



 PARKSTONE  
PROPERTIES

 JACKSON | MAIN  
ARCHITECTURE

# OTHELLO APARTMENTS

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7339 43RD AVENUE SOUTH

DESIGN REVIEW RECOMMENDATION

09.26.17 | MUP # 3019543

## CONTACT INFORMATION

### **Jackson Main Architecture**

311 First Avenue South  
Seattle, WA 98104  
206.324.4800

[www.JacksonMain.com](http://www.JacksonMain.com)

## PROJECT INFORMATION

Othello Cubix  
7339 43rd Avenue South  
Seattle, WA 98118



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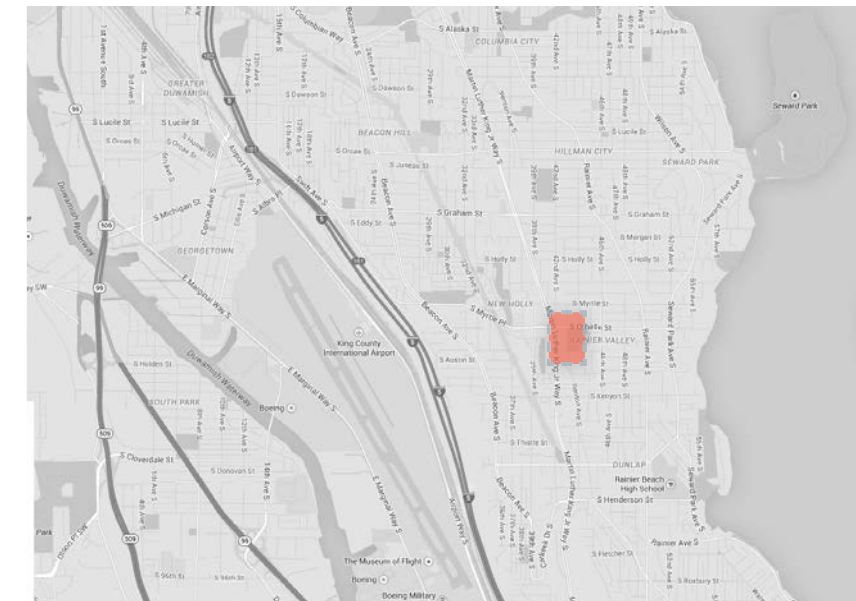
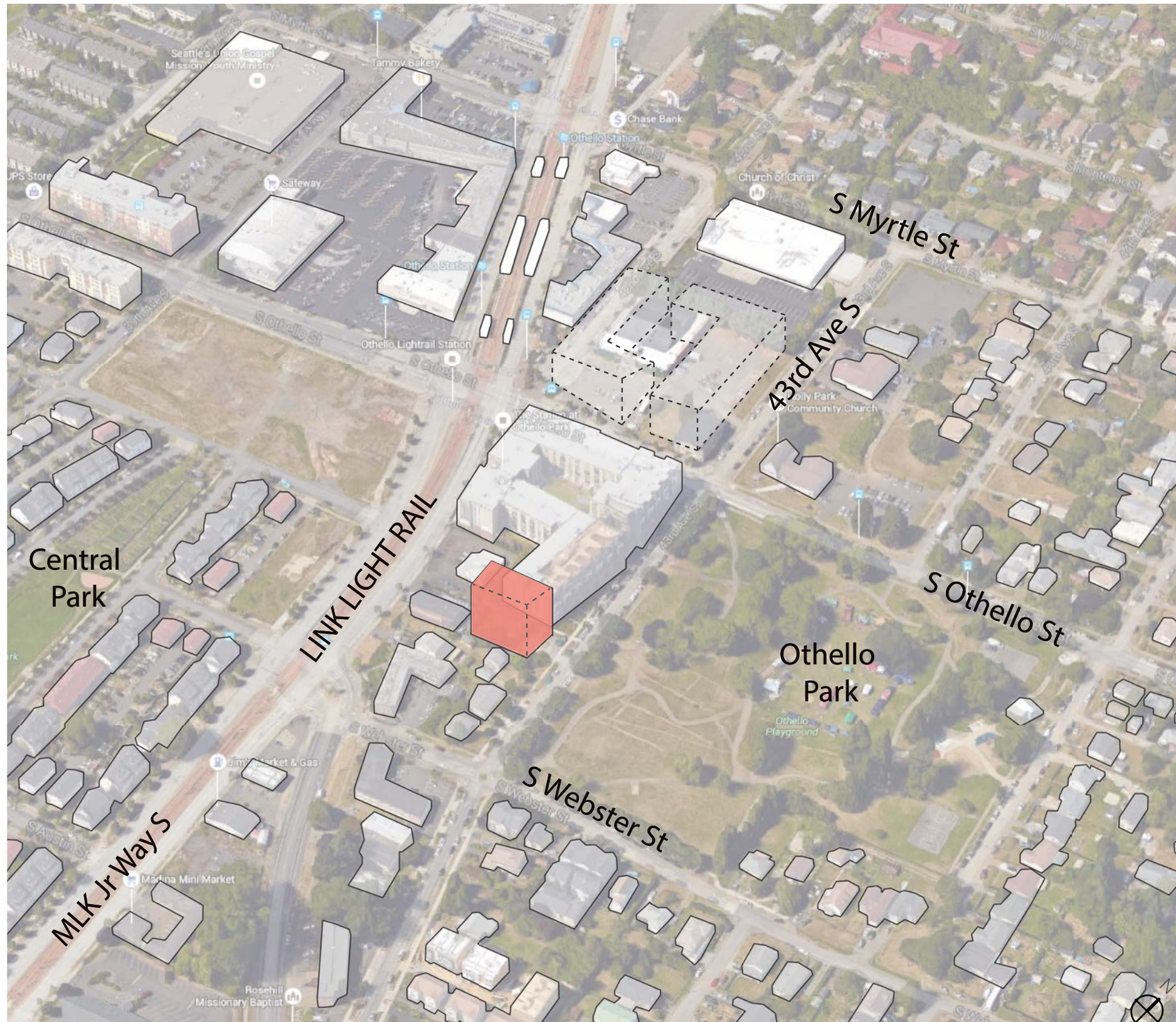


# DESIGN UPDATE



# OVERVIEW

## PROJECT DESCRIPTION



The site is located within the MLK at Holly St Residential Urban Village, with its address along the west side of 43rd Avenue South, bounded by S Othello Street to the north, MLK Jr Way S to the west, S Webster St to the south, and Othello Park to the east. The zoning in NC3P-85' with adjacent properties zoned the same. The site is currently occupied by a vacant, single-family residence.

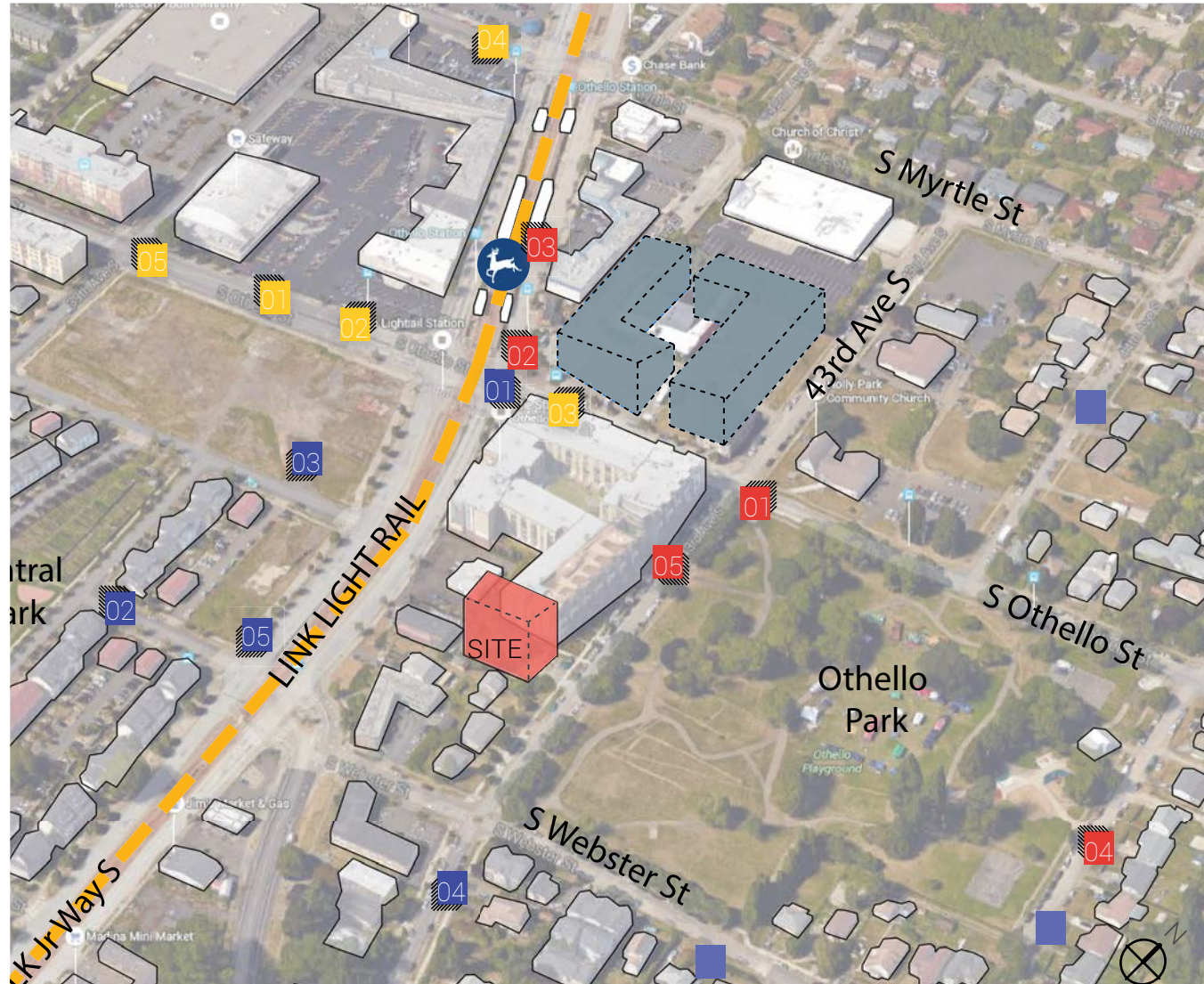
The project proposes demolition of existing structure on site, and a new construction of six stories above grade.

- 85 Residential Units : 22 1 BR + 8 Lofts + 55 Studios
- Typical Floor Plan includes a mix of 1 bedrooms and Studios.
- Residential/Commercial along 43rd Ave S, Seeking Departure For Maximum Width of Residential
- 6 Stories, Type 5 over Type I
- Level 1 : Residential Lobby + Commercial + Residential Loft Units + Amenity
- Levels 2-6 : Residential Units
- Rooftop : Amenity



# CONTEXT ANALYSIS

## NEIGHBORHOOD CONTEXT PHOTOS



Safeway



Bank Of America



Adjacent Mixed-Use



King's Plaza



Holly Park Medical & Dental Clinic



The Station Apartments



New Holly @ Central Park



New Holly Development



@ 43rd Ave S & S Webster St



@ MLK Jr Way S & S Webster St



Holly Park Community Church



Othello Light Rail Station



Othello Light Rail Station



Othello Park



Othello Park

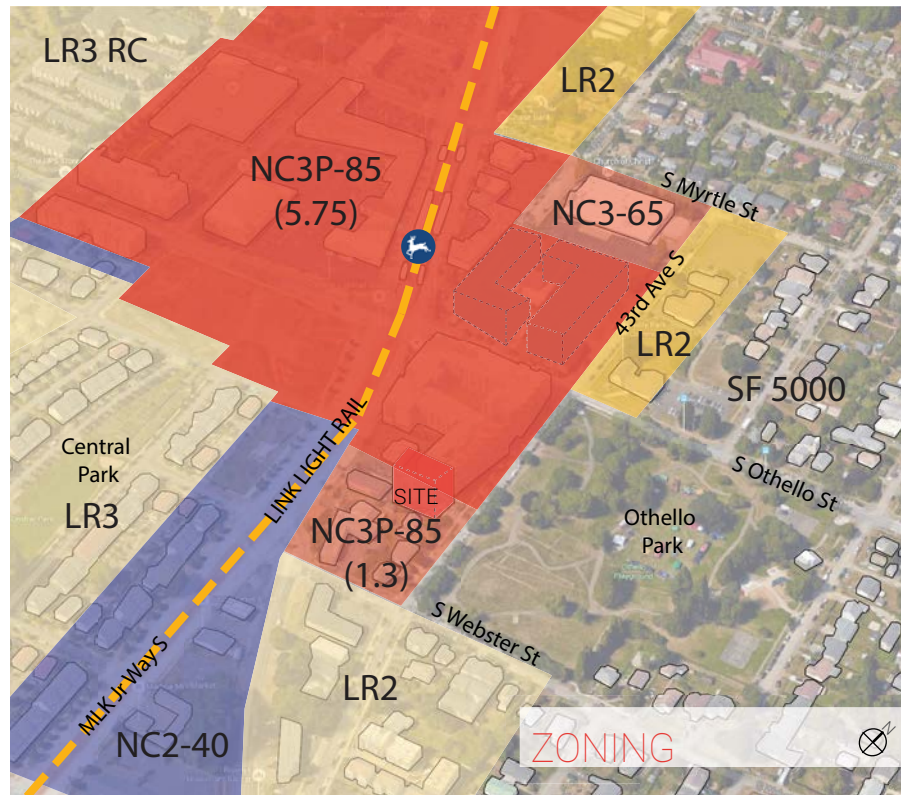
### NEIGHBORHOOD CONTEXT LEGEND

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

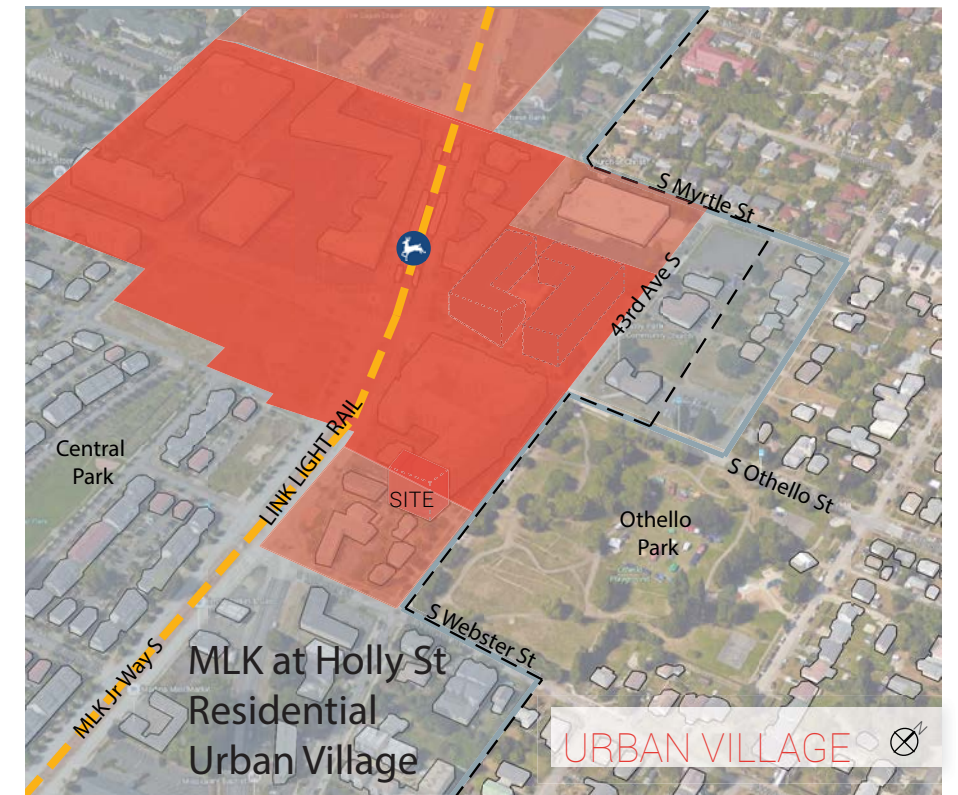


# CONTEXT MAPS

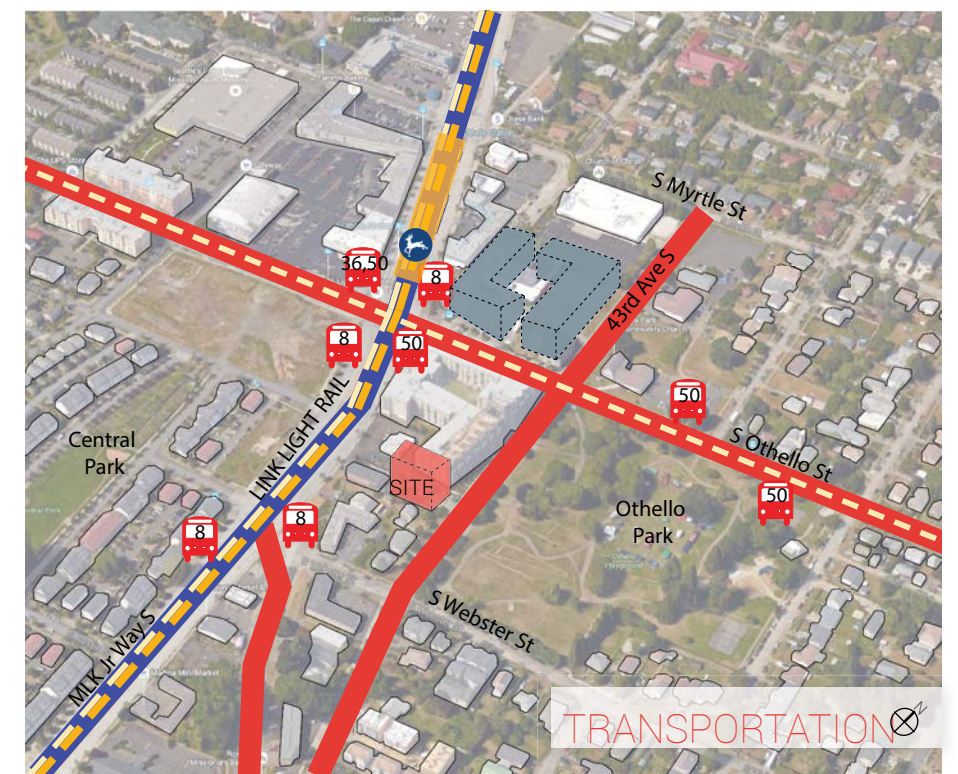
## ZONING, URBAN VILLAGE, BUILDING TYPES, AND TRANSPORTATION MAPS



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

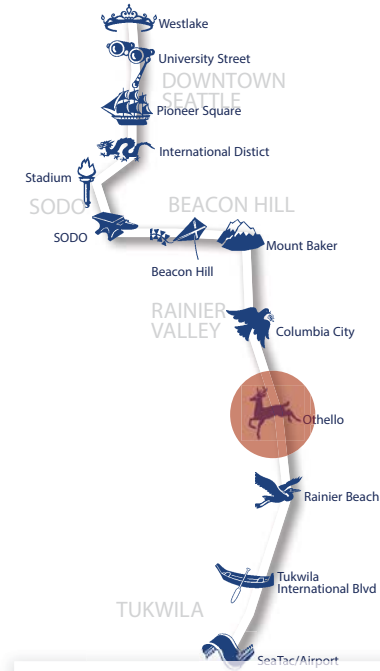


- Principle Arterials ■
- Minor Arterials ■
- Othello Light Rail Station ■
- Commercial ■
- Public Services ■
- Single-Family Residential ■
- Multifamily Residential ■
- Future Projects By Others ■

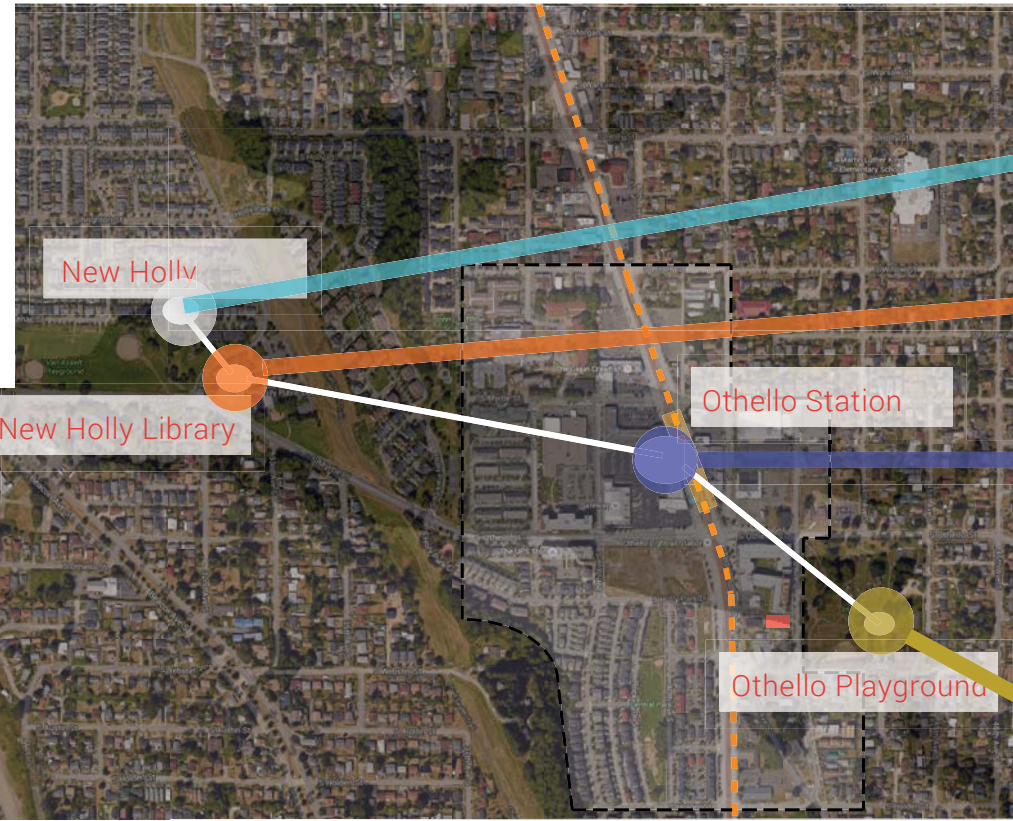




# PICTOGRAM & LOCAL COLOR PALETTE



SOUND TRANSIT'S

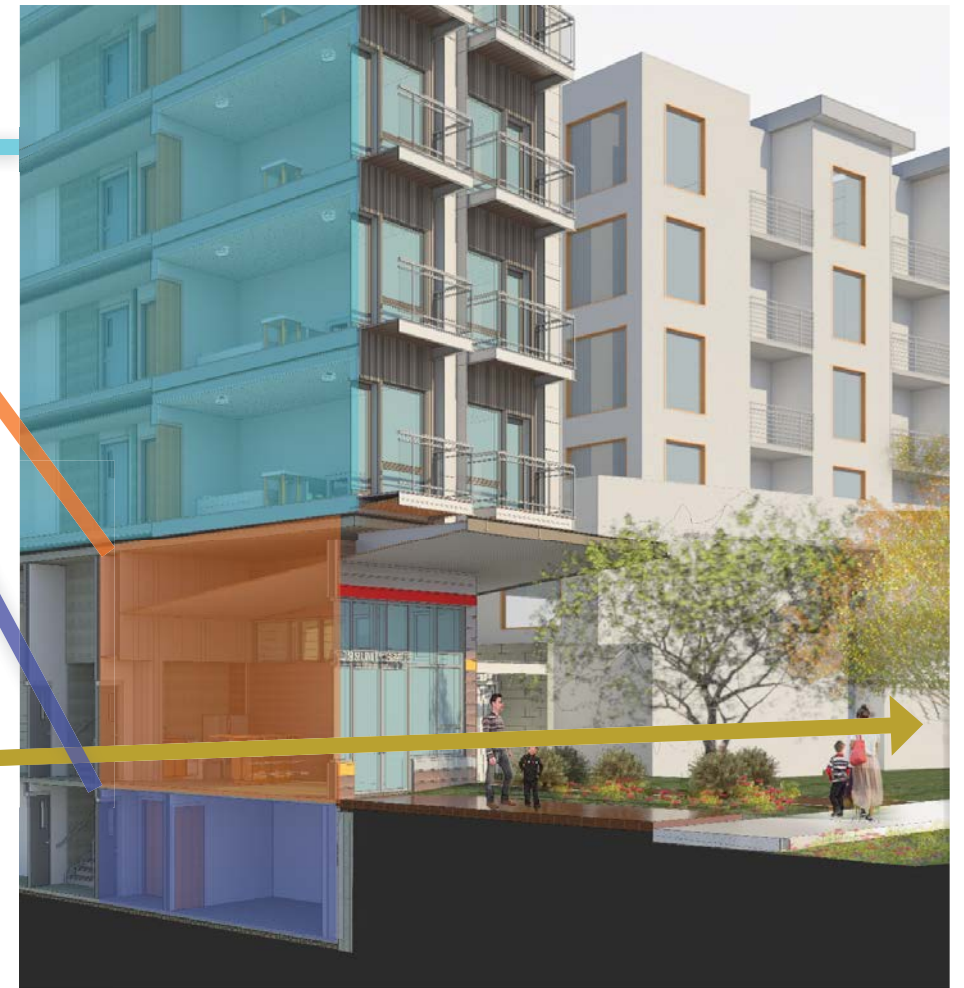


PARADIGM SHIFTING  
COMMUNITY FOCUSED  
HOUSING

COMMUNITY  
CENTERED GATHER-  
ING SPACES

INTERMODAL  
TRANSIT ORIENTATED  
DESIGN

DIRECT CONNECTION TO  
OUTDOOR SPACES FOR  
FUN AND FATHERING



Othello Palette



HEX: aa0000  
RGB: 170 0 0  
CMYK: 22 100 100 17



HEX: fb6f10  
RGB: 251 111 16  
CMYK: 0 70 100 0



HEX: 534c46  
RGB: 83 76 70  
CMYK: 60 58 62 39

Expanded "Marrakesh Express" Palette



c2bdb7	baa123	65562b	7d5e59	5e6b73	812530	58393e	d06320	bc5745	847f7c
194 189 183	186 161 35	101 86 43	125 94 89	94 107 115	129 37 48	88 57 62	208 99 32	188 87 69	132 127 124
24 21 25 0	30 31 100 2	50 53 92 36	45 60 57 22	66 50 44 15	31 93 74 34	52 72 58 45	14 72 100 3	20 77 76 7	50 44 45 8



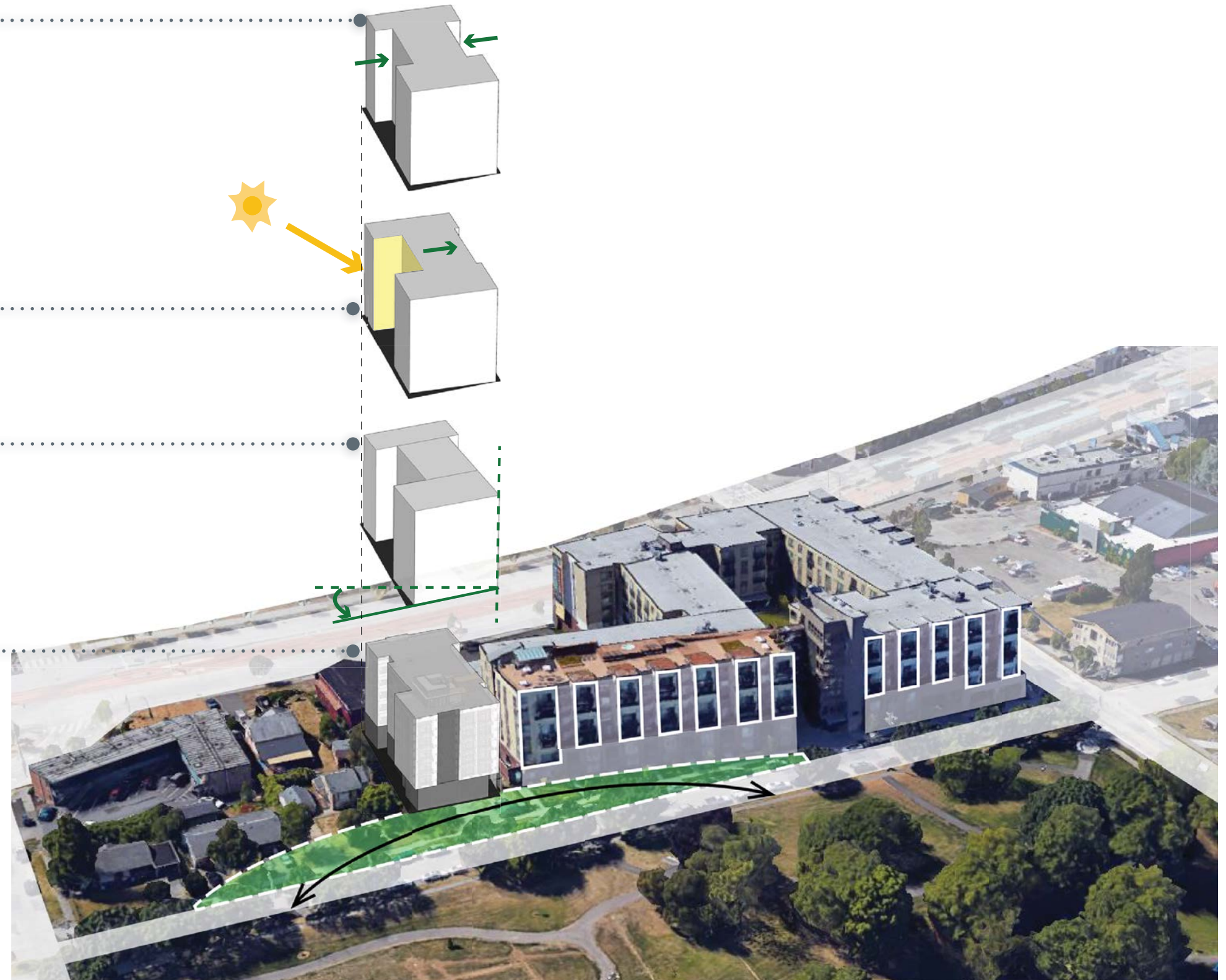
# FORM CONCEPT

Single I form with double loaded corridor spine and views oriented to park

Spine pushed north to open up southern facade to light and create ground floor amenity space

Massing rotated to maximize angular site and continue hemicycle mass created by curved right of way and adjacent property

Facade massing vertically modulated to respond to the adjacent building, lower level accentuated for street front engagement and separation from upper mass







DC2-C-3. Fit With Neighboring

DC2-B-1. Façade Composition

DC2-B-2. Blank Walls





DC2-C-3. Fit With Neighboring

DC2-B-1. Façade Composition

DC2-B-2. Blank Walls

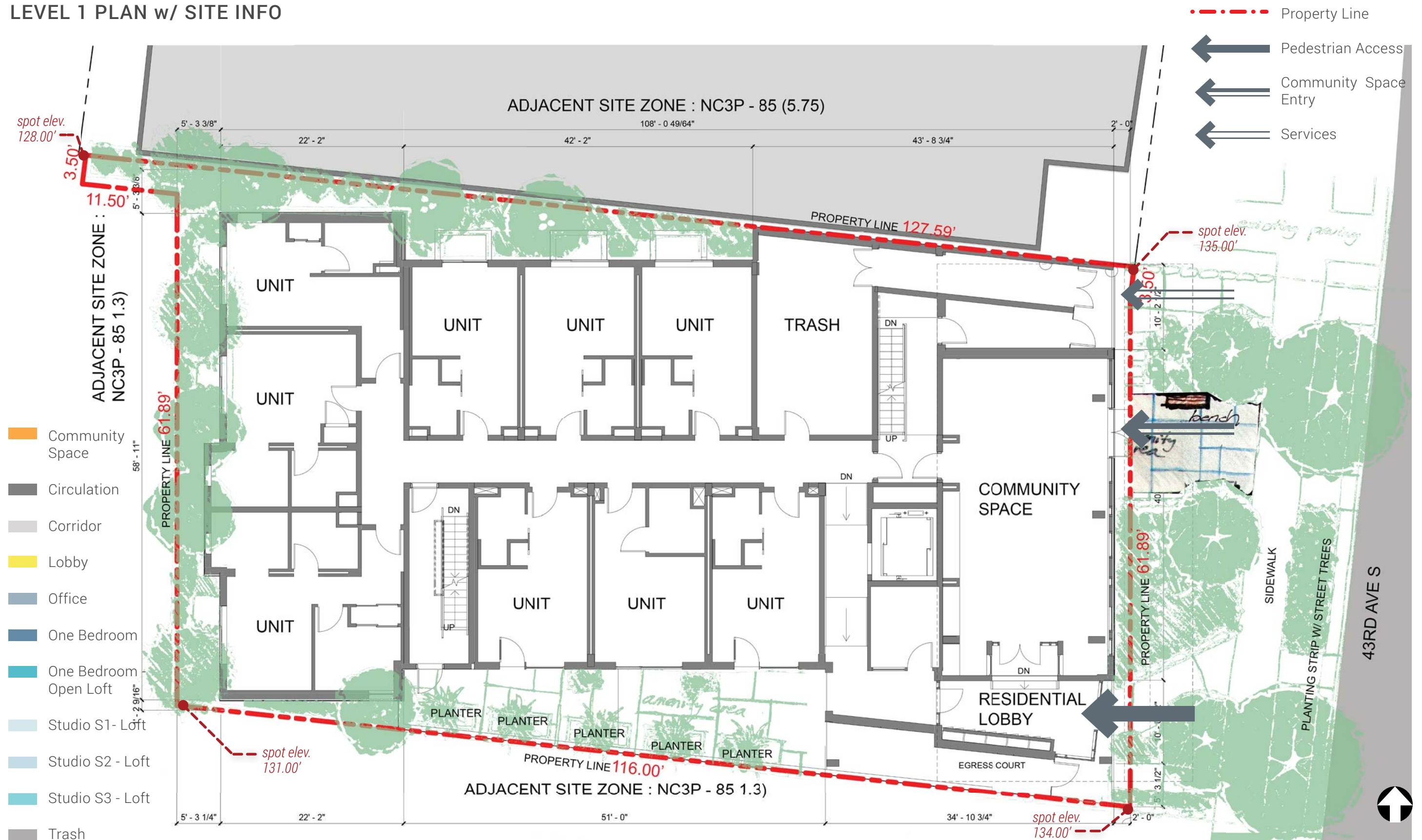


# DESIGN UPDATE



# COMPOSITE SITE PLAN

## LEVEL 1 PLAN w/ SITE INFO





# PROPOSED FLOOR PLAN

## BASEMENT LEVEL PLAN

--- Property Line



- Circulation
- Corridor
- One Bedroom
- One Bedroom - Open
- Studio S2
- Studio S3
- Storage
- Support





# PROPOSED FLOOR PLAN

## LEVEL 1 PLAN w/ SITE INFO

--- Property Line





# PROPOSED FLOOR PLAN

## LEVELS 2-4 PLAN

--- Property Line





# PROPOSED FLOOR PLAN

## LEVELS 5-6 PLAN

--- Property Line





# PROPOSED FLOOR PLAN

## ROOF PLAN w/ GROUND FLOOR

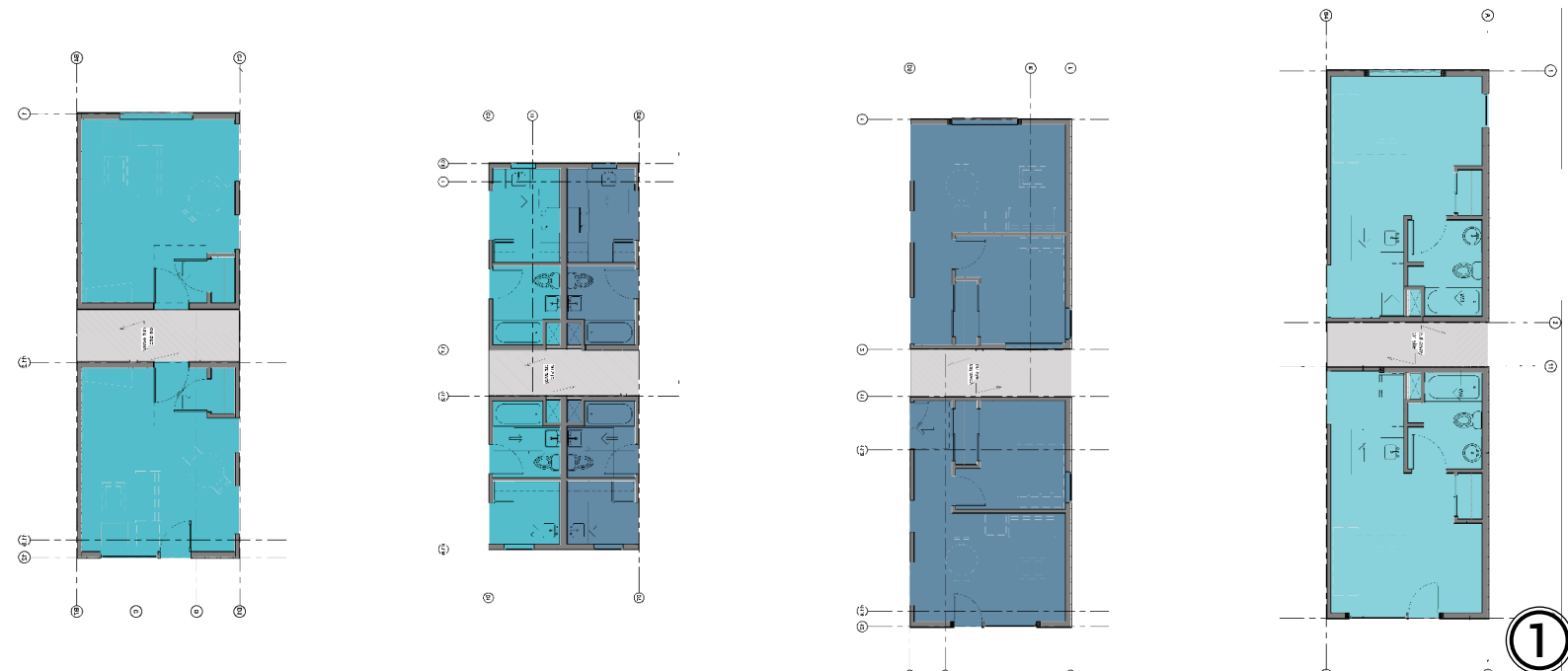
..... Property Line





# MODULAR DIAGRAMS

## MODULAR PROCESS



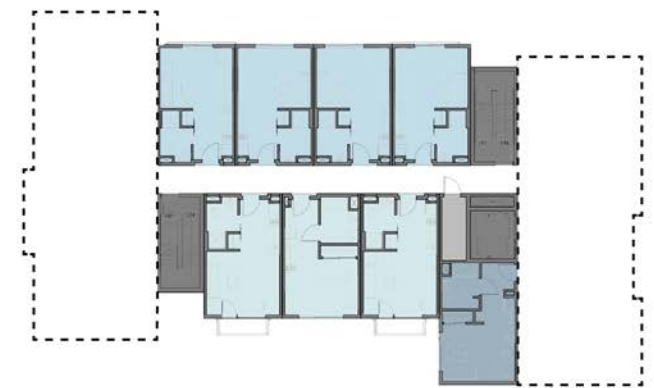
UNITS ARRIVE ON SITE CONNECTED TOGETHER.  
-THEY ARE SEPARATED AND PREPARED FOR CRANEING



②  
STUDIO UNITS  
SET IN PLACE



③  
PRECAST STAIR  
TOWERS PLACED.



④  
1 BEDROOM &  
STUDIO BOXES  
PLACED.



⑤  
CORRIDORS/DRAW  
STRUTS TIE THE FLOOR  
TOGETHER.





# PROPOSED ELEVATION

## SOUTH ELEVATION





# PROPOSED ELEVATION

## EAST ELEVATION

### MATERIAL KEY

- C1 - PRECAST CONCRETE W/ BOARD FORM CHANNEL REVEALS
- GL1 - 47% REFLECTIVE AG 50 ON CLEAR CEDAR
- GL2 - 7% REFLECTIVE SUPERNATURAL 68 ON CRYSTAL BLUE
- HP1 - PAINTED HARDI PANEL  
Color: SW7004 Snowbound, Flat/Matte  
Profile: Easytrim Reveals, Anodized Black
- HP2 - PAINTED HARDI PANEL  
Color: SW7649 Silverplate, Satin  
Profile: Primed Easytrim Reveals
- M1 - OTHELLO DARK GRAY PAINTED BOX  
Profile: Vertical Metal Siding & Trim
- M2 - PAINTED STEEL, SNOWBOUND EPOXY GLOSS
- M3 - WHITE PAINTED PLASMA CUT STEEL GATE  
Color: SW7004 Snowbound, Gloss
- SF1 - BRONZE COLOR ALUMINUM STOREFRONT
- V1 - BRONZE COLOR VINYL WINDOW/DOOR FRAMES
- W1 - 8" EXPOSED STAINED CEDAR CHANNEL SIDING
- W2 - PAINTED 8" CEDAR CHANNEL SIDING  
-OTHELLO ORANGE  
-OTHELLO RED  
-OTHELLO DARK GRAY



--- Property Line



# PROPOSED ELEVATION

## NORTH ELEVATION



--- Property Line



# PROPOSED ELEVATION

## WEST ELEVATION

### MATERIAL KEY

- C1 - PRECAST CONCRETE W/ BOARD FORM CHANNEL REVEALS
- GL1 - 47% REFLECTIVE AG 50 ON CLEAR CEDAR
- GL2 - 7% REFLECTIVE SUPERNATURAL 68 ON CRYSTAL BLUE
- HP1 - PAINTED HARDI PANEL  
Color: SW7004 Snowbound, Flat/Matte  
Profile: Easytrim Reveals, Anodized Black
- HP2 - PAINTED HARDI PANEL  
Color: SW7649 Silverplate, Satin  
Profile: Primed Easytrim Reveals
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-OTHELLO ORANGE  
-OTHELLO RED  
-OTHELLO DARK GRAY



--- Property Line



# BUILDING SECTION

## TRANSVERSE SECTION



## LONGITUDINAL SECTION

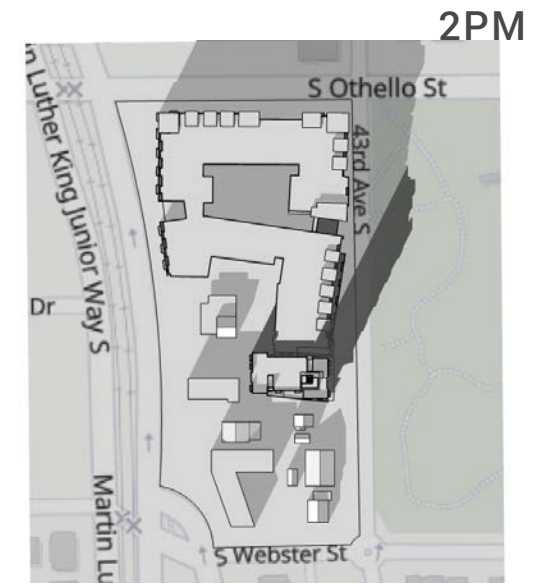
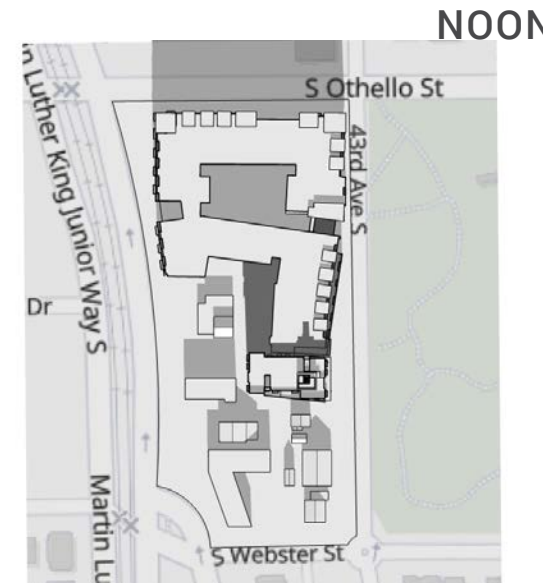
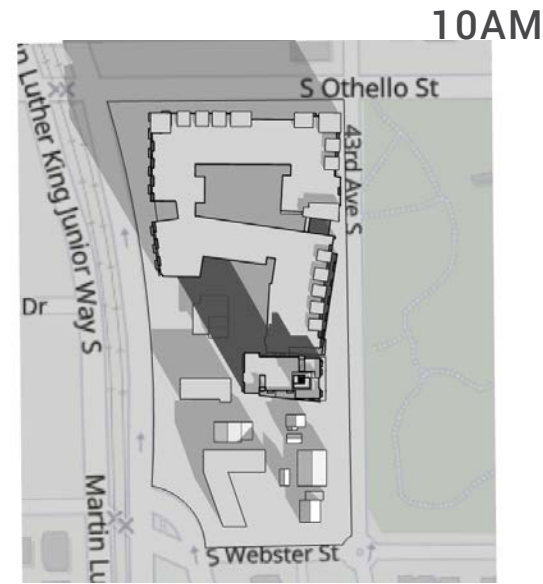




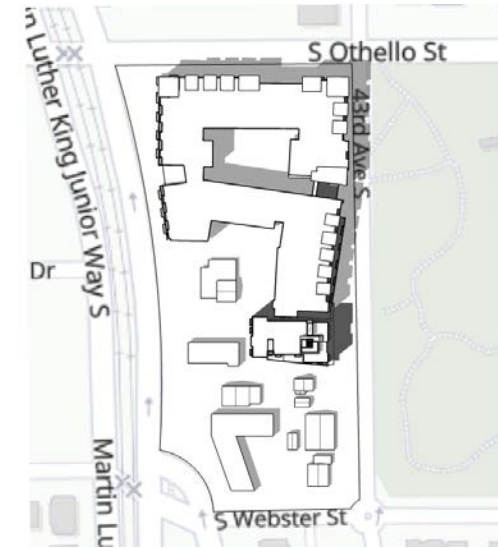
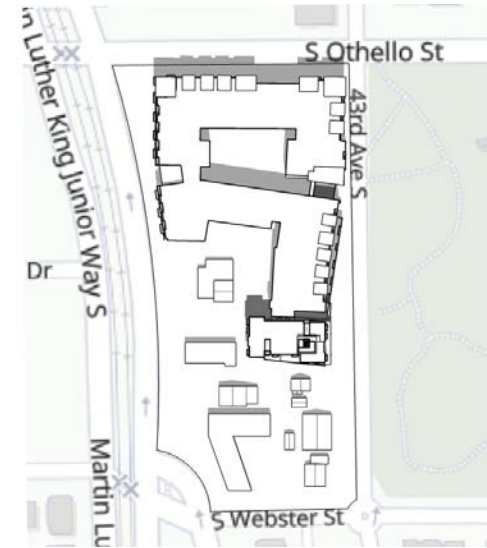
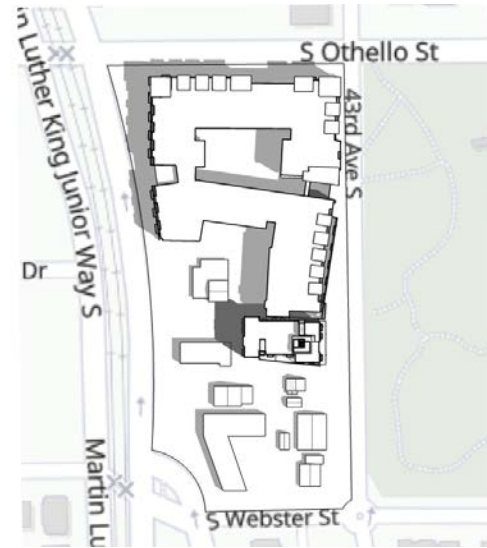
# SUN STUDY

## SUN/SHADOW ANALYSIS

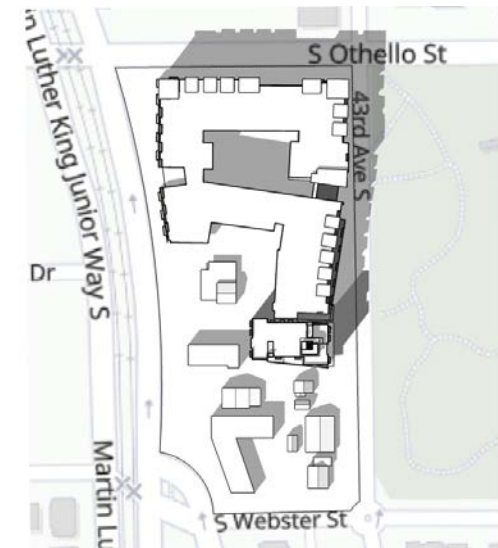
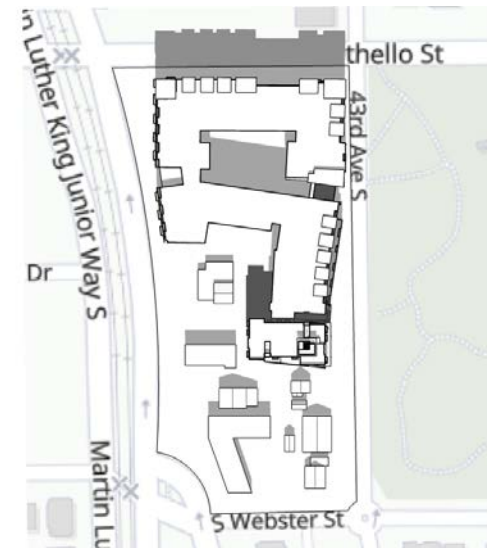
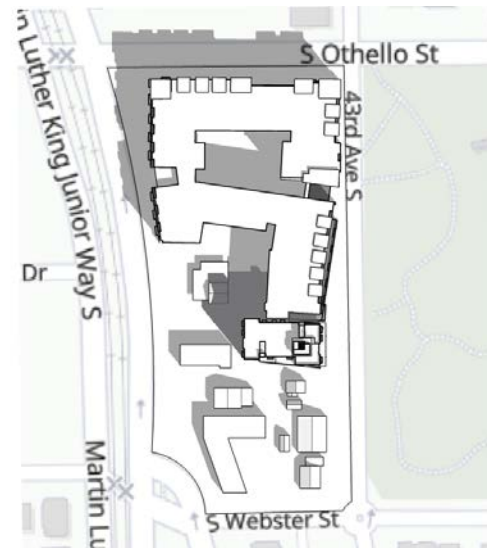
WINTER SOLSTICE - DECEMBER



SUMMER SOLSTICE - JUNE



EQUINOX - SEPTEMBER





# RESPONSES TO EARLY DESIGN GUIDANCE

## RECOMMENDATIONS







# SUMMARY OF EDG BOARD RECOMMENDATIONS

## 1. ARCHITECTURAL CONCEPT

PRIORITIES AND BOARD RECOMMENDATIONS		APPLICABLE REVIEW GUIDELINES	PAGE # FOR RESPONSES
a.	The Board favored the verticality of the design. Specifically, the floor to ceiling windows facing the park and stated the park facing façade must be well detailed when the project moves forward to recommendation.	DC2-B DC2-C	29-30

## 2. STREET LEVEL INTERACTION

PRIORITIES AND BOARD RECOMMENDATIONS		APPLICABLE REVIEW GUIDELINES	PAGE # FOR RESPONSES
a.	The Board commended the proposed public/private space facing the park, but suggested the applicant to coordinate with SDOT on landscape elements in the ROW.	PL3-I, PL3-II PL3-III	31-32

## 3. URBAN PATTERN & FORM

PRIORITIES AND BOARD RECOMMENDATIONS		APPLICABLE REVIEW GUIDELINES	PAGE # FOR RESPONSES
a.	The Board wants the applicant to pay special attention to the northwest corner of the building as it will be highly visible from MLK. They asked the applicant to provide rendered perspectives from MLK, clearly showing the design of the northwest corner.	CS2-C	33
b.	The applicant should acknowledge the shorter building to the north by paying special attention to the section of their building taller than 65 feet. The Board suggested material and window placement changes to demarcate the upper mass of the building. (CS2-D)	CS2-D	34



# SUMMARY OF EDG BOARD RECOMMENDATIONS

## 4. PROJECT USES & ACTIVITIES

PRIORITIES AND BOARD RECOMMENDATIONS		APPLICABLE REVIEW GUIDELINES	PAGE # FOR RESPONSES
a.	At recommendation the applicant should provide site sections through to the basements units and full floor plans to examine access to light and general livability.	DC1-A	35-36

## 6. EXTERIOR ELEMENTS & FINISHES

PRIORITIES AND BOARD RECOMMENDATIONS		APPLICABLE REVIEW GUIDELINES	PAGE # FOR RESPONSES
a.	The Board supported the use of Othello Guideline materials and colors.	DC4-I	45-46

## 5. OPEN SPACE CONCEPT

PRIORITIES AND BOARD RECOMMENDATIONS		APPLICABLE REVIEW GUIDELINES	PAGE # FOR RESPONSES
a.	The Board was pleased with the large opening at the building's south façade. They were interested in the programming of amenity spaces and asked the applicant to provide detailed plans at recommendation.	DC3-A DC2-B DC2-C	37-38



# RESPONSE TO EDG BOARD RECOMMENDATIONS

## ARCHITECTURAL CONCEPT





# RESPONSE TO EDG BOARD RECOMMENDATIONS

## ARCHITECTURAL CONCEPT



## ARCHITECTURAL CONCEPT

DC2-B. Architectural and Facade Composition :

DC2-C. Secondary Architectural Features :

### EDG BOARD DIRECTION:

*The Board favored the verticality of the design. Specifically, the floor to ceiling windows facing the park and stated the park facing façade must be well detailed when the project moves forward to recommendation.*

Jackson Main Response:

**The first floor has a height of 17'4" to the second floor. The facade has been modulated to provide a more vertical form. The avg. grade calculations between the neighboring building and the subject property allowed for a higher total building. The project was reduced from 8 stories to 6 since the EDG but still maintains its vertical nature and relationship to the neighborhood.**

The east facade provides a balcony to each front facing unit. The community space at street level allows for a courtyard gathering space in the deep ROW as well as a visual connection to the park. The glazing on the first floor has a high reflectivity to provide a reflection of the public space, and privacy during daytime hours when the occupants may be more tenants, but will illuminate the "jewel box" community space at night and provide views and connection in. The section at the canopy has been designed to allow visual connection to the sidewalk when occupying a tenants balcony from the 2nd floor but privacy from within the unit.



# RESPONSE TO EDG BOARD RECOMMENDATIONS

## STREET LEVEL USE





# RESPONSE TO EDG BOARD RECOMMENDATIONS

## RESIDENTIAL AMENITY SPACE



### STREET LEVEL INTERACTION

PL3-I Human Activity

PL3-II Pedestrian Open Spaces and Entrances

PL3-III Transition Between Residence and Street

EDG BOARD DIRECTION:

The Board commended the proposed public/private space facing the park, but suggested the applicant to coordinate with SDOT on landscape elements in the ROW.

Jackson Main Response:

**We have coordinated with SDOT on the plantings and design of the ROW. They are supportive of the concept and will review site details in the next SIP meeting. The Community space is programmed as an Art space to comply with the commercial requirements of the NC3-85P(1.3) zone. This space will be available for community gatherings and meetings as well as accessible at to the residents for large meal cooking and community gathering.**

Designed with large storefront windows & integrated overhead awning, the recessed lobby & interior community space opens out onto the existing public right of way, allowing a clear line of sight visually connected to the street; furthermore, offering comfort and an engaging and open presence at street level. The green space provides a gentle transition from a public zone to a semi-private interior space to more private spaces, allowing an extended pedestrian space along 43rd Ave S for increased landscape opportunities and social interaction among residents and pedestrians, but allowing some level of privacy for residents.



# RESPONSE TO EDG BOARD RECOMMENDATIONS

## PERSPECTIVES



MLK JR WAY S \_VIEW FROM NORTHWEST LOOKING SOUTHEAST



MLK JR WAY S \_VIEW FROM SOUTHWEST LOOKING NORTHEAST



# RESPONSE TO EDG BOARD RECOMMENDATIONS

## URBAN PATTERN & FORM

CS2-C Relationship to the Block

CS2-D Height, Bulk, and Scale

### EDG BOARD DIRECTION:

The applicant should acknowledge the shorter building to the north by paying special attention to the section of their building taller than 65 feet. The Board suggested material and window placement changes to demarcate the upper mass of the building.

Jackson Main Response:

**a. The materiality and design of the NW corner and West elevation have been given as much care and detail in the materiality and scale as the East elevation facing the park. While this is the "back" of the site the architects felt it necessary to address this facade with equal importance as for the foreseeable future it will be visible in height and exposure to the light rail and pedestrians on MLK**

**B. The building has been reduced from a 8 story building to a 6 story. The design places an emphasis on the modular portions above the podium with a change in materiality and panel pattern. Due to the avg. grade calculations the project and the neighboring station building are both 6 story structures but the Othello building achieves a height almost a story above the adjacent station building. The staggered floor plates of the two buildings allowed for increased privacy from facing units on the northern property line.**

CS2-C-2. Mid-Block Sites:

CS2-D-1. Existing Development and Zoning Sites

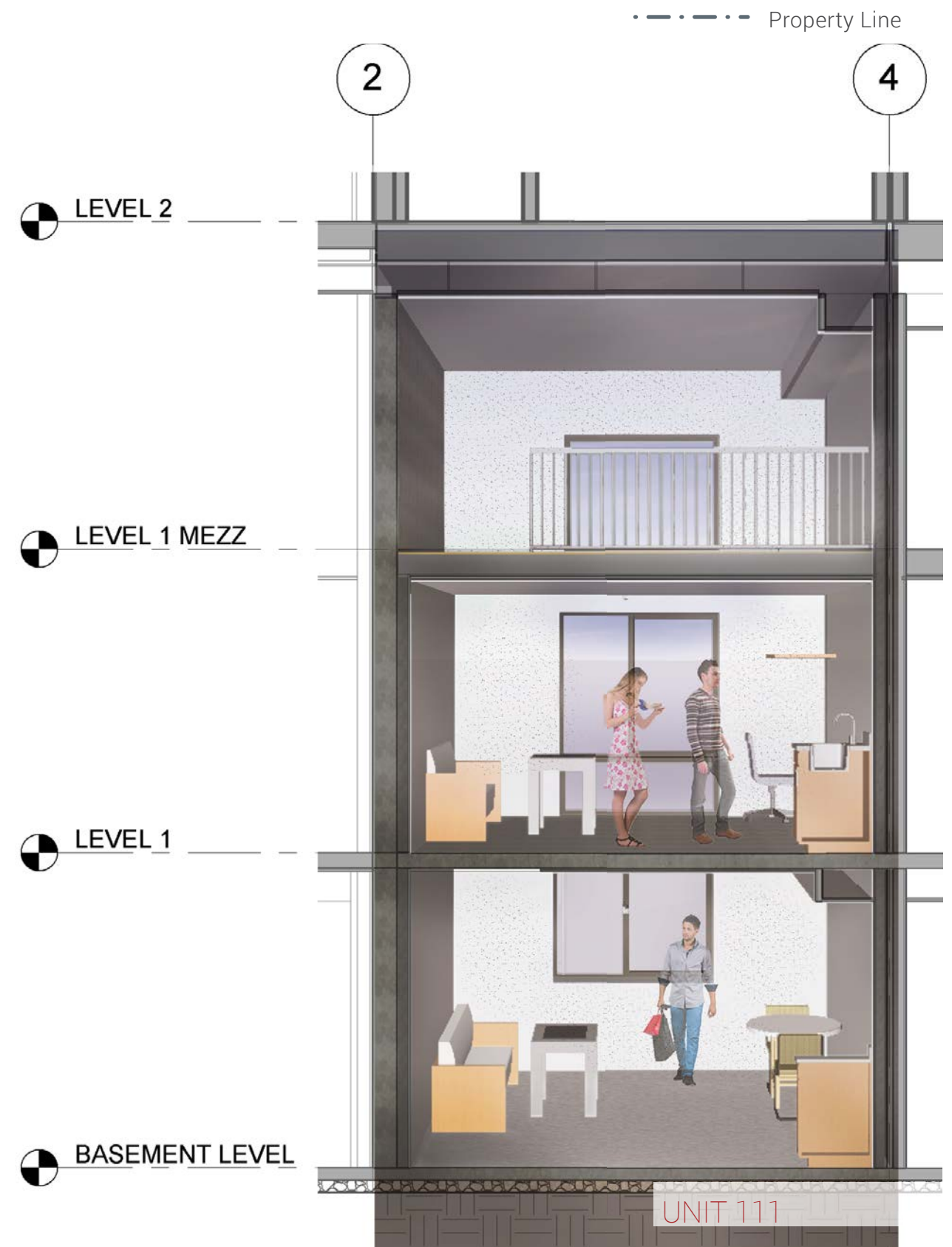
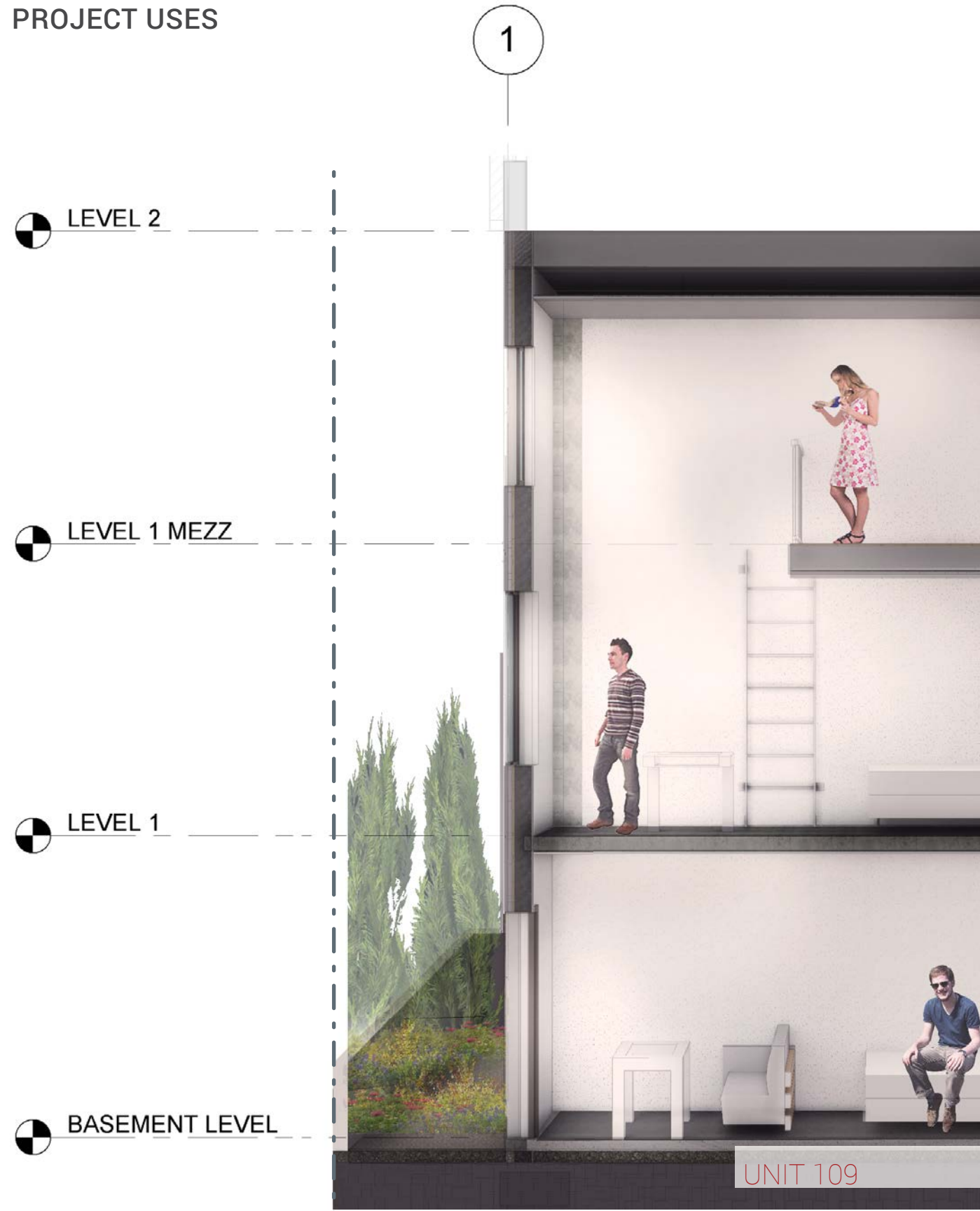
CS2-D-5. Respect for Adjacent Sites





# RESPONSE TO EDG BOARD RECOMMENDATIONS

PROJECT USES





# RESPONSE TO EDG BOARD RECOMMENDATIONS

## PROJECT USES AND ACTIVITIES

DC1-A Arrangement of Interior Uses

EDG BOARD DIRECTION:

At recommendation the applicant should provide site sections through to the basements units and full floor plans to examine access to light and general livability.



Jackson Main Response:

**The basement units from the previous EDG design have been reduced to only 3 units not having direct access to light. Those units all have window wells and will receive incidental and ambient light from the neighboring facade.**

The primary residential entry is located mid block, along the street front of 43rd Ave S. Visibility into the ground level amenities are maximized to increase engagement for pedestrians and residents.

Trash storage/pickup location is at northeast corner of building, accessible from 43rd Ave S via gated passageway. Unit entries are not visible or accessible from the street, providing privacy and safety. Residents of the building have access to shared gathering spaces such as the lobby and a large amenity space, exterior amenities at roof deck on the top level and ground level, including a gathering place set back along 43rd Ave S for pedestrian and non-residents to enjoy.

All units are maximized with transparent glazing allowing for increased engagement.

DC1-A-4. Views and Connections

DC1-A-2. Gathering Places



# RESPONSE TO EDG BOARD RECOMMENDATIONS

## ROOF DECK

DC1-A-4. Views and Connections

DC3-B-4. Multifamily

Open Space

DC3-C-2. Amenities/

Features





# RESPONSE TO EDG BOARD RECOMMENDATIONS

## COMMUNITY SPACES

### OPEN SPACE CONCEPT

DC3-A Building-Open Space Relationship  
 DC3-B Open Space Uses and Activities  
 DC3-C Design

#### EDG BOARD DIRECTION:

The Board was pleased with the large opening at the building's south façade. They were interested in the programming of amenity spaces and asked the applicant to provide detailed plans at recommendation.

Jackson Main Response:

**The amenity space in the south courtyard has been programmed to be a community space with access to the exterior and the interior community space. Amenity spaces have been added to the south courtyard, roof and to the east 1st floor facing the park.**

As an existing on-site natural area, the right of way reinforces the existing character of the abutting off-site park, providing a generous setback for a gracious entry forecourt along the street edge and a secondary public space for residents and pedestrians to interact. It allows the interior community space to spill out onto a framed patio and greenspace, serving as a "front porch" out toward Othello Park.





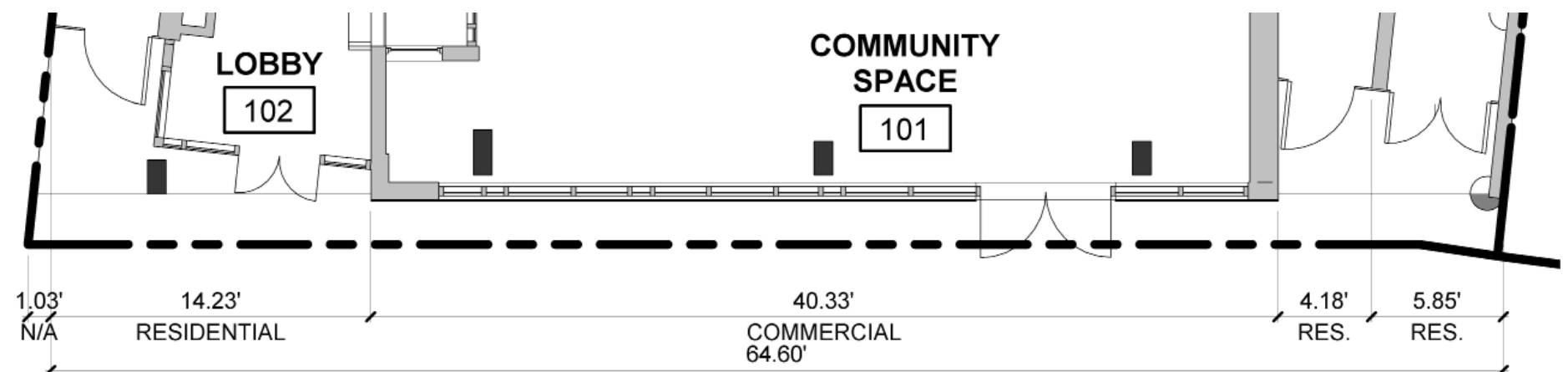
# DEPARTURE REQUEST

## STREET LEVEL USES

DEVELOPMENT STANDARD	REQUIREMENT	MODIFICATION REQUESTED	RATIONALE	OTHELLO SUPPLEMENTAL GUIDANCE REINFORCED
<b>PER SMC 23.47A.005</b>  <b>Street Level - Use</b>	<b>C. Residential uses at street level</b>  <b>1. In all NC and C zones, residential uses may occupy, in the aggregate, no more than 20 percent of the street-level street-facing facade in the following circumstances or locations:</b>  <b>c. Within a zone that has a height limit of 85 feet or higher, except as provided in subsection 23.47A.005.C.2</b>	The current proposal requests a departure to allow 40% residential uses along the street front of 43rd.	The site is bound on 3 sides by adjacent properties. Many functions must co-exist on the street facade, including 2 egress routes, lobby, community space, and trash access. Special attention has been paid to recess service uses away from the community space and provide a prominent lobby entrance.	PL3-III Transition Between Residence and Street PL3-III-i. Ground-related Residential Development: Encouraged at locations along public open space such as Othello Park to create human activity along the park and provide for social interaction among residents and neighbors.
<b>PER SMC 23.47A.024</b>  <b>Required Amenity Areas</b>	<b>B. Required amenity areas shall meet the following standards, as applicable:</b>  <b>2. Amenity areas shall not be enclosed.</b>	Allow amenity reduction.	The othello design guidelines state the need for ground related residential development around Othello park. The 85 zone requires commercial use along 80% of the facade regulars less of the fact we are not on a primary pedestrian street. We are creating the community space to be a mixed use art space open to the public to rent and utilize. The residents will have use of the space as well to provide a lively and active space along the park. Per SMC 23.47a.024 required amenity space can not be interior. The community space has dual function for the residents and public. The reduction of required amenity will allow the project to meet the letter of the code while the community space will allow it to meet the intent of the code.	PL3-III Transition Between Residence and Street PL3-III-i. Ground-related Residential Development: Encouraged at locations along public open spaces such as Othello Park to create human activity along the park and provide for social interaction among residents and neighbors.

AMENITY AREA AS PER SMC 23.47.024

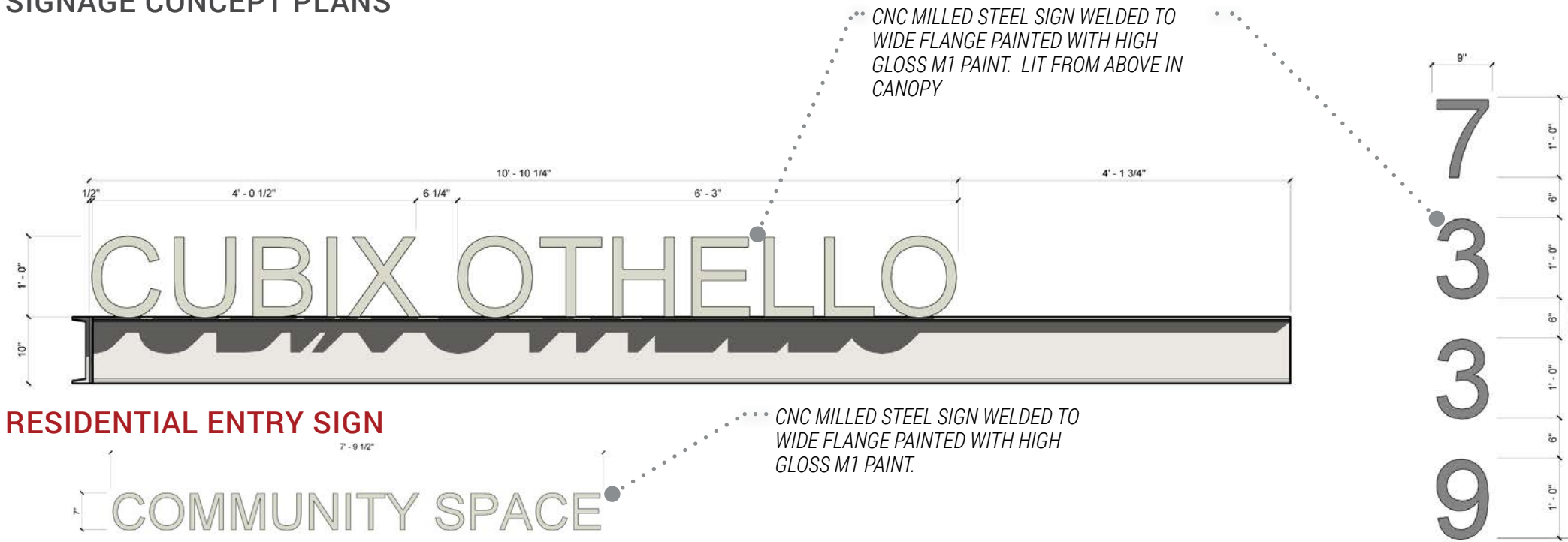
GROSS AREA OF RESIDENTIAL	38,577 SF
ROOF DECK	749 SF
1ST FLOOR EXTERIOR AMENITY	268 SF
AMENITY SPACE REQUIRED	1,929 SF
AMENITY SPACE PROVIDED	1,017 SF
<u>STREET LEVEL USES AS PER SMC 23.47A.005</u>	
BUILDING FACADE TOTAL	64.60'
RESIDENTIAL USE	24.26'
COMMERCIAL USE	40.33'
TOTALS 20% RES. MAX.	38%
SEE DEPARTURE MATRIX	





# SIGNAGE

## SIGNAGE CONCEPT PLANS



## COMMUNITY ENTRY SIGN

## BUILDING NUMBERS





# PLANT PALETTE

## RIGHT-OF-WAY PLANTINGS

## ROOFTOP PLANTINGS

### TREES



VINE MAPLE



EMERALD SUNSHINE ELM



MOONGLOW JUNIPER



AMEN ARBORITREA



LITTLE GEM MAGNOLIA



RHODODENDRON XMAS CHEER



RHODODENDRON PJM



RHODODENDRON VULCAN



SWEET BOX RUSCIFOLIA



EVERGREEN HUCKLEBERRY

### SHRUBS



NANDINA DOMESTICA



SWORD FERN



DWARF RED TWIG



COMMON RUSH



CALLA LILLY



BOXWOOD



SEDUM



HEUCHERA PURPLE PALACE



SCHIPKA LAUREL

### GROUNDCOVER



CREeping MAHONIA



SWEET BOX HUMILIS



BARREN STRAWBERRY



BLUE OAT GRASS



MEXICAN FEATHER GRASS



BOSTON IVY



BLACK MONDO GRASS



GREEN PANDA BAMBOO

### SHRUBS



VINE MAPLE



EMERALD SUNSHINE ELM



HEUCHERA PURPLE PALACE

### GROUNDCOVER



GREEN PANDA BAMBOO

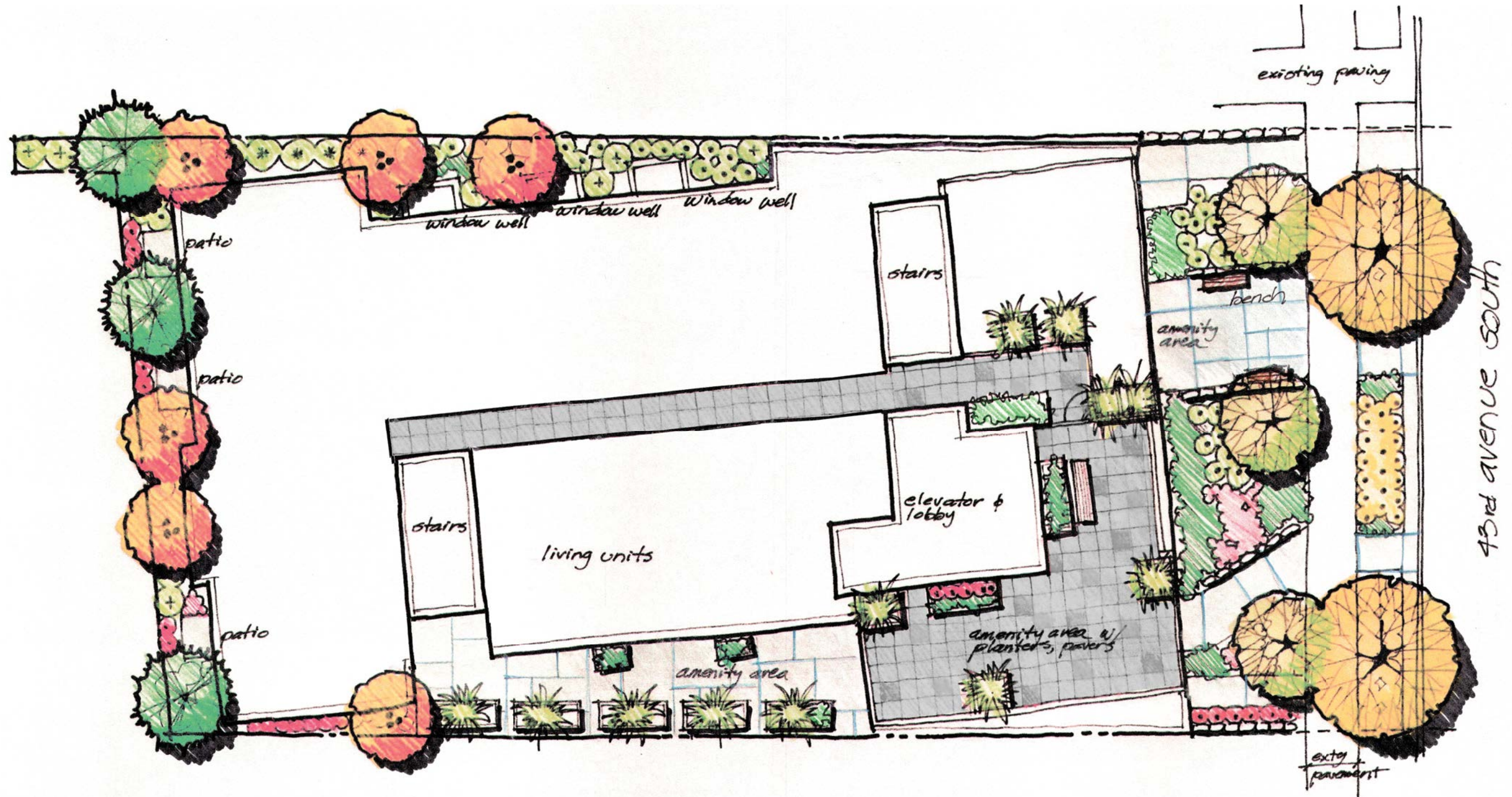


SWEET BOX HUMILIS



# LANDSCAPE

STREETScape + ROOF TOP





# EXTERIOR LIGHTING PLAN



BOLLARD LIGHTING



RECESSED CANOPY LIGHTING



RECESSED PATHWAY LIGHTING



WALL SCONCE LIGHTING



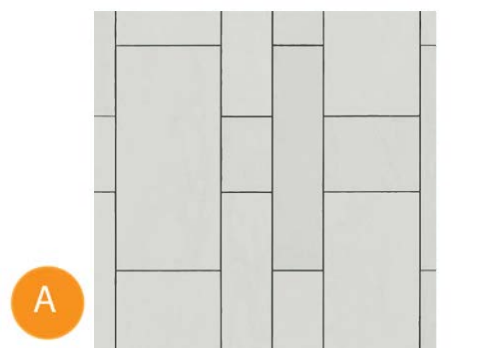
# LIGHTING





# MATERIAL BOARD

## MATERIAL BOARD



**A** SMOOTH 5/16" FIBER CEMENT VERTICAL SIDING, WHITE



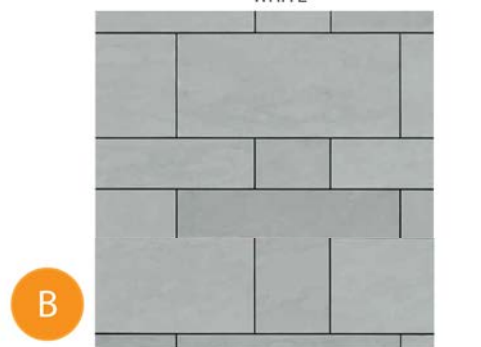
**C** AEP SPAN - VERTICAL BOX RB - PERCEPTION, DARK GRAY



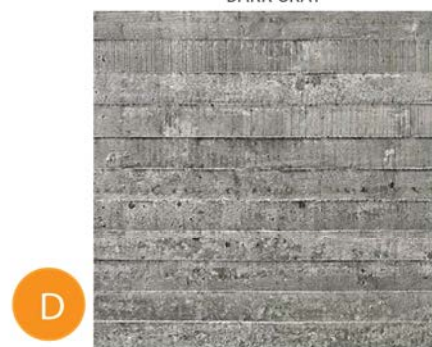
**E** WOODTONE RUSTIC SERIES LAP SIDING  
SMOKEY ALDER  
Stained or painted 8" Cedar Siding



**G** CUSTOM FABRICATED METAL FENCING  
WHITE



**B** SMOOTH 5/16" FIBER CEMENT HORIZONTAL SIDING, WHITE



**D** BOARD FORMED CONCRETE



**F** VINYL WINDOWS  
BRONZE



**H** PAINTED FABRICATED STEEL  
DARK GREY, MATTE

### MATERIAL KEY

- C1 - PRECAST CONCRETE W/ BOARD FORM CHANNEL REVEALS
- GL1 - 47% REFLECTIVE AG 50 ON CLEAR CEDAR
- GL2 - 7% REFLECTIVE SUPERNATURAL 68 ON CRYSTAL BLUE
- HP1 - PAINTED HARDI PANEL  
Color: SW7004 Snowbound, Flat/Matte  
Profile: Easytrim Reveals, Anodized Black
- HP2 - PAINTED HARDI PANEL  
Color: SW7649 Silverplate, Satin  
Profile: Primed Easytrim Reveals
- M1 - OTHELLO DARK GRAY PAINTED BOX  
Profile: Vertical Metal Siding & Trim
- M2 - PAINTED STEEL, SNOWBOUND EPOXY GLOSS
- M3 - WHITE PAINTED PLASMA CUT STEEL GATE  
Color: SW7004 Snowbound, Gloss
- SF1 - BRONZE COLOR ALUMINUM STORE-FRONT
- V1 - BRONZE COLOR VINYL WINDOW/ DOOR FRAMES
- W1 - 8" EXPOSED STAINED CEDAR CHANNEL SIDING
- W2 - PAINTED 8" CEDAR CHANNEL SIDING  
-OTHELLO **ORANGE**  
-OTHELLO **RED**  
-OTHELLO **DARK GRAY**



# MATERIAL BOARD



## EXTERIOR ELEMENTS & FINISHES

DC4-I Exterior Finish Materials

EDG BOARD DIRECTION:

The Board supported the use of Othello Guideline materials and colors. (DC4-I)

Jackson Main Response:

**The Othello color guidelines have been used as accent colors in the project to provide a connection and continuity without becoming overbearing and heavy handed. The Amenity spaces have been programmed to correspond to the neighborhood guidelines focusing on the desired residential connection on the street level.**

Materials of the project have been focused on creating a transparent base integrated with a metal awning and podium and a supporting upper level background material of a varying subtle pattern cut into vertical panels that reflects the textural pattern of the park facing feature wall carried through the upper and lower levels for continuity of design.



# RESPONSE TO EDG - CONTEXT & SITE

**CS2 URBAN PATTERN & FORM:** Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

## CS2-B ADJACENT SITES, STREETS, AND OPEN SPACES

DESIGN GUIDELINE		PROPOSED RESPONSE
<b>CS2-B-1</b>	<b>SITE CHARACTERISTICS:</b> Allow characteristics of sites to inform the design, especially where the street grid and topography create unusually shaped lots that can add distinction to the building massing.	The first floor has a height of 17'4" to the second floor. The facade has been modulated to provide a more vertical form. The avg. grade calculations between the neighboring building and the subject property allowed for a higher total building. The project was reduced from 8 stories to 6 since the EDG but still maintains its vertical nature and relationship to the neighborhood.
<b>CS2-B-2</b>	<b>CONNECTION TO THE STREET:</b> Identify opportunities for the project to make a strong connection to the street and public realm.	We are creating the community space to be a mixed use art space open to the public to rent and utilize. The residents will have use of the space as well to provide a lively and active space along the park. The jewel box space spills out onto a framed patio and greenspace, serving as a "front porch" out toward Othello Park.

## CS2-C RELATIONSHIP TO THE BLOCK

DESIGN GUIDELINE		PROPOSED RESPONSE
<b>CS2-C-2</b>	<b>MID-BLOCK SITES:</b> Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge and respond to datum lines of adjacent buildings at the first three floors.	The primary form of the building follows the arch of the ROW and the vertical bar massing setup by the station building. The community space is located on the street front with a large canopy and glass to open up to the park.

## CS2-D HEIGHT, BULK, AND SCALE

DESIGN GUIDELINE		PROPOSED RESPONSE
<b>CS2-D-5</b>	<b>RESPECT FOR ADJACENT SITES:</b> Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.	Setbacks and varied floor plates add privacy to existing and future buildings.



# RESPONSE TO EDG - PUBLIC LIFE

## PL3 - STREET-LEVEL INTERACTION: Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

### PL3-I HUMAN ACTIVITY

DESIGN GUIDELINE		PROPOSED RESPONSE
<b>PL3-I-i.</b>	<b>Main Street Feel:</b> 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;	The community space is designed to spill out into a courtyard and be directly connected to the street.
<b>PL3-I-ii.</b>	<b>RESIDENTIAL PRIVACY:</b> Stoops or landscaping to help provide privacy for residential use at street level;	The depth of the canopy was specifically designed to allow residents on the second floor to not be seen from the sidewalk but be able to engage visually with passersby when on their balconies.
<b>PL3-I-iv.</b>	<b>OVERHEAD WEATHER PROTECTION:</b> Include along the sidewalk for pedestrian comfort; canopies and awnings are encouraged.	The depth of the ROW made this not feasible .

### PL3-II PEDESTRIAN OPEN SPACES AND ENTRANCES

DESIGN GUIDELINE		PROPOSED RESPONSE
<b>PL3-II-ii.</b>	<b>ACTIVE ENTRIES:</b> Buildings that are designed for multi-tenant occupancy and walk-in pedestrian traffic at the street level are encouraged.	The pedestrian entrance is prominent with glazing and signage. The north utility entry has the same care to detailing but will serve mainly bicycle traffic.

### PL3-III TRANSITION BETWEEN RESIDENCE AND STREET

DESIGN GUIDELINE		PROPOSED RESPONSE
<b>PL3-III-i.</b>	<b>GROUND-RELATED RESIDENTIAL DEVELOPMENT;</b> Encouraged at locations along public open spaces such as Othello Park to create human activity along the park and provide for social interaction among residents and neighbors.	The community space is designed to spill out into a courtyard and be directly connected to the street.



# RESPONSE TO EDG - DESIGN CONCEPT

**DC1 PROJECT USES AND ACTIVITIES:** Optimize the arrangement of uses and activities on site.

## DC1-A ARRANGEMENT OF INTERIOR USES

DESIGN GUIDELINE		PROPOSED RESPONSE
<b>DC1-A-1</b>	<b>VISIBILITY:</b> Locate uses and services frequently used by the public in visible or prominent areas, such as at entries or along the street front.	The pedestrian entrance is prominent with glazing and signage. The north utility entry has the same care to detailing but will serve mainly bicycle traffic.
<b>DC1-A-2</b>	<b>GATHERING PLACES:</b> Maximize the use of any interior or exterior gathering spaces.	The community space is designed to spill out into a courtyard and be directly connected to the street.
<b>DC1-A-3</b>	<b>FLEXIBILITY:</b> Build in flexibility so the building can adapt over time to evolving needs, such as the ability to change residential space to commercial space as needed.	The community space is a flexible art space with use by the residence to remain flexible but allow constant activity.
<b>DC1-A-4</b>	<b>VIEWS AND CONNECTIONS:</b> Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses.	View in the community space and the eastern units face to the park. The roof deck is oriented out toward mount. Rainier and Lake Washington.

**DC2 ARCHITECTURAL CONCEPT:** Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

## DC2-B ARCHITECTURAL AND FACADE COMPOSITION

DESIGN GUIDELINE		PROPOSED RESPONSE
<b>DC2-B-1</b>	<b>FAÇADE COMPOSITION:</b> Design all building facades—including alleys and visible roofs— considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned.	The facade maintains its vertical presence on the street while accentuating its modular nature of construction. The podium says as a break in the topologies allowing for public spaces below to be open and private spaces above .
<b>DC2-B-2</b>	<b>Blank Walls:</b> Avoid large blank walls along visible façades wherever possible. Where expanses of blank walls, retaining walls, or garage facades are unavoidable,	All walls visible to the public have been carefully articulated.



# RESPONSE TO EDG - DESIGN CONCEPT

**DC2 ARCHITECTURAL CONCEPT:** Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

## DC2-C SECONDARY ARCHITECTURAL FEATURES

DESIGN GUIDELINE		PROPOSED RESPONSE
<b>DC2-C-1</b>	<b>VISUAL DEPTH AND INTEREST:</b> Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).	Fins along the vertical bars and balconies add visual depth to the facades. Material changes along planes adds to depth and interest.
<b>DC2-C-2</b>	<b>DUAL PURPOSE ELEMENTS:</b> Consider architectural features that can be dual purpose— adding depth, texture, and scale as well as serving other project functions.	The canopies and balconies add depth and interest to the facade while also providing privacy to the eastern facing units.
<b>DC2-C-3</b>	<b>FIT WITH NEIGHBORING BUILDINGS:</b> Use design elements to achieve a successful fit between a building and its neighbors.	Existing building articulation and the angular siting of our building added to the solid Cole are feel of the arched ROW.

**DC3 OPEN SPACE CONCEPT:** Integrate open space design with the building design so that they complement each other.

## DC3-A BUILDING-OPEN SPACE RELATIONSHIP

DESIGN GUIDELINE		PROPOSED RESPONSE
<b>DC3-A-1</b>	<b>INTERIOR/EXTERIOR FIT:</b> Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.	The community space is designed to spill out into a courtyard and be directly connected to the street.



# RESPONSE TO EDG - DESIGN CONCEPT

**DC3 OPEN SPACE CONCEPT:** Integrate open space design with the building design so that they complement each other.

## DC3-B OPEN SPACE USES AND ACTIVITIES

DESIGN GUIDELINE		PROPOSED RESPONSE
<b>DC3-B-1</b>	<b>MEETING USER NEEDS:</b> Plan the size, uses, activities, and features of each open space to meet the needs of expected users, ensuring each space has a purpose and function.	Each open space was design to allow solitude and gathering simultaneously .
<b>DC3-B-2</b>	<b>MATCHING USES TO CONDITIONS:</b> Respond to changing environmental conditions such as seasonal and daily light and weather shifts through open space design and/or programming of open space activities.	Open spaces and the interior community space allows for seasonal enjoyment .
<b>DC3-B-3</b>	<b>CONNECTIONS TO OTHER OPEN SPACE:</b> Site and design project-related open spaces to connect with, or enhance, the uses and activities of other nearby public open space where appropriate.	The community space is designed to open to the park and engage pedestrian traffic .
<b>DC3-B-4</b>	<b>MULTIFAMILY OPEN SPACE:</b> Design common and private open spaces in multifamily projects for use by all residents to encourage physical activity and social interaction.	Open spaces and the interior community space allows for seasonal enjoyment .  The community space is designed to open to the park and engage pedestrian traffic .

## DC3-C DESIGN

DESIGN GUIDELINE		PROPOSED RESPONSE
<b>DC3-C-1</b>	<b>REINFORCE EXISTING OPEN SPACE:</b> Where a strong open space concept exists in the neighborhood, reinforce existing character and patterns of street tree planting, buffers or treatment of topographic changes. Where no strong patterns exist, initiate a strong open space concept that other projects can build upon in the future.	The community space is designed to open to the park and engage pedestrian traffic .
<b>DC3-C-2</b>	<b>AMENITIES/FEATURES:</b> Create attractive outdoor spaces suited to the uses envisioned for the project.	Each open space was design to allow solitude and gathering simultaneously . Open spaces and the interior community space allows for seasonal enjoyment.
<b>DC3-C-3</b>	<b>SUPPORT NATURAL AREAS:</b> Create an open space design that retains and enhances on site natural areas and connects to natural areas that may exist off-site and may provide habitat for wildlife.	The community space is designed to open to the park and engage pedestrian traffic .



# RESPONSE TO EDG - EXTERIOR FINISH MATERIALS

**DC4 EXTERIOR ELEMENTS AND FINISHES:** Use appropriate and high quality elements and finishes for the building and its open spaces.

## DC4-A EXTERIOR ELEMENTS AND FINISHES

DESIGN GUIDELINE		PROPOSED RESPONSE
<b>DC4-A-1</b>	<b>EXTERIOR FINISH MATERIALS:</b> Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.	The cement panel and vertical metal siding will weather well in the NW environment. The use of natural wood will provide a texture and haptic grain both tactilely and visually.
<b>DC4-A-2</b>	<b>CLIMATE APPROPRIATENESS:</b> Select durable and attractive materials that will age well in Seattle’s climate, taking special care to detail corners, edges, and transitions.	The natural cedar and cast concrete will age gracefully with the building while the durability of the fiber cement panels and vertical metal siding and flanges will protect to corners and maintain the character of the building.

## DC4-B SIGNAGE

DESIGN GUIDELINE		PROPOSED RESPONSE
<b>DC4-B-1</b>	<b>SCALE AND CHARACTER:</b> Add interest to the streetscape with exterior signs and attachments that are appropriate in scale and character to the project and its environs.	The lighting and signage are clean and non-obtrusive to place emphasis on the building, the materiality and the spaces.
<b>DC4-B-2</b>	<b>COORDINATION WITH PROJECT DESIGN:</b> Develop a signage plan within the context of architectural and open space concepts, and coordinate the details with façade design, lighting, and other project features to complement the project as a whole, in addition to the surrounding context.	The lighting and signage are clean and non-obtrusive to place emphasis on the building, the materiality and the spaces.



# ZONING SUMMARY

Title 23 - LAND USE CODE  
Subtitle III - Land Use Regulations  
Division 2 - Authorized Uses and Development Standards  
Chapter 23.47A - COMMERCIAL

## 23.47A.005 Street-level uses

- C. Residential uses at street level
- D. In pedestrian-designated zones the locations of uses are regulated as follows:
  - 1. Along designated principal pedestrian streets, one or more of the following uses are required along 80 percent of the street-level street-facing facade in accordance with the standards provided in subsection 23.47A.008.C.
  - j. Parks and open spaces;

## 23.47A.008 Street-level development standards

- A. Basic street-level requirements
  - 1. The provisions of this subsection 23.47A.008.A apply to:
    - a. Structures in NC zones;
    - 3. Street-level street-facing facades shall be located within 10 feet of the street lot line, unless wider sidewalks, plazas, or other approved landscaped or open spaces are provided.
  - F. The Director may allow departures from street-level requirements of this section for projects that are not subject to the Design Review process, as a Type I decision, if the Director determines that the project will maintain the safety and aesthetics of the streetscape for pedestrians and will:
    - 1. maintain pedestrian access to the structure;
    - 2. maintain urban form consistent with adjacent structures;
    - 3. maintain the visibility of nonresidential uses;
    - 4. maintain the privacy of residential uses; or
    - 5. allow the continued use of an existing structure without substantial renovation.

## 23.47A.011 Outdoor activities

- B. Outdoor sales area is limited as follows, except for agricultural uses:  
Table A for 23.47A.011  
Size Limits for Outdoor Sales

## Zone

NC3, C1 and C2 zones  
No maximum size limit

## 23.47A.012 Structure height

- A. The height limit for structures in NC zones or C zones is 30 feet, 40 feet, 65 feet, 85 feet, 125 feet, or 160 feet, as designated on the Official Land Use Map, Chapter 23.32. Structures may not exceed the applicable height limit, except as otherwise provided in this Section 23.47A.012. Within the South Lake Union Urban Center, any modifications or exceptions to maximum structure height are allowed solely according to the provisions of the Seattle Mixed Zone, subsections 23.48.010.B.1, 23.48.010.B.2, 23.48.010.B.3, 23.48.010.E and 23.48.010.F, and not according to the provisions of this Section 23.47A.012. An overlay

- district may increase or reduce the maximum structure height.
- C. Rooftop Features.
  - 1. Smokestacks, chimneys, flagpoles, and religious symbols for religious institutions are exempt from height controls, except as regulated in Chapter 23.64, Airport Height Overlay District, provided they are a minimum of 10 feet from any side or rear lot line.
  - 2. Open railings, planters, skylights, clerestories, greenhouses, solariums, parapets and firewalls may extend as high as the highest ridge of a pitched roof permitted by subsection 23.47A.012.B or up to 4 feet above the otherwise applicable height limit, whichever is higher.

## 23.47A.013 Floor area ratio

- A. Floor area ratio (FAR) limits apply to all structures and lots in all NC zones and C zones.
  - 1. All gross floor area not exempt under subsection 23.47A.013.D is counted against the maximum gross floor area allowed by the permitted FAR.
  - C. Maximum FAR allowed in NC zones or C zones within the Station Area Overlay District is shown in Table B for 23.47A.013 provided that if the commercial zone designation includes an incentive zoning suffix, then the applicant shall comply with Chapter 23.58A, Incentive Provisions, to obtain gross floor exceeding that allowed by the FAR shown in the suffix designation

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

Height Limit (in feet)  
85'

Maximum FAR  
85' is 6

## 23.47A.016 Landscaping and screening standards

- A. Landscaping requirements.
  - 1. The Director shall promulgate rules to foster the long-term health, viability, and coverage of planting. The rules shall address, at a minimum, the type and size of plants, spacing of plants, use of drought-tolerant plants, and access to light and air for plants. All landscaping provided to meet the requirements of this section shall comply with these rules.
  - 2. Landscaping that achieves a Green Factor score of .30 or greater, pursuant to Section 23.86.019, is required for any lot with:
    - a. development containing more than four new dwelling units; or
    - b. development, either a new structure or an addition to an existing structure, containing more than 4,000 new square feet of nonresidential uses; or
  - B. Street tree requirements.
    - 1. Street trees are required when any development is proposed, except as provided in subsection 23.47A.016.B.2 and Section 23.53.015. Existing street trees shall be retained unless the Director of Transportation approves their removal. The Director, in consultation with the Director of Transportation, will determine the number, type and placement of street trees to be provided:
      - a. to improve public safety;

- b. to promote compatibility with existing street trees;
- c. to match trees to the available space in the planting strip;
- d. to maintain and expand the urban forest canopy;
- e. to encourage healthy growth through appropriate spacing;
- f. to protect utilities; and
- g. to allow access to the street, buildings and lot.

## 23.47A.024 Amenity area

- A. Amenity areas are required in an amount equal to 5 percent of the total gross floor area in residential use, except as otherwise specifically provided in this Chapter 23.47A. Gross floor area, for the purposes of this subsection, excludes areas used for mechanical equipment and accessory parking.
- B. Required amenity areas shall meet the following standards, as applicable:
  - 1. All residents shall have access to at least one common or private amenity area;
  - 2. Amenity areas shall not be enclosed;
  - 3. Parking areas, vehicular access easements, and driveways do not count as amenity areas, except that a woonerf may provide a maximum of 50 percent of the amenity area if the design of the woonerf is approved through a design review process pursuant to Chapter 23.41
  - 4. Common amenity areas shall have a minimum horizontal dimension of 10 feet, and no common amenity area shall be less than 250 square feet in size;
  - 5. Private balconies and decks shall have a minimum area of 60 square feet, and no horizontal dimension shall be less than 6 feet.
  - 6. Rooftop areas excluded because they are near minor communication utilities and accessory communication devices, pursuant to Section 23.57.012.C.1.d, do not qualify as amenity areas.

## 23.54.015 Required parking

### II. Residential Use Requirements For Specific Areas

- I. All residential uses within urban centers or within the Station Area Overlay District  
No minimum requirement
- m. All residential uses in commercial and multifamily zones within urban villages that are not within urban center or the Station Area Overlay District, if the residential use is located within 1,320 feet of a street with frequent transit service, measured as the walking distance from the nearest transit stop to the lot line of the lot containing the residential use.  
No minimum requirement



# ENVIRONMENTAL MAP

