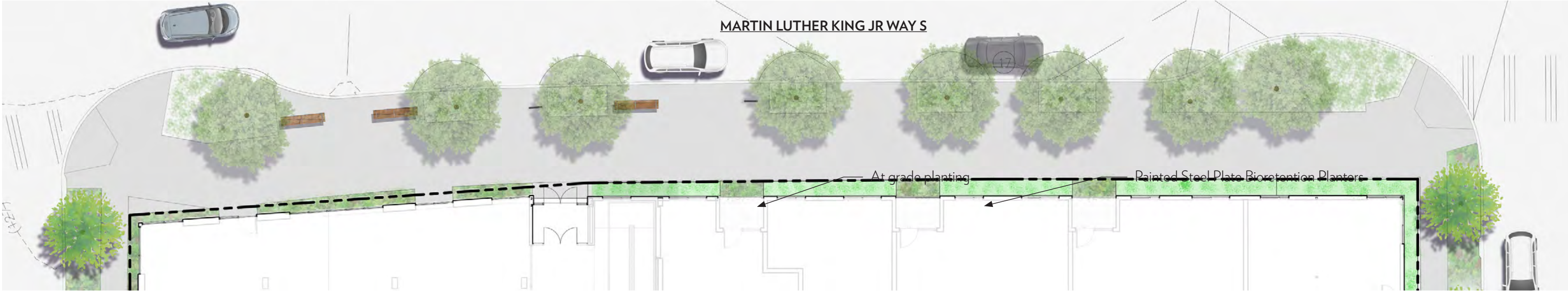
For the MLK Way S facing residential frontage, bioretention planters capturing roof run offs have been designed to create a buffer between the pedestrian realm and the residential units. The planters are raised 3'-0" to 3'-6" above the adjacent sidewalk, which corresponds with the finish floor elevation 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 biorentation 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.



SOUTH EAST PERSPECTIVE



ROW SECTION - MLK JR WAY S.



PARTIAL PLAN



# 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)



Rosemary



Hardy Kiwi



Highbush Blueberry



Common Hop



Passionfruit



Creeping Raspberry

## 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 chose 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.



Central District Africatown temporary art project



# ADDITIONAL DEPARTURES REQUESTED

Departure Request #3	Code Requirement	Explanation For Departure and Applicable Design Guidelines
<p>Departure is requested for S. Webster Street as the total segment of current blank façade is 57%</p> <p><b>CALCULATIONS</b></p> <p>BLANK FACADE SEGMENTS = 38'-8"</p> <p>TOTAL LENGTH OF FACADE = 68'-5 5/8"</p> <p>38'-8" / 68'-5 5/8" = 57%</p>	<p><b>SMC 23.47A.008 D.2</b> Street Development Standards- Blank Facades. The provisions apply to structures in NC zones. Blank facades between 2 and 8 feet above sidewalk may not exceed 20 feet in width, with 40% maximum blank façade allowed facing street. Street facades within 10' of lot line.</p>	<p>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 <b>PL3-B-2</b>, 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 <b>DC2-B-1</b>, 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 facade will add to the pedestrian experience and contribute to natural green features. An elevated residential deck will also add to <b>PL3-I-iii</b>, Residential Privacy by creating a buffer between the sidewalk and sleeping space.</p>



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



PERSPECTIVE LOOKING EAST ON S WEBSTER STREET



# ADDITIONAL DEPARTURES REQUESTED

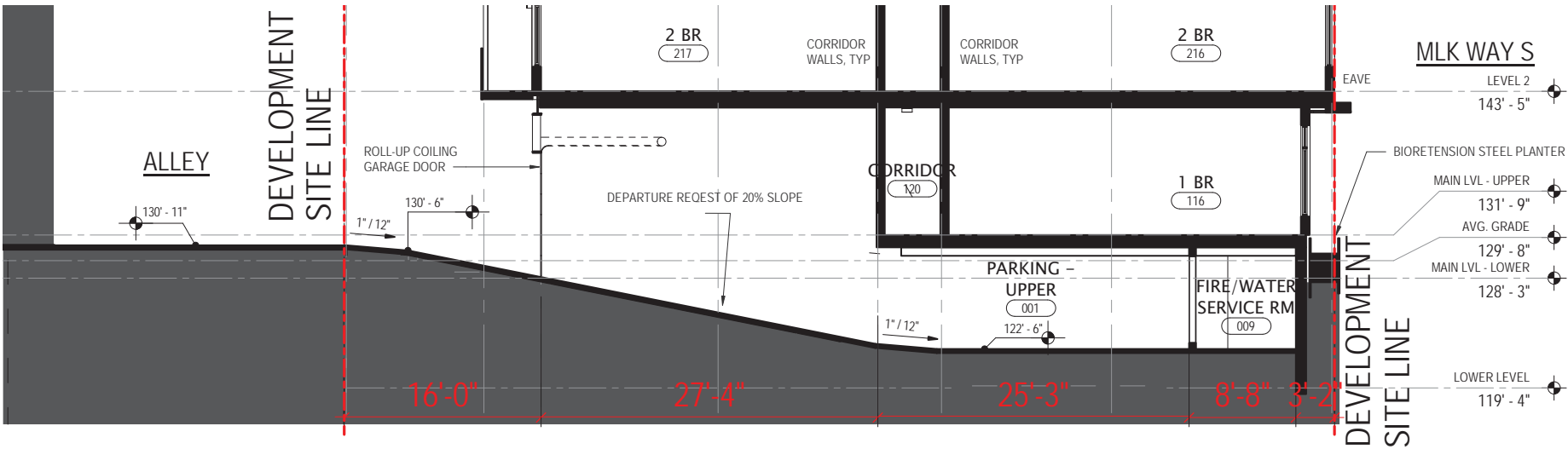
Departure Request #4	Code Requirement	Explanation For Departure and Applicable Design Guidelines
Departure is requested for the east-west average depth at $(29'-10'' + 24'-11'') / 2 = 27' - 4 \frac{1}{2}''$ at the Business space	<b>23.47A.008 B 3</b> Non-Residential Street Development Standards- Depth. Non residential uses shall extend average 30', minimum 15' from street face.	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 and S Webster Street, which is frequently used by the public and visibly prominent along the street intersection, meeting <b>DC1-A-1</b> , 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 <b>DC1-A-2</b> , Gathering Places.



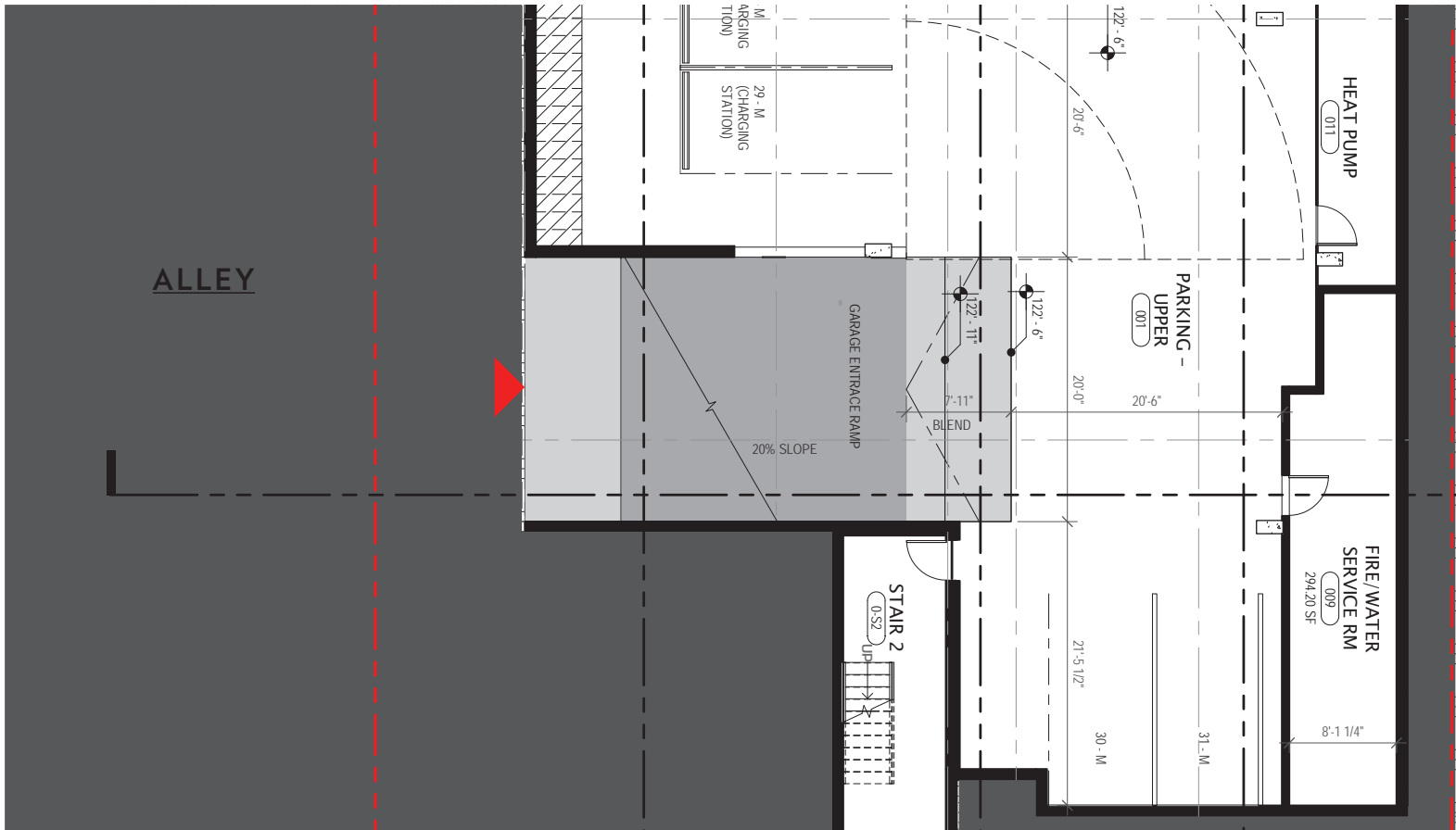


# ADDITIONAL DEPARTURES REQUESTED

Departure Request #5	Code Requirement	Explanation For Departure
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.	<b>23.54.030.D.3</b> 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.	We located the garage entry away from pedestrian crossings between our project and the main Othello Square campus, thus meeting <b>DC1-B-1</b> , 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.



EAST WEST SECTION THROUGH GARAGE RAMP



PARTIAL PLAN AT GARAGE RAMP





SECTIONAL PERSPECTIVE LOOKING SOUTH