

## CONTACT INFORMATION

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## PROJECT INFORMATION

### Othello Cubix

7339 43rd Avenue South  
Seattle, WA 98118

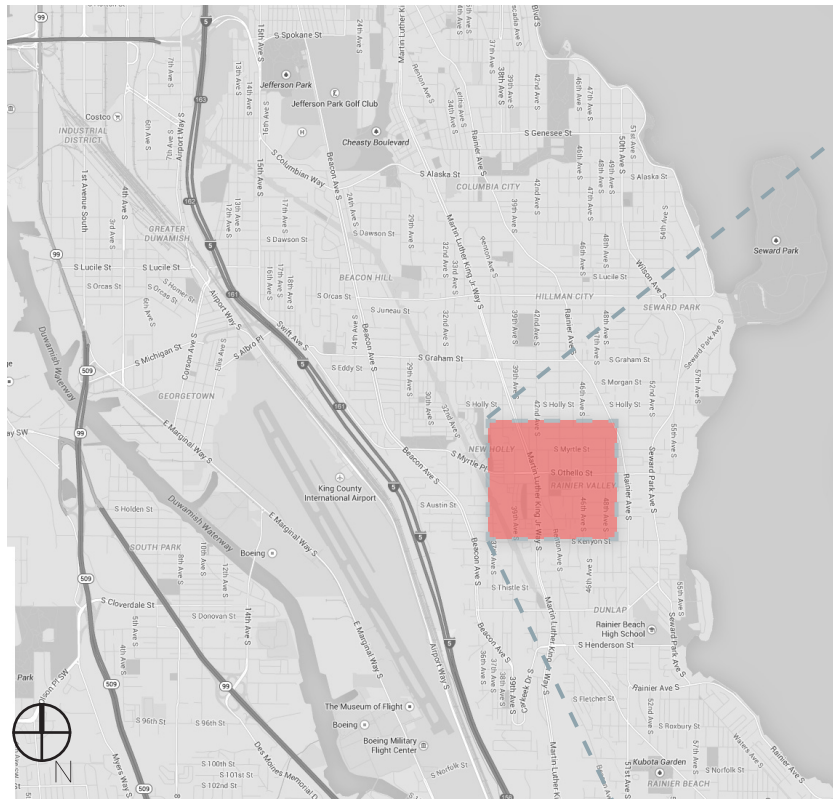




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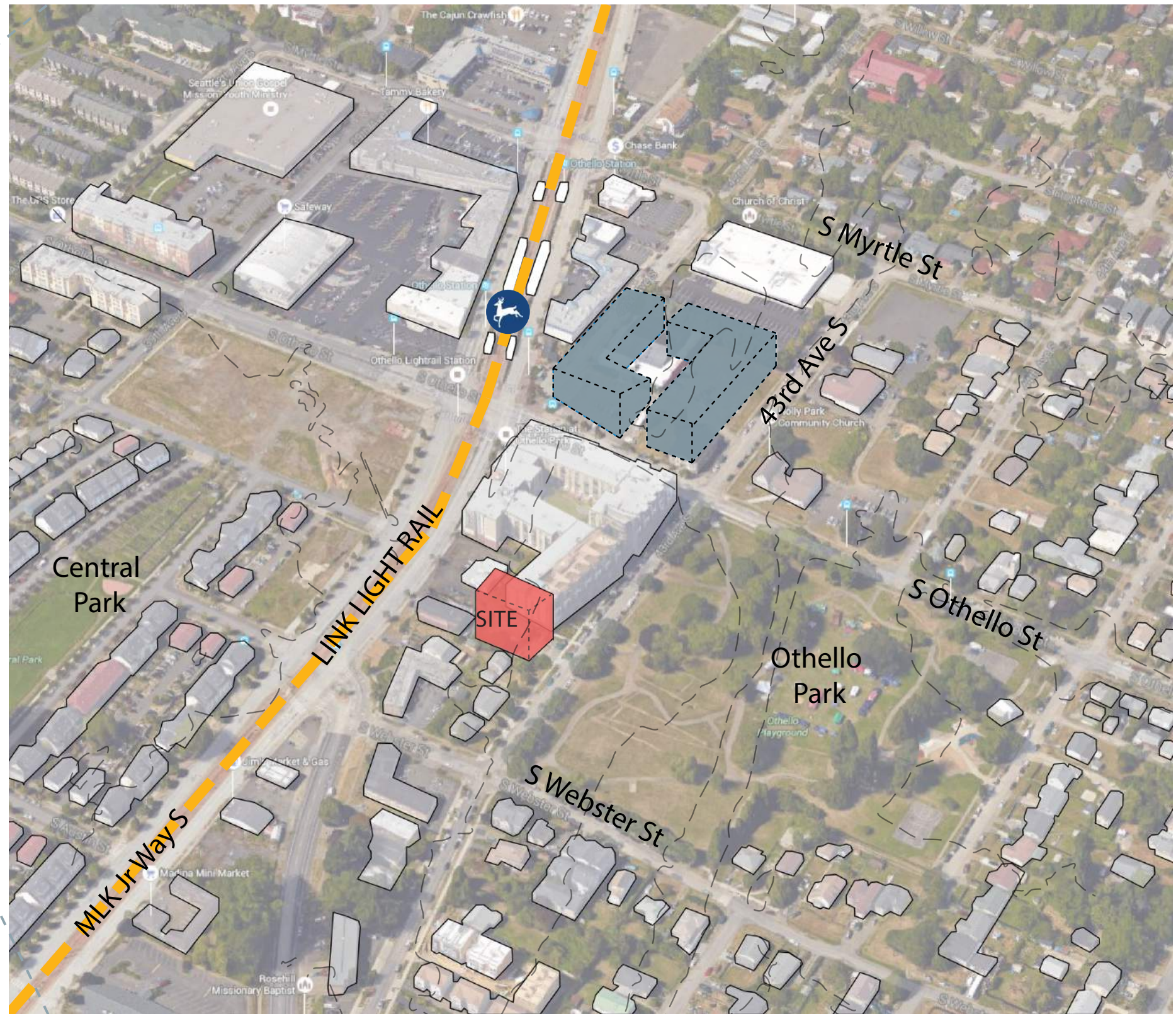


### BUILDING INFO

Address: 7339 43rd Ave. S.  
Seattle WA, 98118

Lot Area 7,597 SF.

Zone: NC3P-85 (1.3)  
Height limit: 85'  
FAR: Base 1.3 Up To 6 with Incentives  
Setbacks: None Required  
Parking: None Required  
ECA's: None  
Urban Village: MLK at Holly St. Residential  
Overlays: Othello Station Overlay  
Pedestrian Zone: Yes



120'

110'

130' 110' 100'



## PROPOSED BUILDING

### Preferred Option #3

Stories: 8 (2015 IBC 5 over 3)  
 Units: 92 Total Units

SEDU	<u>78</u>
1 Bedroom	<u>14</u>
2 Bedroom	<u>14</u>

## FAR w/ INCENTIVE ZONING

Site Area: 7,597 SF.  
 Gross SF. Above Grade: 37,651  
 Base 1.3 FAR SF.: 9,876  
 Total FAR: 4.68

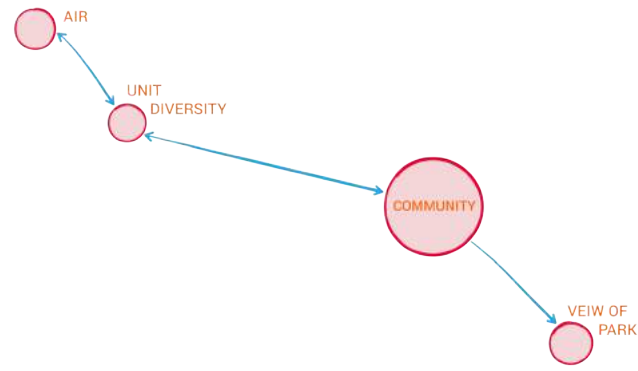
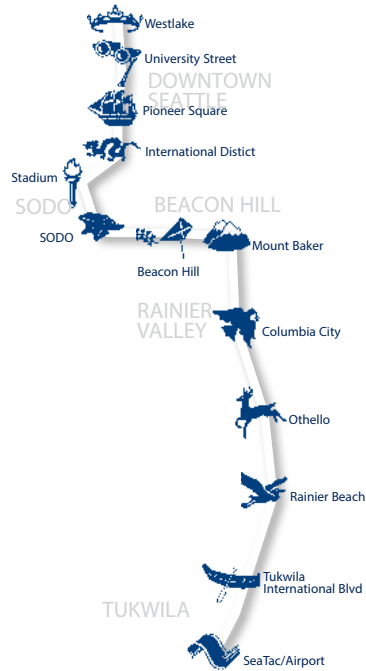
Bonus FAR: 3.88  
 Bonus FAR SF.: 25,646  
 14% Affordable Units SF.: 3,590  
 Average Unit SF.: 310  
 14% Affordable Units: 12 Units (11.57)

Bicycle Storage Required 69  
 Amenity Space Required 1,354.6





# SOUND TRANSIT'S LINK LIGHT RAIL

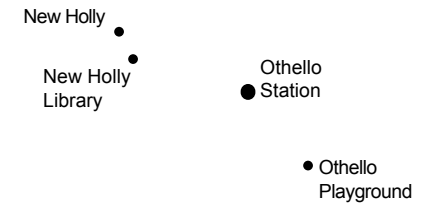


Pictograms were created to help people - especially those who don't read or write English - to easily identify Link light rail stations.

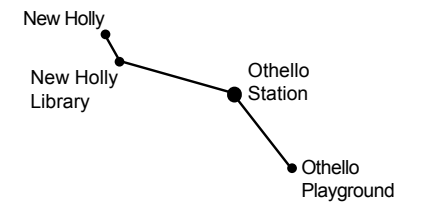
The idea was to create a symbol for each community where a light rail station is located. The symbol is a unique constellation. Stars in the constellation reflect points of interest around the station and the community. The pictograms will be used on station signs, maps, and handouts.

Steps in creating each pictogram:

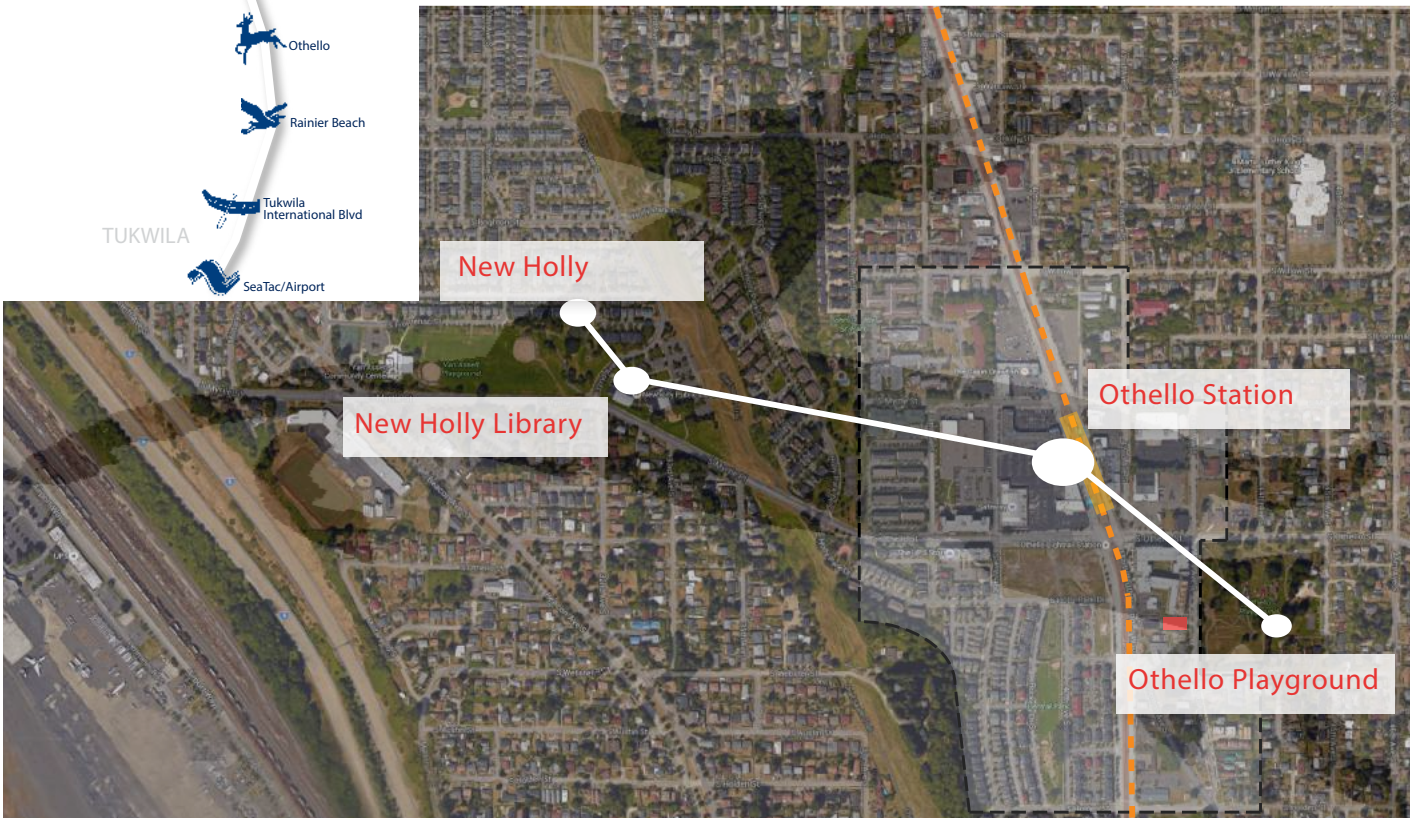
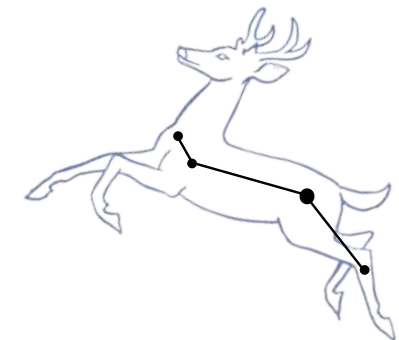
Selecting points of interest



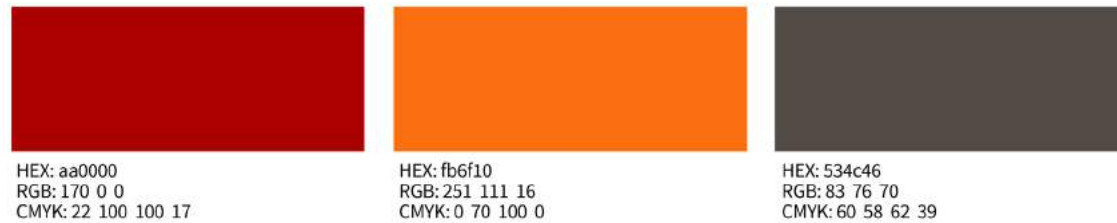
Connecting the dots



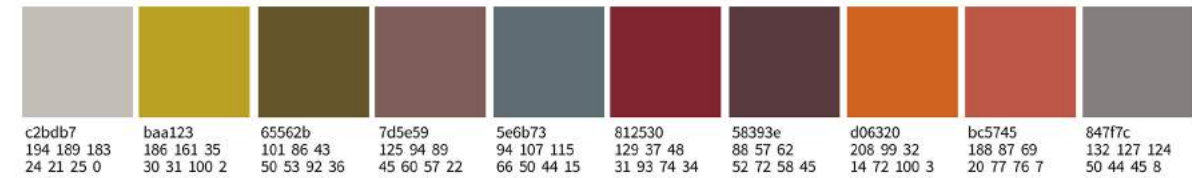
Pictogram



## Othello Palette



## Expanded "Marrakesh Express" Palette

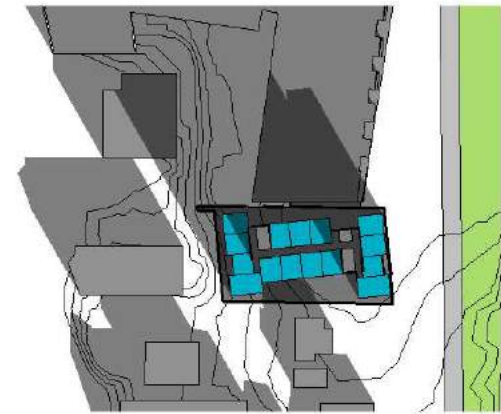








WINTER SOLSTICE



DECEMBER - 10AM

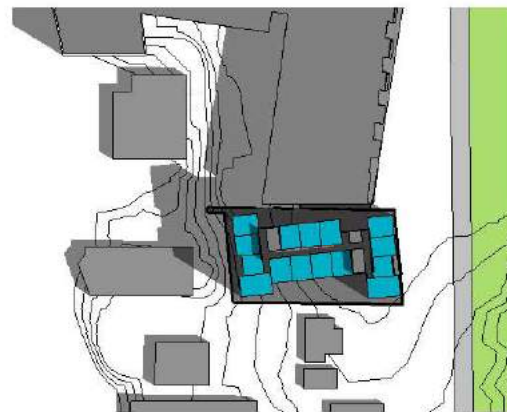


DECEMBER - NOON

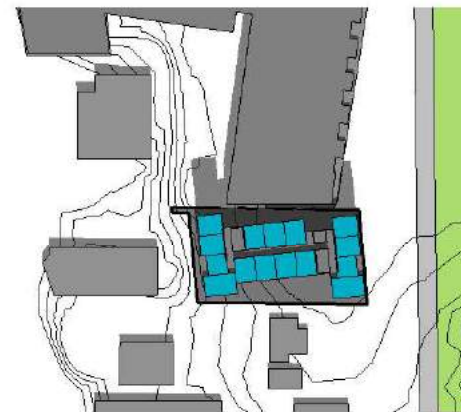


DECEMBER - 2PM

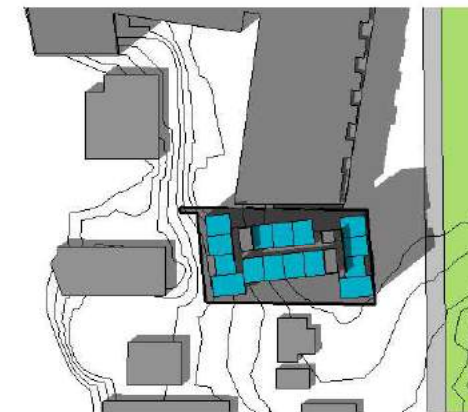
SUMMER SOLSTICE



JUNE - 10AM

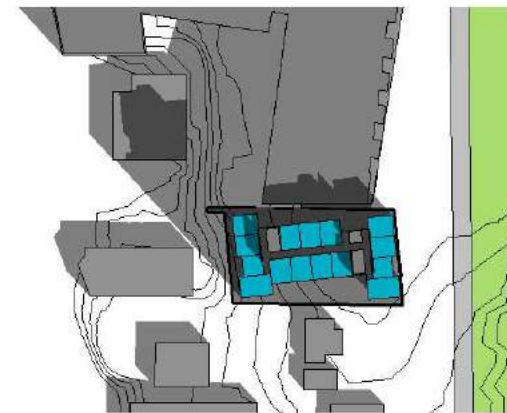


JUNE - NOON



JUNE - 2PM

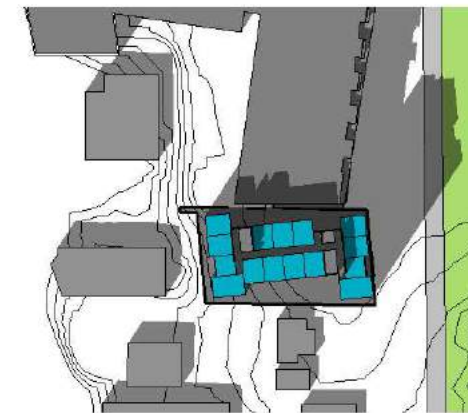
EQUINOXES



MARCH/SEPT - 10AM

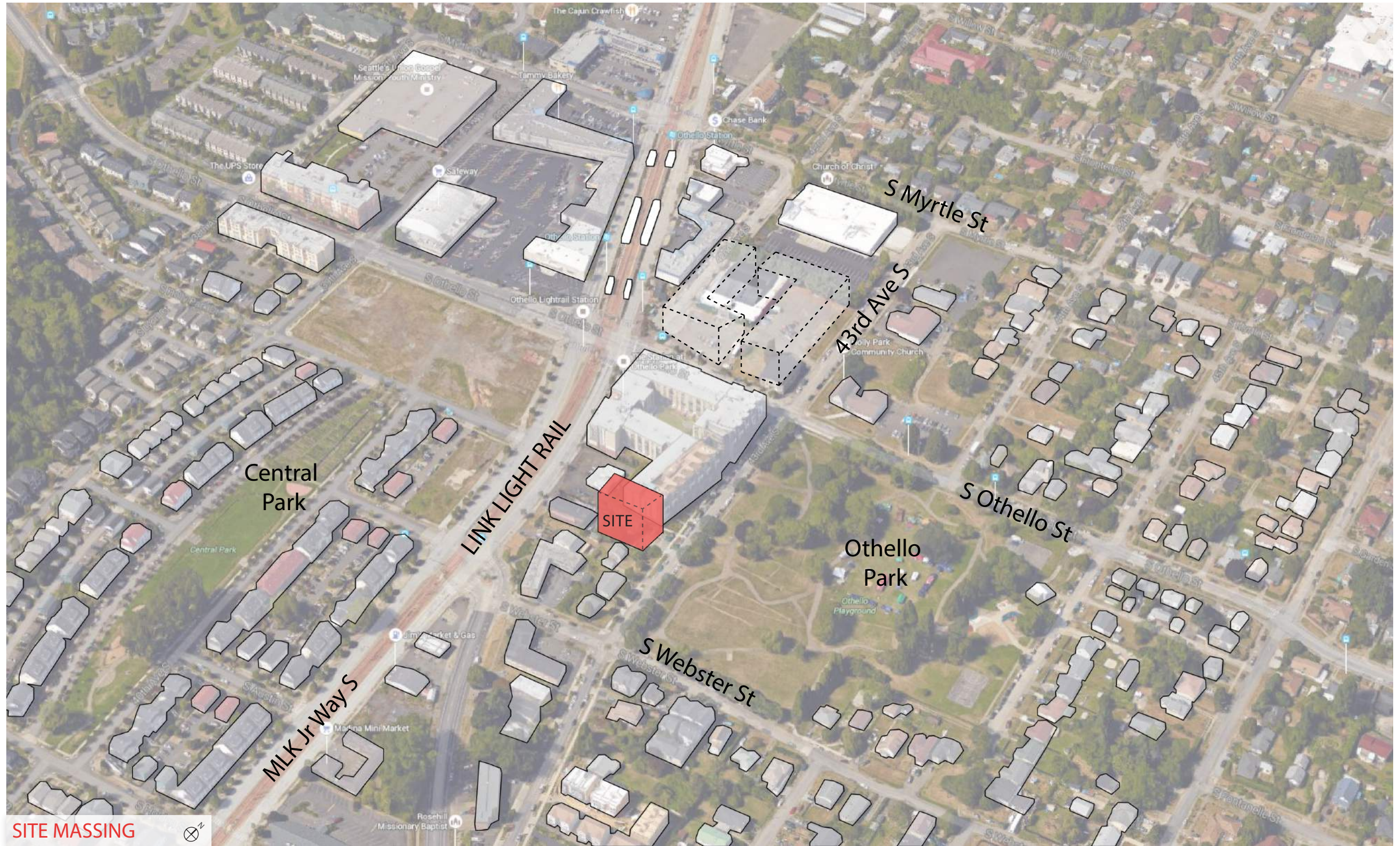


MARCH/SEPT - NOON

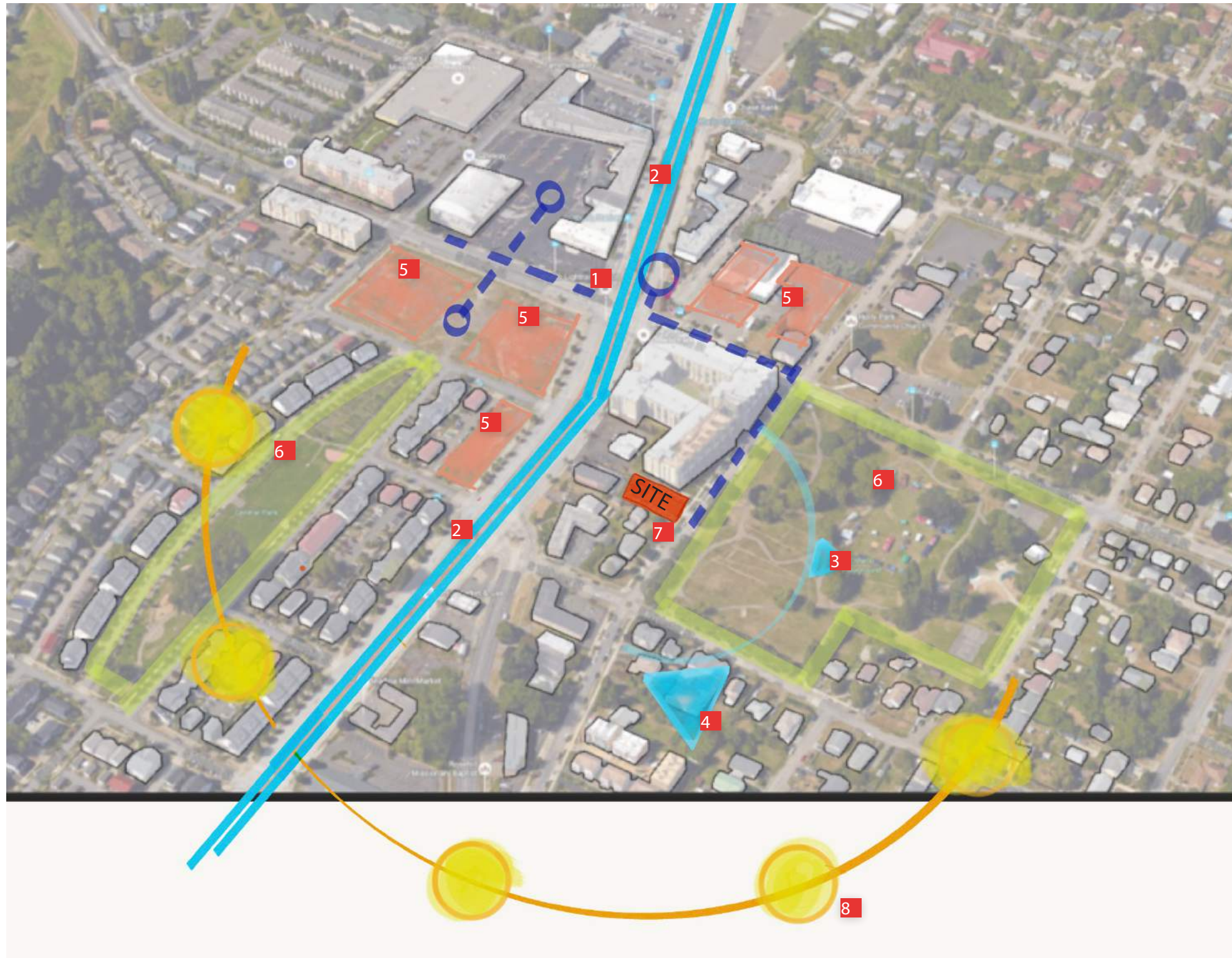


MARCH/SEPT - 2PM



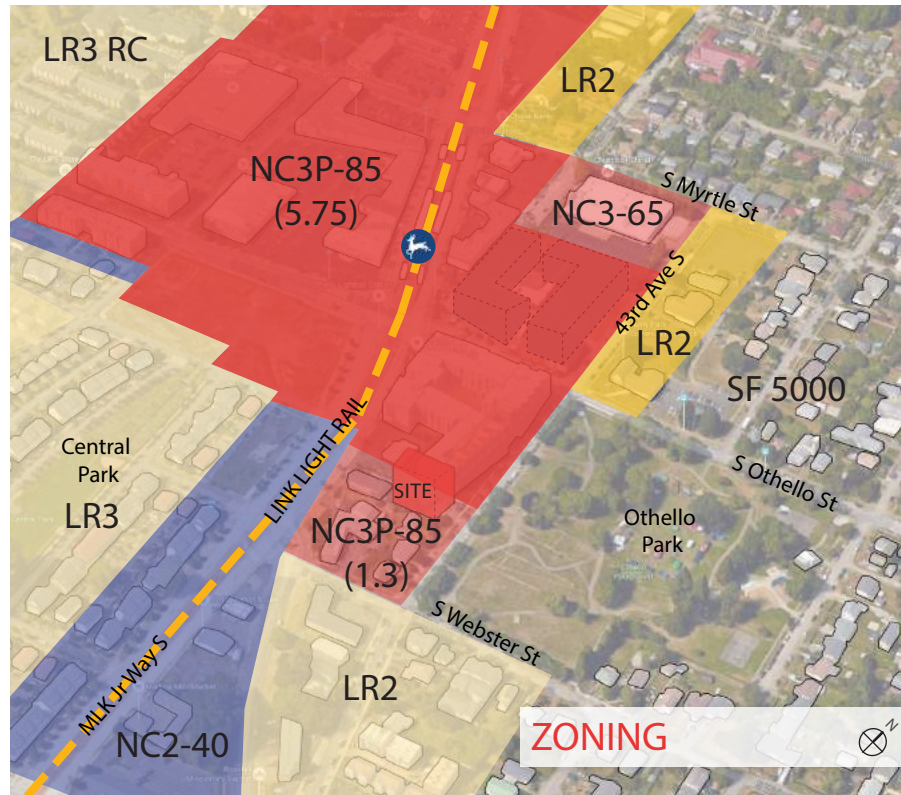




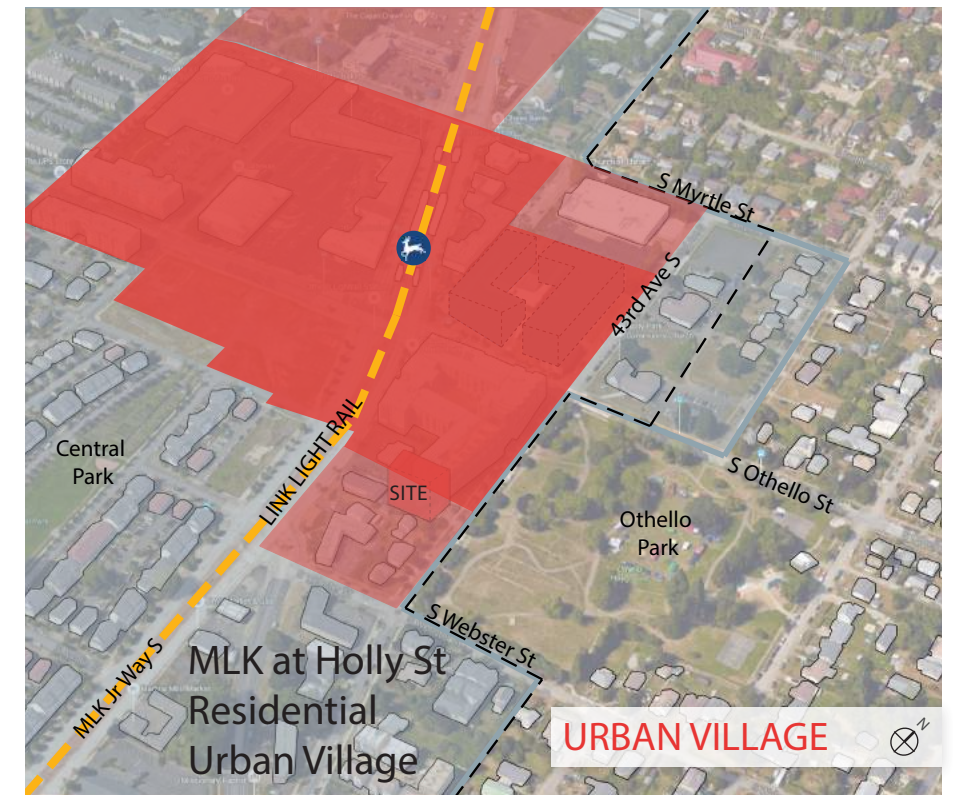


- 1 PEDESTRIAN ACCESS
- 2 LINK LIGHT RAIL
- 3 PARK VIEW
- 4 TERRITORY VIEW
- 5 FUTURE MIXED-USE DEVELOPMENT
- 6 PARK
- 7 SITE
- 8 SUN PATH





- Pedestrian Area ■
- Future Pedestrian Area ■
- Transit Station Overlay
- Othello(Residential Urban Village) ■



- Principle Arterials ■
- Minor Arterials ■
- Othello Light Rail Station ■

- Commercial
- Public Services
- Single-Family Residential
- Multifamily Residential
- Future Projects By Others







# 10 SITE IMAGES

PANORAMAS - LOOKING OUT FROM SITE





Looking West on 43rd Ave S at property of proposed project

C



Looking North West at property of proposed project

E



Looking East on MLK Jr Way S at property of proposed project

D



Looking North East at property of proposed project

F





## NEIGHBORHOOD CONTEXT LEGEND

<span style="color: yellow;">■</span>	<b>COMMERCIAL</b>
01	Safeway
02	Bank Of America
03	Adjacent Mixed-Use
04	King's Plaza
05	Holly Park Medical & Dental Clinic
<span style="color: blue;">■</span>	<b>MULTI - FAMILY</b>
01	The Station Apartments
02	New Holly @ Central Park
03	New Holly Development
04	Residential @ 43rd Ave S
05	@ MLK Jr Way S & S Webster St
<span style="color: red;">■</span>	<b>PUBLIC SERVICE</b>
01	Holly Park Community Church
02	Othello Light Rail Station
03	Othello Park
<span style="color: blue;">■</span>	<b>SINGLE - FAMILY</b>
<span style="color: red;">■</span>	<b>SITE</b>





01 Safeway



02 Bank Of America



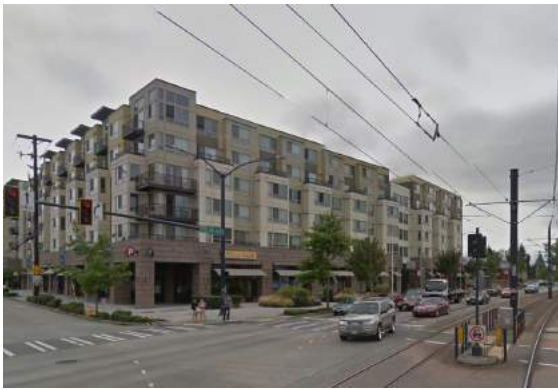
03 Adjacent Mixed-Use



04 King's Plaza



05 Holly Park Medical & Dental Clinic



01 The Station Apartments



02 New Holly @ Central Park



03 New Holly Development



04 @ 43rd Ave S & S Webster St



05 @ MLK Jr Way S & S Webster St



01 Holly Park Community Church



02 Othello Light Rail Station



03 Othello Light Rail Station



04 Othello Park

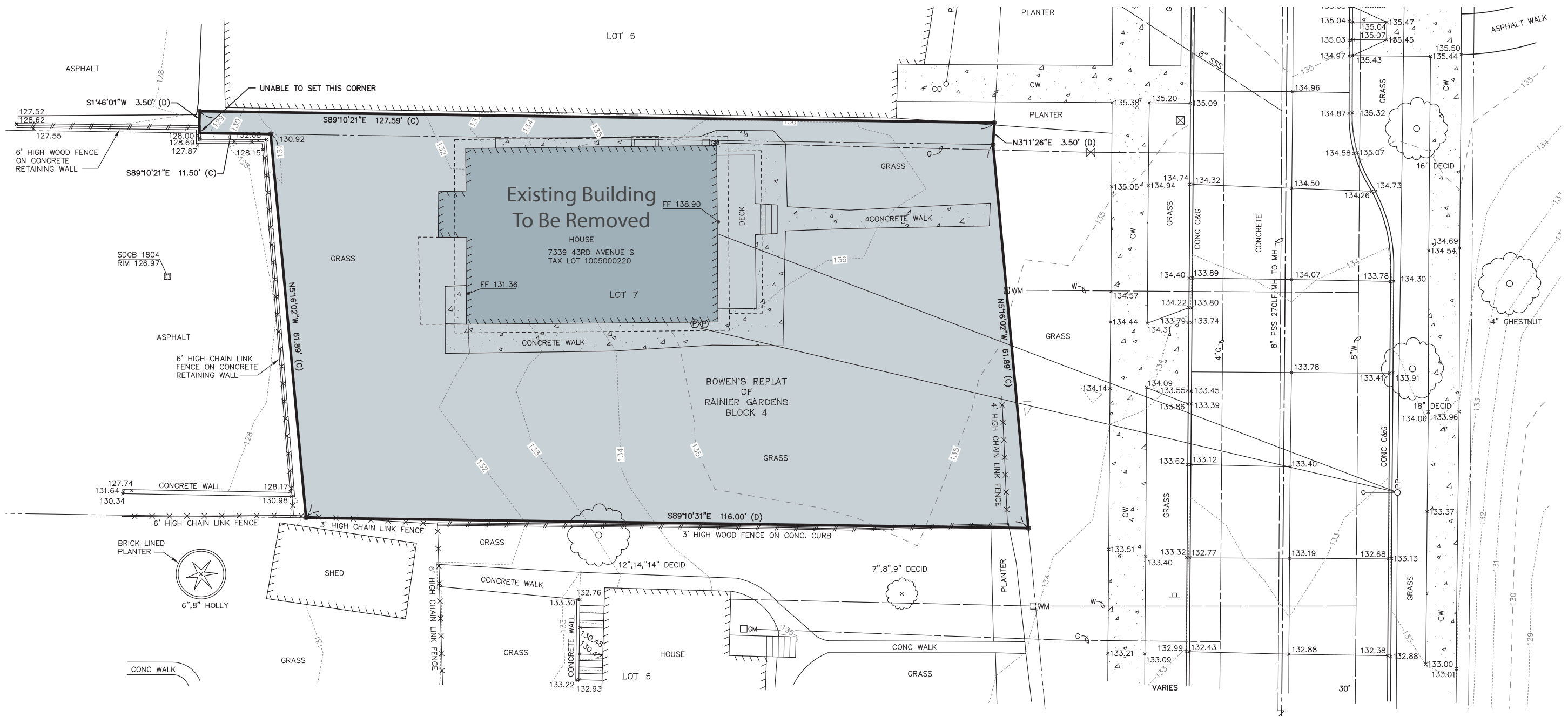


05 Othello Park

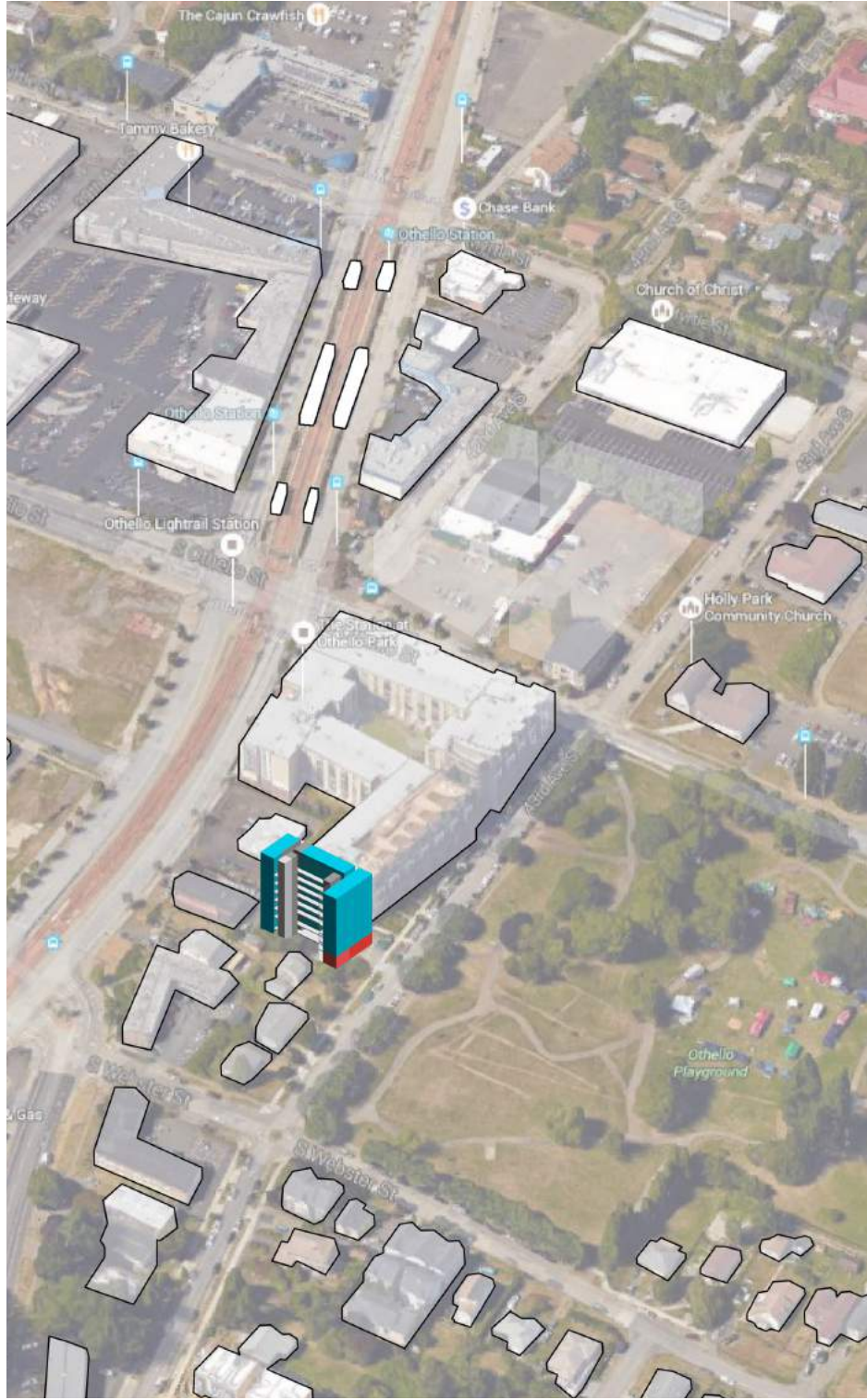
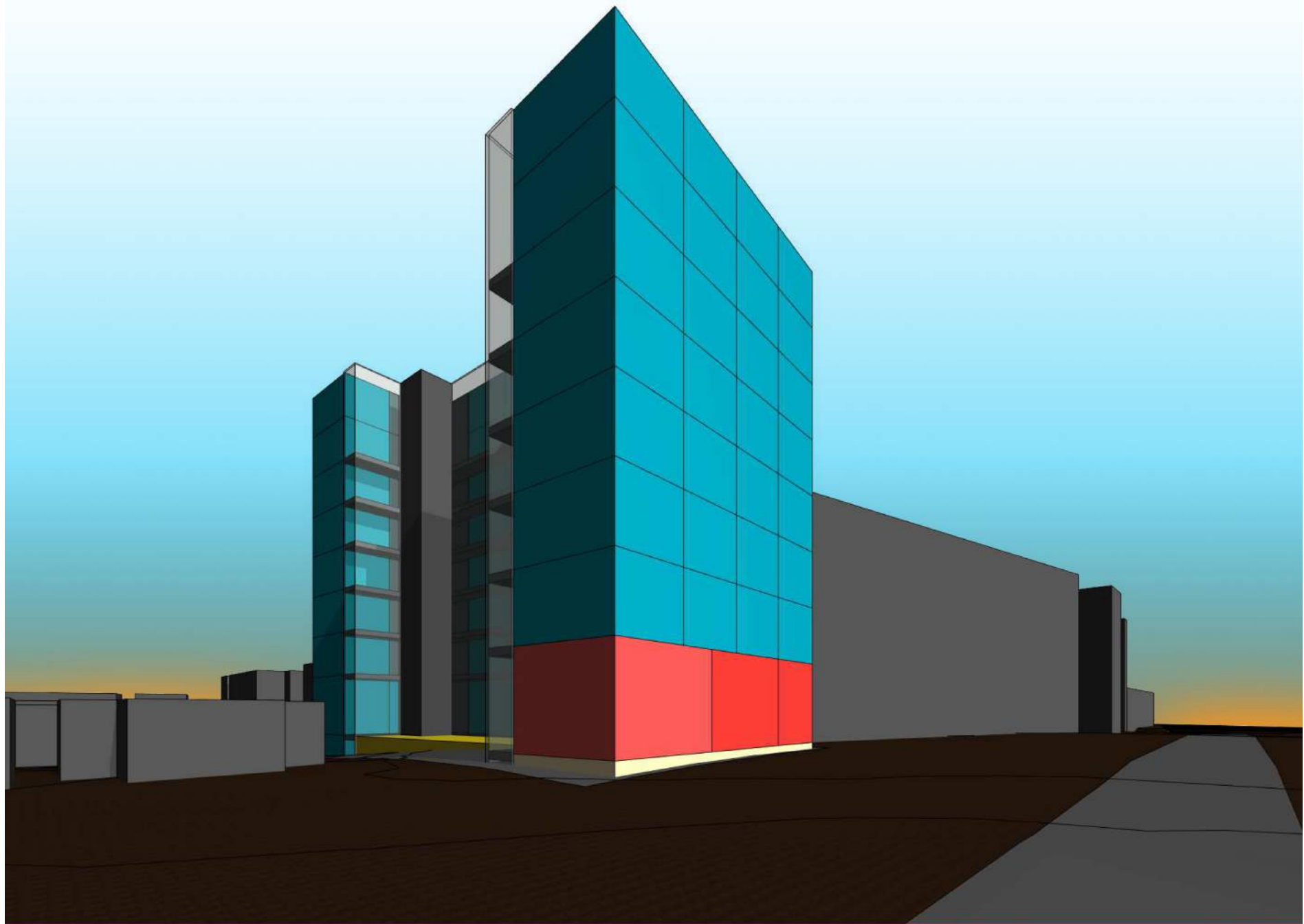












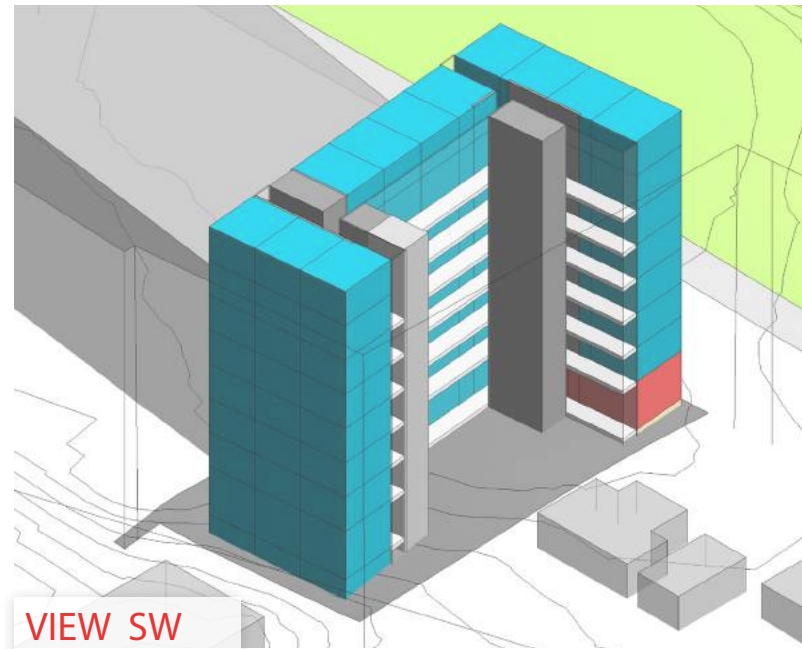
# OPTION 1 "C-SHAPE"

MASSING MODEL





VIEW SE



VIEW SW

### DESIGN GUIDELINES

- CS2 I - STREETScape COMPATIBILITY
- PL2 I - PERSONAL SAFETY AND SECURITY
- PL3 I - HUMAN ACTIVITY
- DC4 I - EXTERIOR FINISH MATERIALS

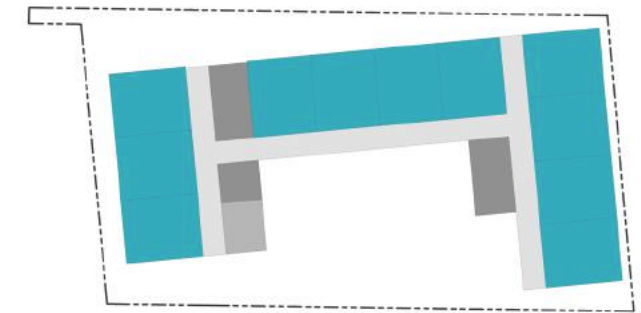
### BUILDING INFO

- LEVELS 8
- UNITS 84
- AMENITY (IN) 357 (EX)1,718

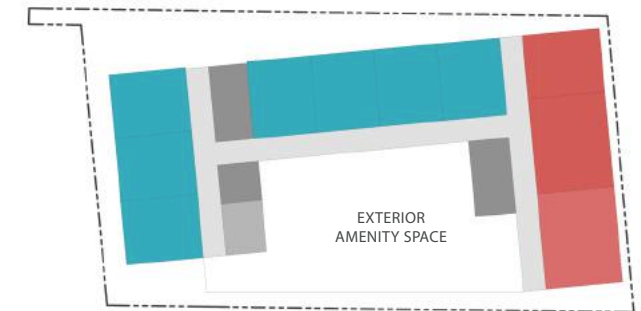
- AMENITY
- LOBBY
- STORAGE
- RESIDENTIAL UNITS
- UTILITY

### DESIGN CONCEPT

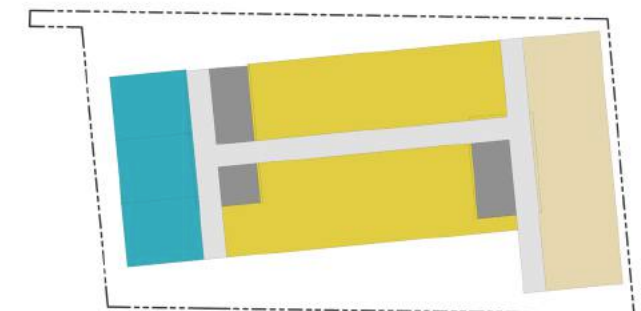
The C-Shape design option provides an exterior amenity space at ground level to allow for outdoor activities. The option provides 84 units with lobby and interior amenity space at ground level, opening onto the street.



TYPICAL FLOORS 2-8



FIRST FLOOR



BASEMENT LEVEL



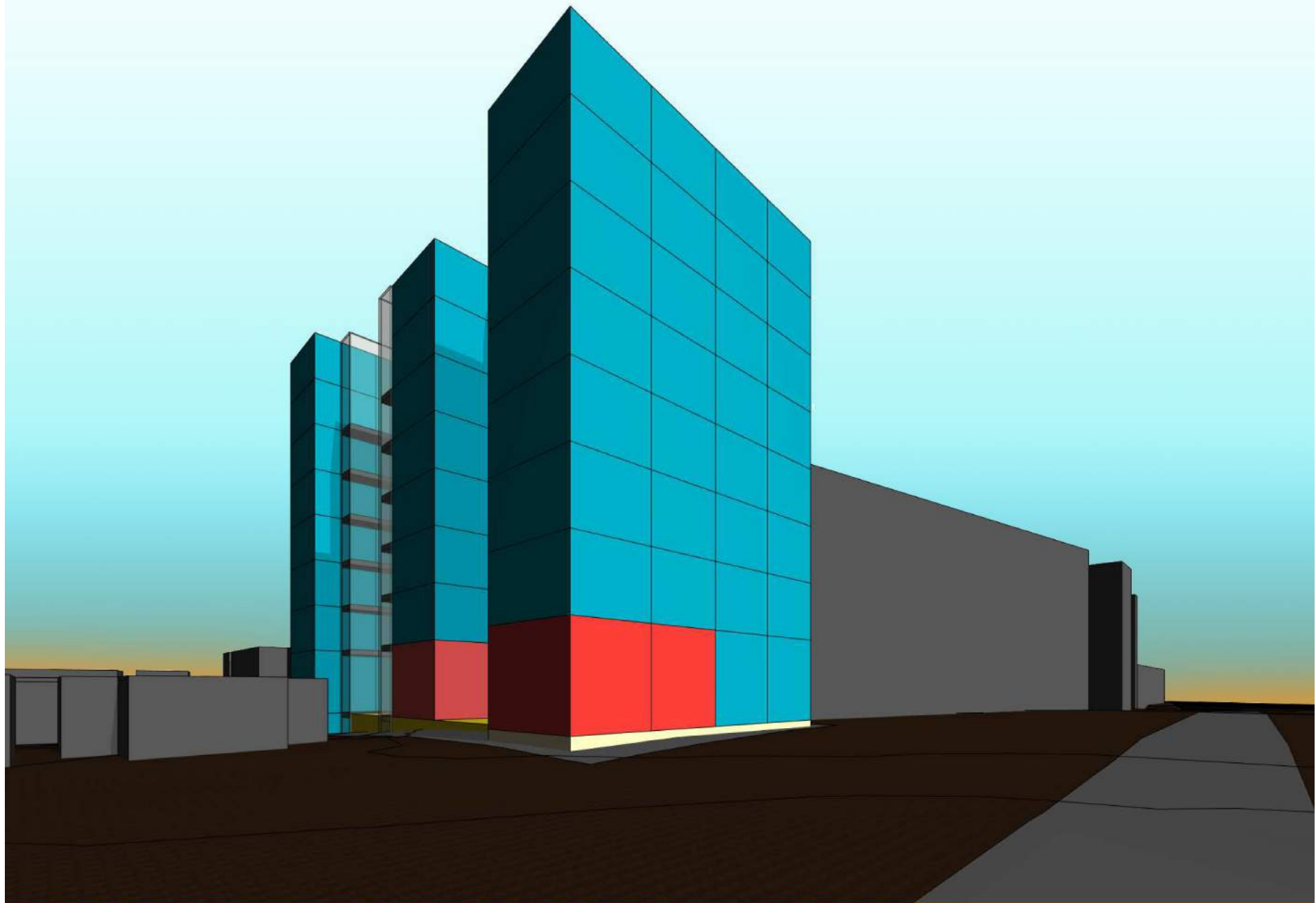
Othello Apartments

7339 43rd Ave. S. DPD #3019543

# C-SHAPE

OPTION #1





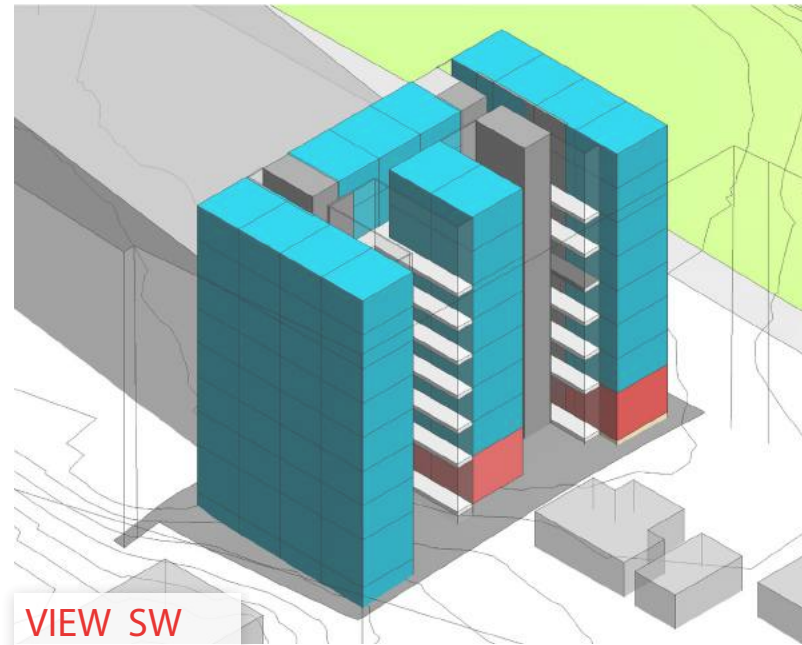
# OPTION 2 "E-SHAPE"

MASSING MODEL





VIEW SE



VIEW SW

### DESIGN GUIDELINES

- CS2 I - STREETScape COMPATIBILITY
- PL2 I - PERSONAL SAFETY AND SECURITY
- PL3 I - HUMAN ACTIVITY
- DC4 I - EXTERIOR FINISH MATERIALS

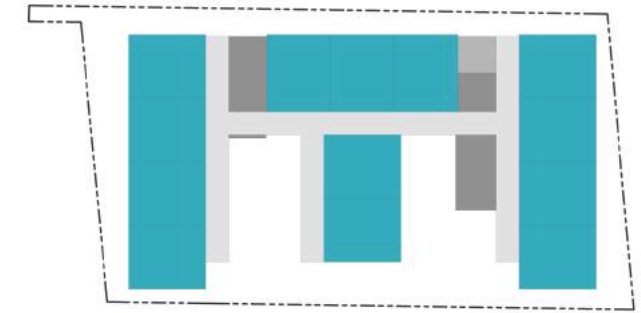
### BUILDING INFO

LEVELS	8
UNITS	100
AMENITY	(IN) 476 (EX) 1,300

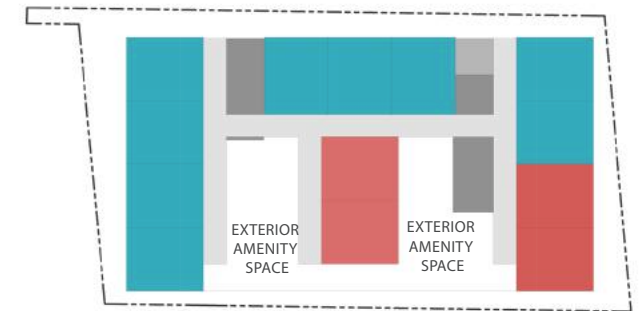
- AMENITY
- LOBBY
- STORAGE
- RESIDENTIAL UNITS
- UTILITY

### DESIGN CONCEPT

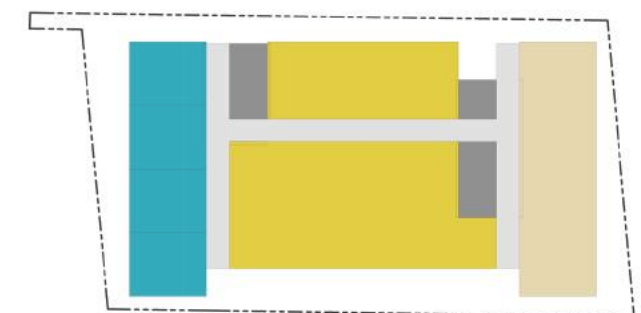
The E-Shape design option provides two open community spaces at ground level. The option provides 100 units with lobby and interior amenity space at ground level, opening onto the street and into the outdoor amenity space.



TYPICAL FLOORS 2-8



FIRST FLOOR



BASEMENT LEVEL



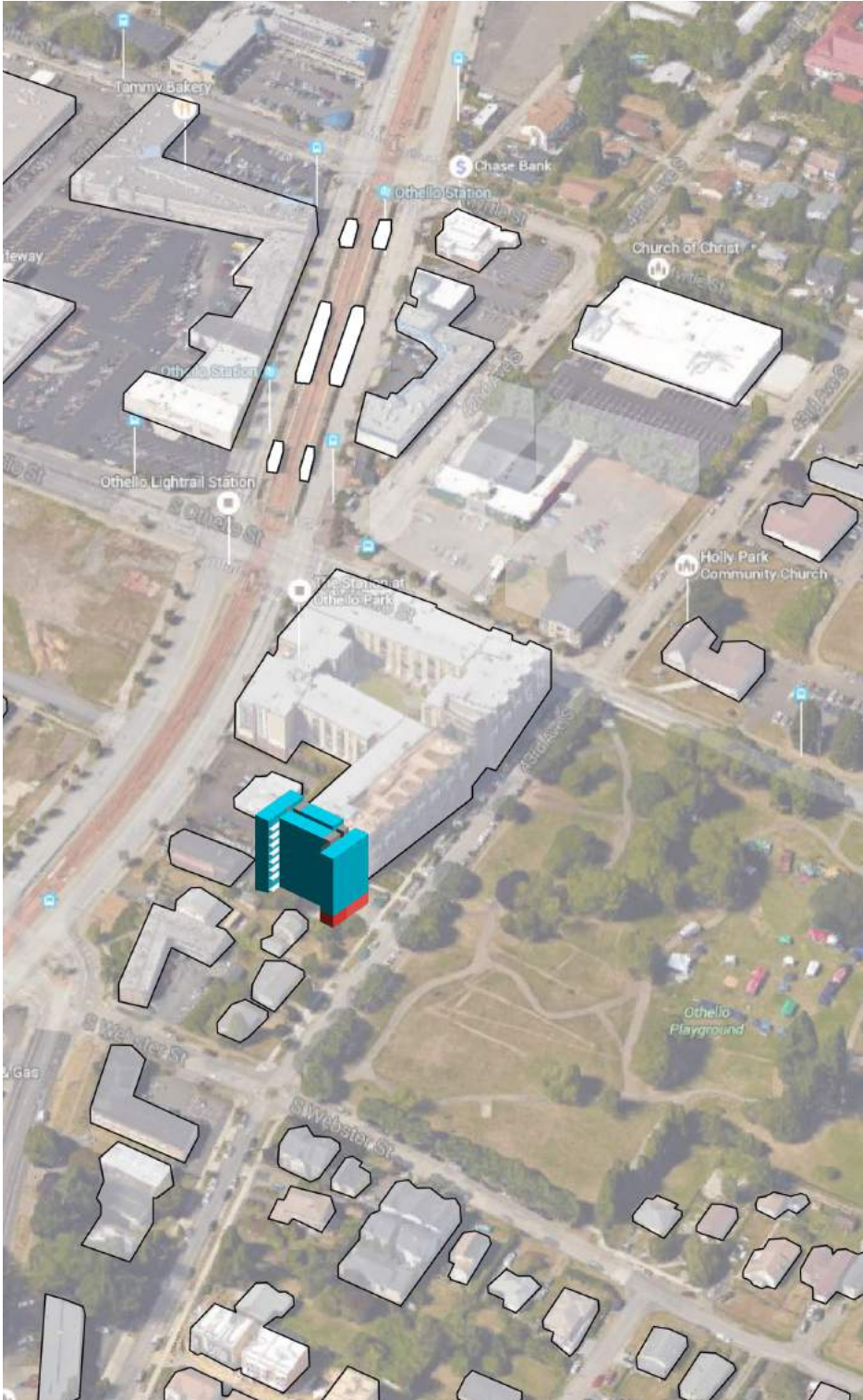
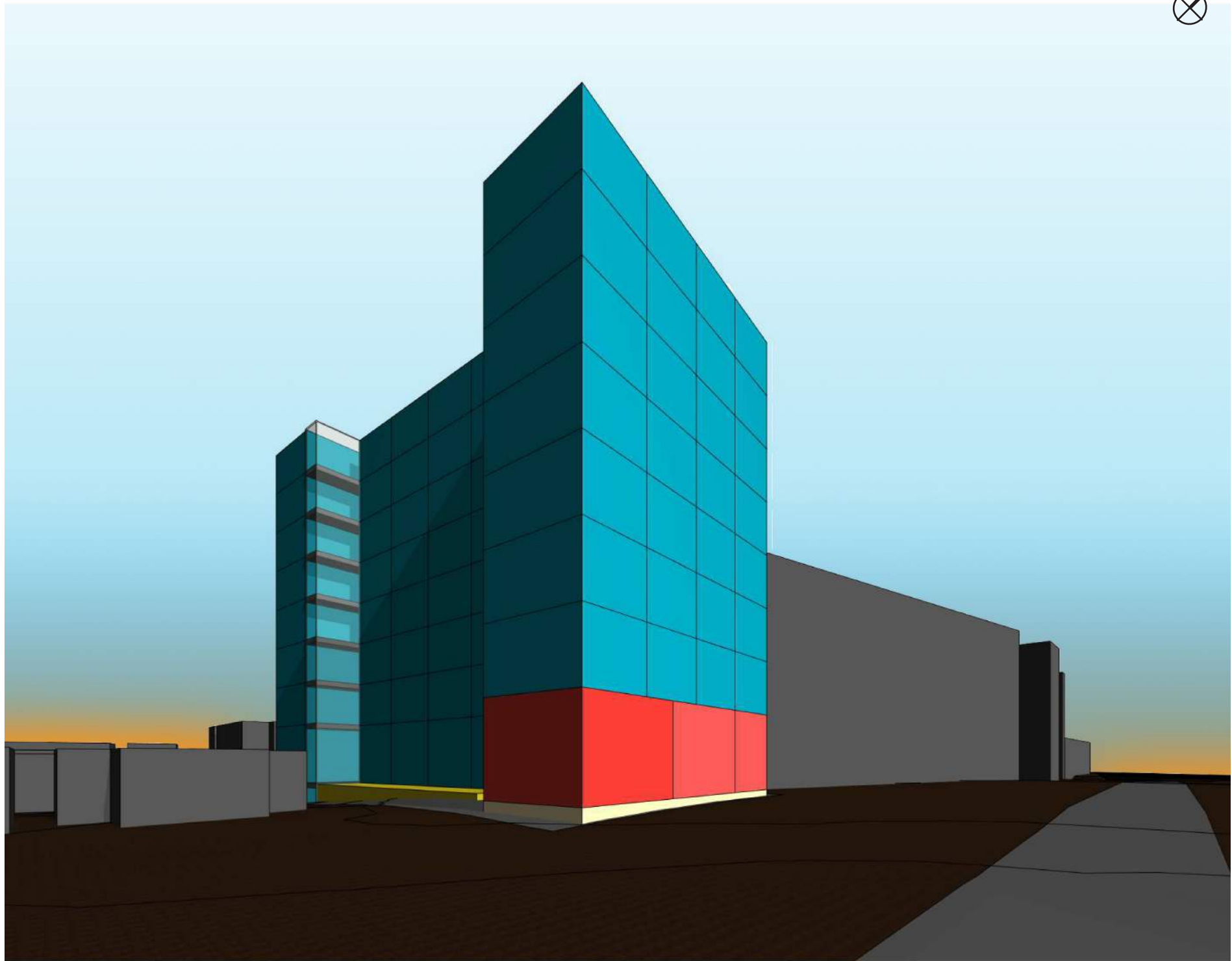
Othello Apartments

7339 43rd Ave. S. DPD #3019543

# E-SHAPE

OPTION #2





# OPTION 3 "H-SHAPE" PREFERRED

MASSING MODEL





VIEW SE



VIEW SW

### DESIGN GUIDELINES

- CS2 I - STREETScape COMPATIBILITY
- PL2 I - PERSONAL SAFETY AND SECURITY
- PL3 I - HUMAN ACTIVITY
- DC4 I - EXTERIOR FINISH MATERIALS

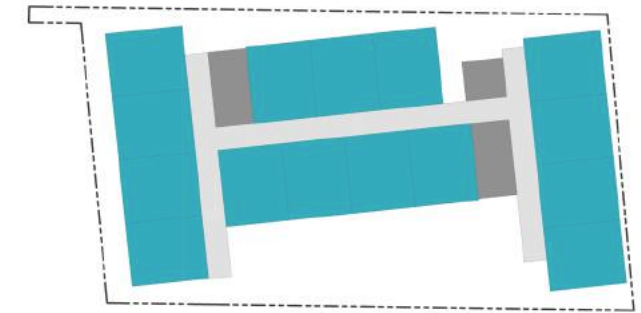
### BUILDING INFO

LEVELS	8
UNITS	116
AMENITY	(IN)595 (EX)1,360

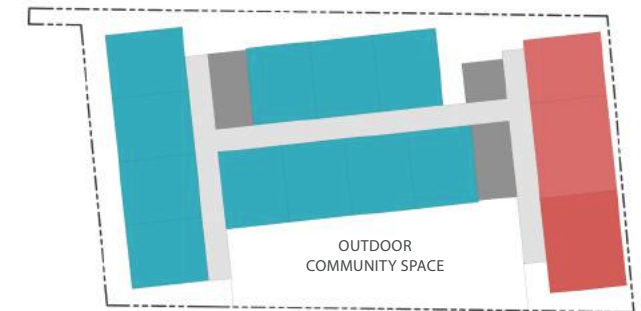
- AMENITY
- LOBBY
- STORAGE
- RESIDENTIAL UNITS
- UTILITY

### DESIGN CONCEPT

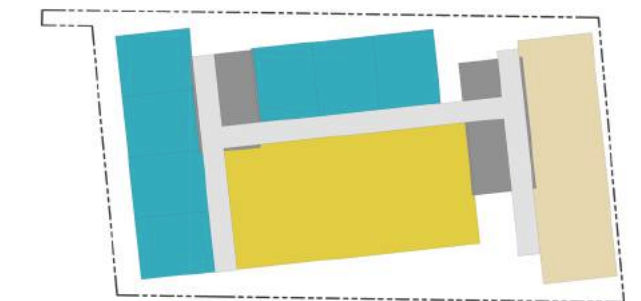
The H-Shape design option provides a protected open community space at ground level. The option provides 116 units with lobby and interior amenity space. Facing Othello Park, it becomes a "front porch" of the building



TYPICAL FLOORS 2-8



FIRST FLOOR



BASEMENT LEVEL



Othello Apartments

7339 43rd Ave. S. DPD #3019543

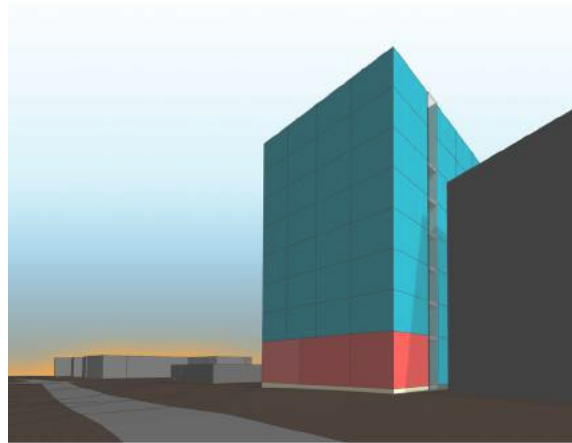
**H-SHAPE**  
OPTION #3 - PREFERRED



# C-SHAPE

## Option 1 -

The C-Shape design option provides an exterior amenity space at ground level to allow for outdoor activities. The option provides 84 units with lobby and interior amenity space at ground level, opening onto the street.



# PRO

- Open to south for daylight to all circulation
- Minimal mass
- Central courtyards

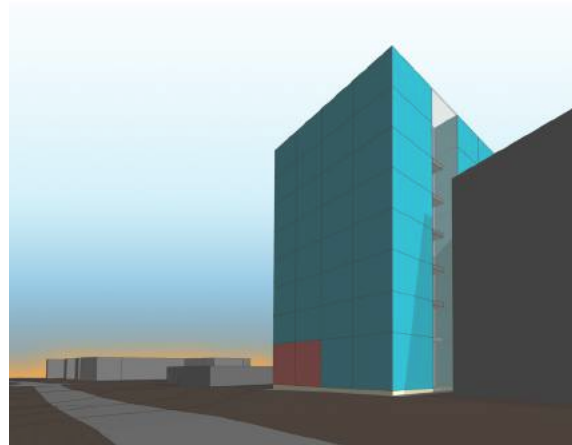
# CON

- Low unit count
- Single loaded corridor is not efficient

# E-SHAPE

## Option 2 -

The E-Shape design option provides two open community spaces at ground level. The option provides 100 units with lobby and interior amenity space at ground level, opening onto the street and into the outdoor amenity space.



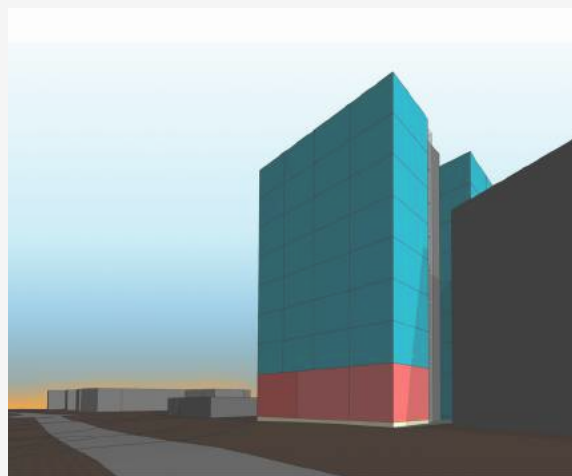
- Daylight and air to all units
- More efficient massing
- Multiple community spaces

- More shaded community spaces
- Single loaded corridors not efficient
- Large overall perceived mass
- Limited number of unit views of park

# H-SHAPE

## Option 3 - PREFERRED -

The H-Shape design option provides a protected open community space at ground level. The option provides 116 units with lobby and interior amenity space. Facing Othello Park, it becomes a "front porch" of the building



- Provides maximum park view units
- Efficient double loaded Corridor
- Central protected community space
- Amenity space engaging the park





**DESIGN GUIDELINES**

- CS2 I - STREETScape COMPATIBILITY
- PL2 I - PERSONAL SAFETY AND SECURITY
- PL3 I - HUMAN ACTIVITY
- DC4 I - EXTERIOR FINISH MATERIALS

**BUILDING INFO**

LEVELS	8
UNITS	92
AMENITY	(IN) 784

**DESIGN CONCEPT**

The H-Shape design option provides a protected open community space at ground level. The option provides 106 units with a mix of studios 1 and 2 bedroom units. Amenity space, will be in the interior courtyard and along the front property line to extend the “front deck” out toward the park.





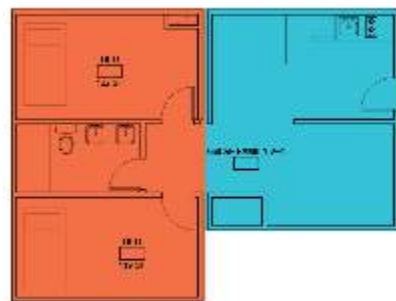
## MODULAR UNITS



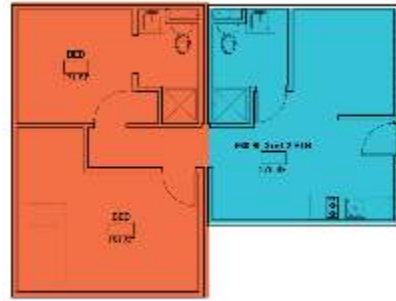
## CIRCULATION CORES



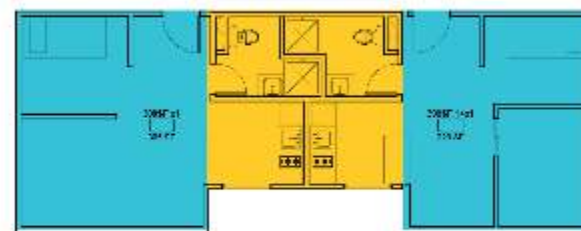
## MODULAR UNIT CONFIGURATIONS



Family 3



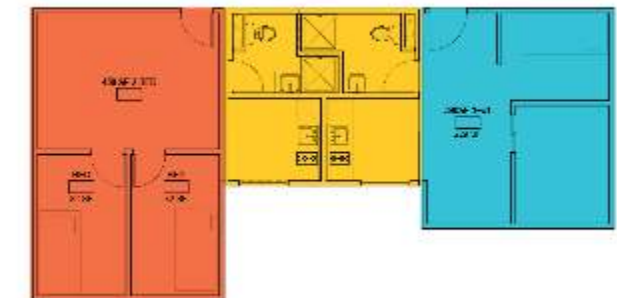
2 Bed 2 Bath



One Bedroom / One Bedroom

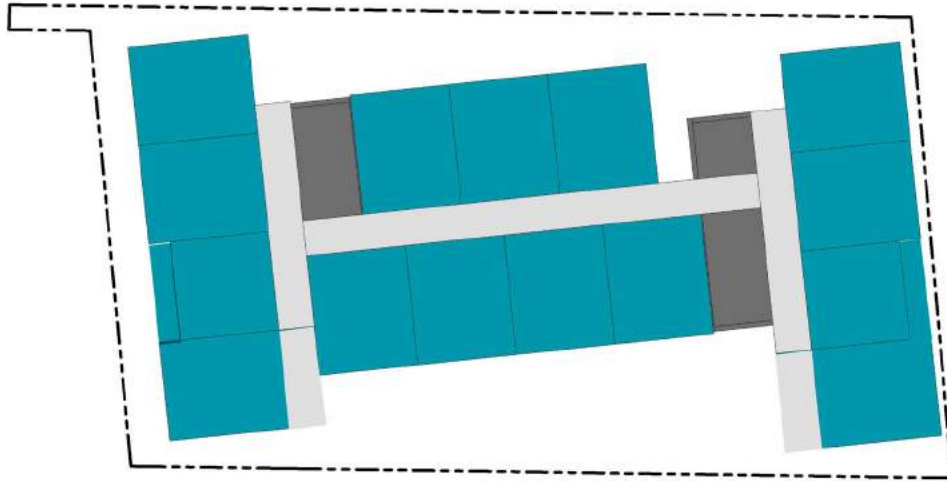


SEDU Studio

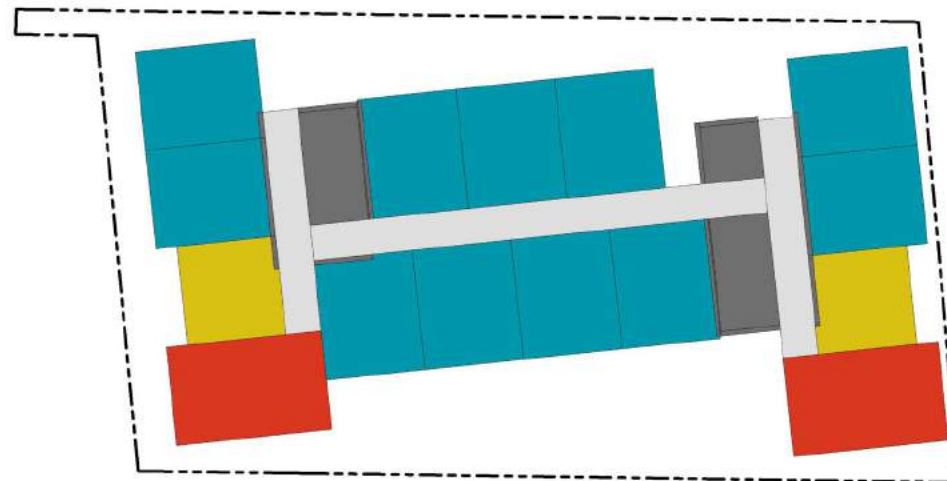


Two Bedroom / Open One Bedroom

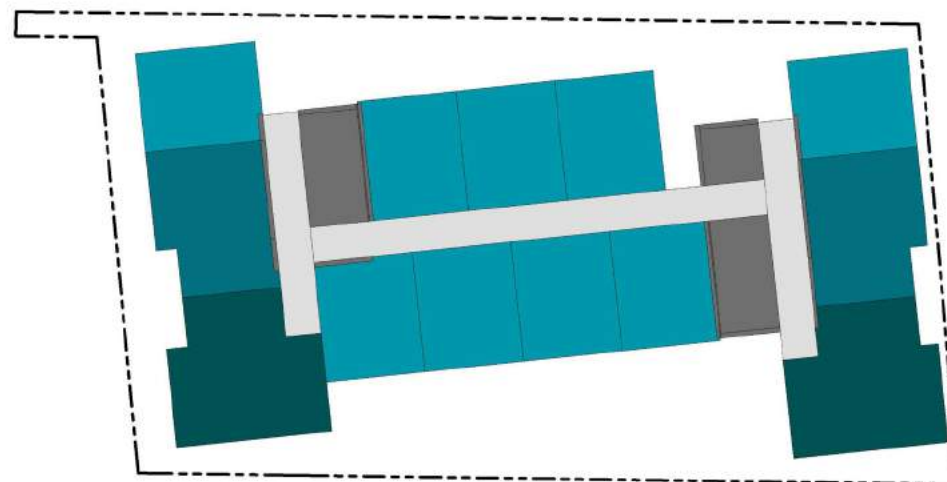







BASE UNIT BLOCKS



MODULAR SYSTEM



UNIT LAYOUT

-  STUDIO
-  ONE BEDROOM
-  TWO BEDROOM













**SOUTH ELEVATION**



**EAST ELEVATION**

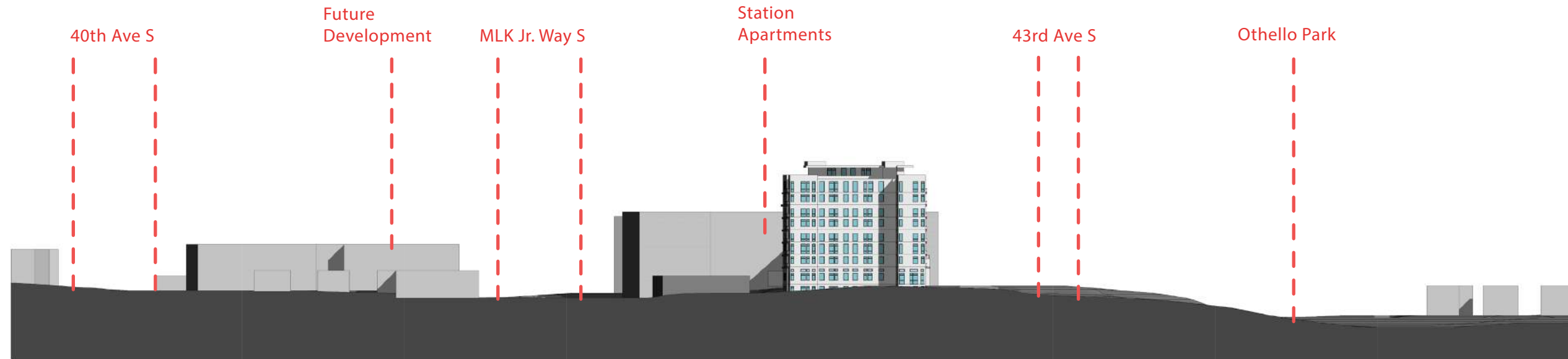


**NORTH ELEVATION**

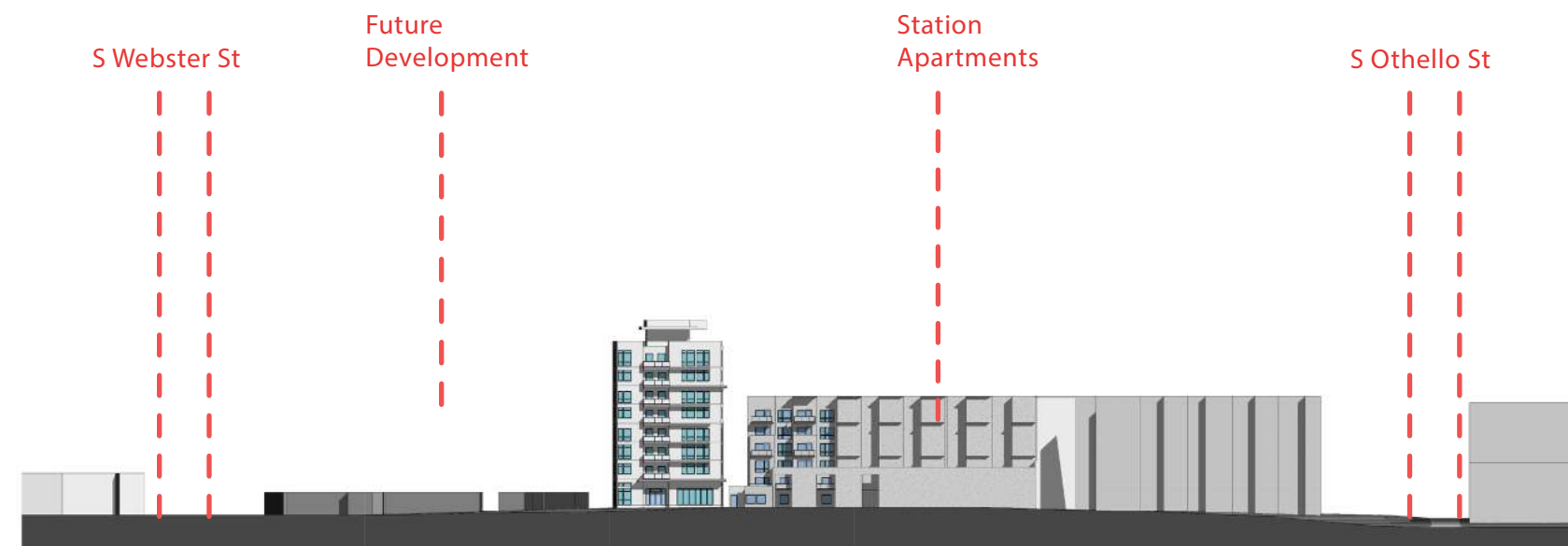


**WEST ELEVATION**





SOUTH ELEVATION

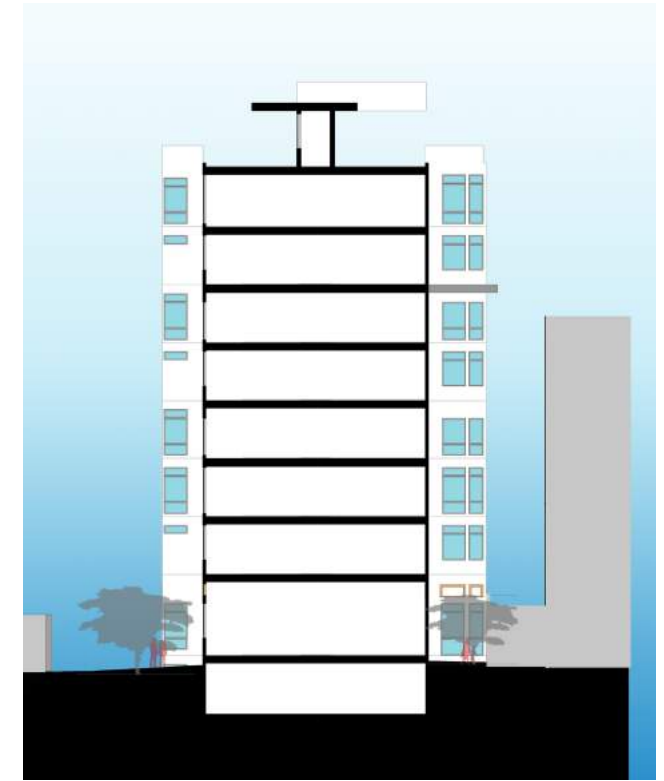
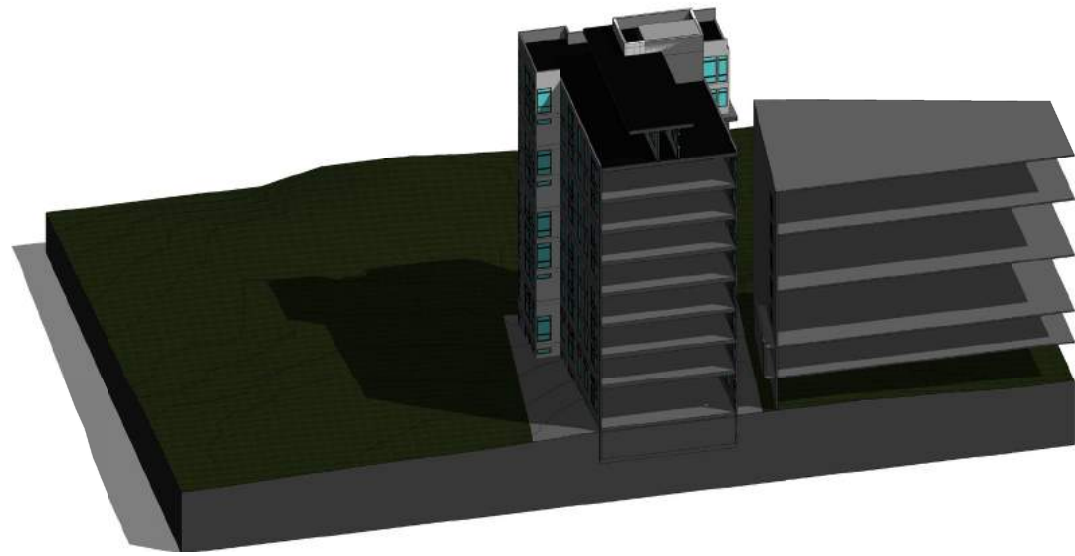


EAST ELEVATION















## CS2

Urban Pattern and Form Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

- I. STREETScape COMPATIBILITY  
A strong relationship between the building and the street adds character and quality to the Othello business district.
  
- IV. HEIGHT, BULK AND SCALE COMPATIBILITY  
Much of the MLK@Holly business district is zoned for large, 65' tall buildings. Careful siting, building design and building massing at the upper levels is encouraged to achieve a sensitive transition between the 65' commercial zone and adjacent residential zones.

## PL2

Walkability Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

- I. PERSONAL SAFETY AND SECURITY  
Address specific principles of Crime Prevention Through Environmental Design (CPTED). The goal of CPTED is the reduction of crime, and it is achieved by giving security concerns a high priority in the building process.
  
- i. Defensible Space: "Defensible space" is the term used to describe an area that has been made a "zone of defense" by the design characteristics that create it. Under the defensible space guidelines, areas associated with a development site are categorized as either public, semi-public, semi-private or private. This designation helps define the appropriate activity and use for each area.

## PL3

Street-Level Interaction Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

- I. HUMAN ACTIVITY  
The life of the neighborhood should be closely tied to the character of its public space. It is especially important to recognize streets as public space. The design of buildings can help determine the level of activity on the street. Where storefronts meet the sidewalk, social interaction can be intensified adding vitality. New development is encouraged to support the area's pedestrian designated streets and the Station Area Overlay District by contributing to a consistent building line at or near the sidewalk. Consideration of the following design features is encouraged:
  - i. Recessed building or individual shop entrances to help create a traditional "main street" feel.
  - ii. Stoops or landscaping to help provide privacy for residential use at street level.
  
- II. PEDESTRIAN OPEN SPACES AND ENTRANCES
  - i. Activate the street edge

## DC4

Exterior Elements and Finishes Use appropriate and high quality elements and finishes for the building and its open spaces.

- I. EXTERIOR FINISH MATERIALS
  - i. Encourage High-Quality Construction
  - iii. Commercial and Mixed-Use Development
    - a. Use exterior building materials typically found in traditional store-front design. This includes brick, masonry and metal on the ground floor. Mixed-use developments could use a combination of materials, such as brick, masonry, metal, wood and stucco in a manner that creates a coherent overall building design.
    - b. Consider window design as an opportunity to provide variation and definition along building facades. Avoid monotonous repetition of window types.





## CS2

Urban Pattern and Form Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

- I. STREETScape COMPATIBILITY
- IV. HEIGHT, BULK AND SCALE COMPATIBILITY

- A** THE FRONT FACADE IS ANGLED TO RESPOND TO THE ADJACENT BUILDING AND CONTINUE THE CURVED MASSING FACING THE PARK
  
- B** BUILDING FEATURES ATTEMPT TO ALIGN WITH NEIGHBORING DEVELOPMENT TO CREATE A UNIFIED SCALE AND MASS
  
- C** THE TRANSPARENCY AND LOCATION OF THE LOBBY AND INTERIOR COURTYARD ALONG THE FRONT PROPERTY LINE WILL SPILL OUT ONTO THE PUBLIC RIGHT-OF-WAY, SERVING AS A "FRONT PORCH" OUT TOWARD OTHELLO PARK - THIS WILL OFFER VIEWS OF ACTIVITIES WITHIN THE BUILDING & PROVIDE AN ENGAGING AND OPEN PRESENCE AT STREET LEVEL



# PL2

Walkability Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

## I. PERSONAL SAFETY AND SECURITY

TRANSPARENCY AND LOCATION OF LOBBY AND AMENITY SPACE ALONG PEDESTRIAN ORIENTED LOCATION ALLOWS FOR MAXIMUM EXPOSURE AND VISIBILITY FOR RESIDENTS



LANDSCAPING CREATES BUFFER BETWEEN THE PUBLIC AND PRIVATE ZONES AT STREET LEVEL WHILE ALLOWING VISUAL CONTROL FROM THE LOBBY AND AMENITY SPACE







# PL3

Walkability Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

- I. HUMAN ACTIVITY
- II. PEDESTRIAN OPEN SPACES AND ENTRANCES

- A** RECESSED RESIDENTIAL ENTRANCE TO HELP CREATE A TRADITIONAL "MAIN STREET" FEEL AND AIDE IN WAYFINDING
- B** LANDSCAPING TO HELP PROVIDE PRIVACY FOR RESIDENTIAL USE AT STREET LEVEL
- C** OVERHEAD WEATHER PROTECTION FOR PEDESTRIAN COMFORT
- D** TRANSPARENT LOBBY AND INTERIOR AMENITY SPACES EXTEND ALONG BUILDING FACADE ADDS SENSE OF OPENNESS AND VISIBILITY TO STREET EDGE, GIVING THOSE INSIDE AWARENESS OF ACTIVITY ON THE STREET





# DC4

Exterior Elements and Finishes Use appropriate and high quality elements and finishes for the building and its open spaces.

## I. EXTERIOR FINISH MATERIALS

PERFORATED METAL PANEL

HARDI-PLANK SIDING

FIBER CEMENT BOARD SIDING

BRICK WITH STEEL LINTELS



PERFORATED METAL PANEL



HARD I-PLANK SIDING



BRICK WITH STEEL LINTELS



FIBER CEMENT BOARD SIDING



# PRIORITY GUIDELINES

DESIGN GUIDELINE RESPONSE

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# PL3

Street-Level Interaction Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

- I. HUMAN ACTIVITY  
"The life of the neighborhood should be closely tied to the character of its public space."

AMENITY SPACE REQUIRED 1,354.6

INTERIOR AMENITY SPACE PROVIDED 784

EXTERIOR AMENITY SPACE OTHELLO PLAYGROUND

DEPARTURE REQUEST

APPLICANT REQUESTS ALLEVIATION OF 50% REQUIRED AMENITY SPACE TO SUPPORT OUTDOOR ACTIVITIES TO ADJACENT PARK.



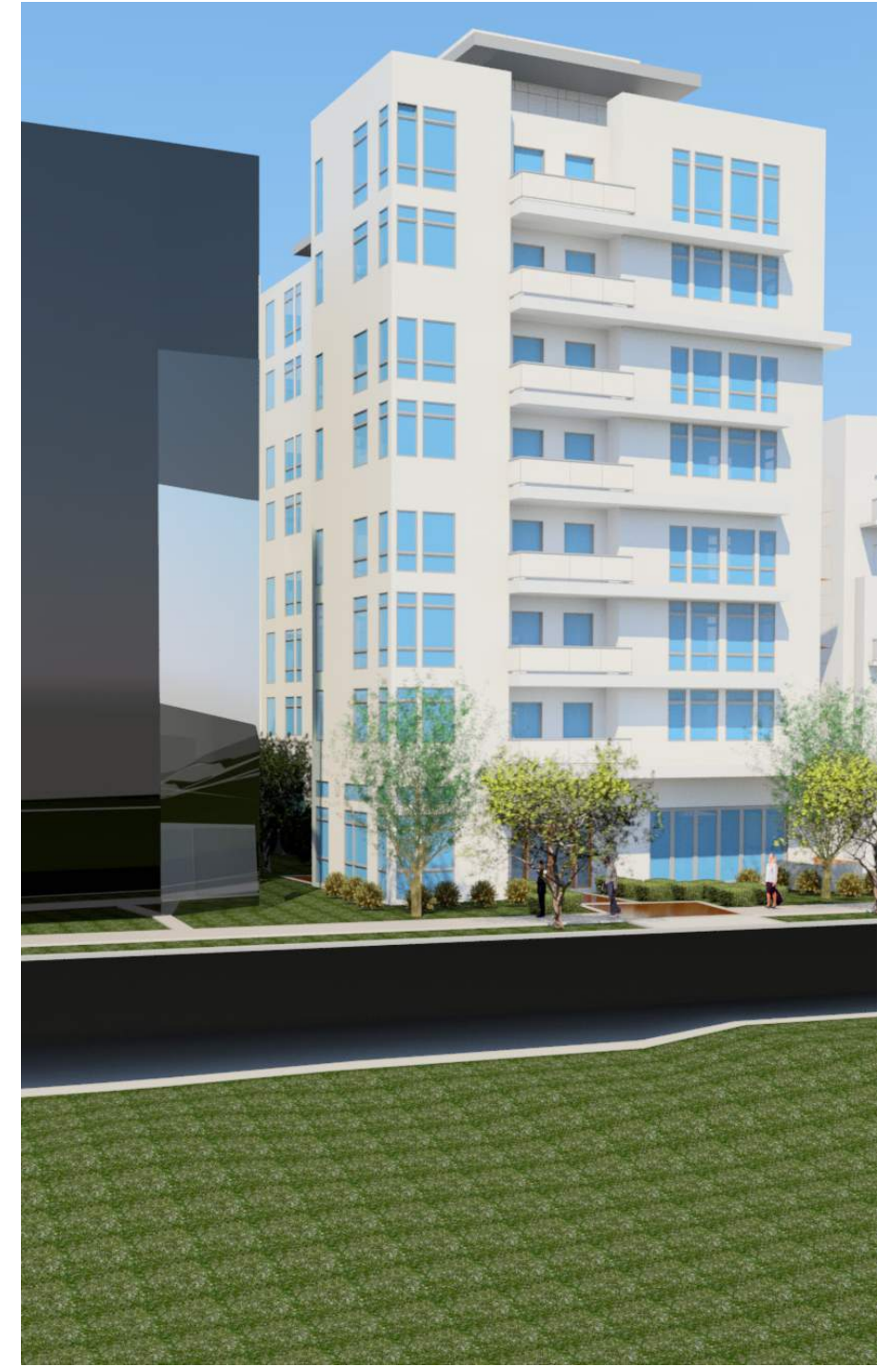




ELEVATION ONE



ELEVATION TWO



ELEVATION THREE

# FACADE MASSING OPTIONS

STUDY OF ARTICULATION AND MODULATION





AURORA CUBIX



MY MICRO NY, NEW YORK



GREENWICH, LONDON



Othello Apartments

7339 43rd Ave. S. DPD #3019543

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